

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LEGAL DESCRIPTION:

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT, A REPLAT OF LOT 236-B, LAGAE RANCH FILING 1, 3RD AMENDMENT, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE EAST LINE OF LOT 236-A AS BEARING S07 DEGREES 06' 13" WEST PER LAGAE RANCH FILING 1, 1ST AMENDMENT RECORDED AT RECEPTION NUMBER 2017072361.

BENCHMARK:

BENCHMARK IS AN NGS 3.5 INCH BRASS DISK #K23 IN THE SOUTH SHOULDER OF US HIGHWAY 85 0.15 MILES NORTHWEST OF THE INTERSECTION OF HAPPY VALLEY ROAD AND US HIGHWAY 85, ELEVATION = 5984.83 (NAVD 88).

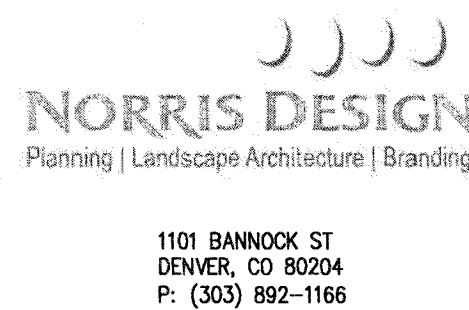
NOTES:

1. SIP IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED BY CITY OF CASTLE PINES, EXCEPT THAT THE MAINTENANCE OF CURB, GUTTER, SIDEWALK, CROSSPANS, AND PAVEMENT WITHIN THE ACCESS TO THE SITE SHALL REMAIN WITH THE DEVELOPER/OWNER.
2. APPROVAL BY THE REVIEW BOARD DOES NOT SIGNIFY THAT THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) HAVE BEEN SATISFIED. THE APPLICANT IS RESPONSIBLE TO ENSURE SAID ADA REQUIREMENTS HAVE BEEN MET. CONTACT THE CITY OF CASTLE PINES BUILDING DIVISION, U.S. DEPARTMENT OF JUSTICE, AND ADA TECHNICAL ASSISTANCE CENTER.
3. REFER TO DETAILED SITE PLANS FOR GENERAL STRUCTURE DIMENSIONS.
4. THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO CITY OF CASTLE PINES ZONING ORDINANCE REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING PRIVATE ROADWAY TRACTS AND PRIVATE ALLEY TRACTS.
6. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS SITE IMPROVEMENT PLAN.

DEVELOPER/OWNER:



LANDSCAPE ARCHITECT:



CIVIL ENGINEER:



ARCHITECT:

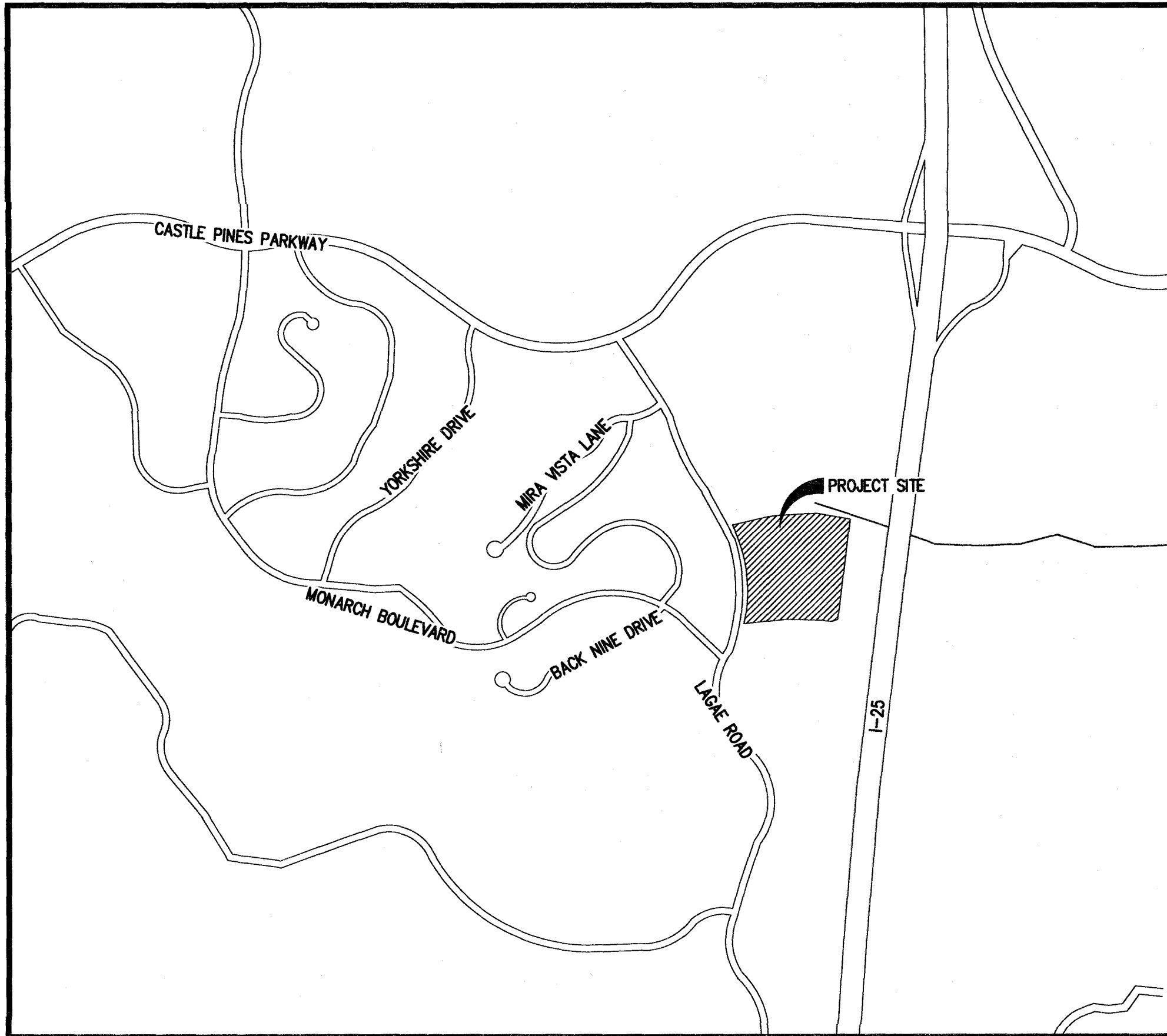


# LAGAE RANCH FILING NO. 1, 4TH AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67 WEST 6TH P.M.

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

## PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002



VICINITY MAP

SCALE: 1"=1000'

| SITE DATA                                                                                                                                                                                                                                                                |                            |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|
| SITE AREA                                                                                                                                                                                                                                                                | SQUARE FOOTAGE             | % OF GROSS SITE            |
| GROSS SITE AREA (18.75 ACRES)                                                                                                                                                                                                                                            | 816,818                    | 100%                       |
| BUILDING FOOTPRINT                                                                                                                                                                                                                                                       | 168,146                    | 20.6%                      |
| TRAILS/WALKS                                                                                                                                                                                                                                                             | 56,201                     | 6.9%                       |
| STREETS/PARKING                                                                                                                                                                                                                                                          | 192,096                    | 23.5%                      |
| HARDSCAPE TOTAL                                                                                                                                                                                                                                                          | 416,443                    | 51.0%                      |
| PLANTED AREA                                                                                                                                                                                                                                                             | 274,619                    | 33.6%                      |
| EXISTING VEGETATION                                                                                                                                                                                                                                                      | 125,756                    | 15.4%                      |
| LANDSCAPE TOTAL                                                                                                                                                                                                                                                          | 400,375                    | 49.0%                      |
| DWELLING UNITS                                                                                                                                                                                                                                                           |                            |                            |
|                                                                                                                                                                                                                                                                          | ALLOWED                    | PROVIDED                   |
| SINGLE FAMILY ATTACHED (SFA) UNITS                                                                                                                                                                                                                                       | 187                        | 187                        |
| TOTAL                                                                                                                                                                                                                                                                    | 187                        | 187                        |
| PARKING                                                                                                                                                                                                                                                                  |                            |                            |
|                                                                                                                                                                                                                                                                          | REQUIRED                   | PROVIDED                   |
| RESIDENT PARKING*                                                                                                                                                                                                                                                        | 374 / 2 SPACES PER UNIT    | 374 / 2 SPACES PER UNIT    |
| GUEST PARKING**                                                                                                                                                                                                                                                          | 140 / 0.75 SPACES PER UNIT | 272 / 1.45 SPACES PER UNIT |
| ACCESSIBLE PARKING SPACES***                                                                                                                                                                                                                                             | 6 SPACES                   | 6 SPACES                   |
| TOTAL                                                                                                                                                                                                                                                                    | 514                        | 646                        |
| *ALL UNITS HAVE A MINIMUM OF 1 GARAGE AND 1 DRIVEWAY SPACE, MEETING THE REQUIREMENT FOR 2 RESIDENT PARKING SPACES PER UNIT.                                                                                                                                              |                            |                            |
| **73 UNITS HAVE A TOTAL OF 4 SPACES, WITH 2 GARAGE AND 2 DRIVEWAY SPACES; THE 2 DRIVEWAY SPACES SHALL SERVE AS GUEST PARKING FOR THESE UNITS. 86 ON-STREET SPACES AND 40 HEAD-IN SPACES SHALL SERVE AS GUEST PARKING FOR THOSE UNITS THAT ONLY HAVE A TOTAL OF 2 SPACES. |                            |                            |
| ***ACCESSIBLE PARKING SPACES ARE INCLUDED IN THE GUEST PARKING COUNT                                                                                                                                                                                                     |                            |                            |

| ISSUE DATE: 11-27-2019 | PROJECT #: 190920                           |
|------------------------|---------------------------------------------|
| DATE                   | REVISION COMMENTS                           |
| 07-10-2020             | PER CITY COMMENTS                           |
| 08-31-2020             | PER CITY COMMENTS                           |
| 09-16-2020             | PER CITY COMMENTS                           |
| 11-06-2020             | PER CITY COMMENTS                           |
| 02-08-2021             | EASEMENT LANGUAGE AND OWNERSHIP INFORMATION |

APPROVAL CERTIFICATE

THE SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF CASTLE PINES REGULATIONS

CITY ENGINEER

DATE

COMMUNITY DEVELOPMENT DIRECTOR

DATE

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL (PHASE I), AS NOTED ON THE NOTICE OF ACTION - FINAL STATUS, UNLESS AN EXTENSION WAS GRANTED. FAILURE TO OBTAIN A BUILDING PERMIT IN THE THREE (3) YEAR PERIOD AFTER APPROVAL OF PHASE 1 SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY CITY ENGINEER SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE CITY OF CASTLE PINES ZONING ORDINANCE.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED SIP AND THE CITY OF CASTLE PINES ZONING ORDINANCE.

CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: Brian Mulqueen  
BRIAN MULQUEEN  
VICE PRESIDENT

DATE: 5-5-2022

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO

COUNTY OF DOUGLAS ARAPAHO

ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, 2022, BY Brian Mulqueen AS

Vice President AND \_\_\_\_\_ AS

\_\_\_\_\_ OF Century Land Holdings, LLC, A Colorado limited liability company

MY COMMISSION EXPIRES: 5-31-2024

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

THE SITE IMPROVEMENT PLAN SIP19-002 WAS REVIEWED BY THE PLANNING COMMISSION \_\_\_\_\_

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE

| SHEET INDEX  |                              |
|--------------|------------------------------|
| Sheet Number | Name                         |
| 1            | COVER                        |
| 2            | OVERALL SITE PLAN            |
| 3            | SITE PLAN - NORTH            |
| 4            | SITE PLAN - SOUTH            |
| 5            | GRADING & DRAINAGE PLAN      |
| 6            | OVERALL LANDSCAPE PLAN       |
| 7            | LANDSCAPE NOTES AND SCHEDULE |
| 8-9          | LANDSCAPE PLAN               |
| 10-12        | LANDSCAPE DETAILS            |
| 13-23        | ARCHITECTURAL ELEVATIONS     |
| 24           | COLOR ELEVATIONS             |
| 25           | SITE LIGHTING PHOTOMETRIC    |
| 26           | SITE DETAILS                 |



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

with P:\PROJECTS\ENGINEERING\SIP- COVER SHEET.DWG Layout COVER  
11/27/2019 12:58:10 PM By: Tim Nolas

# LAGAE RANCH FILING NO. 1, 4TH AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67 WEST 6TH P.M.

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002



| LEGEND:                | EXISTING | PROPOSED |
|------------------------|----------|----------|
| PROPERTY BOUNDARY      |          |          |
| EASEMENT LINE          |          |          |
| STREET LIGHT           |          |          |
| HANDICAP PARKING       |          |          |
| PARKING COUNT          |          |          |
| SANITARY SEWER MANHOLE |          |          |
| FIRE HYDRANT           |          |          |
| CURB RAMP              |          |          |
| CONCRETE ALLEY & WALK  |          |          |

NOTES:

- BLANKET PUBLIC ACCESS EASEMENTS HAVE BEEN PROVIDED OVER ALL PRIVATE ALLEYS AND PRIVATE ROADWAYS PER THE LAGAE RANCH FILING NO. 1, 4TH AMENDMENT PLAT.

|                      |                    |
|----------------------|--------------------|
| Approval Certificate |                    |
| Engineering          | <i>[Signature]</i> |
| Planning             | <i>[Signature]</i> |
| Owner                | <i>[Signature]</i> |

50 0 50 100  
SCALE: 1" = 50'

**HKS** HARRIS KOCHER SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

PROJECT NUMBER: 190920

TRACT W-1  
LAGAE RANCH 1, 1ST AMENDMENT  
REC. NO. 2017072361  
LAGAE RANCH OPEN SPACE AREA 9

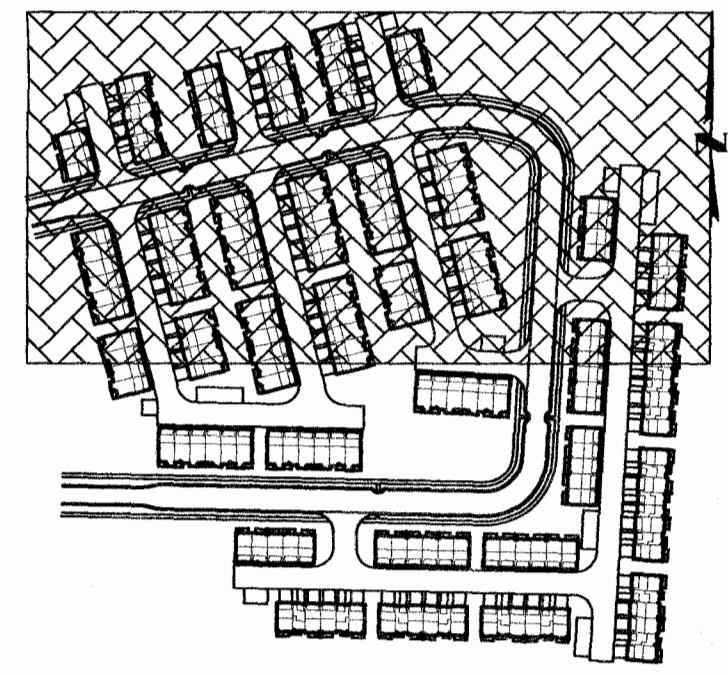
REVISION DATE: 11-06-2020 ISSUE DATE: 11-27-2019

OVERALL SITE PLAN  
SHEET 2 OF 26

# LAGAE RANCH FILING NO. 1, 4TH AMENDMENT

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WEST 6TH P.M.

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002



KEY MAP  
SCALE: 1" = 250'

- LEGEND:**
- | EXISTING               | PROPOSED |
|------------------------|----------|
| PROPERTY BOUNDARY      |          |
| EASEMENT LINE          |          |
| STREET LIGHT           |          |
| HANDICAP PARKING       |          |
| PARKING COUNT          |          |
| SANITARY SEWER MANHOLE |          |
| FIRE HYDRANT           |          |
| CURB RAMP              |          |
| CURB & GUTTER          |          |



MATCHLINE - SEE SHEET 4

**HKS** HARRIS KOCHER SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

30 0 30 60  
SCALE: 1" = 30'

| Approval Certificate |               |
|----------------------|---------------|
| Engineering          | Initials/Date |
| Planning             | Initials/Date |
| Owner                | Initials/Date |

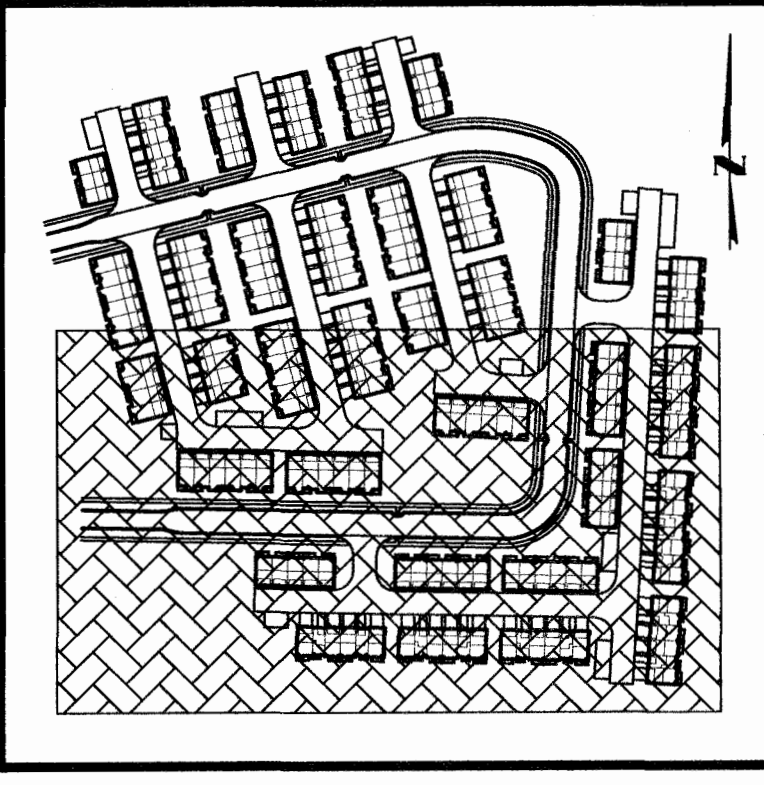
REVISION DATE: 11-06-2020 ISSUE DATE: 11-27-2019

SITE PLAN - NORTH  
SHEET 3 OF 26

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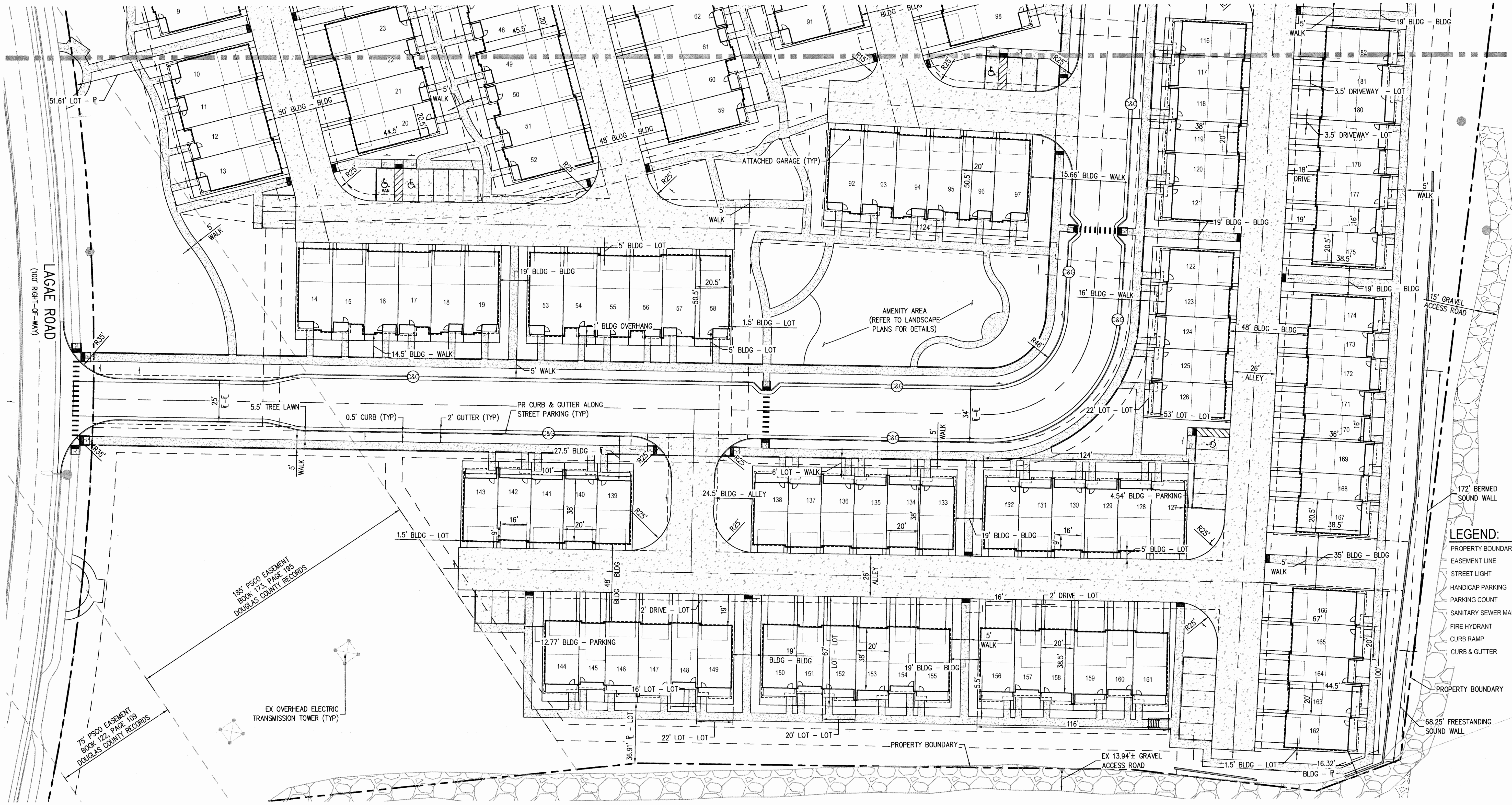
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PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002



KEY MAP  
SCALE: 1" = 250'

MATCHLINE - SEE SHEET 3



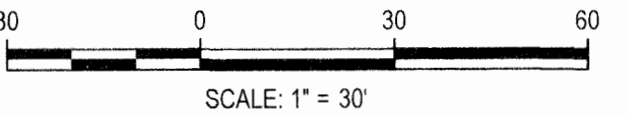
**LEGEND:**

| EXISTING               | PROPOSED |
|------------------------|----------|
| PROPERTY BOUNDARY      | ---      |
| EASEMENT LINE          | ---      |
| STREET LIGHT           | ⦿        |
| HANDICAP PARKING       | ♿        |
| PARKING COUNT          | ⊙        |
| SANITARY SEWER MANHOLE | ⦿        |
| FIRE HYDRANT           | ⦿        |
| CURB RAMP              | ⦿        |
| CURB & GUTTER          | ---      |
| PROPERTY BOUNDARY      | ---      |

Approval Certificate

|             |               |
|-------------|---------------|
| Engineering | Initials/Date |
| Planning    | Initials/Date |
| Owner       | Initials/Date |

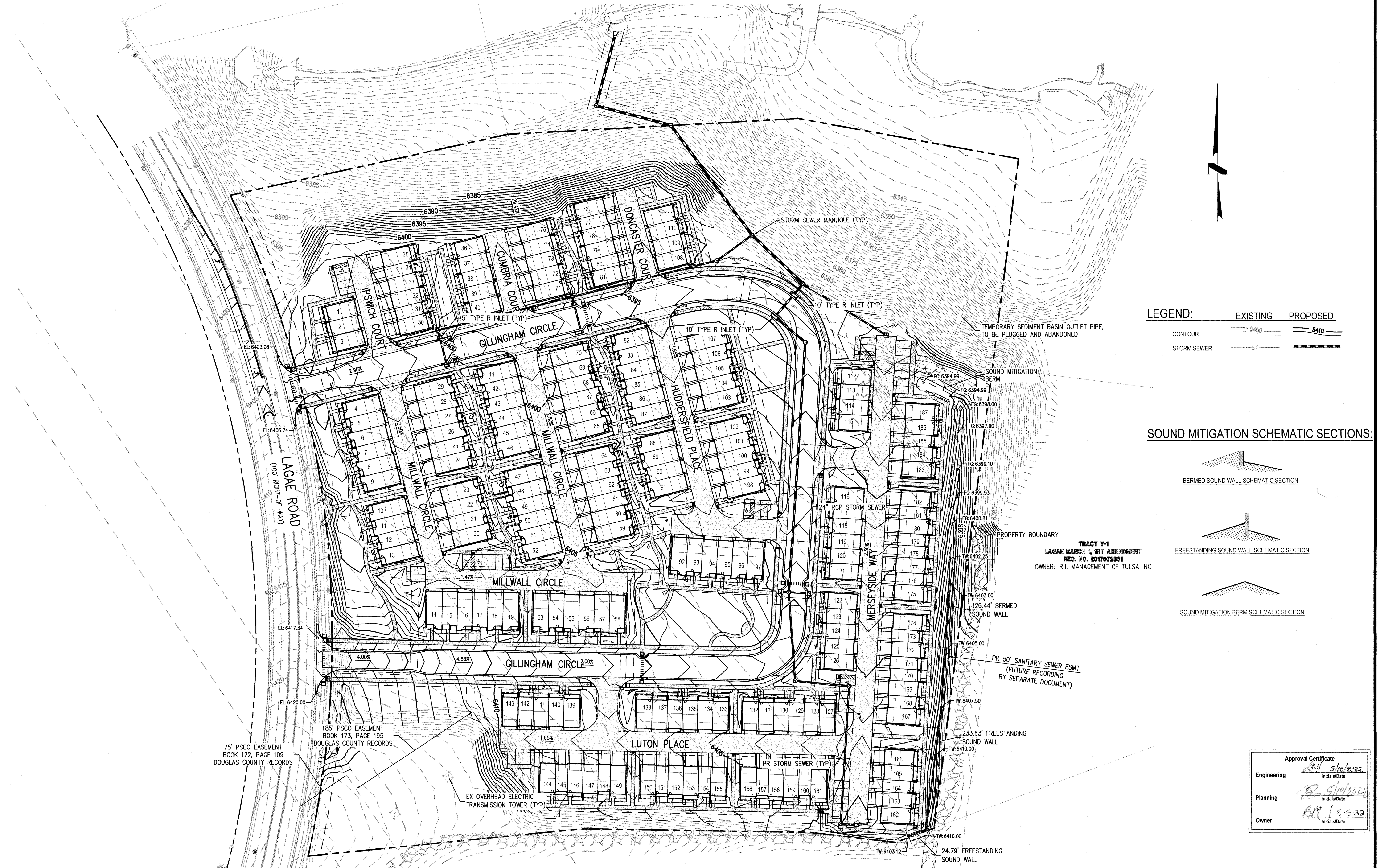
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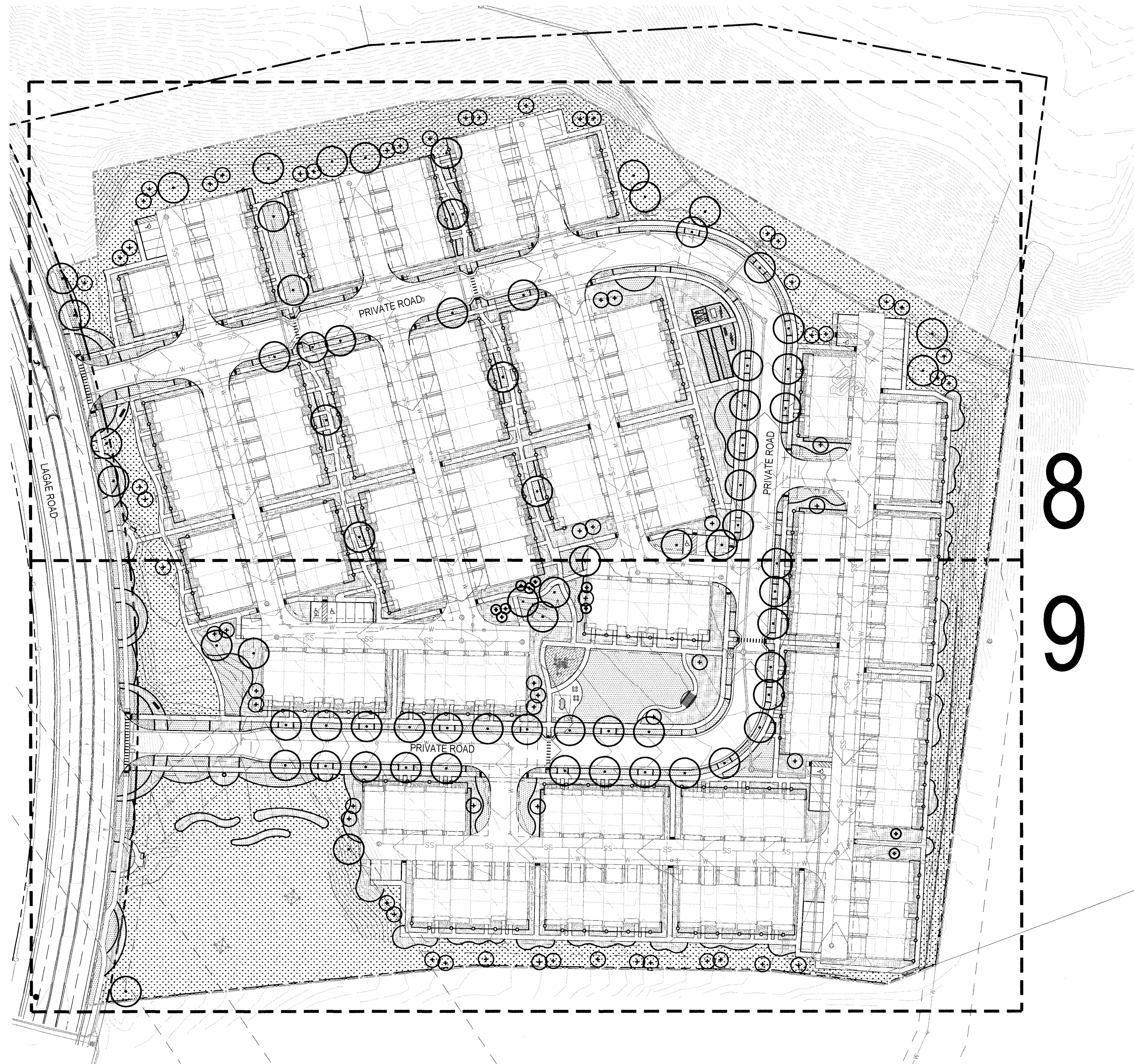
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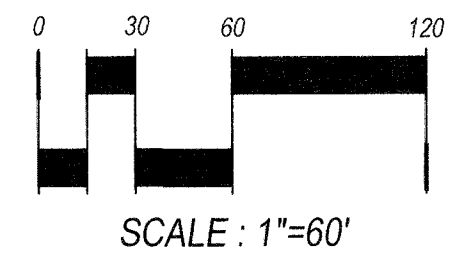
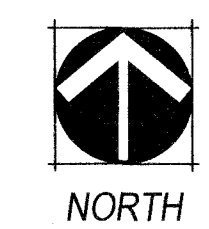
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PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002



## LEGEND

- DECIDUOUS CANOPY TREE
- ORNAMENTAL DECIDUOUS TREE
- EVERGREEN TREE
- IRRIGATED NATIVE SEED
- IRRIGATED MANICURED TURF
- CRUSHER FINES
- PLAYGROUND SURFACE
- LANDSCAPE BED w/ ROCK MULCH



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CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002

LANDSCAPE PLANT LIST

| QTY                        | SYM | COMMON NAME                         | BOTANICAL NAME                              | SIZE            | HIGH WATER USE? |
|----------------------------|-----|-------------------------------------|---------------------------------------------|-----------------|-----------------|
| DECIDUOUS CANOPY TREES     |     |                                     |                                             |                 |                 |
| 24                         | ACE | ACCOLADE ELM                        | ULMUS x 'MORTON'                            | 2" CAL. B&B     | NO              |
| 11                         | EOA | ENGLISH OAK                         | QUERCUS RUBRA                               | 2" CAL. B&B     | NO              |
| 11                         | HOA | HERITAGE OAK                        | QUERCUS x MACDANIELII 'CLEMONS'             | 2" CAL. B&B     | NO              |
| 5                          | KCT | KENTUCKY COFFEETREE                 | GYMNOCLADUS DIOICUS                         | 2" CAL. B&B     | NO              |
| 21                         | SHA | SHADEMASTER LOCUST                  | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | 2" CAL. B&B     | NO              |
| DECIDUOUS ORNAMENTAL TREES |     |                                     |                                             |                 |                 |
| 20                         | NEW | NEWPORT PLUM                        | PRUNUS CERASIFERA 'NEWPORT'                 | 2" CAL. B&B     | NO              |
| 16                         | PRF | PRAIRIEFIRE CRAB                    | MALUS 'PRAIRIEFIRE'                         | 2" CAL. B&B     | NO              |
| 17                         | RHT | RUSSIAN HAWTHORN                    | CRATAEGUS AMBIGUA                           | #2 CAL. B&B     | NO              |
| 2                          | SEN | SENSATION MAPLE                     | ACER NEGUNDO 'SENSATION'                    | 2" CAL. B&B     | NO              |
| 4                          | TCH | THORNLESS COCKSPUR HAWTHORN         | CRATAEGUS CRUS-GALLI 'INERMIS'              | 2" CAL. B&B     |                 |
| EVERGREEN TREES            |     |                                     |                                             |                 |                 |
| 10                         | BOP | INDIGO EYES BOSNIAN PINE            | PINUS LEUCODERMIS 'INDIGO EYES'             | 6' HT. MIN. B&B | NO              |
| 15                         | CBS | COLORADO BLUE SPRUCE                | PICEA PUNGENS                               | 6' HT MIN. B&B  | NO              |
| 22                         | DOF | DOUGLAS FIR                         | PSEUDOTSUGA MENZIESII                       | 6' HT. MIN. B&B | NO              |
| 29                         | PON | PONDEROSA PINE                      | PINUS PONDEROSA                             | 6' HT. MIN. B&B | NO              |
| UPRIGHT EVEGREEN SHRUBS    |     |                                     |                                             |                 |                 |
| 128                        | PFR | FRANK AUSTRIAN PINE                 | PINUS NIGRA 'FRANK'                         | #15 CONT.       | NO              |
| 42                         | WOW | WOODWARD JUNIPER                    | JUNIPERUS SCOPULORUM 'WOODWARD'             | #5 CONT.        | NO              |
| DECIDUOUS SHRUBS           |     |                                     |                                             |                 |                 |
| 37                         | AMP | AMERICAN PLUM                       | PRUNUS AMERICANA                            | #5 CONT.        | NO              |
| 83                         | BMS | BLUE MIST SPIREA                    | CARYOPTERIS CLANDONENSIS                    | #5 CONT.        | NO              |
| 71                         | CDR | CORAL DRIFT ROSE                    | ROSA MEIDRIFLORA 'CORAL DRIFT'              | #5 CONT.        | NO              |
| 224                        | GLS | GROW LOW SUMAC                      | RHUS AROMATICA 'GROWLOW'                    | #5 CONT.        | NO              |
| 82                         | KOD | KODIAK ORANGE HONEYSUCKLE           | DIERVILLA RIVULARIS 'G2X88544'              | #5 CONT.        | NO              |
| 61                         | LMS | LIMEMOUND SPIREA                    | SPIREA x BUMALDA 'LIMEMOUND'                | #5 CONT.        | NO              |
| 211                        | NMO | MOUNTAIN NINEBARK                   | PHYSOCARPUS MONOGYNUS                       | #5 CONT.        | NO              |
| 60                         | RDW | DWARF RABBITBRUSH                   | CHRYSOETHAMNUS, VAR.                        | #5 CONT.        | NO              |
| 110                        | RES | REGENT SERVICEBERRY                 | AMELANCHIER ALNIFOLIA                       | #5 CONT.        | NO              |
| 95                         | RSD | DWARF RUSSIAN SAGE                  | PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'     | #5 CONT.        | NO              |
| 93                         | RTD | RED TWIG DOGWOOD                    | CORNUS STONOLIFERA                          | #5 CONT.        | NO              |
| 52                         | SSK | SASKATOON SERVICEBERRY              | AMELANCHIER ALNIFOLIA                       | #5 CONT.        | NO              |
| 74                         | WSC | WESTERN SAND CHERRY                 | PRUNUS BESSEYI                              | #5 CONT.        | NO              |
| EVERGREEN SHRUBS           |     |                                     |                                             |                 |                 |
| 119                        | BCH | BLUE CHIP JUNIPER                   | JUNIPERUS HORIZONTALIS 'BLUE CHIP'          | #5 CONT.        | NO              |
| 163                        | BWI | WINTERGREEN BOXWOOD                 | BUXUS MICROPHYLLA 'WINTERGREEN'             | #5 CONT.        | NO              |
| 235                        | LEB | LENA BROOM                          | CYTISUS x 'LENA'                            | #5 CONT.        | NO              |
| 60                         | MAN | COLORADO MANZANITA                  | ARCTOSTAPHYLOS x COLORADENSIS               | #5 CONT.        | NO              |
| 52                         | MMO | MOPS MUGO PINE                      | PINUS MUGO 'MOPS'                           | #6 CONT.        | NO              |
| 229                        | MSL | SLOWMOUND MUGO PINE                 | PINUS MUGO 'SLOWMOUND'                      | #5 CONT.        | NO              |
| 63                         | PFC | COMPACT PFITZER JUNIPER             | JUNIPERUS x MEDIA 'PFITZERANA COMPACT'      | #5 CONT.        | NO              |
| 65                         | PHC | HILLSIDE CREEPER PINE               | PINUS SYLVESTRIS 'HILLSIDE CREEPER'         | #5 CONT.        | NO              |
| ORNAMENTAL GRASSES         |     |                                     |                                             |                 |                 |
| 531                        | BAG | BLONDE AMBITION BLUE GRAMA GRASS    | BOUTELLOUA GRACILLIS 'BLONDE AMBITION'      | #1 CONT.        | NO              |
| 67                         | BBF | BOULDER BLUE FESCUE                 | FESTUCA GLAUCA 'BOULDER BLUE'               | #1 CONT.        | NO              |
| 596                        | FRG | FEATHER REED GRASS                  | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'    | #1 CONT.        | NO              |
| 93                         | GSG | GIANT SACATON GRASS                 | SPOROBOLUS WRIGHTII                         | #1 CONT.        | NO              |
| 583                        | HFB | 'LITTLE BUNNY' HARDY FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'     | #1 CONT.        | NO              |
| 16                         | PAH | PLUME GRASS                         | ERIANTHUS RAVENNAE                          | #1 CONT.        | NO              |
| 294                        | PDS | PRAIRIE DROPSEED GRASS              | SPOROBOLUS HETEROLEPIS                      | #1 CONT.        | NO              |
| 447                        | RSG | RED SWITCH GRASS                    | PANICUM VIRGATUM 'SHENANDOAH'               | #1 CONT.        | NO              |
| PERENNIALS                 |     |                                     |                                             |                 |                 |
| 58                         | CMW | WALKER'S LOW CATMINT                | NEPETA FAASSENII 'WALKER'S LOW'             | #1 CONT.        | NO              |
| 29                         | CPM | MAGNUS CONEFLOWER                   | ECHINACEA PURPUREA 'MAGNUS'                 | #1 CONT.        | NO              |
| 24                         | DDY | STELLA D'ORO DWARF DAYLILY          | HEMEROCALLIS 'STELLA D'ORO'                 | #1 CONT.        | NO              |
| 153                        | GAI | BURGUNDY GAILLARDIA                 | GAILLARDIA ARISTATA                         | #1 CONT.        | NO              |
| 60                         | JBC | CRANESBILL                          | GERANIUM IBERICUM 'JOHNSTON'S BLUE'         |                 |                 |
| 33                         | PCF | PRAIRIE CONEFLOWER                  | RATIBIDA COLUMNIFERA 'RED'                  | #1 CONT.        | NO              |
| 44                         | PXR | RED ROCKS PENSTEMON                 | PENSTEMON MEXICALE 'RED ROCKS'              | #1 CONT.        | NO              |
| 22                         | SMN | MAY NIGHT SALVIA                    | SALVIA SYLVESTRIS x 'MAINACHT'              | #1 CONT.        | NO              |
| 69                         | YAP | PINK YARROW                         | ACHILLEA MILLEFOLEUM 'PAPRIKA'              | #1 CONT.        | NO              |

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE BROWN ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 1 3⁄4" LOCAL RIVER ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH, 1 3⁄4" LOCAL RIVER ROCK MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE BROWN ROLL TOP EDGER, RYERSON OR EQUAL.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

LANDSCAPE NOTES

- ALL TREES ARE TO BE PLANTED A MINIMUM OF 10' FROM THE FACE OF THE CURB OF ARTERIAL AND MAJOR COLLECTOR ROADWAYS AND A MINIMUM OF 6' FROM THE FACE OF THE CURB OF MINOR COLLECTOR AND LOCAL STREETS. TREES LOCATED WITHIN 150' OF AN INTERSECTION WITH AN ARTERIAL ROAD MUST BE PLANTED A MINIMUM OF 10' FROM THE FACE OF CURB AND OUTSIDE OF ANY LINE-OF-SIGHT REQUIREMENTS. THE REQUIRED DISTANCE OF 150- FEET IS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL ROADWAY.
- TREES OR LARGE SHRUBS SHALL NOT BE LOCATED OVER BURIED UTILITIES, WITHIN 10' OF STORM SEWER SYSTEM OR WITHIN THE LINE-OF-SIGHT AT INTERSECTIONS, ACCESSES OR PEDESTRIAN CROSSINGS.
- ALL PLANTINGS LOCATED WITHIN THE LINE-OF-SIGHT WILL HAVE A MATURE HEIGHT OF NO MORE THAN 24" ABOVE THE ADJACENT GUTTER/FLOWLINE.
- A "RIGHT-OF-WAY USE AND CONSTRUCTION" PERMIT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITY WITHIN RIGHT-OF-WAY, TRACTS OR EASEMENTS.
- ANY WALL OR MONUMENT, OVER FOUR FEET IN HEIGHT AND/OR UNDER A SURCHARGED CONDITION, OR HAS A RAIL ON TOP OF THE WALL REQUIRES ADDITIONAL PERMITS. STRUCTURAL PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) OR TIERED WALLS, WILL BE SUBMITTED FOR REVIEW PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT. NO WALLS OR MONUMENTS ARE ALLOWED IN THE COUNTY ROW.
- A PERMIT MUST BE OBTAINED PRIOR TO THE INSTALLATION OF MONUMENTATION AND PLANTERS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING THOSE WITHIN THE RIGHT-OF-WAY OF PRIVATE STREETS. AN ELECTRICAL PERMIT MUST BE OBTAINED FOR LIGHTING OUTSIDE OF THE PUBLIC ROW, INCLUDING LIGHTING FOR MONUMENTATION AND PLANTERS.
- A TRAFFIC CONTROL PLAN SHALL ACCOMPANY THE APPLICATION FOR A RIGHT-OF-WAY USE PERMIT.
- TRENCH DRAINS SHALL NOT HAVE ANGLES GREATER THAN 45 DEGREES. ANGLES GREATER THAN 45 DEGREES WILL REQUIRE MULTIPLE FITTINGS.
- MAXIMUM SPACING BETWEEN TRENCH DRAIN CLEAN OUTS SHALL BE 200 FEET.
- TRENCH DRAINS SHALL NOT DISCHARGE INTO THE GUTTER/FLOWLINE.
- TRENCH DRAIN CROSSINGS UNDER PAVEMENT SHALL BE INSTALLED PRIOR TO PAVING OR SHALL BE INSTALLED BY BORING UNDER ROADWAY.

LANDSCAPE MAINTENANCE NOTE

- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

IRRIGATION NOTE

- AUTOMATIC, UNDERGROUND IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS. THE IRRIGATION SYSTEM WILL INCORPORATE SMART CONTROLLER TECHNOLOGY WITH FLOW SENSING AND RAIN DELAY CAPABILITY. PLANTING AREAS WILL BE VALVED SEPARATELY BY PLANT HYDROZONES. TURF AREAS WILL BE IRRIGATED WITH PRESSURE REGULATED SPRAY BODIES AND MATCHED PRECIPITATION RATES. NATIVE SEED AREAS WILL BE TEMPORARILY IRRIGATED WITH SPRAY IRRIGATION FOR ESTABLISHMENT PURPOSES AND REMOVED FROM THE PERMANENT IRRIGATION SYSTEM.

SIGHT DISTANCE TRIANGLE NOTE

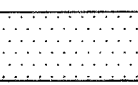
- ALL SHRUBS AND OBJECTS WITHIN SIGHT TRIANGLES TO BE 24" OR LESS IN HEIGHT ABOVE ADJACENT FLOWLINE. ALL TREES WITHIN SIGHT TRIANGLES ARE TO BE LIMBED UP 8' TO PROVIDE A CLEAR LINE OF SITE. NO TREES TO BE MORE THAN 18" CALIPER WITHIN SIGHT TRIANGLES.

DRYLAND SEED MIX : 17.7% OF SITE

"DRYLAND PASTURE MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

| COMMON NAME                | BOTANICAL NAME                         | % OF TOTAL | PLS/ACRE |
|----------------------------|----------------------------------------|------------|----------|
| TETRAPLOID PERENNIAL RYE   | LOLIUM PERENNE                         | 20%        | 3.00     |
| SMOOTH BROME. LINCOLN      | BROMUS INERMIS 'LINCOLN'               | 20%        | 3.00     |
| PAIUTE ORCHARDGRASS        | DACTYLIS GLOMERATA L.                  | 15%        | 2.25     |
| HYCREST CRESTED WHEATGRASS | AGROPYRON CRISTATUM x A. DESERTORUM    | 15%        | 2.25     |
| PUBESCENT WHEATGRASS       | THINOPYRUM INTERMEDIUM SSP. BARBULATUM | 15%        | 2.25     |
| DAHURIAN WILDRYE           | ELYMUS DAHURICUS                       | 15%        | 2.25     |
| TOTAL                      |                                        | 100%       | 15 LBS.  |

IRRIGATED MANICURED TURF: 4.6% OF SITE



REVEILLE TEXAS BLUEGRASS BLEND (OR APPROVED EQUAL)  
PROVIDED BY BITTERSWEET TURF FARMS

LANDSCAPE NOTES AND SCHEDULE

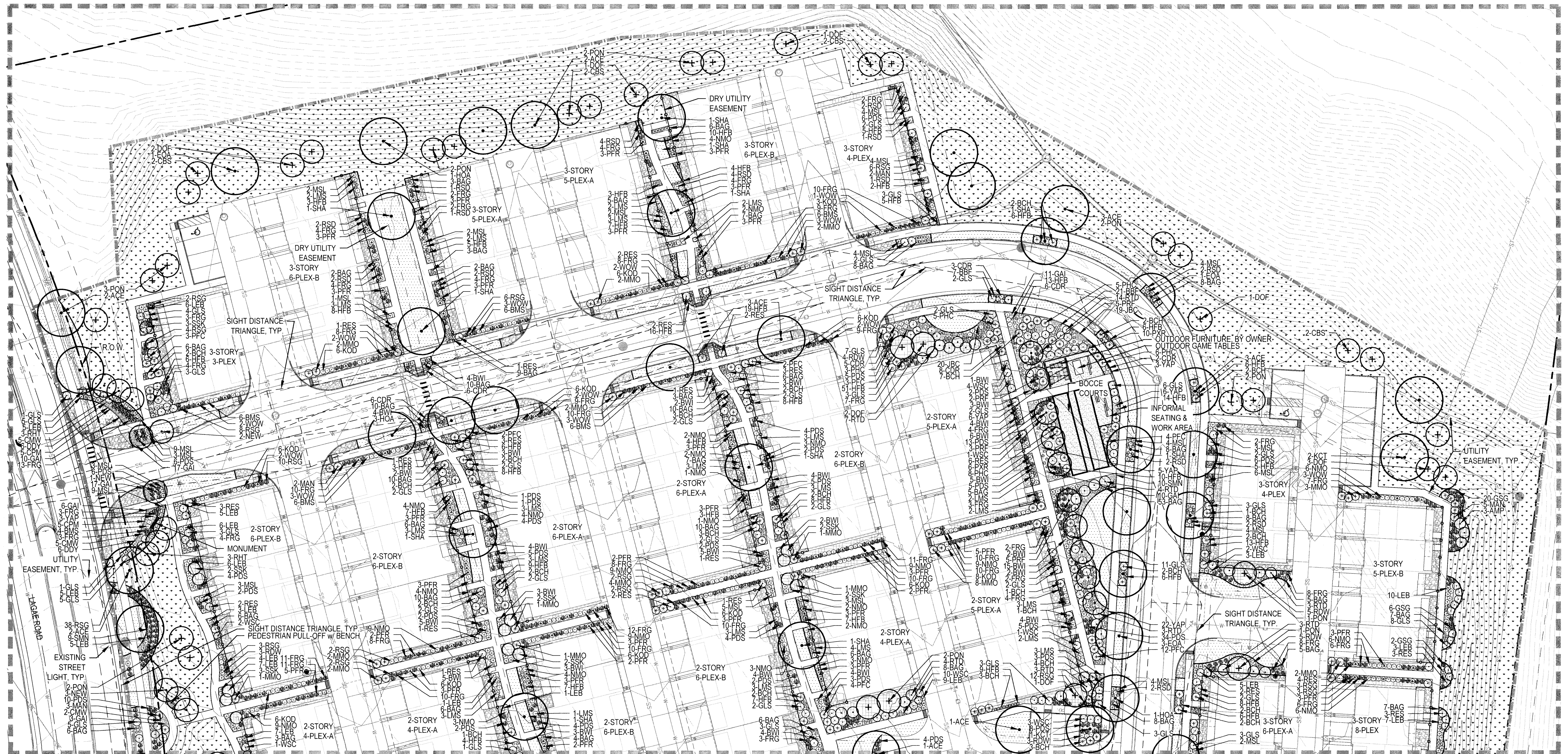
REVISION DATE: 11-06-20      ISSUE DATE: 11-27-19      SHEET 7 OF 26

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS, COOPER & SMITH

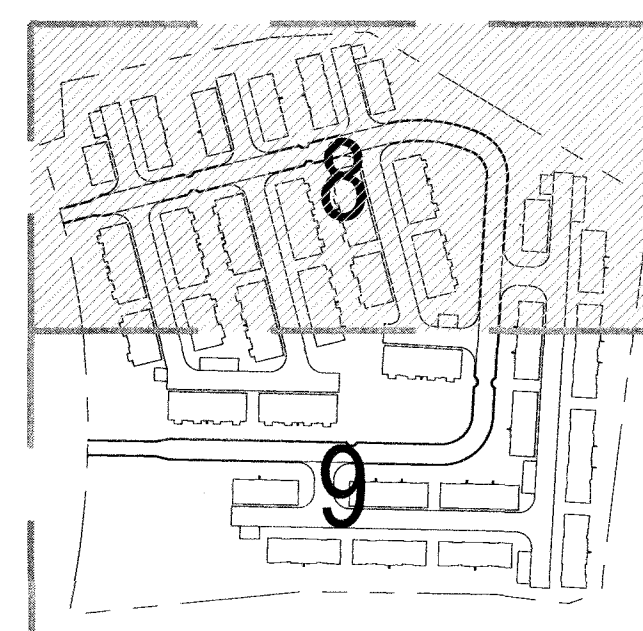
# LAGAE RANCH FILING NO. 1, 4TH AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002



KEY MAP



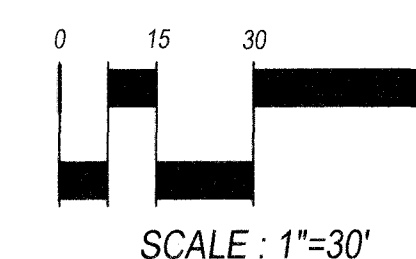
LEGEND

|  |                           |  |                          |  |                    |
|--|---------------------------|--|--------------------------|--|--------------------|
|  | DECIDUOUS CANOPY TREE     |  | EVERGREEN SHRUB          |  | PLAYGROUND SURFACE |
|  | ORNAMENTAL DECIDUOUS TREE |  | ORNAMENTAL GRASSES       |  | ROCK MULCH         |
|  | EVERGREEN TREE            |  | PERENNIALS               |  | METAL EDGER        |
|  | DECIDUOUS SHRUB           |  | IRRIGATED NATIVE SEED    |  | PROPERTY BOUNDARY  |
|  |                           |  | IRRIGATED MANICURED TURF |  | LIMIT OF WORK      |
|  |                           |  | CRUSHER FINES            |  |                    |

RE: SHEET 9

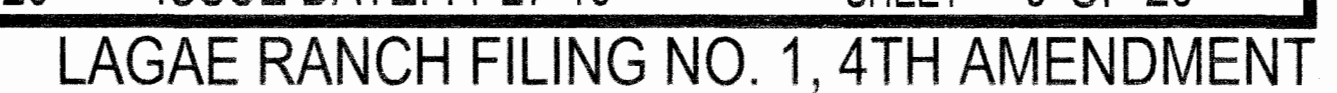


NORTH



Know what's below.  
Call before you dig.

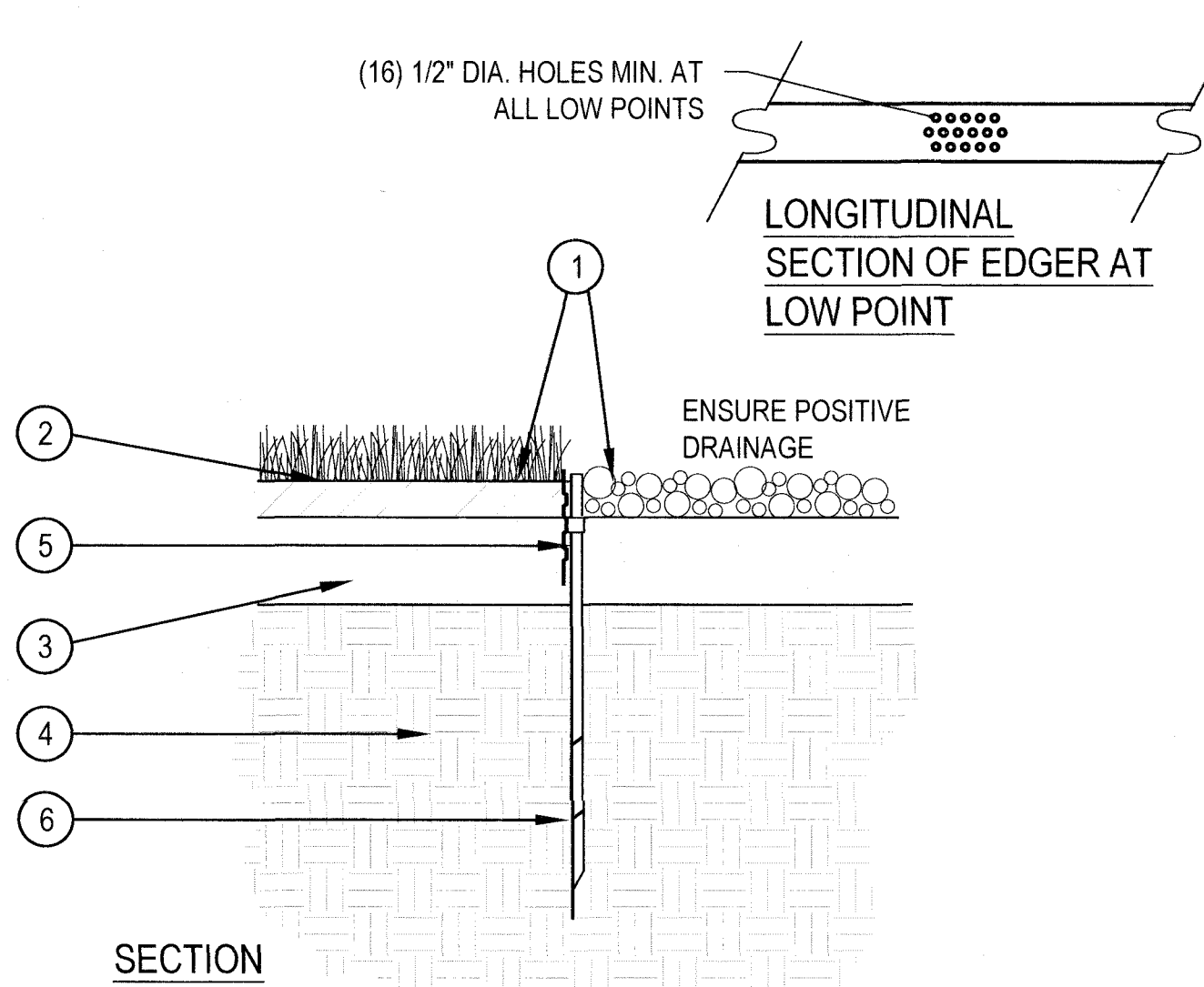
## RE: SHEET 8



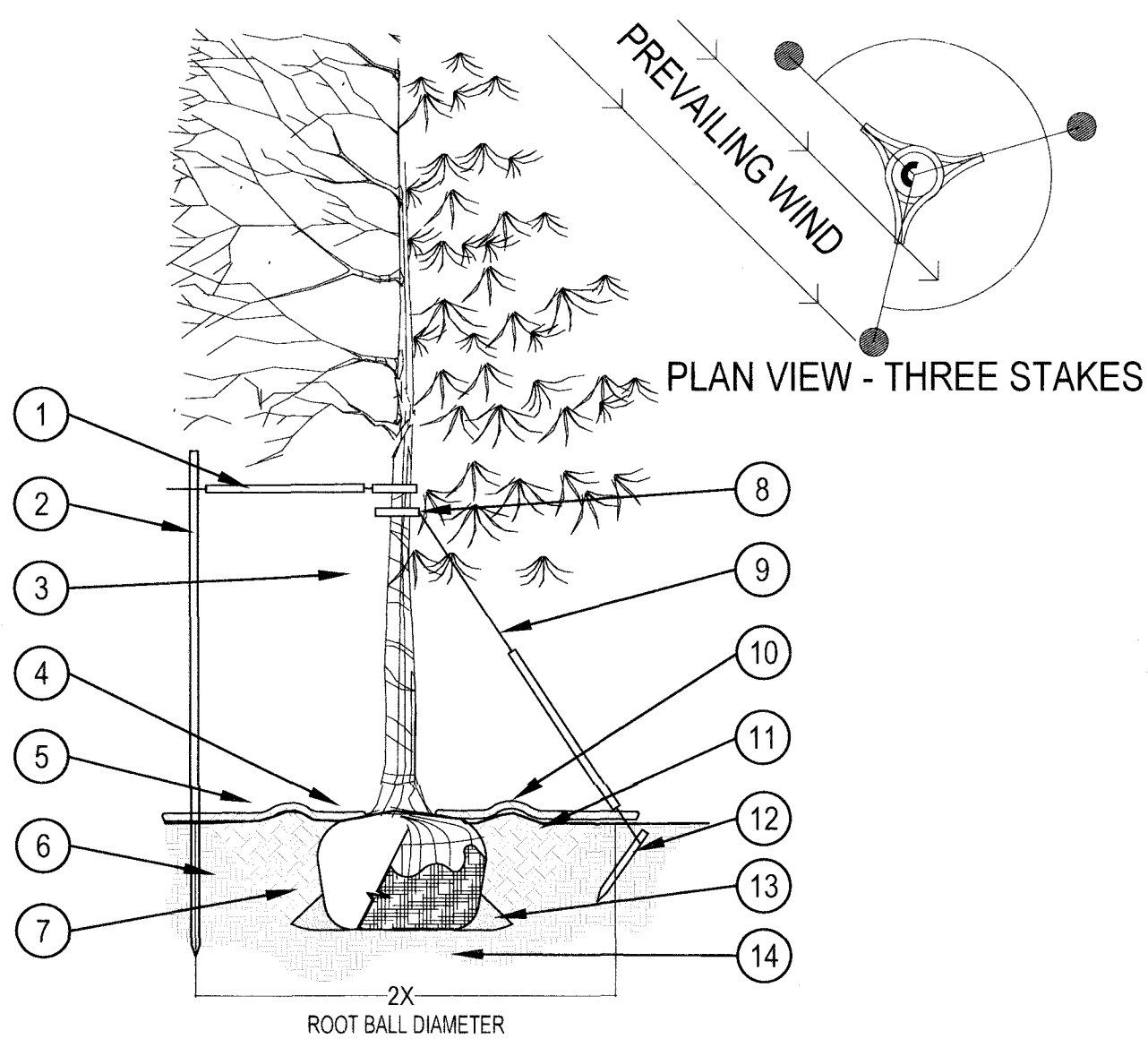
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002



- 1 FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
  - 2 TURF THATCH
  - 3 AMENDED SOIL PER SPECIFICATIONS
  - 4 SUBGRADE
  - 5 METAL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
  - 6 EDGER STAKE
- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
  2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1.2 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- 1 PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 5 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 METAL EDGER

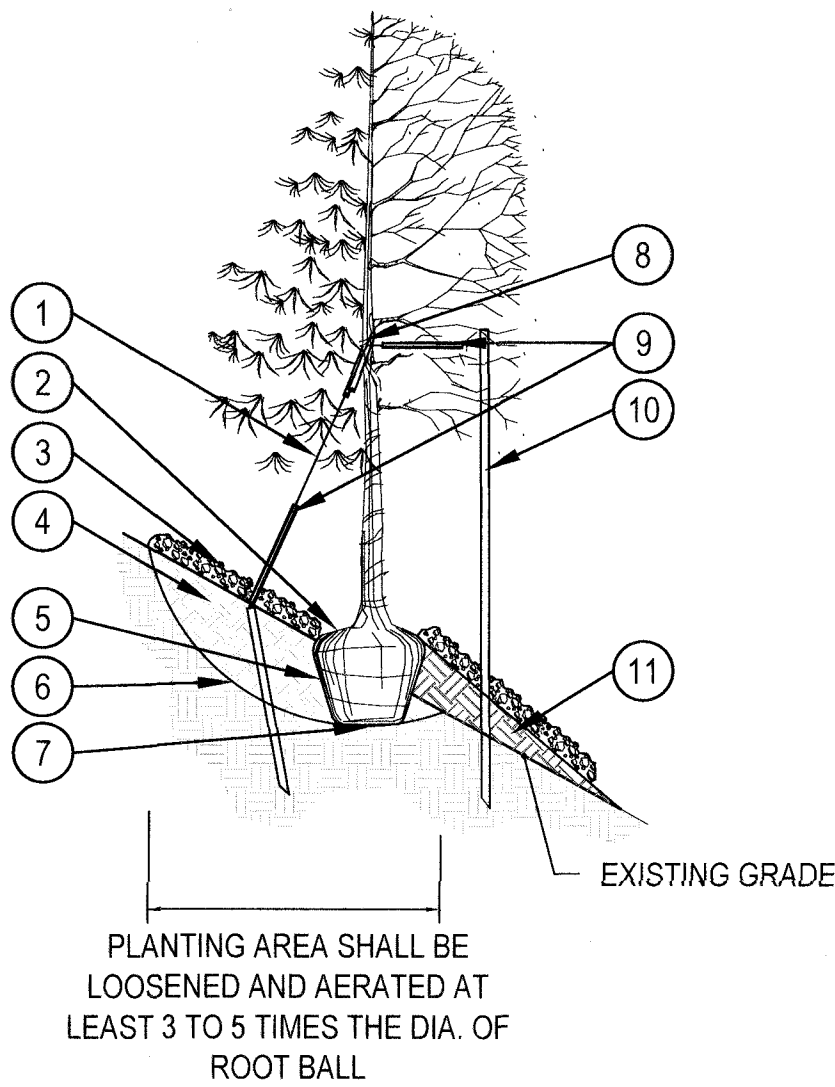
SCALE: 1" = 1'-0"

2 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

NOTES:

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOTBALL WITH SOIL.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
4. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE THE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
5. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
6. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
7. INSTALL SAUCER IN NATIVE AREAS



- 1 USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL. ALL WIRE TO BE 12 GAUGE GALVANIZED
- 2 TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 3 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- 4 BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- 5 BURLAP, ROPE, AND WIRE REMOVED FROM TOP 1/2 OF ROOT BALL AT MINIMUM
- 6 SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA.
- 7 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 8 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 9 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- 10 TREATED WOOD POST W/ GROMMETED NYLON STRAPS. USE 2 GUY WIRES
- 11 UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

3 TREE PLANTING ON SLOPE

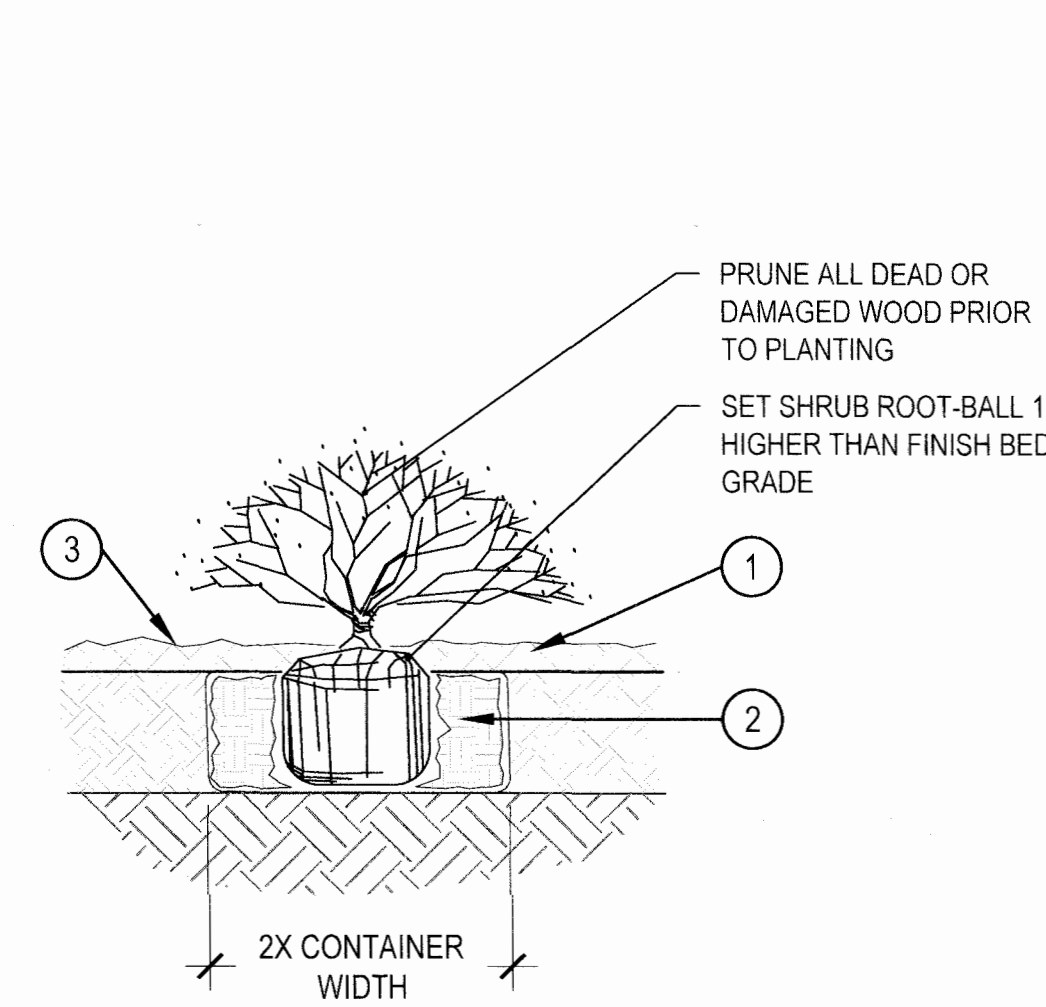
SCALE: 1/4" = 1'-0"

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARBIS VOOHER SMITH

# LAGAE RANCH FILING NO. 1, 4TH AMENDMENT

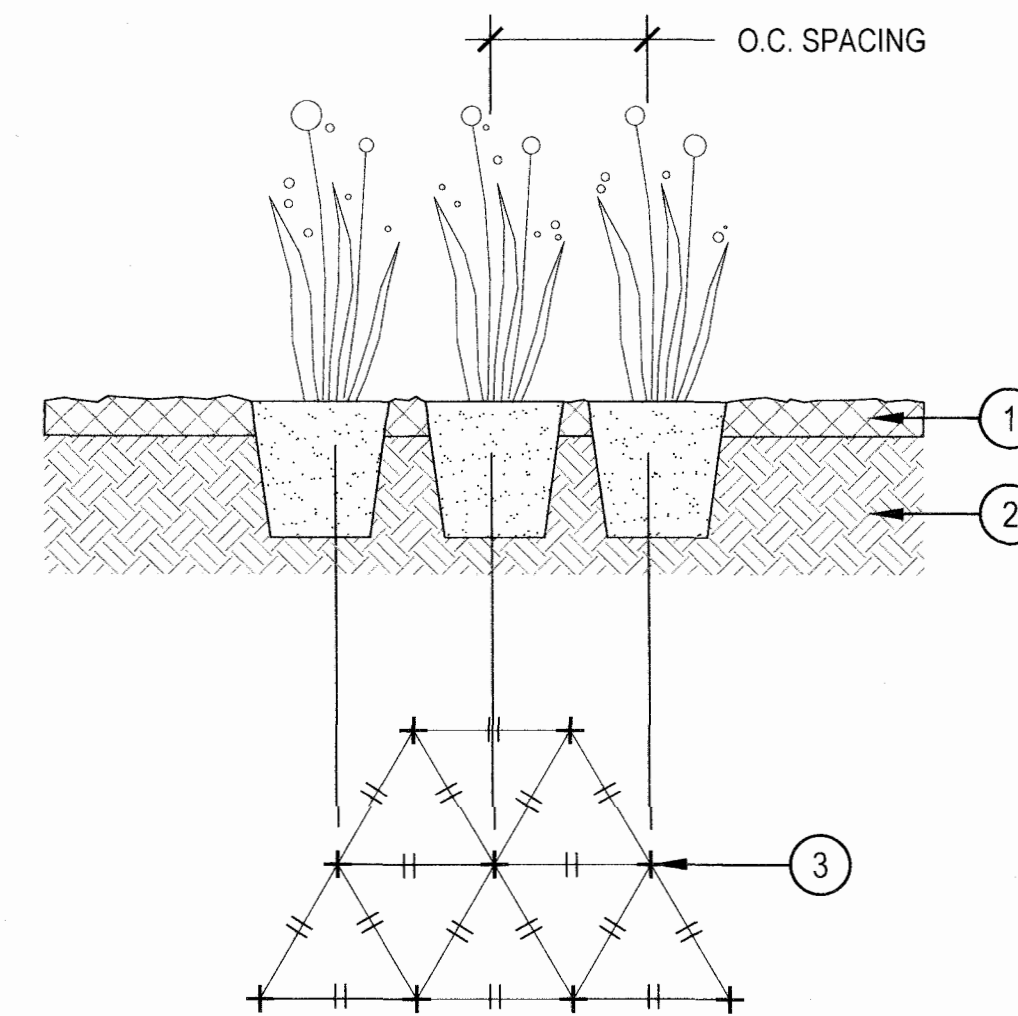
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.

## CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002

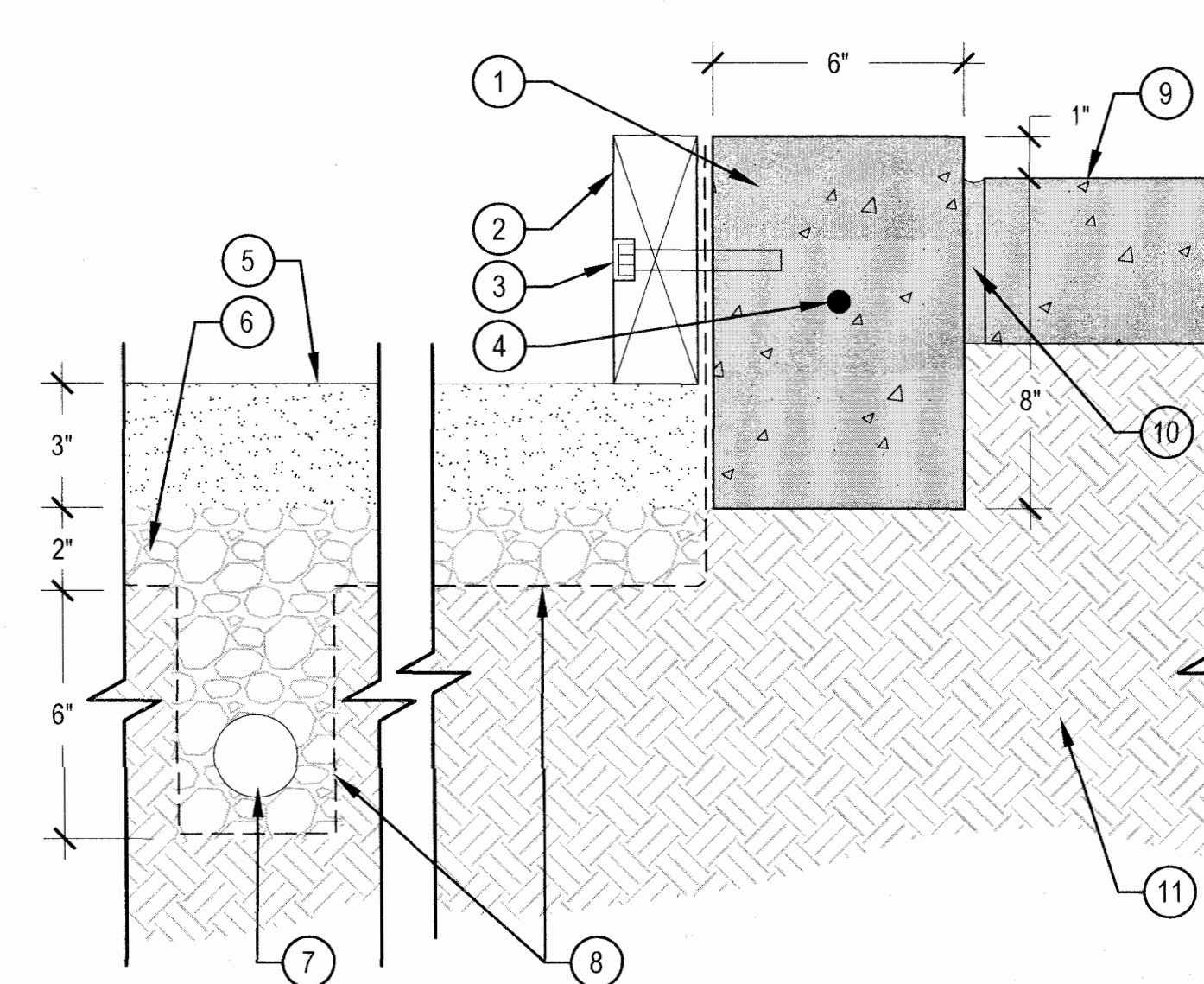
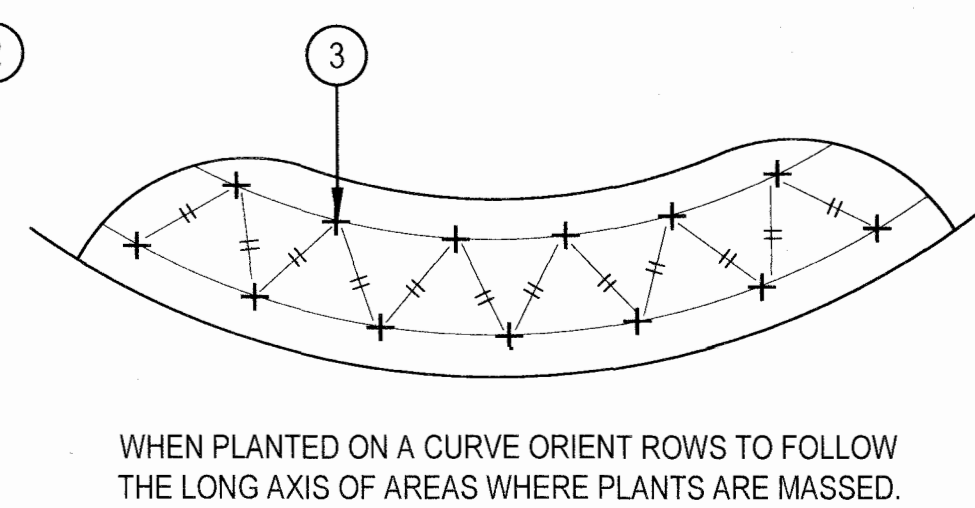


- ① SPECIFIED MULCH
- ② AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- ③ FINISH GRADE (TOP OF MULCH)

NOTE:  
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED  
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER  
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER  
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



- ① SPECIFIED MULCH
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT



- ① CONCRETE CURB
- ② 2"x6" CEDAR BOARD
- ③ STAINLESS STEEL ANCHOR BOLT
- ④ #4 REBAR CONTINUOUS
- ⑤ 3" DEPTH CRUSHER FINES, SURFACE TO BE FLAT
- ⑥ 2" DEPTH AGGREGATE, SLOPE TO PERFORATED DRAIN PIPE
- ⑦ 2" PERFORATED DRAINPIPE TO DAYLIGHT DOWNGRADE
- ⑧ FILTER FABRIC
- ⑨ ADJACENT PAVING
- ⑩ 1/2" EXPANSION JOINT
- ⑪ COMPACTED SUBGRADE

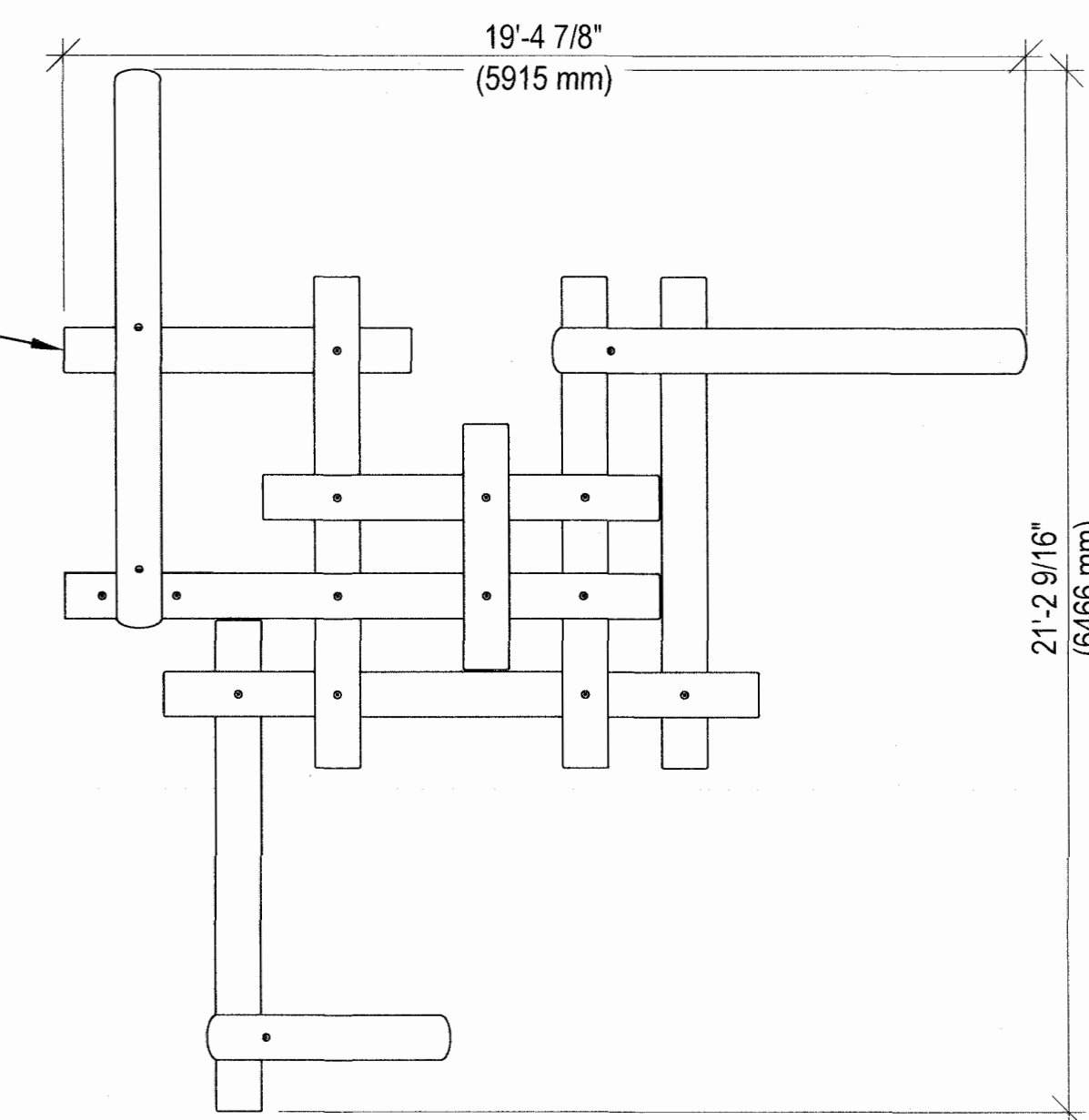
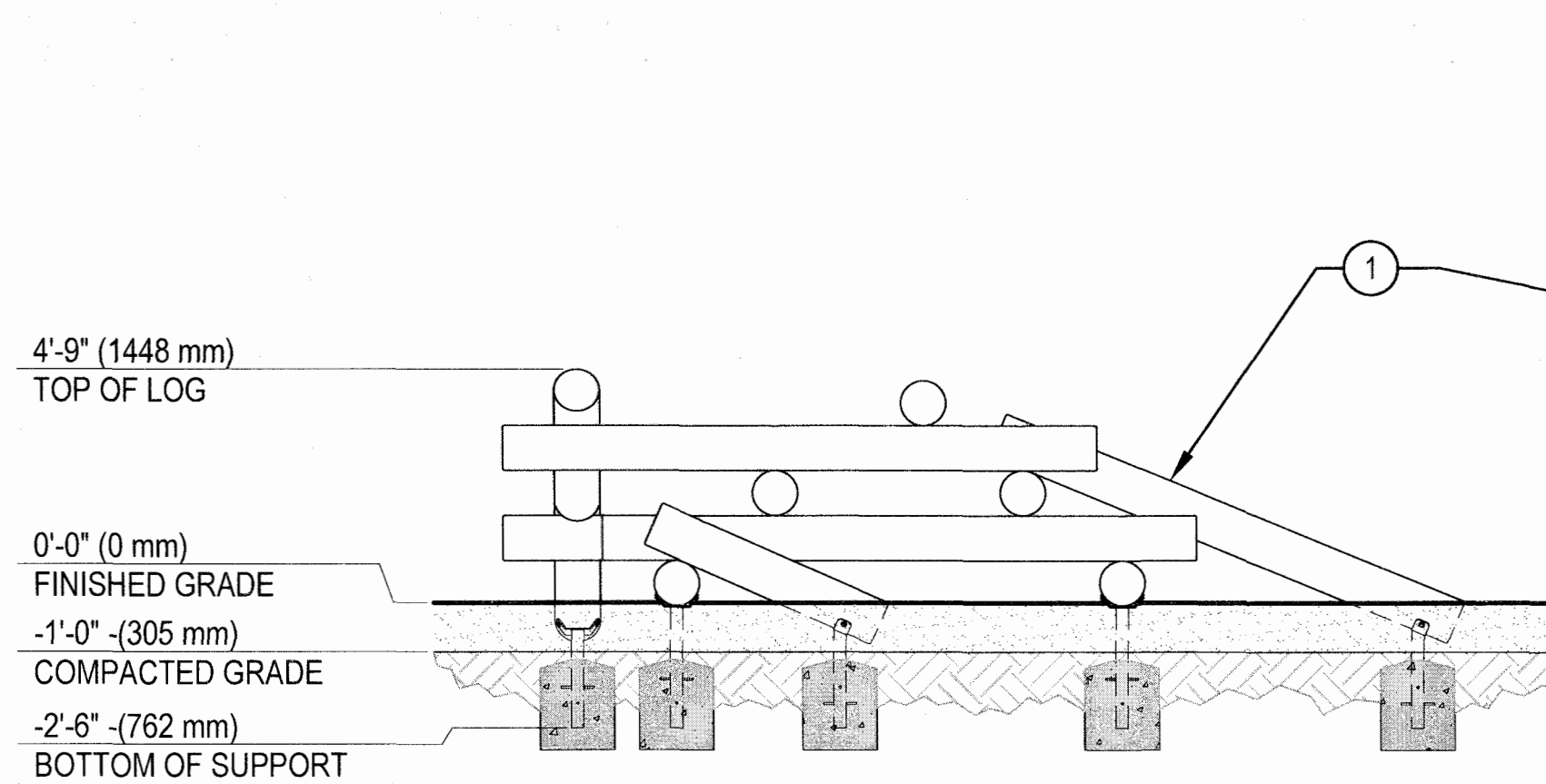
NOTES:  
1. SURFACE OF COURT SHALL HAVE NO SLOPE. MAINTAIN DRAINAGE BY SLOPING SUBGRADE AGGREGATE TO PERFORATED DRAIN PIPE.  
2. DAYLIGHT DRAIN PIPE DOWNGRADE AND AWAY FROM OTHER AMENITIES.

### 1 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

### 2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

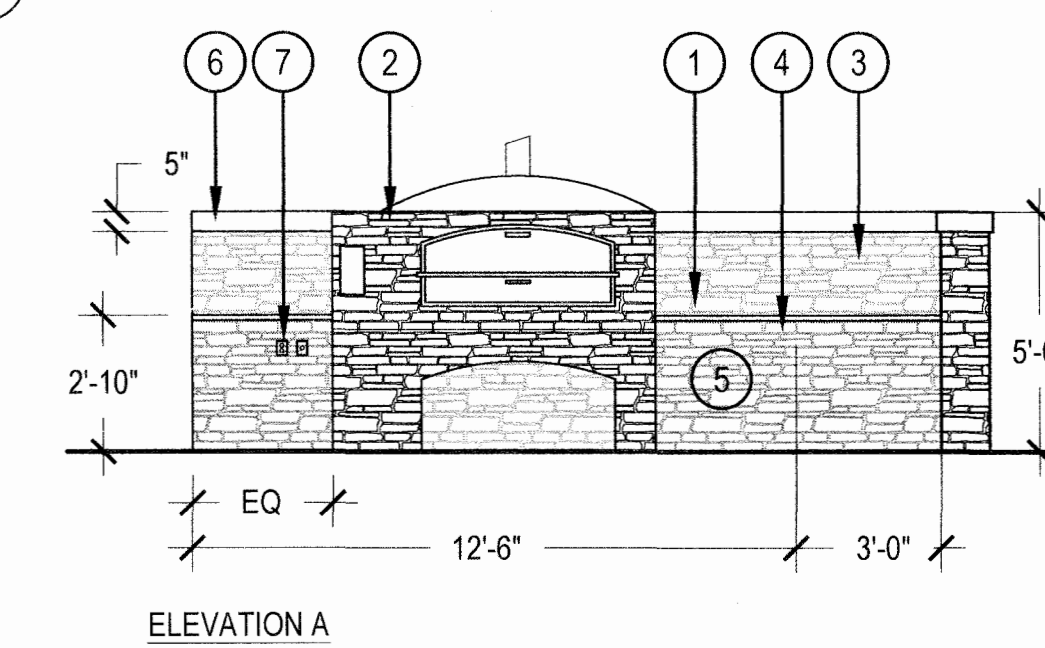
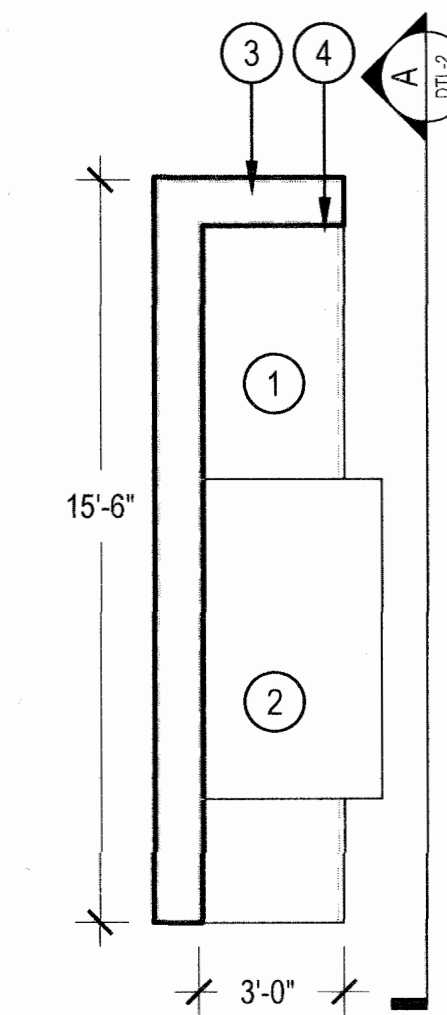


- ① CLASSIC TIMBERFORM PLAY STACK 4500-008, BY COLUMBIA CASCADE COMPANY

NOTES:  
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

### 3 BOCCE BALL COURT

SCALE: 3" = 1'-0"



- ① GRANITE COUNTERTOP
- ② PIZZA OVEN, CHICAGO BRICK OVEN CBO-750 BUILT-IN HYBRID RESIDENTIAL OUTDOOR PIZZA OVEN DIY, #CBO-Q-KIT-750-HYB, 36,000 BTU'S
- ③ 5' HEIGHT FREE-STANDING WALL WITH STONE VENEER
- ④ 36" HEIGHT PREP COUNTER
- ⑤ STONE VENEER, WRAP ALL SIDES
- ⑥ PRECAST CONCRETE CAP
- ⑦ POWER OUTLET / LIGHT SWITCH WITH TIMER / GAS CONTROL WITH AUTO-SHUTOFF TIMER, COORDINATE WITH MEP CONSULTANT

NOTES:  
1. DETAIL IS TO SHOW DESIGN INTENT ONLY.  
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.  
3. CONTRACTOR TO PROVIDE MOCK-UP OF STONE PRIOR TO INSTALLATION.  
4. CONTROLS TO CONFORM TO ADA GUIDELINES.

### 4 TIMBER PLAYGROUND

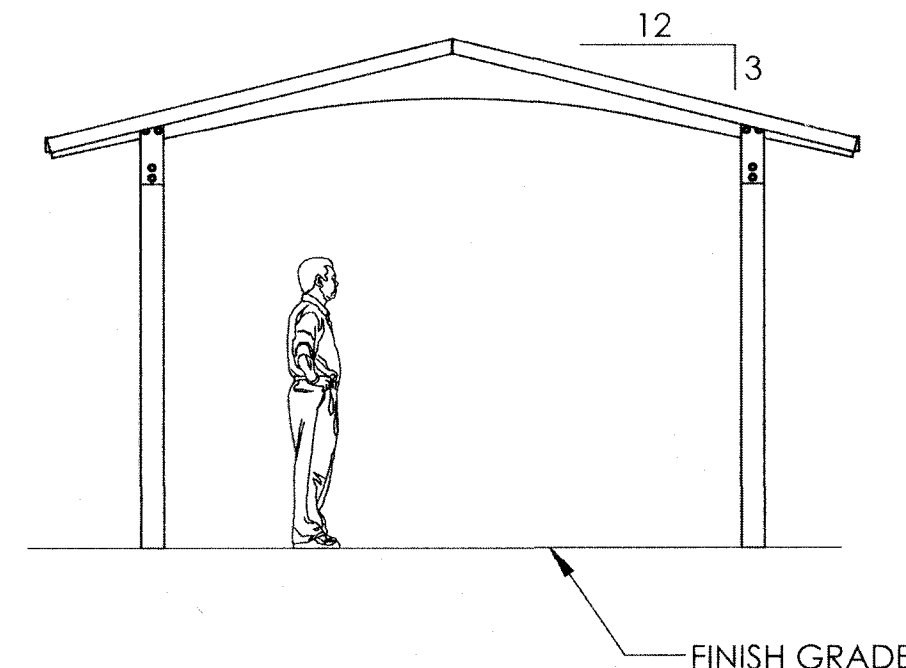
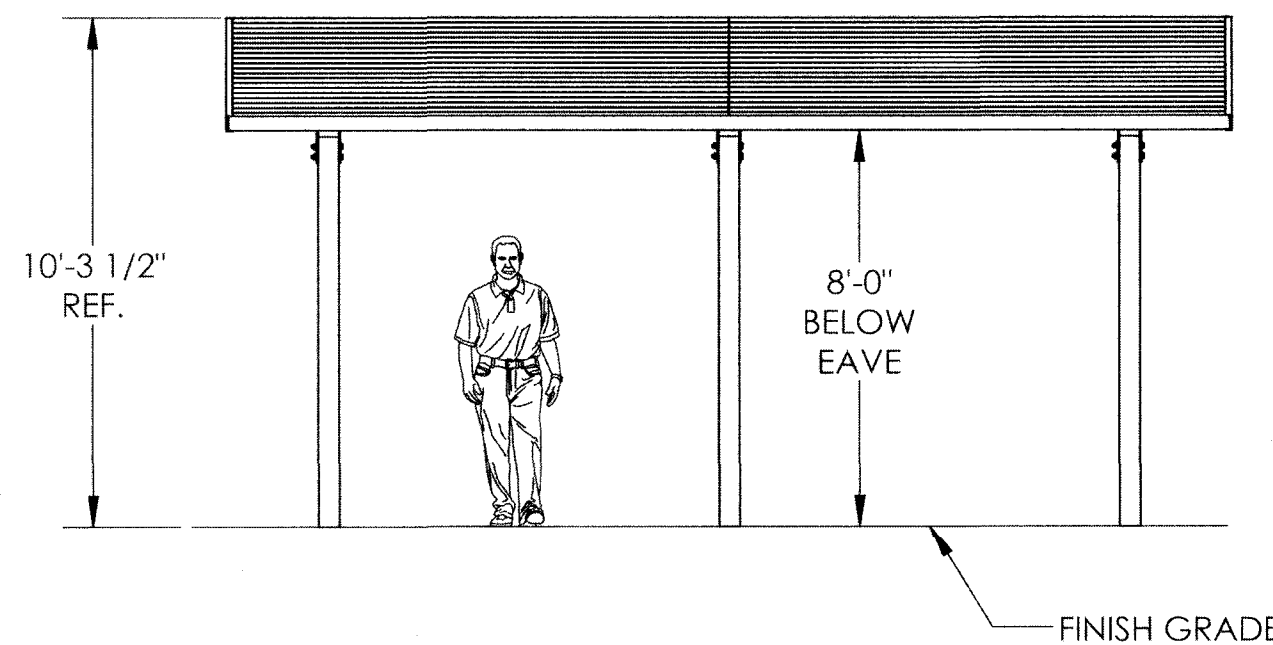
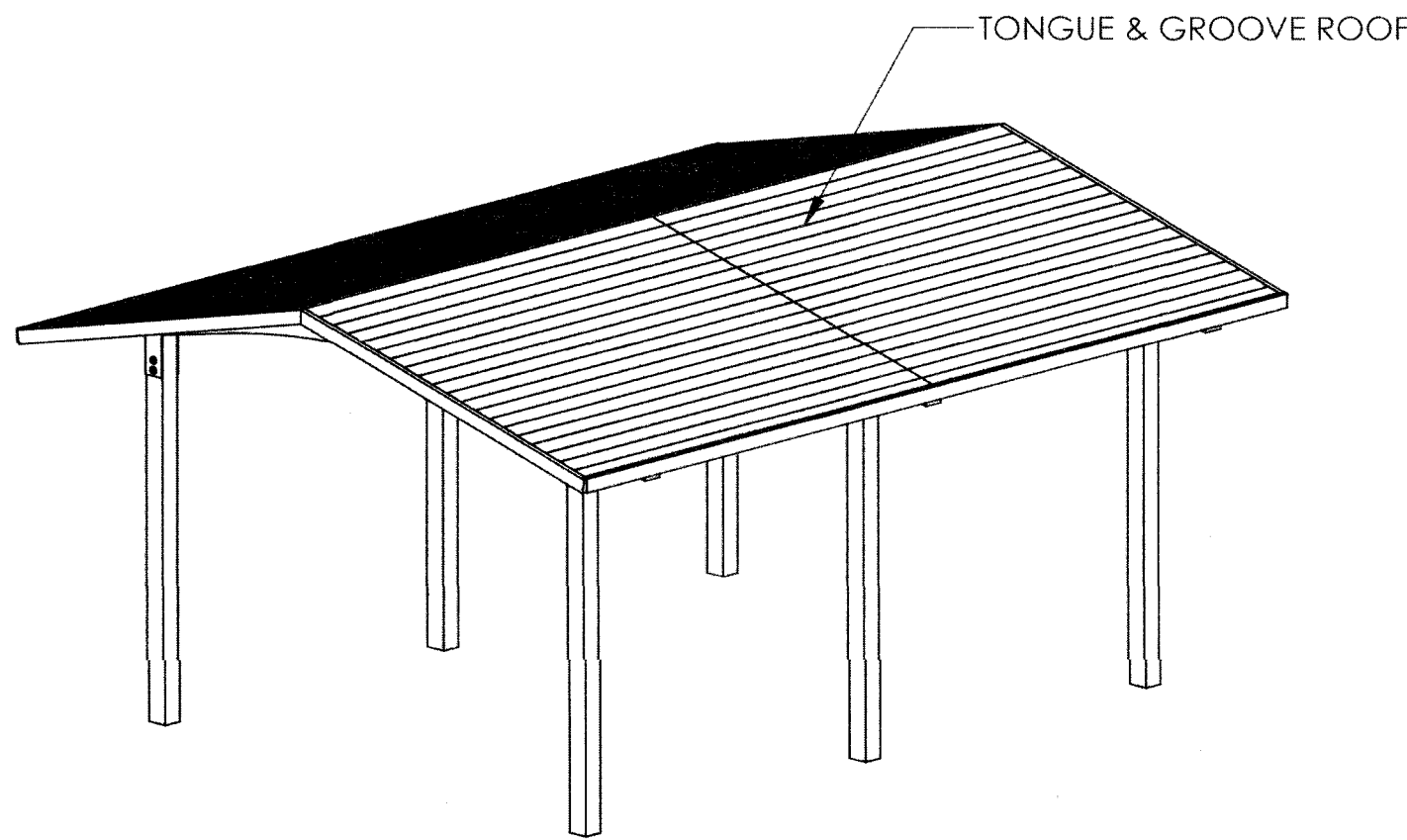
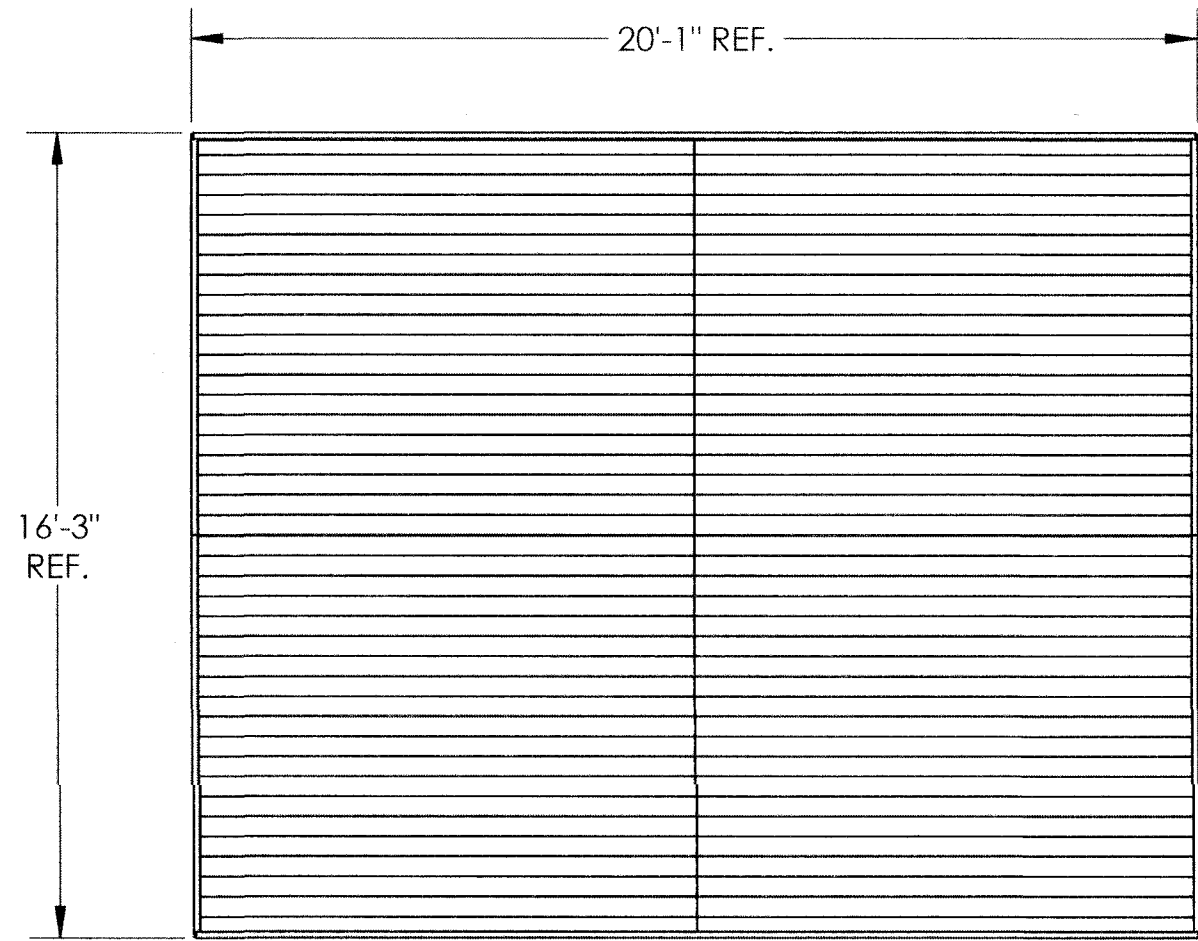
SCALE: 3/16" = 1'-0"

### 5 OUTDOOR KITCHEN

SCALE: 1/4" = 1'-0"

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002

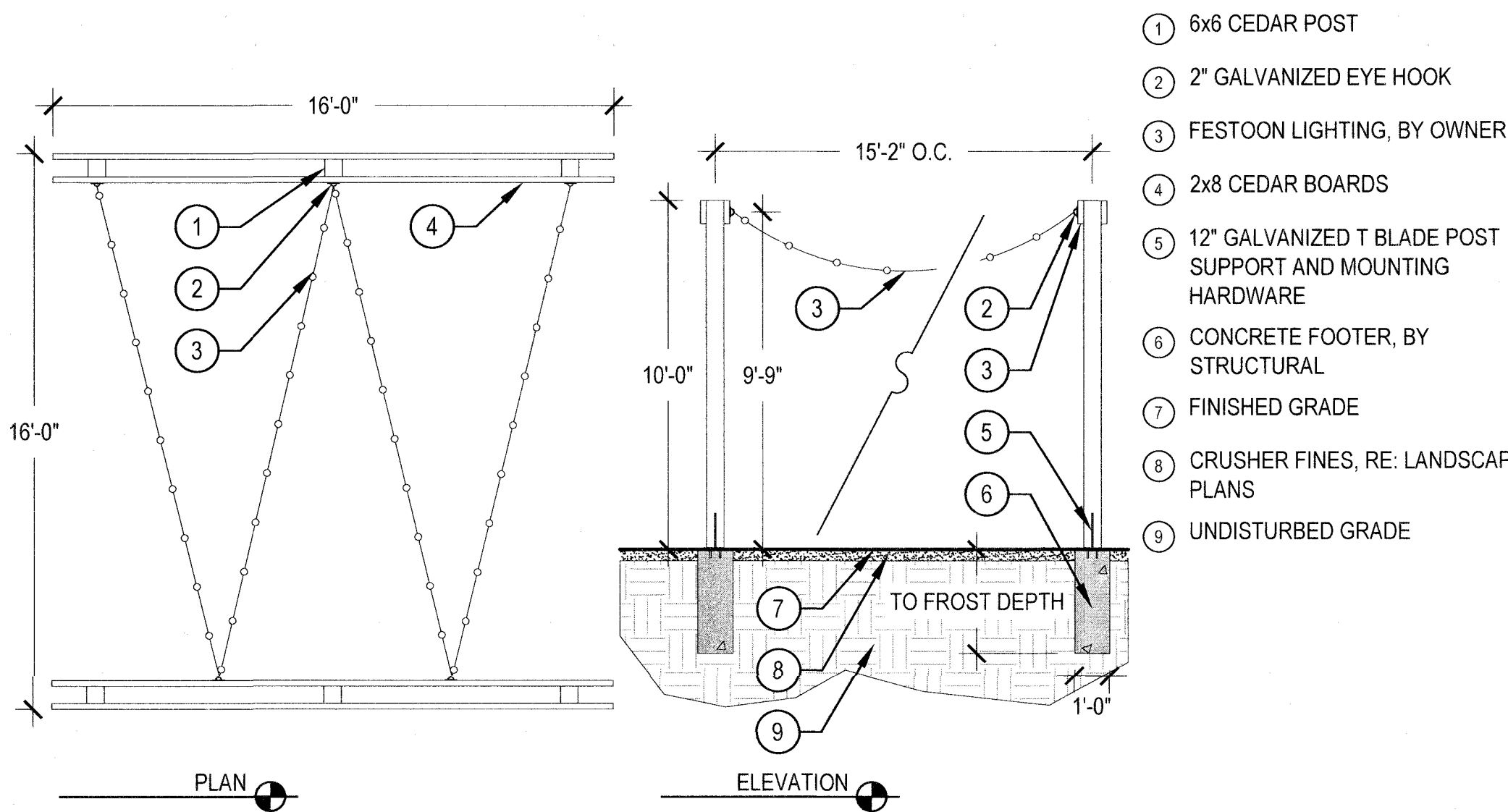


① WLK 18X20 WOODEN  
RECTANGULAR SHELTER, BY  
POLYGON

NOTES:  
1. INSTALL PER  
MANUFACTURER'S  
SPECIFICATIONS

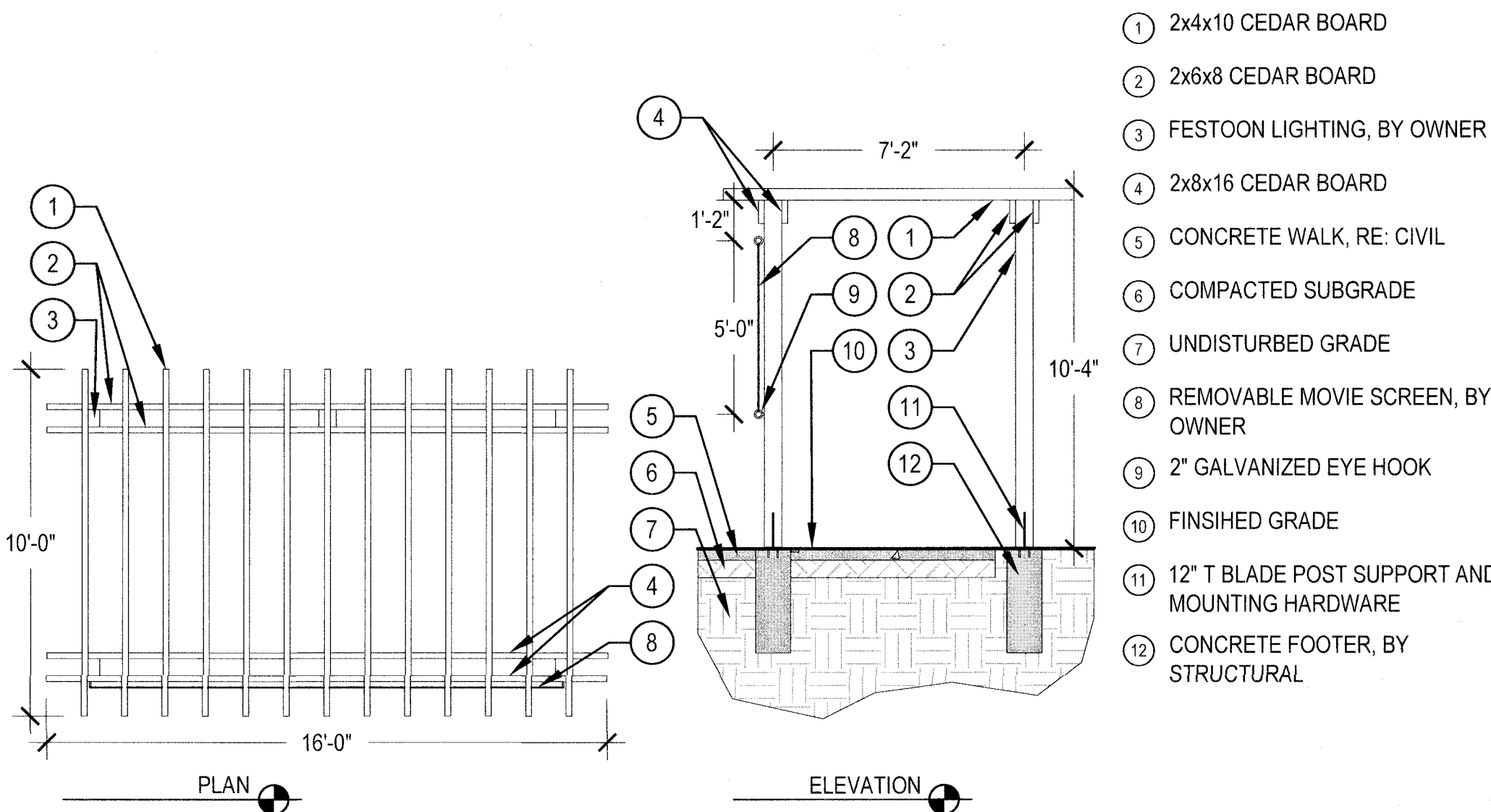
1 PARK SHELTER

SCALE: NTS



2 FESTOON LIGHT POSTS

SCALE: 1/4" = 1'-0"



3 TRELLIS w/ MOVIE SCREEN

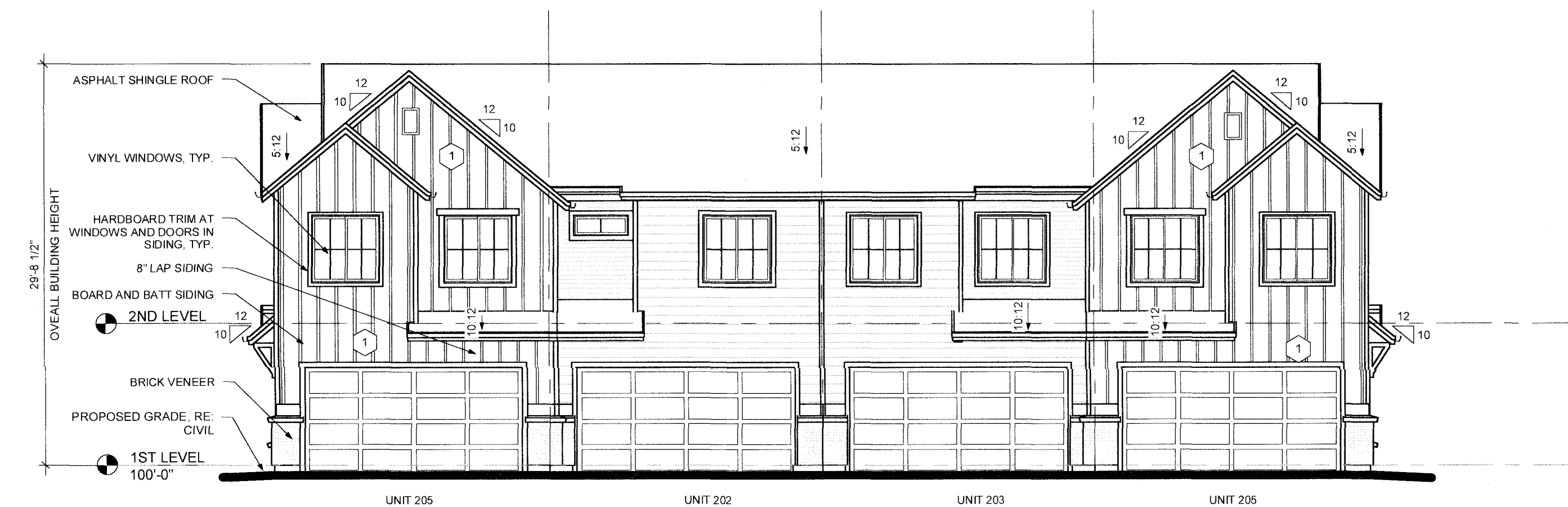
SCALE: 1/4" = 1'-0"

AMENITY SCHEDULE

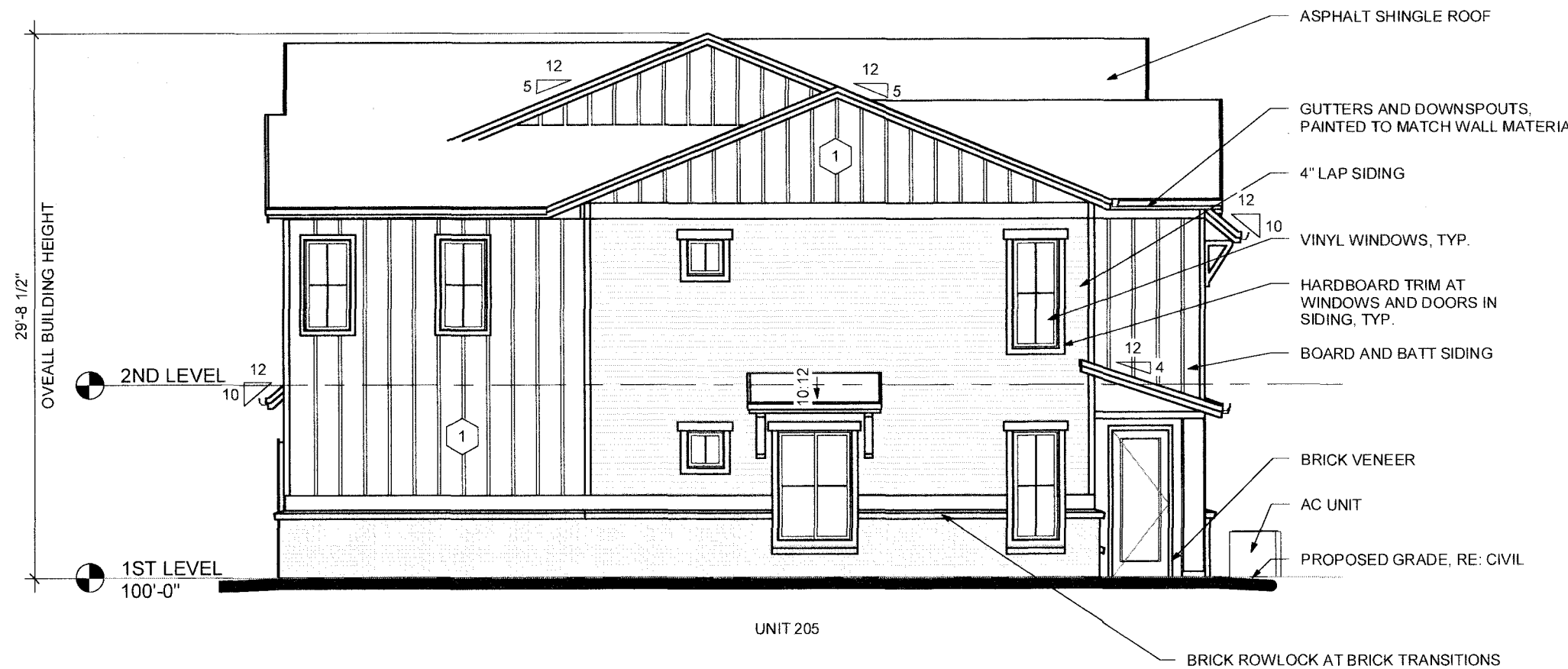
| QUANTITY | DESCRIPTION              | MANUFACTURER / PROVIDER                                                             | NOTES / SPECIFICATIONS                                                                                                          |
|----------|--------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 2        | BENCH                    | VICTOR STANLEY<br>301-855-8300<br>www.victorstanley.com                             | MODEL: EVA, 6' LENGTH. COLOR: BRONZE<br>INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS                                  |
| 1        | FARM TABLE w/ BENCHES    | VICTOR STANLEY<br>301-855-8300<br>www.victorstanley.com                             | MODEL: CAMILLE 8' TABLE w/ CAMILLE 8' BACKLESS BENCHES. COLOR: BRONZE<br>INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS |
| 2        | 4-PERSON TABLE           | VICTOR STANLEY<br>301-855-8300<br>www.victorstanley.com                             | MODEL: CAMILLE 4' TABLE w/ CAMILLE 4' BACKLESS BENCHES. COLOR: BRONZE<br>INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS |
| 3        | HAMMOCK                  | HATTERAS HAMMOCKS<br>877-601-9967<br>www.hatterashamocks.com                        | MODEL: SQ-NEU3 LARGE SUNBRELLA QUILTED HAMMOCK - MILANO CHAR<br>INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS          |
| 1        | OUTDOOR PING PONG TABLE  | BEST OUTDOOR PING PONG TABLES<br>866-926-3839<br>www.bestoutdoorping pongtables.com | MODEL: CONCRETE<br>INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS                                                       |
| 3        | FLEXIBLE OUTDOOR SEATING | LANDSCAPE FORMS<br>800-430-6209<br>www.landscapeforms.com                           | MODEL: RAI<br>INSTALLATION: INSTALL PER MANUFACTURERS SPECIFICATIONS                                                            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS VICKERS SMITH

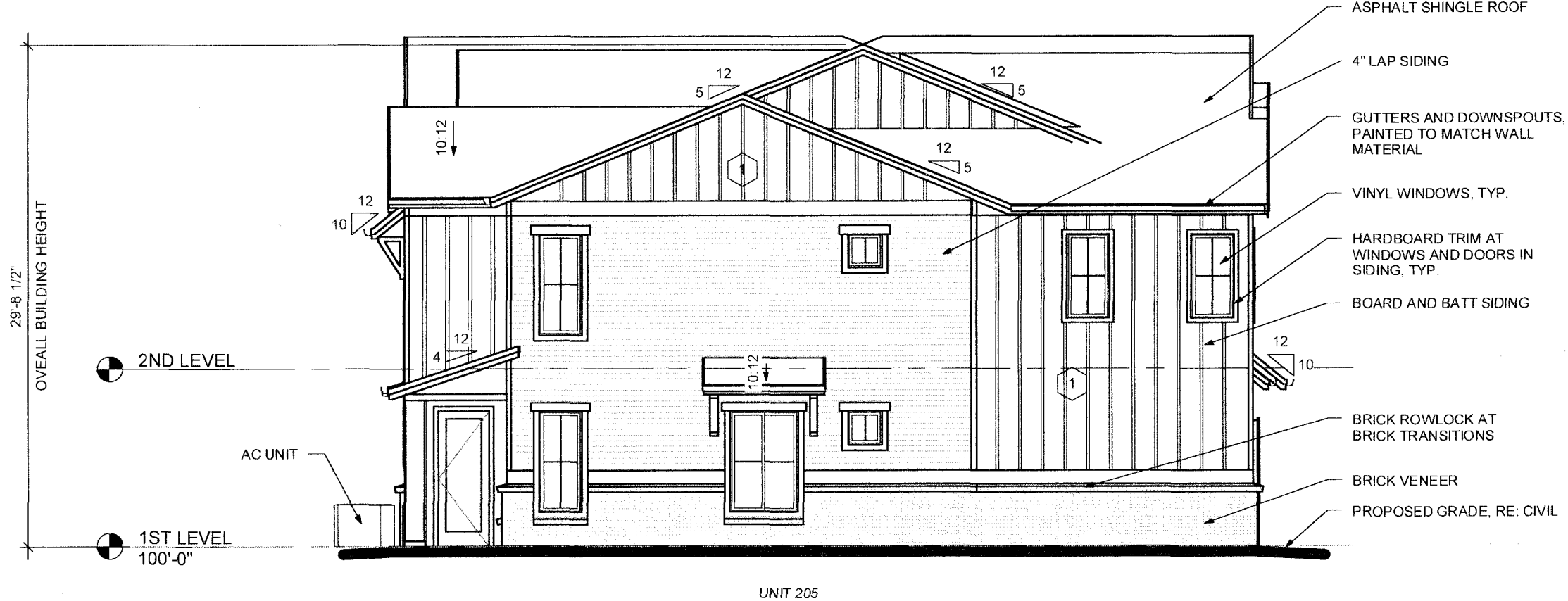
LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 4-PLEX-A - REAR ELEVATION  
1/8" = 1'-0"



3 4-PLEX-A - LEFT SIDE ELEVATION  
1/8" = 1'-0"



2 4-PLEX-A - RIGHT SIDE ELEVATION  
1/8" = 1'-0"



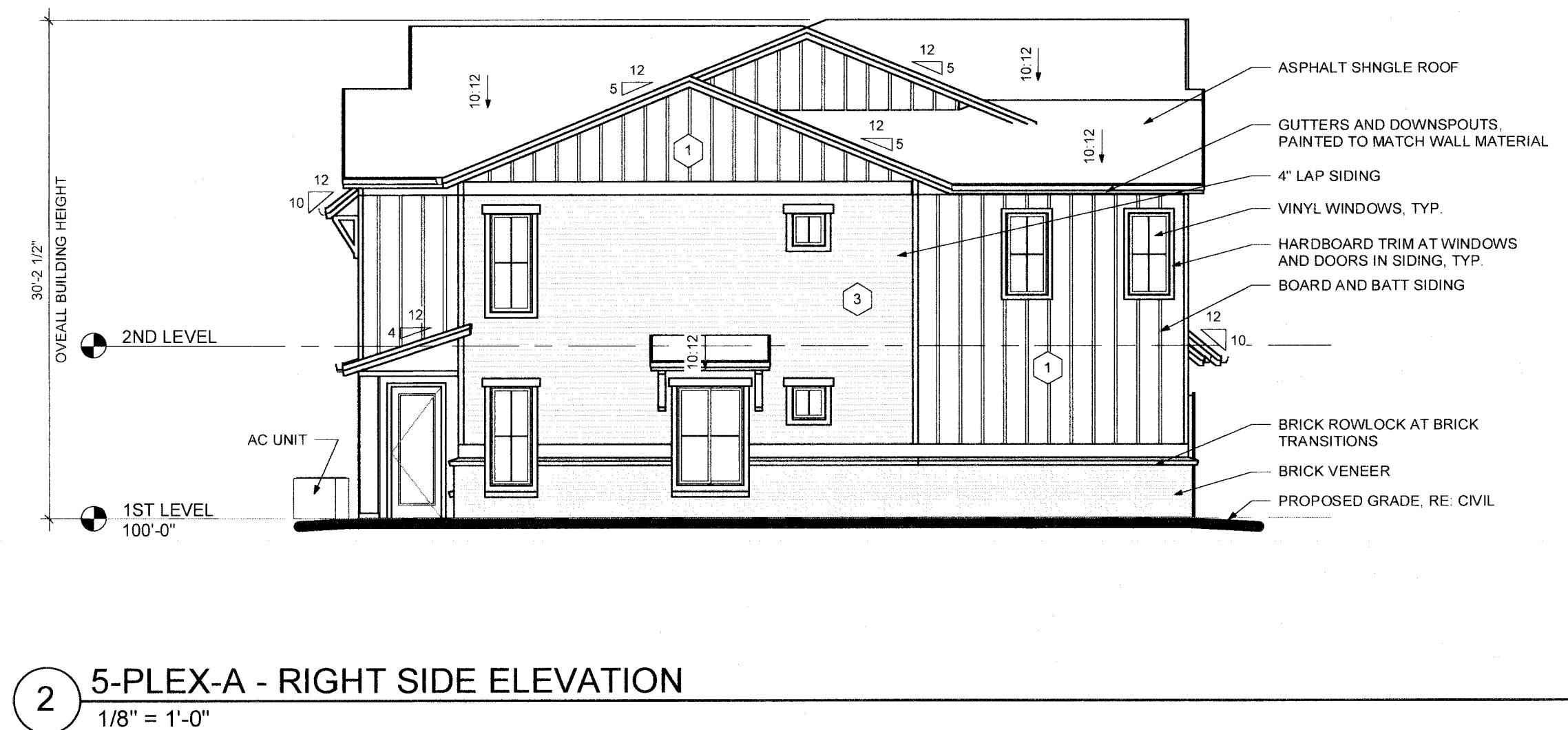
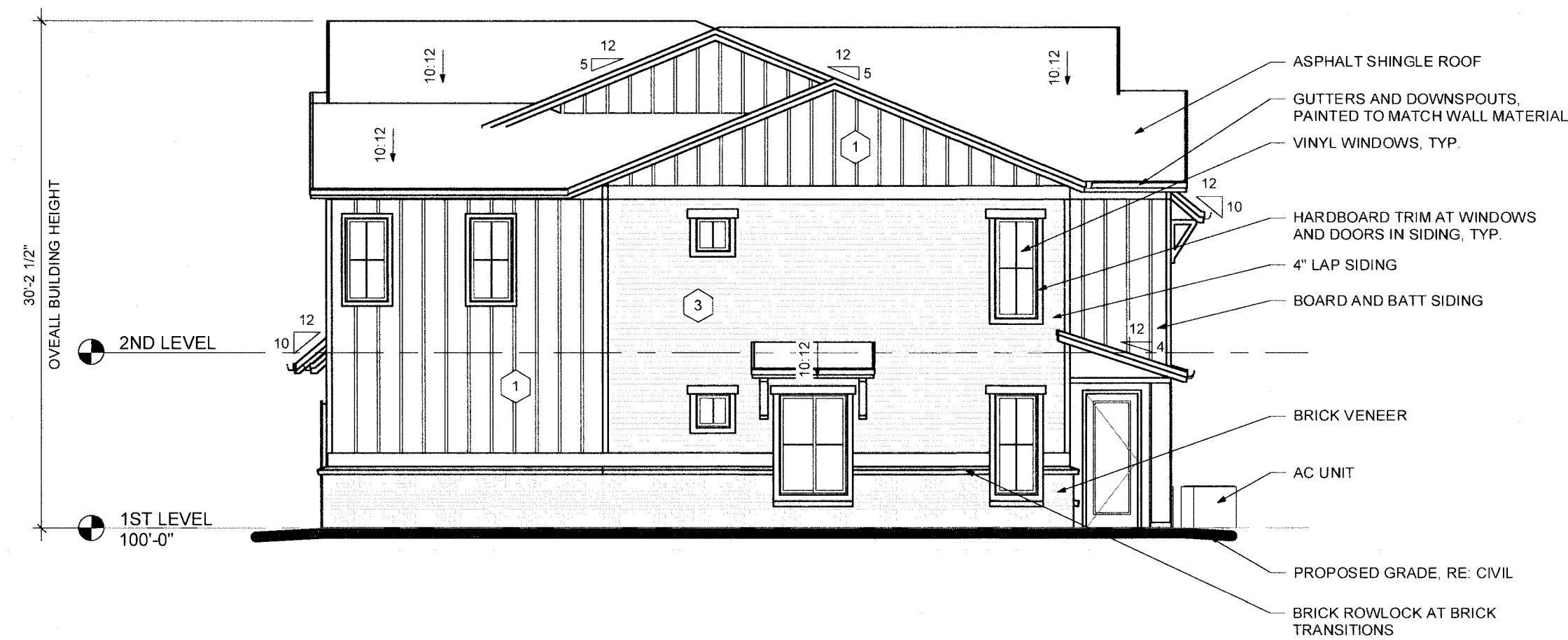
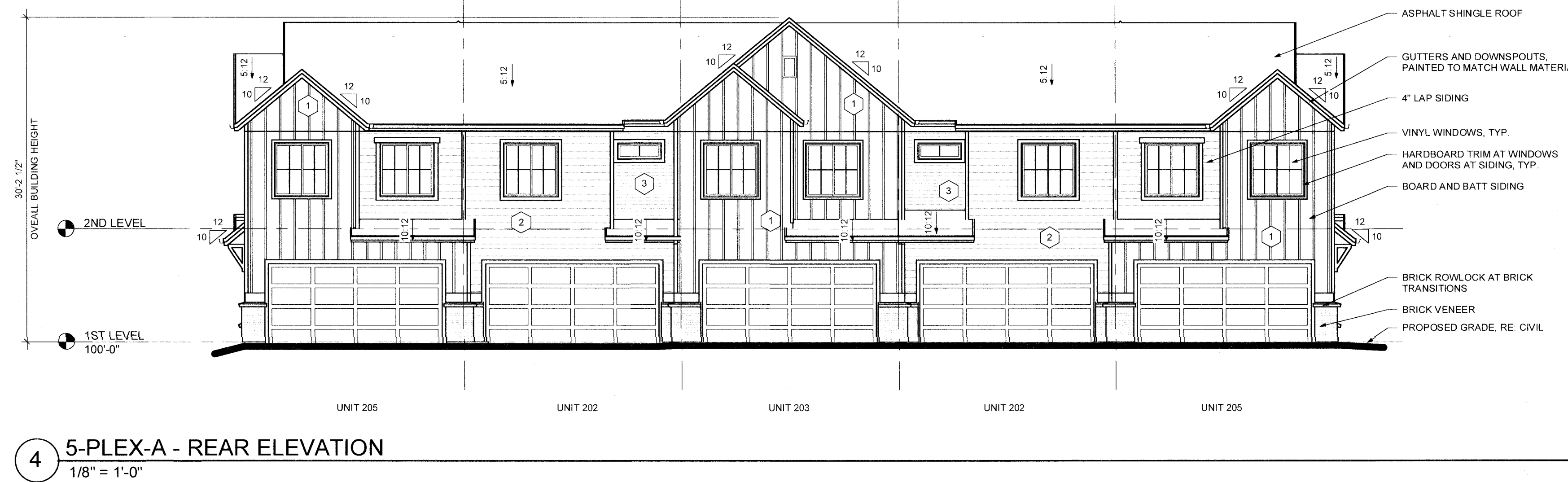
1 4-PLEX-A - FRONT ELEVATION  
1/8" = 1'-0"

| MATERIAL KEY           |                  |                            |                        |
|------------------------|------------------|----------------------------|------------------------|
| MATERIAL               | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                   | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM          | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| 1 BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| 2 BODY 2 - (8" SIDING) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7098 - GRIZZLE GRAY |
| 3 ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                  | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

2-STORY 4-PLEX-A-  
ELEVATIONS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

**LAGAE RANCH FILING NO. 1, 4TH AMENDMENT**  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002**



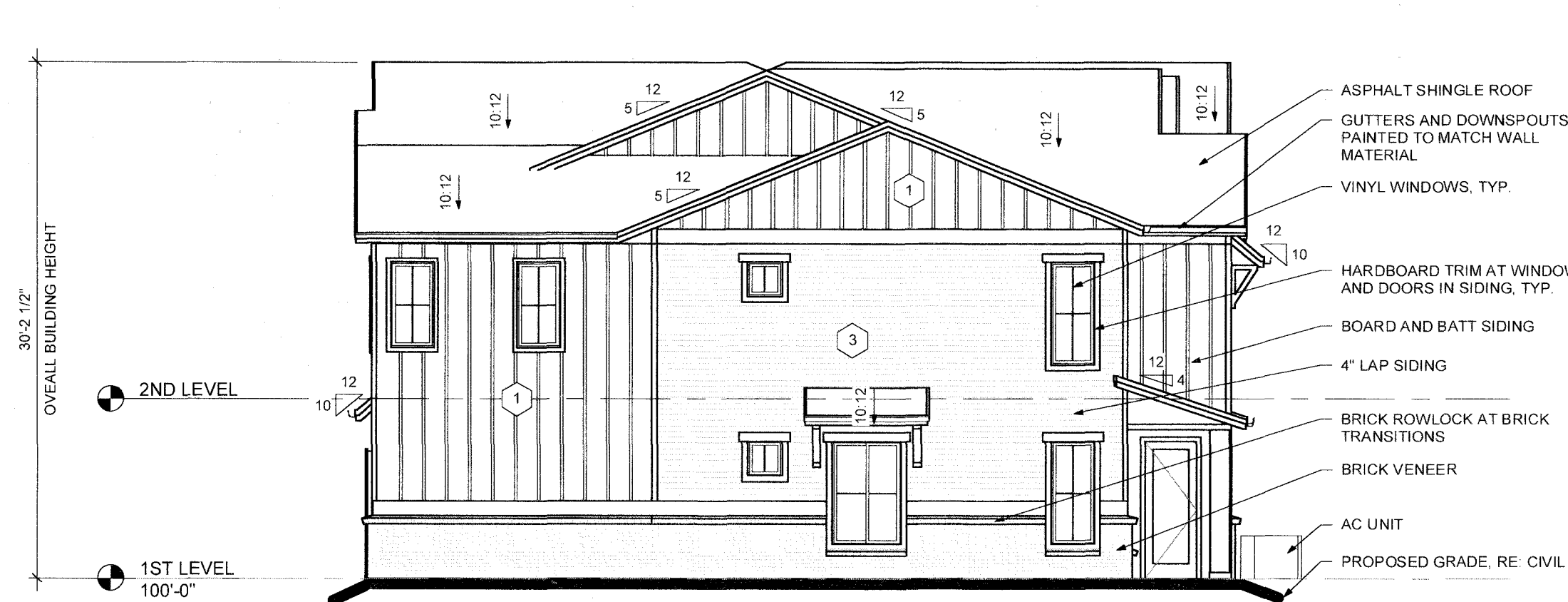
| MATERIAL KEY         |                  |                            |                        |
|----------------------|------------------|----------------------------|------------------------|
| MATERIAL             | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                 | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM        | SHERWIN WILLIAMS | SW 7005 - EXTRA WHITE      | SW 7005 - EXTRA WHITE  |
| BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| BODY 2 - (4" SIDING) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7005 - EXTRA WHITE  |
| BRICK                | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

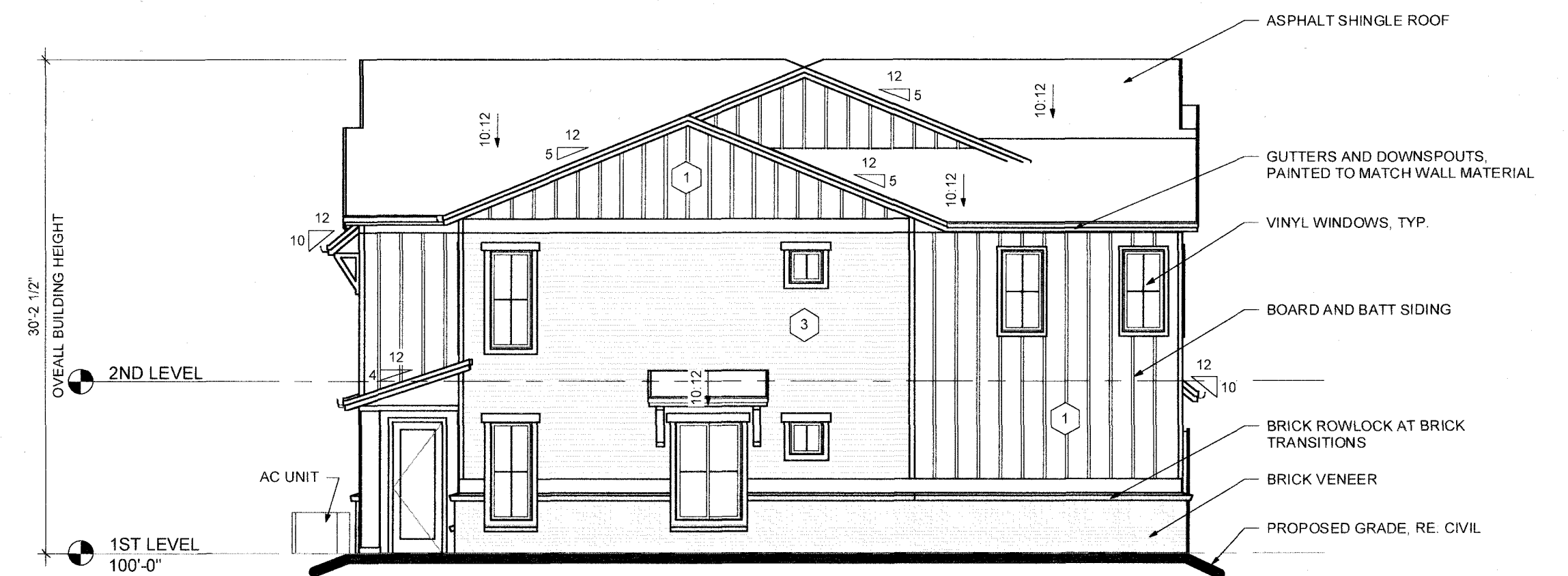
LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 6-PLEX-A - REAR ELEVATION  
1/8" = 1'-0"



3 6-PLEX-A - LEFT ELEVATION  
1/8" = 1'-0"



2 6-PLEX-A - RIGHT ELEVATION  
1/8" = 1'-0"



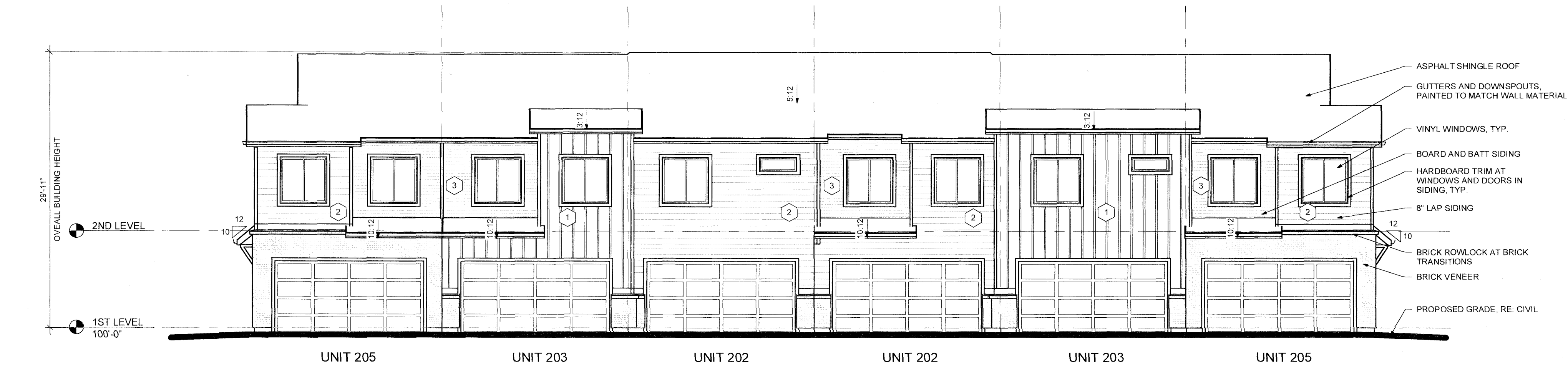
1 6-PLEX-A - FRONT ELEVATION  
1/8" = 1'-0"

| MATERIAL KEY           |                  |                            |                        |
|------------------------|------------------|----------------------------|------------------------|
| MATERIAL               | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                   | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM          | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| 1 BODY 1 - (8'8")      | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9183 - TIN LIZZIE   |
| 2 BODY 2 - (8' SIDING) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7006 - GRIZZLE GRAY |
| 3 ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                  | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

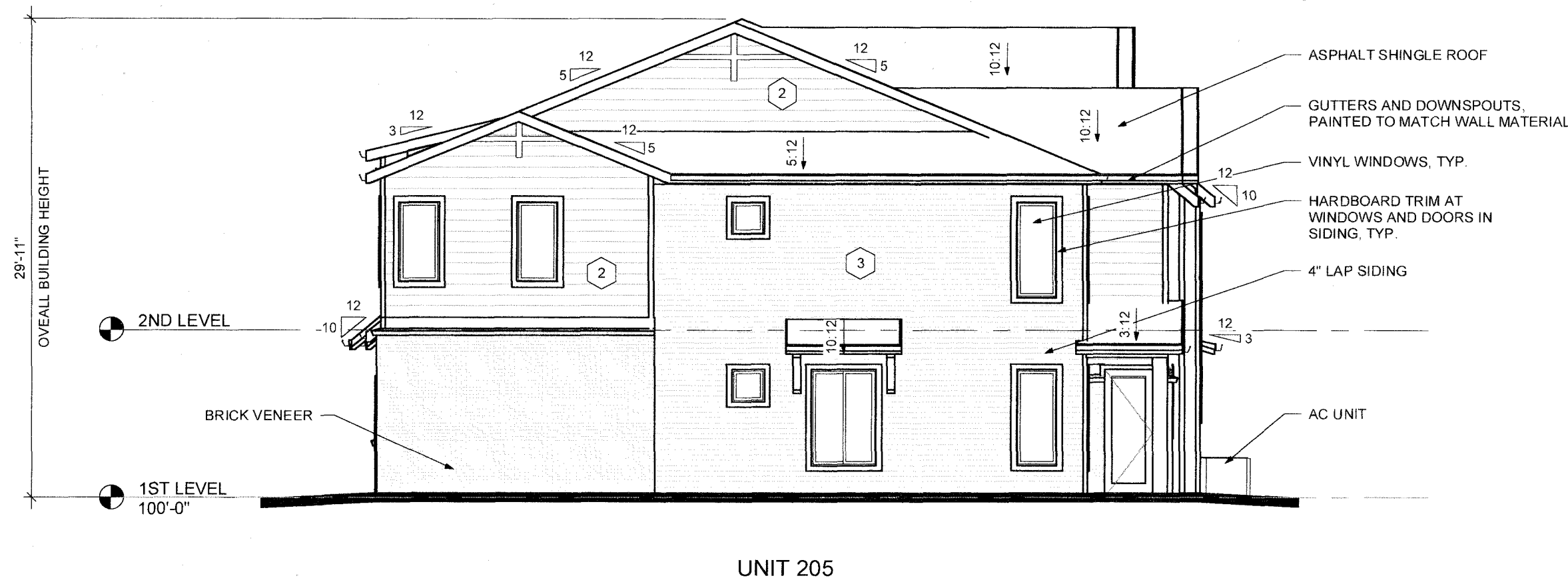
2-STORY 6-PLEX-A  
ELEVATIONS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOPCHER SMITH

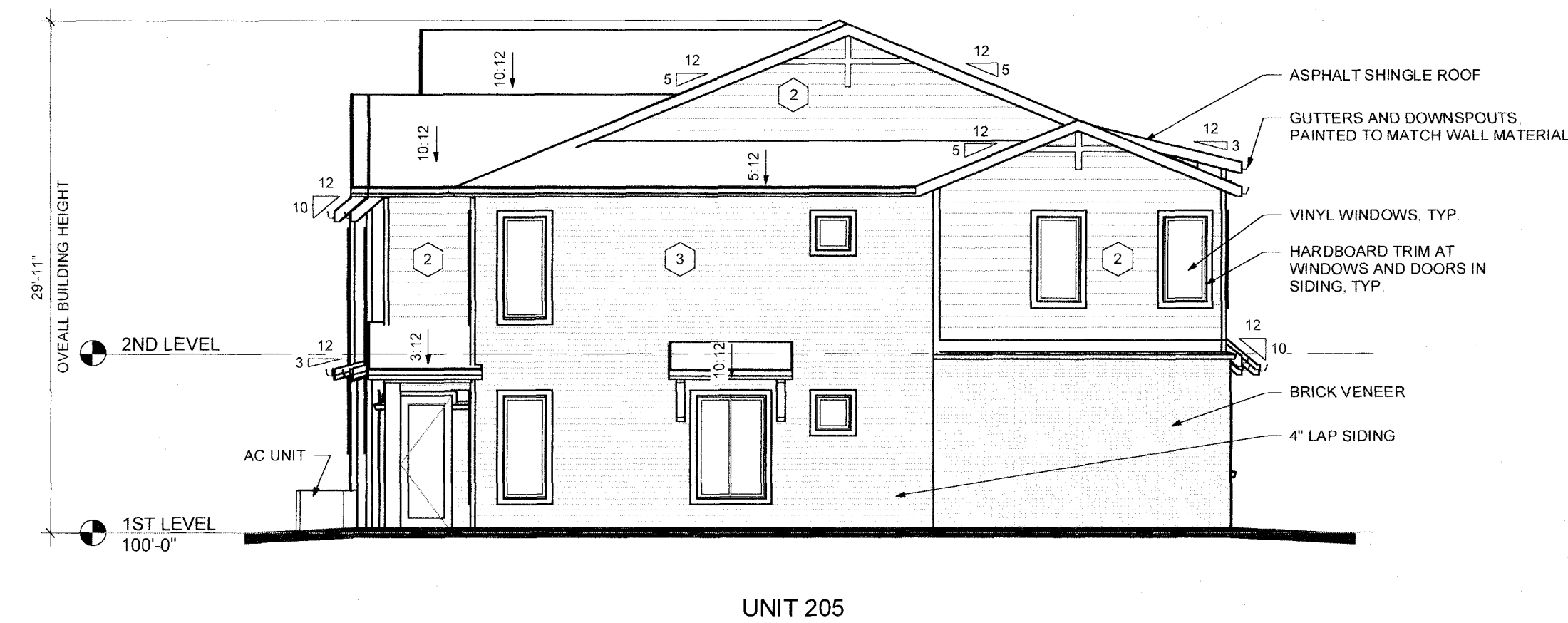
LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



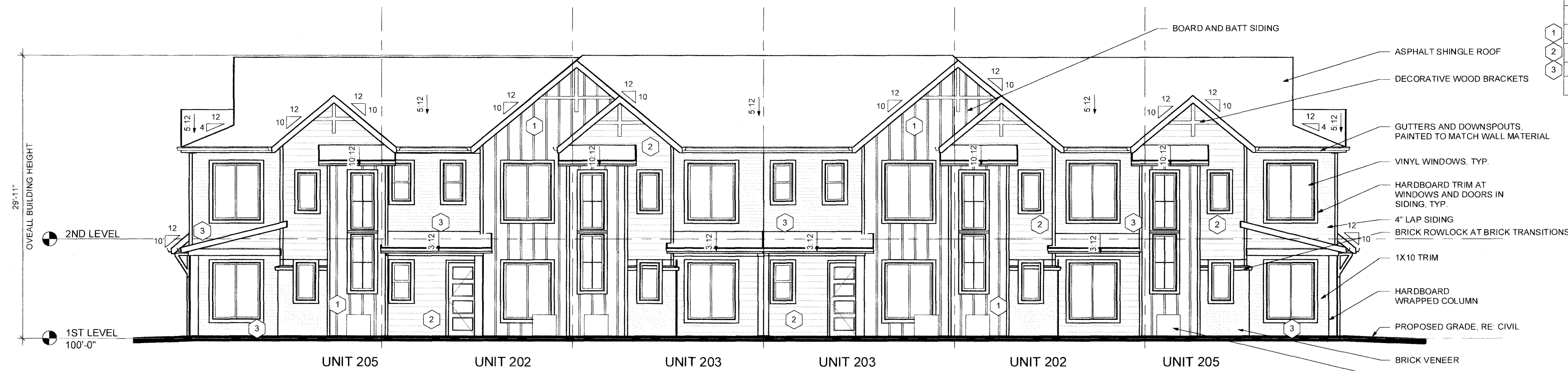
4 6-PLEX-B - REAR ELEVATION  
1/8" = 1'-0"



3 6-PLEX-B - LEFT ELEVATION  
1/8" = 1'-0"



2 6-PLEX-B - RIGHT ELEVATION  
1/8" = 1'-0"



1 6-PLEX-B - FRONT ELEVATION  
1/8" = 1'-0"

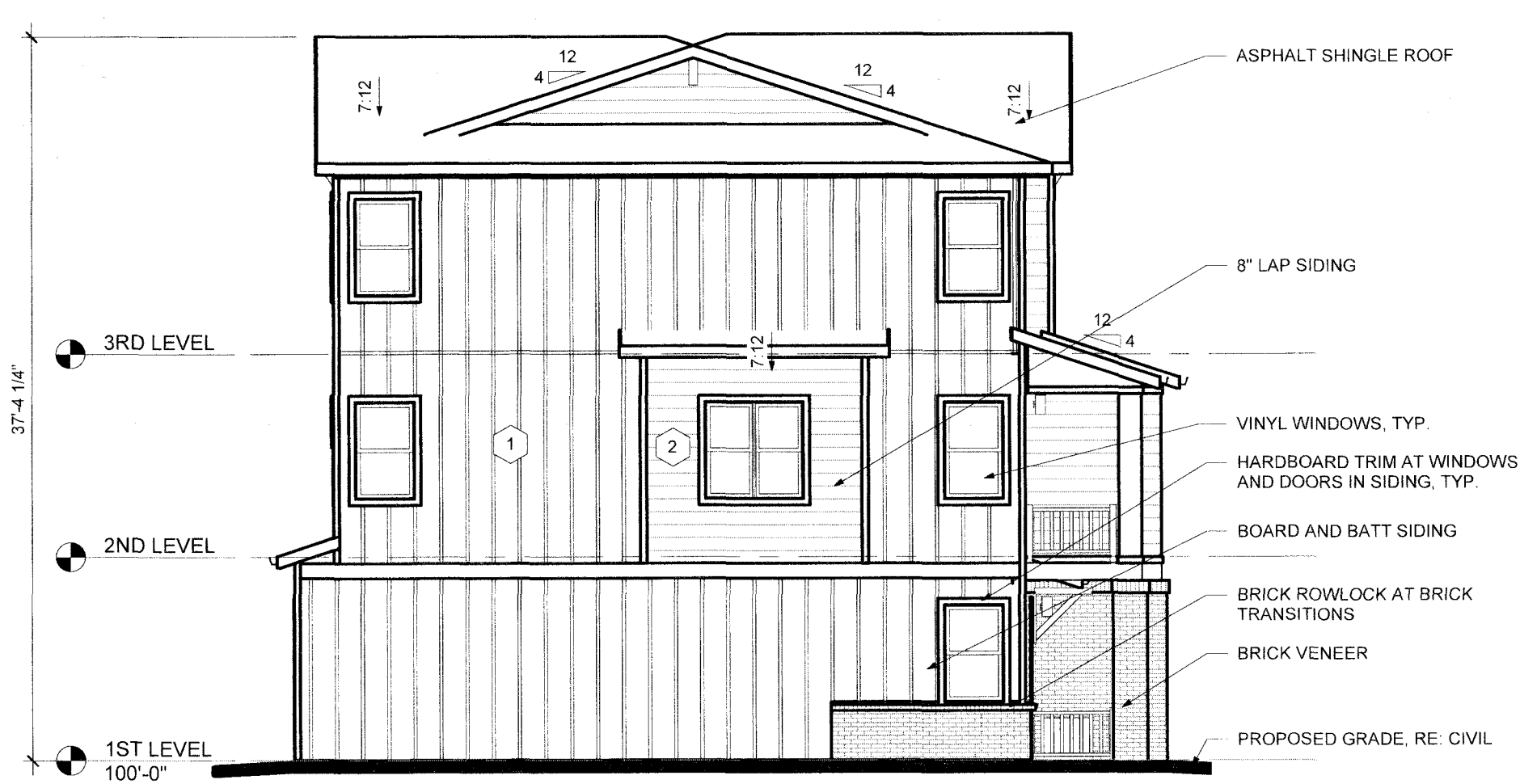
| MATERIAL KEY         |                  |                            |                        |
|----------------------|------------------|----------------------------|------------------------|
| MATERIAL             | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                 | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM        | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| BODY 2 - (8' SIDING) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| ACCENT - (4' SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                | GENERAL SHALE    | CARBON DALE TUDOR          | CARBON DALE            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS JOCKER SMITH

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 3-plex-A - REAR ELEVATION  
1/8" = 1'-0"



3 3-plex-A - LEFT ELEVATION  
1/8" = 1'-0"



2 3-plex-A - RIGHT ELEVATION  
1/8" = 1'-0"



1 3-plex-A - FRONT ELEVATION  
1/8" = 1'-0"

| MATERIAL KEY           |                  |                            |                        |
|------------------------|------------------|----------------------------|------------------------|
| MATERIAL               | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                   | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM          | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| 1 BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| 2 BODY 2 - (8" SIDING) | SHERWIN WILLIAMS | SW 7656 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| 3 ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                  | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 4-PLEX-A - REAR ELEVATION  
1/8" = 1'-0"



3 4-PLEX-A - LEFT ELEVATION  
1/8" = 1'-0"



2 4-PLEX-A - RIGHT ELEVATION  
1/8" = 1'-0"



1 4-PLEX-A - FRONT ELEVATION  
1/8" = 1'-0"

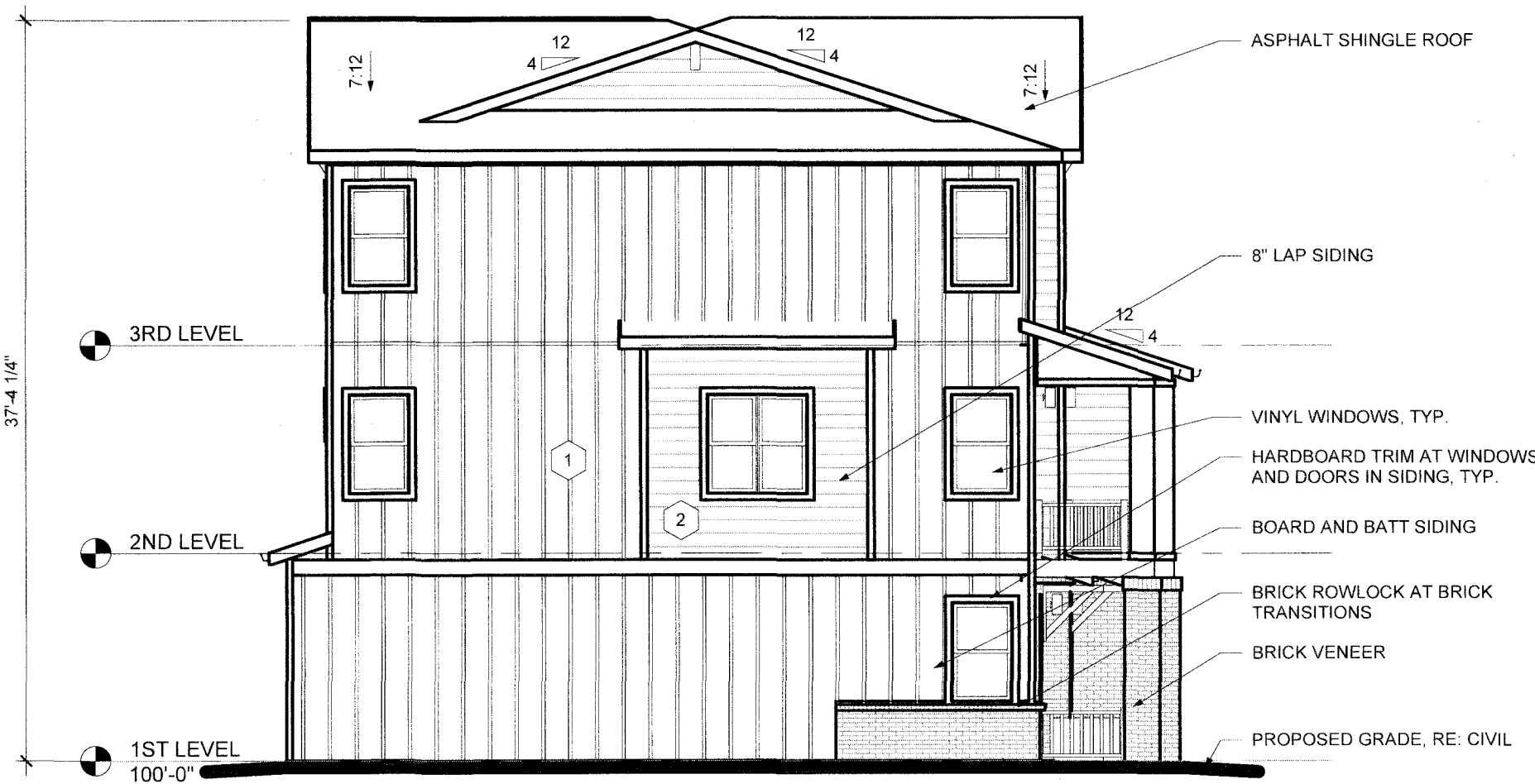
| MATERIAL KEY         |                  |                            |                        |
|----------------------|------------------|----------------------------|------------------------|
| MATERIAL             | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                 | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM        | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| BODY 2 - (8" SIDING) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

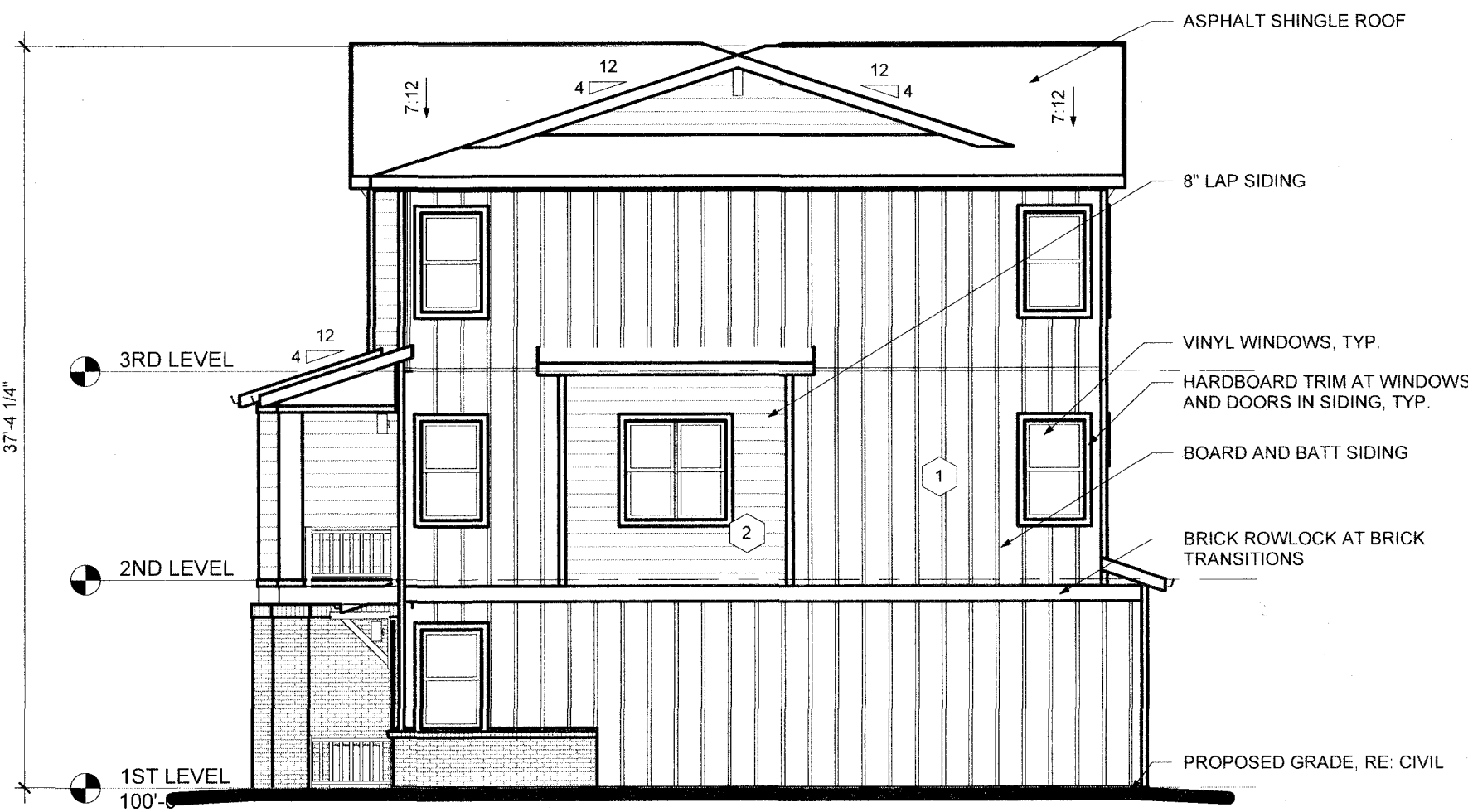
LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 5-PLEX-A - REAR ELEVATION  
1/8" = 1'-0"



3 5-PLEX-A - LEFT ELEVATION  
1/8" = 1'-0"



2 5-PLEX-A - RIGHT ELEVATION  
1/8" = 1'-0"



1 5-PLEX-A - FRONT ELEVATION  
1/8" = 1'-0"

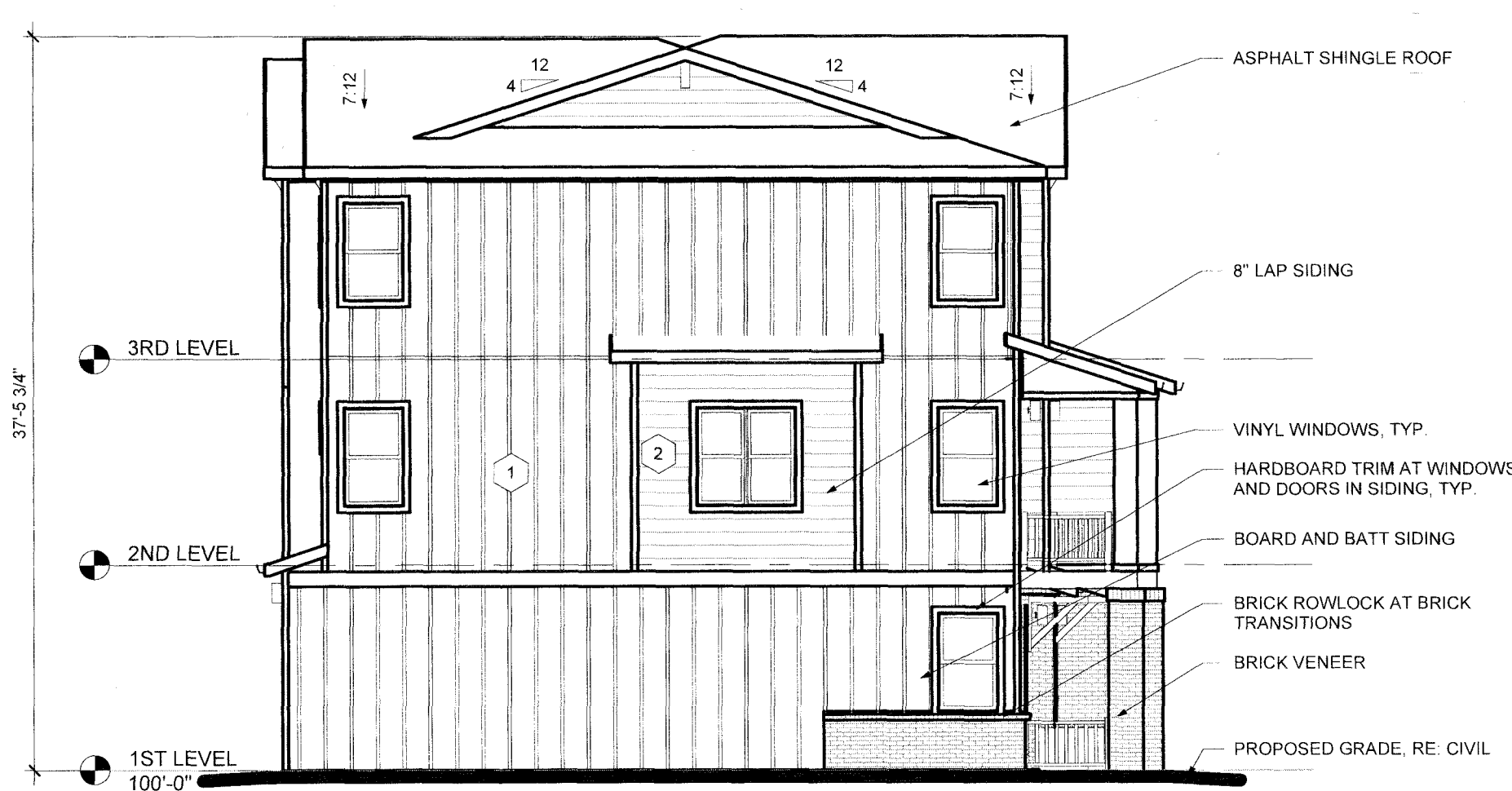
| MATERIAL KEY            |                  |                            |                        |
|-------------------------|------------------|----------------------------|------------------------|
| MATERIAL                | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                    | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM           | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| 1 BODY 1 - (B&B)        | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| 2 BODY 2 - (8\" Siding) | SHERWIN WILLIAMS | SW 7656 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| 3 ACCENT - (4\" Siding) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                   | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 5-PLEX-A2 - REAR ELEVATION  
1/8" = 1'-0"



3 5-PLEX-A2 - LEFT ELEVATION  
1/8" = 1'-0"



2 5-PLEX-A2 - RIGHT ELEVATION  
1/8" = 1'-0"



1 5-PLEX-A2 - FRONT ELEVATION  
1/8" = 1'-0"

| MATERIAL KEY            |                  |                            |                        |
|-------------------------|------------------|----------------------------|------------------------|
| MATERIAL                | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                    | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM           | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| 1 BODY 1 - (B&B)        | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| 2 BODY 2 - (8\" Siding) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| 3 ACCENT - (4\" Siding) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                   | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

3-STORY 5-PLEX-A2  
ELEVATIONS

REVISION DATE: 11-06-2020

ISSUE DATE: 11-27-19

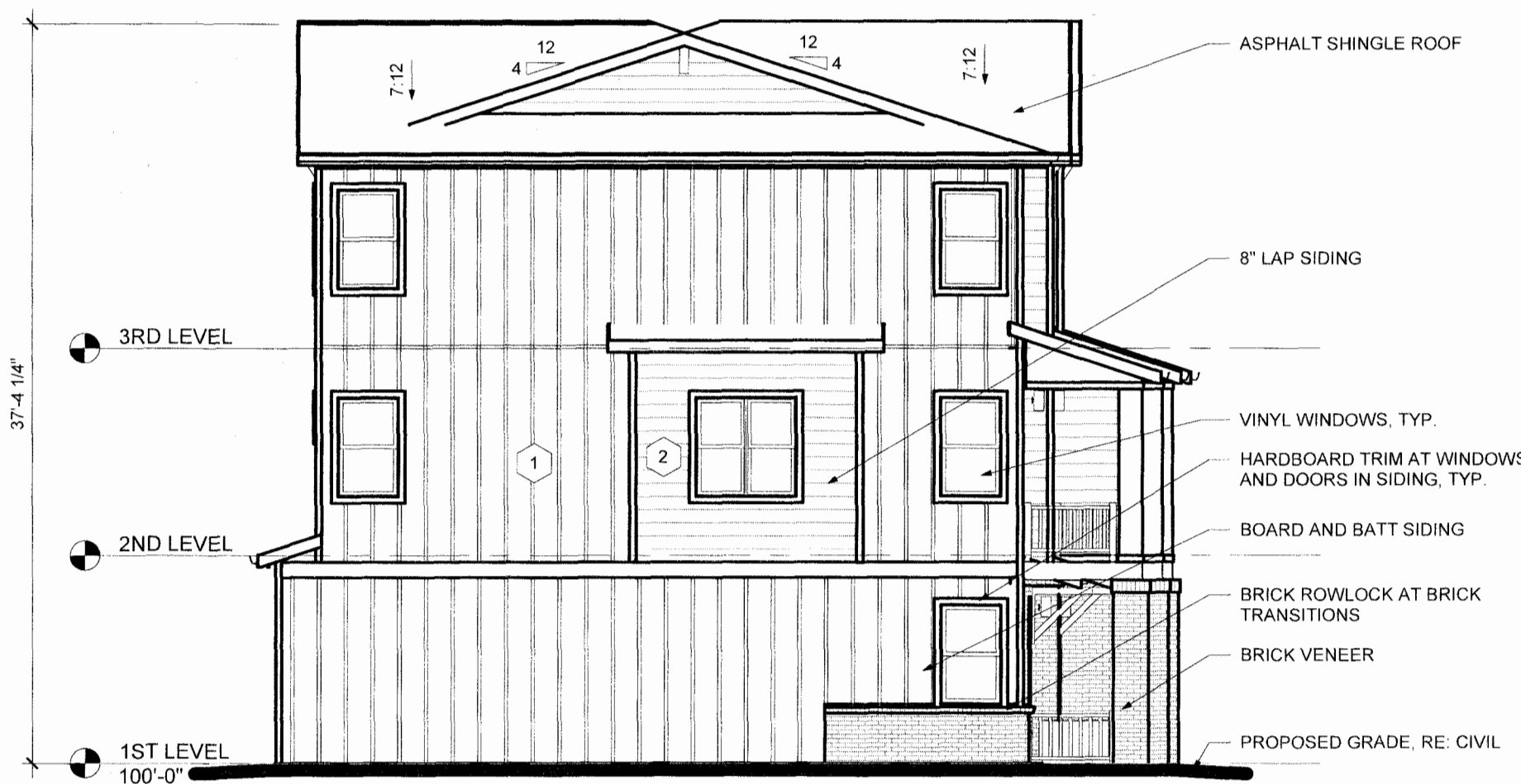
SHEET 20 OF 26

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 6-PLEX-A - REAR ELEVATION  
1/8" = 1'-0"



3 6-PLEX-A - LEFT ELEVATION  
1/8" = 1'-0"



2 6-PLEX-A - RIGHT ELEVATION  
1/8" = 1'-0"



1 6-PLEX-A - FRONT ELEVATION  
1/8" = 1'-0"

| MATERIAL KEY         |                  |                            |                        |
|----------------------|------------------|----------------------------|------------------------|
| MATERIAL             | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                 | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM        | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| BODY 2 - (8" SIDING) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

3-STORY 6-PLEX-A  
ELEVATIONS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



4 6-PLEX-B - REAR ELEVATION  
1/8" = 1'-0"



3 6-PLEX-B - LEFT ELEVATION  
1/8" = 1'-0"



2 6-PLEX-B - RIGHT ELEVATION  
1/8" = 1'-0"



1 6-PLEX-B - FRONT ELEVATION  
1/8" = 1'-0"

| MATERIAL KEY         |                  |                            |                        |
|----------------------|------------------|----------------------------|------------------------|
| MATERIAL             | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                 | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM        | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| BODY 2 - (8" SIDING) | SHERWIN WILLIAMS | SW 7655 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLIT GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



| MATERIAL KEY           |                  |                            |                        |
|------------------------|------------------|----------------------------|------------------------|
| MATERIAL               | MANUFACTURER     | COLOR - SCHEME 1           | COLOR - SCHEME 2       |
| ROOF                   | TAMKO            | WEATHERED WOOD             | RUSTIC BLACK           |
| FASCIA / TRIM          | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 7006 - EXTRA WHITE  |
| 1 BODY 1 - (B&B)       | SHERWIN WILLIAMS | SW 7006 - EXTRA WHITE      | SW 9163 - TIN LIZZIE   |
| 2 BODY 2 - (8" SIDING) | SHERWIN WILLIAMS | SW 7656 - STAMPED CONCRETE | SW 7068 - GRIZZLE GRAY |
| 3 ACCENT - (4" SIDING) | SHERWIN WILLIAMS | SW 7019 - GAUNTLET GRAY    | SW 7006 - EXTRA WHITE  |
| BRICK                  | GENERAL SHALE    | CATALINA TUDOR             | CARBON DALE            |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT  
LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF TOWNSHIP 7 SOUTH, RANGE 67  
WEST 6TH P.M.  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19.002



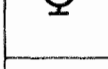
COLOR ELEVATIONS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS JOCKER SMITH

LAGAE RANCH FILING NO. 1, 4TH AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10,  
BOTH OF TOWNSHIP 7 SOUTH, RANGE 67 WEST 6TH P.M. CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 7, 18.75 ACRES, SITE IMPROVEMENT PLAN CASE NO. SIP19-002

| LUMINAIRE SCHEDULE                                                                  |       |                                 |          |                 |       |                                                               |      |      |        |
|-------------------------------------------------------------------------------------|-------|---------------------------------|----------|-----------------|-------|---------------------------------------------------------------|------|------|--------|
| Symbol                                                                              | Label | General Description             | Quantity | Mounting Height | Color | Catalog Number                                                | Lamp | LLF  | Watts  |
|  | SL    | CATEGORY LIGHTS<br>SEATING AREA | 65-7"    | 12'-0" AFG      | N/A   | AMERICAN LIGHTING<br>LFS-12V-1.5-LED                          | LED  | 1.00 | 15W/FT |
|  | SP1   | SITE POLE<br>PARKING & DRIVES   | 20       | 20'-0" AFG      | BLACK | MCGRAW-EDISON<br>GLEON-AF-02-LED-<br>E-1-T3-BK-8030-HSS-DIM   | LED  | 1.00 | 113W   |
|  | SP2   | SITE POLE<br>PARKING & DRIVES   | 2        | 20'-0" AFG      | BLACK | MCGRAW-EDISON<br>GLEON-AF-02-LED-<br>E-1-T4FT-BK-8030-HSS-DIM | LED  | 1.00 | 113W   |
|  | SP3   | PEDESTRIAN POLE<br>SIDEWALKS    | 16       | 12'-0" AFG      | BLACK | INVUE<br>MSA-E01-LED-E-1-T3-BK-<br>DIM                        | LED  | 1.00 | 26W    |
|  | SW    | WALL SCONCE<br>ENTRIES          | 374      | 8'-0" AFG       | BLACK | PROGRESS LIGHTING<br>P5721-71                                 | LED  | 1.00 | 9W     |
|  | WP    | WALL PACK<br>SIDEWALKS          | 14       | 10'-0" AFG      | BLACK | INVUE<br>ENW-E01-LED-E-1-BL2-<br>BK-7030-DIM                  | LED  | 1.00 | 25W    |



1 SITE LIGHTING PHOTOMETRIC  
SCALE: 1" = 50'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
  - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
  - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
  - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
  - LIGHT FIXTURES SHALL BE FITTED WITH HOUSE-SIDE SHIELDS ON THE SIDES FACING RESIDENTIAL PROPERTY LINES.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CASTLE PINES EXTERIOR LIGHTING STANDARDS

STUDIO LIGHTNING  
63 SUNSET DR  
BAILEY, CO 80021  
303.242.1572

