

CANYONSIDE SUBDIVISION FILING NO.4, LOT 1

SITUATED IN THE SE 1/4 OF SECTION 3, TOWNSHIP 7S, RANGE 67 WEST OF
THE 6TH P.M., CITY OF CASTLE PINES
PLANNING AREA I - 3.54 ACRES
SITE IMPROVEMENT PLAN - USR-2026-001

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO DEVELOP A 6,445 SQ. FT. CONVENIENCE STORE WITH 8 GAS PUMPS FOR LOCAL RESIDENTS AND COMMUTERS.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF PARCEL 1, THE CANYONS SUPERBLOK PLAY NO. 2, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°40'49" EAST, A DISTANCE OF 1913.26 FEET.

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1244793-CO, WITH A COMMITMENT DATE OF MARCH 13, 2026 AT 5:00 P.M.

LOT 1,
CANYONSIDE SUBDIVISION FILING NO. 4,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

FEMA FLOODPLAIN STATEMENT

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF CASTLE PINES, COLORADO, COMMUNITY PANEL NUMBER 08035C0180G EFFECTIVE DATE: SEPTEMBER 4, 2020.

CONTACT LIST

DEVELOPER:
QUIKTRIP CORPORATION
10249 CHURCH RANCH WAY, SUITE 110
WESTMINSTER, CO 80021
TEL: (918) 951-4174
CONTACT: BRITTANY SIKORSKI

ARCHITECT:
LICKEL ARCHITECTURE
14 W 3RD STREET, SUITE 100
KANSAS CITY, MO 64105
TEL: (913) 389-7866
CONTACT: AMANDA SPITZER

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JESSICA MCCALLUM, P.E.

SURVEYOR:
ALTURA LAND CONSULTANTS
14550 EAST EASTER AVENUE, UNIT 1000
CENTENNIAL, CO 80112
TEL: (720) 488-1303
CONTACT: JESUS LUGO, P.L.S.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JESSICA MCCALLUM, P.E.

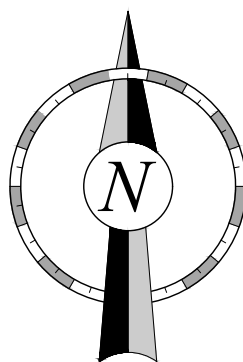
ZONING COMPARISON

ZONING COMPARISON			
ZONING COMPARISON		THE CANYONS PLANNED DEVELOPMENT	
PLANNING AREA		PA 1	
USE AREA		MIXED-USE	
ITEM	REQUIREMENT	PROVIDED	
PRINCIPAL USES	SINGLE-FAMILY, MULTI-FAMILY RESIDENTIAL AND VARIOUS COMMERCIAL AND COMMUNITY USES	GAS STATION AND SELF SERVE CONVENIENCE STORE	
MINIMUM LOT AREA	N/A	154,021 SQ. FT.	
BUILDING GROSS FLOOR AREA	N/A	6,445 SQ. FT.	
FLOOR AREA RATIO	N/A	0.042	
MAXIMUM BUILDING HEIGHT	75 FT.	20 FT.	
MINIMUM SETBACK (SUPERSEDES SETBACK TO LOT LINES)	0 FT. - FRONT 0 FT. - REAR 0 FT. - SIDE	91 FT. 145 FT. 102 FT.	
MINIMUM PARKING	FOR GAS STATION/CONVENIENCE STORE: 1 SPACE PER EMPLOYEE ON SHIFT, PLUS 1 SPACE PER 250 SQ. FT STORE AREA, PLUS 2 SPACES PER PUMP ISLAND	TOTAL REQUIRED = 6,445 SQ. FT. / 250 SQ. FT. = 26 ; 8 PUMP ISLANDS * 2 = 16; MAX 6 EMPLOYEES ON SHIFT TOTAL = 48 TOTAL PROVIDED = 48 STALLS, PLUS 2 ADA STALLS	
MAXIMUM PARKING	NO GREATER THAN 10% OF THE MINIMUM PARKING REQUIREMENT	48 X 10% = 5 TOTAL MAX PERMITTED = 51 STALLS	
MINIMUM ADA PARKING	FOR 26 TO 50 TOTAL PARKING SPACES: 2 ADA SPACES	PROVIDED = 2 SPACES	



Vicinity Map

1"=1000'



Sheet List Table

Sheet Number	Sheet Title
1	(C001) COVER
2	(C100) OVERALL SITE PLAN
3	(C101) SITE PLAN
4	(C102) SITE PLAN
5	(C110) OVERALL GRADING PLAN
6	(C110-A) GRADING PLAN
7	(C110-B) GRADING PLAN
8	(C110-C) SITE CROSS SECTIONS
9	(C111) BUILDING & DETAILED GRADING PLANS
10	(C112) CANOPY & DETAILED GRADING PLANS
11	(A100) BUILDING ELEVATIONS
12	(A101) CANOPY ELEVATIONS
13	(L100) OVERALL LANDSCAPE PLAN
14	(L101) LANDSCAPE PLAN
15	(L102) LANDSCAPE PLAN
16	(L103) LANDSCAPE PLAN
17	(L104) LANDSCAPE SCHEDULES
18	(L200) LANDSCAPE NOTES
19	(L210) LANDSCAPE DETAILS
20	(L110) IRRIGATION PLAN SHEET 1
21	(L111) IRRIGATION PLAN SHEET 2
22	(L510) IRRIGATION DETAILS SHEET 1
23	(L511) IRRIGATION DETAILS SHEET 2
24	(C160) PHOTOMETRIC SITE PLAN

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

CITY ENGINEER

DATE

COMMUNITY DEVELOPMENT DEPARTMENT

DATE

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

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

QUIKTRIP CORPORATION

BY:

(SIGNATURE)

TITLE:

DATE:

ATTEST: (IF CORP.)

SECRETARY/TREASURER

STATE OF COLORADO)

)

COUNTY OF DOUGLAS)

)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF _____ A _____ CORPORATION/LLC.

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

NOTARY PUBLIC

NOTE

- FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE IMPROVEMENT PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED. THE REVISED SIP SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR THE CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1 WAS REVIEWED BY THE CASTLE PINES PLANNING COMMISSION ON _____ AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

PROJECT NO.:096888056

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, CO 80903 (719) 453-0180

QuikTrip No. 4266

CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1



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PROTOTYPE: P-125 (08/15/2025)

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

REV	DATE	DESCRIPTION	1ST SUBMITTAL	2ND SUBMITTAL
	7/17/26			
	7/17/26			

ORIGINAL ISSUE DATE:

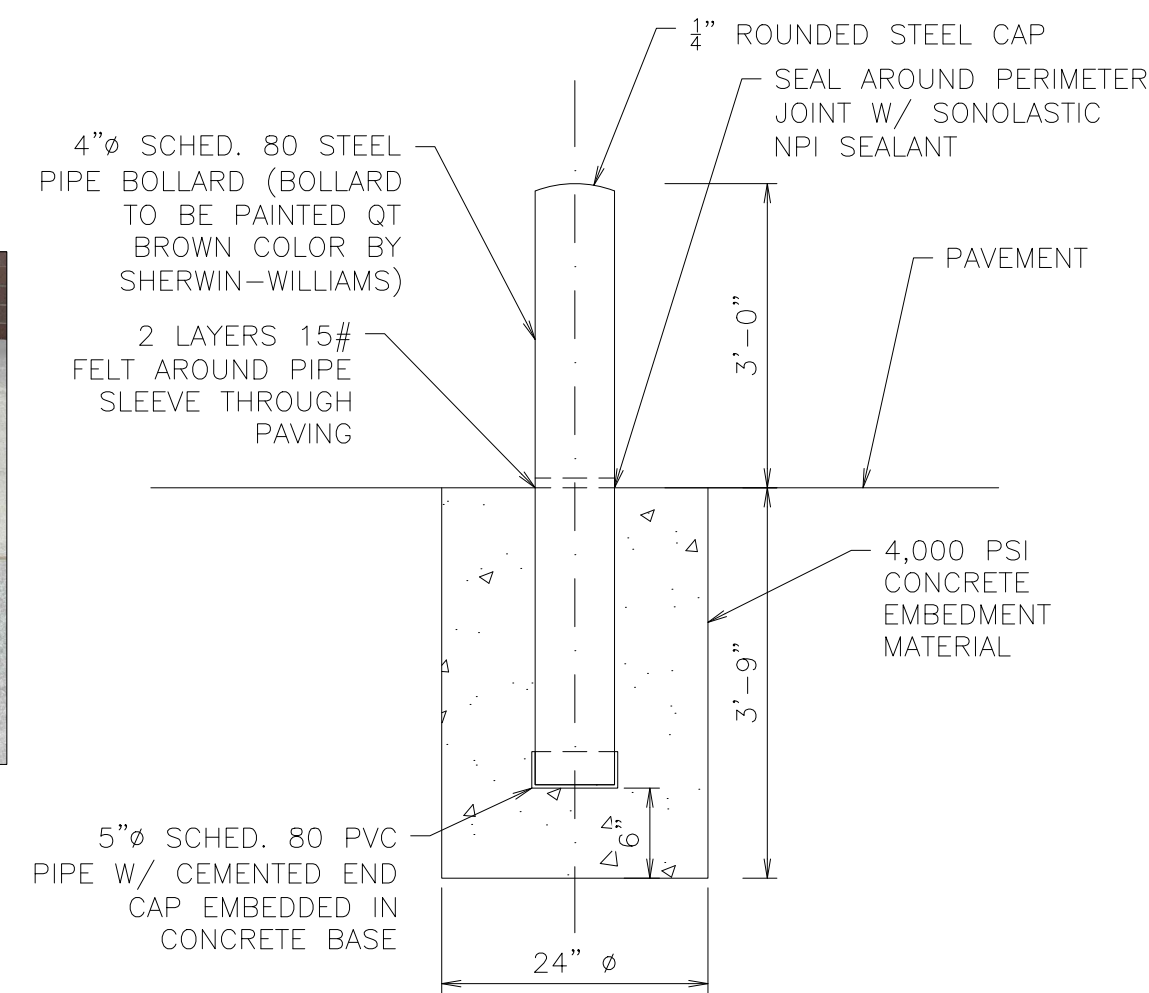
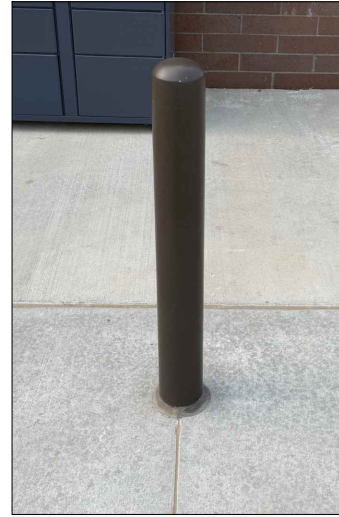
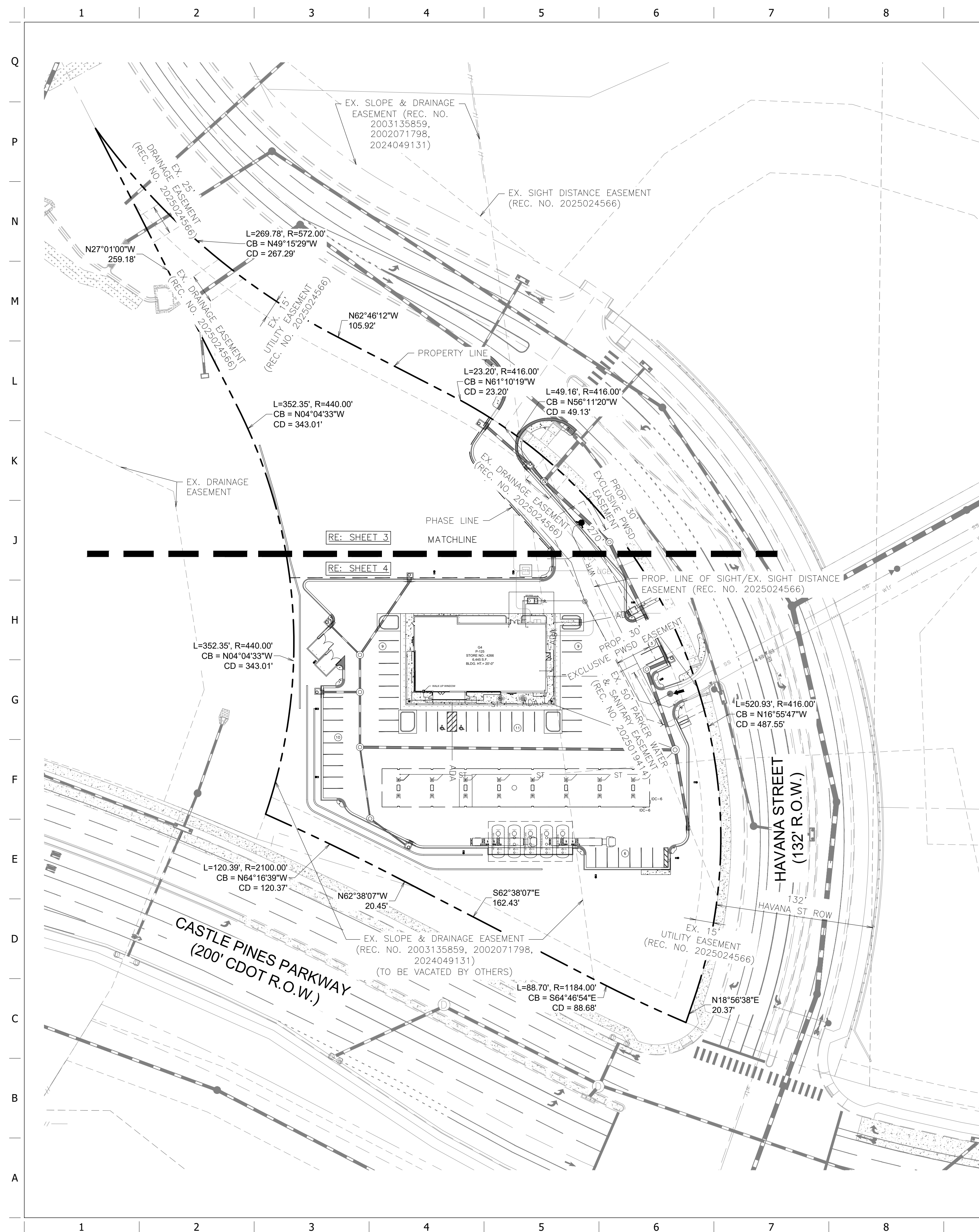
SHEET TITLE:

(C001) COVER

SHEET NUMBER:

1

SHEET 1 OF 24



BOLLARD DETAILS
(NOT TO SCALE)

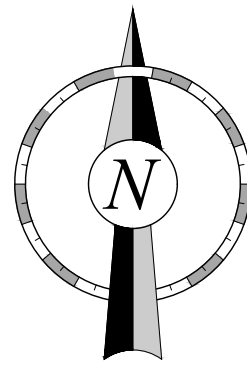
SITE LEGEND

	BOUNDARY LINE
	PHASE LINE
	CONCRETE CURB AND GUTTER
	EXISTING EASEMENT
	NEW CONCRETE SIDEWALK
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

SITE DATA		
ITEM	SQUARE FOOTAGE	PERCENTAGE OF GROSS SITE*
GROSS SITE AREA	154,021 SF	100%
- BUILDING FOOTPRINT - PARKING AND ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	6,445 SF 65,579 SF	4.18% 42.58%
HARDSCAPE TOTAL	72,024 SF	46.77%
- PLANTED AREA (IF APPLICABLE, INCLUDE PARKING LOT ISLANDS USED FOR STORMWATER DETENTION AND WATER QUALITY PONDS) - EXISTING VEGETATION - TRAILS & WALKS - POROUS PAVEMENT	37,172 SF 44,825 SF 0 SF 0 SF	24.13% 29.10% 0% 0%
LANDSCAPE TOTAL	81,997 SF	53.23%
ITEM	DESCRIPTION	
BUILDING SIZE: 1 STORY	6,445 SF TOTAL	
PARKING: - REQUIRED - PROVIDED	48 STALLS, 2 ADA 50 STALLS, 2 ADA, 48 STANDARD	

NOTE
1. FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE IMPROVEMENT PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED. THE REVISED SIP SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE



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CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1



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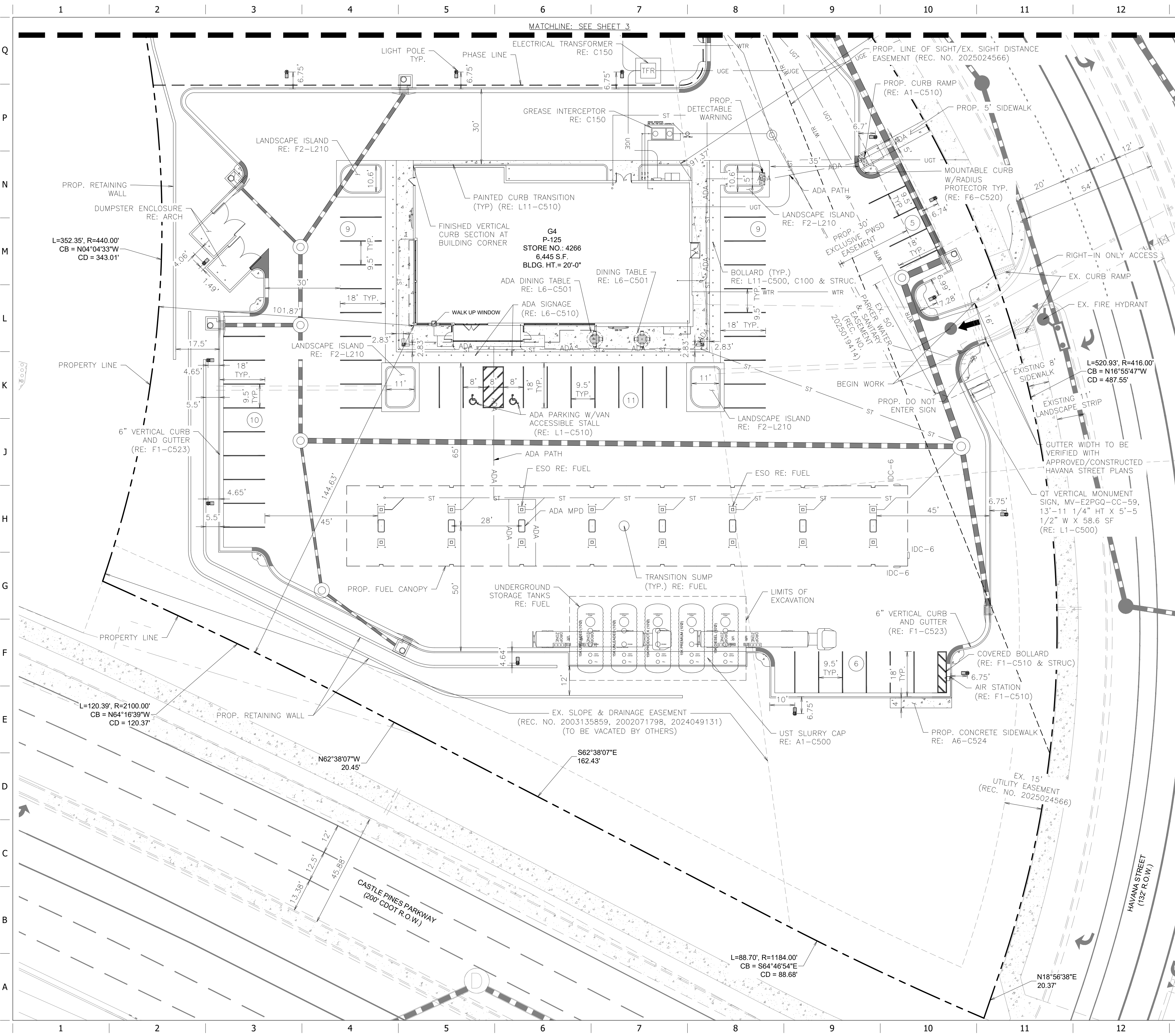
PROTOTYPE: P-125 (08/15/2025)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION
	3/12/26	1ST SUBMITTAL
	7/23/26	2ND SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:
(C100) OVERALL SITE PLAN

SHEET NUMBER:
2
SHEET 2 OF 24



SITE LEGEND

	BOUNDARY LINE
	PHASE LINE
	CONCRETE CURB AND GUTTER
	LINE OF SIGHT
	EXISTING EASEMENT
	PROPOSED EASEMENT
	NEW CONCRETE SIDEWALK
	EXISTING CONCRETE SIDEWALK
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY
	PROPOSED SIGN
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED FIRE HYDRANT

SITE DATA

ITEM	SQUARE FOOTAGE	PERCENTAGE OF GROSS SITE*
GROSS SITE AREA	154,021 SF	100%
BUILDING FOOTPRINT	6,445 SF	4.18%
PARKING AND ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	65,579 SF	42.58%
HARDSCAPE TOTAL	72,024 SF	46.77%
PLANTED AREA (IF APPLICABLE, INCLUDE PARKING LOT ISLANDS USED FOR STORMWATER DETENTION AND WATER QUALITY PONDS)	37,172 SF	24.13%
EXISTING VEGETATION	44,825 SF	29.10%
TRAILS AND WALKS	0 SF	0%
POROUS PAVEMENT	0 SF	0%
LANDSCAPE TOTAL	81,997 SF	53.23%
ITEM	DESCRIPTION	
BUILDING SIZE: 1 STORY	6,445 SF TOTAL	
PARKING:		
REQUIRED	48 STALLS, 2 ADA	
PROVIDED	50 STALLS, 2 ADA, 48 STANDARD	

NOTE

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APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

KEY MAP
NOT TO SCALE

SHEET 3
SHEET 4

PROJECT NO.: 09688056

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2 North Nevada Avenue, Suite 800
Colorado Springs, CO 80903 (719) 453-0180

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CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1

QT

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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

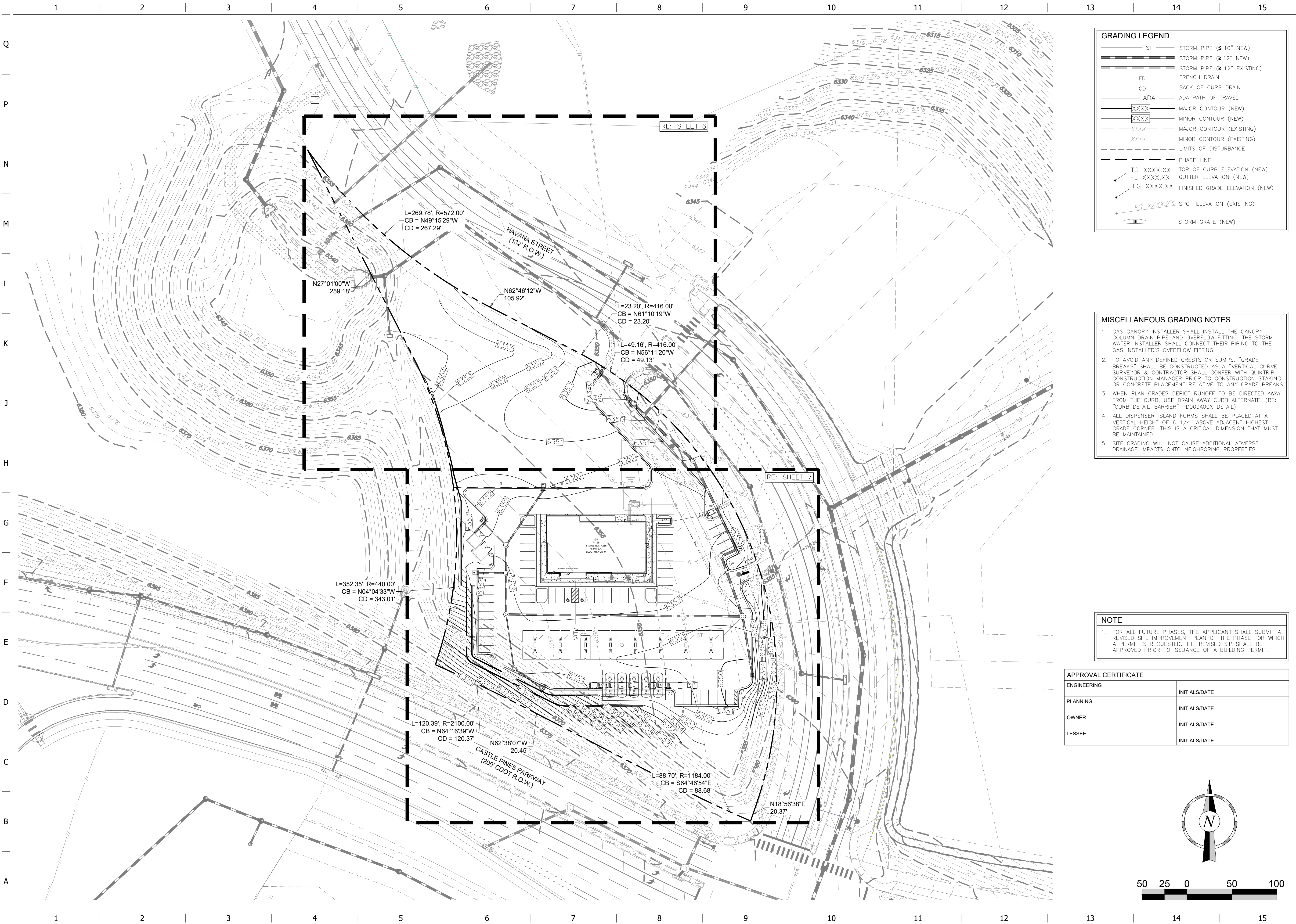
REV	DATE	DESCRIPTION
1	7/17/26	1ST SUBMITTAL
2	7/13/26	2ND SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:
(C102) SITE PLAN

SHEET NUMBER:
4

SHEET 4 OF 24



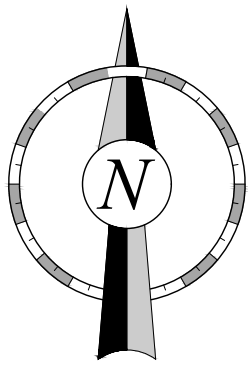
Grading Legend	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXXX	MINOR CONTOUR (EXISTING)
XXXX	LIMITS OF DISTURBANCE
---	PHASE LINE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
FL XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

- MISCELLANEOUS GRADING NOTES
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
 3. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE, (RE: "CURB DETAIL-BARRIER" PD009A00X DETAIL)
 4. ALL DISPENSER ISLAND FORMS SHALL BE PLACED AT A VERTICAL HEIGHT OF 6 1/4" ABOVE ADJACENT HIGHEST GRADE CORNER. THIS IS A CRITICAL DIMENSION THAT MUST BE MAINTAINED.
 5. SITE GRADING WILL NOT CAUSE ADDITIONAL ADVERSE DRAINAGE IMPACTS ONTO NEIGHBORING PROPERTIES.

NOTE

1. FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE IMPROVEMENT PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED. THE REVISED SIP SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE



PROJECT NO.:096888056

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CASTLE PINES, CO USA
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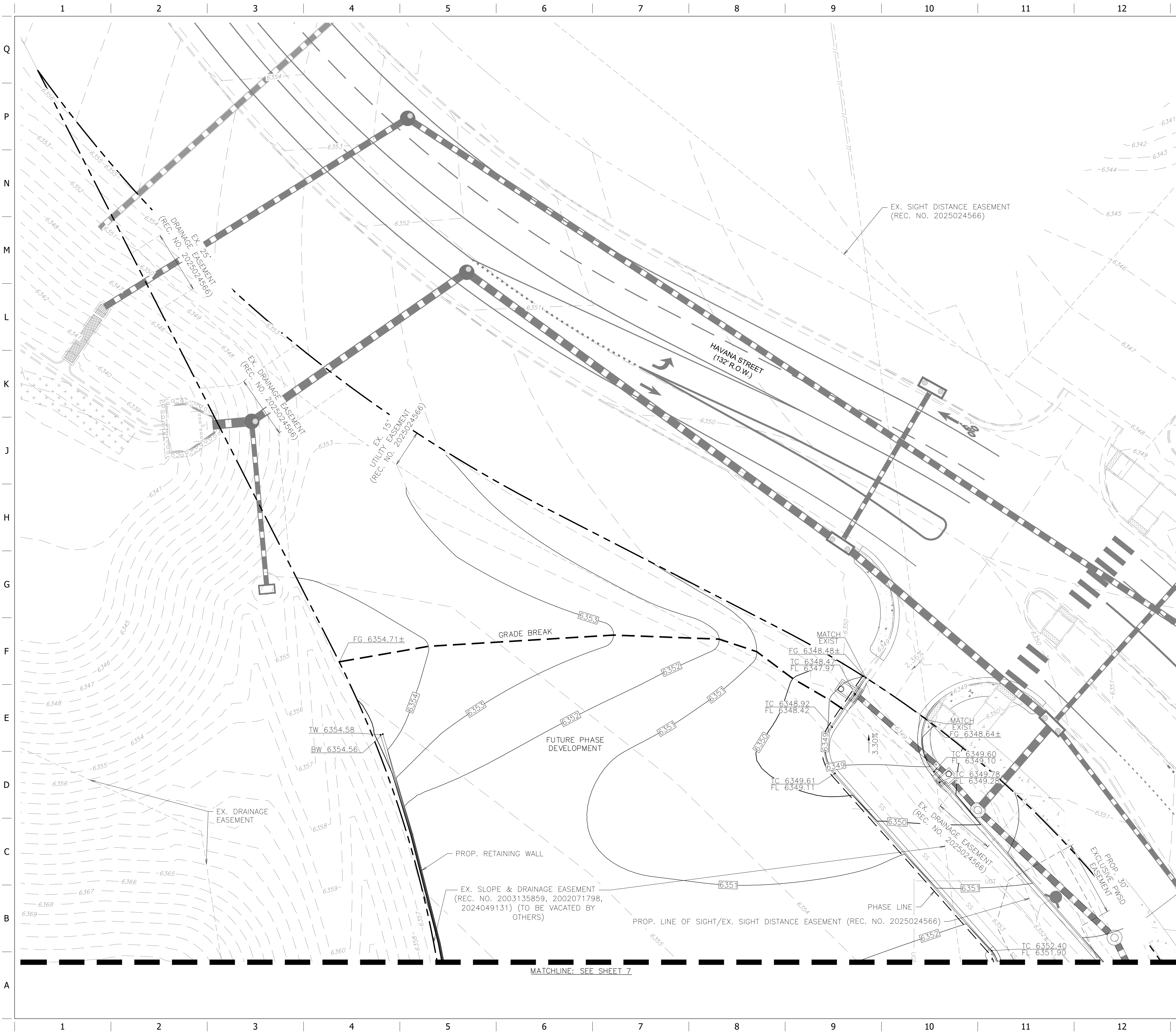
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION	1ST SUBMITTAL	2ND SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:
(C110) OVERALL GRADING
PLAN

SHEET NUMBER:
5
SHEET 5 OF 24



GRADING LEGEND

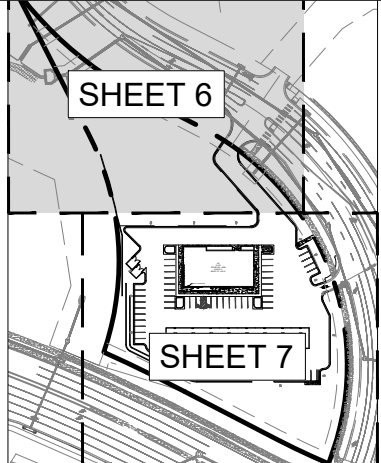
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXXX	MINOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (EXISTING)
XXXX	LIMITS OF DISTURBANCE
---	PHASE LINE
---	GRADE BREAK
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
FL XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
EG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
3. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL-BARRIER" PD009A00X DETAIL)
4. ALL DISPENSER ISLAND FORMS SHALL BE PLACED AT A VERTICAL HEIGHT OF 6 1/4" ABOVE ADJACENT HIGHEST GRADE CORNER. THIS IS A CRITICAL DIMENSION THAT MUST BE MAINTAINED.
5. SITE GRADING WILL NOT CAUSE ADDITIONAL ADVERSE DRAINAGE IMPACTS ONTO NEIGHBORING PROPERTIES.

VERTICAL CURVE AT GRADE BREAK NOTES

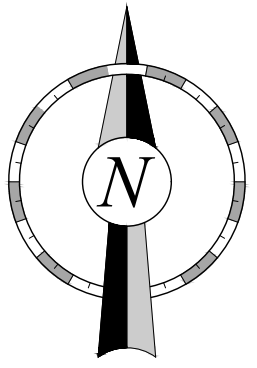
1. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
2. GRADE TRANSITIONS IN THE CURB LINE SHOULD NOT BE SHARP. VERTICAL CURVES SHOULD BE CONSTRUCTED TO SOFTEN THE ABRUPT CHANGE IN GRADE. THE VERTICAL CURVE SHALL BE APPROXIMATED BY SPOT ELEVATIONS IN 10' INCREMENTS ON THE GRADING PLAN. ABSOLUTE CHANGE IN GRADE SHALL NOT EXCEED 4%. THIS HOLDS FOR BOTH CRESTS AND SUMPS IN THE CURB AND GUTTER.



NOTE

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APPROVAL CERTIFICATE			
ENGINEERING		INITIALS/DATE	
PLANNING		INITIALS/DATE	
OWNER		INITIALS/DATE	
LESSEE		INITIALS/DATE	



PROJECT NO.: 096888056

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Colorado Springs, CO 80903 (719) 453-0180

QuikTrip No. 4266

CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1



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DIVISION:
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REV	DATE	DESCRIPTION	1ST SUBMITTAL	2ND SUBMITTAL

ORIGINAL ISSUE DATE:

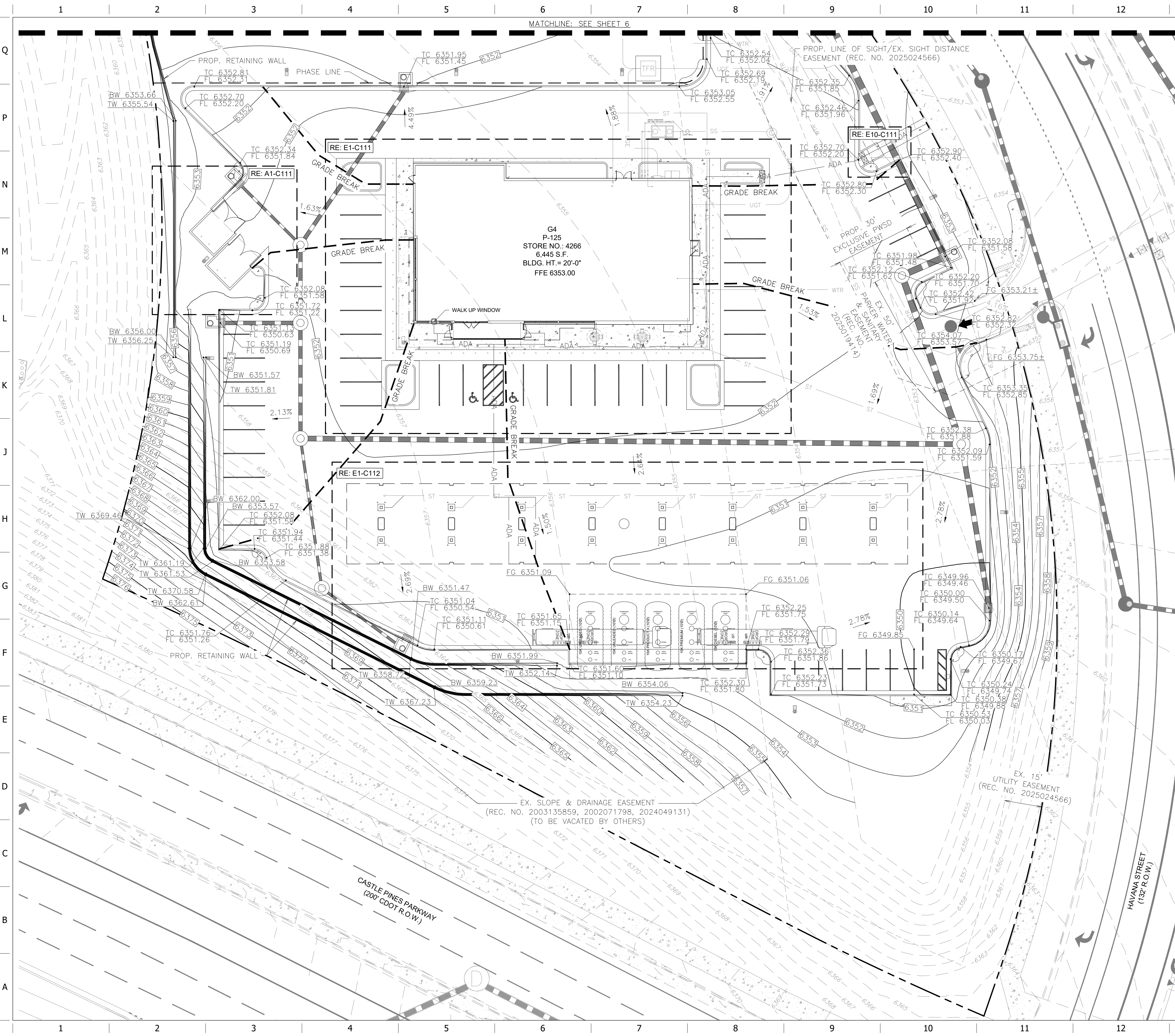
SHEET TITLE:

(C110-A) GRADING PLAN

SHEET NUMBER:

6

SHEET 6 OF 24



GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXXX	MINOR CONTOUR (EXISTING)
XXXX	LIMITS OF DISTURBANCE
---	PHASE LINE
---	GRADE BREAK
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
FL XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

- MISCELLANEOUS GRADING NOTES**
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
 3. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL-BARRIER" PD090A00X DETAIL)
 4. ALL DISPENSER ISLAND FORMS SHALL BE PLACED AT A VERTICAL HEIGHT OF 6 1/4" ABOVE ADJACENT HIGHEST GRADE CORNER. THIS IS A CRITICAL DIMENSION THAT MUST BE MAINTAINED.
 5. SITE GRADING WILL NOT CAUSE ADDITIONAL ADVERSE DRAINAGE IMPACTS ONTO NEIGHBORING PROPERTIES.

VERTICAL CURVE AT GRADE BREAK NOTES

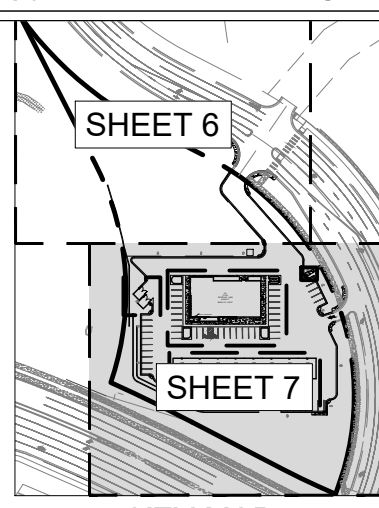
1. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
2. GRADE TRANSITIONS IN THE CURB LINE SHOULD NOT BE SHARP. VERTICAL CURVES SHOULD BE CONSTRUCTED TO SOFTEN THE ABRUPT CHANGE IN GRADE. THE VERTICAL CURVE SHALL BE APPROXIMATED BY SPOT ELEVATIONS IN 10' INCREMENTS ON THE GRADING PLAN. ABSOLUTE CHANGE IN GRADE SHALL NOT EXCEED 4%, THIS HOLDS FOR BOTH CRESTS AND SUMPS IN THE CURB AND GUTTER.

TC 100.00
G 99.50

3% 10' 10' 3%

TC 100.15
G 99.65

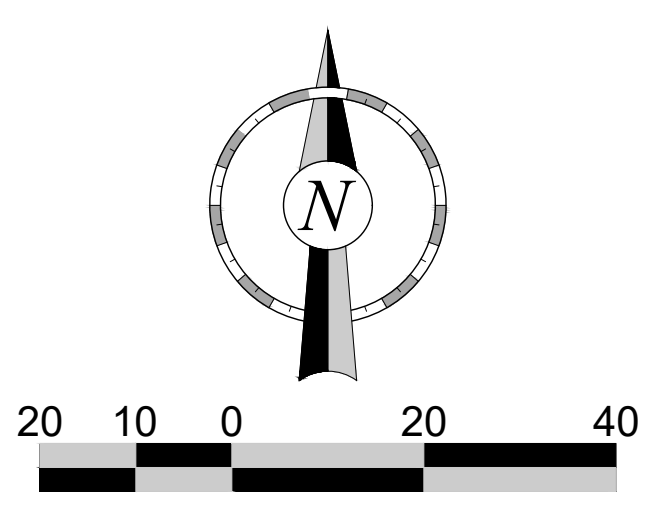
TC 100.00
G 99.50



- NOTE**
1. FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE IMPROVEMENT PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED. THE REVISED SIP SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE



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QuikTrip No. 4266

CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA

CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1



PROTOTYPE: P-125 (08/15/2025)

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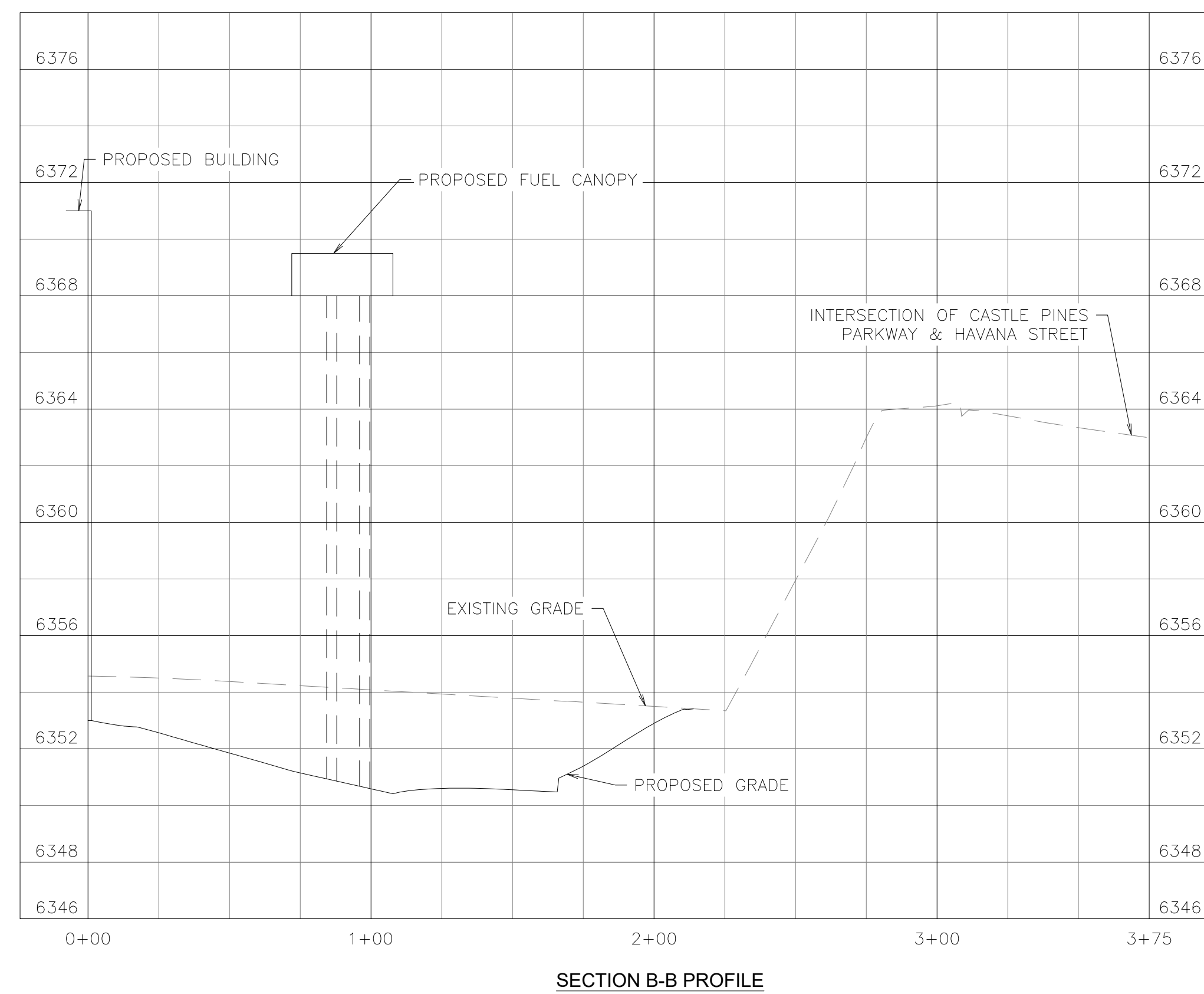
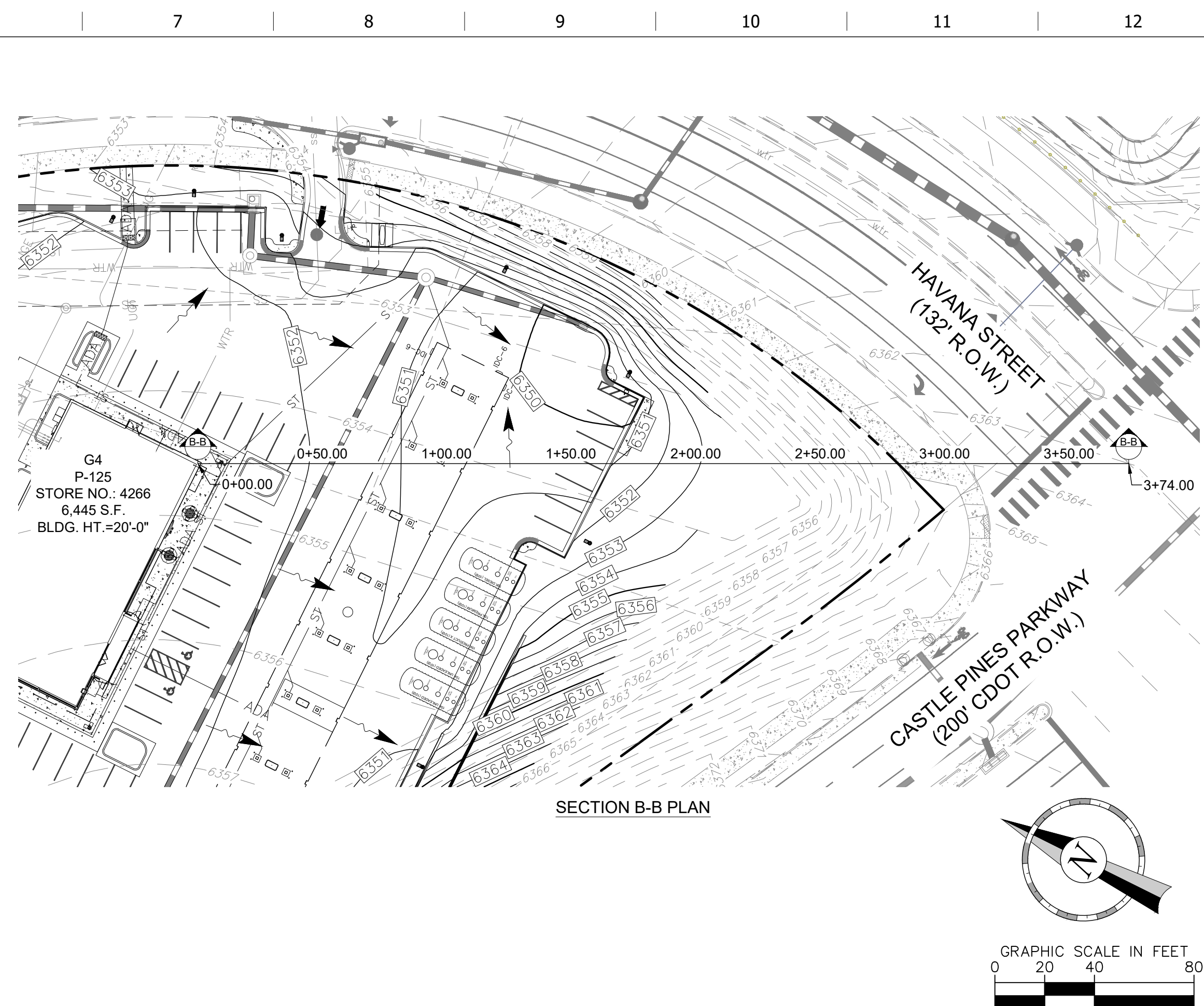
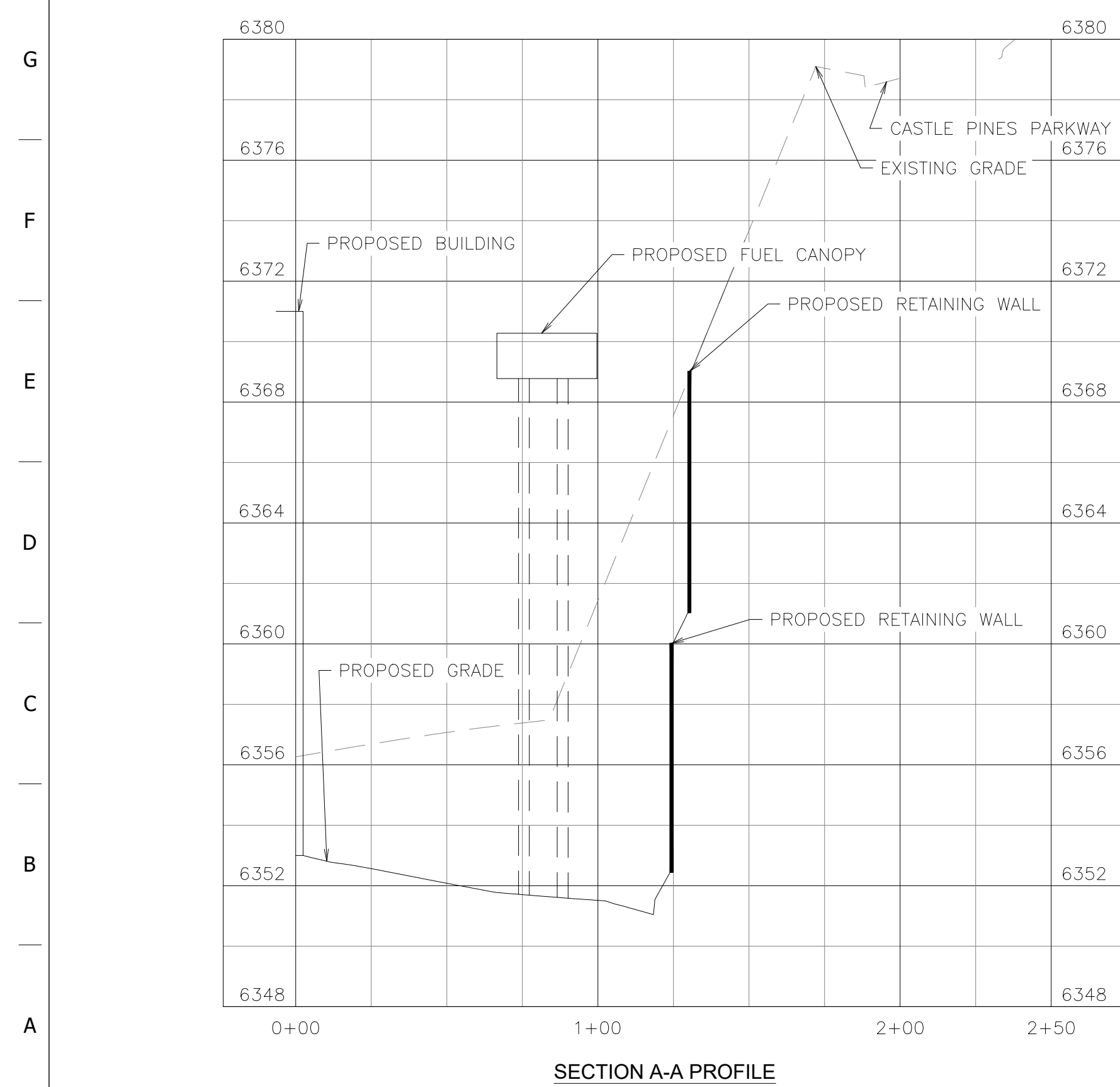
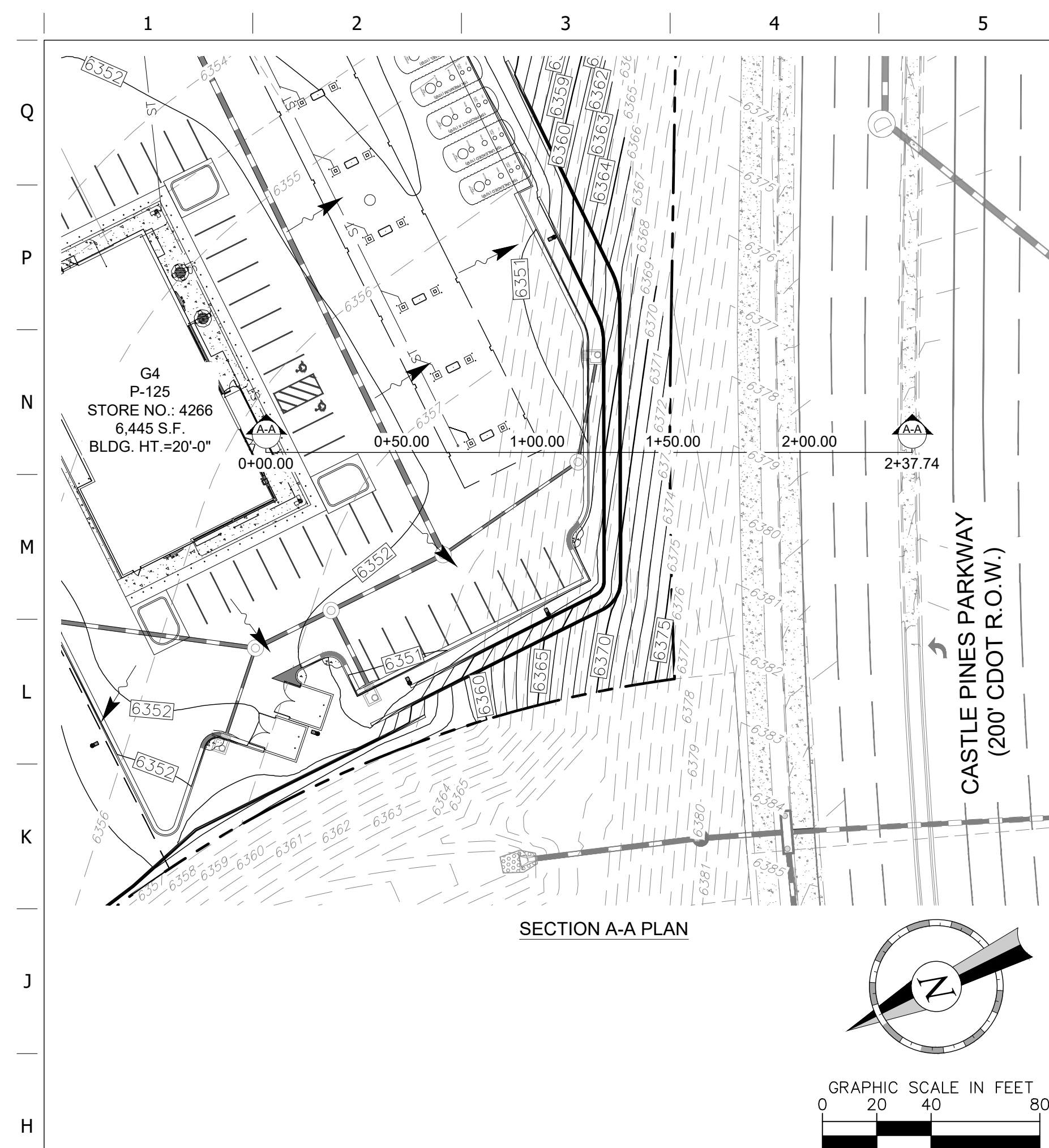
(C110-B) GRADING PLAN

SHEET NUMBER:

7

SHEET 7 OF 24

ORIGINAL ISSUE DATE:



GRADING LEGEND

	ST	STORM PIPE (5 10" NEW)
		STORM PIPE (2 12" NEW)
		STORM PIPE (2 12" EXISTING)
	ADA	ADA PATH OF TRAVEL
		MAJOR CONTOUR (NEW)
		MINOR CONTOUR (NEW)
		MAJOR CONTOUR (EXISTING)
		MINOR CONTOUR (EXISTING)
		STORM GRATE (NEW)

NOTE
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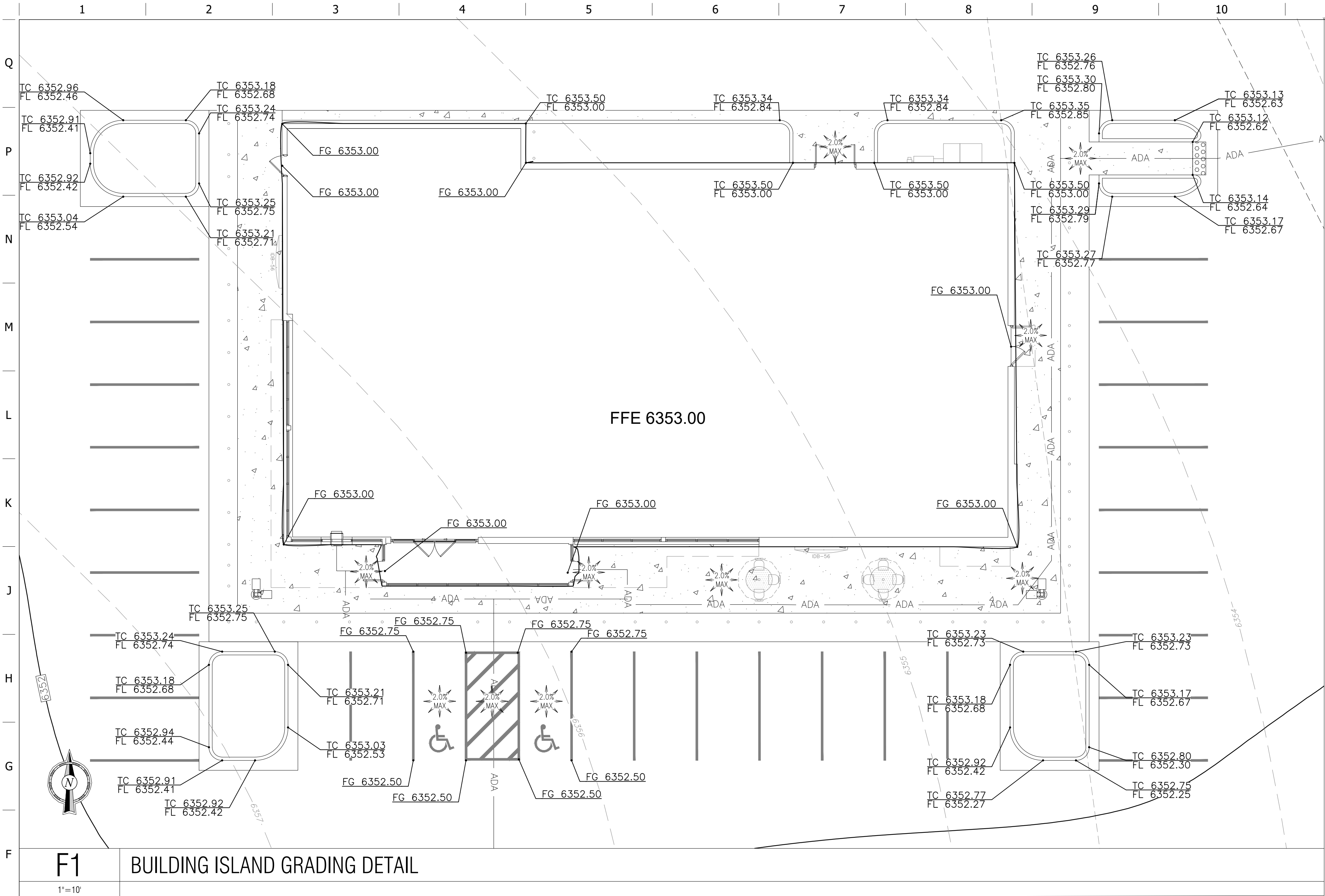
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	7/23/26	2ND SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:
(C110-C) SITE CROSS SECTIONS
SHEET NUMBER:
8
SHEET 8 OF 24



GRADING LEGEND

- XXXX MAJOR CONTOUR (NEW)
- XXXX MINOR CONTOUR (NEW)
- XXXX MAJOR CONTOUR (EXISTING)
- XXXX MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX TOP OF CURB ELEVATION (NEW)
- FL XXXX.XX GUTTER ELEVATION (NEW)
- FG XXXX.XX FINISHED GRADE ELEVATION (NEW)
- EG XXXX.XX SPOT ELEVATION (EXISTING)
- STORM GRATE (NEW)

GRADING GENERAL NOTES

1. REFER TO C110 FOR GRADING NOTES

PRIOR TO PLACING FRAMEWORK ON COMPLEX ADA RAMP DESIGNS, CONTRACTOR SHALL SUBMIT AN RFI WITH ADDITIONAL SURVEY DATA TO THE CONSULTANT. CONSULTANT WILL FINALIZE RAMP DESIGN AND RESPOND TO THE RFI.

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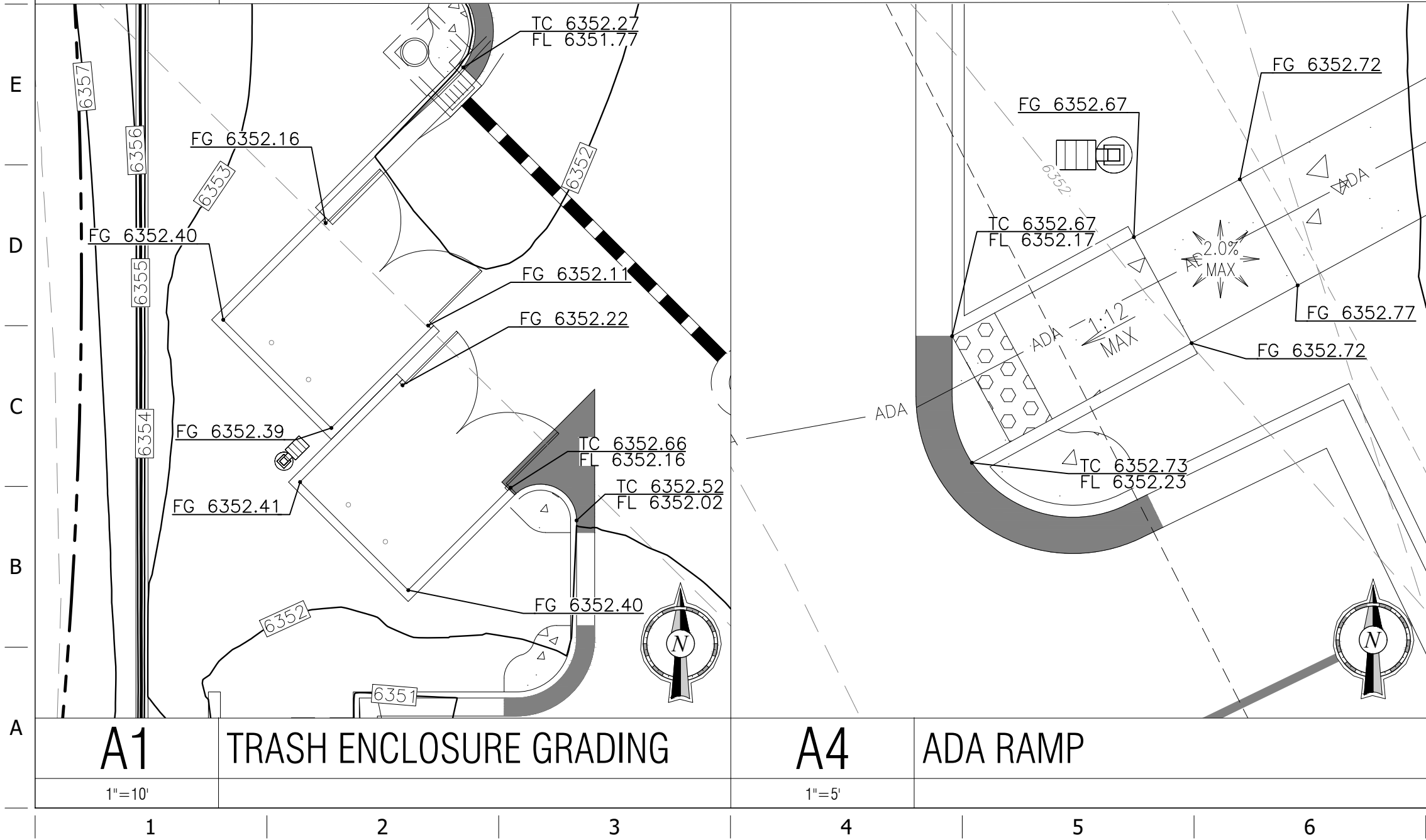
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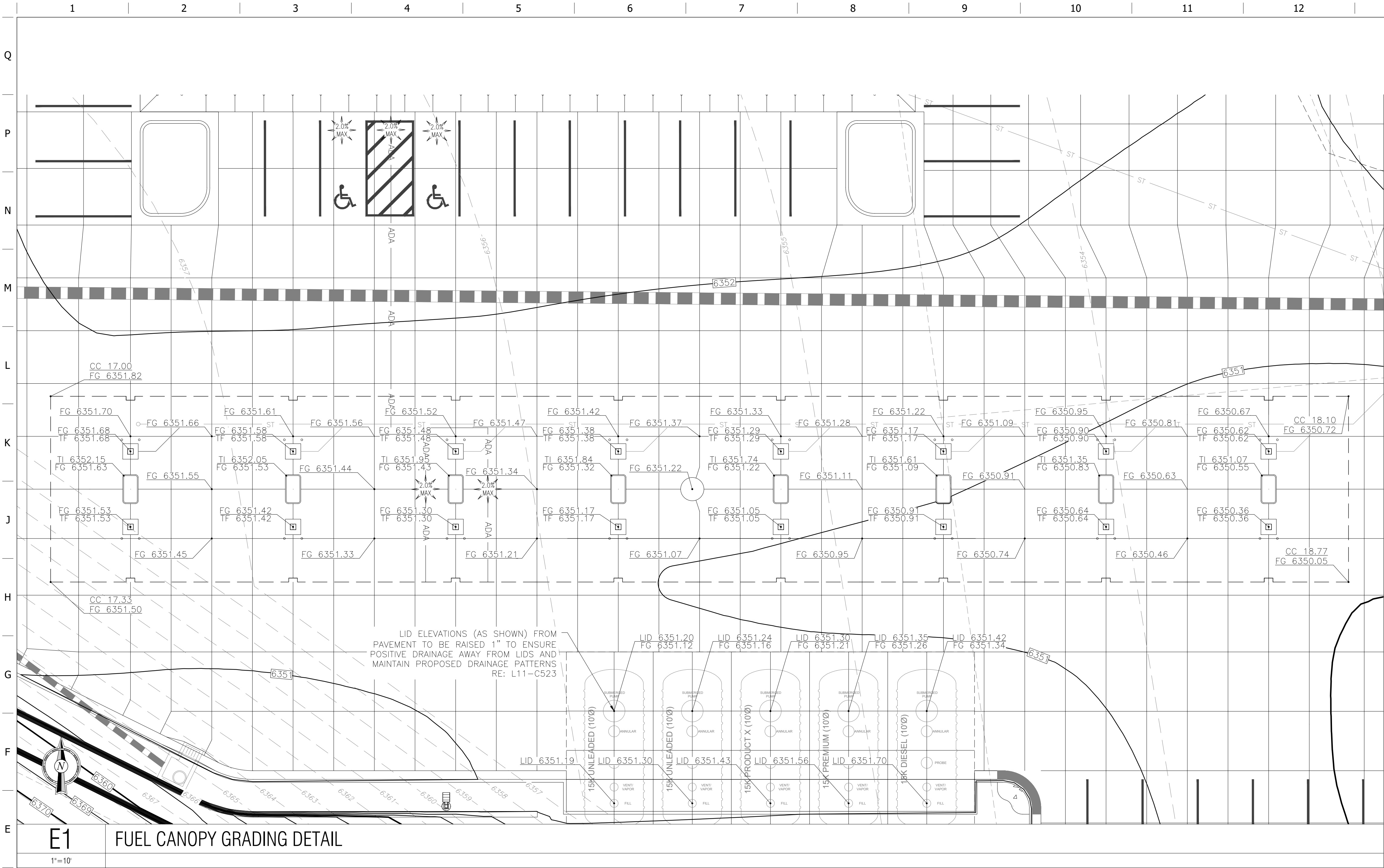
(C111) BUILDING & DETAILED
GRADING PLANS

SHEET NUMBER:

9

SHEET 9 OF 24





GRADING LEGEND

- XXXX MAJOR CONTOUR (NEW)
- XXXX MINOR CONTOUR (NEW)
- XXXX MAJOR CONTOUR (EXISTING)
- XXXX MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX TOP OF CURB ELEVATION (NEW)
- FL XXXX.XX FLOW LINE ELEVATION (NEW)
- FG XXXX.XX FINISHED GRADE ELEVATION (NEW)
- CC XXXX.XX CANOPY CLEARANCE ELEVATION (NEW)
- FG XXXX.XX FINISHED GRADE ELEVATION (NEW)
- TI XXXX.XX TOP OF ISLAND ELEVATION (NEW)
- TP XXXX.XX TOP OF PAVEMENT ELEVATION (NEW)
- TF XXXX.XX TOP OF FOOTING ELEVATION (NEW)
- FG XXXX.XX SPOT ELEVATION (EXISTING)
- CANOPY COLUMN: ■, STANDARD CANOPY COLUMN FOOTING: □
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS

GRADING GENERAL NOTES

1. REFER TO C110 FOR GRADING NOTES.

PRIOR TO PLACING FRAMEWORK ON COMPLEX ADA RAMP DESIGNS, CONTRACTOR SHALL SUBMIT AN RFI WITH ADDITIONAL SURVEY DATA TO THE CONSULTANT. CONSULTANT WILL FINALIZE RAMP DESIGN AND RESPOND TO THE RFI.

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SHEET TITLE:

(C112) CANOPY & DETAILED GRADING PLANS

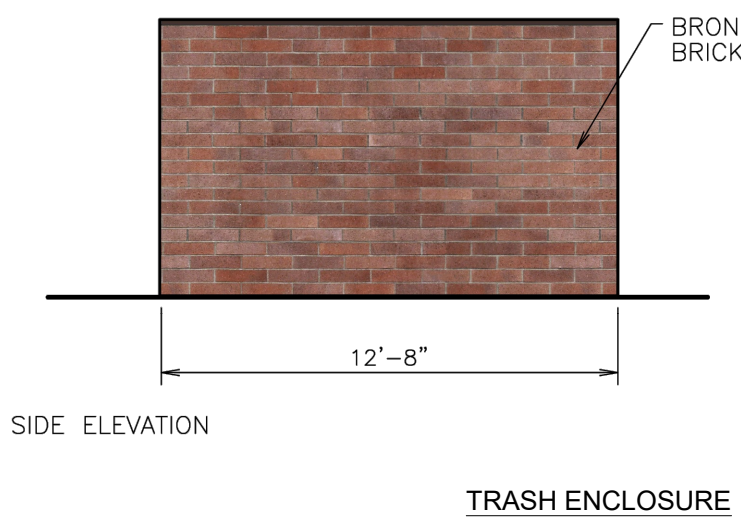
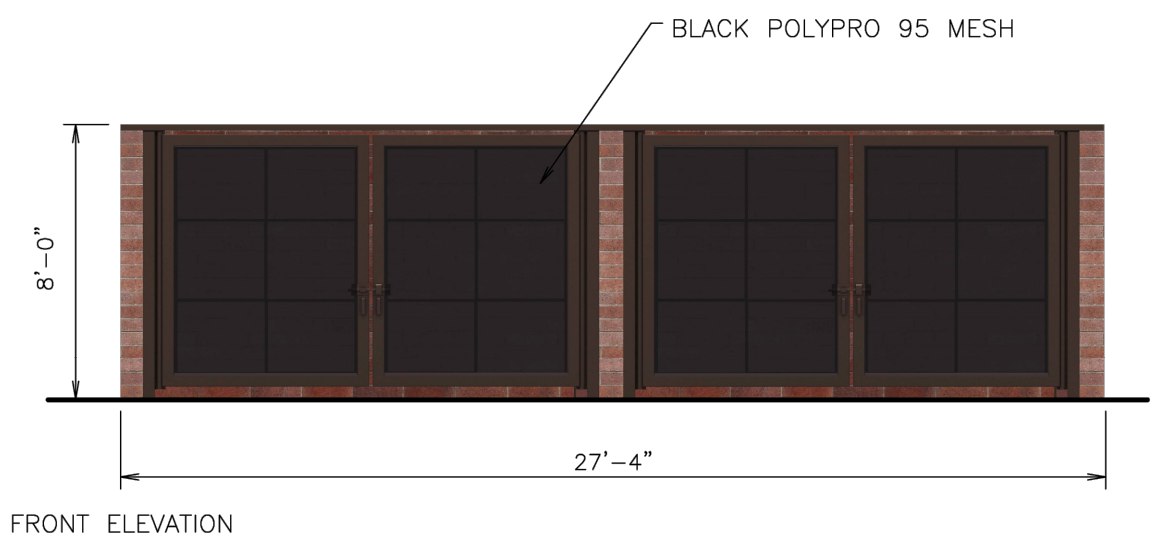
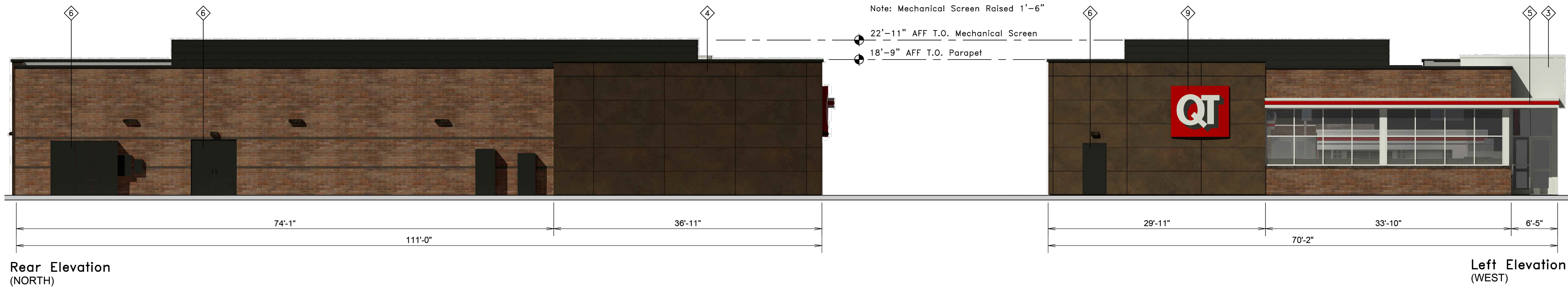
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10

SHEET 10 OF 24

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OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

NOTES:
1. THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO CITY OF CASTLE PINES ZONING ORDINANCE REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



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OWNER	INITIALS/DATE
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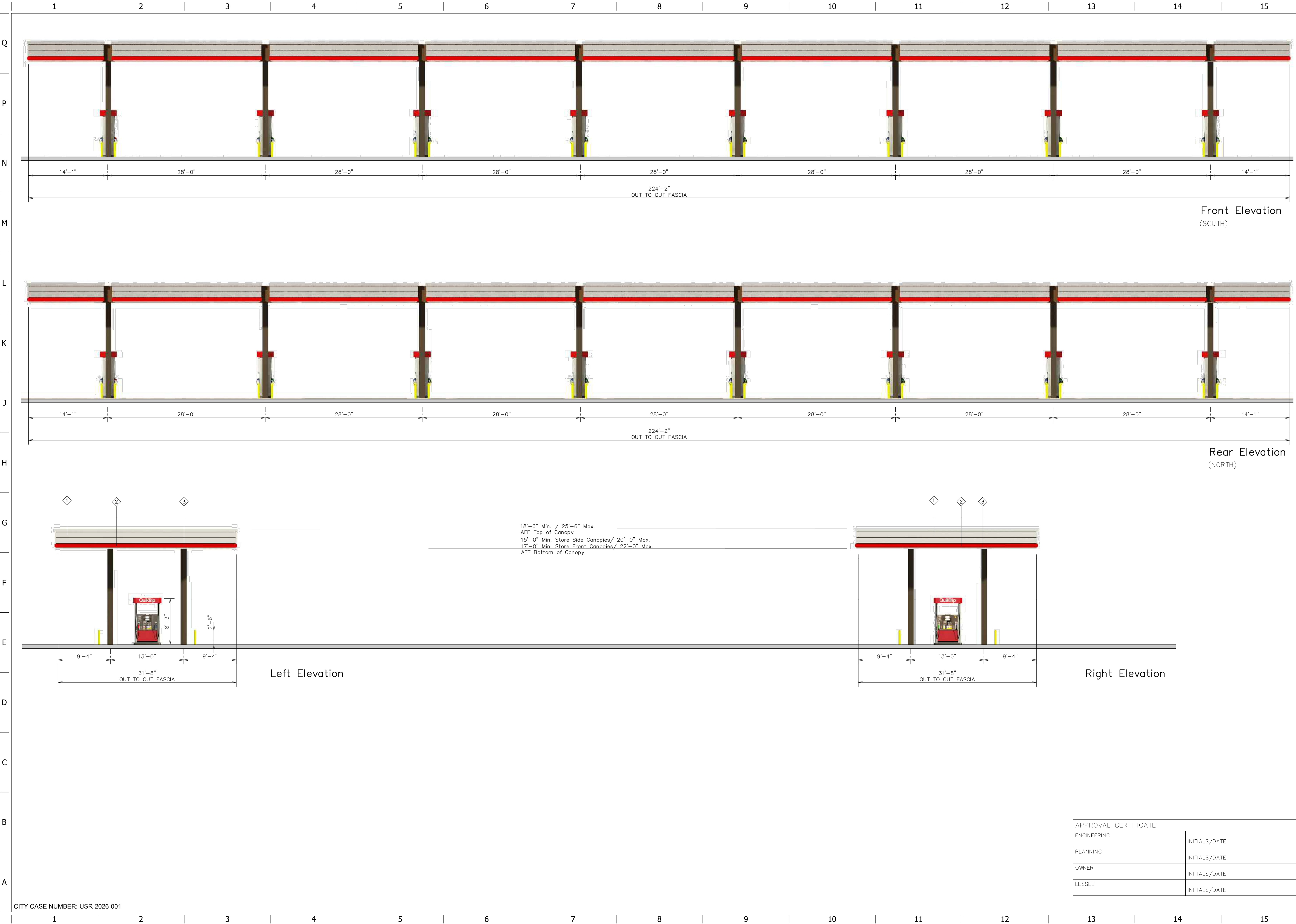
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SHEET TITLE:
(A100) BUILDING ELEVATIONS

SHEET NUMBER:
11
SHEET 11 OF 24



CITY CASE NUMBER: USR-2026-001

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LESSEE	INITIALS/DATE

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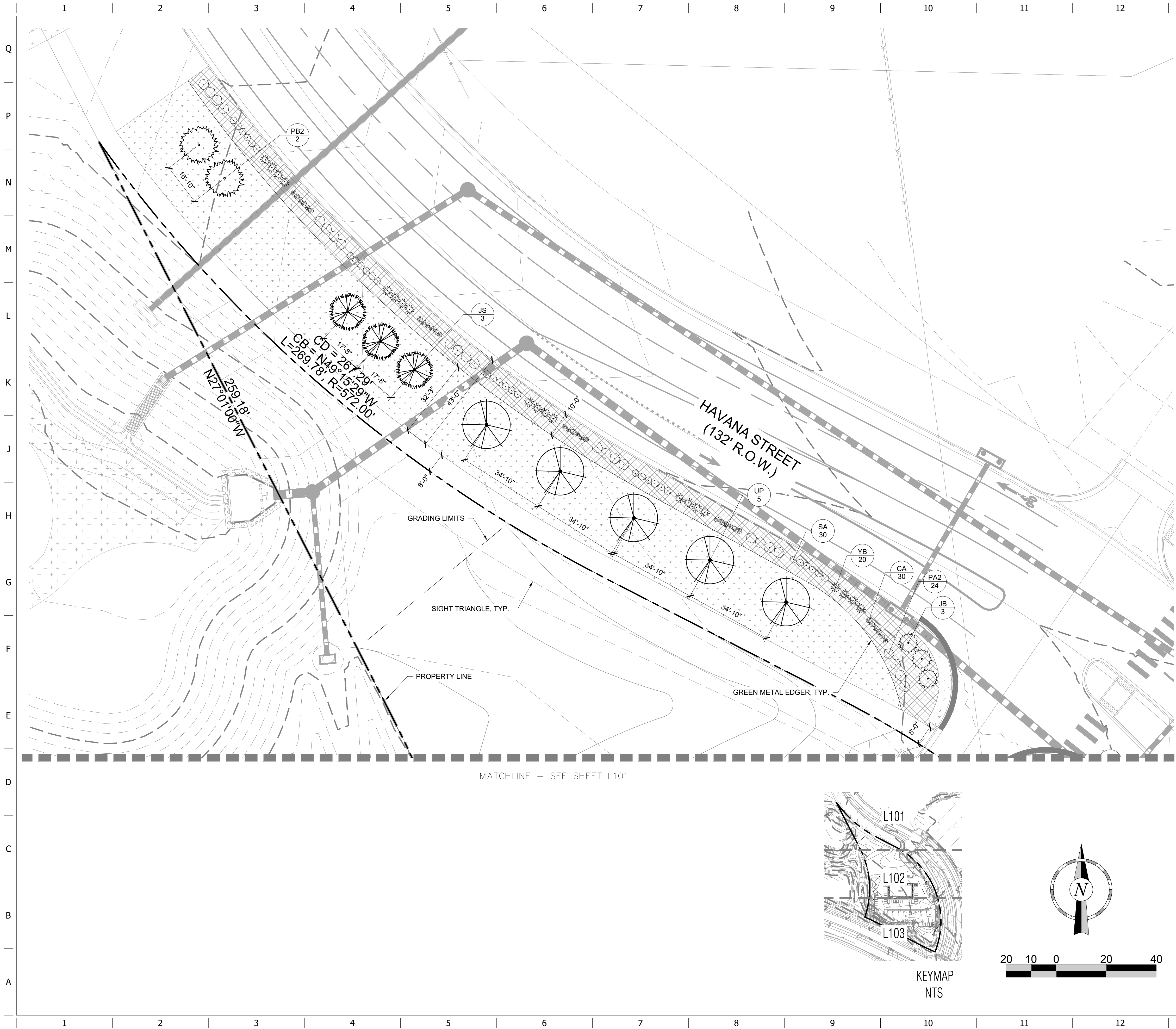
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SHEET TITLE:
(A101) CANOPY ELEVATIONS

SHEET NUMBER:
12
SHEET 12 OF 24



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
DECIDUOUS TREES		
	LR	FRUITLESS SWEET GUM LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
	UP	LACEBARK ELM ULMUS PARVIFOLIA
	TG	LITTLELEAF LINDEN TILIA CORDATA
	GD	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'
	ZV	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'

EVERGREEN TREES

	PB2	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA
	PP	PINON PINE PINUS EDULIS
	PP3	PONDEROSA PINE PINUS PONDEROSA
	JS	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCOPULORUM

DECIDUOUS SHRUBS

	RA	ALPINE CURRANT RIBES ALPINUM
	CF2	ARCTIC FIRE RED TWIG DOGWOOD CORNUS SERICEA 'FARROW TM'
	FA	ARNOLD'S DWARF FORSYTHIA FORSYTHIA X 'ARNOLD'S DWARF'
	CC2	BLUE MIST SPIREA 'DARK KNIGHT' CARYOPTERIS GLANDONENSIS
	SA	COMMON SNOWBERRY SYMPHORICARPOS ALBUS
	BC	CRIMSON PYGMY JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'
	CK2	KELSEY DWARF REDTWIG DOGWOOD CORNUS SERICEA 'KELSEY'
	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA

DECIDUOUS VINE

	CU	TRUMPET VINE CAMPISIS RADICAN
	PQ	VIRGINA CREEPER PARTHENOCISSUS QUINQUEFOLIA

EVERGREEN SHRUBS

	JA	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'
	YB	BANANA YUCCA YUCCA BAGCATA
	JB	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	JZ	GOLDEN CARPET JUNIPER JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'
	AU	KINNIKINNICK ARCTOSTAPHYLOS UVA-URSI
	JS2	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'

ORNAMENTAL GRASSES

	PH	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	SH	PRAIRIE DROPSIDE SPOROBOLUS HETEROLEPIS
	CA	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

GROUND COVERS

	NS	LOWLAND SEED NATIVE SHORTGRASS SEED MIX
	XE	ROCK MULCH ANGULAR COBBLE - MOJAVE RED
	R	ROCK MULCH ANGULAR COBBLE - TAN
	MW	WOOD MULCH QT BROWN DOUBLE SHREDDED WOOD MULCH

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

NOTE

- FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE IMPROVEMENT PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED. THE REVISED SIP SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- LANDSCAPING WITHIN THE CDOT R.O.W. (CASTLE PINES PARKWAY R.O.W.) WILL REQUIRE A CDOT SPECIAL USE PERMIT.

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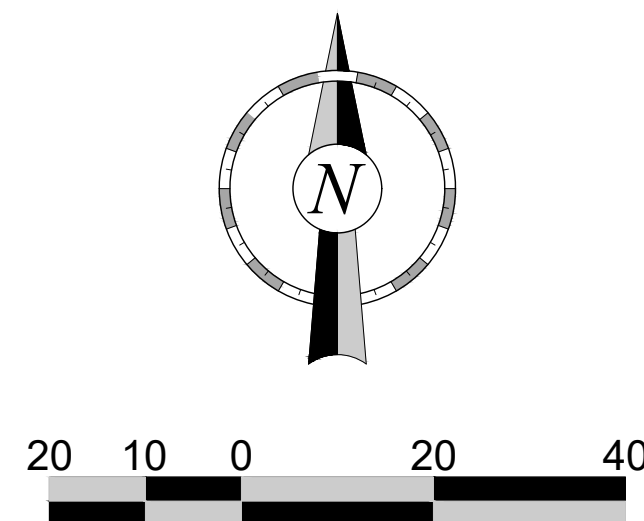
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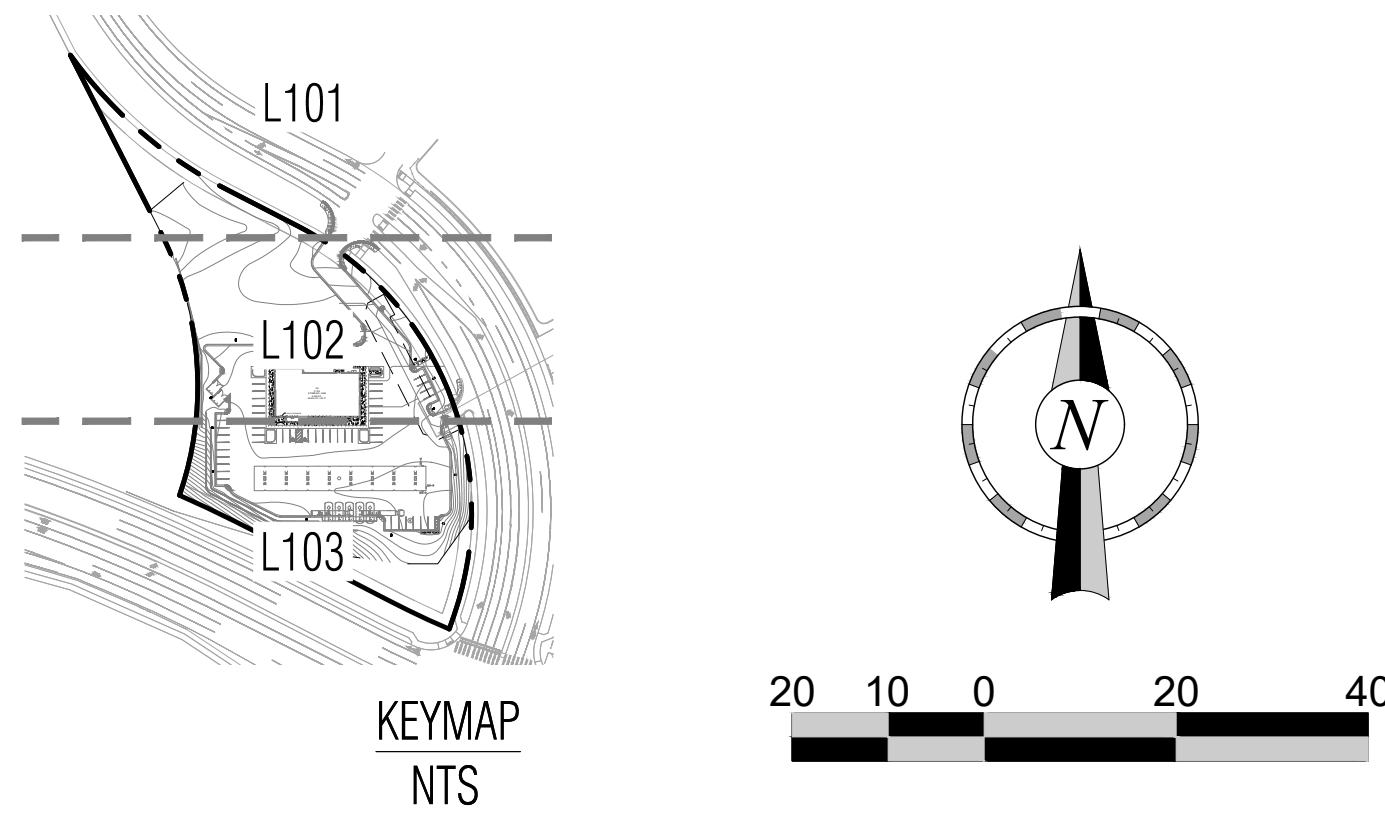
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14

SHEET 14 OF 24

KEYMAP
NTS

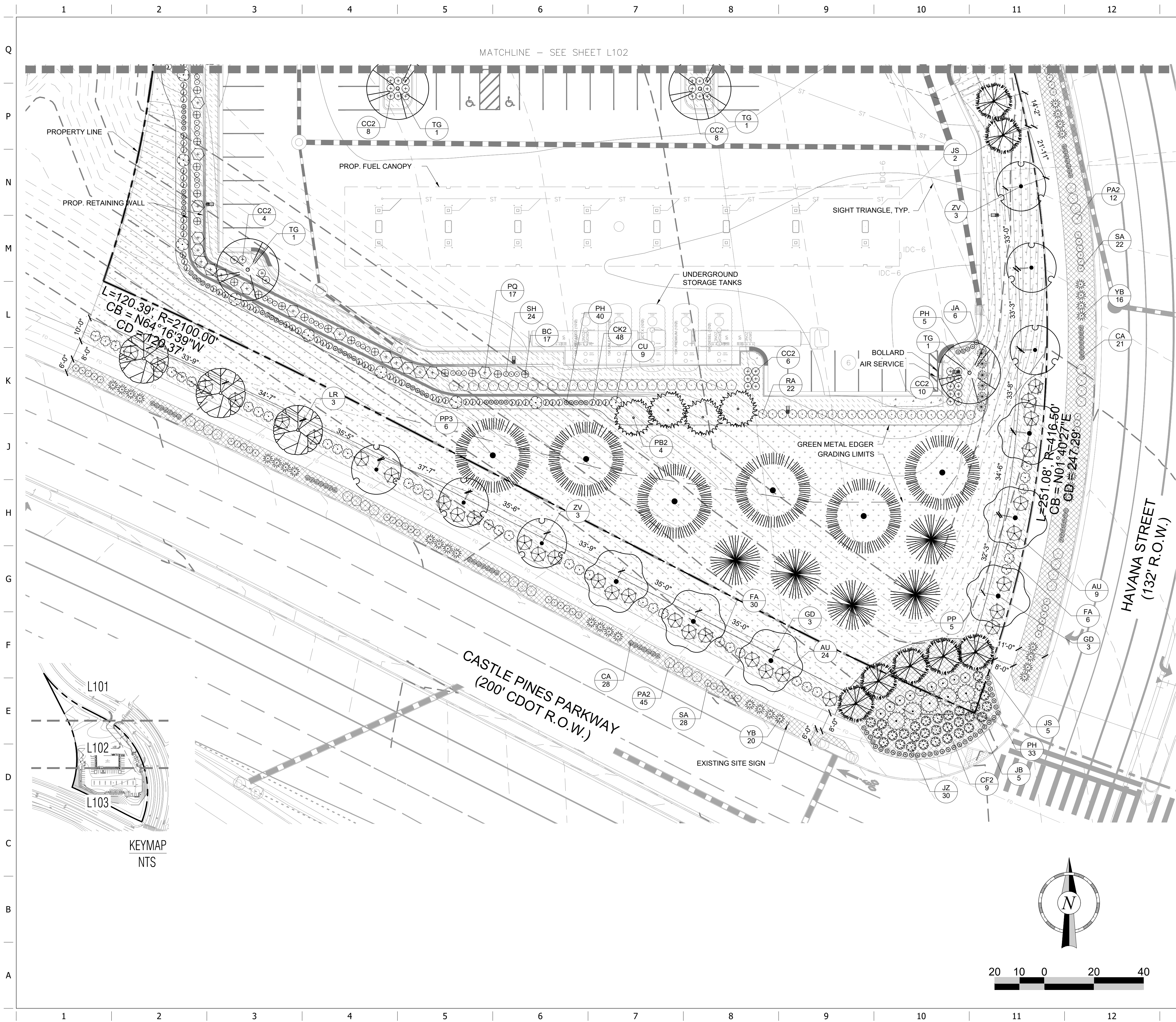




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15
SHEET 15 OF 24



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
DECIDUOUS TREES		
	LR	FRUITLESS SWEET GUM LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
	UP	LACEBARK ELM ULMUS PARVIFOLIA
	TG	LITTLELEAF LINDEN TILIA CORDATA
	GD	STREET KEEPER® HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'
	ZV	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'

EVERGREEN TREES		
	PB2	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA
	PP	PINON PINE PINUS EDULIS
	PP3	PONDEROSA PINE PINUS PONDEROSA
	JS	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCOPULORUM

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	BC	CRIMSON PYGMY JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'
	CK2	KELSEY DWARF REDTWIG DOGWOOD CORNUS SERICEA 'KELSEY'
	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA

DECIDUOUS VINE		
	CU	TRUMPET VINE CAMPIS RADICAN
	PQ	VIRGINA CREEPER PARTHENOCEISSUS QUINQUEFOLIA

EVERGREEN SHRUBS		
	JA	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'
	YB	BANANA YUCCA YUCCA BACCATA
	JB	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	JZ	GOLDEN CARPET JUNIPER JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'
	AU	KINKINICK ARCTOSTAPHYLOS UVA-URSI
	JS2	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'

ORNAMENTAL GRASSES		
	PH	HAMELN FOUNTAIN GRASS PENNSETUM ALOPECUROIDES 'HAMELN'
	SH	PRAIRIE DROPSIED SPOROBOLUS HETEROLEPIS
	CA	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

GROUND COVERS		
	NS	LOWLAND SEED NATIVE SHORTGRASS SEED MIX
	XE	ROCK MULCH ANGULAR COBBLE - MOJAVE RED
	R	ROCK MULCH ANGULAR COBBLE - TAN
	MW	WOOD MULCH QT BROWN DOUBLE SHREDDED WOOD MULCH

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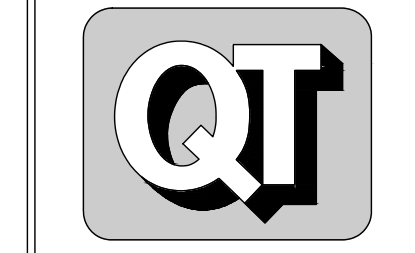
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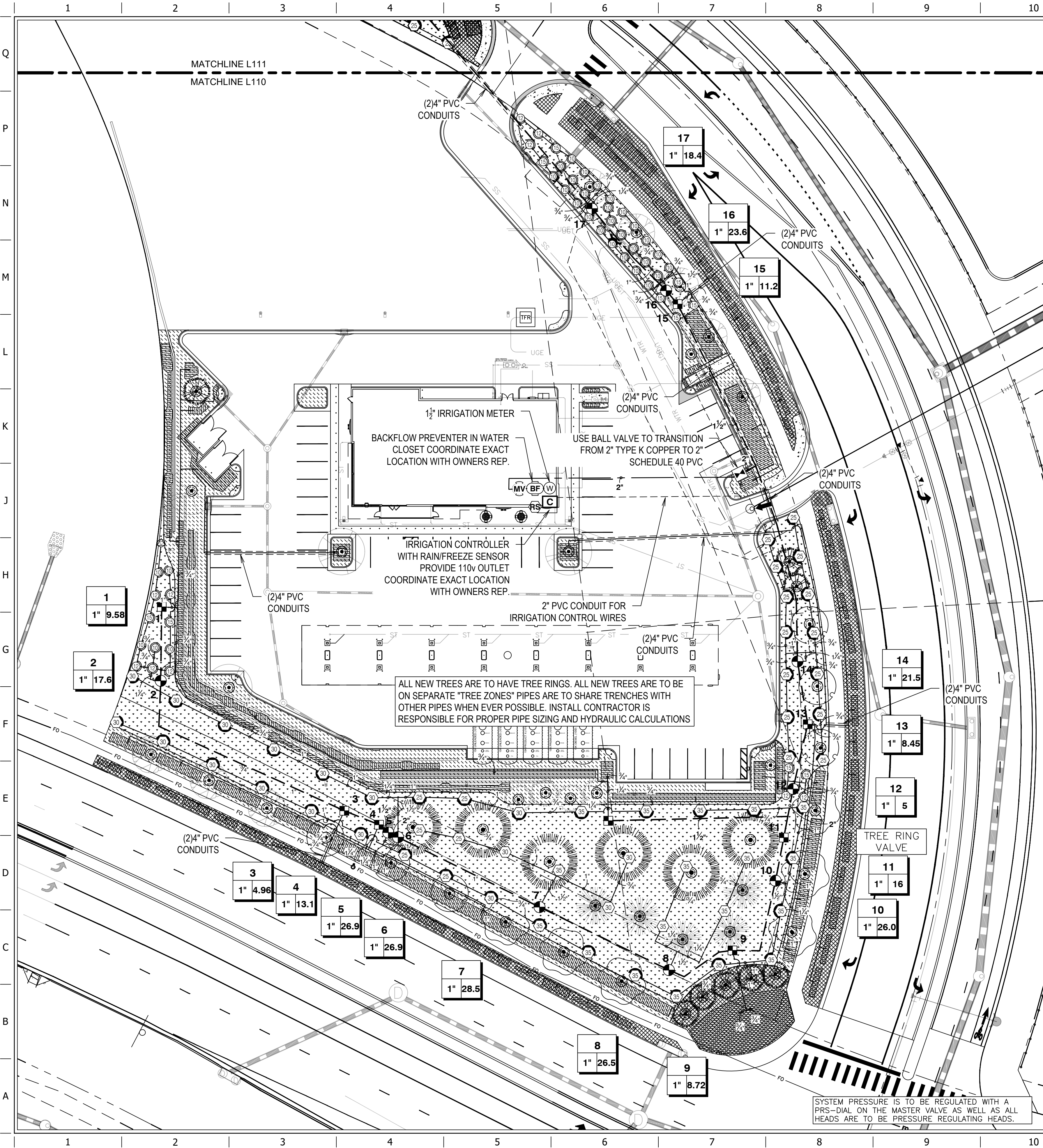
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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-125 (08/15/2025)
DIVISION:
VERSION: 001
DESIGNED BY: AMC
DRAWN BY: AMC
REVIEWED BY: BEL

REV	DATE	DESCRIPTION
	3/12/26	1ST SUBMITTAL
	7/23/26	2ND SUBMITTAL

SHEET TITLE:
(L103) LANDSCAPE PLAN

SHEET NUMBER:
16
SHEET 16 OF 24



GENERAL NOTES

1. THIS DESIGN WAS PREPARED BY IRRIGATION DESIGN AND CONSULTING, BASED SOLELY ON THE DRAWINGS AND INFORMATION PROVIDED BY THE OWNER, AND HOLDS NO RESPONSIBILITY FOR ACCURACY OR THAT INFORMATION OR FOR ANY INSTALL OR WARRANTIES. INSTALL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER INSTALL AND FUNCTION OF THE IRRIGATION SYSTEM.
2. THE IRRIGATION DESIGN IS CONCEPTUAL AND DIAGRAMMATIC, THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VARY DUE TO FIELD ADJUSTMENTS FOR EXISTING CONDITIONS AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE.
3. FOR CLARITY SOME LINES AND OBJECTS MAY APPEAR TO BE OUT OF PLACE. IT SHOULD BE UNDERSTOOD THAT ALL IRRIGATION PIPE AND EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE AREAS.
4. FLOW RATES ARE ESTIMATED AND AS SUCH WILL VARY IF ALTERATIONS ARE MADE BY CONTRACTOR,
5. INSTALL CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR FLOW, PIPE SIZING HYDRAULIC CALCULATIONS, INSTALL, ADJUSTMENTS AND WARRANTIES.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER NOZZLE ADJUSTMENT SO AS NOT TO OVER SPRAY OR WATER ANY SIDEWALKS, PARKING AREAS, OR ANY OTHER NON PERVIOUS AREAS.
7. TREE RINGS ARE TO BE ON SEPARATE "TREE ZONES", WHEN POSSIBLE PIPE IS TO BE RUN IN TRENCHES WITH OTHER PIPE. IRRIGATION INSTALL CONTRACTOR IS RESPONSIBLE FOR PROPER PIPE SIZING FOR TREE ZONES.
8. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURE'S CURRENT SPECIFICATIONS AND IN ACCORDANCE WITH ALL LAWS AND CODES THAT GOVERN CASTLE PINES, CO.
9. EXACT STATIC WATER PRESSURE IS UNKNOWN AT TIME OF THE DESIGN CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 75psi WITH A FLOW OF 30gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
10. CONTRACTOR WILL COORDINATE EXACT LOCATIONS OF WATER METER, BACK FLOW PREVENTER, CONTROLLER AND CLIMATE SENSORS WITH THE ARCHITECT AND GENERAL CONTRACTOR.
11. WHEN TRENCHING UNDER THE DRIP LINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIP LINE GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIP LINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND UNDER GROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORK AREA.
13. ALL MAINLINE SHALL BE SCH40 PVC. ALL LATERAL PIPING SHALL BE SCH40 PVC PIPING. ALL PVC FITTINGS SHALL BE PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURE OF THE PIPE
14. ALL SLEEVES WILL BE SCH40 AND MUST BE A MINIMUM OF TWO PIPE SIZES LARGER THAN THE COLLECTIVE SIZES OF ALL PIPES TO BE PLACED IN SLEEVE
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROPER LOCATION AND SIZING OF SLEEVES BEFORE CONSTRUCTION BEGINS.
16. IRRIGATION INSTALL CONTRACTOR SHALL PLAN A CONTINGENCY PLAN FOR A BOOSTER PUMP IN IN ADVANCE IN THE EVENT THAT ONE BECOMES NECESSARY SO AS TO NOT SLOW OR POSTPONE CONSTRUCTION COMPLETION.
17. IRRIGATION INSTALLER SHALL COORDINATE AS-BUILT ZONE SHEET (SEE QT CONSTRUCTION MANAGER) WITH WEATHERMATIC (AARON@OKLAHOMALANDSCAPE.COM) AS REQUIRED FOR COMMISSION OF THE IRRIGATION SYSTEM.

CRITICAL ANALYSIS

Generated: 2026-06-17 10:02

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 75 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 75 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 72 PSI

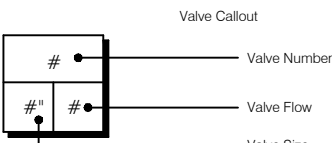
DESIGN ANALYSIS
Maximum Station Flow: 28.54 GPM
Flow Available at POC: 75 GPM
Residual Flow Available: 46.46 GPM

Critical Station:
Design Pressure: 35 PSI
Friction Loss: 4.04 PSI
Fittings Loss: 0.4 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.76 PSI
Pressure Req. at Critical Station: 44.2 PSI
Loss for Fittings: 0.42 PSI
Loss for Main Line: 4.18 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 13.4 PSI
Loss for Master Valve: 3.69 PSI
Loss for Water Meter: 1.49 PSI
Critical Station Pressure at POC: 67.4 PSI
Pressure Available: 72 PSI
Residual Pressure Available: 4.62 PSI

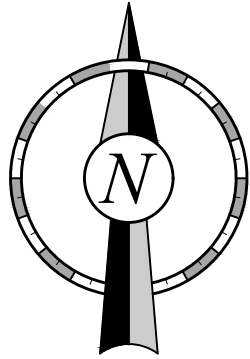
APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

IRRIGATION SCHEDULE

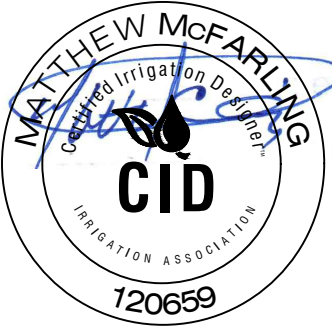
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1806-U-SAM-PRS 15 Strip Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	1
	Rain Bird 1806-U-SAM-PRS U10 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	32
	Rain Bird 1806-U-SAM-PRS U12 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	10
	Rain Bird 1806-U-SAM-PRS U15 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	10
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 5004-PL-PC-SAM-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft-red, 30 ft-green, 35ft-beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator. Pressure requirement of 35psi is required at the head.	23
	Rain Bird 5004-PL-PC-SAM-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft-red, 30 ft-green, 35ft-beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator. Pressure requirement of 35psi is required at the head.	30
	Rain Bird 5004-PL-PC-SAM-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft-red, 30 ft-green, 35ft-beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator. Pressure requirement of 35psi is required at the head.	29
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird X22-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses, 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	9
	Netatim TLDL-09-12 Drip Ring	59
	Area to Receive Dripline Netatim TLDL-04-12 Technique Pressure Compensating Landscape Dripline. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Surface and Sub Surface Installations. UV Resistant.	10,863 if
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	14
	Landscape Products Inc. BBV Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications. Sized to fit mainline.	1
	Rain Bird PEB-PRS-D 1-1/2" Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module. Use PRS-Dial to regulate system pressure to appropriate psi per design.	1
	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
	Weathermatic SL960ETW SmartLine 96-zone 2-wire controller, internal 120VAC/230VAC transformer, large backlit LCD display, Multi-station simultaneous operation.	1
	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range	1
	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Schedule 40	33.9 if
	Irrigation Lateral Line: PVC Schedule 40 3/4"	4,557 if
	Irrigation Lateral Line: PVC Schedule 40 1"	854.5 if
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	210.7 if
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	70.6 if
	Irrigation Mainline: PVC Schedule 40 1 1/2"	906.7 if
	Irrigation Mainline: PVC Schedule 40 2"	517.8 if
	Irrigation Mainline: Type K Copper Pipe 2"	131.9 if
	Pipe Sleeve: PVC Schedule 40 4" Sleeves	585.9 if



EXACT STATIC PRESSURE WAS UNKNOWN AT TIME OF DESIGN. IRRIGATION INSTALL CONTRACTOR MUST VERIFY A DYNAMIC PRESSURE OF 75PSI WITH A FLOW OF 30GPM AT THE STUB OUT. IF PRESSURE IS LOWER OR EXCESSIVELY HIGHER CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION TO DETERMINE IF A BOOSTER PUMP OR DESIGN REVISIONS ARE NECESSARY.



1" = 30'



DATE SIGNED: 06/17/2026
PROJECT NO.: 09688056



QuikTrip No. 4266

CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1



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PROTOTYPE: P-125 (08/15/2025)

DIVISION:
VERSION: 001
DESIGNED BY: MCM
DRAWN BY: MCM
REVIEWED BY:

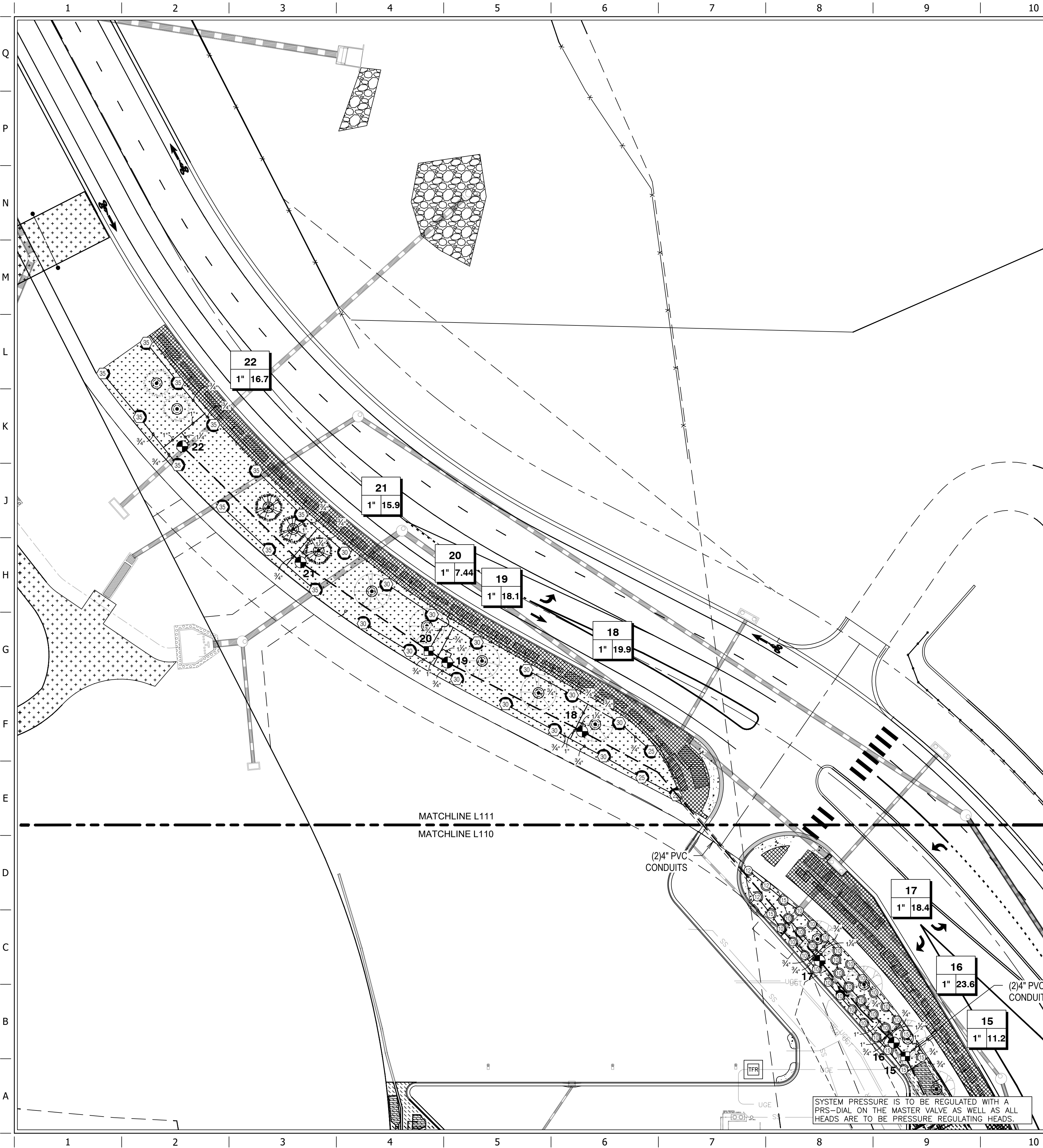
REV	DATE	DESCRIPTION	1ST SUBMITTAL	2ND SUBMITTAL
	7/23/26			

SHEET TITLE:
IRRIGATION PLAN
SHEET 1 (L110)

SHEET NUMBER:

20
SHEET 20 OF 24

ORIGINAL ISSUE DATE:



GENERAL NOTES

1. THIS DESIGN WAS PREPARED BY IRRIGATION DESIGN AND CONSULTING, BASED SOLELY ON THE DRAWINGS AND INFORMATION PROVIDED BY THE OWNER, AND HOLDS NO RESPONSIBILITY FOR ACCURACY OR THAT INFORMATION OR FOR ANY INSTALL OR WARRANTIES. INSTALL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER INSTALL AND FUNCTION OF THE IRRIGATION SYSTEM.
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6. CONTRACTOR IS RESPONSIBLE FOR PROPER NOZZLE ADJUSTMENT SO AS NOT TO OVER SPRAY OR WATER ANY SIDEWALKS, PARKING AREAS, OR ANY OTHER NON PERVIOUS AREAS.
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11. WHEN TRENCHING UNDER THE DRIP LINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIP LINE GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIP LINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.
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14. ALL SLEEVES WILL BE SCH40 AND MUST BE A MINIMUM OF TWO PIPE SIZES LARGER THAN THE COLLECTIVE SIZES OF ALL PIPES TO BE PLACED IN SLEEVE
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17. IRRIGATION INSTALLER SHALL COORDINATE AS-BUILT ZONE SHEET (SEE QT CONSTRUCTION MANAGER) WITH WEATHERMATIC (AARON@OKLHOMELANDSCAPE.COM) AS REQUIRED FOR COMMISSION OF THE IRRIGATION SYSTEM.

CRITICAL ANALYSIS

Generated: 2026-06-17 17:02

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 75 GPM

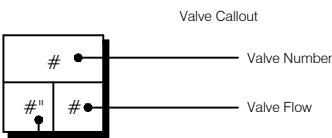
PRESSURE AVAILABLE
Static Pressure at POC: 75 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 72 PSI

DESIGN ANALYSIS
Maximum Station Flow: 28.54 GPM
Flow Available at POC: 75 GPM
Residual Flow Available: 46.46 GPM

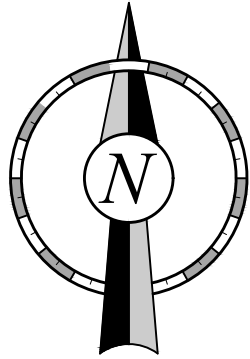
Critical Station:
Design Pressure: 35 PSI
Friction Loss: 4.04 PSI
Fittings Loss: 0.4 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.76 PSI
Pressure Req. at Critical Station: 44.2 PSI
Loss for Fittings: 0.42 PSI
Loss for Main Line: 4.18 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 13.4 PSI
Loss for Master Valve: 3.69 PSI
Loss for Water Meter: 1.49 PSI
Critical Station Pressure at POC: 67.4 PSI
Pressure Available: 72 PSI
Residual Pressure Available: 4.62 PSI

IRRIGATION SCHEDULE

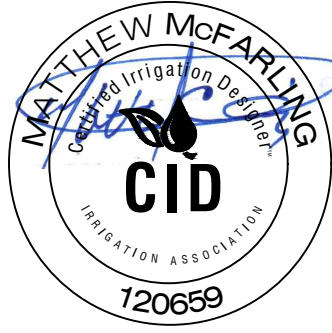
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1806-U-SAM-PRS 15 Strip Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	1
	Rain Bird 1806-U-SAM-PRS U10 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	32
	Rain Bird 1806-U-SAM-PRS U12 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	10
	Rain Bird 1806-U-SAM-PRS U15 Series Turf Spray 6in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. Pressure requirement of 30psi is required at the head.	10
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 5004-PL-PC-SAM-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft--red, 30 ft--green, 35ft--beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator. Pressure requirement of 35psi is required at the head.	23
	Rain Bird 5004-PL-PC-SAM-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft--red, 30 ft--green, 35ft--beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator. Pressure requirement of 35psi is required at the head.	30
	Rain Bird 5004-PL-PC-SAM-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft--red, 30 ft--green, 35ft--beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator. Pressure requirement of 35psi is required at the head.	29
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XC2-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses, 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	9
	Netalim TLDL-09-12 Drip Ring	59
	Area to Receive Dripline Netalim TLDL-04-12 Techline Pressure Compensating Landscape Dripline. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Surface and Sub Surface Installations. UV Resistant.	10,863 if
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	14
	Landscape Products Inc. BBV Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications. Sized to fit mainline.	1
	Rain Bird PEB-PRS-D 1-1/2" Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module. Use PRS-Dial to regulate system pressure to appropriate psi per design.	1
	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
	Weathermatic SL966TW SmartLine 96-zone 2-wire controller, internal 120VAC/230VAC transformer, large backlit LCD display. Multi-station simultaneous operation.	1
	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range	1
	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Schedule 40	33.9 if
	Irrigation Lateral Line: PVC Schedule 40 3/4"	4,557 if
	Irrigation Lateral Line: PVC Schedule 40 1"	854.5 if
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	210.7 if
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	70.6 if
	Irrigation Mainline: PVC Schedule 40 1 1/2"	906.7 if
	Irrigation Mainline: PVC Schedule 40 2"	517.8 if
	Irrigation Mainline: Type K Copper Pipe 2"	131.9 if
	Pipe Sleeve: PVC Schedule 40 4" Sleeves	585.9 if



EXACT STATIC PRESSURE WAS UNKNOWN AT TIME OF DESIGN. IRRIGATION INSTALL CONTRACTOR MUST VERIFY A DYNAMIC PRESSURE OF 75PSI WITH A FLOW OF 30GPM AT THE STUB OUT. IF PRESSURE IS LOWER OR EXCESSIVELY HIGHER CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION TO DETERMINE IF A BOOSTER PUMP OR DESIGN REVISIONS ARE NECESSARY.



1" = 30'



DATE SIGNED: 06/17/2026
PROJECT NO.: 09688056



QuikTrip No. 4266
CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1



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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-125 (08/15/2025)
DIVISION:
VERSION: 001
DESIGNED BY: MCM
DRAWN BY: MCM
REVIEWED BY:

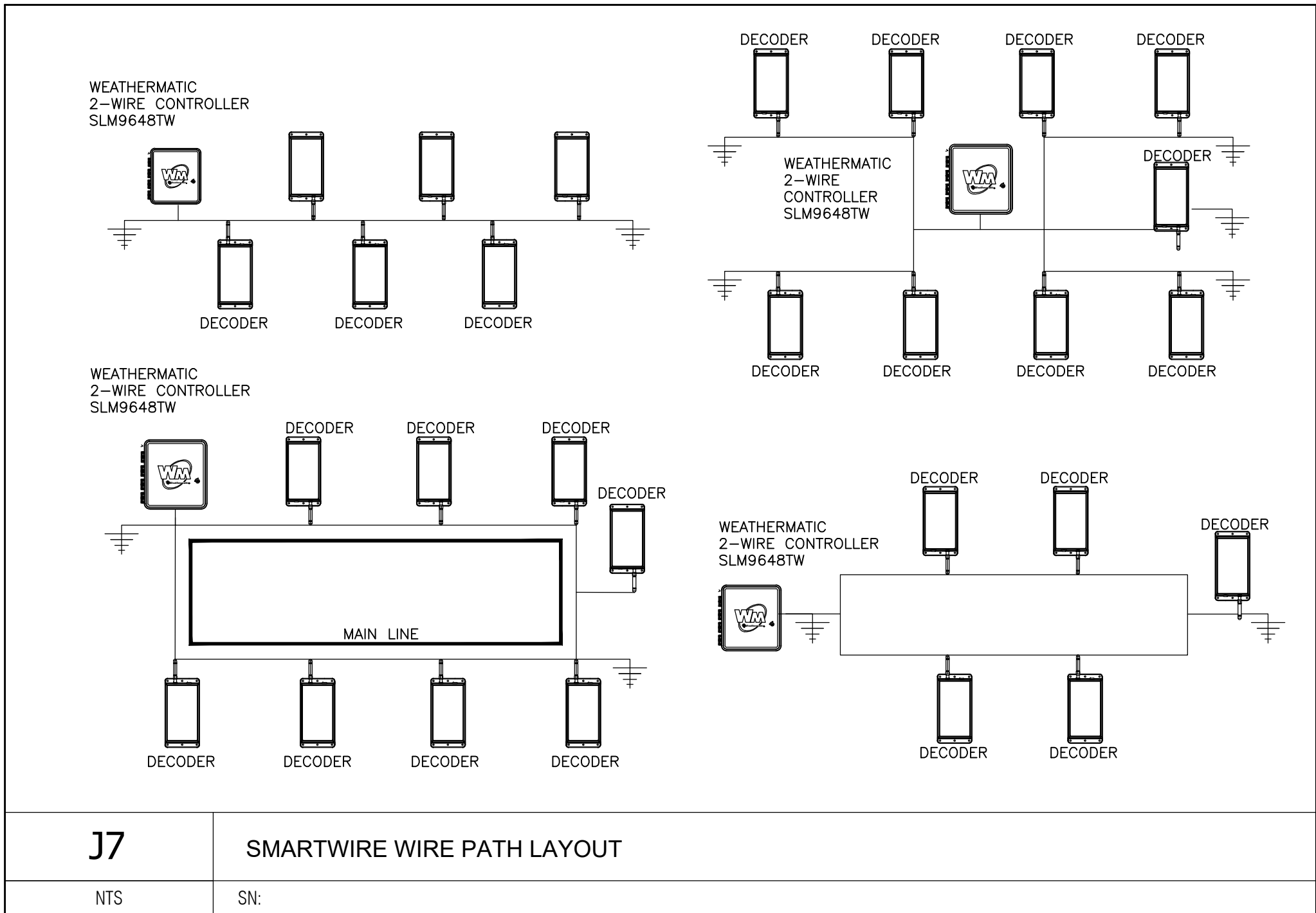
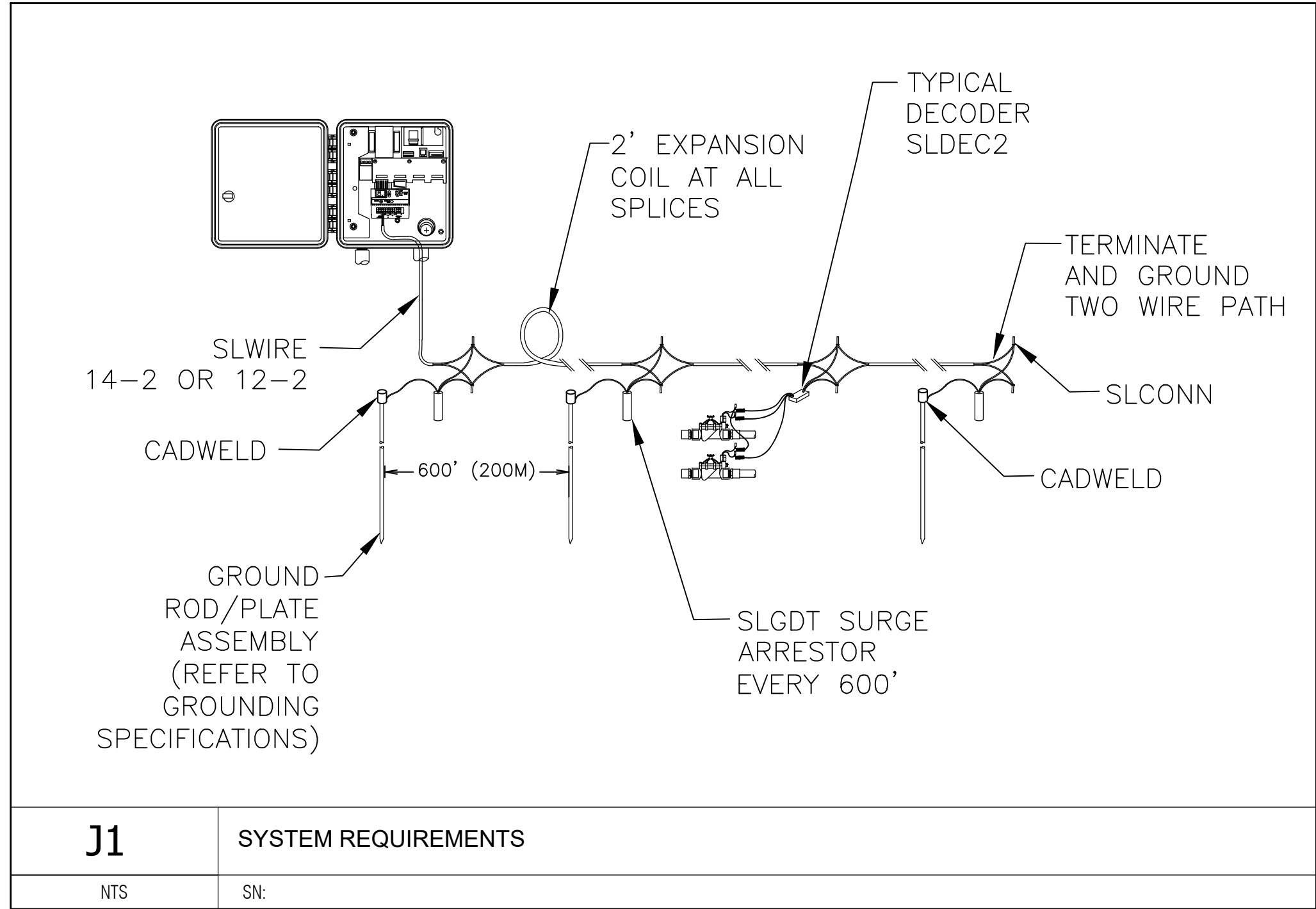
REV	DATE	DESCRIPTION
1	7/17/26	1ST SUBMITTAL
2	7/23/26	2ND SUBMITTAL

SHEET TITLE:
IRRIGATION PLAN
SHEET 2 (L111)

SHEET NUMBER:
21
SHEET 21 OF 24

ORIGINAL ISSUE DATE:

Two-wire irrigation details:

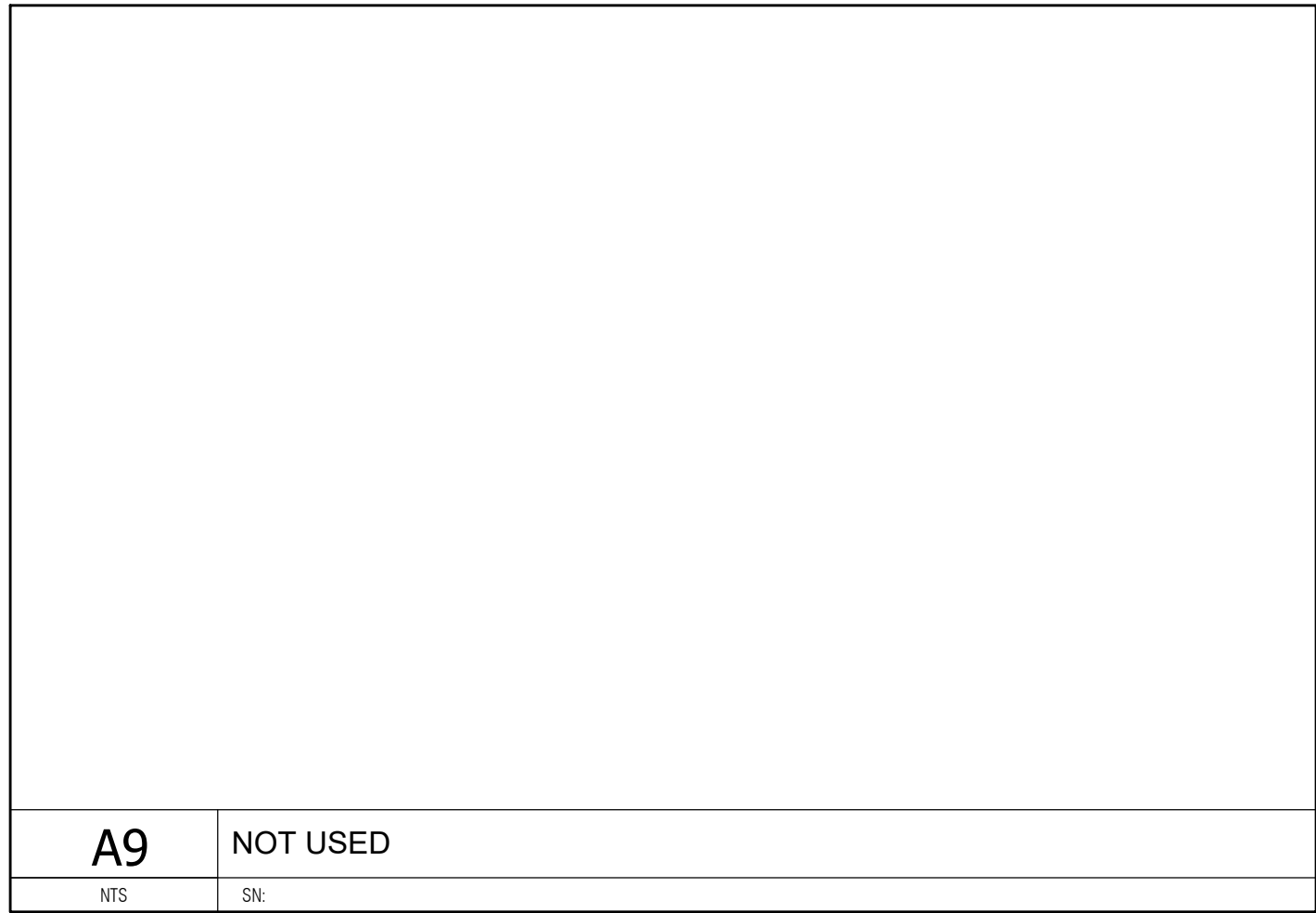
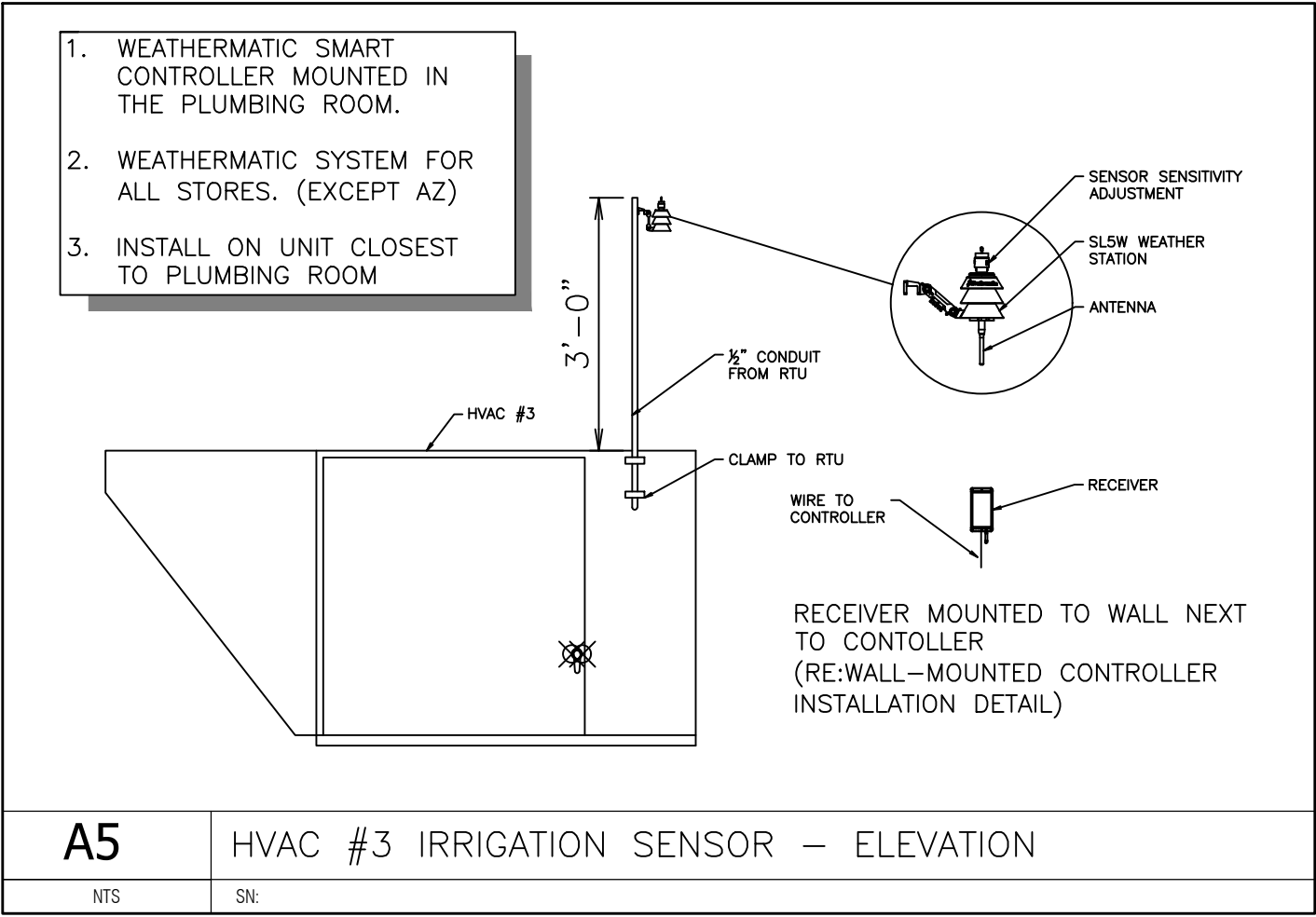
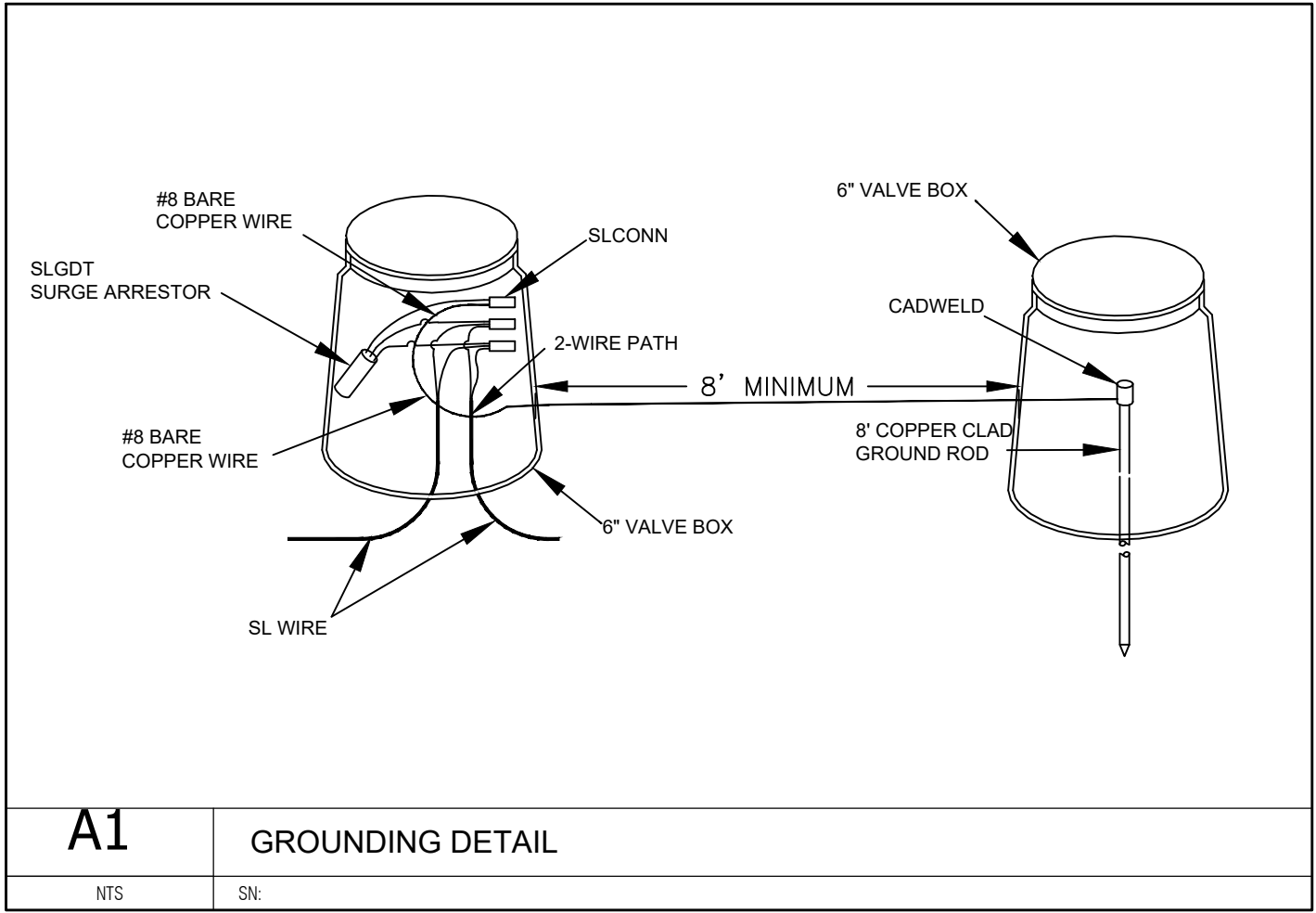
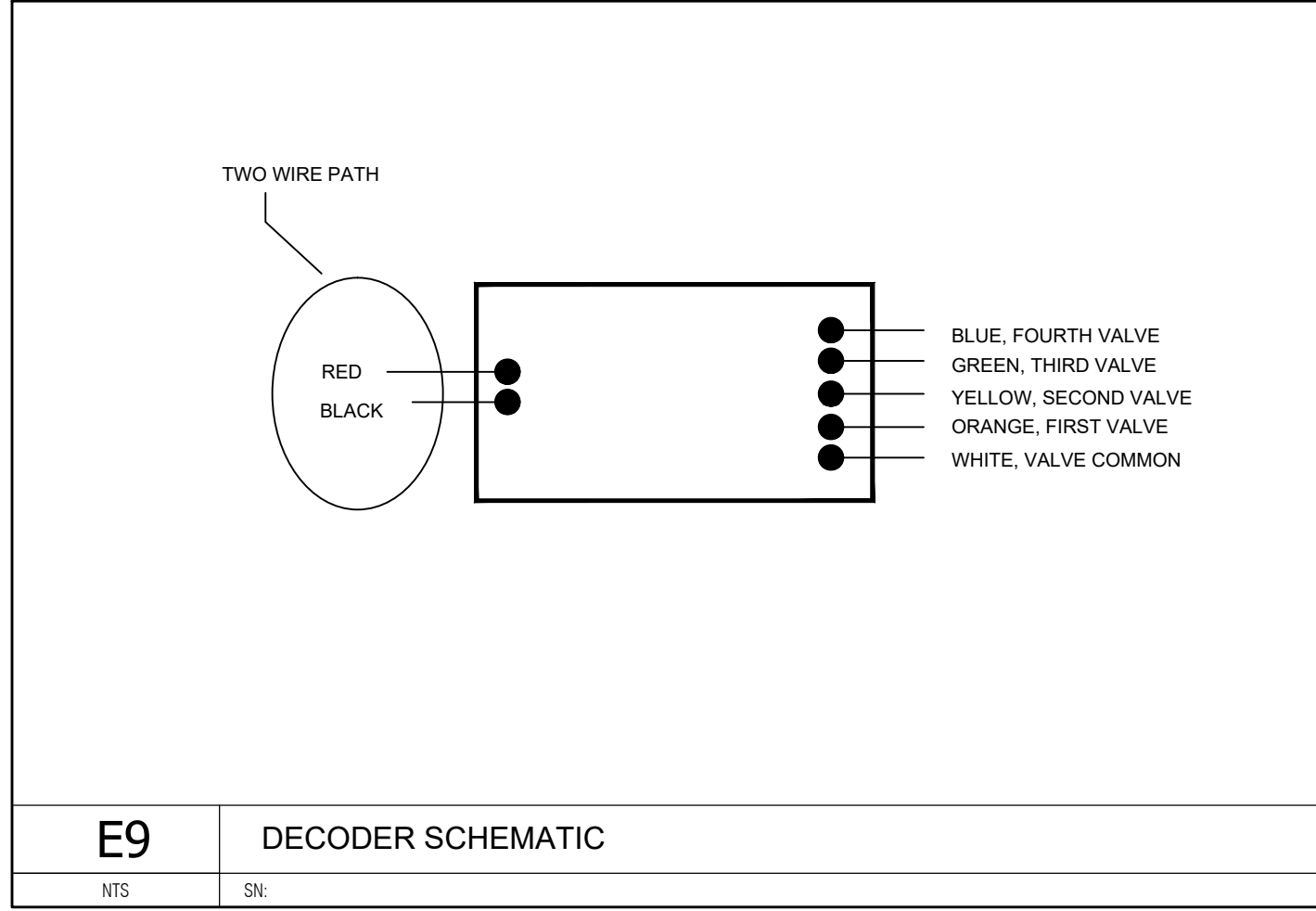
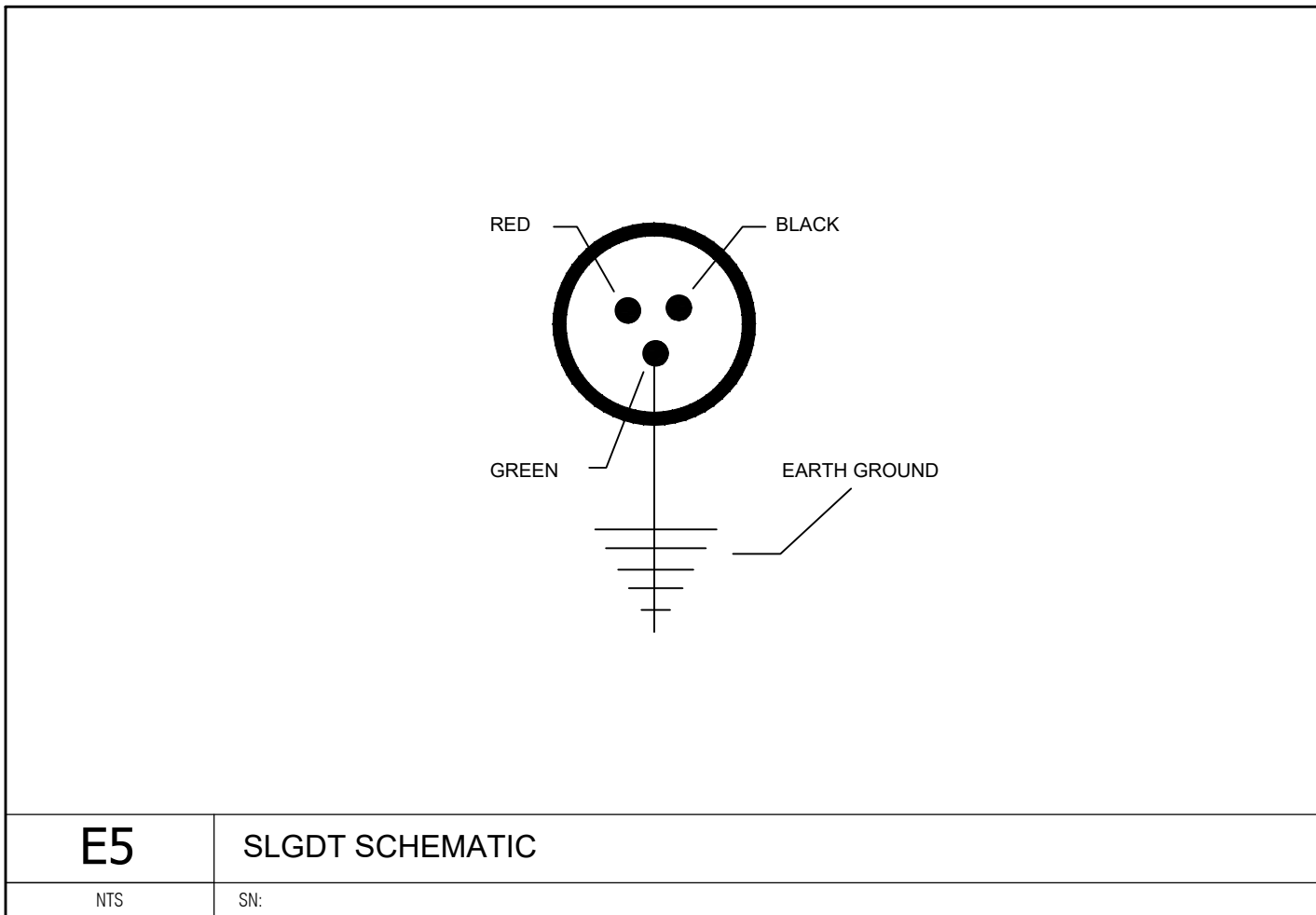


Two-wire notes:

- NOTES:
- Specific wire polarity is required. Maintain red and black wire polarity throughout installation.
 - Maintain independent wire path for each controller. No splicing or joining wire paths for multiple controls.
 - Up to three independent wire paths may be run for each SLM9648TW.
 - Maximum distance from SLDEC decoders to remote control valve not to exceed 100' (30.5m).
 - Each 2-wire run may be laid out in straight run, complete loop, star, or combination layouts as shown in details. Always terminate and ground each leg of the wire path using manufacturer's recommended grounding methods.
 - Use a continuous loop wire path whenever possible to provide the best communication and power path for the system. Looping provides a redundant path for the power and signal allowing the system to continue operation in the event the wire path is cut.
 - Mark each zone number on the SLDEC decoder. For multi-valve decoders record the zone in order of wire color code: orange, yellow, green, and blue.
 - Mark all zone numbers and decoder locations on the as-built plan for final submittal.
 - Secure all Red and Black 2-wire connections using only manufacturer's supplied SLCONN aluminum connectors and grease filled waterproof connectors.
 - All remote control valve wire splices shall be secured using an encapsulated, gel-filled waterproof wire connector suitable for direct burial and installed according to manufacturer's specifications.
 - Use SmartWire SLWIRE cable supplied by Weathermatic sprinkler division of Telsco Industries to comply with the following specifications:
 - Conductors must be soft drawn, annealed, solid copper conforming to ASTM 33.
 - Conductor insulation must be 4/64-inch thick polyvinyl chloride (PVC) conforming to UL #493.
 - The two insulated conductors laid in parallel and encased in a single outer jacket of 3/64-inch thick, high-density, sunlight resistant polyethylene conforming to ICEA S-61-402 and NEMA WC5, having a minimum wall thickness of .045-inch.
 - The two conductors must be color-coded: normally one conductor red and the other black. Both conductors shall be the same size.
 - The following brands meet the above specifications for direct burial cable: Weathermatic SLWIRE12; Weathermatic SLWIRE14.
 - Wire sizing and maximum distance shall not exceed manufacturer's recommendations to avoid voltage loss and insure proper operation of the system.
 - All 2-wire paths under hardscape surfaces shall be sleeved and include no splices of the 2-wire path within 5' of sleeves. Secure a 2' (0.6m) expansion loop in the two-wire path at each change of direction and entry and exit of sleeve locations during wire installation. Release the expansion loops prior to direct burial.
 - Install one SLGDT surge arrester at the following locations along the 2-wire path: within 25' (7.5m) of each controller, the farthest distance on the 2-wire path from the controller, every 600' along the wire path, at any independent branch termination greater than 50' (15m) from than main 2-wire path.
 - Connect each SLGDT to an 8' copper clad UL approved grounding round or other approved grounding method to obtain 12 ohms or less resistance. Use CADWELD TM permanent welded, low-resistance connection to assure best grounding performance. Consult ASIC specification 100-2002 for additional grounding specifications for appropriate for local soil conditions.
 - Use care in stripping all wire connections to avoid damage to the 2-wire shield and red and black wire path. Remove and discard any damaged 2-wire sections and repair using two SLCONN splice kits.
 - Use expansion coils on the red and black wires at each decoder installation. No expansion coils are necessary for the SLGDT.
 - Adhere to all local and national building and electrical codes.

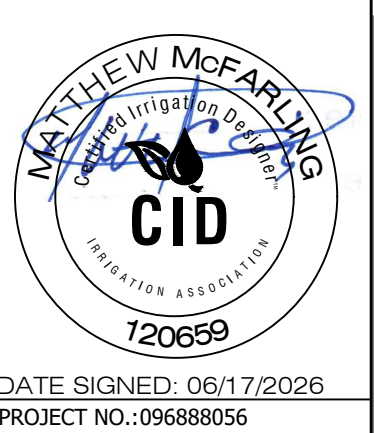
STRAIGHT LINE CONFIGURATION, I.E. WIRE DISTANCE TO FURTHEST DECODER, NO. LOOP:					
Wire Size (Guage)	#18	#16	#14	#12	
Wire Length (ft)	1,000	2,000	4,000	6,000	
Wire Length (m)	300	600	1,200	1,800	

LOOP CONFIGURATION, I.E. WIRE DISTANCE TO THE FURTHEST DECODER IN THE LOOP:					
Wire Size (Guage)	#18	#16	#14	#12	
Wire Length (ft)	2,000	4,000	10,000	10,000	
Wire Length (m)	600	1,200	3,000	3,000	

MAXIMUM TOTAL WIRE PATH LENGTH IS 10,000 FEET (3,000 M).					
E1	**Wire Sizing**				
NTS	SN:				


APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

SHEET TITLE:	
IRRIGATION DETAILS SHEET 2 (L511)	
SHEET NUMBER:	
23	
SHEET 23 OF 24	



QuikTrip No. 4266
CASTLE PINES PARKWAY AND HAVANA STREET
CASTLE PINES, CO USA
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1



PROTOTYPE: P-125 (08/15/2025)	
DIVISION:	
VERSION: 001	
DESIGNED BY: MCM	
DRAWN BY: MCM	
REVIEWED BY:	

REV	DATE	DESCRIPTION	1ST SUBMITTAL	2ND SUBMITTAL
	7/17/26			
	7/23/26			

ORIGINAL ISSUE DATE:

