

1414 CASTLE PINES PARKWAY 3rd REVISION

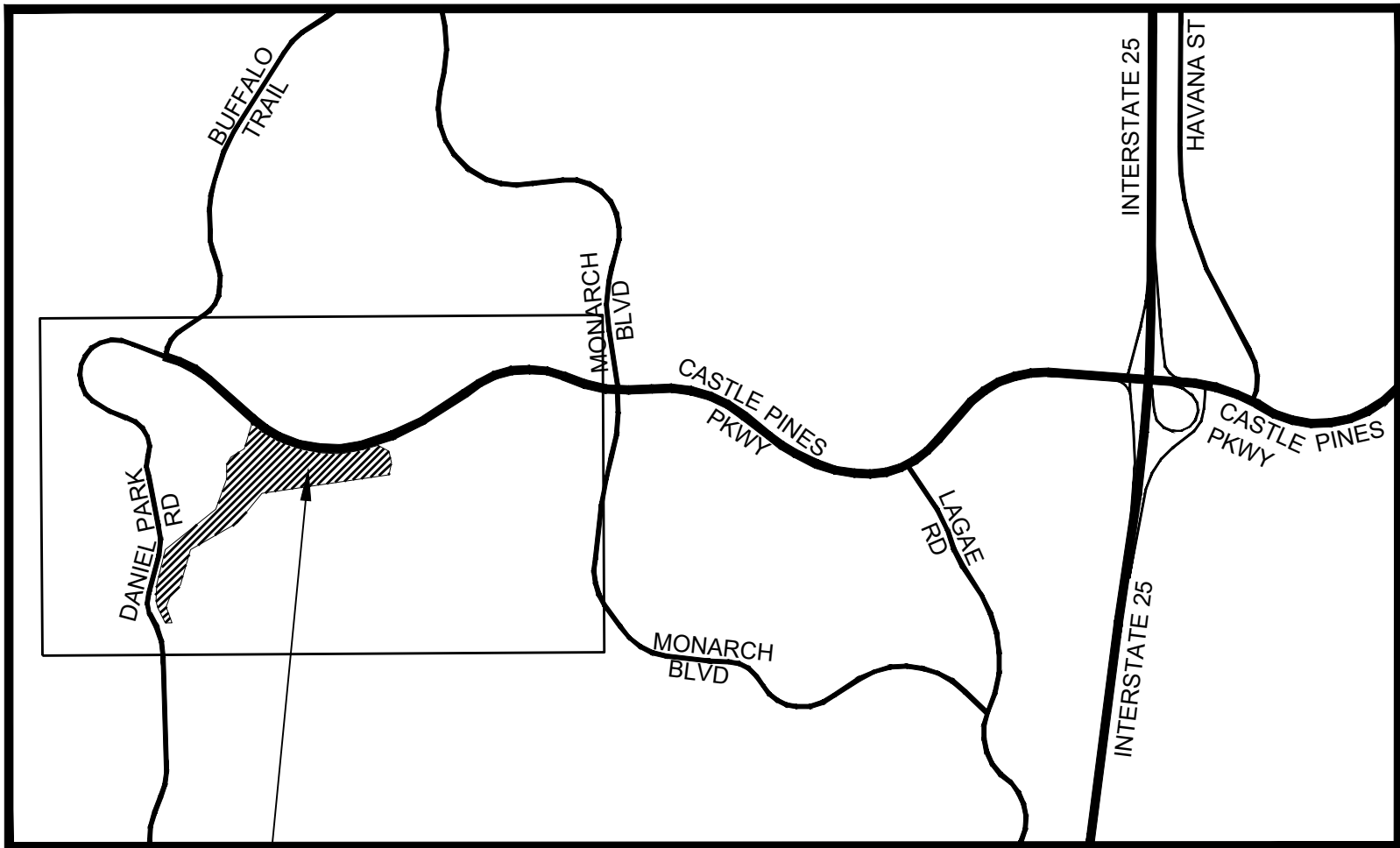
SE 1/4 OF SECTION 5, SW 1/4 OF SECTION 4, NW 1/4 SECTION 9, NE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

10.00 ACRES

SIP MAJOR-2025-001

(REVISION TO SP96-005, SP96-047, AND SP00-57)

VICINITY MAP



PROJECT LOCATION

SITE DATA CHART		
	Area (S.F.)	% of Gross Site
Gross Site Area (2nd Revision)	274,871.0	
Additional Gross Site Area (3rd Revision)	160,888.70	
Total Gross Site Area	435,759.7	100.0%
HARDSCAPE AREAS		
Building Footprint	8,000.0	1.8%
Existing Parking and Roads (including planted interior parking islands)	101,550.0	23.3%
Proposed Parking & Roads	59,749.0	13.7%
HARDSCAPE TOTAL	169,299.0	38.9%
LANDSCAPE AREAS		
Existing Planted Area (excluded planted interior parking islands)	129,921.0	29.8%
Existing Vegetation	35,400.0	8.1%
Proposed Planted Areas	101,139.7	23.2%
LANDSCAPE TOTAL (includes trails/walks)	266,460.7	61.1%
BUILDING & PARKING		
BUILDING SIZE (2 story)	14,000 s.f.	
PARKING		
Required		
Golf Course (5 spaces per hole, plus 1 per employee at max. shift)	18 Golf Holes @ 5 spaces/hole =90 + 30 Employees	120
Driving Range (1 space per platform)	20 platforms	20
Restaurant Space (1 space per three seats, plus 1 space per employee on max. shift)	269 Seats @ 1 space per 3 seats = 90 16 Employees	106
Retail/Service (1 space per 200 s.f.)	2844 s.f	14
Minimum Required Parking		260
Provided	267	
	1% above the minimum	
ADA Parking Spaces	Required	6
(2% Required of Required Parking)	Provided	7

LEGAL DESCRIPTION

Tract described on December 23, 2003 at Reception Number 180648, records of Douglas County, State of Colorado, described in noted instrument as "Parcel 4" as follows:

A parcel of land located in the Southeast Quarter of Section 5, Township 7 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 5 and considering the East line of said Southeast Quarter of Section 5 to bear S 00°28'58" W with all bearings contained herein relative thereto;

Thence S 60°41'25" W, a distance of 2034.51 feet to the Point of Beginning;

Thence N 00°00'00" E, a distance of 181.86 feet;

Thence N 30°00'00" E, a distance of 101.62 feet;

Thence N 17°00'00" E, a distance of 313.52 feet to the Southerly right of way line of Castle Pines Parkway as recorded in Book 562 Page 411 in the Office of the Douglas County Clerk and Recorder;

Thence along said Southerly right of way line of Castle Pines Parkway along the arc of a non-tangent curve to the left having a radius of 1490.00 feet, a central angle of 30°02'36", and an arc length of 781.29 feet, the chord of which bears S 65°03'54" E, a distance of 772.37 feet;

Thence S 15°11'26" W, a distance of 222.01 feet;

Thence S 81°32'25" W, a distance of 355.28 feet;

Thence S 69°53'25" W, a distance of 435.36 feet;

Thence S 61°46'27" W, a distance of 161.61 feet;

Thence S 16°26'00" W, a distance of 149.40 feet to the Point of Beginning.

Also shown as

A Parcel of property located in the SE ¼ of Section 5, Township 7 South, Range 67 West of the 6th Douglas County, State of Colorado, said Parcel also laying within Parcel II, as described in ALTA/ACSM Land Title Survey, instrument recorded at Reception No. 10001206 in the records of the Douglas County Clerk and Recorder being more particularly described as follows:

Beginning at the northwest corner of said Parcel II, as described in ALTA/ACSM Land Title Survey, instrument recorded at Reception No. 1001206 in the records of the Douglas County Clerk and Recorder, said point also being located on the south right of way line of Castle Pines Parkway and considering the West line of siad parcel II to bear S16°34'54"W with all bearings contained herein relative thereto; thence along the west line of said Parcel II the following (4) four courses

- (1) S16°34'54"W, a distance of 313.52 feet;
- (2) S59°34'54"W, a distance of 185.00 feet;
- (3) S29°34'54"W, a distance of 101.62 feet;
- (4) S00°25'06"E, a distance of 65.42 feet; thence departing said west line, N89°34'54"E, a distance of 298.17 feet

Thence S56°32'03"E, a distance of 117.39 feet; thence S14°43'09"E, a distance of 58.86 feet; thence S57°38'22"E, a distance of 90.53 feet; thence N75°43'50"E, a distance of 278.70 feet; thence N27°05'10"E, a distance of 101.05; thence N81°07'19"E, a distance of 167.91 feet; thence N76°07'13"E, a distance of 273.47 feet; thence 90°00'00"E, a distance of 125.05 feet; thence N84°28'31"E, a distance of 93.30 feet; thence N07°17'58"W, a distance of 128.93 feet to a point on the southerly right of way line of said Castle Pines Parkway, said point also lying on the north line of the Parcel II as described in ALTA/ACSM Land Title Survey, instrument recorded at Reception No. 10001206 in the records of the Douglas County Clerk and Recorder; thence along said Southerly right of way line of Castle Pines Parkway, being a non-tangent curve to the right, said curve having a radius of 1490.02 feet, a delta angle of 46°50'15", for an arc distance of 1218.05 feet, whose chord bears N73°52'50"W, a distance of 1184.41 feet to the recorded at reception No. 10001206 in the records of the Douglas County Clerk and Recorder and the point of beginning.

County of Douglas, State of Colorado.

NOTES

- OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY OF CASTLE PINES, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS SITE IMPROVEMENT PLAN.
- 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 WITHIN THIS SITE PLAN. THE CITY DOES NOT REVIEW, INTERPRET, OR ENFORCE PRIVATE COVENANTS. THE CITY'S APPROVAL OF THIS SITE PLAN DOES NOT SUPERSEDE OR OVERRIDE PROVISIONS OF ANY LAWFUL PRIVATELY IMPOSED PRIVATE COVENANTS.

SHEET INDEX:

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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 Director _____ Date _____

- Building permits pursuant to this Site Improvement Plan (SIP) shall NOT be issued after three (3) years from the date of SIP approval (phase 1), as 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.

Ridge CPN, L.L.C. an Arizona Limited Liability Company

(Signature)
Name: Soo Nam Park
Title: Member
Date: _____

Secretary/Treasurer

STATE OF COLORADO)
)SS.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me this _____ day of _____, 20____, by
Soo Nam Park as a Member of Ridge CPN, L.L.C. an Arizona Limited Liability Company.

Witness my hand and official seal.

Notary Public

My commission expires: _____

■ Prepared For ■
THE RIDGE AT CASTLE PINES
1414 CASTLE PINES PKWY
CASTLE PINES, CO 80108
P: 303-688-4301
CONTACT: DANIEL KANE

■ Land Planning ■

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200 Kalamath St., Denver, CO 80223
1.800.531.4965

■ Civil Engineering ■

2N CIVIL, LLC
6 INVERNESS CT. E, STE 125
ENGLEWOOD, CO 80112
P: 303-925-0544

1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
OVERALL SITE PLAN
SITE IMPROVEMENT PLAN MAJOR-2025-001
Castle Pines, Colorado

Stamp:

Drawn by:
CGR
Checked by:
JP
Issue Date:
8/6/2025
Issued For:
SITE PLAN AMENDMENT

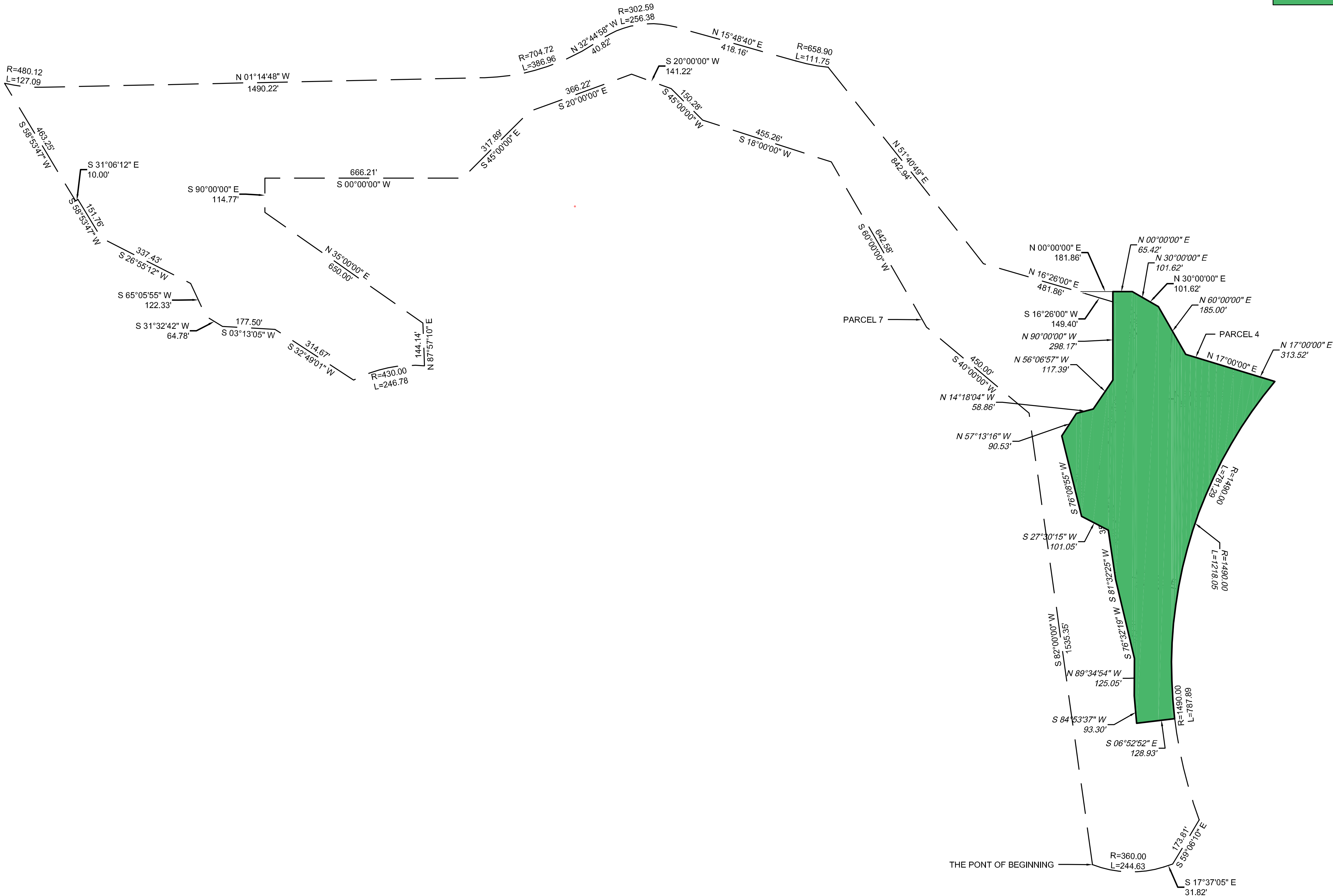
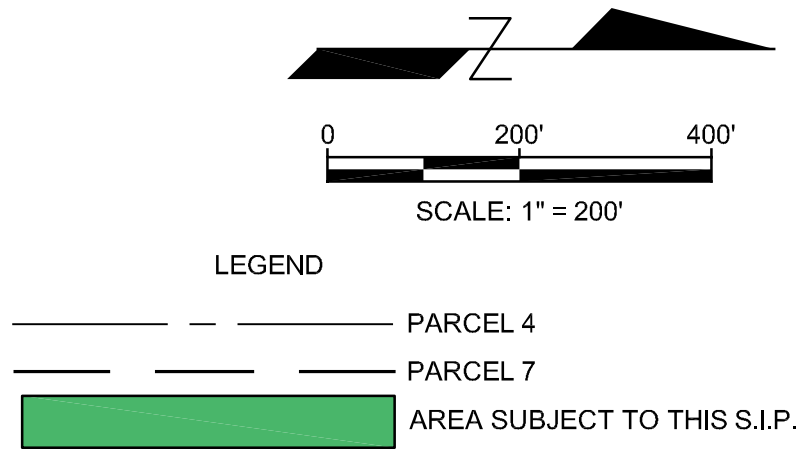
Rev#	Revisions	Date
1	2ND REVIEW	10/31/25
2	3RD REVIEW	12/09/25
3	4TH REVIEW	01/06/26
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COVER SHEET

■ Sheet Number ■

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of 17

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10.00 ACRES
SIP MAJOR-2025-001
(REVISION TO SP96-005, SP96-047 AND SP00-057)



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

■ Prepared For ■



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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
SUBJECT PARCEL
SITE IMPROVEMENT PLAN MAJOR-2025-001
Castle Pines, Colorado

Stamp:

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Issue Date:
12/2/2025
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Revisions	Date						
1	10/31/25	2ND REVIEW					
2	12/09/25	3RD REVIEW					
3	1/6/26	4TH REVIEW					

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SUBJECT PARCEL

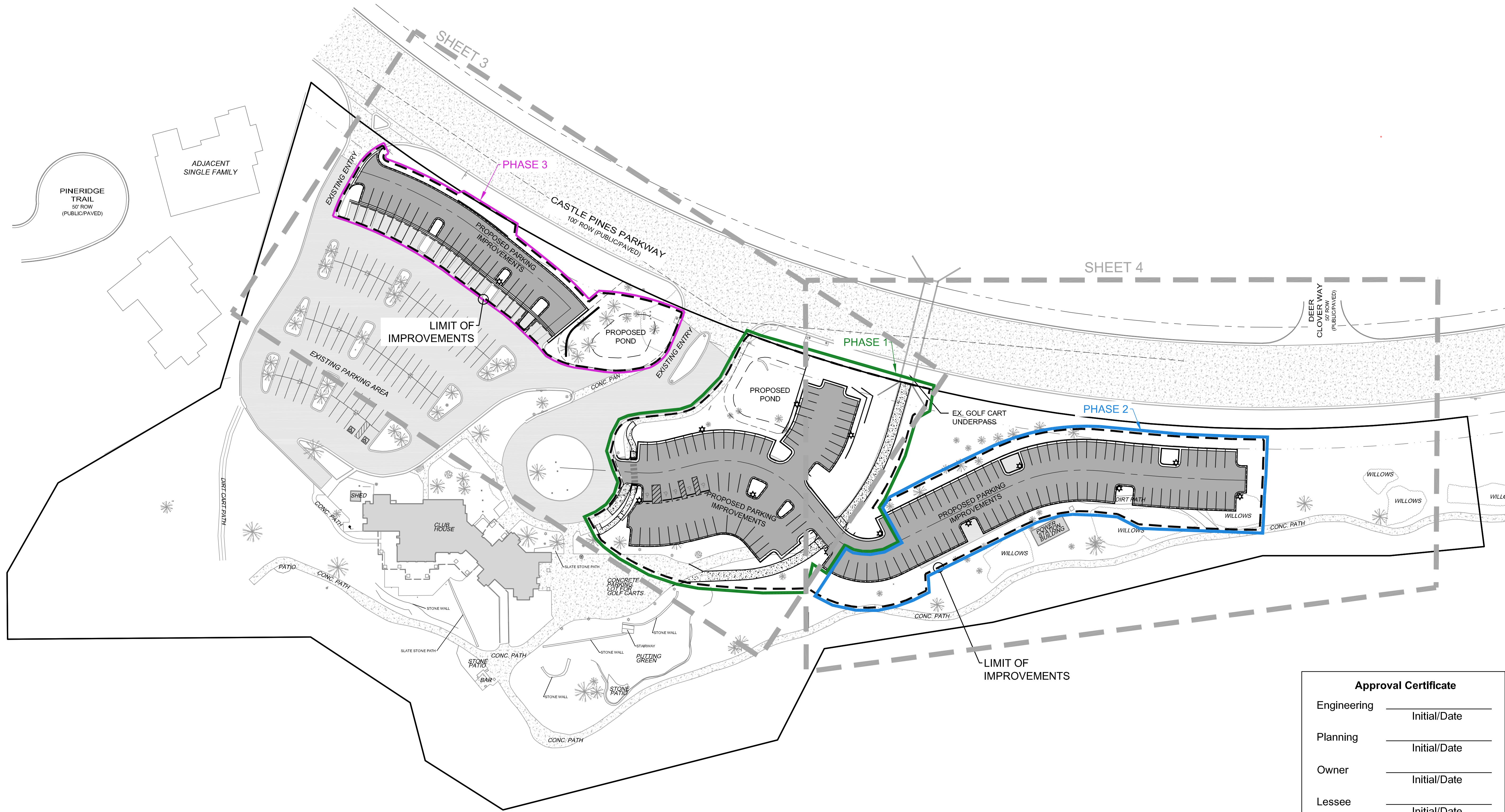
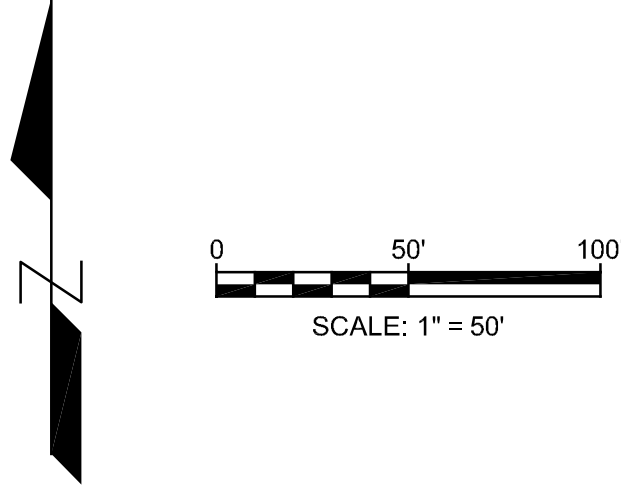
■ Sheet Number ■
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LEGEND

	EXISTING ASPHALT		PR. VERTICAL CURB AND GUTTER
	EXISTING CONCRETE		PR. SPILL CURB & GUTTER
	PROPOSED ASPHALT		EX. LIGHT POLE
	PROPOSED CONCRETE		EX. PEDESTRIAN LIGHT
	PROPERTY LINE		PR. LIGHT POLE
	RIGHT-OF-WAY		EX. SIGN
	ROAD CENTERLINE		PR. RETAINING WALL
	OFF-STREET PARKING SETBACK		ACCESSIBLE ROUTE
	LIMIT OF IMPROVEMENTS		
	PHASE 1		
	PHASE 2		
	PHASE 3		

NOTES:
1. PHASING TO BE COMPLETED PROGRESSIVE FROM PHASE 1 TO 3.
2. THE CHAIN OR GATE SEPARATING PHASE 1 AND 2 WILL REMAIN FOLLOWING THE CONSTRUCTION OF PHASE 2. THE GOAL IS TO KEEP PARKING CLOSE TO THE CLUBHOUSE WHENEVER POSSIBLE BUT ALLOW THE GATE TO BE OPENED INTO PHASE 2 WHEN NEEDED. THIS IS ALSO TO AIDE IN SECURITY OF THE LOT WHEN NOT IN USE.

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THE RIDGE AT CASTLE PINES NORTH
OVERALL SITE PLAN
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Castle Pines, Colorado

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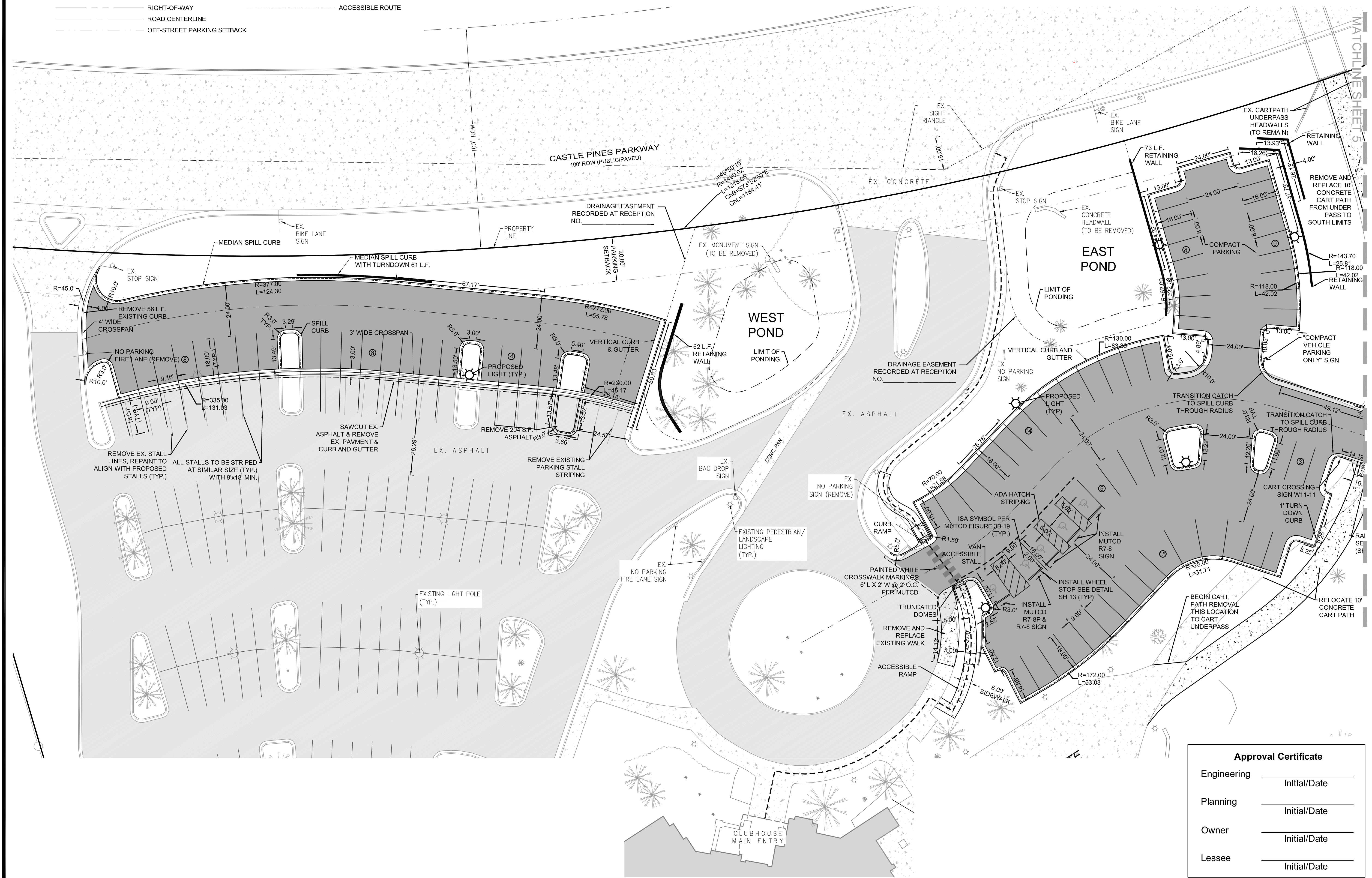
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1	2ND REVIEW	10/31/25
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3	4TH REVIEW	1/6/26

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OVERALL SITE PLAN

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	EXISTING ASPHALT	
	EXISTING CONCRETE	
	PROPOSED ASPHALT	
	PROPOSED CONCRETE	
	PROPERTY LINE	
	RIGHT-OF-WAY	
	ROAD CENTERLINE	
	OFF-STREET PARKING SETBACK	



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	Initial/Date
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	Initial/Date
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	Initial/Date

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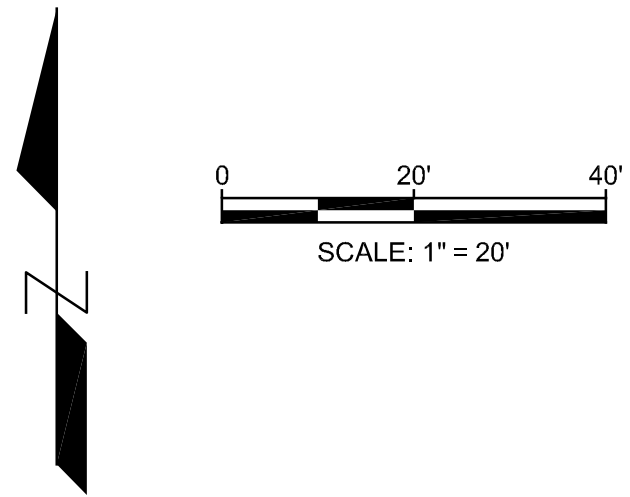
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LEGEND

	EXISTING ASPHALT		PR. VERTICAL CURB AND GL
	EXISTING CONCRETE		PR. SPILL CURB & GUTTER
	PROPOSED ASPHALT		EX. LIGHT POLE
	PROPOSED CONCRETE		EX. PEDESTRIAN LIGHT
	PROPERTY LINE		PR. LIGHT POLE
	RIGHT-OF-WAY		EX. SIGN
	ROAD CENTERLINE		PR. RETAINING WALL
	OFF-STREET PARKING SETBACK		ACCESSIBLE ROUTE

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(REVISION TO SP96-005, SP96-047 AND SP00-057)



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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
SITE PLAN - 2
SITE IMPROVEMENT PLAN MAJOR-2025-001
Castle Pines, Colorado

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Drawn by:
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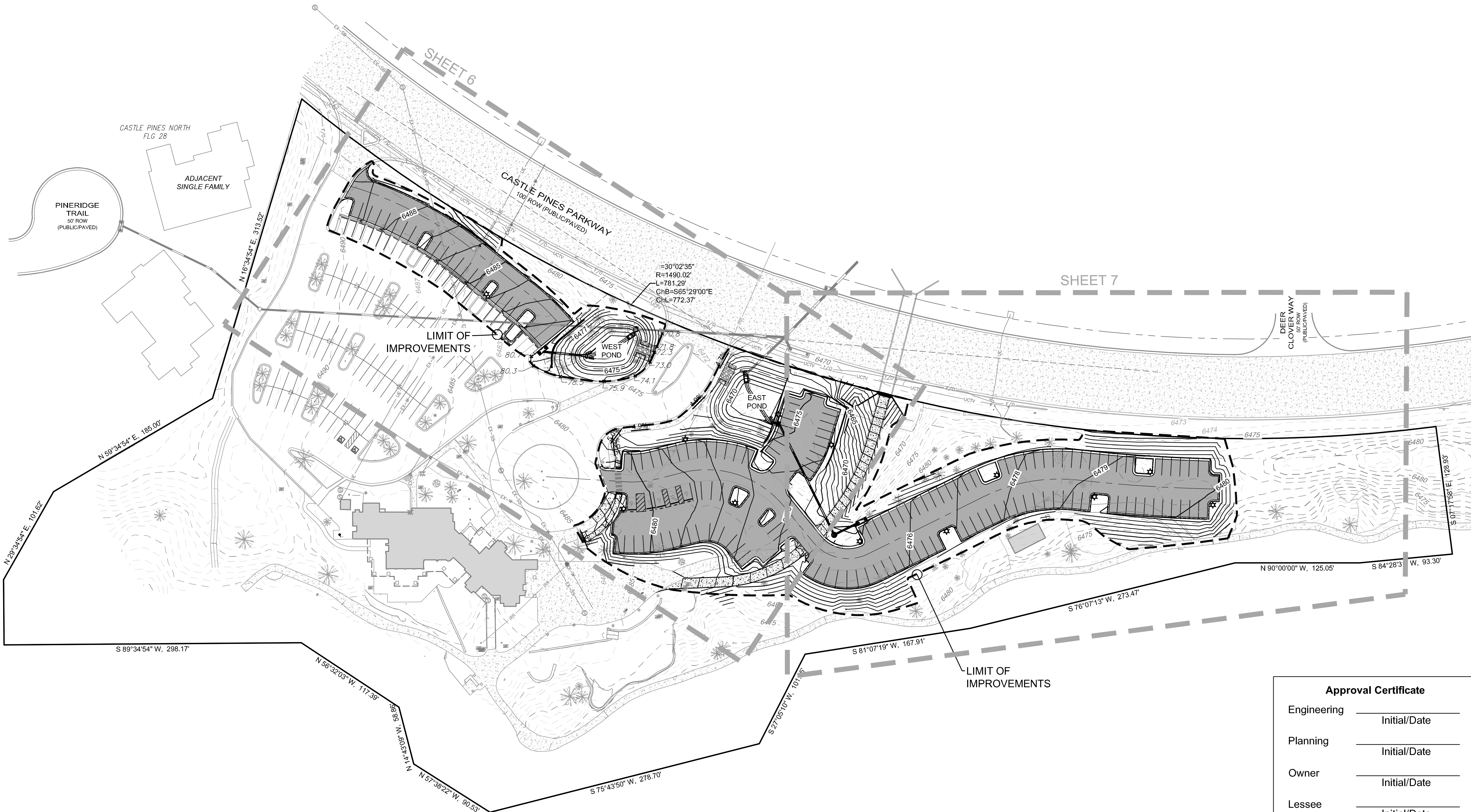
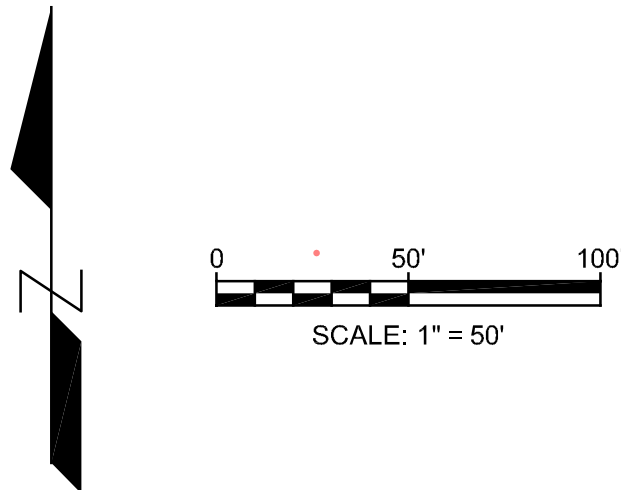
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SITE PLAN - 2

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LEGEND

—	PROPERTY LINE	—	PR. RETAINING WALL
---	RIGHT-OF-WAY	EX-W	EX. WATER LINE
- - - 5280 - - -	EX. MAJOR CONTOUR	EX-FH	EX. FIRE HYDRANT
- - -	EX. MINOR CONTOUR	EX-SS	EX. SANITARY SEWER MAIN & MH
— 5280 —	PR. MAJOR CONTOUR	EX-G	EX. COMM PEDESTAL & MANHOLE
---	PR. MINOR CONTOUR	UE	EX. UNDERGROUND ELECTRIC
---	EX. STORM SEWER PIPE	F/O	EX. FIBER OPTIC
---	PR. STORM SEWER PIPE	UCTV	EX. UNDERGROUND CABLE TV
—	PR. SPOT ELEVATION	G	EX. GAS
1.2%	PR. SLOPE		

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Lessee	Initial/Date

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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
OVERALL GRADING AND DRAINAGE PLAN
SITE IMPROVEMENT PLAN MAJOR-2025-001

Castle Pines, Colorado

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OVERALL GRADING
AND DRAINAGE PLAN

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LEGEND

—	PROPERTY LINE	—	PR. RETAINING WALL
—	RIGHT-OF-WAY	— EX-W	EX. WATER LINE
- - - 5280	EX. MAJOR CONTOUR	— XX	EX. FIRE HYDRANT
- - -	EX. MINOR CONTOUR	— EX-SS	EX. SANITARY SEWER MAIN & MH
— 5280	PR. MAJOR CONTOUR	—	EX. COMM PEDESTAL & MANHOLE
—	PR. MINOR CONTOUR	— UE	EX. UNDERGROUND ELECTRIC
—	EX. STORM SEWER PIPE	— F/O	EX. FIBER OPTIC
—	PR. STORM SEWER PIPE	— UCTV	EX. UNDERGROUND CABLE TV
—	PR. SPOT ELEVATION	— G	EX. GAS
—	PR. SLOPE		

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NOTE:

1. ALL RETAINING WALLS TO BE DESIGN-BUILD BY CONTRACTOR AND SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AT TIME OF BUILDING PERMIT FOR REVIEW AND APPROVAL.

Approval Certificate

Engineering	_____	Initial/Date
Planning	_____	Initial/Date
Owner	_____	Initial/Date
Lessee	_____	Initial/Date

Prepared For

Land Planning



Civil Engineering



1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH

GRADING PLAN - 1
SITE IMPROVEMENT PLAN MAJOR-2025-001

Castle Pines, Colorado

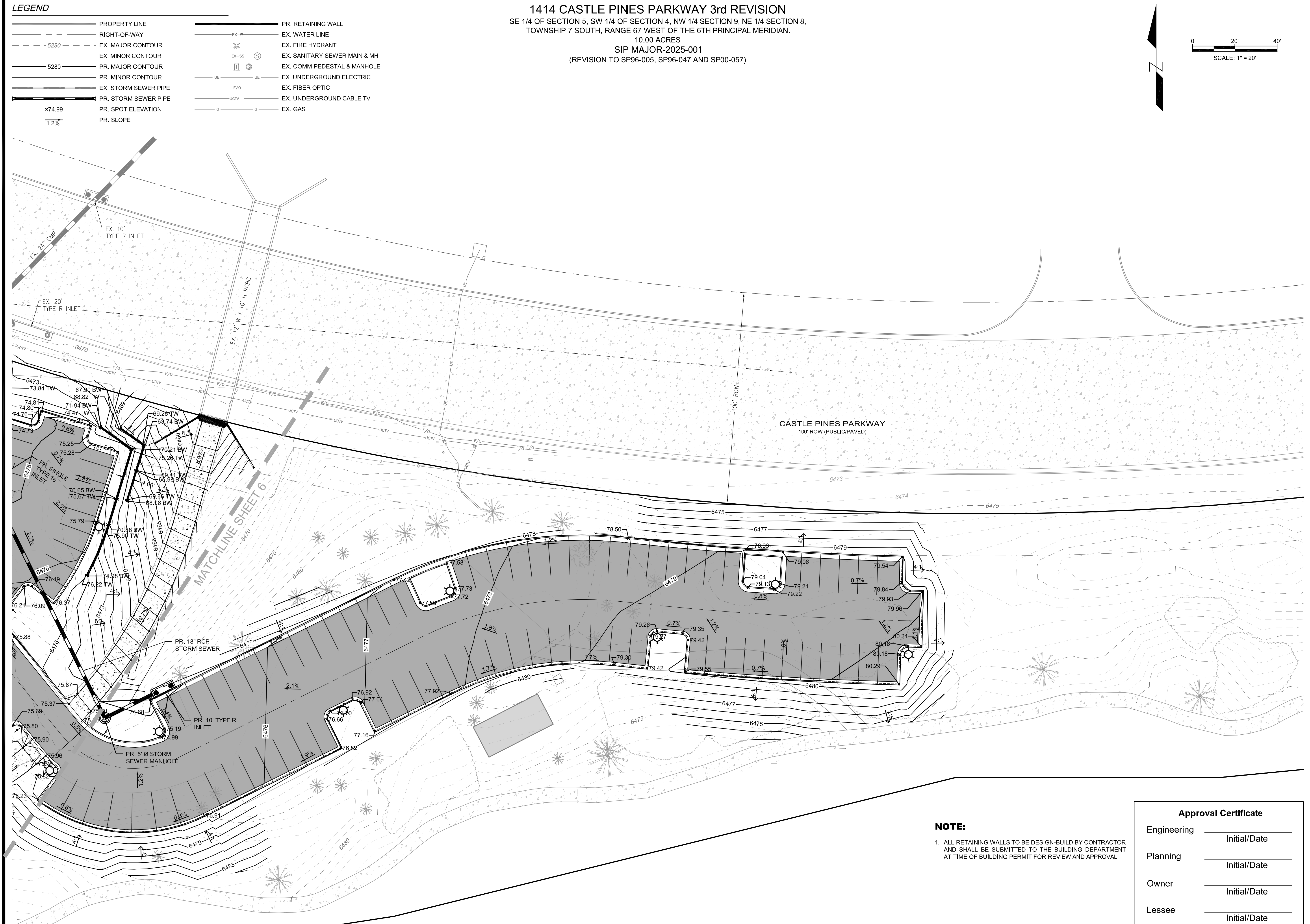
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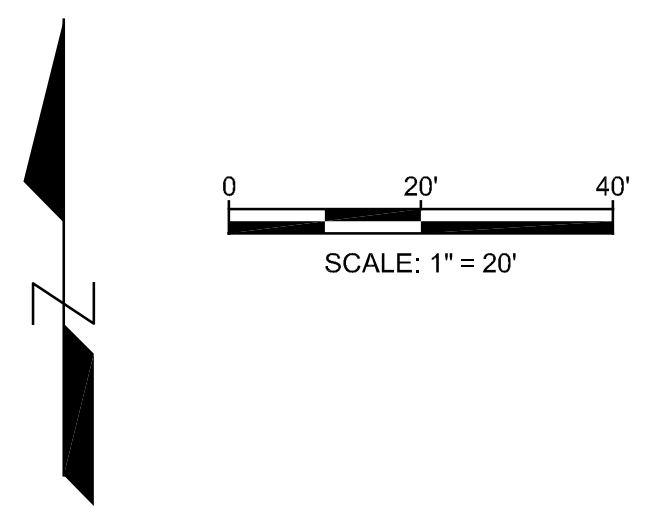
Rev#	Date	Revisions
1	10/31/25	2ND REVIEW
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3	1/6/26	4TH REVIEW

Sheet Name
GRADING PLAN - 1

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THE RIDGE AT CASTLE PINES NORTH
GRADING PLAN - 2
SITE IMPROVEMENT PLAN MAJOR-2025-001

Castle Pines, Colorado

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GRADING PLAN - 2

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SITE IMPROVEMENT PLAN 3RD REVISION
SIP MAJOR-2025-001 (REVISION TO SP00-057)

LANDSCAPE NOTES

- SITE PREP
- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
 - ALL WORK SHALL CONFORM TO CITY OF CASTLE PINE CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 - SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
 - CONTRACTOR SHALL VERIFY THAT FINE GRADING IS COMPLETE BEFORE COMMENCING WITH LANDSCAPE IMPROVEMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 - A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.
 - CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION OPERATIONS IN PUBLIC RIGHTS-OF-WAY.
 - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
 - SOIL AMENDMENTS IN SEEDED AREAS - IF SOIL TESTS INDICATE THAT AMENDMENTS ARE NEEDED, USE AN ORGANIC SLOW RELEASE AMENDMENT. SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT THE RATE INDICATED BY THE SOIL TEST, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR. AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
 - SOIL AMENDMENTS IN TURF AND SHRUB BED AREAS - A MINIMUM 3 CUBIC YARDS PER 1,000 SF OF ORGANIC COMPOST AND GROUND AGED MANURE. SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL SOD AREAS AND SHRUB BEDS IN A UNIFORM 1½" LAYER (6 CUBIC YARDS = 2 INCH)AND INCORPORATED INTO THE TOP 6 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 6 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.
 - ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
 - ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (AAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
 - ALL TREES IN TURF AND SEED AREAS TO RECEIVE MAX. 6" DIA. MULCH RING WITH 4" DPTH. OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
 - PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
 - ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
 - TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
 - CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
 - MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
 - NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.
 - PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.
 - ALL DECIDUOUS TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM OF 8' MEASURED FROM THE FLOW LINE OF THE ADJACENT STREET. NO EVERGREEN TREES SHALL BE PERMITTED OR INSTALLED WITHIN THE SIGHT DISTANCE TRIANGLE. NO SHRUBS/ORNAMENTAL GRASSES OVER 30" IN HEIGHT SHALL BE PERMITTED WITHIN THE SIGHT DISTANCE TRIANGLE.
 - IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
 - BEFORE ENTERING THE SITE, ALL MAJOR EQUIPMENT WILL BE CLEANED WITH A HIGH PRESSURE WATER SPRAY TO PREVENT THE SPREAD OF NOXIOUS WEEDS.
 - PLANTING BEDS
 - ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. NON-ORGANIC MULCHES (ROCK, ETC.) SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES.
 - ROCK MULCH SHALL MATCH EXISTING ON-SITE OR SIMILAR. IF SIMILAR ROCK IS NOT AVAILABLE, ROCK MULCH SHALL BE "1 1/2" CLEAR CREEK GRANITE" FROM PIONEER SAND OR EQUAL. RIVER ROCK SHALL BE 2"-4" GREY ROSE RIVER ROCK FROM PIONEER SAND OR APPROVED EQUAL.
 - WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
 - EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 14-GAUGE, PERFORATED STEEL EDGING OR EQUIVALENT. ANY ALTERNATE EDGING MUST BE A ROLLED-TOP, CORROSION RESISTANT STEEL, PERFORATED PRODUCT. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. CONCRETE CURBING/EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
 - FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR EDGER IS NECESSARY FOR TREE RINGS IN NATIVE AREAS.
 - ALL TREES IN TURF AREAS TO RECEIVE MAX. 6" DIA. MULCH RING WITH 4" DPTH. OF SPECIFIED WOOD MULCH AND INCLUDE WEED BARRIER FABRIC. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
 - IRRIGATION
 - 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER DEMAND.
 - TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM UNLESS OTHERWISE SHOWN ON THE IRRIGATION PLANS.
 - SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
 - ALL TREES & SHRUBS OUTSIDE OF BEDS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM WARRANTY & MAINTENANCE
 - CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE OWNER AND AN OFFICIAL LETTER OF ACCEPTANCE HAVING BEEN WRITTEN FOR THE PROJECT. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - ALL PLANT MATERIAL WILL BE COVERED BY A TWO (2) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON SUBSTANTIAL COMPLETION OR ACCEPTANCE OF LANDSCAPING BY THE OWNER.
 - LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE OWNER) SHALL BE REPLACED WITHIN 1 MONTH OF NOTIFICATION. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
 - LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER.

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCEING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
- LOCATION OF EXISTING UTILITIES, EASEMENTS AND TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN PROVIDED BY OTHERS. PCS GROUP, INC. ASSUMES NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY PLAN LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.

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

■ Prepared For ■
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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
OVERALL SITE PLAN
SITE IMPROVEMENT PLAN MAJOR-2025-001
Castle Pines, Colorado

Stamp:

Drawn by:
CGR
Checked by:
JP
Issue Date:
8/6/2025
Issued For:
SITE PLAN AMENDMENT

Rev#	Date	Revisions
1	10/31/25	2ND REVIEW
2	12/09/25	3RD REVIEW
3	01/06/26	4TH REVIEW
4		
5		
6		
7		
8		

■ Sheet Name ■
LANDSCAPE NOTES

■ Sheet Number ■
09
of 17

1414 CASTLE PINES PARKWAY 3rd REVISION
SE 1/4 OF SECTION 5, SW 1/4 OF SECTION 4, NW 1/4 SECTION 9, NE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.
10.00 ACRES
SITE IMPROVEMENT PLAN 3RD REVISION
SIP MAJOR-2025-001 (REVISION TO SP00-057)

LANDSCAPE SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE
EVERGREEN TREES							
PB2	30	Pinus aristata	Bristlecone Pine	B & B	8'-10' Ht.	35` x20`	Low
PE	3	Pinus heldreichii 'Emerald Arrow'	Emerald Arrow Bosnian Pine	B & B	6' Ht.	15` x 8`	Moderate
PP	36	Pinus ponderosa	Ponderosa Pine	B & B	12-18' Ht.	60` x 30`	Low
ORNAMENTAL TREES							
Cl2	10	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	1.5' Cal	20` x15`	Low
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		HEIGHT/WIDTH	IRR ZONE
DECIDUOUS SHRUBS							
BR2	61	Berberis thunbergii `Rose Glow`	Rosy Glow Barberry	5 gal		5` X 4`	Low
CF	5	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	5 gal		4` X 4`	Moderate
PB	29	Prunus besseyi	Western Sand Cherry	5 gal		6` x 6`	Low
SCH	6	Prunus besseyi `Pawnee Buttes`	Sand Cherry	5 gal		18` X 5`	Moderate
GC	30	Ribes aureum	Golden Currant	5 gal		6` x 6`	Low
MR	3	Rosa woodsii	Mountain Rose	5 gal		5` X 5`	Low
EVERGREEN SHRUBS							
AP	15	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita	5 gal		1'x3'	Low
ORNAMENTAL GRASSES							
ET	30	Eragrostis trichodes	Sand Lovegrass	1 gal		3` X 3`	Low
NP	76	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	1 gal		2` x 2`	Low
SYMBOL	QTY	BOTANICAL NAME					
MULCH							
	241 sf	River Rock, 2"-4`` DIA.					
	7,662 sf	Rock Mulch, 1"-2" DIA 4" DEPTH					
SOD/SEED							
	5,591 sf	Detention Seed Mix					
	33,852 sf	Native Seed Mix					

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

SEED SCHEDULE

NATIVE SEED MIX NO. 3 - MID GRASS MIX WITH SHRUBS AND WILDFLOWERS

DRILL SEED RATES OF 18.68 LBS OF PURE LIVE SEED (PLS) PER ACRE. PURITY AND GERMINATION TESTS FOR ALL SEED SHOULD BE LESS THAN ONE YEAR OLD. A COVER CROP OF REGREEN MUST BE ADDED IN ADDITION TO THE SEED MIX BELOW AT A RATE OF 5.0 PLS.

MID GRASS W/ SHRUBS AND WILDFLOWERS MIX		RATES (PLS) LBS/AC
BOTANICAL NAME:	COMMON NAME:	
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	3.5
ELYMUS LANCEOLATUS	THICK SPIKE WHEATGRASS	4.0
BOULETELOUA CURTIPENDULA	SIDE OATS GRAMA	3.0
BOULETELOUA GRACILIS	BLUE GRAMA	1.0
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2.0
CALAMOVILFA LONGIFOLIA	PRAIRIE SANDREED	1.2
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	0.02
CHRYSOETHAMNUS NAUSEOSA	RUBBER RABBITBRUSH	0.1
ARTEMISIA FRIGIDA	FRINGED SAGE	0.05
LIATRIS PUNCTATA	GRAYFEATHER	0.8
PENSTEMON ANGUSTIFOLIUS	LARGE-FLOWERED PENSTEMON	0.4
ECHINACEA ANGUSTIFOLIA	CONEFLOWER	0.8
GALLARDIA ARISTATA	BLANKETFLOWER	0.8
IPOMOSIS AGGRETATA	SCARLET GILLIA	0.2
RATIBIDA COLUMNIFERA	MEXICAN HAT	0.8
ACHILLEA MILLIFOLIUM VAR. OCCIDENTALIS	WESTERN YARROW	0.01
DALEA PURPUREA	PURPLE PRAIRIE CLOVER	1.5
TOTALS:		18.68 PLS LBS/AC.

REVEGETATION TERMS

- SEEDING RATES ARE SPECIFIED IN TERMS OF "POUNDS OF PURE LIVE SEED (PLS) PER ACRE OR UNIT AREA. IN A MIX, EACH SPECIES CONTRIBUTES TO THE MIX, EXPRESSED AS A PERCENT OF THE RATE FOR A PURE STAND OF THAT SPECIFIC SPECIES. THE NUMBER OF SEEDS PER POUND VARIES BY SPECIES, SO PERCENTAGES BY WEIGHT ARE MIS-LEADING.
- IF A SPECIES IS NOT AVAILABLE, AN INCREASE OR SUBSTITUTION OF ANOTHER SPECIES MAY OCCUR ONLY WITH THE OWNER'S APPROVAL.

SEED SPECIFICATIONS

SITE PREPARATION

- TOPSOIL (TOP 6 TO 12 INCHES OF SOIL FREE OF DEBRIS) SHALL BE SALVAGED WHEN MOIST, NOT WET, AND STOCKPILED IN SHALLOW ROWS.
 - ALL STORED TOPSOIL SHALL BE MONITORED AND PERIODICALLY TILLED FOR WEED CONTROL.
 - ALL SITE PREPARATION METHODS SHOULD BE DONE ACROSS THE SLOPE TO PREVENT SOIL EROSION FROM STORM WATER SHEETING.
 - SOIL SCARIFICATION AT A DEPTH OF SIX INCHES IN THE FORM OF DISCING, TILLAGE OR CHISELING WILL BE COMPLETED PRIOR TO SEEDING.
 - AFTER SOIL SCARIFICATION, TOPSOIL SHALL BE REPLACED.
 - AFTER REPLACEMENT OF TOP SOIL, WAIT SEVERAL WEEKS DURING GROWING SEASON FOR SURFACE WEEDS TO EMERGE, THEN APPLY A GLYPHOSATE TREATMENT TO ELIMINATE GROWING WEEDS AND LIMIT DISTURBING THE SOIL SURFACE.
 - ALL SITES MUST BE FREE FROM NON-NATURAL MATERIALS SUCH AS OLD WATER LINES, LITTER AND BUILDING MATERIALS.
- RECLAMATION PROCEDURE
- NATIVE SEED MIX AS SPECIFIED IN THE SEED SCHEDULE WILL BE USED.
 - FOR SLOPES AT OR GREATER THAN 3:1, SEEDING BY HAND OR BROADCAST SPREADER MAY BE DONE WITH THE APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE, BROADCAST SEEDING RATES MUST DOUBLE THE DRILL SEEDING RATES.
 - APPLICATION OF A SOIL AMENDMENT TO BE DETERMINED THROUGH SOIL TESTS AT AN ACCREDITED SOIL TESTING LAB KNOWLEDGEABLE IN NATIVE SEEDING REQUIREMENTS. IF NEEDED, ADD ONLY SLOW-RELEASE ORGANIC AMENDMENTS AT THE RATE RECOMMENDED BY THE MANUFACTURER.
 - SEED MUST BE PLANTED WITH A DRILL THAT IS SPECIFICALLY DESIGNED TO ACCOMMODATE VARIABILITY IN SIZE AND PHYSICAL CHARACTERISTICS OF NATIVE RANGELAND GRASS SEEDS. RECOMMEND TRAUX BRILLION DROP SEEDER OR SIMILAR TO ENSURE OPTIMAL SEED/SOIL CONTACT AND DEPTH. DROP SEEDER NEEDS MULTIPLE SEED BOXES FOR LIGHT GRASS/WILDFLOWER SEEDS, HEAVIER WILDFLOWER SEEDS, AND BEARDLESS GRASS SEEDS TO BE SOWN ALL TOGETHER.
 - DRILL DEPTH BANDS SHOULD BE PLACED ¼" TO ½" BELOW THE SOILS SURFACE AND SPACED NO GREATER THAN SEVEN INCHES APART.
 - PACKER WHEELS WILL BE USED TO ENSURE SOIL TO SEED CONTACT.

EROSION CONTROL BLANKETS

- BLANKETS TO BE APPLIED ON SLOPES GREATER THAN 4:1 AND TO CONFORM TO DOUGLAS COUNTY STANDARDS. EROSION CONTROL BLANKET INSTALLATION AND MATERIAL SHALL MATCH EROSION CONTROL BLANKET DETAIL IN THE GESC PLAN WITH THE EXCEPTION THAT THE SEED MIX SPECIFIED IN THESE LANDSCAPE PLANS SHALL BE USED. WHERE MATERIAL TYPE IS NOT SPECIFIED, BLANKET SHALL BE 30% COCONUT FIBERS, 70% CERTIFIED WEED FREE AGRICULTURAL STRAW MANUFACTURED INTO A CONTINUOUS MATRIX.

RECLAMATION STANDARDS

- ALL WORK, CONTRACTED OR OTHERWISE TO BE COMPLETED BY LICENSED AND BONDED ORGANIZATIONS WITH KNOWLEDGE APPLICABLE TO EACH JOB.
- A SUCCESSFUL STAND OF NATIVE GRASS IS DEFINED AS AT LEAST FOUR DESIRABLE SEEDLINGS PER SQ. FT., AND FREE OF EROSION AND WEED INFESTATION.

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED. THE CERTIFIED SEED TAB (BLUE TAG) SHOULD BE SUBMITTED TO THE OWNER'S REPRESENTATIVE BEFORE SEEDING.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS WEEDS AS LISTED BY THE COLORADO DEPARTMENT OF AGRICULTURE. IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- FOR EACH SEED AREA, IF SOIL TESTS INDICATE THAT AMENDMENTS ARE NEEDED, USE AN ORGANIC SLOW RELEASE AMENDMENT. SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT THE RATE INDICATED BY THE SOIL TEST, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER WITH MULTIPLE SEED BOXES FOR THE DIFFERENT SIZED SEEDS IN EACH MIX (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-QUARTER INCH (¼") TO A MAXIMUM OF ONE-HALF INCH (½") DEPENDING ON THE MIX. DRILLING SHALL BE DONE IN TWO (2) SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS TO BE IRRIGATED DURING ESTABLISHMENT. FALL SEEDING WILL EMERGE WITH WARMING SOIL TEMPERATURES AND SHOULD BE IRRIGATED REGULARLY FOR AT LEAST THE FIRST 8 TO 10 WEEKS. WATER SPRING AND SUMMER SEEDING REGULARLY DURING THE FIRST 6 TO 8 WEEKS AFTER PLANTING FOR HIGHER GERMINATION AND SURVIVAL. WATER ENOUGH TO KEEP THE SOILS MOIST (SUCH AS EVERY OTHER DAY FOR 20-35 MINUTES) DEPENDING ON SOIL TEXTURE. DO NOT OVER WATER AS TO DROWN SEEDLINGS. WATERING IN THE MORNINGS IS PREFERRED TO REDUCE FUNGAL DISEASES. AFTER ABOUT 8 WEEKS OF IRRIGATION, YOU REDUCE WATERING TO WEEKLY DEPENDING ON RAINFALL.
- MULCH WILL BE CRIMP MULCH AND SHALL BE INSTALLED IN ACCORDANCE WITH THE GESC PLAN AND GESC CRITERIA MANUAL.

WEED MANAGEMENT

BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER, CUTTING WITH A STRING TRIMMER, AND, APPLYING A GLYPHOSATE HERBICIDE SUCH AS ROUNDUP®, OR BY A COMBINATION OF THESE METHODS. ONCE HERBICIDE IS ADDED, SEEDING MUST BE DELAYED PER THE TIME PERIOD DESCRIBED ON THE HERBICIDE LABEL. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A HERBICIDE RATED AS SAFE FOR THE AREA. ONLY HERBICIDES RATED AS SAFE NEAR WATER SHALL BE USED NEAR WATER PER THE NPDES PERMIT. IN VERY WEEDY AREAS, AN INTEGRATED NOXIOUS WEED PLAN SHALL BE PREPARED UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE AND IMPLEMENTED. ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS USUALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH AN APPROPRIATE HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED. ONCE ESTABLISHED, NATIVE AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

ADDITIONAL WEED MANAGEMENT FOR MIXED GRASS/WILDFLOWER PLANTING : WEED MANAGEMENT IN THESE AREAS SHOULD BE DONE TO MINIMIZE INJURY TO GRASSES AND WILDFLOWERS. IN NEW SEEDED AREAS AVOID PULLING LARGE WEEDS AS IT CAN DISRUPT DESIRABLE SEEDLINGS. MOWING FREQUENTLY AT 6 INCHES IN HEIGHT HELPS KEEP WEEDS IN CHECK WHILE ALLOWING GRASSES AND WILDFLOWERS TO DEVELOP. A FLAIL MOWER IS RECOMMENDED IN LARGE AREAS FOR SHREDDING AND DISPERSING CLIPPINGS, AND STRING TRIMMERS ARE RECOMMENDED FOR SMALLER AREAS. MOWING FREQUENCY SHOULD BE DETERMINED BY WEED HEIGHT AND FLOWERING. DURING THE 2ND AND 3RD YEAR, SITE CAN BE MOWED LESS DEPENDING ON WEED GROWTH, BUT WEEDS SHOULD STILL BE SCOUTED. MOW TO 8 INCHES WHEN WEEDS APPEAR TO BE CLOSE TO SETTING SEED.

SEED TREATMENTS / PLANTING TIMING:

FALL PLANTING: AFTER SEPTEMBER 30TH UNTIL SOIL FREEZES, SOIL TEMPERATURE IS USUALLY COOL ENOUGH THAT SEEDS CAN BE PLANTED BUT WILL NOT GERMINATE. THE SEEDS OVERWINTER IN THE SOIL AND RECEIVE A NATURAL COOLING TREATMENT THAT GREATLY ENHANCES GERMINATION. SEEDS WILL EMERGE WITH WARMING SOIL TEMPERATURES THE FOLLOWING SPRING, HOWEVER WEEDS THRIVE UNDER SPRING CONDITIONS AS WELL. WEED MANAGEMENT WILL BE CRITICAL IN THE SPRING FOR FALL PLANTINGS.

EARLY TO LATE SPRING PLANTING: PRAIRIE WILDFLOWERS AND GRASSES HAVE A SEASONAL DORMANCY THAT CAN BE OVERCOME WITH A MOIST COOLING TREATMENT (SIMULATING WINTER). SEEDS PLANTED IN THIS TIME PERIOD SHALL BE TREATED AT 40 DEGREES F WITH SLIGHT MOISTURE FOR 45-60 DAYS PRIOR TO SEEDING IN THE SPRING OR, THE CONTRACTOR SHALL HAVE THE SEED SUPPLIER PRE-TREAT THE SEED FOR SPRING SEEDING.

SUMMER PLANTING: AFTER MID-JUNE, SEEDING MUST BE COOL MOIST TREATED AND IRRIGATED REGULARLY TO SUPPORT SEEDLING SURVIVAL.

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

■ Prepared For ■
THE RIDGE AT CASTLE PINES
1414 CASTLE PINES PKWY
CASTLE PINES, CO 80108
P: 303-688-4301
CONTACT: DANIEL KANE



■ Civil Engineering ■



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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
OVERALL SITE PLAN
SITE IMPROVEMENT PLAN MAJOR-2025-001
Castle Pines, Colorado

Stamp:

Drawn by:

CGR

Checked by:

JP

Issue Date:

8/6/2025

Issued For:

SITE PLAN AMENDMENT

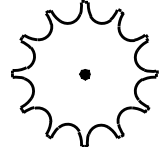
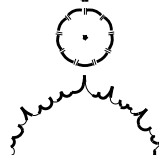
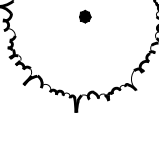
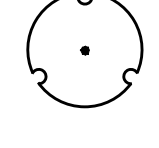
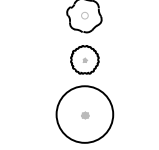
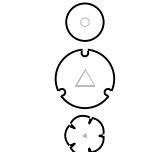
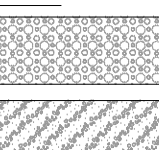
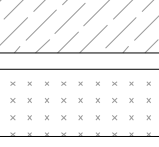
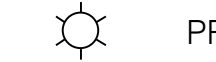
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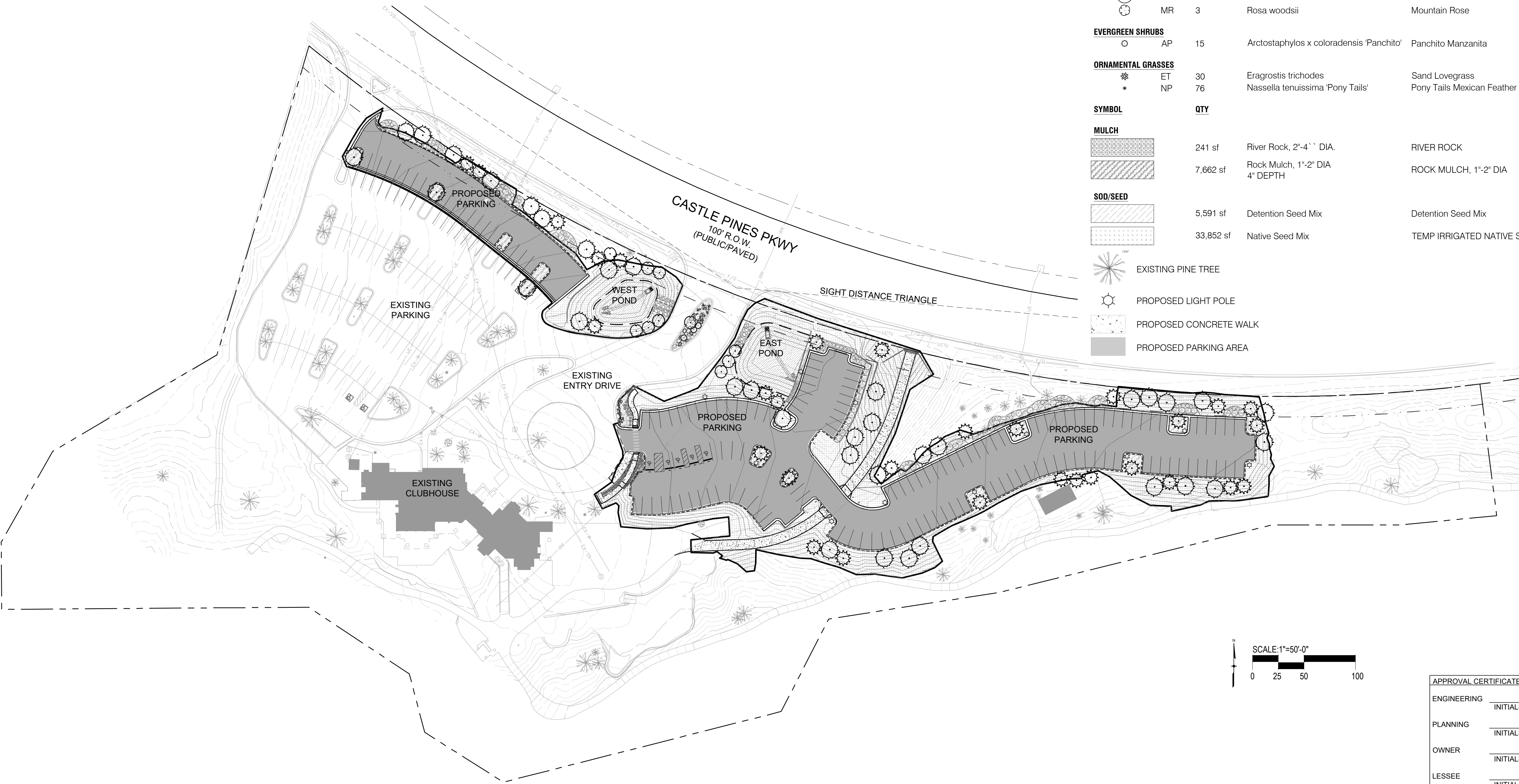
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PLANT SCHEDULE

■ Sheet Number ■
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1414 CASTLE PINES PARKWAY 3rd REVISION
SE 1/4 OF SECTION 5, SW 1/4 OF SECTION 4, NW 1/4 SECTION 9, NE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.
10.00 ACRES
SITE IMPROVEMENT PLAN 3RD REVISION
SIP MAJOR-2025-001 (REVISION TO SP00-057)

LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES				
	PB2	30	Pinus aristata	Bristlecone Pine
	PE	3	Pinus heldreichii 'Emerald Arrow'	Emerald Arrow Bosnian Pine
	PP	36	Pinus ponderosa	Ponderosa Pine
ORNAMENTAL TREES				
	CI2	10	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHRUBS				
	BR2	61	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry
	CF	5	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood
	PB	29	Prunus besseyi	Western Sand Cherry
	SCH	6	Prunus besseyi 'Pawnee Buttes'	Sand Cherry
	GC	30	Ribes aureum	Golden Currant
	MR	3	Rosa woodsii	Mountain Rose
EVERGREEN SHRUBS				
	AP	15	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita
ORNAMENTAL GRASSES				
	ET	30	Eragrostis trichodes	Sand Lovegrass
	NP	76	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass
SYMBOL	QTY			
MULCH				
	241 sf	River Rock, 2"-4" DIA.	RIVER ROCK	
	7,662 sf	Rock Mulch, 1"-2" DIA 4" DEPTH	ROCK MULCH, 1"-2" DIA	
SOD/SEED				
	5,591 sf	Detention Seed Mix	Detention Seed Mix	
	33,852 sf	Native Seed Mix	TEMP IRRIGATED NATIVE SEED	
	EXISTING PINE TREE			
	PROPOSED LIGHT POLE			
	PROPOSED CONCRETE WALK			
	PROPOSED PARKING AREA			



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THE RIDGE AT CASTLE PINES
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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
OVERALL SITE PLAN
SITE IMPROVEMENT PLAN MAJOR-2025-001

Castle Pines, Colorado

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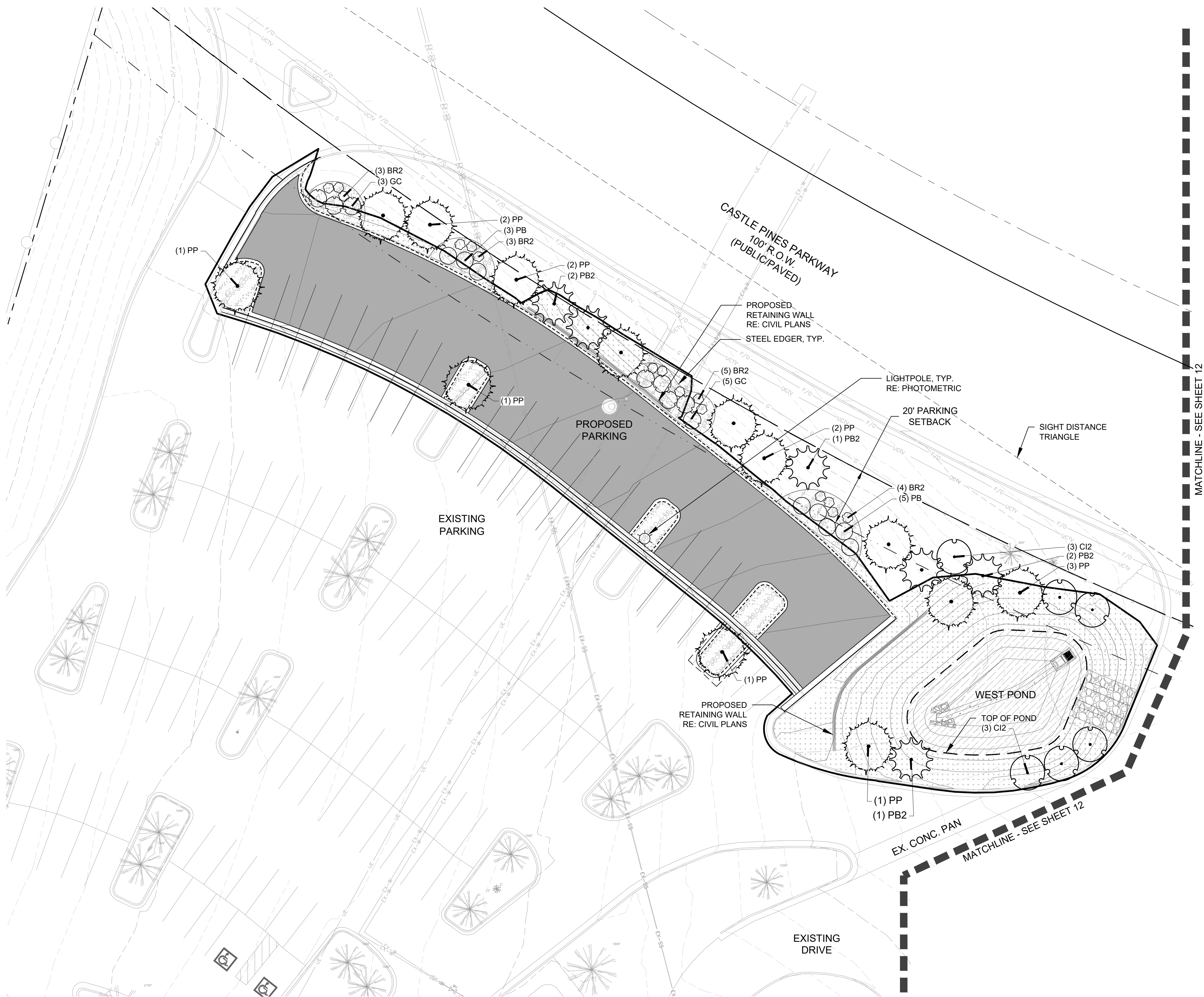
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OVERALL LANDSCAPE

■ Sheet Number ■
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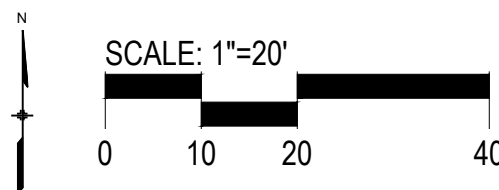
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	EXISTING PINE TREE			
	PROPOSED LIGHT POLE			
	PROPOSED CONCRETE WALK			
	PROPOSED PARKING AREA			

- NOTE:
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
 - LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE (1) PLANTING SEASON.



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2	3RD REVIEW	12/09/25								
3	4TH REVIEW	01/06/26								

■ Sheet Name ■
LANDSCAPE PLANS
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SIP MAJOR-2025-001 (REVISION TO SP00-057)



SCALE: 1"=20'

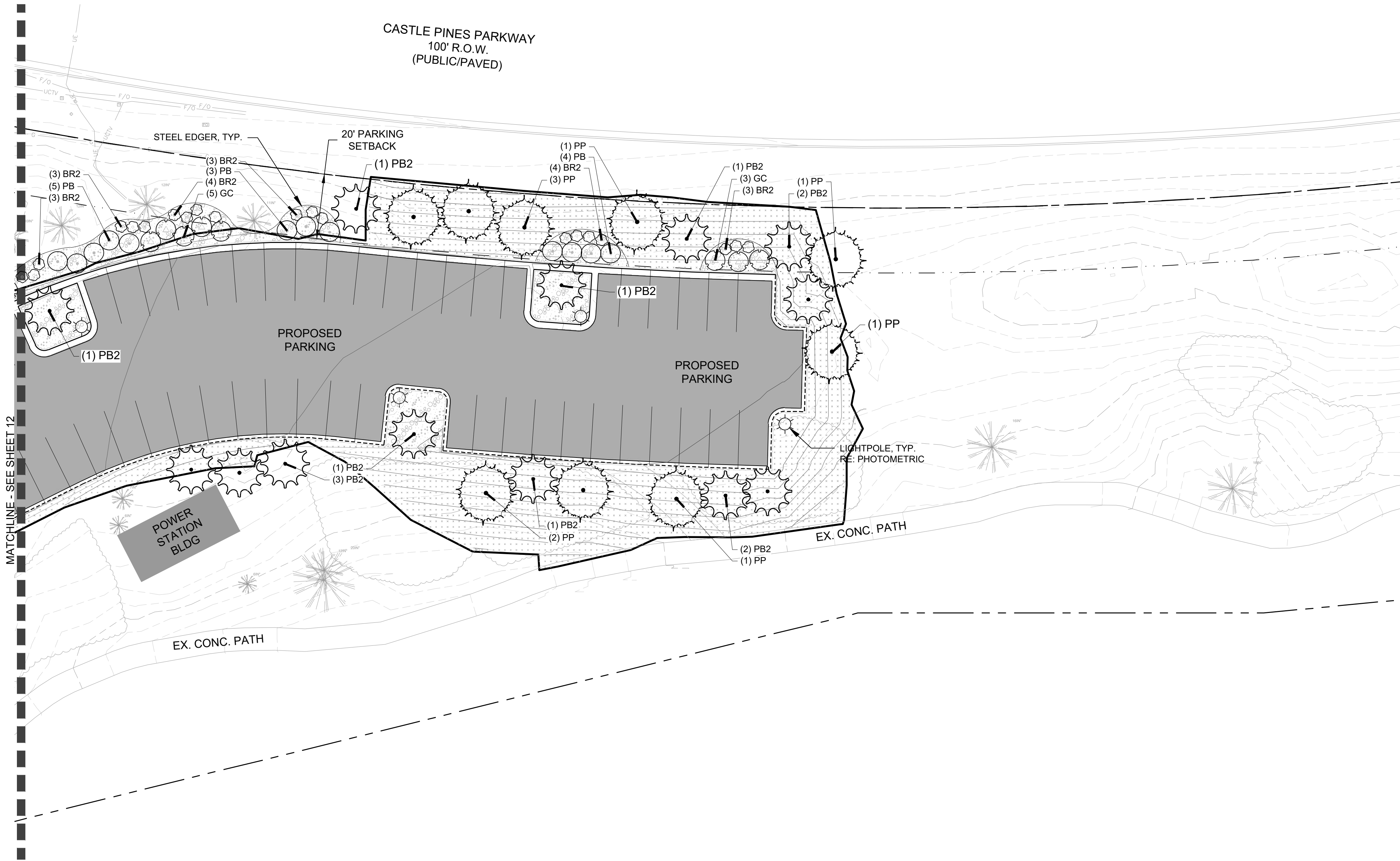
A horizontal scale bar with four segments. The first segment is labeled '0' at its left end and '10' at its right end. The second segment is labeled '20' at its right end. The third segment is labeled '40' at its right end. The segments alternate between black and white. Above the bar, the text 'SCALE: 1"=20\'' is written. To the left of the bar is a north arrow pointing upwards, labeled 'N' at its tip.

■ Sheet Number ■

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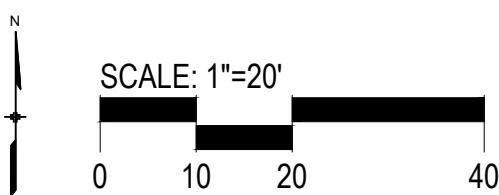
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SIP MAJOR-2025-001 (REVISION TO SP00-057)



LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES				
	PB2	30	Pinus aristata	Bristlecone Pine
	PE	3	Pinus heldreichii 'Emerald Arrow'	Emerald Arrow Bosnian Pine
	PP	36	Pinus ponderosa	Ponderosa Pine
ORNAMENTAL TREES				
	CI2	10	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
DECIDUOUS SHRUBS				
	BR2	61	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry
	CF	5	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood
	PB	29	Prunus besseyi	Western Sand Cherry
	SCH	6	Prunus besseyi 'Pawnee Buttes'	Sand Cherry
	GC	30	Ribes aureum	Golden Currant
	MR	3	Rosa woodsii	Mountain Rose
EVERGREEN SHRUBS				
	AP	15	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita
ORNAMENTAL GRASSES				
	ET	30	Eragrostis trichodes	Sand Lovegrass
	NP	76	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass
SYMBOL QTY				
MULCH				
		241 sf	River Rock, 2"-4" DIA.	RIVER ROCK
		7,662 sf	Rock Mulch, 1"-2" DIA 4" DEPTH	ROCK MULCH, 1"-2" DIA
SOD/SEED				
		5,591 sf	Detention Seed Mix	Detention Seed Mix
		33,852 sf	Native Seed Mix	TEMP IRRIGATED NATIVE SEED
			EXISTING PINE TREE	
			PROPOSED LIGHT POLE	
			PROPOSED CONCRETE WALK	
			PROPOSED PARKING AREA	

- NOTE:
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
 - LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE (1) PLANTING SEASON.



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

■ Prepared For ■
THE RIDGE AT CASTLE PINES
1414 CASTLE PINES PKWY
CASTLE PINES, CO 80108
P: 303-688-4301
CONTACT: DANIEL KANE

■ Land Planning ■

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303.331.4965

■ Civil Engineering ■

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ENGLEWOOD, CO 80112
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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
OVERALL SITE PLAN
SITE IMPROVEMENT PLAN MAJOR-2025-001
Castle Pines, Colorado

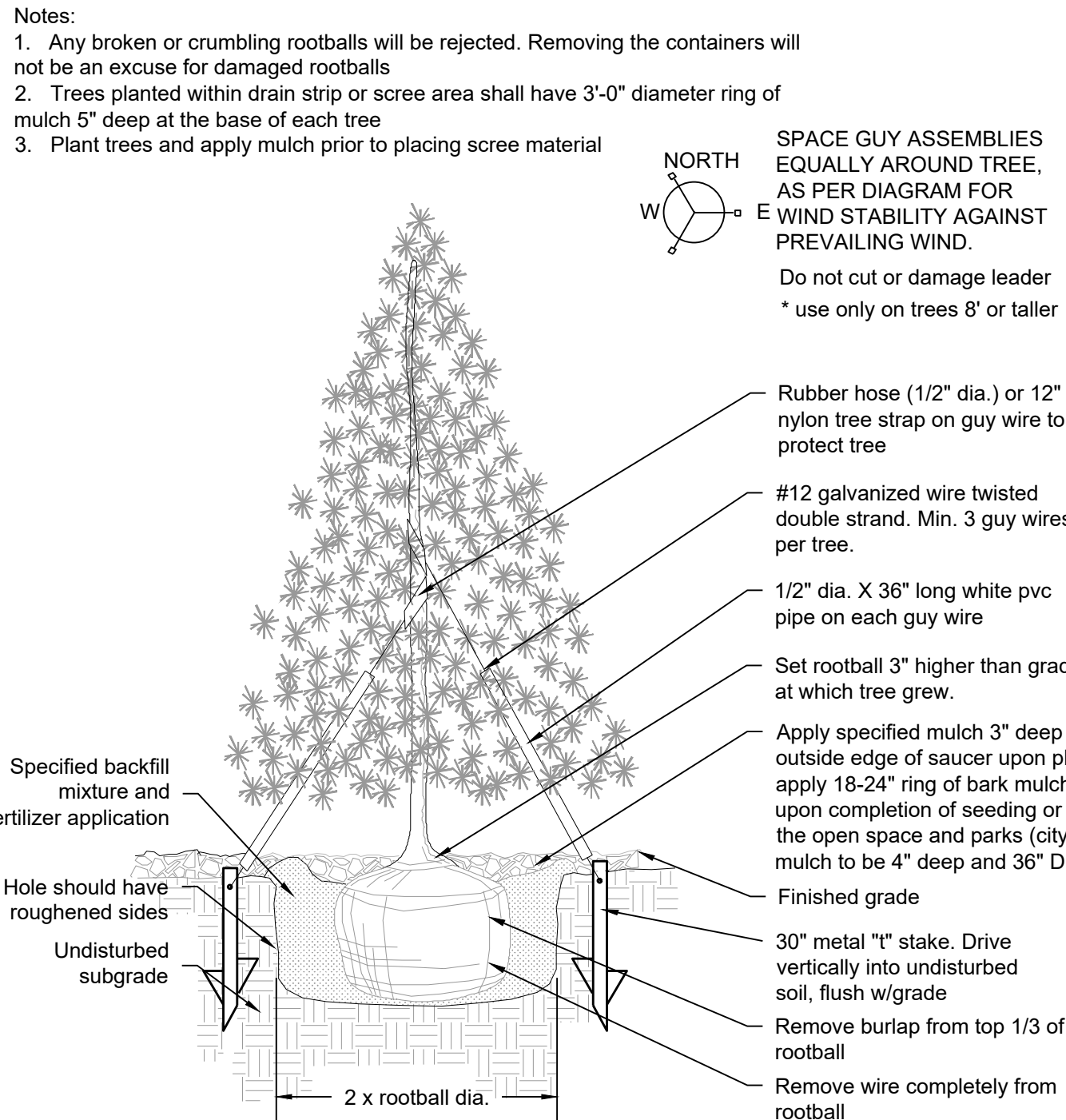
Stamp:

Drawn by:
CGR
Checked by:
JP
Issue Date:
8/6/2025
Issued For:
SITE PLAN AMENDMENT

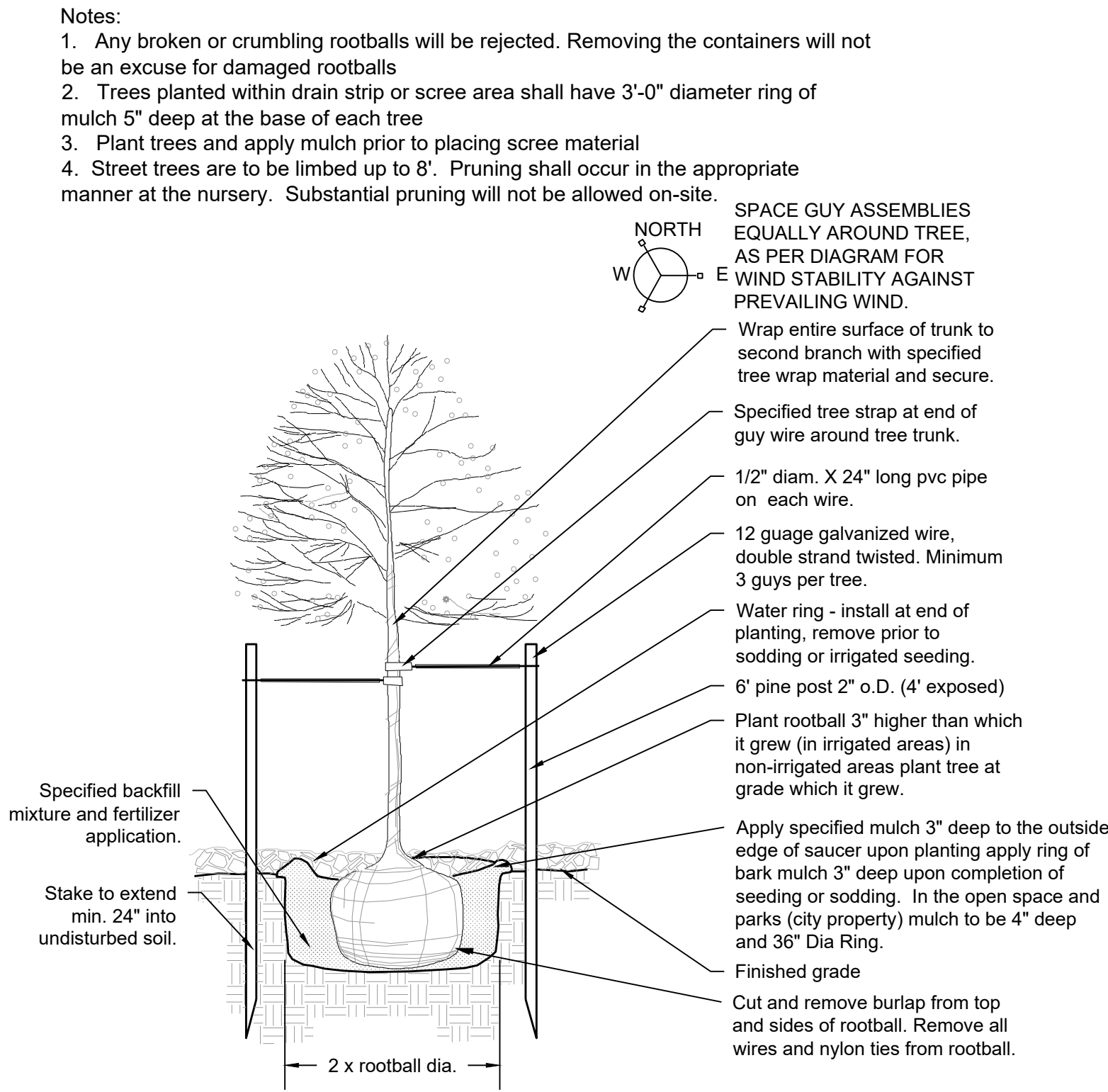
Rev#	Revisions	Date
1	2ND REVIEW	10/31/25
2	3RD REVIEW	12/09/25
3	4TH REVIEW	01/06/26
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■ Sheet Name ■
LANDSCAPE PLANS
■ Sheet Number ■
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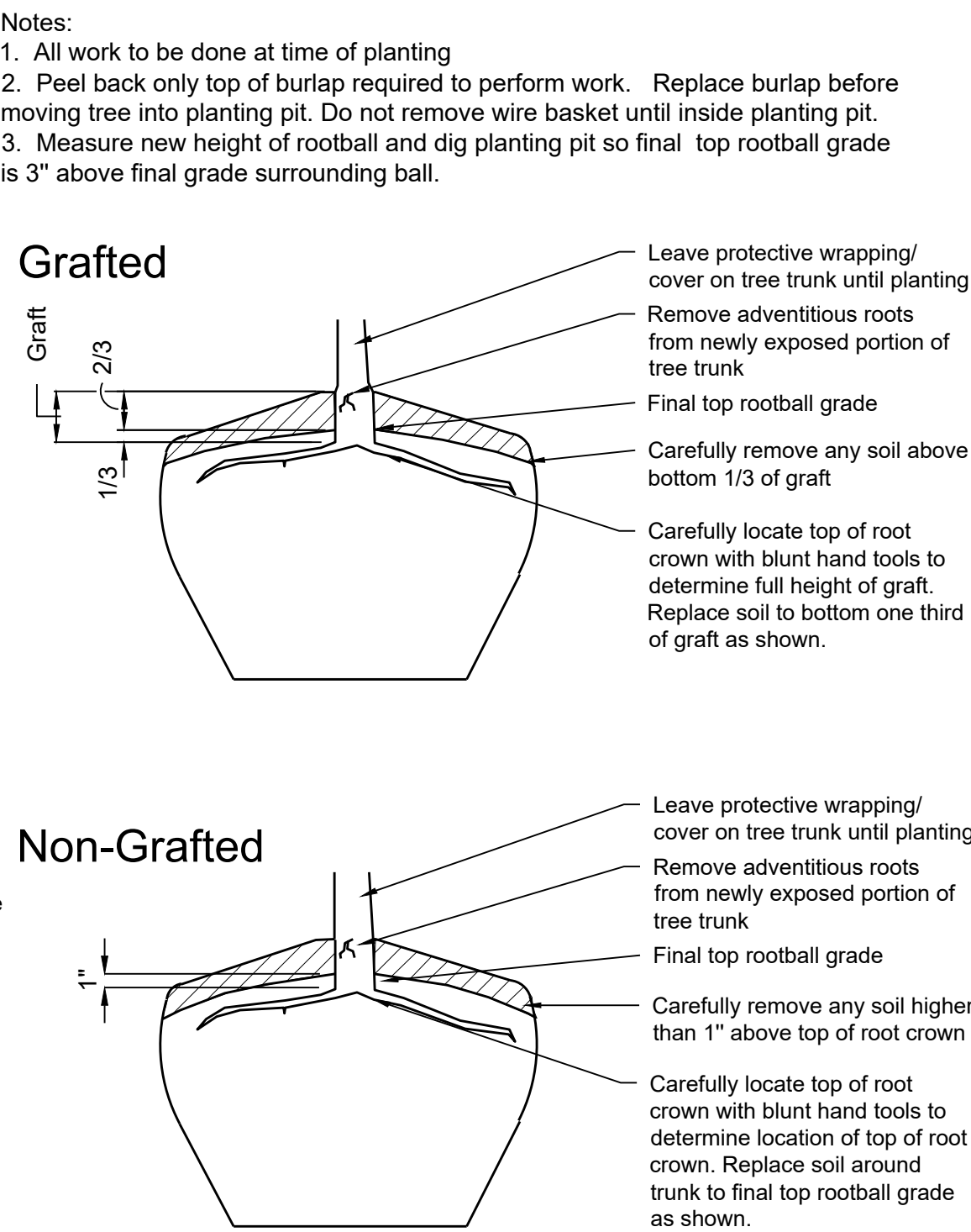
1414 CASTLE PINES PARKWAY 3rd REVISION
SE 1/4 OF SECTION 5, SW 1/4 OF SECTION 4, NW 1/4 SECTION 9, NE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.
10.00 ACRES
SITE IMPROVEMENT PLAN 3RD REVISION
SIP MAJOR-2025-001 (REVISION TO SP00-057)



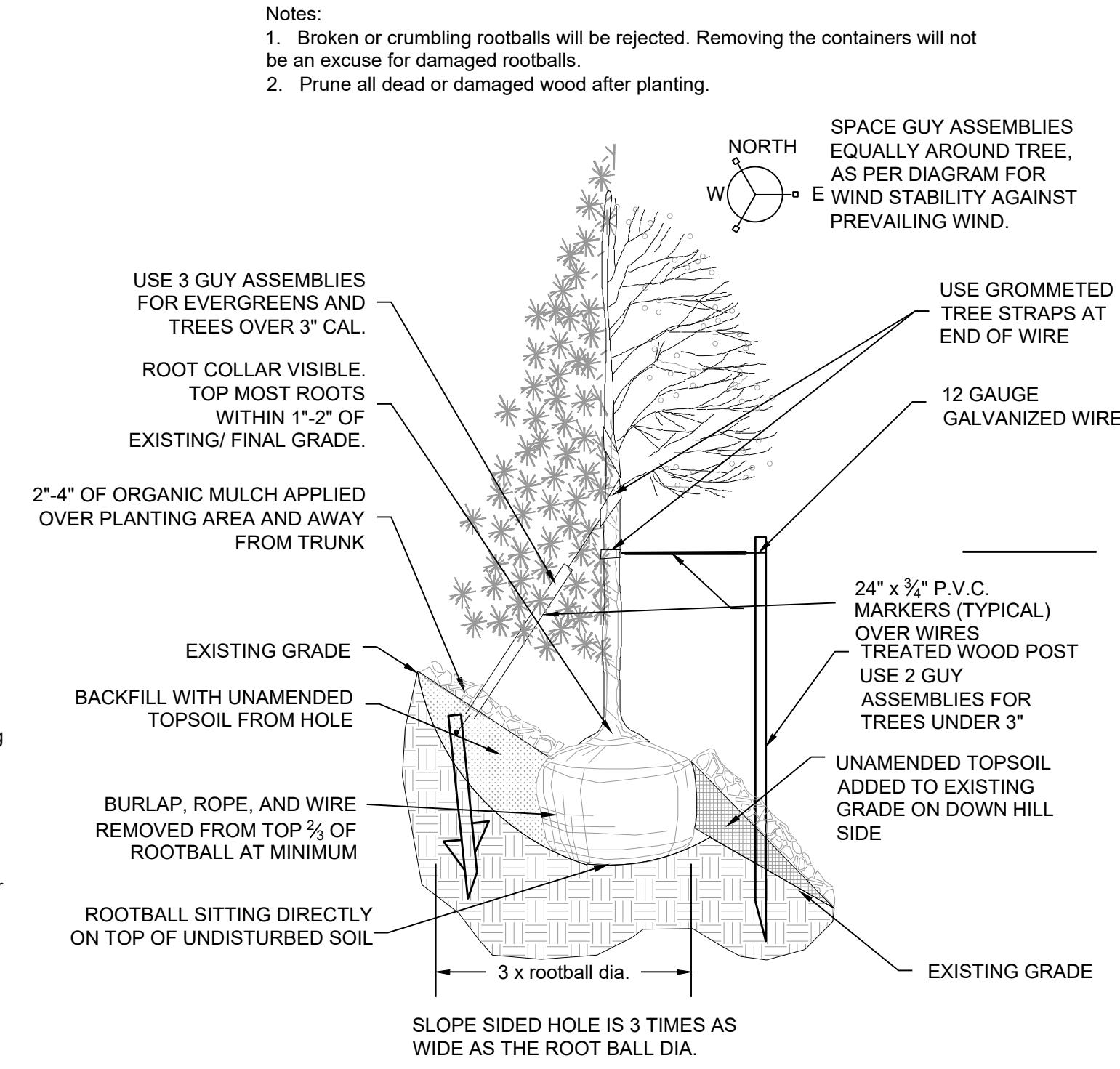
1 EVERGREEN TREE PLANTING N.T.S.



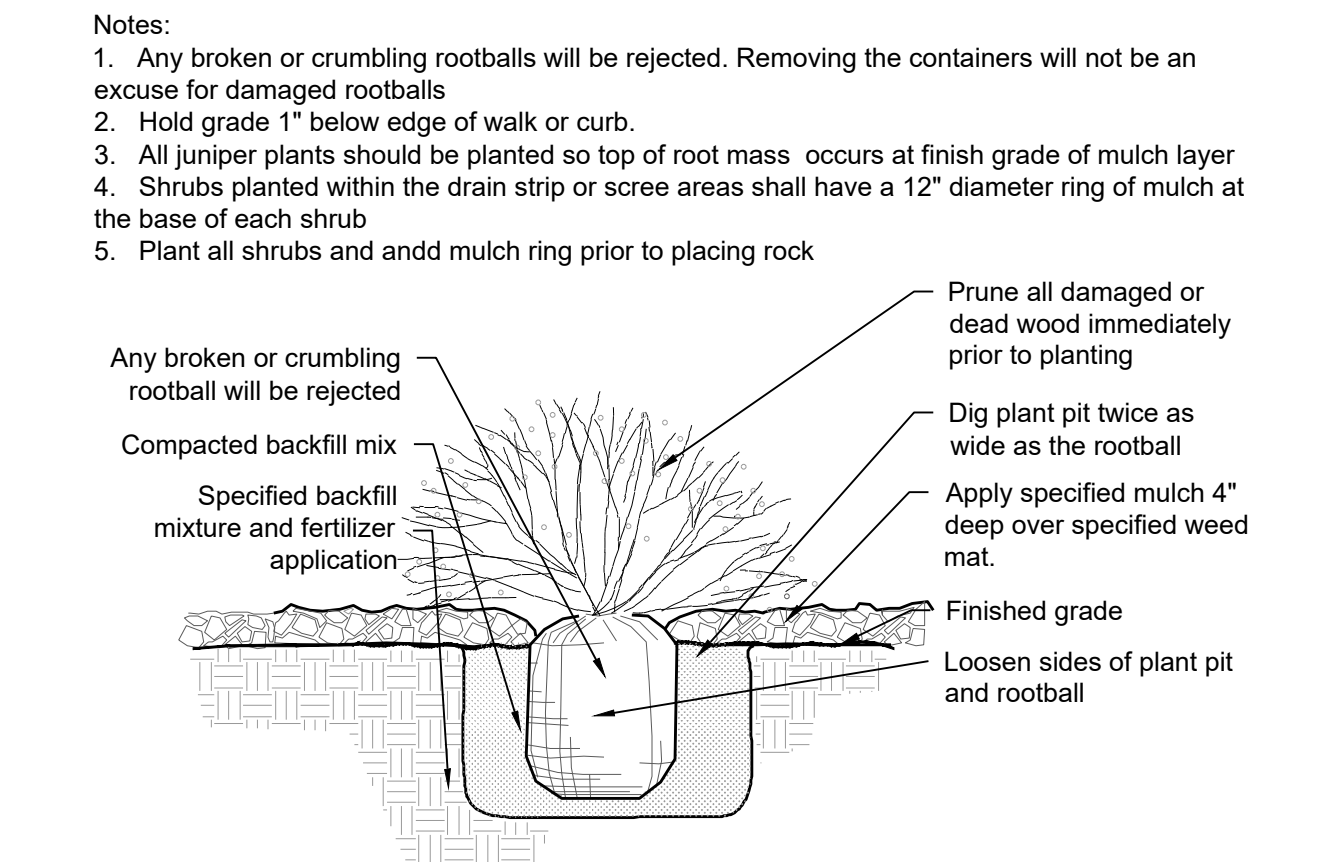
2 DECIDUOUS TREE PLANTING N.T.S.



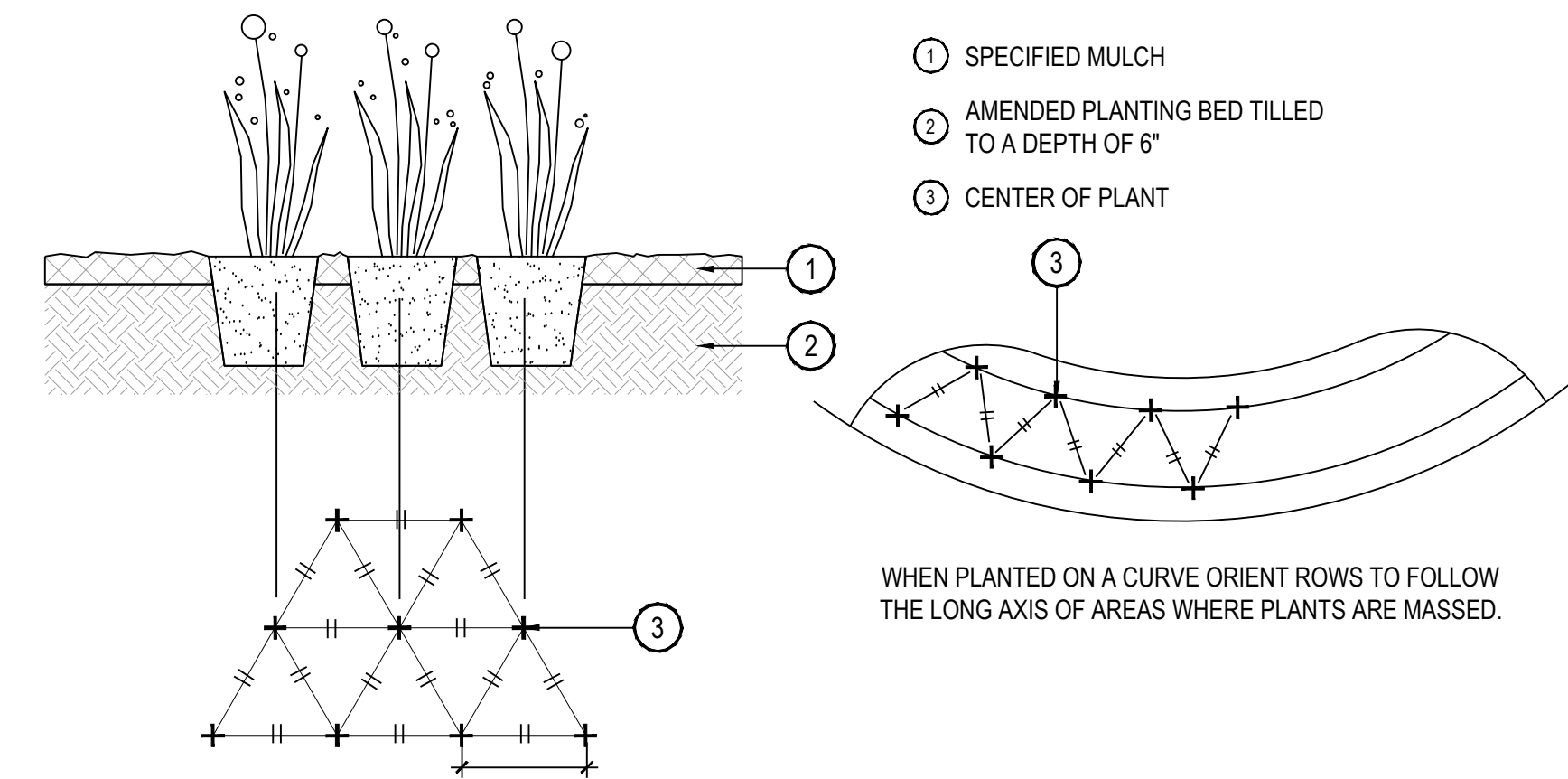
3 TREE PLANTING ON SLOPES N.T.S.



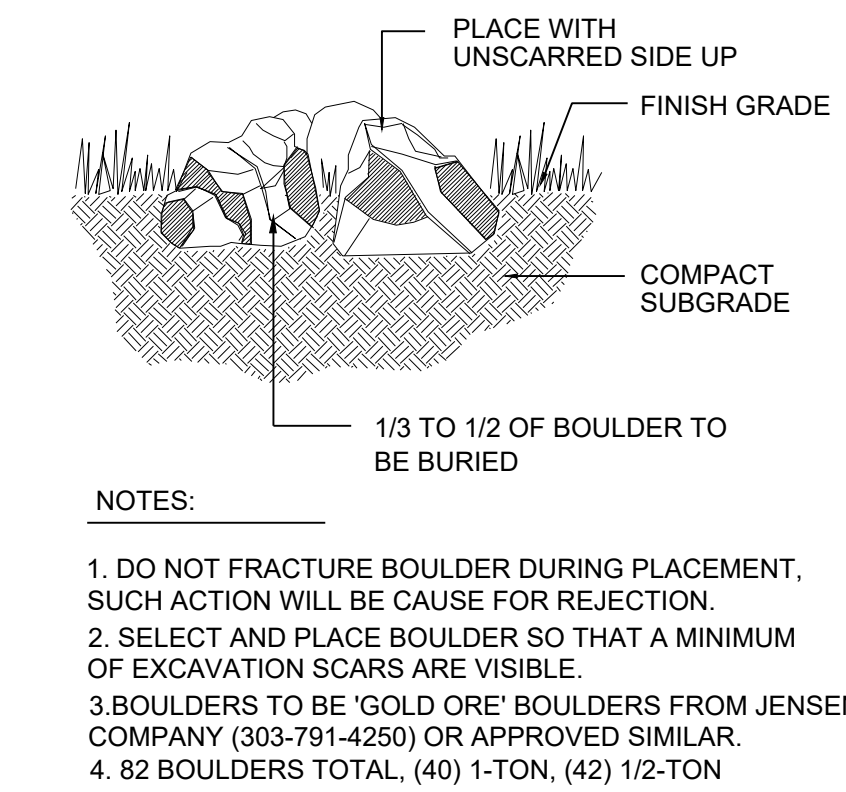
4 SHRUB PLANTING N.T.S.



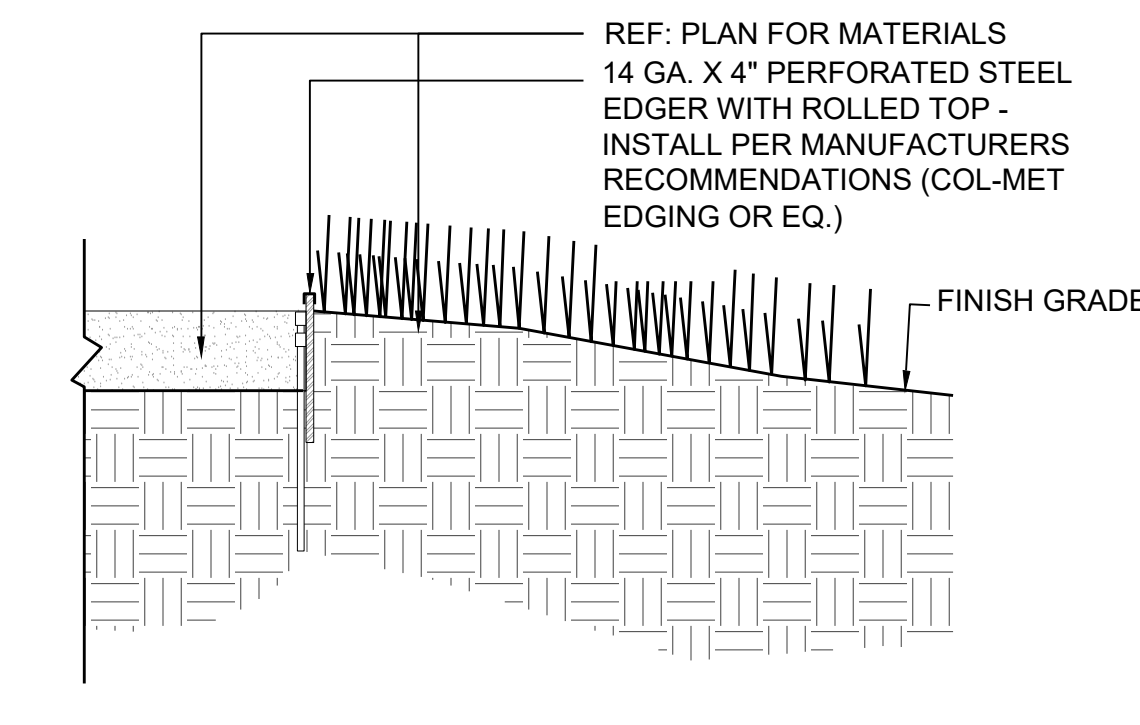
5 ORNAMENTAL GRASS / PERENNIAL PLANTING N.T.S.



6 LANDSCAPE BOULDER SCALE: NTS



7 STEEL EDGER SCALE: NTS



8

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

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1414 CASTLE PINES PARKWAY 3rd REVISION
THE RIDGE AT CASTLE PINES NORTH
OVERALL SITE PLAN
SITE IMPROVEMENT PLAN MAJOR-2025-001
Castle Pines, Colorado

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Checked by: JP		
Issue Date: 8/6/2025		
Issued For: SITE PLAN AMENDMENT		
Rev#	Revisions	Date
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THE RIDGE AT CASTLE PINES

1414 CASTLE PINES PARKWAY

SE 1/4 OF SECTION 5, SW 1/4 OF SECTION 4, NW 1/4 SECTION 9, NE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

97.64 ACRES
SITE IMPROVEMENT PLANS

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage
	SE1	13	VSS-S-T3-16L-1-30K-UNV	Value Series Square Small / Parking Garage T3	1	5488	56
	SE2	8		EXISTING BOLLARD FIXTURE	1	1841	18
	SE3	7		EXISTING POLE MOUNTED FIXTURE	1	20000	275

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	7.6 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

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.

GENERAL NOTES

- THE LIGHT CONTRIBUTIONS FROM THE EXISTING FIXTURES ARE ESTIMATES. THE EXISTING POLE MOUNTED FIXTURES ARE NO LONGER PRODUCED, THE LAMPING WAS MODIFIED, AND ASSOCIATED PHOTOMETRY NO LONGER CAN BE MODELED TO PRODUCE FULLY ACCURATE DISTRIBUTION VALUES.

LIGHTING PLAN NARRATIVE:

LIGHTING BEING PROVIDED AS PART OF THIS MODIFICATION HAS BEEN SELECTED TO COMPLY WITH THE INTENT OF THE CITY OF CASTLE PINES ZONING ORDINANCE

LIGHT LEVEL REDUCTION CONTROLS:

EXISTING LIGHTING IS CURRENTLY CONTROLLED TO COME ON AT 6AM AND TURN OFF AT DAWN, AND THEN COME ON AT DUSK AND REMAIN ON UNTIL 10PM. AT WHICH TIME, ALL LIGHTS ARE TURNED OFF.

THE NEW LIGHTS WILL FOLLOW THIS SEQUENCE OF OPERATION.

- AFTER HOURS LIGHT LEVEL CONTRIBUTIONS FROM ONSITE FIXTURES WILL BE ZERO, SINCE ALL LIGHTS WILL BE TURNED OFF.

■ Prepared For ■

■ Land Planning ■



■ Electrical Engineering ■



CASTLE PINES NORTH
GOLF CLUB - SOUTH NINE
CLUBHOUSE LANDSCAPE PLANS
SITE IMPROVEMENT PLANS

Castle Pines, Colorado

Stamp:

Drawn by:

DRE

Checked by:

MTV

Issue Date:

10/27/2025

Issued For:

SITE DEVELOPMENT PLAN

Date	Revisions	Rev#
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■ Sheet Number ■

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of 17

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PHOTOMETRIC PLAN

SCALE: 1" = 50'

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THE RIDGE AT CASTLE PINES

1414 CASTLE PINES PARKWAY

SE 1/4 OF SECTION 5, SW 1/4 OF SECTION 4, NW 1/4 SECTION 9, NE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

97.64 ACRES

SITE IMPROVEMENT PLANS

PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for reevaluation by providing the fixture catalog string before quoting and specifying it.
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- CR170, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA supplies as standard.

OPTIONS

- BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- HOUSE SIDE SHIELD**—House Side Shield (HSS) is designed for full property line cut-off.
- ROUND POLE ADAPTER (RPA)**—When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.
- ROTATED OPTICS (ROL) (ROR)** - Rotated optics are designed for perimeter lighting for auto dealerships
- BLACK OPTIC FRAME (BOF)** - Optional black optic frame. (includes black hardware) Standard is white

CONTROLS

- FSP-211 w/Motion Sensor/Photocell (120/277VAC, 230-240VAC)** (FSP-X) - Passive Infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- FSP-221 w/Motion Sensor/Photocell (100-347VAC, 208/230/480VAC)** (FSP-HV-X) - Passive Infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-8 mounting heights 8 feet and below
 - FSP-20 mounting heights 9-20 feet.
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
 - FSP-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.

- NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- Controls Agnostic: Please contact factory for your preferred controls option. (NLight, NX, WaveLinx, Creston, DMX/RDM, Synapse, Casambi, DALI II, Av-On, or other control systems)

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation/LED life, UV and thermal stability with scratch resistance increases exterior application durability.

- IES Types

FINISH

- 5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

- UL Listed in compliance with UL 1598, the Standard for Safety of Luminaires, including the applicable wet location requirements
- CSA C22.2 No. 250.0
- IP65 (IP67 Rated)
- Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1993, we reserve the right to change our listings without notice. The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America. Additional NLS Products that meet BAA, TAA standards can be found at the following link:

<https://nslighting.com/buy-american/>

The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

Project Name:

Type:

VSS-S ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Drive Current	Color Temp./CRI	Voltage
Value Series Square Small (VSS-S)	Standard Silicone Micro Optics Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5)	Standard Configurations 16 LED (16L) 32 LED (32L)	400 mA (40)* 530 mA (53) 700 mA (7) 1050 mA (1)	Amber LED 595nm Dominant Wavelength Standard Tunable Floody (AMBER) 1.4, 1.4, 1.4 Amber LED Phosphor Converted (AMBER/PC) 1.4, 1.4, 1.4 2700K, 70 CRI (270K)* 2700K, 80 CRI (270K)* 3000K, 70 CRI (300K)* 3000K, 80 CRI (300K)* 3500K, 80 CRI (350K)* 4000K, 70 CRI (400K)* 4000K, 80 CRI (400K)* 5000K, 70 CRI (500K)* 5000K, 80 CRI (500K)*	120V-277V (UNV) 347V-480V (HV)
	Performance Silicone Micro Optics Type 4 Forward Throw Wide (For Perimeters) (T4FTW) Type 5 Wide (For Improved Uniformity & Wider Pole Spacing) (T5W)	Standard Configurations 16 LED (16L) 32 LED (32L)	400 mA (40)* 530 mA (53) 700 mA (7) 1050 mA (1)	30 LED (30L) 360 mA (36)*	
		Performance Plus Configurations* 32 LED (32L) 360 mA (36)*			

* Performance Plus configurations with our New Performance Silicone Optics. For the ultimate performance of the New Performance Silicone Optics combine highest chip count with High Efficacy Drive Currents

Mounting	Color	Controls Options	Options
Direct Pole 6" Arm Single (DPS6)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver Metallic (SVR)	Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PRC) FSP-211 w/Motion Sensor/Photocell (120/277VAC, 230-240VAC) FSP-211-40 1.4 FSP-211-20 1.4 FSP-211-40 1.4 FSP-211-20 1.4	Bird Spikes (BS) Marine Grade Finish (MGF) Quick Mount Bracket (QMB) Retrofit Mount Bracket (RMB) Round Pole Adapter 3"-5" Pole (RPA4) Round Pole Adapter 5"-6" Pole (RPA5)
Direct Pole 107" Arm D90, T90, T120, Quad (DPS10)	Black Textured (BLK) Smooth Black Gloss (SBK)	8 Heights (FSP-211-40 1.4) 9-20' Heights (FSP-211-20 1.4) 21-40' Heights (FSP-211-40 1.4) 21-40' Heights (FSP-211-20 1.4)	Rotated Optic Left (ROL) Rotated Optic Right (ROR) Single Fuse (SF) Double Fuse (DF) Black Optical Frame (BOF) House Side Shield (HSS) Buy American Act (BAA)* Trade Agreement Act (TAA)* Build America Buy American (BABA)*
Knuckle Mount (KM)	Graphite Textured (GRV) Gray Textured (GRY) Green Textured (GRN) Hunter Green Textured (HGN) Custom (CS)	FSP-221 w/Motion Sensor/Photocell (100/347VAC, 208/230/480VAC) 8 Heights (FSP-HV-8)* 9-20' Heights (FSP-HV-20)* 21-40' Heights (FSP-HV-40)* Custom Controls Integration (CCI)* Button Type Photocell (PCH) FSP Remote (FSR)* DALI 2 (DALI 2)	
Wall Mount (WM)			
Tennis Arm Mount (TA)			

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

NLS LIGHTING

VSS-S

SITE LIGHTING

Drive Current	16L	32L
400 milliamperes	21W	
530 milliamperes	28W	56W
700 milliamperes	36W	71W
1050 milliamperes	56W	109W

FORM AND FUNCTION

- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
 - Parking Lots
 - Commercial Applications

CONSTRUCTION

- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

REV 06.17.25

1

1 FIXTURE TYPE SE1
NO SCALE

2 EXISTING FIXTURE TYPE SE2
NO SCALE

3 EXISTING FIXTURE TYPE SE3
NO SCALE

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■ Land Planning ■



■ Electrical Engineering ■



CASTLE PINES NORTH
GOLF CLUB - SOUTH NINE
CLUBHOUSE LANDSCAPE PLANS
SITE IMPROVEMENT PLANS

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SITE DEVELOPMENT PLAN

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