CANYONSIDE SUBDIVISION FILING NO. 2, 2ND AMENDMENT, LOT 1A

WEST HALF OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-001

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE IMPROVEMENT PLAN IS TO DEVELOP A 164 UNIT MULTIFAMILY BUILDING, 7,200 SF CLUBHOUSE, AND THREE GARAGE BUILDINGS FOR THE 55+ COMMUNITY.

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, BEARING N 00°09'47" W, A DISTANCE OF 1295.58 FEET, AS MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 2 BY A FOUND 2" ALUMINUM CAP, STAMPED "PLS 28286 2006", AND AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 2 BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 10945 CR MOORE".

BENCHMARK

BASIS OF ELEVATIONS: ELEVATIONS ARE UPON DOUGLAS COUNTY CONTROL MONUMENT NAMED "1069010" BEING A BRASS DISK. THE MARK IS 105' NORTHWESTERLY OF A UTILITY POLE, 3.2' NORTHERLY OF FENCE LINE, 20' SOUTH OF THE BASE OF A CUT DOWN TELEPHONE POLE, AND 1.6' EASTERLY OF A NOAA CARONITE WITNESS POST. (ELEVATION = 6014.96 NAVD 88)

LEGAL DESCRIPTION

LOT 1A, CANYONSIDE SUBDIVISION FILING NO. 2, 2ND AMENDMENT, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.

FEMA FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0180G WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2020.

CENTENNIAL AIRPORT REVIEW AREA

OWNER WAIVES, REMISES, AND RELEASES AND 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.

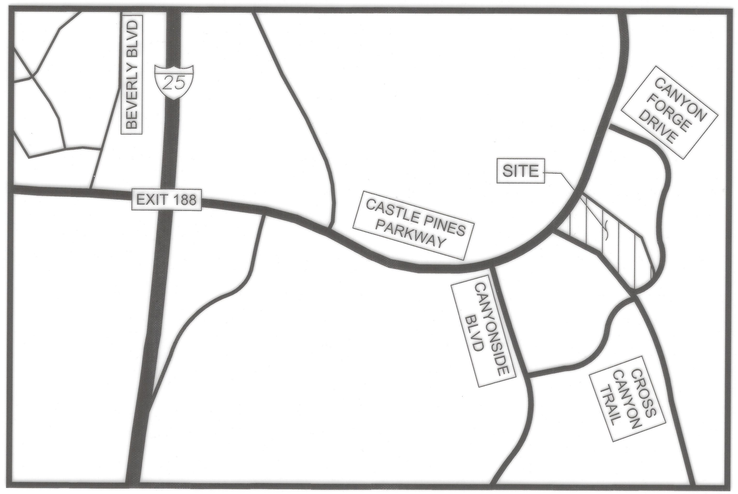
ZONING COMPARISON

ZONNG COMPARISON		
ZONING	THE CANYONS/CANYONSIDE PLANNED DEVELOPMENT	
PLANNING AREA	PA 3	
USE AREA	MIXED USE	
ITEM	REQUIREMENT	PROVIDED
PRINCIPAL USES	RESIDENTIAL (INCLUDING MULTIFAMILY - APARTMENT, CONDOMINIUM), NON-RESIDENTIAL, COMMUNITY, AND GEOTHERMAL ENERGY SYSTEM USES	RESIDENTIAL 55+ COMMUNITY MULTIFAMILY APARTMENTS
MINIMUM LOT AREA	N/A	4.6969 ACRES (204,598 SQ. FT.)
BUILDING GROSS FLOOR AREA	N/A	170,299 SQ. FT.
FLOOR AREA RATIO	N/A	0.833
BUILDING HEIGHT	75-FT.	52-FT. - 8-IN. (MULTIFAMILY)
MINIMUM SETBACK TO STREETS (SUPERSEDES SETBACKS TO LOT LINES)	N/A TO CROSS CANYON TRAIL	21-FT. (SOUTH)
	N/A TO HESS ROAD	133-FT. (WEST)
	N/A TO CANYON FORGE DRIVE	26-FT. (EAST)
MINIMUM SETBACK TO LOT LINES	0-FT. FRONT	20-FT. (SOUTH)
	0-FT. REAR	145-FT. (NORTH)
	0-FT. SIDE	26-FT. (EAST), 133-FT. (WEST)
MINIMUM PARKING	MULTIFAMILY DWELLING: 1.25 SPACES PER 1 BED UNIT 1.75 SPACES PER 2 BED UNIT 0.25 GUEST SPACES PER UNIT	TOTAL PROVIDED = 189 SPACES (47 STANDARD SPACES, 66 COMPACT SPACES, 7 ADA LOT SPACES, 1 ADA CARPORT SPACE, 39 CARPORT SPACES, 28 STANDARD GARAGE SPACES, 1 ADA GARAGE SPACE)
	*MIXED USE PARKING REDUCTION: 45% REDUCTION FROM MINIMUM REQUIRED BY CITY CODE	TOTAL MINIMUM REQUIRED WITH APPROVED DOCUMENTATION: 180 SPACES 1 BED UNIT = 1.5 X 91 X 0.55 = 76 SPACES 2 BED UNIT = 2 X 73 X 0.55 = 81 SPACES GUEST PARKING = 0.25 X 164 X 0.55 = 23 SPACES
MAXIMUM PARKING	1 BED UNIT = 1.25 SPACES X # OF UNITS 2 BED UNIT = 1.75 SPACES X # OF UNITS GUEST PARKING = # OF UNITS X 0.25	TOTAL MAXIMUM ALLOWED = 283 SPACES 1 BED UNIT = 1.25 X 91 = 114 SPACES 2 BED UNIT = 1.75 X 73 = 128 SPACES GUEST PARKING = 164 X 0.25 = 41 SPACES
MINIMUM ADA PARKING	FOR 151 TO 200 TOTAL PARKING SPACES: MINIMUM OF 6 ADA SPACES REQUIRED	PROVIDED = 10 REQUIRED = 6

GROSS SITE DATA

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	204,598	100
• BUILDING FOOTPRINT	63,073	30.83
• PARKING AND ROADS (INCLUDED PLANTED INTERIOR PARKING	62,325	30.46
HARDSCAPE TOTAL	125,398	61.29
• PLANTED AREA (IF APPLICABLE, INCLUDING PARKING LOT ISLANDS USED FOR STORMWATER DETENTION AND WATER QUALITY PONDS)	57,942	28.32
• EXISTING VEGETATION	10,230	5.00
• TRAILS AND WALKS	11,028	5.39
• POROUS PAVEMENT	-	0
LANDSCAPE TOTAL	79,200	38.71

ITEM	DESCRIPTION
BUILDING SIZE: 4 STORIES	170,299 SQ. FT. TOTAL
PARKING:	
• REQUIRED	180 SPACES
• PROVIDED	189 SPACES (10 ADA SPACES)



VICINITY MAP
NOT TO SCALE
NORTH

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING AND DRAINAGE PLAN
4	LANDSCAPE COVER
5	LANDSCAPE SCHEDULES
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE DETAILS
10	LANDSCAPE DETAILS
11	LANDSCAPE DETAILS
12	BUILDING ELEVATIONS
13	BUILDING MATERIALS
14	PHOTOMETRIC PLAN
15	PHOTOMETRIC DETAILS
16	PHOTOMETRIC DETAILS
17	PHOTOMETRIC DETAILS
18	PHOTOMETRIC DETAILS
19	PHOTOMETRIC DETAILS

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR THE CANYONSIDE SUBDIVISON, FILING NO. 2, LOT 1 AND 2 WAS REVIEWED BY CASTLE PINES PLANNING COMMISSION ON 8-21-25 AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

Donna Ferguson
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.

Lisa Hoad — 12/10/2025
CITY ENGINEER — DATE

Donna Ferguson — 12-10-2025
COMMUNITY DEVELOPMENT DEPARTMENT — DATE

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL (SIP-2025-001), AS NOTED ON THE NOTICE OF ACTION – FINAL STATUS, UNLESS AN EXTENSION WAS GRANTED. FAILURE TO OBTAIN A BUILDING PERMIT IN THE THREE (3) YEAR PERIOD AFTER APPROVAL OF SIP-2025-001 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.

OWNER
GS CASTLE PINES OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
ADAM LEA, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) SS.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December 2025, BY ADAM LEA, AS VICE PRESIDENT OF GS CASTLE PINES OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

CHARLOTTE VASQUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244043656
MY COMMISSION EXPIRES 11-26-2028

Charlotte Vasquez
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 24, 2028

CONTACT LIST

DEVELOPER
GREYSTAR DEVELOPMENT CENTRAL, LLC
5445 DTC PARKWAY PENTHOUSE 1
GREENWOOD VILLAGE, CO 80111
TEL: (843) 576-0645
EMAIL: ALEA@GREYSTAR.COM
CONTACT: ADAM LEA

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 N NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (720) 943-5657
EMAIL: ERIC.MCDANIEL@KIMLEY-HORN.COM
CONTACT: ERIC MCDANIEL, P.E.

CITY OF CASTLE PINES
COMMUNITY DEVELOPMENT DEPARTMENT
7437 VILLAGE SQUARE DRIVE, SUITE 200
CASTLE PINES, CO 80108
TEL: 303-705-0225
EMAIL: LISA.ROEMHILDT@CASTLEPINES.GOV
CONTACT: LISA ROEMHILDT

ARCHITECT
MEEKS PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TX 77079
TEL: (281) 558-8787
EMAIL: ANYMAN@MEEKSPARTNERS.COM
CONTACT: ADAM NYMAN

OWNER
NORTH CANYONS DEVELOPMENT COMPANY LLC
3033 E 1ST AVENUE, SUITE 725
DENVER, CO 80206
TEL: (720) 624-1699
EMAIL: SHAGER@ALPERTCORP.COM
CONTACT: SKYLAR HAGER

ELECTRIC
CORE ELECTRIC COOPERATIVE
5496 N. US HIGHWAY 85
SEDALIA, CO 80135
TEL: (720) 733-5493
EMAIL: BKAUFMAN@CORE.COOP
CONTACT: BROOKS KAUFMAN

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
TEL: (303) 892-1166
EMAIL: DDETTMANN@NORRIS-DESIGN.COM
CONTACT: DYLAN DETTMAN, PLA

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
TEL: (303) 892-1166
EMAIL: DARREN.WOLTERSTORFF@KIMLEY-HORN.COM
CONTACT: DARREN WOLTERSTORFF, PLS

GAS
XCEL ENERGY
555 ZANG ST, STE 250
LAKEWOOD, CO 80228
TEL: (303)-570-6099
EMAIL: KENDALL.GRISSOM@XCELENERGY.COM
CONTACT: KENDALL GRISSOM

NO.	REVISION	DATE
1	SIP SUBMITTAL 1	01/20/25
2	SIP SUBMITTAL 2	03/28/25
3	SIP SUBMITTAL 3	06/10/25
4	SIP SUBMITTAL 4	07/08/25
5	SIP SUBMITTAL 5	10/13/25
6	SIP SUBMITTAL 6	11/05/25

Kimley»Horn

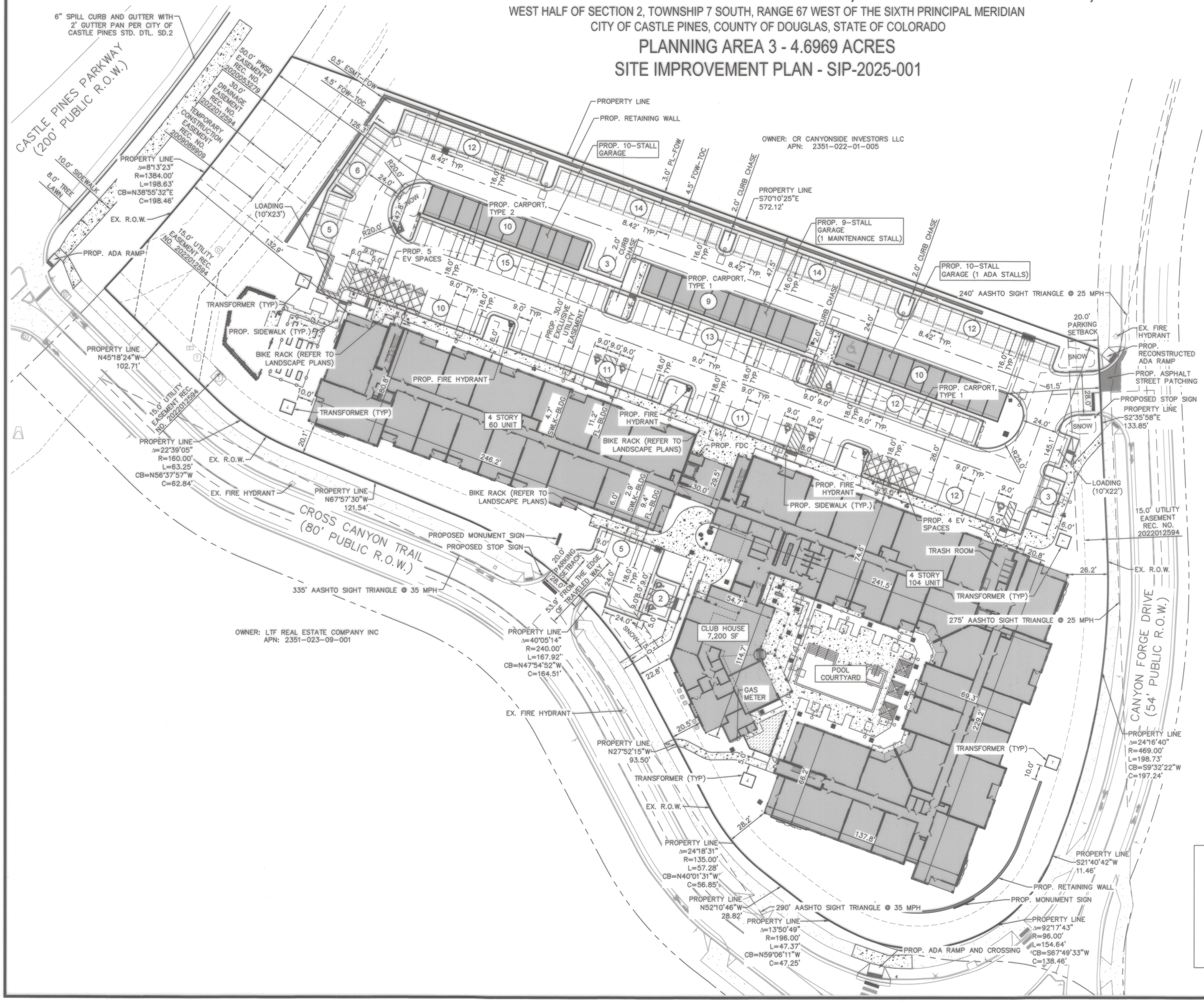
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 N NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903 (720) 943-5657

CANYONSIDE SUBDIVISION FILING NO. 2, 2ND AMENDMENT, LOT 1A

WEST HALF OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED SITE RETAINING WALL
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ARTIFICIAL TURF
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED STORM STRUCTURES
- PROPOSED COMPACT PARKING STALLS
- PROPOSED EV PARKING STALLS
- PROPOSED LIGHT FIXTURE
- PROPOSED CURB RAMP

GENERAL NOTES:

1. THE APPLICANT IS REQUIRED TO OBTAIN PERMISSION FROM ANY OFF-SITE PROPERTY OWNER PRIOR TO CONSTRUCTION OF ANY OFF-SITE IMPROVEMENT.
2. ALL GARAGES ARE REQUIRED TO PROVIDE PANEL CAPACITY, CONDUIT, AND 240 VOLT OUTLET, FOR A MINIMUM OF 1 EV CHARGING STATION.

SITE INFORMATION

	ACRES (SQUARE FOOTAGE)	PERCENTAGE OF GROSS SITE
TOTAL SITE AREA	4.6969 AC (204,598 SF)	100%
BUILDING AREA	1.4480 AC (63,073 SF) [GROSS FLOOR AREA: 170,299 SF]	30.83%
TOTAL LANDSCAPE AREA	1.8181 AC (79,200 SF)	38.71%
TOTAL HARDSCAPE AREA	1.4308 AC (62,325 SF)	30.46%
BUILDING HEIGHT	4 STORY MAX. HEIGHT = 52'-8"	
PARKING	MIN. REQUIRED WITH APPROVED DOCUMENTATION = 180 SPACES (45% REDUCTION TO PD CODE) MAX. ALLOWED = 283 SPACES PROVIDED = 189 SPACES (10 ADA SPACES)	
PARKING LANDSCAPE ISLANDS	MIN. REQUIRED: 4,082.4 SF PROVIDED: 4,782 SF	

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE 12-10-2025
PLANNING	INITIALS/DATE 12-10-2025
OWNER	INITIALS/DATE 12-9-25

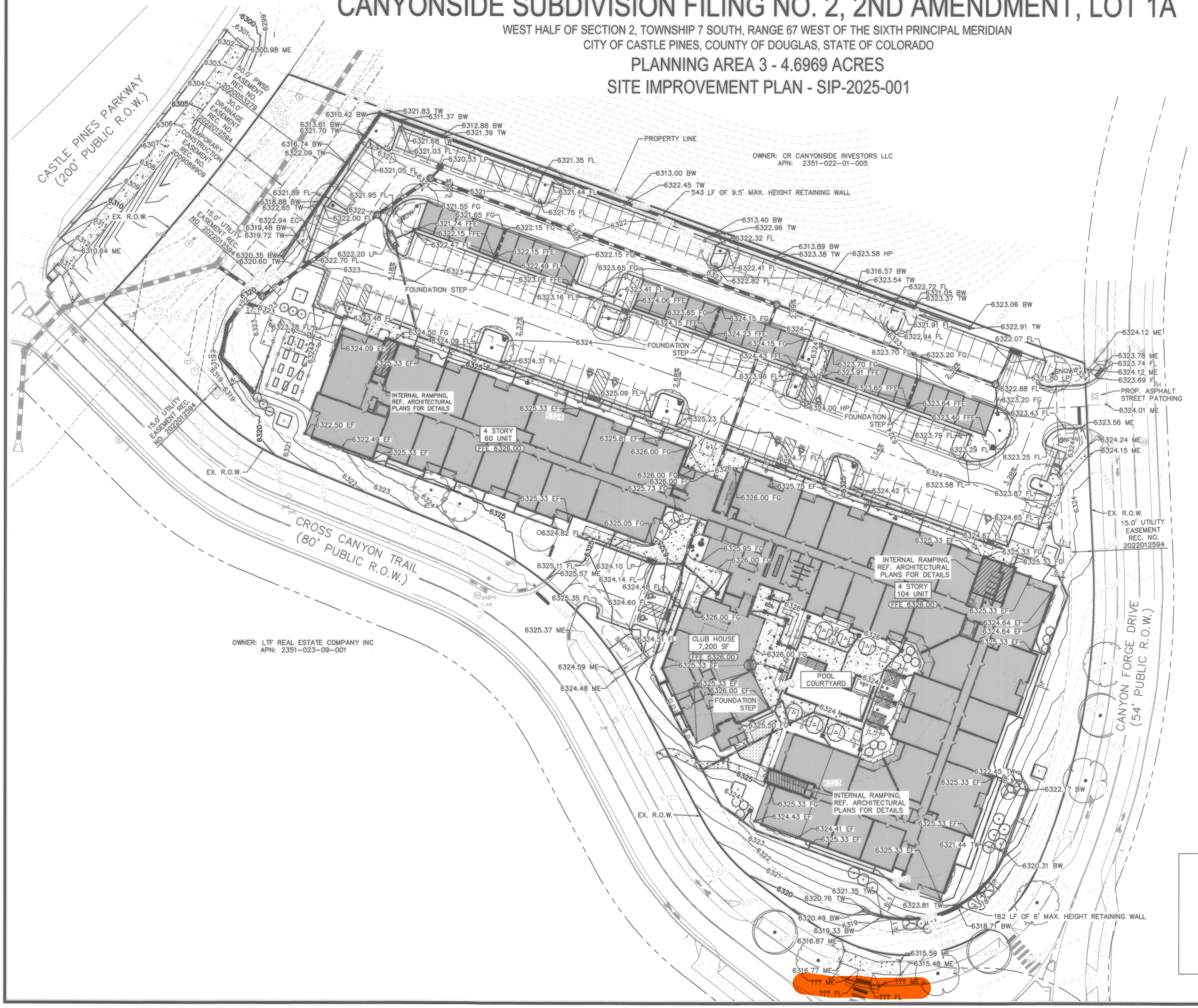
SITE PLAN
SHEET 2 OF 19

CANYONSIDE SUBDIVISION FILING NO. 2, 2ND AMENDMENT, LOT 1A

WEST HALF OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001



ABBREVIATIONS

TW	TOP OF WALL
BW	BOTTOM OF WALL
FL	FLOW LINE
FG	FINISHED GRADE
ME	MATCH EXISTING
LP	LOW POINT
EF	EXPOSED FOUNDATION
FFE	FINISH FLOOR ELEVATION
EC	EXPOSED BACK OF CURB

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED SITE RETAINING WALL
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- 6265 EXISTING MAJOR CONTOUR
- 6264 EXISTING MINOR CONTOUR
- **6265** PROPOSED MAJOR CONTOUR
- 6264 PROPOSED MINOR CONTOUR
- PROPOSED FOUNDATION STEP

GENERAL NOTES:

1. THE APPLICANT IS REQUIRED TO OBTAIN PERMISSION FROM ANY OFF-SITE PROPERTY OWNER PRIOR TO CONSTRUCTION OF ANY OFF-SITE IMPROVEMENT.
2. GARAGES SLOPE UP 3" FROM FRONT TO REAR AND ARE STEPPED 6" EVERY FIVE GARAGE STALLS.

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE 12-10-2025
PLANNING	INITIALS/DATE 12-10-2025
OWNER	INITIALS/DATE 12-9-25

GRADING AND DRAINAGE PLAN

SHEET 3 OF 19

Refer to approved CDs for this information.

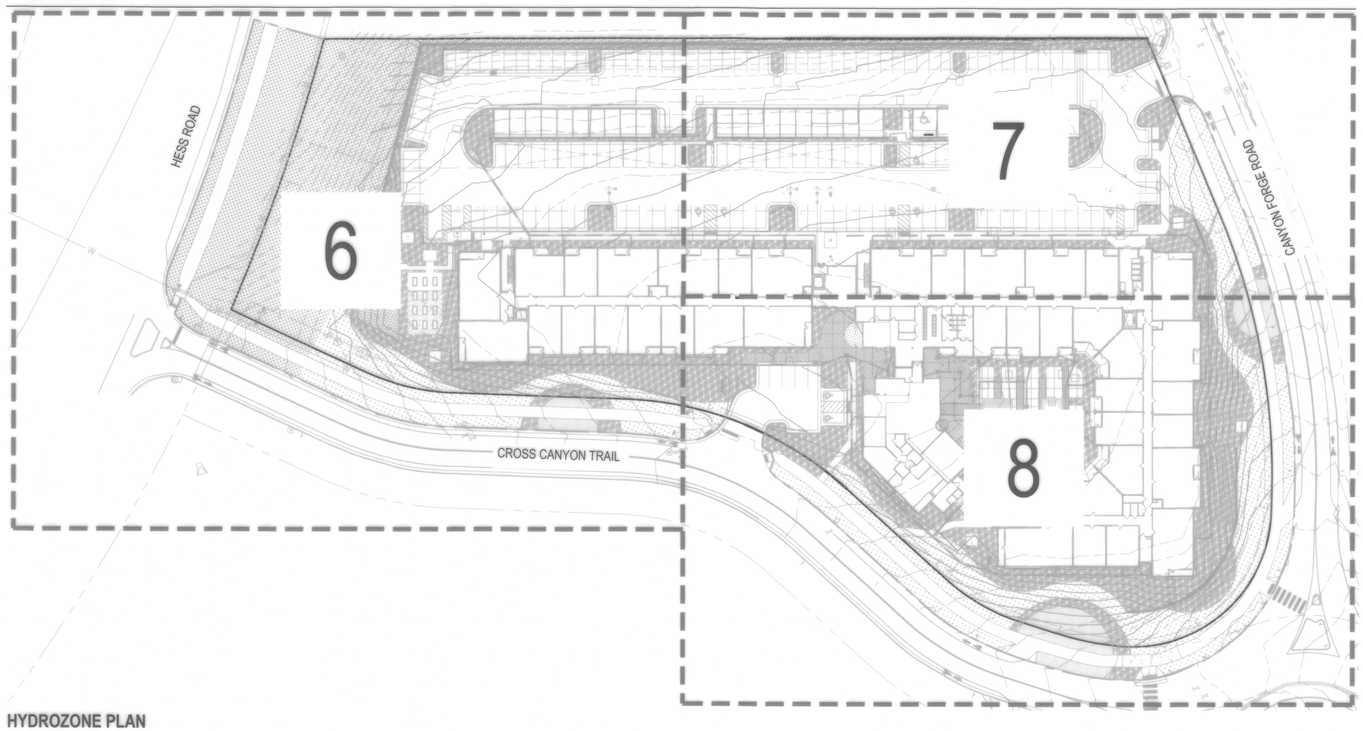
CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

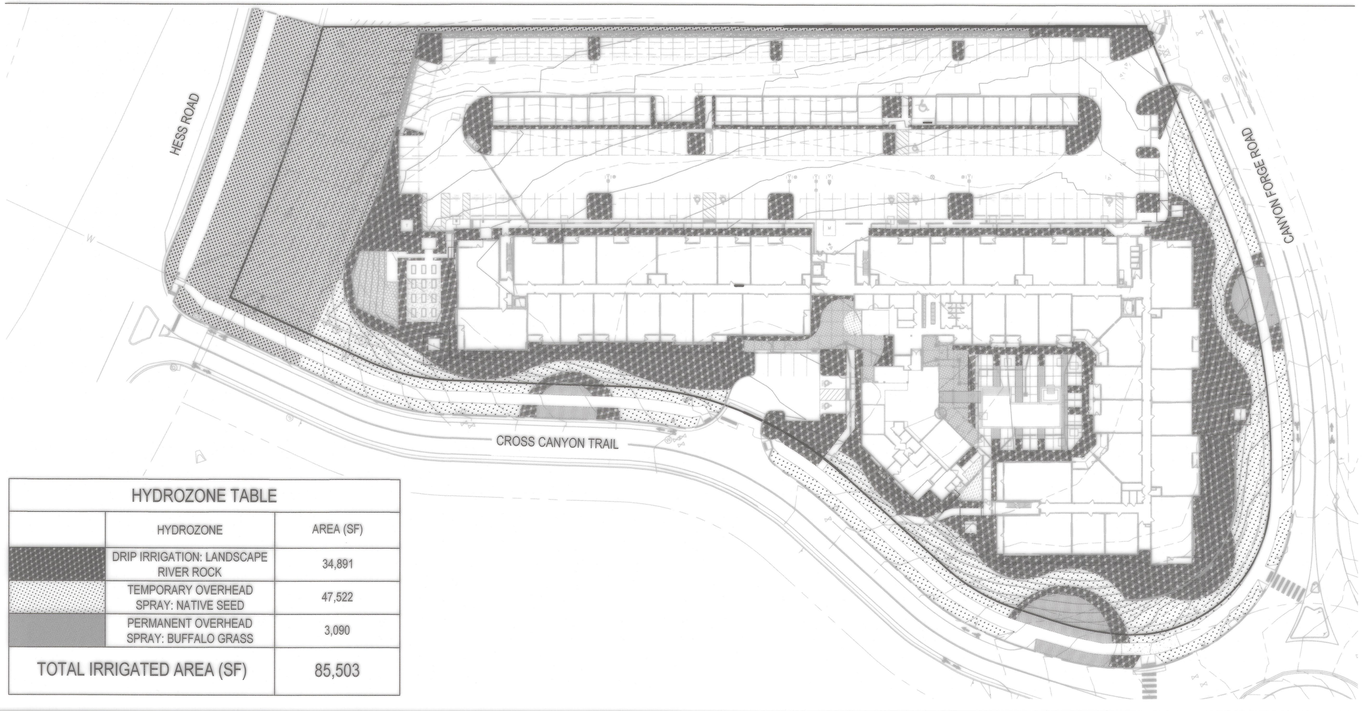
PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

OVERALL SITE



HYDROZONE PLAN



HYDROZONE TABLE		
	HYDROZONE	AREA (SF)
	DRIP IRRIGATION: LANDSCAPE RIVER ROCK	34,891
	TEMPORARY OVERHEAD SPRAY: NATIVE SEED	47,522
	PERMANENT OVERHEAD SPRAY: BUFFALO GRASS	3,090
TOTAL IRRIGATED AREA (SF)		85,503

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPING WHICH REQUIRES RELATIVELY HEAVY IRRIGATION AND LAWN SPRINKLER HEADS SHOULD BE LOCATED A MINIMUM OF 10 FEET FROM THE FOUNDATION WALLS. USE OF DRIP IRRIGATION LINES WITHIN LIMITED IRRIGATION QUANTITIES IS GENERALLY ACCEPTABLE WITHIN 10 FEET OF FOUNDATION WALLS, PROVIDED MAIN LINES ARE LOCATED 10 FEET OUTSIDE OF FOUNDATION WALLS.
8. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
10. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
11. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
12. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
13. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
14. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
15. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
16. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
17. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
18. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, DURAEDGE OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
19. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH LANDSCAPE MULCH, REFER TO AMENITY SCHEDULE FOR MORE INFORMATION. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
20. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
21. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
22. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
23. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
24. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
25. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
26. WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
27. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
28. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
29. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

LANDSCAPE NOTES

1. ALL TREES ARE TO BE PLANTED A MINIMUM OF 10' FROM THE FACE OF THE CURB OF ARTERIAL AND MAJOR COLLECTOR ROADWAYS AND A MINIMUM OF 6' FROM THE FACE OF THE CURB OF MINOR COLLECTOR AND LOCAL STREETS. TREES LOCATED WITHIN 150' OF AN INTERSECTION WITH AN ARTERIAL ROAD MUST BE PLANTED A MINIMUM OF 10' FROM THE FACE OF CURB AND OUTSIDE OF ANY LINE-OF-SIGHT REQUIREMENTS. THE REQUIRED DISTANCE OF 150- FEET IS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL ROADWAY.
2. TREES OR LARGE SHRUBS SHALL NOT BE LOCATED OVER BURIED UTILITIES, WITHIN 10' OF STORM SEWER SYSTEM OR WITHIN THE LINE-OF-SIGHT AT INTERSECTIONS, ACCESSES OR PEDESTRIAN CROSSINGS.
3. ALL PLANTINGS LOCATED WITHIN THE LINE-OF-SIGHT WILL HAVE A MATURE HEIGHT OF NO MORE THAN 24" ABOVE THE ADJACENT GUTTER/FLOWLINE.
4. A "RIGHT-OF-WAY USE AND CONSTRUCTION" PERMIT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITY WITHIN THE CITY OF CASTLE PINES RIGHT-OF-WAY, TRACTS OR EASEMENTS.
5. ANY WALL OR MONUMENT, OVER FOUR FEET IN HEIGHT AND/OR UNDER A SURCHARGED CONDITION, OR HAS A RAIL ON TOP OF THE WALL REQUIRES A PERMIT FROM THE CITY OF CASTLE PINES BUILDING DIVISION PRIOR TO CONSTRUCTION. STRUCTURAL PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) OR TIERED WALLS, AS DETERMINED BY THE CITY OF CASTLE PINES BUILDING DIVISION, WILL BE SUBMITTED TO THE CITY OF CASTLE PINES BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT. NO WALLS OR MONUMENTS ARE ALLOWED IN THE CITY ROW.
6. A PERMIT MUST BE OBTAINED FROM THE CITY OF CASTLE PINES ZONING DIVISION PRIOR TO THE INSTALLATION OF MONUMENTATION AND PLANTERS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING THOSE WITHIN THE RIGHT-OF-WAY OF PRIVATE STREETS. AN ELECTRICAL PERMIT MUST BE OBTAINED FROM THE DOUGLAS COUNTY BUILDING DIVISION FOR LIGHTING OUTSIDE OF THE PUBLIC ROW, INCLUDING LIGHTING FOR MONUMENTATION AND PLANTERS.
7. A TRAFFIC CONTROL PLAN SHALL ACCOMPANY THE APPLICATION FOR A RIGHT-OF-WAY USE PERMIT.
8. TRENCH DRAINS SHALL NOT HAVE ANGLES GREATER THAN 45 DEGREES. ANGLES GREATER THAN 45 DEGREES WILL REQUIRE MULTIPLE FITTINGS.
9. MAXIMUM SPACING BETWEEN TRENCH DRAIN CLEAN OUTS SHALL BE 200 FEET.
10. TRENCH DRAINS SHALL NOT DISCHARGE INTO THE GUTTER/FLOWLINE.
11. TRENCH DRAIN CROSSINGS UNDER PAVEMENT SHALL BE INSTALLED PRIOR TO PAVING OR SHALL BE INSTALLED BY BORING UNDER ROADWAY.

811

NORTH

0 25 50 100

SCALE 1" = 50'

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE: 12/12-10-2025
PLANNING	INITIALS/DATE: 12-10-2025
OWNER	INITIALS/DATE: 12-9-25

LANDSCAPE COVER

SHEET 4 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS TREES						
AC GM	3	ACER SACCHARUM `GREEN MOUNTAIN` TM	GREEN MOUNTAIN SUGAR MAPLE	B & B	3" CAL.	LOW
CA SP	7	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	3" CAL.	LOW
GI AG	2	GINKGO BILOBA `AUTUMN GOLD` TM	AUTUMN GOLD GINKGO	B & B	2"CAL	
GL HA	3	GLEDITSIA TRIACANTHOS INERMIS `HARVE` TM	NORTHERN ACCLAIM THORNLESS HONEY LOCUST	B & B	3" CAL.	LOW
TI RE	7	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	3" CAL.	MOD
UL RU	8	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH'	EMERALD SUNSHINE® ELM	B & B	3" CAL.	LOW
EVERGREEN TREES						
JU SP	12	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	B & B	6` HEIGHT	LOW
JU ME	12	JUNIPERUS SCOPULORUM `MEDORA`	MEDORA JUNIPER	B & B	6` HEIGHT	VERY LOW
PI NI	2	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6` HEIGHT	MOD
ORNAMENTAL TREES						
AC GL	9	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	3" CAL.	MOD
MA RB	8	MALUS X `RED BARRON`	RED BARRON CRAB APPLE	B & B	3" CAL.	MOD
PR CH	5	PRUNUS X VIRGINIANA `P002`	SUCKER PUNCH CANADA CHOKECHERRY	B & B	1.5"CAL	
DECIDUOUS SHRUBS						
AM OB	8	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	CONT.	#5	LOW
AM AB	1	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	CONT.	#5	LOW
BE CP	35	BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW
CO AF	20	CORNUS SERICEA `ARCTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD
CY SP	103	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	LOW
EU AL	12	EUONYMUS ALATUS	BURNING BUSH	CONT.	#5	MOD
LI CH	6	LIGUSTRUM VULGARE `CHEYENNE`	CHEYENNE PRIVET	CONT.	#10	LOW
LI LO	27	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	CONT.	#5	MOD
PE LS	53	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PR PB	21	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW
RH RH	29	RHAMNUS FRANGULA 'RON WILLIAMS'	FINE LINE® ALDER BUCKTHORN	CONT.	#5	LOW
RI AL	53	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	LOW
RO WO	31	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW
SY MK	56	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	CONT.	#5	MOD
EVERGREEN SHRUBS						
AR PA	16	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW
BU GM	110	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	CONT.	#5	LOW
JU BR	77	JUNIPERUS SABINA `BROADMOOR`	BROADMOOR JUNIPER	CONT.	#5	LOW
JU CC	48	JUNIPERUS SABINA `CALGARY CARPET` TM	CALGARY CARPET JUNIPER	CONT.	#5	LOW
ORNAMENTAL GRASSES						
BO BA	80	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	LOW
CA KF	284	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW
HE SE	60	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1	LOW
PE HA	205	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW
SC SC	80	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW
SC ST	48	SCHIZACHYRIUM SCOPARIUM `STANDING OVATION`	STANDING OVATION BLUESTEM GRASS	CONT.	#1	LOW
SP HE	55	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW
PERENNIALS						
AC MO	58	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1	VERY LOW
GA AR	34	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
RU FU	60	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1	LOW
SA MN	33	SALVIA X SYLVESTRIS `MAY NIGHT`	MAY NIGHT SALVIA	CONT.	#1	LOW
SE AJ	18	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	CONT.	#1	LOW

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NOTES
SOD/SEED						
BG SE	3,090 SF	GRASS SEED	BUFFALO GRASS	SEED	HIGH	
NA SE	22,718 SF	IRRIGATED NATIVE SEED	NATIVE SEED	SEED	LOW	
NI SE	24,804 SF	NON-IRRIGATED NATIVE SEED	NON-IRRIGATED NATIVE SEED	SEED		

NOTES:
1. ALL LANDSCAPE PLANTS ARE NATIVE OR REGIONALLY APPROPRIATE (NON-INVASIVE) FOR LOCAL GROWING CONDITIONS AND ARE SELECTED TO PROMOTE BIODIVERISTY.

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	STORM UTIL., TYP.	RE:CIVIL
N-02	SANITARY UTIL., TYP.	RE: CIVIL
N-03	WATER UTIL., TYP.	RE:CIVIL
N-04	EXISTING UTIL., TYP.	RE:CIVIL
N-05	TRANSFROMER, TYP.	RE:CIVIL
N-06	GAS UTIL., TYP.	RE:CIVIL
N-08	FFE	BY OWNER
N-09	SIGNAGE	BY OTHERS
N-10	FIRE HYDRANT	RE: CIVIL
N-11	RAISED GARDEN PLOT	6/ SHEET 9
N-12	SEAT WALL	TBD
N-13	SIGHT DISTANCE TRIANGLE	RE: CIVIL
N-14	LIGHTING	RE: LIGHTING PLAN
N-15	FREE STANDING CONCRETE CURB	TBD
N-16	BOULDER RETAINING WALL	

IRRIGATED BUFFALO GRASS

BUFFALO GRASS SEED OR APPROVED EQUAL.
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

	% OF TOTAL	PLS/ACRE
	100%	50 LBS.

NATIVE SEED MIX

FOOTHILLS MIX BY ARKANSAS VALLEY SEED

COMMON NAME	% OF MIX	PLS/ACRE
ANNUAL RYEGRASS	20%	5.00
SLENDER WHEATGRASS	15%	3.75
CRESTED WHEATGRASS	12%	3.00
MOUNTAIN BROME	10%	2.50
HARD FESCUE	10%	2.50
FULTS ALKALIGRASS	10%	2.50
PRAIRIE SANDREED	6%	1.50
INDIANGRASS	6%	1.50
BLUE GRAMA	5%	1.25
SWITCHGRASS	5%	1.25
SAND DROPSEED	1%	0.25
TOTAL	100%	25.00 PLS/ACRE

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-01	FIRE PIT	LINEAR FIRE PIT	ORE OR APPROVED EQUAL	ORE.DESIGN.COM	#4020	HAMMERED BRONZE	59" X 22" X 17"	DETAIL 4, SHEET 11	INSTALL PER MANUFACTURER SPECIFICATIONS, TO HAVE ELECTRICAL AND AUTO SHUTOFF, LOCATED AND INSTALLED BY CONTRACTOR. CONTROLS TO CONFORM TO ADA STANDARDS. REFER TO MEP FOR ELECTRICAL AND GAS CONNECTIONS, MAX. 65,000 BTUS.
S-02	BENCH	LANGDON BENCH	THOMAS STEELE OR APPROVED EQUAL	THOMAS-STEELE.COM	N/A	IPE	6`	DETAIL 2, SHEET 11	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
S-03	SWING BENCH	LANGDON SWING BENCH	THOMAS STEELE OR APPROVED EQUAL	THOMAS-STEELE.COM	N/A	BASE: IPE, FRAME: BLACK	6`	DETAIL 7, SHEET 11	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
S-04	PET WASTE STATION	DOG WASTE STATION	ANOVA OR APPROVED EQUAL	ANOVAFURNISHINGS.COM	#D022	GREEN	10" X 18" X 73"	DETAIL 5, SHEET 9	INSTALL PER MANUFACTURER SPECIFICATIONS
S-05	CABANA	SOLANOX PERGOLA	TUUCI OR APPROVED EQUAL	TUUCI.COM	N/A	JAVA	10` X 10`	DETAIL 3, SHEET 11	INSTALL PER MANUFACTURER SPECIFICATIONS, TRELLIS ROOF AND BACK
S-06	GARDEN SHED	PREMIER PRO STUDIO	TUFF SHED OR APPROVED EQUAL	TUFFSHED.COM	N/A	IRON ORE	8` X 10` X 10.5`	DETAIL 5, SHEET 11	INSTALL PER MANUFACTURER SPECIFICATIONS. SHED TO BE INSTALLED SO FLOOR IS FLUSH WITH WALK FOR ADA COMPLIANCE.
S-07	GRILL	PGS LEGACY 30" NEWPORT GRILL	AEI CORPORATION OR APPROVED EQUAL	AEICORPORATION.COM	S27	N/A	30"	DETAIL 6, SHEET 11	TO HAVE ELECTRICAL AND AUTO SHUTOFF, LOCATED AND INSTALLED BY CONTRACTOR. CONTROLS TO CONFORM TO ADA STANDARDS. REFER TO MEP FOR ELECTRICAL AND GAS CONNECTIONS, MAX. 43,000 BTUS
S-08	TRASH RECEPTACLE	LANGDON RECEPTACLE	THOMAS STEELE OR APPROVED EQUAL	THOMAS-STEELE.COM	N/A	BASE: IPE, FRAME: BLACK	32 GALLON	DETAIL 8, SHEET 11	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS, LARGE ELEVATED LID
S-09	BIKE RACK	U24 U BIKE RACK	THOMAS STEELE OR APPROVED EQUAL	THOMAS-STEELE.COM	N/A	BLACK	35" X 24"	DETAIL 1, SHEET 11	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	LANDSCAPE RIVER ROCK	GREY ROSE RIVER ROCK	SITEONE OR APPROVED EQUAL	SITEONE.COM	N/A	GREY ROSE	1 1/2"	N/A	INSTALL PER SPECIFICATIONS. 4" DEPTH, REFER TO PLANS FOR LOCATION ON SITE
M-02	CRUSHER FINES	GREY BREEZE FINES	SITEONE OR APPROVED EQUAL	SITEONE.COM	N/A	GREY BREEZE	N/A	DETAIL 2, SHEET 10	INSTALL PER SPECIFICATIONS. 4" DEPTH, REFER TO PLANS FOR LOCATION ON SITE
M-03	LANDSCAPE COBBLE	GREY ROSE COBBLE	SITEONE OR APPROVED EQUAL	SITEONE.COM	N/A	GREY ROSE	2"-4"	N/A	INSTALL PER SPECIFICATIONS. 4" DEPTH, REFER TO PLANS FOR LOCATION ON SITE
M-04	PEA GRAVEL	PEA GRAVEL	SITEONE OR APPROVED EQUAL	SITEONE.COM	N/A	BROWN	3/8"	N/A	INSTALL PER SPECIFICATIONS. 4" DEPTH, REFER TO PLANS FOR LOCATION ON SITE. NO FILTER FABRIC NEEDED FOR THIS MATERIAL.
M-05	EDGER	INTERLOCKING TYPE EDGER	DURAEDGE OR APPROVED EQUAL	DURAEDGE.COM	N/A	GREEN	4" X 14" GAUGE	DETAIL 4, SHEET 9	INSTALL PER MANUFACTURER SPECIFICATIONS
M-06	ARTIFICIAL TURF	ARTIFICIAL TURF	FOREVERLAWN OR APPROVED EQUAL	FOREVERLAWN.COM	SELECT EL	FIELD GREEN/OLIVE GREEEN	REFER TO PLANS FOR LOCATION	DETAIL 5, SHEET 10	INSTALL PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO ENSURE ADA ACCESSABILITY.
M-07	CRUSHED GRANITE	GRANITE ROCK GRAVEL	EARTHSTONEROCK OR APPROVED EQUAL	EARTHSTONEROCK.COM	N/A	SALT N PEPPER	3/8"	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS
M-08	LANDSCAPE BOULDER "A"	BOULDER	SITEONE OR APPROVED EQUAL	SITEONE.COM	RAWLINS MOSS ROCK BOULDER	N/A	REFER TO DETAIL	DETAIL 3, SHEET 10	INSTALL PER SPECIFICATIONS. 4" DEPTH, REFER TO PLANS FOR LOCATION ON SITE
M-09	LANDSCAPE BOULDER "B"	BOULDER	SITE ONE OR APPROVED EQUAL	SITEONE,COM	RAWLINS MOSS ROCK BOULDER	N/A	REFER TO DETAIL	DETAIL 3, SHEET 10	INSTALL PER SPECIFICATIONS. 4" DEPTH, REFER TO PLANS FOR LOCATION ON SITE
M-10	LANDSCAPE BOULDER "C"	BOULDER	SITEONE OR APPROVED EQUAL	SITEONE.COM	RAWLINS MOSS ROCK BOULDER	N/A	REFER TO DETAIL	DETAIL 3, SHEET 10	INSTALL PER SPECIFICATIONS. 4" DEPTH, REFER TO PLANS FOR LOCATION ON SITE
M-11	AMENITY FENCE AND GATE	FENCE	CEDAR SUPPLY COMPANY OR APPROVED EQUAL	CEDARSUPPLY.COM	N/A	NATURAL/ CLEAR STAIN	REFER TO DETAIL	DETAIL 4 AND 6, SHEET 10	INSTALL PER MANUFACTURER SPECIFICATIONS
M-12	POOL FENCE AND GATE	FENCE	AMERISTARFENCE CORPORATION OR APPROVED EQUAL	AMERISTARFENCECORPORATION.COM	MONTAGE PLUS	BLACK	5` HT. REFER TO PLANS FOR LOCATION	DETAIL 1, SHEET 10	INSTALL PER MANUFACTURER SPECIFICATIONS
M-13	RETAINING WALL	AB METROPOLITAN CLASSIC	ALLAN BLOCK	ALLANBLOCK.COM	N/A	GRAY	RE: PLANS FOR LOCATION	RE: CIVIL	REFER TO CIVIL FOR WALL HEIGHT INFORMATION

PAVEMENT SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
P-01	ENHANCED PAVING A	COLORED CONCRETE	COLORADO HARDSCAPES OR APPROVED EQUAL	COLORADOHARDSCAPES.COM	COCOA, SANDSCAPE FINISH	REFER TO PLANS FOR AREA, REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS. A MIN 6" DEPTH OVER 4" MIN COMPACTED AGGREGATE BASE	INSTALL PER MANUFACTURER SPECIFICATIONS
P-02	ENHANCED PAVING B	COLORED CONCRETE	COLORAOD HARDSCAPES OR APPROVED EQUAL	COLORADOHARDSCAPES.COM	SANDSTONE, SANDSCAPE FINISH	REFER TO PLANS FOR AREA, REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS. A MIN 6" DEPTH OVER 4" MIN COMPACTED AGGREGATE BASE	INSTALL PER MANUFACTURER SPECIFICATIONS
P-03	STANDARD CONCRETE	CONCRETE	N/A	N/A	STANDARD GREY, BROOM FINISH	REFER TO PLANS FOR AREA, REFER TO GEOTECHNICAL REPORT FOR INSTALLATION REQUIREMENTS. A MIN 6" DEPTH OVER 4" MIN COMPACTED AGGREGATE BASE	INSTALL PER MANUFACTURER SPECIFICATIONS

APPROVAL CERTIFICATE

ENGINEERING	AH / 12-10-2025	INITIALS/DATE
PLANNING	[illegible] 12-10-2025	INITIALS/DATE
OWNER	CC 12-9-25	INITIALS/DATE

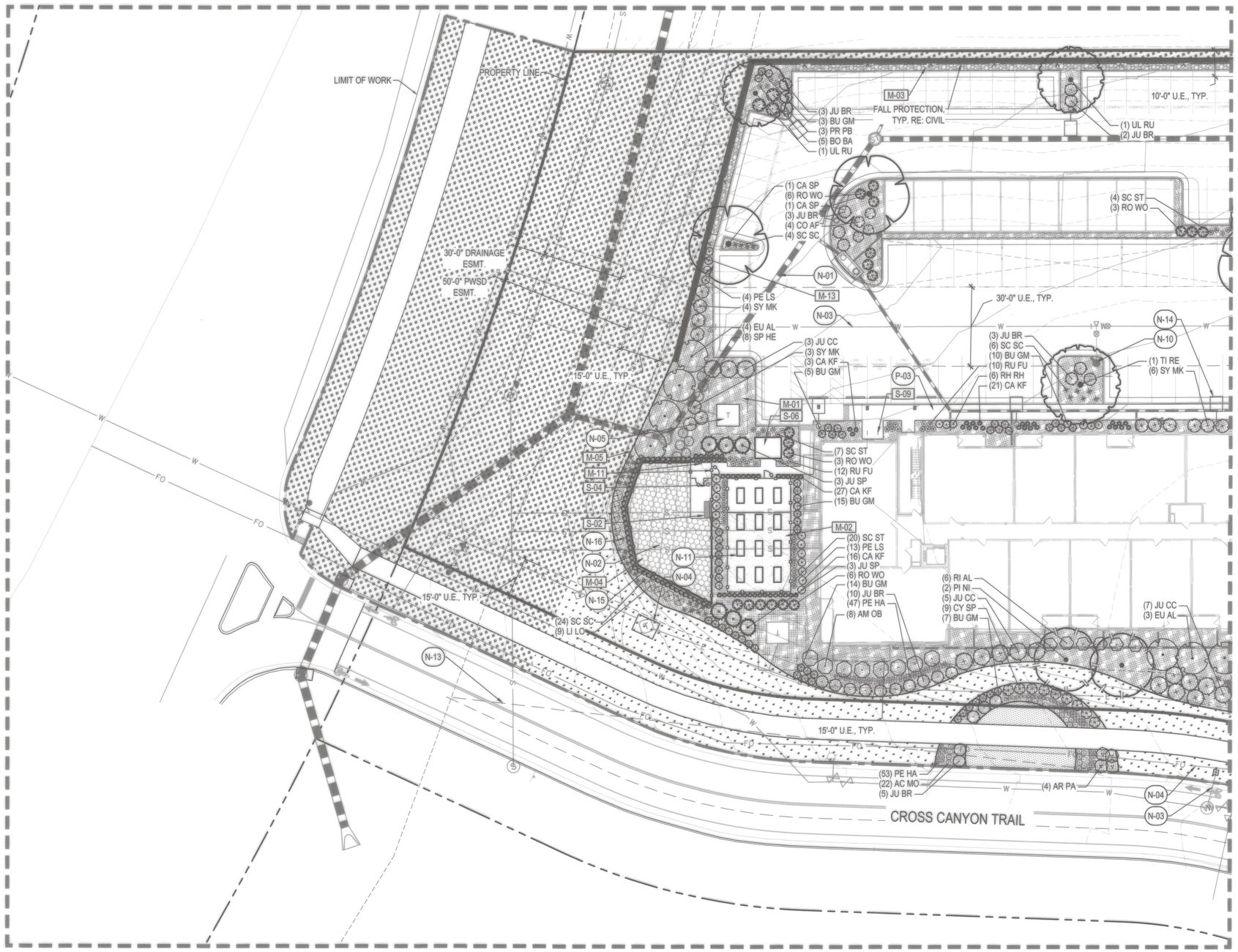
LANDSCAPE SCHEDULES
SHEET 5 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

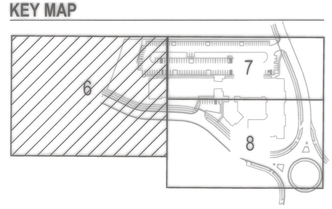
NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001



KEY MAP



LEGEND

PROPERTY LINE
LIMIT OF WORK

LANDSCAPE MATERIAL SCHEDULE

M-01	LANDSCAPE RIVER ROCK	
M-02	CRUSHER FINES	
M-03	LANDSCAPE COBBLE	
M-04	PEA GRAVEL	
M-05	EDGER	
M-06	ARTIFICIAL TURF	
M-07	CRUSHED GRANITE	
M-08	LANDSCAPE BOULDER "A"	
M-09	LANDSCAPE BOULDER "B"	
M-10	LANDSCAPE BOULDER "C"	
M-11	AMENITY FENCE AND GATE	
M-12	POOL FENCE AND GATE	
M-13	RETAINING WALL	
BG SE	BUFFALO GRASS	
NA SE	NATIVE SEED	
NI SE	NON-IRRIGATED NATIVE SEED	

KEY NOTES

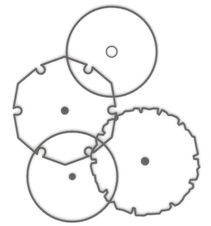
N-01	STORM UTIL., TYP.
N-02	SANITARY UTIL., TYP.
N-03	WATER UTIL., TYP.
N-04	EXISTING UTIL., TYP.
N-05	TRANSFROMER, TYP.
N-06	GAS UTIL., TYP.
N-08	FFE
N-09	SIGNAGE
N-10	FIRE HYDRANT
N-11	RAISED GARDEN PLOT
N-12	SEAT WALL
N-13	SIGHT DISTANCE TRIANGLE
N-14	LIGHTING
N-15	FREE STANDING CONCRETE CURB
N-16	BOULDER RETAINING WALL

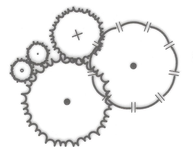
PAVEMENT SCHEDULE

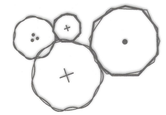
P-01	ENHANCED PAVING A
P-02	ENHANCED PAVING B
P-03	STANDARD CONCRETE

AMENITY SCHEDULE

S-01	FIRE PIT	4/SHEET 11
S-02	BENCH	2/SHEET 11
S-03	SWING BENCH	7/SHEET 11
S-04	PET WASTE STATION	5/SHEET 9
S-05	CABANA	5/SHEET 11
S-06	GARDEN SHED	5/SHEET 11
S-07	GRILL	6/SHEET 11
S-08	TRASH RECEPTACLE	8/SHEET 11
S-09	BIKE RACK	1/SHEET 11


DECIDUOUS TREES


EVERGREEN TREES


ORNAMENTAL TREES


DECIDUOUS SHRUBS


EVERGREEN SHRUBS


ORNAMENTAL GRASSES


PERRENIALS

NOTES

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811

NORTH

0 10 20 40
SCALE 1" = 20'

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE: 12-10-2025
PLANNING	INITIALS/DATE: 12-10-2025
OWNER	INITIALS/DATE: 12-9-25

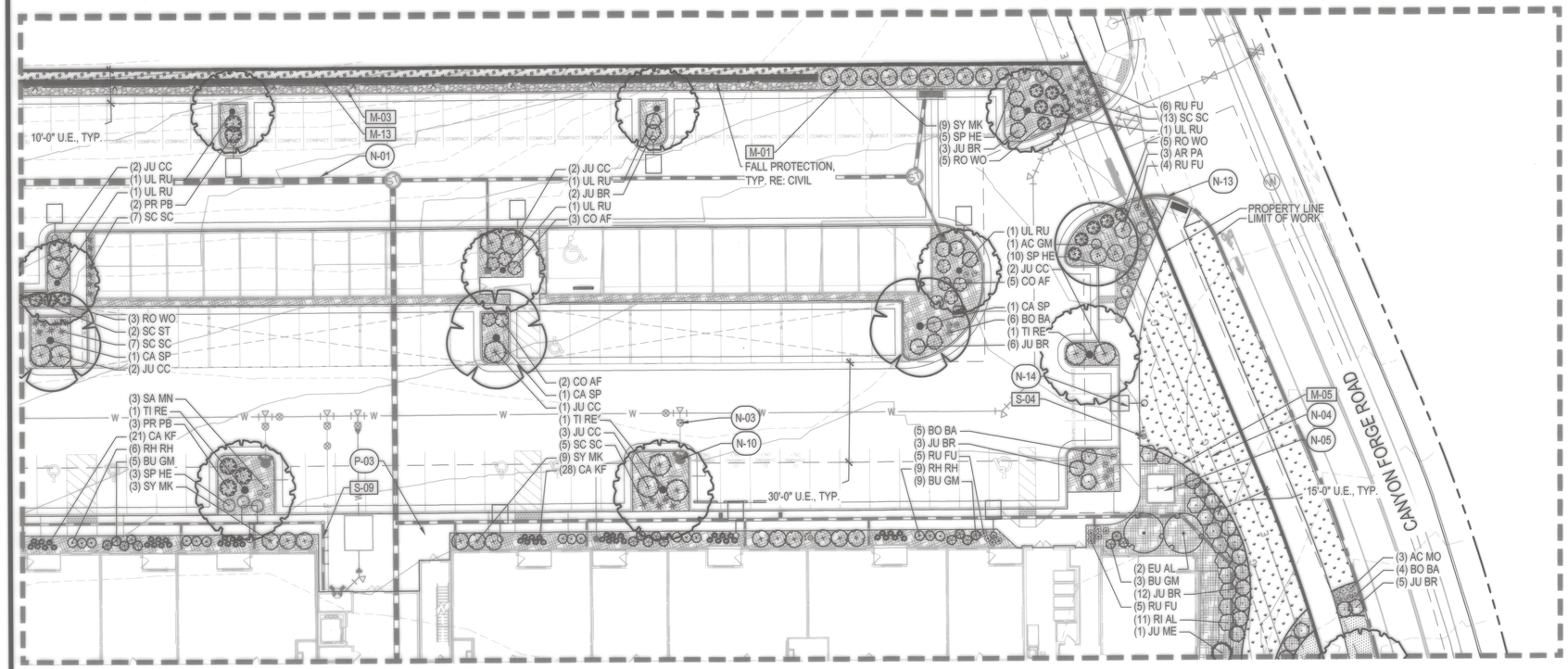
LANDSCAPE PLAN
SHEET 6 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

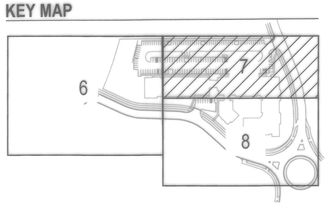
NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001



KEY MAP



LEGEND

PROPERTY LINE
LIMIT OF WORK

LANDSCAPE MATERIAL SCHEDULE

M-01	LANDSCAPE RIVER ROCK	
M-02	CRUSHER FINES	
M-03	LANDSCAPE COBBLE	
M-04	PEA GRAVEL	
M-05	EDGER	
M-06	ARTIFICIAL TURF	
M-07	CRUSHED GRANITE	
M-08	LANDSCAPE BOULDER "A"	
M-09	LANDSCAPE BOULDER "B"	
M-10	LANDSCAPE BOULDER "C"	
M-11	AMENITY FENCE AND GATE	
M-12	POOL FENCE AND GATE	
M-13	RETAINING WALL	
BG SE	BUFFALO GRASS	
NA SE	NATIVE SEED	
NI SE	NON-IRRIGATED NATIVE SEED	

KEY NOTES

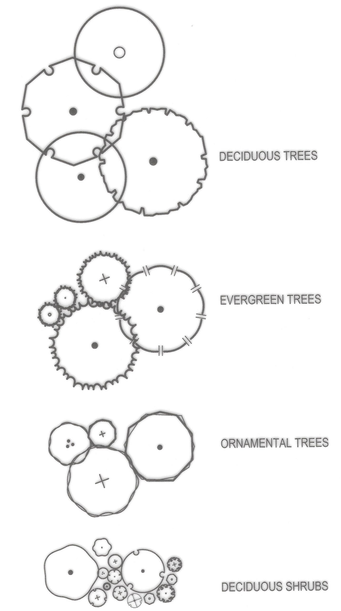
N-01	STORM UTIL., TYP.
N-02	SANITARY UTIL., TYP.
N-03	WATER UTIL., TYP.
N-04	EXISTING UTIL., TYP.
N-05	TRANSFROMER, TYP.
N-06	GAS UTIL., TYP.
N-08	FFE
N-09	SIGNAGE
N-10	FIRE HYDRANT
N-11	RAISED GARDEN PLOT
N-12	SEAT WALL
N-13	SIGHT DISTANCE TRIANGLE
N-14	LIGHTING
N-15	FREE STANDING CONCRETE CURB
N-16	BOULDER RETAINING WALL

PAVEMENT SCHEDULE

P-01	ENHANCED PAVING A
P-02	ENHANCED PAVING B
P-03	STANDARD CONCRETE

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S-09	BIKE RACK	1/SHEET 11



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811

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0 10 20 40
SCALE 1" = 20'

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PLANNING	Dwg 12-10-2025 INITIALS/DATE
OWNER	CL 12-9-25 INITIALS/DATE

LANDSCAPE PLAN
SHEET 7 OF 19

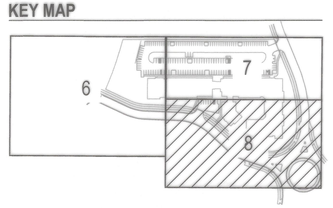
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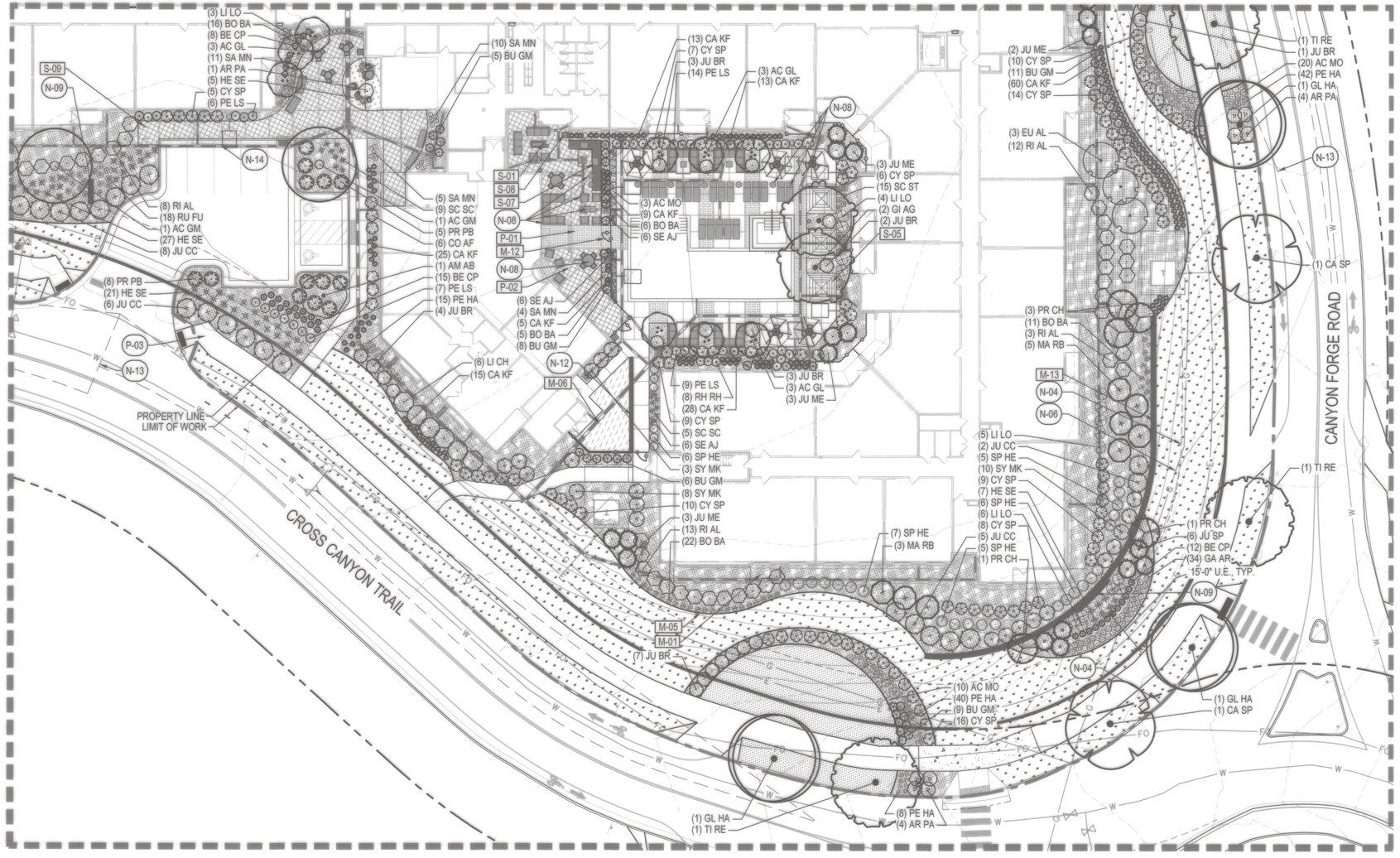
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PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

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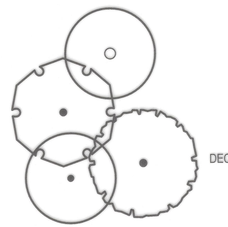
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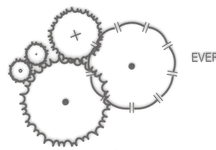
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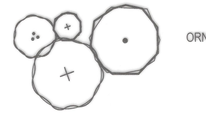
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811

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0 10 20 40
SCALE 1" = 20'

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PLANNING	Dag	12-10-2025
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OWNER		12-9-25
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LANDSCAPE PLAN
SHEET 8 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

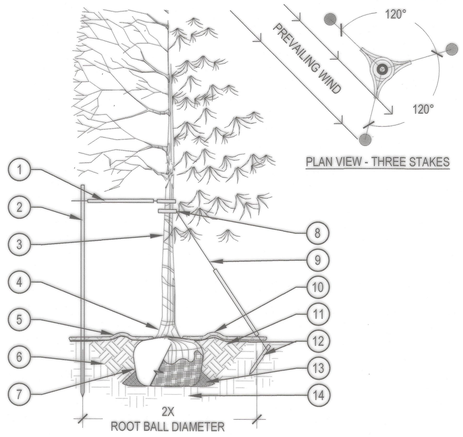
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PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

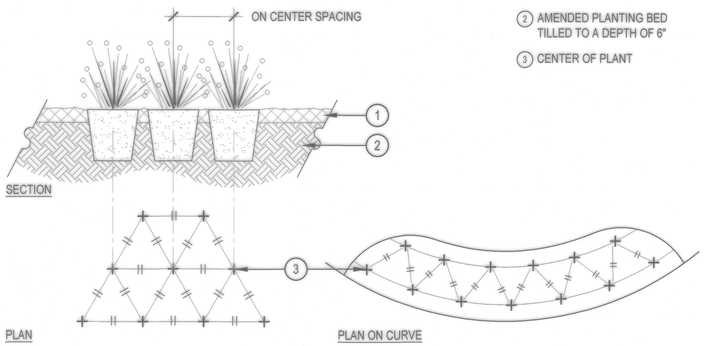
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



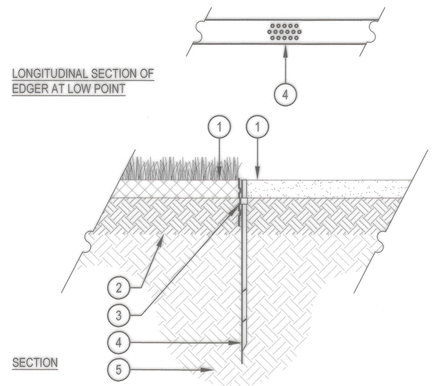
1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 5
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

LONGITUDINAL SECTION OF EDGER AT LOW POINT

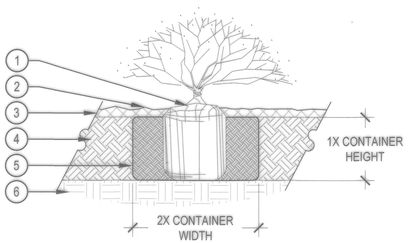


NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

4 METAL EDGER

SCALE: 1" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 5
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



DESCRIPTION: DOG WASTE STATION WITH SQUARE STEEL CAN AND ONE PULL BAG DISPENSER

MANUFACTURER: ANOVA OR APPROVED EQUAL

MODEL: D022

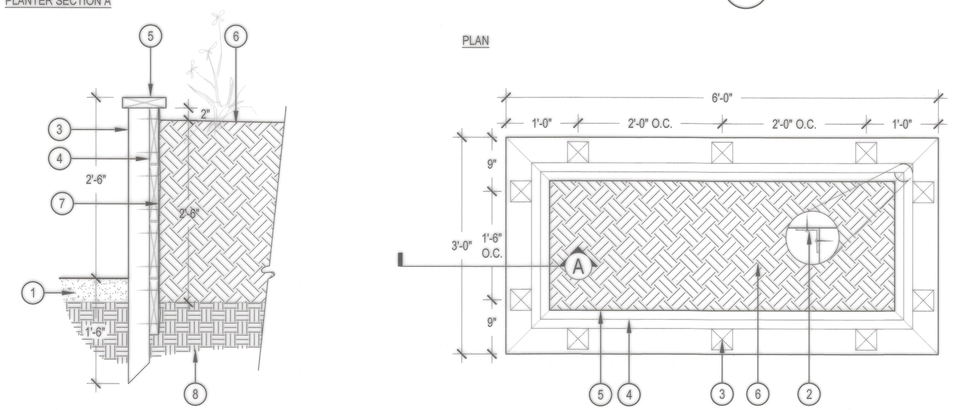
COLOR: GREEN

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS. PET BAG SLOTS NOT TO EXCEED 48" AFF.

5 PET WASTE STATION

NTS

PLANTER SECTION A



1. ADJACENT HARDSCAPE MATERIAL, SEE LANDSCAPE PLANS
2. CONCEALED, GALVANIZED, MECHANICAL FASTENERS
3. 4X4 POST: (10 TOTAL) THREE ON LONG SIDES, TWO ON SHORT SIDES, SPACE EQUALLY
4. 2X10 LUMBER BURY 3" DEEP, MECHANICALLY FASTEN TO 4X4 POST
5. 2X8 LUMBER, CONCEAL FASTENERS
6. AMENDED SOIL MIX, RE: LANDSCAPE PLANS AND SPECIFICATIONS
7. LANDSCAPE FABRIC, TACK TO TO LUMBER PRIOR TO BACKFILLING
8. 8-10" DEPTH LOOSENED NATIVE SOIL

NOTES:
1. ALL LUMBER SHALL BE SELECT, UNTREATED WESTERN RED CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES AND DISCOLORATION.
2. ALL MEMBERS SHALL BE FASTENED WITH GALVANIZED SCREWS.

6 RAISED GARDEN PLOT

SCALE: 1" = 1'-0"

APPROVAL CERTIFICATE

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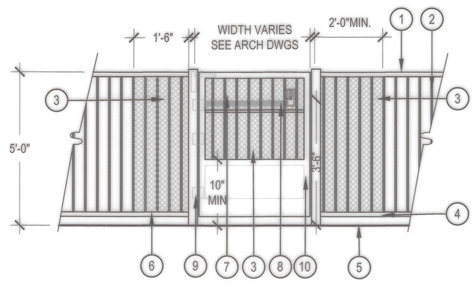
LANDSCAPE DETAILS
SHEET 9 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

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SITE IMPROVEMENT PLAN - SIP-2025-001

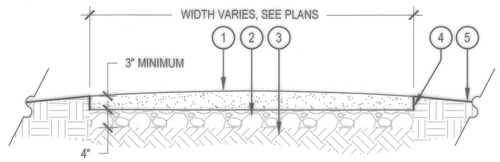


1. TOP RAIL
2. SQ. PICKET
3. NO. 16 EXPANDED METAL 1/2" MAXIMUM OPENING FULLY OVER GATE AND FENCE PANEL FOR FIRST 2 PAST GATE. PAINT TO MATCH GATE AND FENCE
4. BOTTOM RAIL
5. FINISHED GRADE
6. 5' TALL POOL PERIMETER FENCE, REFER TO MATERIAL SCHEDULE, SHEET 5
7. EMERGENCY EGRESS PUSH BAR LOCATED ON INSIDE OF GATE
8. DIGITAL KEY PAD LOCK ON EXTERIOR SIDE AND PASSAGE LEVER ON OPPOSITE SIDE
9. SELF CLOSING GATE HINGES
10. GATE TO HAVE MINIMUM 10" SMOOTH SURFACE FROM FLOOR, PUSH SIDE; REF. ANSI 2003, 404.2.9

NOTES:
1. ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE, DBCA AND IBC POOL ENCLOSURE CODE REQUIREMENTS, INCLUDING NO OPENINGS LARGER THAN 4" IN WIDTH.

1 POOL FENCE & GATE

SCALE: 1/2" = 1'-0"

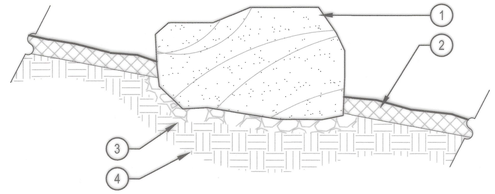


1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET 5
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. 4" ROLL TOP STEEL EDGER, FLUSH WITH SURROUNDING GRADE, REFER TO DETAIL 4, SHEET 9
5. SLOPE ADJACENT GRADE AWAY FROM CRUSHER FINES AREA

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

2 CRUSHER FINES WITH EDGER

SCALE: 3/4" = 1'-0"



1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET 5
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

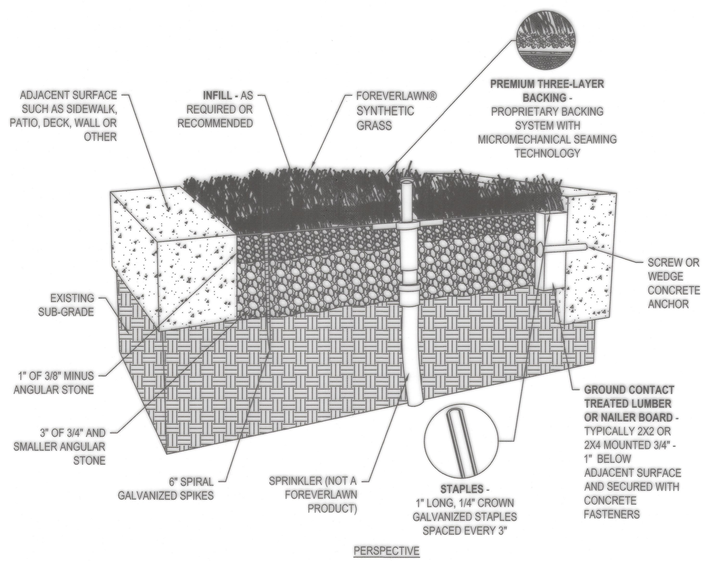
BOULDER SIZES		
QTY.	ITEM	SIZE
3	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
1	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
1	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

3 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

FOREVERLAWN
8007 BEESON ST.
LOUISVILLE, OH 44641
PHONE: (866) 992-7876
FAX: (330) 249-2170
www.foreverlawn.com

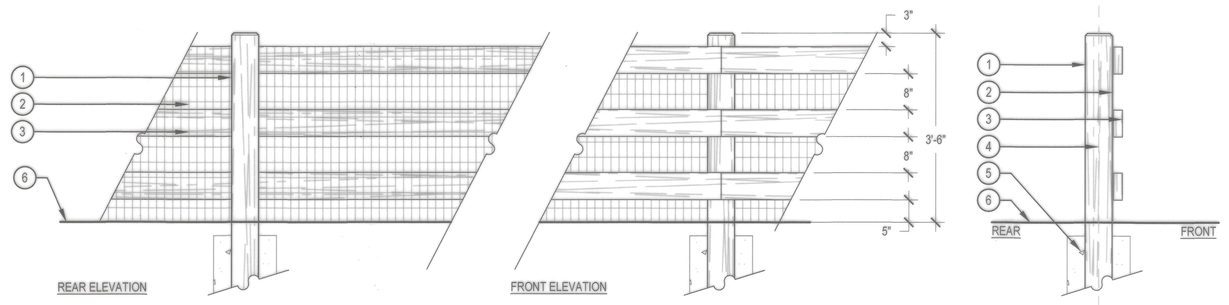


PERSPECTIVE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1148-192
6. THE ABOVE CONDITION SHALL BE UTILIZED WHERE ARTIFICIAL TURF MEETS CONCRETE SEATWALL.

5 ARTIFICIAL TURF AT CONCRETE CURB/SEATWALL

SCALE: 1 1/2" = 1'-0"

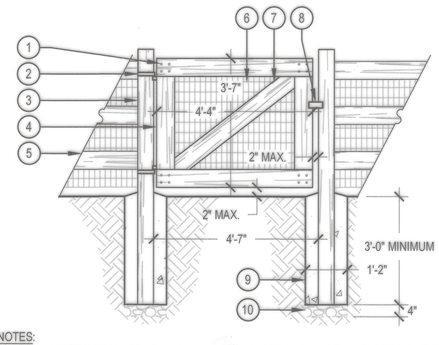


1. 4"X6" WOOD POST WITH 1" CHAMFER, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW354OSS). TO BE PLACED 8' ON CENTER.
2. 2"X4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH. INSTALL MESH BETWEEN POSTS AND RAILS. ATTACH WITH GALVANIZED STAPLES
3. 2"X6" WOOD RAIL, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW354OSS)
4. PROPERTY LINE, WHEN APPLICABLE
5. FOOTER, RE: STRUCTURAL
6. FINISHED GRADE

NOTES:
1. ALL LUMBER SHALL BE NO. 2, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.
2. FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.
3. ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
4. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR
5. STEP FENCE IN 16' INTERVALS WHERE GRADE CONDITIONS RANGE FROM 3% TO 6%.
6. CONTRACTOR SHALL STAKE FENCE LOCATION IN THE FIELD FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED, NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL.

4 AMENITY FENCE

SCALE: 3/4" = 1'-0"



1. (4) GALVANIZED ANCHOR BOLTS AT EACH CORNER, COUNTER-SINK
2. GALVANIZED GATE HINGES
3. 6" X 6" ROUGH SAWN CEDAR RAIL
4. GATE FRAME, (4) 2" X 6" ROUGH SAWN CEDAR BEAMS
5. 3-RAIL FENCE, REFER TO DETAIL 4, SHEET 10
6. 2" X 4" GALVANIZED WELDED WIRE MESH 12-1/2 GAUGE
7. (1) 2" X 6" ROUGH SAWN CEDAR BEAM
8. GALVANIZED 2-WAY LATCH ASSEMBLY
9. CONCRETE FOOTER, 2% SLOPE MINIMUM ON EXPOSED CONCRETE TO DRAIN AWAY FROM POST
10. 3/4" ANGULAR ROCK

NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POSTS SHALL BE SECURELY BRACES IN THEIR FINAL POSITION A MINIMUM 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.

6 AMENITY GATE

SCALE: 1/2" = 1'-0"

APPROVAL CERTIFICATE

ENGINEERING	LDH/12-10-2025 INITIALS/DATE
PLANNING	Dsg 12-10-2025 INITIALS/DATE
OWNER	12-9-25 INITIALS/DATE

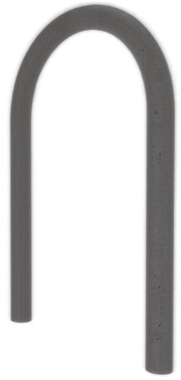
LANDSCAPE DETAILS
SHEET 10OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001



DESCRIPTION: U24 U BIKE RACK

MANUFACTURER: THOMAS STEELE OR APPROVED EQUAL

MODEL: N/A

COLOR: BLACK

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

1 BIKE RACK NTS



DESCRIPTION: LANGDON BENCH

MANUFACTURER: THOMAS STEELE OR APPROVED EQUAL

MODEL: N/A

COLOR: IPE BASE, BLACK FRAME

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

2 BENCH NTS



DESCRIPTION: SOLANOX PERGOLA

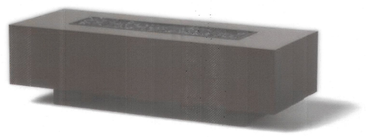
MANUFACTURER: TUUCI OR APPROVED EQUAL

MODEL: N/A

COLOR: JAVA

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS. "TRELLIS" STYLE SLATS ON ROOF AND BACK. SURFACE MOUNTED USING HIGH WIND STAINLESS STEEL WITH LEVELING PLATE. FFE FURNISHINGS UNDER CABANA.

3 CABANA NTS



DESCRIPTION: LINEAR FIRE PIT

MANUFACTURER: ORE OR APPROVED EQUAL

MODEL: 4020

COLOR: HAMMERED BRONZE

NOTES: TO HAVE ELECTRICAL AND AUTO SHUTOFF, INSTALLED BY CONTRACTOR. ALL FIRE PIT CONTROLS MUST BE IN AN ACCESSIBLE LOCATION, MOUNTED MIN. 15" AFF TO WITHIN 48" AFF, AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST TO OPERATE.

4 FIRE PIT NTS



DESCRIPTION: PREMIER PRO STUDIO

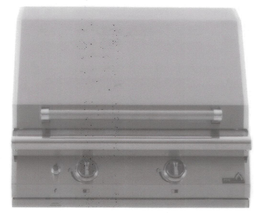
MANUFACTURER: TUFF SHED OR APPROVED EQUAL

MODEL: N/A

COLOR: IRON ORE

NOTES: SHED DOOR SHALL HAVE MIN. 18"W X 60"D NET CLEAR PULL SIDE CLEARANCE. FINISH FLOOR SURFACE AT DOOR NOT TO EXCEED MAX. ¾"H ABOVE EXTERIOR FINISH SURFACE AND ABUTS MAX. ½"H THRESHOLD. CONTROLLED ACCESS REQUIRED ON SHED ENTRY. PUSHBUTTON CYLINDRICAL LOCK WITH LEVER BY SIMPLEX LOCK OR EQUAL. HARDWARE TO BE MOUNTED WITHIN 48" AFF AND OPERATING FORCE NOT TO EXCEED 8.5 LBS.

5 GARDEN SHED NTS



DESCRIPTION: PGS LEGACY 30" NEWPORT GRILL

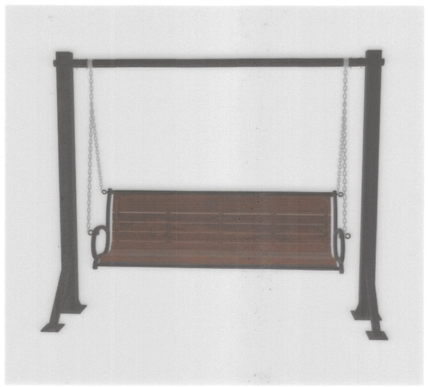
MANUFACTURER: AEI CORPORATION OR APPROVED EQUAL

MODEL: S27

COLOR: N/A

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS, TO HAVE ELECTRICAL AND AUTO SHUTOFF, LOCATED AND INSTALLED BY CONTRACTOR. CONTROLS TO CONFORM TO ADA STANDARDS

6 GRILL NTS



DESCRIPTION: LANGDON SWING BENCH

MANUFACTURER: THOMAS STEELE OR APPROVED EQUAL

MODEL: N/A

COLOR: IPE BASE, BLACK FRAME

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS

7 SWING BENCH NTS



DESCRIPTION: LANGDON RECEPTACLE

MANUFACTURER: THOMAS STEELE OR APPROVED EQUAL

MODEL: N/A

COLOR: IPE BASE, BLACK FRAME

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS, LARGE ELEVATED LID

8 TRASH RECEPTACLE NTS

APPROVAL CERTIFICATE

ENGINEERING	LDH/12-10-2025	INITIALS/DATE
PLANNING	DG 12-10-2025	INITIALS/DATE
OWNER	CC 12-9-25	INITIALS/DATE

LANDSCAPE DETAILS
SHEET 11OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

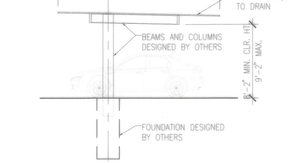
MATERIALS	
1A	MASONRY VENEER - SUMMIT/ACME BRICK - DOVE
1B	MASONRY VENEER - SUMMIT/ACME BRICK - ANDIRON
2	MASONRY VENEER - COLORADO BUFF SANDSTONE
3	FIBER CEMENT BOARD AND BATTON - PAINTED
4	FIBER CEMENT PANEL SYSTEM - PAINTED
5	FIBER CEMENT LAP SIDING - 8 IN EXPOSURE - PAINTED
6	STOREFRONT SYSTEM
7	STANDING SEAM METAL ROOF
8	42" HT METAL RAILING W/PICKETS TYPICAL ALL RAILINGS
9	ARCHITECTURAL SHINGLE - CERTAINTEED MOIRE BLACK
10	EXTERIOR LIGHTING



1 EXTERIOR ELEVATION
1/16" = 1'-0"



2 EXTERIOR ELEVATION
1/16" = 1'-0"



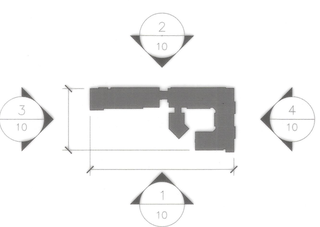
6 CARPORT SECT.
1/8" = 1'-0"



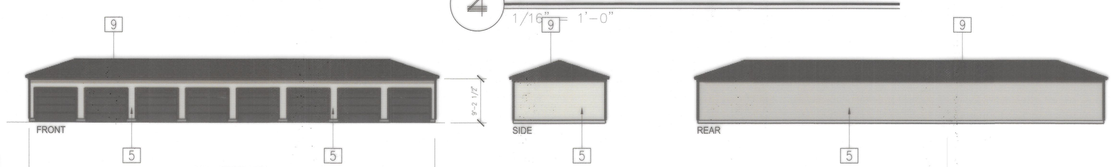
3 EXTERIOR ELEVATION
1/16" = 1'-0"



4 EXTERIOR ELEVATION
1/16" = 1'-0"



KEYMAP
N.T.S.



5 DETACHED GARAGE
1/16" = 1'-0"

SCALE BAR 1:16
0 8 16 24 32

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

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

ENGINEERING	LH	12-10-2025
PLANNING		12-10-2025
OWNER		12-9-25

INITIALS/DATE

BUILDING ELEVATIONS
SHEET 12 OF 16

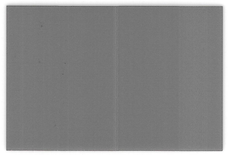
CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

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CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

ROOF



BERRIDGE (OR EQUAL)
ZINC GRAY

PAINT COLORS

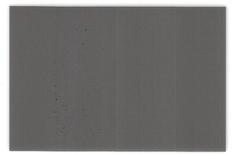


SHERWIN WILLIAMS
SW 2807
ROOKWOOD MEDIUM BROWN

APPLIED TO

04 - FIBER CEMENT PANEL SYSTEM

05 - FIBER CEMENT LAP SIDING 8 IN EXPOSURE



SHERWIN WILLIAMS
SW 7069
IRON ORE

APPLIED TO

04 - FIBER CEMENT PANEL SYSTEM

05 - FIBER CEMENT LAP SIDING 8 IN EXPOSURE



SHERWIN WILLIAMS
SW 7665
STAMPED CONCRETE

APPLIED TO

03 - FIBER CEMENT BOARD AND BATON



SHERWIN WILLIAMS
SW 7665
CREAMY

APPLIED TO

03 - FIBER CEMENT BOARD AND BATON

05 - FIBER CEMENT LAP SIDIING 8 IN EXPOSURE

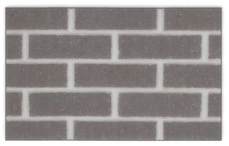
MASONRY

FIELD BRICK



SUMMIT/ACME BRICK
DOVE

ACCENT BRICK



SUMMIT/ACME BRICK
ANDIRON



MAJESTIC STONE/ACME
SUNSET BLEND



APPROVAL CERTIFICATE

ENGINEERING — DH/12-10-2025 — INITIALS/DATE

PLANNING — 12-10-2025 — INITIALS/DATE

OWNER — 12-9-25 — INITIALS/DATE

BUILDING MATERIALS
SHEET 13 OF 19

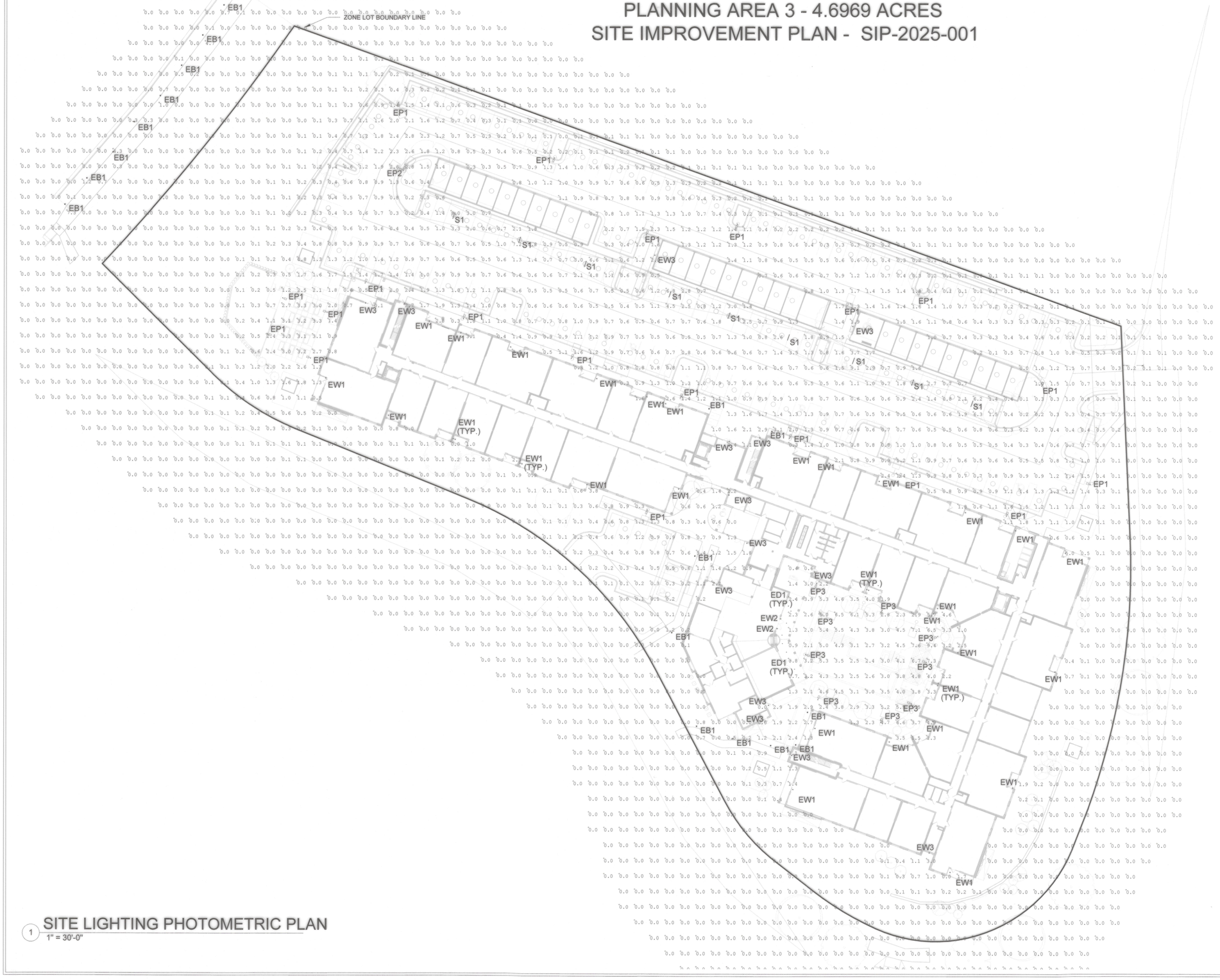
CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001



1 SITE LIGHTING PHOTOMETRIC PLAN

1" = 30'-0"

APPROVAL CERTIFICATE

ENGINEERING — INITIALS/DATE — 12-10-2025

PLANNING — INITIALS/DATE — 12-10-2025

OWNER — INITIALS/DATE — 12-9-25

PHOTOMETRICS PLAN

SHEET 14 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

LUMINAIRE SCHEDULE - SITE

QTY	TYPE	DESCRIPTION	MANUFACTURER	CATALOG #	FINISH	SOURCE	LUMENS	WATT	VOLT	DIM	MOUNTING / HEIGHT	LLF
17	EB1	39" TALL BOLLARD. TYPE IV DISTRIBUTION. INTEGRAL DIMMING DRIVER. WET LOCATION RATED. DARK SKY RATED.	LIGMAN	UPRA-10002-8W-T4-W30-01-120/277-DIM	BLACK	LED/3000K/80CRI	855	8	120/277	0-10	GROUND / 39" AFG	0.9
9	ED1	RECESSED 4" APERTURE FIXED ROUND DOWNLIGHT. FROSTED 38DEG LENS. INTEGRAL DIMMING DRIVER. BLACK REFLECTOR AND TRIM. WET LOCATION RATED.	NORA LIGHTING	NIO-4RNDC30X-BB/10 + NHIOICD-48 + NIO-REFL38FR	BLACK / BLACK	LED/3000K/90CRI	1000	14	120/277	0-10	RECESSED / OVERHANG	0.9
20	EP1	SINGLE HEAD AREA LIGHT MOUNTED TO 15' TALL ROUND STRAIGHT ALUMINUM POLE. TYPE IV DISTRIBUTION. BLACK FIXTURE AND POLE FINISH. INTEGRAL DIMMING DRIVER. INTEGRAL OCCUPANCY SENSOR. HOUSE SIDE SHIELD. WET LOCATION RATED.	COOPER LIGHTING	PRV-PA1-A-730-U-T4W-SA-BK-HSS-MS/DIM-L40	BLACK	LED/3000K/70CRI	4936	54	120/277	0-10	POLE / 15' AFG	0.9
1	EP2	DOUBLE HEAD AREA LIGHT MOUNTED TO 15' TALL ROUND STRAIGHT ALUMINUM POLE. TYPE IV DISTRIBUTION. BLACK FIXTURE AND POLE FINISH. INTEGRAL DIMMING DRIVER. INTEGRAL OCCUPANCY SENSOR. HOUSE SIDE SHIELD. WET LOCATION RATED.	COOPER LIGHTING	(2) PRV-PA1-A-730-U-T4W-SA-BK-HSS-MS/DIM-L40	BLACK	LED/3000K/70CRI	9872	108	120/277	0-10	POLE / 15' AFG	0.9
9	EP3	SINGLE HEAD PEDESTRIAN SCALE AREA LIGHT MOUNTED TO 15' TALL POLE. TYPE IV DISTRIBUTION. BLACK FIXTURE AND POLE FINISH. INTEGRAL DIMMING DRIVER. HOUSE SIDE SHIELD. WET LOCATION RATED.	LIGMAN	ULI-21171-54W-T4-W30-01-15'-DIM-F-HSS	BLACK	LED/3000K/80CRI	5779	54	120/277	0-10	POLE / 15' AFG	0.9
34	EW1	WALL MOUNTED TRIANGULAR SCONCE. BLACK FINISH. WET LOCATION RATED. DARK SKY COMPLIANT.	MAXIM	52120-BK	BLACK	LED/3000K/90CRI	820	15	120-277	0-10	WALL / 7'-0" AFG	0.9
2	EW2	WALL MOUNTED DECORATIVE SCONCE. FROSTED PC DIFFUSER. BLACK FIXTURE FINISH. WET LOCATION RATED. FIXTURE IS MOUNTED UNDER ROOF OVERHANG, ROOF CAPTURES ALL OF LIGHT.	KUZCO	EW6824-BK	BLACK	LED/3000K/90CRI	494	31	120	0-10	WALL / 7'-0" AFG	0.9
14	EW3	WALL MOUNTED ARCHITECTURAL WALLPACK. TYPE IV DISTRIBUTION. BLACK FIXTURE FINISH. WET LOCATION RATED. DARK SKY COMPLIANT.	ACUITY	WDGE2-P1-30K-80CRI-T4M-MVOLT-SRM-DMG-DBLXD	BLACK	LED/3000K/80CRI	1200	11	120-277	0-10	WALL / 7'-0" AFG	0.9
9	S1	SURACE MOUNTED 4' LINEAR LIGHT	ELUMA	STR-48-40L-3500-MS	WHITE	LED/3500K/80CRI	4000	32	120-277	0-10	SURFACE / CAR CANOPY CEILING	0.9

PHOTOMETRIC NARRATIVE

THE LIGHTING FOR THIS SITE IS FULLY LED. EXTERIOR LIGHTING IS LOCATED ON THE GROUND LEVEL AND BUILDING FACADE.

THE SITE LIGHTING WAS DESIGNED TO PROVIDE LIGHTING FOR PEDESTRIAN SAFETY AND SECURITY BY EVENLY ILLUMINATING THE PARKING LOT AND PROVIDING LIGHTING AT PATHWAYS. EGRESS LIGHTING IS PROVIDED AS REQUIRED AT BUILDING EXITS.

THE CALCULATIONS SHOWN WERE PERFORMED ON A 10' X 10' GRID AND VALUES ARE SHOWN IN FOOTCANDLES (FC). LIGHT LEVELS ACROSS THE SITE HAVE A MAXIMUM OF 10 FC AT ANY ONE PONIT.

FIXTURES TO BE CONTROLLED VIA A BUILDING RELAY DIMMING SYSTEM WITH AN ASTRONOMICAL TIMECLOCK AND PHOTOCELL CAPABILITIES. ALL FIXTURES ACROSS THE SITE ARE DIMMABLE. SITE LIGHTING SHALL DIM AFTER DESIGNATED HOURS TBD WITH OWNERSHIP.

PER THE CITY OF CASTLE PINES: 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: ILLUMINANCE 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, 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. THE CITY SHALL PROVIDE THE OWNER AND DESIGNER WITH ALL DOCUMENTATION FROM EVENING SITE VISIT SHOWING EVIDENCE OF NON-COMPLIANCE IF APPLICABLE.

CALCULATION SUMMARY

AREA	AVERAGE (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL SITE	0.44	9.4	0.0	N.A.*	N.A*

*NOT APPLICABLE WHEN THERE ARE VALUES OF 0.0 FC.

APPROVAL CERTIFICATE

ENGINEERING — INITIALS/DATE: DH 12-10-2025

PLANNING — INITIALS/DATE: 12-18-2025

OWNER — INITIALS/DATE: 12-9-25

PHOTOMETRICS DETAILS

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

EB1

UPRA-10002
Prague 1 Small Bollard

microVos TECHNOLOGY

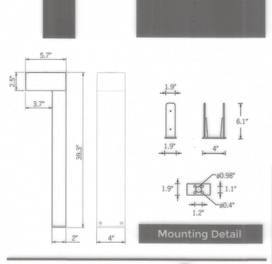
LIGMAN LIGHTING USA

8w LED
855 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant | Vandal Resistant

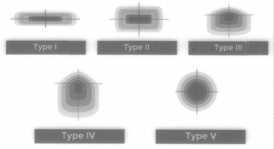
Weight - 10.3 lbs



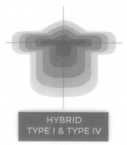
Mounting Detail

microVos TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U0 - G0

Finishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg. C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

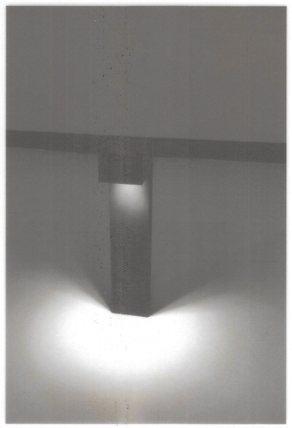
Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

A new contemporary bollard design family, meeting Dark Sky requirements, utilizing MicroVos Technology to get maximum spacing and excellent uniformity.

Small, medium and large size LED bollards incorporates optional symmetrical and asymmetrical light distributions, in a variety of different heights. Clean architectural design with no visible hardware, at the top of the luminaire are the further characteristics of this bollard. Ideal for lighting pathways, entrances, square, and terraces.

Color temperature from 2700K, 3000K, 3500K and 4000K, LED CRI >80. Aluminum housing and extruded aluminium column with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone rubber gasket and clear toughened glass. Powder coating with high corrosion resistance and chemical chromatized protection.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.



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UPRA-10002
Prague 1 Small Bollard

microVos TECHNOLOGY

LIGMAN LIGHTING USA

PROJECT | DATE

QUANTITY | TYPE | NOTE

ORDERING EXAMPLE || UPRA - 10002 - 8w - T2 - W30 - 02 - 120/277v - Options

UPRA-10002	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	8w LED 855 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 32" W - Wide 52" VW - Very Wide 65" EW - Extra Wide 108"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify



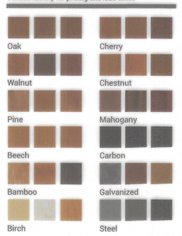
INSPIRED BY NATURE FINISHES
- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

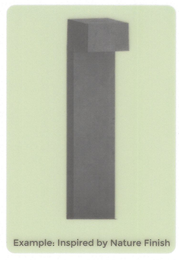
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

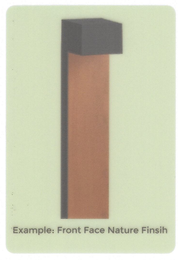
ADDITIONAL OPTIONS

NAT - Natatorium Rated
HGT - Custom Bollard Height
FNF - Front Face Nature Finish
DIM - 0-10v Dimming

Custom Finishes Available Upon Request
Consult factory for pricing and lead times




Example: Inspired by Nature Finish


Example: Front Face Nature Finish

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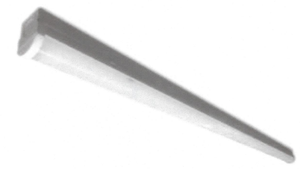
Intertek

S1

4' LED Strip Light

eLuma lighting basics

Description & Features
- 125 lms/w
- Two wattage options
- Cold rolled steel housing with polycarbonate diffuser
- Matte white finish
- Surface or chain mount only (Contractor to provide chain)
- Optional microwave occupancy sensor available (Remote available to change settings on site)
- Rated for dry locations



Accessories
Linkable bracket to connect (2) 4ft. strips - Use Part # **LINK-8**



Electrical
- Input Voltage: 120/277 VAC, 50/60Hz
- Integrated 0-10V dimming driver
- Optional integrated battery backup Li-on battery with 90 minutes of emergency run time for path of egress
- Includes self-test/self-diagnostics (G2) button with LED indicator light with integrated battery option
- Includes (3) wire nuts

Certifications
- cETLus Listed
- IP20

Intertek

Warranty
5 years

Length	Height	Width	CCT	Wattage	Lumens	CRI
48"	2.3"	2.75"	3500k	32	4000	80+
48"	2.3"	2.75"	3500k	45	5600	80+

Factory settings for sensor include:
- Sensitivity: 100%
- Time To Standby Enabled: 10min
- Standby Dimming Level: 30%

ORDERING

MODEL	SIZE	LUMENS	CCT	ACCESSORY
STR	48		3500	

40L - 4,000 lms
55L - 5,600 lms

(Leave Blank) - None
MS - Microwave occupancy sensor
BB - Battery Backup

A Division of **Phoebus Construction Sourcing** | info@PCSourcing.io | Rev Date: 8/28/2025

Page 1 of 1

APPROVAL CERTIFICATE

DH/12-10-2025
ENGINEERING INITIALS/DATE

PLANNING INITIALS/DATE 12-11-2025

OWNER 12-7-25 INITIALS/DATE

PHOTOMETRICS DETAILS
SHEET 16 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

ED1

NIO-4RNDC

4" Iolite Round Reflector with Round Aperture

Source: 14W to 28W LED
800lm to 2500lm

Type
Project
Catalog No.
Notes

PRODUCT DESCRIPTION
4" Iolite LED downlights require a dedicated Iolite new construction or remodel housing. Deep regressed cone reflectors optimize visual cut-off.

FEATURES
- 800lm, 1000lm, 1500lm, 2000lm or 2500lm LED packages
- 2700K, 3000K, 3500K, 4000K, 5000K @ 90+ CRI
- Comfort Dim (warm dimming) also available in 800lm only
- Flood optic, narrow flood and spot optics (included)
- 5-Year limited warranty

SPECIFICATION
Construction: Trims are constructed of heat dissipating, die-cast aluminum. The aluminum die-cast LED heat sink is threaded to fit the trim and transfer heat.

Mounting: Luminaire includes friction blades to mount securely to housing.

OPTICS
800-1000lm: Three field changeable optics (spot, narrow flood and flood) are included with each LED module. Premium 10° TIR narrow spot optic assembly also available (Click Here for more information). Optional frosted and TIR optics are also available.
1500-2500lm: Three field changeable TIR optics (spot, narrow flood and flood) are included with each LED module.

ELECTRICAL
Lumens / Wattage: 800lm / 14W, 1000lm / 14W, 1500lm / 20W, 2000lm / 24W, 2500lm / 28W
Color Temperature: 2700K, 3000K, 3500K, 4000K, 5000K
Color Rendering Index: 90+CRI
Operating Temperature: Specified by housing
Lifetime: 50,000 hours @ L70
Comfort Dim: Comfort Dim color tunes the temperature from a bright 3100K, to a romantic and comfortable 2000K on a gradual, even curve. Available in 800lm only.
Dimming: Specified by housing

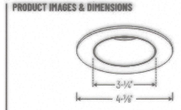
COMPATIBLE HOUSINGS
Luminaires are compatible with respective Iolite housings manufactured by Nora Lighting.

CATALOG NO.	DESCRIPTION	LUMENS / WATTAGE
NHIOICD-48	ICAT New Construction	800-1000lm / 14W
NHIOICDCP-48	Chicago Plenum	800-1000lm / 14W
NHRIOIC-48	ICAT Remodel	800-1000lm / 14W
NHIOICD-415	ICAT New Construction	1500lm / 20W
NHIOICDCP-415	Chicago Plenum	1500lm / 20W
NHIOICD-420	ICAT New Construction	2000lm / 24W
NHIOICDCP-420	Chicago Plenum	2000lm / 24W
NHIOICD-425	ICAT New Construction	2500lm / 28W
NHIOICDCP-425	Chicago Plenum	2500lm / 28W

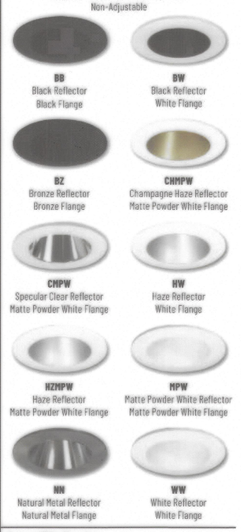
Accessories: Luminaires can accommodate (1) hex louver and (1) translucent deco collar or opaque snoot, no accessory holder is required, see accessories page. Flush mount mud ring is available to give the appearance of a trimless, compatible with new construction housing only.

LABELS AND LISTINGS
- cULus Listed for Wet Locations
- ENERGY STAR certified
- 5-Year Limited Warranty
- RoHS Compliant
- Certified to the high efficacy requirements of California Title 24 JA8-2022

PRODUCT IMAGES & DIMENSIONS



NIO-4RNDC
Round Reflector with Round Aperture
Non-Adjustable



4" Iolite Round Reflector with Round Aperture - Dedicated Housing Required

Color Temperature
- **NIO-4RNDC50X** = 5000K*
- **NIO-4RNDCCDX** = Comfort Dim†
- **NIO-4RNDC27X** = 2700K
- **NIO-4RNDC30X** = 3000K
- **NIO-4RNDC35X** = 3500K
- **NIO-4RNDC40X** = 4000K
- **NIO-4RNDC50X** = 5000K

Finish
- **BB** = Black / Black
- **BW** = Black / White
- **BZ** = Bronze / Bronze
- **CHMPW** = Champagne / Matte Powder White
- **CMPW** = Specular Clear / Matte Powder White
- **HW** = Haze / White
- **HZMPW** = Haze / Matte Powder White
- **MPW** = Matte Powder White
- **NN** = Natural Metal / Natural Metal
- **WW** = White / White

Lumens / Wattage
- (blank) = 800lm / 14W
- **/10** = 1000lm / 14W
- **/WL** = 1500-2500lm (varies by housing)

* 5000K LED modules in 800lm are while supplies last
† Comfort Dim available in 800lm only and 1" Iolite uses a different dimming curve than 2" & 4" Iolite

Example: **NIO-4RNDC50XWW** = 4" Iolite Round Reflector with Round Aperture, 5000K, White finish, 800lm

Compatible Housings

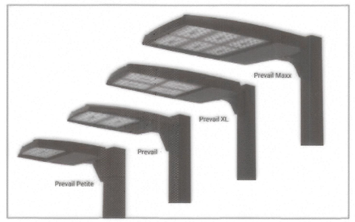
Housing Type
NHIOICD-48 = ICAT New Construction / 800-1000lm / 14W
NHIOICDCP-48 = Chicago Plenum / 800-1000lm / 14W
NHRIOIC-48 = ICAT Remodel / 800-1000lm / 14W
NHIOICD-415 = ICAT New Construction / 1500lm / 20W
NHIOICDCP-415 = Chicago Plenum / 1500lm / 20W
NHIOICD-420 = ICAT New Construction / 2000lm / 24W
NHIOICDCP-420 = Chicago Plenum / 2000lm / 24W
NHIOICD-425 = ICAT New Construction / 2500lm / 28W
NHIOICDCP-425 = Chicago Plenum / 2500lm / 28W

NORA LIGHTING
9505 Gayhart Street, Commerce, CA 90040
TEL 323.767.2600 | www.noralighting.com | e-mail: nora@noralighting.com

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EP1 & EP2

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

Product Certifications

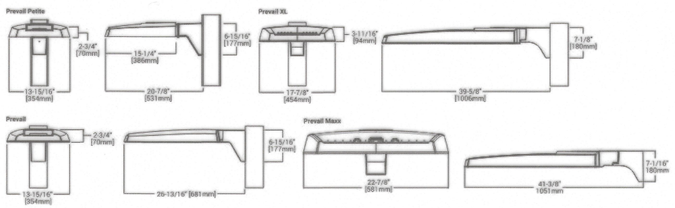
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

Quick Facts
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



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

Lumark — **Prevail Discrete LED**

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current [3]	Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [4] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [4]	**PA1**=1 Panel, 24 LED Rectangle	A=400mA Nominal B=700mA Nominal C=950mA Nominal D=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K **854B**=85CRI, 4000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V **DV**=DuraVolt, 277-480V [6,7]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **SWQ**=Type V Square Wide	**SA**=QM Standard Versatile Arm **MA**=QM Mast Arm **FMA**=Fixed Mast Arm [22] **WM**=QM Wall Mount Arm **ADJA-WM**= Adjustable Arm – Wall Mount [24] **ADJA**=Adjustable Arm – Pole Mount [24] **ADJS**=Adjustable Arm – Slipfitter, 3" vertical tenon [24] **SP2**=Adjustable Arm – Slipfitter, 2 3/8" vertical tenon [22,24]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Buy American Act Compliant [4] **TAA-PRV**=Prevail TAA Trade Agreements Act Compliant [4]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	A=700mA Nominal B=950mA Nominal					
PRV-XL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [4] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [4]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	A=755mA Nominal B=950mA Nominal					
PRV-M=Prevail Maxx **BAA-PRV-M**=Prevail Maxx BAA Buy American Act Compliant [4] **TAA-PRV-M**=Prevail Maxx TAA Trade Agreements Act Compliant [4]	**PA6**= 6 Panels, 144 LED Rectangles	A=600mA Nominal B=800mA Nominal C=1000mA Nominal D=1200mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
F=Single Fuse (Used with Voltages 120, 277 or 347V)
FF=Double Fuse (Used with Voltages 208, 240 or 480V)
FADC=Field Adjustable Dimming Controller [28]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CC=Coastal Construction finish [9]
HSS=House Side Shield (Factory Installed) [7]
HA=55°C High Ambient Temperature [8]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [11,12,13]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [11,12,13]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [11,12,13]
SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height [11,14]
SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height [11,14,27,28]
SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height [11,14,28]
WPS2XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [11,15,16,19,27]
WPS4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [11,15,16,19,27]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [11,15,16,19,27]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [11,15,16,19,27]
(See Table Below)=LumenSafe Integrated Network Security Camera [16,19]

Accessories (Order Separately) [20,21]

PRVSA-XX=Standard Arm Mounting Kit [22]
PRVMA-XX=Mast Arm Mounting Kit [22]
PRVWM-XX=Wall Mount Kit [23]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRVXLSA-XX=Standard Arm Mounting Kit [26]
PRVXLMA-XX=Mast Arm Mounting Kit [26]
PRVXLWM-XX=Wall Mount Kit [26]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [26]
PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit [26]
PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit [26]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [27]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [27]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SWA23B=Tenon Adapter from 3" to 2-3/8"
PRVDIS-FDV=Full Drop Visor [25]
PRVXLDIS-FDV=Full Drop Visor [26]
HSS-VP=House Side Shield Kit, Vertical Panel [4,24]
HSS-HP=House Side Shield Kit, Horizontal Panel [4,24]
VGS-ARCH= Panel Drop Shield, Short
VGL-ARCH= Panel Drop Shield, Long
GA/RA1013=Photocontrol Shorting Cap
GA/RA1014=NEMA Photocontrol - 120V
GA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
GA/RA1201=NEMA Photocontrol - 347V
GA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [29]
WGLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [29]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WPS139010EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.sdgelti.com/connect for more information.
7. House Side Shield not for use with 10KV distribution.
8. Not available with PA1D light engine or Petite housing (PRV-P).
9. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS or SPB).
12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx systems and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ or BK).
18. Only available in PRV-XL configurations.
19. Not available with High Voltage (H, 8V, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic prefesence requirements. Consult factory for further information.
22. Not for use with PRV-XL or PRV-M configurations.
23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WGLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V.
27. Only available for PRV-M configurations.
28. Only for use with PRV-XL.
29. Fixed for PRV-M
30. Cannot be used with PR7 or other motion response control options.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

APPROVAL CERTIFICATE

ENGINEERING — INITIALS/DATE: DH / 12-10-2025

PLANNING — INITIALS/DATE: 12-10-2025

OWNER — INITIALS/DATE: 12-9-25

PHOTOMETRICS DETAILS
SHEET 17 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

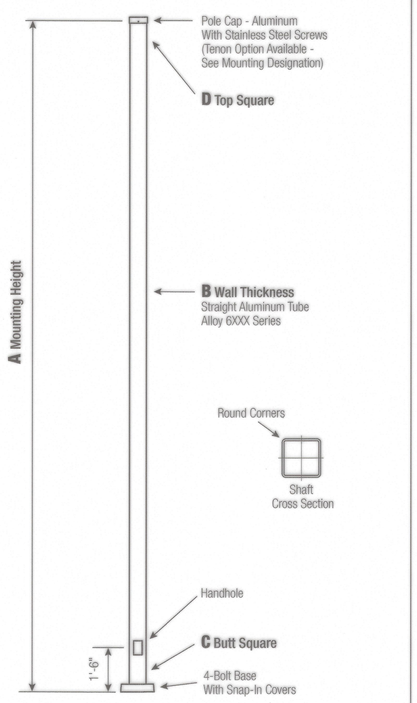
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

EP1-EP2 POLE

SSA Square Straight Aluminum Pole — No Arm — 4-Bolt Base



Satin Aluminum or Powder Coated Finish per Customer Specification.

C Butt Sq.	D Top Sq.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4	4	8.5 - 9.5	9.875	1.5	.75 x 17 x 3
5	5	10.5 - 11.5	11.25	2	.75 x 30 x 3
6	6	12 - 13	12.75	2.25	1 x 36 x 4
6.625	6.625	13 - 14	13.5	2.25	1 x 36 x 4

Dimensions In Inches

Pole

The pole shaft will be constructed of seamless extruded tube of 6XXX Series Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld.

Base Style

4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Snap-In Bolt Covers.



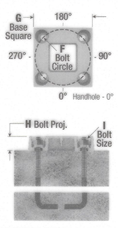
Handhole

4"-5" Butt Squares -
2" x 4" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.
6"+ Butt Square -
3" x 5" Handhole with square Lap Style Aluminum Door and two (2) Stainless Steel Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC Grounding Provision is provided opposite the Handhole.



Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.

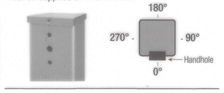


Vibration Damper

If determined necessary by Hapco, a top-mount, field installed First Mode Vibration Damper will be provided. Customer specification of the damper is available.

Mounting Designation

Side Drill Mount
For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.



Tenon Mount
For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.).



WARNING: *Do not install light pole without luminaire.*

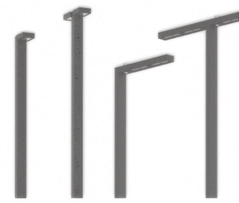
EP3

LIGMAN — Outdoor | Street & area lighting luminaires

LIGHT LINEAR PT

IP65 IK08

Public realm contemporary column family. Stylish but technically precise area lighting solutions as part of a large flexible family.



DARKSKY APPROVED — LIGHT CONNECT™ — microVOS™ TECHNOLOGY — NATURE FRIENDLY

Luminaire Structure

- Die-cast aluminium housing
- Extruded aluminium column
- Pre-treated before powder coating ensuring high corrosion resistance
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Clear toughened glass
- Maximum wind load resistance is 100 km/h
- Surge protection 10kV

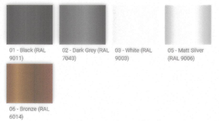
Feature



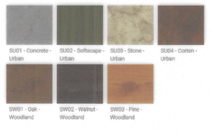
Optic



Product colour



Special finishes upon request



We reserve the right to make technical and design changes.

01.20.14-03-2025

https://www.ligman.com/light-linear-pt-street-area-lighting-luminaires-lig-st3/

THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

LIGMAN — Outdoor | Street & area lighting luminaires

LIGHT LINEAR PT

Technical information

	Model number	Light source	Power	Lumen	Optic	CCT / CRI	Dimming type	Weight	
1 side - Supplied with specific square, straight aluminium pole - Height options: 3 - 6 m									
LIGHT LINEAR PT 3	**LI-21171**	2 x 12 LED	54 W	5501 - 6193 lm	T2 [140°x47°], T3 [134°x68°], T4 [92°x78°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	29.5 kg	
LIGHT LINEAR PT 4	**LI-21172**	4 x 12 LED	105 W	10921 - 12518 lm	T2 [139°x47°], T3 [132°x68°], T4 [98°x73°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	31.5 kg	
LIGHT LINEAR PT 3	**LI-21173**	2 x 12 LED	82 W	7476 - 8448 lm	T2 [139°x53°], T3 [132°x70°], T4 [91°x75°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	29.5 kg	
LIGHT LINEAR PT 7	**LI-21231**	12 LED	28 W	2950 - 3169 lm	T2 [143°x56°], T3 [142°x70°], T4 [100°x76°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	23.5 kg	
LIGHT LINEAR PT 8	**LI-21241**	24 LED	54 W	5501 - 6193 lm	T2 [142°x53°], T3 [141°x69°], T4 [99°x79°]	3000K CRI80, 4000K CRI80	On/Off, DALI	23.8 kg	
LIGHT LINEAR PT 4	**LI-21291**	4 x 12 LED	155 W	14849 - 16891 lm	T2 [139°x53°], T3 [132°x70°], T4 [91°x75°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	31.5 kg	
1 side - Supplied with specific square, straight aluminium pole - Height options: 3 - 6 m - LIGHTCONNECT™									
LIGHT LINEAR PT 3	**LI-21171-LC**	2 x 12 LED	54 W	5501 - 6193 lm	T2 [140°x47°], T3 [134°x68°], T4 [92°x78°]	3000K CRI80, 4000K CRI80	DALI	29.5 kg	
LIGHT LINEAR PT 4	**LI-21172-LC**	4 x 12 LED	105 W	10921 - 12518 lm	T2 [139°x47°], T3 [132°x68°], T4 [98°x73°]	3000K CRI80, 4000K CRI80	DALI	31.5 kg	
LIGHT LINEAR PT 3	**LI-21173-LC**	2 x 12 LED	82 W	7476 - 8448 lm	T2 [139°x53°], T3 [132°x70°], T4 [91°x75°]	3000K CRI80, 4000K CRI80	DALI	29.5 kg	
LIGHT LINEAR PT 4	**LI-21291-LC**	4 x 12 LED	155 W	14849 - 16891 lm	T2 [139°x53°], T3 [132°x70°], T4 [91°x75°]	3000K CRI80, 4000K CRI80	DALI	31.5 kg	
2 sides - Supplied with specific square, straight aluminium pole - Height options: 3 - 6 m									
LIGHT LINEAR PT 5	**LI-21181**	2 x 24 LED	107 W	11002 - 12386 lm	T2 [140°x47°], T3 [134°x68°], T4 [92°x78°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	36.8 kg	
LIGHT LINEAR PT 6	**LI-21182**	2 x 48 LED	210 W	21842 - 25036 lm	T2 [139°x47°], T3 [132°x68°], T4 [98°x73°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	40.8 kg	
LIGHT LINEAR PT 5	**LI-21183**	2 x 24 LED	164 W	14952 - 16896 lm	T2 [139°x53°], T3 [132°x70°], T4 [91°x75°]	3000K CRI80, 4000K CRI80	On/Off, 1-10V, DALI	36.8 kg	
LIGHT LINEAR PT 9	**LI-21251**	2 x 12 LED	56 W	5900 - 6338 lm	T2 [143°x56°], T3 [142°x70°], T4 [100°x76°]	3000K, 4000K	On/Off, 1-10V, DALI	26.5 kg	
LIGHT LINEAR PT 10	**LI-21261**	2 x 24 LED	108 W	11002 - 12386 lm	T2 [142°x53°], T3 [141°x69°], T4 [99°x79°]	3000K, 4000K	On/Off, 1-10V, DALI	26.8 kg	

We reserve the right to make technical and design changes.

01.20.14-03-2025

https://www.ligman.com/light-linear-pt-street-area-lighting-luminaires-lig-st3/

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24150 Chachoengsao - Thailand
info@ligman.com

APPROVAL CERTIFICATE

ENGINEERING	DH	12-10-2025
PLANNING		12-10-2025
OWNER	CC	12-9-25

INITIALS/DATE

PHOTOMETRICS DETAILS

SHEET 18 OF 19

CANYONSIDE SUBDIVISION, FILING NO. 2, LOT 1 AND LOT 2

NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA 3 - 4.6969 ACRES

SITE IMPROVEMENT PLAN - SIP-2025-001

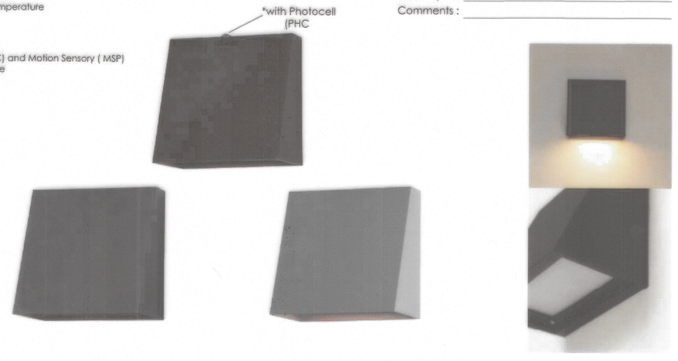
EW1

PATHFINDER I LED Outdoor Wall Mount

52120

- Aluminum & Glass
- 3000K Color Temperature
- CRI 90
- Wet Location
- 120-277V Input
- Photocell (PHC) and Motion Sensory (MSP) option available
- Dark Sky

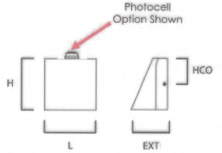
Job Name :
Job Type :
Quantity :
Comments :



PRODUCT DESCRIPTION

With solid Die-Cast Aluminum construction and powered by a range voltage input driver, Pathfinder is a high performance down light for commercial and residential installations. Choose from triangular or spherical profiles as they discreetly extend from the wall. Available with a photocell option, these archetypal forms purposely blend into the architectural landscape creating safer spaces that shine light on locations of interest. Available in Black, Architectural Bronze, or Metallic Sliver

- *Always consult a qualified electrician before installing any lighting product*
- *Installation Requirements:*
  Ceiling fan attaches to electrical junction box securely anchored and capable of withstanding at least 35 lbs



MEASUREMENTS

DIMENSION	: 5.5" W x 5.5" H x 4" Ext
BACK PLATE	: 5.5" W x 5.5" H x 2.75" HCO
HANGING WEIGHT	: 2.03 lb

LAMPING

INPUT VOLTAGE	: 120-277V
LUMENS	: 1,270 Rated (820 Del.)
BULB	: 1 x 15W LED PCB Integrated , 15W Total
BULB INCLUDED	: (Integrated)
DIMMABLE	: Yes
CRI	: 90 CRI
COLOR_TEMP	: 3000K

FINISHES OPTION

- Architectural Bronze
- Black
- Silver

*Photocell option available in Architectural Bronze only

MATERIAL

Aluminum,Glass

RATINGS

cETLus
Wet Location
JA8 Listed ADA
DARKSKY

ADDITIONAL

INSTALL UP/DOWN: UP
OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

PHOTOMETIC: Report Found Online

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
101 GARDNER PARK I PEACHTREE CITY, GA 30269
P. 626.956.4200 I F. 626.956.4225 I maximlighting.com

EW2

CASPIAN
EW6824
WALL

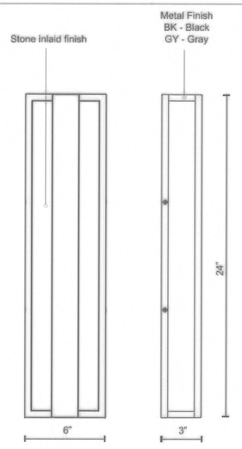
PROJECT



EW6824-BK Black
EW6824-GY Gray

DESCRIPTION

Stone elements and metal join together, resulting in masculine elegance. This exterior wall light consists of a 24 inch long metal rectangle with a stone inlay that is flush against the mounting plane, then another slim metal rectangle is suspended just atop of it. LED glow flows from the concealed inner surface. Caspian is suitable for exterior use. Chose from black or gray metal finishes.



SPECIFICATION DETAILS

Fixture Dimensions	W6" x H24" x E3"
Light Source	AC LED Module
Wattage	31W
Total Lumens	2400lm
Delivered Lumens	BK-494lm; GY-539lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted PC Diffuser
ADA Compliant	Yes
Location	Wet
Illumination Direction	Backlit
Mounting Style	All Orientation; Wall;
Paint Finish	BK02; GY01;

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

Intertek

EW3



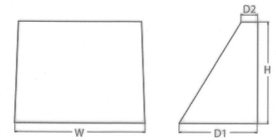
WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1]	27K 2700K	70CRI[4]	T1S Type I Short	MVOLT	**Shipped included**
	P1[2]	30K 3000K	80CRI	T2M Type II Medium	347[5]	SRM Surface mounting bracket
	P2[2]	40K 4000K	LW[3] Limited Wavelength	T3M Type III Medium	480[5]	KCW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]
	P3[2]	50K 5000K		T4M Type IV Medium		**Shipped separately**
	P4[2]	AMB[3] Amber		TFTM Forward Throw Medium		AWS 3/8inch Architectural wall spacer[7]
						PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[7]

Options		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	DBLXD	Black
PE	Photocell, Button Type[8]	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
CCE	Coastal Construction[7]	DDBTXD	Textured dark bronze
		DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights
NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

LITHONIA LIGHTING — COMMERCIAL OUTDOOR — One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WDGE2 LED
Rev. 07/08/24

APPROVAL CERTIFICATE

ZDH / 12-10-2025
ENGINEERING — INITIALS/DATE

Dag 12-10-2025
PLANNING — INITIALS/DATE

12-9-25
OWNER — INITIALS/DATE

PHOTOMETRICS DETAILS
SHEET 19 OF 19