Aerial Rendering

Site Renderings



View from Castle Pines Parkway

Site Renderings



View from Castle Pines Parkway

Site Renderings



View of Office Entry

Site Renderings



View of Office Entry

Site Renderings



LOTS 1A & 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA 2 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002

OWNER:

CP COMMERCIAL, LLC
8678 CONCORD CENTER DRIVE UNIT 200
ENGLEWOOD, CO 80112
PHONE: 303.525.2683
CONTACT: BRYAN HORAN

DEVELOPER:

VENTANA CAPITAL, INC.
8678 CONCORD CENTER DR
ENGLEWOOD, CO 80112
PHONE: 303.340.7006
CONTACT: DARWIN HORAN

ARCHITECT:

EV&A ARCHITECTS
1160 N. TOWN CENTER DR. SUITE 170
LAS VEGAS, NV 89144
PHONE: 702.946.8195
CONTACT: KURT WALDEN

ENGINEER:

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: TROY BALES, PE

SURVEYOR:

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE: 303.423.6036
CONTACT: ROBERT HENNESSY, PLS

LANDSCAPE ARCHITECT:

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE: 303.423.6036
CONTACT: KIM S. NELSON, PLA

LIGHTING:

LIGHT SOLUTIONS
110 E. MAIN ST.
JACKSONVILLE, OR 97530
PHONE: 702–577–1992
CONTACT: KEN REYNAR

LEGAL DESCRIPTION:

LOTS 1A AND 2A
LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 1
RECEPTION NO. 2022055309
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE BENCHMARK & BASIS OF BEARING:

BENCHMARK: CHISELED "X" ON TOP OF THE INLET LOCATED ON THE SOUTH SIDE OF CASTLE PINES PARKWAY 400' WEST OF LAGAE RD.
NAVD 88 (GPS RTN AND GEIOD 12B DERIVED)=6438.37'

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, ASSUMED TO BEAR NORTH 00°36'30" WEST A DISTANCE OF 2521.82 FEET.

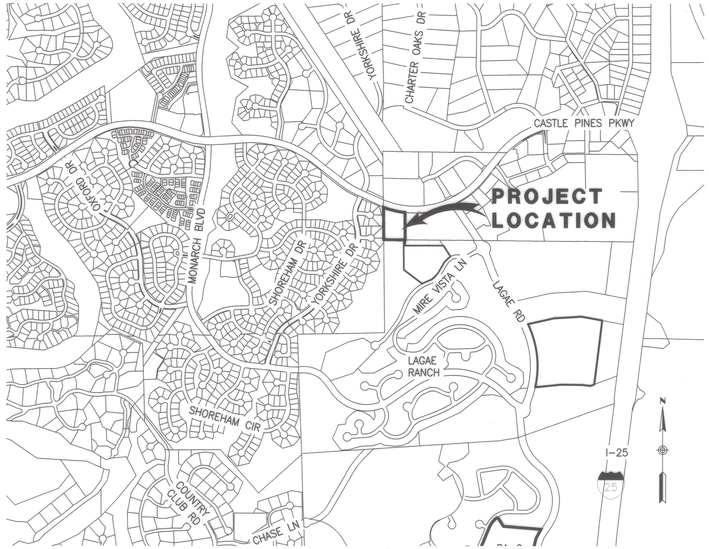
ZONING COMPARISON		
ZONING	PARKWAY PLAZA PD	
PLANNING AREA	PA 2	
USE AREA	COMMERCIAL 1	
ITEM	REQUIREMENT	PROVIDED
PRINCIPAL USES	VARIOUS COMMERCIAL USES INCLUDING SELF STORAGE-INDOOR	SELF STORAGE-INDOOR ONLY
MINIMUM LOT AREA	0.6 ACRES	2.29 ACRES (99,675 SQ FT)
BUILDING GROSS FLOOR AREA	N/A	115,122 SQ FT
FLOOR AREA RATIO	N/A	1.15
UNITS	N/A	853
BUILDING HEIGHT	30-FEET	30-FEET
MINIMUM SETBACK TO STREETS (SUPERSEDES SETBACKS to LOT LINES)	20-FEET TO CASTLE PINES PARKWAY	61-Feet (North)
	20-FEET TO LAGAE ROAD	N/A
MINIMUM SETBACK TO PA 1 BOUNDARY	10-FEET TO PA 1 BOUNDARY	31-FEET (WEST)
MINIMUM SETBACK TO LOT LINES	0-FEET FRONT	43-FEET (EAST)
	0-FEET REAR	N/A
	0-FEET SIDE	38-FEET (SOUTH)
MINIMUM PARKING	FOR MINI STORAGE: 1 SPACE PER 100 UNITS PLUS 1 SPACE PER EMPLOYEE	TOTAL PROVIDED = 11 PARKING SPACES
		TOTAL MIN REQUIRED = 10
		(853 UNITS/100 = 9 PARKING SPACES; 1 EMPLOYEES = 1 PARKING SPACES)
MAXIMUM PARKING	NO GREATER THAN 10% OF THE MINIMUM PARKING REQUIREMENT	TOTAL MAX REQUIRED = 11
		(10% x 10 = 1)
MINIMUM ADA PARKING	FOR 1 TO 25 TOTAL PARKING SPACES: 1 ADA SPACE	PROVIDED = 1
		REQUIRED = 1

NOTE:

SEE LLV–2024–001 FOR ASSOCIATED REPLAT

HOURS OF OPERATION:

HOURS OF OPERATION OF THIS FACILITY SHALL BE LIMITED TO THE HOURS BETWEEN 6:00 A.M. AND 9:00 P.M.



LOCATION MAP

SCALE 1"=1000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING AND DRAINAGE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE NOTES AND DETAILS
6	FENCING PLAN
7	FENCE AND LANDSCAPE DETAILS
8	BUILDING ELEVATIONS
9	BUILDING ELEVATIONS
10	PHOTOMETRICS LAYOUT

APPROVAL CERTIFICATE:

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCRODANCE WITH CITY OF CASTLE PINES REGULATIONS.

CITY ENGINEER — DATE 12/19/2024

COMMUNITY DEVELOPMENT DIRECTOR — DATE 12-19-24

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEAS FROM THE DATE OF SIP APPROVAL, 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 SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID
- ACCEPTANCE OF THE SITE CONSTRUCTION DRAWINGS BY CITY ENGINEER SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMIT. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HERON 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.

CP COMMERCIAL LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
PRINTED NAME Darwin Horan
TITLE: Manager
DATE: 12/3/24

STATE OF COLORADO)
) SS
COUNTY OF Douglas)

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2024, BY Darwin Horan
AS manager OF CP COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 11.13.2028
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ALANA WESTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204039896
MY COMMISSION EXPIRES NOVEMBER 13, 2028

COVER SHEET
SHEET NO: 1 OF 10

LIGHT SOLUTIONS	110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992	INNOVA ENGINEERING	1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640	HARRIS CONSULTING ENGINEERS	680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575	EV&A	1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195	RICK ENGINEERING COMPANY	8678 CONCORD CENTER DR UNIT 200 ENGLEWOOD, CO 80112 303.537.8020

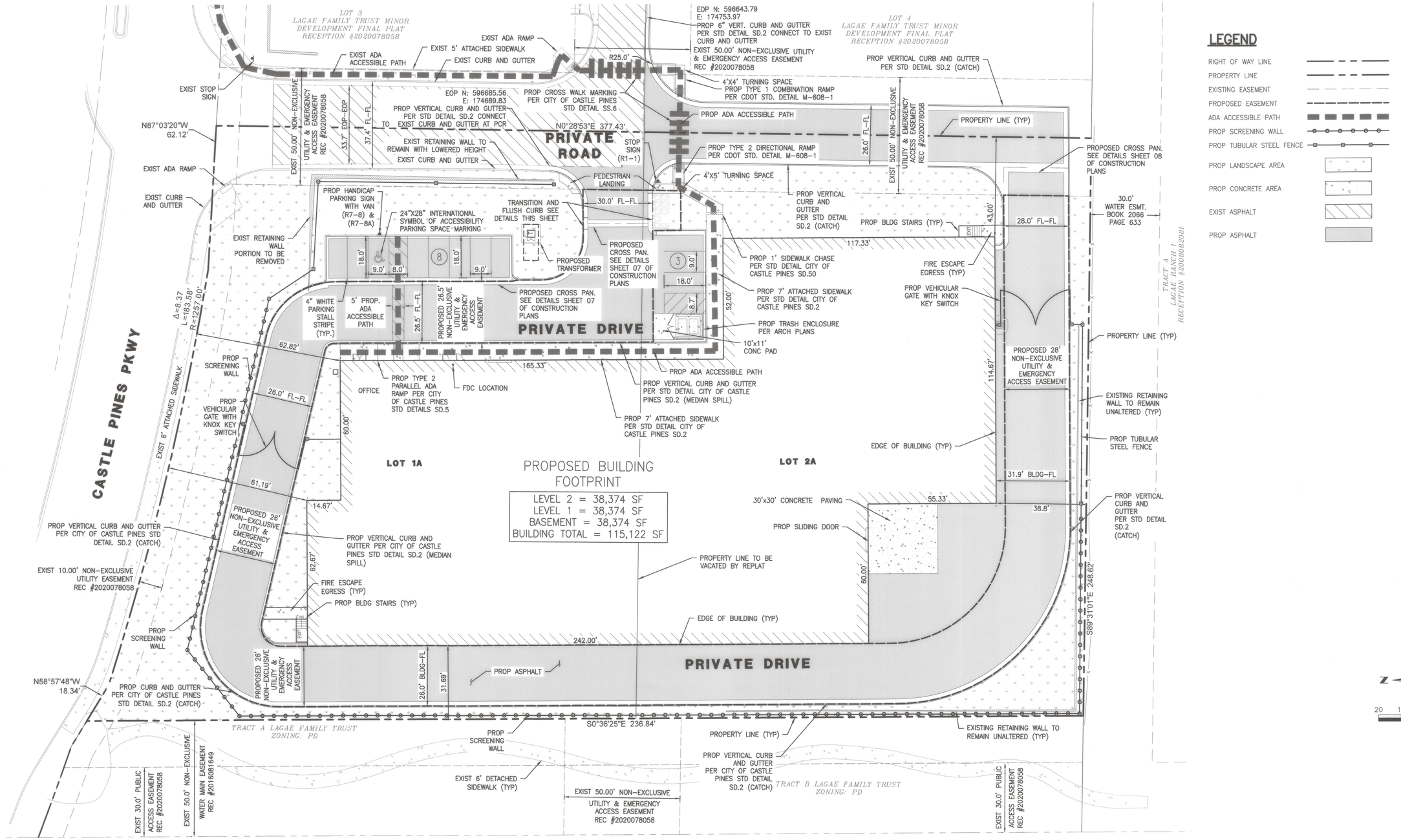
CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

PROJECT NO:	2257	SCALE:	NTS
DRAWN BY:	MG/BG/DL	DATE:	11/06/2024

C:\RICK\Projects\D02000\2257_LagaeStorage\Civil\Plans\2257_SITE – NT.dwg – plotted by: bgustafson ON 2024-11-14 @ 14:34 – ctb:rec_ncs_v2.ctb – © 2024 Rick Engineering Company

LOTS 1A & 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA 2 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ADA ACCESSIBLE PATH
- PROP SCREENING WALL
- PROP TUBULAR STEEL FENCE
- PROP LANDSCAPE AREA
- PROP CONCRETE AREA
- EXIST ASPHALT
- PROP ASPHALT

GRAPHIC SCALE: 1"=20'

Approval Certificate	
Engineering	Initials/Date 12-19-2024
Planning	Initials/Date 12-19-24
Owner	Initials/Date
Lessee	n/a

SITE PLAN

SHEET NO: 2 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 / LAS VEGAS, NV 89102 / 702-577-1992

INNOVA ELECTRICAL SYSTEMS — 1432 S. JONES BLVD. LAS VEGAS, NV 89146 / 702-220-6640

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 / 702-269-1575

E&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 / 702.946.8195

RICK ENGINEERING COMPANY — 8678 CONCORD CENTER DR UNIT 200 ENGLEWOOD, CO 80112 / 303.537.8020

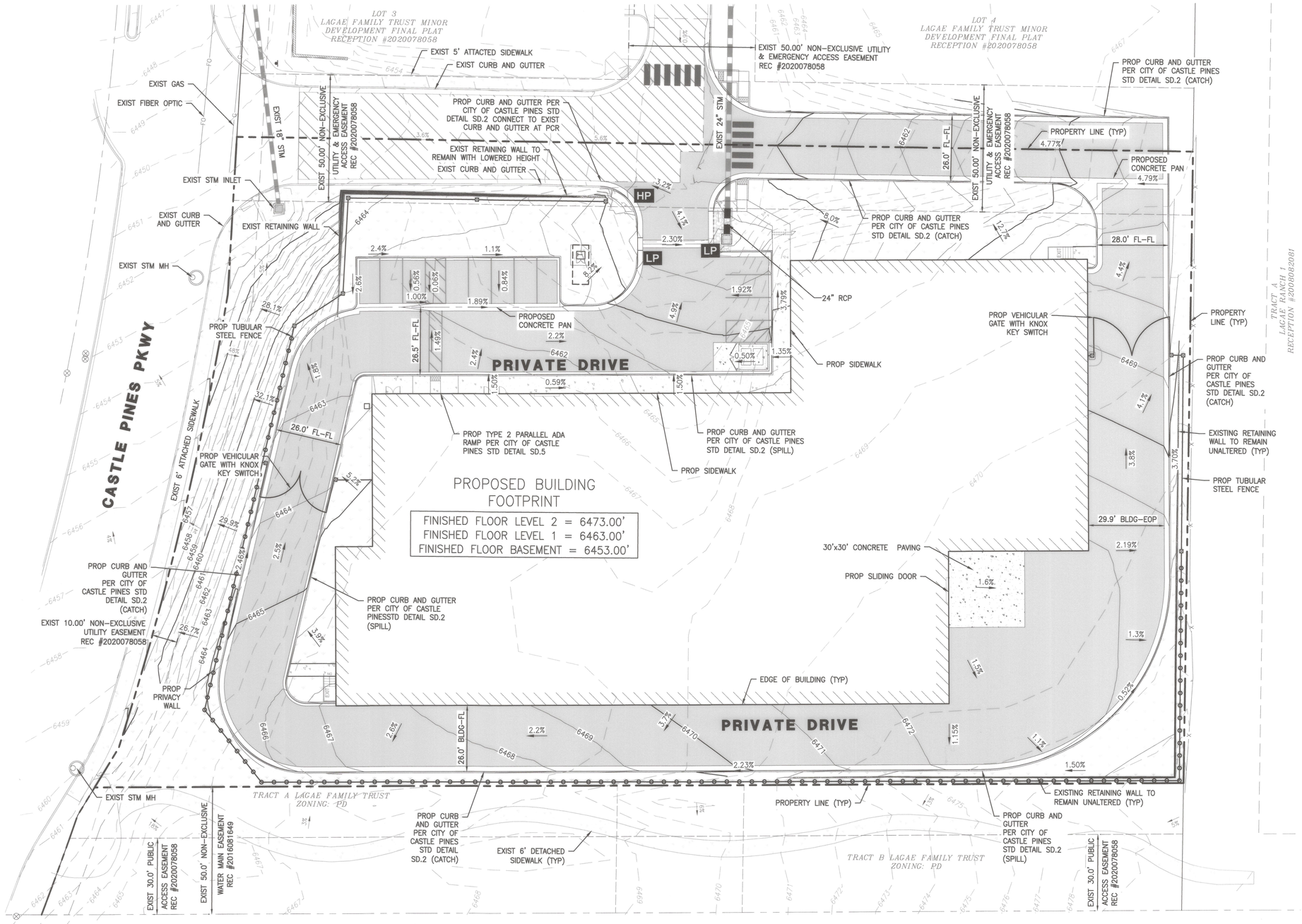
CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
SITE PLAN

PROJECT NO:	2257	SCALE:	1"=20'
DRAWN BY:	MG/BG/DL	DATE:	11/06/2024

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LOTS 1A & 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA 2 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EXIST EASEMENT
- EXIST MAJOR CONTOUR 6400
- PROP MAJOR CONTOUR 6400
- EXIST STORM SEWER
- PROP STORM SEWER
- PROP SAWCUT LINE
- EXIST ASPHALT
- PROP ASPHALT
- PROP HIGH POINT HP
- PROP LOW POINT LP

GRADING NOTES

1. ALL GRASS FLOWLINES ARE 2% UNLESS OTHERWISE NOTED.
2. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY PER AASHTO T–99 (STANDARD PROCTOR) AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
4. CONTRACTOR TO GRADE TO A DEPTH BELOW TOPSOIL, LANDSCAPING MULCH (SHREDDED MULCH & ROCK COBBLE, ETC.) AND RIP–RAP TO ALLOW THE TOP OF MATERIALS TO BE AT THE FINISHED GRADES AS SHOWN. REF: LANDSCAPE PLANS
5. ALL FILL MATERIAL AND PLACEMENT OF FILL BELOW THE PROPOSED BUILDINGS TO STRUCTURAL/ENGINEERED FILL SHOULD CONSIST OF APPROVED MATERIALS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS. FROZEN MATERIAL SHOULD NOT BE USED, AND FILL SHOULD NOT BE PLACED ON A FROZEN SUBGRADE. EACH PROPOSED FILL MATERIAL TYPE SHOULD BE SAMPLED AND EVALUATED BY THE GEOTECHNICAL ENGINEER PRIOR TO ITS DELIVERY AND/OR USE.
6. IMPORTED STRUCTURAL/ENGINEERED FILL REQUIRED BELOW FOUNDATIONS, COLUMNS, INTERIOR/EXTERIOR CONCRETE SLABS AND FOR EXTERIOR WALL BACKFILL SHOULD CONSIST OF A GRANULAR PIT RUN MATERIAL, OR CONFORM TO THE GRADATION CRITERIA. ADDITIONALLY, THE MATERIAL SHOULD BE SUBMITTED TO THE PROJECT GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
7. TOPSOIL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

Approval Certificate	
Engineering	12-19-2024 Initials/Date
Planning	12-19-24 Initials/Date
Owner	12/3 Initials/Date
Lessee	N/A

GRADING AND DRAINAGE PLAN
SHEET NO: 3 OF 10

LIGHT SOLUTIONS	110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992	INNOVA TECHNOLOGIES	1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640	HARRIS CONSULTING ENGINEERS	680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575	E&A	1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
UNIT 200
ENGLEWOOD, CO 80112
303.537.8020

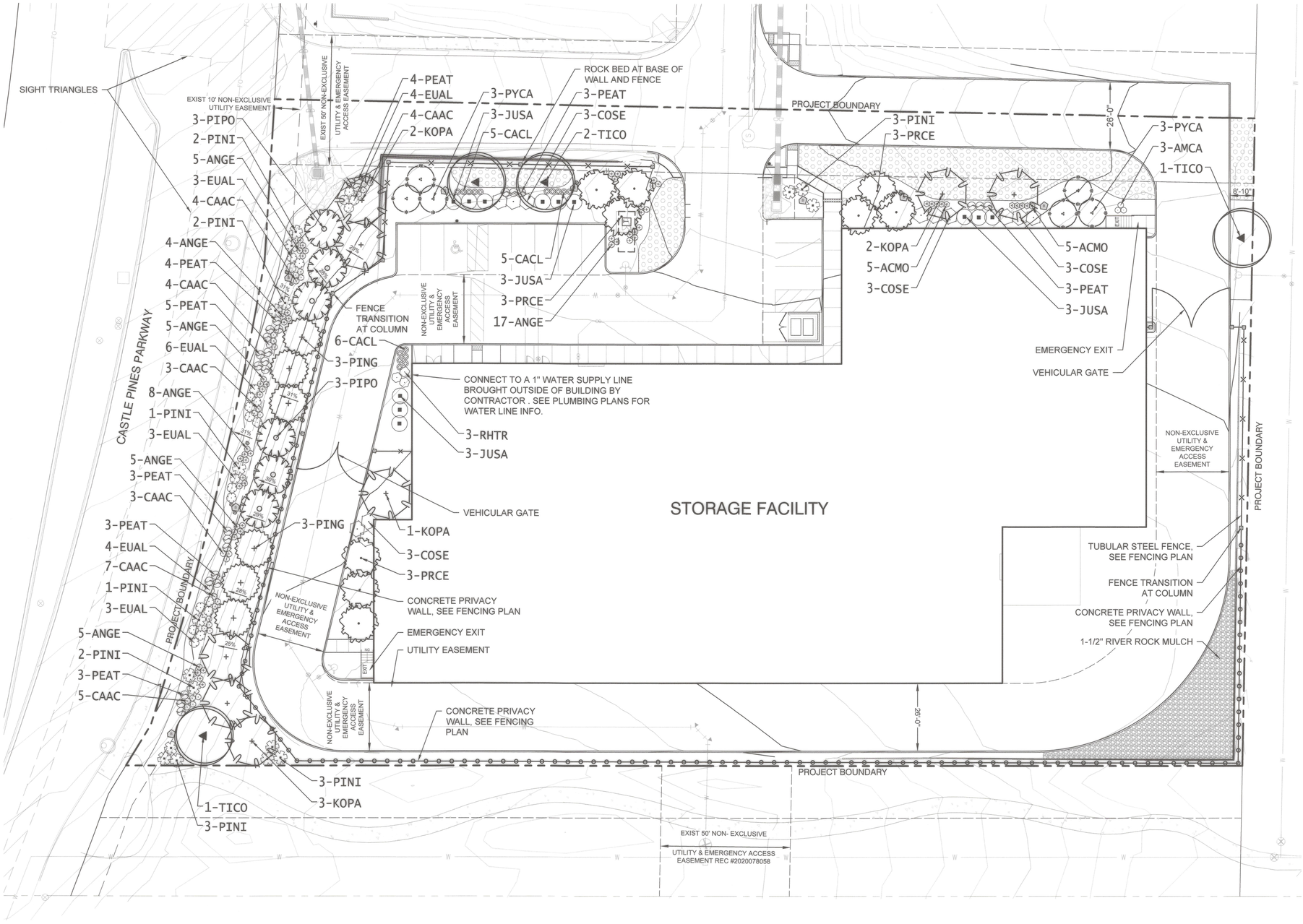
CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

PROJECT NO:	2257	SCALE:	1"=20'
DRAWN BY:	MG/BG/DL	DATE:	11/06/2024

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LOTS 1A & 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



20 10 0 20
GRAPHIC SCALE: 1"=20'

GENERAL LANDSCAPE NOTES

1. 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.
2. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
3. ALL PLANTER BEDS TO BE MULCHED WITH 1-1/2" RIVER ROCK AT A 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC (OR APPROVED EQUAL).
4. STEEL EDGER TO BE INSTALLED IN ALL AREAS WHERE ROCK MULCH IS ADJACENT TO NATIVE GRASS (SEE LP-04, DETAIL A)

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	KOPA	8	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	TICO	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	PING	6	PINUS NIGRA	AUSTRIAN PINE
	PIPO	6	PINUS PONDEROSA	PONDEROSA PINE
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	PRCE	9	PRUNUS CERASIFERA	PURPLE LEAF PLUM
	PYCA	6	PYRUS CALLERYANA	CHANTICLEER PEAR
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	ACMO	10	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW
	AMCA	3	AMORPHA CANESCENS	LEADPLANT
	CACL	16	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA
	COSE	12	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD
	EUAL	23	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH
	PEAT	28	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
	RHTR	3	RHUS TRILOBATA	THREE-LEAF SUMAC
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	JUSA	12	JUNIPERUS SABINA	SAVIN JUNIPER
	PINI	17	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE
PERENNIALS & ORNAMENTAL GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	ANGE	49	ANDROPOGON GERARDII	BIG BLUESTEM
	CAAC	30	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS

GROUND COVER LEGEND

	FOOTHILLS SEED MIX
	1-1/2" RIVER ROCK

LANDSCAPE BOULDER LEGEND

SYMBOL	SIZE	DETAIL
	1'-6" X 1'-6"	SH-05, DETAIL D
B	2'-5" X 3'-0"	SH-05, DETAIL D

FENCING LEGEND

SYMBOL	FENCE TYPE	DETAIL
	TUBULAR STEEL FENCE	SH-06, DETAIL A & B
	CONCRETE PRIVACY WALL	SH-06, DETAIL C

Approval Certificate

Engineering	12-19-2024	Initials/Date
Planning	12-19-24	Initials/Date
Owner	11/5/24	Initials/Date
Lessee	n/a	

LANDSCAPE PLAN

SHEET NO: 4 OF 10

LANDSCAPE PLAN

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 · LAS VEGAS, NV 89102 · 702-577-1992

rjc — 1701 W. CHARLESTON BLVD. SUITE 610 LAS VEGAS, NV 89102 · 702-483-6666

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 · 702-269-1575

EV&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 · 702.946.8195

RICK ENGINEERING COMPANY — 5690 WEBSTER ST SUITE 200 ARVADA, CO 80002 · 303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
LANDSCAPE PLAN

PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOTS 1A & 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	KOPA	8	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	B&B	NO
	TICO	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	NO
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	PING	6	PINUS NIGRA	AUSTRIAN PINE	6` HT.	B&B	NO
	PIPO	6	PINUS PONDEROSA	PONDEROSA PINE	6` HT.	B&B	NO
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	PRCE	9	PRUNUS CERASIFERA	PURPLE LEAF PLUM	1.5" CAL.	B&B	NO
	PYCA	6	PYRUS CALLERYANA	CHANTICLEER PEAR	1.5" CAL.	B&B	NO
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	ACMO	10	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	5 GAL.	CONTAINER	NO
	AMCA	3	AMORPHA CANESCENS	LEADPLANT	5 GAL.	CONTAINER	NO
	CACL	16	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	5 GAL.	CONTAINER	NO
	COSE	12	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD	5 GAL.	CONTAINER	NO
	EUAL	23	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	CONTAINER	NO
	PEAT	28	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	CONTAINER	NO
	RHTR	3	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL.	CONTAINER	NO
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	JUSA	12	JUNIPERUS SABINA	SAVIN JUNIPER	5 GAL.	CONTAINER	NO
	PINI	17	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	5 GAL.	CONTAINER	NO
PERENNIALS & ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	ANGE	49	ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	CONTAINER	NO
	CAAC	30	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONTAINER	NO

FOOTHILLS SEED MIX

20%	ANNUAL RYEGRASS
15%	SLENDER WHEATGRASS
12%	CRESTED WHEATGRASS
10%	MOUNTAIN BROME
10%	HARD FESCUE
10%	CANADA BLUEGRASS
6%	SIDEOATS GRAMA
6%	BIG BLUESTEM
5%	BLUE GRAMA (COATED)
5%	SWITCHGRASS
1%	SAND DROPSEED

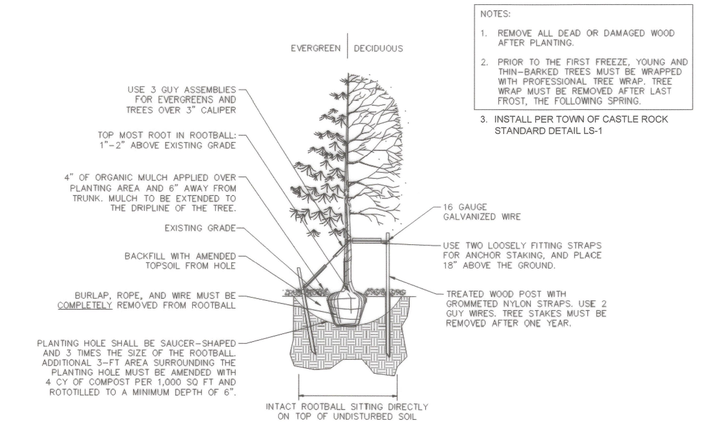
LANDSCAPE AREA REQUIREMENT

15% OF GROSS SITE AREA

GROSS SITE AREA	CALCULATION	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA
99,676 SF	99,676 SF X 0.15	14,952 SF	19,945 SF

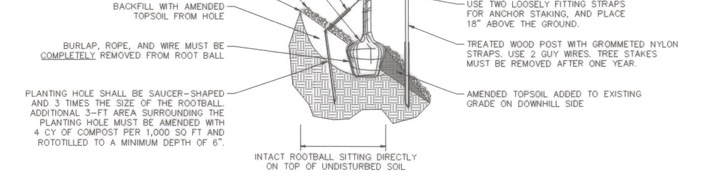
GENERAL LANDSCAPE NOTES

1. 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.
2. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS OR SPECIFICATIONS PRIOR TO SUBMITTING A BID. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PLANS TO THE SITE CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE OWNERS REPRESENTATIVE. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES.
4. IF ANY UTILITIES CONFLICT WITH THE ORIGINAL PLACEMENT OF INTENDED PLANT MATERIAL ON SITE THE LANDSCAPE ARCHITECT WILL AID THE CONTRACTOR IN THE RELOCATION OR SHIFTING OF PLANT MATERIAL ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. ALL UTILITIES SHALL BE LOCATED AND VERIFIED PRIOR TO ANY EXCAVATION. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE IMMEDIATELY, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL CONTACT 811 TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE WORK.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATION OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION AND SHALL ACQUIRE A DUST CONTROL PERMIT IF REQUIRED FROM THE COUNTY HEALTH DEPARTMENT. ALL COSTS ASSOCIATED WITH DUST CONTROL AND PERMITS IS CONSIDERED INCIDENTAL TO THE PROJECT.
7. LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADING AND REMOVAL OF DEBRIS IN PLANTING AREAS TO INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO OWNERS REPRESENTATIVE.
8. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY OF THE GEOTECHNICAL SOILS REPORT. CONTRACTOR SHALL OBTAIN AND REVIEW A SOILS AGRONOMY TEST PRIOR TO BEGINNING CONSTRUCTION, AND SHALL ABIDE BY IT TOWARDS THE COMPLETION OF THIS WORK. ANY DISCREPANCIES BETWEEN THE REPORT AND THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION. SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOILS REPORT.
9. ALL PLANT MATERIALS SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO AMERICAN ASSOCIATION OF NURSERYMEN INC. AND SHALL BE FREE FROM PESTS, EGGS, DISEASES AND TO BE REPRESENTATIVE OF SPECIES IN SIZE, QUALITY, FORM, COLOR AND NOT BE ROOT BOUND, DAMAGED OR SUBSTANDARD IN ANY WAY. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK.
10. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE OWNERS REPRESENTATIVE AND CITY REPRESENTATIVES.
11. THE PLANTING PLAN IS DIAGRAMMATIC. THE QUANTITIES AND SITE CONDITIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ANY DEBRIS RESULTING FROM THE CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF ANY ADJOINING STREET ASSOCIATED WITH THIS PROJECT.
13. THE JOB SITE AT THE COMPLETION OF THE CONSTRUCTION SHALL BE CLEANED OF AN DEBRIS RESULTING FROM CONSTRUCTION. NO JOB WILL BE CONSIDERED UNTIL ALL CURBS, GUTTERS, AND PAVEMENT HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS AND ARE IN COMPLIANCE WITH THE AGENCY SPECIFICATIONS.
14. THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF ANY EXISTING CURBS, GUTTERS, PAVEMENTS, FENCING, WALLS, LIGHTING AND SURROUNDING AREAS THAT ARE NOT NOTED ON THE PLANS TO BE DISTURBED ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE.
15. ALL PLANTER BEDS TO BE MULCHED WITH 1-1/2" RIVER ROCK AT A 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC (OR APPROVED EQUAL).
16. PRIOR TO PLANTING, ALL SITES FOR PLANTING SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET AT A MINIMUM DEPTH OF 6".
17. PRIOR TO PLANTING THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
18. THERE SHALL BE A ONE (1) YEAR MAINTENANCE AND WARRANTY PERIOD FROM TIME OF FINAL ACCEPTANCE. LANDSCAPE MAINTENANCE: ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN A ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANT TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH ROCK MULCH OR DECORATIVE ROCKS, OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND TO BE IN AN UNHEALTHY, DAMAGED, IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD.
19. A FINAL SITE WALK INSPECTION IS REQUIRED AT THE END OF THE LANDSCAPE MAINTENANCE PERIOD PRIOR TO FINAL PROJECT ACCEPTANCE.
20. A MINIMUM 3'-0" CLEAR ZONE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND SHALL NOT BE OBSTRUCTED.
21. TREES WITHIN THIS DEVELOPMENT, WHEN FULLY MATURE, SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-6".
22. ALL LANDSCAPE TO BE IRRIGATED BY WATER EFFICIENT AUTOMATION IRRIGATION SYSTEM. SYSTEM TO BE A DESIGN BUILD SYSTEM.
    SYSTEM WILL INCLUDE:
    - A RAIN SENSOR WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE.
    - A DRIP, SUB-SURFACE, BUBBLER OR LOW VOLUME IRRIGATION SYSTEM FOR ALL PLANTINGS STRIPS LESS THAN 8' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUNDCOVER.
22. AN IRRIGATION CLOCK WITH REMOTE CONTROL WHICH ALLOWS PROGRAMMING TO MEET THE DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING ON PLAN.
23. STEEL EDGER TO BE INSTALLED IN ALL AREAS WHERE 1-1/2" RIVER ROCK MEETS FOOTHILLS SEED MIX (SEE LP-04, DETAIL A), EXCEPT WHERE BEDS ARE ADJACENT TO HARD SURFACE.



NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN–BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.
3. INSTALL PER TOWN OF CASTLE ROCK STANDARD DETAIL LS-1

A TREE PLANTING
NTS

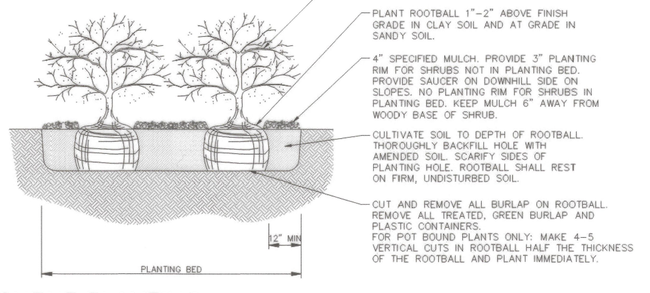


NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN–BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.
3. INSTALL PER TOWN OF CASTLE ROCK STANDARD DETAIL LS-2

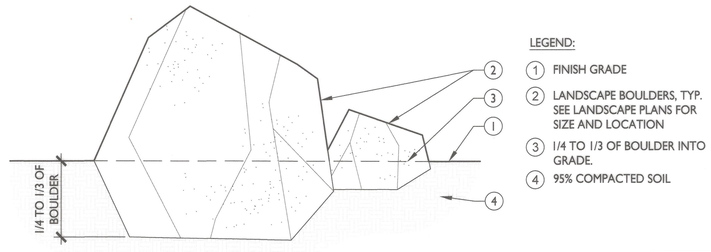
B TREE PLANTING ON SLOPE
NTS

NOTES:
* REMOVE DEAD OR BROKEN BRANCHES.
* KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
* DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

* INSTALL PER TOWN OF CASTLE ROCK STANDARD DETAIL LS-3



C SHRUB PLANTING
NTS



LEGEND:
1. FINISH GRADE
2. LANDSCAPE BOULDERS, TYP. SEE LANDSCAPE PLANS FOR SIZE AND LOCATION
3. 1/4 TO 1/3 OF BOULDER INTO GRADE.
4. 95% COMPACTED SOIL

D LANDSCAPE BOULDER
NTS

Approval Certificate

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	N/A

LANDSCAPE NOTES AND DETAILS
SHEET NO: 5 OF 10

LIGHT SOLUTIONS
110 E. MAIN ST.
JACKSONVILLE, OR 97530
LAS VEGAS, NV 89102
702-577-1992

rjc
1701 W. CHARLESTON BLVD.
SUITE 610
LAS VEGAS, NV 89102
702-483-6666

HARRIS CONSULTING ENGINEERS
680 E. PILOT RD
SUITE A
LAS VEGAS, NV 89119
702-269-1575

E&A
1160 N. TOWN CENTER DR
SUITE 170
LAS VEGAS, NV 89144
702.946.8195

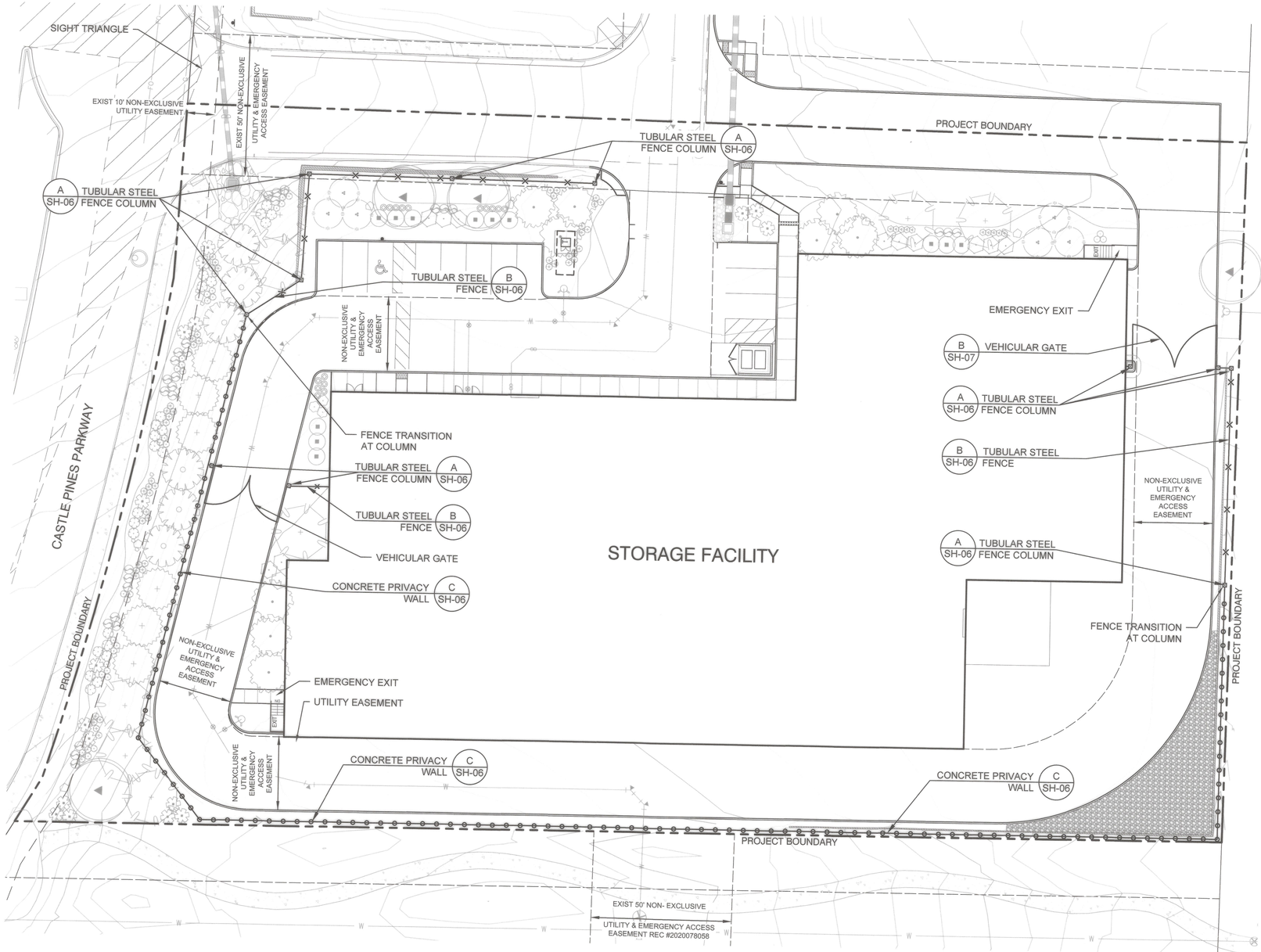
RICK ENGINEERING COMPANY
5690 WEBSTER ST
SUITE 200
ARVADA, CO 80002
303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
LANDSCAPE NOTES & DETAILS

PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOTS 1A & 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT AMENDMENT NO. 1

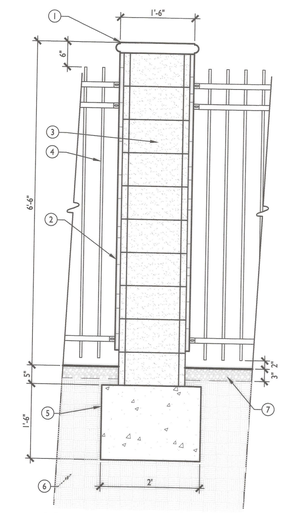
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



FENCING LEGEND		
SYMBOL	FENCE TYPE	DETAIL
	TUBULAR STEEL FENCE	SH-06, DETAIL A & B
	CONCRETE PRIVACY WALL	SH-06, DETAIL C

20 10 0 20
GRAPHIC SCALE: 1"=20'

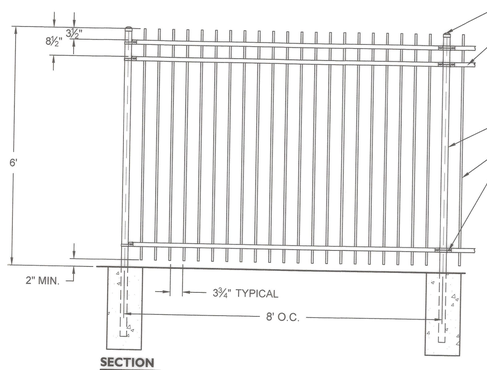
FENCING PLAN



SECTION

A TUBULAR STEEL FENCE COLUMN

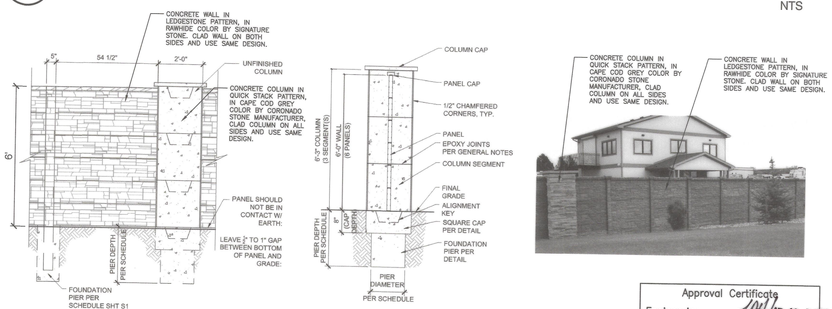
NTS



SECTION

B TUBULAR STEEL FENCE

NTS



SECTION SECTION

NOTE: INSTALL FENCE PER SIGNATURE STONE SPECIFICATIONS, MANUFACTURER WILL NOT PROVIDE ENGINEERED PIER DESIGN. SEE SIGNATURESTONE.COM/COLUMNS-FENCE-SPECIFICATIONS/ FOR INFO. CONTACT NUMBER: 970-351-0270

C CONCRETE PRIVACY WALL

NTS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	n/a

FENCING PLAN
SHEET NO: 6 OF 10

LIGHT SOLUTIONS
110 E. MAIN ST.
JACKSONVILLE, OR 97530
LAS VEGAS, NV 89102
702-577-1992

rjc
1701 W. CHARLESTON BLVD.
SUITE 610
LAS VEGAS, NV 89102
702-483-6666

HARRIS CONSULTING ENGINEERS
680 E. PILOT RD
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LAS VEGAS, NV 89119
702-269-1575

E&A
1160 N. TOWN CENTER DR
SUITE 170
LAS VEGAS, NV 89144
702.946.8195

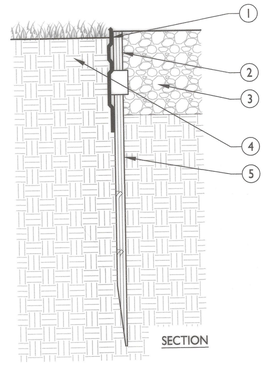
RICK ENGINEERING COMPANY
5690 WEBSTER ST
SUITE 200
ARVADA, CO 80002
303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
FENCING PLAN

PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOTS 1A & 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



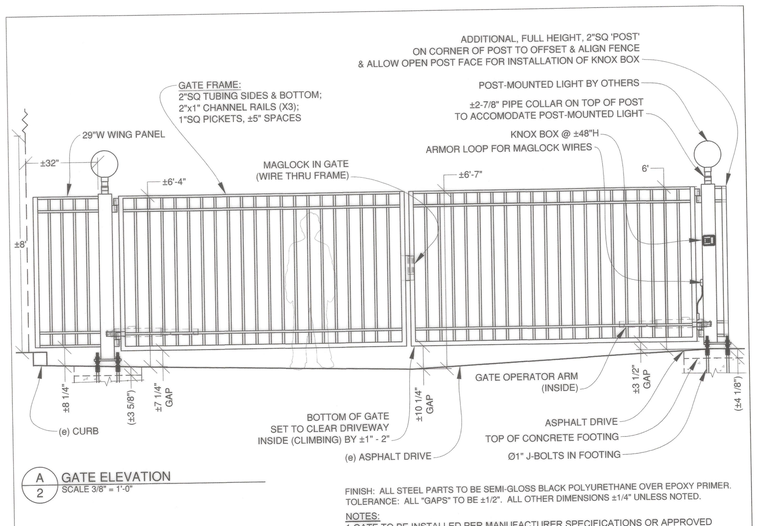
LEGEND:

1. REYERSON INTERLOCKING STEEL EDGER (OR APPROVED EQUAL) GREEN IN COLOR
2. TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7 MM) ABOVE SURFACE MATERIAL
3. MULCH
4. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
5. 12" STEEL METAL STAKES TO LOCK INTO PERFORMED LOOPS ON THE EDGING

NOTES:
A. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

A STEEL EDGER

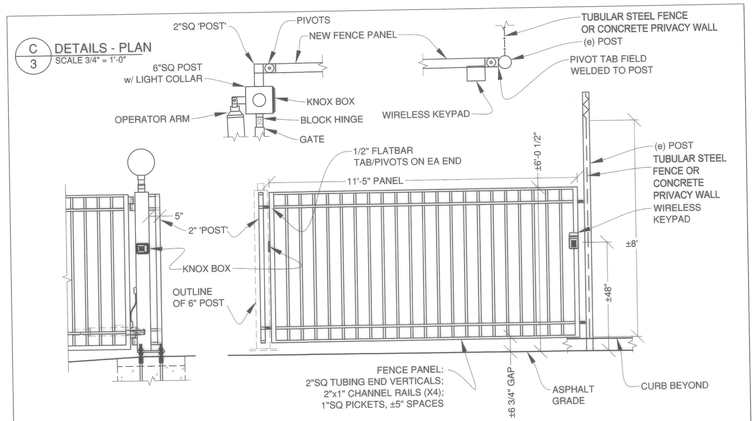
NTS



A/2 GATE ELEVATION
SCALE 3/8" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER. TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.

NOTES:
1.GATE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS OR APPROVED EQUAL.
2. GATE MOTORIZED COMPONENT MANUFACTURER TO BE LIFTMASTER OR APPROVED EQUAL.

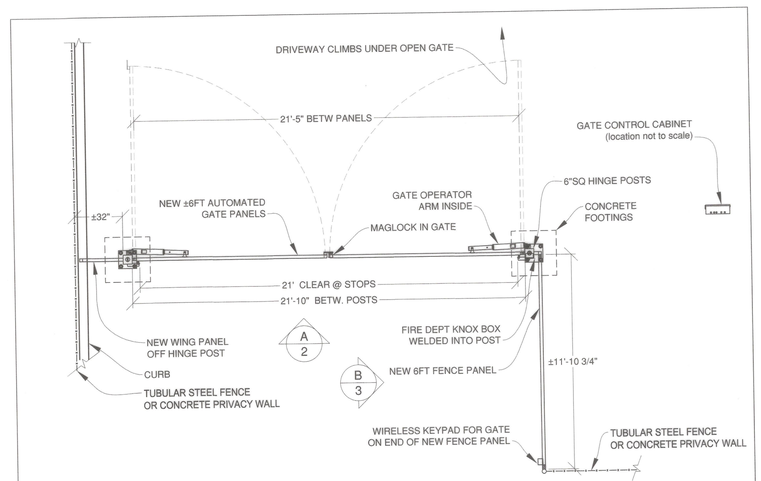


PARTIAL GATE ELEVATION

B/3 FENCE ELEVATION
SCALE 3/8" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER. TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.

NOTES:
1.GATE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS OR APPROVED EQUAL.
2. GATE MOTORIZED COMPONENT MANUFACTURER TO BE LIFTMASTER OR APPROVED EQUAL.



GATE AREA PLAN
SCALE 1/4" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER. TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.

NOTES:
1.GATE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS OR APPROVED EQUAL.
2. GATE MOTORIZED COMPONENT MANUFACTURER TO BE LIFTMASTER OR APPROVED EQUAL.

B VEHICULAR GATE DETAIL

NTS

Approval Certificate	
Engineering	12-19-2024 Initials/Date
Planning	Initials/Date
Owner	12/13 Initials/Date
Lessee	n/a

FENCE AND LANDSCAPE DETAILS

NTS

SHEET NO: 7 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530; LAS VEGAS, NV 89102; 702-577-1992

rjc — 1701 W. CHARLESTON BLVD. SUITE 610 LAS VEGAS, NV 89102 702-483-6666

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575

E&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

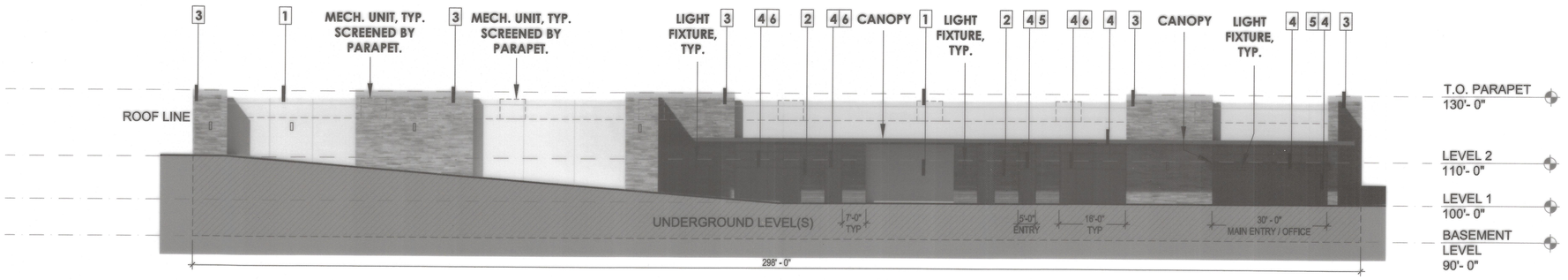
RICK ENGINEERING COMPANY — 5690 WEBSTER ST SUITE 200 ARVADA, CO 80002 303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
FENCE AND LANDSCAPE DETAILS

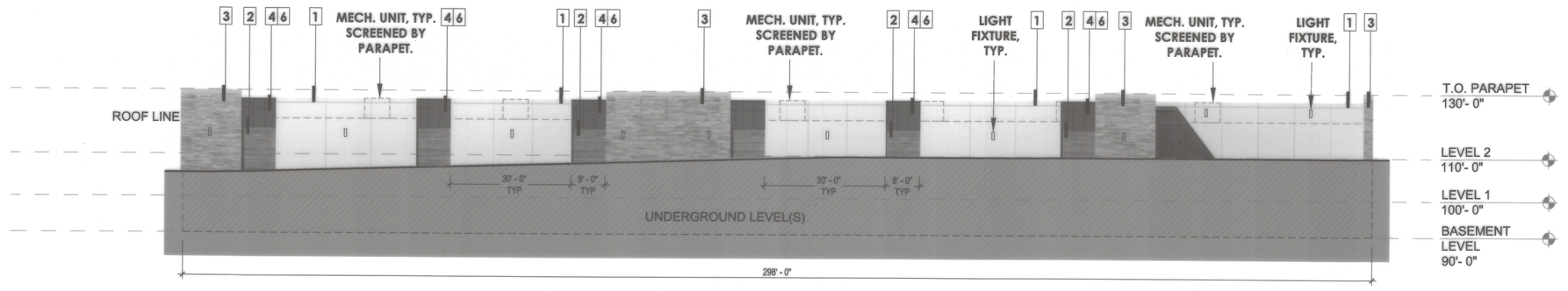
PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOTS 1A + 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO PA2 ACREAGE=2.29 ACRES
SITE IMPROVEMENT PLAN SIP-2023-002



BUILDING ELEVATION - EAST (2)
SCALE: 1/16" = 1'

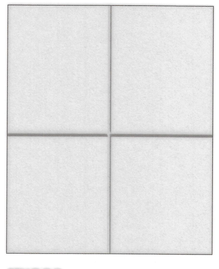


BUILDING ELEVATION - WEST (1)
SCALE: 1/16" = 1'

NOTES:

1. ALL 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 CERTIFICATE OF OCCUPANCY.
2. ALL PARAPET EDGES ARE CAPPED. CAP TO BE PAINTED TO MATCH RESPECTIVE FINISH ON EXTERIOR WALL AS CLOSE AS POSSIBLE.
3. REFER TO DIGITAL PRODUCT SAMPLE BOARD FOR MORE INFORMATION ON MATERIALS.

1



STUCCO
COLOR: DE 6358 VAPOR

2



WOOD PLANKS
MFR: THERMORY
STYLE / COLOR: CLEAR PINE T&G

3



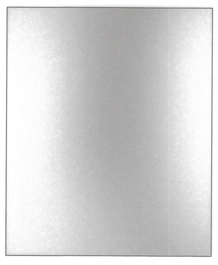
NATURAL STACKED STONE
MFR: DALTILE
STYLE: STACKED STONE
COLOR: GOLDEN SUN

4



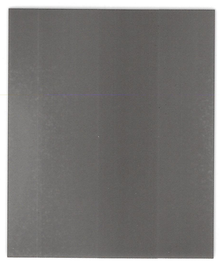
METAL ACCENTS & STOREFRONT
MFR: ARCADIA
STYLE: ANODIZED ALUMINUM
COLOR: DARK BRONZE

5



VISION GLASS

6



SPANDRAL GLASS

Approval Certificate

Engineering	Initials/Date 12-19-2024
Planning	Initials/Date 12-19-24
Owner	Initials/Date
Lessee	N/A

SHEET NO: 8 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992

INNOVA — 1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575

E&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

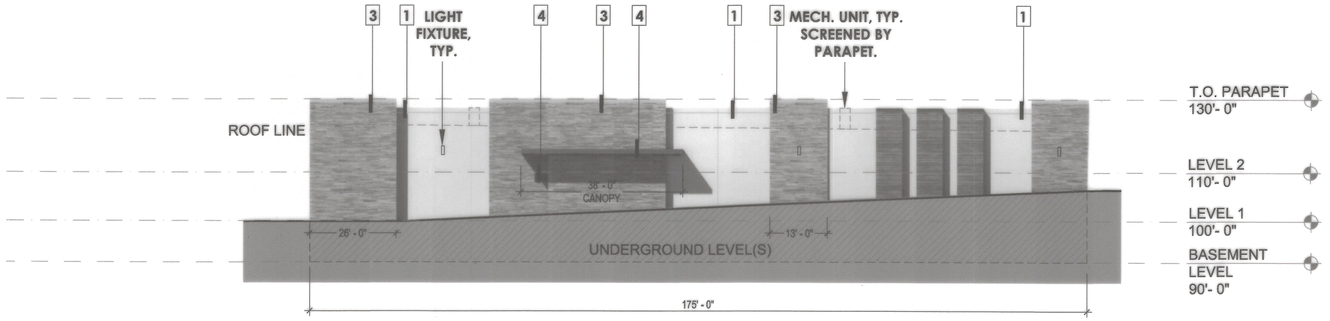
RICK ENGINEERING COMPANY — 8678 CONCORD CENTER DR UNIT 200 ENGLEWOOD, CO 80112 303.537.8020

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

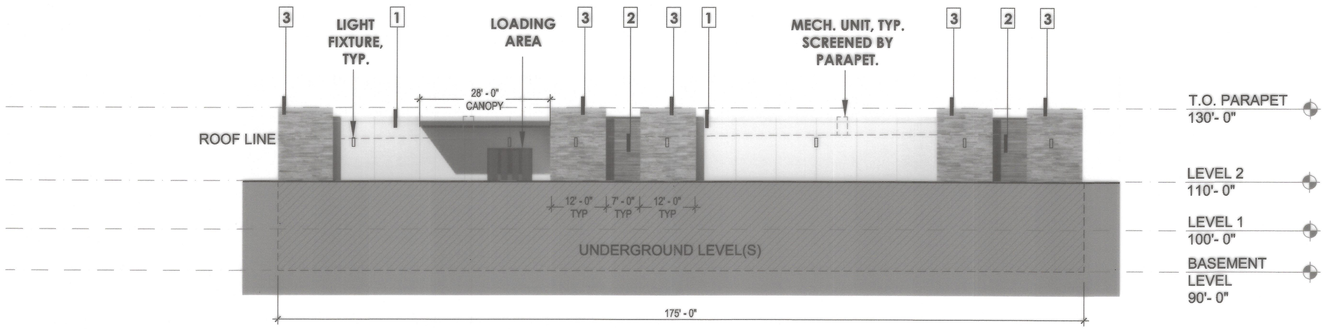
PROJECT NO:
DRAWN BY: KG
SCALE: 1/16" =1'
DATE: 2024-04-11

LOTS 1A + 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA2 ACREAGE=2.29 ACRES
SITE IMPROVEMENT PLAN SIP-2023-002



BUILDING ELEVATION - NORTH (4)
SCALE: 1/16" = 1'

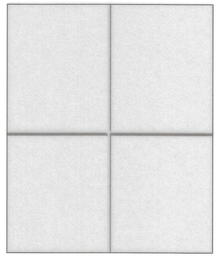


BUILDING ELEVATION - SOUTH (3)
SCALE: 1/16" = 1'

NOTES:

1. ALL 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 CERTIFICATE OF OCCUPANCY.
2. ALL PARAPET EDGES ARE CAPPED. CAP TO BE PAINTED TO MATCH RESPECTIVE FINISH ON EXTERIOR WALL AS CLOSE AS POSSIBLE.
3. REFER TO DIGITAL PRODUCT SAMPLE BOARD FOR MORE INFORMATION ON MATERIALS.

1



STUCCO
COLOR: DE 6358 VAPOR

2



WOOD PLANKS
MFR: THERMORY
STYLE / COLOR: CLEAR PINE T&G

3



NATURAL STACKED STONE
MFR: DALTILE
STYLE: STACKED STONE
COLOR: GOLDEN SUN

4



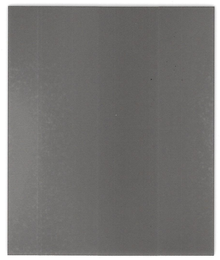
METAL ACCENTS & STOREFRONT
MFR: ARCADIA
STYLE: ANODIZED ALUMINUM
COLOR: DARK BRONZE

5



VISION GLASS

6



SPANDRAL GLASS

Approval Certificate

Engineering	Initials/Date 12-19-2024
Planning	Initials/Date
Owner	Initials/Date
Lessee	n/a

SHEET NO: 9 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992

INNOVA ENGINEERING — 1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575

EV&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

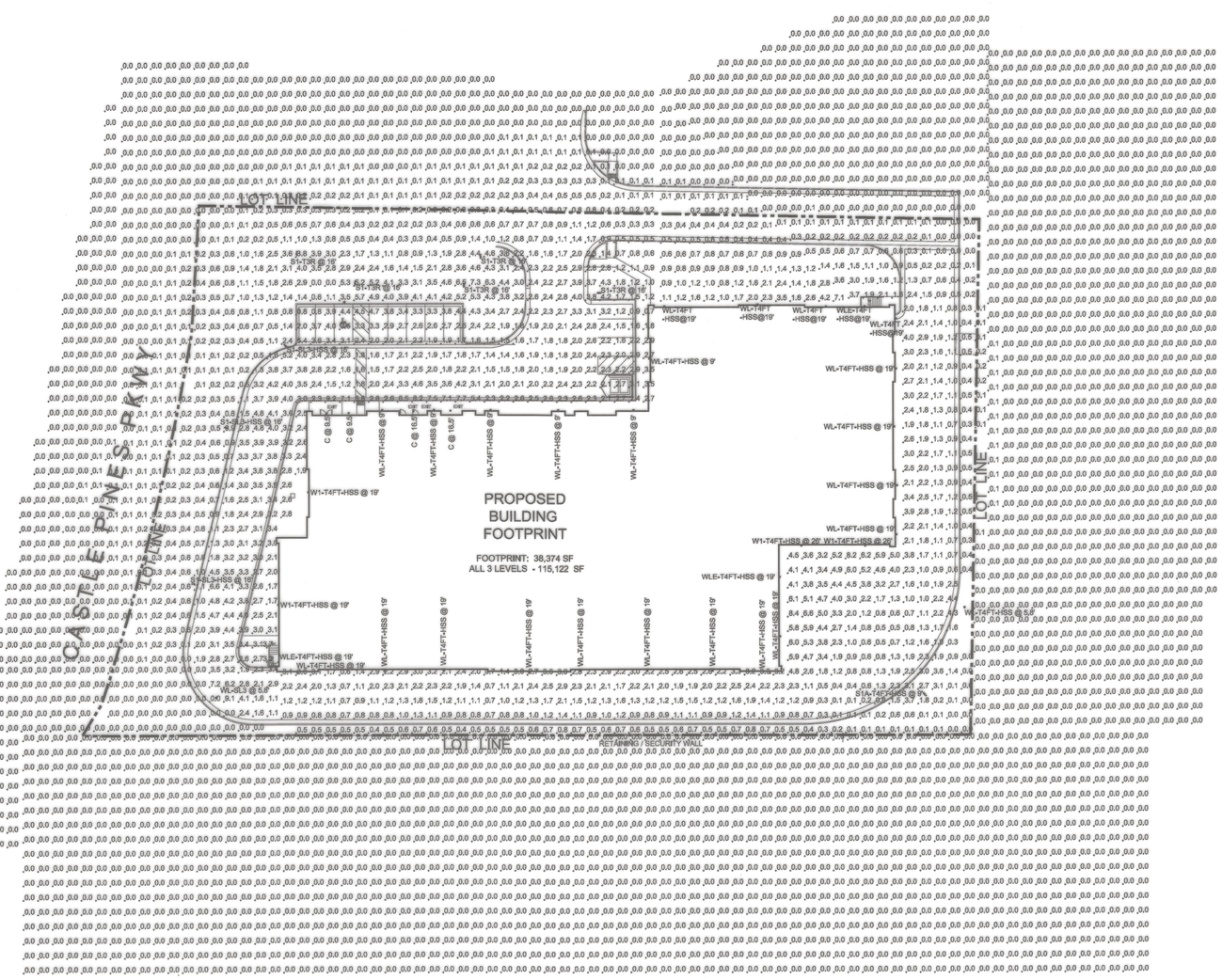
RICK ENGINEERING COMPANY — 8678 CONCORD CENTER DR UNIT 200 ENGLEWOOD, CO 80112 303.537.8020

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

PROJECT NO:	SCALE: 1/16" =1'
DRAWN BY: KG	DATE: 2024-04-11

LOTS 1A + 2A LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA2 ACREAGE=2.29 ACRES
SITE IMPROVEMENT PLAN SIP-2023-002



GENERAL NOTES

A. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARD FOR DISABILITY GLARE.

B. ALL PROVIDED EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TYPE.

C. LIGHTING, OTHER THAN SECURITY LIGHTING, SHALL BE TURNED OFF WITHIN ONE HOUR OF THE END OF BUSINESS AND REMAIN TURNED OFF UNTIL ONE HOUR PRIOR TO COMMENCEMENT OF BUSINESS.

D. THE LIGHTING CONTROL PANEL SHALL ONLY OPERATE EXTERIOR LIGHTS FROM DUSK TO DAWN. CONTROL IS ACHIEVED BY A 24 HOUR ASTRONOMICAL DIGITAL TIMECLOCK AND PHOTOCELL.

E. EXTERIOR WALL MOUNTED AND POLE MOUNTED LIGHTS SHALL OPERATE HAVE INTEGRAL MOTION SENSORS THAT DIM THE OUTPUT TO 50% AFTER 20 MINUTES WHERE NO MOTION IS DETECTED.

F. THE HEIGHTS LISTED ON THESE PLANS FOR POLE MOUNTED LIGHTS ARE RELATIVE TO FINISHED GRADE.

F.A. EX: 16' ABOVE FINISHED GRADE.

G. THE HEIGHTS LISTED ON THESE PLANS FOR CMU WALL / FENCE MOUNTED LIGHTS ARE RELATIVE TO FINISHED GRADE.

G.A. EX: 5.8' ABOVE FINISHED GRADE (6' WALL/FENCE HEIGHT).

H. THE HEIGHTS LISTED ON THESE PLANS FOR BUILDING MOUNTED LIGHTING ARE RELATIVE TO THE LOWEST GRADE OF THE BUILDING AT THE EAST ENTRANCE (MAIN LEVEL). THE GRADE LEVEL AROUND THE WEST AND SOUTH OF THE BUILDING IS 10' ABOVE THE MAIN LEVEL.

H.A. EX1: BLDG MOUNTED LIGHT ON EAST LISTED AT 9'; 9' ABOVE FINISHED GRADE.

H.B. EX2: BLDG MOUNTED LIGHT ON WEST/SOUTH LISTED AT 19' IS 9' ABOVE FINISHED GRADE.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, THE CITY OF CASTLE PINES SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL CITY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUT OFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTIONS OF THE CITY OF CASTLE PINES ZONING ORDINANCE. PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

LIGHTING FIXTURE SCHEDULE

QTY	TAG	TYPE CCT LUMENS	WATTS	LLF	FINISH	MTG. HT.	IES TYPE	Cutoff	DESCRIPTION	MFG & CAT NO.
4	C	LED 3000K 1500 LM	15	1	SPECULAR CLEAR	PER PLANS CANOPY	N/A	-	6" RECESSED DOWNLIGHT, INSTALLED IN CANOPY	COOPER HO6-15-D010-HM6-0525-830-61-WD
1	S1A-T4FT-HSS	LED 3000K 2848 LM	33	1.0	BRONZE	9' POLE	IV (FORWARD THROW)	FULL CUTOFF	POLE MTD. 9' OAH, ON 2.5' BASE, WITH HOUSE SIDE SHIELD & INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1A 830 U T4FT BZ HSS MS/DIM-L20 FSIR-100
3	S1-SL3-HSS	LED 3000K 4767 LM	57	1.0	BRONZE	16' POLE	III (SPILL CTRL)	FULL CUTOFF	POLE MTD. 16' OAH, ON 2.5' BASE, WITH HOUSE SIDE SHIELD & INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1C 830 U SL3 BZ HSS MS/DIM-L20 FSIR-100
5	S1-T3R	LED 3000K 5785 LM	57	1.0	BRONZE	16' POLE	III (ROAD WAY)	FULL CUTOFF	POLE MTD. 16' OAH, ON 2.5' BASE, INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1C 830 U T3R BZ MS/DIM-L20 FSIR-100
5	W1-T4FT-HSS	LED 3000K 6464 LM	57	1.0	BRONZE	PER PLANS WALL MTD.	IV (FORWARD THROW)	FULL CUTOFF	WALL MTD. WITH INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1C 830 U T4FT BZ HSS MS/DIM-L20 FSIR-100
3	WLE-T4FT-HSS	LED	20.1	1.0	BRONZE	PER PLANS WALL MTD.	IV (FORWARD THROW)	FULL CUTOFF	WALL MTD. 9' MAN DOOR EMERGENCY EGRESS FIXTURE, WITH INTEGRAL MOTION DIMING SENSOR	COOPER ISW SA1A 830 U T4FT BZ HSS MS/DIM-LXX FSIR-100-CBP
1	WL-SL3	LED	20.1	1.0	BRONZE	PER PLANS WALL MTD.	III (SPILL CTRL)	FULL CUTOFF	WALL MTD. WITH INTEGRAL MOTION DIMING SENSOR	COOPER ISW SA1A 830 U SL3 BZ MS/DIM FSIR-100
7	WL-T4FT-HSS	LED 3000K 2722 LM	20.1	1.0	BRONZE	PER PLANS WALL MTD.	IV (FORWARD THROW)	FULL CUTOFF	WALL MTD. WITH INTEGRAL MOTION DIMING SENSOR	COOPER ISW SA1A 830 U T4FT BZ HSS MS/DIM-LXX FSIR-100

STATISTICS

East Beyond Property Line
Average 0.0 fc
Maximum 0.2 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A

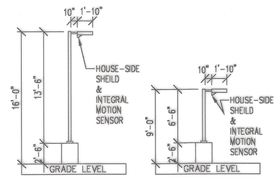
East Public Area
Average 1.3 fc
Maximum 9.2 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A

North Beyond Property Line
Average 0.0 fc
Maximum 0.2 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A

South Beyond Property Line
Average 0.0 fc
Maximum 0.0 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A

West Beyond Property Line
Average 0.0 fc
Maximum 0.0 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A

West Secure Driveway
Average 1.5 fc
Maximum 9.1 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A



POLE ELEVATIONS 2

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

Approval Certificate	
Engineering	12-19-2024 Initials/Date
Planning	12-19-24 Initials/Date
Owner	Initials/Date
Lessee	N/A

ELECTRICAL SITE PLAN - PHOTOMETRIC CALCULATIONS 1

SCALE: 1" = 30'-0"

SHEET NO: 10 OF 10

LIGHT SOLUTIONS
110 E. MAIN ST.
JACKSONVILLE, OR 97530
LAS VEGAS, NV 89102
702-577-1992

INNOVA ENGINEERING
1432 S. JONES BLVD.
LAS VEGAS, NV 89146
702-220-6640

HARRIS CONSULTING ENGINEERS
680 E. PILOT RD
SUITE A
LAS VEGAS, NV 89119
702-269-1575

E&A
1160 N. TOWN CENTER DR
SUITE 170
LAS VEGAS, NV 89144
702.946.8195

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
UNIT 200
ENGLEWOOD, CO 80112
303.537.8020

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

PROJECT NO:
DRAWN BY: AYDAN GAGARING
SCALE: AS NOTED
DATE: 2024-04-11

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 (A)

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO. PA 2 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002

OWNER:
CP COMMERCIAL, LLC
8678 CONCORD CENTER DRIVE UNIT 200
ENGLEWOOD, CO 80112
PHONE: 303.525.2683
CONTACT: BRYAN HORAN

DEVELOPER:
VENTANA CAPITAL, INC.
8678 CONCORD CENTER DR
ENGLEWOOD, CO 80112
PHONE: 303.340.7006
CONTACT: DARWIN HORAN

ARCHITECT:
EV&A ARCHITECTS
1160 N. TOWN CENTER DR. SUITE 170
LAS VEGAS, NV 89144
PHONE: 702.946.8195
CONTACT: KURT WALDEN

ENGINEER:
RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: TROY BALES, PE

SURVEYOR:
RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE: 303.423.6036
CONTACT: ROBERT HENNESSY, PLS

LANDSCAPE ARCHITECT:
RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE: 303.423.6036
CONTACT: KIM S. NELSON, PLA

LIGHTING:
LIGHT SOLUTIONS
110 E. MAIN ST.
JACKSONVILLE, OR 97530
PHONE: 702–577–1992
CONTACT: KEN REYNAR

LEGAL DESCRIPTION:
LOTS 1A AND 2A
LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 1
RECEPTION NO. 2022055309
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE BENCHMARK & BASIS OF BEARING:
BENCHMARK: CHISELED "X" ON TOP OF THE INLET LOCATED ON THE SOUTH SIDE OF CASTLE PINES PARKWAY 400' WEST OF LAGAE RD.
NAVD 88 (GPS RTN AND GEIOD 12B DERIVED)=6438.37'

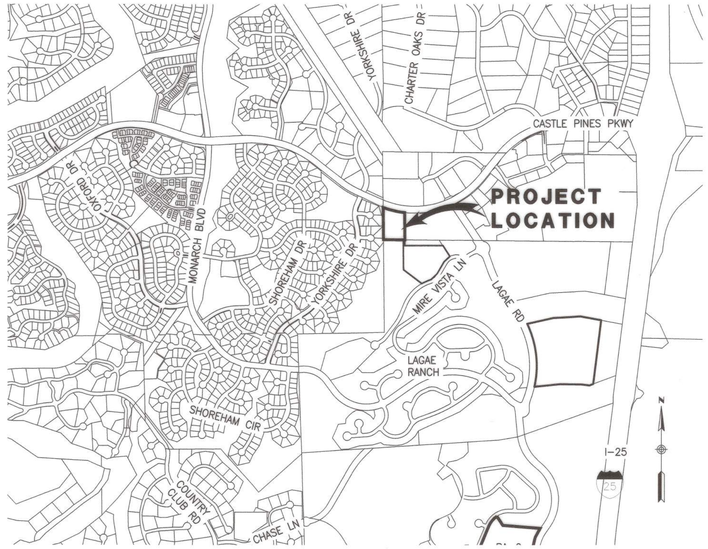
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, ASSUMED TO BEAR NORTH 00°36'30" WEST A DISTANCE OF 2521.82 FEET.

ZONING COMPARISON		
ZONING	PARKWAY PLAZA PD	
PLANNING AREA	PA 2	
USE AREA	COMMERCIAL 1	
ITEM	REQUIREMENT	PROVIDED
PRINCIPAL USES	VARIOUS COMMERCIAL USES INCLUDING SELF STORAGE-INDOOR	SELF STORAGE-INDOOR ONLY
MINIMUM LOT AREA	0.6 ACRES	2.29 ACRES (99,675 SQ FT)
BUILDING GROSS FLOOR AREA	N/A	115,122 SQ FT
FLOOR AREA RATIO	N/A	1.15
UNITS	N/A	853
BUILDING HEIGHT	30-FEET	30-FEET
MINIMUM SETBACK TO STREETS (SUPERSEDES SETBACKS to LOT LINES)	20-FEET TO CASTLE PINES PARKWAY	61-Feet (North)
	20-FEET TO LAGAE ROAD	N/A
MINIMUM SETBACK TO PA 1 BOUNDARY	10-FEET TO PA 1 BOUNDARY	31-FEET (WEST)
MINIMUM SETBACK TO LOT LINES	0-FEET FRONT	43-FEET (EAST)
	0-FEET REAR	N/A
	0-FEET SIDE	38-FEET (SOUTH)
MINIMUM PARKING	FOR MINI STORAGE: 1 SPACE PER 100 UNITS PLUS 1 SPACE PER EMPLOYEE	TOTAL PROVIDED = 11 PARKING SPACES
		TOTAL MIN REQUIRED = 10
		(853 UNITS/100 = 9 PARKING SPACES; 1 EMPLOYEES = 1 PARKING SPACES)
MAXIMUM PARKING	NO GREATER THAN 10% OF THE MINIMUM PARKING REQUIREMENT	TOTAL MAX REQUIRED = 11
		(10% x 10 = 1)
MINIMUM ADA PARKING	FOR 1 TO 25 TOTAL PARKING SPACES: 1 ADA SPACE	PROVIDED = 1
		REQUIRED = 1

NOTE:
SEE LLV–2024–001 FOR ASSOCIATED REPLAT

HOURS OF OPERATION:
HOURS OF OPERATION OF THIS FACILITY SHALL BE LIMITED TO THE HOURS BETWEEN 6:00 A.M. AND 9:00 P.M.

(A)
PURPOSE STATEMENT:
THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO AMEND SIP-2023-002 BY MAKING MINOR MODIFICATIONS TO THE BUILDING ELEVATIONS PER THE MINOR MODIFICATION AFFIDAVIT. THIS MINOR MODIFICATION, TOGETHER WITH SIP-2023-002 MAKE UP THE ENTIRETY OF THE APPROVED SITE IMPROVEMENT PLAN.



LOCATION MAP
SCALE 1"=1000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING AND DRAINAGE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE NOTES AND DETAILS
6	FENCING PLAN
7	FENCE AND LANDSCAPE DETAILS
8	BUILDING ELEVATIONS
9	BUILDING ELEVATIONS
10	PHOTOMETRICS LAYOUT

APPROVAL CERTIFICATE:
THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCRODANCE WITH CITY OF CASTLE PINES REGULATIONS.

CITY ENGINEER — DATE 12/19/2024

COMMUNITY DEVELOPMENT DIRECTOR — DATE 12-19-24

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEAS FROM THE DATE OF SIP APPROVAL, 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 SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID
- ACCEPTANCE OF THE SITE CONSTRUCTION DRAWINGS BY CITY ENGINEER SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMIT. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HERON 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.

CP COMMERCIAL LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
PRINTED NAME Darwin Horan
TITLE: Manager
DATE: 12/3/24

STATE OF COLORADO)
) SS
COUNTY OF Douglas)

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2024, BY Darwin Horan
AS manager OF CP COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 11.13.2028
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ALANA WESTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204039896
MY COMMISSION EXPIRES NOVEMBER 13, 2028

(A)
SIP MINOR MODIFICATION AFFIDAVIT

SIP MINOR-2025-002 is hereby modified this _____ day of _____, 2025. the modification(s) noted below have been initialed by the Community Development Director on the applicable sheet.

Modifications:

Sheets 8, 9 of 10:

1. Overall parapet height was lowered due to maximum allowed structural parapet height. Articulation of parapet along facade was adjusted to accommodate for changes while maintaining the feel and look of the project.

2. Exterior egress stairs added at (2) locations, refer to East and North Elevations. Location of stairs chosen due to grade constraints and available space throughout site. Stairs could not have been placed along West or South sides of the building as they would have encroached into the required 20'-0" fire access lane.

3. Light fixture locations revised to be consistent with approved photometric plans.

_____ _____
Community Development Director Date

COVER SHEET
SHEET NO: 1 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992
INNOVA TECHNOLOGIES — 1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640
HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575
EV&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195
RICK ENGINEERING COMPANY — 8678 CONCORD CENTER DR UNIT 200 ENGLEWOOD, CO 80112 303.537.8020

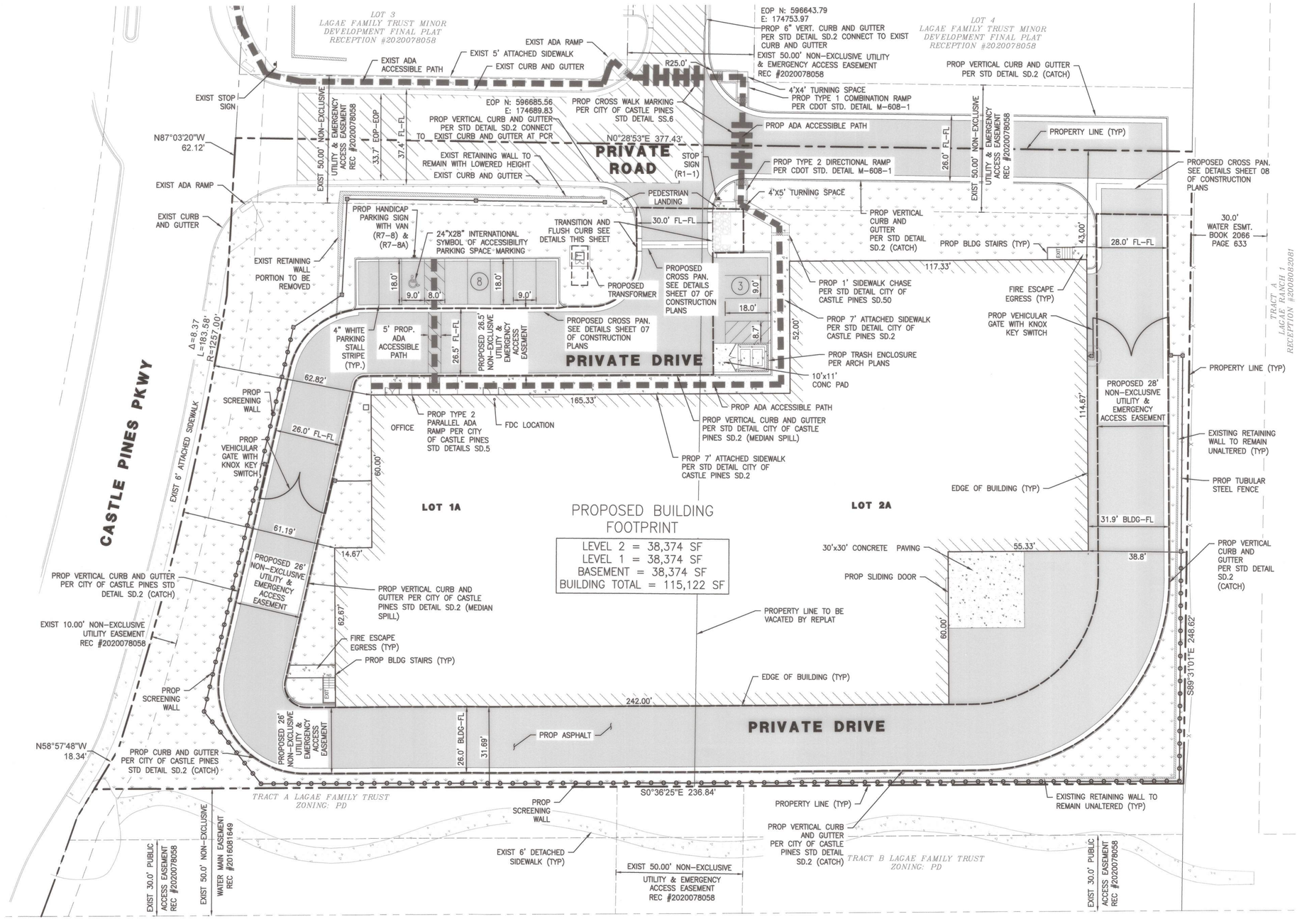
CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

PROJECT NO:	2257	SCALE:	NTS
DRAWN BY:	MG/BG/DL	DATE:	11/06/2024

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LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 A

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA 2 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ADA ACCESSIBLE PATH
- PROP SCREENING WALL
- PROP TUBULAR STEEL FENCE
- PROP LANDSCAPE AREA
- PROP CONCRETE AREA
- EXIST ASPHALT
- PROP ASPHALT

N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

Approval Certificate

Engineering	Initials/Date	12-19-2024
Planning	Initials/Date	12-19-24
Owner	Initials/Date	
Lessee		n/a

SITE PLAN
SHEET NO: 2 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992

INNOVA TECHNOLOGIES — 1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575

EV&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

RICK ENGINEERING COMPANY — 8678 CONCORD CENTER DR UNIT 200 ENGLEWOOD, CO 80112 303.537.8020

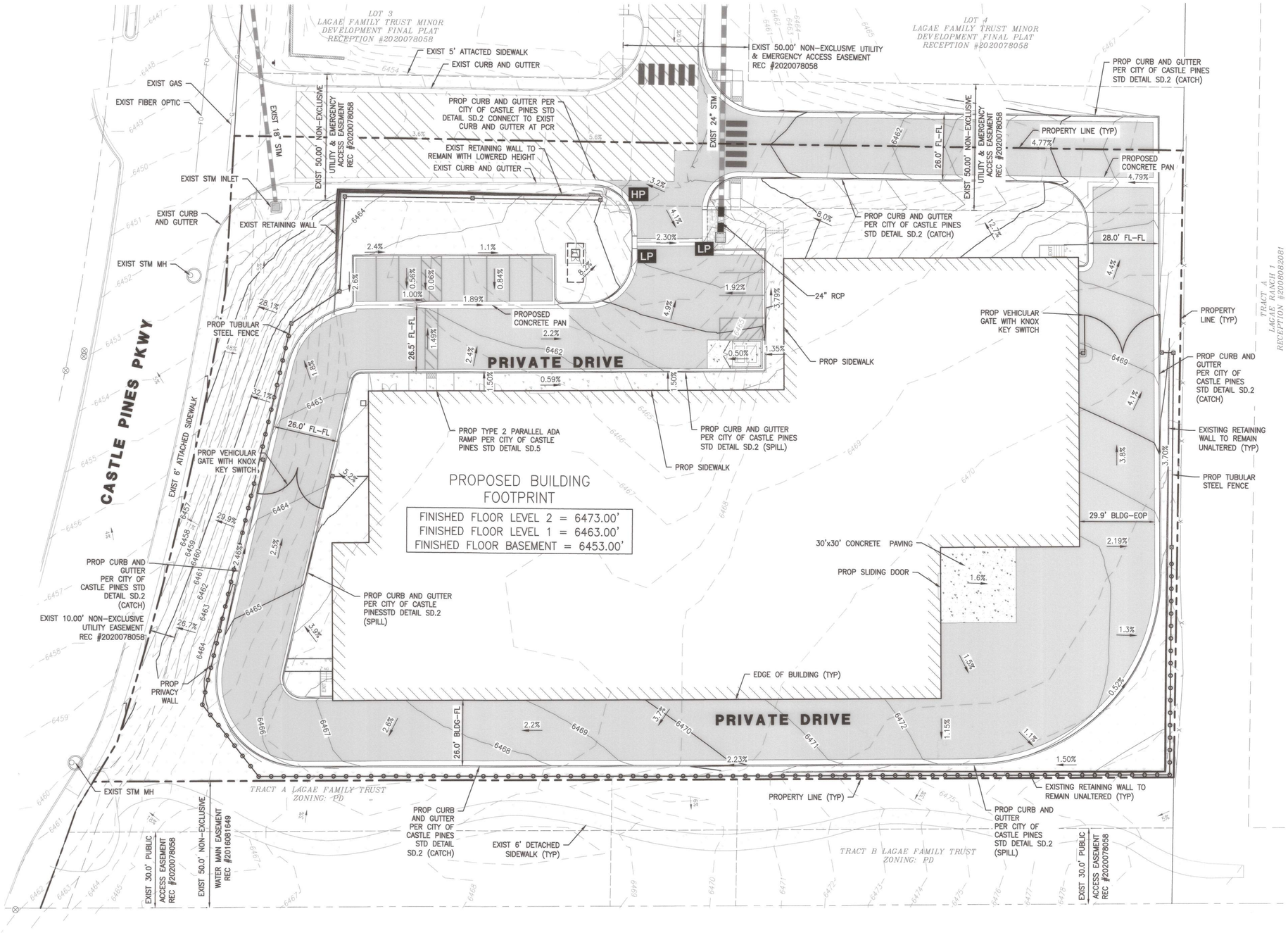
CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
SITE PLAN

PROJECT NO:	2257	SCALE:	1"=20'
DRAWN BY:	MG/BG/DL	DATE:	11/06/2024

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LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 A

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA 2 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EXIST EASEMENT
- EXIST MAJOR CONTOUR 6400
- PROP MAJOR CONTOUR 6400
- EXIST STORM SEWER
- PROP STORM SEWER
- PROP SAWCUT LINE
- EXIST ASPHALT
- PROP ASPHALT
- PROP HIGH POINT HP
- PROP LOW POINT LP

GRADING NOTES

1. ALL GRASS FLOWLINES ARE 2% UNLESS OTHERWISE NOTED.
2. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY PER AASHTO T–99 (STANDARD PROCTOR) AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
4. CONTRACTOR TO GRADE TO A DEPTH BELOW TOPSOIL, LANDSCAPING MULCH (SHREDDED MULCH & ROCK COBBLE, ETC.) AND RIP–RAP TO ALLOW THE TOP OF MATERIALS TO BE AT THE FINISHED GRADES AS SHOWN. REF: LANDSCAPE PLANS
5. ALL FILL MATERIAL AND PLACEMENT OF FILL BELOW THE PROPOSED BUILDINGS TO STRUCTURAL/ENGINEERED FILL SHOULD CONSIST OF APPROVED MATERIALS THAT ARE FREE OF ORGANIC MATTER AND DEBRIS. FROZEN MATERIAL SHOULD NOT BE USED, AND FILL SHOULD NOT BE PLACED ON A FROZEN SUBGRADE. EACH PROPOSED FILL MATERIAL TYPE SHOULD BE SAMPLED AND EVALUATED BY THE GEOTECHNICAL ENGINEER PRIOR TO ITS DELIVERY AND/OR USE.
6. IMPORTED STRUCTURAL/ENGINEERED FILL REQUIRED BELOW FOUNDATIONS, COLUMNS, INTERIOR/EXTERIOR CONCRETE SLABS AND FOR EXTERIOR WALL BACKFILL SHOULD CONSIST OF A GRANULAR PIT RUN MATERIAL, OR CONFORM TO THE GRADATION CRITERIA. ADDITIONALLY, THE MATERIAL SHOULD BE SUBMITTED TO THE PROJECT GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
7. TOPSOIL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

GRAPHIC SCALE: 1"=20'

Approval Certificate

Engineering	Initials/Date	12-19-2024
Planning	Initials/Date	12-19-24
Owner	Initials/Date	
Lessee		N/A

GRADING AND DRAINAGE PLAN
SHEET NO: 3 OF 10

LIGHT SOLUTIONS	110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992	INNOVA TECHNOLOGIES	1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640	HARRIS CONSULTING ENGINEERS	680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575	E&A	1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
UNIT 200
ENGLEWOOD, CO 80112
303.537.8020

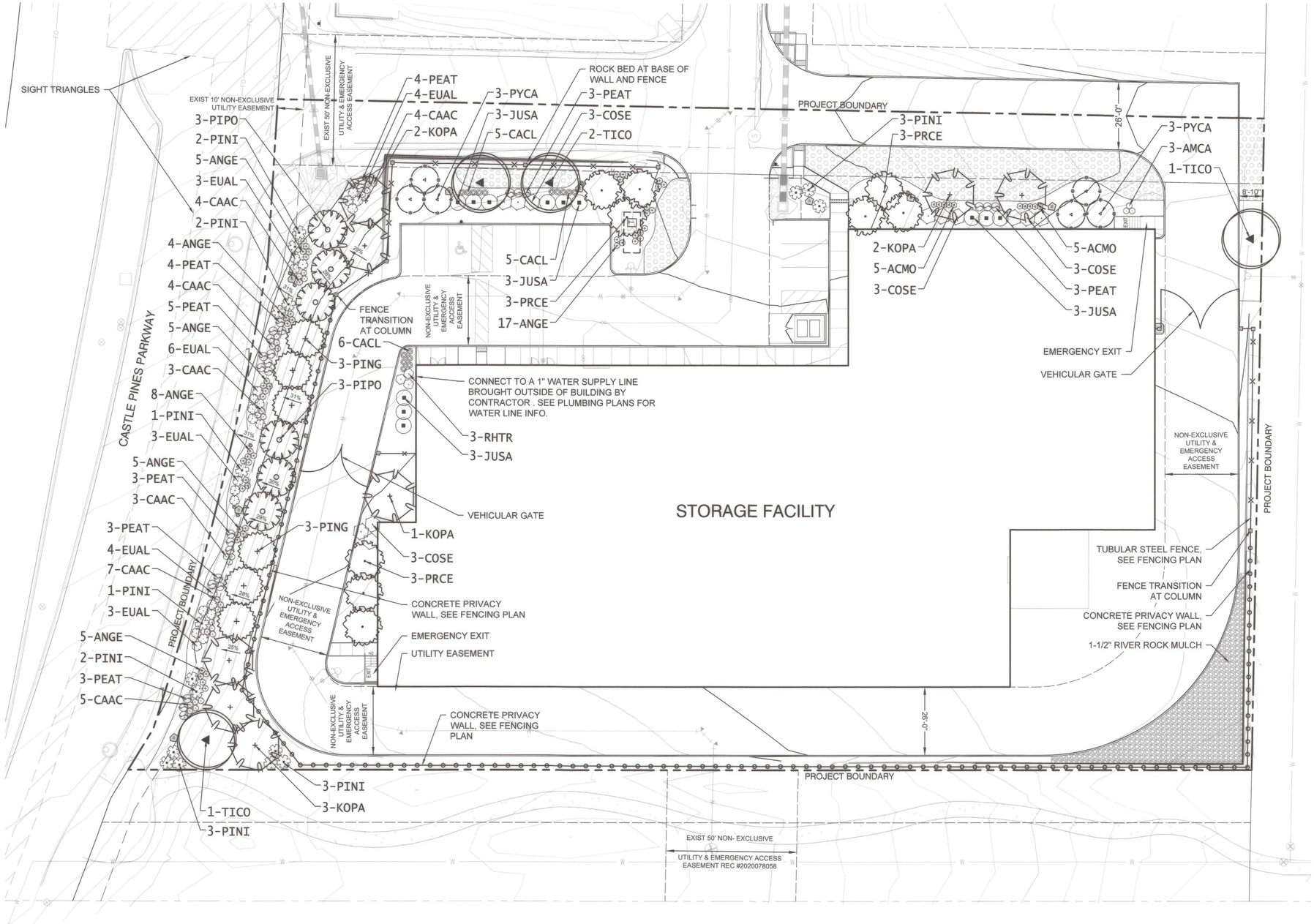
CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

PROJECT NO:	2257	SCALE:	1"=20'
DRAWN BY:	MG/BG/DL	DATE:	11/06/2024

C:\RICK\Projects\002000\2257_LogaeStorage\Civil\Plans\2257_SITE – GRD.dwg – plotted by: bgustafson ON 2024–11–14 @ 14:34 – ctb:rec_ncs_v2.ctb – © 2024 Rick Engineering Company

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 A

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



GENERAL LANDSCAPE NOTES

1. 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.
2. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
3. ALL PLANTER BEDS TO BE MULCHED WITH 1-1/2" RIVER ROCK AT A 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC (OR APPROVED EQUAL).
4. STEEL EDGER TO BE INSTALLED IN ALL AREAS WHERE ROCK MULCH IS ADJACENT TO NATIVE GRASS (SEE LP-04, DETAIL A)

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	KOPA	8	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	TICO	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	PING	6	PINUS NIGRA	AUSTRIAN PINE
	PIPO	6	PINUS PONDEROSA	PONDEROSA PINE
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	PRCE	9	PRUNUS CERASIFERA	PURPLE LEAF PLUM
	PYCA	6	PYRUS CALLERYANA	CHANTICLEER PEAR
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	ACMO	10	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW
	AMCA	3	AMORPHA CANESCENS	LEADPLANT
	CACL	16	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA
	COSE	12	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD
	EUAL	23	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH
	PEAT	28	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
	RHTR	3	RHUS TRILOBATA	THREE-LEAF SUMAC
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	JUSA	12	JUNIPERUS SABINA	SAVIN JUNIPER
	PINI	17	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE
PERENNIALS & ORNAMENTAL GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	ANGE	49	ANDROPOGON GERARDII	BIG BLUESTEM
	CAAC	30	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS

GROUND COVER LEGEND

FOOTHILLS	FOOTHILLS SEED MIX
	1-1/2" RIVER ROCK

LANDSCAPE BOULDER LEGEND

SYMBOL	SIZE	DETAIL
A	1'-6" X 1'-6"	SH-05, DETAIL D
B	2'-5" X 3'-0"	SH-05, DETAIL D

FENCING LEGEND

SYMBOL	FENCE TYPE	DETAIL
	TUBULAR STEEL FENCE	SH-06, DETAIL A & B
	CONCRETE PRIVACY WALL	SH-06, DETAIL C

Approval Certificate

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	n/a

GRAPHIC SCALE: 1"=20'

LANDSCAPE PLAN

LANDSCAPE PLAN
SHEET NO: 4 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992

rjc — 1701 W. CHARLESTON BLVD. SUITE 610 LAS VEGAS, NV 89102 702-483-6666

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575

EXRA — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

RICK ENGINEERING COMPANY — 5690 WEBSTER ST SUITE 200 ARVADA, CO 80002 303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
LANDSCAPE PLAN

PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 (A)

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	KOPA	8	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	B&B	NO
	TICO	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	NO
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	PING	6	PINUS NIGRA	AUSTRIAN PINE	6` HT.	B&B	NO
	PIPO	6	PINUS PONDEROSA	PONDEROSA PINE	6` HT.	B&B	NO
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	PRCE	9	PRUNUS CERASIFERA	PURPLE LEAF PLUM	1.5" CAL.	B&B	NO
	PYCA	6	PYRUS CALLERYANA	CHANTICLEER PEAR	1.5" CAL.	B&B	NO
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	ACMO	10	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	5 GAL.	CONTAINER	NO
	AMCA	3	AMORPHA CANESCENS	LEADPLANT	5 GAL.	CONTAINER	NO
	CACL	16	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	5 GAL.	CONTAINER	NO
	COSE	12	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD	5 GAL.	CONTAINER	NO
	EUAL	23	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	CONTAINER	NO
	PEAT	28	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	CONTAINER	NO
	RHTR	3	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL.	CONTAINER	NO
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	JUSA	12	JUNIPERUS SABINA	SAVIN JUNIPER	5 GAL.	CONTAINER	NO
	PINI	17	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	5 GAL.	CONTAINER	NO
PERENNIALS & ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HIGH-WATER-USE
	ANGE	49	ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	CONTAINER	NO
	CAAC	30	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONTAINER	NO

FOOTHILLS SEED MIX

20%	ANNUAL RYEGRASS
15%	SLENDER WHEATGRASS
12%	CRESTED WHEATGRASS
10%	MOUNTAIN BROME
10%	HARD FESCUE
10%	CANADA BLUEGRASS
6%	SIDEOATS GRAMA
6%	BIG BLUESTEM
5%	BLUE GRAMA (COATED)
5%	SWITCHGRASS
1%	SAND DROPSEED

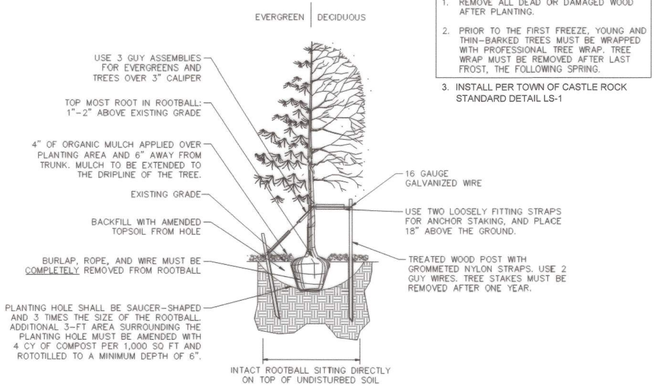
LANDSCAPE AREA REQUIREMENT

15% OF GROSS SITE AREA

GROSS SITE AREA	CALCULATION	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA
99,676 SF	99,676 SF X 0.15	14,952 SF	19,945 SF

GENERAL LANDSCAPE NOTES

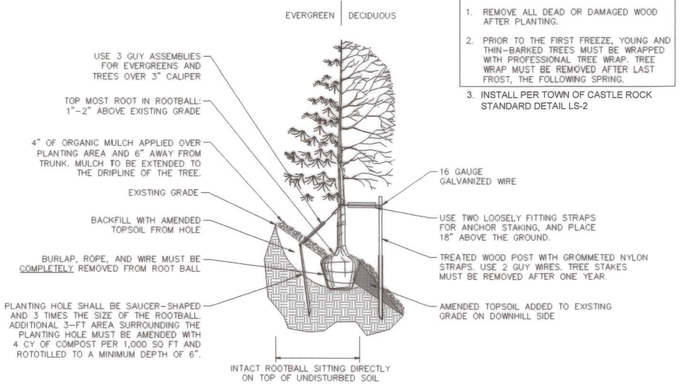
1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
2. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS OR SPECIFICATIONS PRIOR TO SUBMITTING A BID. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PLANS TO THE SITE CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE OWNERS REPRESENTATIVE. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES.
4. IF ANY UTILITIES CONFLICT WITH THE ORIGINAL PLACEMENT OF INTENDED PLANT MATERIAL ON SITE THE LANDSCAPE ARCHITECT WILL AID THE CONTRACTOR IN THE RELOCATION OR SHIFTING OF PLANT MATERIAL ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. ALL UTILITIES SHALL BE LOCATED AND VERIFIED PRIOR TO ANY EXCAVATION. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE IMMEDIATELY. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT 811 TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE WORK.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATION OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION AND SHALL ACQUIRE A DUST CONTROL PERMIT IF REQUIRED FROM THE COUNTY HEALTH DEPARTMENT. ALL COSTS ASSOCIATED WITH DUST CONTROL AND PERMITS IS CONSIDERED INCIDENTAL TO THE PROJECT.
7. LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADING AND REMOVAL OF DEBRIS IN PLANTING AREAS TO INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO OWNERS REPRESENTATIVE.
8. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY OF THE GEOTECHNICAL SOILS REPORT. CONTRACTOR SHALL OBTAIN AND REVIEW A SOILS AGRONOMY TEST PRIOR TO BEGINNING CONSTRUCTION, AND SHALL ABIDE BY IT TOWARDS THE COMPLETION OF THIS WORK. ANY DISCREPANCIES BETWEEN THE REPORT AND THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION. SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOILS REPORT.
9. ALL PLANT MATERIALS SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO AMERICAN ASSOCIATION OF NURSERYMEN INC. AND SHALL BE FREE FROM PESTS, EGGS, DISEASES AND TO BE REPRESENTATIVE OF SPECIES IN SIZE, QUALITY, FORM, COLOR AND NOT BE ROOT BOUND, DAMAGED OR SUBSTANDARD IN ANY WAY. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK.
10. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE OWNERS REPRESENTATIVE AND CITY REPRESENTATIVES.
11. THE PLANTING PLAN IS DIAGRAMMATIC. THE QUANTITIES AND SITE CONDITIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ANY DEBRIS RESULTING FROM THE CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF ANY ADJOINING STREET ASSOCIATED WITH THIS PROJECT.
13. THE JOB SITE AT THE COMPLETION OF THE CONSTRUCTION SHALL BE CLEANED OF AN DEBRIS RESULTING FROM CONSTRUCTION. NO JOB WILL BE CONSIDERED UNTIL ALL CURBS, GUTTERS, AND PAVEMENT HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS AND ARE IN COMPLIANCE WITH THE AGENCY SPECIFICATIONS.
14. THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF ANY EXISTING CURBS, GUTTERS, PAVEMENTS, FENCING, WALLS, LIGHTING AND SURROUNDING AREAS THAT ARE NOT NOTED ON THE PLANS TO BE DISTURBED ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE.
15. ALL PLANTER BEDS TO BE MULCHED WITH 1-1/2" RIVER ROCK AT A 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC (OR APPROVED EQUAL).
16. PRIOR TO PLANTING, ALL SITES FOR PLANTING SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET AT A MINIMUM DEPTH OF 6".
17. PRIOR TO PLANTING THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
18. THERE SHALL BE A ONE (1) YEAR MAINTENANCE AND WARRANTY PERIOD FROM TIME OF FINAL ACCEPTANCE. LANDSCAPE MAINTENANCE: ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN A ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANT TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH ROCK MULCH OR DECORATIVE ROCKS, OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND TO BE IN AN UNHEALTHY, DAMAGED, IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD.
19. A FINAL SITE WALK INSPECTION IS REQUIRED AT THE END OF THE LANDSCAPE MAINTENANCE PERIOD PRIOR TO FINAL PROJECT ACCEPTANCE.
20. A MINIMUM 3'-0" CLEAR ZONE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND SHALL NOT BE OBSTRUCTED.
21. TREES WITHIN THIS DEVELOPMENT, WHEN FULLY MATURE, SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-6".
22. ALL LANDSCAPE TO BE IRRIGATED BY WATER EFFICIENT AUTOMATION IRRIGATION SYSTEM. SYSTEM TO BE A DESIGN BUILD SYSTEM. SYSTEM WILL INCLUDE:
    - A RAIN SENSOR WITH AUTOMATIC SHUT-OFF OF THE SYSTEM DURING PERIODS OF HIGH MOISTURE.
    - A DRIP, SUB-SURFACE, BUBBLER OR LOW VOLUME IRRIGATION SYSTEM FOR ALL PLANTINGS STRIPS LESS THAN 8' WIDE AND ALL PLANTING BEDS INVOLVING TREES, SHRUBS, PERENNIALS AND GROUNDCOVER.
23. AN IRRIGATION CLOCK WITH REMOTE CONTROL WHICH ALLOWS PROGRAMMING TO MEET THE DIFFERENTIAL NEEDS OF THE SPECIFIED PLANTING ON PLAN.
24. STEEL EDGER TO BE INSTALLED IN ALL AREAS WHERE 1-1/2" RIVER ROCK MEETS FOOTHILLS SEED MIX (SEE LP-04, DETAIL A), EXCEPT WHERE BEDS ARE ADJACENT TO HARD SURFACE.



NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN–BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.
3. INSTALL PER TOWN OF CASTLE ROCK STANDARD DETAIL LS-1

A TREE PLANTING

NTS



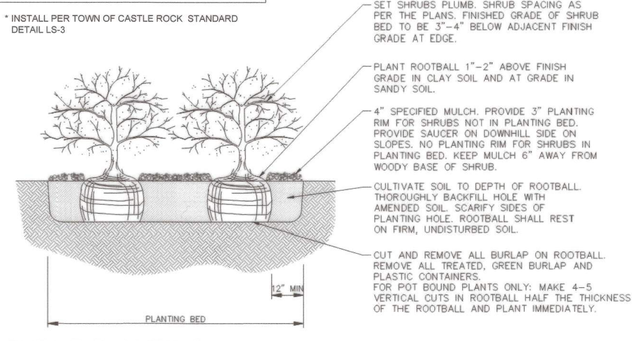
NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN–BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.
3. INSTALL PER TOWN OF CASTLE ROCK STANDARD DETAIL LS-2

B TREE PLANTING ON SLOPE

NTS

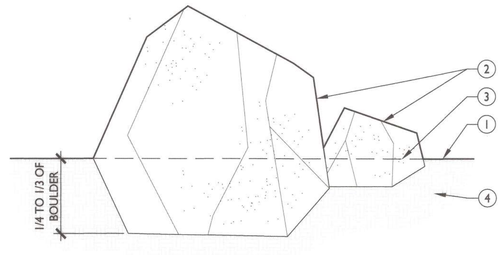
NOTES:
* REMOVE DEAD OR BROKEN BRANCHES.
* KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
* DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

* INSTALL PER TOWN OF CASTLE ROCK STANDARD DETAIL LS-3



C SHRUB PLANTING

NTS



LEGEND:
1. FINISH GRADE
2. LANDSCAPE BOULDERS, TYP. SEE LANDSCAPE PLANS FOR SIZE AND LOCATION
3. 1/4 TO 1/3 OF BOULDER INTO GRADE.
4. 95% COMPACTED SOIL

D LANDSCAPE BOULDER

NTS

Approval Certificate

Engineering	Initials/Date	12-19-2024
Planning	Initials/Date	12-19-24
Owner	Initials/Date	N/A
Lessee		N/A

LANDSCAPE NOTES AND DETAILS

SHEET NO: 5 OF 10

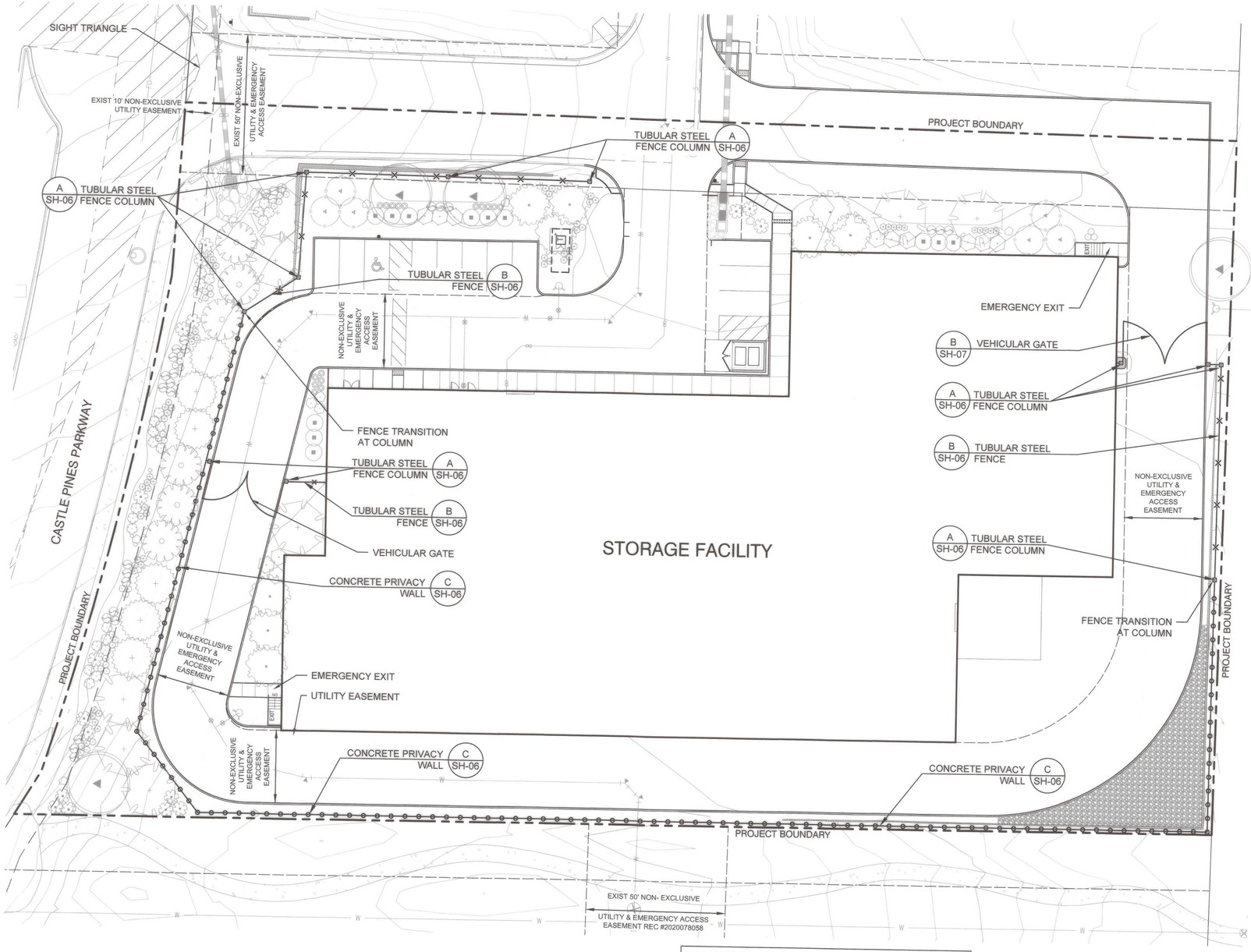
LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 — LAS VEGAS, NV 89102 — 702-577-1992
rjc — 1701 W. CHARLESTON BLVD. SUITE 610 LAS VEGAS, NV 89102 702-483-6666
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E&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195
RICK ENGINEERING COMPANY — 5690 WEBSTER ST SUITE 200 ARVADA, CO 80002 303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
LANDSCAPE NOTES & DETAILS

PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 (A)

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002

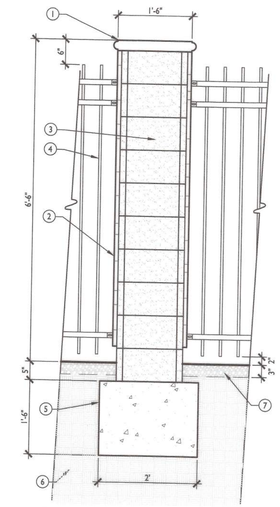


FENCING LEGEND

SYMBOL	FENCE TYPE	DETAIL
	TUBULAR STEEL FENCE	SH-06, DETAIL A & B
	CONCRETE PRIVACY WALL	SH-06, DETAIL C

GRAPHIC SCALE: 1"=20' (20 10 0 20)

FENCING PLAN

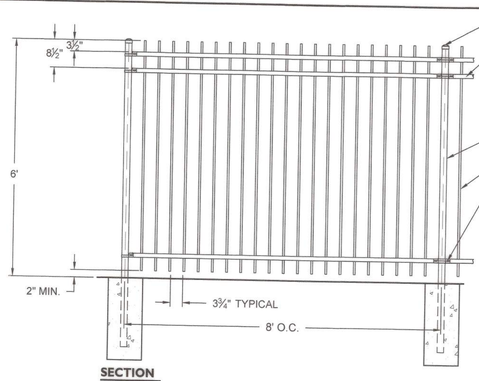


1. PRE-CAST CONCRETE CAP
2. LEDGE STONE TO MATCH CONCRETE PRIVACY FENCE (ALL FOUR SIDES)
3. 16"x8"x16" SQ. CMU COLUMN CLAD IN QUICK STACK PATTERN, IN CAPE COD GREY COLOR BY CORONADO STONE MANUFACTURER.
4. TUBULAR STEEL FENCE, SEE LP-04, DETAIL B (5/8" 18 GA POST TO BE ATTACHED TO CMU AND GROUTED IN PLACE USING NON-SHRINK GROUT AFTER BEING SECURELY FASTENED W/ (3) 3-1/2" X 8" ANCHOR BOLTS. PROVIDE OPENINGS AT POST FOR ACCESS TO ANCHOR BOLT NUT, TYP.)
5. CONCRETE FOOTING
6. COMPACT SUBGRADE TO 95%
7. 1-1/2" DIAMETER RIVER ROCK AT 3" DEPTH OVER MIRAFI WEED BARRIER OR APPROVED EQUAL

NOTES:
1. GROUT ALL CELLS SOLID.

(A) TUBULAR STEEL FENCE COLUMN

NTS

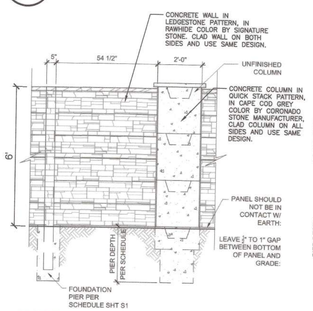


NOTE: INSTALL PER MANUFACTURER SPECIFICATIONS

AMERISTAR FENCING
MOTAGE II 'GENESIS STYLE'
COLOR: BLACK
FINISH: E COAT
PROTECTIVE FINISH
WWW.AMERISTARFENCE.COM
888.333.3422.

(B) TUBULAR STEEL FENCE

NTS



NOTE: INSTALL FENCE PER SIGNATURE STONE SPECIFICATIONS, MANUFACTURER WILL NOT PROVIDE ENGINEERED PIER DESIGN. SEE SIGNATURESTONE.COM/COLUMNS-FENCE-SPECIFICATIONS/ FOR INFO. CONTACT NUMBER: 970-351-0270

(C) CONCRETE PRIVACY WALL

NTS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	n/a

FENCING PLAN
SHEET NO: 6 OF 10

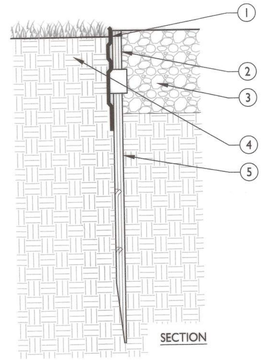
LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 / LAS VEGAS, NV 89102 / 702-577-1992
rjc — 1701 W. CHARLESTON BLVD. SUITE 610 LAS VEGAS, NV 89102 702-483-6666
HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575
E&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195
RICK ENGINEERING COMPANY — 5690 WEBSTER ST SUITE 200 ARVADA, CO 80002 303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
FENCING PLAN

PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 (A)

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. 2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



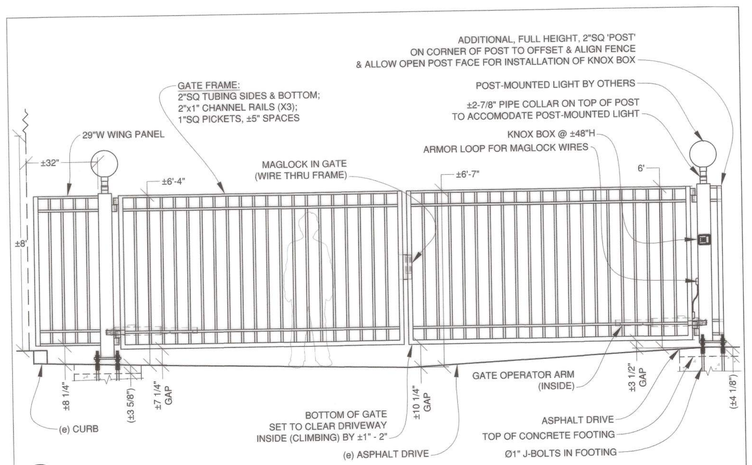
LEGEND:

1. REYERSON INTERLOCKING STEEL EDGER (OR APPROVED EQUAL) GREEN IN COLOR
2. TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7 MM) ABOVE SURFACE MATERIAL
3. MULCH
4. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
5. 12" STEEL METAL STAKES TO LOCK INTO PERFORMED LOOPS ON THE EDGING

NOTES:
A. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

A STEEL EDGER

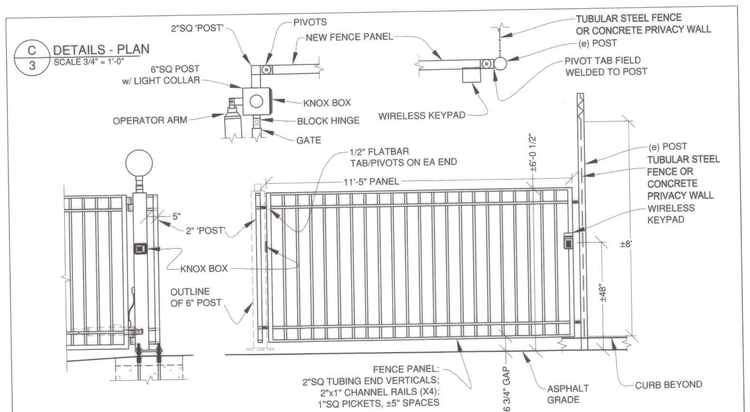
NTS



A/2 GATE ELEVATION
SCALE 3/8" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER. TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.

NOTES:
1.GATE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS OR APPROVED EQUAL.
2. GATE MOTORIZED COMPONENT MANUFACTURER TO BE LIFTMASTER OR APPROVED EQUAL.

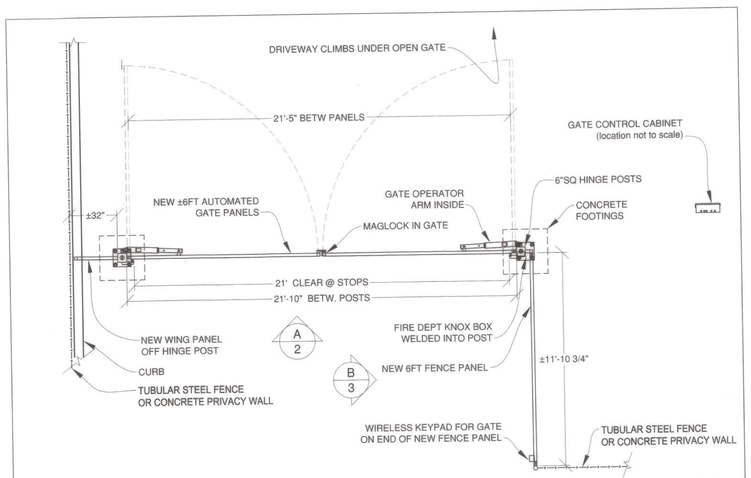


PARTIAL GATE ELEVATION

B/3 FENCE ELEVATION
SCALE 3/8" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER. TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.

NOTES:
1.GATE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS OR APPROVED EQUAL.
2. GATE MOTORIZED COMPONENT MANUFACTURER TO BE LIFTMASTER OR APPROVED EQUAL.



GATE AREA PLAN
SCALE 1/4" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER. TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.

NOTES:
1.GATE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS OR APPROVED EQUAL.
2. GATE MOTORIZED COMPONENT MANUFACTURER TO BE LIFTMASTER OR APPROVED EQUAL.

B VEHICULAR GATE DETAIL

NTS

Approval	Certificate
Engineering	12-19-2024 Initials/Date
Planning	Initials/Date
Owner	12/13 Initials/Date
Lessee	N/A

FENCE AND LANDSCAPE DETAILS

NTS

SHEET NO: 7 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530; LAS VEGAS, NV 89102; 702-577-1992

rjc — 1701 W. CHARLESTON BLVD. SUITE 610 LAS VEGAS, NV 89102 702-483-6666

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575

E&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

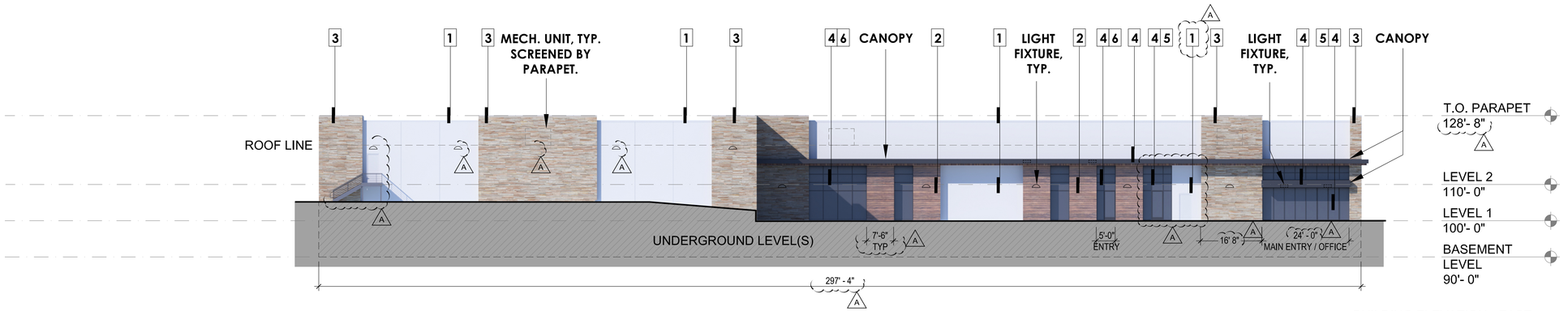
RICK ENGINEERING COMPANY — 5690 WEBSTER ST SUITE 200 ARVADA, CO 80002 303.423.6036

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS
FENCE AND LANDSCAPE DETAILS

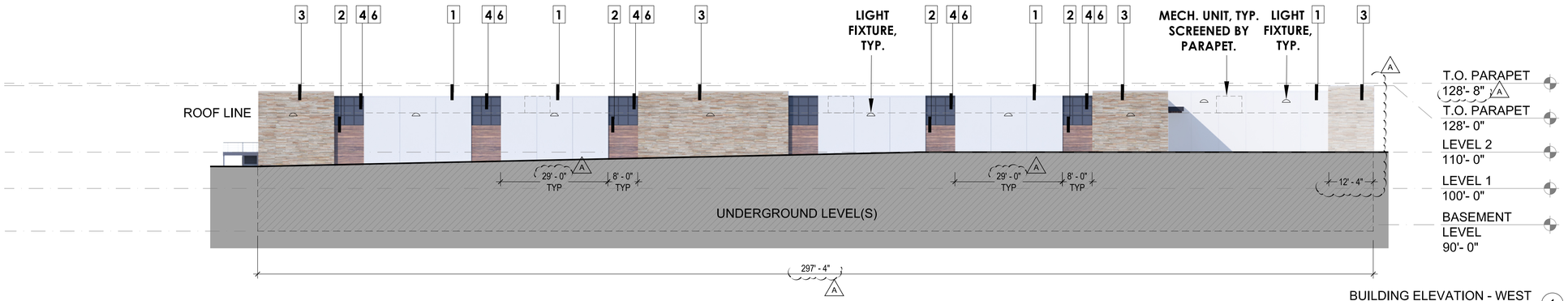
PROJECT NO:	2257	SCALE:	SEE PLANS
DRAWN BY:	KF	DATE:	11/06/2024

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 A

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO PA2 ACREAGE=2.29 ACRES
SITE IMPROVEMENT PLAN SIP-2023-002



BUILDING ELEVATION - EAST (2)
SCALE: 1/16" = 1'



BUILDING ELEVATION - WEST (1)
SCALE: 1/16" = 1'

NOTES:

1. *ALL 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 CERTIFICATE OF OCCUPANCY.*
2. *ALL PARAPET EDGES ARE CAPPED. CAP TO BE PAINTED TO MATCH RESPECTIVE FINISH ON EXTERIOR WALL AS CLOSE AS POSSIBLE.*
3. *REFER TO DIGITAL PRODUCT SAMPLE BOARD FOR MORE INFORMATION ON MATERIALS.*

1



STUCCO
COLOR: DE 6358 VAPOR

2



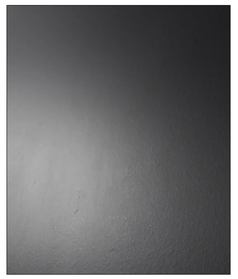
WOOD PLANKS
MFR: THERMORY
STYLE / COLOR: CLEAR PINE T&G

3



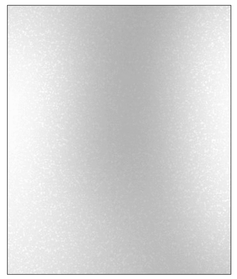
NATURAL STACKED STONE
MFR: DALTILE
STYLE: STACKED STONE
COLOR: GOLDEN SUN

4



METAL ACCENTS & STOREFRONT
MFR: ARCADIA
STYLE: ANODIZED ALUMINUM
COLOR: DARK BRONZE

5



VISION GLASS

6



SPANDRAL GLASS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	

SHEET NO: 8 OF 10

LIGHT SOLUTIONS
110 E. MAIN ST.
JACKSONVILLE, OR 97530
LAS VEGAS, NV 89102
702-577-1992

INNOVA TECHNOLOGIES
1432 S. JONES BLVD.
LAS VEGAS, NV 89146
702-220-6640

HARRIS CONSULTING ENGINEERS
680 E. PILOT RD
SUITE A
LAS VEGAS, NV 89119
702-269-1575

E&A
1160 N. TOWN CENTER DR
SUITE 170
LAS VEGAS, NV 89144
702.946.8195

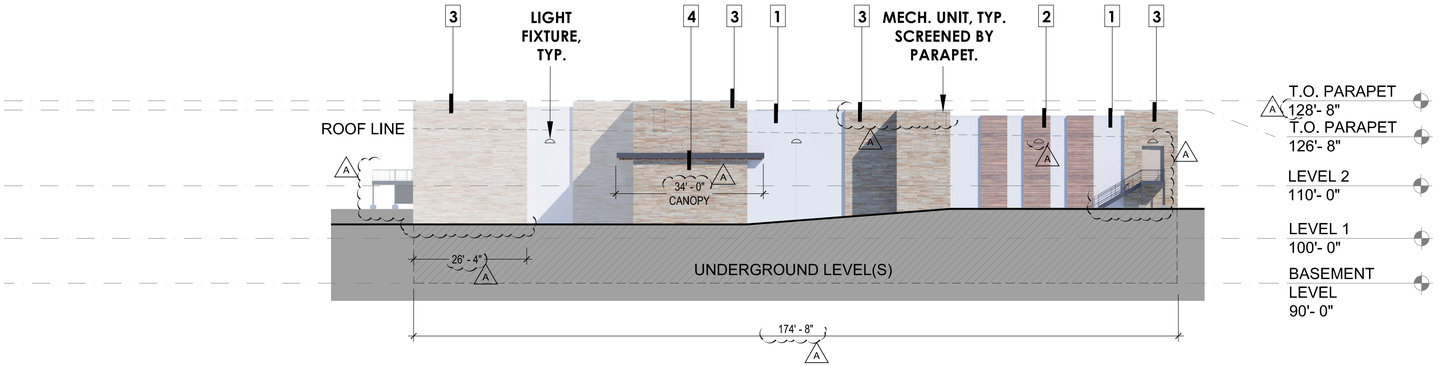
RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
UNIT 200
ENGLEWOOD, CO 80112
303.537.8020

CASTLE PINES STORAGE

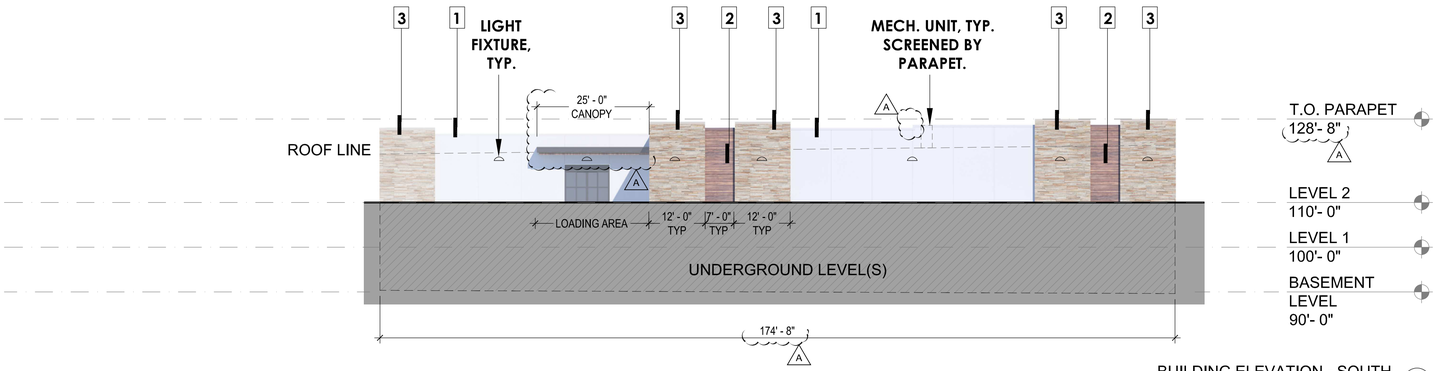
PROJECT NO:	SCALE: 1/16" =1'
DRAWN BY: KG	DATE: 2025-05-09

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 A

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA2 ACREAGE=2.29 ACRES
SITE IMPROVEMENT PLAN SIP–2023–002



BUILDING ELEVATION - NORTH 4
SCALE: 1/16" = 1'

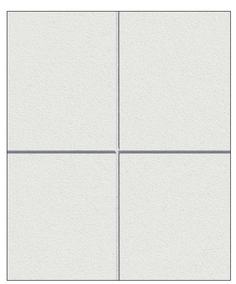


BUILDING ELEVATION - SOUTH 3
SCALE: 1/16" = 1'

NOTES:

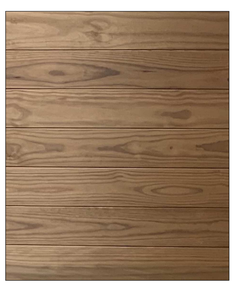
1. *ALL ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO CITY OF CASTLE PINES ZONING ORDINANCE REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY.*
2. *ALL PARAPET EDGES ARE CAPPED. CAP TO BE PAINTED TO MATCH RESPECTIVE FINISH ON EXTERIOR WALL AS CLOSE AS POSSIBLE.*
3. *REFER TO DIGITAL PRODUCT SAMPLE BOARD FOR MORE INFORMATION ON MATERIALS.*

1



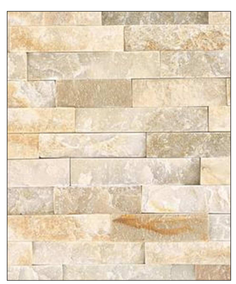
STUCCO
COLOR: DE 6358 VAPOR

2



WOOD PLANKS
MFR: THERMORY
STYLE / COLOR: CLEAR PINE T&G

3



NATURAL STACKED STONE
MFR: DALTILE
STYLE: STACKED STONE
COLOR: GOLDEN SUN

4



METAL ACCENTS & STOREFRONT
MFR: ARCADIA
STYLE: ANODIZED ALUMINUM
COLOR: DARK BRONZE

5



VISION GLASS

6



SPANDRAL GLASS

Approval Certificate	
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	

SHEET NO: 9 OF 10

LIGHT SOLUTIONS
110 E. MAIN ST.
JACKSONVILLE, OR 97530
LAS VEGAS, NV 89102
702-577-1992

INNOVA TECHNOLOGIES
1432 S. JONES BLVD.
LAS VEGAS, NV 89146
702-220-6640

HARRIS CONSULTING ENGINEERS
680 E. PILOT RD
SUITE A
LAS VEGAS, NV 89119
702-269-1575

E&A
1160 N. TOWN CENTER DR
SUITE 170
LAS VEGAS, NV 89144
702.946.8195

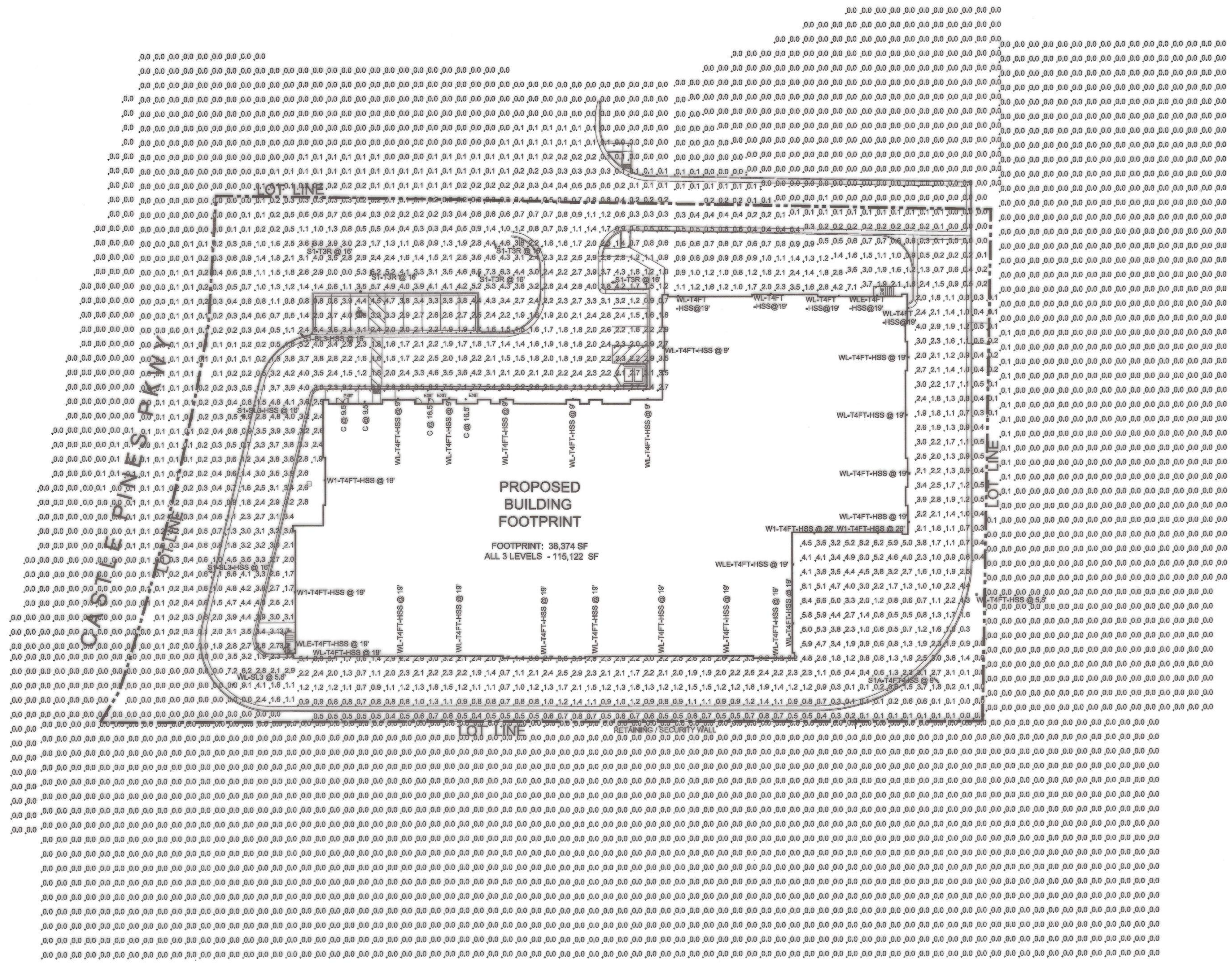
RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
UNIT 200
ENGLEWOOD, CO 80112
303.537.8020

CASTLE PINES STORAGE

PROJECT NO:	SCALE: 1/16" =1'
DRAWN BY: KG	DATE: 2025–05–09

LOT 1B, LAGAE FAMILY TRUST MINOR DEVELOPMENT FINAL PLAT, AMENDMENT NO. 2 (A)

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO. PA2 ACREAGE=2.29 ACRES
SITE IMPROVEMENT PLAN SIP-2023-002



ELECTRICAL SITE PLAN - PHOTOMETRIC CALCULATIONS (1)

SCALE: 1" = 30'-0"

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, THE CITY OF CASTLE PINES SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL CITY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUT OFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTIONS OF THE CITY OF CASTLE PINES ZONING ORDINANCE PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

GENERAL NOTES

A. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARD FOR DISABILITY GLARE.

B. ALL PROVIDED EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TYPE.

C. LIGHTING, OTHER THAN SECURITY LIGHTING, SHALL BE TURNED OFF WITHIN ONE HOUR OF THE END OF BUSINESS AND REMAIN TURNED OFF UNTIL ONE HOUR PRIOR TO COMMENCEMENT OF BUSINESS.

D. THE LIGHTING CONTROL PANEL SHALL ONLY OPERATE EXTERIOR LIGHTS FROM DUSK TO DAWN. CONTROL IS ACHIEVED BY A 24 HOUR ASTRONOMICAL DIGITAL TIMECLOCK AND PHOTOCELL.

E. EXTERIOR WALL MOUNTED AND POLE MOUNTED LIGHTS SHALL OPERATE HAVE INTEGRAL MOTION SENSORS THAT DIM THE OUTPUT TO 50% AFTER 20 MINUTES WHERE NO MOTION IS DETECTED.

F. THE HEIGHTS LISTED ON THESE PLANS FOR POLE MOUNTED LIGHTS ARE RELATIVE TO FINISHED GRADE.

F.A. EX: 16' ABOVE FINISHED GRADE.

G. THE HEIGHTS LISTED ON THESE PLANS FOR CMU WALL / FENCE MOUNTED LIGHTS ARE RELATIVE TO FINISHED GRADE.

G.A. EX: 5.8' ABOVE FINISHED GRADE (6' WALL/FENCE HEIGHT).

H. THE HEIGHTS LISTED ON THESE PLANS FOR BUILDING MOUNTED LIGHTING ARE RELATIVE TO THE LOWEST GRADE OF THE BUILDING AT THE EAST ENTRANCE (MAIN LEVEL). THE GRADE LEVEL AROUND THE WEST AND SOUTH OF THE BUILDING IS 10' ABOVE THE MAIN LEVEL.

H.A. EX1: BLDG MOUNTED LIGHT ON EAST LISTED AT 9'; 9' ABOVE FINISHED GRADE.

H.B. EX2: BLDG MOUNTED LIGHT ON WEST/SOUTH LISTED AT 19' IS 9' ABOVE FINISHED GRADE.

LIGHTING FIXTURE SCHEDULE

QTY	TAG	TYPE CCT LUMENS	WATTS	LLF	FINISH	MTG. HT.	IES TYPE	Cutoff	DESCRIPTION	MFG & CAT NO.
4	C	LED 3000K 1500 LM	15	1	SPECULAR CLEAR	PER PLANS CANOPY	N/A	-	6" RECESSED DOWNLIGHT, INSTALLED IN CANOPY	COOPER HC6-15-D010-HM6-0525-830-61-WD
1	S1A-T4FT-HSS	LED 3000K 2648 LM	33	1.0	BRONZE	9' POLE	IV (FORWARD THROW)	FULL CUTOFF	POLE MTD. 9' OAH, ON 2.5' BASE, WITH HOUSE SIDE SHIELD & INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1A 830 U T4FT BZ HSS MS/DIM-L20 FSIR-100
3	S1-SL3-HSS	LED 3000K 4767 LM	57	1.0	BRONZE	16' POLE	III (SPILL CTRL)	FULL CUTOFF	POLE MTD. 16' OAH, ON 2.5' BASE, WITH HOUSE SIDE SHIELD & INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1C 830 U SL3 BZ HSS MS/DIM-L20 FSIR-100
5	S1-T3R	LED 3000K 5785 LM	57	1.0	BRONZE	16' POLE	III (ROAD WAY)	FULL CUTOFF	POLE MTD. 16' OAH, ON 2.5' BASE, INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1C 830 U T3R BZ MS/DIM-L20 FSIR-100
5	W1-T4FT-HSS	LED 3000K 6464 LM	57	1.0	BRONZE	PER PLANS WALL MTD.	IV (FORWARD THROW)	FULL CUTOFF	WALL MTD. WITH INTEGRAL MOTION DIMMING SENSOR	COOPER GALN - SA1C 830 U T4FT BZ HSS MS/DIM-L20 FSIR-100
3	WLE-T4FT-HSS	LED	20.1	1.0	BRONZE	PER PLANS WALL MTD.	IV (FORWARD THROW)	FULL CUTOFF	WALL MTD. 9' MAN DOOR EMERGENCY EGRESS FIXTURE, WITH INTEGRAL MOTION DIMING SENSOR	COOPER ISW SA1A 830 U T4FT BZ HSS MS/DIM-LXX FSIR-100-CBP
1	WL-SL3	LED	20.1	1.0	BRONZE	PER PLANS WALL MTD.	III (SPILL CTRL)	FULL CUTOFF	WALL MTD. WITH INTEGRAL MOTION DIMING SENSOR	COOPER ISW SA1A 830 U SL3 BZ MS/DIM FSIR-100
7	WL-T4FT-HSS	LED 3000K 2722 LM	20.1	1.0	BRONZE	PER PLANS WALL MTD.	IV (FORWARD THROW)	FULL CUTOFF	WALL MTD. WITH INTEGRAL MOTION DIMING SENSOR	COOPER ISW SA1A 830 U T4FT BZ HSS MS/DIM-LXX FSIR-100

STATISTICS

East Beyond Property Line

Average	0.0	fc
Maximum	0.2	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

East Public Area

Average	1.3	fc
Maximum	9.2	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

North Beyond Property Line

Average	0.0	fc
Maximum	0.2	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

South Beyond Property Line

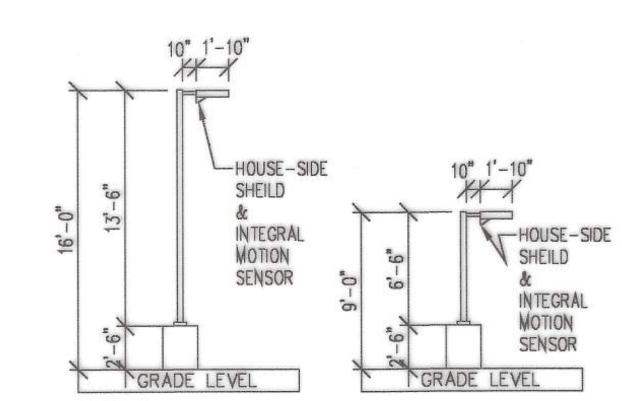
Average	0.0	fc
Maximum	0.0	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

West Beyond Property Line

Average	0.0	fc
Maximum	0.0	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

West Secure Driveway

Average	1.5	fc
Maximum	9.1	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	



POLE ELEVATIONS (2)

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

Approval Certificate	
Engineering	DH 12-19-2024 (Initials/Date)
Planning	12-19-24 (Initials/Date)
Owner	1/3 (Initials/Date)
Lessee	n/a

SHEET NO: 10 OF 10

LIGHT SOLUTIONS — 110 E. MAIN ST. JACKSONVILLE, OR 97530 LAS VEGAS, NV 89102 702-577-1992

INNOVA TECHNOLOGIES — 1432 S. JONES BLVD. LAS VEGAS, NV 89146 702-220-6640

HARRIS CONSULTING ENGINEERS — 680 E. PILOT RD SUITE A LAS VEGAS, NV 89119 702-269-1575

EV&A — 1160 N. TOWN CENTER DR SUITE 170 LAS VEGAS, NV 89144 702.946.8195

RICK ENGINEERING COMPANY — 8678 CONCORD CENTER DR UNIT 200 ENGLEWOOD, CO 80112 303.537.8020

CASTLE PINES STORAGE
SITE IMPROVEMENT PLANS

PROJECT NO:	SCALE: AS NOTED
DRAWN BY: AYDAN GAGARING	DATE: 2024-04-11