

PLAT IDENTIFICATION SHEET

RECEPTION#: 01103758

DATE: 11-1-01

TIME: 16:49

FEE: \$ 70⁰⁰ (7 P)

GRANTOR:

(owner/signer)

Main Place Land Co

UNOFFICIAL COPY

GRANTEE:

(subdivision name or name of plat)

Cooper Hook/Main Place

#1 L5 final PD

LEGAL:

(section-township-range)

26-7.67

NEW SUBDIVISION ABBREV: _____

COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, 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

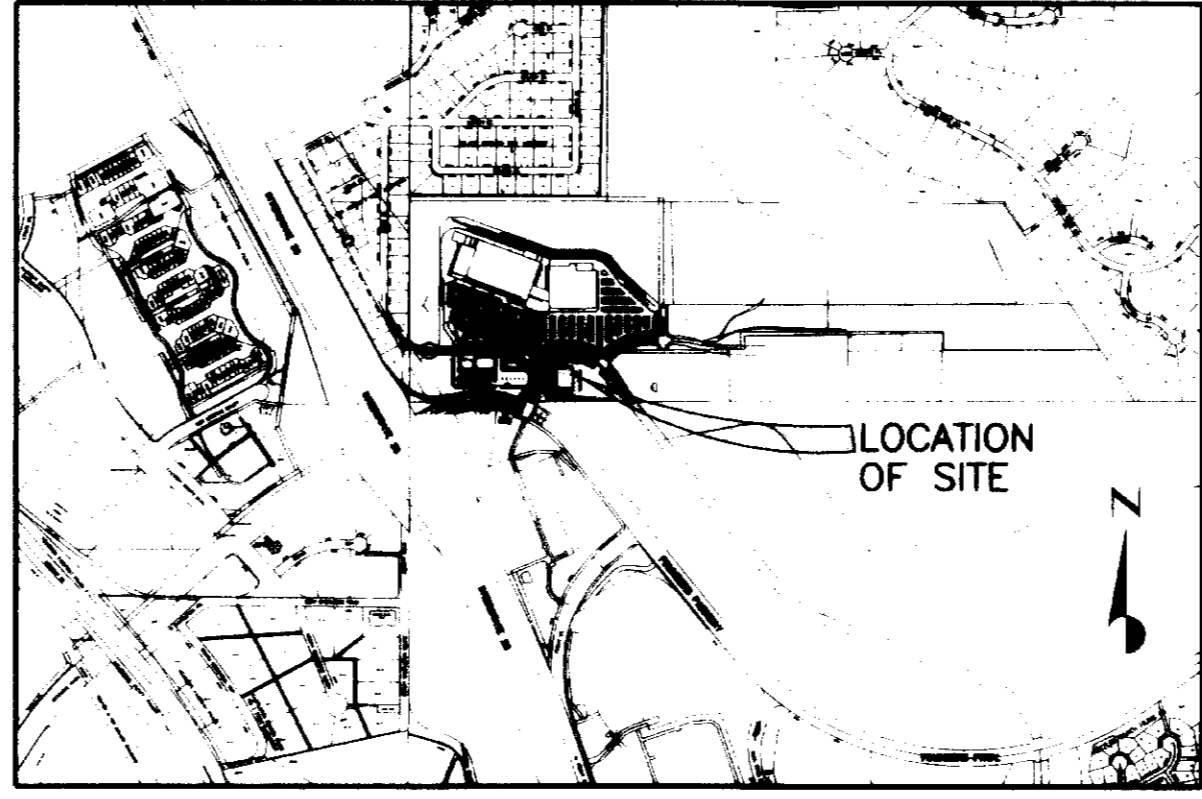
Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015-4616
847-940-2500

SITE DATA: SUMMARY TABLE (COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5)

ZONING:	I.B. (INTEGRATED BUSINESS)	
LAND COVERAGE:	74,212 S.F.	100% 1,7037 ACRES
WALGREENS BUILDING:	14,490 S.F. 19.5%	0.3326 ACRES
LANDSCAPING:	13,576 S.F. 18.3%	0.3117 ACRES
ASPHALT PAVING:	40,131 S.F. 54.1%	0.9213 ACRES
CONCRETE PADS, WALKS & MISC.:	6,015 S.F. 8.1%	0.1381 ACRES
BUILDING SETBACKS:	PER APPROVED P.D.	PROPOSED
SOUTH PROPERTY LINE	15'	80'
FROM ALLEN STREET	15'	78.9'
FROM ALLEN WAY	15'	85.2'
EAST PROPERTY LINE	20'	57'
PRIVATE STREETS	0'	N/A
PARKING AND DRIVE AISLE SETBACKS:	PER APPROVED P.D.	PROPOSED
SOUTH PROPERTY LINE	10'	10'
FROM ALLEN STREET	10'	17.8'
FROM ALLEN WAY	10'	11.9'
EAST PROPERTY LINE	N/A	N/A
PARKING:		
REQUIRED:	WALGREENS 1 SPACE PER 200 S.F. =	73 SPACES
PROVIDED:	REGULAR SPACES (9'x18')	74 SPACES
	HANDICAPPED SPACES (8'x18' w/ACCESS ISLE)	4 SPACES
	PROVIDED TOTAL:	78 SPACES

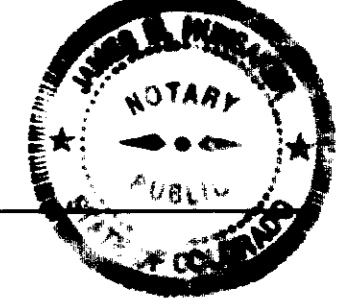
SHEET INDEX

SHEET NO.	DESCRIPTION
1 of 7	COVER SHEET
2 of 7	SITE PLAN
3 of 7	GRADING PLAN
4 of 7	UTILITY PLAN
5 of 7	LANDSCAPE PLAN
6 of 7	PHOTOMETRIC PLAN
7 of 7	BUILDING ELEVATIONS AND MONUMENT SIGN ELEVATIONS



TITLE CERTIFICATION:

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE Subscribed and Sworn Before me this 29th Day of October 2001 WITNESSES MY HAND AND OFFICIAL SEAL
SIGNED THIS 29th DAY OF October, 2001.
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)
Land Title Guarantee Company
TITLE INSURANCE COMPANY



TOWN CERTIFICATION:

A. PLANNING COMMISSION RECOMMENDATION:
THE COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5 FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 29th DAY OF October, 2001.
Sandra Under 11/11/01
CHAIR DATE
Richard 11/11/01
DIRECTOR OF PLANNING AND DEVELOPMENT DATE

TOWN COUNCIL APPROVAL:

FINAL PD SITE PLAN FOR COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 29th DAY OF October, 2001.
Sheryl Deets 11/11/01
TOWN CLERK DATE
Sheryl Deets 11/11/01
TOWN CLERK DATE

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF DOUGLAS)
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 1st DAY OF Nov, 2001 AT 11:44 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 01103758.
Sheryl Muehlhoff-Deets
DOUGLAS COUNTY CLERK AND RECORDER

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, LOCATED IN THE TOWN OF CASTLE ROCK.
Stephen D. Prato
STEPHEN D. PRATO, MANAGER
MAIN PLACE LAND COMPANY, LLC
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF Oct, 2001. WITNESS MY HAND AND OFFICIAL SEAL.
James M. Hummer
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-11-2004
SIGNED THIS 29th DAY OF OCTOBER, 2001.

NOTE:
PROPOSED HOURS OF OPERATION:
6:00 AM - 10:00 PM W/ FUTURE 24 HOUR OPERATION

OWNER:
MAIN PLACE LAND COMPANY, LLC
3300 SOUTH NEWPORT STREET
DENVER, COLORADO 80224
TEL: (303) 770-3353
TEL. FAX: (303) 758-1435

APPLICANT/DEVELOPER:
EDGEMARK LIMITED LIABILITY COMPANY
410 17th STREET, SUITE 1705
DENVER, COLORADO 80202-4430
TEL: (303) 571-0700
FAX: (303) 571-4503
ATTN: RICHARD SARKIN, MANAGING PRINCIPAL

LAND SURVEYOR:
BRETT L. MILLER, PLS No. 27609
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 CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5 FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.
Brett L. Miller 10/30/01
BRETT L. MILLER DATE
PROFESSIONAL L.S. NO. 27609

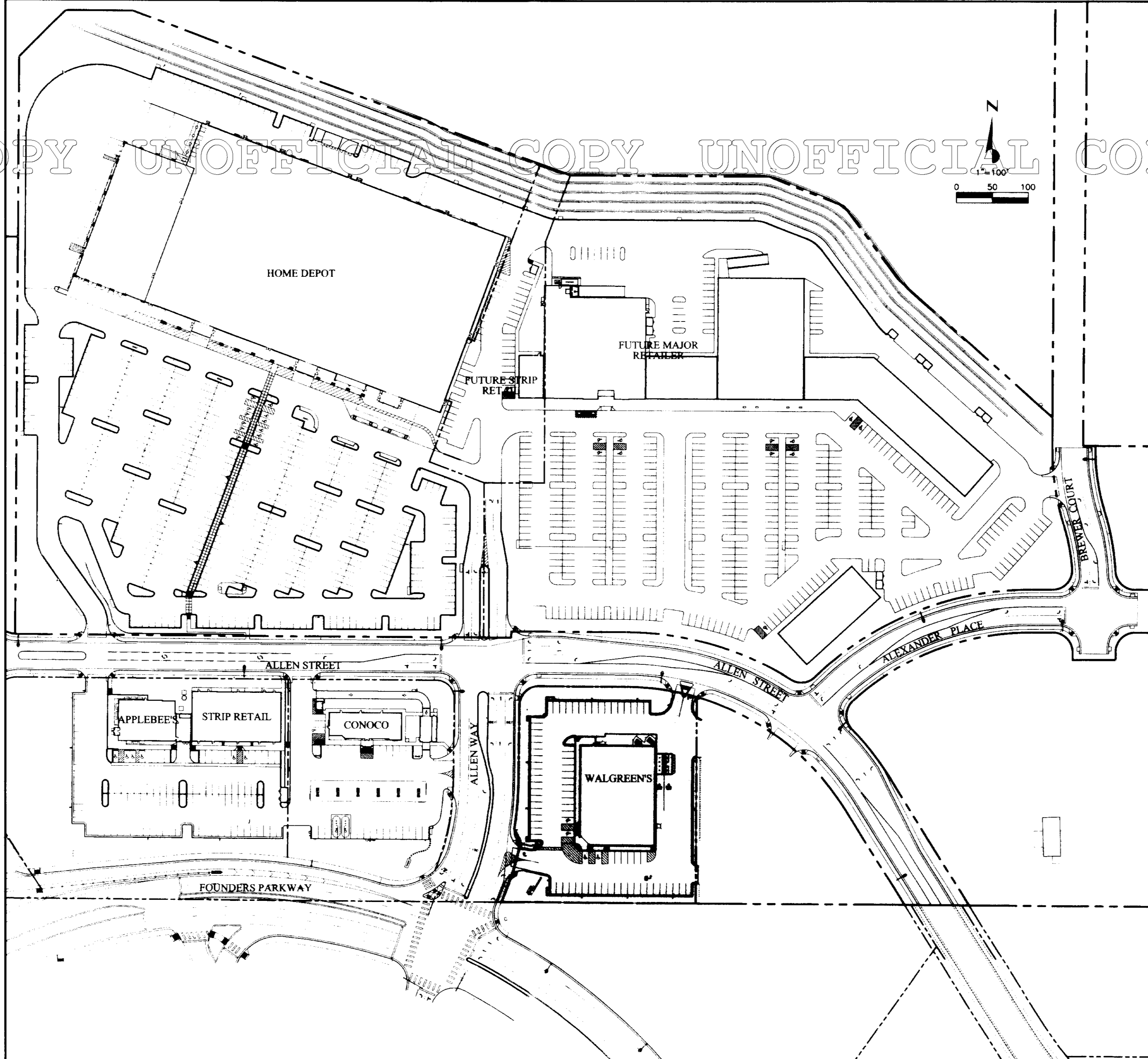
CIVIL ENGINEER:
DAVID A. GUETIG, P.E. No. 30020
FOR AND ON BEHALF OF
GALLOWAY, ROMERO & ASSOCIATES
5350 DTC PARKWAY
GREENWOOD VILLAGE, COLORADO 80111

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.
DAVID A. GUETIG
PROFESSIONAL ENGINEER NO. 30020

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. 080549 D186 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 5

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAIN PLACE ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED APRIL 26, 2001 IN BOOK 2020, PAGE 2082 AT RECEPTION NO. 01036019 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY FOUR (4) SFE ARE DEBITED FROM THE WATER BANK.



SITE MAP
SCALE: 1"=100'

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

DATE: 8/29/01
DESCRIPTION: RESUBMIT TO TOWN OF CASTLE ROCK
COMMENTS BY LETTER DATED 8/15/01
REVISED TO RESPOND TO TOWN OF CASTLE ROCK
COMMENTS BY LETTER DATED 10/7/01

DATE: MAY 23, 2001
PROJECT No: YE11
DRAWN BY: SEF
CHECKED BY: DAG
GRA DISKFILE: YE11PCS

DATE: MAY 23, 2001
PROJECT No: YE11
DRAWN BY: SEF
CHECKED BY: DAG
GRA DISKFILE: YE11PCS

FINAL PD SITE PLAN
COOPER HOOK/MAIN PLACE
FILING No. 1, LOT 5
I-25 and FOUNDERS PARKWAY
CASTLE ROCK, COLORADO

1 of 7

COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, 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

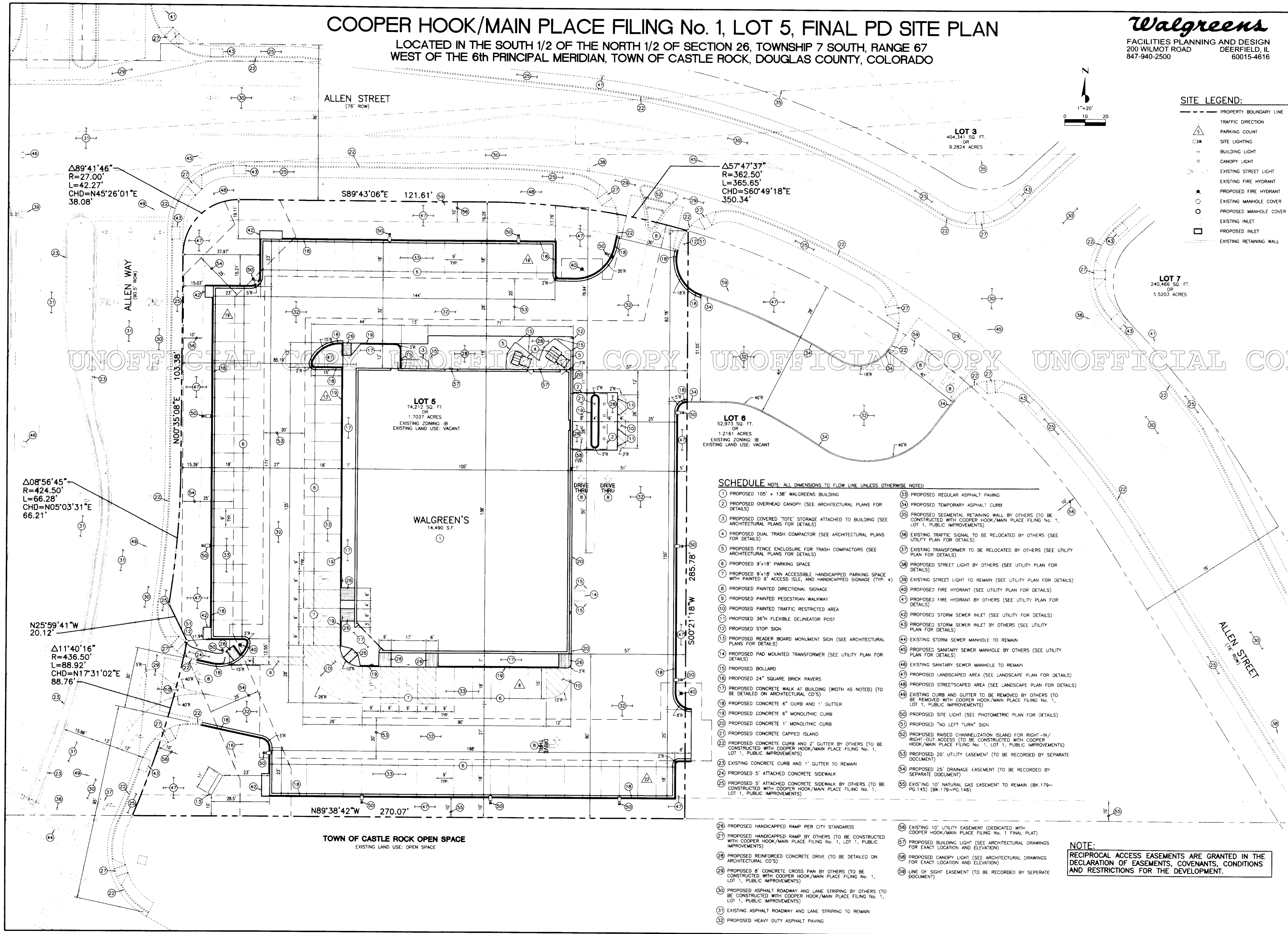
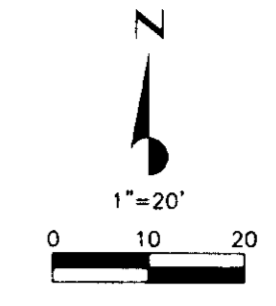
Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015-4616
847-940-2500

Galloway, Romero & Associates
Design Engineering Planning
5350 DTC Parkway Colorado 80111
Castle Rock, CO 80108
Tel: (303) 770-8884
Fax: (303) 770-3636

SITE LEGEND:

- PROPERTY BOUNDARY LINE
- ▲ TRAFFIC DIRECTION
- PARKING COUNT
- SITE LIGHTING
- BUILDING LIGHT
- CANOPY LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE COVER
- PROPOSED MANHOLE COVER
- EXISTING INLET
- PROPOSED INLET
- EXISTING RETAINING WALL



- SCHEDULE** NOTE: ALL DIMENSIONS TO FLOW LINE UNLESS OTHERWISE NOTED
- | | |
|--|---|
| 1 PROPOSED 105' x 138' WALGREENS BUILDING | 33 PROPOSED REGULAR ASPHALT PAVING |
| 2 PROPOSED OVERHEAD CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS) | 34 PROPOSED TEMPORARY ASPHALT CURB |
| 3 PROPOSED COVERED 'TOTE' STORAGE ATTACHED TO BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS) | 35 PROPOSED SEGMENTAL RETAINING WALL BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) |
| 4 PROPOSED DUAL TRASH COMPACTOR (SEE ARCHITECTURAL PLANS FOR DETAILS) | 36 EXISTING TRAFFIC SIGNAL TO BE RELOCATED BY OTHERS (SEE UTILITY PLAN FOR DETAILS) |
| 5 PROPOSED FENCE ENCLOSURE FOR TRASH COMPACTORS (SEE ARCHITECTURAL PLANS FOR DETAILS) | 37 EXISTING TRANSFORMER TO BE RELOCATED BY OTHERS (SEE UTILITY PLAN FOR DETAILS) |
| 6 PROPOSED 9'x18' PARKING SPACE | 38 PROPOSED STREET LIGHT BY OTHERS (SEE UTILITY PLAN FOR DETAILS) |
| 7 PROPOSED 9'x18' VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH PAINTED 9' ACCESS ISLE, AND HANDICAPPED SIGNAGE (TYP. 4) | 39 EXISTING STREET LIGHT TO REMAIN (SEE UTILITY PLAN FOR DETAILS) |
| 8 PROPOSED PAINTED DIRECTIONAL SIGNAGE | 40 PROPOSED FIRE HYDRANT (SEE UTILITY PLAN FOR DETAILS) |
| 9 PROPOSED PAINTED PEDESTRIAN WALKWAY | 41 PROPOSED FIRE HYDRANT BY OTHERS (SEE UTILITY PLAN FOR DETAILS) |
| 10 PROPOSED PAINTED TRAFFIC RESTRICTED AREA | 42 PROPOSED STORM SEWER INLET (SEE UTILITY PLAN FOR DETAILS) |
| 11 PROPOSED 36" FLEXIBLE DELINEATOR POST | 43 PROPOSED STORM SEWER INLET BY OTHERS (SEE UTILITY PLAN FOR DETAILS) |
| 12 PROPOSED STOP SIGN | 44 EXISTING STORM SEWER MANHOLE TO REMAIN |
| 13 PROPOSED READER BOARD MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS) | 45 PROPOSED SANITARY SEWER MANHOLE BY OTHERS (SEE UTILITY PLAN FOR DETAILS) |
| 14 PROPOSED PAD MOUNTED TRANSFORMER (SEE UTILITY PLAN FOR DETAILS) | 46 EXISTING SANITARY SEWER MANHOLE TO REMAIN |
| 15 PROPOSED BOLLARD | 47 PROPOSED LANDSCAPED AREA (SEE LANDSCAPE PLAN FOR DETAILS) |
| 16 PROPOSED 24" SQUARE BRICK PAVERS | 48 PROPOSED STREETSCAPED AREA (SEE LANDSCAPE PLAN FOR DETAILS) |
| 17 PROPOSED CONCRETE WALK AT BUILDING (WIDTH AS NOTED) (TO BE DETAILED ON ARCHITECTURAL CD'S) | 49 EXISTING CURB AND GUTTER TO BE REMOVED BY OTHERS (TO BE REMOVED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) |
| 18 PROPOSED CONCRETE 6" CURB AND 1" GUTTER | 50 PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS) |
| 19 PROPOSED CONCRETE 6" MONOLITHIC CURB | 51 PROPOSED "NO LEFT TURN" SIGN |
| 20 PROPOSED CONCRETE 1" MONOLITHIC CURB | 52 PROPOSED RAISED CHANNELIZATION ISLAND FOR RIGHT-IN/RIGHT-OUT ACCESS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) |
| 21 PROPOSED CONCRETE CAPPED ISLAND | 53 PROPOSED 20' UTILITY EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT) |
| 22 PROPOSED CONCRETE CURB AND 2" GUTTER BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) | 54 PROPOSED 25' DRAINAGE EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT) |
| 23 EXISTING CONCRETE CURB AND 1" GUTTER TO REMAIN | 55 EXISTING 10' NATURAL GAS EASEMENT TO REMAIN (BK.179-PG.145) (BK.179-PG.146) |
| 24 PROPOSED 5' ATTACHED CONCRETE SIDEWALK | |
| 25 PROPOSED 5' ATTACHED CONCRETE SIDEWALK BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) | |
| 26 PROPOSED HANDICAPPED RAMP PER CITY STANDARDS | 56 EXISTING 10' UTILITY EASEMENT (DEDICATED WITH COOPER HOOK/MAIN PLACE FILING No. 1 FINAL PLAT) |
| 27 PROPOSED HANDICAPPED RAMP BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) | 57 PROPOSED BUILDING LIGHT (SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ELEVATION) |
| 28 PROPOSED REINFORCED CONCRETE DRIVE (TO BE DETAILED ON ARCHITECTURAL CD'S) | 58 PROPOSED CANOPY LIGHT (SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ELEVATION) |
| 29 PROPOSED 8" CONCRETE CROSS PAN BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) | 59 LINE OF SIGHT EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT) |
| 30 PROPOSED ASPHALT ROADWAY AND LANE STRIPING BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS) | |
| 31 EXISTING ASPHALT ROADWAY AND LANE STRIPING TO REMAIN | |
| 32 PROPOSED HEAVY DUTY ASPHALT PAVING | |

NOTE:
RECIPROCAL ACCESS EASEMENTS ARE GRANTED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE DEVELOPMENT.

FINAL PD SITE PLAN
COOPER HOOK/MAIN PLACE
FILING No. 1, LOT 5
I-25 and FOUNDERS PARKWAY
CASTLE ROCK, COLORADO

SHEET TITLE
SITE PLAN
2 of 7
SHEET NUMBER

DATE: 8/24/01
PROJECT No: YE11
DRAWN BY: SEF
CHECKED BY: DAG
GRA DISKFILE: YE11PSP

REVISIONS:
DATE: 8/24/01
DESCRIPTION: REVISED TO TOWN OF CASTLE ROCK COMMENTS BY LETTER DATED 8/15/01
DATE: 10/2/01
DESCRIPTION: COMMENTS BY LETTER DATED 10/2/01
DATE: 11/01/01
DESCRIPTION: ADDED SIGN LINE SEGMENT LINE

COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, 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

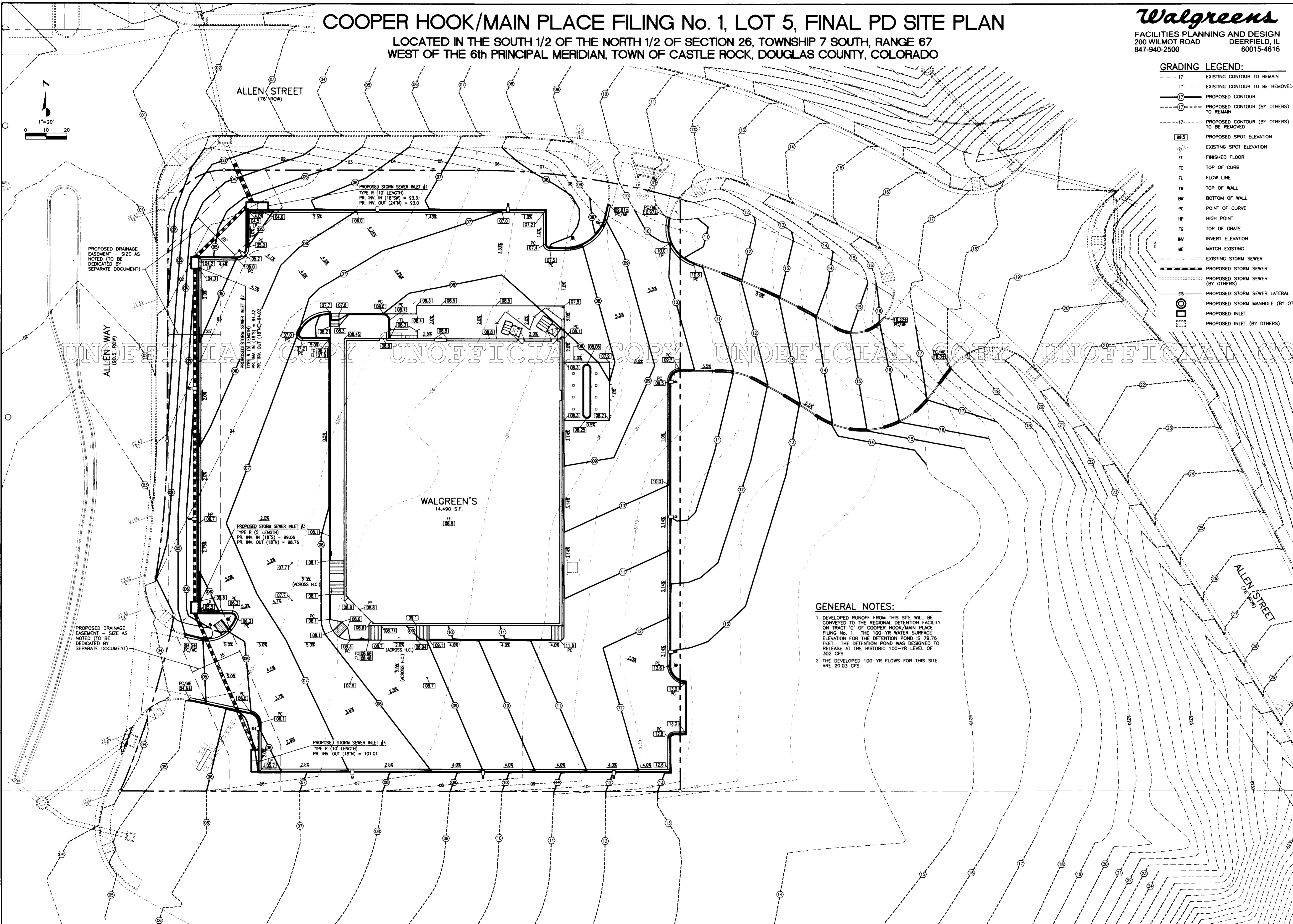
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FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL
847-940-2500 60015-4616

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

GRADING LEGEND:

- 17- EXISTING CONTOUR TO REMAIN
- 17- EXISTING CONTOUR TO BE REMOVED
- 17- PROPOSED CONTOUR
- 17- PROPOSED CONTOUR (BY OTHERS) TO REMAIN
- 17- PROPOSED CONTOUR (BY OTHERS) TO BE REMOVED
- 98.5 PROPOSED SPOT ELEVATION
- 98.5 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
- INW INVERT ELEVATION
- ME MATCH EXISTING
- EXISTING STORM SEWER
- - - - PROPOSED STORM SEWER (BY OTHERS)
- - - - PROPOSED STORM SEWER LATERAL
- PROPOSED STORM MANHOLE (BY OTHERS)
- PROPOSED INLET
- PROPOSED INLET (BY OTHERS)



GENERAL NOTES:

1. DEVELOPED RUNOFF FROM THIS SITE WILL BE CONVEYED TO THE REGIONAL DETENTION FACILITY ON TRACT 'C' OF COOPER HOOK/MAIN PLACE FILING No. 1. THE 100-YR WATER SURFACE ELEVATION FOR THE DETENTION POND IS 79.76 FEET. THE DETENTION POND WAS DESIGNED TO RELEASE AT THE HISTORIC 100-YR LEVEL OF 302 CFS.
2. THE DEVELOPED 100-YR FLOWS FOR THIS SITE ARE 20.03 CFS.

DATE	DESCRIPTION
8/24/01	REVISED TO RESUBMIT TO TOWN OF CASTLE ROCK
10/2/01	COMMENTS BY LETTER DATED 9/15/01
	COMMENTS BY LETTER DATED 10/1/01
	COMMENTS BY LETTER DATED 10/1/01

DATE:	MAY 23, 2001
PROJECT No:	YE11
DRAWN BY:	SEF
CHECKED BY:	DAG
GRA DISKFILE:	YE11pGRA

FINAL PD SITE PLAN
COOPER HOOK/MAIN PLACE
FILING No. 1, LOT 5
I-25 and FOUNDERS PARKWAY
CASTLE ROCK, COLORADO

COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, FINAL PD SITE PLAN

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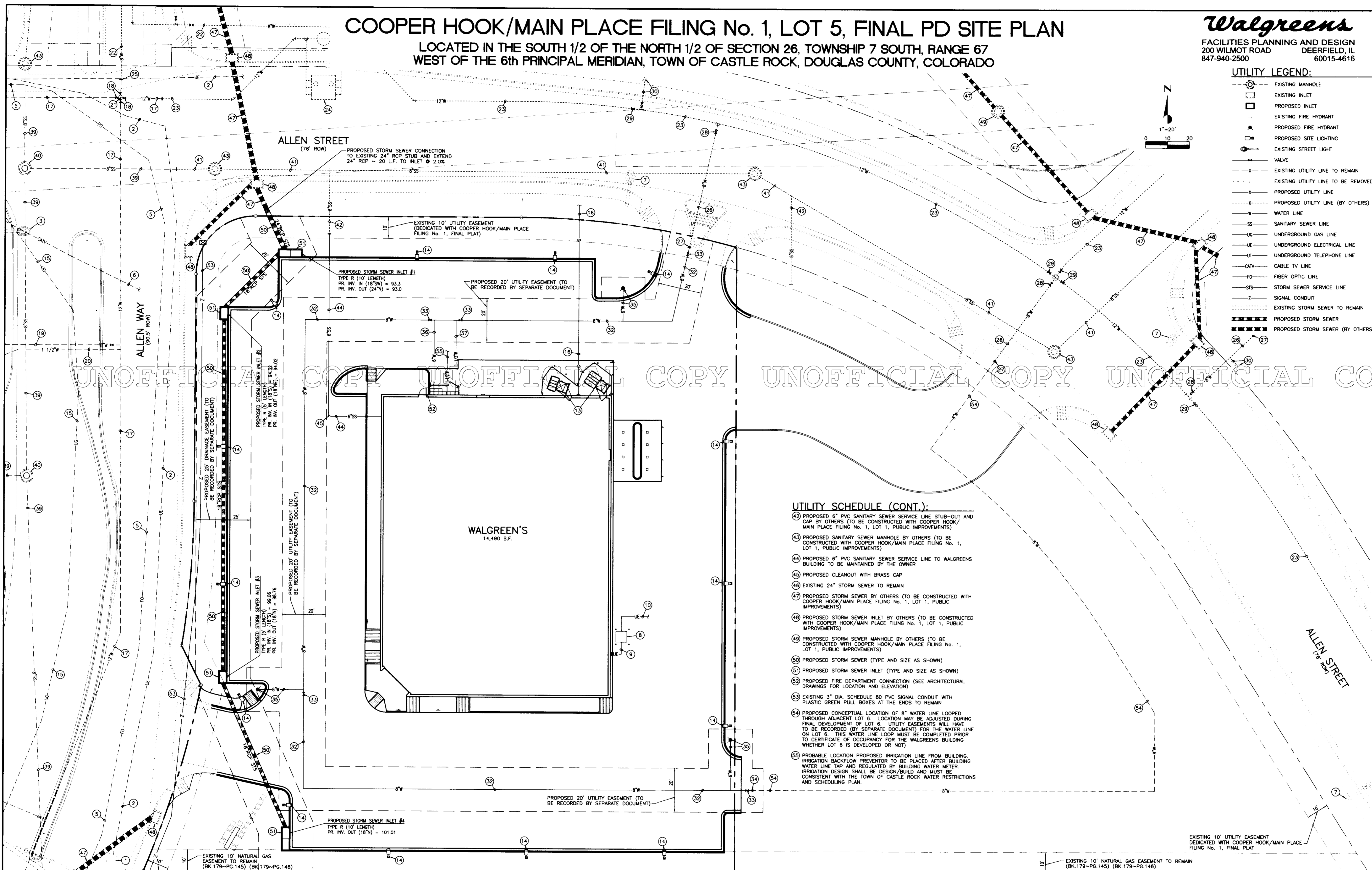
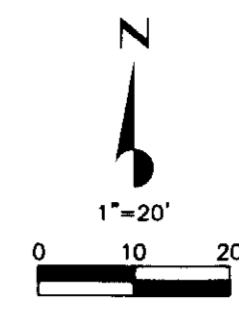
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Calloway, Romero & Associates
Design Engineering Planning
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Greenwood Village, Colorado 80111
Tel. (303) 770-8884
Fax. (303) 770-3636

UTILITY LEGEND:

- EXISTING MANHOLE
- EXISTING INLET
- PROPOSED INLET
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SITE LIGHTING
- EXISTING STREET LIGHT
- VALVE
- EXISTING UTILITY LINE TO REMAIN
- - - EXISTING UTILITY LINE TO BE REMOVED
- - - PROPOSED UTILITY LINE
- - - PROPOSED UTILITY LINE (BY OTHERS)
- WATER LINE
- SANITARY SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND TELEPHONE LINE
- CATV LINE
- FIBER OPTIC LINE
- STS STORM SEWER SERVICE LINE
- SIGNAL CONDUIT
- EXISTING STORM SEWER TO REMAIN
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER (BY OTHERS)



UTILITY SCHEDULE (CONT.):

- 22 PROPOSED 8" PVC SANITARY SEWER SERVICE LINE STUB-OUT AND CAP BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 43 PROPOSED SANITARY SEWER MANHOLE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 44 PROPOSED 8" PVC SANITARY SEWER SERVICE LINE TO WALGREENS BUILDING TO BE MAINTAINED BY THE OWNER
- 45 PROPOSED CLEANOUT WITH BRASS CAP
- 46 EXISTING 24" STORM SEWER TO REMAIN
- 47 PROPOSED STORM SEWER BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 48 PROPOSED STORM SEWER INLET BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 49 PROPOSED STORM SEWER MANHOLE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 50 PROPOSED STORM SEWER (TYPE AND SIZE AS SHOWN)
- 51 PROPOSED STORM SEWER INLET (TYPE AND SIZE AS SHOWN)
- 52 PROPOSED FIRE DEPARTMENT CONNECTION (SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND ELEVATION)
- 53 EXISTING 3" DIA. SCHEDULE 80 PVC SIGNAL CONDUIT WITH PLASTIC GREEN PULL BOXES AT THE ENDS TO REMAIN
- 54 PROPOSED CONCEPTUAL LOCATION OF 8" WATER LINE LOOPED THROUGH ADJACENT LOT 6. LOCATION MAY BE ADJUSTED DURING FINAL DEVELOPMENT OF LOT 6. UTILITY EASEMENTS WILL HAVE TO BE RECORDED (BY SEPARATE DOCUMENT) FOR THE WATER LINE ON LOT 6. THIS WATER LINE LOOP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE WALGREENS BUILDING WHETHER LOT 6 IS DEVELOPED OR NOT
- 55 PROBABLE LOCATION PROPOSED IRRIGATION LINE FROM BUILDING. IRRIGATION BACKFLOW PREVENTOR TO BE PLACED AFTER BUILDING WATER LINE TAP AND REGULATED BY BUILDING WATER METER. IRRIGATION DESIGN SHALL BE DESIGN/BUILD AND MUST BE CONSISTENT WITH THE TOWN OF CASTLE ROCK WATER RESTRICTIONS AND SCHEDULING PLAN.

UTILITY SCHEDULE:

- 1 EXISTING PSCO TRANSFORMER TO BE RELOCATED BY OTHERS (DEDICATED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 2 EXISTING UNDERGROUND ELECTRIC TO REMAIN
- 3 EXISTING STREET LIGHT TO REMAIN
- 4 EXISTING TRAFFIC SIGNAL TO BE RELOCATED BY OTHERS (DEDICATED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 5 EXISTING FIBER OPTIC LINE TO REMAIN
- 6 EXISTING CATV TO REMAIN
- 7 PROPOSED STREET LIGHT BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 8 PROPOSED PSCO TRANSFORMER ON CONCRETE PAD
- 9 PROPOSED UNDERGROUND ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING
- 10 PROPOSED UNDERGROUND ELECTRIC SERVICE FROM POINT OF SERVICE TO TRANSFORMER BY AREA
- 11 PROPOSED (2)-4" UNDERGROUND PVC CONDUIT FOR FIBER OPTIC SERVICE TO BUILDING (VERIFY POINT OF SERVICE WITH QWEST)
- 12 PROPOSED CABLE T.V. SERVICE TO BUILDING (VERIFY POINT OF SERVICE WITH CABLE TELEVISION PROVIDER)
- 13 PROPOSED DUAL TRASH COMPACTOR
- 14 PROPOSED 400W SINGLE HEAD SITE LIGHT; 30' MOUNTING HEIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- 15 EXISTING UNDERGROUND GAS LINE TO REMAIN
- 16 PROPOSED 2" NATURAL GAS SERVICE AND METER (SIZE TO BE CONFIRMED AT BUILDING PERMIT SUBMITTAL)
- 17 EXISTING 12" PVC WATER LINE TO REMAIN
- 18 EXISTING 12" WATER VALVE TO REMAIN
- 19 EXISTING FIRE HYDRANT, 6" LINE AND VALVE TO REMAIN
- 20 EXISTING 1-1/2" WATER TAP TO REMAIN
- 21 EXISTING 12"x12" WATER CROSS
- 22 PROPOSED 8" PVC WATER LINE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 23 PROPOSED 12" PVC WATER LINE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)

- 24 PROPOSED PRESSURE REDUCER VALVE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 25 PROPOSED 12"x8" REDUCER AND 8" GATE VALVE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 26 PROPOSED 8" PVC WATER BY OTHERS
- 27 PROPOSED TEMPORARY 2" BLOW-OFF VALVE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 28 PROPOSED 8" WATER VALVE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 29 PROPOSED 12" WATER VALVE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 30 PROPOSED FIRE HYDRANT ASSEMBLY, 6" DIP SERVICE LINE AND VALVE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 31 PROPOSED 12"x6"x12" TEE BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)
- 32 PROPOSED 8" PVC WATER LINE
- 33 PROPOSED 8" WATER VALVE
- 34 PROPOSED TEMPORARY 2" BLOW-OFF VALVE
- 35 PROPOSED FIRE HYDRANT ASSEMBLY, 6" DIP SERVICE LINE AND VALVE

- 36 PROPOSED 8" DIP FIRE SERVICE LINE, VALVE AND BACKFLOW PREVENTOR TO WALGREENS BUILDING
- 37 PROPOSED 1-1/2" WATER SERVICE LINE WITH INSIDE METER AND BACKFLOW PREVENTOR TO WALGREENS BUILDING (SIZE TO BE CONFIRMED AT BUILDING PERMIT SUBMITTAL)
- 38 PROPOSED 1-1/2" WATER TAP, VALVE, TYPE K COPPER LINE, METER AND PIT FOR IRRIGATION SYSTEM. BACKFLOW PREVENTOR TO BE INSTALLED PER CITY REQUIREMENTS (SIZE TO BE CONFIRMED PRIOR TO BUILDING PERMIT SUBMITTAL)
- 39 EXISTING 8" PVC SANITARY SEWER LINE TO REMAIN
- 40 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 41 PROPOSED 8" PVC SANITARY SEWER MAIN BY OTHERS (TO BE CONSTRUCTED WITH COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, PUBLIC IMPROVEMENTS)

EXISTING 10' UTILITY EASEMENT (DEDICATED WITH COOPER HOOK/MAIN PLACE FILING No. 1, FINAL PLAT)

EXISTING 10' UTILITY EASEMENT (DEDICATED WITH COOPER HOOK/MAIN PLACE FILING No. 1, FINAL PLAT)

FINAL PD SITE PLAN
COOPER HOOK/MAIN PLACE
FILING No. 1, LOT 5
I-25 and FOUNDERS PARKWAY
CASTLE ROCK, COLORADO

COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, 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

Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL
847-940-2500 60015-4616

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

PLANT LIST:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES:					
4	F.A.P.	FRAXINUS AMERICANA 'A.P.'	AUTUMN PURPLE ASH	2.5" CAL.	B.B.B.
12	PR.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	2.0" CAL.	B.B.B.
4	T.G.R.	TILIA CORDATA 'GREENSPHIRE'	GREENSPHIRE LINDEN	2.5" CAL.	B.B.B.
EVERGREEN TREES:					
10	P.N.I.	PRUNUS NIGRA	AUSTRALIAN PINE	6' HT.	B.B.B.
DECIDUOUS SHRUBS:					
185	CAL.	CARYOPTERIS INCAUNA	BLUEMIST SPIREA	#5 CONT.	18"-24" HT.
40	COL.	COTONEASTER LUCIDUS	HEDGE COTONEASTER	#5 CONT.	24"-30" HT.
91	PR.C.	PRUNUS CISTEMA	PURPLE-LEAF PLUM	#5 CONT.	2'-3" HT.
15	SP.F.	POTENTILLA FRUTICOSA	SUTTER'S GOLD	#5 CONT.	2'-3" HT.
EVERGREEN SHRUBS:					
180	J.U.B.	JUNIPERUS HORIZONTALIS 'B.C.'	BLUE CHIP JUMPER	#5 CONT.	18"-24" SPR.

QTY.	KEY	COMMON NAME	NOTES
5,431	S.F.	R.W.	ROCK MULCH 3" LAYER OF 1.5" DIA. RIVER ROCK OVER WEED BARRIER FABRIC.
4,040	S.F.	SEED	SEEDING GRASS NON-IRRIGATED, LOW GROW TEMPORARY GRASS SEED MIX.
8,145	S.F.	SOD	SODDED GRASS 90% PESQUITE/10% BLUEGRASS MIX INCLUDING SOIL PREP & FINE GRADING.
429	L.F.	S.T.E.	STEEL EDGING 6"x18"x20" SIZED STEEL STRAP PIECES, BOLTED AT THE JOINTS.

SITE DATA:

	WALGREENS (SQUARE FEET)	PERCENTAGE
LOT AREA (LOT 5)	74,212	N/A
TOTAL LANDSCAPED AREA (LOT 5)	13,576	18.3%
SODDED AREA (LOT 5)	8,145	11.0%
ROCK MULCH AREA (LOT 5)	5,431	7.3%
TEMPORARY GRASS SEED AREA (LOTS 5 & 6)	4,040	5.4%
TOTAL # OF TREES (LOT 5)	33	N/A
TOTAL # OF SHRUBS (LOT 5)	511	N/A

* NOT INCLUDED IN TOTAL LANDSCAPED AREA

NOTE: PER PD ZONING ORDINANCE - ONLY REQUIREMENT FOR LANDSCAPING IS 10% OF TOTAL LAND AREA.

LANDSCAPE SPECIFICATIONS:

- AREAS TO BE SEEDDED WITH DRYLAND GRASSES SHALL BE GRADED TO A SUITABLE FINISHED GRADE (±1/2" - 10") AREAS SHALL BE SCRUBBED 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. (EXCEPT 1" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING. AREAS SHALL BE SEEDDED 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. 43% SHEEP PESQUITE, 33% EPHRAM CRESTED WHEATGRASS, 20% REVEREND CANADA BLUEGRASS. CASTLE ROCK SEED MIX (APPROVED SEED SPECIES & VARIETIES: PLS/ACES) "FAIRWAY CRESTED WHEATGRASS/10.0 LBS.; "SODAP" STREAM BANK WHEATGRASS/10.0 LBS.; "LOW" PUBESCENT WHEATGRASS/10.0 LBS.; SHEEP PESQUITE, "MORFO" OR "TIGRARIY"/4.0 LBS.; BLUE GRAMA/2.0 LBS.; CANADA BLUEGRASS/1.0 LBS.; ROMAN PRAECORSIS/1.0 LBS.; DRY LAND 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" (SC-150)) 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% FIRM WOOD CELLULOSE FIBER AND COMPATIBLE TACKIFIER (E.G. "M-BOND"). 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. YD. PER 1,000 SF.
- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (±1/2" - 10"). AREAS SHALL BE TILLED TO A 4" DEPTH INCORPORATING 1 CUBIC YD. OF WELL DECAYED GROUND CATTLE MANURE (OR APPROVED EQUIV.) UNIFORMLY INTO THE SOIL. AREAS SHALL BE SETTLED, LEVELLED, 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% PESQUITE/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 TOGETHER 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 (±1/2" - 10"). AREAS SHALL BE TILLED TO A DEPTH OF 12" INCORPORATING 1 CUBIC YD. OF "TWO" 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 (AAM) 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% "TWO" COMPOST (OR AN APPROVED EQUIV.). 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 EQUIV.) ACCORDING TO THE FOLLOWING QUANTITIES: 1 TABLET PER FT. OF TREE HT. (OR 1/2 TABLET), 3 TABLETS PER #5 CONTAINER SHRUB. TABLETS SHALL BE PLACED IN THE PLANT PIT DURING BACK FILLING ACCORDING TO MFR. SPECS.
- TREES SHALL BE GUAYED 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 GUAYED AND STAKED WITH 1/2" WIRE (MINI SPACED EQUALLY AROUND THE TREE) UNDER 2" CALIPER (OR 8' HT.) SHALL BE SECURED WITH 2 WIRES SPACED EQUALLY AROUND THE TREE. STAKES SHALL BE BLACK OR GREEN PAINTED 5' LONG, STEEL 1-POSTS (OR APPROVED EQUIV.). STAKES SHALL BE SET IN UNDISTURBED SOIL AT SLIGHT ANGLE 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 WIRE 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. "TYPHON" 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).
- STEEL EDGING SHALL BE 1/8"x1/8"x20" SIZED STEEL STRAP (OR APPROVED EQUIV.). STEEL SHALL BE INSTALLED VERTICALLY AND BOLTED AT THE JOINTS. TOP OF STEEL SHALL BE 1" ABOVE SOD 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 "RHINOQUET" ROCK, RANGING BETWEEN 2'3"x3'4" TO 3'4"x4'5" 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.

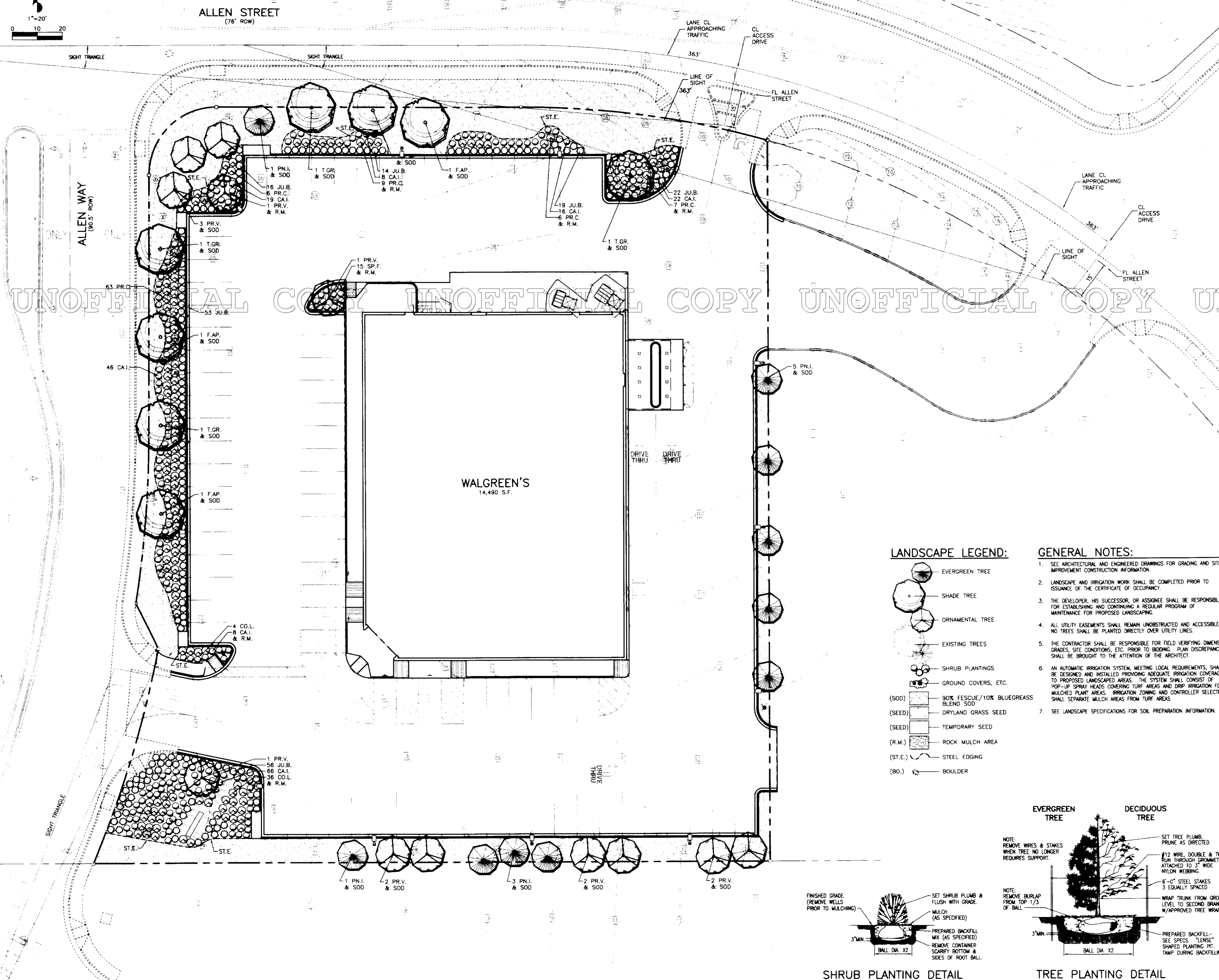
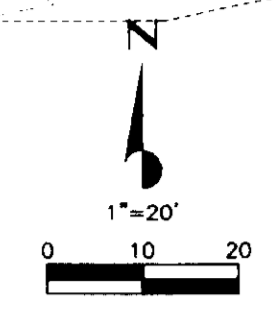
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DATE: 8/24/01
DRAWN BY: YEF
CHECKED BY: DAG
GRA DISKFILE: YE11pLS

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DATE: 10/30/01
DRAWN BY: YEF
CHECKED BY: DAG
GRA DISKFILE: YE11pLS

DESCRIPTION: REVISIONS TO PLAN OF CASTLE ROCK
DATE: 10/12/01
DRAWN BY: YEF
CHECKED BY: DAG
GRA DISKFILE: YE11pLS

DESCRIPTION: REVISIONS TO PLAN OF CASTLE ROCK
DATE: 11/07/01
DRAWN BY: YEF
CHECKED BY: DAG
GRA DISKFILE: YE11pLS

FINAL PD SITE PLAN
COOPER HOOK/MAIN PLACE
FILING No. 1, LOT 5
I-25 and FOUNDERS PARKWAY
CASTLE ROCK, COLORADO

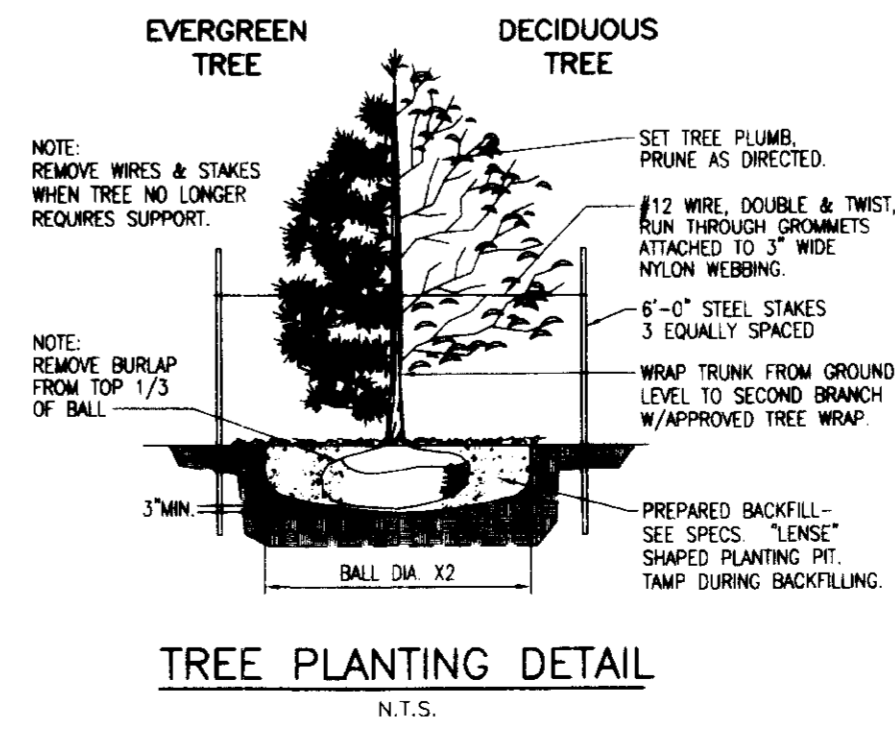
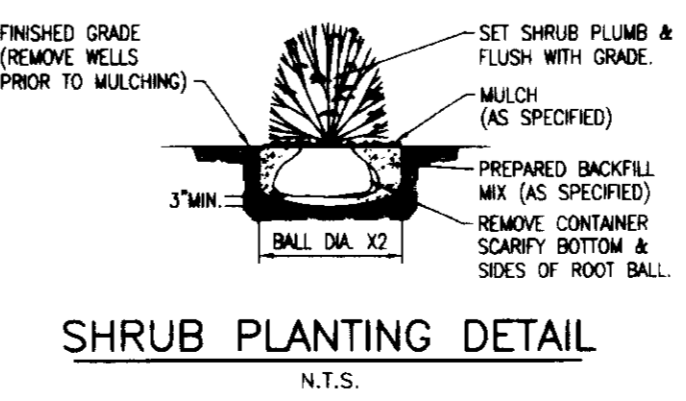


LANDSCAPE LEGEND:

- (E.T.) EVERGREEN TREE
- (S.T.) SHADE TREE
- (O.T.) ORNAMENTAL TREE
- (X.T.) EXISTING TREES
- (S.P.) SHRUB PLANTINGS
- (G.C.) GROUND COVERS, ETC.
- (SOD) 90% PESQUITE/10% BLUEGRASS BLEND SOD
- (SEED) DRYLAND GRASS SEED
- (SEED) TEMPORARY SEED
- (R.M.) ROCK MULCH AREA
- (S.T.E.) STEEL EDGING
- (BO.) BOULDER

GENERAL NOTES:

- SEE ARCHITECTURAL AND ENGINEER DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR PROPOSED LANDSCAPING.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND ACCESSIBLE. NO TREES SHALL BE PLANTED DIRECTLY OVER UTILITY LINES.
- 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.
- 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 SPRINK HEADS COVERING TURF AREAS AND DRIP IRRIGATION FOR MULCHED PLANT AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS.
- SEE LANDSCAPE SPECIFICATIONS FOR SOIL PREPARATION INFORMATION.



COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, FINAL PD SITE PLAN

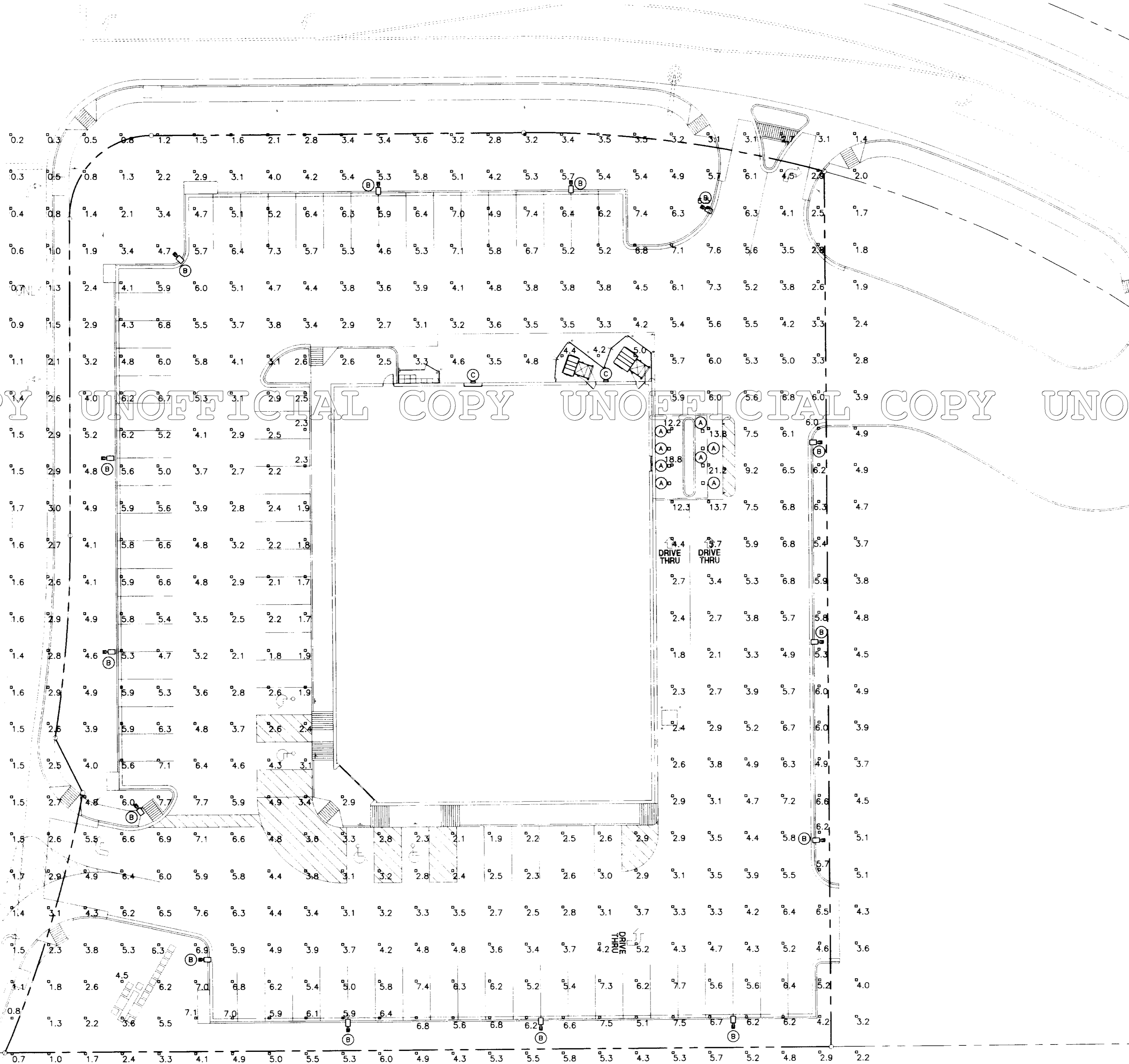
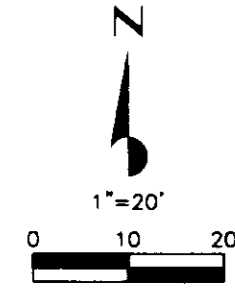
LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

Walgreens

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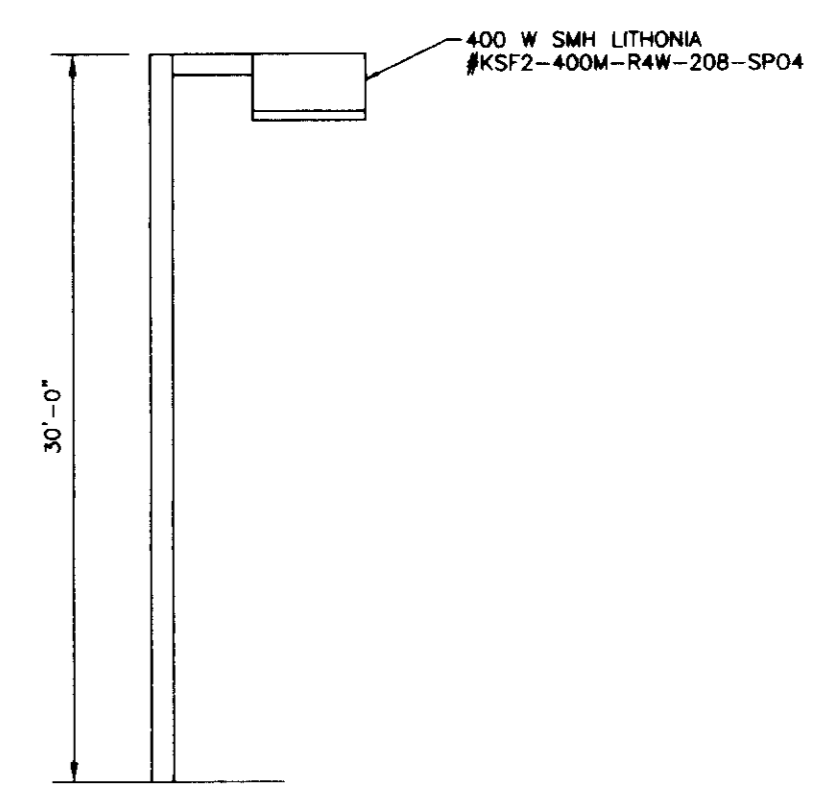


LIGHTING SCHEDULE

- (A) LITHONIA LIGHTING FAIL-SAFE HOLOR
100W RECESSED CANOPY FIXTURE
(RHRH15-100M-DPC-QUAD-HPF-WAL)
MOUNTING HEIGHT: 13 FEET 0 INCHES
8 REQUIRED
MOUNTED IN EXTERIOR SOFFIT OF
DRIVE-THRU CANOPY AREA
- (B) LITHONIA LIGHTING 400W
(RKSF2-400M-RAW-SPO4)
MOUNTING HEIGHT: 30 FEET 0 INCHES
14 REQUIRED
- (C) LITHONIA LIGHTING 100W WALL PACK LIGHTING
(RTWA-100M-TB)
MOUNTING HEIGHT: 9 FEET 0 INCHES
2 REQUIRED

SITE SUMMARY

AVERAGE	=	3.88
MAXIMUM	=	21.2
MINIMUM	=	0.2
MAINTAINED FOOTCANDLE VALUES AT GRADE, USING .72 MAINTENANCE FACTOR		



SITE LIGHT DETAIL
(SCHEDULE B) NOT TO SCALE

DATE	DESCRIPTION
8/24/01	RESPOND TO TOWN OF CASTLE ROCK COMMENTS BY LETTER DATED 8/15/01
10/2/01	REVISED TO TOWN OF CASTLE ROCK COMMENTS BY LETTER DATED 10/1/01

DATE:	AUGUST, 2001
PROJECT No:	YE11
DRAWN BY:	DEN
CHECKED BY:	ROG
GRA DISKFILE:	YE11PLTG

FINAL PD SITE PLAN
COOPER HOOK/MAIN PLACE
FILING No. 1, LOT 5
I-25 and FOUNDERS PARKWAY
CASTLE ROCK, COLORADO

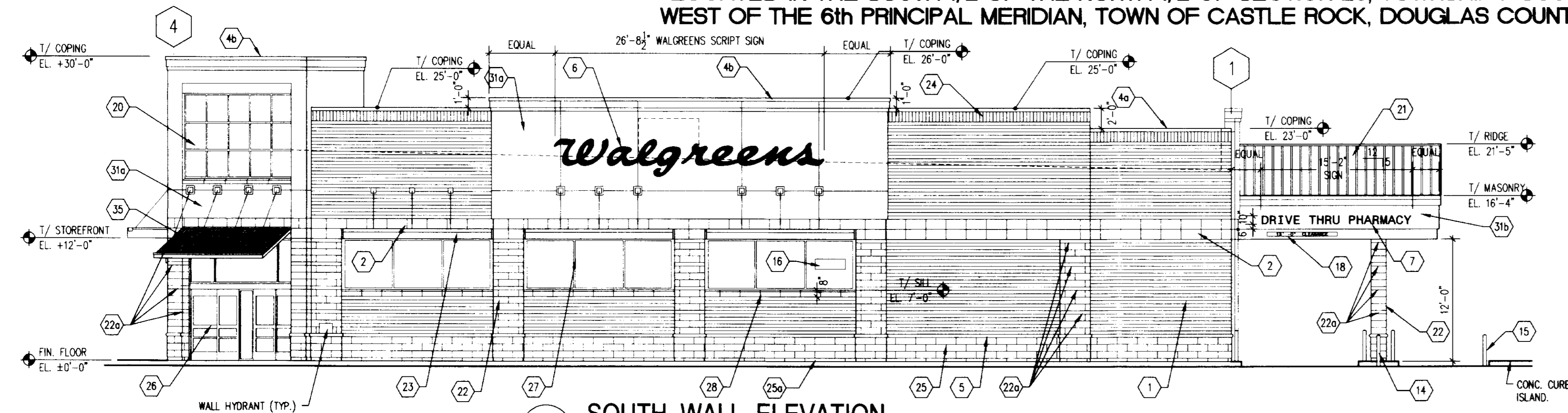
COOPER HOOK/MAIN PLACE FILING No. 1, LOT 5, FINAL PD SITE PLAN

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

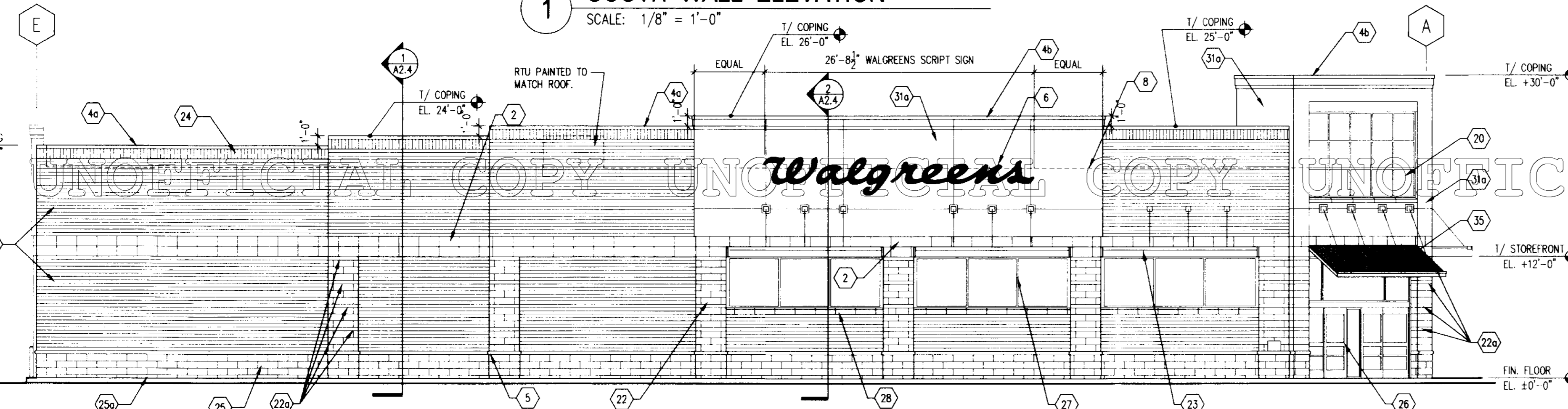
Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015-4616
847-940-2500

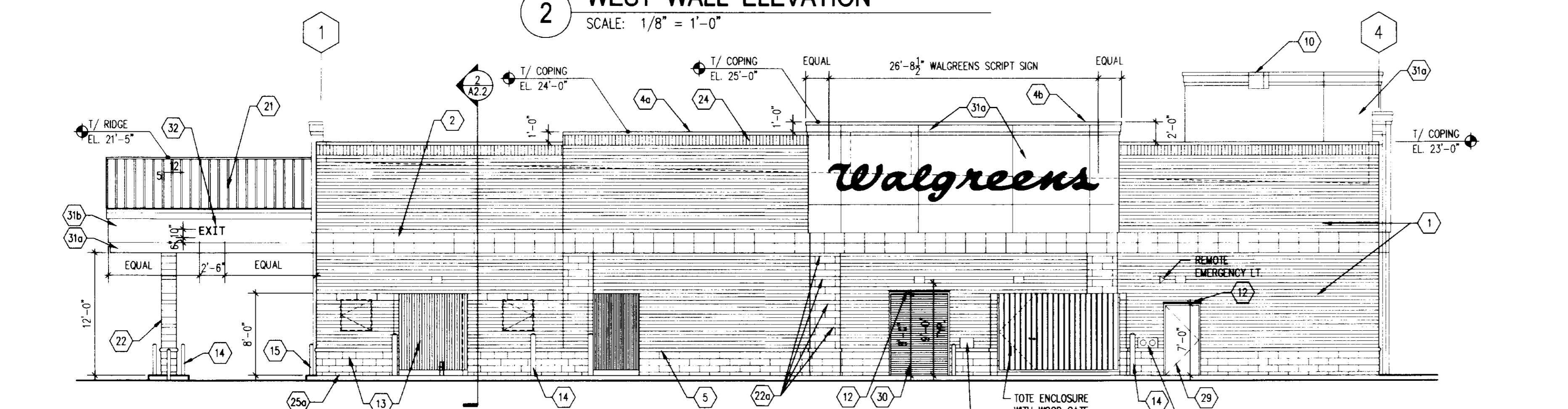
Galloway, Romero & Associates
Design Engineering Planning
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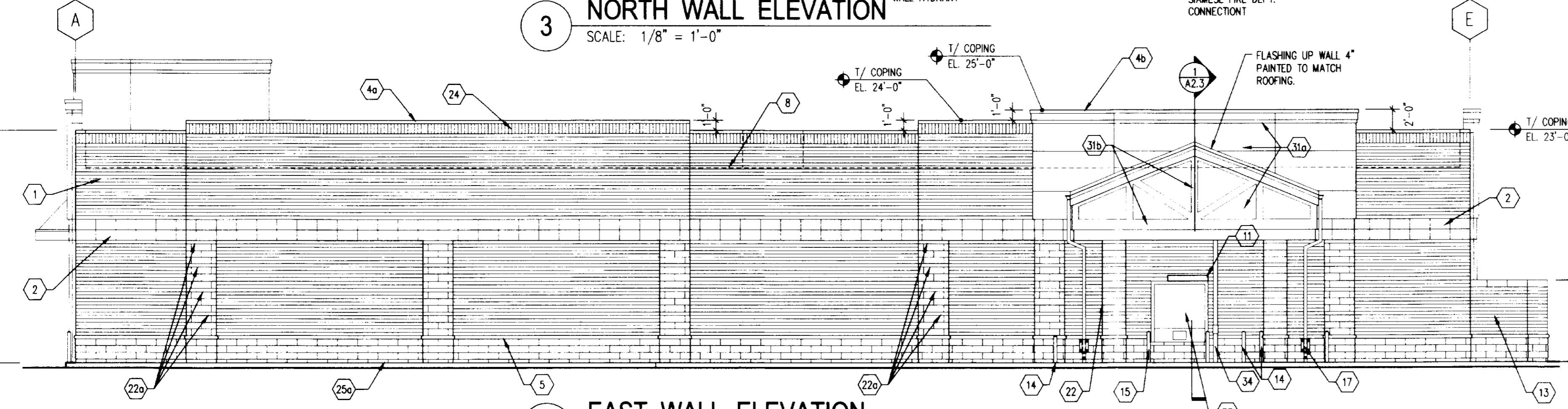
1 SOUTH WALL ELEVATION
SCALE: 1/8" = 1'-0"



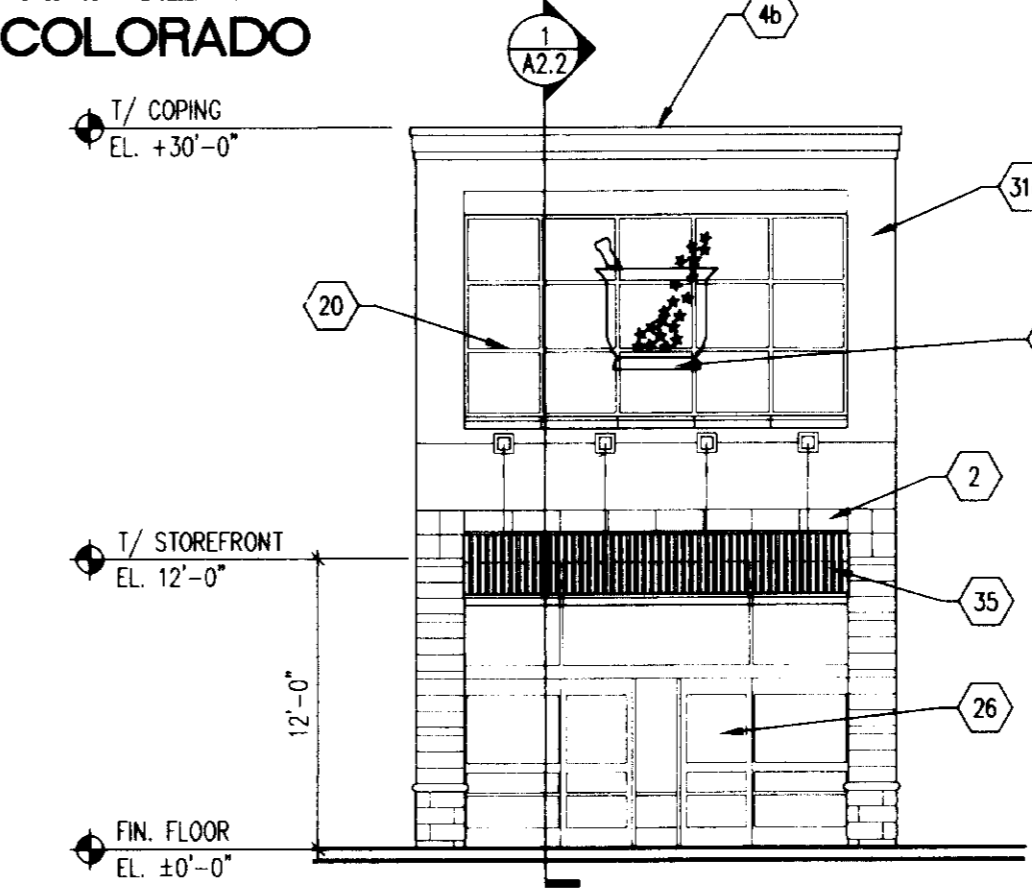
2 WEST WALL ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH WALL ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST WALL ELEVATION
SCALE: 1/8" = 1'-0"



5 FRONT TOWER ELEVATION
SCALE: 1/8" = 1'-0"

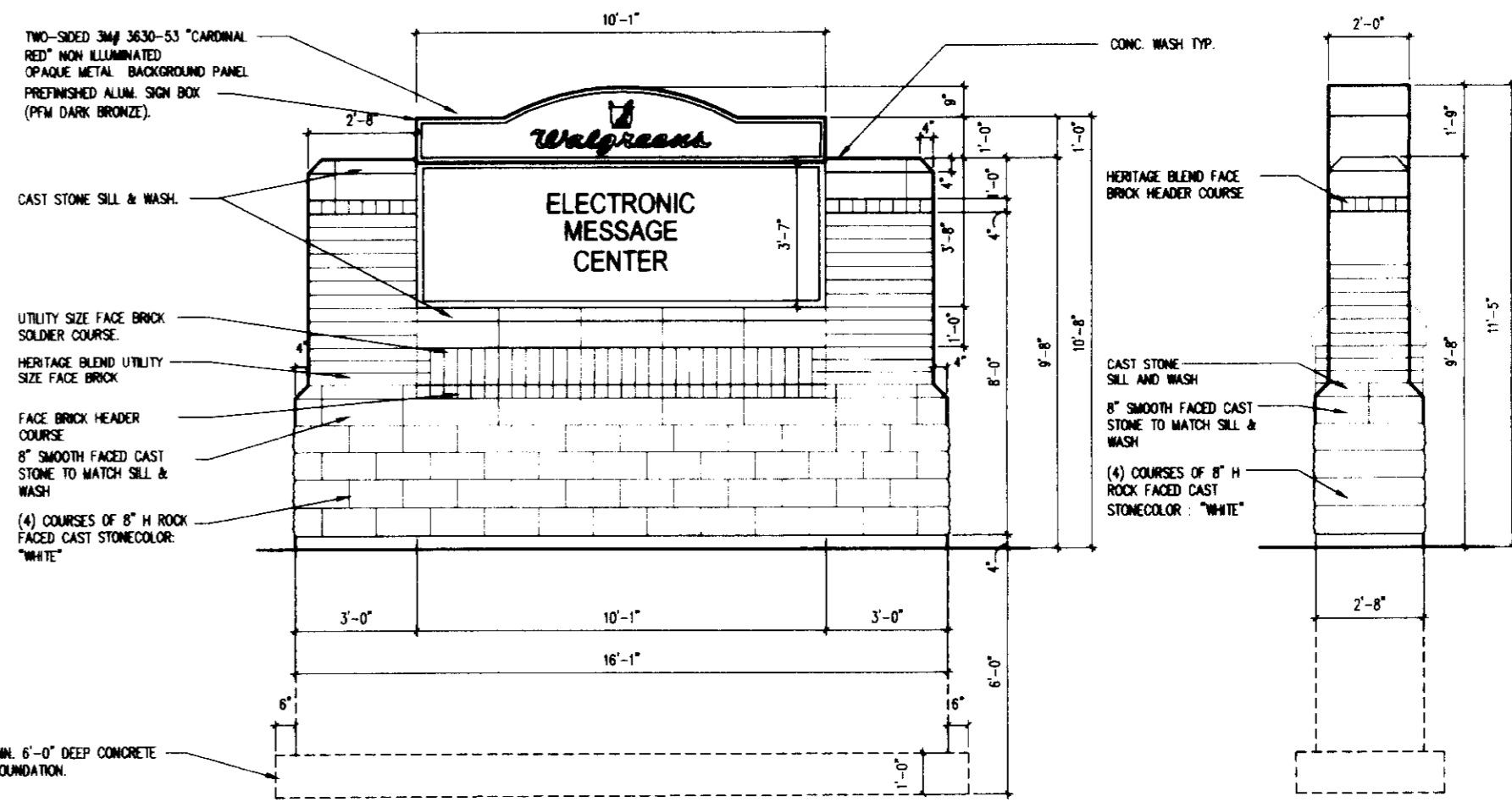
NOTE:
GENERAL CONTRACTOR TO PROVIDE
EXTERIOR MATERIAL MOCKUP FOR
APPROVAL PRIOR TO INSTALLATION.

SIGN AREA SUMMARY	
PRIMARY PANEL	13.82 S.F.
READERBOARD PANEL	36.13 S.F.
TOTAL GROUND SIGN DATA (PER FACE)	49.95 S.F.

SIGN AREA SUMMARY	
ELEVATION #1	
26'-8 1/2" WALGREENS SCRIPT SIGN	55.79 S.F.
10" DRIVE THRU PHARMACY INDIVIDUAL LETTERS	12.6 S.F.
ELEVATION #2	
26'-8 1/2" WALGREENS SCRIPT SIGN	55.79 S.F.
ELEVATION #3	
10" TEXT INDIVIDUAL LETTERS	2.1 S.F.
TOTAL BUILDING SIGNAGE	126.28 S.F.

EXTERIOR ELEVATIONS KEYED NOTES

- DESCRIPTION
- UTILITY SIZE FACE BRICK (HERITAGE BLEND) BY CAROLINA CERAMICS
 - 12"x24" SMOOTH FACED CAST STONE ACCENT BAND (RENAISSANCE STONE WHITE) (STACK BOND) N-A
 - PREFINISHED SHEET METAL COPING & DOWNSPOUT, (COLOR: SIERRA TAIN) AT BRICK
 - PREFINISHED SHEET METAL COPING, (COLOR: ALMOND) AT E.I.F.S.
 - 4" CAST STONE BULL NOSE TRANSITION COURSE
 - WALGREENS SCRIPT SIGN. SEE DETAILS ON SHEET A5.2
 - INDIVIDUAL LETTER SIGN. SEE DETAILS ON SHEET A5.2
 - ROOF LINE.
 - N-A
 - METAL SCUPPER BOX. (MATCH COLOR OF COPING; SIERRA TAIN)
 - FALL-SAFE 'Q' LIGHT FIXTURE MOUNTED ABOVE WINDOW FRAME, ALIGN RIGHT EDGE WITH FRAME
 - RAIN SHIELD, (COLOR SIERRA TAIN)
 - MASONRY TRASH ENCLOSURE W/ BOARD ON BOARD WOOD GATES, STAINED TO MATCH FACE-BRICK COLOR
 - PIPE BOLLARD. SEE DETAIL.
 - FLEXIBLE DELINEATION POSTS.
 - ATM WINDOW SIGN. SEE SHEET A5.2
 - 1/8" BENT STEEL PLATE (TO PROTECT DOWNSPOUT) BOLTED TO MASONRY; SEE 10/A2.2
 - "CLEARANCE" SIGN. SEE DETAIL ON SHEET A5.2
 - WALGREENS NEON GRAPHIC BEYOND. SEE DETAILS ON SHEET A5.2
 - 1/4" CLEAR FLOAT GLASS IN CLEAR ANODIZED THERMALLY BROKEN ALUMINUM FRAMING
 - PREFINISHED METAL ROOFING AND GUTTER (COLOR: COLONIAL RED)
 - SMOOTH FACED CAST STONE PIER/PILASTER
 - ROCK FACED CAST STONE ACCENT BAND
 - CABLE SUPPORTED PREFINISHED METAL CANOPY. FASCIA COLOR; COLONIAL RED
 - SINGLE UTILITY SIZE FACE BRICK SOLDIER COURSE. (HERITAGE BLEND)
 - 8" ROCK FACE CAST STONE BUILDING BASE COLOR: WHITE (RENAISSANCE STONE)
 - 4" SMOOTH FACE CAST STONE STARTER COURSE.
 - PREFINISHED CLEAR ANODIZED ALUMINUM AUTOMATIC BI-PARTING SLIDING DOOR ENTRANCE.
 - 1" INSULATED GLASS w/ TINT FILM IN CLEAR ANOD. THERMALLY BROKEN ALUM. FRAMING.
 - 8" H. x2'-0" L. x8" THICK PRECAST CONCRETE SILL & WASH, (COLOR WHITE)
 - 3'-0" x 7'-0" HOLLOW METAL DOOR & FRAME (PAINTED)
 - UPWARD ACTING COILING STEEL INSULATED SLAT DELIVERY DOOR (PAINTED).
 - E.I.F.S. SYSTEM COLOR: "BUCKSKIN" (DRYVIT)
 - E.I.F.S. TRUSS COLOR: "PRAIRIE CLAY" (DRYVIT)
 - "EXIT" SIGN AT DRIVE-THRU PHARMACY CANOPY SEE SHEET A5.2 FOR DETAILS.
 - DRIVE-THRU PHARMACY WINDOW
 - DRIVE-THRU PHARMACY WINDOW CARRIER SYSTEM.
 - METAL CANOPY ROOFING. (COLONIAL RED)



MONUMENT SIGN-FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MON. SIGN-SIDE ELEV.
SCALE: 1/4" = 1'-0"

FINAL PD SITE PLAN
COOPER HOOK/MAIN PLACE
FILING No. 1, LOT 5
I-25 and FOUNDERS PARKWAY
CASTLE ROCK, COLORADO