CHARTER OAKS, 6TH AMENDMENT, LOT 3

NE¼ SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
0.65 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-003

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO DEVELOP A 7BREW COFFEE DRIVE-UP COFFEE SHOP, 510 SF BUILDING AND ASSOCIATED PARKING LOTS, UTILITIES, AND LANDSCAPING.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF LOT 3, CHARTER OAKS 6TH AMENDMENT, WHICH BEARS N00°24'59"W BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK

COUNTY OF DOUGLAS BENCH MARK "464"

LOCATED NEAR N. CLYDESDALE ROAD

ELEVATION = 6256.17 FEET (NAVD 1988)

LEGAL DESCRIPTION

LOT 3, AND AN UNDIVIDED INTEREST IN TRACTS A AND B, AS SET FORTH IN THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED SEPTEMBER 27, 2001 IN BOOK 2140 AT PAGE 813, CHARTER OAKS 6TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.

FEMA FLOODPLAIN STATEMENT

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C1060G AND DATED SEPTEMBER 4, 2020 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CENTENNIAL AIRPORT REVIEW AREA STATEMNT

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 THE SUBJECT OF THIS SITE IMPROVEMENT PLAN.

CITY OF CASTLE PINES

THE CITY'S REVIEW OF A SITE IMPROVEMENT PLAN IS EXPRESSLY LIMITED TO DETERMINE COMPLIANCE WITH CITY REGULATIONS. THE CITY'S APPROVAL OF THIS SITE PLAN DOES NOT CONFIRM THAT THE PROPOSED USE OF THE SITE IS ALLOWED UNDER ANY PRIVATE CONTRACT, COVENANT, CONDITION, OR RESTRICTION ("PRIVATE COVENANTS") RECORDED AGAINST THE LAND THAT IS INCLUDED WITHIN THIS SITE PLAN. THE CITY DOES NOT REVIEW, INTERPRET, OR ENFORCE PRIVATE COVENANTS. THE CITY'S APPROVAL OF THIS SITE PLAN DOES NOT SUPERSEDE OR OVERRIDE PROVISIONS OF ANY LAWFUL PRIVATELY IMPOSED PRIVATE COVENANTS.

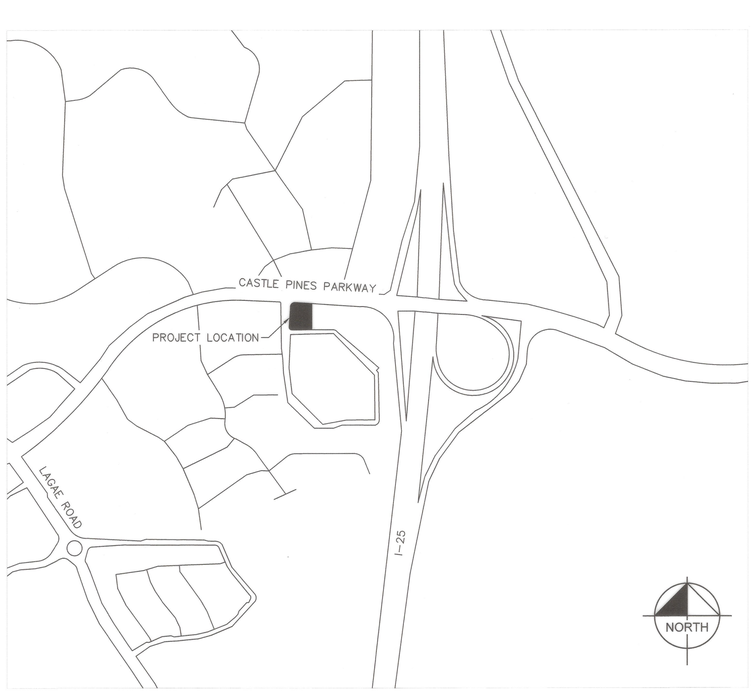
ZONING COMPARISON

ZONING	B-BUSINESS DISTRICT	
ITEM	REQUIREMENT	PROVIDED
PRINCIPLE USES	RESTAURANT/ FAST-FOOD ESTABLISHMENT	RESTAURANT/ FAST-FOOD ESTABLISHMENT
MINIMUM LOT AREA	NONE	28,449 SQ. FT.
BUILDING GROSS FLOOR AREA	NONE	510 SQ. FT.
FLOOR AREA RATIO	NONE	0.02
BUILDING HEIGHT	LESS THAN 60 FEET	19 FEET 1⅞ INCHES
MINIMUM SETBACK TO STREETS (SUPERSEDES SETBACKS TO LOT LINES)	40 FEET MINOR ARTERIAL	80.4 FEET (CASTLE PINES PARKWAY)
MINIMUM SETBACK TO LOT LINES	0 FT	REAR: 68.4' SIDE: 40.0' EAST, 58.5' WEST
MINIMUM PARKING	ONE (1) SPACE PER ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA, PLUS 6 STACKING SPACED PER DRIVE UP WINDOW	
	6 STALLS 12 STACKING SPACES	7 STALLS 17 STACKING SPACES
MINIMUM ADA PARKING	1 ADA STALL/ 25	1 STALL
MAXIMUM PARKING	7 STALLS (110% OF MINIMUM PARKING)	7 STALLS

GROSS SITE DATA

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	**28,449**	**100%**
BUILDING FOOTPRINT	802	3%
PARKING AND ROADS	17,108	60%
TRAILS AND WALKS (CONCRETE)	2,016	7%
HARDSCAPE TOTAL	**19,926**	**70%**
PLANTED AREA	6,456 / 2,067*	23% / 7%*
EXISTING VEGETATION	0	0%
POROUS PAVEMENT	0	0%
LANDSCAPE TOTAL*	**8,523**	**30%**

* SOME ONSITE LANDSCAPING BY OTHERS



VICINITY MAP

SCALE: 1" = 500'

CLIENT:

SUSSEX GROUP BREW 1, LLC
1185 PARK AVE PH-D
NEW YORK, NY 10128
PHONE: 917.828.5080
EMAIL: THOMAS.ESPOSITO@SUSSEXBREW.COM
CONTACT: THOMAS ESPOSITO

CITY OF CASTLE PINES:

CITY OF CASTLE PINES
7437 VILLAGE SQUARE LANE, SUITE 200
CASTLE PINES, CO 80108
PHONE: 303.705.0225
EMAIL: LISA.ROEMHILDT@CASTLEPINESCO.GOV
CONTACT: LISA ROEMHILDT

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: 303.228.2319
EMAIL: CHRISTOPHER.HEPLER@KIMLEY-HORN.COM
CONTACT: CHRIS HEPLER, PLA

ARCHITECT:

KINETIC DESIGN + DEVELOPMENT
2215 WEST CHESTERFIELD BLVD, SUITE 01
SPRINGFIELD, MO 65807
PHONE: 417.530.4321 EXT 107
EMAIL: ASHLEY@KINETICDD.COM
CONTACT: ASHLEY FELIU RIVERA

OWNER:

OTB – CASTLE PINES & DEBBIE, LLC.
4340 E. INDIAN SCHOOL ROAD, SUITE 21-485
PHOENIX, AZ 85018
PHONE: 602.538.3637
EMAIL: CLINT@CP-CRE.COM
CONTACT: J. CLINT JAMESON

SURVEYOR:

ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUSCON WAY, UNIT C
CENTENNIAL, CO 80112
PHONE: 303.902.7791
EMAIL: JESSE@ALTURALAND.COM
CONTACT: JESSE LUGO, PLS

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
310 MARKET STREET, SUITE 103
BASALT, CO 81621
PHONE: 970.316.5980
EMAIL: CODY.OFFCHISS@KIMLEY-HORN.COM
CONTACT: CODY OFFCHISS, PE

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLANS
6	LANDSCAPE NOTES
7	LANDSCAPE NOTES
8	LANDSCAPE DETAILS
9	PHOTOMETRIC PLAN
10	LIGHTING DETAILS
11	POLE FOUNDATION DETAILS
12	SOUTH METRO FIRE RESCUE
13	AUTO STACKING
14	EXTERIOR ELEVATIONS
15	EXTERIOR ELEVATIONS
16	REMOTE COOLER DETAILS
17	TRASH ENCLOSURE DETAILS
18	EXTERIOR MATERIALS

PLANNING COMMISSION APPROVAL CERTIFICATE

THE SITE IMPROVEMENT PLAN FOR THE CHARTER OAKS 6TH AMENDMENT , LOT 3 WAS REVIEWED BY CASTLE PINES PLANNING COMMISSION ON February 26, 2026

AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

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.

Linh Hand — 3-18-2026
CITY ENGINEER — DATE

Donna Ferguson — 4-1-2026
COMMUNITY DEVELOPMENT DIRECTOR — DATE

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL (SIP-2025-003), 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-2025-003 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 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 OWNERS 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.

OTB – CASTLE PINES & DEBBIE, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: J. CLINT JAMESON
(SIGNATURE)

TITLE: MANAGING PARTNER
DATE: 3/16/26

ATTEST: (IF CORP.)

SECRETARY/TREASURER

STATE OF COLORADO
COUNTY OF DOUGLAS
ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF MARCH 2026 , BY J. CLINT JAMESON AS MANAGING PARTNER OF OTB – CASTLE PINES & DEBBIE, AN ARIZONA LLC.

MY COMMISSION EXPIRES: FEBRUARY 27, 2027
WITNESS MY HAND AND OFFICIAL SEAL.

Alisa L Noback
NOTARY PUBLIC

ALISA LIM NOBACK
Notary Public, State of Arizona
Maricopa County
Commission # 646605
My Commission Expires
February 27, 2027

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

Kimley»Horn

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Cody Offchiss, P.E.
310 Market Street, Suite 103
Basalt, Colorado 81621 (970) 316-5980

DESIGNED BY: CAO
DRAWN BY: HGR
CHECKED BY: BEF
DATE: 02/10/2026

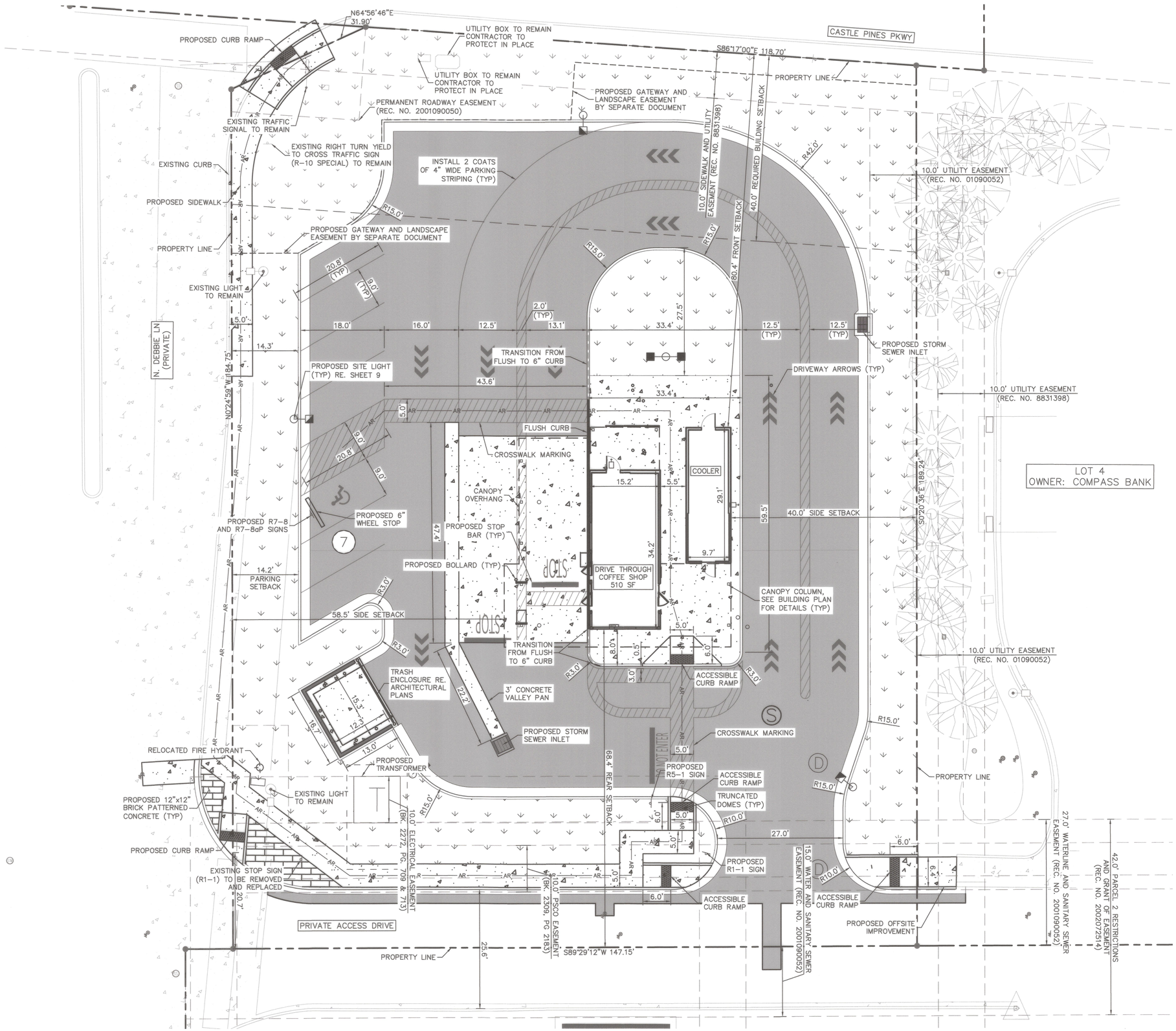
CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
COVER SHEET

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PROJECT NO.
296214003

SHEET
1

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CURB AND GUTTER
- PROPOSED FLUSH CURB AND GUTTER
- PROPOSED TRANSITION TO FLUSH CURB
- PROPOSED PARKING STRIPING
- # OF PROPOSED PARKING SPACES
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED LANDSCAPE AREA – TO BE INSTALLED BY THE CITY OF CASTLE PINES
- PROPOSED ASPHALT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER INLET
- PROPOSED SITE LIGHT

NOTES:

1. DIMENSIONS SHOWN ON PLAN ARE FROM FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON THE SURVEY COMPLETED BY ALTURA LAND CONSULTANTS LLC. DATED AUGUST 29, 2025.
3. ALL PARKING STALL STRIPING SHALL BE 4" SOLID WHITE.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "COLORADO 811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
6. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER CDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
7. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
8. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO PROCEED WITH PROPOSED OFFSITE IMPROVEMENTS. ALL OFFSITE IMPROVEMENTS MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

APPROVAL CERTIFICATE

ENGINEERING	INITALS/DATE: DH 3-18-2026
PLANNING	INITALS/DATE: 4-1-2026
OWNER	INITALS/DATE: 3/16/26
LESSEE	INITALS/DATE: TE 3/18/26

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
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Basalt, Colorado 81621 (970) 316-5980

DESIGNED BY: CAO
DRAWN BY: HGR
CHECKED BY: BEF
DATE: 02/10/2026

CHARTER OAKS, 6TH AMENDMENT, LOT 3

570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

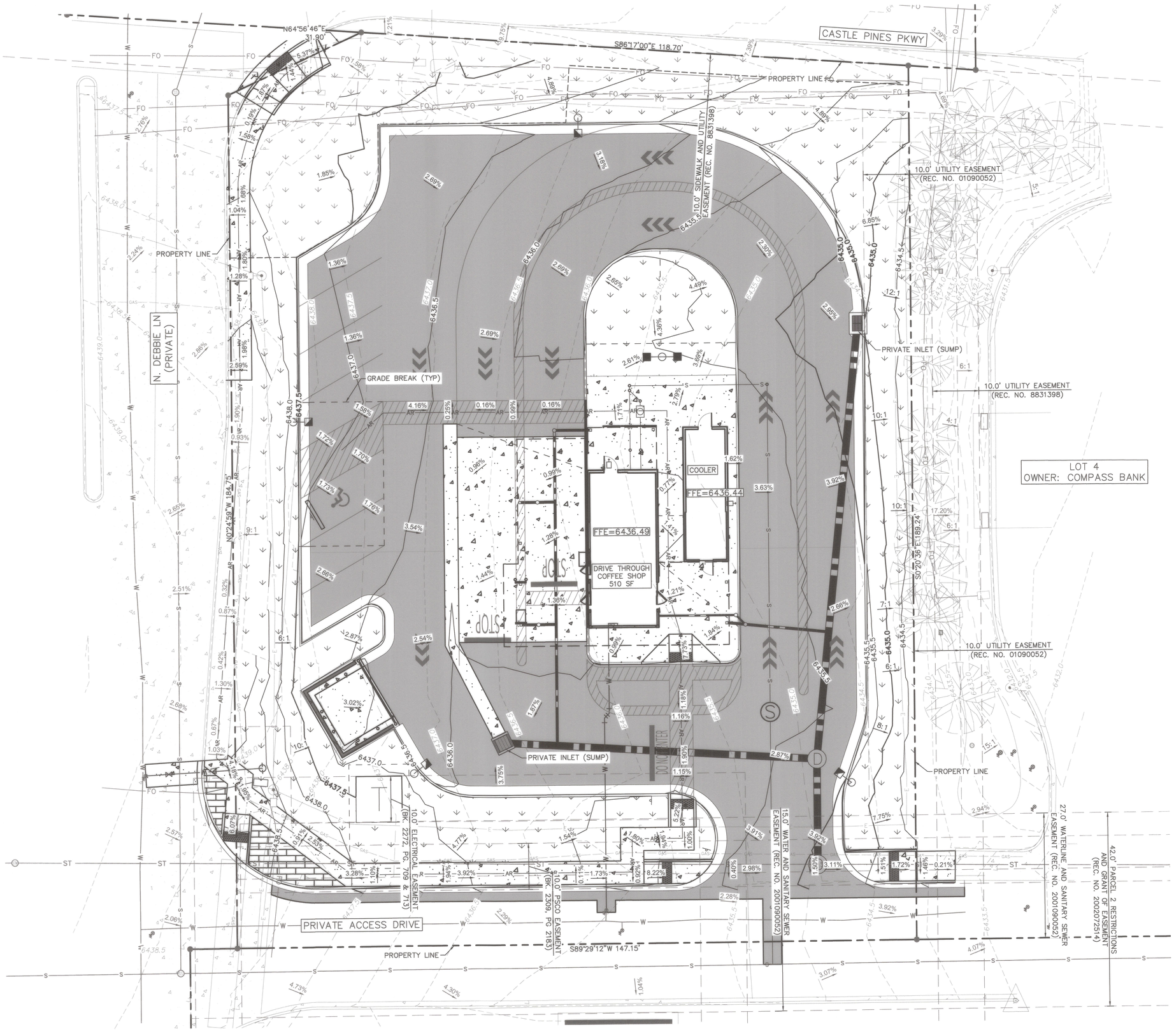
SITE PLAN

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PROJECT NO. 296214003

SHEET 2

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED GRADE BREAK
- PROPOSED CURB AND GUTTER
- PROPOSED FLUSH CURB AND GUTTER
- PROPOSED TRANSITION TO FLUSH CURB
- XXX — PROPOSED SLOPE
- XXX — EXISTING SLOPE
- XXX — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

NOTES:

1. ALL EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON THE SURVEY COMPLETED BY ALTURA LAND CONSULTANTS LLC. DATED AUGUST 29, 2025.
2. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
3. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO PROCEED WITH PROPOSED OFFSITE IMPROVEMENTS. ALL OFFSITE IMPROVEMENTS MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION.
4. ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAXIMUM IN ALL DIRECTIONS.
5. SIDEWALKS AND ADA CROSSINGS SHALL HAVE 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM LONGITUDINAL SLOPE. CONTRACTOR SHALL VERIFY SLOPED OF SIDEWALKS AND DESIGNATED ADA PATHS PRIOR TO PAVING.
6. REFERENCE SHEET 4 FOR UTILITY INFORMATION.
7. ALL STORM SEWER APPURTENANCES ARE PRIVATE UNLESS LABELED OTHERWISE.

APPROVAL CERTIFICATE

ENGINEERING	LOH / 3-18-2026	INITALS/DATE
PLANNING		INITALS/DATE
OWNER		INITALS/DATE
LESSEE		INITALS/DATE

NO.	REVISION	BY	DATE
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310 Market Street, Suite 103
Basalt, Colorado 81621 (970) 316-5980

DESIGNED BY: CAO
DRAWN BY: HGR
CHECKED BY: BEF
DATE: 02/10/2026

CHARTER OAKS, 6TH AMENDMENT, LOT 3

570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

GRADING PLAN

PRELIMINARY

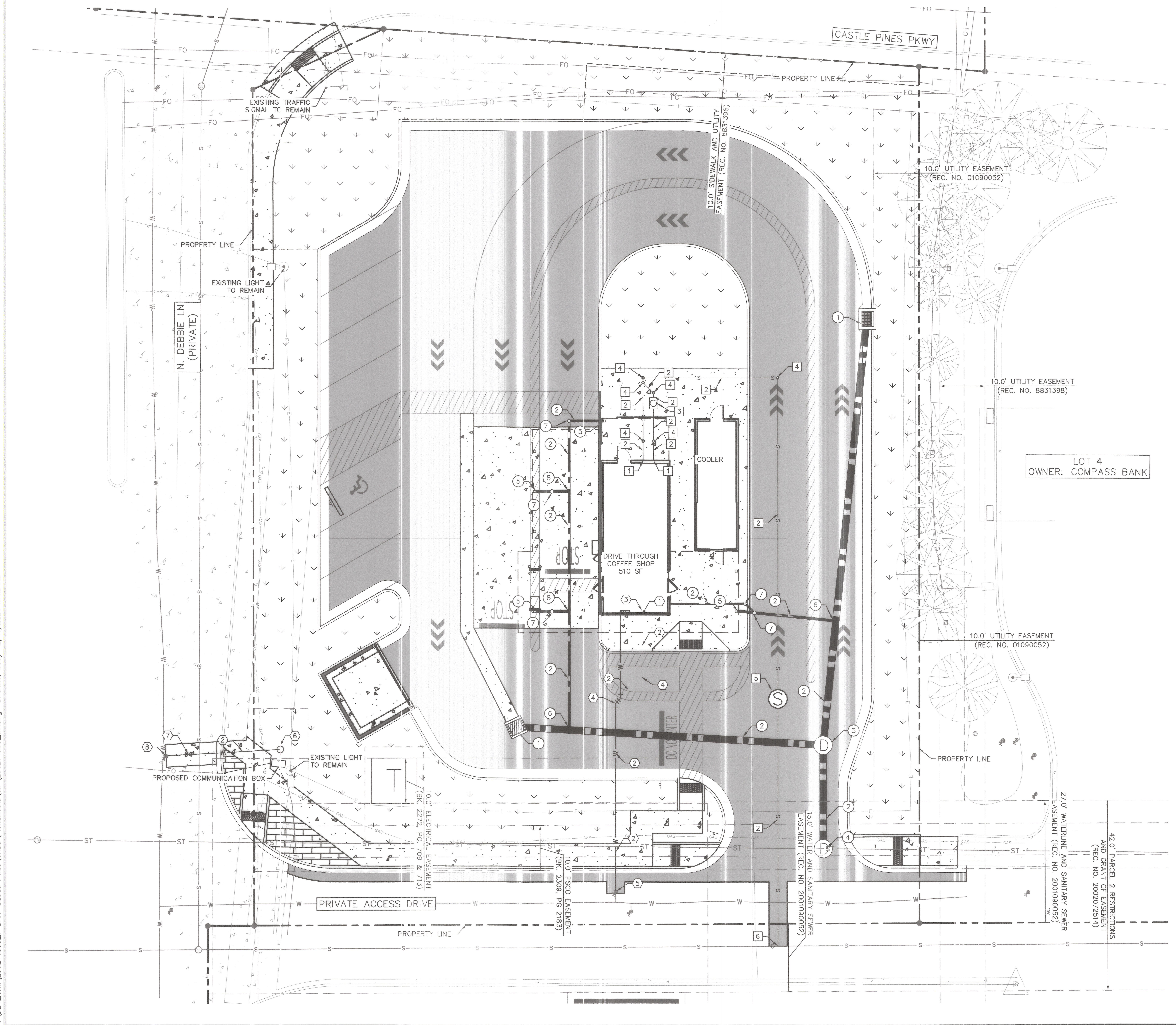
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PROJECT NO. 296214003

SHEET 3

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- FO — EXISTING FIBER LINE
- GAS — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- W — EXISTING WATER LINE
- ST — EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER

KEYNOTES:

(1) PROPOSED STORM SEWER INLET
(2) PROPOSED STORM SEWER PIPE
(3) PROPOSED STORM SEWER MANHOLE
(4) CONNECT TO EXISTING STORM SEWER
(5) ROOF DRAIN CONNECTION
(6) INSERTATEE
(7) STORM SEWER CLEANOUT
(8) STORM SEWER TEE

⟨1⟩ PROPOSED WATER SERVICE BUILDING POINT OF CONNECTION
⟨2⟩ PROPOSED WATER LINE
⟨3⟩ PROPOSED WATER METER
⟨4⟩ PROPOSED WATER BEND
⟨5⟩ CONNECT TO EXISTING WATER STUB
⟨6⟩ PROPOSED FIRE HYDRANT
⟨7⟩ PROPOSED WATER VALVE

[1] PROPOSED SANITARY SEWER BUILDING POINT OF CONNECTION
[2] PROPOSED SANITARY SEWER PIPE
[3] PROPOSED GREASE TRAP
[4] PROPOSED CLEANOUT
[5] PROPOSED SANITARY SEWER MANHOLE
[6] CONNECT TO EXISTING SANITARY SEWER

NOTES:

1. ALL EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON THE SURVEY COMPLETED BY ALTURA LAND CONSULTANTS LLC. DATED AUGUST 29, 2025.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "COLORADO 811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
3. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.

NORTH

GRAPHIC SCALE IN FEET
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APPROVAL CERTIFICATE

LDH / 3-18-2026	
ENGINEERING	INITALS/DATE
Dag 4-1-2026	
PLANNING	INITALS/DATE
3/16/26	
OWNER	INITALS/DATE
TE 3/18/26	
LESSEE	INITALS/DATE

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Cody Offchiss, P.E.
310 Market Street, Suite 104
Basalt, Colorado 81621 (970) 316-5980

DESIGNED BY: CAO
DRAWN BY: HCR
CHECKED BY: BEF
DATE: 02/10/2026

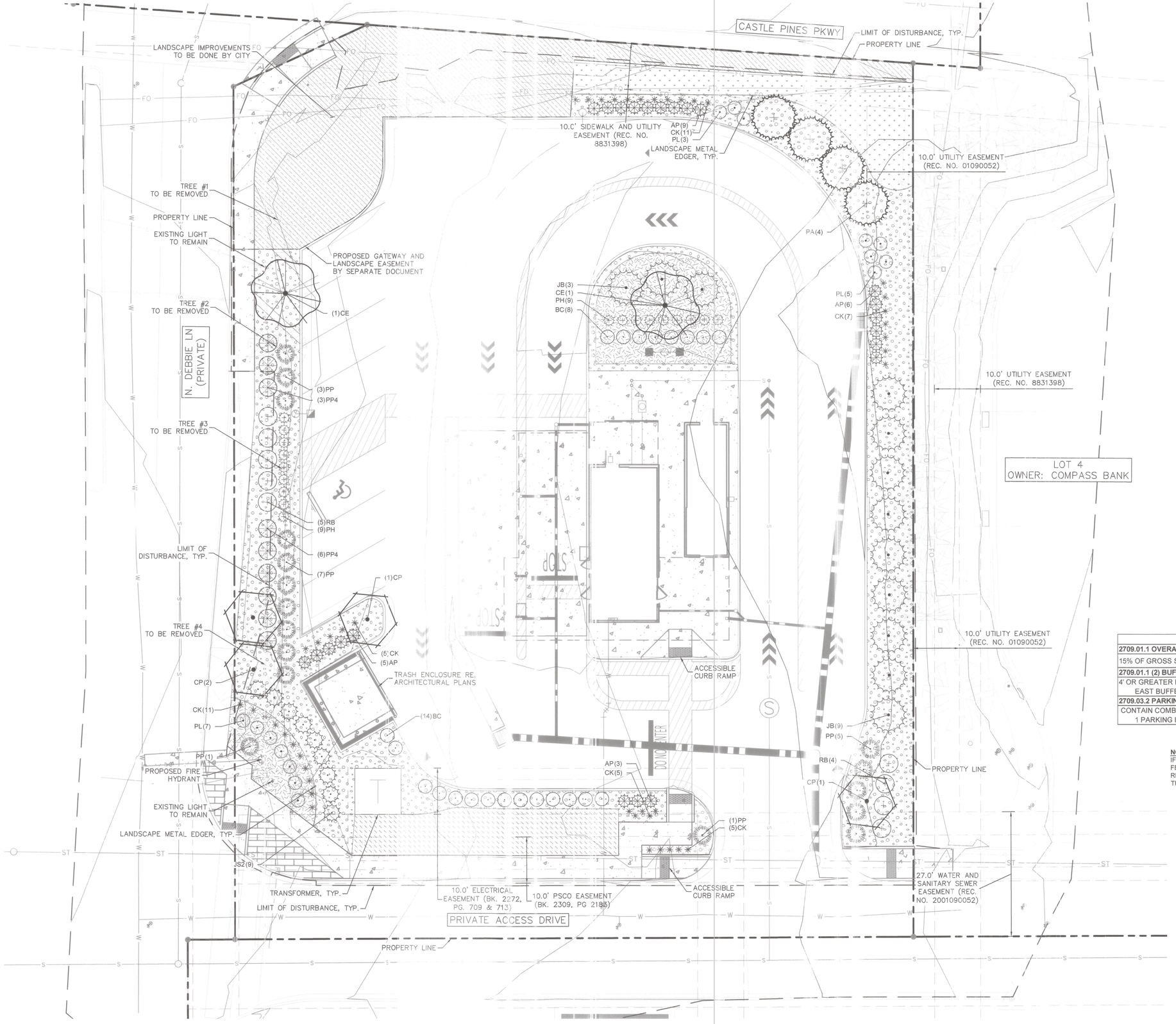
CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

UTILITY PLAN

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PROJECT NO.
296214003

SHEET
4



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	WATER USE
EVERGREEN TREES				
	PA	4	PICEA ABIES 'CUPRESSINA' COLUMNAR NORWAY SPRUCE	MEDIUM
ORNAMENTAL TREES				
	CE	2	CERCIS CANADENSIS EASTERN REDBUD MULTI TRUNK	MEDIUM
	CP	4	CORNUS FLORIDA 'PRAIRIE FIRE' PRAIRIE PINK DOGWOOD	MEDIUM - HIGH
DECIDUOUS SHRUBS				
	BC	22	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	LOW - MEDIUM
	PL	15	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	VERY LOW - LOW
	PP	17	PRUNUS BESSEYI 'PO115' TM PAWNEE BUTTES SAND CHERRY	LOW
	RB	9	ROSA X 'MEILLANDECOR' WHITE MEIDILAND® SHRUB ROSE	MEDIUM
EVERGREEN SHRUBS				
	AP	23	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	LOW - MEDIUM
	JB	12	JUNIPERUS HORIZONTAL STRUE CHIP BLUE CHIP JUNIPER	LOW - MEDIUM
	JS2	9	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	LOW - MEDIUM
	PP4	9	PICEA ABIES 'PUMILA' DWARF GLOBE NORWAY SPRUCE	MEDIUM
ORNAMENTAL GRASSES				
	CK	44	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	LOW - MEDIUM
	PH	18	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	LOW - MEDIUM
GROUND COVERS				
	XE	4,278 SF	2"-3" BEACH PEBBLES BY PIONEER SAND RIVER ROCK MULCH	
	X9	680 SF	BUFFALO GRASS SOD SOD	
	X8	30 SF	CRUSHER FINES TO MATCH EXISTING CRUSHER FINES	
	XC	908 SF	DOUBLE SHREDDED HARDWOOD MULCH WOOD MULCH	
	XG	560 SF	LOW GROW NATIVE SEED MIX NATIVE SEED	
	X10	2,067 SF	EROSION CONTROL BLANKET TEMPORARY SEED	

SEE SHEET 9 FOR FULL PLANT SCHEDULE

IN THE EVENT OF DISCREPANCY BETWEEN THE PLANT GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

LANDSCAPE REQUIREMENTS			
2709.01.1 OVERALL LANDSAPE REQUIREMENTS	**AMOUNT**	**REQUIRED**	**PROVIDED**
15% OF GROSS SITE AREA MUST BE LANDSCAPED	28,449 SF	4,267 SF (15%)	8,523 SF (30%)
2709.01.1 (2) BUFFER REQUIREMENTS		**REQUIRED**	**PROVIDED**
4' OR GREATER LAYERED VEGETATION EAST BUFFER		YES	YES
2709.03.2 PARKING LOT LANDSCAPE STANDARDS		**REQUIRED**	**PROVIDED**
CONTAIN COMBINATION OF PLANT MATERIAL (TREES, SHRUBS, ETC 1 PARKING ISLAND		YES	YES

NOTE:
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.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

APPROVAL CERTIFICATE

ENGINEERING — INITALS/DATE — LDH / 3-18-2026

PLANNING — INITALS/DATE — 3-17-2026

OWNER — INITALS/DATE — 3/16/26

LESSEE — INITALS/DATE — TC 3/18/26

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
Cody Offchiss, P.E.
310 Market Street, Suite 103
Basalt, Colorado 81621 (970) 318-9950

DESIGNED BY: CO
DRAWN BY: HGR
CHECKED BY: BF
DATE: 02/10/2026

CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
LANDSCAPE PLANS

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296214003

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NATIVE SEED INSTALLATION AND MAINTENANCE

A. NATIVE SEED ESTABLISHMENT

1. THE DESIRED PERIOD OF APPLICATION OF NATIVE SEED SHOULD BE BETWEEN SEPTEMBER 15 AND MAY 15. IF SEED IS INSTALLED OUTSIDE OF THIS WINDOW, CONTRACTOR TO RE-SEED IN THE FALL AFTER SEPTEMBER 15. NATIVE SEED SHALL NOT BE INSTALLED DIRECTLY ON FROZEN GROUND OR HARDENED ICE, BUT MAY BE INSTALLED IF SNOW IS PRESENT PROVIDED THAT THE UNDERLYING GROUND TEMPERATURE IS STILL ABOVE FREEZING IN THE AREA OF APPLICATION.

2. TO IMPROVE NATIVE ESTABLISHMENT, WEEDS IN AREAS THAT WILL NOT BE REGRADED SHOULD BE CONTROLLED DURING THE GROWING SEASON PRIOR TO CONSTRUCTION WITH LOPPING, PULLING, BAGGING, AND DISPOSING OF SEED HEADS. SPOT HERBICIDE TREATMENT MAY BE UTILIZED ONLY AS NECESSARY IF OTHER METHODS ARE NOT SUCCESSFUL AND SHALL BE BE APPLIED IN SUCH A MANNER AS TO MINIMIZE AND/OR AVOID, TO THE MAXIMUM EXTENT POSSIBLE, DRIFT OR TRANSPORT OF CHEMICALS AWAY FROM TARGET PLANTS. IN ADDITION, ALL HERBICIDES SHALL BE APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS, AND IN STRICT ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

3. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

   3.1. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEED INSTALLATION OPERATIONS COMMENCE.

   3.2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR TOPSOIL REPLACEMENT AND SEEDING AREA COVERAGE SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

4. **ALL NATIVE SEED AREAS** SHALL HAVE SOIL TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITHIN TWO-WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.

5. DRILL SEEDING IS THE PREFERRED METHOD OF APPLICATION. CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. IF THE SLOPE IS GREATER THAN 10% BROADCAST SEED APPLICATION TO BE USED.

6. WHERE BROADCAST SEEDING IS DETERMINED TO BE THE ONLY FEASIBLE SEEDING METHOD THE FOLLOWING STIPULATIONS SHALL APPLY:

   6.1. SEED APPLICATION RATE (PLS/AC) SHALL BE TRIPLE (3X) THAT WHICH IS SPECIFIED FOR DRILL SEEDING. SEE NATIVE SEED MIX SPECIFICATION CHART.

   6.2. BROADCAST SEEDED SITES WILL BE RAKED OR HARROWED BEFORE SEEDING TO BREAK UP THE SURFACE AND AFTER TO ALLOW SEEDS TO FALL INTO CREVICES.

   6.3. RAKING OR OTHER POST-SEEDING TREATMENT TO LIGHTLY COVER SEED WILL ALSO BE COMPLETED TO ENHANCE GERMINATION LIKELIHOOD, PROVIDE EVEN DISTRIBUTION OF SEED, AND REDUCE LOSSES TO GRANIVORES.

   6.4. THE SEED MATERIAL MAY BE BROADCAST BY HAND OR USING A SEED SPREADER.

7. SEEDING SHALL NOT BE ATTEMPTED ON WINDY DAYS AS THIS COULD LEAD TO PATCHY COVERAGE.

8. CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.

9. IMMEDIATELY AFTER SEEDING ACTIVITIES HAVE BEEN COMPLETED, POST SEEDING STABILIZATION ACTIVITIES SHALL OCCUR. THESE ACTIVITIES SHALL CREATE NEAR-COMPLETE COVERAGE OF THE SEEDED AREA AND BE SUFFICIENTLY DURABLE TO PERSIST UNTIL PLANTED SEEDS HAVE GERMINATED.

   9.1. CRIMPED HAY

      9.1.1. CERTIFIED WEED-FREE AND, IF POSSIBLE, NATIVE GRAMINOID SPECIES SHALL BE REQUIRED.

      9.1.2. DUE TO THE HIGH PROBABILITY OF INCLUSION OF PROBLEMATIC AND/OR INVASIVE SPECIES, THE USE OF STRAW MULCH SHALL BE PROHIBITED.

      9.1.3. WHERE APPLIED, HAY MULCH SHALL BE "CRIMPED" INTO THE SOIL SURFACE THROUGH THE USE OF MODIFIED DISK PLOWS. THIS PROCESS SHALL BE FOLLOWED BY THE APPLICATION OF AN ORGANIC TACKIFIER, BOTH TO THE HAY MULCH ITSELF AS WELL AS THE SOIL IT HAS BEEN CRIMPED INTO.

      9.1.4. WHERE USED, HAY SHALL BE APPLIED AT A RATE OF 3,500LBS PER ACRE TO ENSURE OPTIMAL COVERAGE AND EFFECTIVENESS.

B. NATIVE LAWN MIX MAINTENANCE

1. PRIOR TO FULL ESTABLISHMENT (A MINIMUM OF THE FIRST TWO [2] YEARS POST SEEDING ACTIVITIES) **ALL AREAS WITH NATIVE SEED MIX** SHALL BE MOWED ONCE IN THE LATE SUMMER OR DURING FALL (AUGUST TO OCTOBER) TO ALLOW FOR NATIVE SEED MIX TO REPRODUCE AND DISPERSE ITS SEED. NATIVE SEED MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON.

2. ONCE ESTABLISHED (TWO [2] YEARS AFTER INSTALLATION MINIMUM), **ALL AREAS WITH NATIVE SEED MIX** SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH). A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE SEED MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM. FOR THE FIRST GROWING SEASON, IT SHALL ONLY BE MOWED ONE TIME.

3. **ALL AREAS WITH NATIVE SEED MIX** SHALL MAINTAIN A REGULAR WATERING SCHEDULE UNTIL FULL ESTABLISHMENT HAS BEEN ACHIEVED (MINIMUM OF TWO [2] YEARS). PROVIDE APPROXIMATELY ¾" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.

4. APPLY ½ LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.

5. NATIVE SEED WEED MAINTENANCE

   5.1. LOP, PULL AND BAG SEEDHEADS OF WEEDS IN SPRING AND SUMMER BEFORE THEY DISPERSE THE GROUND.

   5.2. WHEN HAVING PROBLEMS WITH WEEDS, MOW THREE TIMES (ONCE EACH IN THE SPRING, ONCE IN SUMMER SUMMER, AND ONCE IN LATE FALL). BAG ALL CLIPPINGS AND DISPOSE OF AT AN APPROVED OFF-SITE FACILITY TO PREVENT WEEDS FROM REPRODUCING ON SITE.

   5.3. HERBICIDES TO BE USED ONLY AS NECESSARY WHEN OTHER MAINTENANCE OPTIONS ARE NOT SUCCESSFUL. "ROUNDUP", OR OTHER HERBICIDE APPROVED FOR USE BY THE OWNER, SHOULD BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL NATIVE SEEDING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. SPOT APPLICATIONS OF WEEDS SHOULD BE CONDUCTED IN SPRING AND EARLY SUMMER.

C. NATIVE SEED IRRIGATION SCHEDULING

1. SEEDING TO WEEK 4 (1ST MONTH)
   1.1. 3-4 DAILY IRRIGATION CYCLES. APPLY 0.1" OF WATER PER CYCLE (NOT TO BE CONFUSED WITH IRRIGATING THE TOP 0.1" OF THE SOIL).
   1.2. MONITOR AND ADJUST RUN TIMES WITH THE GOAL OF KEEPING MOISTURE IN THE TOP 1" OF THE SOIL. HOT AND/OR WINDY WEATHER WILL REQUIRE LONGER RUN TIMES.
   1.3. WATCH FOR SEEDLINGS. REDUCE IRRIGATION TO ONCE A DAY WHEN THE MAJORITY OF THE SEEDED AREA HAS GERMINATED.
   1.4. CONSIDER AND ADJUST TO ALL EXTERNAL FACTORS. BARE SOIL DRYS OUT FASTER AND NEEDS MORE FREQUENT IRRIGATION COMPARED TO HYDROSEEDING OR SEED APPLIED IN DEAD SOD (COOL-SEASON TO NATIVE SEED CONVERSION)

2. WEEKS 5-8 (2ND MONTH)
   2.1. IRRIGATE ONCE A DAY, WITH AN APPLICATION RATE THAT MAINTAINS MOISTURE IN THE TOP 2-3" OF THE SOIL. THE SURFACE SHOULD DRY BETWEEN CYCLES, CRUCIAL FOR MINIMIZING WEED SEED GERMINATION.
   2.2. MOVE TO IRRIGATING EVERY OTHER DAY BY WEEK 6, OR EARLIER IF CONDITIONS ALLOW.
   2.3. IN AVERAGE CONDITIONS, PROVIDE APPROXIMATELY ¾" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.

3. WEEKS 9 THROUGH END OF FIRST GROWING SEASON
   3.1. GRADUALLY REDUCE FREQUENCY AND INCREASE APPLICATION RATE TO PROMOTE DEEP ROOTS
   3.2. BY THE END OF THE FIRST SEASON, IRRIGATION FREQUENCY SHOULD BE REDUCED TO 2-4 TIMES A MONTH, PROVIDING MOISTURE AT LEAST 6" DEEP.
   3.3. NATIVE GRASSES WILL COMPETE BEST AGAINST WEEDS WHEN PAIRED WITH INFREQUENT, DEEP IRRIGATION SCHEDULING.

4. YEAR 2
   4.1. IRRIGATE 2-4 TIMES A MONTH DURING THE SUMMER, WITH CAREFUL CONSIDERATION FOR WHEN NATURAL PRECIPITATION CAN REPLACE IRRIGATION CYCLES.
   4.2. IN THE AVERAGE YEAR, NATIVE GRASSES SHOULD NOT NEED SPRING IRRIGATION SCHEDULING. EARLY SEASON WEED SPECIES WILL BENEFIT MORE FROM IRRIGATION THAN THE NATIVE GRASSES WHEN THE SOIL TEMPERATURES ARE STILL RELATIVELY LOW.

5. YEAR 3
   5.1. WHILE NATIVE GRASSES CONTINUE TO ESTABLISH IN YEAR 3, IRRIGATION SHOULD ONLY BE APPLIED AS-NEEDED.
   5.2. NATIVE GRASSES WILL BENEFIT FROM INFREQUENT, DEEP-ROOT WATERING DURING THE WARMER MONTHS, ESPECIALLY DURING DROUGHT.

NATIVE SEED MIX SPECIFICATION

A. LOW GROW NATIVE GRASS MIX BY APPLEWOOD SEED

SPECIES	% BY WEIGHT
• BUFFALO GRASS	20.00
• BLUE GRAMA,	20.00
• WESTERN WHEATGRASS	20.00
• SIDEOATS GRAMA	20.00
• THICKSPIKE WHEATGRASS	10.00
• STREAMBANK WHEATGRASS	10.00

- BROADCAST APPLICATION RATE OF 24 LBS/ACRE
- DRILL APPLICATION RATE OF 8 LBS/ACRE

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	PLANTING SIZE	WATER USE
EVERGREEN TREES							
	PA	4	PICEA ABIES 'CUPRESSINA' COLUMNAR NORWAY SPRUCE	B & B	-	6' HT MIN.	MEDIUM
ORNAMENTAL TREES							
	CE	2	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	B & B	1.5" CAL MIN	8' - 10' HT. MIN.	MEDIUM
	CP	4	CORNUS FLORIDA 'PRAIRIE PINK' PRAIRIE PINK DOGWOOD	B & B	1.5" CAL MIN	8' - 10' HT. MIN.	MEDIUM - HIGH

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	WATER USE
DECIDUOUS SHRUBS							
	BC	22	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	SEE PLAN	12" HT MIN	LOW - MEDIUM
	PL	15	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	12" HT MIN	VERY LOW - LOW
	PP	17	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	5 GAL	SEE PLAN	12" HT MIN	LOW
	RB	9	ROSA X 'MEILLANDECOR' WHITE MEIDILAND® SHRUB ROSE	5 GAL	SEE PLAN	12" HT MIN	MEDIUM
EVERGREEN SHRUBS							
	AP	23	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	5 GAL	SEE PLAN	12" SPRD MIN.	LOW - MEDIUM
	JB	12	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL	SEE PLAN	6" HT MIN	LOW - MEDIUM
	JS2	9	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	5 GAL	SEE PLAN	24" HT MIN	LOW - MEDIUM
	PP4	9	PICEA ABIES 'PUMILA' DWARF GLOBE NORWAY SPRUCE	5 GAL	SEE PLAN	18" HT MIN	MEDIUM
ORNAMENTAL GRASSES							
	CK	44	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN	12" HT MIN	LOW - MEDIUM
	PH	18	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL	SEE PLAN	12" FULL	LOW - MEDIUM

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	XE	4,278 SF	2"-3" BEACH PEBBLES BY PIONEER SAND RIVER ROCK MULCH	-
	X9	680 SF	BUFFALO GRASS SOD SOD	SOD
	X8	30 SF	CRUSHER FINES TO MATCH EXISTING CRUSHER FINES	ROCK
	XC	908 SF	DOUBLE SHREDDED HARDWOOD MULCH WOOD MULCH	-
	XG	560 SF	LOW GROW NATIVE SEED MIX NATIVE SEED	SEED
	X10	2,067 SF	EROSION CONTROL BLANKET TEMPORARY SEED	

APPROVAL CERTIFICATE

ENGINEERING	LDH / 3-18-2026 INITALS/DATE
PLANNING	4-1-2026 INITALS/DATE
OWNER	3/16/26 INITALS/DATE
LESSEE	TE 3/19/26 INITALS/DATE

NO	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	INITIAL SUBMITTAL	HGR	12/12/25

Kimley»Horn
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Cody Offchiss, P.E.
Basalt, Colorado 816211 (970) 316-5980

DESIGNED BY CAO
DRAWN BY HGR
CHECKED BY CMO
DATE: 02/09/2026

CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
LANDSCAPE NOTES

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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY CITY OF CASTLE PINES.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X$\frac{1}{8}$" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

APPROVAL CERTIFICATE

ENGINEERING	LDH / 3-18-2026 (INITIALS/DATE)
PLANNING	4-1-2026 (INITIALS/DATE)
OWNER	3/16/26 (INITIALS/DATE)
LESSEE	TE 3/18/26 (INITIALS/DATE)

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
Cody Offchiss, P.E.
310 Market Street, Suite 103
Basalt, Colorado 81621 (970) 316-5980

DESIGNED BY: CAO
DRAWN BY: HGR
CHECKED BY: BEF
DATE: 02/10/2026

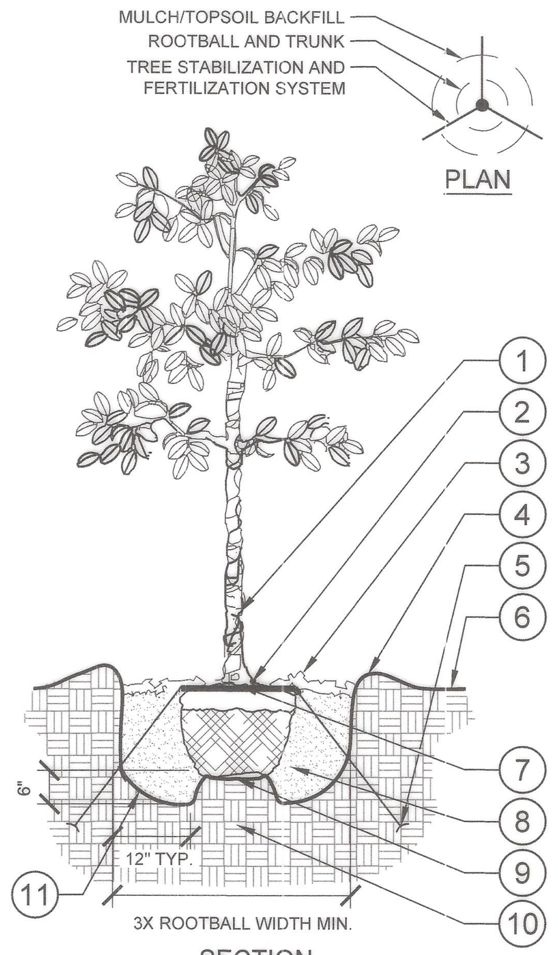
CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
LANDSCAPE NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296214003

SHEET
7

1 TREE PLANTING
SECTION / PLAN — NTS (14)

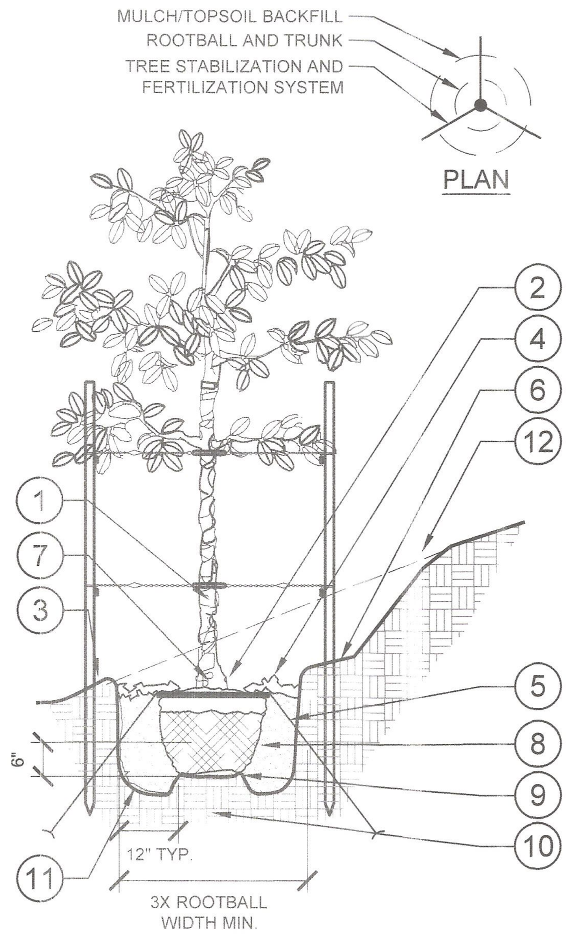


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE
SECTION / PLAN — NTS (14)

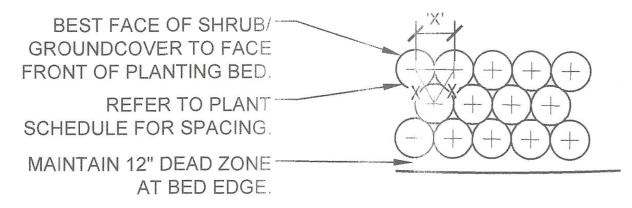


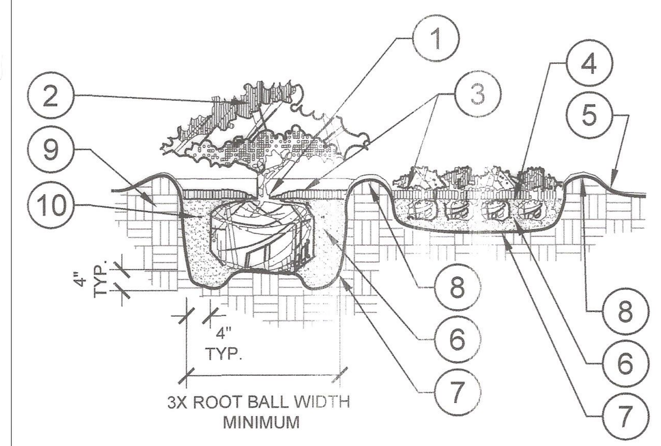
1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

3 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN — NTS (14)



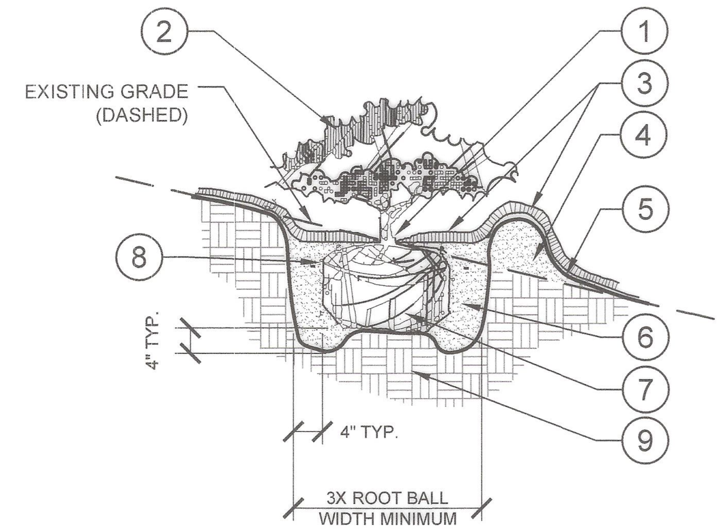


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION — NTS (14)

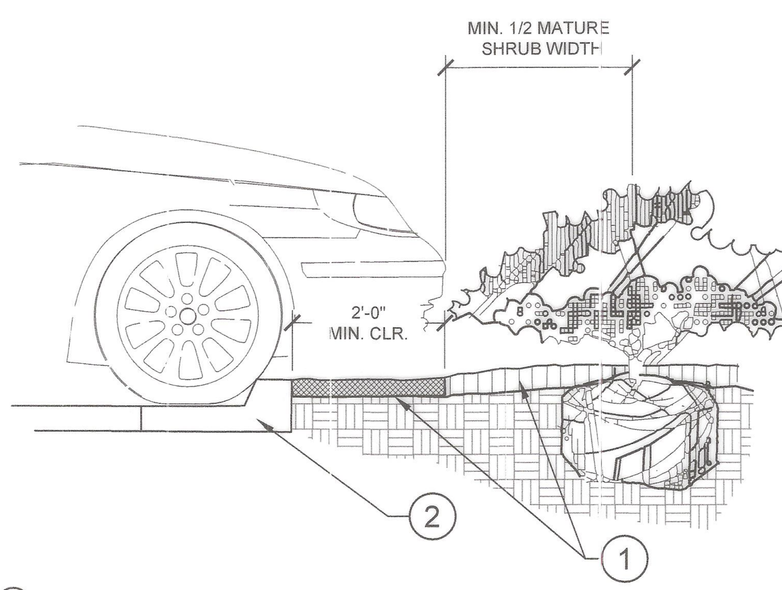


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

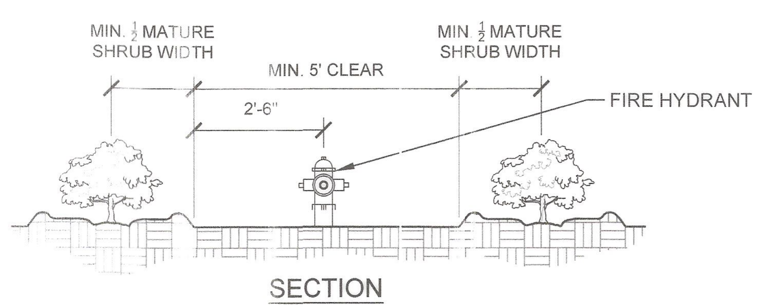
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

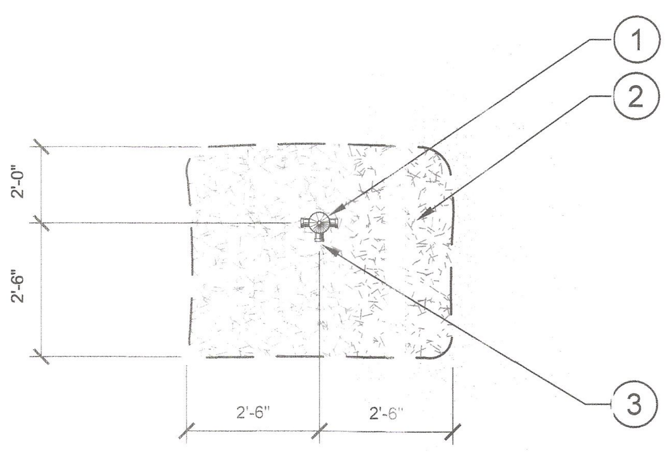
5 PARKING SPACE/CURB PLANTING
SECTION — NTS (14)



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

6 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN — NTS (14)





1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

APPROVAL CERTIFICATE

ENGINEERING: LDH / 3-18-2026	INITALS/DATE
PLANNING: [signature] 4-1-2026	INITALS/DATE
OWNER: [signature] 3/16/26	INITALS/DATE
LESSEE: TE 3/18/26	INITALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

Kimley»Horn
©2025 KIMLEY-HORN AND ASSOCIATES, INC.
Cody Offchiss, P.L.
310 Market Street, Suite 103
Basalt, Colorado 81621 (970) 318-5980

DESIGNED BY: CAO
DRAWN BY: HGR
CHECKED BY: BFF
DATE: 02/10/2026

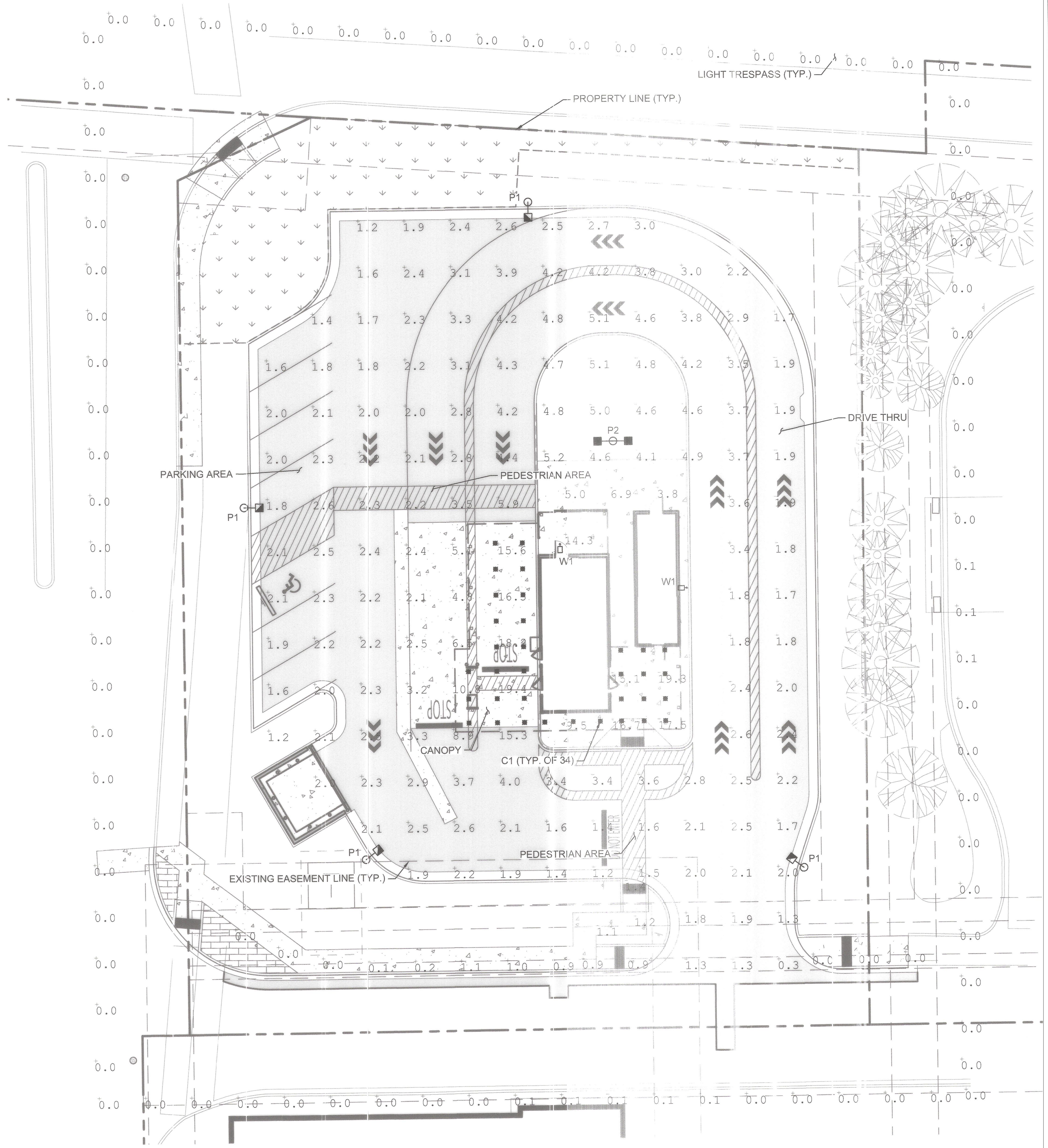
CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
LANDSCAPE DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 296214003

SHEET 8

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LEGEND

SYMBOL	TAG	QTY	ARRANGEMENT	LLF	DISTRUBUTION TYPE	MANUFACTURER AND MODEL	MOUNTING	POLE MANUFACTURER AND MODEL	ARR. WATTS	ARR. LUMENS	LAMP	MOUNTING HEIGHT
	P1	4	SINGLE	1.0	III	COOPER LIGHTING GLEON-SA1C-740-U-T3-HSS	POLE MOUNTED	COOPER LIGHTING BABA-RSS-17-4-11-AB-M1-GV	59	[illegible]	LED	20'
	P2	1	BACK TO BACK	1.0	III	COOPER LIGHTING GLEON-SA2C-740-U-T3-HSS	POLE MOUNTED	COOPER LIGHTING BABA-RSS-17-4-11-AB-M2-GV	226	[illegible]	LED	20'
	W1	2	SINGLE	1.0	VS	ABOVE ALL LIGHTING ABWP20LED40DSL	WALL MOUNTED	N/A	19.2	[illegible]	LED	*8'
	C1	34	SINGLE	1.0	V	COOPER LIGHTING SMD4R69SWH - 4000K	CANOPY MOUNTED	N/A	9.1	[illegible]	LED	*8.5'

*MOUNTING HEIGHT SHOWN IS HEIGHT USED FOR PHOTOMETRIC ANALYSIS. COORDINATE FINAL MOUNTING HEIGHT AND LOCATION WITH BUILDING OWNER.
**ALL LIGHT FIXTURES ARE FULL CUTOFF AS DEFINED BY IESNA.

LIGHTING CRITERIA

*SITE	***PARKING AREA	***DRIVE THRU	***PEDESTRIAN AREAS	**CANOPY	**LIGHT TRESPASS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
**MAXIMUM = 10.0	MINIMUM = 0.5	MINIMUM = 1.0	MINIMUM = 1.0	MAXIMUM = 20.0	MAXIMUM = 0.1
	AVG/MIN = 4.0	AVG/MIN = 4.0	AVG/MIN = 4.0		

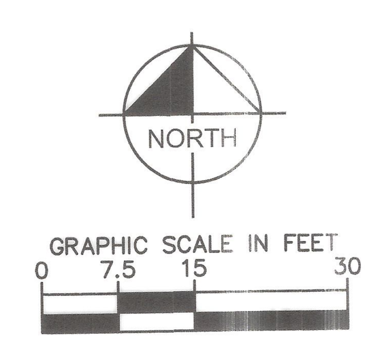
*EXCLUDING AREA UNDER CANOPY
**PER CITY OF CASTLE PINES ZONING ORDINANCE SECTION 30 - LIGHTING STANDARDS
***PER IES RP-20-14 RECOMMENDED MAINTAINED ILLUMINANCE VALUES FOR PARKING LOTS

CALCULATION SUMMARY

*SITE	PARKING AREA	*DRIVE THRU	PEDESTRIAN AREAS	CANOPY	LIGHT TRESPASS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
MINIMUM = 1.1	MINIMUM = 1.2	MINIMUM = 1.4	MINIMUM = 1.2	MINIMUM = 9.5	MINIMUM = 0.0
MAXIMUM = 6.9	MAXIMUM = 2.6	MAXIMUM = 5.9	MAXIMUM = 4.1	MAXIMUM = 19.4	MAXIMUM = 0.1
AVERAGE = 2.74	AVERAGE = 1.98	AVERAGE = 2.99	AVERAGE = 2.39	AVERAGE = 16.40	AVERAGE = 0.02
AVG/MIN = 2.49	AVG/MIN = 1.65	AVG/MIN = 2.14	AVG/MIN = 1.99	AVG/MIN = 1.73	AVG/MIN = N/A

*EXCLUDING AREA UNDER CANOPY

NOTES:
1. 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 MEETING 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 CUTOFF 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 SECTION OF THE CITY OF CASTLE PINES ZONING ORDINANCE PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.
2. THE PROPOSED LIGHTING DESIGN, INCLUDING BUT NOT LIMITED TO THE FIXTURE TYPES, MOUNTING HEIGHTS,LAMP TYPES, LOCATIONS, ILLUMINANCE LEVELS, CONTROLS, AND SIGN LIGHTING COMPLIES WITH THE INTENT OF THE CONTEXT AND THE REGULATIONS CONTAINED WITHIN SECTION 3007.01 OF THE CITY OF CASTLE PINES UNIFIED DEVELOPMENT ORDINANCE.



APPROVAL CERTIFICATE

ENGINEERING: LDH / 3-18-2026	INITALS/DATE
PLANNING	INITALS/DATE: 4-1-2026
OWNER	INITALS/DATE: 3/16/26
LESSEE	INITALS/DATE: JE 3/18/26

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Kimley»Horn
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Cody Offchiss, P.E.
510 Market Street, Suite 103
Basalt, Colorado 816211 (970) 316-5980

DESIGNED BY: CAO
DRAWN BY: GR
CHECKED BY: BER
DATE: 02/10/2026

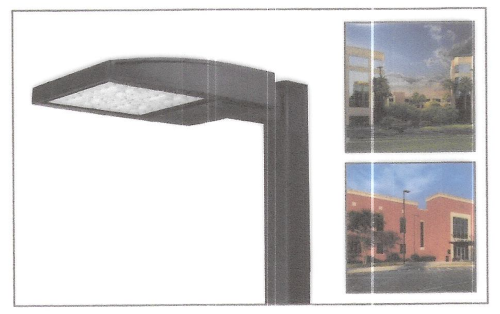
CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
PHOTOMETRIC PLAN

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 296214003
SHEET 9

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Project		Catalog #		Type	P1, P2
Prepared by		Notes		Date	



McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Product Features

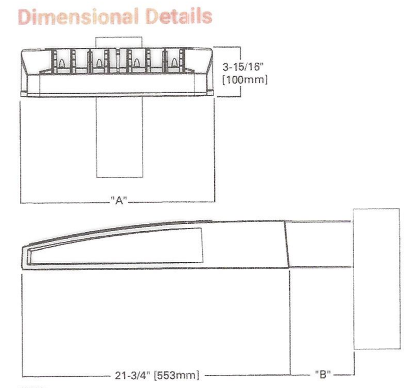
Product Certifications

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length[1]	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

McGraw-Edison — GLEON Galleon

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family[1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON=Galleon; BAA-GLEON=Galleon, Buy American Act Compliant[34]; TAA-GLEON=Galleon, Trade Agreements Act Compliant[34]	SA1=1 Square; SA2=2 Squares; SA3=3 Squares; SA4=4 Squares; SA5=5 Squares; SA6=6 Squares; SA7=7 Squares; SA8=8 Squares; SA9=9 Squares; SA0=10 Squares	A=600mA; B=800mA; C=1000mA; D=1200mA	722=70CRI, 2200K; 727=70CRI, 2700K; 730=70CRI, 3000K; 735=70CRI, 3500K; 740=70CRI, 4000K; 750=70CRI, 5000K; 760=70CRI, 6000K; 827=80CRI, 2700K; 830=80CRI, 3000K; AMB=Amber, 590nm	U=120-277V; 1=120V; 2=208V; 3=240V; 4=277V; 8=480V; 9=347V	T2=Type II; T2R=Type II Roadway; T3=Type III; T3R=Type III Roadway; T4FT=Type IV Forward Throw; T4W=Type IV Wide; 5NQ=Type V Narrow; 5MQ=Type V Square Medium; 5WQ=Type V Square Wide; SL2=Type II w/Spill Control; SL3=Type III w/Spill Control; SL4=Type IV w/Spill Control; SLL=90° Spill Light Eliminator Left; SLR=90° Spill Light Eliminator Right; RW=Rectangular Wide Type I; AFL=Automotive Frontline	[Blank]=Arm for Round or Square Pole; EA=Extended Arm; MA=Mast Arm Adapter; WM=Wall Mount; QM=Quick Mount Arm (Standard Length); QMEA=Quick Mount Arm (Extended Length); QML=Quick Mount Arm (Standard Length, Large)	AP=Grey; BZ=Bronze; BK=Black; DP=Dark Platinum; GM=Graphite Metallic; WH=White; RALXX=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads; F=Single Fuse (120, 277 or 347V Specify Voltage); FF=Double Fuse (208, 240 or 480V Specify Voltage); 20K=Series 20kV UL 1449 Surge Protective Device; 2L=Two Circuits; HA=50°C High Ambient; HSS=Installed House Side Shield; GRSBK=Glare Reducing Shield, Black; GRSWH=Glare Reducing Shield, White; LCF=Light Square Trim Painted to Match Housing; MT=Installed Mesh Top; TH=Tool-less Door Hardware; CC=Coastal Construction finish; L90=Optics Rotated 90° Left; R90=Optics Rotated 90° Right; CE=CE Marking; AHD145=After Hours Dim, 5 Hours; AHD245=After Hours Dim, 6 Hours; AHD255=After Hours Dim, 7 Hours; AHD355=After Hours Dim, 8 Hours; DALI=DALI Drivers	BPC=Button Type Photocontrol; PR=NEMA 3-PIN Photocontrol Receptacle; PR7=NEMA 7-PIN Photocontrol Receptacle; SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting; SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting; MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height; MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height; MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height; MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height; MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height; MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height; WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting; WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting; WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting; WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting; LWR-LW=Enlighted Sensor, 8 - 16' Mounting Height; LWR-LN=Enlighted Sensor, 16 - 40' Mounting Height; DIM10-L08=AirMesh Occupancy Sensor (<8' Mounting); DIM10-L20=AirMesh Occupancy Sensor (9'-20' Mounting); DIM10-L40=AirMesh Occupancy Sensor (21'-40' Mounting)	OA/RA1013=Photocontrol Shorting Cap; MA1252=10kV Surge Module Replacement; MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon; MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon; MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon; MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon; MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon; MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon; MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon; MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon; MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon; MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon; MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon; MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon; MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon; FSIR-100=Wireless Configuration Tool for Occupancy Sensor; GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares; GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares; GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares; GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares; GLEON-QM=Quick Mount Arm Kit; GLEON-QMEA=Quick Mount Extended Arm Kit; LS/HSS=Field Installed House Side Shield; LS/GRSBK-2PK=Glare Reducing Shield, Black; LS/GRSWH-2PK=Glare Reducing Shield, White; LS/PFS=Perimeter Shield, Black; WOLC-7P-10A=WaveLinx Outdoor Control Module; TL7-HVG=AirMesh 7-PIN node, 110-480V

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
14. Set of 4 pcs. One set required per Light Square.
15. Not available with HA option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
22. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
23. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
24. Replace X with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
26. Not available with house side shield (HSS).
27. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
28. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PR7.
31. Replace XX with sensor color (WH, BZ or BK.)
32. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available for 7 - 10 squares.

COOPER Lighting Solutions

ABOVE ALL
www.AboveAllLighting.com

Project Name / Product Code / SKU No. / Memo / Data

W1

LED DARK SKY WALL PACK



PRODUCT DESCRIPTION
LED Wall Packs are designed and engineered as maintenance free, energy-efficient alternatives to traditional fluorescent, high &low pressure sodium, metal halide, induction, and other types of light sources.

CONTROL
- Photo control: Voltage-specific photocontrols power the fixture when light levels reach 20 lux or below, and turn it off at 30 lux or higher.
- Motion/Daylight sensor: 0-10V microwave-based motion sensor with integral photocontrol, featuring high/low motion detection. Field adjustable for 100% light output in the high with 10, 20, 30, 50 or 0% on the low side. Detection area, hold time, daylight threshold, and dimming level all have DIP switches. At its maximum mounting height of 15 feet, the sensor can detect motion up to 30 feet away. Sensor mounted internally behind glass.

ELECTRICAL SYSTEM
- Input Voltage: 120-277V
- 50/60Hz
- Minimum Ambient -31°F, maximum ambient 104°F
- Power Factor: > 0.9 at 120Vac
- Total Harmonic Distortion: < 20%
- 20W, 30W and 38W integral 2KV surge suppression protection standard
- 50W integral 4KV surge suppression protection standard

PERFORMANCE
CRI
>70

CCT
3000K, 4000K, 5000K

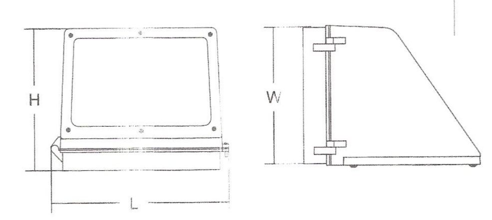
Dimming
0-10V Dimming Standard

Projected Lifetime
L70 - 155,000 Hours

Working Temperature
-31-104°F (-35-40°C)

Certifications
- cETLus Listed
- Suitable for wet location
- RoHS compliant

SPECIFICATION
20W, 30W, 40W & 50W
Length: 14.4"
Width: 9"
Height: 11.4"
Max. Weight: 9 lbs



1135 Thomas Busch Highway,
Pennsauken, NJ 08110
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info@aboveallighting.com
www.AboveAllLighting.com

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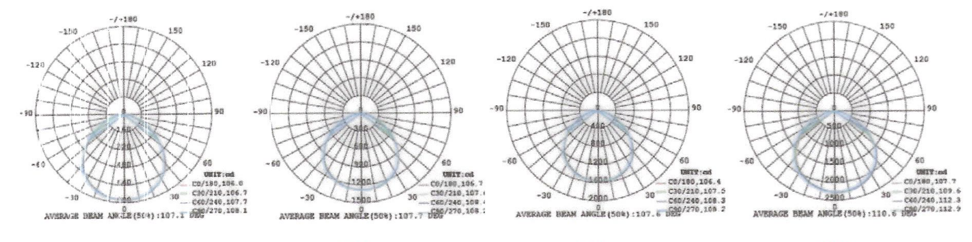
Ordering Information
Example: ABWP40LED50DS-MSW

ABOVE ALL	Wall Pack	Watts	Source	CCT	Voltage	Distribution	Controls
AB	WP	20-20 Watts	LED	30 - 3000K	Blank - 120-277V[1]	DS - Dark Sky Type V	Blank - No Controls
		30-30 Watts		40 - 4000K			MSW - Microware Motion Sensor[2]
		40-35 Watts		50 - 5000K			PC12 -Photo Control 120V
		60-50 Watts					PC27 - Photo Control 277V
							EBU6 - 6W Emergency Battery Backup[3]

Notice:
1. 120-277V is standard. 347/480V can be offered as special requirement. Please contact Customer Service.
2. MSW is not available for 20W. The sensor can not be installed in the room of long-time vibration because the vibration signal will be regarded as the moving signal to trigger sensor.
3. Working temperature is 32-104°F for emergency battery backup.

* Bronze finish is standard. Custom color is available at an additional charge.

PHOTOMETRY
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



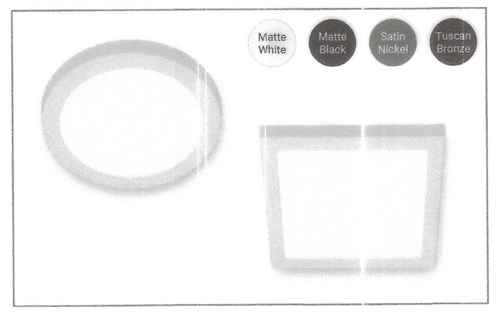
PERFORMANCE DATA
LUMEN OUTPUT

Lumen values are measured by third party certified laboratories performed in accordance with IESNA LM-79-08 as well as Lighting Facts listed.

Watts	Measured Watts	Lumen Output	CCT	AC Input 120V	CRI	LPW
20W	20W	2400	4000	0.17A	>70	120
30W	29W	3700	4000	0.24A	>70	128
40W	35W	4550	4000	0.29A	>70	130
50W	48W	6260	4000	0.40A	>70	130

1135 Thomas Busch Highway
Pennsauken, NJ 08110
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866-222-8866
info@aboveallighting.com
www.AboveAllLighting.com

Project		Catalog #		Type	C1
Prepared by		Notes		Date	



HALO
SMD4 Surface Mount LED Downlight

The HALO SMD Surface Mount Downlight combines modern style with high performance, suitable for new construction, remodel, and retrofit projects. Its sleek design remains unchanged, but the installation process is now easier thanks to a new twist and lock mounting bracket. This bracket ensures a secure, gap-free fit, providing a flawless finish. The SMD series can be installed directly to a junction box or recessed housings, making it versatile for any lighting project. Enjoy the perfect blend of style and functionality with a hassle-free installation.

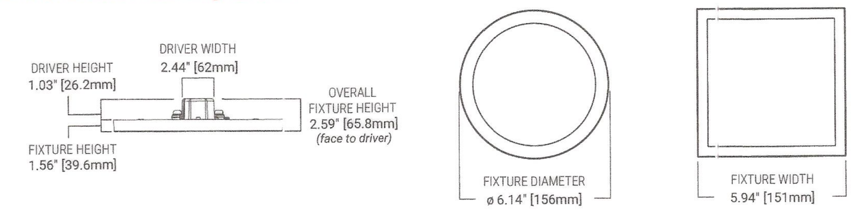
Typical Applications Residential

Interactive Menu
- Order Information page 2
- Product Specifications page 3
- Photometric Data page 4
- Product Warranty

Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

Top Product Features
- 4" Surface Mount Downlight
- Redesigned Mounting Bracket for faster installation
- Installs in many 3-1/2" and 4" (3O/4O) square, octagonal, or round junction boxes
- 5-color Field-SeleCCTable (27/30/35/40/5000K); 90+ CRI
- **Brightness (@3000K):** 780 lm (Round & Square)
- **Dimming:** Dims to 5% (phase cut LE/TE) with compatible dimmers; 120V input
- Mounting hardware, orange LED Quick Connect and E26 adapter included
- Decorative Overlays (sold separately)
- AIR-TITE, wet location-listed, IC-rated, and ENERGY STAR® certified
- 50,000 hrs of maintenance-free operation
- 5-year warranty

Dimensional and Mounting Details



T24 and RoHS are self-tested by Cooper Lighting Solutions. Not a third party certification.

COOPER Lighting Solutions, a Signify business

HALO — SMD4 Surface Mount LED Downlight

Order Information

Catalog Number	Description	Lumens (@3000K)	CCT	Finish	Driver Compatibility	Packaging
SMD4R07FS5	4" Round Surface Mount LED Downlight	780 lm	90+ CRI, Field Selectable CCT: 2700/3000/3500/4000/5000K	Matte White	120V 60Hz, LE & TE phase cut 100-5% dimming	Plastic-free recyclable
SMD4S07FS5	4" Square Surface Mount LED Downlight	780 lm	90+ CRI, Field Selectable CCT: 2700/3000/3500/4000/5000K	Matte White	120V 60Hz, LE & TE phase cut 100-5% dimming	Plastic-free recyclable

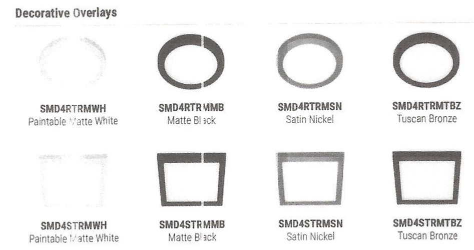
Multi-packs

Catalog Number	Description	Lumens (@3000K)	CCT	Finish	Driver Compatibility	Packaging
SMD4R07FS5-6PK	4" Round Surface Mount LED Downlight 6 Pack	780 lm	90+ CRI, Field Selectable CCT: 2700/3000/3500/4000/5000K	Matte White	120V 60Hz, LE & TE phase cut 100-5% dimming	6 Pack Plastic-free recyclable
SMD4S07FS5-6PK	4" Square Surface Mount LED Downlight 6 Pack	780 lm	90+ CRI, Field Selectable CCT: 2700/3000/3500/4000/5000K	Matte White	120V 60Hz, LE & TE phase cut 100-5% dimming	6 Pack Plastic-free recyclable

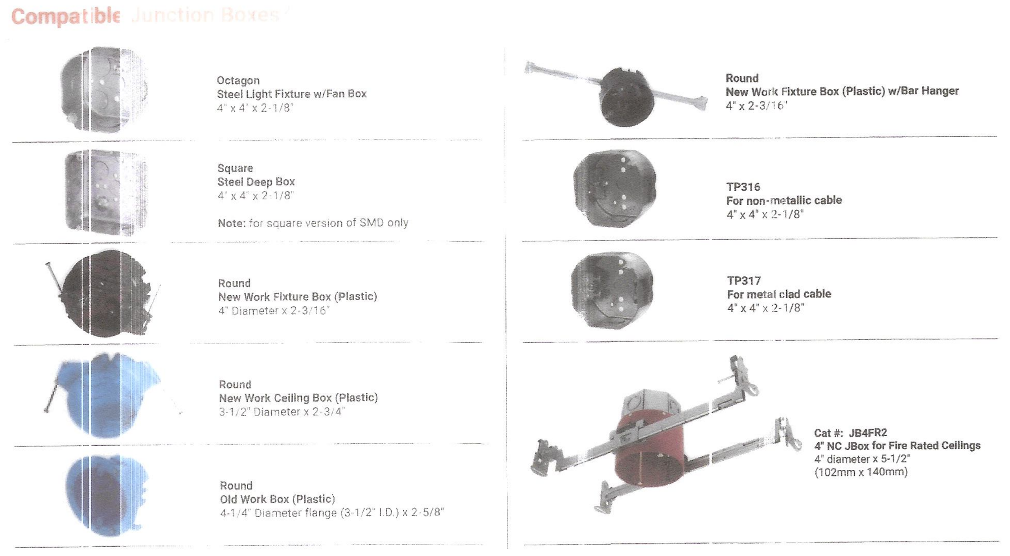
Accessories

Catalog Number	Description	Finish
SMD4RTRMWH	4" Round Decorative Overlay	Paintable Matte White
SMD4RTRMMB	4" Round Decorative Overlay	Matte Black
SMD4RTRMSN	4" Round Decorative Overlay	Satin Nickel
SMD4RTRMTBZ	4" Round Decorative Overlay	Tuscan Bronze
SMD4STRMWH	4" Square Decorative Overlay	Paintable Matte White
SMD4STRMMB	4" Square Decorative Overlay	Matte Black
SMD4STRMSN	4" Square Decorative Overlay	Satin Nickel
SMD4STRMTBZ	4" Square Decorative Overlay	Tuscan Bronze

Decorative Overlays



Compatible Junction Boxes[2]



2. This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Cooper Lighting Solutions makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the mounting bracket in the box.

COOPER Lighting Solutions, a Signify business

Cooper Poles — Round Straight Steel Anchor Bolt Construction – RSS-AB

Ordering Information P1,P2 POLE

Sample Number: RSS-10-4-11-AB-T23S-BK

Domestic Preference	Product Family	Mounting Height(ft)[11]	Shaft Size-Wall Thickness	Installation Type
Blank = None; BABA = Build America, Buy America funding[1]	RSS = Round Straight Steel	5 = 5'; 8 = 8'; 10 = 10'; 12 = 12'; 14 = 14'; 15 = 15'; 16 = 16'; 18 = 18'; 20 = 20'; 22 = 22'; 25 = 25'; 30 = 30'; 35 = 35'	3-11 = 3", 11ga(.120")[5]; 4-11 = 4", 11ga (.120")[6]; 4-7 = 4", 7ga(.188")[6]; 45-11 = 4.5, 11ga(.120")[7]; 45-7 = 4.5", 7ga (.188")[7]; 5-11 = 5", 11ga(.120")[7]; 5-7 = 5", 7ga(.188"); 5-3 = 5", 3ga(.250"); 6-7 = 6", 7ga(.188"); 6-3 = 6", 3ga (.250")[9]; 658-2 = 6-5/8", 2ga(.280")[10]	AB = Anchor Base Installation

Mounting Types	Pre-Finish	Finish	Options (Add as Suffix)
[blank] = no mounting defined; T23S = 2-3/8" OD x 4" long tenon; T23L = 2-3/8" OD x 6" long tenon; T300 = 3" OD x 4" long tenon; T350 = 3-1/2" OD x 5" long tenon; T40S = 4" OD x 6" long tenon; T40L = 4" OD x 10" long tenon; M1 = Single M-drilling[19]; M2 = M-drilling, 2 at 180°[19]; M3 = M-drilling, 3 at 120°[19]; M4 = M-drilling, 4 at 90°[19]; M5 = M-drilling, 2 at 90°[19]; M6 = M-drilling, 3 at 90°[19]; M7 = M-drilling, 2 at 120°[19]; N1 = Single N-drilling[19]; N2 = N-drilling, 2 at 180°[19]; N3 = N-drilling, 3 at 120°[19]; N4 = N-drilling, 4 at 90°[19]; N5 = N-drilling, 2 at 90°[19]; N6 = N-drilling, 3 at 90°[19]; N7 = N-drilling, 2 at 120°[19]; S13 = CLS Simplex fitting for 13" rise to support 2' arm[11]; S15 = CLS Simplex fitting for 15" rise to support 2.5' arm[11]; S19 = CLS Simplex fitting for 19" rise to support 4' arm[11]; S24 = CLS Simplex fitting for 24" rise to support 6' arm[11]; S30 = CLS Simplex fitting for 30" rise to support 7.5' arm[11]; S/[ABCD][z] = simplex fitting mounted at custom location[11,14,16]	[blank] = none; GV = Galvanized[10]	[blank] = none[12]; WTS = Summit White, smooth; WHT = New White, textured; WH = New White, smooth; TWS = True White, smooth; BZ = Bronze, smooth; BZT = Bronze, textured; CB = Carbon Bronze; DP = Dark Platinum; GN = Hartford Green; VGS = Verde Green, smooth; VGT = Verde Green, textured; SY = Silver; GM = Graphite Metallic; AP = Grey; APT = Grey, textured; BK = Black, smooth; BT = Black, textured; XX = Custom color[13]; RALxxxx = RAL####, smooth or textured[13]	CO/[ABCD][z] = Convenience Outlet less electrical[14,15]; ECO/[ABCD][z] = Convenience Outlet with 20A GFCI plug 125V AC and in-use electrical cover (in hardware kit)[14,15]; ITC050/[ABCD][z] = 1/2" coupling - internal thread[14,16]; ITC075/[ABCD][z] = 3/4" coupling - internal thread[14,16]; ITC100/[ABCD][z] = 1" coupling - internal thread[14,16]; ITC125/[ABCD][z] = 1-1/4" coupling - internal thread[14,16]; ITC150/[ABCD][z] = 1-1/2" coupling - internal thread[14,16]; ITC200/[ABCD][z] = 2" coupling - internal thread[14,16]; ETC050/[ABCD][z] = 1/2" coupling - external thread[14,16]; ETC075/[ABCD][z] = 3/4" coupling - external thread[14,16]; ETC100/[ABCD][z] = 1" coupling - external thread[14,16]; ETC125/[ABCD][z] = 1-1/4" coupling - external thread[14,16]; ETC150/[ABCD][z] = 1-1/2" coupling - external thread[14,16]; ETC200/[ABCD][z] = 2" coupling - external thread[14,16]; EHH/[ABCD][z] = Extra Handhole with grounding provision[14]; VDF = Vibration Dampener - Factory Installed for 2nd mode vibration; INT = Interior coating (8 feet from base inside pole; 3 mils of epoxy or 'tar'); ABS = ABS Base Cover & handhole cover (black, bronze, or white - closest match to chosen finish)[20]; TR = Tamper Resistant handhole cover(s); CMB-A/[ABCD][z] = Camera Mounting Bracket "A" with 1/2" hole[14]; BMODxxxx = Base Modification (where xxxx is reference number)[13]; UL = UL listed with label (includes NEC); CSA = CSA listed with label; DP1 = DuraPro Level 1 extended corrosion resistance premium finish; DP3 = DuraPro Level 3 extended corrosion resistance premium pre-treatment & finish[17]; L/AB = Less Anchor Bolts and template; EAB = Anchor Bolts and Template Shipped Early

NOTES:
1. Only product configurations with this prefix are built to be compliant with the Buy American Act of 1933 (BAA) or the Buy America Build America Act (BABA). BABA is the minimum government compliance requirement for the Buy American Build America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual government agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
5. Up to 20' mounting height.
6. Up to 25' mounting height.
7. Up to 30' mounting height.
9. 20' mounting height and above.
10. Up to 35' mounting height.
11. CLS Simplex arm ordered separately. See page 4 for details.
12. Available only with galvanized pre-finish.
13. Requires approval. Additional lead times may apply.
14. Specify quadrant A, B, C, or D using mounting details, pg. 3. Specify height [z] in inches (Min = 12" above base. Max = 6' below pole mounting height). Consult factory for exceptions.
15. When location not specified by "/[ABCD][z]", the default location will be A48 (same side as handhole, 4-feet from base.
16. Specify each one required, maximum of 4, with it's [ABCD][z] location.
17. Requires -GV = Galvanization option.
18. Refer to EPA tables for published size, lengths, and wall thicknesses. Shorter length available in 1/2-foot increments.
19. Not available 3-11.
20. ABS handhole cover not available for 3" and 4" shafts. If selected, ABS base cover and steel handhole cover will be included.

Accessories (Order Separately)[1]

BCP-RSS-xxxxxx = premium 2pc metal base cover[2]
HCP-RSS-xxxxxx = premium metal handhole cover[2]
BCABS-RSS-xxxxxx = 2pc ABS base cover (BK, BZ, or WH finish)[2]
HCABS-RSS-xxxxxx = ABS handhole cover (BK, BZ, or WH finish)[2]
VDF-RSS-xx = vibration dampener[3]
ABKIT-RSS-xxxxx-STD = Anchor Bolt Kit and template[4]
PTC-RSS-xxxxx = Pole cap assembly, ABS smooth black[4]
GRD-KIT = Electrical grounding kit
DRL-PLUG-KIT-xxxx = drill plugs, painted to match pole finish[5]

NOTES:
1. Add 'BABA-' as prefix for BABA-compliant accessories
2. xxxxxx = shaft size, wall thickness, and finish (ex. BCP-RSS-3-11-GM or BCABS-RSS-3-11-BZ)
3. xx = mounting height (ex. VDF-RSS-20)
4. xxxx = shaft size and wall thickness (ex. ABKIT-RSS-3-11-STD, PTC-RSS-3-11)
5. xxxx = Drill pattern and finish (ex. DRL-PLUG-KIT-N4-BZ)

COOPER Lighting Solutions, a Signify business

1 LUMINAIRE AND POLE CUTSHEETS
SCALE: NTS

APPROVAL CERTIFICATE

ENGINEERING	LDH / 3-18-2026	INITALS/DATE
PLANNING	[signature] 4-1-2026	INITALS/DATE
OWNER	[signature] 3/16/26	INITALS/DATE
LESSEE	TE 3/18/26	INITALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HCR	02/09/26
2	REV PER AHJ COMMENTS	HCR	12/31/25
1	REV PER AHJ COMMENTS	HCR	10/31/25

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Cody Offchiss, P.E.
310 Market Street, Suite 103
Basalt, Colorado 81621 (970) 310-5980

DESIGNED BY: CAO
DRAWN BY: HCR
CHECKED BY: BEF
DATE: 02/10/2026

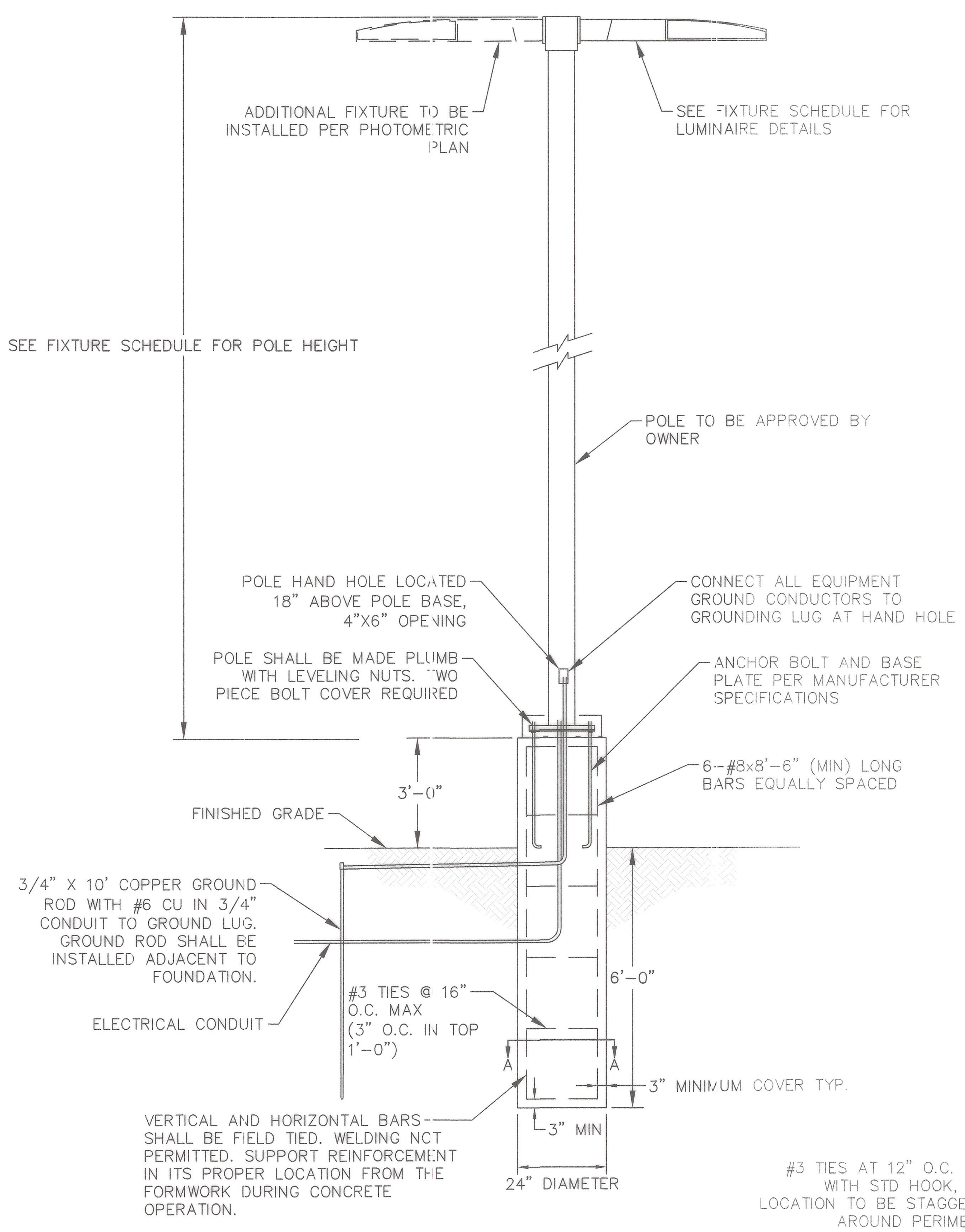
CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
LIGHTING DETAILS

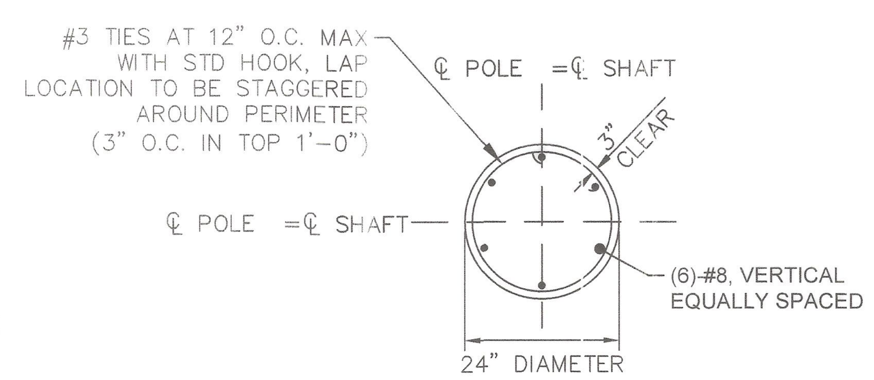
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PROJECT NO. 296214003

SHEET 10

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SECTION A-A
NOT TO SCALE

NOTES:
1. 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE LATERAL SOIL PRESSURE OF 100 PCF.

1 POLE FOUNDATION DETAIL
SCALE: NTS

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ENGINEERING	LDH / 3-18-2026	INITALS/DATE
PLANNING	[signature] 4-1-2026	INITALS/DATE
OWNER	[signature] 3/16/26	INITALS/DATE
LESSEE	TE 3/18/26	INITALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

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DATE: 02/10/2026

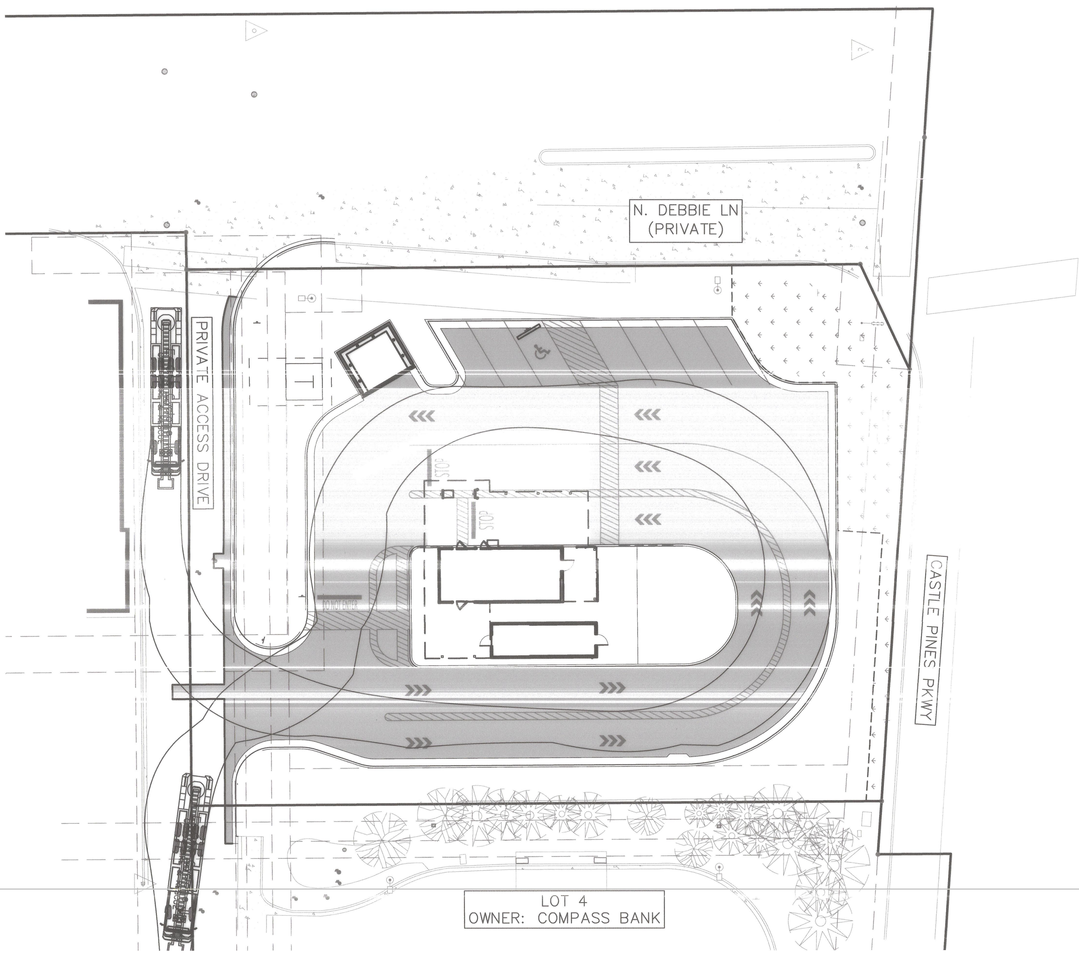
CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
POLE FOUNDATION DETAILS

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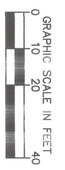
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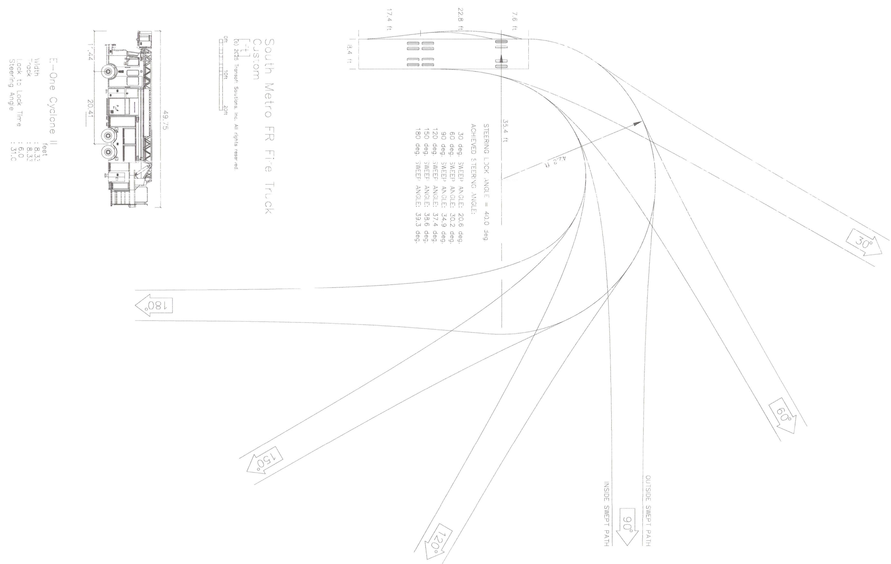
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PLANNING: 4-1-2026 INITIALS/DATE

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SHEET 12

CHARTER OAKS, 6TH AMENDMENT, LOT 3

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SOUTH METRO FIRE RESCUE

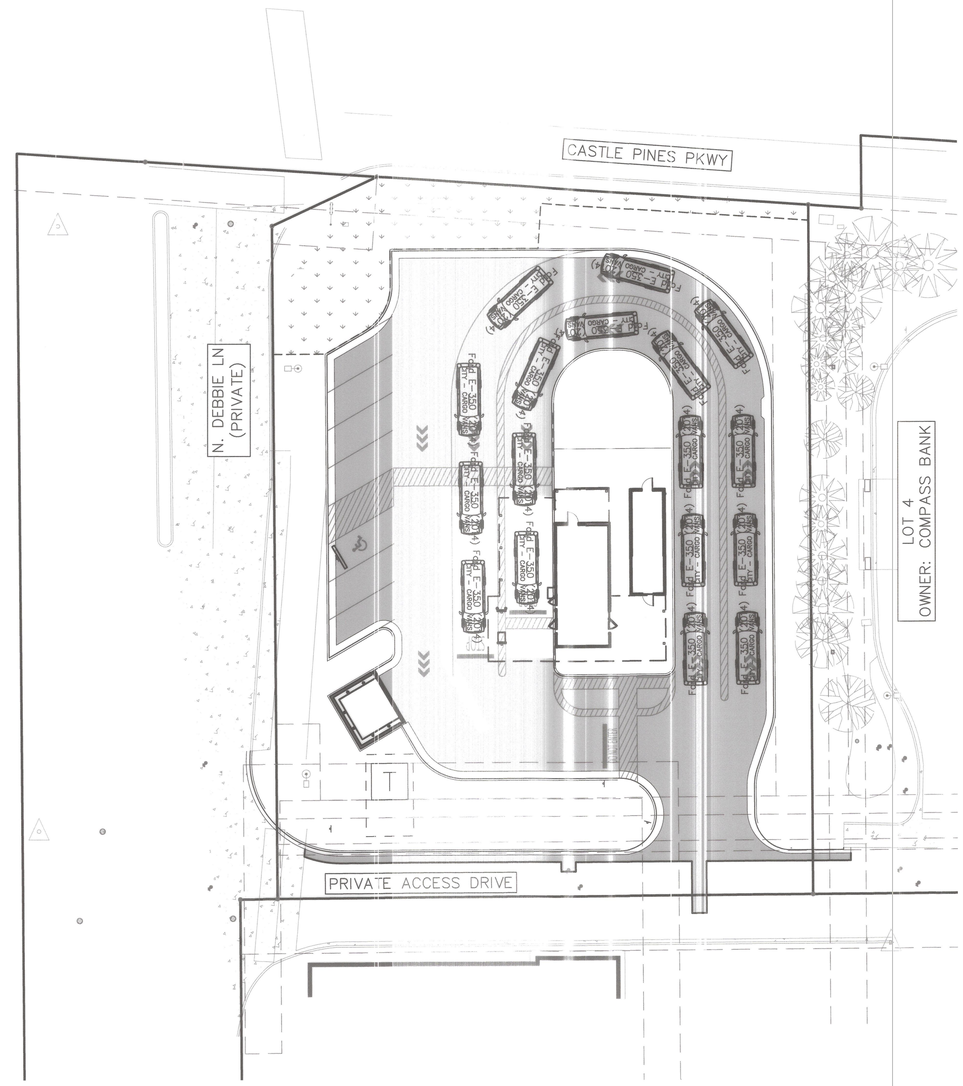
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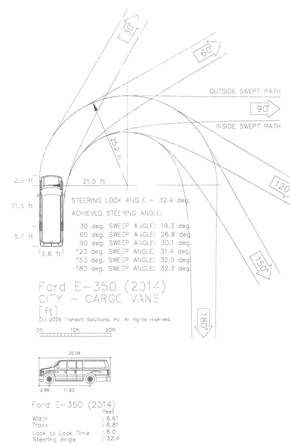
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2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25





REQUIRED STACKING: 12
PROVIDED STACKING: 17

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

APPROVAL CERTIFICATE

ENGINEERING — INITALS/DATE: LDH / 3-18-2026

PLANNING — INITALS/DATE: 4-1-2026

OWNER — INITALS/DATE: 3/16/26

LESSEE — INITALS/DATE: TE 3/18/26

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

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CHECKED BY: ESF
DATE: 02/10/2026

CHARTER OAKS, 6TH AMENDMENT, LOT 3

570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

AUTO STACKING

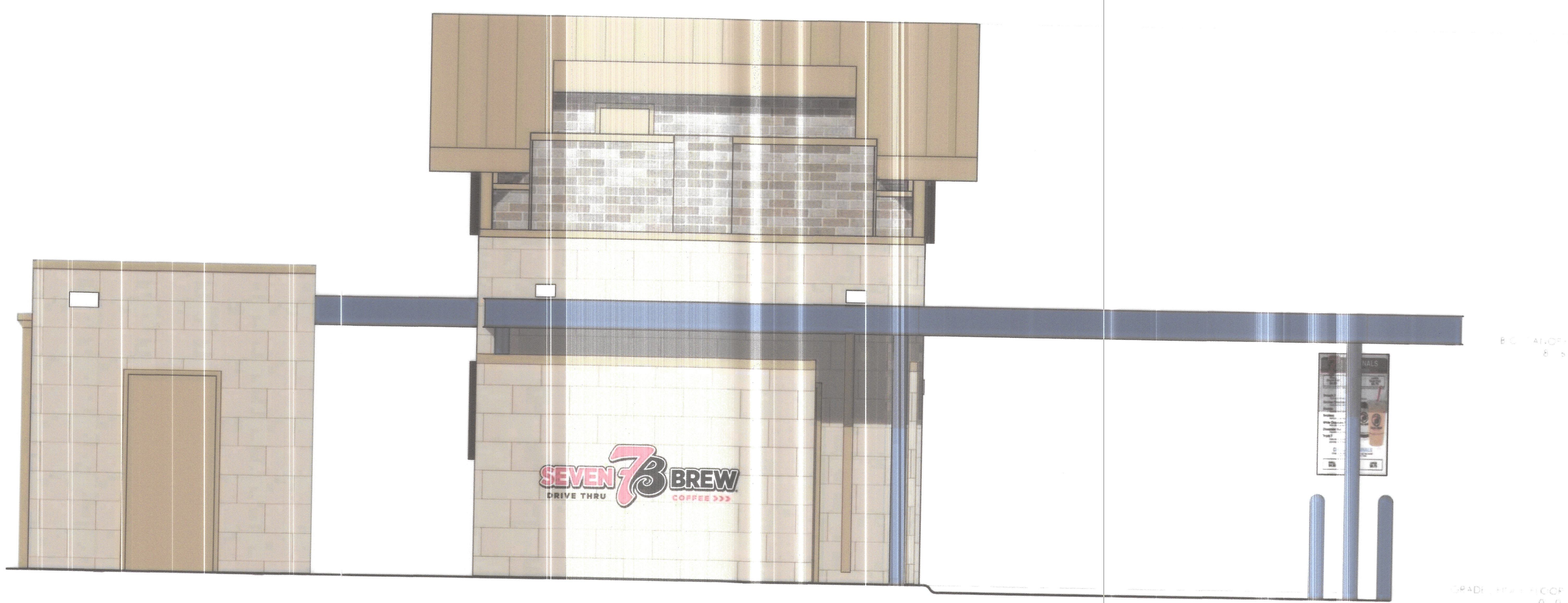
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PROJECT NO.
296214003

SHEET
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2 EXTERIOR ELEVATION - BACK (NORTH)
3/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT (SOUTH)
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA SANDSTONE DESERT BEIGE
- NICHIHA CANYON BRICK SHALE BROWN
- STANDING SEAM SW7513 SANDERLING
- BRAKE METAL SW7513 SANDERLING
- BRAKE METAL PAC CLAD PACIFIC BLUE
- DOORS SW7513 SANDERLING
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES

APPROVAL CERTIFICATE

ENGINEERING	LDH / 3-18-2026 INITIALS/DATE
PLANNING	[signature] 4-1-2026 INITIALS/DATE
OWNER	[signature] 3/16/26 INITIALS/DATE
LESSEE	TE 3/13/26 INITIALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

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DESIGNED BY: CAC
DRAWN BY: HGR
CHECKED BY: BEF
DATE: 12/31/2025

CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

PROJECT NO. 196214003

SHEET 14



2 EXTERIOR ELEVATION - RIGHT SIDE (EAST)
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE (WEST)
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA SANDSTONE DESERT BEIGE
- NICHIHA CANYON BRICK SHALE BROWN
- STANDING SEAM SW7513 SANDERLING
- BRAKE METAL SW7513 SANDERLING
- BRAKE METAL PAC CLAD PACIFIC BLUE
- DOORS SW7513 SANDERLING
- BRAKE METAL COLOR TO MATCH STOREFRONT FRAMES

SIGNAGE:

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY

APPROVAL CERTIFICATE

ENGINEERING: LDH / 3-18-2026	INITALS/DATE
PLANNING: 4-1-26	INITALS/DATE
OWNER: 3/16/26	INITALS/DATE
LESSEE: TE 3/13/26	INITALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

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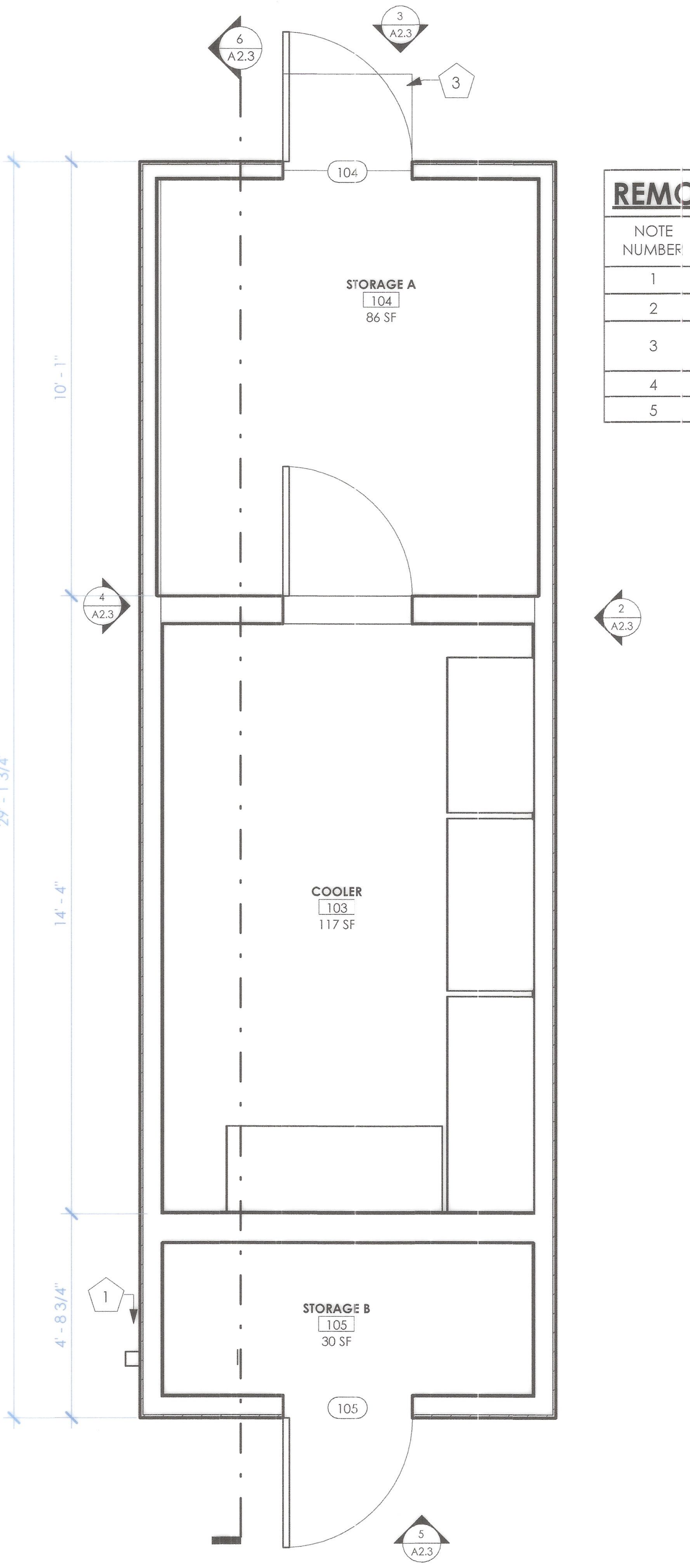
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DRAWN BY: HGR
CHECKED BY: BEF
DATE: 12/31/2025

CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
EXTERIOR ELEVATIONS

PROJECT NO. 296214003

SHEET 15

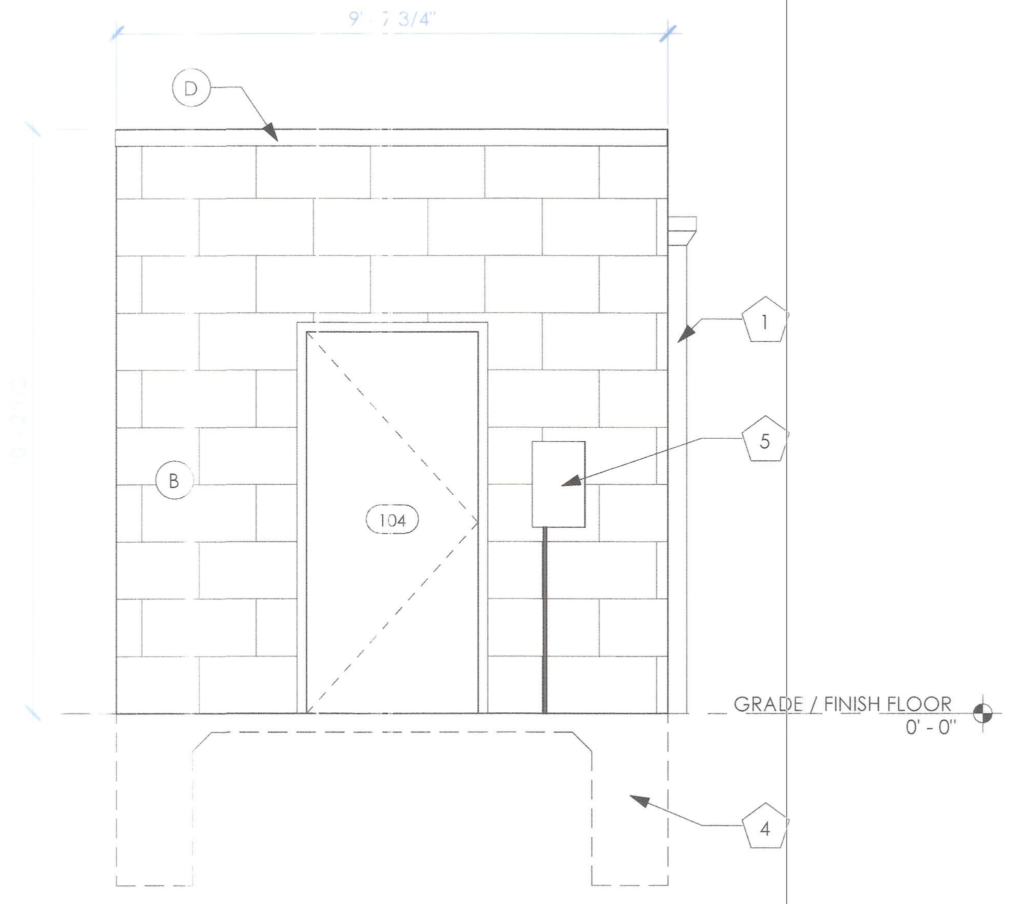
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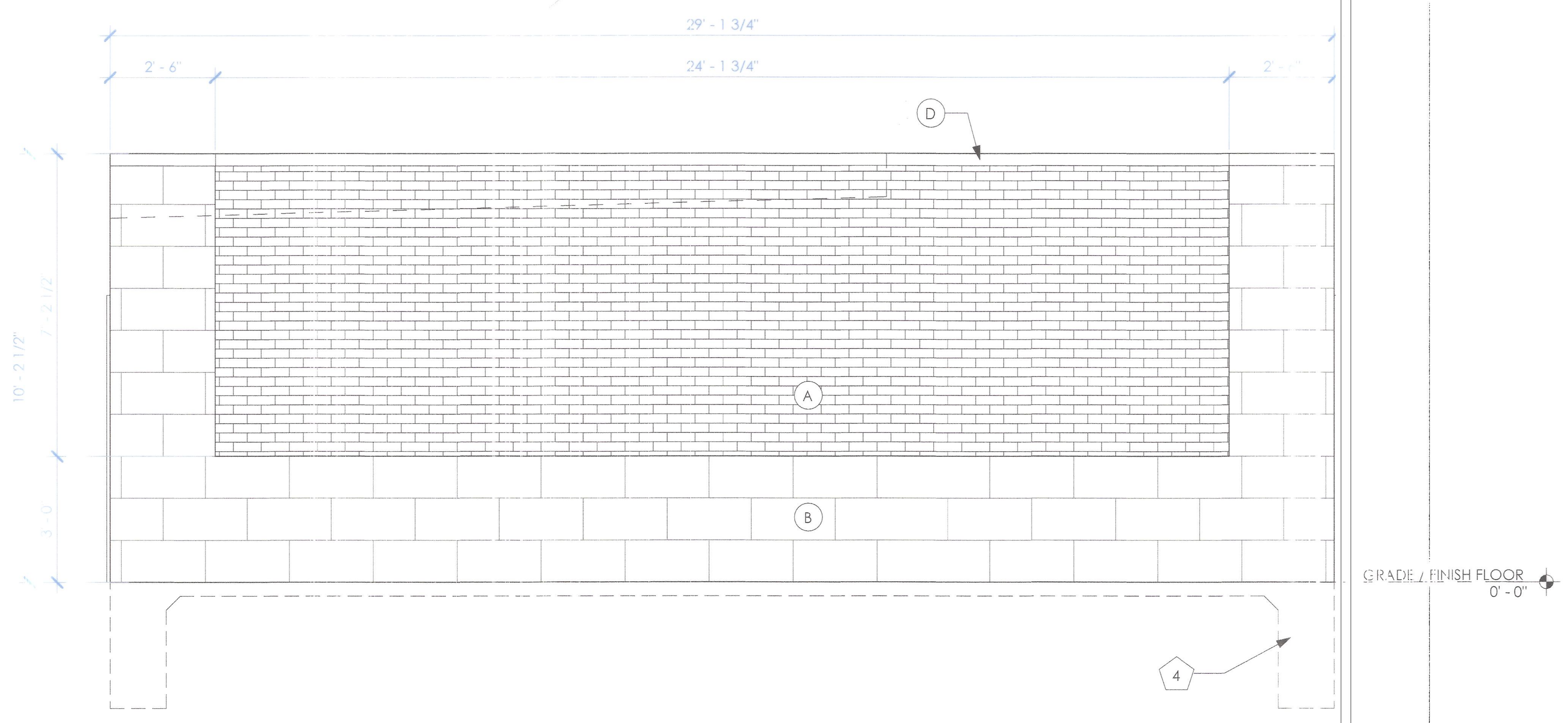
1 REMOTE COOLER PLAN
3/8" = 1'-0"

REMOTE COOLER KEYNOTES

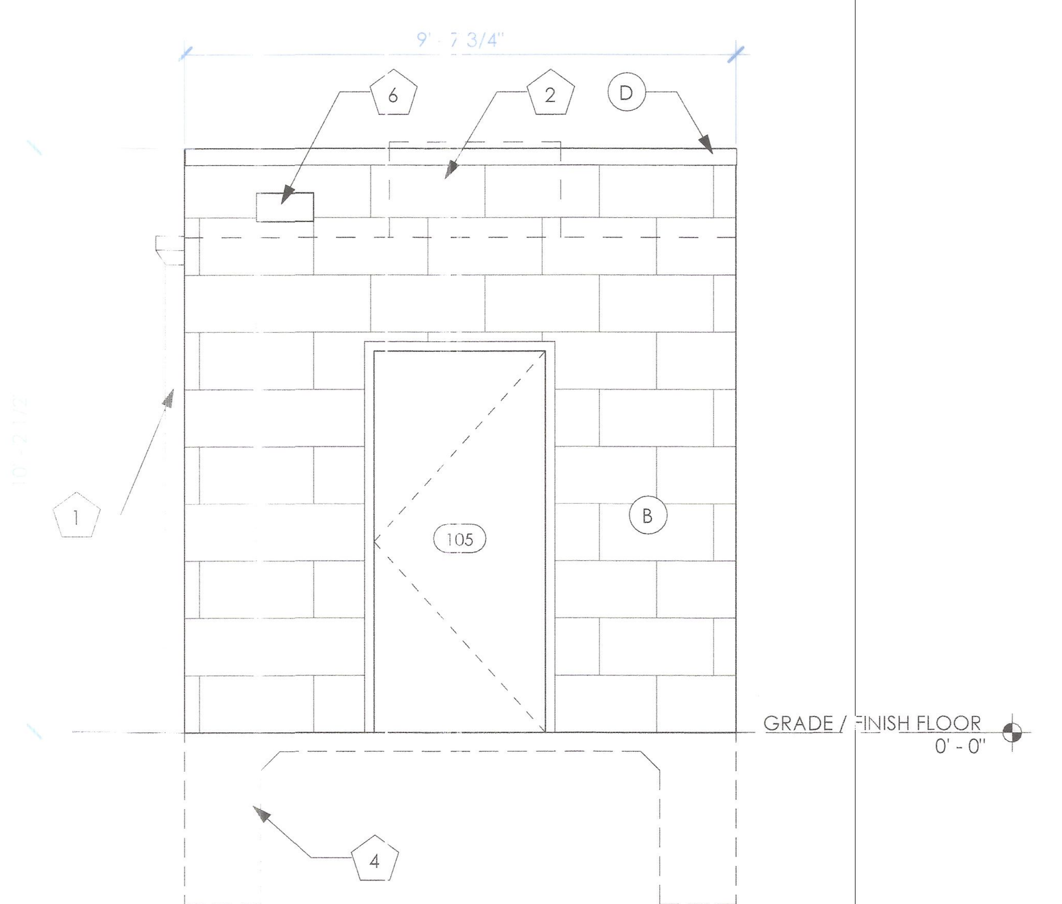
NOTE NUMBER	NOTE TEXT
1	THROUGH WALL ROOF SCUPPER DRAIN TYP.
2	HVAC EQUIPMENT BEYOND
3	RAMP PROVIDED BY COOLER MANUFACTURER
4	FOUNDATION BY STRUCTURAL
5	ELECTRICAL JUNCTION BOX



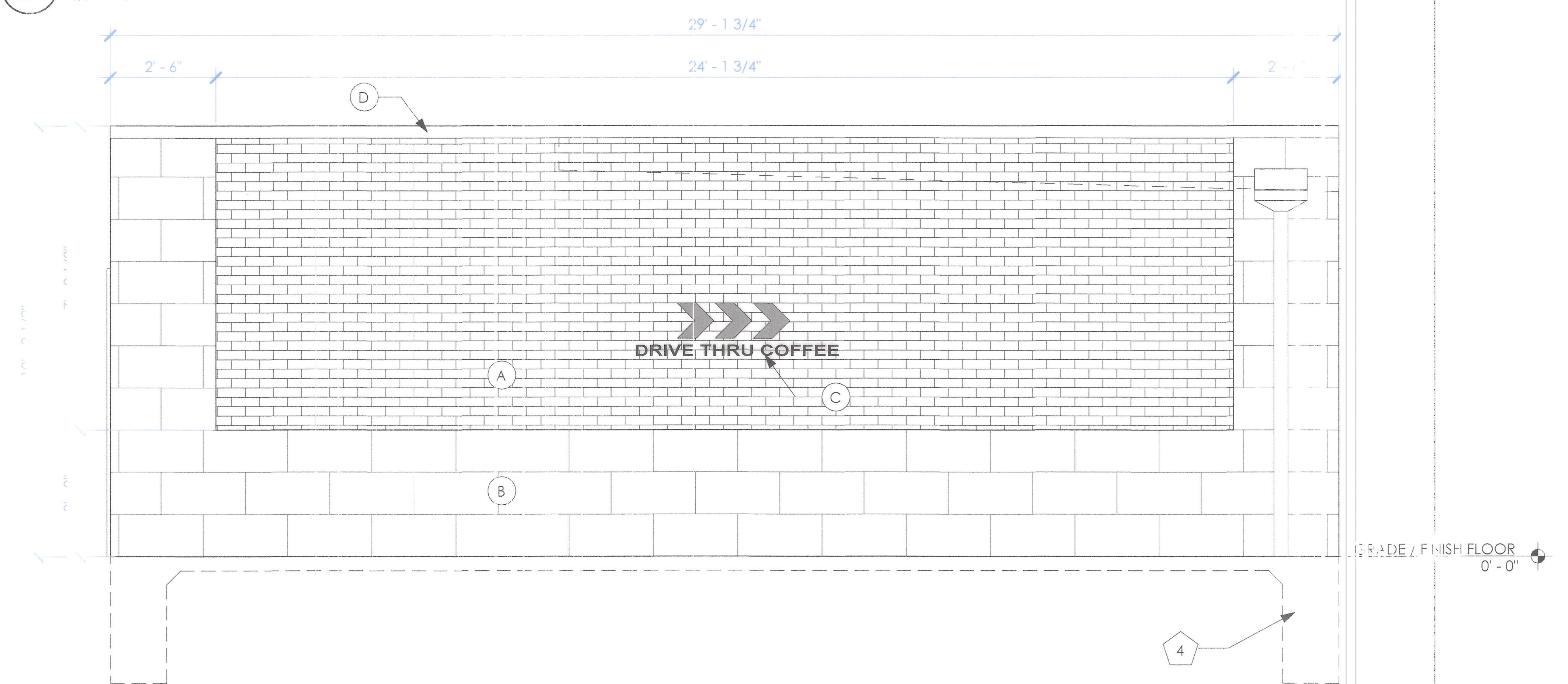
3 COOLER ELEVATION - NORTH
3/8" = 1'-0"



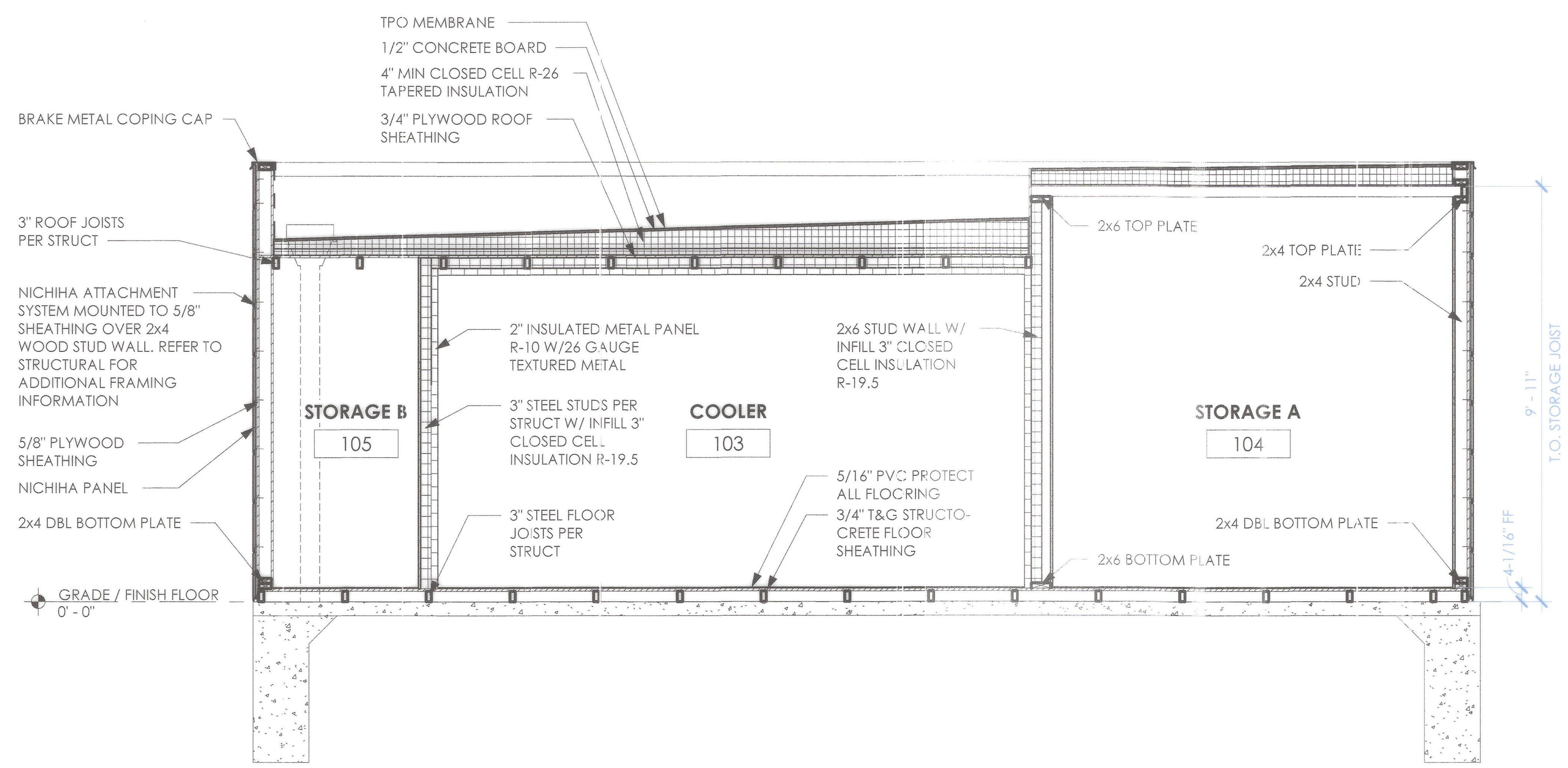
2 COOLER ELEVATION - EAST
3/8" = 1'-0"



5 COOLER ELEVATION - SOUTH
3/8" = 1'-0"



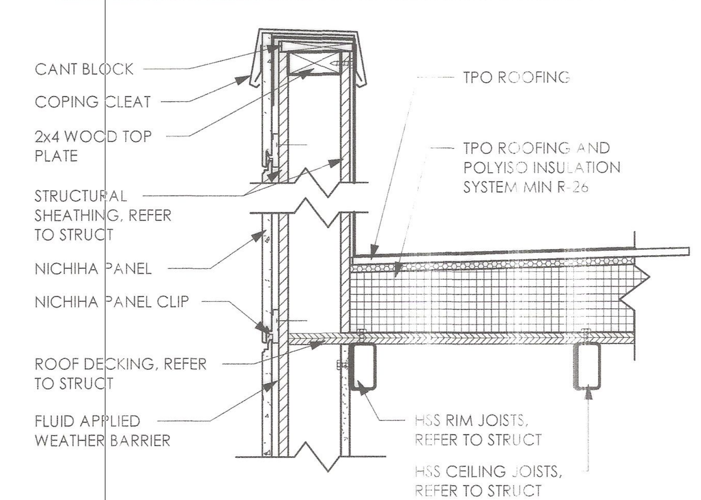
4 COOLER ELEVATION - WEST
3/8" = 1'-0"



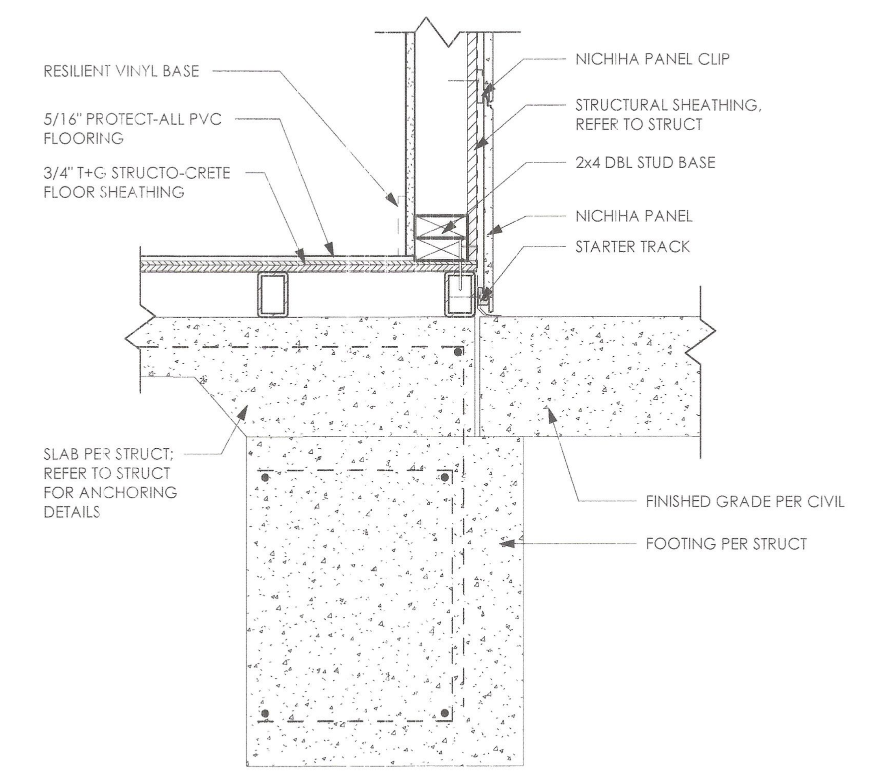
6 REMOTE COOLER SECTION
3/8" = 1'-0"

REMOTE COOLER MATERIALS LEGEND

NOTE NUMBER	NOTE TEXT
A	PL-2
B	PL-1
C	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
D	METAL BRAKE CAP (MP-4)



7 PARAPET SIDE WALL SECTION
1 1/2" = 1'-0"



8 WALL/FLOOR DETAIL
1 1/2" = 1'-0"

EXTERIOR FINISH LEGEND

PL-1
NICHIHA
SANDSTONE
DESERT BEIGE

PL-2
NICHIHA
CANYON BRICK
SHALE BROWN

APPROVAL CERTIFICATE

LOH / 3-18-2026	
ENGINEERING	INITALS/DATE
4-1-26	
PLANNING	INITALS/DATE
3/16/26	
OWNER	INITALS/DATE
TE 3/18/26	
LESSEE	INITALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

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Cody Offchiss, P.E.
310 Market Street, Suite 103
Basalt, Colorado 81621 (970) 315-5950

DESIGNED BY: CAO
DRAWN BY: HGR
CHECKED BY: BEF
DATE: 12/31/2025

CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

PROJECT NO.
296214003

SHEET
16

P:\7 Brew\Sussex Group\25235 7BCPCO - Castle Pines, CO\2-Design\260106 - Updated TB Sheets\THIS ONE\ACAD-2025.1229 - Titleblock.dwg Miles Donahue 1/6/2026 4:00 PM

TRASH ENCLOSURE GENERAL NOTES

1. PRE-PAINT ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
2. PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFRABRICATED BUILDING - MORIN REGAL BLUE.

TRASH ENCLOSURE KEYNOTES

1	6" CONCRETE FILLED BOLLARD - TYP.
2	CUSTOM GATES: REF 6/A5.0
3	8 YARD DUMPSTER
4	SEALED 8" CMU BLOCK
5	4" MASONRY CAP ON TOP OF CMU WALL

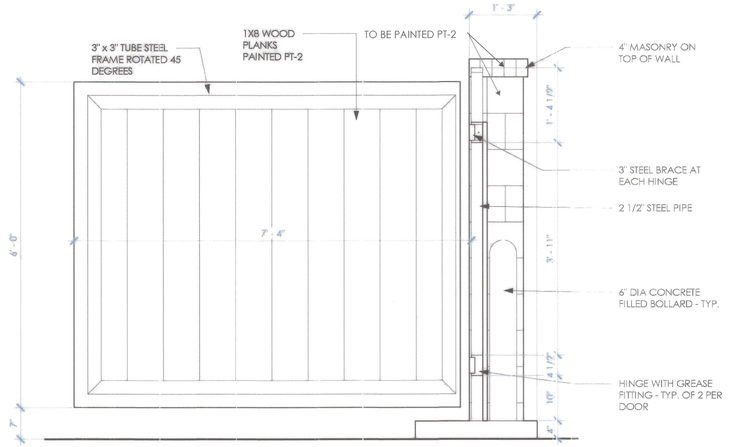
EXTERIOR FINISH LEGEND

PT-2 — SW7513 SANDERLING

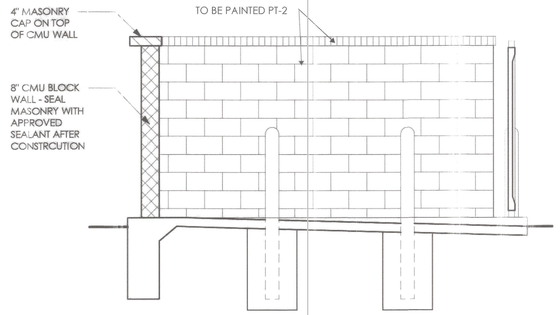
BOLLARDS PAINTED TO MATCH PACIFIC BLUE METAL

CMU PAINT SPEC
LOW SHEEN FINISH:
PRIMER: LOXON BLOCK SURFACER, A24W200
1ST COAT: A-100 EXTERIOR LATEX LOW SHEEN, A12 SERIES
2ND COAT: A-100 EXTERIOR LATEX LOW SHEEN, A12 SERIES

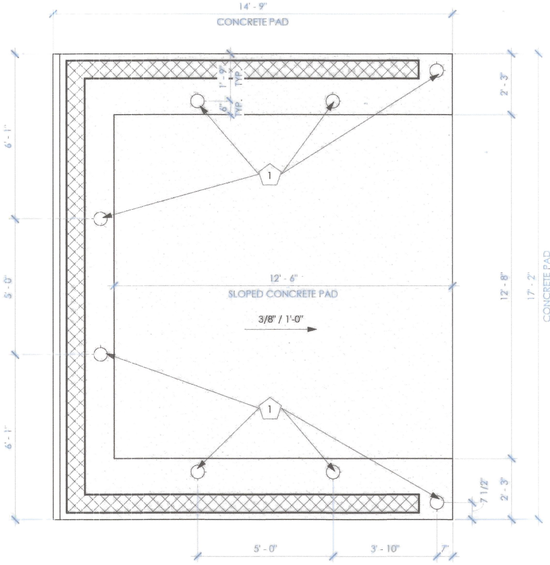
FINISH
COLOR TO MATCH SW 7513 SANDERLING, TO MATCH NICHIHA DESERT BEIGE. SUBMIT SAMPLE TO OWNER FOR APPROVAL IF AN ALTERNATE COLOR IS PROPOSED.



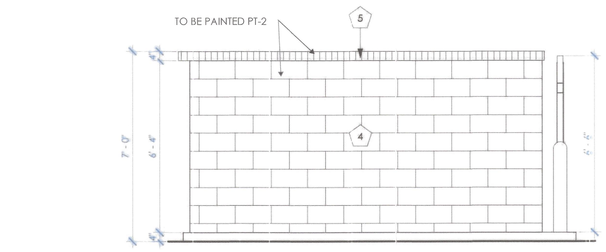
6 DOOR / HINGE DETAIL
3/4" = 1'-0"



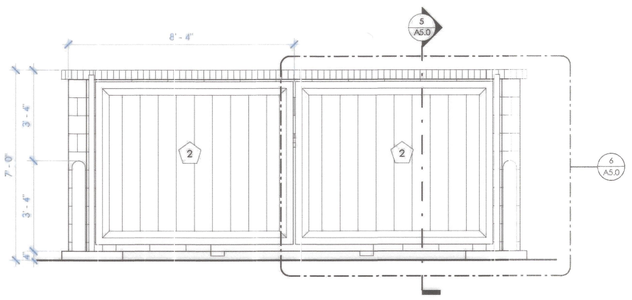
5 SECTION THRU TRASH ENCLOSURE
3/8" = 1'-0"



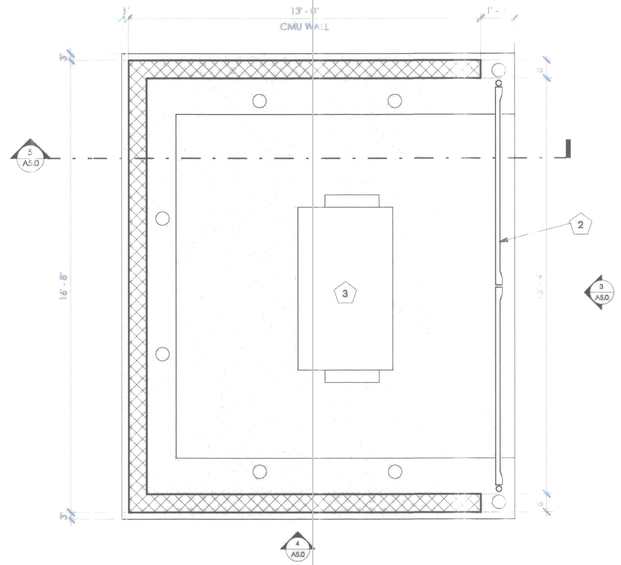
1 TRASH ENCLOSURE - CONCRETE PLAN
3/8" = 1'-0"



4 TRASH ENCLOSURE - SIDE ELEVATION
3/8" = 1'-0"



3 TRASH ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0"



2 TRASH ENCLOSURE PLAN
3/8" = 1'-0"

APPROVAL CERTIFICATE

ENGINEERING	KDH / 3-18-2026 INITALS/DATE
PLANNING	INITALS/DATE
OWNER	INITALS/DATE
LESSEE	TE 3/18/26 INITALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	10/31/25

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600 17th Street, Suite 103
310 Market Street, Suite 103
Denver, Colorado 80211 (970) 310-3290

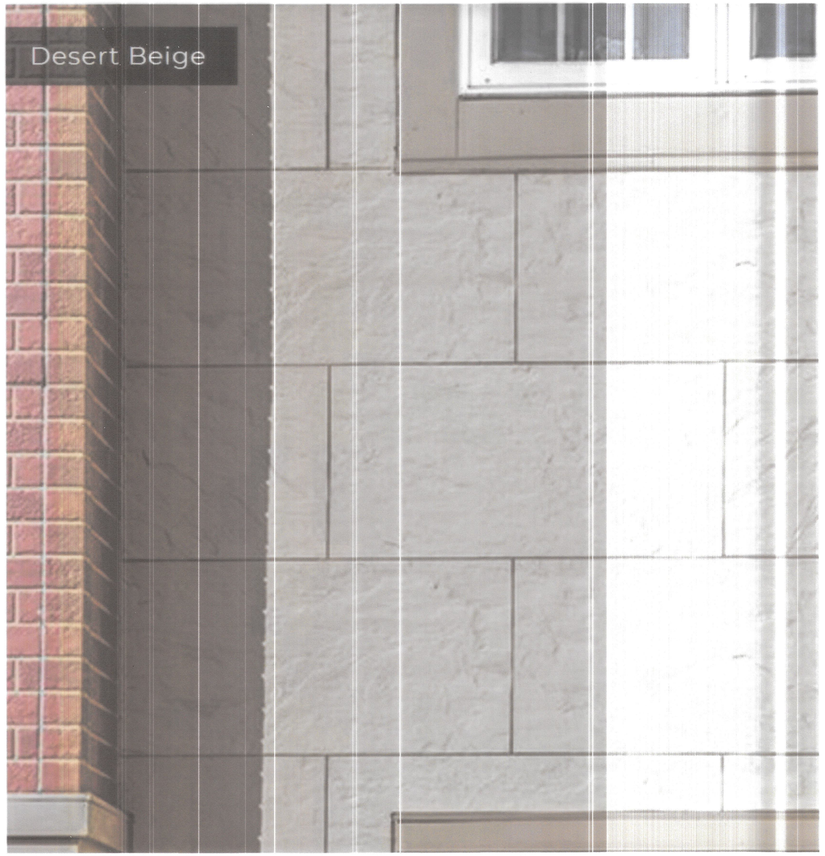
DESIGNED BY: CAD
DRAWN BY: HGR
CHECKED BY: BIF
DATE: 12/31/2025

CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108

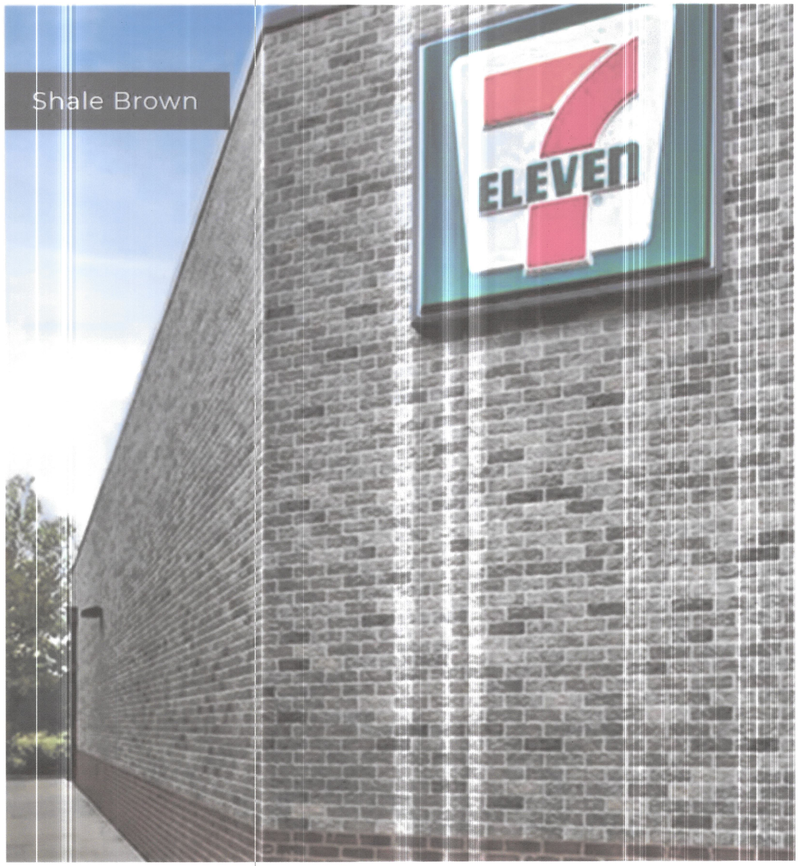
PROJECT NO.
296214003

SHEET
17

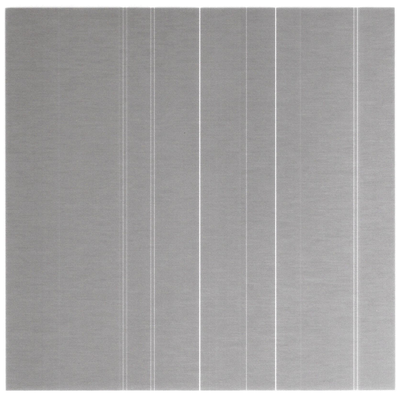
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NICHIHA
SANDSTONE
DESERT BEIGE



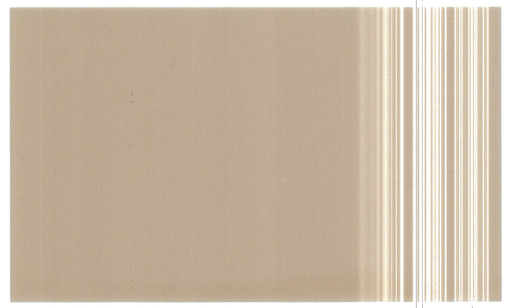
NICHIHA
CANYON BRICK
SHALE BROWN



BRAKE METAL
COLOR TO MATCH STOREFRONT FRAMES

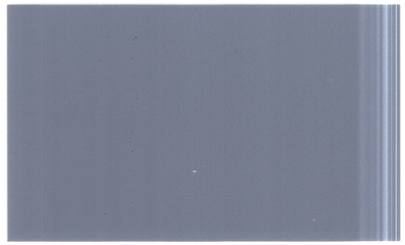


DOORS
SW7513
SANDERLING



STANDING SEAM
SW7513
SANDERLING

BRAKE METAL
SW7513
SANDERLING



▲ PACIFIC BLUE (fka Slate Blue)

BRAKE METAL
PAC CLAD
PACIFIC BLUE

APPROVAL CERTIFICATE

ENGINEERING	KOH 3-18-2026	INITALS/DATE
PLANNING	[illegible] 4-1-26	INITALS/DATE
OWNER	[illegible] 3/19/26	INITALS/DATE
LESSEE	TE 3/19/26	INITALS/DATE

NO.	REVISION	BY	DATE
3	REV PER AHJ COMMENTS	HGR	02/09/26
2	REV PER AHJ COMMENTS	HGR	12/31/25
1	REV PER AHJ COMMENTS	HGR	11/14/25

Kimley»Horn

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1001 Pitkin Street, Suite 103
Basalt, Colorado 81621 (970) 316-5980

DESIGNED BY: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: 12/31/2025

CHARTER OAKS, 6TH AMENDMENT, LOT 3
570 CASTLE PINES PARKWAY, CASTLE PINES, CO 80108
EXTERIOR MATERIALS

PROJECT NO.
296214003

SHEET
18

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