

Location and Extent Staff Report

Date: August 7, 2025
To: Douglas County Planning Commission
From: Eric Pavlinek, Principal Planner *EP*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent
Project File: LE2025-010

Planning Commission Hearing: August 18, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

The Sterling Ranch Community Authority Board (CAB) requests approval of a Location and Extent (L & E) application to construct a freestanding monument to identify the Prospect Village at Sterling Ranch. This portion of the Sterling Ranch Planned Development (PD) is located along the southwestern edge of the development. The improvements will be located southeast of the intersection of Waterton Road and Rampart Range Road on property owned by Alliance Residential Company. Other improvements proposed by the CAB include retaining walls and landscaping as depicted on the L & E plan exhibit.

The L & E site is located in the Chatfield Urban Area as designated in the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch Community Authority Board
9350 Roxborough Park Road
Littleton, Colorado 80125

B. Applicant's Representative

Gary Debus
Sterling Ranch Community Authority Board
9350 Roxborough Park Road
Littleton, Colorado 80125

C. Request

The CAB requests approval of an L & E application to install an entry monument and other landscape improvements on approximately 0.26 acres to identify the Prospect Village at Sterling Ranch.

D. Location

The L & E project area is located in the northwest portion of the property, south of Waterton Road. More specifically, the monument will be approximately 215' east from the Waterton Road and Rampart Range Road intersection. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

The CAB is proposing to construct an entry monument for Prospect Village at Sterling Ranch. The improvements will be located at the southeast corner of the intersection of Waterton Road and Rampart Range Road, adjacent to a 4-story apartment building. The base of the monument is approximately 28' long by 8' wide with a vertical tower element that is approximately 21' tall. The base of the monument will include stone veneer and concrete caps. A shed roof canopy element is proposed as depicted on the L & E plan exhibit. Two signs will be mounted on the monument.

Sign elements on the monument structure are located in two different locations: The first sign element is the depiction of the Sterling Ranch community logo with "Sterling Ranch" spelled out below. This sign will include edge lighting to produce a halo effect. The second sign element will be located on the stone monument base with halo lit reverse channel letters that spell out "Prospect Village." According to the applicant, the two sign elements will comply with the Sign and Lighting Standards of the Douglas County Zoning Resolution (DCZR).

A conceptual landscape plan was included with the submittal and depicts tree and shrub plantings surrounding the monument. A combination of deciduous and evergreen trees and shrubs are proposed. Minor modifications to the final landscaping are anticipated to occur during the construction process. Three retaining walls are proposed in front of the monument as shown on the L & E plan exhibit. These retaining walls will be a grey blend color with layered vegetation.

It is anticipated that construction activity will occur after approval and conclude by the end of the year. Anticipated temporary impacts will be from construction related activities.

III. CONTEXT

A. Background

The property is zoned as part of the Sterling Ranch PD approved by the Board in 2013. A Site Improvement Plan (SIP) was approved on April 26, 2022, for the construction of

11 apartment buildings for a total of 332 dwelling units known as Broadstone Apartments.

B. Adjacent Land Uses and Zoning

The following table reflects those zone districts and land uses surrounding the 12-acre parcel. The existing development to the east is single-family residential lots located in Filings 3A and 3B of Sterling Ranch. Commercial development is directly west of the site.

Zoning and Land Use

Direction	Zoning	Land Use
North	Sterling Ranch PD	Open Space and Unplatted Parcel
South	Sterling Ranch PD	Residential
East	Sterling Ranch PD	Residential
West	Chatfield Farms Planned Development	Commercial

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed improvements. The entry monument and related site improvements will be located within an easement between the CAB and property owner.

B. Access

The site is accessible from existing public roads. The applicant will be required to obtain a Traffic Control Plan with Public Works Engineering (Engineering) during the construction phase. A Right-of-Way Use Permit may be required for the project.

C. Drainage and Erosion

Engineering has reviewed the drainage conformance letter and found it to be acceptable. Engineering provided referral comments related to planned earth disturbance and the need for a Grading, Erosion, and Sediment Control (GESC) Permit if the project moves 50 or more cubic yards of material.

D. Floodplain

No mapped 100-year floodplain is present within the L & E project area.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the project area. South Metro reviewed the request and had no objection to the proposal.

B. Sheriff Services

The Douglas County Sheriff's Office provides emergency services to the site.

C. Water and Sanitation

No water and sewer demands are generated by the proposed monument. The District will be installing landscaping around the monument structure as depicted on the L & E plan exhibit and conceptual landscape plan submitted with this application.

D. Utilities

Area utility service providers were provided a referral on this application. AT&T noted that there should be no conflicts with their facilities. CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days. Xcel Energy noted that they own and operate existing natural gas and electric distribution facilities along the curb at Waterton Road and Rampart Range Road and that the proposed improvements appear to encroach into a platted utility easement. Xcel Energy does not have any objection to the encroachment but noted that the encroachment risk is with the property owner. No other utility provider issued comments at the writing of the staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals may be required prior to commencement of construction:

- Engineering: GESC Permit, Traffic Control Plan, ROW Use Permit
- Building Division: Building and electrical permits

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to required referral agencies on July 28, 2025. Referral responses are due at the conclusion of the referral period on August 11, 2025, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. Responses received through the end of the referral period will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Zoning Resolution. The applicant has indicated that the proposed entry monument will provide the community with a positive and symbolic identity in the Prospect Village at Sterling Ranch. Should the Planning Commission approve the L & E request, the applicant will be

required to receive approval of all necessary permits prior to commencement of the project.

ATTACHMENTS	PAGE
Douglas County Land Use Application	6
Letter of Authorization	7
Applicant’s Narrative and Community Impact Report	9
Comprehensive Master Plan Land Use Reference Map	14
Zoning Map	15
Aerial Map.....	16
Initial Referral Agency Response Report	17
Referral Agency Response Letters	19
Location and Extent Plan Exhibit	29

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY	
PROJECT TITLE:	<u>Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A</u>
PROJECT NUMBER:	<u>LE2025-010</u>

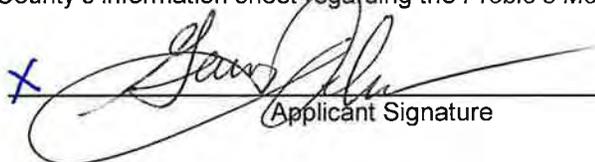
PROJECT TYPE: Location and Extent (L&E)
MARKETING NAME: Sterling Ranch - Prospect Village Monument
PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-140

PROJECT SITE:
Address: Sterling Ranch Filing 3A (Southeast Intersection of Waterton Rd and Rampart Range Rd)
State Parcel Number(s): 2227-363-03-001
Subdivision/Block#/Lot# (if platted): Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

PROPERTY OWNER(S):
Name(s): CPR AR Broadstone Sterling Ranch Owner LLC (Andrew Farley)
Address: 5050 South Syracuse St., Suite 750, Denver, CO 80237
Phone: (720) 826-9938
Email: _____

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)
Name: Gary Debus - General Manager Sterling Ranch CAB
Address: 9350 Roxborough Park Road, Littleton, CO 80125
Phone: (720) 830-5275
Email: _____

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.



Applicant Signature

23 July 2025

Date



July 24, 2025

Douglas County Community Development
100 Third Street, No. 220
Castle Rock, CO 80104

RE: Letter of Authorization for Location and Extent Application by Sterling Ranch Community Authority Board (“CAB”) for Wayfinding Signage LE 2025-140.

To Whom it May Concern:

CRP/AR Broadstone Sterling Ranch Owner, L.L.C. is the owner of certain real property identified as State Parcel No. 2227-363-03-001 located in the Sterling Ranch Planned Development (the “Property”). The Property has an easement granted for purposes of installing, owning and maintaining wayfinding signage and site improvements for the Sterling Ranch Community to be owned, maintained and used for the collective benefits of the residents of Sterling Ranch and Douglas County.

CRP/AR Broadstone Sterling Ranch Owner, L.L.C. is aware of CAB’s desire to begin construction of wayfinding signage in the easement. CRP/AR Broadstone Sterling Ranch Owner L.L.C., specifically authorizes and approves of CAB moving forward with securing the necessary approvals to construct and install the wayfinding signage and site improvements and consents to the submission of a Location and Extent application on the Property.

Thank you.

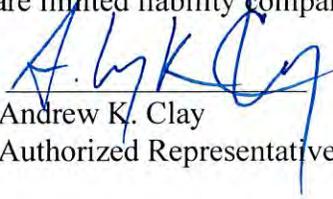
[Signature Page Follows]



CRP/AR BROADSTONE STERLING RANCH OWNER, L.L.C.,
a Delaware limited liability company

By: CRP/AR Broadstone Sterling Ranch Venture, L.L.C.,
a Delaware limited liability company, its sole member

By: Broadstone Sterling Ranch Alliance, LLC,
a Delaware limited liability company, its administrative member

By: 
Andrew K. Clay
Authorized Representative

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 24th day of July, 2025, by Andrew K. Clay, as Authorized Representative of Broadstone Sterling Ranch Alliance, LLC, the sole member of CRP/AR Broadstone Sterling Ranch Venture, L.L.C., the managing member of CRP/AR Broadstone Sterling Ranch Owner L.L.C., a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires: 7-23-2027
[SEAL]


Notary Public

LOUELLA L WITT
Notary Public
State of Colorado
Notary ID # 19994020588
My Commission Expires 07-23-2027



07.23.2025

LOCATION AND EXTENT
PROSPECT VILLAGE MONUMENT
STERLING RANCH FILING NO. 3A

L&E NARRATIVE AND IMPACT REPORT

PREPARED BY
Sterling Ranch Community Authority Board

PREPARED FOR
Douglas County

STERLING RANCH PROSPECT VILLAGE MONUMENT

Location and Extent Narrative and Impact Report

The Applicant, The Sterling Ranch Community Authority Board (CAB), is pleased to propose this Location and Extent (L&E) to construct a wayfinding monument sign in Prospect Village. The monument will be located within an easement on the Broadstone Apartment site (Sterling Ranch Filing 3A, Lot 324-A).

The following narrative, L&E report, site plan exhibit and landscape CDs are provided to show the location of the proposed wayfinding monument, illustrate the size and appearance of the monument, outline the anticipated construction timeframe, and describe the anticipated impacts associated with the project. Pending acceptance of the scope of the improvements outlined in this L&E proposal by the County and appropriate referral agencies, all applicable reports and construction plans required for the permitting and construction of the monument sign will be provided.

The Prospect Village Monument and associated landscape improvements will be located at the southeastern intersection of Waterton Road and Rampart Range Road creating a welcoming front door and visual cue for those entering the village. Existing 4-story apartment buildings will form the backdrop to the monument to the southeast, with open space across Waterton Road to the North, and existing commercial development across Rampart Range Road to the west.



STERLING RANCH PROSPECT VILLAGE MONUMENT

Location and Extent Narrative and Impact Report Continued

The body of the Prospect Village Monument is approximately 28' long by 8' wide with a 21' tall vertical tower element. The monument has a CMU base with a rustic stone veneer and 3" thick concrete caps. The monument base will have a shed roof canopy element composed of steel i beams and a standing seam metal roof with walnut stained wood ceiling planks. The vertical tower element is approximately 5'-6" wide by 2'-6" deep and will be constructed of aluminum painted with brown and silver weathered patinas.

Sign elements on the monument are proposed in 2 different locations and are in compliance with Douglas County sign code. The 1st sign element is a depiction of the Sterling Ranch community logo with 'Sterling Ranch' spelled out underneath, both made of illuminated push through acrylic with aluminum face overlays for edge lighting. Lighting within the tower element will produce a halo effect through the push through acrylic behind the aluminum face overlays shielding the light source and keeping the LED lighting cut off and compliant with dark sky standards.

The 2nd sign element sits on the stone monument base and consists of halo lit reverse pan channel letters that spell out 'Prospect Village'. The LED lighting within the lettering is completely shielded from the top, bottom and front and will create a halo effect on the reclaimed wood beams to which the letters are mounted. This LED light source is also dark sky compliant.



STERLING RANCH PROSPECT VILLAGE MONUMENT

Location and Extent Narrative and Impact Report Continued



The monument and sign materials have all been selected to fit with the Colorado Mine vernacular characteristic of the architecture found within Prospect Village. The monument, materials, colors and finished have been vetted and approved by the Sterling Ranch Design Review Committee.

Both sign elements on the wayfinding monument are in compliance with Douglas County Zoning Resolution Section 29 (Sign Standards). The top of the Sterling Ranch logo and lettering is below 15' above grade (maximum permitted sign height) and has a combined sign area measurement of less than 24 square feet. The top of the 'Prospect Village' lettering signage sits less than 6' above grade and has a combined sign area measurement of just over 24 square feet. The monument and signage elements are located outside of all sight visibility lines in an easement on private property and are setback over 40' from the right-of-way which is the required minimum setback for signage mounted 15' above grade.

Engineering and detailed construction plans for the monument sign will be provided for County review during the sign and building permit process. Pending L&E and permitting approval, construction of the monument is anticipated to start immediately and be completed this year (2025). The monument will have a combination of spread footing and concrete piers and will require a Hydro Crane in order to install in its proposed location. Traffic control will be handled by the CAB or its contractors in accordance with County standards. It is anticipated that site grading and retaining walls in front of the monument will be completed ahead of the monument installation, followed by landscape and irrigation which are also anticipated to be installed this fall.

STERLING RANCH PROSPECT VILLAGE MONUMENT

An updated GESC plan and drainage conformance letter have been attached for review with this L&E submittal as well as engineering plans for the proposed grading and retaining walls. An illustrative landscape plan, landscape CDs, and detailed shop drawings for the monument are also attached for review.

Location and Extent Report (DCZR Section 3206)

3206.01: A community Impact report that describes potential impacts to private and public interests, and the project site, and how potential impacts are proposed to be mitigated.

The majority of community impacts related to the proposed monument are anticipated to be positive as it will provide future and existing residents and guests with a welcoming, manicured front door to the community and a useful wayfinding cue. As with the installation of any new monument one potential negative impact may be the inconvenience of construction and associated impacts to traffic during construction. Fortunately, the duration of construction for the monument is anticipated to be relatively short and completed later this year. Construction will be completed in conformance with the GESC plan and any required building permits and traffic control requirements.

3206.02: A Phase III Drainage Report in accordance with the requirements of the Douglas County Storm Drainage and Design and Technical Criteria Manual, as required, or as required by a condition of approval.

A Drainage Conformance Memorandum has been provided by CORE Consultants, Inc with this submittal to ensure consistency with the existing stormwater drainage plans and improvements for the property as part of the Phase III Drainage Report for Sterling Ranch Filing 3A, 3rd Amendment Lot 324-A dated March 2, 2022.

3206.03: A narrative or traffic study describing the transportation network establishing the availability and adequacy of the system in accordance with the Douglas County Roadway Design and Construction Standards, as required.

This project is not anticipated to generate any new net-added trips to the external roadway and intersection network. A TIA titled 'Sterling Ranch Preliminary Plan No. 3 Traffic Impact Analysis' was prepared in 2018 by Fox Tuttle Hernandez Transportation Group, LLC. for Preliminary Plan No.3, in which this wayfinding sign is located.

3206.04: A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, as required.

It is our understanding that a guarantee of public improvements is not required for this project.

3206.05: Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Services Director, when deemed to be inappropriate.

The applicant acknowledges that additional information may be requested by staff.

We look forward to answering any questions that you may have as we work through the L&E process with the County to add the Prospect Village wayfinding monument to Sterling Ranch.



Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

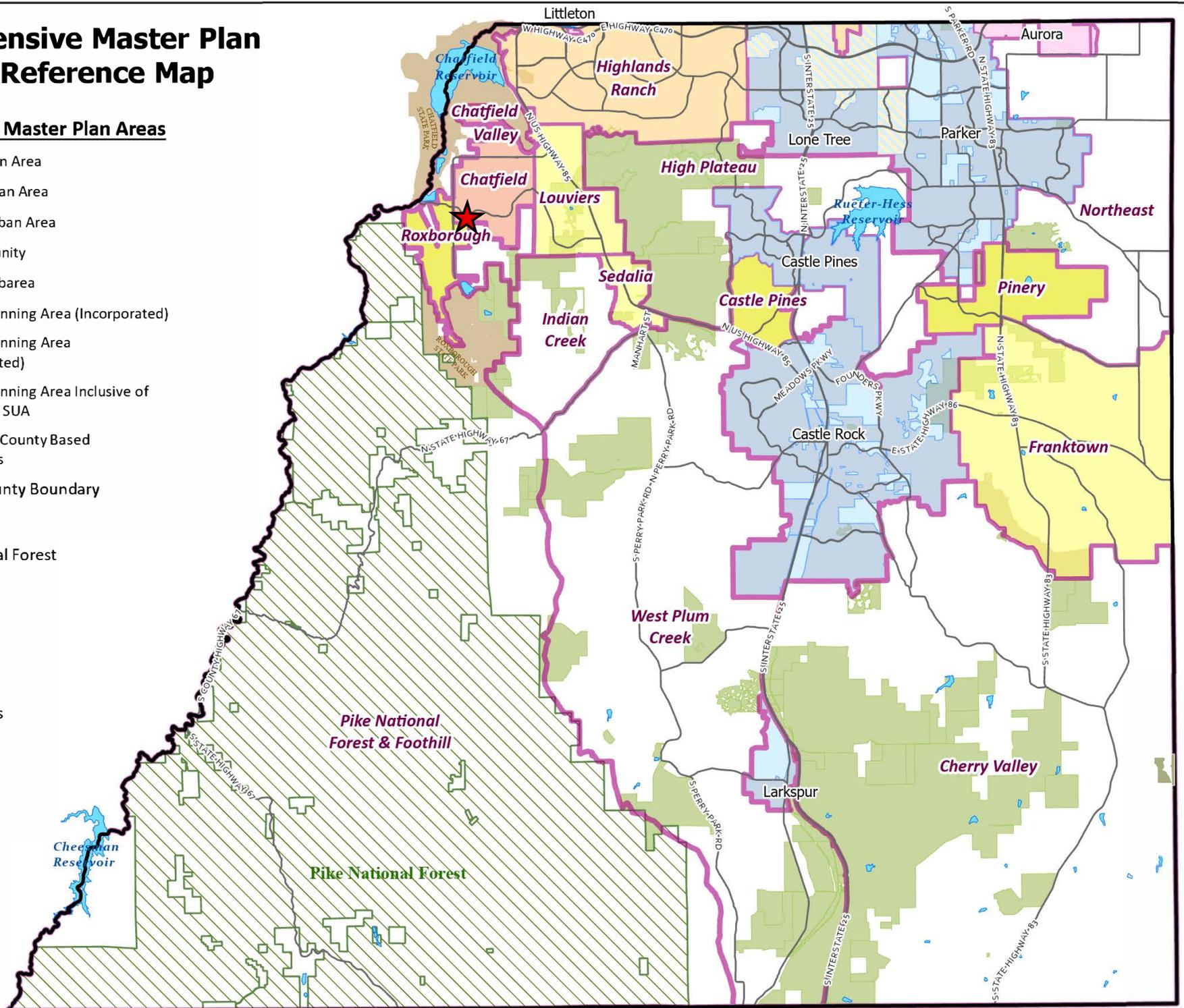
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



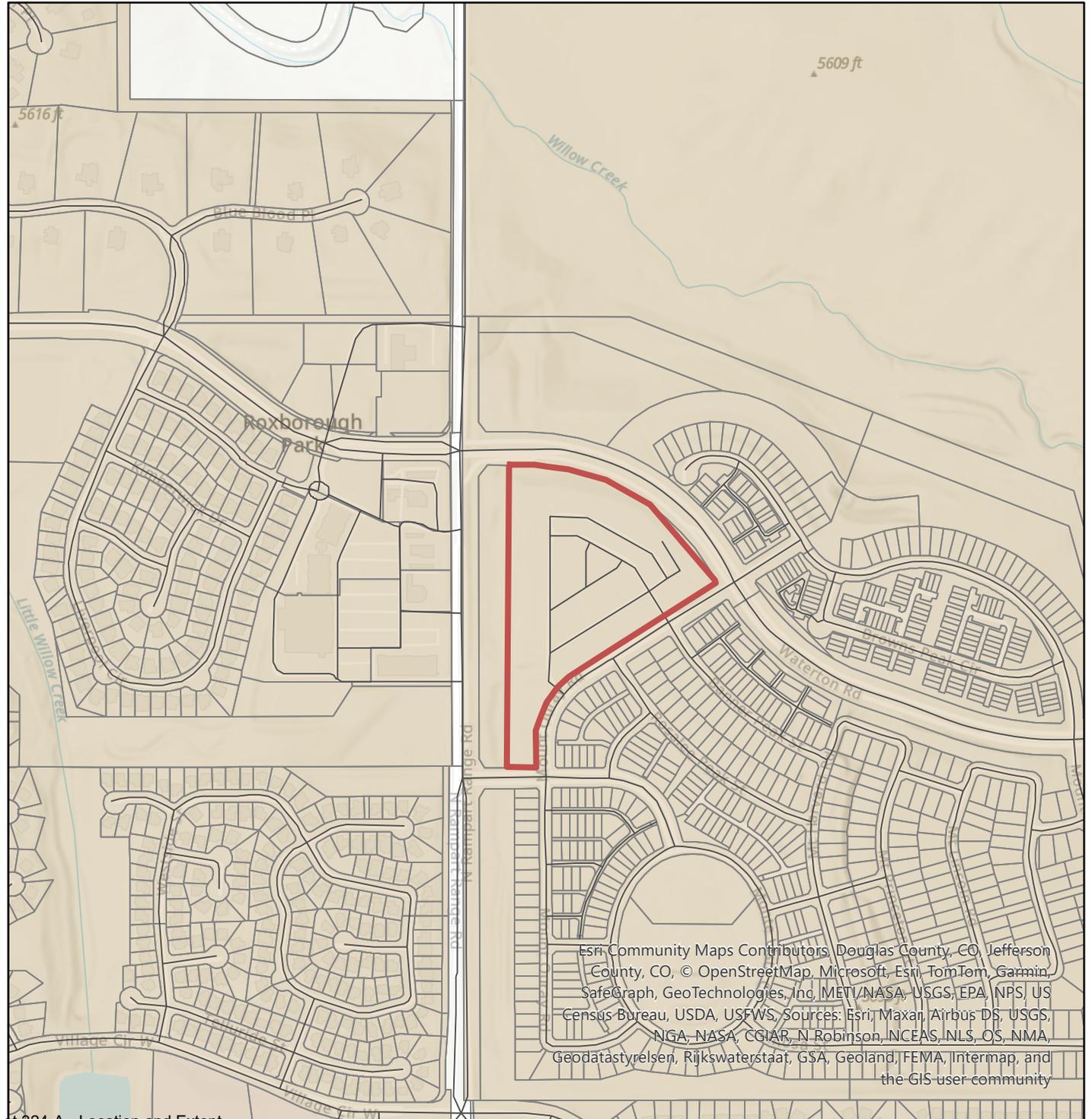
Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

LE2025-010
Zoning Map



LEGEND

- Major Roads
- ▭ Parcels - PARCELS
- ▭ A1 - AGRICULTURAL ONE
- ▭ PD - PLANNED DEVELOPMENT



Esri, Community Maps Contributors, Douglas County, CO, Jefferson County, CO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodätstyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS-user community

Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

LE2025-010
Aerial Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Initial Referral Agency Response Report

Project Name: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

Project File #: LE2025-010

Date Sent: 07/28/2025

Date Due: 08/11/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	<p>Verbatim Response: The proposed address for the monument sign is 9880 WATERTON ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	Comments provided to applicant.
Arrowhead Shores		No response received as of staff report preparation.	
AT&T Long Distance - ROW	07/30/2025	<p>Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.</p>	No action required.
Black Hills Energy		No response received as of staff report preparation.	
Building Services	07/30/2025	<p>Verbatim Response: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.</p>	Comments provided to applicant.
CenturyLink	07/28/2025	<p>Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days.</p>	Comments provided to applicant.
Chatfield Community Association		No response received as of staff report preparation.	
Chatfield Farms 1-A		No response received as of staff report preparation.	
Chatfield Farms 1-B HOA		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Douglas County Health Department	07/28/2025	<p>Summary of Response: DCHD has no comments. See letter attached for detail.</p>	No action required.
Engineering Services	07/30/2025	<p>Summary of Response: Engineering reviewed the request and provided comments related to</p>	Comments provided to applicant.

Initial Referral Agency Response Report

Project Name: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

Project File #: LE2025-010

Date Sent: 07/28/2025

Date Due: 08/11/2025

Agency	Date Received	Agency Response	Response Resolution
		earth disturbance and the need for a GESC Permit.	
Jefferson County Planning and Zoning		No response received as of staff report preparation.	
Plum Valley Heights HOA		No response received as of staff report preparation.	
Roxborough Park Foundation		No response received as of staff report preparation.	
Roxborough Village First HOA		No response received as of staff report preparation.	
Roxborough Water & Sanitation District	07/29/2025	Verbatim Response: No comment.	No action required.
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	08/04/2025	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action required.
Xcel Energy-Right of Way & Permits	08/05/2025	Summary of Response: Xcel Energy noted that the proposal appears to encroach into a platted utility easement and that they do not have objection to the encroachment. Comments were also provided about owning and operating an existing natural gas and electric distribution facilities along the curb at Waterton Road and Rampart Range Road.	Comments provided to applicant.

From: [Easement, Nre](#)
To: [Eric Pavlinek](#)
Cc: [Evick, Brent](#)
Subject: RE: P867013/ ***Douglas County eReferral (LE2025-010) Is Ready For Review
Date: Monday, July 28, 2025 3:13:33 PM
Attachments: [image001.png](#)

Good afternoon,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P867013, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Brent Evick, and they can be reached by email at Brent.Evick@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Ashley Viola
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Ashley.Viola@lumen.com



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply.
If this is the case, please reply all to advise

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, July 28, 2025 9:54 AM
To: Easement, Nre <Nre.Easement@lumen.com>
Subject: P867013/ ***Douglas County eReferral (LE2025-010) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!SkFnu8w7ylbyoX2gGsvUQfwxEhBCG5INnNNmanKLX8qNNSxcaoVmBf0Tdx7iRJfhuDRsQBtmdiuBeifvLOiTUw\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!SkFnu8w7ylbyoX2gGsvUQfwxEhBCG5INnNNmanKLX8qNNSxcaoVmBf0Tdx7iRJfhuDRsQBtmdiuBeifvLOiTUw$)

Project Number: LE2025-010

Project Title: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent

Project Summary: The applicant, Sterling Ranch CAB, proposes a Location and Extent (L & E) to install a wayfinding sign to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

This referral will close on Monday, August 11, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 30, 2025 11:36 AM
To: Eric Pavlinek
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Mount Quray Rd Littleton, Colorado Douglas County eReferral #LE2025-010
Attachments: Mount Quray Rd Littleton, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Mount Quray Rd Littleton, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, July 28, 2025 8:54 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2025-010) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: LE2025-010

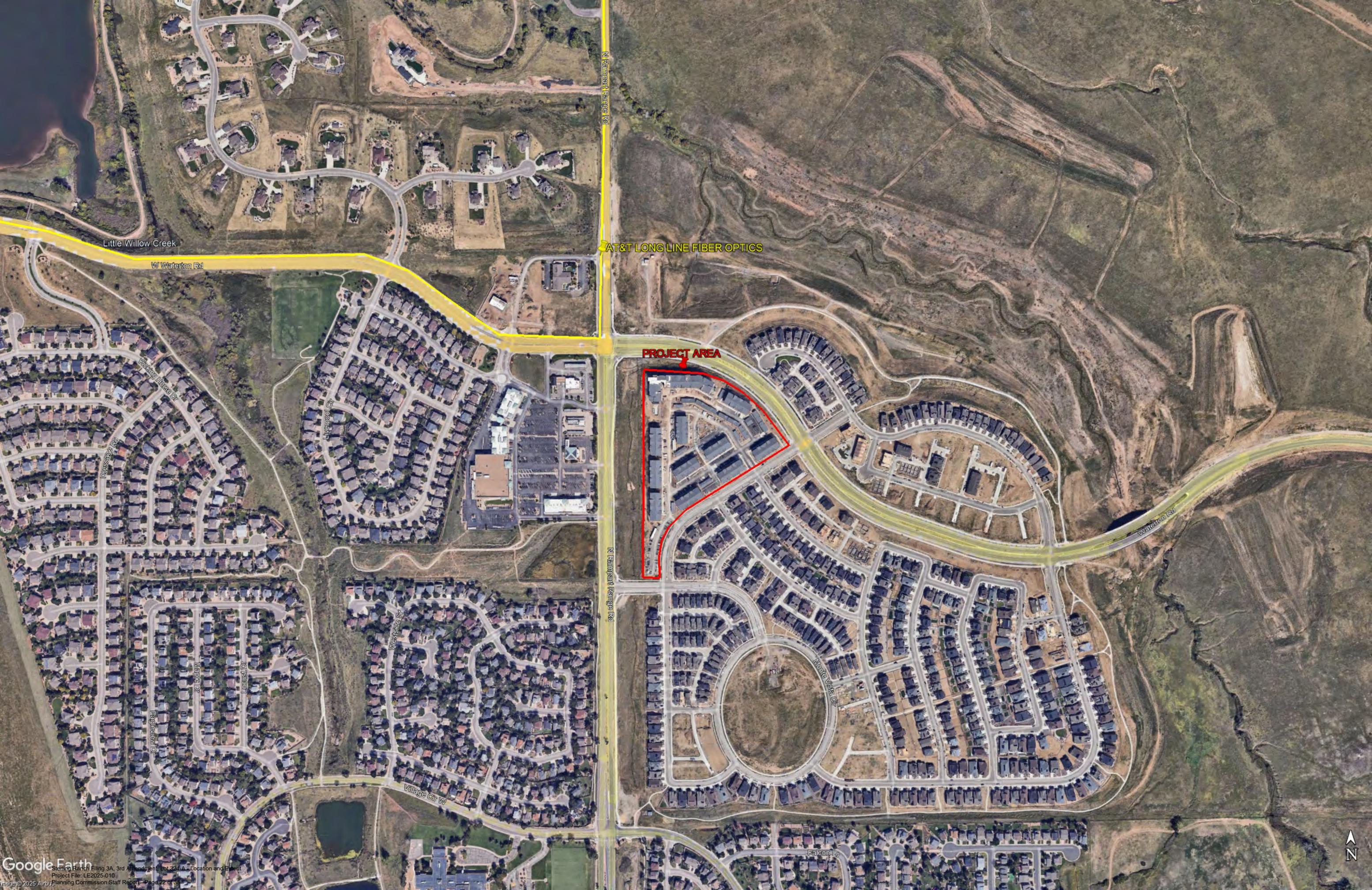
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This referral will close on Monday, August 11, 2025.

If you have any questions, please contact me.

Sincerely,



N Rampart Range Rd

Little Willow Creek

W Waterton Rd

AT&T LONG LINE FIBER OPTICS

PROJECT AREA

Water ton Rd

N Rampart Range Rd

Knocking Horse Dr

Liverpool Cr

Dressage Rd

Falconview Dr

Maple Dr

Locust Dr

Westside St

Village Cr W

Worle Vista Cr

Falcon Ln



REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 28, 2025

Comments due by: August 11, 2025

Project Name:	Sterling Ranch Filing 3A, 3 rd Amendment, Lot 324-A – Location and Extent
Project File #:	LE2025-010
Project Summary:	The applicant, Sterling Ranch Community Authority Board (CAB), requests approval of a Location and Extent (L & E) to construct entry monumentation to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
1.) If the project moves over 50 cubic yards of material it will require a Grading, Erosion and Sediment Control(GESC)Permit through Douglas County. 2.) Please include all proposed grading within the project Limits on the landscape construction plans/L&E Exhibit.	
<input type="checkbox"/> See letter attached for detail.	
Agency: DC Public Works ENG.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson, PE <i>(please print)</i>	Your Signature: <i>Bradley A. Jackson</i>
	Date: July 29, 2025

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **August 18, 2025, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Project Planner
Enclosure

July 9th, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: LE2025-010

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the Bloom Preliminary Plan. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Thanks for your time, and if you have any questions feel free to call me at 720-643-2490 or email cthompson@douglas.co.us

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

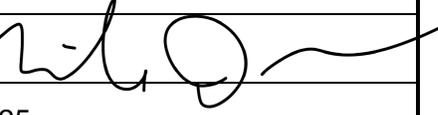
REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 28, 2025

Comments due by: August 11, 2025

Project Name:	Sterling Ranch Filing 3A, 3 rd Amendment, Lot 324-A – Location and Extent
Project File #:	LE2025-010
Project Summary:	The applicant, Sterling Ranch Community Authority Board (CAB), requests approval of a Location and Extent (L & E) to construct entry monumentation to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Water & Sanitation District	Phone #: 303-979-7286
Your Name: Mike Marcum <i>(please print)</i>	Your Signature: 
	Date: 07/29/2025

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **August 18, 2025, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Project Planner
Enclosure

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent
Project File #: **LE2025-010**
S Metro Review # REFOTH25-00154

Review date: August 4, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant, Sterling Ranch Community Authority Board (CAB), requests approval of a Location and Extent (L & E) to construct entry monumentation to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 5, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A, Case # LE2025-010

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **the installation of wayfinding sign to identify the Prospect Village community at Sterling Ranch.**

Please be aware that PSCo owns and operates existing natural gas and electric distribution facilities along the curb at Waterton Road and North Rampart Range Road. It appears that the proposed wayfinding sign project encroaches upon the platted utility easements. PSCo has no objection to this encroachment as described. However, please note that all risks and responsibility for this encroachment lie solely with the property owner. Additionally, if the structure or landscape is damaged or destroyed due to PSCo's use of this easement in the future, the property owner will be responsible for making repairs at their own expense.

Proper clearances must be maintained, including ground cover over buried facilities, which should not be modified from their original depths. If the original cover is altered (either increased or decreased), PSCo facilities must be adjusted accordingly. Structures are not permitted over buried facilities. Contact Colorado 811 for locates before excavating. Exercise caution and hand dig within 18 inches of each side of the marked facilities. Please be aware that all risks and responsibility for this request lie solely with the applicant/requestor.

Attached to this letter are the guidelines for planting in or near utility easements and facilities. Please review and comply with these guidelines while planting to enhance the landscape around the wayfinding sign.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Guidelines for Planting In or Near Utility Easements and Facilities (Including Approved Species List)

OVERHEAD TRANSMISSION & DISTRIBUTION LINES

- Trees growing taller than 20 feet should **not** be planted within transmission line rights-of-way.
- Trees growing taller than 20 feet should **not** be planted within distribution line rights-of-way. However, they may be planted **at least** 20 feet (horizontally) from overhead electric distribution lines.
- Trees with a maximum mature height of less than 20 feet may be planted beneath overhead electric transmission and distribution lines except when near structures. Please see list of compatible tree species listed below.

OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

- Trees should be planted **at least** 15 feet from transmission and distribution poles and structures.
- Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

UNDERGROUND ELECTRIC OR GAS LINES

- Avoid placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced.
- If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used.
- **Please call UNCC for locates before you dig! (800) 922-1987.**

Please bear in mind that PSCo's Vegetation Management Department prefers trees that only reach around 20-feet at mature height, and preferably a multi-stem tree. Be aware that PSCo would eventually have to perform line clearance on the trees should they ever break clearances. The following tree and shrub species have been approved by PSCo's Vegetation Management Department for planting near overhead lines:

DECIDUOUS

Adams Flowering Crabapple
Amur Maple
Assorted Fruit Trees
Autumn Brilliance Serviceberry
Camperdown Elm
Canada Red Cherry
Centurion Flowering Crabapple
Cockspur Thornless Hawthorn
Cumulus Serviceberry
European Mountain Ash
Goldenrain tree
Nannyberry
Newport Plum
Princess Kay Plum
Radiant Flowering Crabapple
Robin Hill Serviceberry
Rocky Mountain Birch
Spring Snow Flowering Crabapple
Toba Hawthorne
Washington Hawthorne

Malus 'Adams'
Acer ginnala
Apple, Sour Cherry, Peach, Plum
Amelanchier grandiflora
Ulmus glabra 'Camperdownii'
Prunus virginiana 'Shubert'
Malus 'Centurion'
Crataegus crus-galli inermis
Amelanchier laevis 'Cumulus'
Sorbus aucuparia
Koelreuteria paniculata
Viburnum lentago
Prunus x cerasifera 'Newport'
Prunus nigra 'Princess Kay'
Malus 'Radiant'
Amelanchier x grandiflora 'Robin Hill'
Betula fontinalis
Malus 'Spring Snow'
Crataegus x mordenensis 'Toba'
Crataegus phaenopyrum cordatum

EVERGREENS

Dwarf Austrian Pine
Fat Albert Blue Spruce
Mugo Pine
Piñon Pine

Pinus nigra 'Hornbrookiana'
Picea glauca albertiana conica
Pinus mugo
Pinus edulis

For additional information contact PSCo's Vegetation Management Department through 1-800-895-4999 [VER: 09/12]

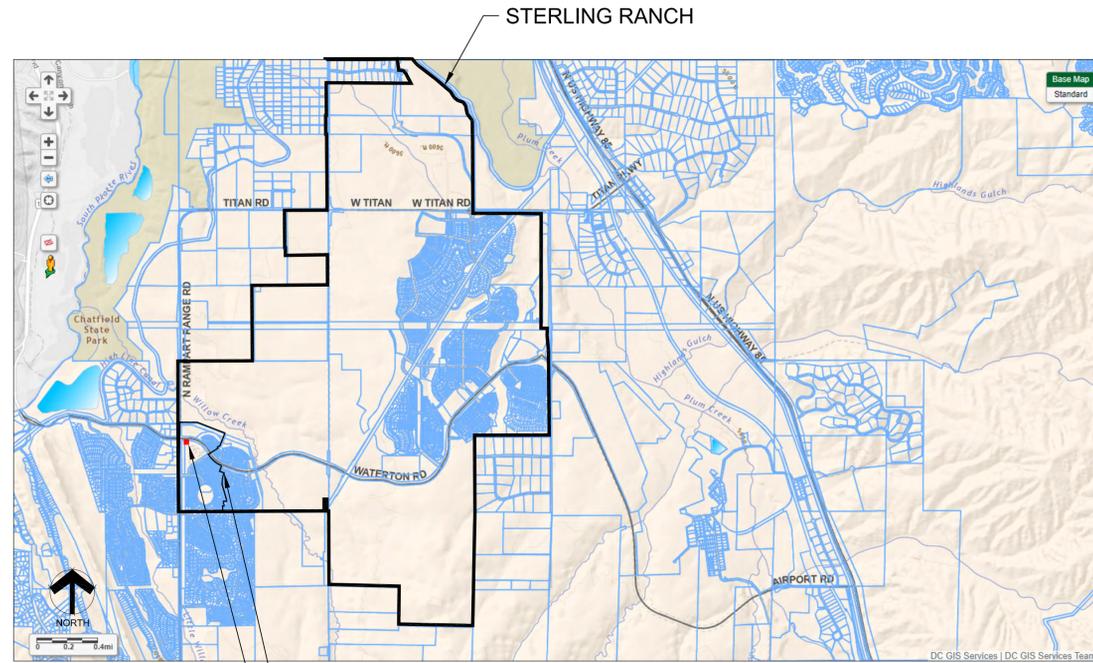
STERLING RANCH FILING NO. 3A, 3RD AMENDMENT, LOT 324-A

PROSPECT VILLAGE MONUMENT L&E Exhibit and LANDSCAPE CDs
 A PORTION OF PLANNING AREA D2, SECTION 36, TOWNSHIP 6 SOUTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
 0.27 ACRES - PS2025-140

Landscape Architecture



Contact: Curtis Davidson
 Email: curtis@pcsgroupco.com
 pcs group inc. www.pcsgroupco.com
 #3, 6-180 Independence plaza
 1007 18th Street, Denver, CO 80202
 1.303.531.4955 | 1.303.531.4956



VICINITY MAP

STERLING RANCH, FILING 3A
 PROJECT SITE



NOT FOR CONSTRUCTION

STERLING RANCH
 FILING NO. 3A
 PROSPECT VILLAGE MONUMENT
 LANDSCAPE COVER SHEET

No.	Issue / Revision	Date	Name
1	1ST SUBMITTAL FOR DRG REVIEW	06-23-25	
2	2ND SUBMITTAL FOR CAB REVIEW	07-14-25	
3	1ST L&E SUBMITTAL TO COUNTY	07-24-25	

Job Number	Project Manager	Design By	Drawn By	Principal in Charge
	CLD	CLD	CLD	

Sheet Number:

L0.0

PROJECT NOTES

1. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
2. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
3. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL GIVE THE COUNTY ENGINEER (48) HOURS ADVANCED NOTICE. ADDITIONAL TIME AND COORDINATION WITH THE COUNTY MAY BE REQUIRED. THE LANDSCAPE CONTRACTOR WILL BE REQUIRED TO OBTAIN A TEMPORARY ACCESS PERMIT AND COORDINATE ANY STAGING AREA LOCATIONS.
4. ALL DAMAGED EXISTING CURB, GUTTER AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
5. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, CHERRY DRIVE SOUTH, DENVER COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3590.
6. IF DEWATERING IS TO BE USED TO INSTALL UTILITIES, THEN A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED IF DISCHARGE IS INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES. PERMITEE IS RESPONSIBLE FOR ANY UTILITIES DISRUPTED BY THE CONSTRUCTION OF THIS ACCESS AND ALL EXPENSES INCURRED FOR THEIR REPAIR.
7. LOCATION OF EXISTING UTILITIES, EASEMENTS AND TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN PROVIDED BY OTHERS. PCS GROUP, INC. ASSUMES NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED ON THE EROSION CONTROL PLAN. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL LOCAL, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
10. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE COUNTY ENGINEER.
11. ALL TRAFFIC CONTROL DEVICES, STRIPING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. QUALITY CONTROL TEST RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE COUNTY'S REQUIREMENTS.
13. THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE OWNER'S ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO THE COUNTY WITHIN 30 DAYS OF CONSTRUCTION ACCEPTANCE OF THE PROJECT BY THE COUNTY.
14. PROPOSED SPOT ELEVATIONS AND CONTOURS ARE BASED ON OVERLOT GRADING BASE FILES AND EXISTING TOPO BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCING WORK AND SHALL VERIFY ACCURACY OF AS-BUILT GRADING WITH PROPOSED DESIGN AND NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

SHEET INDEX

L0.0	VICINITY MAP AND SHEET KEY
L0.1	GENERAL NOTES
L0.2	PLANT SCHEDULE
L1.0	SITE PLAN & LANDSCAPE PLAN
L2.1 - L2.2	IMPROVEMENT DETAILS

LANDSCAPE NOTES

SITE PREP

- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
- ALL WORK SHALL CONFORM TO LOCAL COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- CONTRACTOR SHALL VERIFY THAT FINE GRADING IS COMPLETE BEFORE COMMENCING WITH LANDSCAPE IMPROVEMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION OPERATIONS IN PUBLIC RIGHTS-OF-WAY.
- TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
- SOIL AMENDMENTS IN SEEDED AREAS - IF SOIL TESTS INDICATE THAT AMENDMENTS ARE NEEDED, USE AN ORGANIC SLOW RELEASE AMENDMENT. SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT THE RATE INDICATED BY THE SOIL TEST, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- SOIL AMENDMENTS IN TURF AND SHRUB BED AREAS - A MINIMUM 4 CUBIC YARDS PER 1,000 SF OF ORGANIC COMPOST AND GROUND AGED MANURE SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL SOD AREAS AND SHRUB BEDS IN A UNIFORM 1/2" LAYER (6 CUBIC YARDS = 2 INCH AND INCORPORATED INTO THE TOP 6 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 6 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.
- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (AAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES IN TURF AND SEED AREAS TO RECEIVE MAX. 6' DIA. MULCH RING WITH 4" DPTH. OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
- PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
- ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
- TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRAND OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
- HOME BUILDER INSTALLED STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 15' CLEARANCE TO STREET LIGHTS. STREET TREE LOCATIONS SHALL ALSO BE ADJUSTED TO AVOID CONFLICT WITH DRIVEWAY, POSTAL BOXES & UTILITY LOCATIONS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
- MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
- NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTION.
- ALL DECIDUOUS TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM OF 8' MEASURED FROM THE FLOW LINE OF THE ADJACENT STREET. NO EVERGREEN TREES SHALL BE PERMITTED OR INSTALLED WITHIN THE SIGHT DISTANCE TRIANGLE.
- NO SHRUBS/ORNAMENTAL GRASSES OVER 30" IN HEIGHT SHALL BE PERMITTED WITHIN THE SIGHT DISTANCE TRIANGLE.
- BEFORE ENTERING THE SITE, ALL MAJOR EQUIPMENT WILL BE CLEANED WITH A HIGH PRESSURE WATER SPRAY TO PREVENT THE SPREAD OF NOXIOUS WEEDS.
- PLANTING BEDS
- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH. NON-ORGANIC MULCHES (ROCK, ETC.) SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES.
- ROCK MULCH SHALL BE 1 1/2" CRUSHED GRANITE FROM FRONT RANGE MATERIALS OR EQUAL. RIVER ROCK SHALL BE 1 1/2" - 3" MULTI-COLOR RIVER ROCK FROM PIONEER SAND OR APPROVED EQUAL. SWALE ROCK MIX (IF USED) SHALL CONSIST OF: 75% 1 1/2" WASHED RIVER ROCK, & 25% 5"-12" BOULDER CREEK COBBLESTONE FROM FRONT RANGE MATERIALS OR EQUAL. SQUEEGEE (IF USED) SHALL BE WASHED SQUEEGEE FROM FRONT RANGE MATERIALS OR EQUAL.
- WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
- EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE 14-GAUGE, PERFORATED STEEL EDGING OR EQUIVALENT. ANY ALTERNATE EDGING MUST BE A ROLLED-TOP, CORROSION RESISTANT STEEL, PERFORATED PRODUCT. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. CONCRETE CURBING/EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6"-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR EDGER IS NECESSARY FOR TREE RINGS IN NATIVE AREAS.
- ALL TREES IN TURF AREAS TO RECEIVE MAX. 6' DIA. MULCH RING WITH 4" DPTH. OF SPECIFIED WOOD MULCH AND INCLUDE WEED BARRIER FABRIC. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
- HARDSCAPE
- REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.
- IRRIGATION
- 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS. 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
- TURF & IRRIGATED NATIVE AREAS (WHERE APPLICABLE) SHALL BE IRRIGATED BY AUTOMATIC POP-UP SPRAY SYSTEM UNLESS OTHERWISE SHOWN ON THE IRRIGATION PLANS. SHRUBS & PLANTING BEDS SHALL BE IRRIGATED WITH DRIP/BUBBLER SYSTEM.
- ALL TREES & SHRUBS OUTSIDE OF BEDS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
- REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.
- WARRANTY & MAINTENANCE
- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE C.A.B AND AN OFFICIAL LETTER OF ACCEPTANCE HAVING BEEN WRITTEN OR THIS OBJECT. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- ALL PLANT MATERIAL WILL BE COVERED BY A TWO (2) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON SUBSTANTIAL COMPLETION OR ACCEPTANCE OF LANDSCAPING BY THE C.A.B.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE C.A.B.) SHALL BE REPLACED WITHIN 1 MONTH OF NOTIFICATION. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
- LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE STERLING RANCH C.A.B. OR METRO DISTRICT.

DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARD NOTES (SECTION 3.2.3 OF THE DCRDCS)

- THE DOUGLAS COUNTY ENGINEERING DIRECTOR SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEERING DIRECTOR, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
 - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATORS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES), FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY/INFRASTRUCTURE BY THE COUNTY AND/OR URBAN DRAINAGE.
- CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: COLORADO 811, AT 1-800-922-1987 (WWW.COLORADO811.ORG).
- THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS AMENDED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW: (SEE CIVIL PLANS)
- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT APPLICATION. A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COUNTY ACCEPTANCE. AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
- DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.

GENERAL NOTES

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

DOUGLAS COUNTY LANDSCAPE NOTES (SECTION 3.9 OF THE DCRDCS)

- 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 (LOCAL STREET TREE LAWNS ARE ALLOWED TO HAVE STREET TREES CENTERED WITHIN THE TREE LAWN). 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 ANY LINE-OF-SIGHT REQUIREMENTS. THE REQUIRED DISTANCE OF 150'-FEET IS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL ROADWAY.
- 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.
- ALL PLANTINGS LOCATED WITHIN THE LINE-OF-SIGHT WILL HAVE A MATURE HEIGHT OF NO MORE THAN 24" ABOVE THE ADJACENT GUTTER/FLOWLINE.
- A 'RIGHT-OF-WAY USE AND CONSTRUCTION' PERMIT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITY WITHIN DOUGLAS COUNTY RIGHT-OF-WAY, TRACTS OR EASEMENTS.
- 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 DOUGLAS COUNTY 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 DOUGLAS COUNTY BUILDING DIVISION, WILL BE SUBMITTED TO THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT. NO WALLS OR MONUMENTS ARE ALLOWED IN THE COUNTY ROW.
- A PERMIT MUST BE OBTAINED FROM THE DOUGLAS COUNTY 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.
- A TRAFFIC CONTROL PLAN SHALL ACCOMPANY THE APPLICATION FOR A RIGHT-OF-WAY USE PERMIT.
- TRENCH DRAINS SHALL NOT HAVE ANGLES GREATER THAN 45 DEGREES. ANGLES GREATER THAN 45-DEGREES WILL REQUIRE MULTIPLE FITTINGS.
- MAXIMUM SPACING BETWEEN TRENCH DRAIN CLEAN OUTS SHALL BE 200 FEET.
- TRENCH DRAINS SHALL NOT DISCHARGE INTO THE GUTTER/FLOWLINE.
- TRENCH DRAIN CROSSINGS UNDER PAVEMENT SHALL BE INSTALLED PRIOR TO PAVING OR SHALL BE INSTALLED BY BORING UNDER ROADWAY.

DOUGLAS COUNTY SCREENING NOTES (2714.12)

- IF TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/ SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO ISSUANCE TO THE CERTIFICATION OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

Landscape Architecture



Contact: Curtis Davidson
 Email: curtis@pcsgroupco.com
 pcsgroup Inc. www.pcsgroupco.com
 #3 E-100 Independence Plaza
 1007 14th Street Denver CO 80202
 720.531.4955 1.800.531.4958

NOT FOR CONSTRUCTION

STERLING RANCH
 FILING NO. 3A
 PROSPECT VILLAGE MONUMENT
 LANDSCAPE NOTES

No.	Issue / Revision	Date	Norme
1	1ST SUBMITTAL FOR DRC REVIEW	06-23-25	
2	2ND SUBMITTAL FOR CAB REVIEW	07-14-25	
3	1ST L&E SUBMITTAL TO COUNTY	07-24-25	

Job Number	Project Manager	Design By	Drawn By	Principal In Charge
	CLD	CLD	CLD	

Sheet Number:

L0.1

PLANT & GROUND COVER SCHEDULE

CODE	QTY	REMARKS	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH
EVERGREEN TREES							
PBB	3		Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Colorado Blue Spruce	B & B	6` Ht	15` X 20`
PPP	2		Pinus ponderosa scopulorum	Rocky Mountain Ponderosa Pine	B & B	6` Ht	60` x 20`
CODE	QTY	REMARKS	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE
ORNAMENTAL GRASSES							
FRG	32		Calamagrostis `Karl Foerster`	Feather Reed Grass	1 gal	3` X 2`	Low
PV	12		Panicum virgatum	Switch Grass	1 gal	5` X 3`	Low
PA	6		Pennisetum alopecuroides `Hameln`	Dwarf Fountain Grass	1 gal	2` X 1.5`	Low
RAG	4		Saccharum ravennae	Ravenna Grass	1 gal	12` X 5`	Low
DECIDUOUS SHRUBS							
RSA	26		Perovskia atriplicifolia	Russian Sage	5 gal	5` X 4`	Low
PPB	48		Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	5 gal	1.5` x 6`	Low
RAA	4		Rhus trilobata `Autumn Amber`	Autumn Amber Sumac	5 gal	1.5` x 6`	Low
EVERGREEN SHRUBS							
SGJ	6		Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal	4` X 6`	Low
JUB	35		Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	5 gal	8" X 7`	Low
BJ	28		Juniperus sabinna `Buffalo`	Buffalo Juniper	5 gal	1` X 6`	Low
PERENNIALS / GROUNDCOVERS							
EP	13		Echinacea purpurea	Purple Coneflower	1 gal	2` x 2`	Low
RH	9		Rudbeckia hirta	Black-eyed Susan	1 gal	1.5` X 1.5`	Low

SYMBOL QTY

SEED		
	3,715 sf	Mid Grass with Shrubs and Wildflowers Seed-Type 3
SOD		
	3,382 sf	DROUGHT RESISTANT BLUEGRASS TURF SOD
MULCH		
	1,108 sf	MOUNTAIN GRANITE 3/4"-1.5" Angular Granite, 4" Dpth.
	1,445 sf	RIVER ROCK, 1.5" DIA.
	903 sf	SWALE MIX - (75%)1.5" DIA. RIVER ROCKS (25%) 6"-12" BOULDERS
	562 sf	WOOD MULCH, `Gorilla Hair`, 4" Dpth.

SEED SCHEDULE

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

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

MID GRASS W/ SHRUBS AND WILDFLOWERS MIX	RATES (PLS) LBS/AC
BOTANICAL NAME:	COMMON NAME:
PASCOPYRUM SMITHII	WESTERN WHEATGRASS
ELYMUS LANCEOLANTUS	THICK SPIKE WHEATGRASS
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA
BOUTELOUA GRAEILIS	BLUE GRAMA
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
CALAMOVILFA LONGIFOLIA	PRAIRIE SANDREED
SPOROBOLUS CRYPTANDRUS	SAND DROPSIED
CHRYSOTHAMINUS NAUSEOSA	RUBBER RABBITBRUSH
ARTEMISIA FRIGIDA	FRINGED SAGE
LIATRIS PUNCTATA	GAYFEATHER
PENSTEMON ANGUSTIFOLIUS	LARGE-FLOWERED PENSTEMON
ECHINACEA ANGUSTIFOLIA	CONEFLOWER
GALLARDIA ARISTATA	BLANKETFLOWER
IPOMOSIS AGGRETATA	SCARLET GILLIA
RATIBIDA COLLUMINIFERA	MEXICAN HAT
ACHILLEA MILLIFOLIUM VAR. OCCIDENTALIS	WESTERN YARROW
DALEA PURPUREA	PURPLE PRAIRIE CLOVER
TOTALS:	
	18.68 PLS LBS/AC.

REVEGETATION TERMS

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

SEED SPECIFICATIONS

SITE PREPARATION

- TOPSOIL (TOP 6 TO 12 INCHES OF SOIL FREE OF DEBRIS) SHALL BE SALVAGED WHEN MOIST, NOT WET, AND STOCKPILED IN SHALLOW ROWS.
 - ALL STORED TOPSOIL SHALL BE MONITORED AND PERIODICALLY TILLED FOR WEED CONTROL.
 - ALL SITE PREPARATION METHODS SHOULD BE DONE ACROSS THE SLOPE TO PREVENT SOIL EROSION FROM STORM WATER SHEETING.
 - SOIL SCARIFICATION AT A DEPTH OF SIX INCHES IN THE FORM OF DISCING, TILLAGE OR CHISELING WILL BE COMPLETED PRIOR TO SEEDING.
 - AFTER SOIL SCARIFICATION, TOPSOIL SHALL BE REPLACED.
 - AFTER REPLACEMENT OF TOP SOIL, WAIT SEVERAL WEEKS DURING GROWING SEASON FOR SURFACE WEEDS TO EMERGE, THEN APPLY A GLYPHOSATE TREATMENT TO ELIMINATE GROWING WEEDS AND LIMIT DISTURBING THE SOIL SURFACE.
 - ALL SITES MUST BE FREE FROM NON-NATURAL MATERIALS SUCH AS OLD WATER LINES, LITTER AND BUILDING MATERIALS.
- RECLAMATION PROCEDURE**
- NATIVE SEED MIX AS SPECIFIED IN THE SEED SCHEDULE WILL BE USED.
 - FOR SLOPES AT OR GREATER THAN 3:1, SEEDING BY HAND OR BROADCAST SPREADER MAY BE DONE WITH THE APPROVAL FROM THE CAB, BROADCAST SEEDING RATES MUST DOUBLE THE DRILL SEEDING RATES.
 - APPLICATION OF A SOIL AMENDMENT TO BE DETERMINED THROUGH SOIL TESTS AT AN ACCREDITED SOIL TESTING LAB KNOWLEDGEABLE IN NATIVE SEEDING REQUIREMENTS. IF NEEDED, ADD ONLY SLOW-RELEASE ORGANIC AMENDMENTS AT THE RATE RECOMMENDED BY THE MANUFACTURER.
 - SEED MUST BE PLANTED WITH A DRILL THAT IS SPECIFICALLY DESIGNED TO ACCOMMODATE VARIABILITY IN SIZE AND PHYSICAL CHARACTERISTICS OF NATIVE RANGELAND GRASS SEEDS. RECOMMEND TRAUX BRILLION DROP SEEDER OR SIMILAR TO ENSURE OPTIMAL SEED/SOIL CONTACT AND DEPTH. DROP SEEDER NEEDS MULTIPLE SEED BOXES FOR LIGHT GRASS/WILDFLOWER SEEDS, HEAVIER WILDFLOWER SEEDS, AND BEARDLESS GRASS SEEDS TO BE SOWN ALL TOGETHER.
 - DRILL DEPTH BANDS SHOULD BE PLACED 1/4" TO 1/2" BELOW THE SOILS SURFACE AND SPACED NO GREATER THAN SEVEN INCHES APART.
 - PACKER WHEELS WILL BE USED TO ENSURE SOIL TO SEED CONTACT.
- EROSION CONTROL BLANKETS**
- BLANKETS TO BE APPLIED ON SLOPES GREATER THAN 4:1 AND TO CONFORM TO DOUGLAS COUNTY STANDARDS. EROSION CONTROL BLANKET INSTALLATION AND MATERIAL SHALL MATCH EROSION CONTROL BLANKET DETAIL IN THE GESC PLAN WITH THE EXCEPTION THAT THE SEED MIX SPECIFIED IN THESE LANDSCAPE PLANS SHALL BE USED. WHERE MATERIAL TYPE IS NOT SPECIFIED, BLANKET SHALL BE 30% COCONUT FIBERS, 70% CERTIFIED WEED FREE AGRICULTURAL STRAW MANUFACTURED INTO A CONTINUOUS MATRIX.
- RECLAMATION STANDARDS**
- ALL WORK, CONTRACTED OR OTHERWISE TO BE COMPLETED BY LICENSED AND BONDED ORGANIZATIONS WITH KNOWLEDGE APPLICABLE TO EACH JOB.
 - A SUCCESSFUL STAND OF NATIVE GRASS IS DEFINED AS AT LEAST FOUR DESIRABLE SEEDLINGS PER SQ. FT., AND FREE OF EROSION AND WEED INFESTATION.

SEEDING ESTABLISHMENT NOTES:

- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED. THE CERTIFIED SEED TAB (BLUE TAG) SHOULD BE SUBMITTED TO THE OWNER'S REPRESENTATIVE BEFORE SEEDING.
- SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS WEEDS AS LISTED BY THE COLORADO DEPARTMENT OF AGRICULTURE. IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- FOR EACH SEED AREA, IF SOIL TESTS INDICATE THAT AMENDMENTS ARE NEEDED, USE AN ORGANIC SLOW RELEASE AMENDMENT. SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT THE RATE INDICATED BY THE SOIL TEST, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER WITH MULTIPLE SEED BOXES FOR THE DIFFERENT SIZED SEEDS IN EACH MIX (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-QUARTER INCH (1/4") TO A MAXIMUM OF ONE-HALF INCH (1/2") DEPENDING ON THE MIX. DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED. ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.
- SEEDED AREAS TO BE IRRIGATED DURING ESTABLISHMENT. FALL SEEDING WILL EMERGE WITH WARMING SOIL TEMPERATURES AND SHOULD BE IRRIGATED REGULARLY FOR AT LEAST THE FIRST 8 TO 10 WEEKS. WATER SPRING AND SUMMER SEEDING REGULARLY DURING THE FIRST 6 TO 8 WEEKS AFTER PLANTING FOR HIGHER GERMINATION AND SURVIVAL. WATER ENOUGH TO KEEP THE SOILS MOIST (SUCH AS EVERY OTHER DAY FOR 20-35 MINUTES) DEPENDING ON SOIL TEXTURE. DO NOT OVER WATER AS TO DROWN SEEDLINGS. WATERING IN THE MORNINGS IS PREFERRED TO REDUCE FUNGAL DISEASES. AFTER ABOUT 8 WEEKS OF IRRIGATION, YOU REDUCE WATERING TO WEEKLY DEPENDING ON RAINFALL.
- MULCH WILL BE CRIMP MULCH AND SHALL BE INSTALLED IN ACCORDANCE WITH THE GESC PLAN AND GESC CRITERIA MANUAL.

WEED MANAGEMENT

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

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

SEED TREATMENTS / PLANTING TIMING:

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

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

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

Landscape Architecture



Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcsgroup inc. www.pcsgroupco.com
43 E-180 Independence Plaza
1007 14th Street, Denver, CO 80202
1.303.531.4955 1.303.531.4956

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STERLING RANCH
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PROSPECT VILLAGE MONUMENT
LANDSCAPE NOTES

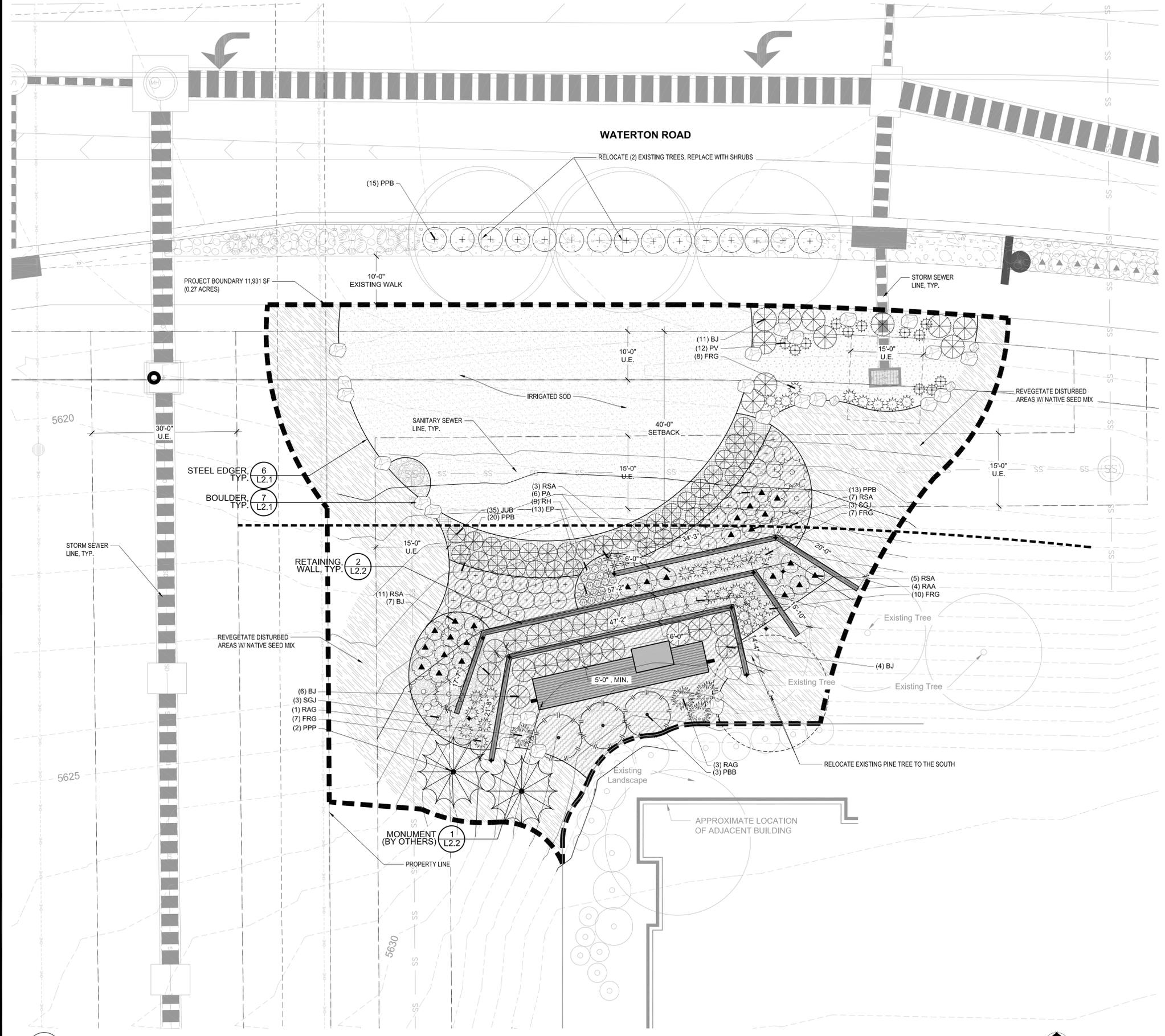
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1	1ST SUBMITTAL FOR DBC REVIEW	06-23-25	
2	2ND SUBMITTAL FOR CAB REVIEW	07-14-25	
3	1ST L&E SUBMITTAL TO COUNTY	07-24-25	

Job Number	
Project Manager	CLD
Design By	CLD
Drawn By	CLD
Principal in Charge	

Sheet Number:

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PLOT DATE: Tuesday, July 22, 2025 7:40 PM LAST SAVED BY: CURTIS
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LEGEND

CODE	BOTANICAL NAME
EVERGREEN TREES	
PBB	Picea pungens 'Baby Blue Eyes'
PPP	Pinus ponderosa scopulorum
ORNAMENTAL GRASSES	
FRG	Calamagrostis 'Karl Foerster'
PV	Panicum virgatum
PA	Pennisetum alopecuroides 'Hameln'
RAG	Saccharum ravennae
DECIDUOUS SHRUBS	
RSA	Perovskia atriplicifolia
PPB	Prunus besseyi 'Pawnee Buttes'
RAA	Rhus trilobata 'Autumn Amber'
EVERGREEN SHRUBS	
SGJ	Juniperus chinensis 'Sea Green'
JUB	Juniperus horizontalis 'Blue Chip'
BJ	Juniperus sabina 'Buffalo'
PERENNIALS / GROUNDCOVERS	
EP	Echinacea purpurea
RH	Rudbeckia hirta
SYMBOL CODE BOTANICAL NAME	
SEED	
ST3	Mid Grass with Shrubs and Wildflowers
SOD	
SOD	DROUGHT RESISTANT BLUEGRASS
MULCH	
TM	MOUNTAIN GRANITE
RR3	RIVER ROCK, 1.5" DIA.
SRM	SWALE MIX - (75%)1.5" DIA. RIVER ROCK
WM2	WOOD MULCH, 'Gorilla Hair', 4" Dpth.

Landscape Architecture
people creating spaces

Contact: Curtis Davidson
 Email: curtis@pcsgroupco.com
 pcs group inc. www.pcsgruopco.com
 #3, 16-180 Independence Plaza
 107 16th Street Denver CO 80202
 1.303.531.4955 1.303.531.4956

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 SITE PLAN & LANDSCAPE PLAN

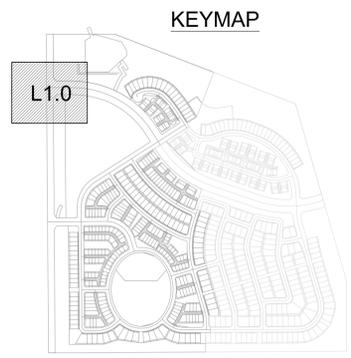
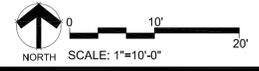
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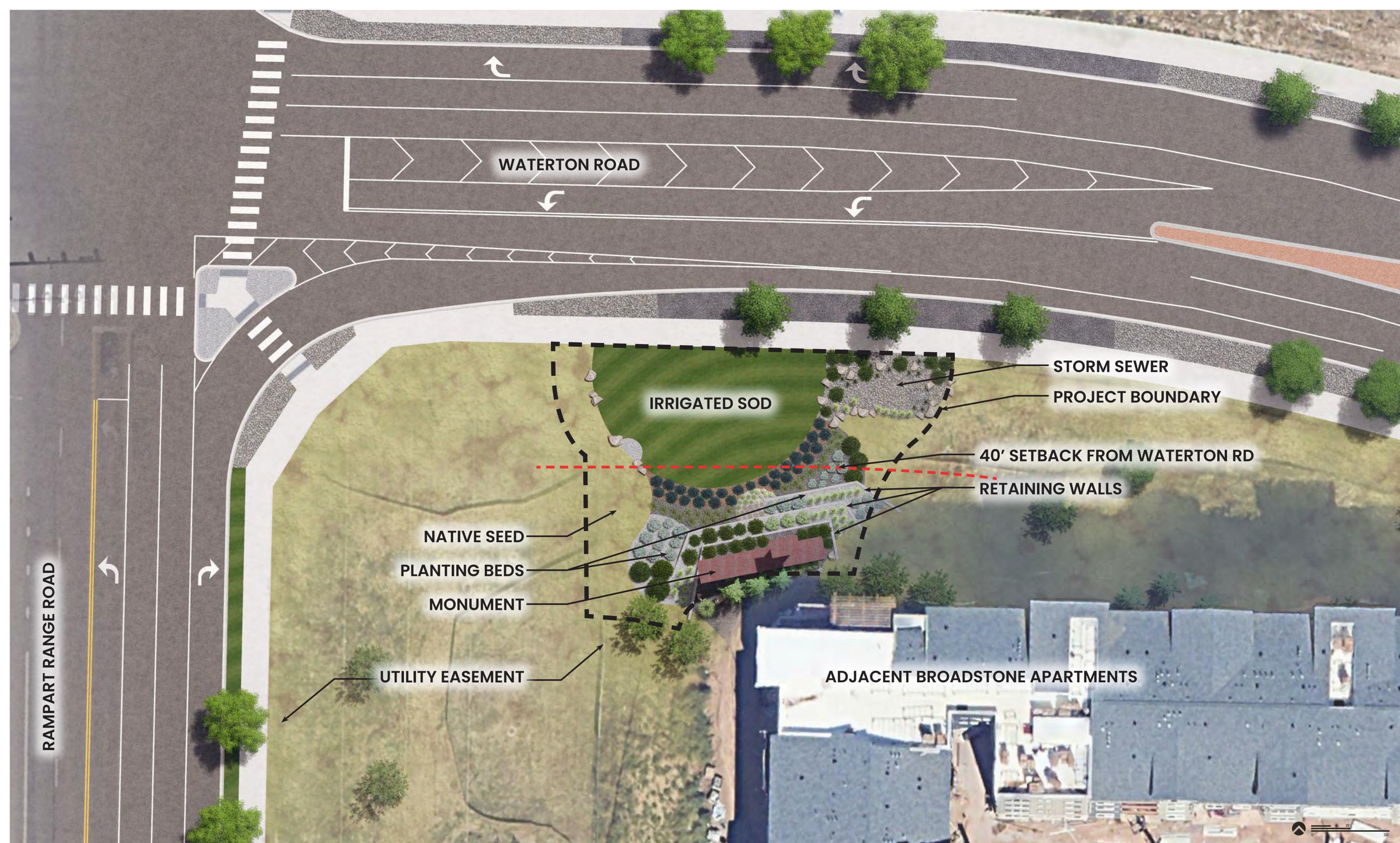
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1 LANDSCAPE PLAN
 SCALE: 1"=10'-0"





Prospect Village Monument – Illustrative Landscape Plan Douglas County, CO

Sterling Ranch, July 23, 2025

