

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES

SITE IMPROVEMENT PLAN SIP-2025-002

LEGAL DESCRIPTION:

LOT 1, CANYONSIDE SUBDIVISION FILING NO. 1 & FILING NO. 1, 2ND AMENDMENT TRACT B & TRACT C
COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING ±3.756 ACRES.

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF LOT 1, CANYONSIDE SUBDIVISION FILING NO. 1, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 08°22'38" WEST, A DISTANCE OF 474.48 FEET.

NOTES:

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

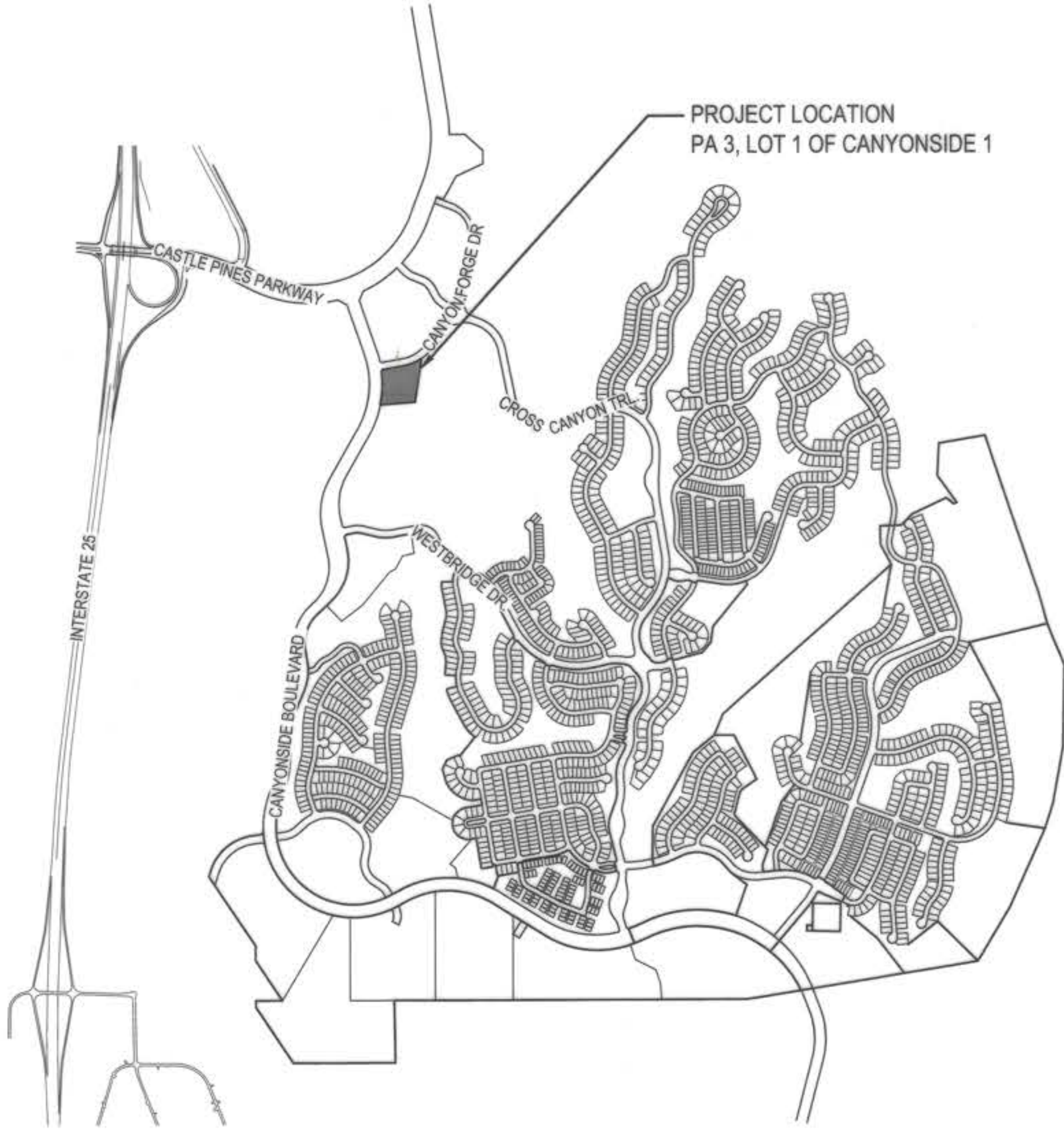
PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO GUIDE THE DEVELOPMENT OF A 70-UNIT SINGLE FAMILY ATTACHED COMMUNITY. THE GOAL IS TO CREATE A WELL-INTEGRATED RESIDENTIAL ENVIRONMENT THAT SUPPORTS HOUSING NEEDS, PROMOTES COMMUNITY IDENTITY, AND CONTRIBUTES POSITIVELY TO THE SURROUNDING NEIGHBORHOOD FABRIC.

SHEET INDEX

- COVER SHEET
- OVERALL SITE PLAN
- OVERALL GRADING AND DRAINAGE PLAN
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- OVERALL UTILITY PLAN
- OVERALL UTILITY PLAN
- LAYOUT PLAN
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- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
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- 4-PLEX FRONT ELEVATION
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- 5-PLEX FRONT ELEVATION
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- 5-PLEX FRONT ELEVATION
- 5-PLEX SIDE ELEVATIONS
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- COLOR AND MATERIAL INFORMATION BOARD
- BUILDING COLOR MAP
- OVERALL SITE LIGHTING PHOTOMETRIC PLAN
- LIGHTING PLAN
- LIGHTING DETAILS

VICINITY MAP



N.T.S.

PROJECT CONTACTS

OWNER:
CANYONS METROPOLITAN DISTRICT NO 7
C/O WHITE BEAR ANKELE TANAKA & WALDRON
2154 E COMMONS AVE STE 2000
CENTENNIAL, CO 80122
(303) 482-2213

CLIENT:
SWEET CREEK CAPITAL, LLC
3033 E. 1ST/ AVENUE, SUITE 725
DENVER, CO 80206
(303) 803-2422
CONTACT: BRADY BERLIN
BRADY@SWEETCREEKCAPITAL.COM

ARCHITECT:
STARK ARCHITECTURE & PLANNING
2045 KETTNER BLVD. STE. 100
SAN DIEGO CA 92101
(619) 299-7070
CONTACT: DAN MULLEN
DAN@STARCKAP.COM

CIVIL ENGINEER:
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(303) 632-8867
CONTACT: DAVID BACCI
DBACCI@TERRACINADSIGN.COM

PLANNER
SAGE DESIGN GROUP
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DENVER, COLORADO 80210
(303) 470-2855 (EXT. 1003)
CONTACT: KYNAN FRANK
KYNAN@SAGEDESIGNGROUP.COM

LANDSCAPE ARCHITECT
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(303) 470-2855 (EXT. 1003)
CONTACT: KYNAN FRANK
KYNAN@SAGEDESIGNGROUP.COM

ZONING COMPARISON CHART

ZONING	THE CANYONS PLANNED DEVELOPMENT (PD)	
	PA 3 AND OPEN SPACE C	
USE AREA	MIXED USE	
ITEM	REQUIREMENT	PROPOSED
PRINCIPAL USES	MULTIFAMILY - APARTMENT OR CONDOMINIUM, SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL(EXCLUDING MOBILE HOMES)	70 SINGLE FAMILY ATTACHED (FOR RENT TOWNHOME UNITS)
AREA (ACRES)	N/A	3.756 ACRES
BUILDING HEIGHT	75 FEET	~40 FEET MAX
FRONT SETBACK	0 FEET	23.5 FEET CANYON FORGE DRIVE
SIDE SETBACK	0 FEET	1.5 FEET (TRACT B, CANYONSIDE FILING NO. 1, 2ND AMENDMENT) AND 23.5 FEET (CANYONSIDE BOULEVARD)
REAR SETBACK	0 FEET	16.5 FEET (LOT 1, CANYONSIDE FILING NO. 1, 1ST AMENDMENT)
MINIMUM PARKING	2.0 SPACES FOR "TWO" AND "THREE" BEDROOM UNITS. 0.25 GUEST SPACES PER UNIT.	TOTAL PROVIDED = 158 SPACES MINIMUM REQUIRED - (2.0 SPACES X 70 UNITS = 140 SPACES) + (0.25 SPACES X 70 UNITS = 18) = 158 SPACES MAXIMUM ALLOWED = 173.8 SPACES
MAXIMUM PARKING	NO GREATER THAN 10% OF THE MINIMUM PARKING REQUIREMENT	(158 "MINIMUM" X 0.10) = 15.8 + 158 = 173.8 SPACES
MINIMUM ADA PARKING	FOR 1 TO 25 TOTAL PARKING SPACES IN A LOT 1 ADA SPACE	Total Provided = 1 ADA space Minimum Required = 1 ADA space
MINIMUM BICYCLE PARKING	AS NEEDED, NO MINIMUM DEFINED	Total Provided = 8 BIKE RACKS

PLANNING COMMISSION
APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR THE PEAKS AT CANYONS WAS REVIEWED BY THE CASTLE PINES PLANNING COMMISSION ON 1-22-2026 AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

Donna Ferguson
DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

APPROVAL CERTIFICATE

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

Andy Howard
CITY ENGINEER

March 6, 2026
DATE

Donna Ferguson
COMMUNITY DEVELOPMENT DEPARTMENT

3-11-2026
DATE

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL (SIP-2025-002), 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 SIP-2025-002 SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY CITY ENGINEER SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE CITY OF CASTLE PINES ZONING ORDINANCE.

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

SWEET CREEK CAPITAL LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: BRADEN BERLIN Braden A. Berlin

TITLE: OWNER / CHIEF EXECUTIVE OFFICER

DATE: 2-27-2026

STATE OF COLORADO)
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, 2026

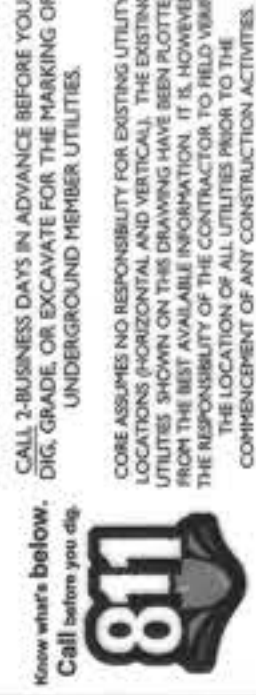
BY BRADEN BERLIN AS OWNER / CHIEF EXECUTIVE OFFICER OF SWEET CREEK CAPITAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 01-14-2030
WITNESS MY HAND AND OFFICIAL SEAL.

Kavita Crandell
NOTARY PUBLIC

SIP SITE UTILIZATION CHART PA 3

ITEM	SQUARE FOOTAGE	PERCENTAGE OF TOTAL
BUILDING FOOTPRINT	54,380	33%
PARKING / DRIVES	48,000	30%
WALKWAYS	11,850	7%
WALL TRACTS	6,796	4%
LANDSCAPED AREAS	42,585	26%
GROSS SITE AREA	163,611	100%



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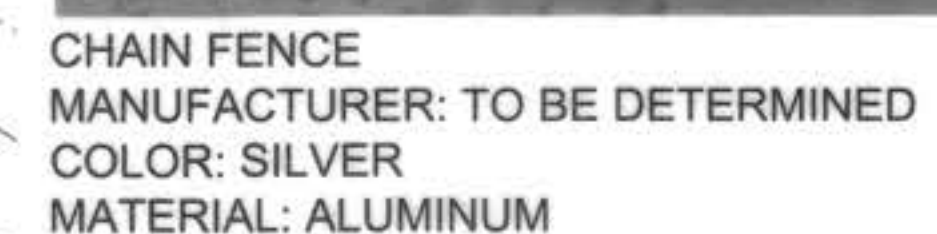
SWEET CREEK CAPITAL
3033 E. 1ST AVENUE, SUITE 725 | DENVER, CO 80206
303-803-2422
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

COVER SHEET
DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE
JOB NO.
PRE-2025-0009
SHEET
1 OF 33

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



SIP UNIT SUMMARY CHART

PRODUCT	2 BEDROOMS	3 BEDROOMS	TOTAL UNITS	PA-3 / LOT 1 TOTAL BUILDINGS
3-PLEX APARTMENT	0	15	15	5
4-PLEX APARTMENT	20	20	40	10
5-PLEX APARTMENT	15	0	15	3
TOTAL UNITS	35	35	70	18

BUILDING TYPE CHART

BUILDING	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
3-PLEX			X			X			X						X			X
4-PLEX	X	X			X				X			X	X	X		X	X	
5-PLEX				X			X				X							



<u>APPROVAL CERTIFICATE</u>	
ENGINEERING	<u>DH / 3-06-26</u> INITIALS/DATE
PLANNING	<u>JM / 3-11-2026</u> INITIALS/DATE
OWNER	<u>BAB</u> INITIALS/DATE
LESSEE	<u> </u> INITIALS/DATE

Know where below.
Call before you dig.

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES. SHOWS ON THE DRAWING HAVE BEEN OBTAINED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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BRADY BERLIN

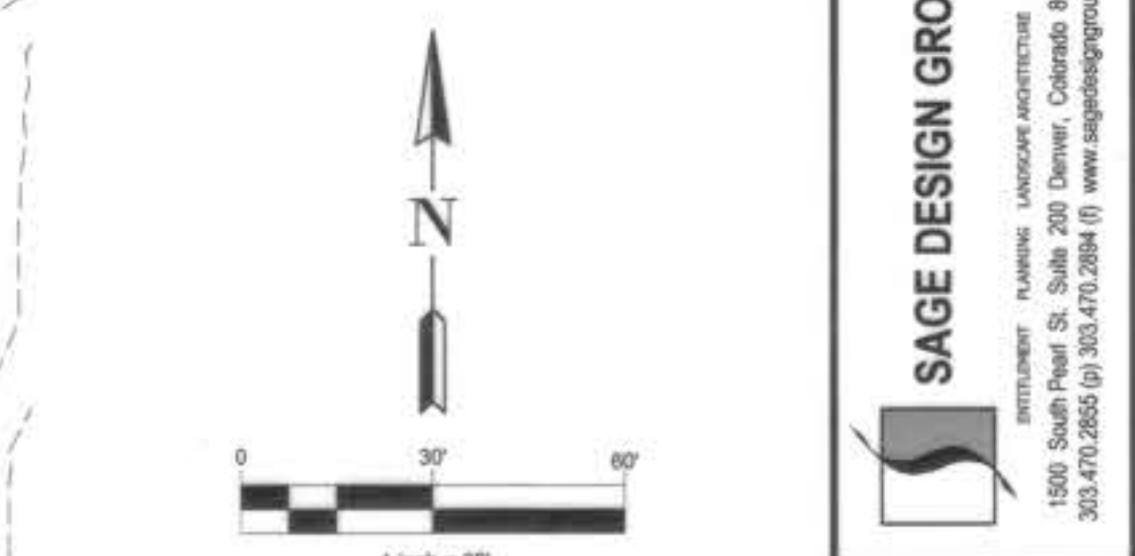
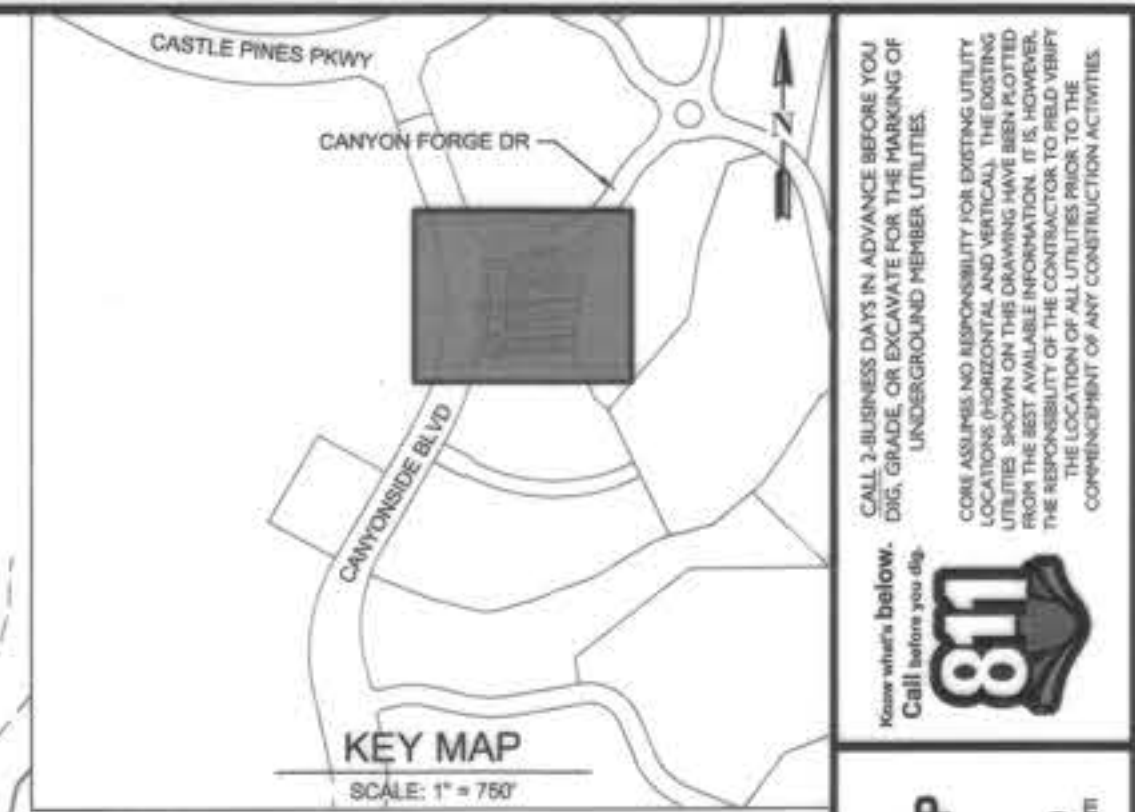
#	REVISION DESCRIPTION	DATE	BY

**CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS**
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

OVERALL SITE PLAN	
DESIGNED BY:	KF
DRAWN BY:	KF
CHECKED BY:	PS/KF
JOB NO. PRE-2025-0009	
SHEET 2 OF 33	

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



LEGEND	
	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	CENTERLINE
	LOT / TRACT / PARCEL BOUNDARY
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	CATCH CURB & GUTTER 2' PAN
	SPILL CURB & GUTTER 1' PAN
	FINISHED GRADE
	VISITABLE ROUTE TO ROW
	ADA ACCESSIBLE PARKING STALL
	VISITABLE UNIT
	TOTAL - 30 UNITS

NOTES:

- VISITABLE WALK MEANS TOWN HOME UNITS HAVE VISITABLE ACCESSIBILITY TO THE ROW & MAILBOX VIA THEIR FRONT DOOR / SIDEWALK. VISITABLE GARAGE UNITS HAVE THEIR ACCESSIBLE PATH VIA THEIR GARAGE ACCESS. VISITABLE BOTH HAVE BOTH GARAGE AND FRONT DOOR / SIDEWALK ACCESSIBLE ROUTES.

EASEMENT NOTES:

- ON SITE DRAINAGE EASEMENTS ARE 20', EXCEPT BETWEEN BUILDINGS 8 & 10 WHERE SPACE CONSTRAINTS LIMIT THE AVAILABLE WIDTH TO A MINIMUM OF 16.3'.

APPROVAL CERTIFICATE	
ENGINEERING	<i>ADN</i> 3-4-2026 INITIALS/DATE
PLANNING	<i>Ray</i> 3-11-2026 INITIALS/DATE
OWNER	<i>BAR</i> INITIALS/DATE
LESSEE	 INITIALS/DATE
OVERALL GRADING PLAN (1 OF 2)	
DESIGNED BY:	BB
DRAWN BY:	BB
CHECKED BY:	BB
JOB NO.	PRE-2025-0009
SHEET	3 OF 33

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

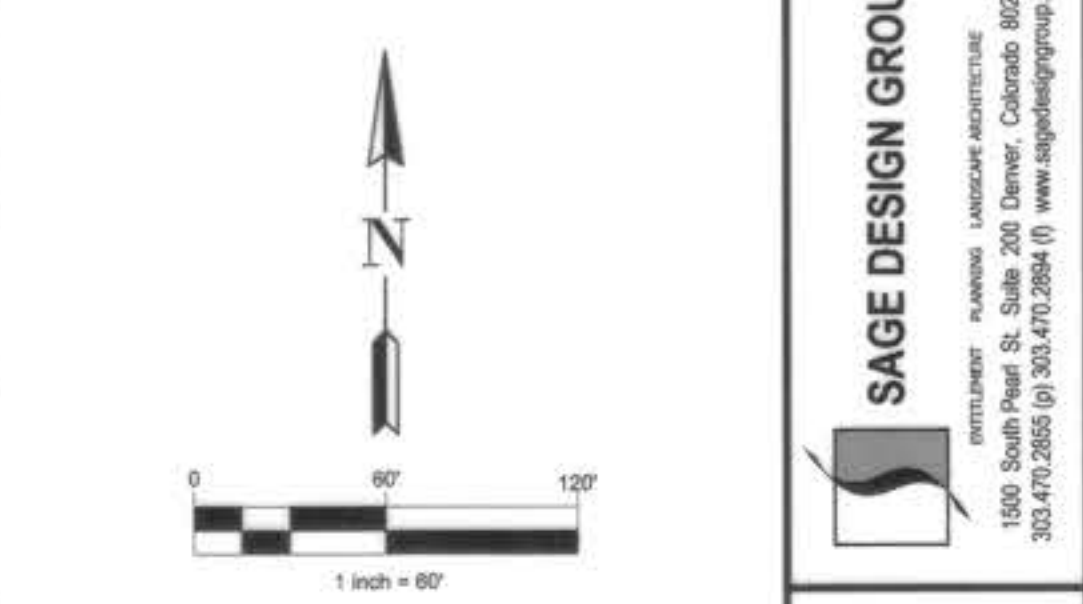
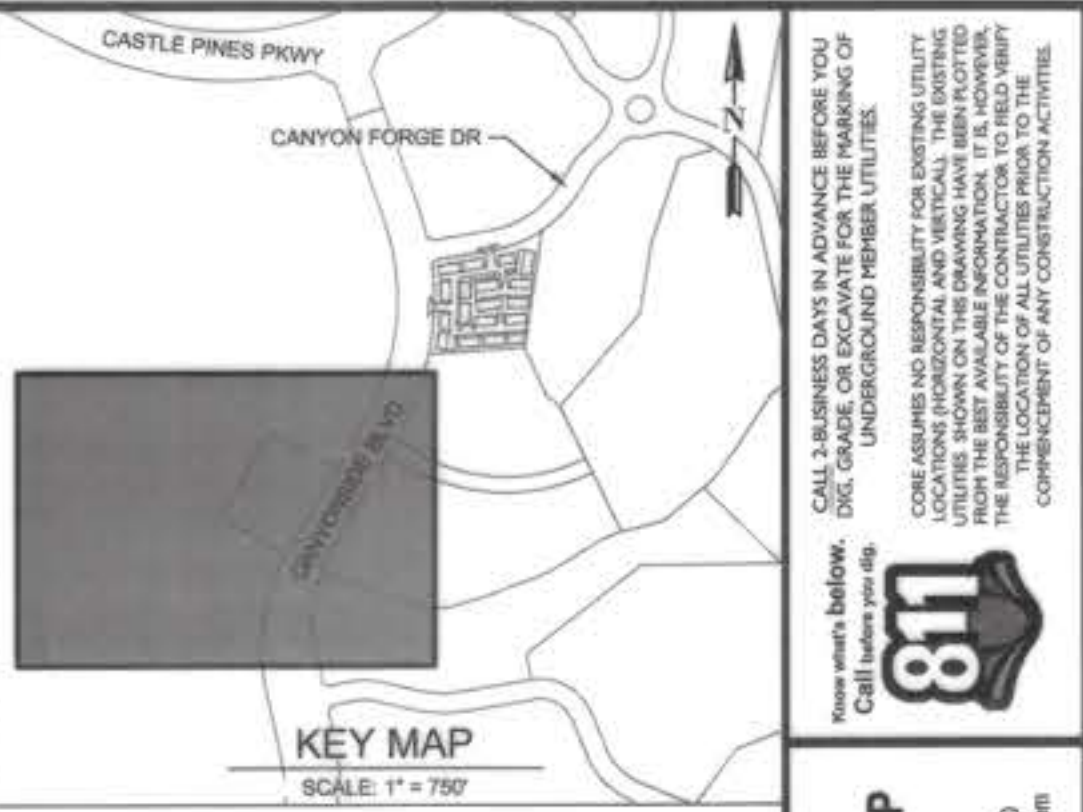
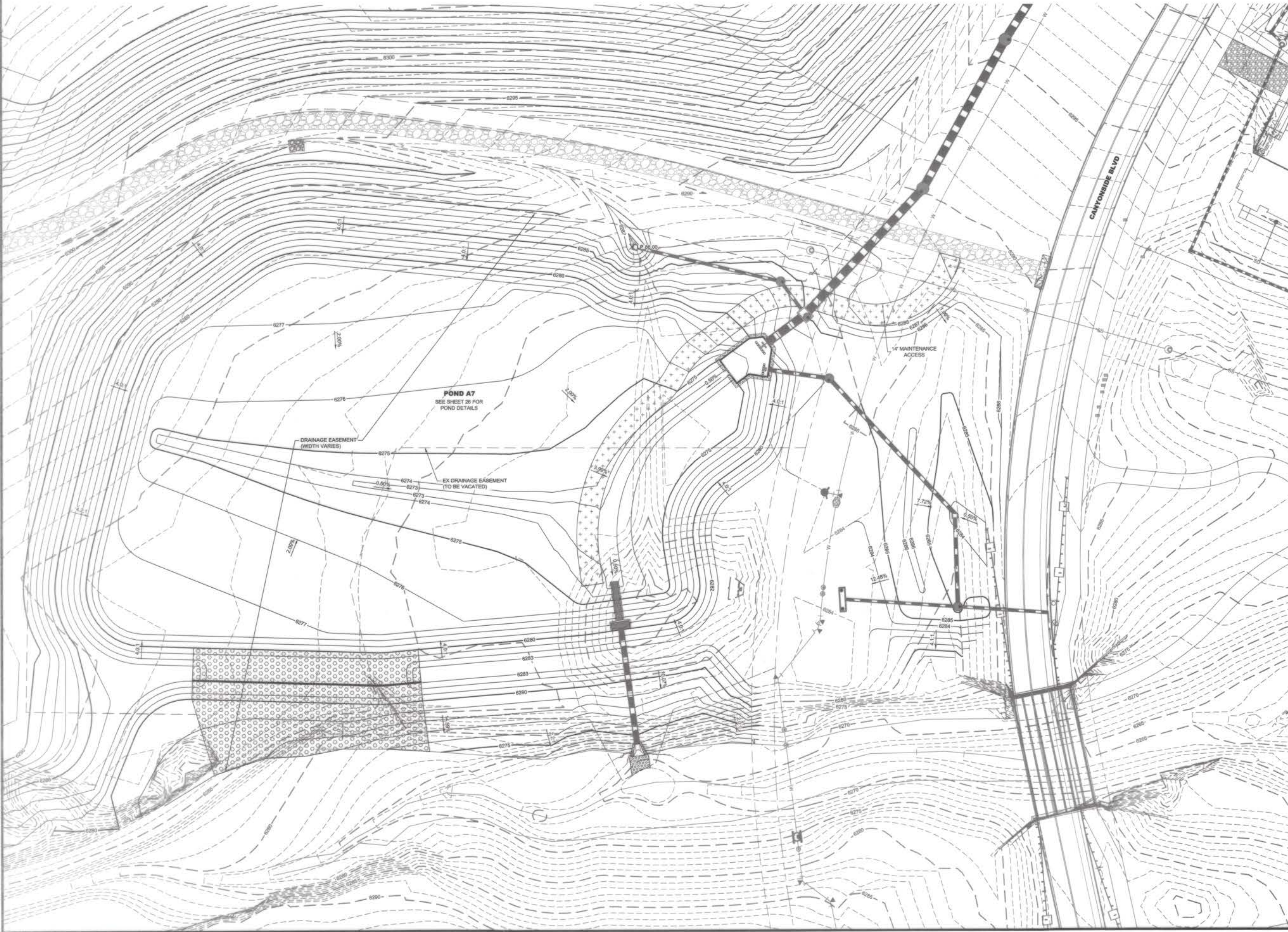
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BRADY BERLIN

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY.
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CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



NOTES:

1. VISIBLE WALK MEANS TOWN HOME UNITS HAVE VISIBLE ACCESSIBILITY TO THE ROW & MAILBOX VIA THEIR FRONT DOOR / SIDEWALK. VISIBLE GARAGE UNITS HAVE THEIR ACCESSIBLE PATH VIA THEIR GARAGE ACCESS. VISIBLE BOTH HAVE BOTH GARAGE AND FRONT DOOR / SIDEWALK ACCESSIBLE ROUTES.

#	REVISION DESCRIPTION	DATE	BY

APPROVAL CERTIFICATE	
ENGINEERING	ADH / 3-6-2026 INITIALS/DATE
PLANNING	May 3-11-2026 INITIALS/DATE
OWNER	BAB INITIALS/DATE
LESSEE	 INITIALS/DATE

OVERALL GRADING PLAN (2 OF 2)	
DESIGNED BY:	BB
DRAWN BY:	BB
CHECKED BY:	BB
JOB NO.	PRE-2025-0009
SHEET	4 OF 33

CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS OR DEPTHS. THE EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE THE BEST AVAILABLE INFORMATION. IT IS RECOMMENDED THAT THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

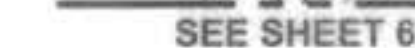
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**CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO**
SITE IMPROVEMENT PLAN

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
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SITE IMPROVEMENT PLAN SIP-2025-002



- EASEMENT NOTES:

1. ON SITE DRAINAGE EASEMENTS ARE 25', EXCEPT BETWEEN BUILDINGS 6 & 10 WHERE SPACE CONSTRAINTS LIMIT THE AVAILABLE WIDTH TO A MINIMUM OF 16.3'.

[illegible]

**CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN**

APPROVAL CERTIFICATE	
ENGINEERING	<i>LDH</i> / 3-6-2026 INITIALS/DATE
PLANNING	<i>Ne</i> 2-11-2024 INITIALS/DATE
OWNER	<i>BAB</i> INITIALS/DATE
LESSEE	_____ INITIALS/DATE

OVERALL UTILITY PLAN (1 OF 2) DESIGNED BY: <u>BB</u> DRAWN BY: <u>BB</u> CHECKED BY: <u>BB</u> JOB NO. PRE-2025-0009 SHEET 5 OF 33
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811
Know what's below.
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GIVE US LOCATIONS FOR THE MARKING OF UNDEGROUND UTILITY UTILITIES.

ONE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO RE-VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

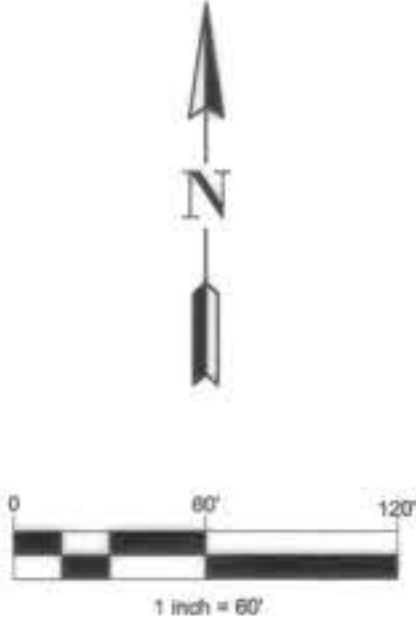
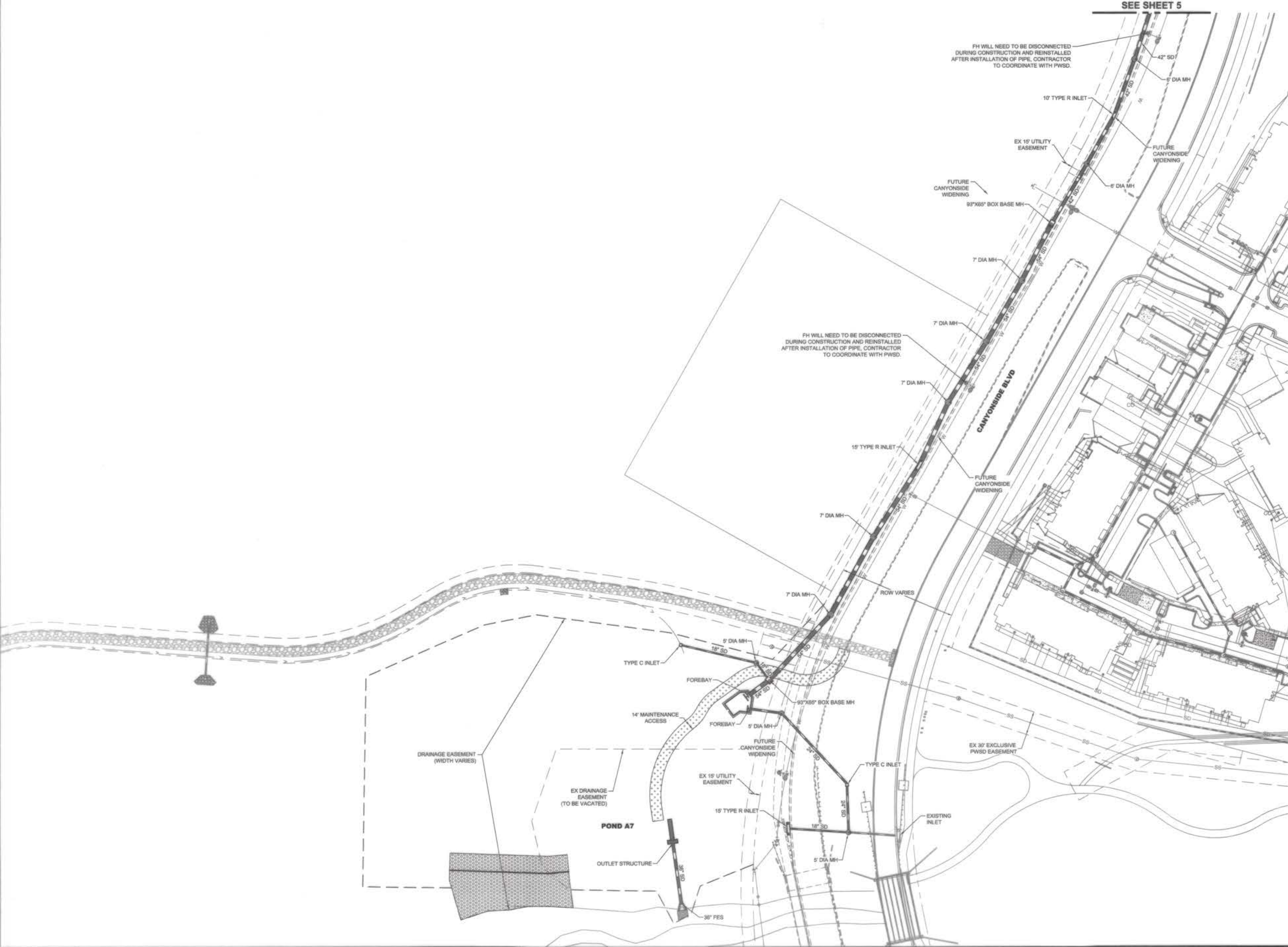
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LEGEND

[Symbol]	PROJECT BOUNDARY
[Symbol]	RIGHT OF WAY (ROW)
[Symbol]	EASEMENT
[Symbol]	CENTERLINE
[Symbol]	LOT / TRACT / PARCEL BOUNDARY
[Symbol]	DRAINAGE SWALE
[Symbol]	STORM (PES, MH, & INLET)
[Symbol]	SANITARY
[Symbol]	WATER (HYDRANT, VALVE, BEND, MH)
[Symbol]	EX STORM (PES, MH, & INLET)
[Symbol]	EX SANITARY
[Symbol]	EX WATER (HYDRANT, VALVE, BEND, MH)

APPROVAL CERTIFICATE

ENGINEERING	LDH/3-6-2026
PLANNING	BB/3-11-2024
OWNER	BAB
LESSEE	

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

OVERALL UTILITY PLAN (2 OF 2)

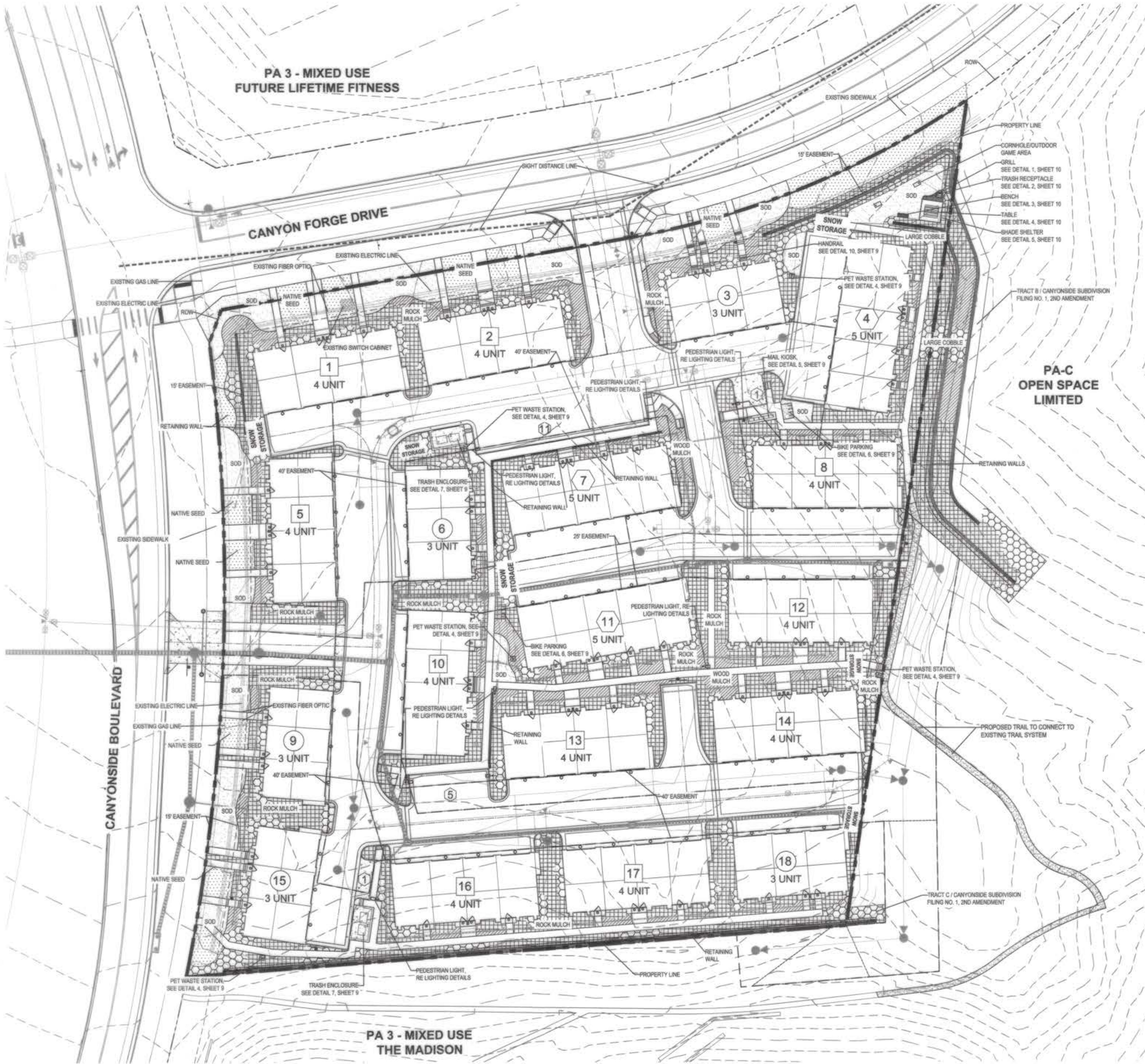
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CHECKED BY:	BB
JOB NO.	PRE-2025-0009
SHEET	6 OF 33

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BRADY BERLIN

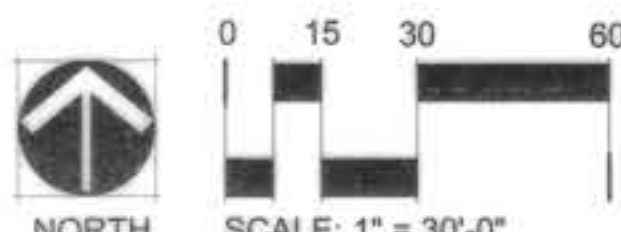
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PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- SIGHT DISTANCE TRIANGLE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- # 3 UNIT BUILDING
- # 4 UNIT BUILDING
- # 5 UNIT BUILDING
- SOD
- NATIVE SEED
- WOOD MULCH
- RIVER ROCK
- LARGE COBBLE



APPROVAL CERTIFICATE

ENGINEERING	LDH/3-6-2026
PLANNING	ME/8-11-2026
OWNER	BAB
LESSEE	

LAYOUT PLAN

DESIGNED BY:	KE
DRAWN BY:	KE
CHECKED BY:	PS/KE
JOB NO.	PRE-2025-0009
SHEET	7 OF 33

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

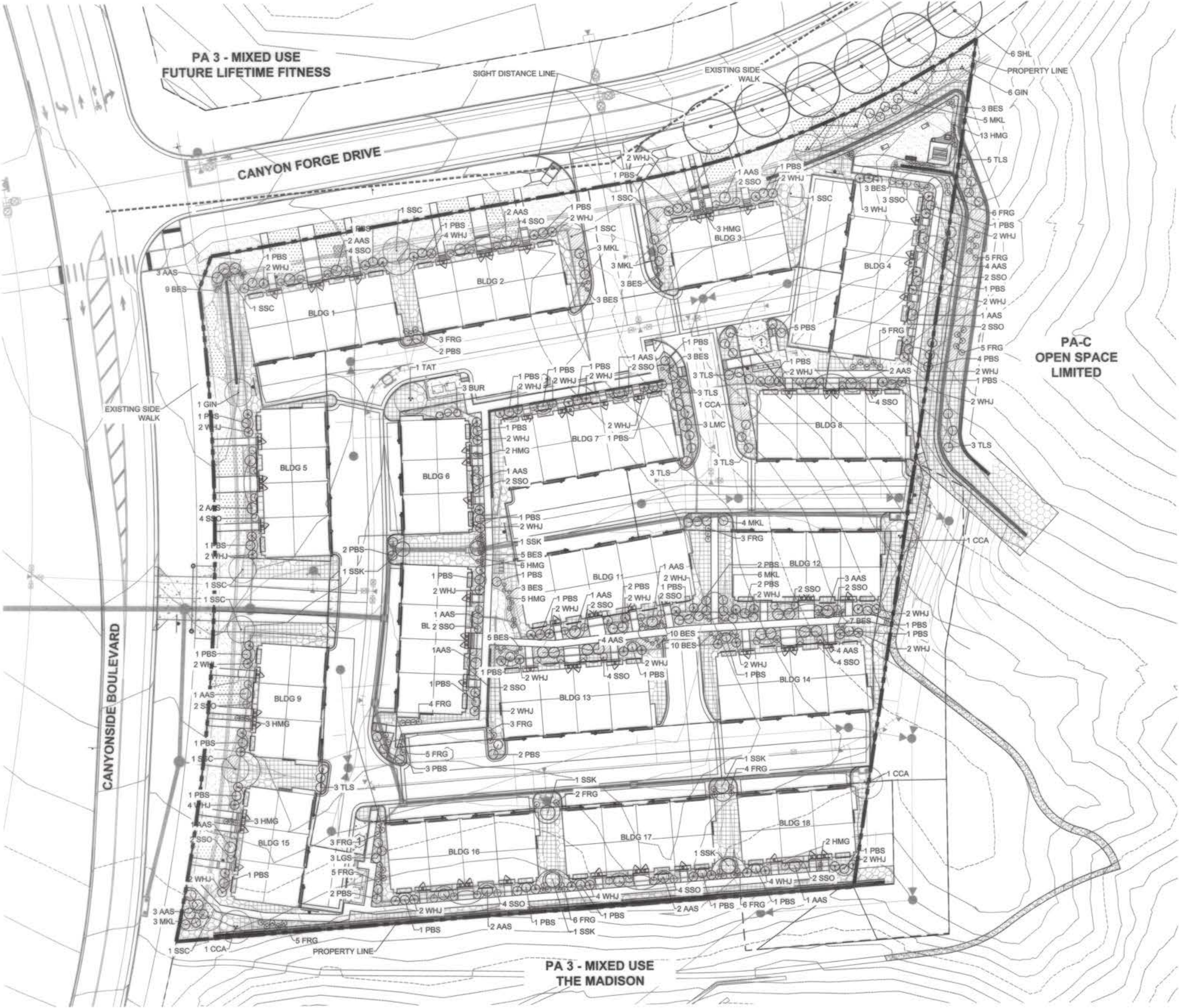
SWEET CREEK CAPITAL
3033 E 1ST AVENUE, SUITE 215 | DENVER, CO 80206
303-803-2422
BRADY BERLIN

SAGE DESIGN GROUP
1500 South Pearl St. Suite 200 Denver, Colorado 80210
303-470-2885 (p) 303-470-2884 (f) www.sagedesigngroup.com

CALL 311 BEFORE ANY EXCAVATION WORK TO
Determine the location of
UNDERGROUND UTILITIES.
CALL 311 BEFORE ANY EXCAVATION WORK TO
Determine the location of
UNDERGROUND UTILITIES.
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UNDERGROUND UTILITIES.

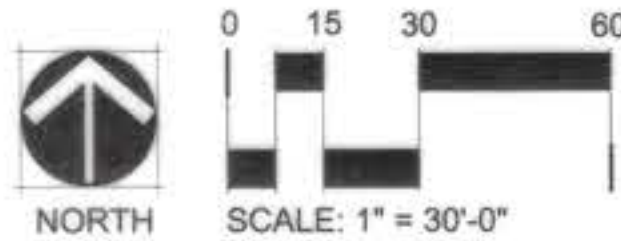
CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



PLANTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED EASEMENTS
- SIGHT DISTANCE TRIANGLE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EDGER
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASS
- PERENNIAL



APPROVAL CERTIFICATE

ENGINEERING	LOH/3-6-2026
PLANNING	RAJ/8-11-2024
OWNER	BAB
LESSEE	

LANDSCAPE PLAN
DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE
JOB NO. PRE-2025-0009
SHEET 8 OF 33

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

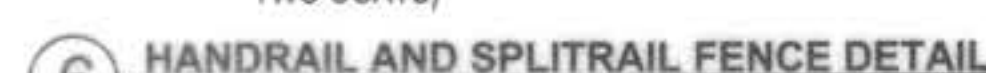
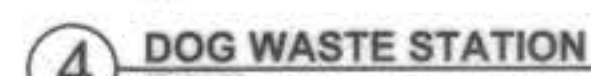
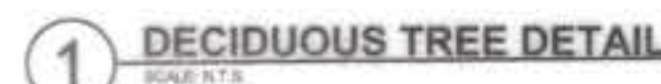
#	REVISION DESCRIPTION	DATE BY

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3033 E. 1ST AVENUE, SUITE 725 | DENVER, CO 80204
303-803-2422
BRADY BEHLIN

SAGE DESIGN GROUP
1500 S. WEST 10TH ST., SUITE 200, DENVER, CO 80202
303-470-2884 (T) 303-470-2884 (F) www.sagedesigngroup.com

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITIES.
SAGE DESIGN GROUP
1500 S. WEST 10TH ST., SUITE 200, DENVER, CO 80202
303-470-2884 (T) 303-470-2884 (F) www.sagedesigngroup.com

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



LANDSCAPE
DETAILS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
9 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

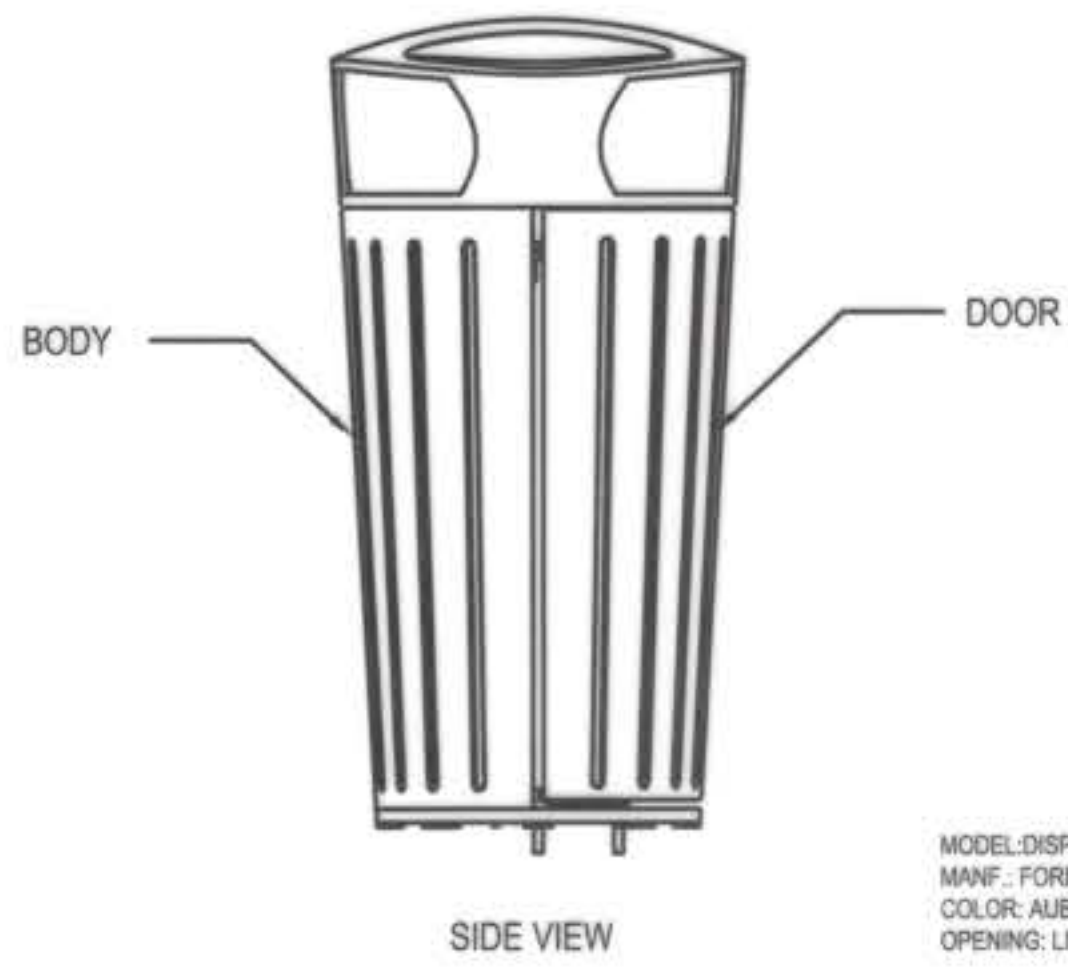
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



Choice Multi-User Accessible CMA650i
(36" Built-In Grill)
CMA650i-RT1M*

Primary Cooking Surface	36" x 18" (648 sq. in.)
Warming Rack Surface	36" x 8" (288 sq. in.)
Main Burners	69,000 BTU's
Cut-out Dimensions	37 1/4" w x 19 1/2" d x 11 1/2" h

MANF.: RH PETERSON
MODEL: CMA650i-RT1M
COLOR: STAINLESS STEEL



MODEL: DISPATCH 36 GALLON
MANF.: FORMS + SURFACES
COLOR: AUBERGINE TEXTURE
OPENING: LITTER ONLY



MODEL: KNIGHT BENCH, EXTRUDED ALUMINUM SLATS, 6 FOOT, BACKED, SURFACE MOUNT ON CONCRETE PAD
MANF.: FORMS + SURFACES
COLOR: AUBERGINE TEXTURE



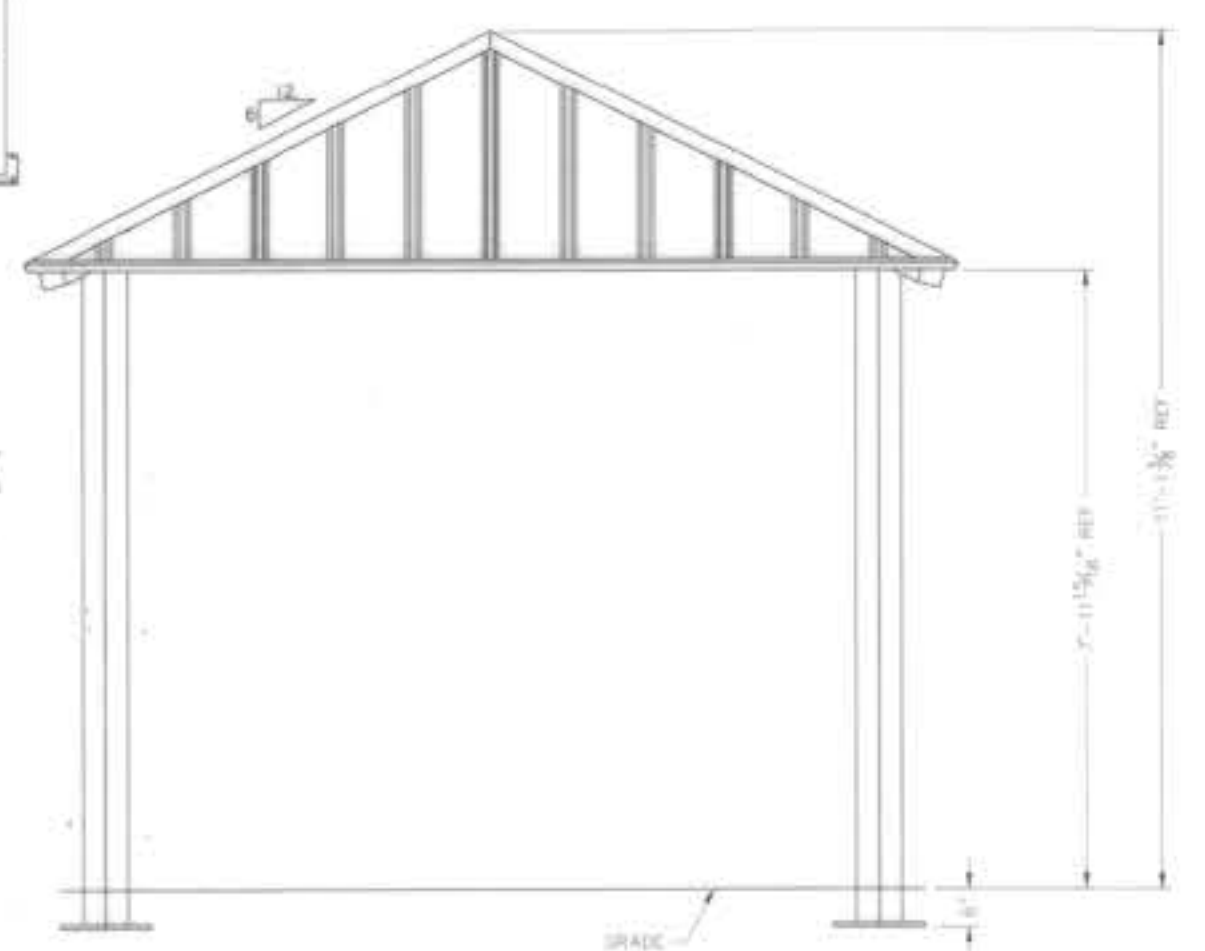
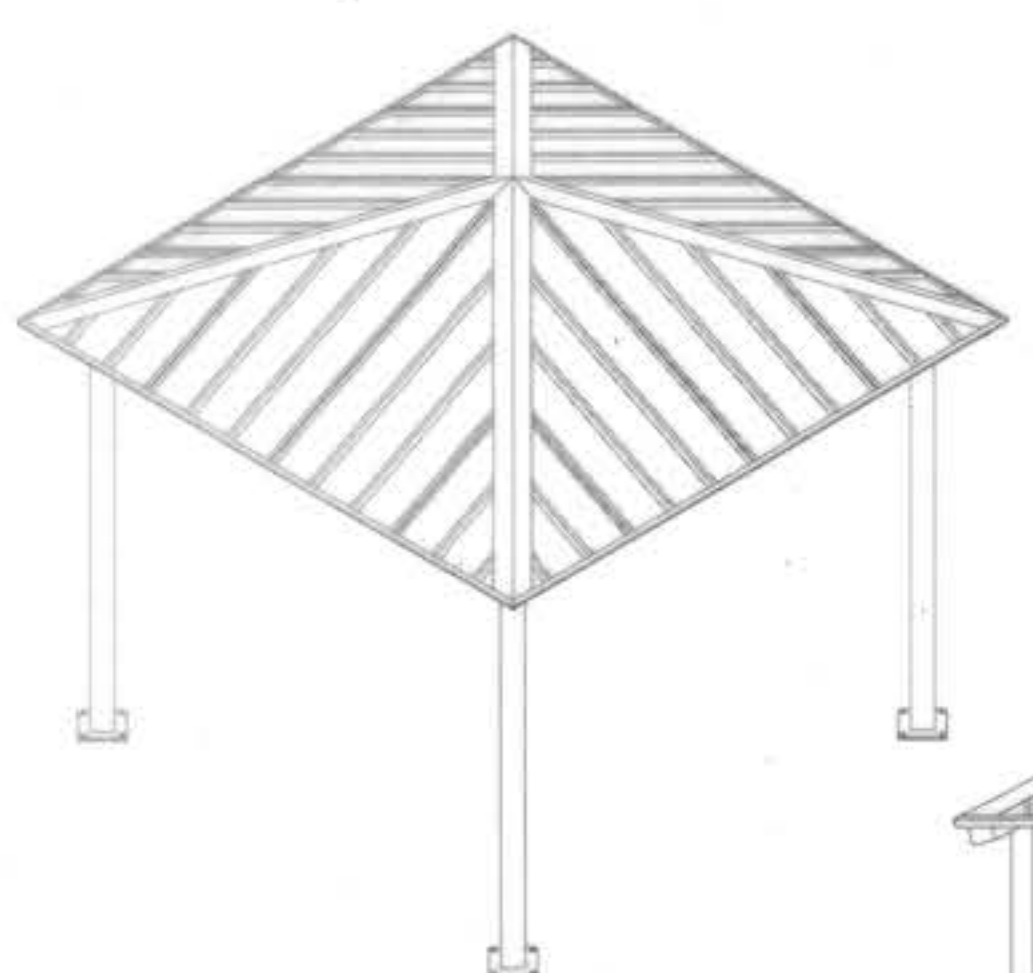
MODEL: KNIGHT TABLE ENSEMBLE, SURFACE MOUNT ON CONCRETE PAD
(1) STKN1-72NA (1) STKN1-72NA-ADA
MANF.: FORMS + SURFACES
COLOR: AUBERGINE TEXTURE

1 GRILL
SCALE: N.T.S.

2 TRASH RECEPTACLE
SCALE: N.T.S.

3 BENCH
SCALE: N.T.S.

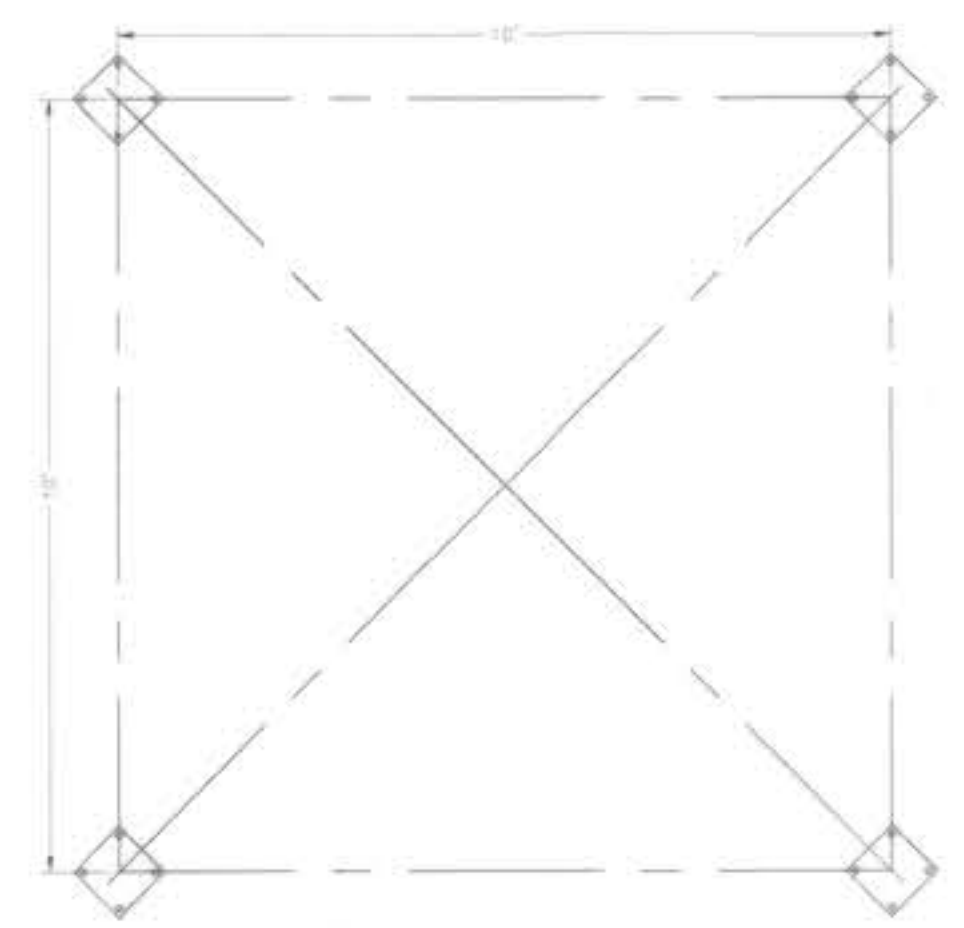
4 TABLE
SCALE: N.T.S.



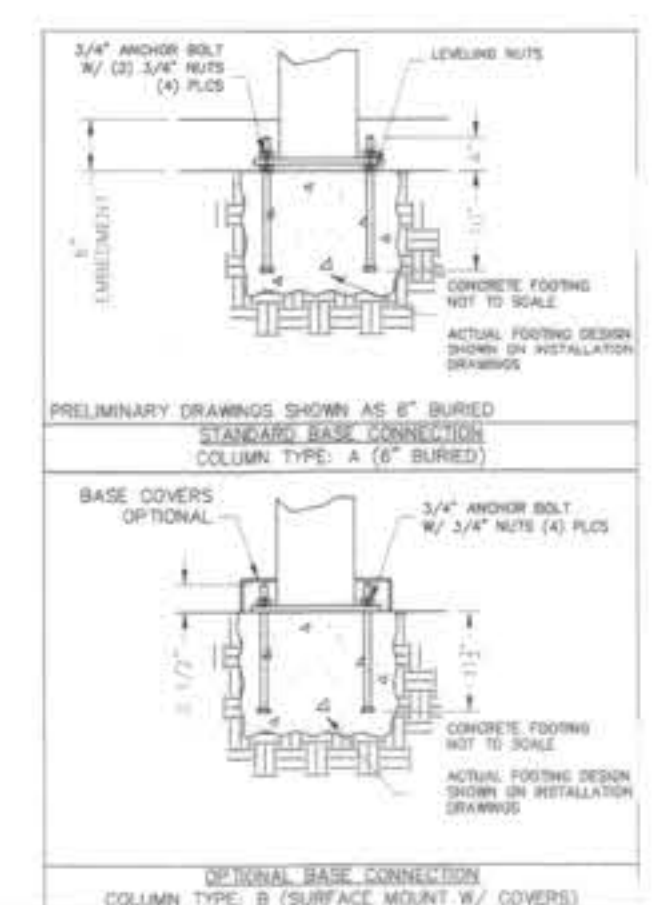
PRELIMINARY: NOT FOR CONSTRUCTION

THESE FOUNDATION LOADS ARE FOR ESTIMATING PURPOSES ONLY. THE ACTUAL LOADS WILL BE DETERMINED IN THE FINAL ENGINEERING.

LOAD COMBINATION	AXIAL (K)	SHEAR (K)	MOMENT (K-FT)
DL	6.25	0.00	0.00
SL	1.41	0.00	0.00
W-UPWT	-0.40	0.04	-0.08
W-FT	-0.30	-0.04	0.02
W-T2	-0.40	-0.04	-0.08
E-FT	-0.04	-0.03	-0.04
E-T2	-0.04	-0.03	-0.04



MODEL: SQ12M-P6
MANF.: ICON SHELTER SYSTEMS INC.
MATERIAL: METAL
COLOR: BLACK



5 SHADE SHELTER
SCALE: N.T.S.

APPROVAL CERTIFICATE

ENGINEERING	DPH/3-6-2026
PLANNING	DPH/3-11-2026
OWNER	BAB
LESSEE	

LANDSCAPE DETAILS

DESIGNED BY:	KE
DRAWN BY:	KE
CHECKED BY:	PS/KE
JOB NO.	PRE-2025-0009
SHEET	10 OF 33

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU
DUG, GRADE, OR EXCAVATE FOR THE PARKING OF
UNDERGROUND FIBER UTILITIES.
COME ASHORE NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THE DRAWING HAVE BEEN LOCATED
AND THE BEST PRACTICE OF THE CONTRACTOR IS TO BE
THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

SAGE DESIGN GROUP
ARCHITECTURE
1900 South Pearl St., Suite 200, Denver, Colorado 80202
303.470.2655 (p) 303.470.2884 (f) www.sagedesigngroup.com

SWEET CREEK CAPITAL
3033 E. 1ST AVENUE, SUITE 725 | DENVER, CO 80206
303.483.2422
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



PLAN 5002
UNIT TYPE C - REVERSED
END UNIT

PLAN 5001
UNIT TYPE A - REVERSED
INTERIOR UNIT

PLAN 5002
UNIT TYPE C
END UNIT

FRONT ELEVATION
(COLOR SCHEME 1 SHOWN)

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
3 2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10 METAL GUARDRAIL/ RAILING/ GATE	17 OPERATING PANEL DIRECTION
4 SMOOTH HARDBOARD PANELS	11 DECORATIVE CORBEL	18 UNIT PLAN TYPE
5 2x SMOOTH WOOD/ HARDBOARD TRIM	12 NOT USED	
6 BOARD AND BATTEN HARDBOARD SIDING	13 UNIT ENTRY DOOR	
7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
CALL 811 TO LOCATE UTILITIES.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
CALL 811 TO LOCATE UTILITIES.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
CALL 811 TO LOCATE UTILITIES.

SAGE DESIGN GROUP
PLANNING LANDSCAPE ARCHITECTURE
1500 South Pearl St. Suite 200 Denver, Colorado 80202
303.470.2855 (p) 303.470.2854 (f) www.sagedesigngroup.com

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3033 E 15TH AVENUE, SUITE 725 | DENVER, CO 80204
303.693.2422
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

**CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS**
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

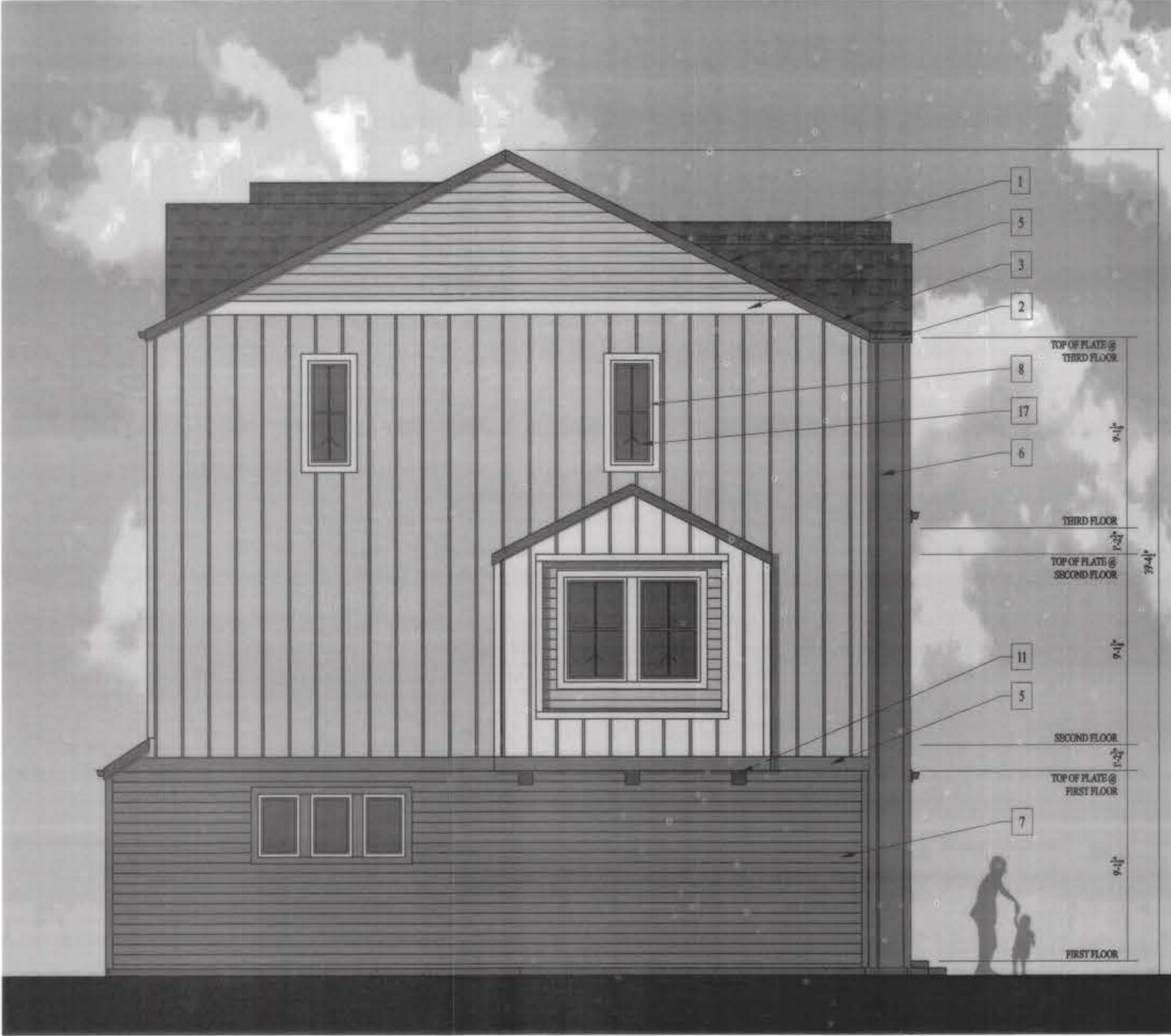
**3-PLEX
FRONT
ELEVATIONS**
DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE
JOB NO.
PRE-2025-0009
SHEET
11 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



RIGHT SIDE ELEVATION
(COLOR SCHEME 1 SHOWN)



LEFT SIDE ELEVATION
(COLOR SCHEME 1 SHOWN)

TYPICAL BUILDING MATERIALS					
1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
2	2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9	SECTIONAL GARAGE DOOR	16	GAS METERS
3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL		
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
CALL 811 TO LOCATE UTILITIES
UNDERGROUND UTILITIES
CONE ASSURES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN FLOTTED
THE BEST AVAILABLE INFORMATION TO LOCATE UTILITIES
THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMPLETION OF ANY CONSTRUCTION ACTIVITY

SAGE DESIGN GROUP
1550 S. GAY ST. SUITE 200
DENVER, COLORADO 80204
303.473.2855 (P) 303.473.2854 (F) www.sagedesigngroup.com

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3033 E. 1ST AVENUE, SUITE 725 | DENVER, CO 80206
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

3-PLEX SIDE ELEVATIONS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
12 OF 33

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



TYPICAL BUILDING MATERIALS

1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
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3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL	18	UNIT PLAN TYPE
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

SHEET
13 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



FRONT ELEVATION
(COLOR SCHEME 2 SHOWN)

PLAN 5002
UNIT TYPE C - REVERSED
END UNIT

PLAN 5001
UNIT TYPE A - REVERSED
INTERIOR UNIT

PLAN 5002
UNIT TYPE C
END UNIT

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
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4 SMOOTH HARDBOARD PANELS	11 DECORATIVE CORBEL	18 UNIT PLAN TYPE
5 2x SMOOTH WOOD/ HARDBOARD TRIM	12 NOT USED	
6 BOARD AND BATTEN HARDBOARD SIDING	13 UNIT ENTRY DOOR	
7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL A PROFESSIONAL ENGINEER OR ARCHITECT TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
CALL 811 BEFORE YOU DIG.
811

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1500 South Pearl St. Suite 200 Denver, Colorado 80210
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3033 E 15TH AVENUE, SUITE 731 DENVER, CO 80206
303.402.2422
BRADY BERLIN

#	REVISION DESCRIPTION	DATE BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

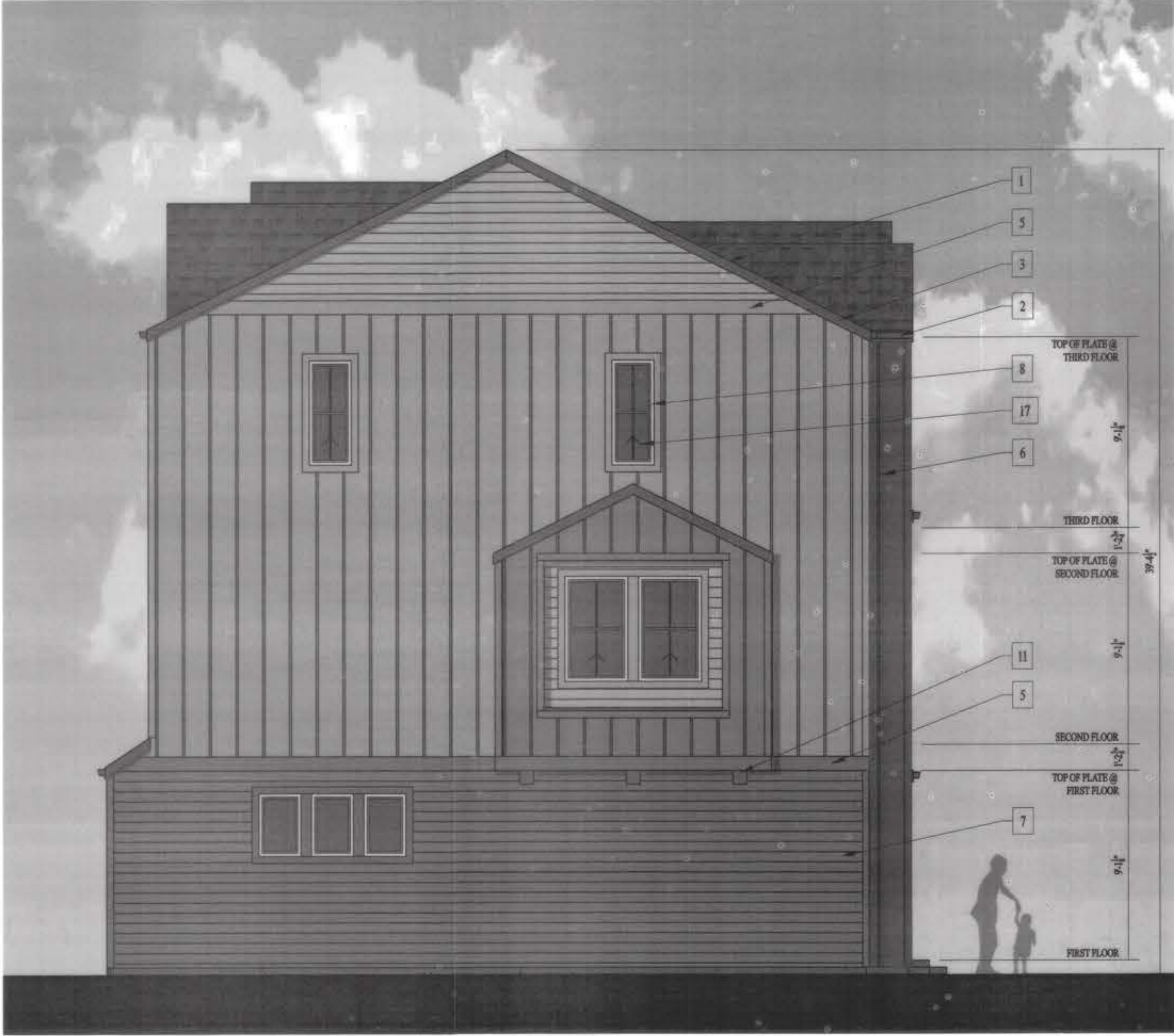
3-PLEX
FRONT
ELEVATIONS
DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE
JOB NO.
PRE-2025-0009
SHEET
14 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



RIGHT SIDE ELEVATION
(COLOR SCHEME 2 SHOWN)



LEFT SIDE ELEVATION
(COLOR SCHEME 2 SHOWN)

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
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7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
USE OR CONSTRUCTION UTILITIES.
SAGE DESIGN GROUP
811
Know what's below.
Call before you dig.

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3033 E 1ST AVENUE, SUITE 721 | DENVER, CO 80206
303.493.2422
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

3-PLEX SIDE
ELEVATIONS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
15 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



PLAN 5002
UNIT TYPE C
END UNIT

PLAN 5001
UNIT TYPE A - REVERSED
INTERIOR UNIT

PLAN 5002
UNIT TYPE C - REVERSED
END UNIT

REAR ELEVATION
(COLOR SCHEME 2 SHOWN)

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
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5 2x SMOOTH WOOD/ HARDBOARD TRIM	12 NOT USED	
6 BOARD AND BATTEN HARDBOARD SIDING	13 UNIT ENTRY DOOR	
7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DISC, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITIES.
SAGE DESIGN GROUP
1600 S. Peoria Ave., Suite 200, Denver, Colorado 80210
303.770.8855 (P) 303.472.2884 (F) www.sagedesigngroup.com

SAGE DESIGN GROUP
ARCHITECTS
1600 S. Peoria Ave., Suite 200, Denver, Colorado 80210
303.770.8855 (P) 303.472.2884 (F) www.sagedesigngroup.com

SWEET CREEK CAPITAL
3033 E. 1ST AVENUE, SUITE 725 | DENVER, CO 80206
303.803-2422
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

**3-PLEX
REAR
ELEVATIONS**
DESIGNED BY: KF
DRAWN BY: KE
CHECKED BY: PS/KF
JOB NO.
PRE-2025-0009
SHEET
16 OF 33

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



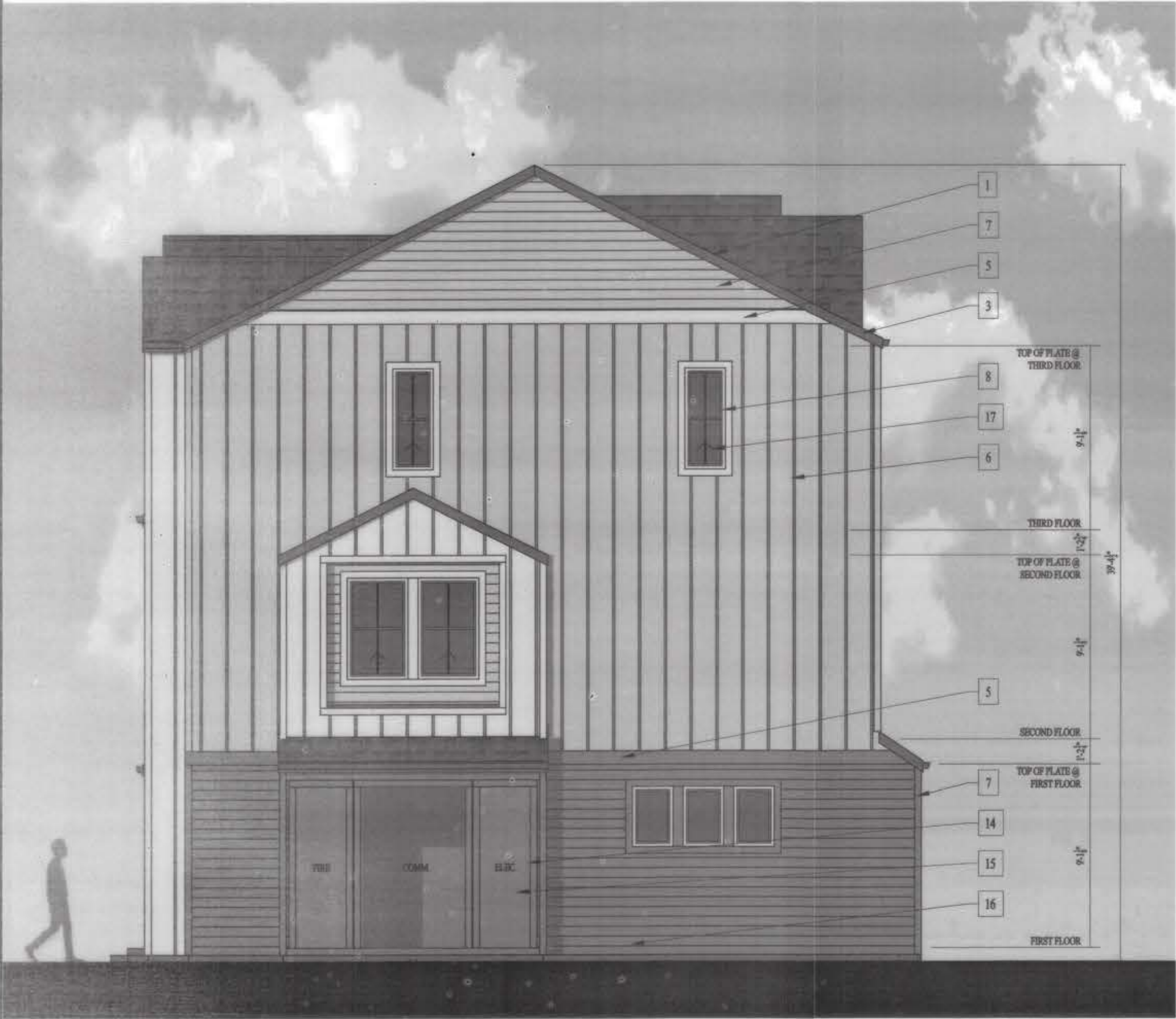
PLAN 5002 ← 18
UNIT TYPE C
END UNIT

1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
2	2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9	SECTIONAL GARAGE DOOR	16	GAS METERS
3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL	18	UNIT PLAN TYPE
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

SHEET
17 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



RIGHT SIDE ELEVATION
(COLOR SCHEME 1 SHOWN)



LEFT SIDE ELEVATION
(COLOR SCHEME 1 SHOWN)

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
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7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
Dig, Grub, Grade, or Excavate for the Marking of
UNDERGROUND UTILITY.
CALL 811 BEFORE YOU DIG.
811
Know what's below.
Call before you dig.
Come assume no responsibility for existing utility
location horizontal and vertical. The existing
location of all utilities is shown on the map.
FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER,
THE LOCATION OF ALL UTILITIES FROM THE
CORRESPONDENCE OF ANY CONSTRUCTION ACTIVITIES.

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303-803-2422
BRADY BERLIN

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

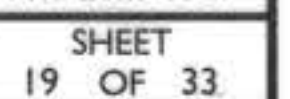
4-PLEX SIDE
ELEVATIONS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

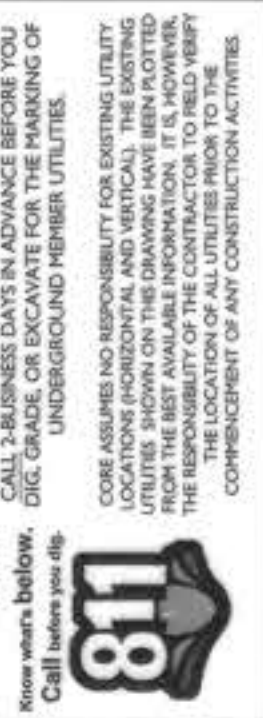
JOB NO.
PRE-2025-0009

SHEET
18 OF 33

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



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[illegible]

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

4-PLEX
FRONT
ELEVATIONS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
20 OF 33

FRONT ELEVATION
(COLOR SCHEME 2 SHOWN)

PLAN 5002
UNIT TYPE C - REVERSED
END UNIT

PLAN 5001
UNIT TYPE A - REVERSED
INTERIOR UNIT

PLAN 5001
UNIT TYPE B
INTERIOR UNIT

PLAN 5002
UNIT TYPE C
END UNIT

TYPICAL BUILDING MATERIALS

1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
2	2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9	SECTIONAL GARAGE DOOR	16	GAS METERS
3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL	18	UNIT PLAN TYPE
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



RIGHT SIDE ELEVATION
(COLOR SCHEME 2 SHOWN)



LEFT SIDE ELEVATION
(COLOR SCHEME 2 SHOWN)

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
3 2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10 METAL GUARDRAIL/ RAILING/ GATE	17 OPERATING PANEL DIRECTION
4 SMOOTH HARDBOARD PANELS	11 DECORATIVE CORBEL	
5 2x SMOOTH WOOD/ HARDBOARD TRIM	12 NOT USED	
6 BOARD AND BATTEN HARDBOARD SIDING	13 UNIT ENTRY DOOR	
7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL 7 BUSINESS DAYS IN ADVANCE BEFORE YOU
USE OR GRASS. CALL 811 TO LOCATE ANY
UNDERGROUND UTILITIES.
Know what you're doing.
Call before you dig.
811
FOR A FREE SERVICE, CALL 811
OR VISIT 811.COLORADO.GOV
FOR A LIST OF PARTICIPATING
COMPANIES. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE LOCATION, DEPTH, AND DIRECTION OF ALL UTILITIES IS THE CONTRACTOR'S.
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE LOCATION, DEPTH, AND DIRECTION OF ALL UTILITIES IS THE CONTRACTOR'S.
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE LOCATION, DEPTH, AND DIRECTION OF ALL UTILITIES IS THE CONTRACTOR'S.

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CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

4-PLEX SIDE
ELEVATIONS

DESIGNED BY: K.F.
DRAWN BY: K.F.
CHECKED BY: PS/KF
JOB NO.
PRE-2025-0009
SHEET
21 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



PLAN 5002
UNIT TYPE C
END UNIT

PLAN 5001
UNIT TYPE B
INTERIOR UNIT

PLAN 5001
UNIT TYPE A - REVERSED
INTERIOR UNIT

PLAN 5002
UNIT TYPE C - REVERSED
END UNIT

REAR ELEVATION
(COLOR SCHEME 2 SHOWN)

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
3 2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10 METAL GUARDRAIL/ RAILING/ GATE	17 OPERATING PANEL DIRECTION
4 SMOOTH HARDBOARD PANELS	11 DECORATIVE CORBEL	18 UNIT PLAN TYPE
5 2x SMOOTH WOOD/ HARDBOARD TRIM	12 NOT USED	
6 BOARD AND BATTEN HARDBOARD SIDING	13 UNIT ENTRY DOOR	
7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
USE OR GRANT PERMISSION TO ANY OTHER
UNDERGROUND PIPER UTILITIES.
811
Call before you dig

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3033 E. 1ST AVENUE SUITE 750 DENVER, CO 80206
303.400.2423
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

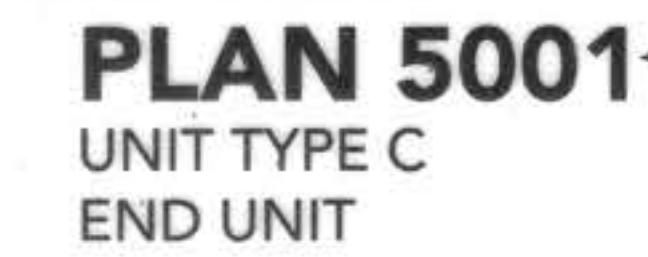
**4-PLEX
REAR
ELEVATIONS**

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
22 OF 33

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



SHEET
23 OF 33

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
2	2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9	SECTIONAL GARAGE DOOR	16	GAS METERS
3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL		
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

811

Know what's below.
Call before you dig.

YOU MUST CALL 811 AT LEAST TWO BUSINESS DAYS IN ADVANCE BEFORE YOU CAN BEGIN ANY EXCAVATION OR DRILLING OF ANY TYPE THAT MAY REVEAL UNDERGROUND MEMBER UTILITIES.

CORE ASSUMES NO RESPONSIBILITY FOR DIGGING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED BY FIELD PERSONNEL USING STANDARD SURVEYING TECHNIQUES. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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[illegible]

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

5-PLEX SIDE ELEVATIONS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
24 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



PLAN 5001
UNIT TYPE C
END UNIT

PLAN 5001
UNIT TYPE B
INTERIOR UNIT

PLAN 5001
UNIT TYPE A
INTERIOR UNIT

PLAN 5001
UNIT TYPE B - REVERSED
END UNIT

PLAN 5001
UNIT TYPE C - REVERSED
END UNIT

18

REAR ELEVATION
(COLOR SCHEME 1 SHOWN)

TYPICAL BUILDING MATERIALS					
1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
2	2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9	SECTIONAL GARAGE DOOR	16	GAS METERS
3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL	18	UNIT PLAN TYPE
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

CALL A BUSINESS DAY IN ADVANCE BEFORE YOU
CALL 800-854-8111 TO REQUEST A COPY OF THE
CDD, GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY.

811

CALL 800-854-8111 TO REQUEST A COPY OF THE
CDD, GRADE OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY.

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ARCHITECTURE
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BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

5-PLEX
REAR
ELEVATIONS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
25 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



PLAN 5001
UNIT TYPE C - REVERSED
END UNIT

PLAN 5001
UNIT TYPE B - REVERSED
INTERIOR UNIT

PLAN 5001
UNIT TYPE A
INTERIOR UNIT

PLAN 5001
UNIT TYPE B
END UNIT

PLAN 5001
UNIT TYPE C
END UNIT

FRONT ELEVATION
(COLOR SCHEME 2 SHOWN)

TYPICAL BUILDING MATERIALS					
1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
2	2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9	SECTIONAL GARAGE DOOR	16	GAS METERS
3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL	18	UNIT PLAN TYPE
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
CAN GET THE BEST AVAILABLE INFORMATION. IT IS THE
RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE INFORMATION AND MAKE ANY NECESSARY
ADJUSTMENTS TO THE CONSTRUCTION ACTIVITIES.
811
Know what's below.
Call before you dig.
ONE CALL
UNDERGROUND UTILITY

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BRADY BERLIN

#	REVISION DESCRIPTION	DATE BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

5-PLEX
FRONT
ELEVATIONS
DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE
JOB NO.
PRE-2025-0009
SHEET
26 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



RIGHT SIDE ELEVATION
(COLOR SCHEME 2 SHOWN)



LEFT SIDE ELEVATION
(COLOR SCHEME 2 SHOWN)

TYPICAL BUILDING MATERIALS

1 ASPHALT COMPOSITION SHINGLES	8 VINYL WINDOWS AND SLIDING GLASS DOORS	15 ELECTRIC METERS
2 2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9 SECTIONAL GARAGE DOOR	16 GAS METERS
3 2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10 METAL GUARDRAIL/ RAILING/ GATE	17 OPERATING PANEL DIRECTION
4 SMOOTH HARDBOARD PANELS	11 DECORATIVE CORBEL	
5 2x SMOOTH WOOD/ HARDBOARD TRIM	12 NOT USED	
6 BOARD AND BATTEN HARDBOARD SIDING	13 UNIT ENTRY DOOR	
7 HARDBOARD HORIZONTAL SIDING	14 UTILITY METAL DOOR	

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
CALL 811 TO LOCATE ANY UTILITIES
CALL 811 BEFORE YOU DIG
811
FOR AHEAD OF TIME RESPONSIBILITY FOR UTILITIES
LOCATIONS HORIZONTAL AND VERTICAL. THE DOTTED
LINES ARE NOT TO BE CONSIDERED A GUARANTEE
FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE LOCATION OF ANY UTILITIES PRIOR TO ANY
CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.

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303.403.2421
BRADY BERLIN

#	REVISION DESCRIPTION	DATE BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

5-PLEX SIDE ELEVATIONS

DESIGNED BY: KF
DRAWN BY: KE
CHECKED BY: PS/KE
JOB NO. PRE-2025-0009
SHEET 27 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



PLAN 5001
UNIT TYPE C
END UNIT

PLAN 5001
UNIT TYPE B
INTERIOR UNIT

PLAN 5001
UNIT TYPE A
INTERIOR UNIT

PLAN 5001
UNIT TYPE B - REVERSED
END UNIT

PLAN 5001
UNIT TYPE C - REVERSED
END UNIT

REAR ELEVATION
(COLOR SCHEME 2 SHOWN)

TYPICAL BUILDING MATERIALS					
1	ASPHALT COMPOSITION SHINGLES	8	VINYL WINDOWS AND SLIDING GLASS DOORS	15	ELECTRIC METERS
2	2x SMOOTH WOOD FASCIA BOARD (DOUGLAS FIR OR EQ.)	9	SECTIONAL GARAGE DOOR	16	GAS METERS
3	2x SMOOTH WOOD RAKE BOARD (DOUGLAS FIR OR EQ.)	10	METAL GUARDRAIL/ RAILING/ GATE	17	OPERATING PANEL DIRECTION
4	SMOOTH HARDBOARD PANELS	11	DECORATIVE CORBEL	18	UNIT PLAN TYPE
5	2x SMOOTH WOOD/ HARDBOARD TRIM	12	NOT USED		
6	BOARD AND BATTEN HARDBOARD SIDING	13	UNIT ENTRY DOOR		
7	HARDBOARD HORIZONTAL SIDING	14	UTILITY METAL DOOR		

CALL A LICENSED SURVEYOR IN ADVANCE BEFORE YOU
OCCUPY OR CONSTRUCT ANY BUILDING OR
UNDERGROUND UTILITY.
811
Know what's below.
Call before you dig.

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3033 E 1ST AVENUE, SUITE 210 | DENVER, CO 80206
303.403.2423
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

5-PLEX
REAR
ELEVATIONS
DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE
JOB NO.
PRE-2025-0009
SHEET
28 OF 33

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002

ASPHALT SHINGLE ROOF
ATLAS ROOFING - PROLAM "BLACK SHADOW"

METAL TRIM AND FASCIA
DECK RIM BOARDS
GUTTERS
SHERWIN WILLIAMS SW9565 "FORGED STEEL"
METAL GUTTERS PAINTED TO MATCH

UPPER PAINTED SIDING BODY
GABLE ENDS AT SIDES AND REAR
SHERWIN WILLIAMS SW7628 "WINDFRESH WHITE"

PAINTED SIDING UPPER ACCENTS
TRIM IN ADJACENT FIELD
UPPER WINDOW AND DOOR TRIM
UPPER GABLE TRIM BAND
SMOOTH PANELS
COLUMNS AND PORCH BEAMS
SHERWIN WILLIAMS SW7006 "EXTRA WHITE"

EXTERIOR RAILING
METAL MATERIALS TO BE PREFINISHED BLACK

PAINTED SIDING ACCENT AT GROUND LEVEL
PAINTED CORNER TRIM AT GROUND LEVEL
WINDOW AND DOOR TRIM AT GROUND LEVEL
CORBELS
SHERWIN WILLIAMS SW7067 "CITYSCAPE"

ENTRY DOOR
GARAGE DOOR (SITE PAINTED)
CORBELS
SHERWIN WILLIAMS SW9600 "ARMORY"

ASPHALT SHINGLE ROOF
ATLAS ROOFING - PROLAM "BLACK SHADOW"

METAL TRIM AND FASCIA
DECK RIM BOARDS
GUTTERS
SHERWIN WILLIAMS SW9565 "FORGED STEEL"
METAL MATERIALS TO BE PREFINISHED BLACK

UPPER PAINTED SIDING BODY
GABLE ENDS AT SIDES AND REAR
SHERWIN WILLIAMS SW7029 "AGREEABLE GRAY"

UPPER WINDOW AND DOOR TRIM
BOARD & BATTEN SIDING AT SIDES AND REAR
UPPER GABLE TRIM BAND
SMOOTH PANELS
SHERWIN WILLIAMS SW7030 "ANEW GRAY"

PAINTED SIDING UPPER ACCENTS
TRIM IN ADJACENT FIELD
COLUMNS AND PORCH BEAMS
SHERWIN WILLIAMS SW7018 "DOVETAIL"

EXTERIOR RAILING
METAL MATERIALS TO BE PREFINISHED BLACK

PAINTED SIDING ACCENT AT GROUND LEVEL
PAINTED CORNER TRIM AT GROUND LEVEL
SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"

ENTRY DOOR
GARAGE DOOR (SITE PAINTED)
SHERWIN WILLIAMS SW9600 "ARMORY"

WINDOW AND DOOR TRIM AT GROUND LEVEL
CORBELS
SHERWIN WILLIAMS SW7047 "PORPOISE"

811

Know what's below.
Call before you dig.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

UNDERGROUND MEMBER UTILITIES.

CALL BEFORE YOU DIG.

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303-803-2422
BRADY BERLIN

[illegible]

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

COLOR AND
MATERIAL
INFORMATION
BOARD

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
29 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



COLOR SCHEME 1



- ASPHALT SHINGLE ROOF
ATLAS ROOFING - PROLAM "BLACK SHADOW"
- METAL TRIM AND FASCIA
DECK RIM BOARDS
GUTTERS
SHERWIN WILLIAMS SW9565 "FORGED STEEL"
METAL GUTTERS PAINTED TO MATCH
- UPPER PAINTED SIDING BODY
GABLE ENDS AT SIDES AND REAR
SHERWIN WILLIAMS SW7628 "WINDFRESH WHITE"
- PAINTED SIDING UPPER ACCENTS
TRIM IN ADJACENT FIELD
UPPER WINDOW AND DOOR TRIM
UPPER GABLE TRIM BAND
SMOOTH PANELS
COLUMNS AND PORCH BEAMS
SHERWIN WILLIAMS SW7008 "EXTRA WHITE"
- EXTERIOR RAILING
METAL MATERIALS TO BE PREFINISHED BLACK
- PAINTED SIDING ACCENT AT GROUND LEVEL
PAINTED CORNER TRIM AT GROUND LEVEL
WINDOW AND DOOR TRIM AT GROUND LEVEL
CORBELS
SHERWIN WILLIAMS SW7067 "CITYSCAPE"
- ENTRY DOOR
GARAGE DOOR (SITE PAINTED)
CORBELS
SHERWIN WILLIAMS SW9900 "ARMORY"

COLOR SCHEME 2



- ASPHALT SHINGLE ROOF
ATLAS ROOFING - PROLAM "BLACK SHADOW"
- METAL TRIM AND FASCIA
DECK RIM BOARDS
GUTTERS
SHERWIN WILLIAMS SW9565 "FORGED STEEL"
METAL MATERIALS TO BE PREFINISHED BLACK
- UPPER PAINTED SIDING BODY
GABLE ENDS AT SIDES AND REAR
SHERWIN WILLIAMS SW7029 "AGREEABLE GRAY"
- UPPER WINDOW AND DOOR TRIM
BOARD & BATTEN SIDING AT SIDES AND REAR
UPPER GABLE TRIM BAND
SMOOTH PANELS
SHERWIN WILLIAMS SW7030 "ANEW GRAY"
- PAINTED SIDING UPPER ACCENTS
TRIM IN ADJACENT FIELD
COLUMNS AND PORCH BEAMS
SHERWIN WILLIAMS SW7018 "DOVETAIL"
- EXTERIOR RAILING
METAL MATERIALS TO BE PREFINISHED BLACK
- PAINTED SIDING ACCENT AT GROUND LEVEL
PAINTED CORNER TRIM AT GROUND LEVEL
SHERWIN WILLIAMS SW7019 "GALANTLET GRAY"
- ENTRY DOOR
GARAGE DOOR (SITE PAINTED)
SHERWIN WILLIAMS SW9900 "ARMORY"
- WINDOW AND DOOR TRIM AT GROUND LEVEL
CORBELS
SHERWIN WILLIAMS SW7047 "PORPOISE"

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303.803.2422
BRADY BERLIN

#	REVISION DESCRIPTION	DATE	BY

CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

BUILDING COLOR MAP

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
30 OF 33

CANYONSIDE FILING NO. 1, LOT 1 AND FILING NO. 1, 2ND AMENDMENT, TRACTS B AND C

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



LIGHTING NARRATIVE

THE PROPOSED LIGHTING PLAN FOR THE TOWNHOME DEVELOPMENT IS DESIGNED TO ENHANCE SAFETY, VISIBILITY, AND AESTHETICS WHILE MINIMIZING LIGHT SPILLOVER TO ADJACENT PROPERTIES.

PEDESTRIAN AND PARKING AREA LIGHTING:

ENERGY-EFFICIENT POLE-MOUNTED FIXTURES WILL BE STRATEGICALLY LOCATED BY PARKING AREAS AND PEDESTRIAN WALKWAYS. THESE FIXTURES WILL PROVIDE UNIFORM ILLUMINATION TO ENSURE SAFE VEHICULAR CIRCULATION AND PEDESTRIAN MOVEMENT DURING EVENING HOURS. LIGHT LEVELS WILL COMPLY WITH LOCAL CODE REQUIREMENTS AND DARK SKY CONSIDERATIONS TO LIMIT GLARE AND SKY GLOW.

ENTRY PATIO LIGHTING:

EACH TOWNHOME WILL FEATURE WALL-MOUNTED FIXTURES AT THE PRIMARY ENTRY PATIO. THESE LIGHTS WILL SERVE BOTH FUNCTIONAL AND DECORATIVE PURPOSES—ILLUMINATING ENTRY POINTS FOR RESIDENTS AND VISITORS WHILE COMPLEMENTING THE ARCHITECTURAL STYLE OF THE BUILDING. FIXTURES WILL BE SHIELDED AND DIRECTED DOWNWARD TO AVOID EXCESSIVE BRIGHTNESS AND INTRUSION INTO NEIGHBORING UNITS.

GARAGE OUTDOOR SCONCE LIGHTING:

DECORATIVE SCONCE-STYLE FIXTURES WILL BE INSTALLED ABOVE EACH GARAGE DOOR TO PROVIDE TARGETED ILLUMINATION FOR DRIVEWAYS AND IMMEDIATE APPROACH AREAS. THE WARM, WELCOMING LIGHT WILL ASSIST IN VEHICLE MANEUVERING AND ENHANCE THE NIGHTTIME STREETScape WITHOUT CREATING UNNECESSARY LIGHT TRESPASS.

OVERALL, THE LIGHTING APPROACH BALANCES SAFETY, SECURITY, AND VISUAL APPEAL, ENSURING THAT NIGHTTIME ACTIVITY AREAS ARE WELL-LIT WHILE MAINTAINING NEIGHBORHOOD COMPATIBILITY AND ENERGY EFFICIENCY.

LIGHTING LEGEND

- PEDESTRIAN LIGHT
- PATIO LIGHT
- SCONCE LIGHT
- BOLLARD LIGHT

AVERAGE FOOT-CANDLES	1.00
MAXIMUM FOOT-CANDLES	9.9
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	9.9 / 0.00
AVERAGE TO MINIMUM FC RATIO	1.00 / 0.00



APPROVAL CERTIFICATE

ENGINEERING *ADH* 3-6-2026
PLANNING *AS* 3-11-2026
OWNER *BAB*
LESSEE

PHOTOMETRIC PLAN

DESIGNED BY: KF
DRAWN BY: KF
CHECKED BY: PS/KF
JOB NO. PRE-2025-0009
SHEET 31 OF 33

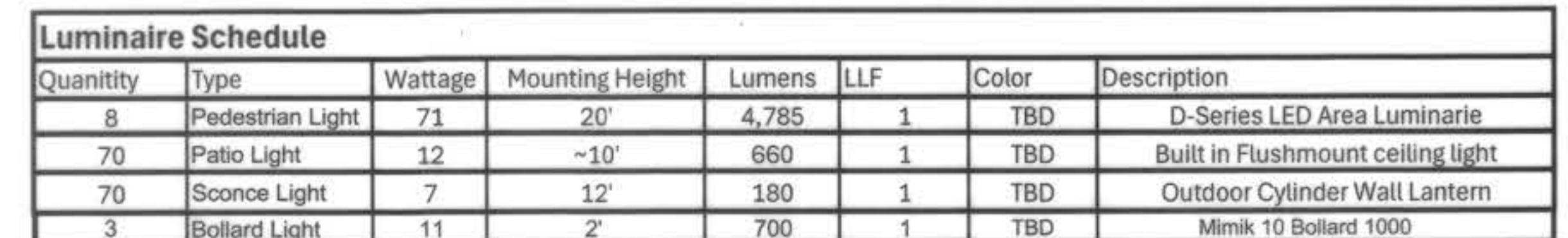
CANYONSIDE FILING 1, LOT 1
THE PEAKS AT CANYONS
CASTLE PINES, COLORADO
SITE IMPROVEMENT PLAN

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LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002



DESIGNED BY: KF
 DRAWN BY: KF
 CHECKED BY: PS/KF

JOB NO.
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SHEET
 32 OF 33

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LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
PLANNING AREAS 3 & C OF THE CANYONS PD - 3.756 ACRES
SITE IMPROVEMENT PLAN SIP-2025-002

LIGHTING PLAN SYMBOL

LIGHT POLE TO BE 20' IN HEIGHT

D-Series Size 0 LED Area Luminaire

Introduction
The modern styling of the D-Series is striking yet understated - making a bold, progressive statement, even as it blends seamlessly with its environment. The D-Series casts the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in even, well-distributed uniformity, greater color rendering and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications
SPL: 1000 ft
Length: 30"
Width: 12"
Height: 12"
Weight: 11 lbs
Depth: 11 1/2"

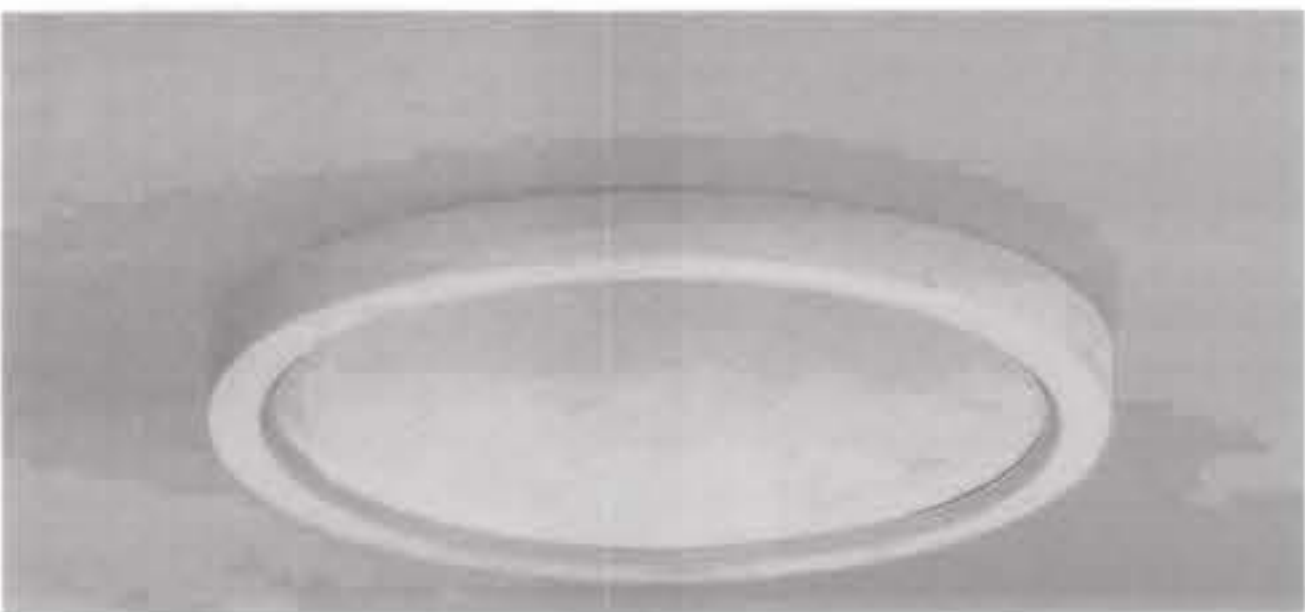
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DBX0

Item	Quantity	Description	Unit
1	1	DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DBX0	EA

PEDESTRIAN LIGHT

LIGHTING PLAN SYMBOL

PANCAKE DISC 5.5" ROUND WHITE LED OUTDOOR CEILING LIGHT



Product Details

- 5 1/2" wide x 3/4" high.
- Built-in dimmable 12 watt LED module, 660 lumen light output, comparable to a 70 watt incandescent, 3000K color temperature, 90+ CRI, 120V.
- Pancake Disc Series round energy-efficient LED outdoor flushmount ceiling light by Amax Lighting.
- White finish over aluminum construction, polycarbonate trim ring, white polycarbonate diffuser.
- Dimmable with electronic low voltage dimmer, or LED rated dimmer.
- LED averages 35,000 hours at 3 hours per day.
- Can be installed in a 4" J-Box.
- ENERGY STAR qualified.

OVERHEAD PATIO LIGHT

LIGHTING PLAN SYMBOL

Visual Comfort & Co.
80 W. Highland Avenue
Philadelphia, PA 19119
800.974.9307

Brand: Visual Comfort Studio Collection
SKU: 6313801-12/T
Name: Outdoor Cylinders Small One Light
Outdoor Turtle Friendly Wall Lantern
Finish: Black
Collection: Outdoor Cylinders
UPC: 785652086229

PRODUCT DETAILS

Product ID:	12544473	Max Watts:	7
Width:	5.13"	Bulbs Included:	Yes
Extends:	7.88"	Material:	Aluminum
Height:	7.25"	Voltage:	120v
Weight:	1.50 lbs.	Listing:	CETL
Introduction Date:	6/1/20	Location:	Wet
Country of Origin:	Vietnam	Bulb Base:	Medium
Style:	Transitional	Bulb Shape:	PAR20
Backplate Dimension	DP-2 7/8" W-4 1/2" H-4	Unit Of Measure:	Each
String:	1/2" OB UP-2 5/8" OB DOWN 4 5/8" Square	Minimum Order	1
Title 24 Qualified:	Yes	Quantity:	
Wire:	6.00"	Shipping:	L:10.00"
Made To Order:	Yes		
Bulbs:	1		
Lumens:	180		

ADDITIONAL PRODUCT INFORMATION

- From the brand formerly known as See Gull Lighting
- Modern, minimalist outdoor fixture with industrial-style aluminum base is perfect for exterior wall applications such as garages, porches, patios or gazebos
- Safety listed for wet locations and easy installation with all wall mounting hardware included
- Includes (1) 7-watt LED medium base PAR20 eco-friendly light bulb compliant with marine turtle safe lighting requirements near coastal regions

SCONCE LIGHT

LIGHTING PLAN SYMBOL

PERFORMANCE
IN LIGHTING

MIMIK 10 BOLLARD 1000



Part number	071812
Lampholder:	LED
Wattage:	11 W
Finish:	AN-96 / Iron gray / Textured
Degree of protection:	IP65
CRI:	70
Kelvin:	3000
Luminaire lumen output:	744 lm
L:	L80
R:	B10
Lifetime:	60000 h
cULus:	✓
Voltage:	120-277 V

Description

Photometric data

Technical drawings

BOLLARD LIGHT

APPROVAL CERTIFICATE

ENGINEERING	LDH/3-6-2026 INITIALS/DATE
PLANNING	PLD/3-11-2026 INITIALS/DATE
OWNER	BAB INITIALS/DATE
LESSEE	 INITIALS/DATE

LIGHTING
DETAILS

DESIGNED BY: KE
DRAWN BY: KE
CHECKED BY: PS/KE

JOB NO.
PRE-2025-0009

SHEET
33 OF 33

CANYONSIDE FILING 1, LOT 1
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