

Preliminary Plan Staff Report

Date: August 4, 2025
To: Douglas County Planning Commission
From: Brett Thomas, AICP, Chief Planner *BT*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: Sterling Ranch Filing 7A, Tract U – Location and Extent
Project File: LE2025-011

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 neighborhood park within Tract U of Sterling Ranch Filing 7A. The park is generally located east of Hooper Street and south of Joy Sedum Avenue within the Sterling Ranch Planned Development (Sterling Ranch PD) and will include a climbing wall, playground, multi-purpose lawn area, and other amenities.

The proposed park 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

Approval of an L & E application to construct a 5.58-acre park within Sterling Ranch Filing 7A, Tract U.

D. Location

The park site is located generally east of Hooper Street and south of Joy Sedum Avenue within Sterling Ranch Filing 7A. A vicinity map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

E. Project Description

The CAB is requesting approval of a L & E for construction of a 5.58-acre park. The project is intended to serve residents from the Sterling Ranch community and their guests.

Park amenities are proposed to include a climbing wall and playground, multipurpose turf lawn, picnic shelter and performance area, seating, shade structures, and landscaping. The 3,100 square foot climbing playground includes a 12' tall glass fiber concrete climbing wall sculpted to look like a natural rock outcropping, in addition to climbing structures and slides. The turf lawn is anticipated to facilitate informal play, sports, and community gatherings. The picnic shelter is also intended to serve as a venue for movies in the park, concerts, and other social gatherings.

A conceptual landscape plan was included with the submittal and depicts tree and shrub plantings surrounding the park. Minor modifications to final park landscaping and amenities are anticipated to occur during the park construction process. No lighting is proposed as part of the request.

The CAB's narrative indicates most residents will access the park through the trail system, while Hooper Street provides on-street parking for visitors visiting by car.

The applicant expects park construction to commence in 2026 and conclude later in the year prior to the majority of new residents moving in adjacent to the park.

III. CONTEXT

A. Background

The final plat for Sterling Ranch Filing 7A was approved by the Board in June of 2024. The plat included 514 residential lots, two superblock lots for future development, and 36 tracts on approximately 171 acres. Tract U was reserved for park, green, access, utilities, drainage, and landscape.

The proposed park site is located in the Chatfield Urban Area as designated in the CMP. CMP policies generally support urban level development and necessary services, including the provision of adequate recreational facilities.

B. Adjacent Land Uses and Zoning

Tract U is surrounded by the remainder of Sterling Ranch Filing 7A. Alley-loaded residential lots are generally to the north, east, and south of the park. A portion of the

park is adjacent to Hooper Street on the west which provides access and parking for those who drive to the park.

Zoning and Land Use

Direction	Zoning	Land Use
North	Planned Development	Residential
East	Planned Development	Residential
South	Planned Development	Residential
West	Planned Development	Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed park improvements.

B. Access

Access to the park is provided by internal subdivision roads. No formal parking area is proposed with this application. Street parking is available within the immediate area and residents may access the park via trail connections.

C. Drainage and Erosion

A Grading, Erosion, Sediment Control (GESC) plan and report and Phase III Drainage Report were submitted and approved by Engineering with Sterling Ranch Filing 7A. A drainage conformance memorandum was submitted with the L & E application to describe how improvements conform to the drainage report.

E. Floodplain

No floodplain is present on-site.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire (South Metro) provides firefighting and emergency medical services to the project area. At the writing of this staff report, no response had been received from South Metro.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO or the Office of Emergency Management.

C. Water and Sanitation

Water and sanitation service in Sterling Ranch is provided by Dominion Water and Sanitation District through an intergovernmental agreement with the CAB. At the writing of the staff report, no response had been received from Dominion.

D. Utilities

Area utility service providers were provided a referral on this application. Xcel and AT&T noted no conflict with the project. No other comments have been issued by service providers 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: Changes to approved grading plans for the subdivision
- Building Division: Building permits for structures

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. Agency 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 DCZR. The applicant has indicated that the park improvements will provide additional recreational amenities to residents within 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.

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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: _____

PROJECT NUMBER: _____

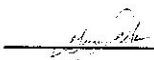
PROJECT TYPE: Location and Extent (L&E)MARKETING NAME: Outcrop ParkPRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-138**PROJECT SITE:**Address: Sterling Ranch Filing 7A, Tract UState Parcel Number(s): 2229-312-00-009Subdivision/Block#/Lot# (if platted): Sterling Ranch Filing 7A, Tract U**PROPERTY OWNER(S):**Name(s): Sterling Ranch Community Authority Board (Gary Debus)Address: 9350 Roxborough Park RoadPhone: (720) 830-5275Email: Gary Debus - General Manager Sterling Ranch CAB

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 CABAddress: 9350 Roxborough Park Road, Littleton, CO 80125Phone: (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 Signature24/07/2025

Date

LOCATION AND EXTENT **OUTCROP PARK** STERLING RANCH FILING NO. 7A

L&E NARRATIVE AND IMPACT REPORT

PREPARED BY

Sterling Ranch Community Authority Board

PREPARED FOR

Douglas County

STERLING RANCH OUTCROP PARK

Location and Extent Narrative

The Applicant, the Sterling Ranch Community Authority Board (CAB), is pleased to propose this Location and Extent (L&E) to construct a park in Filing No. 7A at Sterling Ranch. The subject property is comprised of one tract (Tract U) and has been named Outcrop Park in honor of one of its main amenities and landscaped retaining walls. The tract is approximately 5.58 acres in size, is zoned as C1-Multi-Function Open Space, and has been designated for park use on the approved but not yet recorded Filing 7A Plat.

The following Narrative, L&E Report, and Site Plan exhibits are intended to show the location of the proposed park amenities, illustrate the scope and appearance of the recreational improvements, outline the anticipated construction timeframe, and convey 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 park improvements will be provided.

The proposed park addition within Filing 7A introduces a dynamic linear park concept designed to serve as both a recreational and social corridor for the community. The park will feature a diverse mix of amenities including:

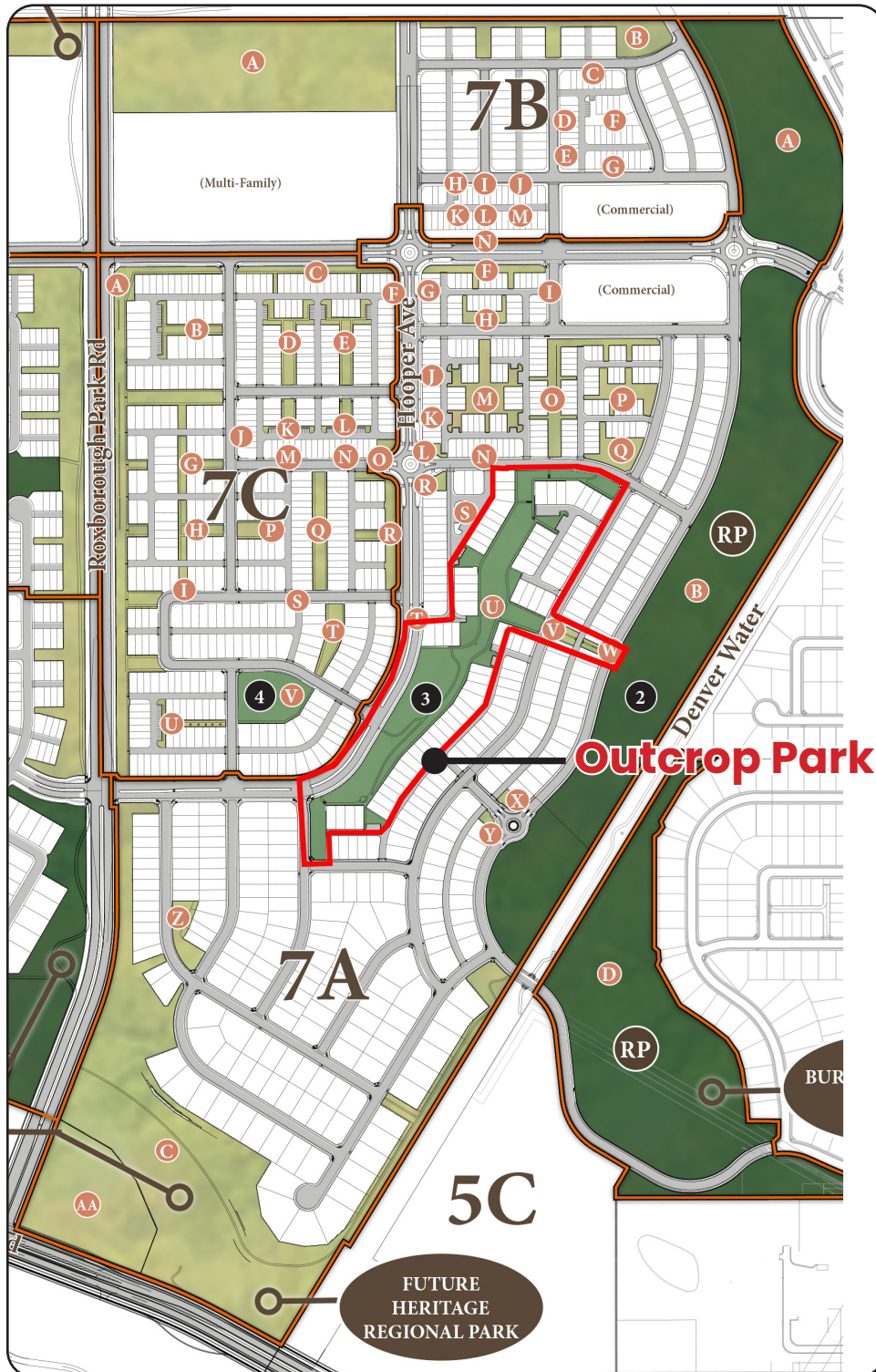
- **A large open turf area** for informal play, sports, and community gatherings.
- **An integrated climbing wall** and playground offering adventurous, skill-based activity for all ages.
- **A bandstand and performance area** that supports cultural events, concerts, and community programming.
- **Shaded seating, walks, and open sight lines** to encourage walkability and passive enjoyment throughout the space.

Outcrop Park sits at the very center of Filing 7A. On the east side of the park single-family alley-loaded homes sit perched 15' above on a series of heavily landscaped retaining walls that were designed to create flat park space below. The west side of the park is bound by Hooper Street, the main collector street running through Filing 7A. Future Filing 7C will be located across Hooper Street, directly west of the park.

An 8' wide concrete path forms a walkable loop around Outcrop Park and facilitates numerous connection points to other greenways in the neighborhood including one that leads directly to Burns Regional Park to the east. Residents from all over the filing can easily access the park by foot or bicycle via the interconnected greenways and sidewalks, however, Hooper Street also provides ample on-street parking opportunities along the western side of the park for those wishing to visit by car. While stairways have been integrated into the retaining walls on the east side of the park to provide convenient access down to the amenities, a meandering walkway has been provided to create an accessible route from the east as well.

STERLING RANCH OUTCROP PARK

Location and Extent Narrative continued



STERLING RANCH OUTCROP PARK

Location and Extent Narrative continued

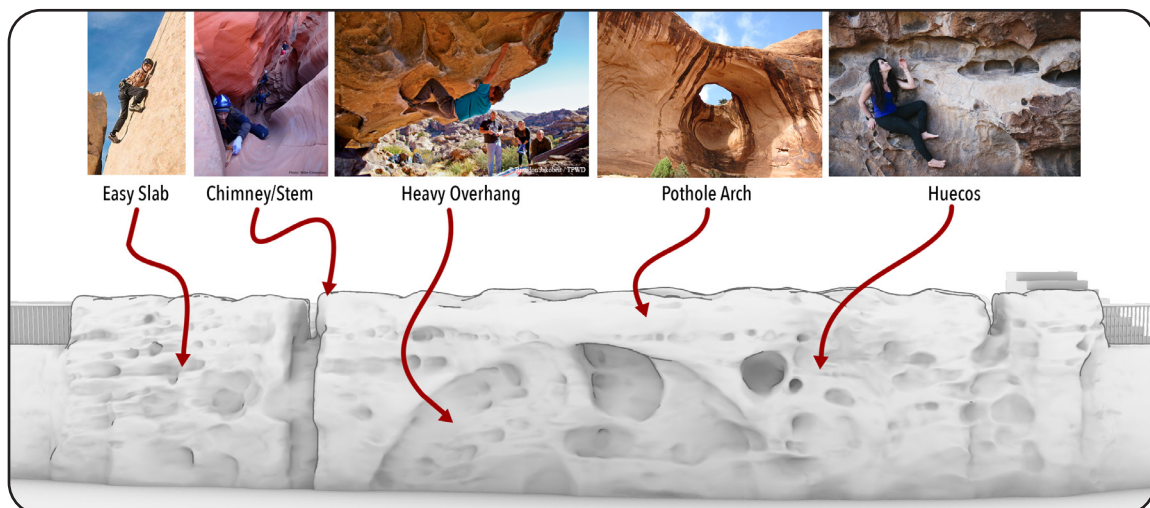
At the center of Outcrop Park, all paths converge onto a 3,100-square foot climbing playground. The playground is planned to have accessible pour-in-place rubber safety surfacing and climbing features designed to provide the 5-to-12-year age group (as well as adults) with opportunities to safely test their boundaries.

Perhaps the most exciting feature in this playground is a 12' - tall glass fiber reinforced concrete (GFRC) climbing wall sculpted to look like a natural rock outcropping. The wall is loaded with climbing obstacles such as a slab, chimney/stem, heavy overhang, pothole arch, and huecos to suit a variety of skill levels. Detailed elevations, plan drawings, and renderings of the climbing park are included with this L&E submittal package for reference.

Covered picnic tables and GFRC benches matching the climbing wall materials sit directly adjacent to the playground which will have landscape beds on the east side to help create a safety buffer between the playground and Hooper Street.

A multi-purpose turf field south of the playground will provide opportunities for additional active recreation and will also double as a venue for community events such as movies-in-the-park, concerts, or other social gatherings. A shelter at the north end of the turf area will be provided to help facilitate the festivities and provide a shaded area for picnics. The park will have ample convenient site furnishings including benches, trash receptacles, and pet waste stations.

Outcrop park was designed in tandem with the *Sterling Ranch Filing No. 7A North Roadway and Storm Sewer Construction Drawings*, the *Filing No. 7A GESC plans*, and subsequent NOC's prepared by Redland. Detailed grading and construction plans for the park's walkways, retaining walls, stairs, drainages, and area drain plans for the planned playground area were included in these civil engineering plans and have already been reviewed or are currently being reviewed by the County.



STERLING RANCH OUTCROP PARK

Location and Extent Narrative continued

The proposed addition of this exciting new park to Filing 7A is in spirit and consistent with the Sterling Ranch PD, and Douglas County Comprehensive Master Plan in that this park space will provide opportunities for passive and active recreation within the development and will promote healthy and active lifestyles for its residents and guests.



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 park are anticipated to be positive as they will provide future and existing residents with additional recreational opportunities, promoting healthy and active lifestyles. As with the installation of any new park, one potential negative impact may be the inconvenience of construction and associated impacts to traffic during construction activity. Fortunately, construction for this proposed park is anticipated to commence next year (2026) and conclude later in the year prior to the majority of residents moving into their new homes adjacent to the park. Construction will be completed in conformance with the approved GESC plan for Filing No. 7A 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 Redland with this submittal.

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.

While Outcrop Park is anticipated to generate trips within Sterling Ranch to and from the park site, the local park is not anticipated to generate new trips to the external roadway and intersection network as the park is not anticipated to

STERLING RANCH OUTCROP PARK

Location and Extent Report continued

generate traffic from outside Sterling Ranch. The traffic associated with the linear park is included in the trips associated with each home and not a separate trip generator. It is anticipated that the majority of the trips will be completed by non-auto transportation options (i.e. walking, biking, or wheeling). A TIA titled 'Sterling Ranch Preliminary Plan 7 Traffic Impact Analysis' was prepared in August of 2022 by Fox Tuttle Transportation Group, LLC. This park (Filing 7A, Tract U) was within Sterling Ranch Preliminary Plan No. 7 at the time the traffic study was completed. Similar to the pocket parks previously approved in Sterling Ranch through the L&E process, we anticipate (assuming ITE trip generation rates for public parks), that any minor increase in traffic due to the park is below the County threshold requiring an updated traffic study.

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, such as dedication of rights-of-way, sidewalk construction, and similar improvements, is not required for this park 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 this exciting new addition to Sterling Ranch.



Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

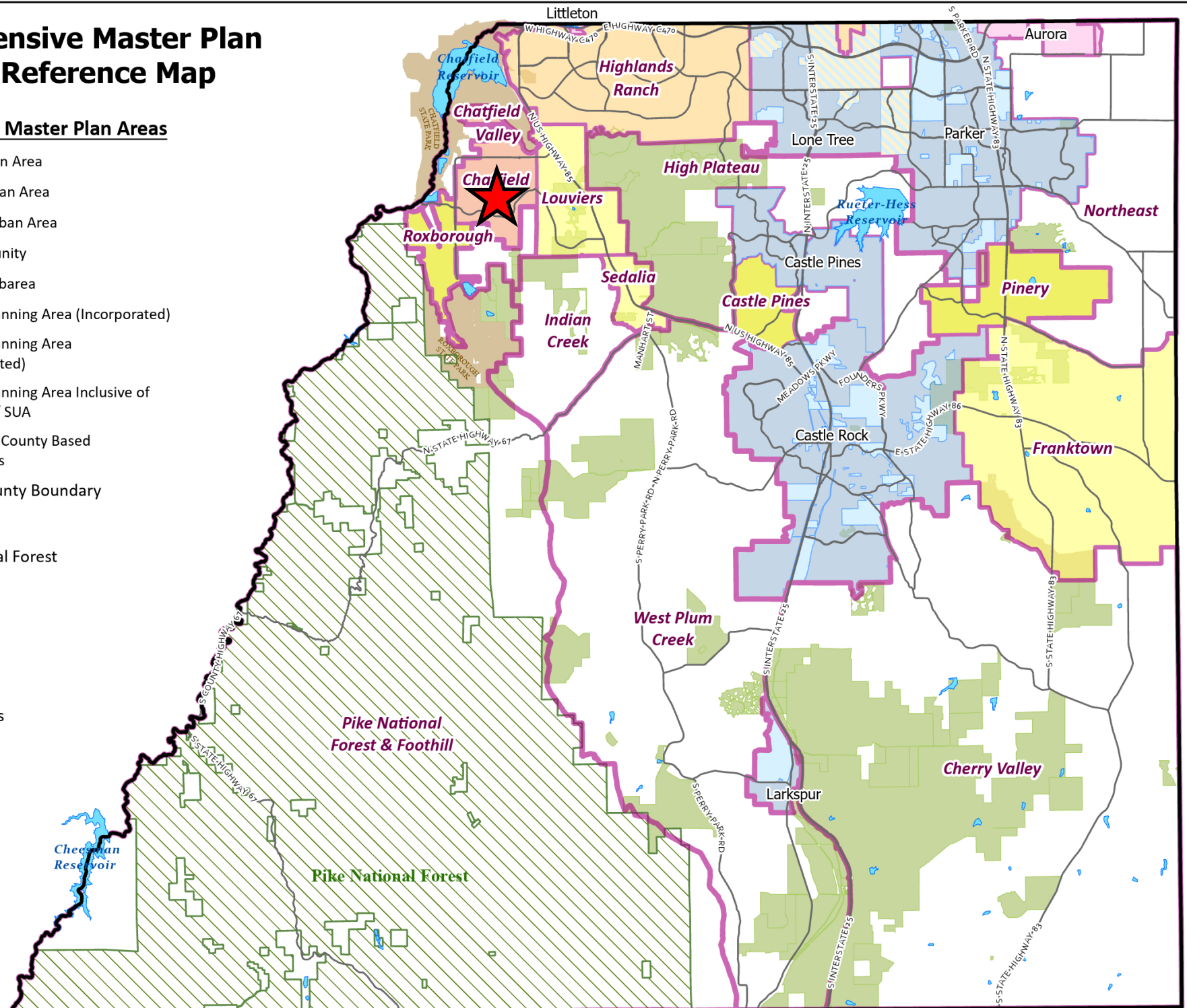
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

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

Roadways

-  Major Roads



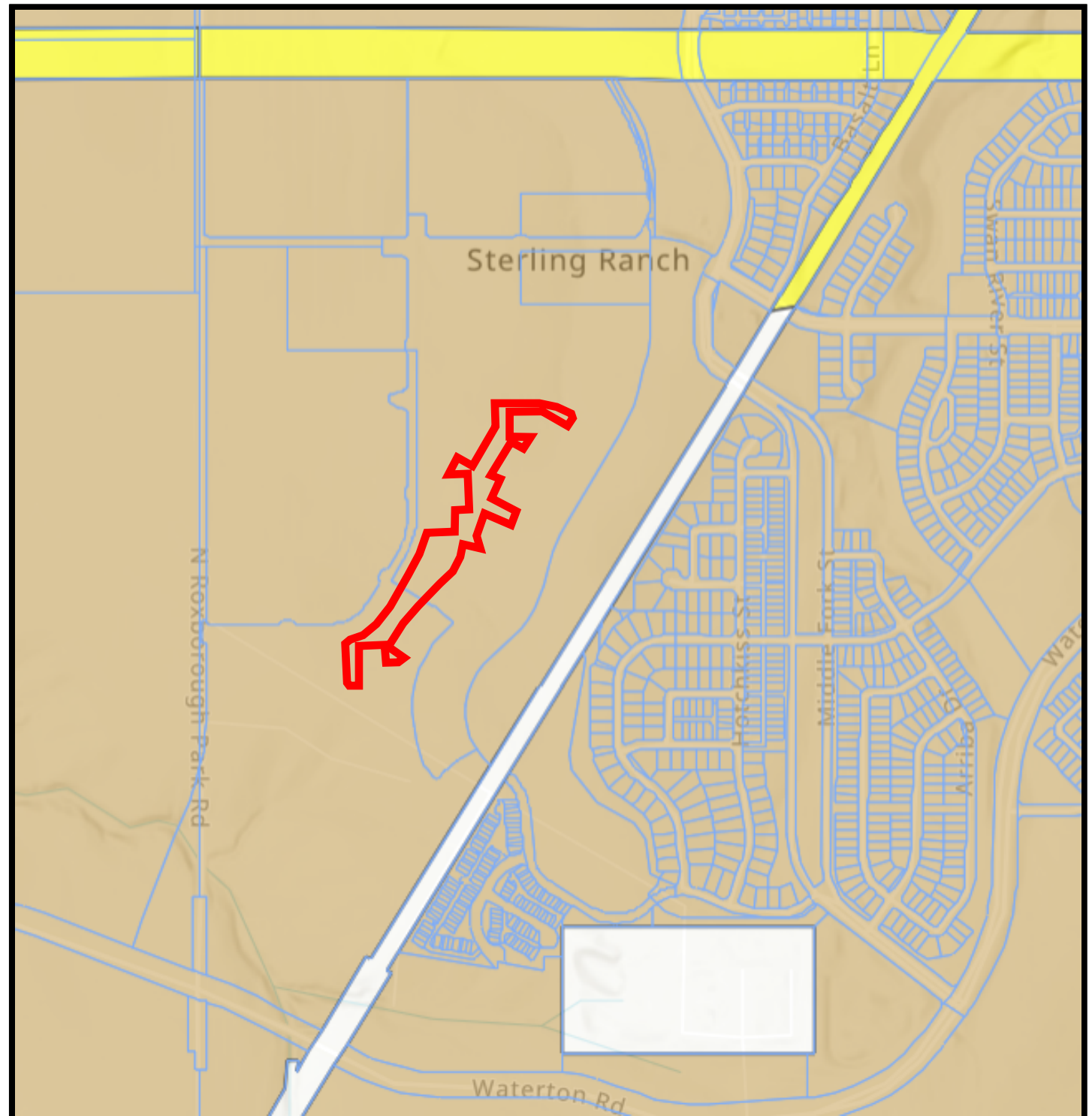
STERLING RANCH FILING 7A, TRACT U

LE2025-011
ZONING MAP



LEGEND

-  PROJECT SITE
-  A1 - AGRICULTURAL ONE
-  RR - RURAL RESIDENTIAL
-  PD - PLANNED DEVELOPMENT



STERLING RANCH FILING 7A, TRACT U

LE2025-011
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



Initial Referral Agency Response Report**Page 1 of 1****Project Name:** Sterling Ranch Filing 7A, Tract U**Project File #:** LE2025-011**Date Sent:** 07/28/2025**Date Due:** 08/11/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/29/2025	Verbatim response: The proposed address for this facility is 8758 HOOPER STREET. 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.	Comments provided to applicant.
AT&T Long Distance - ROW	07/30/2025	Summary of response letter: There should be no conflicts with the AT&T long line facilities.	Comments provided to applicant.
Building Services	07/30/2025	Verbatim response: Permit is required for structures (shelter, etc...). Please contact the building division at 303-660-7497 with more information and speak with a plans examiner about the requirements.	Comments provided to applicant.
CenturyLink	07/29/2025	Summary of response letter: CenturyLink acknowledged receipt of the request and endeavors to respond within 30 days.	Comments provided to applicant.
Chatfield Community Association		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
Dominion Water and Sanitation District		No response received as of staff report preparation.	
Douglas County Parks and Trails		No response received as of staff report preparation.	
Engineering Services		No response received as of staff report preparation.	
Office of Emergency Management	07/28/2025	No comment.	
Sheriff's Office		No response received as of staff report preparation.	
South Metro Fire Rescue		No response received as of staff report preparation.	
Sterling Ranch Community Authority Board		No response received as of staff report preparation.	
Xcel Energy-Right of Way & Permits	08/05/2025	Summary of response letter: There are no apparent conflicts with the request.	Comments provided to applicant.

Brett Thomas

From: annb cwc64.com <annb@cwc64.com>

Sent: Wednesday, July 30, 2025 11:19 AM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: CHOY, PAM <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

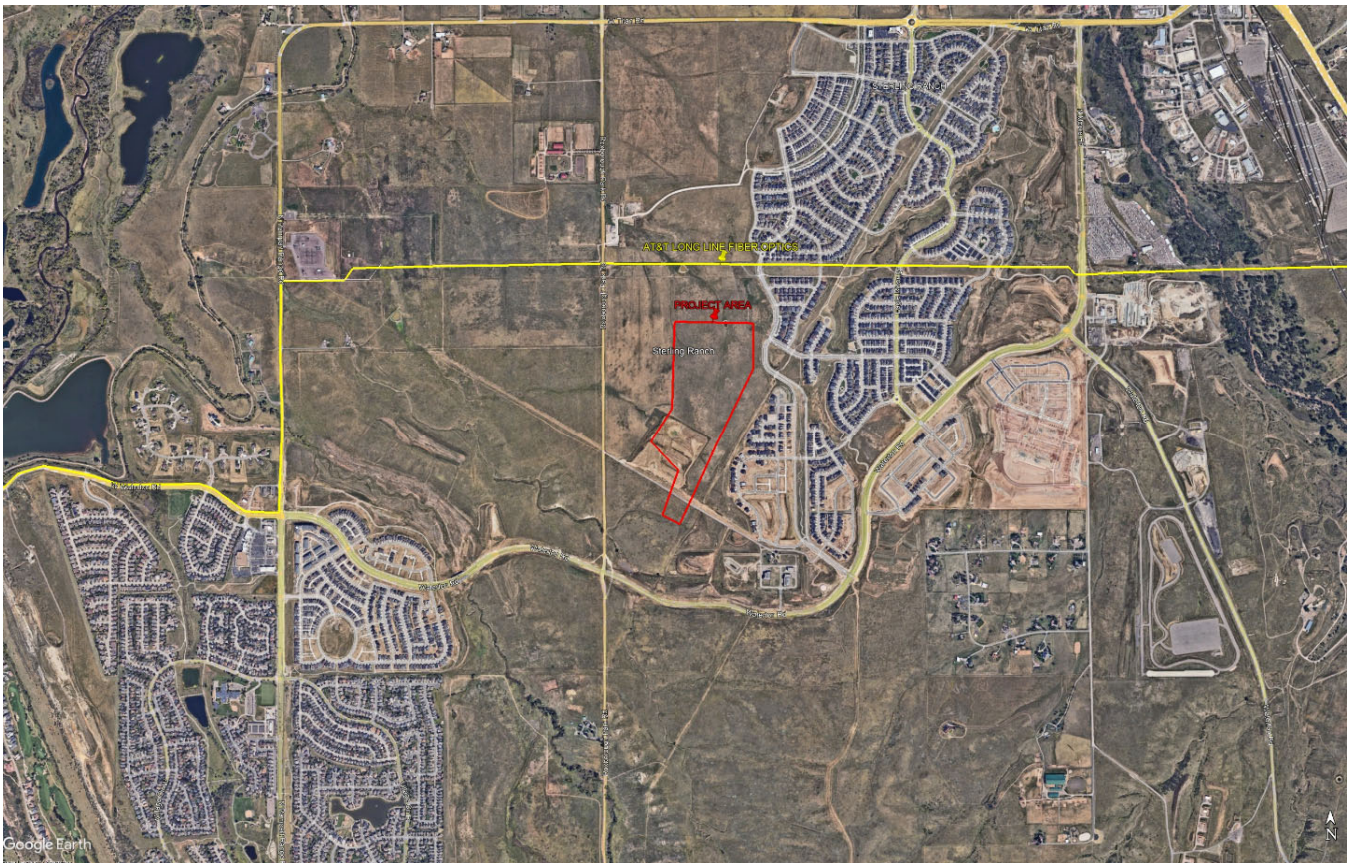
Subject: Hooper St Littleton, Colorado Douglas County eReferral #LE2025-011

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Hooper St 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.

Brett Thomas

From: Easement, Nre <Nre.Easement@lumen.com>
Sent: Tuesday, July 29, 2025 2:18 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Hoopes, Tom <Tom.Hoopes@lumen.com>
Subject: RE: P867026/Douglas County eReferral (LE2025-011) Is Ready For Review

Good afternoon. We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P867026 and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Tom Hoopes and they can be reached by email at Tom.Hoopes@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,

Eryn Ogden
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Eryn.Ogden@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.



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: Brett Thomas

Re: Sterling Ranch Filing 7A, Tract U - Location and Extent, Case # LE2025-011

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans to construct a park within Tract U to include a climbing wall and playground, multipurpose turf lawn, picnic shelter and performance area, seating, shade structures, and landscaping within a 5.58-acre tract and currently has no apparent conflict with these plans.

It appears that Xcel Energy is collaborating with the developer to design the natural gas and electric service for the area. Please note that 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 changed (either increased or decreased), PSCo facilities must be adjusted accordingly. Additionally, structures are not permitted over buried facilities.

Before excavating, contact Colorado 811 for locates. Exercise caution and hand dig within 18 inches of each side of the marked facilities. Please be aware that all risks and responsibilities 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 for this project.

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

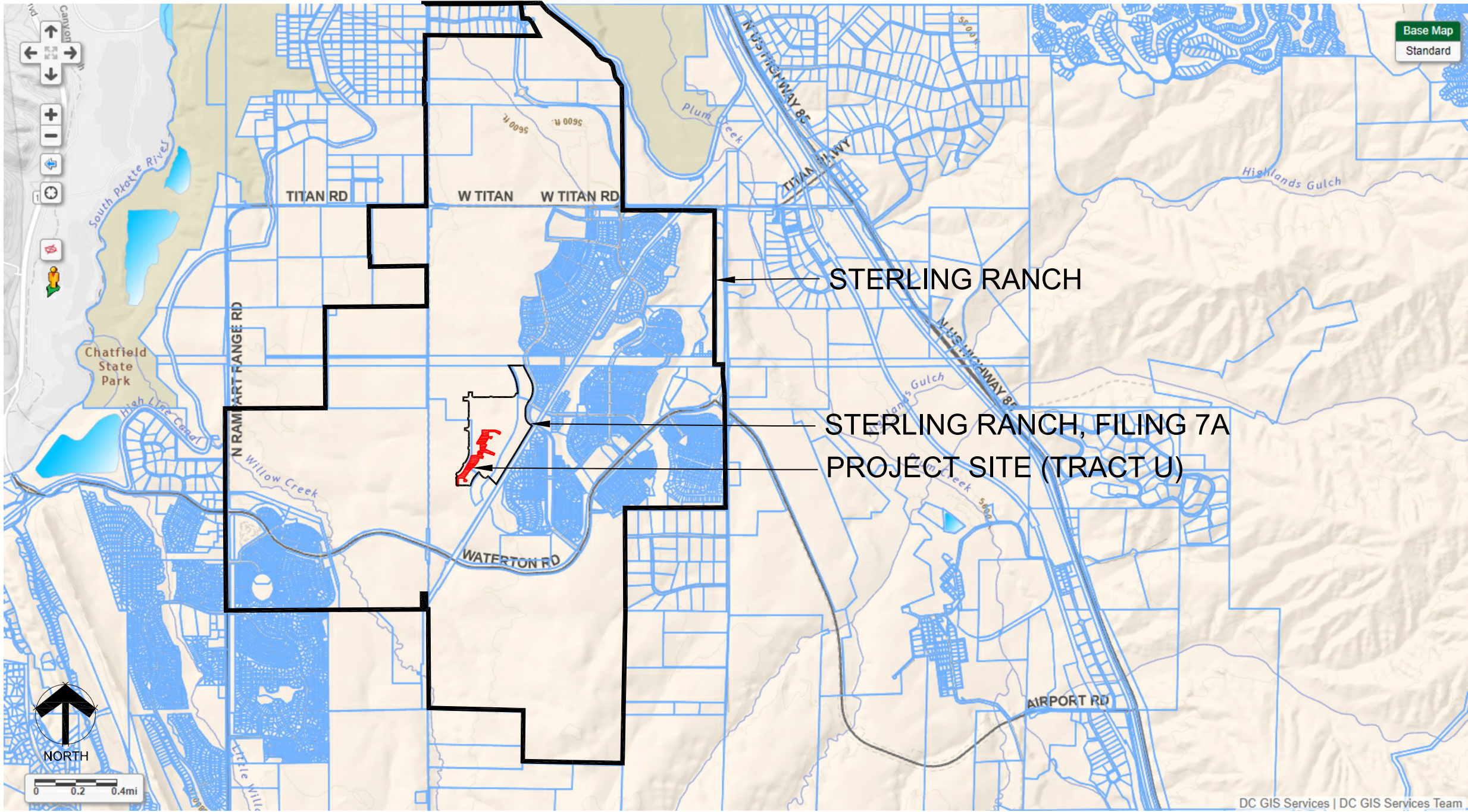
Dwarf Austrian Pine
Fat Albert Blue Spruce
Mugo Pine
Piñon Pine

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. 7A NORTH - TRACT U

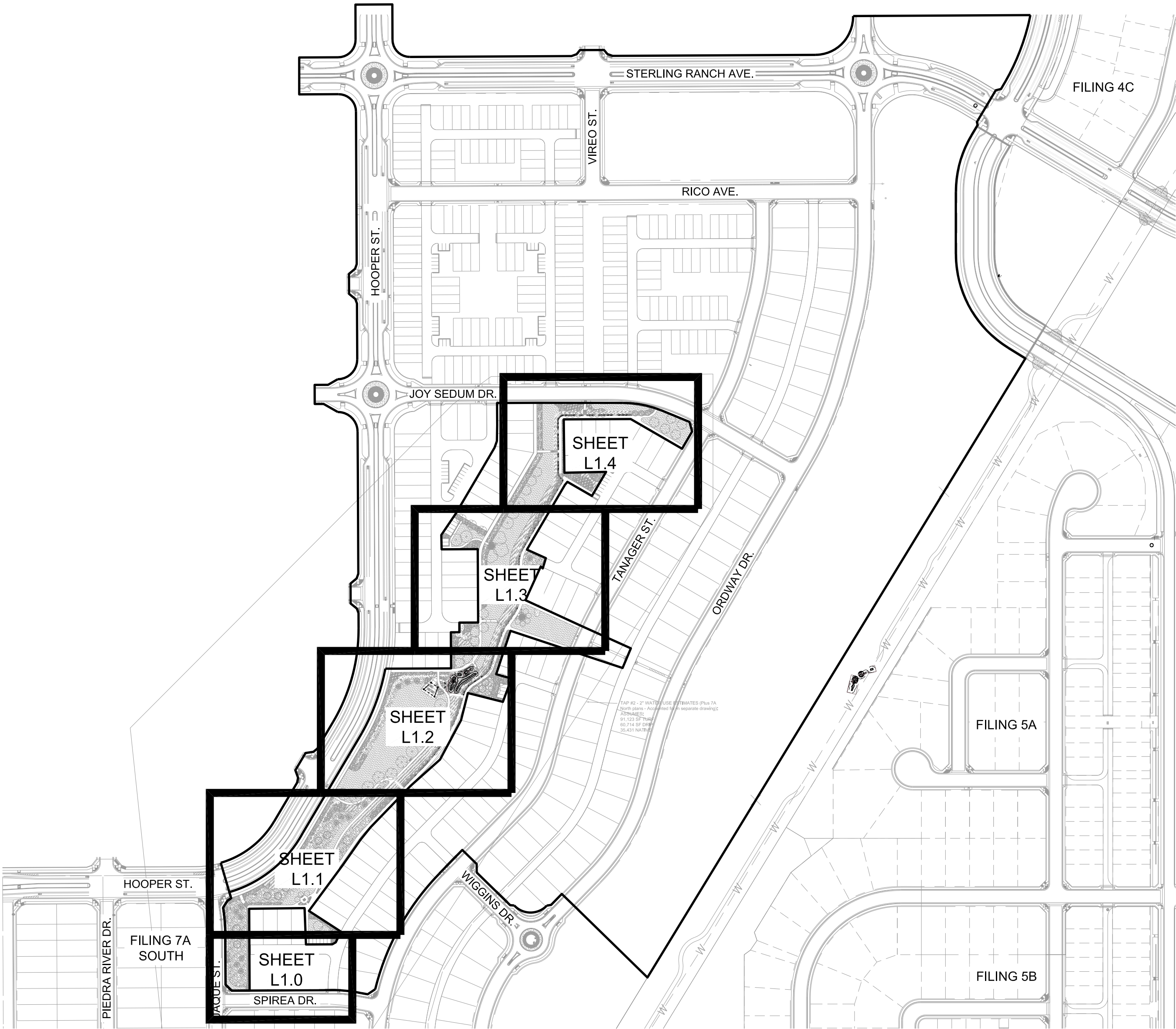
LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138



VICINITY MAP

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 TWENTY-FOUR(24) HOURS ADVANCED NOTICE.
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, WOOD-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 THIS GRADING INFORMATION OR EXISTING AS-BUILT GRADING CONDITIONS. CONTRACTOR TO VERIFY ACCURACY OF AS-BUILT GRADING WITH PROPOSED DESIGN AND NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.



SHEET KEY

SHEET INDEX

LANDSCAPE:
L0.0 - LANDSCAPE COVER SHEET
L0.1 - LANDSCAPE NOTES
L0.2 - LANDSCAPE NOTES AND SCHEDULE
L1.0 - L1.4 LANDSCAPE PLAN
L2.0 - L2.6 LANDSCAPE DETAILS

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION PLANS HAVE BEEN
REVIEWED BY DOUGLAS COUNTY FOR STREET
AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcsgroup inc. www.pcsgruopco.com
1007 16th Street - Denver CO 80245
1.303.551.4995 / 1.303.551.4998



STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE COVER SHEET

SHEET

L0.0

SHEET 1 OF 15

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 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 1½" LAYER (6 CUBIC YARDS = 2 INCH)AND INCORPORATED INTO THE TOP 6 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 6 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.
 - ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
 - ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (AAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
 - ALL TREES IN TURF AND SEED AREAS TO RECEIVE MAX. 6" DIA. MULCH RING WITH 4" DPTH. OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
 - PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4" BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10" BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4" BETWEEN GAS LINES.
 - ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
 - TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
 - 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 JURISDICTIONS.
 - ALL DECIDUOUS TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM OF 8' MEASURED FROM THE FLOW LINE OF THE ADJACENT STREET. NO EVERGREEN TREES SHALL BE PERMITTED OR INSTALLED WITHIN THE SIGHT DISTANCE TRIANGLE.
 - NO SHRUBS/ORNAMENTAL GRASSES OVER 30" IN HEIGHT SHALL BE PERMITTED WITHIN THE SIGHT DISTANCE TRIANGLE.
 - 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 ½" CRUSHED GRANITE' FROM FRONT RANGE MATERIALS OR EQUAL. RIVER ROCK SHALL BE 1 ½" - 3" MULTI-COLOR RIVER ROCK FROM PIONEER SAND OR APPROVED EQUAL. SWALE ROCK MIX (IF USED) SHALL CONSIST OF: 75% '½" 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
- 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 FOR THE PROJECT. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - ALL PLANT MATERIALS 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.

LANDSCAPE NOTES CONTINUED

- LANDSCAPE LIGHTING
- LOCATIONS FOR GFIs AND ROUGH LOCATIONS FOR ACCENT LIGHTING (IF ANY) HAVE BEEN PROVIDED ON PLANS FOR PURPOSES OF COORDINATING POWER AND SLEEVEING. FIXTURES AND SPECIFICATIONS HAVE NOT BEEN PROVIDED. FIXTURES TO BE COORDINATED WITH SIEMENS INDUSTRY, INC.
 - SIEMENS INDUSTRY, INC. - TEL: 303-818-8514

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 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 DISSIPATERS, 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 REFERENCING 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-CONFORMANCE 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 OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- SPECIFICATIONS ARE SHOWN TO INDICATE THE DESIGN INTENT. SUBSTITUTES FOR ALL MATERIALS AND FINISHES MAY BE CONSIDERED IF THEY MATCH THE APPEARANCE, QUALITY, AND GENERAL SPECIFICATIONS AS PRODUCTS SHOWN ON THIS SHEET AND SUBSEQUENT DETAILS. ALL MATERIALS AND FINISHES WILL REQUIRE A SAMPLE (OR DATA SHEET) TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION. SUBSTITUTIONS WILL BE CONSIDERED.

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, ACCESSSES 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 LIGHTS 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.

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PROJECT NO.	DATE	NO.	NOTES
11016.021	07/24/2025	1	FIRST L&E SUBMITTAL TO COUNTY

STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE NOTES

SHEET

L0.1

LANDSCAPE SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH
DECIDUOUS TREES							
	AA4	23	Acer freemanii 'Armstrong'	Freeman Maple	B & B	2"Cal	30' X 15'
	AS	3	Acer miyabei 'State Street'	Miyabei Maple	B & B	2"Cal	40' x 40'
	CO	2	Celtis occidentalis	Common Hackberry	B & B	2"Cal	50' X 30'
	GS	18	Gleditsia triacanthos 'Shademaster' TM	Shademaster Locust	B & B	2"Cal	40' X 30'
	QR	8	Quercus rubra	Red Oak	B & B	2"Cal	50' X 35'
	GL	11	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal	50' X 35'
	UP	8	Ulmus wilsoniana 'Prospector'	Prospector Elm	B & B	2"Cal	50' X 35'
EVERGREEN TREES							
	JSP	11	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	6" Ht	15' x 4'
	JWB	3	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	B & B	6" Ht	10'x6'
	ABP	12	Pinus nigra	Austrian Black Pine	B & B	6" ht.	25' x 20'
	PPP	21	Pinus ponderosa scopulorum	Rocky Mountain Ponderosa Pine	B & B	6" Ht	60' x 20'

ORNAMENTAL TREES							
	CSM	8	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	B & B	2"Cal	25' x 15'
	PCC	20	Pyrus calleryana 'Capital'	Capital Callery Pear	B & B	1.5"Cal	25' x 10'
	PC	15	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	B & B	1.5"Cal	35' X 15'

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
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ORNAMENTAL GRASSES						
	BG	122	Bouteloua gracilis	Blue Grama	1 gal	1.5' X 1.5'
	FRG	293	Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 gal	3' X 2'
	ET	99	Eragrostis trichodes	Sand Lovegrass	1 gal	3' X 4'
	PMG	50	Miscanthus sinensis 'Purpurascens'	Autumn Red Flame Grass	1 gal	5' X 3'
	PV	302	Panicum virgatum	Switch Grass	1 gal	5' X 3'
	PG	16	Pennisetum alopecuroides	Fountain Grass	1 gal	3'-4'
	PA	22	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal	2' X 1.5'
	PLB	6	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	1.5' X 1.5'
	RAG	3	Saccharum ravennae	Ravenna Grass	1 gal	12' X 5'
	SL	95	Schizachyrium scoparium	Little Bluestem Grass	1 gal	2.5' X 2'

DECIDUOUS SHRUBS						
	RGB	13	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	5 gal	5' X 4'
	BA2	58	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Red Leaf Japanese Barberry	5 gal	
	BC	46	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	5 gal	
	RB	53	Chrysothamnus nauseosus	Rabbitbrush	5 gal	4' X 4'
	RSA	176	Perovskia atriplicifolia	Russian Sage	5 gal	5' X 4'
	PL	116	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	5 gal	1.5' x 3'
	MN	4	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal	7' x 7'
	PPB	167	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	1.5' x 6'
	RAA	156	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	1.5' x 6'
	RA	38	Ribes alpinum	Alpine Currant	5 gal	4' X 4'
	SM	5	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal	5' x 5'

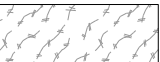
EVERGREEN SHRUBS						
	AP	18	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	5 gal	1.5' x 3'
	SGJ	56	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal	4' X 6'
	JUB	174	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	8" X 7"
	JH	74	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal	1' X 6'
	JW	29	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 gal	3"X6"
	SCJ	62	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal	1.5' X 6'
	BUJ	158	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal	1' X 6'

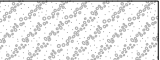
PERENNIALS / GROUNDCOVERS						
	AHM	12	Agastache cana	Texas Hummingbird Mint	1 gal	3' X 2'
	AD	47	Agastache x 'Desert Sunrise'	Desert Sunrise Hyssop	1 gal	2' X 3'
	CR	28	Centranthus ruber	Red Valerian	1 gal	1' x 3'
	EP	87	Echinacea purpurea	Purple Coneflower	1 gal	2' x 2'
	GA	17	Gaillardia aristata	Blanket Flower	1 gal	2' x 2'
	HO	172	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	
	RH	97	Rudbeckia hirta	Black-eyed Susan	1 gal	1.5' X 1.5'
	MNS	111	Salvia x sylvestris 'May Night'	May Night Salvia	1 gal	2' X 2'
	VB	20	Verbena bipinnatifida	Native Verbena	1 gal/Flat	6' x 1'

	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
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SEED					
	ST3	36,025 sf	Mid Grass with Shrubs and Wildflowers	Seed-Type 3	

SOD					
	SOD	93,610 sf	DROUGHT RESISTANT BLUEGRASS	TURF SOD	

SURFACE					
	RA2	3,168 sf	Rubber Play Surfacing		

MULCH					
	TM	29,929 sf	MOUNTAIN GRANITE	3/4"-1.5" Angular Granite, 4" Dpth.	
	RR3	20,373 sf	RIVER ROCK, 1.5" DIA.		
	COB	7,130 sf	RIVER ROCK, 3"- 6" DIA.	RIVER ROCK	
	WM2	10,567 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)
BOTANICAL NAME:	COMMON NAME:	LBS/AC
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	3.5
ELYMUS LANCEOLANTUS	THICK SPIKE WHEATGRASS	4.0
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	3.0
BOUTELOUA GRACILIS	BLUE GRAMA	1.0
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2.0
CALAMOVILFA LONGIFOLIA	RAIRIE SANDREED	1.2
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	0.02
CHRYSOHAMNUS NAUSEOSA	RUBBER RABBITBRUSH	0.1
ARTEMISIA FRIGIDA	FRINGED SAGE	0.05
LIATRIS PUNCTATA	GAYFEATHER	0.8
PENSTEMON ANGUSTIFOLIUS	LARGE-FLOWERED PENSTEMON	0.4
ECHINACEA ANGUSTIFOLIA	CONEFLOWER	0.8
GALLARDIA ARISTATA	BLANKETFLOWER	0.8
IPOMOSIS AGGREGATA	SCARLET GILLIA	0.2
RATIBIDA COLUMNIFERA	MEXICAN HAT	0.5
ACHILLEA MILIFOLIUM VAR. OCCIDENTALIS	WESTERN YARROW	0.01
DALEA PURPUREA	PURPLE PRAIRIE CLOVER	1.5
TOTALS:		18.68 PLS LBS/AC.

REVEGETATION TERMS

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

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.

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 ¼" TO ½" BELOW THE SOILS SURFACE AND SPACED NO GREATER THAN SEVEN INCHES APART.
- PACKER WHEELS WILL BE USED TO ENSURE SOIL TO SEED CONTACT.
- EROSION CONTROL BLANKETS
- BLANKETS TO BE APPLIED ON SLOPES GREATER THAN 4:1 AND TO CONFORM TO DOUGLAS COUNTY STANDARDS. EROSION CONTROL BLANKET INSTALLATION AND MATERIAL SHALL MATCH EROSION CONTROL BLANKET DETAIL IN THE GESC PLAN WITH THE EXCEPTION THAT THE SEED MIX SPECIFIED IN THESE LANDSCAPE PLANS SHALL BE USED. WHERE MATERIAL TYPE IS NOT SPECIFIED, BLANKET SHALL BE 30% COCONUT FIBERS, 70% CERTIFIED WEED FREE AGRICULTURAL STRAW MANUFACTURED INTO A CONTINUOUS MATRIX.

RECLAMATION STANDARDS

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

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
www.pcsgruopco.com
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1303.531.4995 / 1303.531.4998

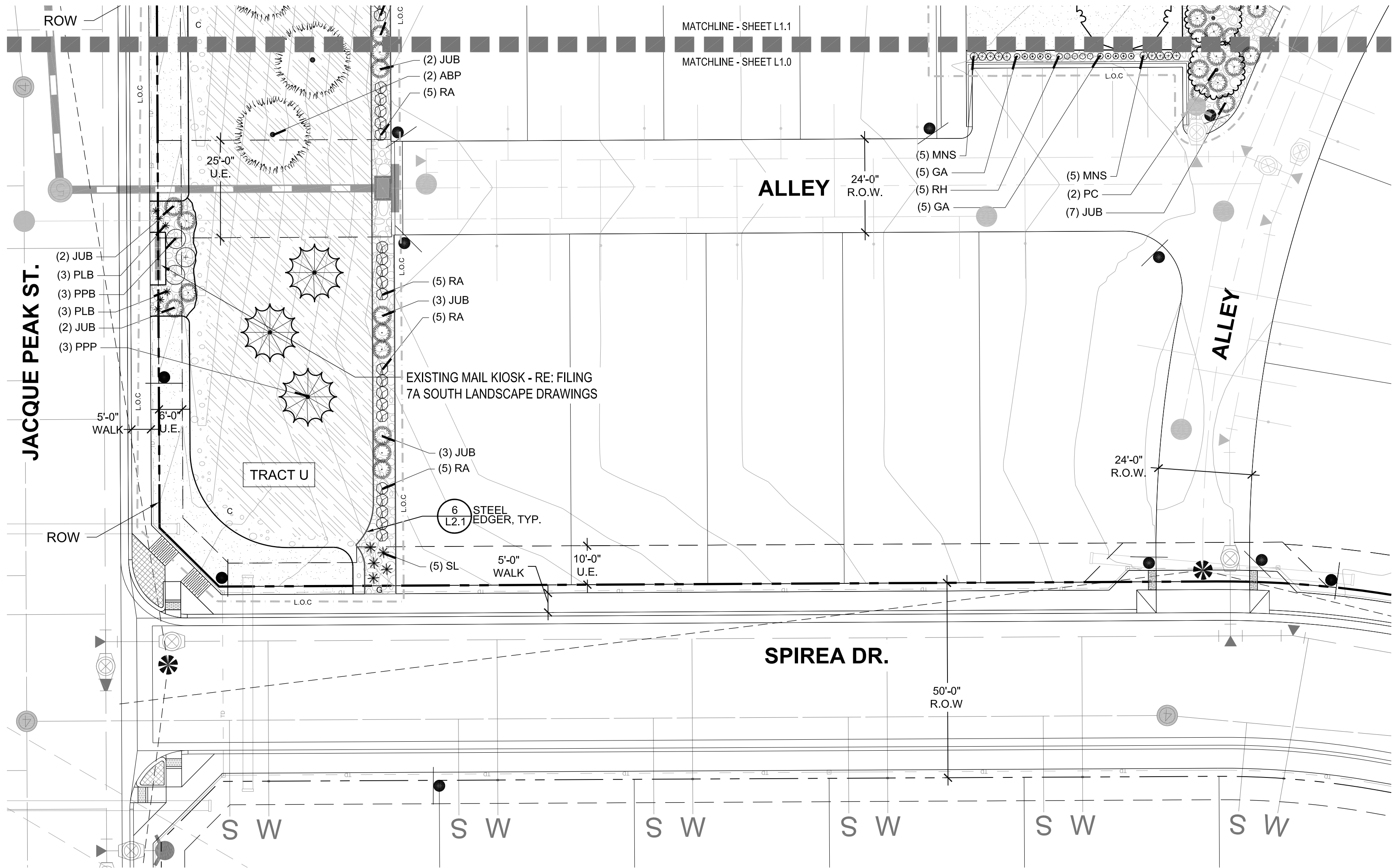


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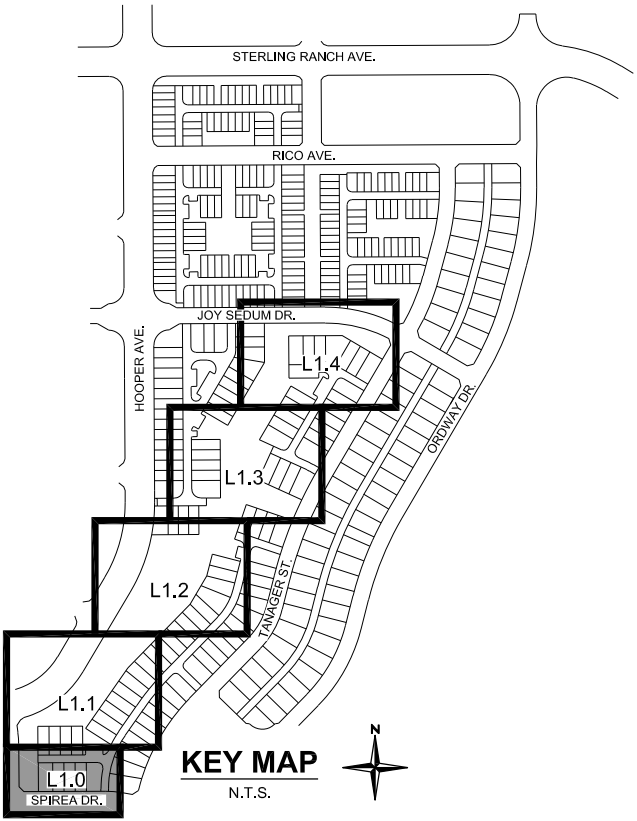
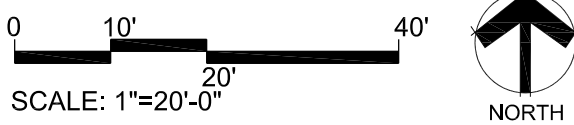
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE NOTES & SCHEDULE

SHEET
L0.2

STERLING RANCH FILING NO. 7A NORTH
LANDSCAPE DRAWINGS



- NOTES:
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 - LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE STERLING RANCH C.A.B. OR METRO DISTRICT, SUCCESSOR, AND / OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE GROWING SEASON.
 - ANY WALL, TIERED WALL OR MONUMENT OVER FOUR FEET IN HEIGHT REQUIRES A PERMIT FROM THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT WILL BE SUBMITTED TO THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.
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 - TRENCH DRAINS SHALL BE INSTALLED CONCURRENT WITH THE ADJACENT ROADWAY CONSTRUCTION. SEE CIVIL PLANS FOR TRENCH DRAIN DESIGN AND LOCATIONS.
 - MONUMENT/SIGNAGE LOCATIONS (IF ANY) ARE APPROXIMATE AND SUBJECT TO CHANGE. FINAL DESIGN/LAYOUT SHALL BE PROVIDED UNDER SEPARATE SIGN PERMIT PROCESS.



DECIDUOUS TREES			
AA4	Acer freemanii 'Armstrong'		Freeman Maple
AS	Acer miyabei 'State Street'		Miyabei Maple
CO	Celtis occidentalis		Common Hackberry
GS	Gleditsia triacanthos 'Shademaster'™		Shademaster Locust
OR	Quercus rubra		Red Oak
GL	Tilia cordata 'Greenspire'		Greenspire Littleleaf Linden
UP	Ulmus wilsoniana 'Prospector'		Prospector Elm
EVERGREEN TREES			
JSP	Juniperus chinensis 'Spartan'		Spartan Juniper
JWB	Juniperus scopulorum 'Wichita Blue'		Wichita Blue Juniper
ABP	Pinus nigra		Austrian Black Pine
PPP	Pinus ponderosa scopulorum		Rocky Mountain Ponderosa Pine
ORNAMENTAL TREES			
CSM	Acer platanoides 'Crimson Sentry'		Crimson Sentry Maple
PCC	Pyrus calleryana 'Capital'		Capital Callery Pear
PC	Pyrus calleryana 'Chanticleer'		Chanticleer Pear
ORNAMENTAL GRASSES			
BG	Bouteloua gracilis		Blue Grama
FRG	Calamagrostis 'Karl Foerster'		Feather Reed Grass
ET	Eragrostis trichodes		Sand Lovegrass
PMG	Miscanthus sinensis 'Purpurascens'		Autumn Red Flame Grass
PV	Panicum virgatum		Switch Grass
PG	Pennisetum alopecuroides		Fountain Grass
PA	Pennisetum alopecuroides 'Hameln'		Dwarf Fountain Grass
PLB	Pennisetum alopecuroides 'Little Bunny'		Little Bunny Fountain Grass
RAG	Saccharum ravennae		Ravenna Grass
SL	Schizachyrium scoparium		Little Bluestem Grass
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BA2	Berberis thunbergii 'Atropurpurea Nana'		Dwarf Red Leaf Japanese Barberry
BC	Berberis thunbergii 'Crimson Pygmy'		Crimson Pygmy Japanese Barberry
RB	Chrysothamnus nauseosus		Rabbitbrush
RSA	Perovskia atriplicifolia		Russian Sage
PL	Perovskia atriplicifolia 'Little Spire'™		Little Spire Russian Sage
MN	Physocarpus opulifolius 'Diablo'		Diablo Ninebark
PPB	Prunus besseyi 'Pawnee Buttes'		Pawnee Buttes Sand Cherry
RAA	Rhus trilobata 'Autumn Amber'		Autumn Amber Sumac
RA	Ribes alpinum		Alpine Currant
SM	Syringa meyeri 'Palibin'		Dwarf Korean Lilac
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JW	Juniperus horizontalis 'Wiltonii'		Blue Rug Juniper
SCJ	Juniperus sabina 'Scandia'		Scandia Juniper
BUJ	Juniperus sabina 'Buffalo'		Buffalo Juniper
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VB	Verbena bipinnatifida		Native Verbena

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SEED			
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	SOD	DROUGHT RESISTANT BLUEGRASS	TURF SOD
SURFACE			
	RA2	Rubber Play Surfacing	
MULCH			
	TM	MOUNTAIN GRANITE	3/4"-1.5" Angular Granite, 4" Dpth.
	RR3	RIVER ROCK, 1.5" DIA.	
	COB	RIVER ROCK, 3"- 6" DIA.	RIVER ROCK
	WM2	WOOD MULCH, 'Gorilla Hair', 4" Dpth.	

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1.303.531.4995 / 1.303.531.4998



NOTES

DATE NO.

PROJECT NO. 11016.021
DATE 07/24/2023
NO. 1
FIRST L&E SUBMITTAL TO COUNTY

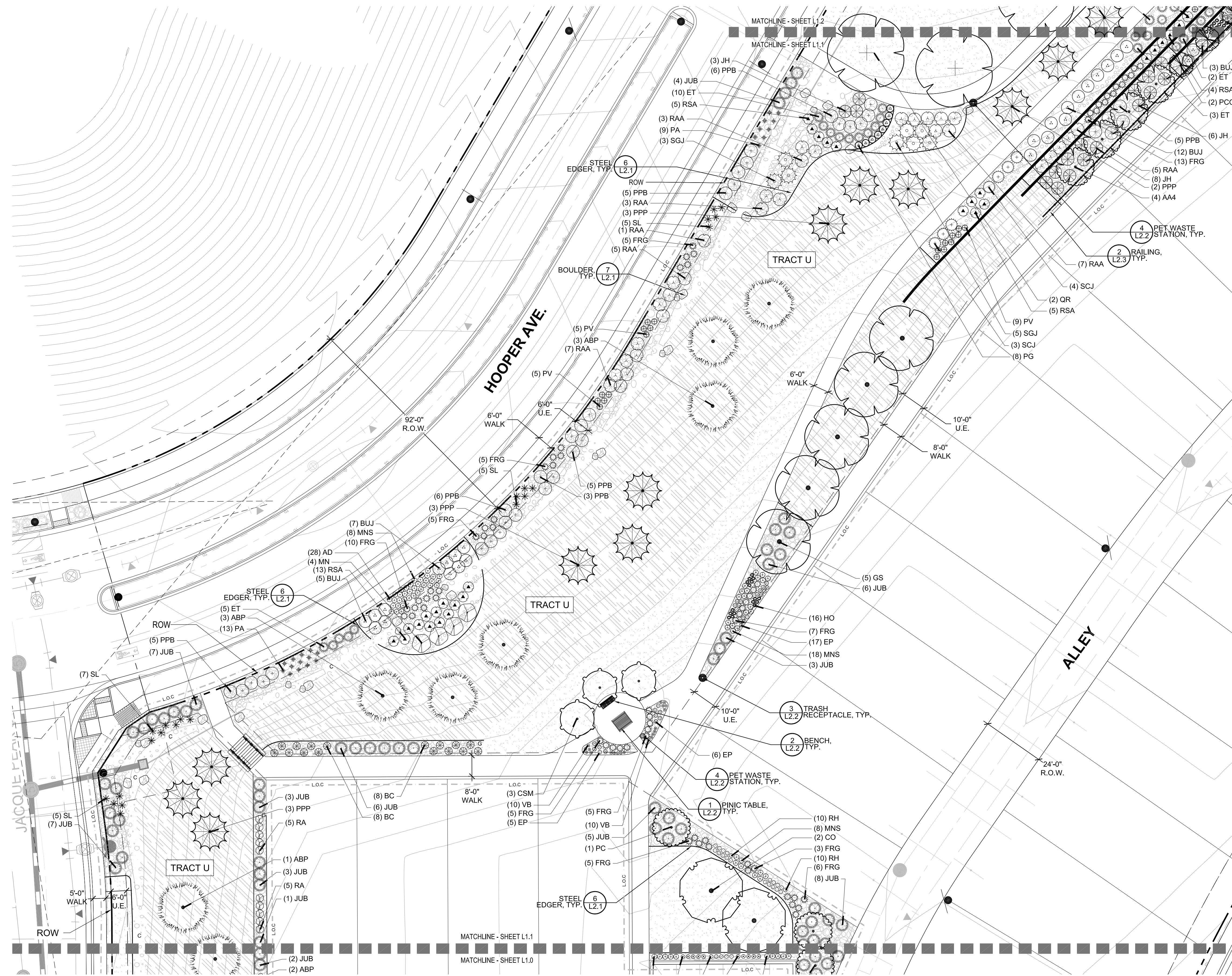
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

SHEET

L1.0

SHEET 4 OF 15

STERLING RANCH FILING NO. 7A NORTH
LANDSCAPE DRAWINGS



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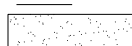
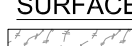
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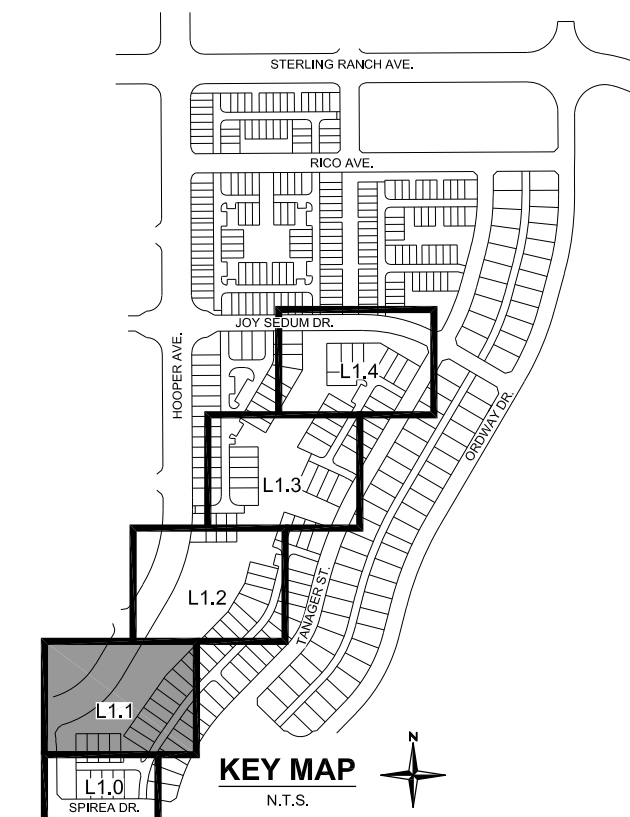
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<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
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pcs group

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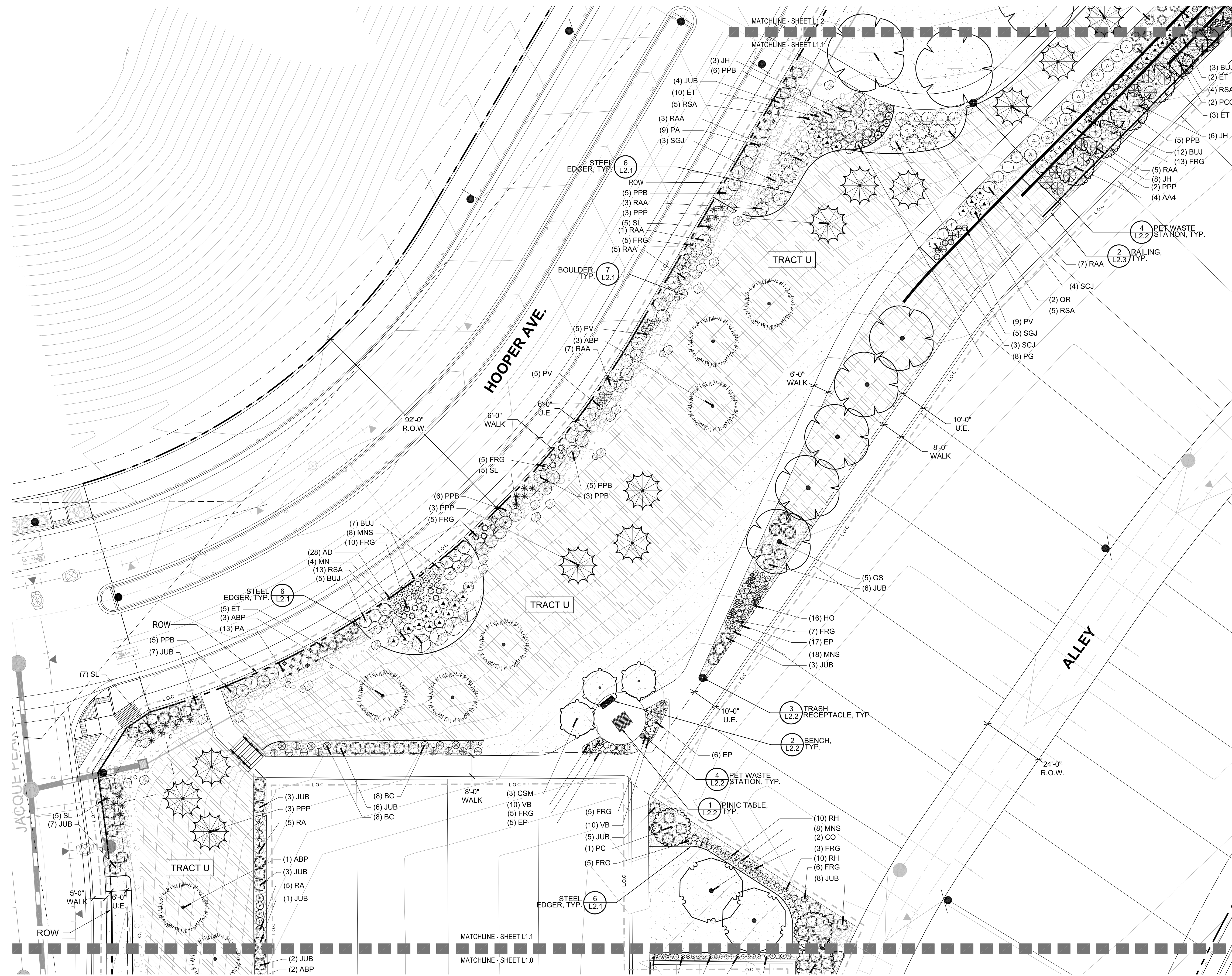
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

SHEET

L1.1

SHEET 5 OF 15

STERLING RANCH FILING NO. 7A NORTH
LANDSCAPE DRAWINGS



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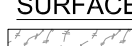
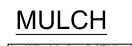
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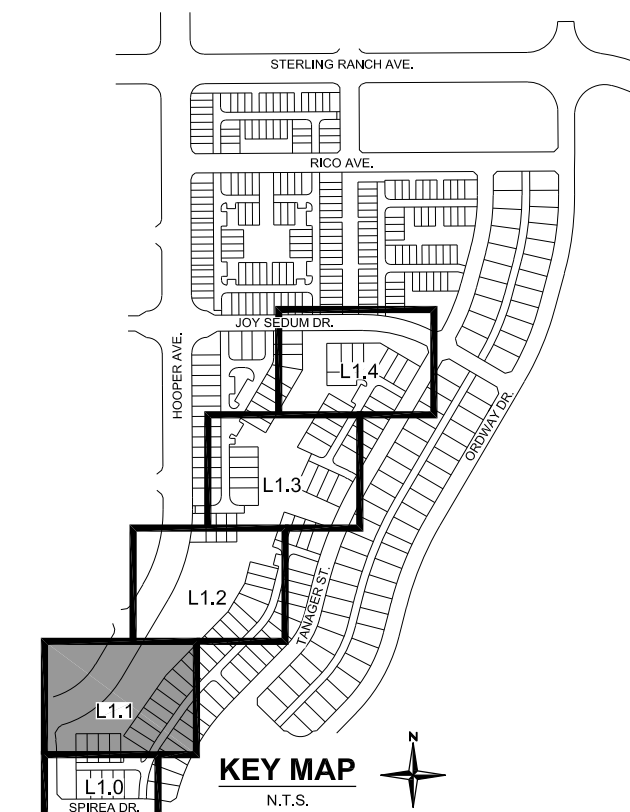
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VB	Verbena bipinnatifida	Native Verbena

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
SEED			
	ST3	Mid Grass with Shrubs and Wildflowers	Seed-Type 3
SOD			
	SOD	DROUGHT RESISTANT BLUEGRASS	TURF SOD
SURFACE			
	RA2	Rubber Play Surfacing	
MULCH			
	TM	MOUNTAIN GRANITE	3/4"-1.5" Angular Gran
	RR3	RIVER ROCK, 1.5" DIA.	
	COB	RIVER ROCK, 3" - 6" DIA.	RIVER ROCK
	WM2	WOOD MULCH, "Gorilla Hair", 4" Dpth.	



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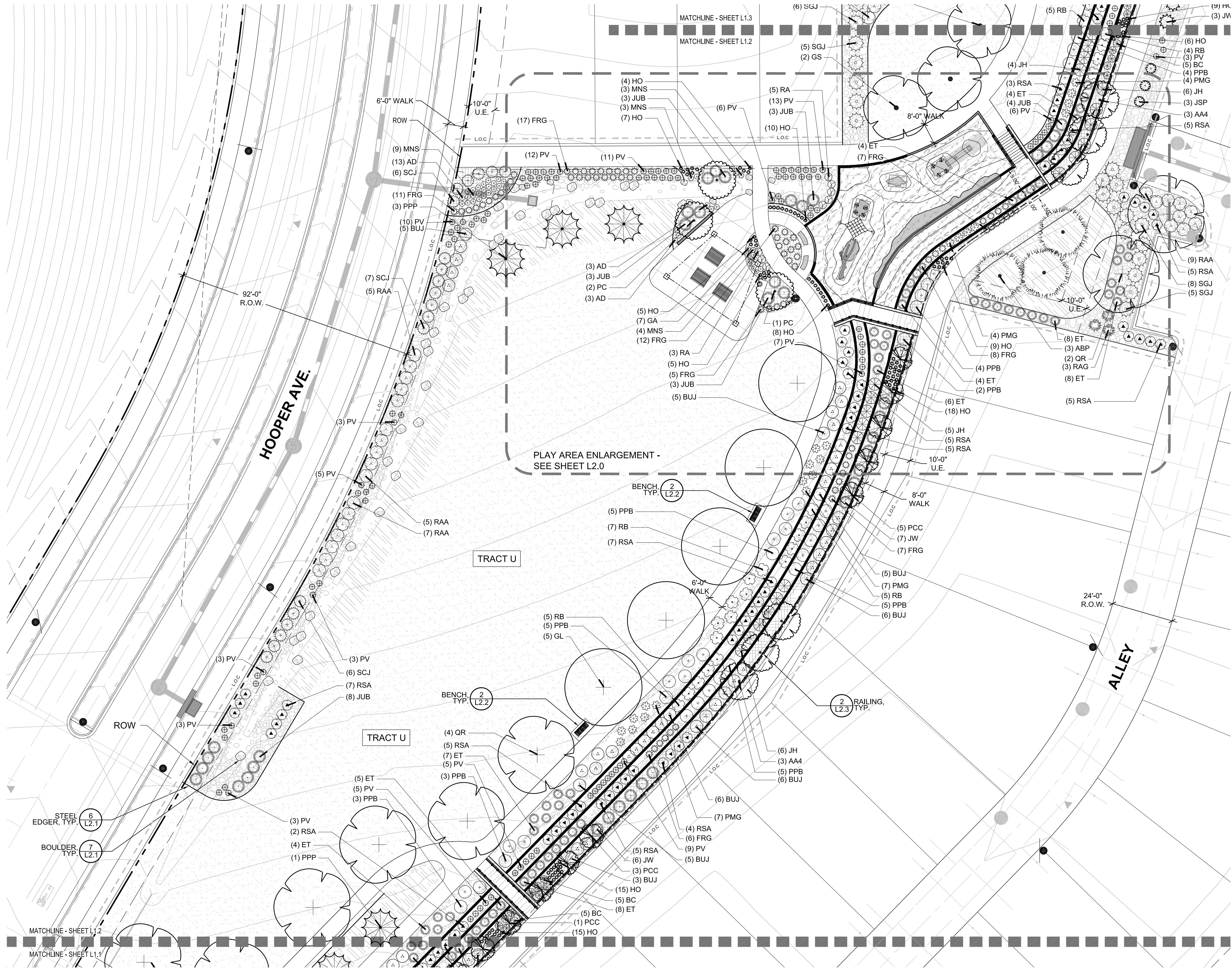
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

SHEET

L1.1

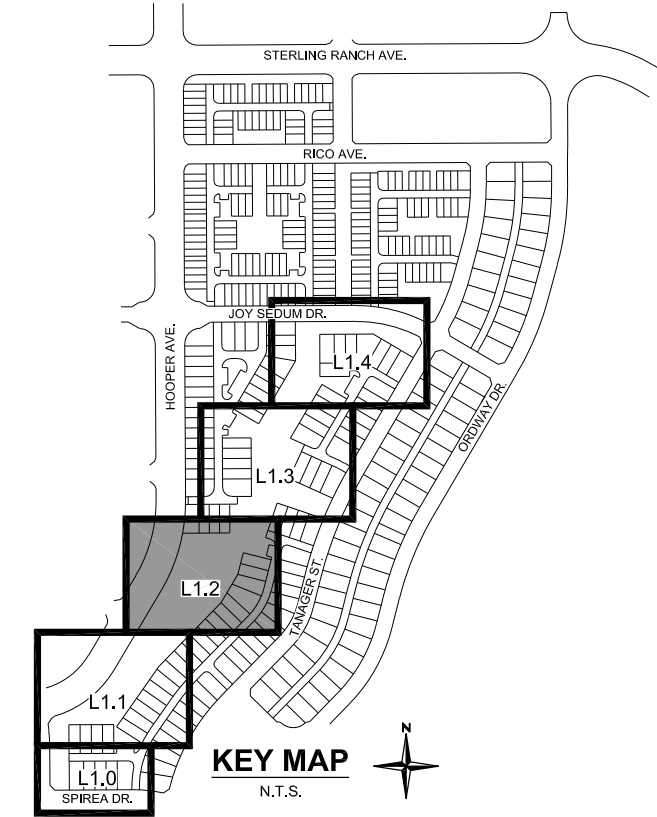
SHEET 5 OF 15

STERLING RANCH FILING NO. 7A NORTH
LANDSCAPE DRAWINGS

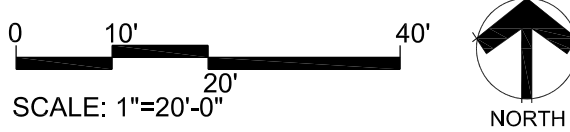


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AS	Acer miyabei 'State Street'	Miyabei Maple	
CO	Celtis occidentalis	Common Hackberry	
GS	Gleditsia triacanthos 'Shademaster' TM	Shademaster Locust	
OR	Quercus rubra	Red Oak	
GL	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	
UP	Ulmus wilsoniana 'Prospector'	Prospector Elm	
EVERGREEN TREES			
JSP	Juniperus chinensis 'Spartan'	Spartan Juniper	
JWB	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	
ABP	Pinus nigra	Austrian Black Pine	
PPP	Pinus ponderosa scopulorum	Rocky Mountain Ponderosa Pine	
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CSM	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	
PCC	Pyrus calleryana 'Capital'	Capital Callery Pear	
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	
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BG	Bouteloua gracilis	Blue Grama	
FRG	Calamagrostis 'Karl Foerster'	Feather Reed Grass	
ET	Eragrostis trichodes	Sand Lovegrass	
PMG	Miscanthus sinensis 'Purpurascens'	Autumn Red Flame Grass	
PV	Panicum virgatum	Switch Grass	
PG	Pennisetum alopecuroides	Fountain Grass	
PA	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	
PLB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	
RAG	Saccharum ravennae	Ravenna Grass	
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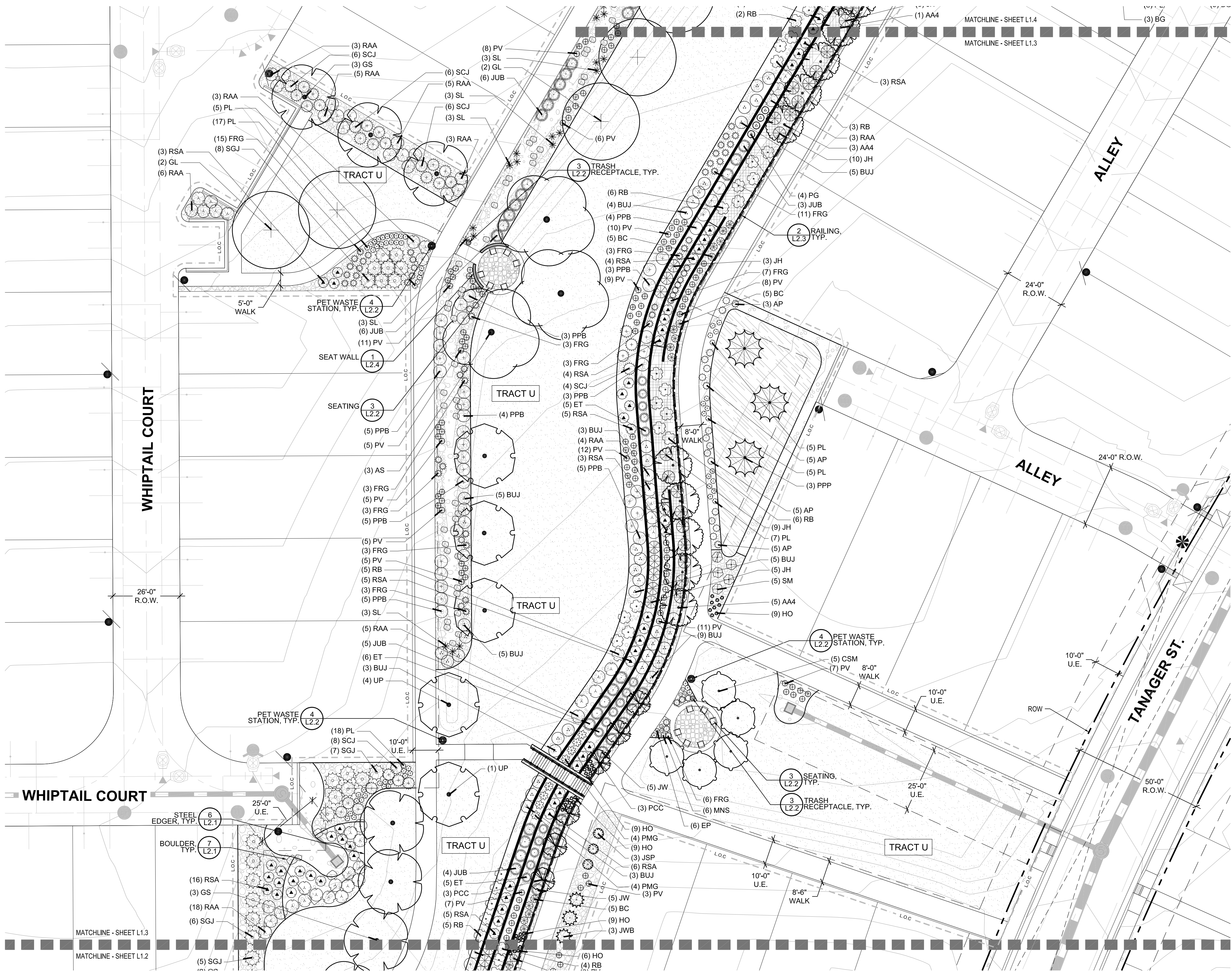


PROJECT NO.		11016.021	NOTES	
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DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

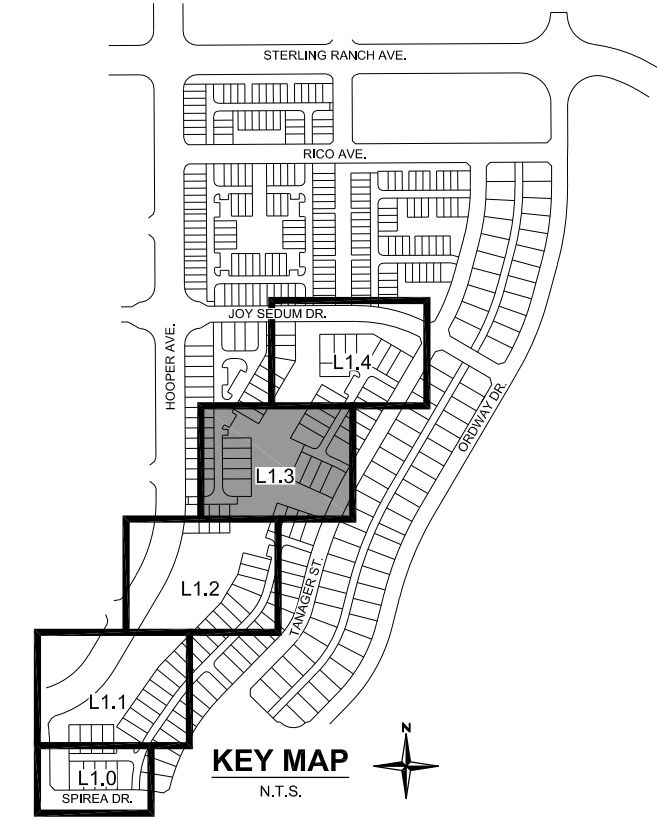
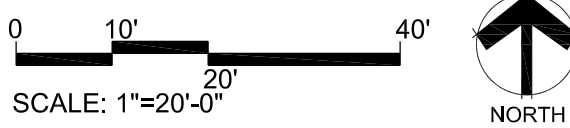
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STERLING RANCH FILING NO. 7A NORTH
LANDSCAPE DRAWINGS



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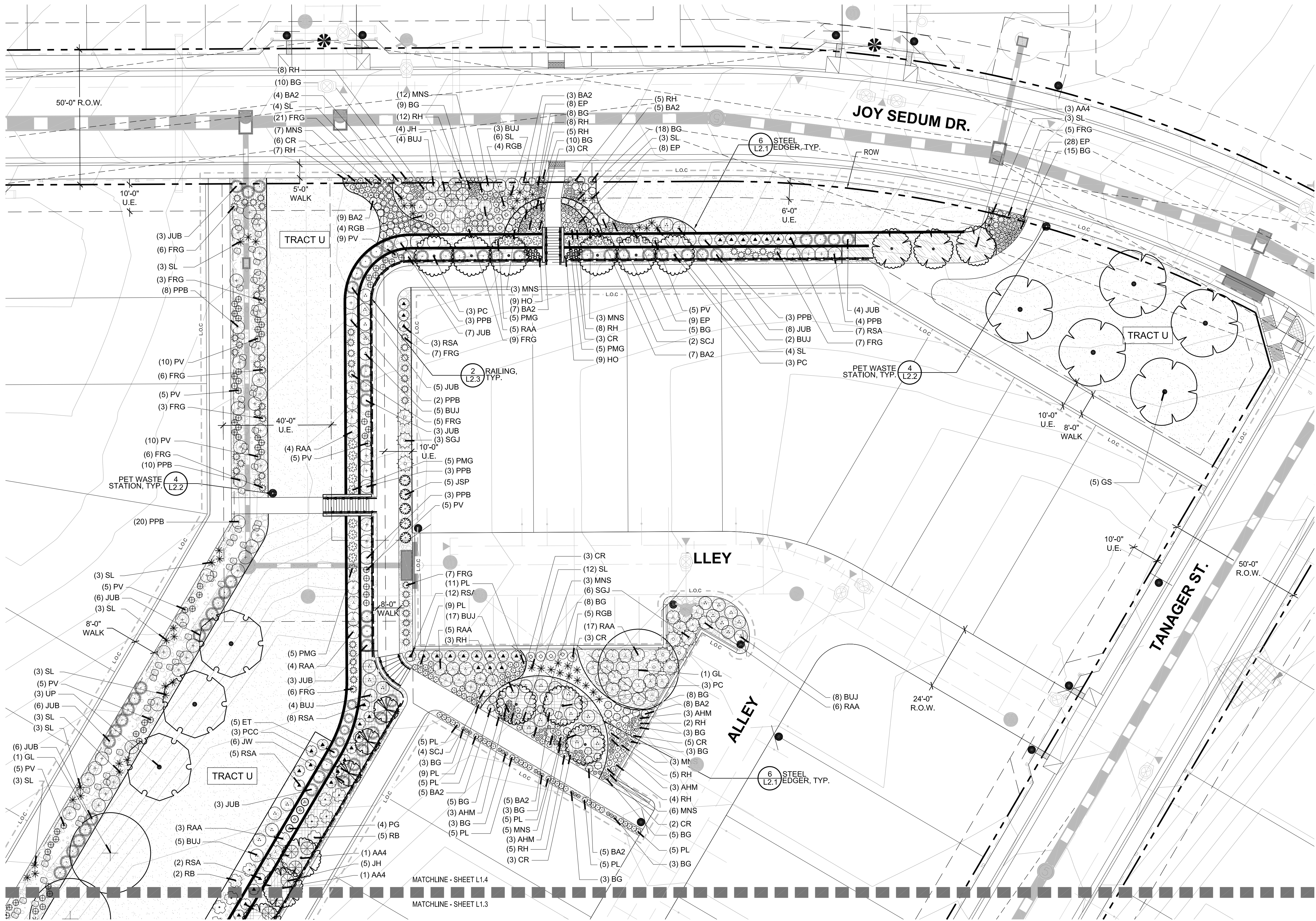
pcs group

PROJECT NO.	11016.021	NOTES	DATE	NO.	DATE	NO.
DATE	07/24/2025	1	FIRST L&E SUBMITTAL TO COUNTY			

STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

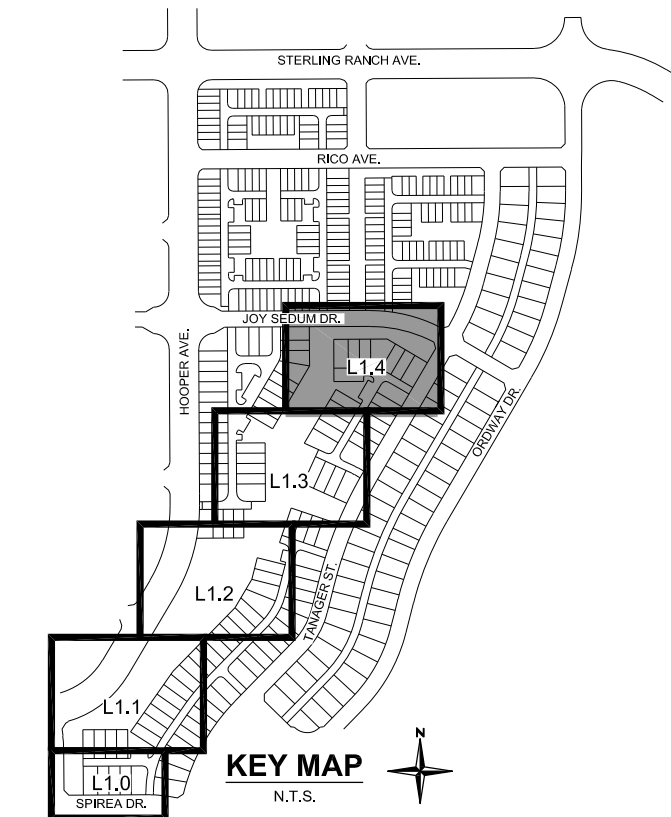
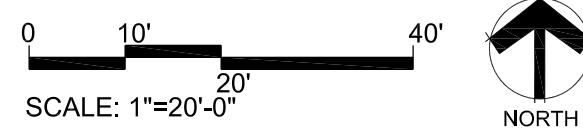
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L1.3

STERLING RANCH FILING NO. 7A NORTH
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PROJECT NO.		11016.021		NOTES	
DATE	NO.	DATE	NO.	DATE	NO.
07/24/2023	1				

STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
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LANDSCAPE PLAN

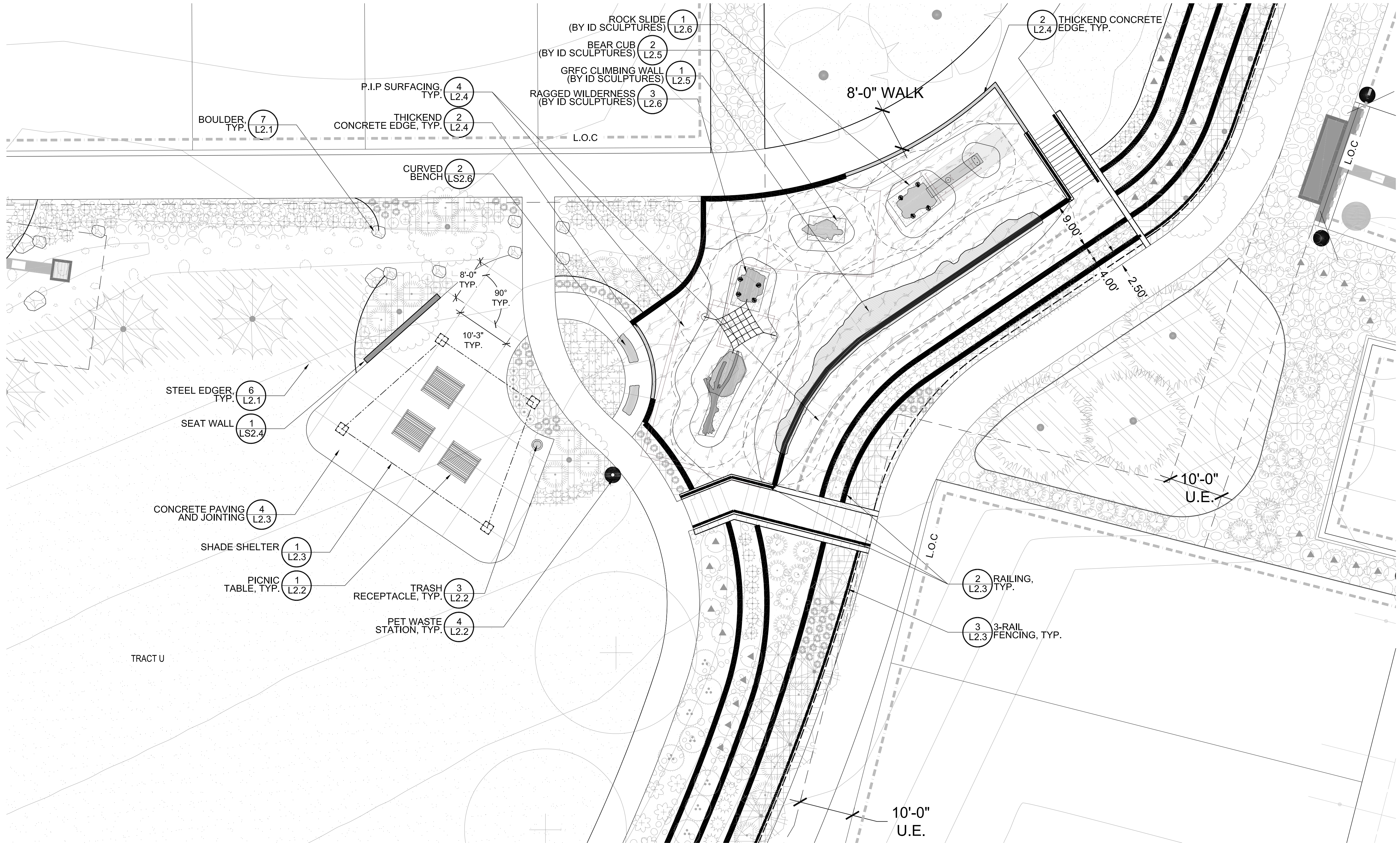
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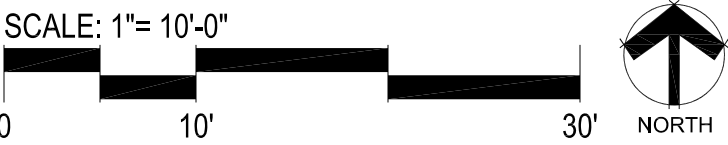
SHEET 8 OF 15

STERLING RANCH FILING NO. 7A NORTH - TRACT U

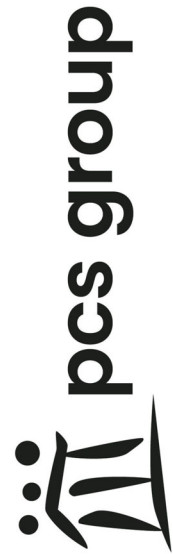
LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138



- NOTES:**
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PLAY AREA ENLARGEMENT

SHEET
L2.0

SHEET 9 OF 15

LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138



N.T.S

N.T.S

N.T.S

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NTS

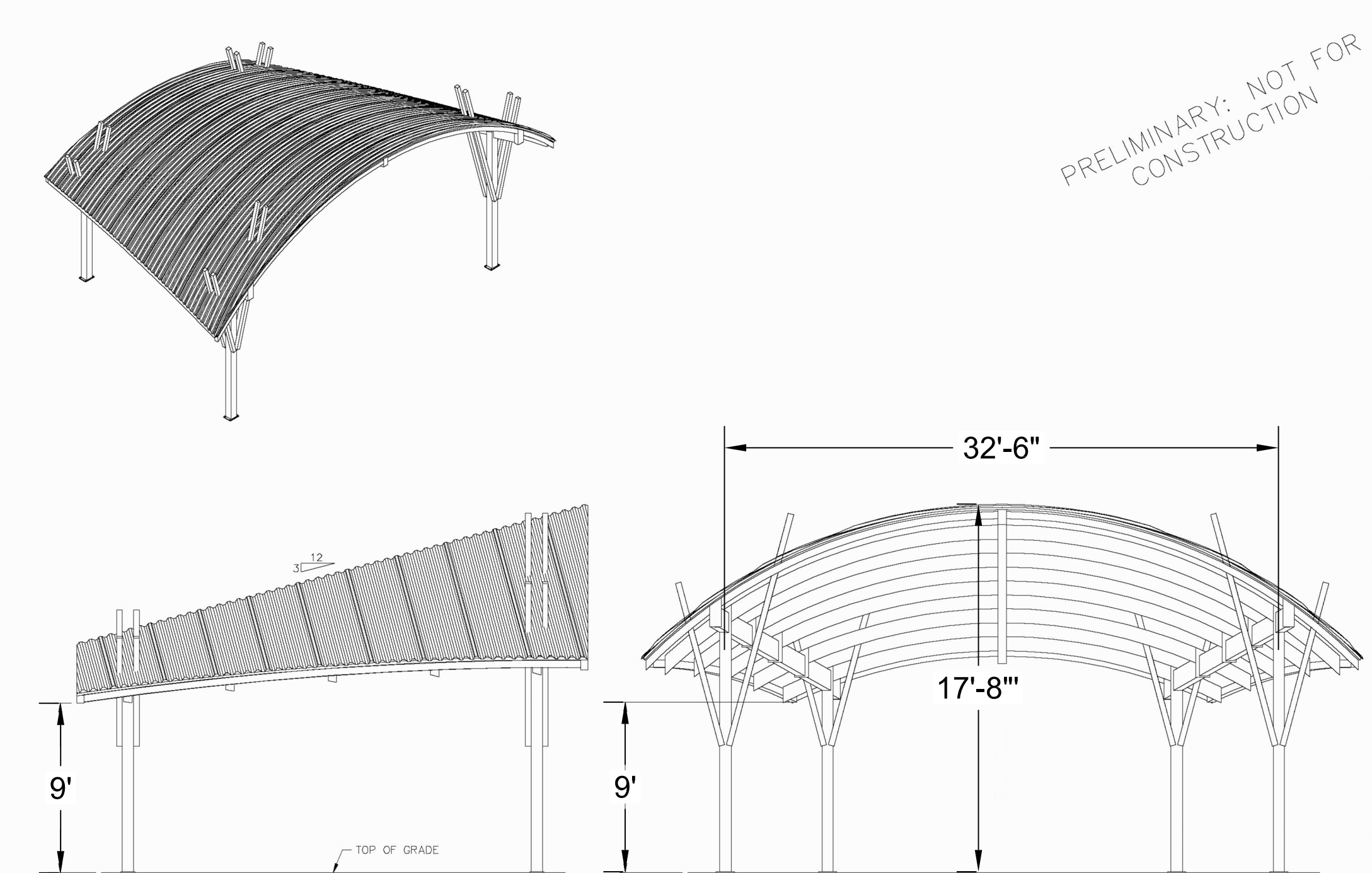
NTS

SCALE: NTS

LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138

STERLING RANCH FILING NO. 7A NORTH - TRACT U

LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138



- NOTES:
1. TAPERED BARREL VAULT SHELTER TO BE TAPERED VARREL VAULT SHELTER WITH CURVED MEGA-RIB ROOF PANELS OVER TONGUE AND GROOVE ROOF DECK BY ICON SHELTER SYSTEMS, MODEL # (TBV30X20-10TG), AS SUPPLIED BY RECREATION PLUS, LTD. OR APPROVED EQUAL. CONTACT: JESSE RODGERS. PHONE: 303-278-1455 / JESSE@RECREATIONPLUS.COM
 2. CONTRACTOR TO INSTALL SHELTER PER MANUFACTURER SPECIFICATIONS.
 3. CONTRACTOR TO PROVIDE REQUIRED ENGINEERED DRAWINGS / CALCULATIONS, ENGINEERED FOOTINGS, AND ALL REQUIRED PERMITS.
 4. METAL ROOF COLOR: TEXAS SILVER METALLIC. POWDER COAT COLOR: SILK GREY (RAL 7044). TONGUE AND GROOVE WOOD COLOR: TEAK
 5. SHELTER TO BE AS SHOWN OR APPROVED EQUAL.
 6. CONTRACTOR TO PROVIDE POWER TO SHELTER FOR LIGHTING AND PERFORMANCES. ELECTRICAL REQUIREMENTS TO BE DETERMINED.

CONCEPT PLAN FOR SHELTER FOOTING SPACING

WARRANTY

We stand by your side and behind our handrail systems with a lifetime warranty for our round ADA handrails and a 15-year warranty for our square handrails and a hassle-free claims process. Visit FortressBP.com for complete warranty details and exclusions.

PREMIUM FINISHES

Round Handrails Only | Square Handrails Only

Antique Bronze (highlighted)

White, Matte White, Black Sand, Black Black

RESOURCES

Looking for more inspiration? View Handrail Systems product guide.

EXPLORE

PRODUCT GUIDE

ROUND ADA HANDRAIL
FortressLock TECHNOLOGY

Premium Grade Powder Coat
Quality Pre-Treatment
Alloy Tube

SQUARE HANDRAIL
FortressShield TECHNOLOGY

Premium Powder Coat
Anti-Corrosion
Quality Pre-Treatment
Zinc Galvanized

- NOTES:
1. **COMPANY:** FORTRESS BUILDING PRODUCTS
 2. **PRODUCT:** HAND RAIL SYSTEM OR APPROVED EQUAL.
 3. **HANDRAIL TYPE:** ROUND ADA HANDRAIL SYSTEM
 4. **FINISHES:** ANTIQUE BRONZE
 5. (395) LENGTH TOTAL. (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)
 6. INSTALL PER MANUFACTURER SPECIFICATIONS.

1 SHADE SHELTER

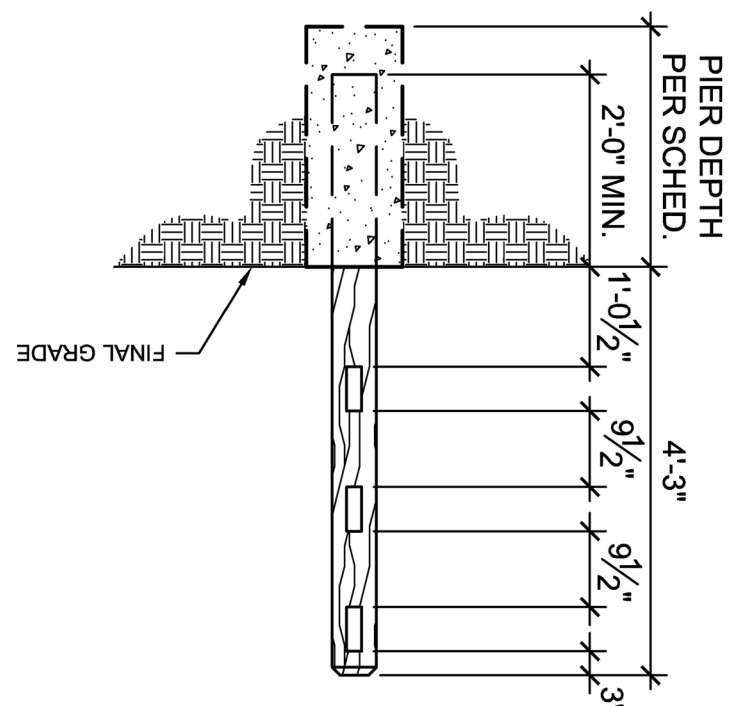
OR APPROVED EQUAL

SCALE: NTS

2 RAILING

OR APPROVED EQUAL

SCALE: NTS

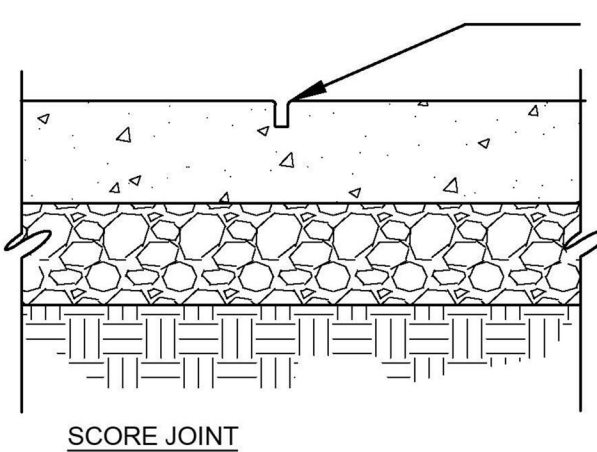


- NOTES:
1. FENCE POSTS AND RAILS TO BE 3 RAIL CONCRETE PRE-CAST FENCE POSTS AND RAILS BY SIGNATURE STONE LLC. CONTACT: 211 30TH ST GREELEY, CO 80631 TEL: (970) 351-0270
 2. INSTALLATION AND FOUNDATION PIERS PER MANUFACTURER SPECIFICATIONS.
 3. COLOR: SOLOMON DRY PIGMENT #338 "EARTHEN".
 4. TOTAL FENCE LENGTH IN TRACT U IS APPROXIMATELY 1,220 LINEAR FEET. (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)

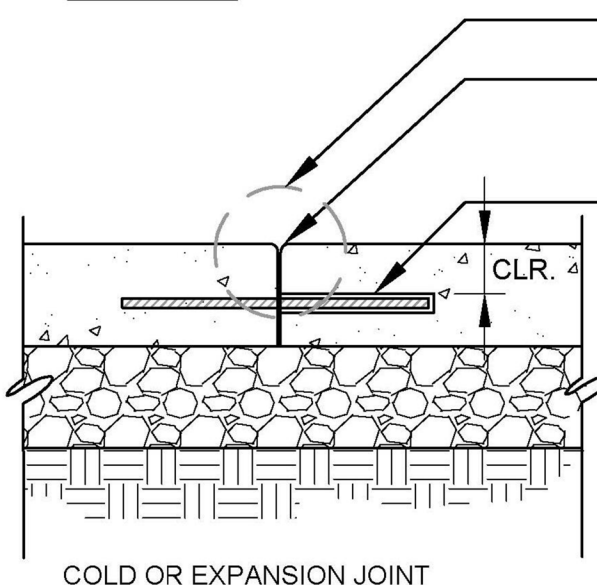
3 3-RAIL FENCE

OR APPROVED EQUAL

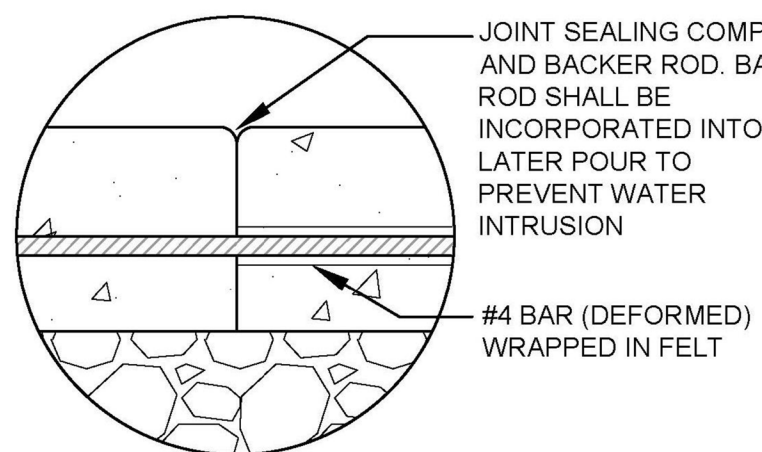
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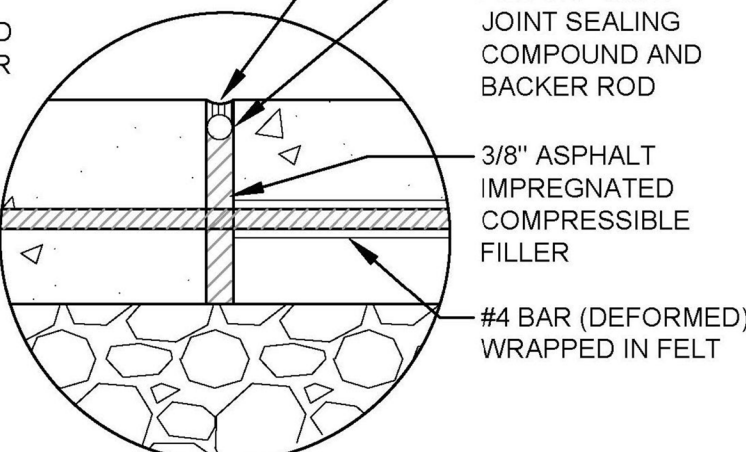
SCORE JOINT



COLD OR EXPANSION JOINT



COLD JOINT DETAIL ENLARGEMENT

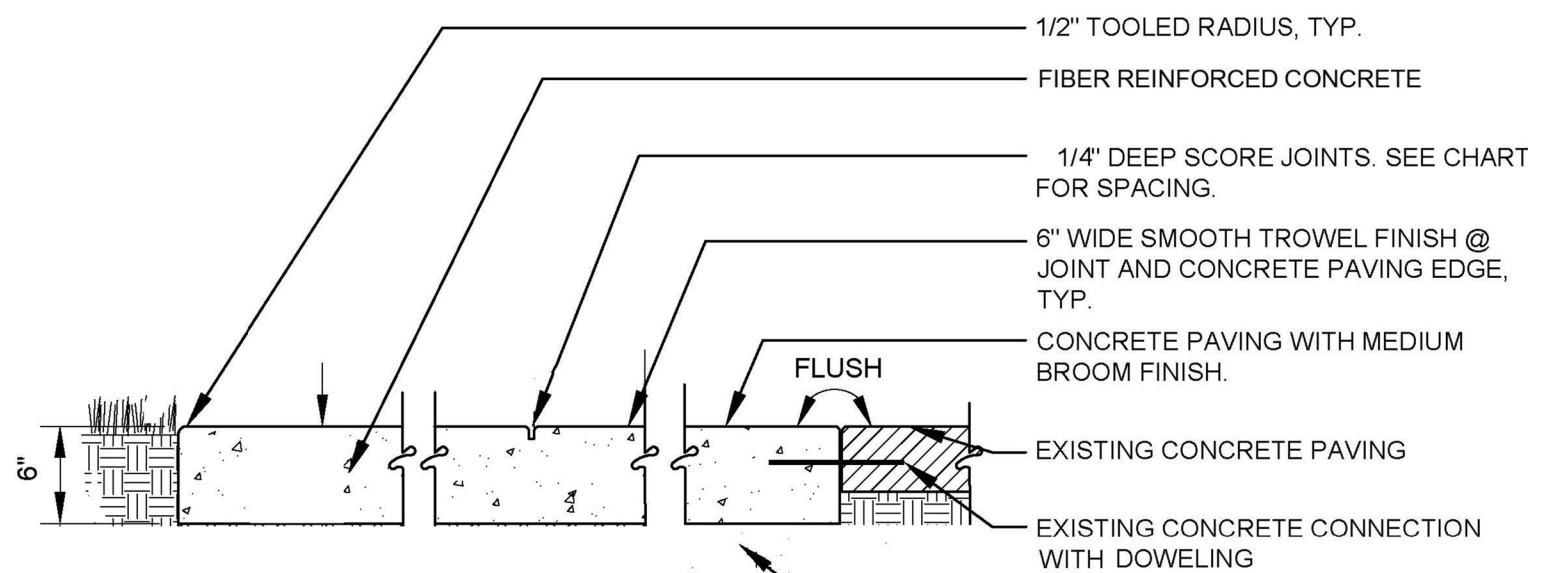


EXPANSION JOINT DETAIL ENLARGEMENT

4 CONCRETE PAVING AND JOINTING

AS SHOWN OR APPROVED EQUAL

SCALE: NTS

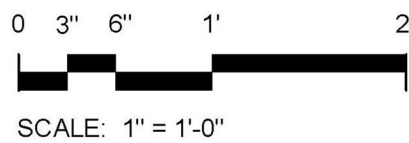


PAVEMENT WIDTH	*JOINT SPACING
10'	10' OC
8'	8' OC
6'	8' OC
5'	10' OC
4'	8' OC

*OR AS DEPICTED ON PLANS

- NOTES:
1. MEDIUM BROOM FINISH PERPENDICULAR TO WALK DIRECTION UNLESS OTHERWISE SHOWN ON PLAN.
 2. CROSS SLOPE SHALL BE 1.8% WITH A TOLERANCE OF +/-0.2%, AND NOT EXCEEDING 2% OR FALLING UNDER 1.5%, UNLESS OUTSIDE PATH OF TRAVEL.
 3. SCORE JOINTS SHALL BE TOOLED 1/4" WIDE AND DEEP.
 4. EXPANSION JOINTS MAY OCCUR AT THE JUNCTION BETWEEN FLAT AND VERTICAL CONCRETE SURFACES.

- NOTE:
1. CONCRETE PAVING AND CONCRETE PAVING JOINT DETAILS ARE FOR AREAS OUTSIDE DOUGLAS COUNTY RIGHT-OF-WAY.
 2. ALL CONCRETE PAVING AND JOINTING SHALL MEET OR EXCEED DOUGLAS COUNTY STANDARDS.



SCALE: 1" = 1'-0"

STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE DETAILS

SHEET

L2.3

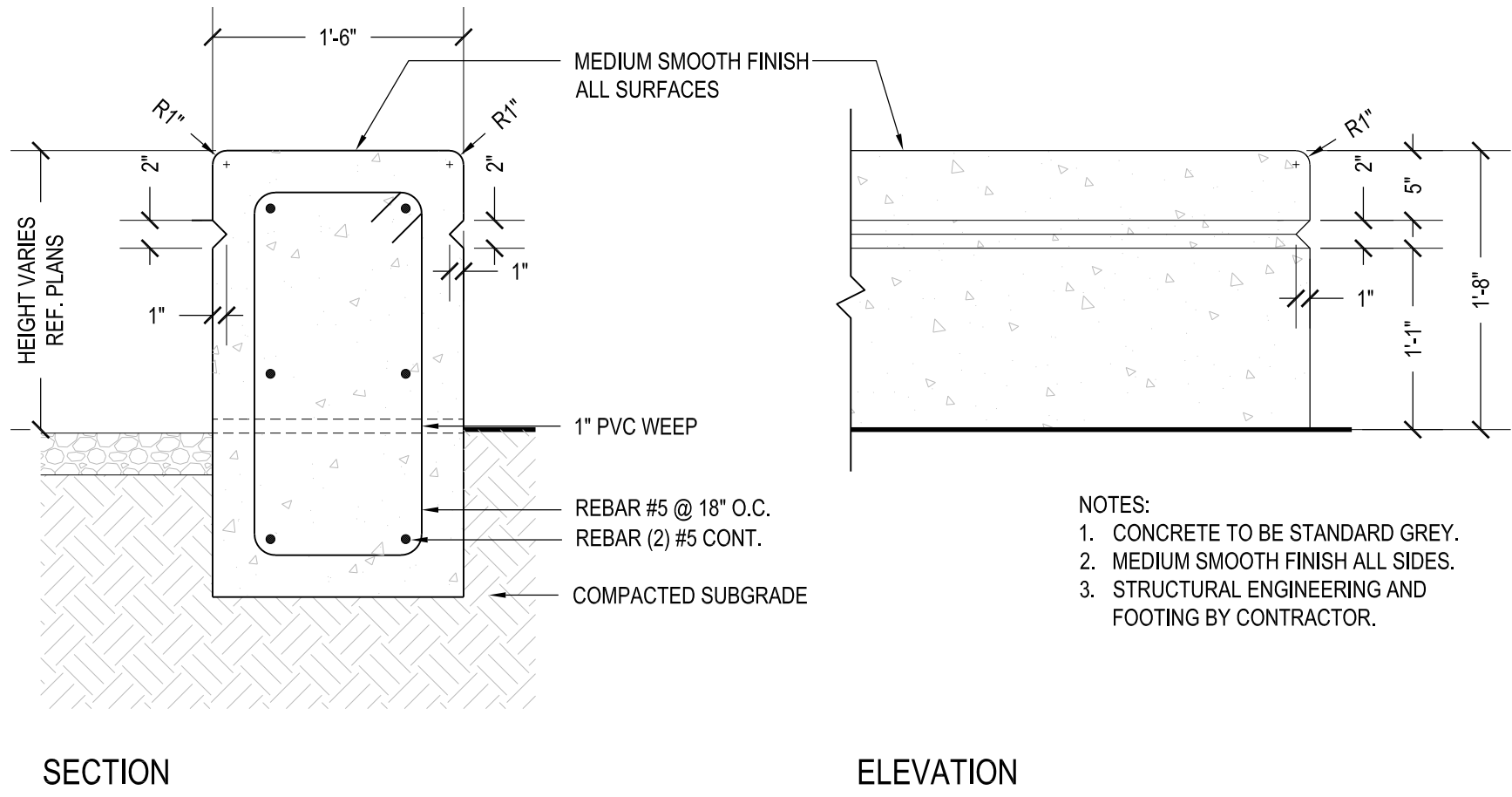
SHEET 12 OF 15

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcsgroupco.com
1007 16th Street - Denver CO 80202
1-303-531-4995 / 1-303-531-4998

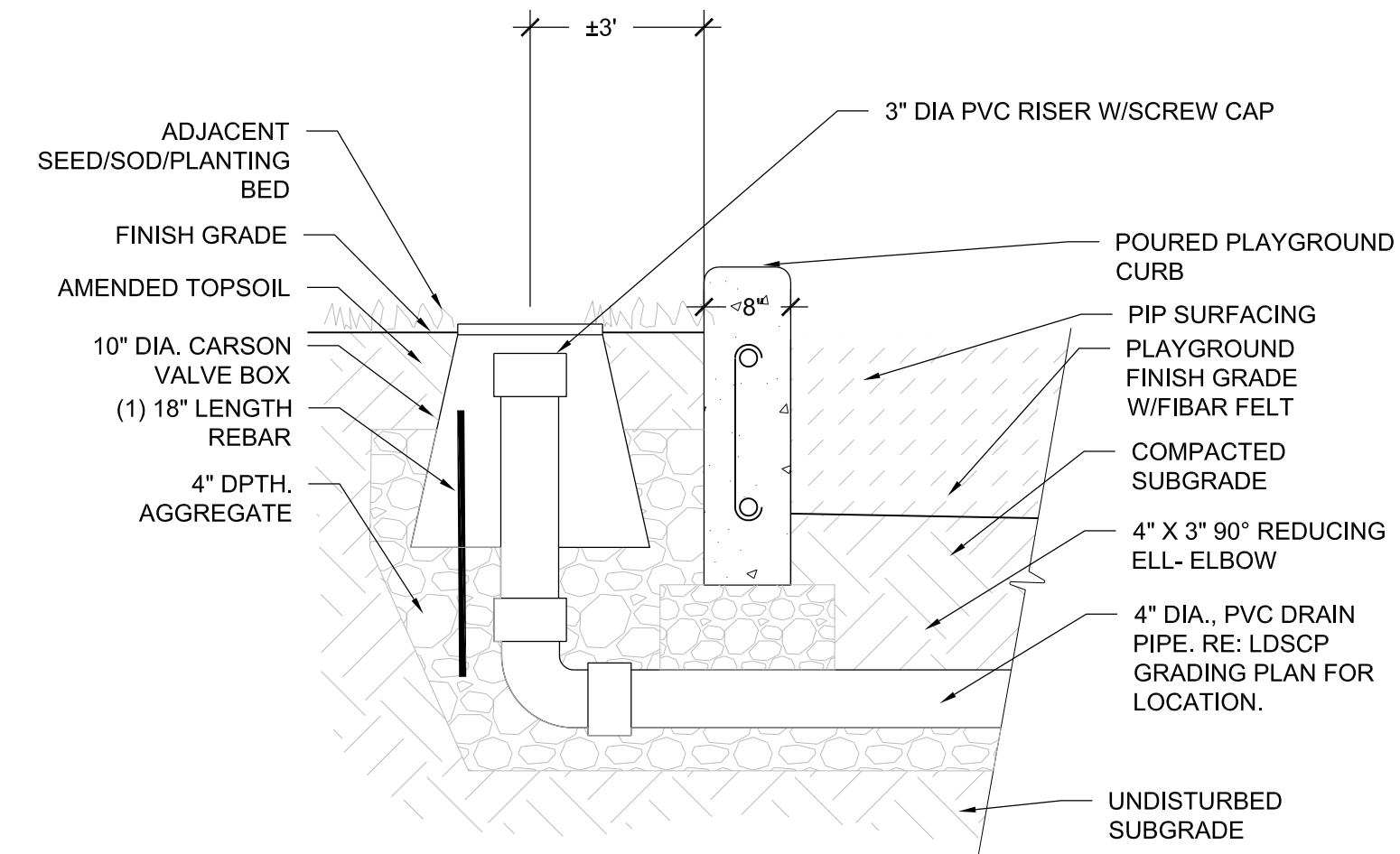
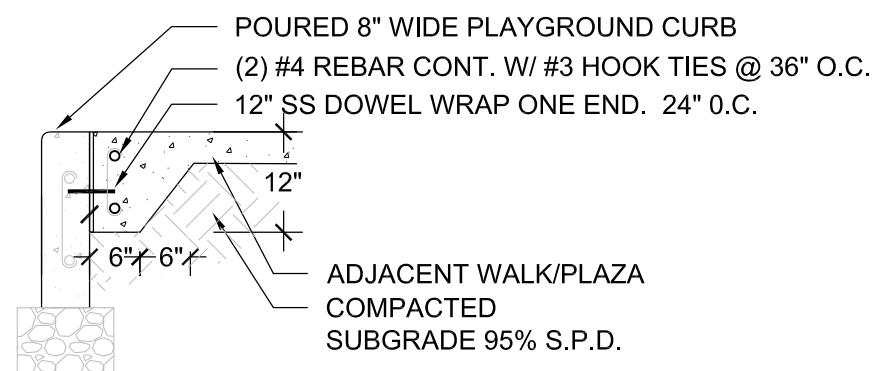


STERLING RANCH FILING NO. 7A NORTH - TRACT U

LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138



NOTES:
1. CONCRETE TO BE STANDARD GREY.
2. MEDIUM SMOOTH FINISH ALL SIDES.
3. STRUCTURAL ENGINEERING AND FOOTING BY CONTRACTOR.



NOTES:
1. CLEANOUTS TO BE INSTALLED WITH CIVIL UNDER DRAINAGE AT CLIMBING WALL PLAY AREA.

1 CONCRETE SEATWALL
OR APPROVED EQUAL

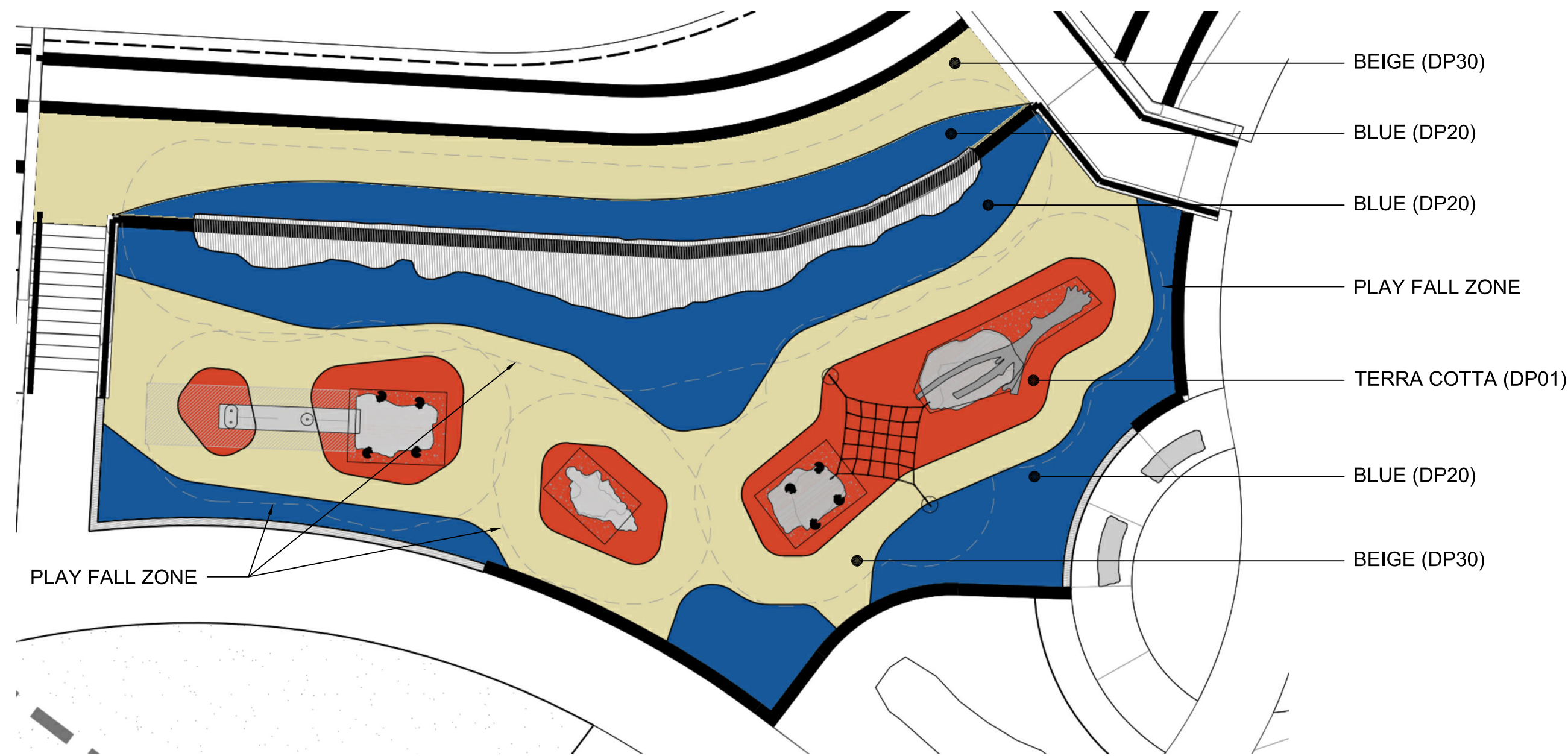
SCALE: NTS

2 THICKEND CONCRETE EDGE
ADJACENT TO PLAYGROUND CURB

SCALE: NTS

3 CLEANOUT

SCALE: NTS



NOTES:
1. PLAY EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE ID SCULPTURES DRAWINGS FOR MORE INFORMATION ON PRODUCT AND INSTALLATION.

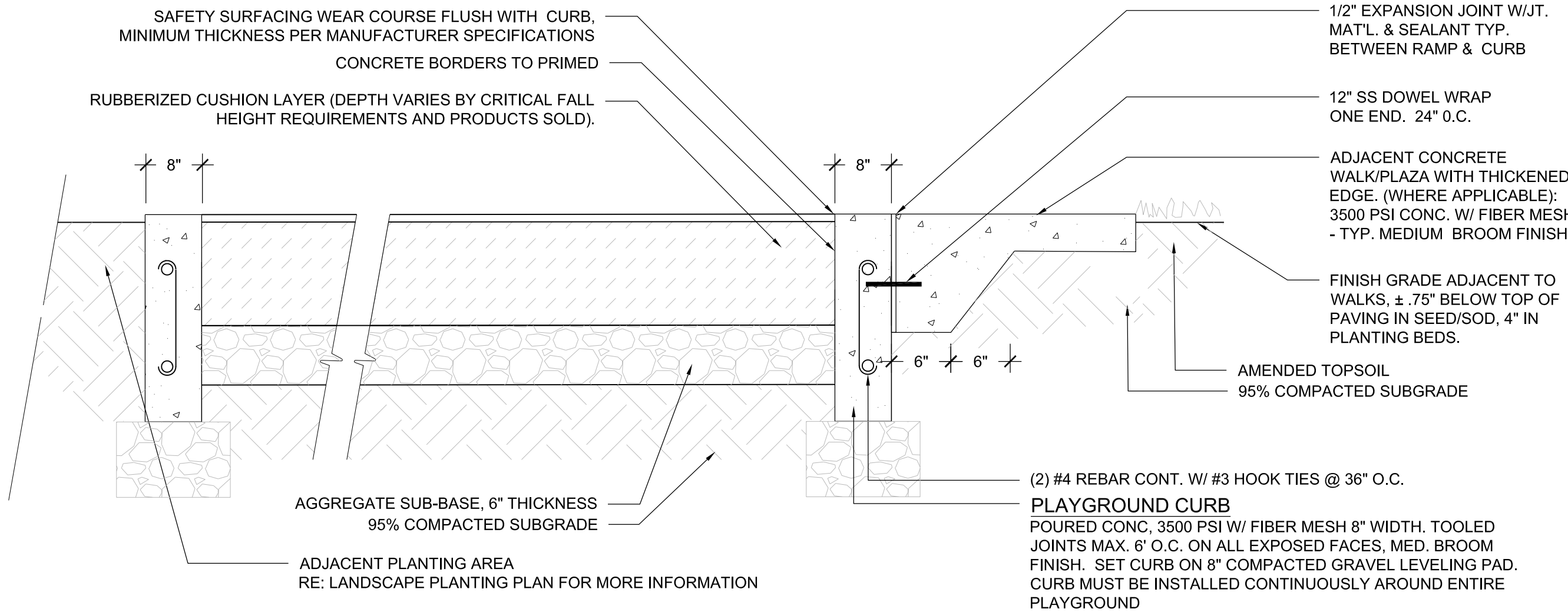
- NOTES:
- COMPANY: DURAPLAY SAFETY SURFACES
 - PRODUCT: DURAPLAY SURFACING SYSTEM (P.I.P) OR APPROVED EQUAL.
 - COLOR:
 - TERRA COTTA (DP01)
 - BLUE (DP20)
 - BEIGE (DP30)
 - CONTRACTOR TO VERIFY PIP SURFACING IS INSTALLED IN A MANNER AND AT A DEPTH THAT MEETS ALL ADA AND FALL HEIGHT REQUIREMENTS FOR THE PIP PRODUCT ULTIMATELY CHOSEN.
 - PIP SURFACING MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

DuraPlay™ Surfacing System Color Choices:



DuraPlay Surfacing System™ is a poured in place, seamless rubber surface for playgrounds. Installed at different thicknesses for varying deck heights, this high-quality safety surface achieves consistent fall protection and performance exceeding CPSC guidelines for ASTM 1292. The DuraPlay™ Surfacing System is virtually maintenance-free and is available in a multitude of colors that can be combined and used to create any design imaginable!

512-847-2473 | www.DuraPlay.com



- NOTES:
- CONTRACTOR TO VERIFY PIP SAFETY SURFACING IS INSTALLED IN A MANNER AND AT A DEPTH THAT MEETS ALL ADA AND FALL HEIGHT REQUIREMENTS FOR THE PIP PRODUCT AND PLAYGROUND EQUIPMENT SPECIFIED.
 - PIP SURFACING MUST BE INSTALLED PER PRODUCT MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE APPROPRIATE DRAINAGE FOR ALL PLAYGROUND SURFACING BASED ON MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS. THIS DETAIL IS FOR BIDDING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.
 - CROSS SLOPE FOR AGGREGATE SUBSTRATE SHOULD BE MAINTAINED AT 2%. COMPACTION RATE IS RECOMMENDED AT 90% OR GREATER SUCH THAT THERE IS NO DISPLACEMENT WHEN WALKED ON, AND THERE MUST BE POSITIVE DRAINAGE TO PREVENT POOLING UNDERNEATH THE SURFACING SYSTEM BY ALLOWING WATER TO BE DISCHARGED OUTSIDE OF THE SURFACING AREA. WATER SHOULD NOT BE EXPECTED TO SHED FROM THE TOP OF THE SURFACE ELEVATION OF THE SAFETY SURFACING. POST HOLES, FOOTINGS, OR OTHER EXCAVATIONS WITHIN THE SURFACING AREA SHOULD BE FILLED BACK TO GRADE WITH CONCRETE TO ELIMINATE THE POTENTIAL OF SETTLING, SINKING, AND PONDING UNDERNEATH THE AGGREGATE SUBSTRATE AND SURFACING SYSTEM INSTALLATION.
 - REFERENCE CIVIL DRAWINGS FOR P.I.P AREA DRAINAGE PLANS.

4 P.I.P. SURFACING
OR APPROVED EQUAL

SCALE: NTS

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcsgroupco.com
1007 16th Street - Denver CO 80202
1-303-531-4995 / 303.531.4998



STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE DETAILS

SHEET

L2.4

SHEET 13 OF 15

STERLING RANCH FILING NO. 7A NORTH - TRACT U

LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
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1007 16th Street - Denver, CO 80202
1-303-531-4995 / 303.531.4998



BEAR CUB
ROCK SLIDE



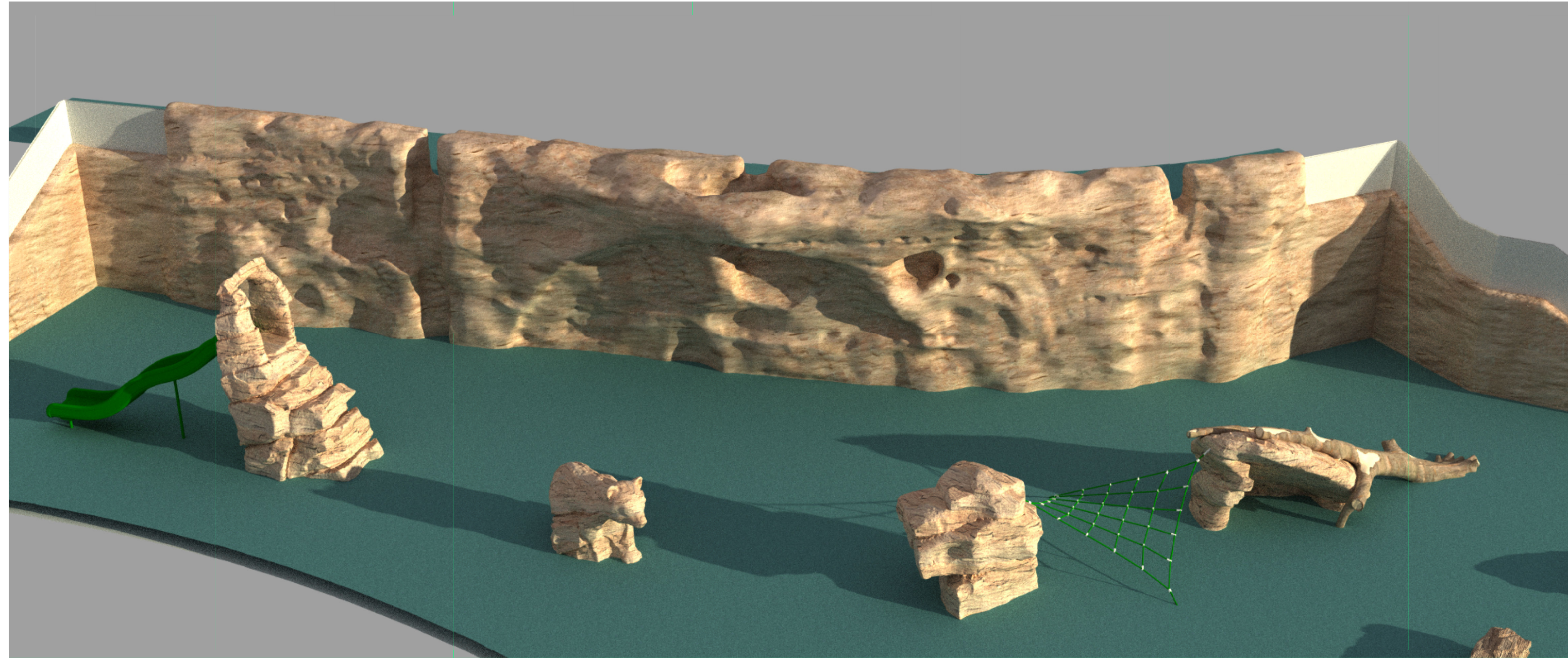
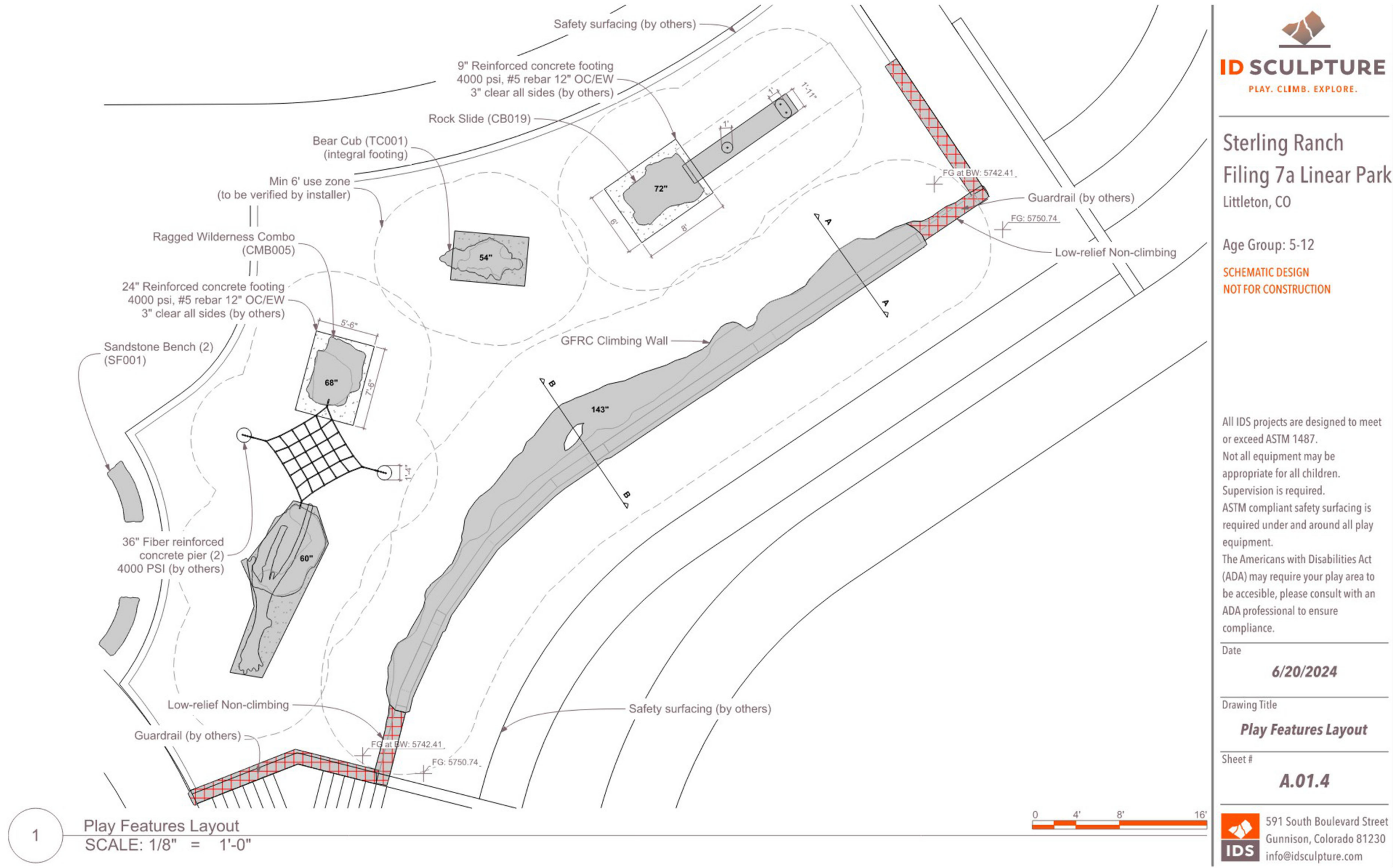
CONCEPT IMAGERY OF CLIMBING WALL AREA IN LINEAR PARK

NOTES:

1. ALL PLAY ELEMENTS WITHIN THE PLAY AREA, AS SHOWN ABOVE IN THE RENDERING, ARE BEING PROPOSED AND INSTALLED BY ID SCULPTURES. THE DETAILS ON SHEET L2.5 AND L2.6 ARE ONLY BEING SHOWN IN THESE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REFERENCE ONLY. **REFERENCE ID SCULPTURES CONSTRUCTION DRAWINGS FOR ALL INFORMATION ON THE INSTALLATION OF PLAY EQUIPMENT. DO NOT USE THE INFORMATION PROVIDED ON LS2.5 AND LS2.6 TO INSTALL THE PLAY EQUIPMENT.**
2. RENDERING HAS BEEN PROVIDED TO ASSIST WITH EXPLAINING WHERE PLAY EQUIPMENT AND OTHER ITEMS ARE LOCATED IN THIS AREA.
3. ALL COLOR, GROUND COVER MATERIALS, PLANTINGS, AND SITE FURNISHINGS THAT ARE SHOWN ARE FOR REFERENCE ONLY. THESE ITEMS DEPICTED MAY NOT FULLY REPRESENT AND VARY FROM WHAT HAS BEEN SHOWN AS TO BE INSTALLED PER THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND ID SCULPTURES CONSTRUCTION DOCUMENTS.

CLIMBING WALL

RAGGED
WILDERNESS
COMBO



NOTES:

1. ALL IMAGERY ASSOCIATED WITH THE CLIMBING WALL AREA FOR THE FILING 7 LINEAR PARK IS FOR REFERENCE ONLY.
2. FOR ALL INFORMATION ON PRODUCT DETAILING AND INSTALLATION REFERENCE ID SCULPTURES CONSTRUCTION DRAWINGS FOR THE CLIMBING WALL, BEAR CUB, RAGGED WILDERNESS COMBO, AND ROCK SLIDE.
3. CLIMBING WALL TO BE ID SCULPTURE, AS SUPPLIED BY RECREATION PLUS, LTD. CONTACT: CATHY WEISSBERG PHONE: 303-278-1455 / CATHY@RECREATIONPLUS.COM
4. CONTRACTOR TO INSTALL ALL PLAYGROUND EQUIPMENT (INCLUDING PLAYGROUND SURFACING) PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO ENSURE ALL EQUIPMENT IS INSTALLED TO MEET CURRENT SAFETY GUIDELINES, REGULATIONS, AND FALL ZONE REQUIREMENTS.
5. EQUIPMENT TO BE AS SHOWN OR APPROVED EQUAL.
6. **THIS INFORMATION PROVIDED IS NOT INTENDED TO BE USED DURING THE INSTALLATION OF THIS PLAY EQUIPMENT. THERE WILL BE INFORMATION THAT WILL VARY IN THIS PLANS FROM ID SCULPTURES CONSTRUCTION DRAWING SET. DO NOT USE THIS INFORMATION FOR CONSTRUCTION.**

1 CLIMBING WALL
(BY ID SCULPTURES)

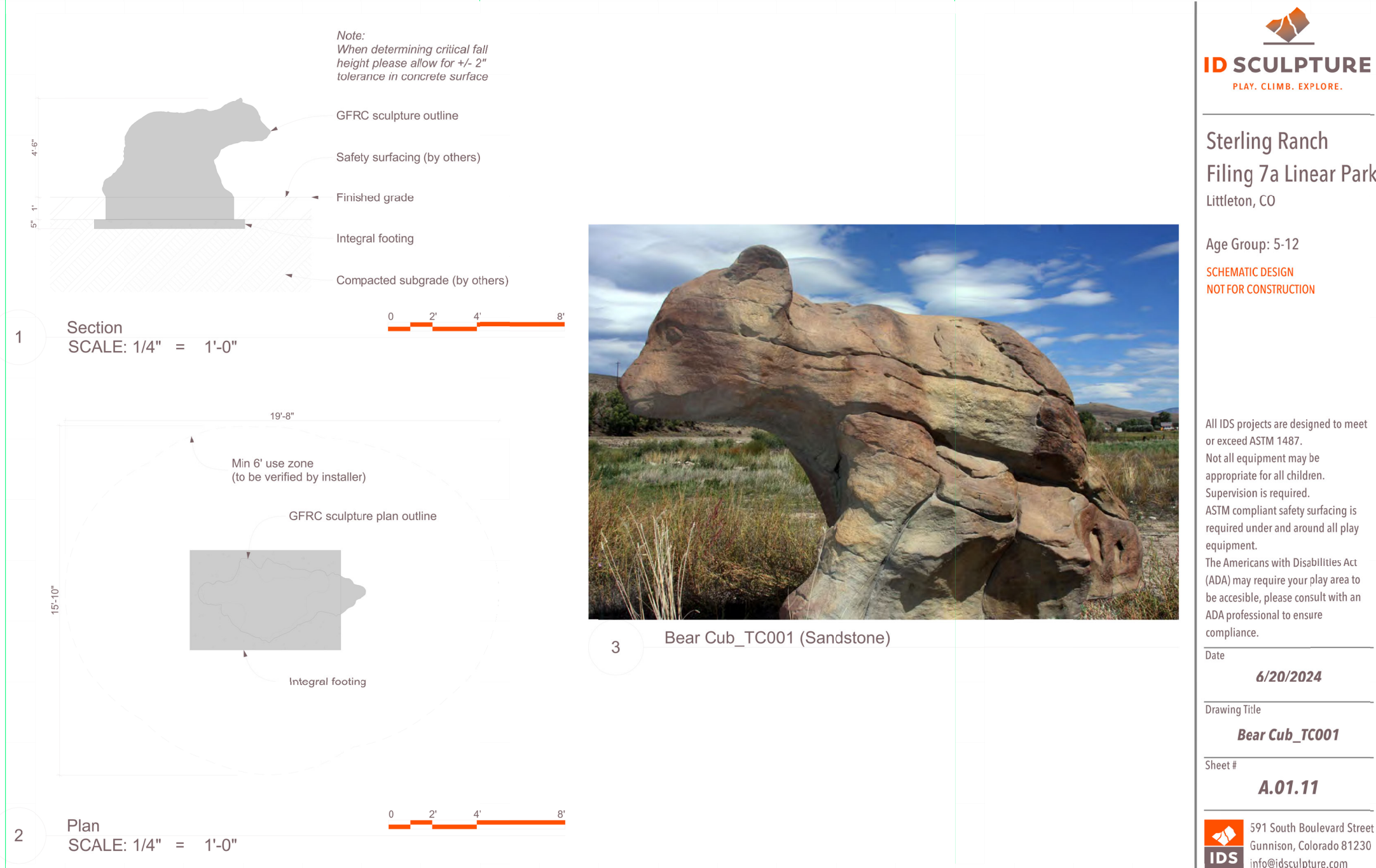
SCALE: NTS

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3. BEAR CUB TO BE ID SCULPTURE, AS SUPPLIED BY RECREATION PLUS, LTD. CONTACT: CATHY WEISSBERG PHONE: 303-278-1455 / CATHY@RECREATIONPLUS.COM
4. CONTRACTOR TO INSTALL ALL PLAYGROUND EQUIPMENT (INCLUDING PLAYGROUND SURFACING) PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO ENSURE ALL EQUIPMENT IS INSTALLED TO MEET CURRENT SAFETY GUIDELINES, REGULATIONS, AND FALL ZONE REQUIREMENTS.
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2 BEAR CUB
(BY ID SCULPTURES)

SCALE: NTS



STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE DETAILS

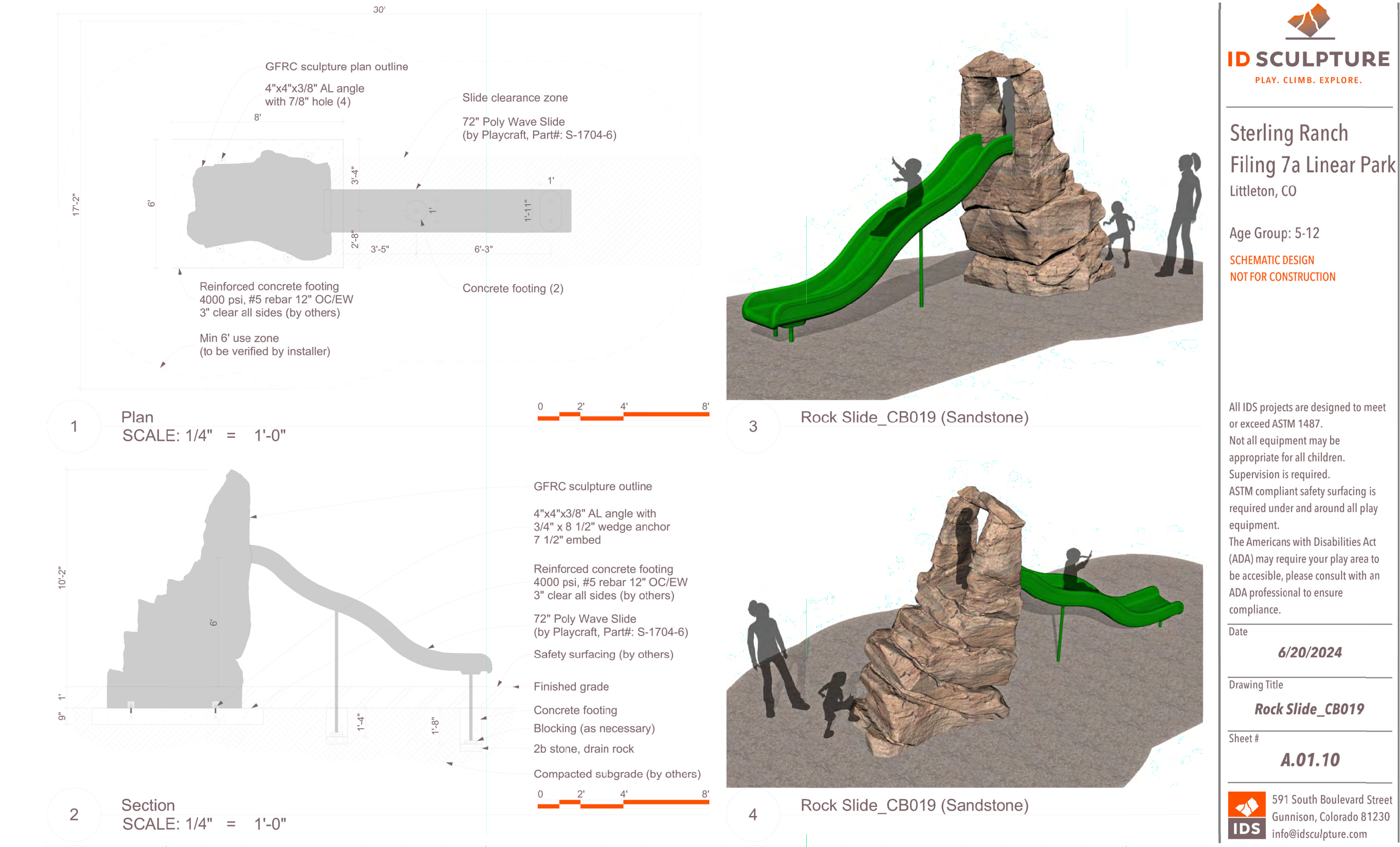
SHEET

L2.5

SHEET 14 OF 15

STERLING RANCH FILING NO. 7A NORTH - TRACT U

LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138



- NOTES:**
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 2. FOR ALL INFORMATION ON PRODUCT DETAILING AND INSTALLATION REFERENCE ID SCULPTURES CONSTRUCTION DRAWINGS FOR THE CLIMBING WALL, BEAR CUB, RAGGED WILDERNESS COMBO, AND ROCK SLIDE.
 3. ROCK SLIDE TO BE ID SCULPTURE, AS SUPPLIED BY RECREATION PLUS, LTD. CONTACT: CATHY WEISSBERG PHONE: 303-278-1455 / CATHY@RECREATIONPLUS.COM
 4. CONTRACTOR TO INSTALL ALL PLAYGROUND EQUIPMENT (INCLUDING PLAYGROUND SURFACING) PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO ENSURE ALL EQUIPMENT IS INSTALLED TO MEET CURRENT SAFETY GUIDELINES, REGULATIONS, AND FALL ZONE REQUIREMENTS.
 5. EQUIPMENT TO BE AS SHOWN OR APPROVED EQUAL.
 6. **THIS INFORMATION PROVIDED IS NOT INTENDED TO BE USED DURING THE INSTALLATION OF THIS PLAY EQUIPMENT. THERE WILL BE INFORMATION THAT WILL VARY IN THIS PLANS FROM ID SCULPTURES CONSTRUCTION DRAWING SET. DO NOT USE THIS INFORMATION FOR CONSTRUCTION.**

1 ROCK SLIDE
(BY ID SCULPTURES)

SCALE: NTS

Specifications: Sandstone Bench

- Material: Concrete with Structural Foam
- Approximate Size Assembly: 2'-3" x 5'-10" x 2'-5" Tall
- Approximate Weight: 2,500 lbs
- Maximum Fall Height: Site Furnishing, Not Applicable (1'-5" if in play area)
- Age Group: 2-5 (if in play area with safety surfacing present)
- Age Group: N/A (if not in a play area and no safety surfacing is present)

Required Parts (included):

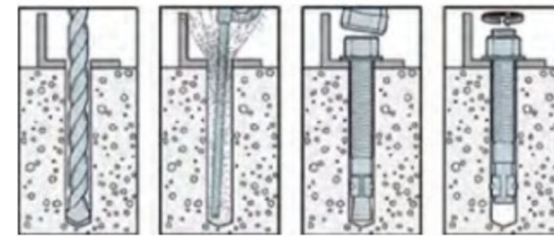
- Sandstone Bench GFRC Sculpture
- Bolt Hangers (lifting eyes): 4ct
- "Sandstone Bench" Drawing Set

Recommended Equipment (not included):

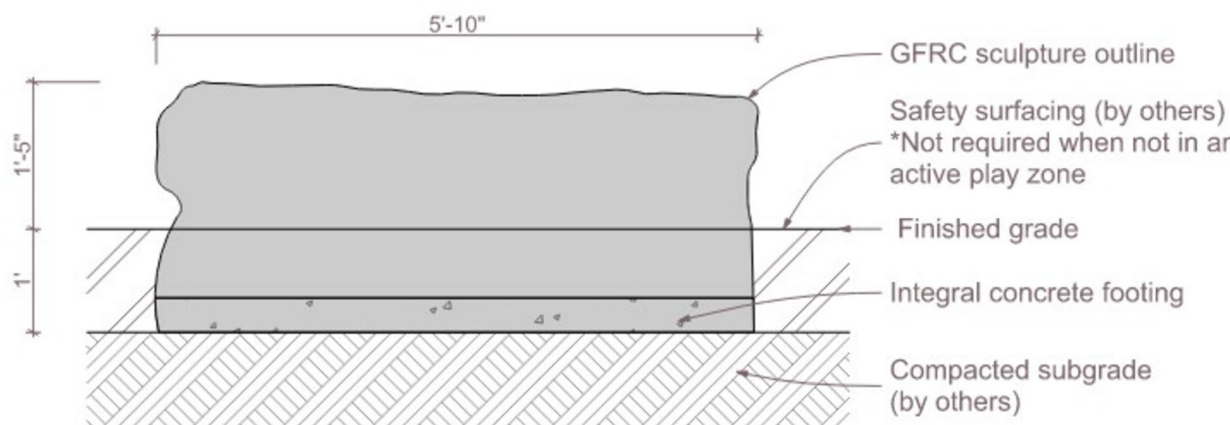
- 8" Lifting Straps: 4ct
- Lift: Reach Type Forklift, Crane or Skidsteer 4,000 lb Capacity
- 1/2" Quick Link: 4ct

Important Notes:

- Warning: Installation over a hard surface such as asphalt, or packed earth may result in serious injury or death from falls.
- It is the responsibility of the installer to ensure all components are installed in compliance with ASTM F-1487.
- All site built footings should be allowed to cure for a minimum of 48 hours prior to installation.



Typical Wedge Anchor Installation

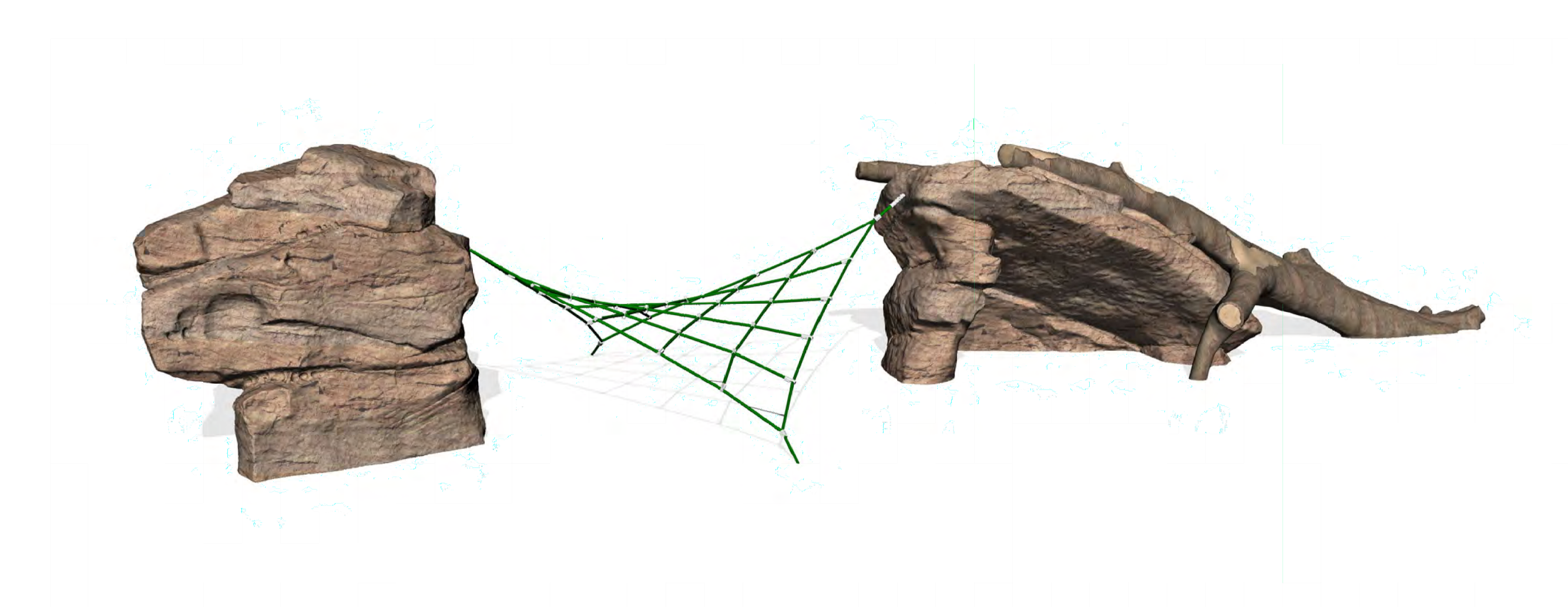


NOTES:

1. **COMPANY:** ID SCULPTURES
2. **PRODUCT:** SANDSTONE BENCH
3. (2) SANDSTONE BENCH TOTAL.
4. SANDSTONE BENCH TO BE ID SCULPTURE, AS SUPPLIED BY RECREATION PLUS, LTD. CONTACT: CATHY WEISSBERG PHONE: 303-278-1455 / CATHY@RECREATIONPLUS.COM
5. CONTRACTOR TO ENSURE ALL EQUIPMENT IS INSTALLED TO MEET CURRENT SAFETY GUIDELINES, REGULATIONS, AND FALL ZONE REQUIREMENTS.
6. EQUIPMENT TO BE AS SHOWN OR APPROVED EQUAL.
7. INSTALL PER MANUFACTURER SPECIFICATIONS.

2 CURVED BENCH
OR APPROVED EQUAL

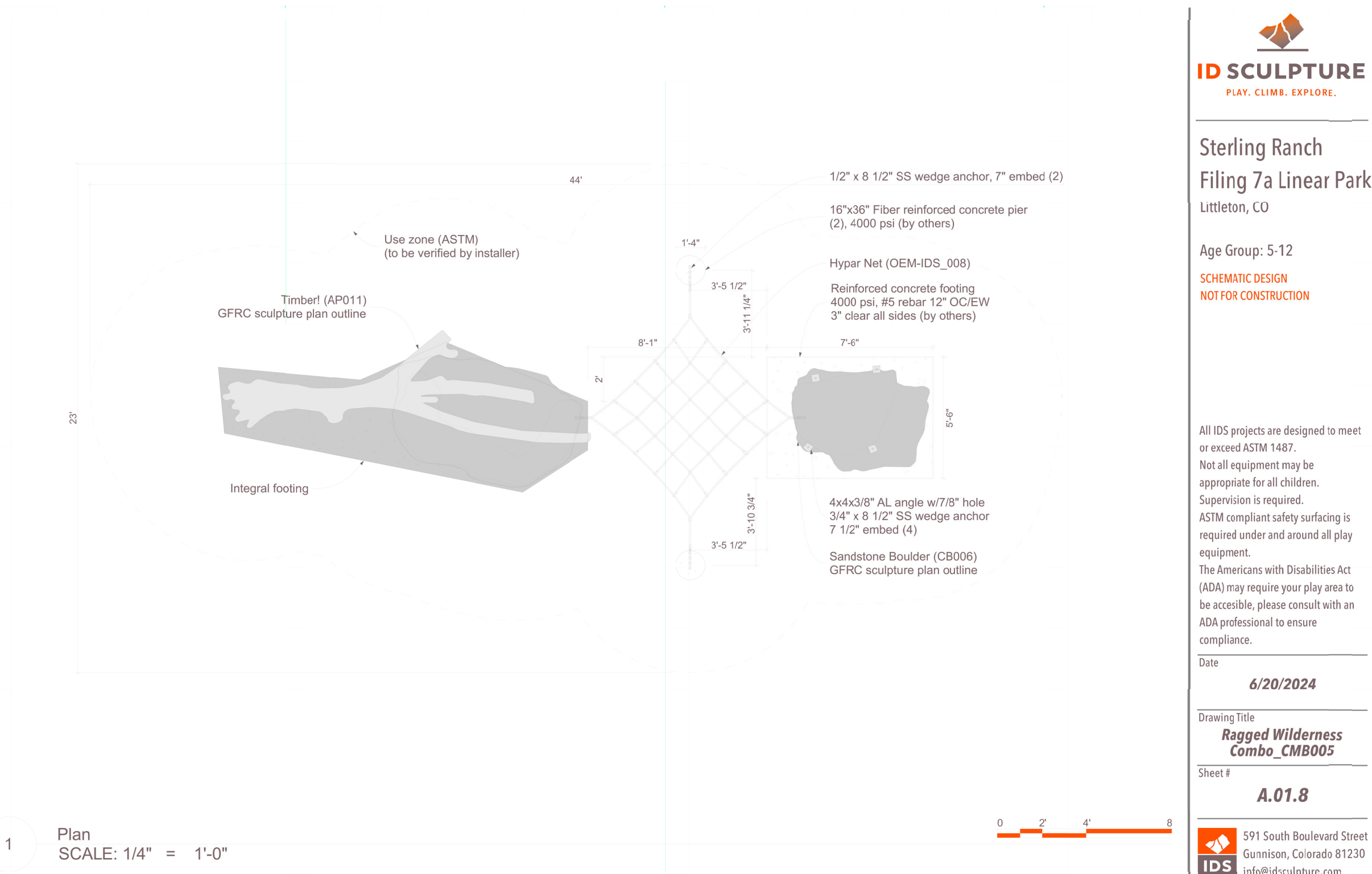
SCALE: NTS



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 3. RAGGED WILDERNESS COMBO TO BE ID SCULPTURE, AS SUPPLIED BY RECREATION PLUS, LTD. CONTACT: CATHY WEISSBERG PHONE: 303-278-1455 / CATHY@RECREATIONPLUS.COM
 4. CONTRACTOR TO INSTALL ALL PLAYGROUND EQUIPMENT (INCLUDING PLAYGROUND SURFACING) PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO ENSURE ALL EQUIPMENT IS INSTALLED TO MEET CURRENT SAFETY GUIDELINES, REGULATIONS, AND FALL ZONE REQUIREMENTS.
 5. EQUIPMENT TO BE AS SHOWN OR APPROVED EQUAL.
 6. **THIS INFORMATION PROVIDED IS NOT INTENDED TO BE USED DURING THE INSTALLATION OF THIS PLAY EQUIPMENT. THERE WILL BE INFORMATION THAT WILL VARY IN THIS PLANS FROM ID SCULPTURES CONSTRUCTION DRAWING SET. DO NOT USE THIS INFORMATION FOR CONSTRUCTION.**

3 RAGGED WILDERNESS COMBO
(BY ID SCULPTURES)

SCALE: NTS



Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
1007 16th Street - Denver CO 80202
1-303-531-4905 / 1-303-531-4908



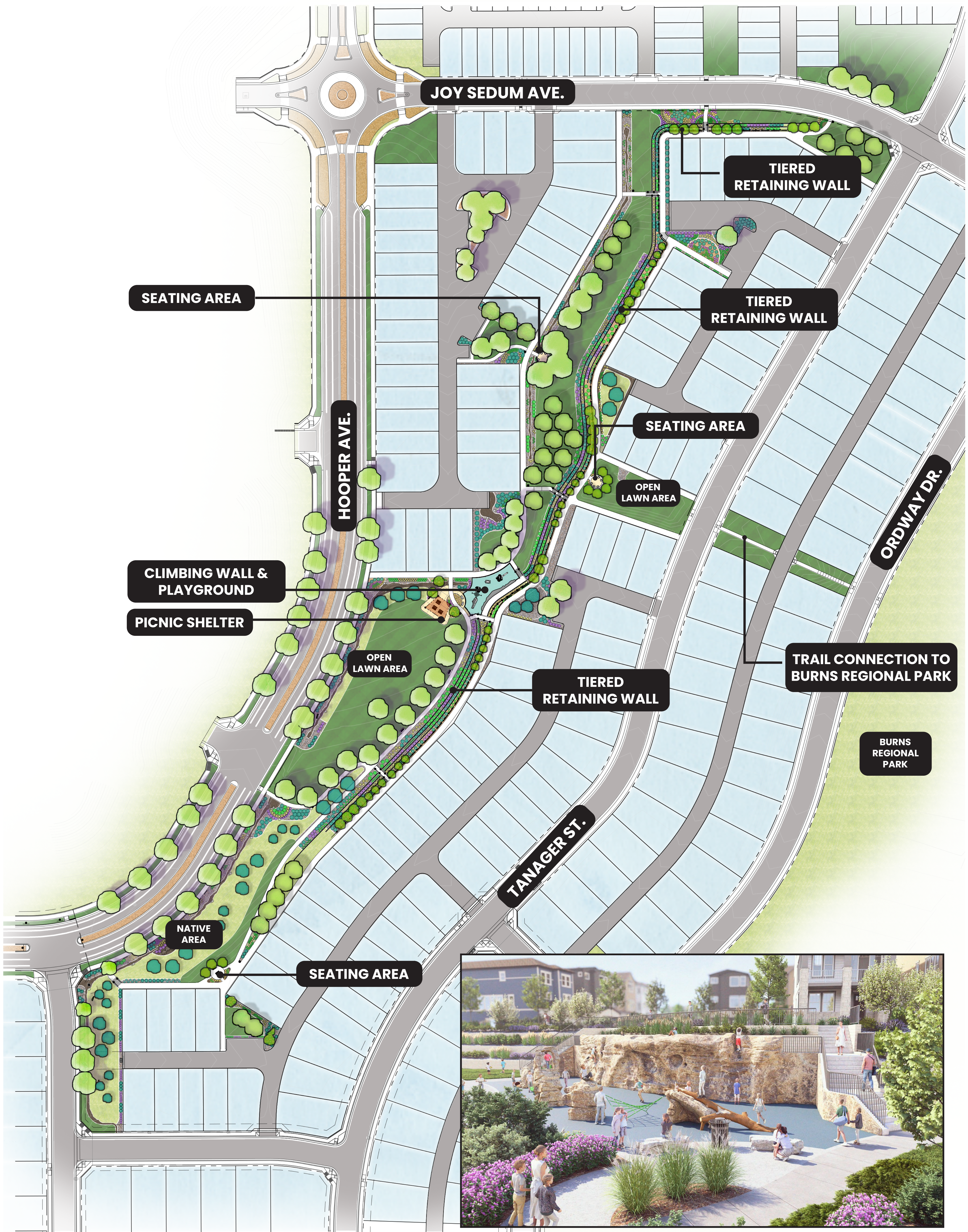
PROJECT NO.	DATE	NO.	NOTES
11016.021	07/24/2025	1	FIRST L&E SUBMITTAL TO COUNTY

STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE DETAILS

SHEET

L2.6

SHEET 15 OF 15



CLIMBING WALL & PLAYGROUND