THE CANYONS, FILING NO. 2, 1ST AMENDMENT, TRACT B
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA F – 17.257 ACRES

SITE IMPROVEMENT PLAN SIP 2024-001

LEGAL DESCRIPTION:

A PORTION OF TRACT B, THE CANYONS FILING NO. 2, 1ST AMENDMENT, RECEPTION NO. 2022021016, SITUATED IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.

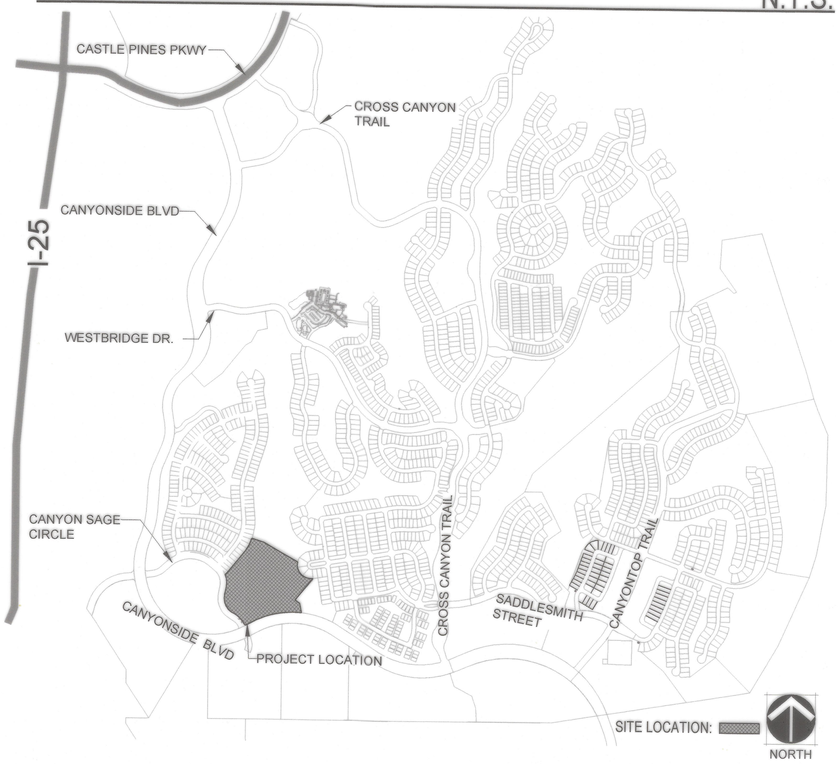
CONTAINING 17.257 ACRES MORE OR LESS.

BASIS OF BEARING:

TRACT N, SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 89°54'12" E, FROM THE SOUTH QUARTER CORNER OF SECTION 2, BEING A #6 REBAR WITH A 2" ALUMINUM CAP STAMPED PLS 33202, TO THE SOUTHEAST CORNER OF SECTION 2, BEING A STONE WITH CHISELED CROSS, WITH ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO.

VICINITY MAP

N.T.S.



SHEET INDEX

1.....COVER SHEET
2.....TRACT BOUNDARY
3.....HARDSCAPE AND MATERIAL PLAN
4.....LANDSCAPE PLAN
5.....LANDSCAPE DETAILS
6.....SITE DETAILS

PROJECT CONTACTS

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

DEVELOPER:
SHEA HOMES,LLC
9380 STATION ST, SUITE 600
LONE TREE, CO 80124
(303) 842-5279
CONTACT: GINA ACKERMANN
GINA.ACKERMANN@SHEAHOMES.COM

LANDSCAPE ARCHITECT
SAGE DESIGN GROUP
1500 SOUTH PEARL STREET #200
DENVER, COLORADO 80210
(303) 470-2855 (EXT. 1003)
CONTACT: JESSICA RICALDE
JESSICA@SAGEDESIGNGROUP.COM

CIVIL ENGINEER:
TERRACINA DESIGN
10200 E. GIRARD AVE
DENVER, CO 80231
(303) 632-8867
CONTACT: DAVID BACCI
DBACCI@TERRACINADESIGN.COM

ZONING COMPARISON CHART

ZONING	THE CANYONS PLANNED DEVELOPMENT (PD)	
PLANNING AREA (PA)	PA F	
USE AREA	OPEN SPACE - LIMITED	
ITEM	REQUIREMENT	PROPOSED
PRINCIPAL USES	Residential and Community uses per 3.2.1 of the Canyons Planned Development, which includes parks, community facilities, recreation facilities, multi-use trails, and trailheads.	Trailhead parking,shade structure, seating area, multi-use trails.
AREA (ACRES)	N/A	17.257 AC
BUILDING HEIGHT	35 Feet	8 Feet
FRONT SETBACK	20 Feet	100 Feet
SIDE SETBACK	30 Feet	120 Feet
REAR SETBACK	30 Feet	600 Feet
MINIMUM PARKING	½ Space Per Person	Total Provided = 13 Minimum Requires = 12 Spaces (½ space x 14 persons = 7+5 for trailhead*)
MAXIMUM PARKING	No greater than 10% of the Minimum Parking Requirement	Maximum Required = 14 Spaces (12 spaces x 10% = 1.2 Spaces + 12 spaces = 14)
MINIMUM ADA PARKING	For 1 to 25 total parking spaces in a lot 1 ADA space	Total Provided = 1 ADA Space Minimum Required = 1 ADA Space
MINIMUM BICYCLE PARKING	As needed, no minimum defined	Total Provided = 16 bicycle parking (2 bike racks)

* Please see the Parking Conformance Letter provided by Felsburg Holt & Ullevig for trailhead parking requirement.

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.

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO DEVELOP A MULTIFUNCTIONAL PASSIVE SPACE THAT CONNECTS TO OTHER PROPOSED SPACES OF THE CANYONS DEVELOPMENT.

APPROVAL CERTIFICATE

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

Kirby Hovad — CITY ENGINEER — 11/22/2024 — DATE

Donna Ferguson — COMMUNITY DEVELOPMENT DEPARTMENT — 11-22-2024 — 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.

SHEA CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGER

BY: Chester T. Latcham
NAME: CHESTER T. LATCHAM
TITLE: VICE PRESIDENT

BY:
NAME: RYAN W. McDERMED
TITLE: ASSISTANT SECRETARY

DATE: 10/29/2024

STATE OF COLORADO)
)
COUNTY OF DOUGLAS)
ACKNOWLEDGED BEFORE ME THIS 29 DAY OF OCTOBER, 2024,
BY CHESTER T. LATCHAM AS VICE PRESIDENT AND
RYAN W. McDERMED AS ASSISTANT SECRETARY OF
SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.
MY COMMISSION EXPIRES: 9/7/2025
WITNESS MY HAND AND OFFICIAL SEAL.

JENNIFER HEPP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994026809
MY COMMISSION EXPIRES 09/07/2025

Jennifer Hepp — NOTARY PUBLIC

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR SAGE POINT TRAILHEAD WAS REVIEWED BY THE CASTLE PINES PLANNING COMMISSION ON _____ AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

Donna Ferguson 11-22-2024
DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

APPROVAL CERTIFICATE

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

Kirby Hovad — CITY ENGINEER — 11/22/2024 — DATE

Donna Ferguson — COMMUNITY DEVELOPMENT DEPARTMENT — 11-22-2024 — DATE

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- 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 TWO (2) 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.

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THE CANYONS METROPOLITAN DISTRICT NO. 7

BY: THE CANYONS METROPOLITAN DISTRICT NO. 7, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY:
NAME: Michele Miller
TITLE: President

DATE: 10/29/2024

STATE OF COLORADO)
)
COUNTY OF DOUGLAS)
ACKNOWLEDGED BEFORE ME THIS 29 DAY OF OCTOBER, 2024,
BY MICHELE MILLER AS PRESIDENT OF
THE CANYONS METROPOLITAN DISTRICT NO 7, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.
MY COMMISSION EXPIRES: 9/7/2025
WITNESS MY HAND AND OFFICIAL SEAL.

JENNIFER HEPP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994026809
MY COMMISSION EXPIRES 09/07/2025

Jennifer Hepp — NOTARY PUBLIC

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SAGE DESIGN GROUP
1500 South Pearl St., Suite 200
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Landscape Architecture Site Planning

CLIENT: SHEA CANYONS, LLC
9380 STATION ST.
LONE TREE, CO 80124
(303) 791-8180
GINA ACKERMANN

CANYONS METRO DISTRICT NO. 7
SAGE POINT TRAILHEAD – CASTLE PINES, CO
SITE IMPROVEMENT PLAN
COVER SHEET

DATE 6/20/2024

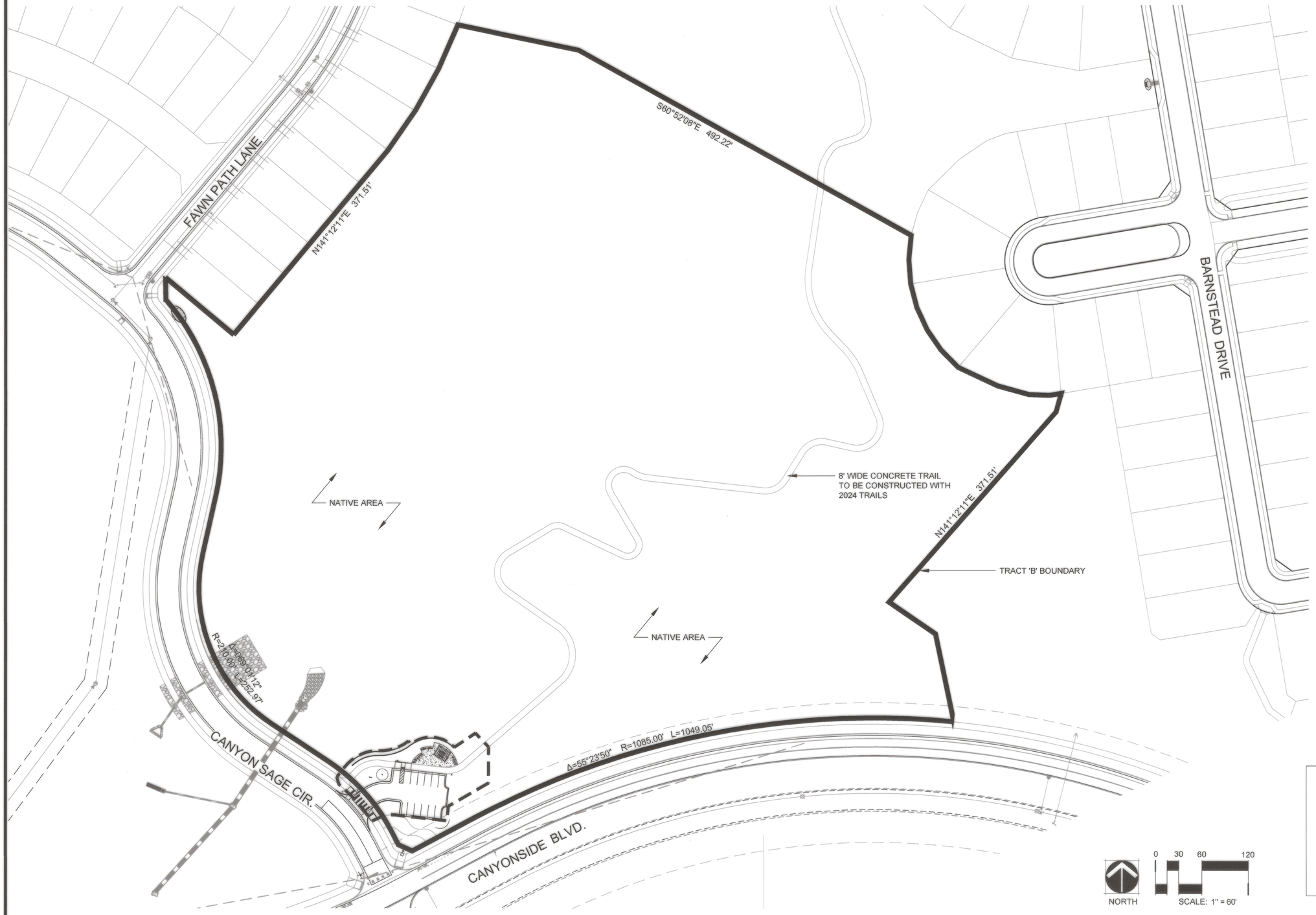
REVISIONS

COVER SHEET

DR. JR | CH. JR
P.M. PS
JOB
SHEET NO. 1 of 6

THE CANYONS, FILING NO. 2, 1ST AMENDMENT, TRACT B
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA F – 17.257 ACRES

SITE IMPROVEMENT PLAN SIP 2024-001



LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION

NORTH

0 30 60 120
SCALE: 1" = 60'

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	N/A INITIALS/DATE

SITE IMPROVEMENT PLAN

811 Know what's below. Call before you dig.

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GINA ACKERMANN

CANYONS METRO DISTRICT NO. 7
SAGE POINT TRAILHEAD – CASTLE PINES, CO

TRACT BOUNDARY

DATE 6/20/2024

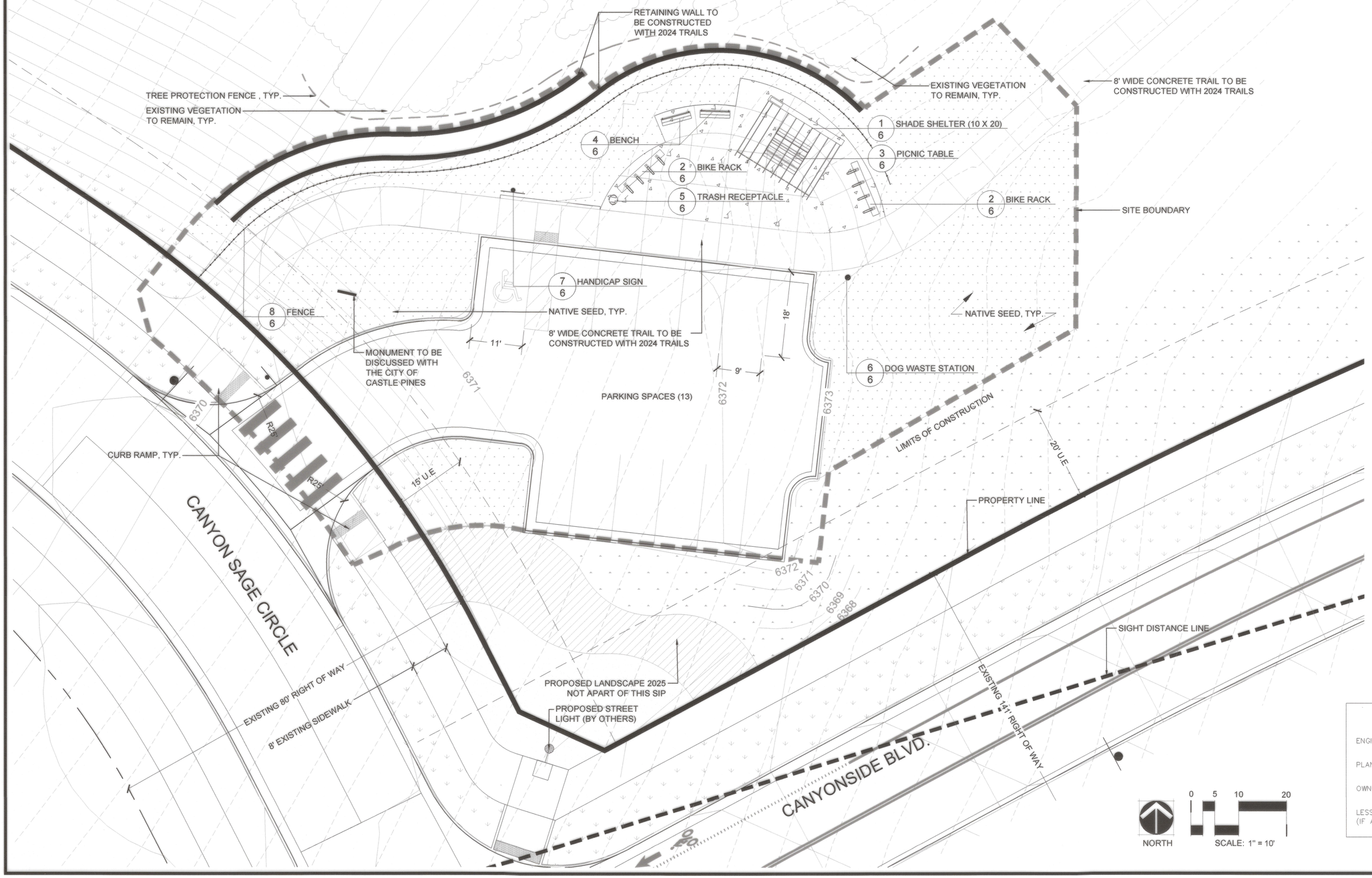
REVISIONS

VICINITY MAP

DR. JR	CH. JR
P.M. PS	
JOB	
SHEET NO.	2 of 6

THE CANYONS, FILING NO. 2, 1ST AMENDMENT, TRACT B
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA F – 17.257 ACRES

SITE IMPROVEMENT PLAN SIP 2024-001



LEGEND

- SHRUB BED (NOT A PART)
- NATIVE SEED
- PROPOSED CONCRETE
- TRASH RECEPTACLE
- DOG WASTE STATION
- STREET LIGHT
- SIGN
- EXISTING CONCRTE
- OPEN RAIL WOOD FENCE
- UTILITY EASEMENT
- TREE PROTECTION FENCE
- LIMIT OF COSNTRUCTION
- R.O.W
- SIGHT DISTANCE LINE
- PROPERTY LINE
- EXISTING VEGETATION TO REMAIN

APPROVAL CERTIFICATE

ENGINEERING	LPH 11-22-2024	INITIALS/DATE
PLANNING	11-22-2024	INITIALS/DATE
OWNER	10/29/2024	INITIALS/DATE
LESSEE (IF APPLICABLE)	N/A	INITIALS/DATE

SITE IMPROVEMENT PLAN

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LONE TREE, CO 80124
(303) 791-8180
GINA ACKERMANN

CANYONS METRO DISTRICT NO. 7
SAGE POINT TRAILHEAD – CASTLE PINES, CO

HARDSCAPE & MATERIAL PLAN

DATE 6/20/2024

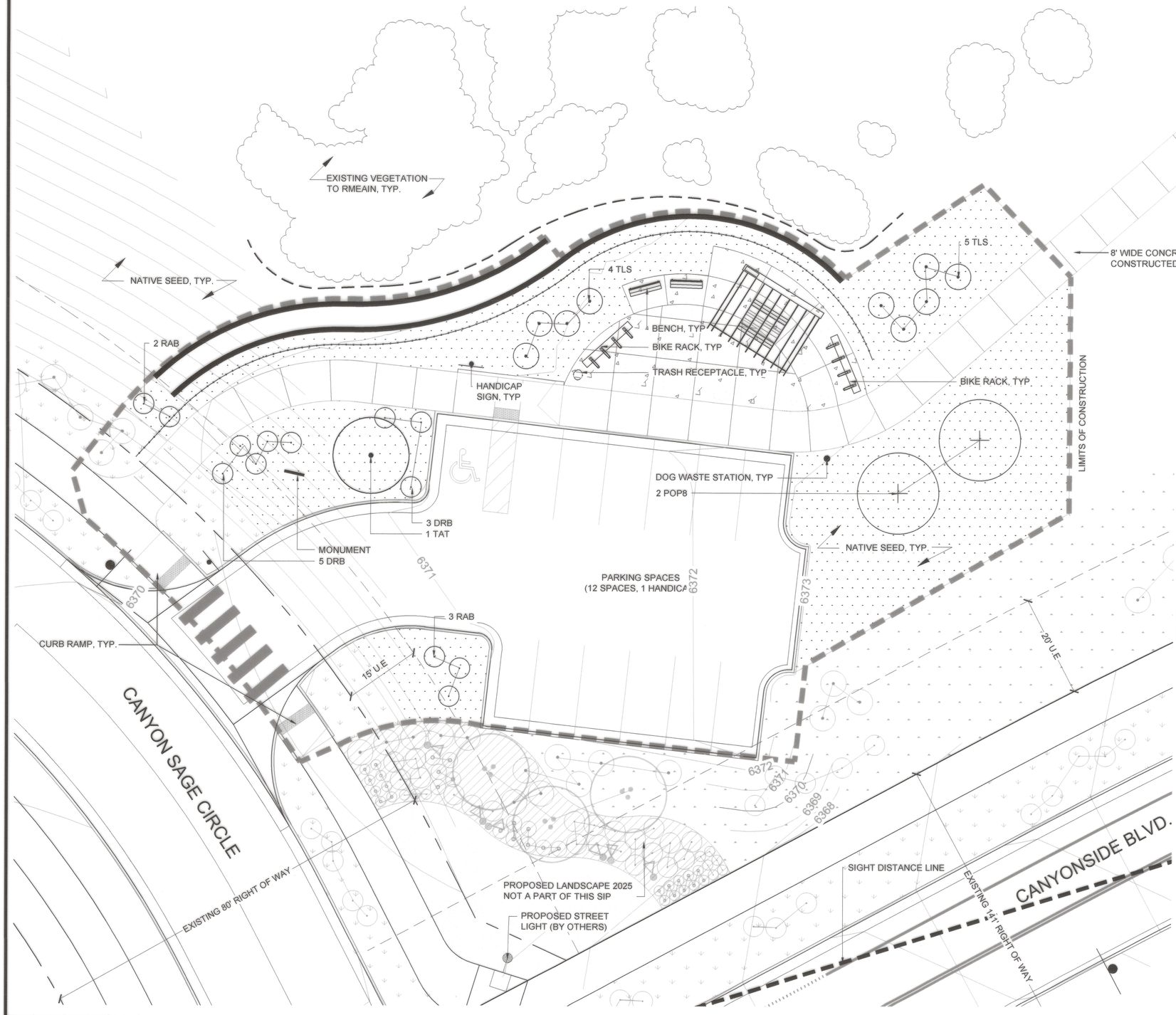
REVISIONS

HARDSCAPE & MATERIAL PLAN

DR. JR | CH. JR
P.M. PS
JOB
SHEET NO. 3 of 6

THE CANYONS, FILING NO. 2, 1ST AMENDMENT, TRACT B
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA F – 17.257 ACRES

SITE IMPROVEMENT PLAN SIP 2024-001



LEGEND

- SHRUB BED (NOT A PART)
- NATIVE SEED
- PROPOSED CONCRETE
- TRASH RECEPTACLE
- DOG WASTE STATION
- STREET LIGHT
- SIGN
- EXISTING CONCRTE
- OPEN RAIL WOOD FENCE
- UTILITY EASEMENT
- TREE PROTECTION FENCE
- LIMIT OF COSNTRUCTION
- R.O.W
- SIGHT DISTANCE LINE
- EXISTING VEGETATION TO REMAIN
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREES
- DECIDUOUS SHRUBS

LANDSCAPE PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	QUANTITY	HIGH WATER USE
DECIDUOUS ORNAMENTAL TREES					
TAT	TATARIAN MAPLE	ACER TATARICUM	8' CLUMP	1	NO
EVERGREEN TREES					
POP 8	PONDEROSA PINE	PINUS PONDEROSA	8' HT. B&B	2	NO
DECIDUOUS SHRUBS					
RAB	RABBIT BRUSH	CHRYSOTHAMNUS NASEOSUS	5 GAL CONT.	5	NO
TLS	THREELEAF SUMAC	RHUS TRILOBATA	5 GAL CONT.	9	NO
DRB	DWARF RABBIT BRUSH	CHRYSOTHAMNUS, VAR.	5 GAL CONT.	8	NO
			TOTAL	22	

NOTES:
1. PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL
2. ALL PLANT MATERIAL TO HAVE MULCH BASE, TYP.
3. IRRIGATION TO BE DRIP AND SPRAY.
4. NO PROPOSED SITE LIGHTING.

NORTH

SCALE: 1" = 10'

APPROVAL CERTIFICATE

ENGINEERING	KDH / 11-22-2024 INITIALS/DATE
PLANNING	11-22-2024 INITIALS/DATE
OWNER	10/29/2024 INITIALS/DATE
LESSEE (IF APPLICABLE)	N/A INITIALS/DATE

SITE IMPROVEMENT PLAN

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CLIENT
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9380 STATION ST.
LONE TREE, CO 80124
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GINA ACKERMANN

CANYONS METRO DISTRICT NO. 7
SAGE POINT TRAILHEAD – CASTLE PINES, CO

LANDSCAPE PLAN

DATE 6/20/2024

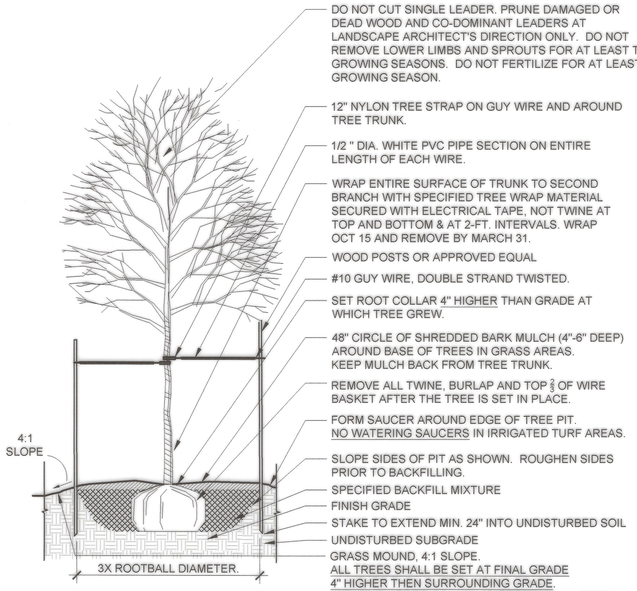
REVISIONS

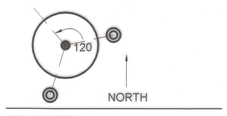
LANDSCAPE PLAN

DR. JR | CH. JR
P.M. PS
JOB
SHEET NO. 4 of 6

THE CANYONS, FILING NO. 2, 1ST AMENDMENT, TRACT B
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA F – 17.257 ACRES

SITE IMPROVEMENT PLAN SIP 2024-001

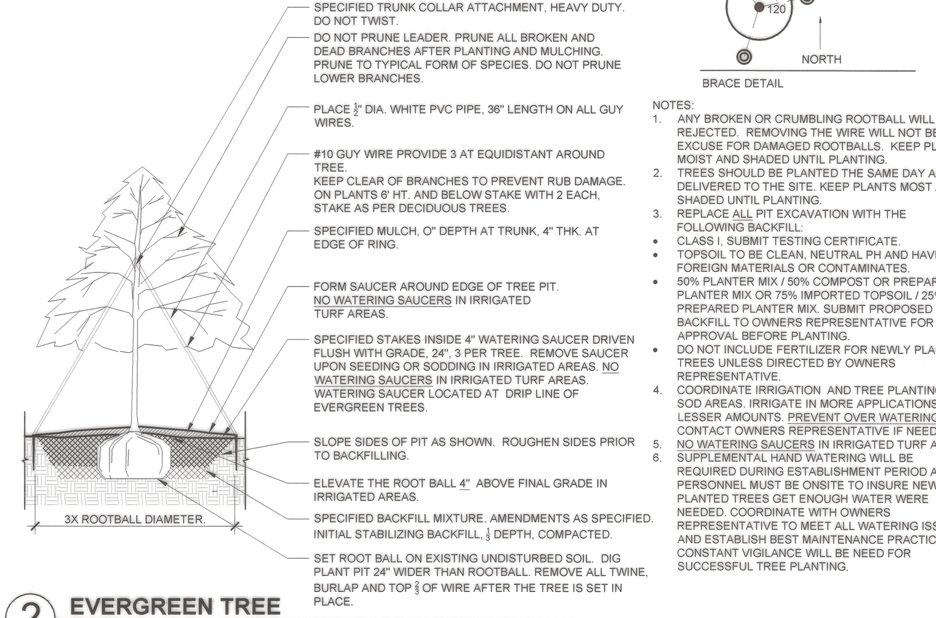




BRACE DETAIL

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. TREES SHOULD BE PLANTED THE SAME DAY AS DELIVERED TO THE SITE.
3. REPLACE ALL PIT EXCAVATION WITH THE FOLLOWING BACKFILL:
   - CLASS I, SUBMIT TESTING CERTIFICATE.
   - TOPSOIL TO BE CLEAN, NEUTRAL PH AND HAVE NO FOREIGN MATERIALS OR CONTAMINATES.
   - 50% PLANTER MIX / 50% COMPOST OR PREPARED PLANTER MIX OR 75% IMPORTED TOPSOIL / 25% PREPARED PLANTER MIX. SUBMIT PROPOSED BACKFILL TO OWNERS REPRESENTATIVE FOR APPROVAL BEFORE PLANTING.
   - DO NOT INCLUDE FERTILIZER FOR NEWLY PLANTED TREES UNLESS DIRECTED BY OWNERS REPRESENTATIVE.
4. COORDINATE IRRIGATION AND TREE PLANTINGS IN SOD AREAS. IRRIGATE IN MORE APPLICATIONS IN LESSER AMOUNTS. PREVENT OVER WATERING. CONTACT OWNERS REPRESENTATIVE IF NEEDED.
5. NO WATERING SAUCERS IN IRRIGATED TURF AREAS
6. SUPPLEMENTAL HAND WATERING WILL BE REQUIRED DURING ESTABLISHMENT PERIOD AND PERSONNEL MUST BE ONSITE TO INSURE NEWLY PLANTED TREES GET ENOUGH WATER WERE NEEDED. COORDINATE WITH OWNERS REPRESENTATIVE TO MEET ALL WATERING ISSUES AND ESTABLISH BEST MAINTENANCE PRACTICES. CONSTANT VIGILANCE WILL BE NEED FOR SUCCESSFUL TREE PLANTING.

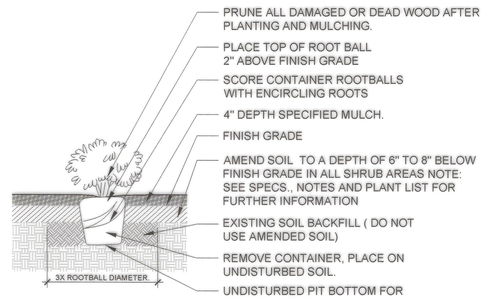
1 DECIDUOUS TREE
SCALE: N.T.S.



BRACE DETAIL

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. TREES SHOULD BE PLANTED THE SAME DAY AS DELIVERED TO THE SITE. KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
3. REPLACE ALL PIT EXCAVATION WITH THE FOLLOWING BACKFILL:
   - CLASS I, SUBMIT TESTING CERTIFICATE.
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   - 50% PLANTER MIX / 50% COMPOST OR PREPARED PLANTER MIX OR 75% IMPORTED TOPSOIL / 25% PREPARED PLANTER MIX. SUBMIT PROPOSED BACKFILL TO OWNERS REPRESENTATIVE FOR APPROVAL BEFORE PLANTING.
   - DO NOT INCLUDE FERTILIZER FOR NEWLY PLANTED TREES UNLESS DIRECTED BY OWNERS REPRESENTATIVE.
4. COORDINATE IRRIGATION AND TREE PLANTINGS IN SOD AREAS. IRRIGATE IN MORE APPLICATIONS IN LESSER AMOUNTS. PREVENT OVER WATERING. CONTACT OWNERS REPRESENTATIVE IF NEEDED.
5. NO WATERING SAUCERS IN IRRIGATED TURF AREAS
6. SUPPLEMENTAL HAND WATERING WILL BE REQUIRED DURING ESTABLISHMENT PERIOD AND PERSONNEL MUST BE ONSITE TO INSURE NEWLY PLANTED TREES GET ENOUGH WATER WERE NEEDED. COORDINATE WITH OWNERS REPRESENTATIVE TO MEET ALL WATERING ISSUES AND ESTABLISH BEST MAINTENANCE PRACTICES. CONSTANT VIGILANCE WILL BE NEED FOR SUCCESSFUL TREE PLANTING.

2 EVERGREEN TREE
SCALE: N.T.S.



NOTE:
1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS
2. HOLD MULCH TOP GRADE 1" BELOW EDGE OF WALK, EDGING OR CURB.
3. DO NOT PUT ANY ORGANIC AMENDMENT BELOW 12 INCHES IN THE SOIL PROFILE.

3 SHRUB PLANTING
SCALE: N.T.S.

LANDSCAPE PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	QUANTITY	HIGH WATER USE
DECIDUOUS ORNAMENTAL TREES					
TAT	TATARIAN MAPLE	ACER TATARICUM	8' CLUMP	1	NO
EVERGREEN TREES					
POP 8	PONDEROSA PINE	PINUS PONDEROSA	8' HT. B&B	2	NO
DECIDUOUS SHRUBS					
RAB	RABBIT BRUSH	CHRYSOTHAMNUS NASEOSUS	5 GAL CONT.	5	NO
TLS	THREELEAF SUMAC	RHUS TRILOBATA	5 GAL CONT.	9	NO
DRB	DWARF RABBIT BRUSH	CHRYSOTHAMNUS, VAR.	5 GAL CONT.	8	NO
			TOTAL	22	

NOTES:
1. PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL
2. ALL PLANT MATERIAL TO HAVE MULCH BASE, TYP.
3. IRRIGATION TO BE DRIP AND SPRAY.

NATIVE SEED

NATIVE SEED LOW-GROWTH DRILL SEEDING MIX	LOW GROW GRASS MIX BY ARKANSAS VALLEY SEED. LOCATE PER PLANS.	SPECIES	% MIX	IBS/AC	Contractor shall apply native seed and straw mulch by mechanical drilling per Douglas County GESC plan. Seed areas to have 100% establishment per manufacturer's recommended rates. All seed areas that have not been established after one growing season will be required to re-seed areas for 100% establishment.	5,800 SF
		Ephramim Crested Wheatgrass	30	12		
		Sheep Fescue	25	10		
		Perennial Rye	20	8		
		Chewings Fescue	15	6		
		Kentucky Bluegrass	10	4		

MULCH

WOOD MULCH	WASHINGTON CEDAR ("GORILLA HAIR") BY PIONEER SAND COMPANY - 303-791-3535, WITH NO LANDCSAPE FABRIC,LOCATE PER PLANS.		4" IN DEPTH	1,000 SF

GENERAL NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED. THE IRRIGATION SYSTEM WILL BE SUPPLIED BY PARKER WATER. DRIP IRRIGATION TO BE USED ON ALL SHRUB BED AREAS. POP-UP SPRAY HEADS FOR SOD/SEED AREAS 0-15', AND POP UP ROTORS TO BE USED IN SOD/SEED AREAS 15' AND ABOVE.
2. MINIMUM PLANT SIZE FOR ALL INITIAL CONSTRUCTION SHALL BE AS FOLLOWS:

PLANT TYPE	MINIMUM SIZE
DECIDUOUS ORNAMENTAL TREES	1.5" CALIPER
EVERGREEN TREES	8'-10' HEIGHT (8' ADJACENT TO R-O-W)
EVERGREEN SHRUBS	5 GALLON CONTAINER
DECIDUOUS SHRUBS	5 GALLON CONTAINER
ORNAMENTAL GRASSES	1 GALLON CONTAINER
PERENNIALS / FLOWERS	1 GALLON CONTAINER
GROUND COVERS	SPACING SHALL PROVIDE 80% GROUND PLANE COVERAGE WITHIN 2-3 YEARS

3. 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 THREE PLANTING SEASONS.
4. IF TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, 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.
5. 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.

APPROVAL CERTIFICATE

ENGINEERING	JH / 11-22-2024	INITIALS/DATE
PLANNING	11-22-2024	INITIALS/DATE
OWNER	10/29/2024	INITIALS/DATE
LESSEE (IF APPLICABLE)	N/A	INITIALS/DATE

PLANTING DETAILS ARE PER THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO

SITE IMPROVEMENT PLAN

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(303) 791-8180
GINA ACKERMANN

CLIENT
CANYONS METRO DISTRICT NO. 7
SAGE POINT TRAILHEAD – CASTLE PINES, CO

LANDSCAPE DETAILS

DATE 6/20/2024

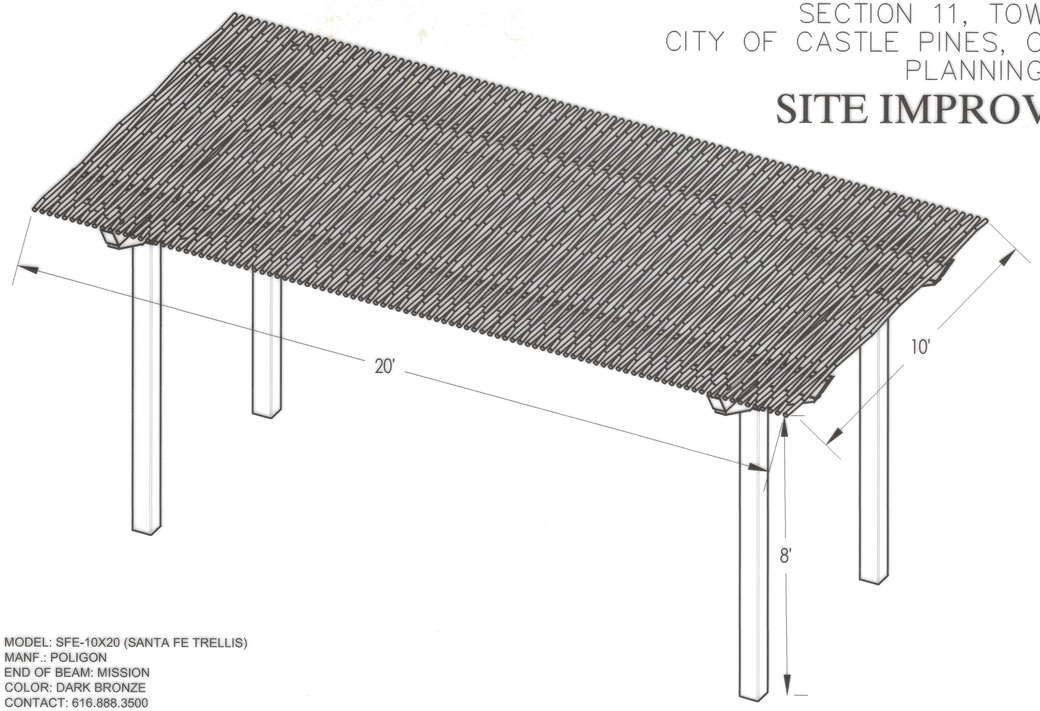
REVISIONS

LANDSCAPE DETAILS

DR. JR CH. JR
P.M. PS
JOB
SHEET NO. 5 of 6

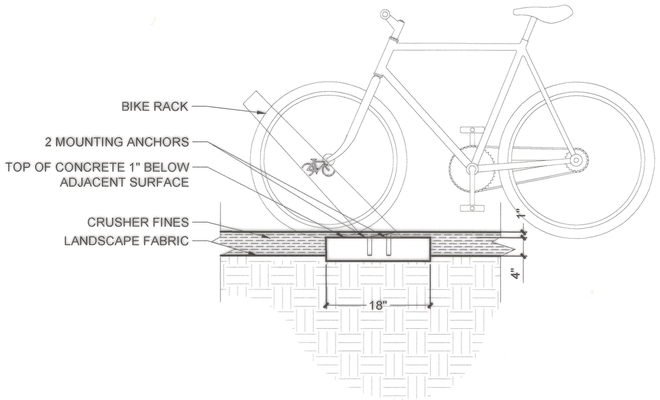
THE CANYONS, FILING NO. 2, 1ST AMENDMENT, TRACT B
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA F – 17.257 ACRES

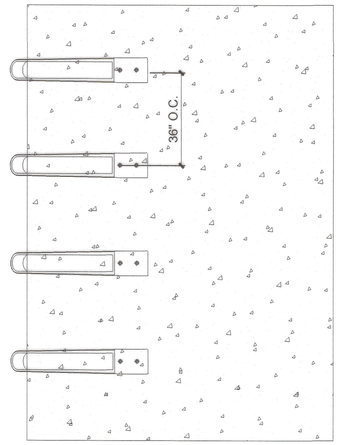
SITE IMPROVEMENT PLAN SIP 2024-001



MODEL: SFE-10X20 (SANTA FE TRELLIS)
MANF.: POLIGON
END OF BEAM: MISSION
COLOR: DARK BRONZE
CONTACT: 616.888.3500

1 SHADE SHELTER
SCALE: N.T.S.





MODEL:BAY CITY BIKE RACK
FORMS + SURFACES
COLOR: ARGENTO TEXTURE
CONTACT: NATHAN ERICKSON - 720.234.5685

2 BIKE RACK
SCALE: N.T.S.

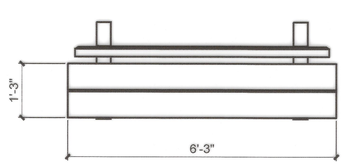


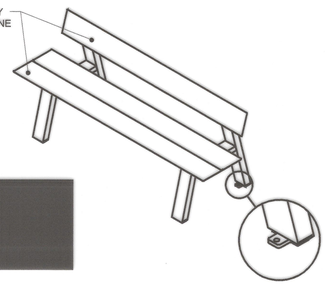
MODEL:HARVEST TABLE AND BENCH
MANF.:LANDSCAPE FORMS
COLOR: LF-DUSK
CONTACT: VIVIAN KOVAKS 303.799.0028



LF-DUSK

3 PICNIC TABLE
SCALE: N.T.S.



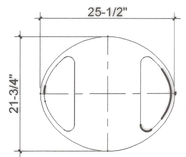


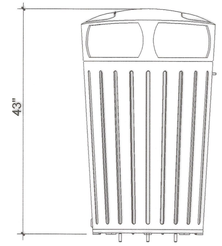


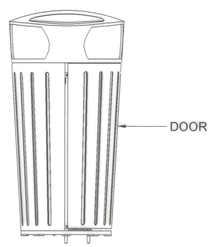
LF-DUSK

MODEL: GLIDE BENCH
MANF.:LANDSCAPE FORMS
COLOR: LF-DUSK
CONTACT: VIVIAN KOVAKS 303.799.0028

4 BENCH
SCALE: N.T.S.







MODEL:DISPATCH 36 GALLON WITH TENSL UHPC BASE MOUNT
MANF.: FORMS + SURFACES
COLOR: ARGENTO TEXTURE
OPENING: LITTER ONLY
CONTACT: NATHAN ERICKSON - 720.234.5685

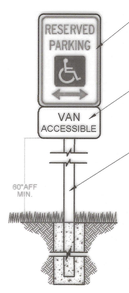
5 TRASH RECEPTACLE
SCALE: N.T.S.

NOTES:
1. STATION TO BE MOUNTED ON A 2"X2"X5' SQUARE POST. BAGS ACCESSIBLE HEIGHT MAX 48" FROM GROUND.
2. LOCATE PER PLANS



MANUFACTURER: ULINE
MODEL: 1003-L DOGIPOT STATION W/ 10 GAL TRASH RECEPTACLE & LID, ALUMINUM SIGN, BAG DISPENSER, MOUNTING POST, BAGS FOR TRASH & PET WASTE
CONTACT: 1.800.295.5510
INSTALL PER MANUFACTURER'S SPECIFICATION

6 DOG WASTE STATION
SCALE: N.T.S.



SIGN TO BE R7-8D MUTCD, ENGLISH, MODEL T1-6207-EG_12X18
ITEM 448Y56
18IN X 12IN IN NOMINAL SIGN SIZE

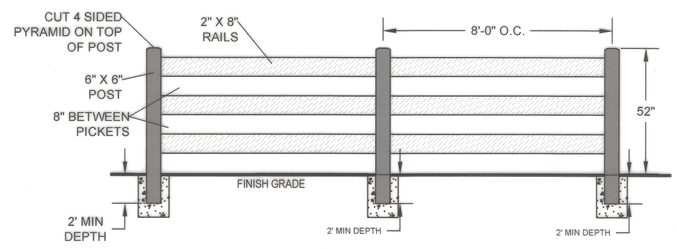
SIGN TO BE MUTCD D9-6P/R7-8b, ENGLISH, MODEL 373-05791
6IN X 12IN IN NOMINAL SIGN SIZE

2"x2"x8' SQUARE TUBE STEEL POLE PAINTED TUBE STEEL POLE TO HAVE A CAP.

NOTE:
SIGN TO BE PLACED 3'-0" FROM BACK OF CURB OR SIDEWALK AND CENTERED ON HANDICAP STALL.
MANUFACTURER: LYLE 18"x12"
SUPPLIER: GRAINGER;
WWW.GRAINGER.COM

7 HANDICAP SIGN
SCALE: N.T.S.

FINISH: SHERWIN WILLIAMS 3531 SS BLUE SHADOW (BOTH SIDES OF FENCE AND POST TO RECEIVE TWO COATS)



8 FENCE
SCALE: N.T.S.

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