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 1 - 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 SUPERBLOCK 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.

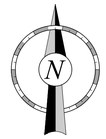
ZONING COMPARISON

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	154021 SQ. FT.
BUILDING GROSS FLOOR AREA	N/A	6445 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. (South Havana Street) 145 FT. (Castle Pines Parkway) 102 FT. (West Property Line)
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 4 EMPLOYEES ON SHIFTTOTAL = 46 TOTAL PROVIDED = 48 STALLS, PLUS 2 ADA STALLS
MAXIMUM PARKING	NO GREATER THAN 10% OF THE MINIMUM PARKING REQUIREMENT	46 X 10% = 5 TOTAL MAX PERMITTED = 53 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-C) SITE CROSS SECTIONS
6	(A100) BUILDING ELEVATIONS
7	(A101) CANOPY ELEVATIONS
8	(L100) OVERALL LANDSCAPE PLAN
9	(L101) LANDSCAPE PLAN
10	(L102) LANDSCAPE PLAN
11	(L103) LANDSCAPE PLAN
12	(L104) LANDSCAPE SCHEDULES
13	(L200) LANDSCAPE NOTES
14	(L210) LANDSCAPE DETAILS
15	(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 1 SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY CITY ENGINEER SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE CITY OF CASTLE PINES ZONING ORDINANCE.

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

QUIKTRIP, AN OKLAHOMA CORPORATION

BY: _____
(SIGNATURE)
TITLE: _____
DATE: _____

ATTEST: JASON ACCORD, REGIONAL DIRECTION OF REAL ESTATE, QUIKTRIP COROPORATION

SECRETARY/TREASURER

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20_____ , BY JASON ACCORD AS REGIONAL DIRECTOR OF REAL ESTATE OF QUIKTRIP, AN OKLAHOMA CORPORATION.

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

_____
NOTARY PUBLIC

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.
2. CENTENNIAL AIRPORT NOTE REQUIRED BY SEC. 2707.12.
3. 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 COVENANT, CONDITION, OR RESTRICTION ("PRIVATE COVENANTS") RECORDED AGAINST THE LAND THAT IS INCLUDED IN 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.

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

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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
	3/12/26	1ST SUBMITTAL
	7/23/26	2ND SUBMITTAL
	10/6/26	3RD SUBMITTAL

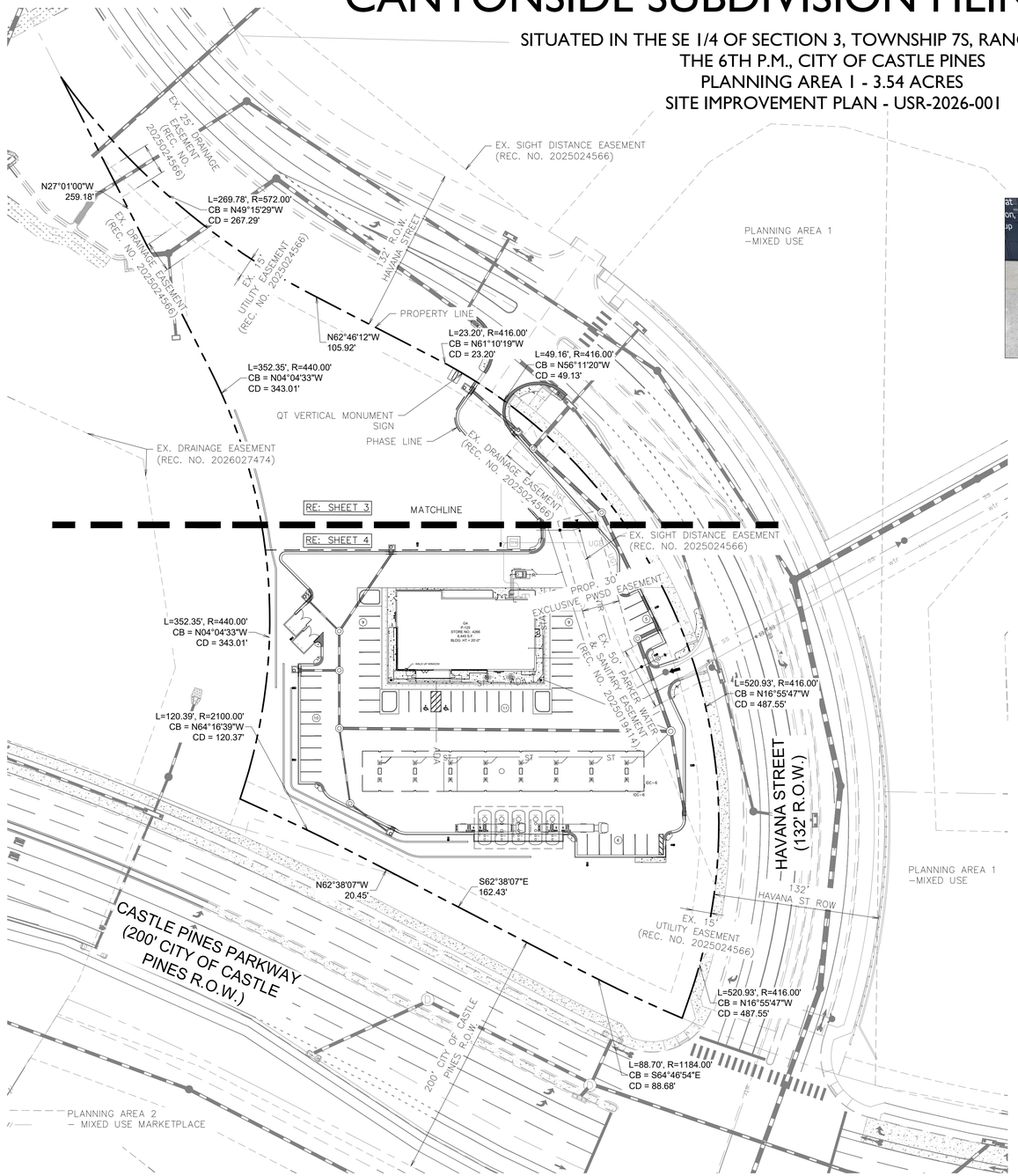
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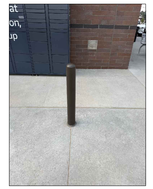
SHEET TITLE:
(C001) COVER

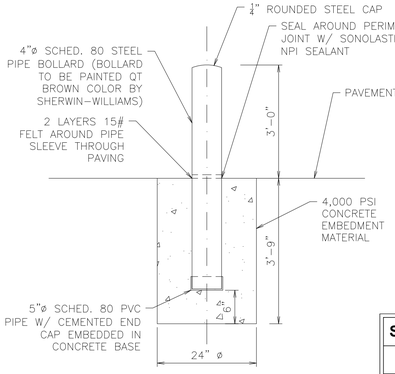
SHEET NUMBER:
1
SHEET 1 OF 15

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 1 - 3.54 ACRES
SITE IMPROVEMENT PLAN - USR-2026-001







BOLLARD DETAILS
(NOT TO SCALE)



WALL IMAGE
(KEYSTONE COMPAC III VICTORIAN CUSTOM COLOR B-49-B)

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

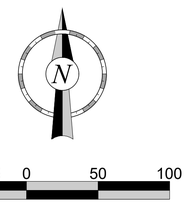
ITEM	SQUARE FOOTAGE	PERCENTAGE OF GROSS SITE*
GROSS SITE AREA	154,021 SF	100%
• BUILDING FOOTPRINT	6,445 SF	4.18%
• PARKING AND ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	65,579 SF	42.58%
HARDSCAPE TOTAL	72,024 SF	46.77%
• PLANTED AREA (IF APPLICABLE, INCLUDE PARKING LOT ISLANDS USED FOR STORMWATER 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 • 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



PROJECT NO.:096888056

Kimley»Horn
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Colorado Springs, CO 80903 (719) 453-0180

QuikTrip No. 4266
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CASTLE PINES, CO USA
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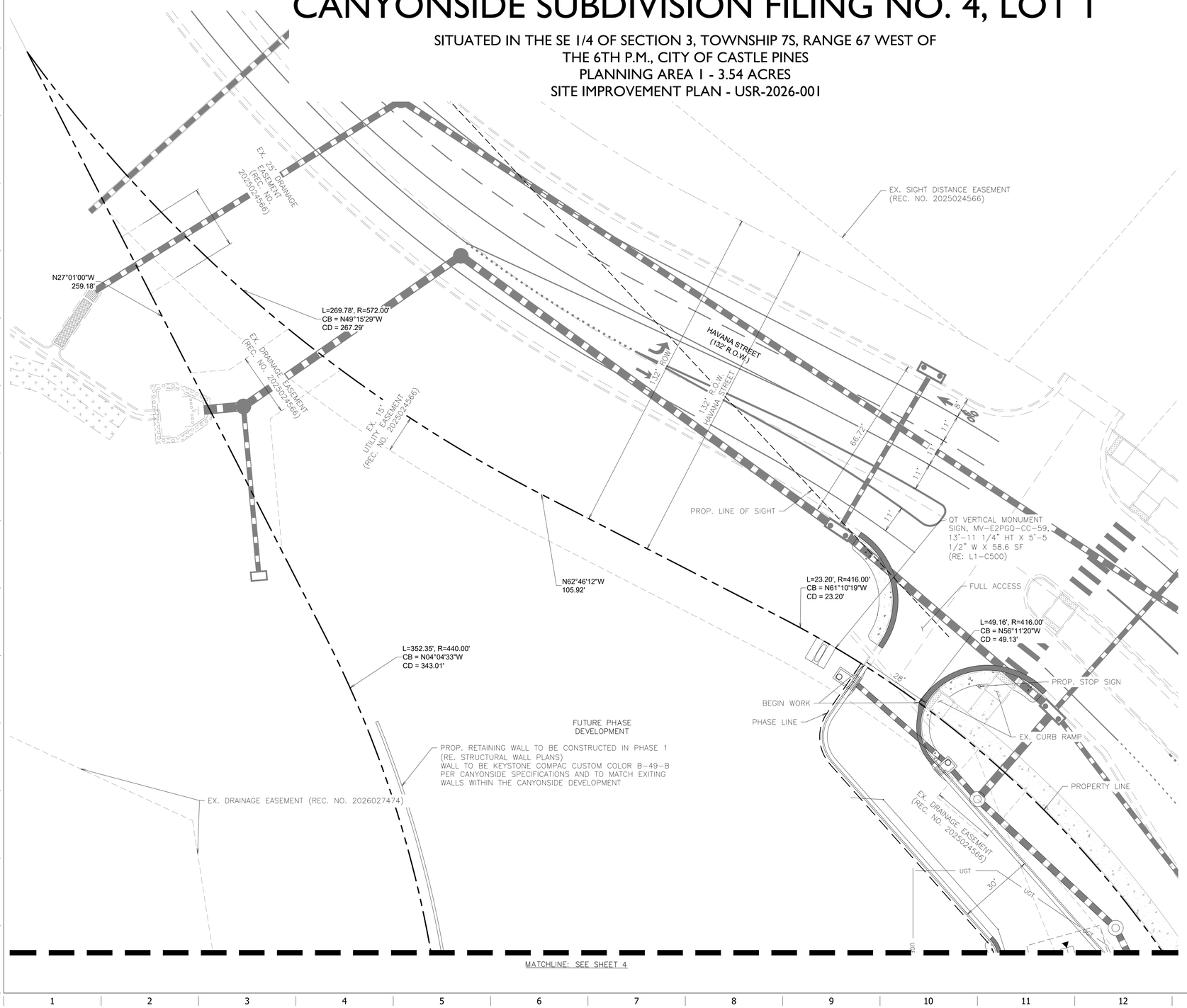
ORIGINAL ISSUE DATE:

SHEET TITLE:
(C100) OVERALL SITE PLAN

SHEET NUMBER:
2
SHEET 2 OF 15

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 1 - 3.54 ACRES
SITE IMPROVEMENT PLAN - USR-2026-001



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

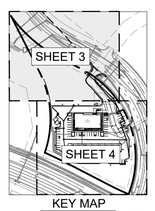
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APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE



KEY MAP
NOT TO SCALE

20 10 0 20 40

PROJECT NO.:096888056

Kimley»Horn

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QuikTrip No. 4266

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

REV	DATE	DESCRIPTION
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	10/6/26	3RD SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:

(C101) SITE PLAN

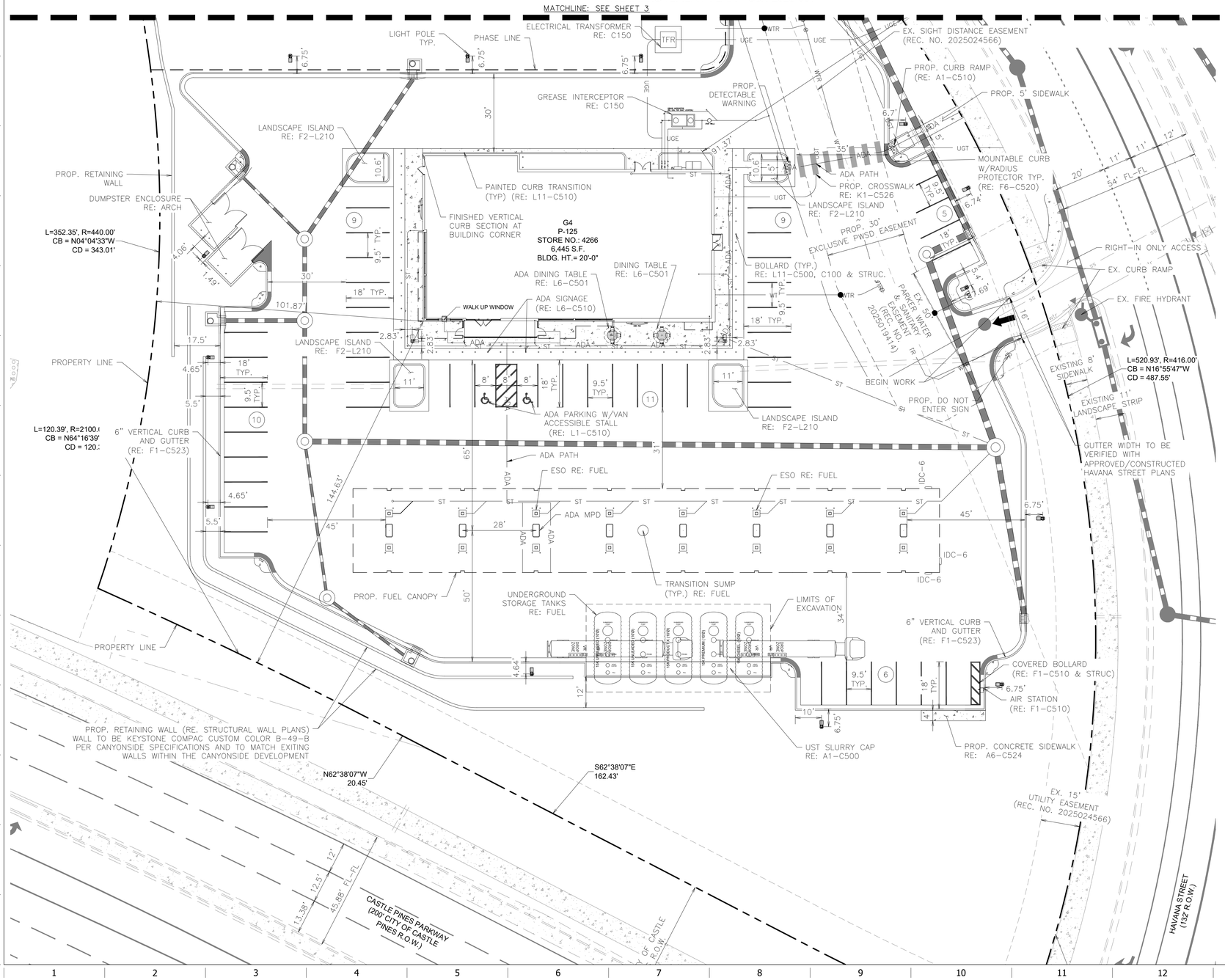
SHEET NUMBER:

3

SHEET 3 OF 15

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 1 - 3.54 ACRES
SITE IMPROVEMENT PLAN - USR-2026-001



SITE LEGEND

- BOUNDARY LINE
- PHASE LINE
- CONCRETE CURB AND GUTTER
- LINE OF SIGHT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
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- AREA LIGHT
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- TRANSFORMER
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- PROPOSED SIGN
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT

SITE DATA

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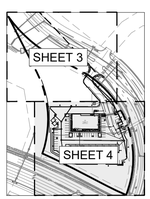
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APPROVAL CERTIFICATE

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



KEY MAP
NOT TO SCALE

20 10 0 20 40

PROJECT NO.:096888056

Kimley»Horn

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Colorado Springs, CO 80903 (719) 453-0180

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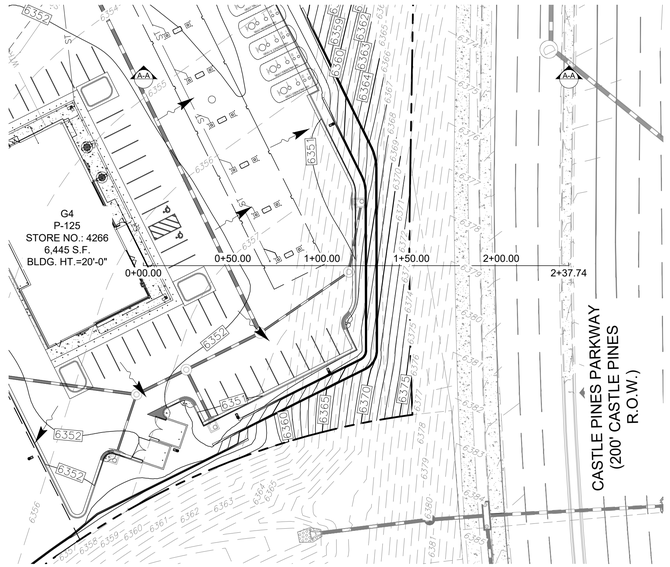
ORIGINAL ISSUE DATE:

SHEET TITLE:
(C102) SITE PLAN

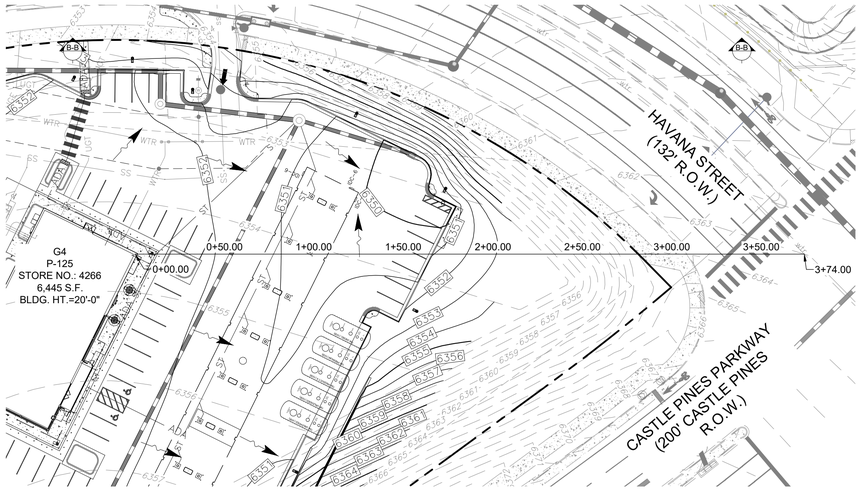
SHEET NUMBER:
4
SHEET 4 OF 15

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 1 – 3.54 ACRES
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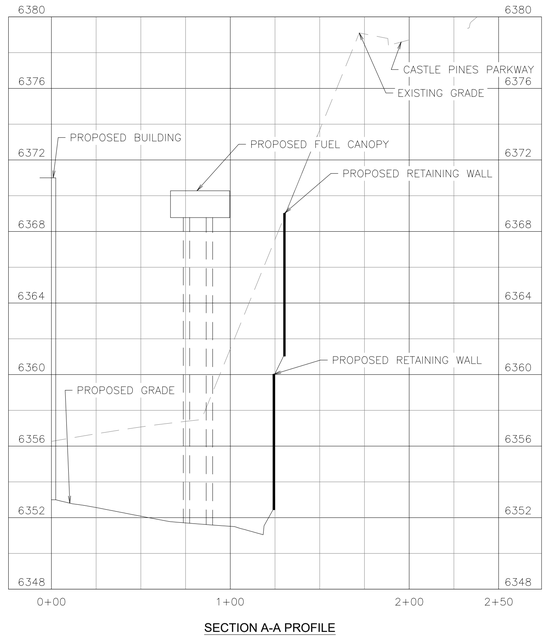


SECTION A-A PLAN



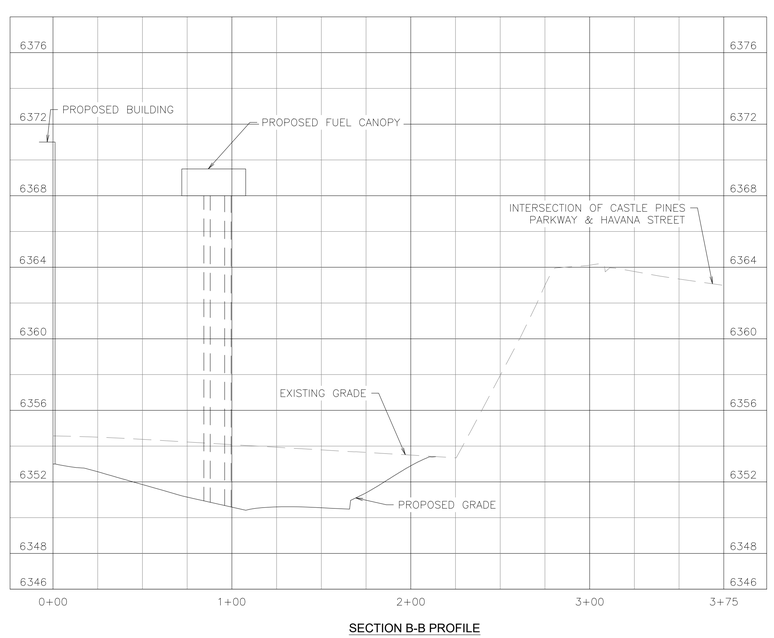
SECTION B-B PLAN

GRAPHIC SCALE IN FEET
0 20 40 80



SECTION A-A PROFILE

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
VERTICAL
8
4
2
0



SECTION B-B PROFILE

GRAPHIC SCALE IN FEET
0 20 40 80

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
VERTICAL
8
4
2
0

GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
	STORM PIPE (≥ 12" NEW)
	STORM PIPE (≥ 12" EXISTING)
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXXX	MINOR CONTOUR (EXISTING)
	STORM GRATE (NEW)

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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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
	3/12/26	1ST SUBMITTAL
	7/23/26	2ND SUBMITTAL
	10/6/26	3RD SUBMITTAL

ORIGINAL ISSUE DATE:

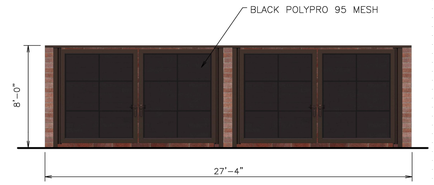
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(C110-C) SITE CROSS SECTIONS

SHEET NUMBER:
5
SHEET 5 OF 15

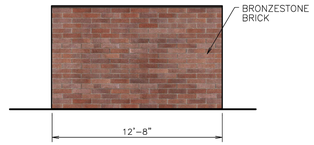
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1

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 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001

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.

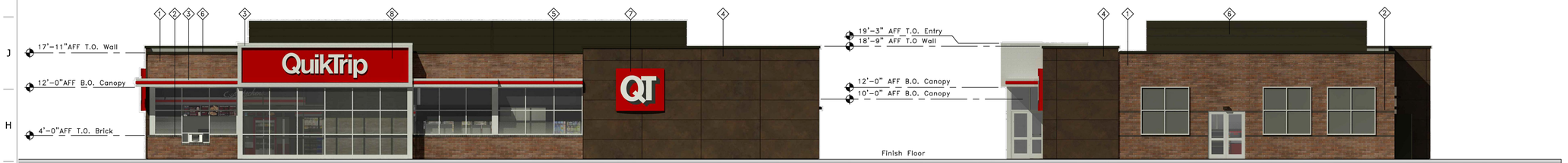


FRONT ELEVATION



SIDE ELEVATION

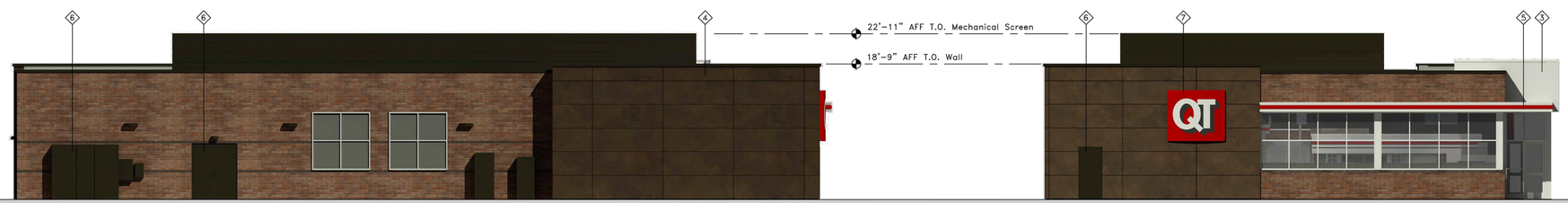
TRASH ENCLOSURE



Front Elevation (SOUTH)

14'-10" | 29'-0" | 28'-2" | 39'-2" | 6'-0" | 12'-7" | 45'-8" | 5'-11"
111'-2" | 58'-3"

Right Elevation (EAST)



Rear Elevation (NORTH)

74'-1" | 36'-11"
111'-0"

29'-11" | 33'-10" | 6'-5"
70'-2"

Left Elevation (WEST)

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	OSSIDO BRUNO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

APPROVAL CERTIFICATE

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

CITY CASE NUMBER: USR-2026-001

PROJECT NO.:096888056

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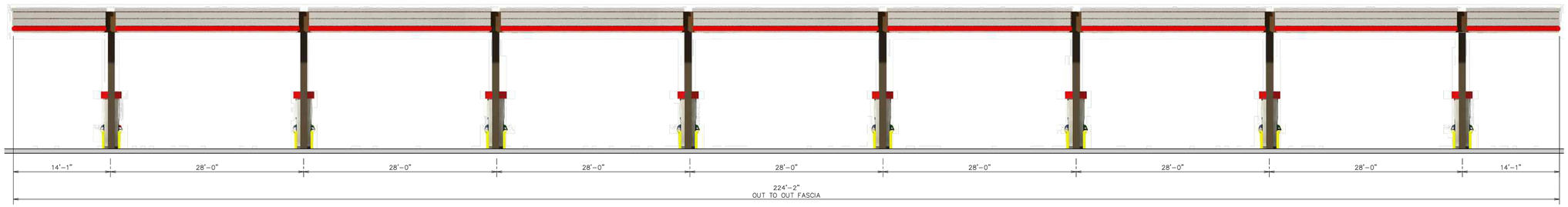
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SHEET TITLE:
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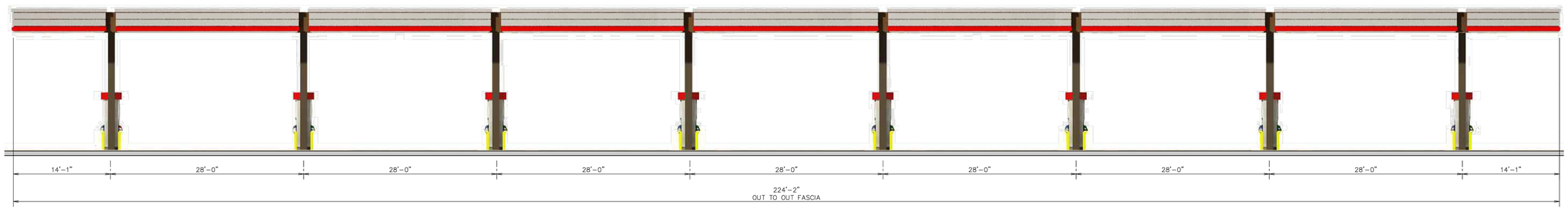
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6
SHEET 6 OF 15

CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1

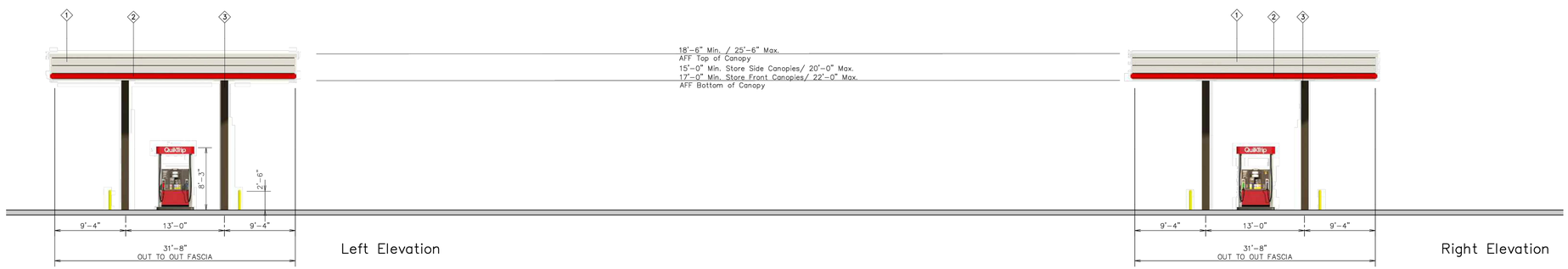
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67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES
PLANNING AREA 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001



Front Elevation
(SOUTH)



Rear Elevation
(NORTH)



Left Elevation

Right Elevation

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN – WILLIAMS	METAL/PAINT

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
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CITY CASE NUMBER: USR-2026-001

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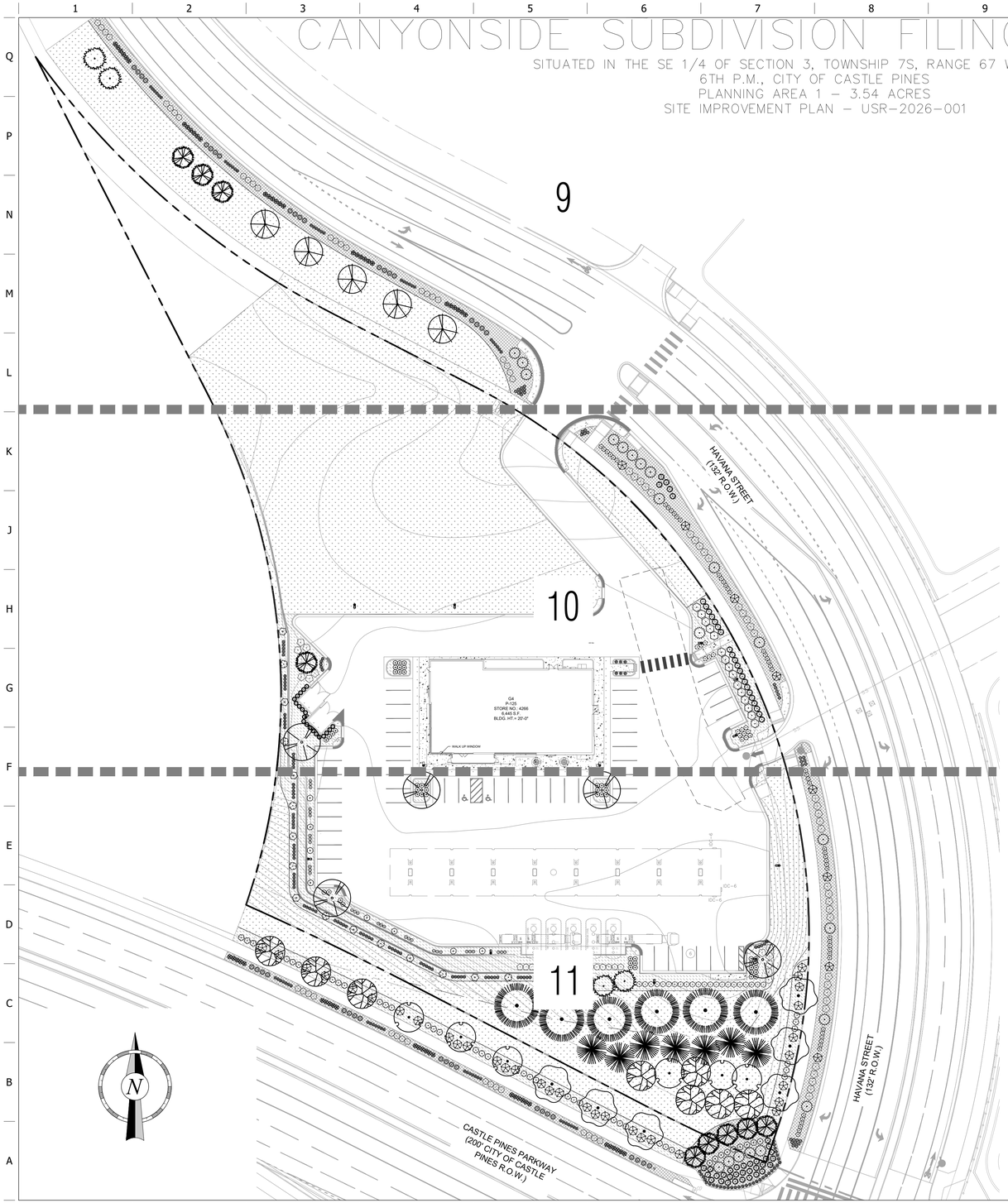
ORIGINAL ISSUE DATE:

SHEET TITLE:
(A101) CANOPY ELEVATIONS

SHEET NUMBER:
7
SHEET 7 OF 15

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 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	WATER USE
DECIDUOUS TREES							
	LR	8	FRUITLESS SWEET GUM LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	B & B	3" CAL MIN	10` - 12` HT. MIN.	MEDIUM
	UP	5	LACEBARK ELM ULMUS PARVIFOLIA	B & B	3" CAL MIN	10` - 12` HT. MIN.	MEDIUM
	TG	5	LITTLELEAF LINDEN TILIA CORDATA	B & B	3" CAL MIN	10` - 12` HT. MIN.	MEDIUM
	GD	6	STREET KEEPER® HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS `DRAVES`	B & B	3" CAL MIN	10` - 12` HT. MIN.	LOW - MEDIUM
	ZV	6	VILLAGE GREEN JAPANESE ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	3" CAL MIN	10` - 12` HT. MIN.	LOW - MEDIUM
EVERGREEN TREES							
	PB2	6	BLACK HILLS SPRUCE PICEA GLAUCA DENSATA	B & B		6` HT MIN	LOW - MEDIUM
	PP	7	PINON PINE PINUS EDULIS	B & B		6` HT MIN	LOW
	PP3	6	PONDEROSA PINE PINUS PONDEROSA	B & B		6` HT MIN	LOW
	JS	9	ROCKY MOUNTAIN JUNIPER JUNIPERUS SCOPULORUM	B & B		6` HT MIN	LOW
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING	SIZE	WATER USE
DECIDUOUS SHRUBS							
	RA	22	ALPINE CURRANT RIBES ALPINUM	5 GAL	SEE PLAN	24" HT MIN	LOW - MEDIUM
	CF2	17	ARCTIC FIRE RED TWIG DOGWOOD CORNUS SERICEA 'FARROW' TM	5 GAL	SEE PLAN	24" HT MIN	LOW - MEDIUM
	FA	36	ARNOLD'S DWARF FORSYTHIA FORSYTHIA X 'ARNOLD'S DWARF'	5 GAL	SEE PLAN	24" HT MIN	LOW - MEDIUM
	CC2	49	BLUE MIST SPIREA "DARK KNIGHT" CARYOPTERIS CLANDONENSIS	5 GAL	SEE PLAN	24" HT MIN	LOW - MEDIUM
	SA	58	COMMON SNOWBERRY SYMPHORICARPOS ALBUS	5 GAL	SEE PLAN	24" HT MIN	LOW
	RG	15	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL	SEE PLAN	24" SPRD. MIN.	LOW
	PP2	47	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM	5 GAL	SEE PLAN	24" HT MIN	LOW
	PA2	58	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	5 GAL	SEE PLAN	24" HT MIN	LOW
DECIDUOUS VINE							
	CU	8	TRUMPET VINE CAMPSIS RADICAN	5 GAL	SEE PLAN	24" SPRD. MIN.	LOW - MEDIUM
	PQ	9	VIRGINA CREEPER PARTHENOCISSUS QUINQUEFOLIA	5 GAL	SEE PLAN	24" SPRD. MIN.	LOW - MEDIUM
EVERGREEN SHRUBS							
	YB	40	BANANA YUCCA YUCCA BACCATA	5 GAL	SEE PLAN	24" HT MIN	LOW
	JB	21	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	SEE PLAN	24" SPRD. MIN.	LOW - MEDIUM
	JZ	56	GOLDEN CARPET JUNIPER JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'	5 GAL	SEE PLAN	24" SPRD. MIN.	LOW - MEDIUM
	AU	41	KINNIKINNICK ARCTOSTAPHYLOS UVA-URSI	5 GAL	SEE PLAN	24" SPRD. MIN.	LOW
	AM	67	MANZANITA 'PANCHITO' ARCTOSTAPHYLOS MANZANITA	5 GAL	SEE PLAN	24" SPRD. MIN.	LOW
	JS2	20	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL	SEE PLAN	48" HT MIN	LOW - MEDIUM
ORNAMENTAL GRASSES							
	PH	123	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL	SEE PLAN	12" FULL	LOW - MEDIUM
	PB	34	LITTLE BUNNY FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	SEE PLAN	12" FULL	LOW
	SH	30	PRAIRIE DROPSEED SPOROBOLUS HETEROLEPIS	1 GAL	SEE PLAN	12" FULL	LOW
	CA	64	REEDGRASS CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	SEE PLAN	12" FULL	LOW
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	-	-	-
GROUND COVERS							
	NS	78,917 SF	LOWLAND SEED NATIVE SHORTGRASS SEED MIX	SEED			
	XE	12,681 SF	ROCK MULCH ANGULAR COBBLE - MOJAVE RED	ROCK			
	R	16,455 SF	ROCK MULCH ANGULAR COBBLE - TAN	ROCK			
	MW	2,366 SF	WOOD MULCH QT BROWN DOUBLE SHREDDED WOOD MULCH	MULCH			

NOTE

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2. LANDSCAPING WITHIN THE CDOT R.O.W. (CASTLE PINES PARKWAY R.O.W.) WILL REQUIRE A CDOT SPECIAL USE PERMIT.

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
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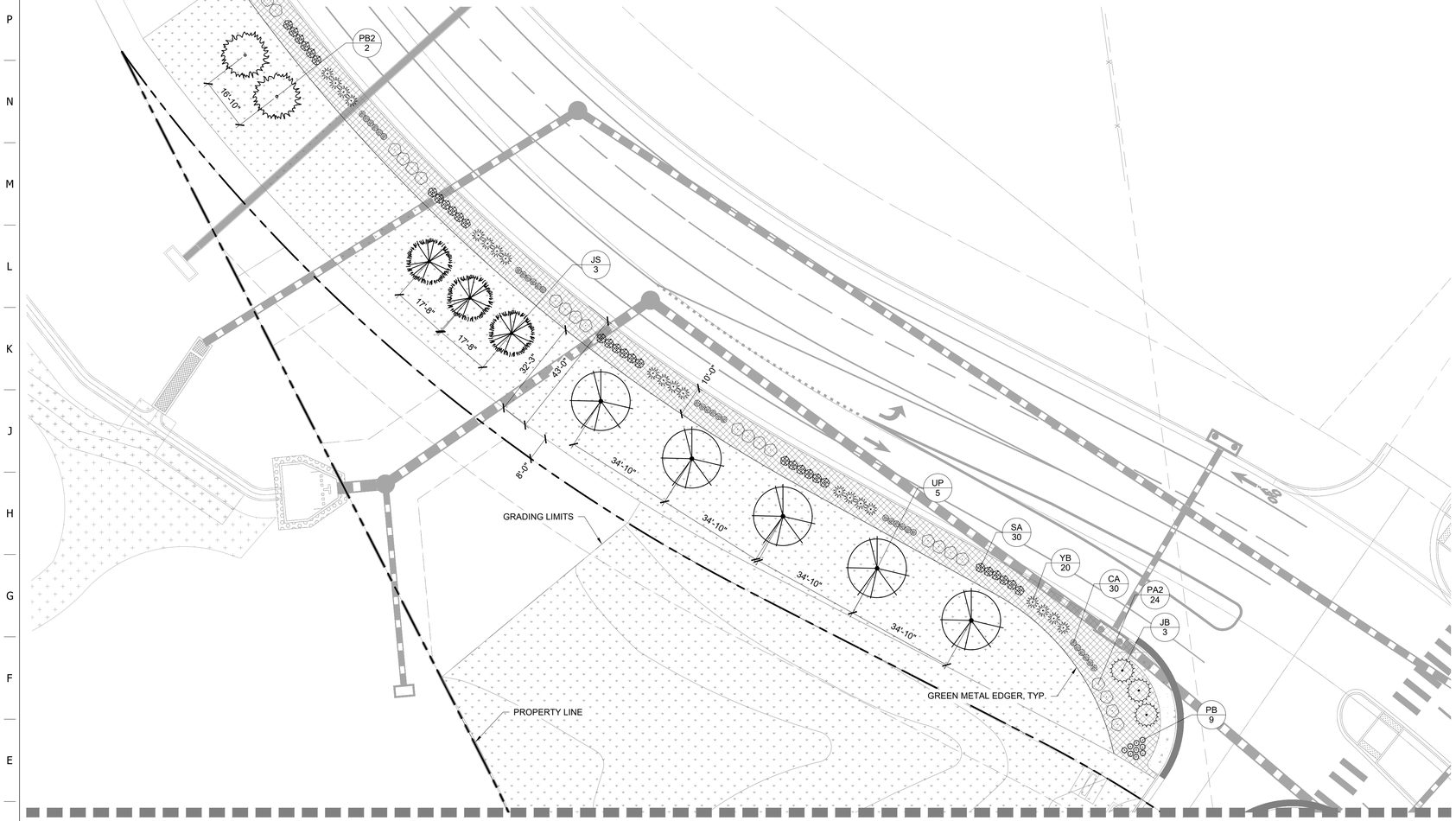
ORIGINAL ISSUE DATE:

SHEET TITLE:
(L100) OVERALL LANDSCAPE PLAN

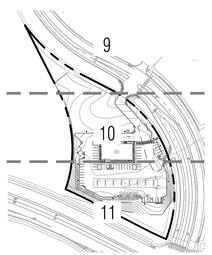
SHEET NUMBER:
8
SHEET 8 OF 15

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 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001



MATCHLINE – SEE SHEET 10



KEYMAP
NTS

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 GLEDITSIA 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 CLANDONENSIS
	SA	COMMON SNOWBERRY SYMPHORICARPOS ALBUS
	RG	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
	PP2	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM
	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
DECIDUOUS VINE		
	CU	TRUMPET VINE CAMPSIS RADICAN
	PQ	VIRGINA CREEPER PARTHENOCISSUS QUINQUEFOLIA
EVERGREEN SHRUBS		
	YB	BANANA YUCCA YUCCA BACCATA
	JB	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	JZ	GOLDEN CARPET JUNIPER JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'
	AU	KINNIKINNICK ARCTOSTAPHYLOS UVA-URSI
	AM	MANZANITA 'PANCHITO' ARCTOSTAPHYLOS MANZANITA
	JS2	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'
ORNAMENTAL GRASSES		
	PH	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	PB	LITTLE BUNNY FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
	SH	PRAIRIE DROPSEED 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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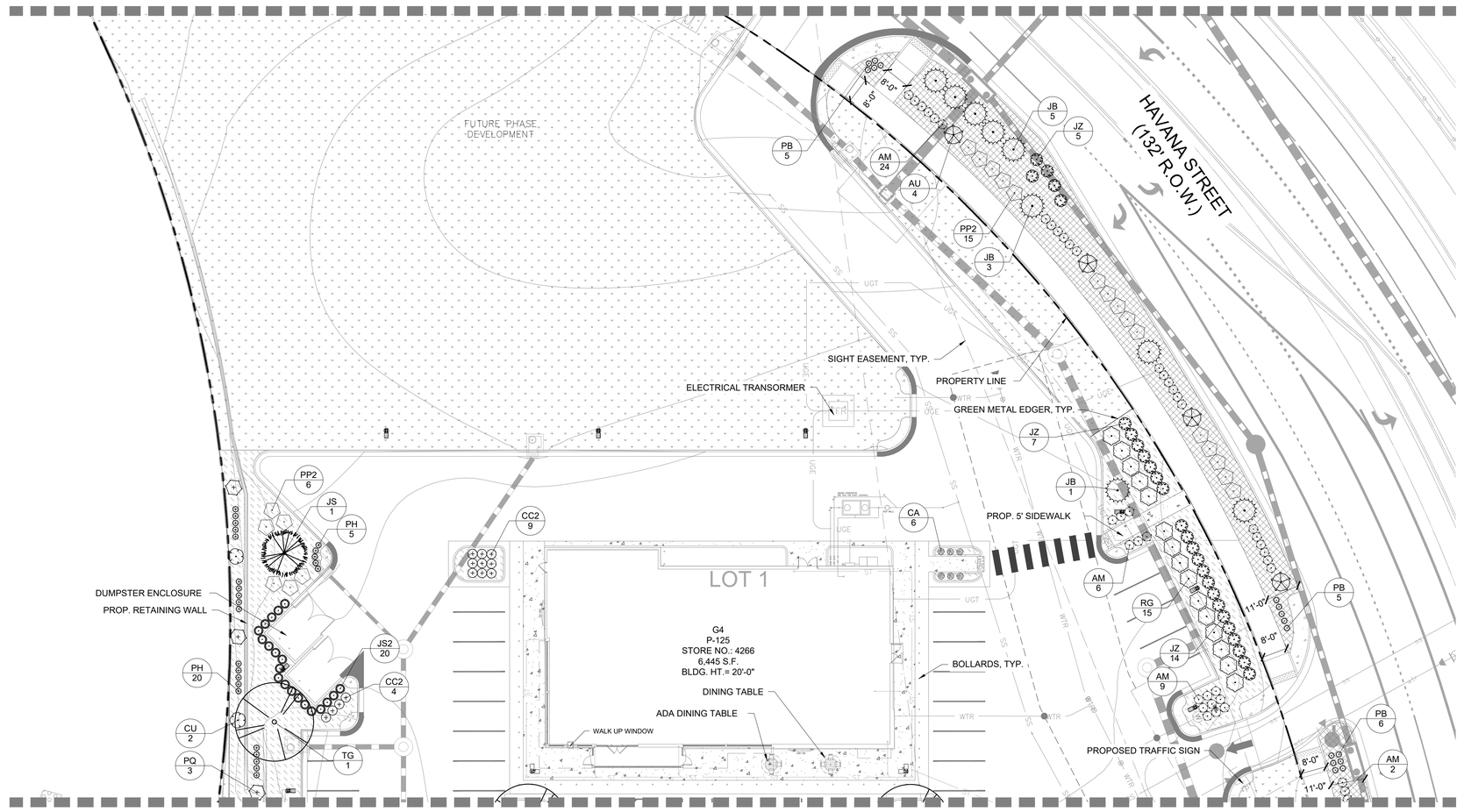
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(L101) LANDSCAPE PLAN

SHEET NUMBER:
9
SHEET 9 OF 15

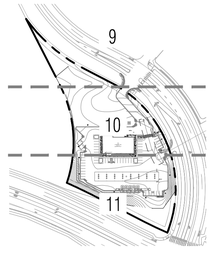
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SITE IMPROVEMENT PLAN – USR-2026-001

MATCHLINE – SEE SHEET 9



MATCHLINE – SEE SHEET 11



KEYMAP
NTS

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 GLEDITSIA 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
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	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
DECIDUOUS VINE		
	CU	TRUMPET VINE CAMPSIS RADICAN
	PQ	VIRGINA CREEPER PARTHENOCISSUS QUINQUEFOLIA
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	YB	BANANA YUCCA YUCCA BACCATA
	JB	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	JZ	GOLDEN CARPET JUNIPER JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'
	AU	KINNIKINNICK ARCTOSTAPHYLOS UVA-URSI
	AM	MANZANITA 'PANCHITO' ARCTOSTAPHYLOS MANZANITA
	JS2	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'
ORNAMENTAL GRASSES		
	PH	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	PB	LITTLE BUNNY FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
	SH	PRAIRIE DROPSEED 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
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NOTE

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2. LANDSCAPING WITHIN THE CDOT R.O.W. (CASTLE PINES PARKWAY R.O.W.) WILL REQUIRE A CDOT SPECIAL USE PERMIT.

PROJECT NO.:096888056

Kimley»Horn

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2 North Nevada Avenue, Suite 900
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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:	AMC
DRAWN BY:	AMC
REVIEWED BY:	BEL

REV	DATE	DESCRIPTION
	3/12/26	1ST SUBMITTAL
	7/23/26	2ND SUBMITTAL
	10/6/26	3RD SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:

(L102) LANDSCAPE PLAN

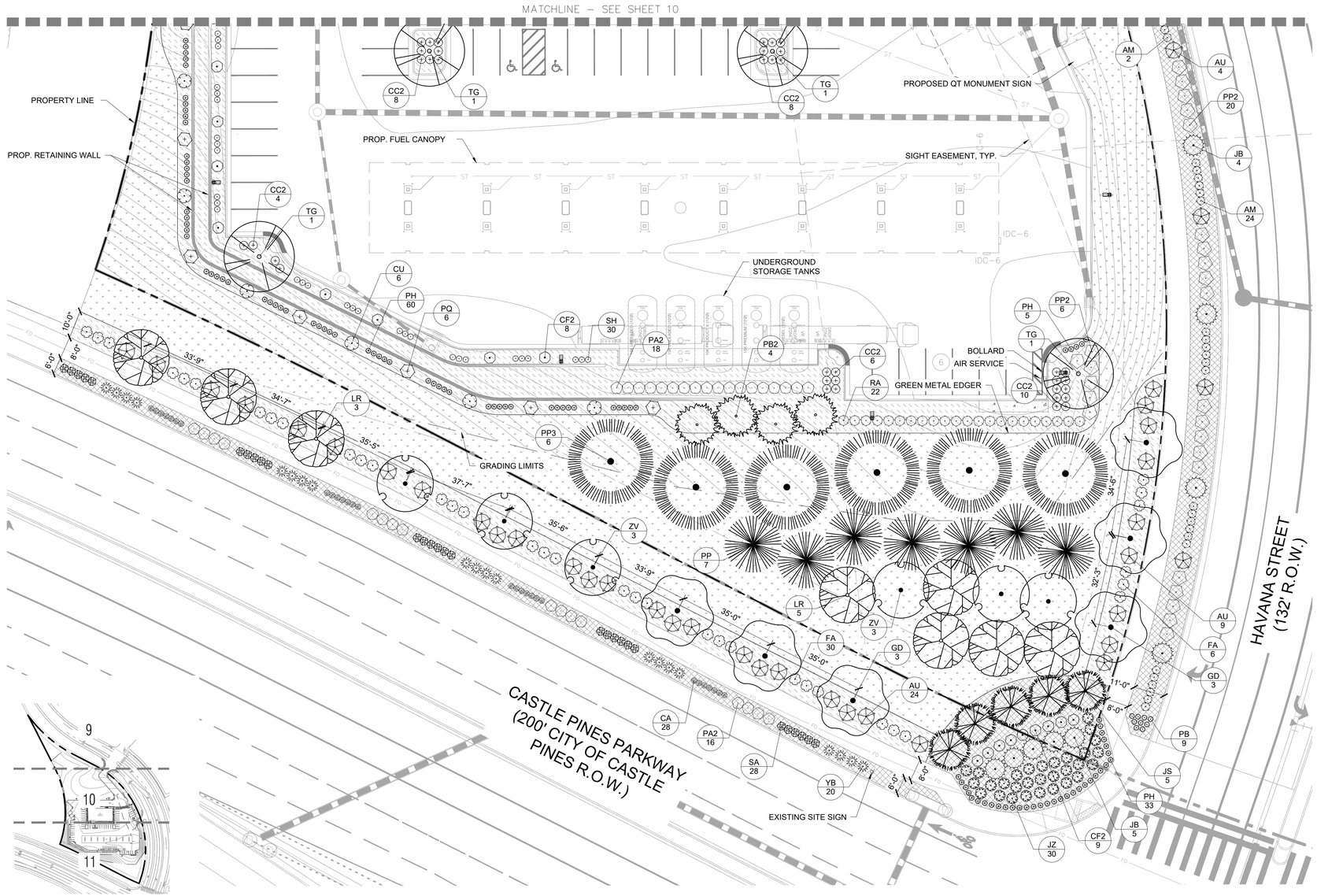
SHEET NUMBER:

10

SHEET 10 OF 15

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 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001



KEYMAP
NTS

N

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 GLEDITSIA 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 CLANDONENSIS
	SA	COMMON SNOWBERRY SYMPHORICARPOS ALBUS
	RG	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
	PP2	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM
	PA2	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
DECIDUOUS VINE		
	CU	TRUMPET VINE CAMPSIS RADICAN
	PQ	VIRGINA CREEPER PARTHENOCISSUS QUINQUEFOLIA
EVERGREEN SHRUBS		
	YB	BANANA YUCCA YUCCA BACCATA
	JB	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'
	JZ	GOLDEN CARPET JUNIPER JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'
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ORIGINAL ISSUE DATE:

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(L103) LANDSCAPE PLAN

SHEET NUMBER:
11
SHEET 11 OF 15

CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1

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PLANNING AREA 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001

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 MANINER 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.

LANDSCAPE REQUIREMENTS

	VALUE	REQUIRED	PROVIDED
2709.01.1 ZONING ORDINANCE: OVERALL LANDSCAPE			
15% OF GROSS SITE AREA MUST BE LANDSCAPED	3.54 AC 154,021 SF	0.53 AC 23,103 SF	1.72 AC (48.7%) 75,010 SF (48.7%)
2709.01.1(2) ZONING ORDINANCE: BUFFER LANDSCAPE			
4' OR GREATER LAYERED VEGETATION			
- WEST BUFFER	-	4' WIDTH	>4' WITDH
2709.03.2 ZONING ORDINANCE: PARKING LOT LANDSCAPE			
CONTAIN COMBO OF PLANT MATERIAL			
- 6 PARKING ISLANDS	-	TREES&SHRUBS	TREES&SHRUBS
5.1.1 MIXED-USE DESIGN GUIDELINES: LANDSCAPE AREA			
STREET TREES AT 40 FEET O.C. SPACING			
- CASTLE PINES PKWY	350 LF	9 TREES	9 TREES
- S HAVANA ST	924 LF	23 TREES	10 TREES*

* SIGHT DISTANCE EASEMENT RESTRICTS TREES. THE 13 TREES HAVE BEEN MOVED TO THE SOUTH BUFFER TO SCREEN THE STRUCTURE FROM CASTLE PINES PKWY.

PARKING AREA PERIMETER PLANTING TO SCREEN VEHICLE HEADLIGHTS	YES	YES
PLANTING TO SCREEN UTILITIES AND SERVICE AREAS	YES	YES
PLANT AREAS TO DEFINE TRANSITIONS BETWEEN PUBLIC SPACES	YES	YES

DRC NOTES
ENHANCE LANDSCAPING ALONG HAVANA STREET AND CASTLE PINES PARKWAY

THE CANYONS

4.7.2 SCREENING/BUFFERING
HEAVY VEGETATIVE PLANTING USED

NOTE: IF ANY TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND 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.

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

NOTE: 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.

CASTLE PINES 2.13.3 LANDSCAPE NOTES
THE FOLLOWING NOTES ARE ALSO APPLICABLE TO LANDSCAPE PLANS AND SHALL BE INCLUDED ON THE PLANS:

1) ALL TREES ARE TO BE PLANTED A MINIMUM OF 10 FEET FROM THE FACE OF THE CURB OF ARTERIAL AND MAJOR COLLECTOR ROADWAYS AND A MINIMUM OF 6 FEET FROM THE FACE OF THE CURB OF MINOR COLLECTOR AND LOCAL STREETS. TREES LOCATED WITHIN 150 FEET OF AN INTERSECTION WITH AN ARTERIAL ROAD MUST BE PLANTED A MINIMUM OF 10 FEET FROM THE FACE OF THE CURB AND OUTSIDE OF ANY LINE-OF-SIGHT REQUIREMENTS. THE REQUIRED DISTANCE OF 150 FEET IS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL ROADWAY.

2) TREES OR LARGE SHRUBS SHALL NOT BE LOCATED OVER BURIED UTILITIES, WITHIN 10 FEET OF STORM SEWER SYSTEMS, OR WITHIN THE LINE-OF-SIGHT AT INTERSECTIONS, ACCESSES, OR PEDESTRIAN CROSSINGS.
CHAPTER 2 - SUBMITTAL PROCEDURES AND REQUIREMENTS
2-20

3) ALL PLANTINGS LOCATED WITHIN THE LINE-OF-SIGHT WILL HAVE A MATURE HEIGHT OF NO MORE THAN 24 INCHES ABOVE THE ADJACENT GUTTER OR FLOWLINE.

4) A RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITY WITHIN CITY RIGHTS-OF-WAY, TRACTS, OR EASEMENTS.

5) ANY WALL OR MONUMENT, OVER 4 FEET IN HEIGHT, OR UNDER A SURCHARGED CONDITION, OR WITH A RAIL ON TOP OF THE WALL REQUIRES A PERMIT FROM THE CITY BEFORE CONSTRUCTION. STRUCTURAL PLANS FOR ANY WALL OVER 4 FEET IN HEIGHT (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) OR TIERED WALLS, AS DETERMINED BY THE CITY, WILL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT. NO WALLS OR MONUMENTS ARE ALLOWED IN THE CITY'S RIGHT-OF-WAY.

6) A PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO THE INSTALLATION OF MONUMENTATION AND PLANTERS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING THOSE WITHIN THE RIGHT-OF-WAY OF PRIVATE STREETS. AN ADDITIONAL PERMIT MAY BE OBTAINED FROM THE CITY FOR LIGHTING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING LIGHTING FOR MONUMENTATION AND PLANTERS.

7) A TRAFFIC CONTROL PLAN SHALL ACCOMPANY THE APPLICATION FOR A RIGHT-OF-WAY PERMIT.

8) TRENCH DRAINS SHALL NOT HAVE ANGLES GREATER THAN 45 DEGREES.

9) MAXIMUM SPACING BETWEEN TRENCH DRAIN CLEANOUTS SHALL BE 200 FEET.

10) TRENCH DRAINS SHALL NOT DISCHARGE INTO THE GUTTER OR FLOWLINE.

11) TRENCH DRAIN CROSSINGS UNDER PAVEMENT SHALL BE INSTALLED PRIOR TO PAVING, OR SHALL BE INSTALLED BY BORING UNDER ROADWAY.

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

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SHEET 12 OF 15

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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.

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

Kimley»Horn

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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: AMC
DRAWN BY: AMC
REVIEWED BY: BEL

REV	DATE	DESCRIPTION
	3/12/26	1ST SUBMITTAL
	7/23/26	2ND SUBMITTAL
	10/6/26	3RD SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:
(L200) LANDSCAPE NOTES

SHEET NUMBER:
13

CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1

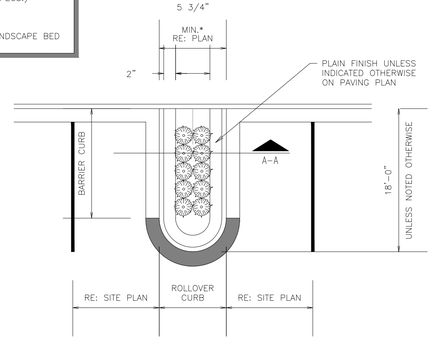
SITUATED IN THE SE 1/4 OF SECTION 3, TOWNSHIP 7S, RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES
PLANNING AREA 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

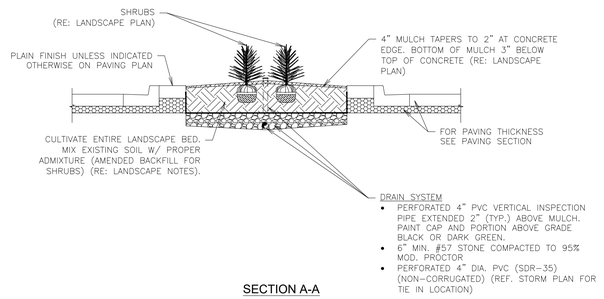
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

*FOR DOUBLE ROW SHRUBS

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



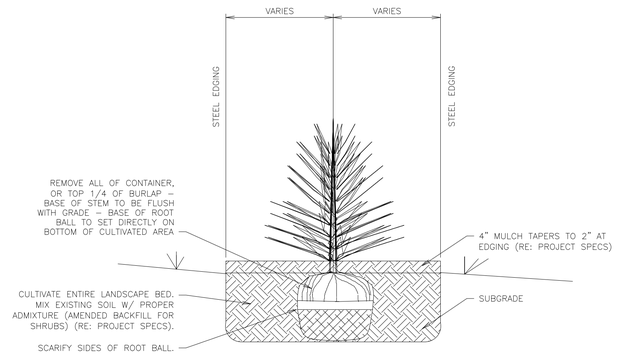
PLAN



SECTION A-A

F1 PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)

NTS | SN: LD010A012



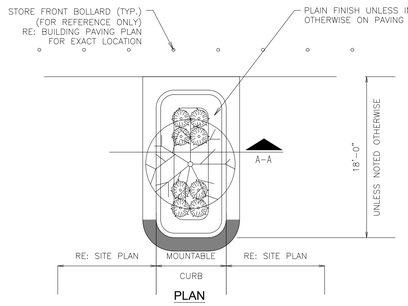
F5 SINGLE SHRUB SCREENING SECTION B-B

NTS | SN: LD026A001

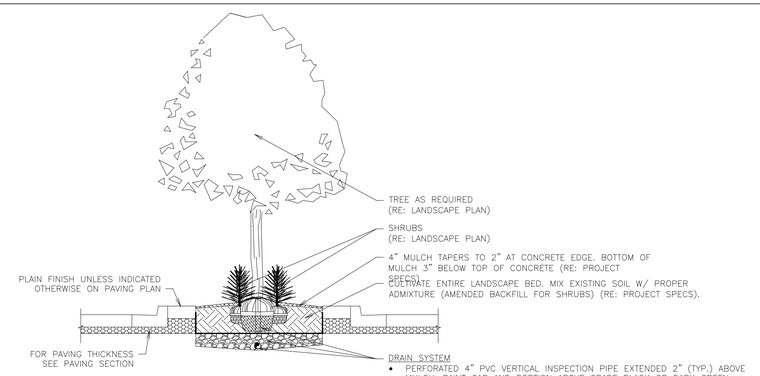
RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



PLAN



SECTION A-A

F2 PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)

NTS | SN: LD011A012

F3

F4

F6

NOTE

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APPROVAL CERTIFICATE	
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PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
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QuikTrip No. 4266

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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
	10/6/26	3RD SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:

(L210) LANDSCAPE DETAILS

SHEET NUMBER:

14

SHEET 14 OF 15

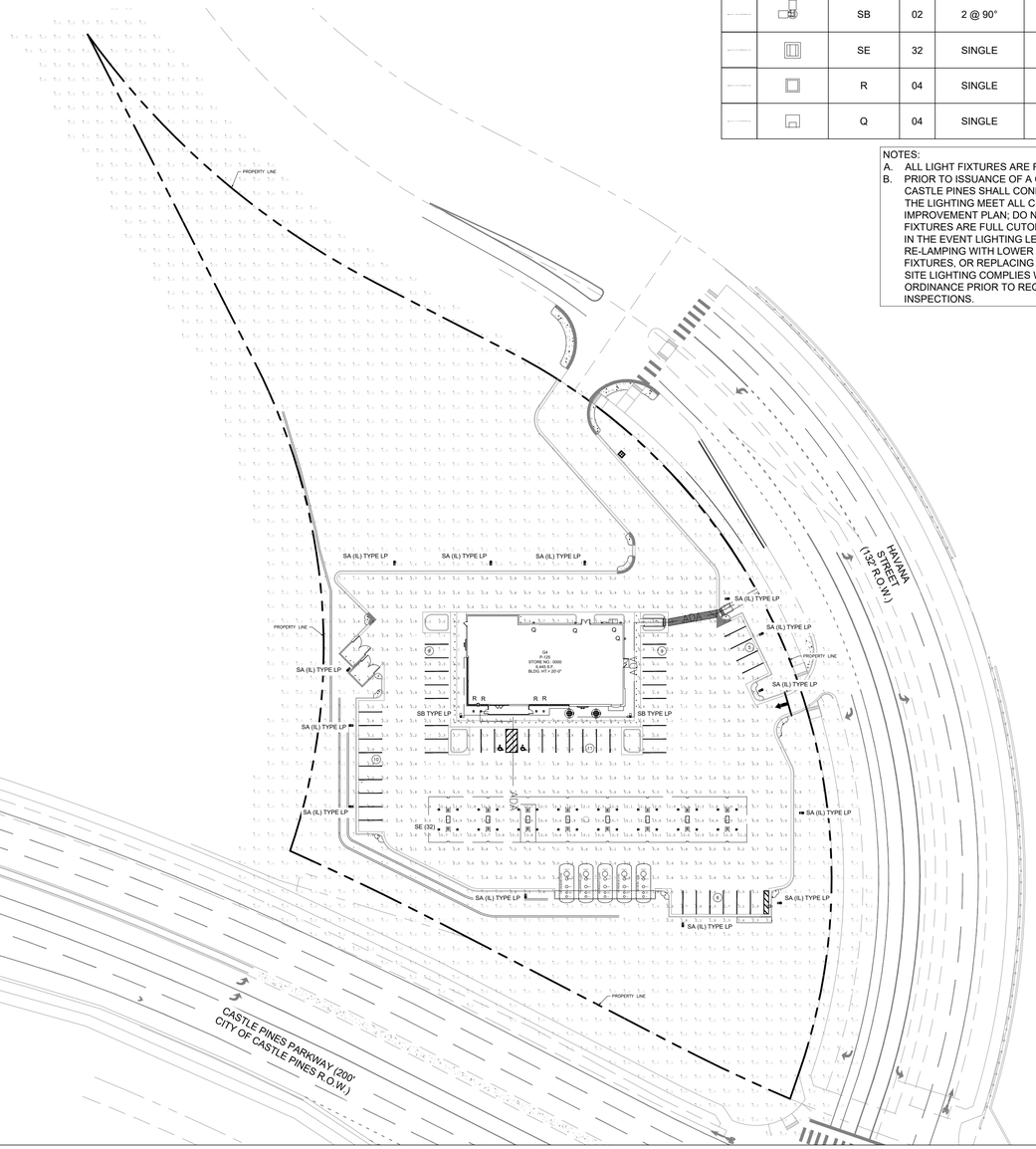
CANYONSIDE SUBDIVISION FILING NO. 4, LOT 1

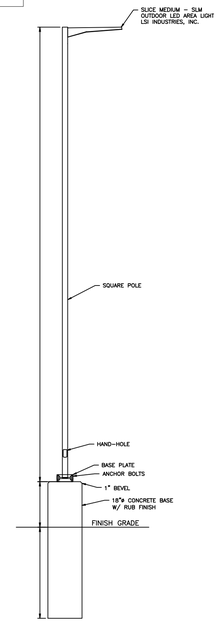
SITUATED IN THE SE 1/4 OF SECTION 3, TOWNSHIP 7S, RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE PINES
PLANNING AREA 1 – 3.54 ACRES
SITE IMPROVEMENT PLAN – USR-2026-001

LUMINAIRE SCHEDULE

	SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	DIMMING FACTOR	CATALOG IDENTIFICATION	TOTAL WATTS	POLE COLOR	LLF
.....		SA (IL)	13	SINGLE	22'	8,110	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	94	BLACK	1.00
.....		SB	02	2 @ 90°	22'	12,538	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	188	BLACK	1.00
.....		SE	32	SINGLE	15' TO 19'	12,793	0.30	CRUS-SC-SS-40	83.6	N/A	1.00
.....		R	04	SINGLE	10' TO 12'	6,041	0.25	XSPS-S-LED-VHO-NW-DFL	48.7	N/A	1.00
.....		Q	04	SINGLE	12'	6,275	0.90	XWM-3-LED-06-40	54	N/A	1.00

NOTES:
A. ALL LIGHT FIXTURES ARE FULL CUT OFF, FULLY SHIELDED WITH 0° TILT.
B. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, THE CITY OF CASTLE PINES SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL CITY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL 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.





AUTO SIDE LIGHT STANDARD
NOT TO SCALE. FOR REFERENCE ONLY. RE: ELECTRICAL PLANS FOR DETAILS.



PROJECT NO.:######

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QuikTrip No. 4266
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CASTLE PINES, CO USA

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PROTOTYPE:	P-000
DIVISION:	00
VERSION:	001
DESIGNED BY:	
DRAWN BY:	AAA
REVIEWED BY:	

REV	DATE	DESCRIPTION
	3/12/26	1ST SUBMITTAL
	7/23/26	2ND SUBMITTAL
	10/6/26	3RD SUBMITTAL

ORIGINAL ISSUE DATE:

SHEET TITLE:
(C160) PHOTOMETRIC SITE PLAN

SHEET NUMBER:
15
SHEET 15 OF 15

FILE LOCATION:K:\DEN_Civil\0868888058_QuikTrip 4266 Castle Pines_Project Files\Xfer-in\Crux (Photometric)\2026-0619_Updated Photometric\CRUX-QuikTrip_83-4266 Photometric Revision_427\83-4266 Photometric_KH Formatted for SIP.dwg TAB NAME:Photometric USER:Jessica.McCallum SAVED:10/6/2026 1:11 PM PLOTTED:10/6/2026 1:11 PM