PLANNING COMMISSION REGULAR MEETING
MONDAY, AUGUST 18, 2025
AGENDA

Monday, August 18, 2025 **6:00 PM** **Hearing Room**

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here: https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/ To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

c. Attorney Certification of the Agenda

d. Planning Commission Disclosures

2. Approval of Minutes

a. Unofficial Minutes from August 4, 2025. **3843**

Attachments: Unofficial Minutes from August 4, 2025

Land Use Meeting Items

a. Cottonwood Metropolitan District - Service Plan 1st Amendment - Project File: SV2025-004. **3838**
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Staff Report - SV2025-004

3. Land Use Hearing Items

a. Sterling Ranch Filing 7A, Tract U - Location and Extent - Project File: LE2025-011. **3837**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Staff Report - LE2025-011

b. Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A - Location and Extent- Project File: LE2025-010. **3836**
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Staff Report - LE2025-010

c. Pinery West Underground Feeder Extension - Location and Extent - Project File: LE2025-012. **3842**
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

Attachments: Staff Reports - LE2025-012

d. Twin Oaks Road and Clarkes Circle Road Vacations - Project File: SB2025-026. **3839**
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Staff Report - SB2025-026

4. Adjournment

The Next Regular Meeting Will be Held on Monday, September 8, 2025 @ 6:00 p.m.

MEETING DATE: August 18, 2025

DESCRIPTION: Unofficial Minutes from August 4, 2025.

ATTACHMENTS:

Unofficial Minutes from August 4 2025

PLANNING COMMISSION REGULAR MEETING
MONDAY, AUGUST 4, 2025
MINUTES

Monday, August 4, 2025 **6:00 PM** **Hearing Room**

1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

PRESENT
Commissioner Len Abruzzo
Commissioner Stephen Allen
Commissioner Calvin Downs
Commissioner C.J. Garbo
Commissioner Jack Gilmartin
Commissioner Michael McKesson
Commissioner Edward Rhodes
Commissioner Jim Smallwood
EXCUSED
Alternate Mark Witkiewicz

c. Attorney Certification of the Agenda

Arielle Denis, Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

d. Planning Commission Disclosures

Commissioner Mike McKesson stated that the Law Firm of Spencer Fane may be speaking on behalf of an applicant this evening. This law firm represents the Highline Business Improvement District where he is an elected official and president.

Arielle Denis asked Commissioner Mike McKesson if he feels he can be fair and partial in hearing the information this evening.

Commissioner Mike McKesson stated, “yes.”

Arielle Denis stated that she would like to rehabilitate Commissioner McKesson in being able to hear the information and not recusing himself at the podium.

2. Approval of Minutes

a. Unofficial Minutes from July 7, 2025.

Commissioner Jack Gilmartin moved that the Commission approve the Minutes from July 7, 2025.

RESULT:	APPROVED
MOVER:	Jack Gilmartin
SECONDER:	Stephen Allen
AYES:	Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood
ABSTAIN:	None.

3. Land Use Meeting Items

a. Sundown Oaks Metropolitan District – New Service Plan – Project File: SV2025-005.

Lauren Pulver, Planning Supervisor - Department of Community Development - presented the proposed application.

The applicant's representative, Nicole Peykov, Spencer Fane LLP – provided additional information.

Commissioner Garbo opened public comment.

Malcom Bledel, Douglas County, Colorado – provided comment.

Debra Ranney, Douglas County, Colorado – provided comment.

Diana Love, Franktown Citizens' Coalition – provided comment.

Richard Love, Douglas County, Colorado – provided comment.

Charles Wolfersberger, Two Bridges Metropolitan District – provided comment.

Terry Denhard, Burning Tree Homeowners Association – provided comment.

Magdelina Reynolds, Douglas County, Colorado – provided comment.

Jake Hune, Russellville Homeowners Association – provided comment.

Richard Miller, Douglas County, Colorado – provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Michael Persichitte, RBC Capital Markets – provided additional information.

Commissioner Edward Rhodes moved to recommend denial of the Sundown Oaks

Metropolitan District – New Service Plan – Project File: SV2025-005.

RESULT:	APPROVED
MOVER:	Edward Rhodes
SECONDER:	Mike McKesson
AYES:	Len Abruzzo, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes,
NAYS:	Stephen Allen, Jim Smallwood

4. Land Use Hearing Items

a. Ramblewood Planned Development – Rezoning – Project File: ZR2024-031.

Trevor Bedford, AICP, Senior Planner - Department of Community Development - presented the proposed application.

Daniel Jennings, Norris Design - provided additional information.

Commissioner Garbo opened public comment.

Gustav Burkard, Douglas County, Colorado – provided comment.

Scott Goldammer, Douglas County, Colorado – provided comment.

Jim Whittlesey, on behalf of Joan Whittlesey, Douglas County, Colorado – provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Dan Sheldon, Miller United Real Estate - provided additional information.

Commissioner Edward Rhodes moved to recommend approval of the Ramblewood Planned Development – Rezoning – Project File: ZR2024-031, subject to the (2) conditions recommended by staff.

RESULT:	APPROVED
MOVER:	Edward Rhodes
SECONDER:	Stephen Allen
AYES:	Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood
NAYS:	None.

b. Keene Ranch Planned Development, 3rd Amendment – Major Amendment – Project File: ZR2023-007.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

Leanne Roth, Keene Ranch Homeowners Association – provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Carla Rouse, Keene Ranch Homeowners Association - provided additional information.

Commissioner Jack Gilmartin moved to recommend approval of the Keene Ranch Planned Development, 3rd Amendment – Major Amendment – Project File: ZR2023-007, subject to the (1) condition recommended by staff.

RESULT:	APPROVED
MOVER:	Jack Gilmartin
SECONDER:	Calvin Downs
AYES:	Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood
NAYS:	None

c. Highlands Ranch Planned Development, 80th Amendment – Major Amendment – Project File: ZR2025-001.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

Adam Wallace, Pagewest Acquisitions, LLC – provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Jeff Planck, Pagewest Acquisitions, LLC - provided additional information.

Commissioner Mike McKesson moved to recommend approval of the Highlands Ranch Planned Development 80th Amendment – Major Amendment – Project File: ZR2025-001.

RESULT:	APPROVED
MOVER:	Mike McKesson
SECONDER:	Edward Rhodes
AYES:	Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood
NAYS:	None

5. Adjournment

The meeting was adjourned at 9:20 p.m.

_____

Calvin Downs, Secretary

_____

Samantha Hutchison, Recording Secretary

MEETING DATE: August 18, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Cottonwood Metropolitan District - Service Plan 1st Amendment - Project File: SV2025-004.

SUMMARY: The request is for approval of a First Amendment for the Cottonwood Metropolitan District Service Plan.

STAFF ASSESSMENT: Should the Planning Commission find that the application meets the criteria found at C.R.S. § 32-1-203(2) & (2.5), the Amended Service Plan may be approved.

REVIEW:

Kati Carter	Approve	8/6/2025
Samantha Hutchison - FYI	Notified - FYI	8/6/2025

ATTACHMENTS:

Staff Report - SV2025-004

DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	August 7, 2025
To:	Douglas County Planning Commission
From:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources
Subject:	**Cottonwood Metropolitan District – Service Plan 1st Amendment**
Project File:	**SV2025-004**

Planning Commission Meeting:	**August 18, 2025 @ 6:00 p.m.**
Board of County Commissioners Meeting:	**September 9, 2025 @ 1:30 p.m.**
Board of County Commissioners Hearing:	**September 23, 2025 @ 2:30 p.m.**

I. Executive Summary

The request is for approval of a First Amendment (Amendment) for the Cottonwood Metropolitan District (District) Service Plan.

The purpose of the Amendment is to allow for the District to build and maintain fence improvements. There is no proposed change to the debt limit as the fence construction and maintenance will be funded with current reserves.

II. Application Information

A. Applicant

Cottonwood Metropolitan District
2525 S. Wadsworth Blvd #304
Lakewood, CO 80227

B. Applicant's Representative

George M. Rowley
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122

C. Request

Approval of a Service Plan Amendment.

D. Process

Service plans and service plan amendments are processed in compliance with Colorado Revised Statutes (C.R.S.) Section 32-1-201 through 209 (the Control Act) and the County's Service Plan Review Procedures (Procedures).

The Procedures also provide that the Planning Commission (PC) review the service plan to determine its compliance with specific criteria set forth in the Control Act; see the discussion in Section VI – Staff Analysis.

E. Location

The District is generally located east of Highway 83 and north of E-470. The District is within the Parker Municipal Planning Area of the CMP.

III. CONTEXT

A. Background

The service plan for the District was originally approved in 1981 and provides service to approximately 837 acres. The District was established to provide and maintain open space and park and recreation facilities and programs, landscaping improvements, drainage improvements, and mosquito control. The District is managed by a resident-controlled Board. This Amendment is proposed to clarify the District's ability to build and maintain the fence due to the antiquated nature of the original service plan.

Portions of the District are zoned Planned Development (PD), while other areas have been incorporated into the Town of Parker (Parker).

B. Adjacent Land Uses and Zoning

North of the District is Arapahoe County. East of the District is Parker. West of the District is Parker and privately owned land in unincorporated Douglas County zoned Estate Residential. South of the District is privately owned land zoned PD.

IV. SERVICES

A. Water

As provided in the original approved service plan, the District receives water from the Cottonwood Water and Sanitation District.

V. REFERRALS

Referrals for the proposed service plan were sent to the following agencies and a majority of the agencies either did not respond or responded with no comment; all responses received are included in the attachments.

- Airport Vista Metropolitan Districts
- Antelope Heights Metro District
- Arapahoe County Engineering Services Division
- Arapahoe County PWD/ Planning
- Arapahoe County Water & Wastewater PID
- AT&T Long Distance - ROW
- Black Hills Energy

- Carousel Farms Metro District
- CenturyLink (Lumen)
- Chambers Highpoint Metro District 1 -2
- Cherry Creek Basin Water Quality Authority
- City of Aurora
- City of Centennial
- City of Lone Tree
- Colorado Department of Transportation CDOT-Region # 1
- Colorado Division of Water Resources
- Colorado Geological Survey
- Comcast
- Compark Business Campus Metro
- Concord Metropolitan District
- CORE Electric Cooperative
- Cottonwood Commercial Area URP
- Cottonwood Highlands Metro District
- Cottonwood Water & Sanitation District
- Douglas County Addressing Analyst
- Douglas County Assessor
- Douglas County Building Services
- Douglas County Conservation District
- Douglas County Engineering Services
- Douglas County Health Department
- Douglas County Libraries
- Douglas County Office of Emergency Management
- Douglas County School District RE 1
- Douglas County Sheriff's Office
- Downtown Parker Business Improvement District
- E-470 Potomac Metro District
- E-470 Public Highway Authority
- Grandview Estates Rural Water Conservation District
- Highfield Metro District
- Inspiration Metro District
- Inverness Metro Improvement District
- Inverness Water & Sanitation District
- Jordan Crossing Metro District
- Kime Ranch Metro District
- Kings Point South Metro District #1-3
- Lincoln Creek Metro District
- Lincoln Meadows Metro District
- Meridian DCC, Meridian Village Metro District, Meridian Metro Districts
- Meridian Village Metro Districts #1-4
- Mile High Flood District
- Neu Towne Metro District

- Newlin Crossing Metro District
- North Meridian Metro District Debt Service
- Olde Town Metro District
- Overlook at Kings Point South Metro District
- Overlook Metro District
- Parker Automotive Metro District
- Parker Central Area URP
- Parker Homestead Metro District
- Parker Road Area URP
- Parker Water & Sanitation District
- Pine Bluffs Metro District
- Rampart Range Metro Districts #1-9
- Regency Metro District
- RTD - Planning & Development Dept
- Rural Water Authority of Douglas County
- Salisbury Heights Metro District
- Sierra Ridge Metro Districts #1 & 2
- South Meridian Metro District
- South Metro Fire Rescue
- South Suburban Park & Recreation District
- Southeast Public Improvement Metro District
- Stonegate North Villages Metro District
- Stonegate Village Metro District
- Town of Parker Development Review
- Town of Parker Public Works
- Villas Metro District
- Westcreek Metro District 1 - 2
- Xcel Energy-Right of Way & Permits

Douglas County staff requested an explanation for the removal of language included in the original service plan requiring all land used for park and recreation development to be dedicated to the District at no cost to the District. The applicant provided a response that the language was removed because the District does not anticipate any additional land dedications.

The Colorado Division of Water Resources (DWR) requested the Cottonwood Water and Sanitation District water supply report to augment its records. Based on follow-up from the applicant, DWR provided a response that they have reached out to Cottonwood Water and Sanitation District requesting a report for their records and acknowledged that this application is not a new subdivision requiring a review of water supply.

Cottonwood Highlands Metro District (Cottonwood Highlands) commented regarding the additional burden of cost with no benefit to the Cottonwood Highlands district due to the location of the proposed improvements. Cottonwood Highlands requested that the

County defer action on the Amendment until the two districts adequately study and consider the process for Cottonwood Highlands to be excluded from the District. The applicant provided a response to this comment that the District is aware that Cottonwood Highlands is seeking exclusion but are not aware that any steps have been taken to meet statutory requirements for exclusion.

VI. STAFF ANALYSIS

The CMP promotes the sustainability of special districts in Goal 5-3. Essentially, it looks for special districts to be financially sound and managed in the best interest of County residents.

The PC is required to evaluate information pertaining to existing zoning, development growth rates, and projections for required services necessary to demonstrate a need for the District. These, and other issues requiring analysis as identified by the Control Act, are examined in the analysis of the approval criteria.

1. **There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.**

   Staff Comment: The District currently provides open space and park and recreation facilities to the area encompassed by the District boundaries. The Amendment makes no changes to these proposed services.

2. **The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.**

   Staff Comment: At the time the original Service Plan was approved, services for the proposed development were inadequate. The area is currently served by the District and no changes are proposed for the existing services.

3. **Adequate service is not, or will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.**

   Staff Comment: The Town of Parker, Cottonwood Highlands Metropolitan District, Cottonwood Water and Sanitation District, and Douglas County will continue to provide services to the area encompassed by the District.

4. **The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 31-1-204(1), C.R.S.**

Staff Comment: All facilities will be constructed in accordance with the standards of the County and any other applicable local, state, or Federal rules and regulations.

5. **The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.**

   Staff Comment: The District is located in the Parker Municipal Planning Area and is in substantial compliance with the Douglas County Comprehensive Master Plan (CMP). The proposed Amended Service Plan does not make any changes to the land use.

6. **The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.**

   Staff Comment: The proposed Amendment does not include changes that impact Colorado's Water Quality Management Plan.

7. **The creation of the proposed special district will be in the best interests of the area proposed to be served.**

   Staff Comment: At the time the original service plan was approved, the property required services from either an adjacent municipality, an adjoining special district, or a new district and the new district was formed. The District will continue to provide services to the area encompassed in the District boundaries.

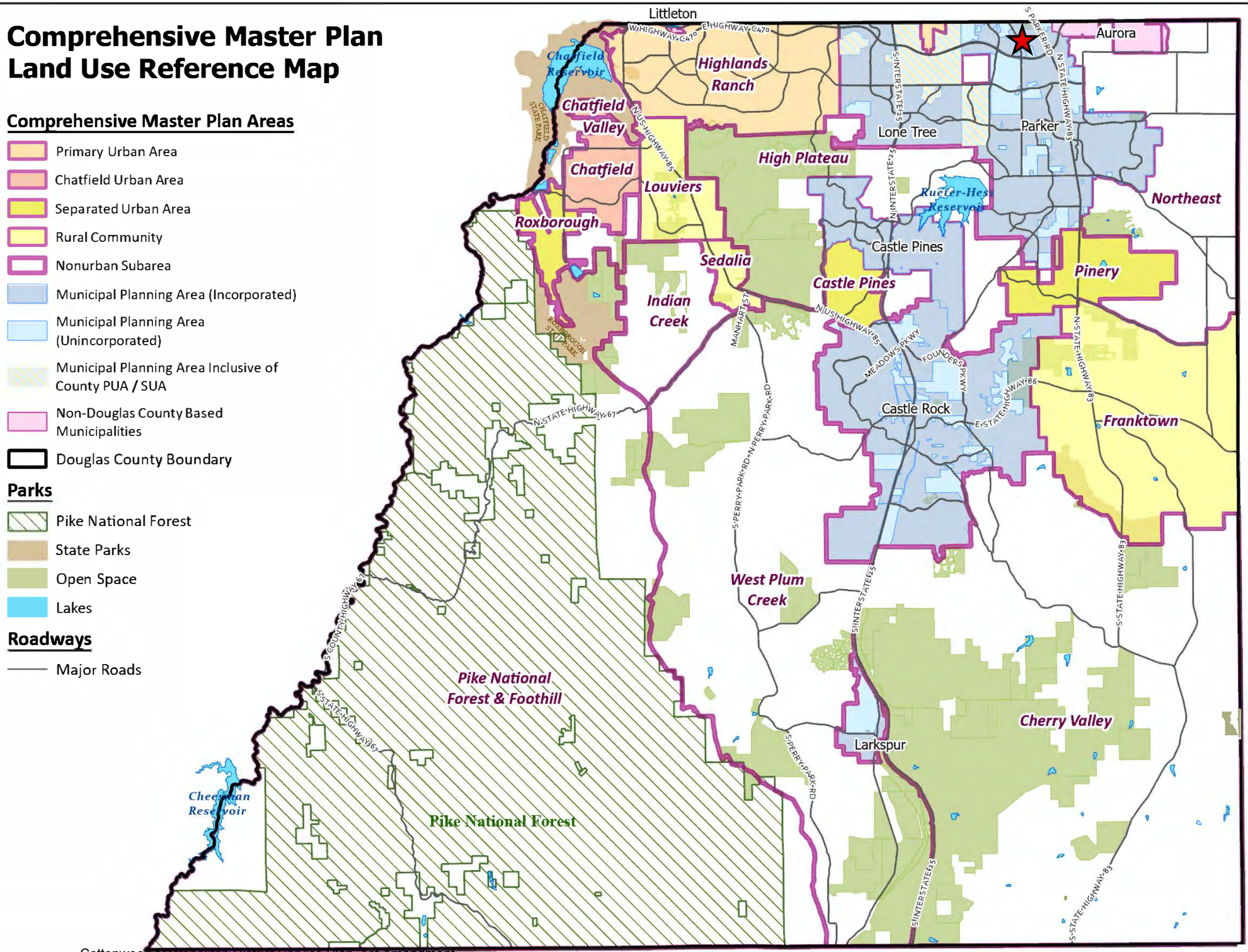
VII. STAFF ASSESSMENT

Should the Planning Commission find that the application meets the criteria found at C.R.S. § 32-1-203(2) & (2.5), the Amended Service Plan may be approved.

ATTACHMENTS **PAGE**

Vicinity Map 7
Zoning Map 8
Service Plan Application 9
Service Plan Amendment 12
Original Approved Service Plan 15
Referral Agency Response Report 46
Referral Response Letters 52
Staff Correspondence 62
Applicant Correspondence 70

Comprehensive Master Plan Land Use Reference Map



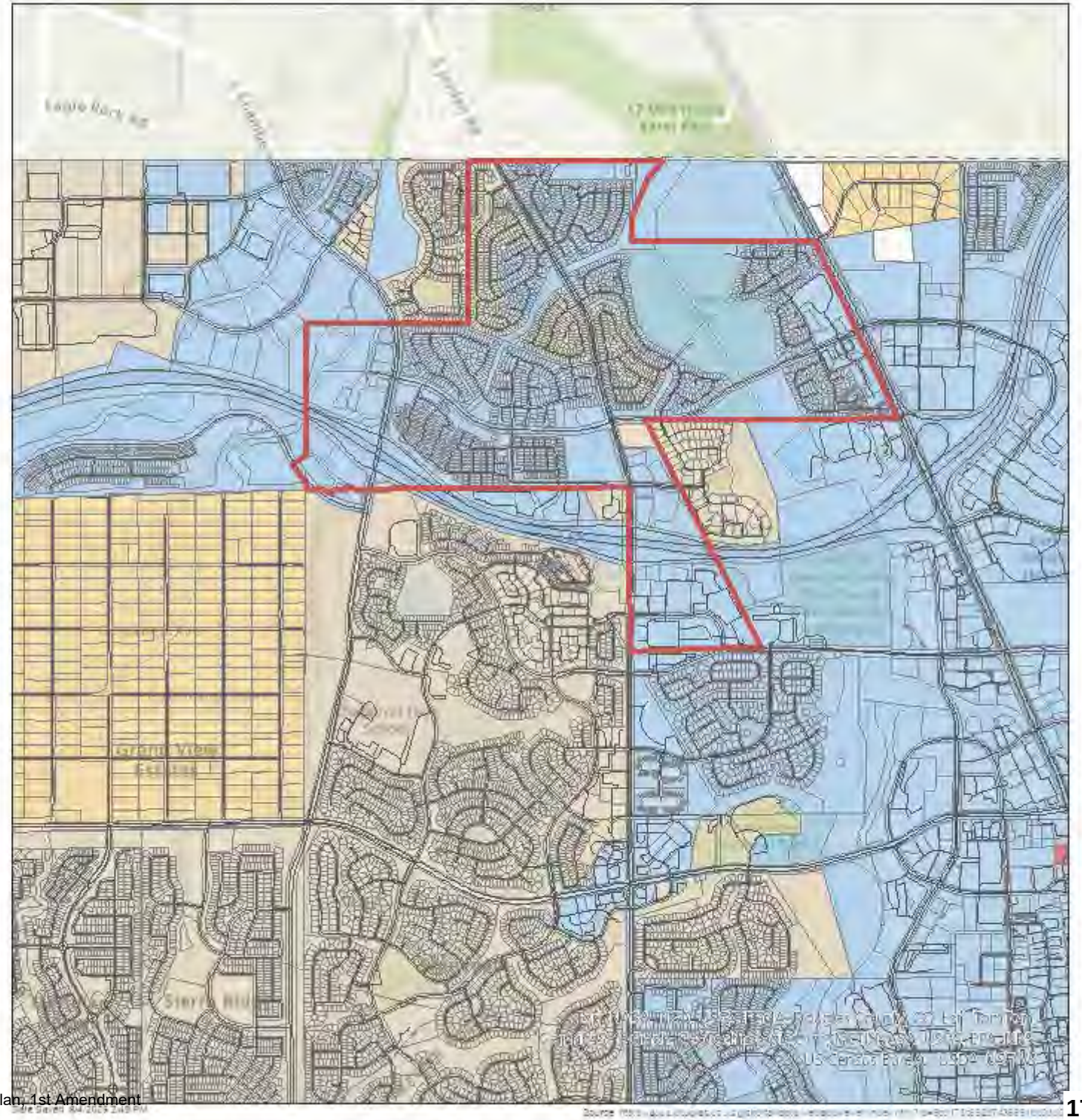
Cottonwood Metropolitan District, 1st Amendment

SV2025-004
Zoning Map

N

LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- C - COMMERCIAL
- CTY
- PD - PLANNED DEVELOPMENT



DOUGLAS COUNTY
Department of Community Development
Planning Services
100 Third Street, Castle Rock, CO 80104
(303.660.7460)
www.douglas.co.us

SPECIAL DISTRICT SERVICE PLAN APPLICATION

PLEASE FILL OUT THIS APPLICATION FORM COMPLETELY

DISTRICT NAME: Cottonwood Metropolitan District

LOCATION: Jordan Road and Cottonwood Drive

LEGAL DESCRIPTION: (attach))

PLANNED DEVELOPMENT SUBDIVISIONNAME(S): Cottonwood

FILING#: 2

SECTION#: 4, 5, and 9

TOWNSHIP: 6 South

RANGE: 66 West

PROPERTY TAX PARCEL #(s): PRESENT ZONING:

GROSS ACREAGE: 837

PLANNING OFFICE USE ONLY

☐ NEW DISTRICT/PRESUBMITTAL ☐ MAJOR MODIFICATION

☐ NEW DISTRICT ☐ CONSOLIDATION

DATE COMPLETE APPLICATION SUBMITTED

PLANNER SIGNATURE DATE

FEE (if required) PROJECT NO.

APPLICANT (Petitioner not Consultant)

NAME: Cottonwood Metropolitan District

ADDRESS: 2525 S. Wadsworth Blvd. #304
Lakewood CO 80227

PHONE: (720) 363-1117 FAX:

FINANCIAL CONSULTANT

NAME:

ADDRESS:

PHONE: FAX:

ENGINEERING CONSULTANT

NAME:

ADDRESS:

PHONE: FAX:

AUTHORIZED REPRESENTATIVE

NAME: Anthony Boone

ADDRESS: 2525 S. Wadsworth Blvd. #304
Lakewood CO 80227

PHONE: (720) 363-1117 FAX:

PROPERTY OWNER (Provide separate list if more than one owner)

NAME: Individual Homeowners and Residents

ADDRESS:

PHONE: FAX:

LEGAL CONSULTANT

NAME: George M. Rowley

ADDRESS: 2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

PHONE: 303-858-1800 FAX:

To the best of my knowledge, the information contained on this application is true and accurate.

George Rowley 7/31/2025

APPLICANT SIGNATURE DATE

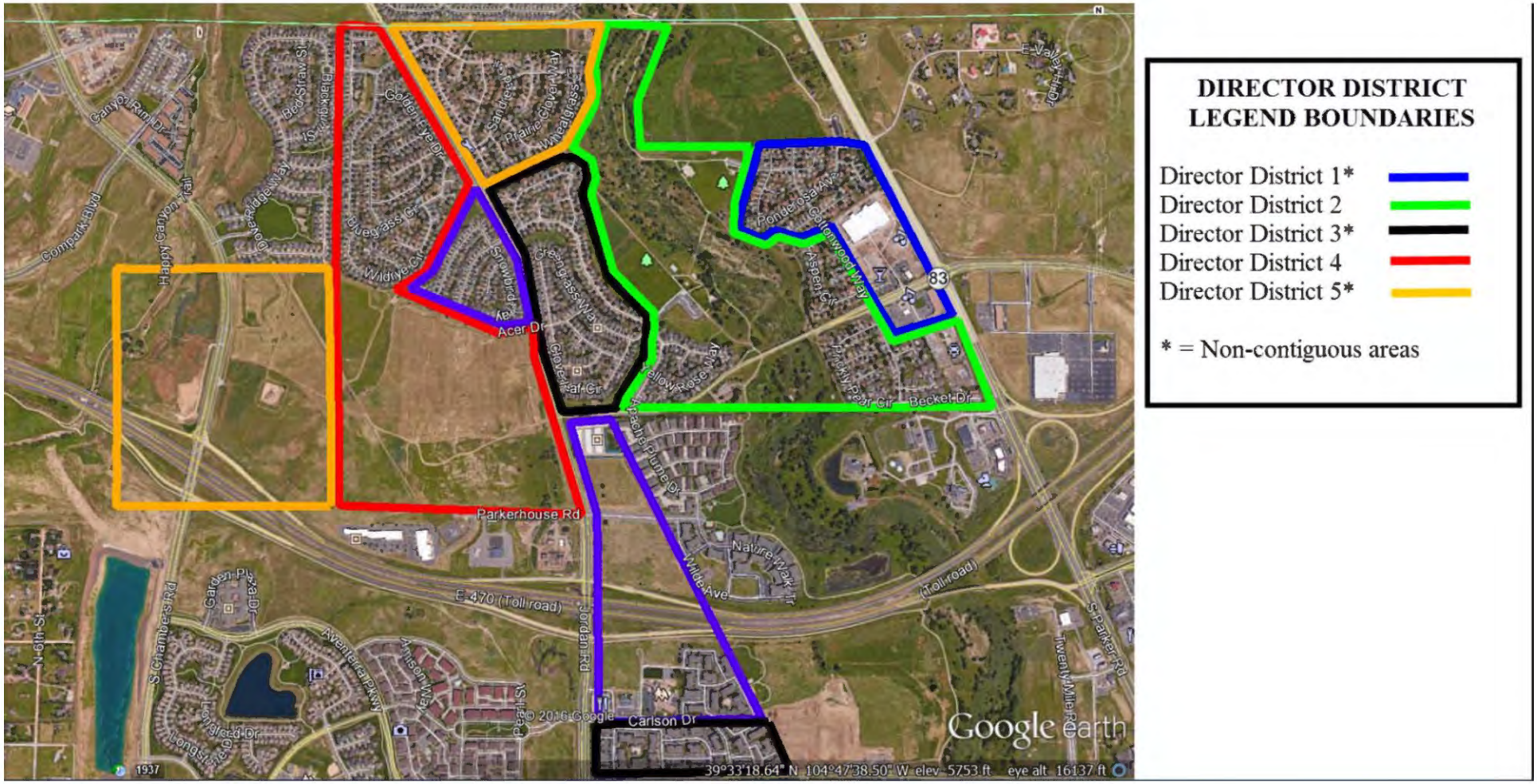
LEGAL DESCRIPTION

A tract of land located in Sections 4, 5 and 9, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 5, said point being the true point of beginning; thence N88°15'40"E and along the north line of said Section 4 a distance of 241.68 feet to the southeast corner of Said Section 32, Township 5 South, Range 66 West of the Sixth Principal Meridian; thence N88°16'26"E and along the North line of said Section 4 a distance of 255.97 feet to a point on the West Bank of Cherry Creek; thence S41°11'57"W and along the West Bank of Cherry Creek a distance of 380.00 feet; thence S19°11'57"W a distance of 628.00 feet; thence S26°13'57"W a distance of 61.00 feet to a point on the east line of the Northeast one-quarter of said Section 5; thence S00°51'03"E and along the east line of the Northeast one-quarter of said Section 5 a distance of 389.88 feet to the North-east corner of the Southeast one-quarter of the Northeast one-quarter of said Section 5; thence N87°57'09"E a distance of 2667.29 feet to the Northeast corner of the Southeast one-quarter of the Northwest one quarter of said Section 4, also being a point on the West line of a parcel of land described in Book 304 at Page 694; thence S01°08'14"E and along the North-South centerline of said Section 4, also being the West line of the above described Parcel a distance of 37.80 feet; thence N88°08'39"E and along the South line of the above described parcel a distance of 273.16 feet to a point on the West right-of-way line of Colorado State Highway No. 83; thence Southeasterly and along the said West right-of-way line the following 5 courses:

1) S29°30'57"E a distance of 238.73 feet.
2) N60°29'03"E a distance of 15.00 feet.
3) S29°30'57"E a distance of 1029.29 feet to a point of curve.
4) Along the arc of a curve right having a delta of 03°48'02", a radius of 5680.00 feet, a distance of 376.77 feet to a point of tangent.
5) S25°42'55"E a distance of 1505.94 feet;

Thence S87°41'22"W and along a line 240.00 feet South of and parallel with the North line of the South one-half of the South one-half of said Section 4 a distance of 4105.09 feet to a point on the west right-of-way line of the Colorado and Southern Railroad; thence S28°50'26"E and along said west right-of-way line a distance of 4181.85 feet to a point on the East-West centerline of said Section 9; thence S87°44'42"W and along said East-West centerline a distance of 2163.90 feet to the West one-quarter corner of said Section 9; thence N02°08'40"W and along the west line of the Northwest one-quarter of said Section 9 a distance of 2651.58 feet to the Northwest corner of said Section 9; thence S87°49'16"W and along the South line of the Southeast one-quarter of said Section 5 a distance of 2605.67 feet to the South one-quarter corner of said Section 5; thence S87°50'09"W and along the South line of the Southwest one-quarter of said Section 5 a distance of 2650.46 feet; thence N01°27'22"W and along the West line of the Southwest one-quarter of said Section 5 a distance of 2681.24 feet to the West one-quarter corner of said Section 5; thence N88°06'07"E and along the North line of the Southwest one-quarter of said Section 5 a distance of 2637.34 feet to the center one-quarter corner of said Section 5; thence N01°44'06"W and along the west line of the Northeast one-quarter of said Section 5 a distance of 2644.27 feet to the North one-quarter corner of said Section 5 which is 1.23 feet North of a 1-1/2" steel pipe; thence N88°19'56"E and along the North line of the Northeast one-quarter of said Section 5 a distance of 260.31 feet to the South one-quarter corner of said Section 32; thence N88°15'40"E and along the North line of said Section 5 a distance of 2426.97 feet to the true point of beginning, containing 837.178 acres.


DIRECTOR DISTRICT
LEGEND BOUNDARIES
Director District 1*
Director District 2
Director District 3*
Director District 4
Director District 5*
* = Non-contiguous areas
Parkerhouse Rd
E-470 (Toll road)
Jordan Rd
Wilde Ave
Carlson Dr
Acer Dr
Becket Dr
Google earth

FIRST AMENDMENT TO

SERVICE PLAN

FOR

COTTONWOOD METROPOLITAN DISTRICT

DOUGLAS COUNTY, COLORADO

Prepared by:

White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Approval Date: _____, 2025

I. INTRODUCTION

The Service Plan for Cottonwood Metropolitan District (the "**District**") was approved by the Douglas County Board of County Commissioners (the "**Board**") in March of 1981 (the "**Service Plan**"). The Order and Decree organizing the District was recorded with the Douglas County Clerk and Recorder on November 12, 1981, at Book 426 Page 998.

The Board of Directors of the District is requesting that the County approve this First Amendment to the Service Plan (the "**First Amendment**") to allow for the District to build and maintain fence improvements for the benefit of the residents, property owners, and taxpayers of the District and the general public. Unless the context indicates otherwise, all capitalized terms shall have the meaning as set forth in the Service Plan.

II. AMENDMENTS

A. The first paragraph of Section 1: Introduction and Purpose of the District shall be amended and restated in its entirety as follows:

> Introduction and Purpose of the District: The Cottonwood Metropolitan District will exist for the purpose of constructing and maintaining certain landscaped street rights-of-way including fencing; constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating and controlling mosquitoes; all for the benefit of the residents and businesses within the District.

B. The last sentence of paragraph 3 of Section 1: Introduction and Purpose of the District shall be amended and restated in its entirety as follows:

> There is presently no municipal or quasi-municipal corporation, or other entity, in the area, public or private, which could provide mosquito elimination and control or the necessary improvement and perpetual maintenance of landscaping, parks, and recreation facilities, including fencing, necessary for the successful development of the Cottonwood Planned Development.

C. Section II: Improvements to be Constructed shall be amended and restated in its entirety as follows:

> A. Parks and Recreation Improvements
> The District will construct and maintain two playgrounds, two tennis courts, twelve acres of playing fields, and pedestrian/bicycle trails within The District Open Space area, along with other park and recreation improvements allowed by law.

B. Landscaped Right-of-Way Improvements
The District will construct street right-of-way landscaping along the east side of Jordan Road as it lies within the District and the north and south side of Cottonwood Drive from Parker Road to Jordan Road. As part of the street right-of-way landscaping program the District will construct fencing in certain areas along Parker Road and Cottonwood Drive, and two landscaped entrances to the industrial area, and two landscaped entrances to the residential area.

IV. EFFECT OF FIRST AMENDMENT; EFFECTIVE DATE

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Service Plan as applicable. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. This First Amendment shall be effective on the date of the effective date of the Douglas County Board of County Commissioners Resolution approving this First Amendment.

COTTONWOOD METROPOLITAN DISTRICT

DOUGLAS COUNTY, COLORADO

Settlement copy

SERVICE PLAN

MARCH 1981

44

SERVICE PLAN PREPARATION

The Cottonwood Metropolitan District Service Plan has been prepared for the Petitioners by:

Sundowner Western Corporation
Consultants to the Real Estate Development Industry
950 Wadsworth Boulevard, Suite 200
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SERVICE PLAN
COTTONWOOD METROPOLITAN DISTRICT

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I. Introduction and Purpose of the District

The Cottonwood Metropolitan District will be formed for the purpose of constructing and maintaining certain landscaped street rights-of-way; constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating and controlling mosquitoes; all for the benefit of the residents and businesses within the District.

The District plans to use land application of secondary treated wastewater, purchased from the Cottonwood Water and Sanitation District, and underground drainage water drawn from collection vaults for irrigation of District landscaped areas. In order to assure the continued flow of underground drainage water, the District will perpetually maintain these subdrain systems feeding into drainage collection vaults and perpetually maintain and operate the pumps in the collection vaults.

The District will provide service to an area of approximately 837 acres in Douglas County, Colorado. This area is the Cottonwood Planned Development, a residential community, with ancillary commercial and industrial development. It is estimated that the District, which now has a population of 12 and an assessed valuation of $55,598, will have an estimated residential population of 4,852, an estimated employment population of 6,752, and a total estimated assessed value of $47,118,000 by the year 1995. The Cottonwood Planned Development includes residential, business, commercial, industrial and open space land uses. These uses have been approved by Douglas County and allow for the development of 1,752 dwelling units and 256 acres of business, commercial and light industrial development. The District is located on Parker Road approximately two and one half miles northwest of the Town of Parker, in Douglas County, Colorado. The creation of the District is in compliance with the Master Plan adopted by Douglas County pursuant to Section 30-28-110-CRS. 1973.

There is presently no municipal or quasi-municipal corporation, or other entity, in the area, public or private, which could provide mosquito elimination and control or the necessary improvement and perpetual maintenance of landscaping, parks, and recreation facilities necessary for the successful development of the Cottonwood Planned Development.

A preliminary park and recreation survey and financial survey were made in order to determine the best means of providing and financing the necessary landscaping, parks, and recreational facilities for the District. The results of these surveys are embodied in this Service Plan.

II. Improvements to be Constructed *

A. Park and Recreation Improvements

The District will construct two playgrounds, two tennis courts, twelve acres of playing fields, and pedestrian/bicycle trails within The District Open Space area. Land used for park and recreation development will be dedicated to the District at no cost to the District.

B. Landscaped Right-of-Way Improvements

The District will construct street right-of-way landscaping along the east side of Jordan Road as it lies within the District and the north and south side of Cottonwood Drive from Parker Road to Jordan Road. As part of the street right-of-way landscaping program the District will construct two landscaped entrances to the industrial area, and two landscaped entrances to the residential area.

* The District may construct and maintain recreation facilities, parks, and landscape improvements other than what are included in the Service Plan but only the Improvements shown on the Schedule of Improvements in this Service Plan and their related costs will be constructed and financed in accordance with this Service Plan. In addition to constructing the aforementioned improvements, the District will provide for the elimination and control of mosquitoes.

III. Cost and Phasing of Improvements

A. Cost by Phase for Park and Recreation improvements. (All costs are based on 1980 Dollars.)

ITEM	QUANTITY	UNIT PRICE	TOTAL
Phase One - 1982			
Landscaping	L.S.	N/A	$15,000
Gravel Parking Lot	36 cars	N/A	3,500
Playground	1	$ 5,000	5,000
Tennis Courts	2	16,000	32,000
Design & Construction Supervision	L.S.	N/A	3,500
Subtotal			$59,000
Phase Two - 1983			
12 Acres of Ball Fields			
Irrigation	12 acres	$ 8,000	$96,000
Seed	12 acres	500	6,000
Backstops	2	3,000	6,000
Soccer Goals	4 pair	500	2,000
Playground	1	N/A	5,000
Gravel Parking Lot	50 cars	N/A	10,000
Trail System	16,000 L.F.	2.00	32,000
Design and Construction Supervision	L.S.	N/A	12,000
Subtotal			$169,000
TOTAL PARK & RECREATION			$228,000

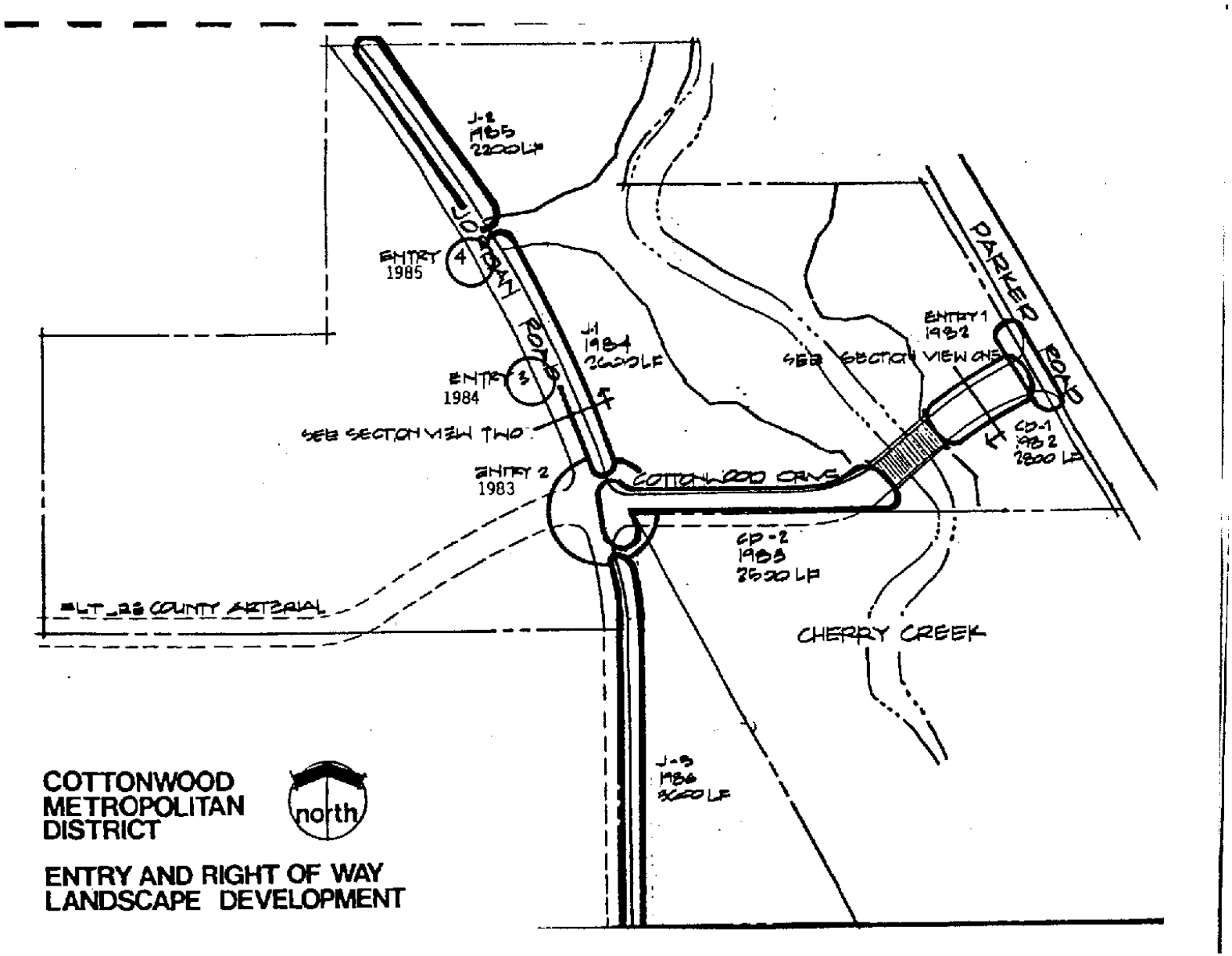
B. Cost by Phase, R.O.W. and Entry Landscape. (All costs are based on 1980 Dollars.)

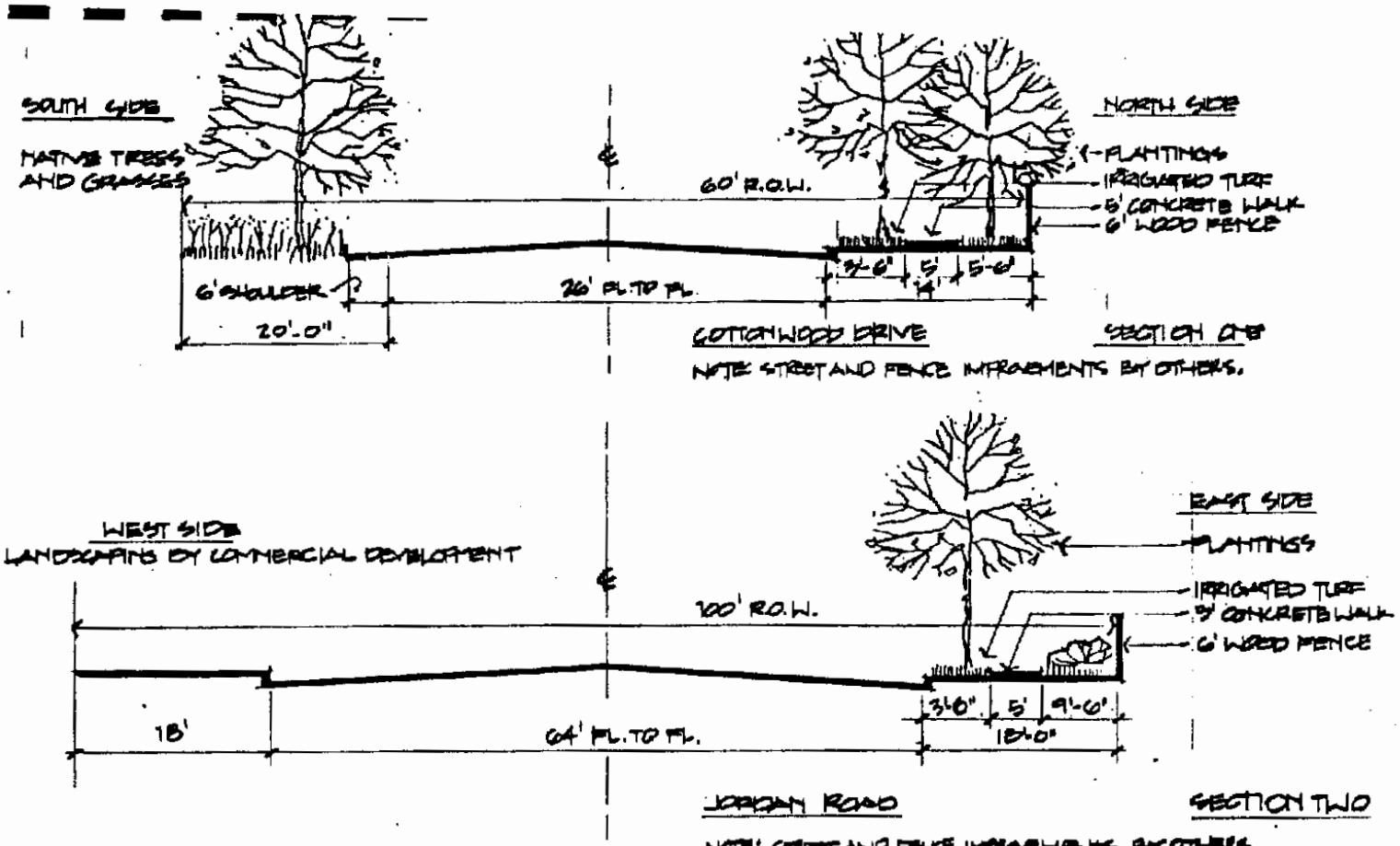
Cottonwood Drive			
Section CD-1/1982			
Connect to well	L.S.	$ 4,000	$ 4,000
Irrigation	23,800 SF	.30	7,140
Seeding	23,800 SF	.06	1,428
Plant Material	2,800 LF	1.24	3,472
Miscellaneous	2,800 LF	1.00	2,800
Design & Construction Supervision	L.S.	N/A	3,000
Subtotal			$ 21,840

ITEM	QUANTITY	UNIT PRICE	TOTAL
Section CD-2/1983			
Irrigation	21,250 SF	$ .30	$ 6,375
Seeding	21,250 SF	.06	1,275
Plant Material	2,500 LF	1.64	4,100
Miscellaneous	2,500 LF	1.00	2,500
Design & Construction Supervision	L.S.	N/A	2,500
Subtotal			$16,750
Jordan Road			
Section J-1/1984			
Irrigation	32,500 SF	$ .30	$ 9,750
Seeding	32,500 SF	.06	1,950
Plant Material	2,600 LF	1.34	3,480
Miscellaneous	2,600 LF	1.00	2,600
Design & Construction Supervision	L.S.	N/A	2,500
Subtotal			$20,280
Section J-2/1985			
Irrigation	27,500 SF	$ .30	$ 8,250
Seeding	27,500 SF	.06	1,650
Plant Material	2,200 LF	1.16	2,560
Miscellaneous	2,200 LF	1.00	2,200
Design & Construction Supervision	L.S.	N/A	2,500
Subtotal			$17,160
Section J-3/1986			
Irrigation	45,000 SF	.30	$13,500
Seeding	45,000 SF	.06	2,700
Plant Material	3,600 LF	1.33	4,780
Miscellaneous	3,600 LF	1.00	3,600
Design & Construction Supervision	L.S.	N/A	3,500
Subtotal			$28,080
TOTAL			$104,110
Entry Landscape			
Cottonwood Drive and Parker Road - 1982 - Entry 1			$25,000
Cottonwood Drive and Jordan Road - 1983 - Entry 2			20,000
Jordan Road and Business Circle Drive South - 1984-Entry 3			20,000
Jordan Road and Business Circle Drive North - 1985-Entry 4			25,000
TOTAL			$90,000

COTTONWOOD METROPOLITAN DISTRICT

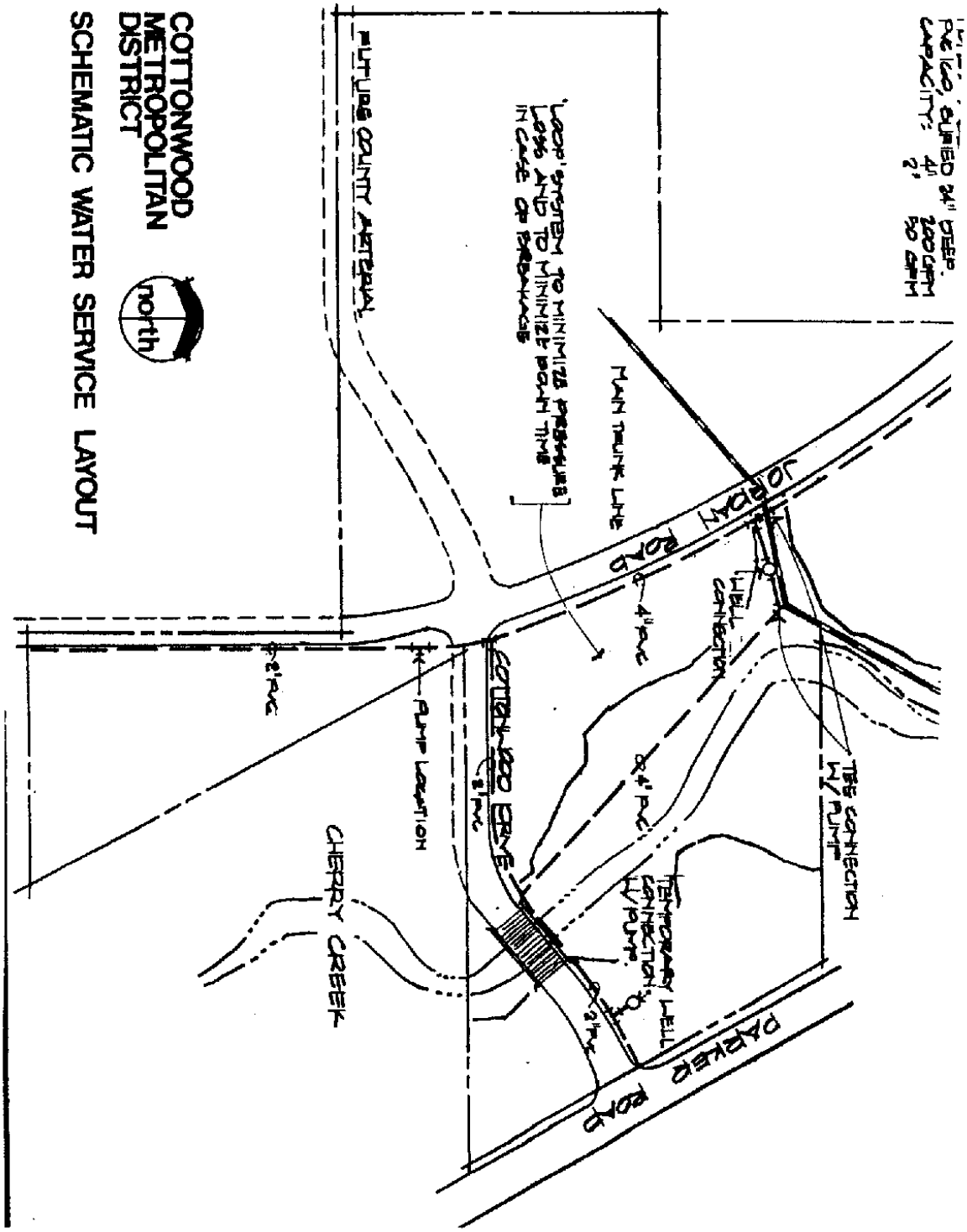
(CONCEPTUAL) PARK DEVELOPMENT PLAN


J-2
1985
2200 LF
JORDAN ROAD
ENTRY 4
1985
J-1
1984
2600 LF
ENTRY 3
1984
SEE SECTION VIEW TWO
ENTRY 2
1983
COTTONWOOD DRIVE
PARKER ROAD
ENTRY 1
1982
SEE SECTION VIEW ONE
CD-1
1982
2800 LF
CD-2
1983
2530 LF
CHERRY CREEK
J-3
1984
3600 LF
COTTONWOOD
METROPOLITAN
DISTRICT
north
ENTRY AND RIGHT OF WAY
LANDSCAPE DEVELOPMENT



COTTONWOOD METROPOLITAN DISTRICT

TYPICAL RIGHT OF WAY CROSS SECTIONS


COTTONWOOD METROPOLITAN DISTRICT
SCHEMATIC WATER SERVICE LAYOUT
north
FUTURE COUNTY ARTERIAL
MAIN TRUNK LINE
JORDAN HYDRO
DARTMOOR ROAD
CHERRY CREEK
PUMP LOCATION
TEMPORARY WELL CONNECTION W/ PUMP
TEMPORARY WELL CONNECTION W/ PUMP

IV. Cost Summary

In an effort to establish the most realistic cost projection, all estimates are made based on current construction trends and 1980 price levels. These costs are then increased by a cost adjustment index (C.A.I.) figure to account for expected future cost increases. Cost escalation is based on the historic data and the trends established by the construction cost indexes recorded by the Engineering News Record magazine and information from suppliers and contractors.

YEAR	PERCENT INCREASE	COST ADJ. FACTOR
1980	0	1.0
81	12	1.12
82	12	1.25
83	10	1.38
84	10	1.52
85	10	1.67
86	8	1.81
87	8	1.95
88	8	2.11
89	8	2.27
90	8	2.45
91	8	2.65
92	8	2.86
93	8	3.09
94	8	3.34
95	8	3.60
96	8	3.89
97	8	4.20
98	8	4.54
99	8	4.90
00	8	5.29

Cottonwood Park and Recreation District
*Schedule of Improvements
(000)

	Base Year 1980 Cost	1981	Year of Construction 1982	1983	1984	1985	1986	Total
Park & Recreation								
Phase I	59		74					74
Phase II	169			233				233
Street Row Landscape								
Cottonwood Drive								
Phase CD-I	22		28					28
Phase CD-II	17			24				24
Jordan Road								
Phase J-I	21				32			32
Phase J-II	17					28		28
Phase J-III	28						51	51
Entry Landscape								
Entry One	25		31					31
Entry Two	20			27				27
Entry Three	20				31			31
Entry Four	25					42		42
Subtotal	423		133	284	63	70	51	601
Contingency - 10%			13	28	6	7	5	59
Total			146	312	69	77	56	660

*Escalation added in accordance with Cost Adjustment Index

V. Description of District Composition

The District contains approximately 837 acres, and development within the District will include 1,752 dwelling units, 23 acres of commercial development, and 233 acres of mixed commercial/industrial development. Landscaped road rights-of-way, open space areas, recreational facilities, and sound development policies will assure retention of aesthetic and economic values within the District.

The District is presently underdeveloped and has a population of approximately 12. Development of the Cottonwood residential community is expected to bring the population of the District to 4,852 in 1987. The present assessed value of property within the District is approximately $55,598, which is partially made up of improvements to the land which will be demolished prior to the development of the Cottonwood residential community. It is expected that the assessed valuation of the property within the District will be $17,529,000 by 1985, $34,628,000 by 1990, $47,118,000 by 1995, and $52,009,000 by the year 2000.

The following is the legal description of the land to be included in the District:

LEGAL DESCRIPTION

A tract of land located in Sections 4, 5 and 9, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

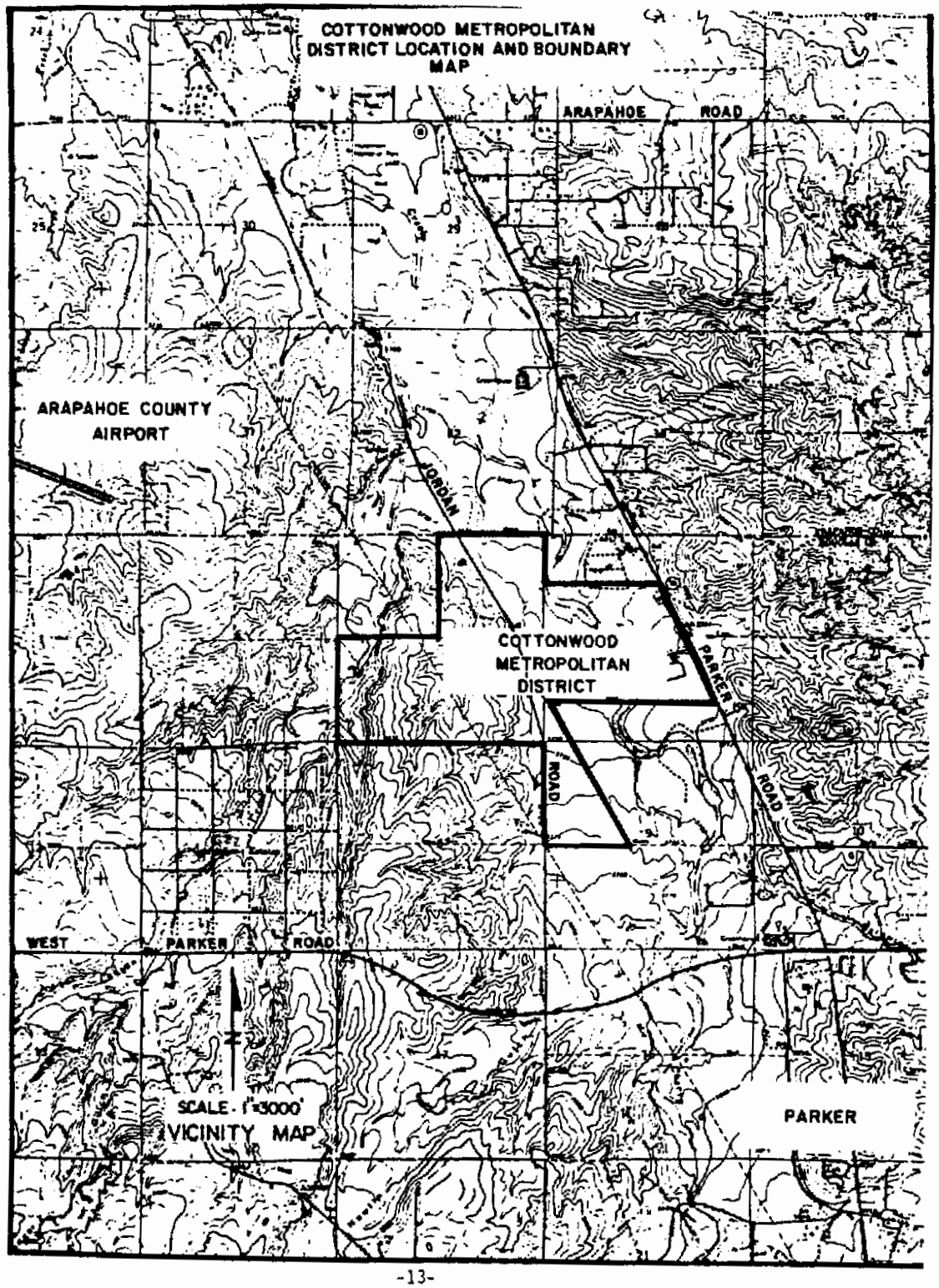
Commencing at the Northeast corner of said Section 5, said point being the true point of beginning; thence N88°15'40"E and along the north line of said Section 4 a distance of 241.68 feet to the southeast corner of Said Section 32, Township 5 South, Range 66 West of the Sixth Principal Meridian; thence N88°16'26"E and along the North line of said Section 4 a distance of 255.97 feet to a point on the West Bank of Cherry Creek; thence S41°11'57"W and along the West Bank of Cherry Creek a distance of 380.00 feet; thence S19°11'57"W a

distance of 628.00 feet; thence S26°13'57"W a distance of 61.00 feet to a point on the east line of the Northeast one-quarter of said Section 5; thence S00°51'03"E and along the east line of the Northeast one-quarter of said Section 5 a distance of 389.88 feet to the North-east corner of the Southeast one-quarter of the Northeast one-quarter of said Section 5; thence N87°57'09"E a distance of 2667.29 feet to the Northeast corner of the Southeast one-quarter of the Northwest one quarter of said Section 4, also being a point on the West line of a parcel of land described in Book 304 at Page 694; thence S01°08'14"E and along the North-South centerline of said Section 4, also being the West line of the above described Parcel a distance of 37.80 feet; thence N88°08'39"E and along the South line of the above described parcel a distance of 273.16 feet to a point on the West right-of-way line of Colorado State Highway No. 83; thence Southeasterly and along the said West right-of-way line the following 5 courses:

1) S29°30'57"E a distance of 238.73 feet.
2) N60°29'03"E a distance of 15.00 feet.
3) S29°30'57"E a distance of 1029.29 feet to a point of curve.
4) Along the arc of a curve right having a delta of 03°48'02", a radius of 5680.00 feet, a distance of 376.77 feet to a point of tangent.
5) S25°42'55"E a distance of 1505.94 feet;

Thence S87°41'22"W and along a line 240.00 feet South of and parallel with the North line of the South one-half of the South one-half of said Section 4 a distance of 4105.09 feet to a point on the west right-of-way line of the Colorado and Southern Railroad; thence S28°50'26"E and along said west right-of-way line a distance of 4181.85 feet to a point on the East-West centerline of said Section 9; thence S87°44'42"W and along said East-West centerline a distance of 2163.90 feet to the West one-quarter corner of said Section 9; thence N02°08'40"W and along the west line of the Northwest one-quarter of said Section 9 a distance of 2651.58 feet to the Northwest corner of said Section 9; thence S87°49'16"W and along the South line of the Southeast one-quarter of said Section 5 a distance of 2605.67 feet to the South one-quarter corner of said Section 5; thence S87°50'09"W and along the South line of the Southwest one-quarter of said Section 5 a distance of 2650.46 feet; thence N01°27'22"W and along the West line of the Southwest one-quarter of said Section 5 a distance of 2681.24 feet to the West one-quarter corner of said Section 5; thence N88°06'07"E and along the North line of the Southwest one-quarter of said Section 5 a distance of 2637.34 feet to the center one-quarter corner of said Section 5; thence N01°44'06"W and along the west line of the Northeast one-quarter of said Section 5 a distance of 2644.27 feet to the North one-quarter corner of said Section 5 which is 1.23 feet North of a 1-1/2" steel pipe; thence N88°19'56"E and along the North line of the Northeast one-quarter of said Section 5 a distance of 260.31 feet to the South one-quarter corner of said Section 32; thence N88°15'40"E and along the North line of said Section 5 a distance of 2426.97 feet to the true point of beginning, containing 837.178 acres.

The map on the following page shows the location of the District in relation to the surrounding land.


COTTONWOOD METROPOLITAN DISTRICT LOCATION AND BOUNDARY MAP
ARAPAHOE ROAD
ARAPAHOE COUNTY AIRPORT
JORDAN
COTTONWOOD METROPOLITAN DISTRICT
PARKER ROAD
WEST PARKER ROAD
SCALE - 1"=3000'
VICINITY MAP
PARKER

-13-

VI. Land Development Program

The District's basic development program is in compliance with the County adopted master plan for the physical development of the unincorporated territory of Douglas County. The development concept of Cottonwood is a planned community with urban residential areas and ancillary commercial and business/industrial development for the shopping and employment needs of the community. The total development of the District is expected to take place over a seven to fifteen year period beginning in 1981. Development phases are planned to provide for the orderly absorption of population with the economical construction of public improvements throughout the area. Land designated as park and open space will be donated to the District. The development of the District is in compliance with the County and Regional water quality management plan for the area.

VII. District Policy and Operation

The Cottonwood Metropolitan District will be formed and operated under the Special District Act of the State of Colorado, and as amended, Section 32-1-101 through Section 42 C.R.S. 1973, and as amended.

Rules, regulations, and operational policies shall be formulated by the Board of Directors in order to accomplish the safe and economical operation of the District and its facilities and the retirement of District bonded debt.

VIII. Financial Considerations

A. General

After meetings with consultants, and upon advice of financial advisers to the

proposed District, it has been decided that construction of the proposed improvements will be financed with monies from the issue of general obligation bonds to be authorized and issued in accordance with Section 32-4-123, C.R.S. 1973. It is estimated that the bonds, when issued, will mature in not more than twenty years from date of issuance with the first maturity date occuring no later than three years from the date of its issuance. The proposed maximum interest rate will be 15 percent and the maximum discount will be 10 percent. Under current conditions, it is believed 20 year bonds can be marketed locally at approximately 10 percent with a 3 percent discount. The exact interest rate and discount will be established at the time the bonds are sold by the District and will reflect market conditions at the time of sale.

The bonds will contain adequate call provisions to allow the prior redemption or refinancing of the bonds sold by the District. The amount of the bonds sold will be based upon final engineering estimates or actual construction contracts.

The proposed District will have as its primary source of revenue, to retire the bonded debt, a mill levy of 10 mills. Two years interest may be capitalized from bond proceeds to permit payment of interest during the time lapse between development of taxable properties and certification of this development on tax roles. The schedules hereafter reflect that assessed valuation and tax incomes normally lag behind actual construction, and further that assessed valuation as provided by state law will be determined on the basis of 15 percent of actual market value.

B. Schedule of Bond Development

The following bond development schedule summarizes the construction costs including the cost of consulting services, legal service, and other major expenses. It also covers the costs associated with the bond issue. For the purpose of calculation and on advice of the fiscal agent, an interest rate on the bond issue has been estimated at 10 percent with an estimated discount rate of 3 percent. It is understood that market conditions may result in higher or lower interest and discount rates, but the fiscal agent believes that the maximum interest rate will not exceed 15 percent and the maximum discount will not exceed 10 percent.

BOND DEVELOPMENT SCHEDULE

1st Issue - 1982	
*1st year Organization and Operation	$ 58,000
Construction	660,000
Capitalized Interest (1st year)	40,000
Bond Discount - 3%	24,000
Bond Expense	18,000
Amount of Issue	$800,000

* 1st year Organization and Operation Expense includes $38,000 maintenance and operation cost and $20,000 organization cost.

C. Operation and Maintenance Expense

Operation and Maintenance Expenses for the District are based on analysis of other districts in Douglas and Arapahoe Counties with similar facilities, overall size, and land use.

The mosquito elimination and control program will include the elimination of breeding areas and application of chemicals around public use areas.

Table #1 in the Appendix shows the calculations used and the breakdown of Operation and Maintenance Costs.

Operation and Maintenance costs are not escalated for inflation since it is assumed the District will increase the mill levy to cover any increase in these costs.

D. Market Values of Developed Property

In preparing the financial projections for the Cottonwood Metropolitan District, no value has been assigned to undeveloped land within the District. Market values of the developed areas are reflected in Table 2 and 3 of the Appendix.

E. Assessed Value

Douglas County, in accordance with the state law, is using the 1973 Construction Cost Index to determine the market value for taxation purposes. They will continue to use the 1973 Construction Cost Index until 1983, at which time they will, in accordance with state law, begin using the 1977 Construction Cost Index. This method results in the County arriving at a

market value for assessed valuation purposes, approximately 15 percent of actual market value. Based on an analysis of tax statements for past years, and verification by the Douglas County Assessor's office that assessment methods as outlined above will continue in the future, we are anticipating assessed value to be 15 percent of actual market value.

F. Mill Levy

Assessed valuation methods, as used by Colorado counties in accordance with state law, determine mill levy income for special districts such as the Cottonwood Metropolitan District. The mill levy in this Service Plan is 10 mills, and the assessed value used to calculate mill levy income is stated in the foregoing Item (E).

COTTONWOOD METROPOLITAN DISTRICT

PROFORMA REVENUE AND EXPENSE

(000)

YEAR	REVENUE				EXPENSE					SURPLUS (DEFICIT)	
	Mill Levy Income	Gross Bond Proceeds	Interest Income	Total Income	Bond Discount and Expense	O&M	Const. Cost	Debt Service	Total Expense	Annual	Cumulative[3]
1981											
1982		800	50 [1]	850	42	58	146	40	286	564	564
1983	3		13 [2]	16		76	312	80	468	(452)	112
1984	39			39		129	69	80	278	(239)	(127)
1985	86			86		133	77	85	295	(209)	(336)
1986	129			129		140	56	84	280	(151)	(487)
1987	176			176		140		84	224	(48)	(535)
1988	229			229		140		88	228	1	(534)
1989	268			268		140		87	227	41	(493)
1990	306			306		140		86	226	80	(413)
1991	323			323		140		90	230	93	(320)
1992	342			342		140		93	233	109	(211)
1993	379			379		140		96	236	143	(68)
1994	431			431		140		117	257	174	106
1995	453			453		140		117	257	196	302
1996	467			467		140		116	256	211	513
1997	472			472		140		119	259	213	726
1998	472			472		140		117	257	215	941
1999	521			521		140		119	259	262	1203
2000	521			521		140		115	255	266	1469
2001	521			521		140		116	256	265	1734
2002	521			521		140		116	256	265	1999

(1) $800,000 for 6 months @ 12.5% interest
(2) $100,000 for 12 months @ 12.5% interest

(3) The developer will provide a financial guarantee for payment of district bonded debt in the amount of $20,000 more than the deficit shown for the years 1984-1993.

X. Compatability and Statutory Compliance

The parks, landscaping, and Right-of-way improvements which are proposed to be provided by the Cottonwood Metropolitan District, are in compliance with the Master Plan adopted by Douglas County and are compatible with adjacent municipalities and service districts.

APPENDIX

TABLE 1 (a)

Cottonwood Metropolitan District

Operation Expense

Based on 1980 Dollars

ITEM	1982	1983 and Each Year Thereafter
Organizational Cost (1982)	20,000	-
Professional Fees	12,000	19,000
Directors Fees	1,500	2,280
Mosquito Elimination and Control	-	4,000
Utilities	2,000	4,200
Office Supplies	600	1,200
Insurance & Bond	3,000	3,000
Advertising	500	500
Travel and Training	500	600
Dues and Subscriptions	100	100
Misc. Expense	600	600
	40,800	35,480

Summary of Table 1(a) and (b) *

Summary Schedule of Operation and Maintenance Expense

(000)

	1982	1983	1984	1985	1986 and Each Year Thereafter
Operation	21	35	35	35	35
Maintenance	13	34	82	86	92
Contingency	4	7	12	12	13
Total	38	76	129	133	140

* Table 1(b) on following page.

TABLE 16)

MAINTENANCE EXPENSE

COTTONWOOD METROPOLITAN DISTRICT

BASED ON 1980 DOLLARS

	1982	1983	1984	1985	1986
ENTRY ONE					
a. 10,000 SF @ .10/YR. MTC.	1,000.	1,000.	1,000.	1,000.	1,000.
b. 300,000 G/YR @ .72/1,000 G. WTR	216.	216.	216.	216.	216.
COTTONWOOD DRIVE/CO-1					
a. 23,800 SF @ .10/YR. MTC	2,380.	2,380.	2,380.	2,380.	2,380.
b. 714,000 G/YR @ .72/1,000 G. WTR	514.	514.	514.	514.	514.
MAIN PARK/PHASE ONE					
a. 50,000 SF @ .10/YR. MTC.	5,000.	5,000.	5,000.	5,000.	5,000.
b. 1,500,000 G/YR @ .72/1,000 G. WTR	1,080.	1,080.	1,080.	1,080.	1,080.
c. Manager	10,000.	15,000.	20,000.	20,000.	20,000.
d. Miscellaneous	5,000.	5,000.	5,000.	5,000.	5,000.
COTTONWOOD DRIVE/CO-2					
a. 21,250 SF @ .10/YR. MTC.	-0-	2,125.	2,125.	2,125.	2,125.
b. 637,500 G/YR. @ .72/1,000 G. WTR	-0-	459.	459.	459.	459.
ENTRY TWO					
a. 10,000 SF @ .10/YR. MTC.	-0-	1,000.	1,000.	1,000.	1,000.
b. 300,000 G/YR @ .72/1,000 G. WTR	-0-	216.	216.	216.	216.
JORDAN ROAD/J-1					
a. 32,500 SF @ .10/YR. MTC.	-0-	-0-	3,250.	3,250.	3,250.
b. 975,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	702.	702.	702.
ENTRY THREE					
a. 10,000 SF @ -10/yr. MTC.	-0-	-0-	1,000.	1,000.	1,000.
b. 300,000 G/yr @ .72/1,000 G. WTR	-0-	-0-	216.	216.	216.
MAIN PARK/PHASE TWO					
a. 522,720 SF @ .05/YR. MTC.	-0-	-0-	26,136.	26,136.	26,136.
b. 15,681,600 G/YR @ .72/1,000 WTR	-0-	-0-	11,291	11,291	11,291
JORDAN ROAD/J-2					
a. 27,500 SF @ .10/YR. MTC.	-0-	-0-	-0-	2,750.	2,750.
b. 825,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	-0-	594.	594.
ENTRY FOUR					
a. 10,000 SF @ -10/yr. MTC.	-0-	-0-	-0-	1,000.	1,000.
b. 300,000 G/YR. @ .72/1,000 G. WTR	-0-	-0-	-0-	216.	216.
JORDAN ROAD/J-3					
a. 45,000 SF @ .10/YR. MTC.	-0-	-0-	-0-	-0-	4,500.
b. 1,350,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	-0-	-0-	972.
TOTALS	$25,190.	$33,990.	$81,585.	$86,145.	$91,617.

NOTES:
1. Ground maintenance includes labor and materials for all plant, turf and sprinkler items.
2. Water use is based on 30 gallons per square foot per year.
3. No user-fees or related expenses are included (eg. pool use)
4. Assume 1/2 1st year maintenance cost since 1982 construction will not be complete until August 1, 1982.

TABLE 2(a)

COTTONWOOD METROPOLITAN OISTRICT

SCHEDULE OF PROJECTED RESIOENTIAL PROPERTY TAX INCOME

FOR JANUARY 1, 1981 THROUGH OECEMBER 31, 2006

(dollars in thousands)

Year Ended cember 31	Residential Units Developed	Cumulative Units Developed	Average Market Value Per Unit	Total Market Value	Assessed Value	Mill Levy	Residential Property Tax Income
1981	30	30	$ 70	$ 2,100	$ 315	10	$
1982	300	330	70	23,100	3,465	10	
1983	300	630	80	50,400	7,560	10	3
1984	300	930	80	74,400	11,160	10	35
1985	300	1,230	80	98,400	14,760	10	76
1986	300	1,530	80	122,400	18,360	10	112
1987	222	1,752	80	140,160	21,024	10	148
1988		1,752	88	154,176	23,126	10	183
1989		1,752	88	154,176	23,126	10	210
1990		1,752	88	154,176	23,126	10	231
1991		1,752	88	154,176	23,126	10	231
1992		1,752	97	169,944	25,492	10	231
1993		1,752	97	169,944	25,492	10	231
1994		1,752	97	169,944	25,492	10	255
1995		1,752	97	169,944	25,492	10	255
1996		1,752	97	169,944	25,492	10	255
1997		1,752	107	187,464	28,120	10	255
1998		1,752	107	187,464	28,120	10	255
1999		1,752	107	187,464	28,120	10	282
2000		1,752	107	187,464	28,120	10	282
2001		1,752	107	187,464	28,120	10	282
2002		1,752	118	206,736	31,010	10	282
2003		1,752	118	206,736	31,010	10	282
2004		1,752	118	206,736	31,010	10	310
2005		1,752	118	206,736	31,010	10	310
2006		1,752	118	206,736	31,010	10	310
	1,752			$3,948,384	$592,258		$5,306

TABLE 2(b)

COTTONWOOD METROPOLITAN DISTRICT

SCHEDULE OF PROJECTED RESIDENTIAL DEVELOPMENT

PROJECTED NUMBER OF HOUSING UNITS BY TYPE, 1981 TO 1987

	1981	1982	1983	1984	1985	1986	1987
LOT SIZE							
5 UNITS PER ACRE	30	200	150	100	125	100	70
6 UNITS PER ACRE		75	100	150	125	130	50
10.8 UNITS PER ACRE		25	50	50	50	70	102
TOTAL	30	300	300	300	300	300	222

COTTONWOOD METROPOLITAN DISTRICT

PROJECTED CUMULATIVE NUMBER OF HOUSING UNITS BY TYPE, 1981 TO 1987

	1981	1982	1983	1984	1985	1986	1987
LOT SIZE							
5 UNITS PER ACRE	30	230	380	480	605	705	775
6 UNITS PER ACRE		75	175	325	450	580	630
10.8 UNITS PER ACRE		25	75	125	175	245	347
TOTAL	30	330	630	930	1,230	1,530	1,752

TABLE 3(a)

COTTONWOOD METROPOLITAN DISTRICT

SCHEDULE OF PROJECTED COMMERCIAL/INDUSTRIAL PROPERTY TAX INCOME

FOR JANUARY 1, 1981 THROUGH DECEMBER 31, 2006

(dollars in thousands)

Year Ended December 31	Cumulative Market Value	Inflation Factor	Adjusted Market Value	Assessed Value	Mill Levy	Commercial/ Industrial Property Tax Income
1981	$	1.00	$	$	10	$
1982	2,777	1.00	2,777	417	10	
1983	6,589	1.00	6,589	988	10	
1984	11,163	1.00	11,163	1,674	10	4
1985	18,460	1.00	18,460	2,769	10	10
1986	30,439	1.00	30,439	4,566	10	17
1987	38,443	1.00	38,443	5,766	10	28
1988	49,916	1.00	49,916	7,487	10	46
1989	61,334	1.00	61,334	9,200	10	58
1990	74,141	1.00	74,141	11,121	10	75
1991	98,408	1.00	98,408	14,761	10	92
1992	106,848	1.10	117,533	17,629	10	111
1993	120,161	1.10	132,177	19,817	10	148
1994	128,315	1.10	141,146	21,172	10	176
1995	131,530	1.10	144,683	21,702	10	198
1996	131,530	1.10	144,683	21,702	10	212
1997	131,530	1.21	159,151	23,872	10	217
1998	131,530	1.21	159,151	23,872	10	217
1999	131,530	1.21	159,151	23,872	10	239
2000	131,530	1.21	159,151	23,872	10	239
2001	131,530	1.21	159,151	23,872	10	239
2002	131,530	1.33	174,935	26,240	10	239
2003	131,530	1.33	174,935	26,240	10	239
2004	131,530	1.33	174,935	26,240	10	262
2005	131,530	1.33	174,935	26,240	10	262
2006	131,530	1.33	174,935	26,240	10	262

TABLE 3(b)

COTTONWOOD METROPOLITAN DISTRICT

SCHEDULE OF PROJECTED COMMERCIAL/INDUSTRIAL DEVELOPMENT

FOR JANUARY 1, 1981 THROUGH DECEMBER 31, 2006

(dollars in thousands)

	COMMERCIAL				INDUSTRIAL					
Year Ended December 31	Acres Developed	Square Feet	Value Per Square Foot	Total Market Value	Acres Developed	Square Feet	Value Per Square Foot	Total Market Value	Total Combined Market Value	Cumulative Market Value
1981										
1982					8.5	92,565	$30	$ 2,777	$ 2,777	$ 2,777
1983					10.0	108,900	35	3,812	3,812	6,589
1984					12.0	130,680	35	4,574	4,574	11,163
1985	2.5	27,225	$65	$ 1,770	14.5	157,905	35	5,527	7,297	18,460
1986	7.5	81,675	65	5,309	17.5	190,575	35	6,670	11,979	30,439
1987					21.0	228,690	35	8,004	8,004	38,443
1988	10.5	114,345	72	8,233	8.5	92,565	35	3,240	11,473	49,916
1989	9.7	105,633	72	7,606	10.0	108,900	35	3,812	11,418	61,334
1990	10.5	114,345	72	8,233	12.0	130,680	35	4,574	12,807	74,141
1991	23.9	260,271	72	18,740	14.5	157,905	35	5,527	24,267	98,408
1992	2.5	27,225	65	1,770	17.5	190,575	35	6,670	8,440	106,848
1993	7.5	81,675	65	5,309	21.0	228,690	35	8,004	13,313	120,161
1994	10.4	113,256	72	8,154					8,154	128,315
1995	4.1	44,649	72	3,215					3,215	131,530
1996										131,530
1997										131,530
1998										131,530
1999										131,530
2000										131,530
2001										131,530
2002										131,530
2003										131,530
2004										131,530
2005										131,530
2006										131,530
	89.1	970,299		$68,339	167.0	1,818,630		$63,191	$131,530	

Note 1

Exhibit G

COTTONWOOD METROPOLITAN DISTRICT

GENERAL OBLIGATION BONDS

$800,000

Dated Date 4/ 1/1982

Delivery Date 4/ 1/1982

Date	Principal	Coupon	Interest	Periodic Payment	Annual Payment (12/31)
10/01/1982			$40,000.00	$40,000.00	$40,000.00
4/01/1983			$40,000.00	$40,000.00	
10/01/1983			$40,000.00	$40,000.00	$80,000.00
4/01/1984			$40,000.00	$40,000.00	
10/01/1984			$40,000.00	$40,000.00	$80,000.00
4/01/1985	$5,000	10.00000%	$39,750.00	$44,750.00	
10/01/1985			$39,750.00	$39,750.00	$84,750.00
4/01/1986	$5,000	10.00000%	$39,500.00	$44,500.00	
10/01/1986			$39,250.00	$39,250.00	$83,750.00
4/01/1987	$10,000	10.00000%	$39,250.00	$49,250.00	
10/01/1987			$38,750.00	$38,750.00	$88,000.00
4/01/1988	$10,000	10.00000%	$38,750.00	$48,750.00	
10/01/1988			$38,250.00	$38,250.00	$87,000.00
4/01/1989	$10,000	10.00000%	$38,250.00	$48,250.00	
10/01/1989			$37,750.00	$37,750.00	$86,000.00
4/01/1990	$15,000	10.00000%	$37,750.00	$52,750.00	
10/01/1990			$37,000.00	$37,000.00	$89,750.00
4/01/1991	$20,000	10.00000%	$37,000.00	$57,000.00	
10/01/1991			$36,000.00	$36,000.00	$93,000.00
4/01/1992	$25,000	10.00000%	$36,000.00	$61,000.00	
10/01/1992			$34,750.00	$34,750.00	$95,750.00
4/01/1993	$30,000	10.00000%	$34,750.00	$64,750.00	
10/01/1993			$33,250.00	$33,250.00	$98,000.00
4/01/1994	$35,000	10.00000%	$33,250.00	$68,250.00	
10/01/1994			$31,500.00	$31,500.00	$99,750.00
4/01/1995	$40,000	10.00000%	$31,500.00	$71,500.00	
10/01/1995			$29,500.00	$29,500.00	$101,000.00
4/01/1996	$45,000	10.00000%	$29,500.00	$74,500.00	
10/01/1996			$27,250.00	$27,250.00	$101,750.00
4/01/1997	$50,000	10.00000%	$27,250.00	$77,250.00	
10/01/1997			$24,750.00	$24,750.00	$102,000.00
4/01/1998	$55,000	10.00000%	$24,750.00	$79,750.00	
10/01/1998			$22,000.00	$22,000.00	$101,750.00
4/01/1999	$60,000	10.00000%	$22,000.00	$82,000.00	
10/01/1999			$19,000.00	$19,000.00	$101,000.00
4/01/2000	$65,000	10.00000%	$19,000.00	$84,000.00	
10/01/2000			$15,750.00	$15,750.00	$99,750.00
4/01/2001	$70,000	10.00000%	$15,750.00	$85,750.00	
10/01/2001			$12,250.00	$12,250.00	$98,000.00
4/01/2002	$75,000	10.00000%	$12,250.00	$87,250.00	
10/01/2002			$8,500.00	$8,500.00	$95,750.00
4/01/2003	$80,000	10.00000%	$8,500.00	$88,500.00	
10/01/2003			$4,500.00	$4,500.00	$93,000.00
4/01/2004	$85,000	10.00000%	$4,500.00	$89,500.00	
10/01/2004					$89,500.00
Totals	$800,000		$1,245,000.00	$2,045,000.00	$2,045,000.00

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Airport Vista Metropolitan Districts		No Response Received.	No Response Required.
Antelope Heights Metro District		No Response Received.	No Response Required.
Arapahoe County Engineering Services Division		No Response Received.	No Response Required.
Arapahoe County PWD/ Planning		No Response Received.	No Response Required.
Arapahoe County Water & Wastewater PID		No Response Received.	No Response Required.
AT&T Long Distance - ROW		No Response Received.	No Response Required.
Black Hills Energy		No Response Received.	No Response Required.
Carousel Farms Metro District		No Response Received.	No Response Required.
CenturyLink (Lumen)	06/18/2025	See Letter: No Objection	No Response Required.
Chambers Highpoint Metro District 1 -2		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	06/18/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SV2025-004, Cottonwood Metropolitan District, 1st Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted. (verbatim)	No Response Required.
City of Aurora		No Response Received.	No Response Required.
City of Centennial		No Response Received.	No Response Required.
City of Lone Tree		No Response Received.	No Response Required.
Colorado Department of Transportation CDOT-Region # 1	06/11/2025	See Letter: No Comment.	No Response Required.
Colorado Division of Water Resources	07/02/2025	See Letter: Requested water supply report related to Cottonwood Water and Sanitation District to update records.	Based on information provided by the applicant, the DWR is working directly with Cottonwood Water and Sanitation to address the request.
Colorado Geological Survey	06/24/2025	Received: No Comment. (verbatim)	No Response Required.
Comcast		No Response Received.	No Response Required.
Compark Business Campus Metro		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Concord Metropolitan District		No Response Received.	No Response Required.
CORE Electric Cooperative	06/20/2025	Received: No Comment. (verbatim)	No Response Required.
Cottonwood Commercial Area URP		No Response Received.	No Response Required.
Cottonwood Highlands Metro District	06/24/2025	See letter: Comments are in regard to the additional burden of cost with no benefit on Cottonwood Highlands MD due to the overlapping districts.	This comment has been forwarded to the applicant.
Cottonwood Water & Sanitation District		No Response Received.	No Response Required.
Douglas County Addressing Analyst	06/12/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County Assessor	06/24/2025	Received: Please be aware of the following comments. None. (verbatim)	No Response Required.
Douglas County Building Services	06/11/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County Conservation District		No Response Received.	No Response Required.
Douglas County Engineering Services	06/24/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County Health Department	06/16/2025	Received: No Comments.	No Response Required.
Douglas County Libraries		No Response Received.	No Response Required.
Douglas County Office of Emergency Management	06/10/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County School District RE 1		No Response Received.	No Response Required.
Douglas County Sheriff's Office		No Response Received.	No Response Required.
Downtown Parker Business Improvement District		No Response Received.	No Response Required.
E-470 Potomac Metro District		No Response Received.	No Response Required.
E-470 Public Highway Authority		No Response Received.	No Response Required.
Grandview Estates Rural Water Conservation District		No Response Received.	No Response Required.
Highfield Metro District		No Response Received.	No Response Required.
Inspiration Metro District		No Response Received.	No Response Required.
Inverness Metro Improvement District		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Inverness Water & Sanitation District		No Response Received.	No Response Required.
Jordan Crossing Metro District		No Response Received.	No Response Required.
Kime Ranch Metro District	06/23/2025	See Letter: No Comments.	No Response Required.
Kings Point South Metro District 1 - 3		No Response Received.	No Response Required.
Lincoln Creek Metro District		No Response Received.	No Response Required.
Lincoln Meadows Metro District		No Response Received.	No Response Required.
Meridian DCC, Meridian Village Metro District, Meridian Metro Districts	06/23/2025	Received: No Comment. (verbatim)	No Response Required.
Meridian Village Metro Districts 1-2-3-4	06/23/2025	Received: No Comment. (verbatim)	No Response Required.
Mile High Flood District		No Response Received.	No Response Required.
Neu Towne Metro District		No Response Received.	No Response Required.
Newlin Crossing Metro District		No Response Received.	No Response Required.
North Meridian Metro District Debt Service		No Response Received.	No Response Required.
Olde Town Metro District		No Response Received.	No Response Required.
Overlook at Kings Point South Metro District		No Response Received.	No Response Required.
Overlook Metro District	06/12/2025	See Letter: No Comment.	No Response Required.
Parker Automotive Metro District		No Response Received.	No Response Required.
Parker Central Area URP		No Response Received.	No Response Required.
Parker Homestead Metro District		No Response Received.	No Response Required.
Parker Road Area URP		No Response Received.	No Response Required.
Parker Water & Sanitation District	06/10/2025	Received: PWSD Has no comments on this. (verbatim)	No Response Required.
Pine Bluffs Metro District		No Response Received.	No Response Required.
Rampart Range Metro Districts #1-9		No Response Received.	No Response Required.
Regency Metro District		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	06/24/2025	Received: Project Name: Cottonwood Metropolitain District, 1st Amendment Department Comments Bus Operations No exceptions Bus Stop Program No exceptions Commuter Rail No exceptions Construction Management No exceptions Engineering No exceptions Light Rail No exceptions Real Property No exceptions Service Development No exceptions Transit Oriented Development No exceptions Utilities No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. (verbatim)	No Response Required.
Rural Water Authority of Douglas County		No Response Received.	No Response Required.
Salisbury Heights Metro District		No Response Received.	No Response Required.
Sierra Ridge Metro Districts #1 & 2		No Response Received.	No Response Required.
South Meridian Metro District		No Response Received.	No Response Required.
South Metro Fire Rescue	06/13/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment. (verbatim)	No Response Required.
South Suburban Park & Recreation District		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Southeast Public Improv Metro District		No Response Received.	No Response Required.
Stonegate North Villages Metro District		No Response Received.	No Response Required.
Stonegate Village Metro District		No Response Received.	No Response Required.
Town of Parker Development Review		No Response Received.	No Response Required.
Town of Parker Public Works	06/10/2025	Received: No Comment. (verbatim)	No Response Required.
Villas Metro District		No Response Received.	No Response Required.
Westcreek Metro District 1 - 2		No Response Received.	No Response Required.
Xcel Energy-Right of Way & Permits	06/18/2025	See Letter: No apparent Conflict.	No Response Required.

June 10, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: June 25, 2025

File # / Name: SV2025-004 / Cottonwood Metropolitan District

Request: Metropolitan District – 1st Amendment

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

☐ No Comment

☑ Please be advised of the following concerns:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject amendment and have determined there are CenturyLink facilities within the ROW areas. It is the intent and understanding of CenturyLink that no action within the proposed amendment shall impede our facilities in any manner; and that this amendment shall not reduce our rights to any existing easements or rights we have on this site or in the area. This No Objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation (https://relocation-request.lumen.com/rmpp/#/relocationreq) and/or repair of said facilities. - P866453

VeShon Sheridan - NIS| Right-of-Way Agent II |
Contractor - Faulk & Foster
VeShon.Sheridan@Lumen.com /
nre.easement@lumen.com

Your Signature: VeShon Sheridan

Date: 6/18/2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

DJ Beckwith
Principal Planner

Enclosure

DJ Beckwith

From: Varner - CDOT, Jessica <jessica.varner@state.co.us>
Sent: Wednesday, June 11, 2025 9:32 AM
To: DJ Beckwith
Cc: Steven Loeffler - CDOT
Subject: Cottonwood Metropolitan District, 1st Amendment

Hi DJ,

I have reviewed the referral for Cottonwood Metropolitan District, 1st Amendment and have no comment.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

COLORADO
Division of Water Resources
Department of Natural Resources

July 2, 2025

DJ Beckwith, Principal Planner
Douglas County Planning Services
Transmission via email: dbeckwith@douglas.co.us

Re: Cottonwood Metropolitan District – 1st Amendment
Case Number: SV2025-004
Applicants: Cottonwood Metropolitan District c/o Anthony Boone
Part of Sec. 4, 5, and 9 Twp. 6S, Rng. 66W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear DJ Beckwith,

We have received your June 10, 2025 referral regarding the 1st Amendment to the Cottonwood Metropolitan District ("District"). This 1st Amendment seeks to provide additional services inside the District Boundary, including constructing and maintaining certain landscaped street rights-of-way including fencing, constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating mosquitos.

According to the application documents, the District will construct two playgrounds, two tennis courts, twelve acres of playing fields, pedestrian/bicycle trails, other park improvements, street right-of-way landscaping along the east side of Jordan Road as it lies within the District and the north and south side of Cottonwood Drive from Parker Road to Jordan Road, fencing in certain areas along Parker Road and Cottonwood Drive, two landscaped entrances to the industrial area, and two

landscaped entrances to the residential area as part of the street right-of-way landscaping program.

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Pursuant to section 30-28-136(1)(h)(II), C.R.S., a municipality or quasi-municipality is required to file a report with the county and the State Engineer documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. A report of this nature was not included for the Cottonwood Metropolitan District - 1st Amendment. Please see the attached State Engineer's March 4, 2005 memorandum for additional information.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 34129

From: Matz - DNR, Michael
To: George M. Rowley
Cc: Audrey G. Johnson; booneanthony@comcast.net; DJ Beckwith; Lauren Pulver
Subject: Re: FW: Cottonwood Metropolitan District Service Plan Amendment
Date: Thursday, July 10, 2025 5:52:45 PM
Attachments: image001.png
image002.png

Good evening,

Thanks for reaching out.

We understand the Metro District referral is not for a subdivision land action. When looking at the referral, our office was not able to find a water supply report associated with the Cottonwood Water and Sanitation District, so we requested one to help maintain our records. I apologize if this caused any confusion.

Best,

Mike Matz, P.E.
Water Resources Engineer

P 303.866.3581 x 8241
1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

On Thu, Jul 10, 2025 at 4:38 PM George M. Rowley <growley@wbapc.com> wrote:

> Michael: We received the attached referral response from Douglas County. This district was approved originally by Douglas County in 1981 and the area within its boundaries is provided with water service by Cottonwood Water and Sanitation District. It is not a new subdivision, although the owners of property within the District seeking to subdivide and developer their property may need to provide proof of water supply, Cottonwood Metropolitan District is simply seeking a clarification to its service plan to replacing some fences and install some additional landscaping, not to develop new homes or commercial property.
>
> Based on this we do not believe the requirement to show a water availability is applicable. Please confirm at your earliest convenience.
>
> WBA Local Government Law

DOUGLAS COUNTY
COLORADO

Department of Community Development
Planning Resources

www.douglas.co.us

June 10, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: June 25, 2025

File # / Name: SV2025-004 / Cottonwood Metropolitan District

Request: Metropolitan District – 1st Amendment

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

☐ No Comment	
☐ Please be advised of the following concerns:	
☒ See letter attached for detail.	
Agency: Cottonwood Highlands Metropolitan District No. 1	**Phone #:** 720-274-8377
Your Name: Laurie Tatlock *(please print)*	**Your Signature:** Laurie Tatlock **Date:** 6/24/2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

DJ Beckwith
Principal Planner

Enclosure

Cottonwood Highlands Metropolitan District No. 1
c/o Mulhern MRE, Inc.
58 Inverness Drive East, #100
Englewood, CO 80112

June 24, 2025

Dear Douglas County Planning Department:

We are sending this letter on behalf of the Board of Directors for Cottonwood Highlands Metropolitan District No. 1 ("Cottonwood Highlands"). Cottonwood Highlands received your Referral Response Request dated June 10, 2025 regarding a First Amendment to the Service Plan ("Service Plan Amendment") for Cottonwood Metropolitan District ("Cottonwood Metro").

Cottonwood Highlands is a metropolitan district that operates pursuant to its service plan approved by the Town of Parker on September 17, 2014. It is located entirely within Cottonwood Metro's boundaries. Cottonwood Highlands has funded over $2 million for construction of parks, opens space, and streetscape landscaping and irrigation. It also maintains approximately 34 acres of parks, open space, and drainage within its boundaries. These improvements and services are funded by ad valorem property taxes imposed by Cottonwood Highlands.

Property owners within Cottonwood Highlands are also subject to ad valorem property taxes of Cottonwood Metro because the districts overlap. Cottonwood Highlands is concerned that Cottonwood Metro is using tax revenues generated the Cottonwood Highlands properties predominately for public improvements in other areas of Cottonwood Metro. Approving the Service Plan Amendment would exacerbate this concern.

Particularly, the Service Plan Amendment states that the Cottonwood Metropolitan District will exist for the purpose of constructing and maintaining certain landscaped street rights-of-way including fencing; constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating and controlling mosquitoes; **all for the benefit of the residents and businesses within the District**. However, the Service Plan Amendment then limits the areas that Cottonwood Metro will install and maintain these improvements to areas outside of the Cottonwood Highlands neighborhood.

Cottonwood Highlands' position is that if Cottonwood Metro receives ad valorem property tax revenues from the properties within Cottonwood Highlands, a proportional share of that revenue should be used on public improvements that benefit Cottonwood Highlands, rather than expending those funds in other areas or refusing to appropriate those funds. This is particularly relevant because Cottonwood Metro's general fund balance has increased from $461,000 at the end of 2016 to over $1.4 million at the end of 2024, with over $500,000 attributed to property tax revenues from the Cottonwood Highlands community. Cottonwood Metro has sufficient funds to provide improvements and services to the Cottonwood Highlands community, but instead seeks a Service Plan Amendment to fund improvements and services that do not benefit Cottonwood Highlands.

To remedy this concern, board members for Cottonwood Highlands have attended Cottonwood Metro meetings and presented a proposal to exclude the Cottonwood Highlands community from the boundaries of Cottonwood Metro. This would allow Cottonwood Highlands to allocate funds to adequately maintain the public improvements within its boundaries, and allow Cottonwood Metro to focus its efforts on the remaining areas in its boundaries. Discussions regarding the potential exclusion are ongoing.

Therefore, Cottonwood Highlands requests that the County defer any action on the Service Plan Amendment until Cottonwood Highlands and Cottonwood Metro can adequately study and consider the exclusion process.

Thank you for your consideration of this request, and please contact the Cottonwood Highlands management team with any questions. Laurie Tatlock is the District Manager. She can be reached at 720-274-8377, laurie@mulhernmre.com.

Cottonwood Highlands Metropolitan District No. 1 Board of Directors
Ryan Foristal, President
Jennie Grimsley, Assistant Secretary
Ron Hilton, Assistant Secretary
Conrad Jansen, Treasurer
Lynn Severson, Secretary

DJ Beckwith

From: Jennifer Henry <jhenry@specialdistrictlaw.com>
Sent: Monday, June 23, 2025 1:13 PM
To: DJ Beckwith
Cc: Elisabeth A. Cortese; Emily Murphy; Lisa Jacoby
Subject: RE: Kime Ranch MD - FW: Referral Response Request for Cottonwood Metro District 1st Amendment (SV2025-004)

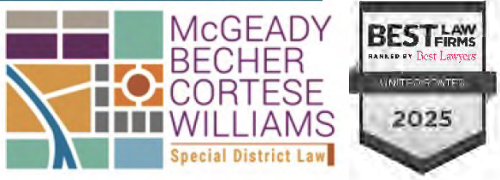
Follow Up Flag: Follow up
Flag Status: Flagged

Hi DJ,

We have no comments on behalf of Kime Ranch MD.

Thank you,
Jen

Jennifer S. Henry
Senior Paralegal
McGeady Becher Cortese Williams P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203-1254
Phone: 303.592.4380
Fax: 303.592.4385
Email: jhenry@specialdistrictlaw.com
www.specialdistrictlaw.com



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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Tuesday, June 10, 2025 10:26 AM
To: Info <info@specialdistrictlaw.com>
Subject: Referral Response Request for Cottonwood Metro District 1st Amendment (SV2025-004)

Greetings,

Please review the proposed amendment for the Cottonwood Metropolitan District and forward any comments on behalf *of Kime Ranch Metro District, Overlook Metro District, Parker Homestead Metro District,* and *Regency Metro District* to me by Wednesday, June 25, 2025. I've attached the Referral Packet to this email that contains the service plan and application.

Please let me know if you have any questions.
Thank you!

June 10, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: June 25, 2025

File # / Name: SV2025-004 / Cottonwood Metropolitan District

Request: Metropolitan District – 1st Amendment

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

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: OVERLOOK METROPOLITAN DISTRICT	**Phone #:** 303-592-4380
Your Name: CRAIG SORENSEN *(please print)*	**Your Signature:** Craig Sorensen **Date:** 6-12-25

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

DJ Beckwith
Principal Planner

Enclosure

Siting and Land Rights

Xcel Energy℠

PUBLIC SERVICE COMPANY

Right of Way & Permits

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

June 18, 2025

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

Attn: DJ Beckwith

Re: Cottonwood Metropolitain District, 1st Amendment, Case # SV2025-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Cottonwood Metropolitain District, 1st Amendment** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and high-pressure natural gas transmission pipeline and associated land rights within the District.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

June 27, 2025

George Rowley
WBA Local Government Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

Re: Cottonwood Metropolitan District – 1st Amendment
Project File No. SV2025-004

Dear Mr. Rowley:

Thank you for the submittal of the Cottonwood Oaks Metropolitan District amended service plan. We have completed the presubmittal review of the service plan and have comments as stated below. Additionally, copies of referral agency comments received to-date are enclosed.

General Formatting Comments:

1. In Section C, paragraph A, "Parks and Recreation Improvements", please provide an explanation for the change of language from the original service plan in the last sentence of the paragraph.

If you have any questions on the above requirements, please call the undersigned at (303)-660-7460.

Sincerely,

DJ Beckwith, Principal Planner

cc: Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

From: Lauren Pulver
To: George M. Rowley; DJ Beckwith; Audrey G. Johnson
Cc: booneanthony@comcast.net
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment
Date: Friday, July 11, 2025 8:12:00 AM
Attachments: image001.png
image002.png

Good morning George,

As there is no conflict of overlapping services as I read the CHMD service plan, we have no issue with moving the application forward. We do ask that you be prepared to address this issue at public hearing, if necessary.

Thanks,
Lauren

From: George M. Rowley <growley@wbapc.com>
Sent: Thursday, July 10, 2025 4:04 PM
To: DJ Beckwith <dbeckwith@douglas.co.us>; Audrey G. Johnson <ajohnson@wbapc.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>; booneanthony@comcast.net
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment

DJ: Thanks for sending these over. It appears that the only substantive comment is from Cottonwood Highlands MD (CHMD). As stated in their letter they have asked to be excluded from Cottonwood MD (CMD) and the board for Cottonwood MD is considering its options and may be open to an exclusion under the right circumstances. However, to our knowledge they have not taken any steps to initiate the exclusion. We think that the claims in the letter are overstated. For instance, CMD has a low mill levy of only 8.3 mills, and although the tax base within CMD has grown as the result of homes being built in CHMD, there also been other development with CMD that has contributed to the growth of the general fund balance, it is not all attributable to CHMD residents. The trails and parks that CMD owns and maintains are within a reasonable distance from CHMD and I am sure their residents make use of these parks and trails. Additionally, CMD offered to maintain the parks within CHMD, but they rejected the offer. The new improvements proposed by CMD are along major streets in the area, and although they are not within the boundaries of CHMD, these streets are also used by the residents of CHMD and are intended to beautify the general area. Their request to be excluded would be similar to them asking to be de-annexed from the Town of Parker because the Town of Parker parks are not within the boundaries of CHMD or in their view, the community center is too far away. The statutory provisions for exclusion either require each property owner in CHMD to petition CMD for exclusion or a petition to the court by the CMD board who must convince the Town of Parker to support their petition for exclusion by agreeing to take over maintenance responsibilities of the parks within CHMD and then Parker and

CHMD entering into an agreement by which CHMD agrees to maintain the parks on behalf of Parker. It sounds to me like they are leaning toward the latter option, but the ball is in their court to decide which they want to pursue and then move forward. To our knowledge they have not taken any steps forward with either option, and either option may take several months.

So, the question is, will Douglas County staff delay or oppose CMD's application for a service plan amendment based on the CHMD letter, or are you willing to proceed with their objection outstanding. This may or may not be resolved by the time we get to the BOCC hearing, but again, as I see it the ball is squarely in their court.

We will also respond to email from the DWR, but I think it is not relevant because this is not a new development and is already served by Cottonwood Water and Sanitation District.



George M. Rowley
Shareholder
Phone: 303.858.1800
www.wbapc.com

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, June 27, 2025 4:10 PM
To: Audrey G. Johnson <ajohnson@wbapc.com>
Cc: George M. Rowley <growley@wbapc.com>; Lauren Pulver <lpulver@douglas.co.us>
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment

Hello Audrey,

I have attached the County's comment letter that includes all comments received from referral agencies. Once you have reviewed the comments and addressed them, please send me a hard copy by mail or dropping off in person of the restated and amended service plan, application, and a check for $250 made out to the Douglas County Clerk and Recorder. Following formal submittal, we will look at scheduling public hearings.

From: Lauren Pulver
To: George M. Rowley; DJ Beckwith; Audrey G. Johnson
Cc: booneanthony@comcast.net
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment
Date: Friday, August 1, 2025 11:10:00 AM
Attachments: image001.png
image002.png

Thanks for following up, George. I appreciate the explanation, no concerns on our end.

I've not yet filed the Service Plan Amendment with the Clerk and Recorder because I need to identify hearing dates. I will need to submit a staff report for the Planning Commission hearing on 8/18 by 8/6 so please confirm once you have discussed with your applicant.

Thanks!
Lauren

From: George M. Rowley <growley@wbapc.com>
Sent: Friday, August 1, 2025 9:02 AM
To: DJ Beckwith <dbeckwith@douglas.co.us>; Audrey G. Johnson <ajohnson@wbapc.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>; booneanthony@comcast.net
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment

DJ: I was reviewing our files and it appears that we may not have responded to your question in the attached letter.

We removed the referenced sentence from the amendment because we do not anticipate any additional land dedications. I am not opposed to reincluding the deleted sentence if the County has a concern, or would prefer that it be reincluded.

WBA
Local Government Law

George M. Rowley
Shareholder
Phone: 303.858.1800
www.wbapc.com

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, June 27, 2025 4:10 PM

August 5, 2025

George M. Rowley
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

Re: Cottonwood Metropolitan District – 1st Amendment
Project File No. SV2025-004

Dear Mr. Rowley:

The following schedule has been set for the above referenced application:

ACTION	DATE
Application stamped complete, Department of Community Development	**8/1/25**
PC meeting	**8/18/25, 6:00 pm**
BCC meeting to set hearing date	**9/9/25, 1:30 pm**
BCC hearing	**9/23/25, 2:30 pm**
BCC adopts resolution of approval or provides reason for denial	**9/23/25, 2:30 pm**

All meetings will be held in the Board of County Commissioners' Hearing Room at 100 Third Street, Castle Rock.

Please note some additional deadlines for this application; the staff report for the Board of County Commissioners hearing is to be mailed on September 11, 2025. The final version of the Service Plan, as it is to be delivered to the Board, should be provided to our office by Monday, September 8, 2025.

To ensure the applications are processed and heard according to the above schedule, it will be important for you to provide and comply with the following requirements.

A. NOTICING

State Statutes require public notice for the Board of County Commissioners hearing. The Douglas County *Service Plan Review Procedures* ("Review Procedures") require the

applicant to fulfill the following noticing requirements. Please also refer to Section 32-1-204, C.R.S. for further information:

1. Newspaper Noticing

A notice needs to be published in the *Douglas County News-Press* at least 20 days before the BCC hearing. The notice shall include the date, time, location, purpose of the hearing, and a general description of the land contained within the boundaries of the metropolitan district and information outlining methods and procedures pursuant to Section 32-1-203 (3.5), C.R.S., concerning the filing of the petition for exclusion of territory. See the relevant section of the State Statutes and the Review Procedures for further explanation of this last issue.

Please provide Planning Resources with a copy of the draft notice before it is sent to the newspaper for publishing so we can confirm all information is included.

2. Existing Surrounding Municipalities and Special Districts

A written notice must be sent to "the governing body of any existing municipality or special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the proposed special district boundaries" (Section 32-1-204 (1), C.R.S., as amended).

This notice needs to state the date, time and location of the Board of Commissioners' public hearing. This notice must be sent out at least 20 days prior to the Board's hearing. Please provide Planning Resources with a copy of the above draft notice and a list of the municipalities or special districts prior to mailing the notice.

3. Property Owners

Pursuant to Section 32-1-204(1.5), C.R.S., not more than 30 days or less than 20 days prior to the Board of County Commissioners hearing, a notice stating the date, time, location, and purpose of the Board of Commissioners public hearing, a reference to the type of special district, maximum mill levy, if any, or stating that there is no maximum that may be imposed by the proposed special district, and procedures for the filing of a petition for exclusion pursuant to Section 32-1-203(3.5), C.R.S., as amended, shall be sent to the owners of property within the proposed special district as listed on the records of the County Assessor.

Please note that Planning Resources maintains its interpretation that public notice requirements as described within State statutes are applicable to this request. Based upon the identified Board of County Commissioners' hearing date of Tuesday, September 23, 2025, public notice to all property owners within the boundaries of the districts is required to be mailed between August 25 and September 3, 2025.

B. AFFIDAVIT OF NOTICE

Once the above noticing has been completed, an affidavit of publication will be required from the *Douglas County News-Press* to verify that the notice was published. In addition,

the Department of Community Development will need an affidavit of notice stating that the other two noticing requirements have been completed. These affidavits must be delivered to the Department of Community Development not less than five (5) business days prior to the Board of County Commissioners' hearing.

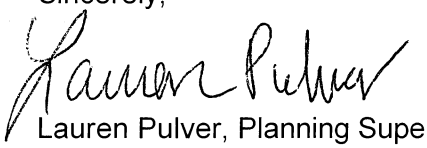
C. RESOLUTION

The applicant needs to provide the Department of Community Development a copy (electronic only is acceptable) of the resolution(s) by September 8, 2025, in time for the September 23, 2025, Board of County Commissioners' hearing.

Any revisions to the Service Plan pursuant to the conditions of approval that may be in the staff report for the September 23, 2025, hearing will need to be provided prior to the Board hearing of the same date.

If you have any questions on the above requirements, please call the undersigned at (303) 660-7460.

Sincerely,



Lauren Pulver, Planning Supervisor

Cc:Katherine Carter, AICP, Assistant Director of Planning Services
Christopher Pratt, Managing County Attorney

From: George M. Rowley
To: Lauren Pulver
Cc: booneanthony@comcast.net; Audrey G. Johnson
Subject: Cottonwood Metropolitan District Service Plan Amendment
Date: Tuesday, May 6, 2025 12:03:26 PM
Attachments: image001.png
CWMD Service Plan [PY2FAKEUNWWQ-1612649569-2570].pdf

Ms. Pulver: My client, Cottonwood Metropolitan District, was organized in the County in 1981 to finance and operate some landscaping and park and recreation facilities. The board, which consists entirely of residents, would like to amend the service plan to include the authority to construct and maintain fencing along Jordan Road and Cottonwood Drive within the District. The District will not be issuing additional debt to finance the fence replacements, but will use current reserves to fund the project. The project will take place on right-of-way owned by the Town of Park and we are working with them to obtain the necessary easements. Some, but not all of the District has been annexed into the Town since it was organized.

Could we set up some time in the next week or so, to discuss the County process?

Sincerely,

GEORGE M. ROWLEY, ESQ.
SHAREHOLDER
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122

Northern Colorado Office:
748 Whalers Way, Suite D1
Fort Collins, Colorado 80525

P 303.858.1800
F 303.858.1801
growley@wbapc.com
www.whitebearankele.com

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MEETING DATE: August 18, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Filing 7A, Tract U - Location and Extent - Project File: LE2025-011.

SUMMARY: The request is for approval of a Location and Extent application to construct a 5.58-acre park within Sterling Ranch Filing 7A, Tract U.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the park improvements will provide additional recreational amenities to residents within Sterling Ranch. Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

REVIEW:

Steven E Koster	Approve	8/6/2025
Samantha Hutchison - FYI	Notified - FYI	8/6/2025

ATTACHMENTS:

Staff Report - LE2025-011

DOUGLAS COUNTY
COLORADO

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.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Applicant's Narrative and Community Impact Report 7
Comprehensive Master Plan Land Use Reference Map 13
Zoning Map 14
Aerial Map 15
Initial Referral Agency Response Report 16
Referral Response Letters 17

Location and Extent Plan Exhibit 21
Conceptual Landscape Plan 37

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 Park

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-138

PROJECT SITE:

Address: Sterling Ranch Filing 7A, Tract U

State Parcel Number(s): 2229-312-00-009

Subdivision/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 Road

Phone: (720) 830-5275

Email: 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 CAB

Address: 9350 Roxborough Park Road, Littleton, CO 80125

Phone: (720) 830-5275

Email:

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

Applicant Signature — Date: 24/07/2025

pcs group

07.23.2025

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

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.

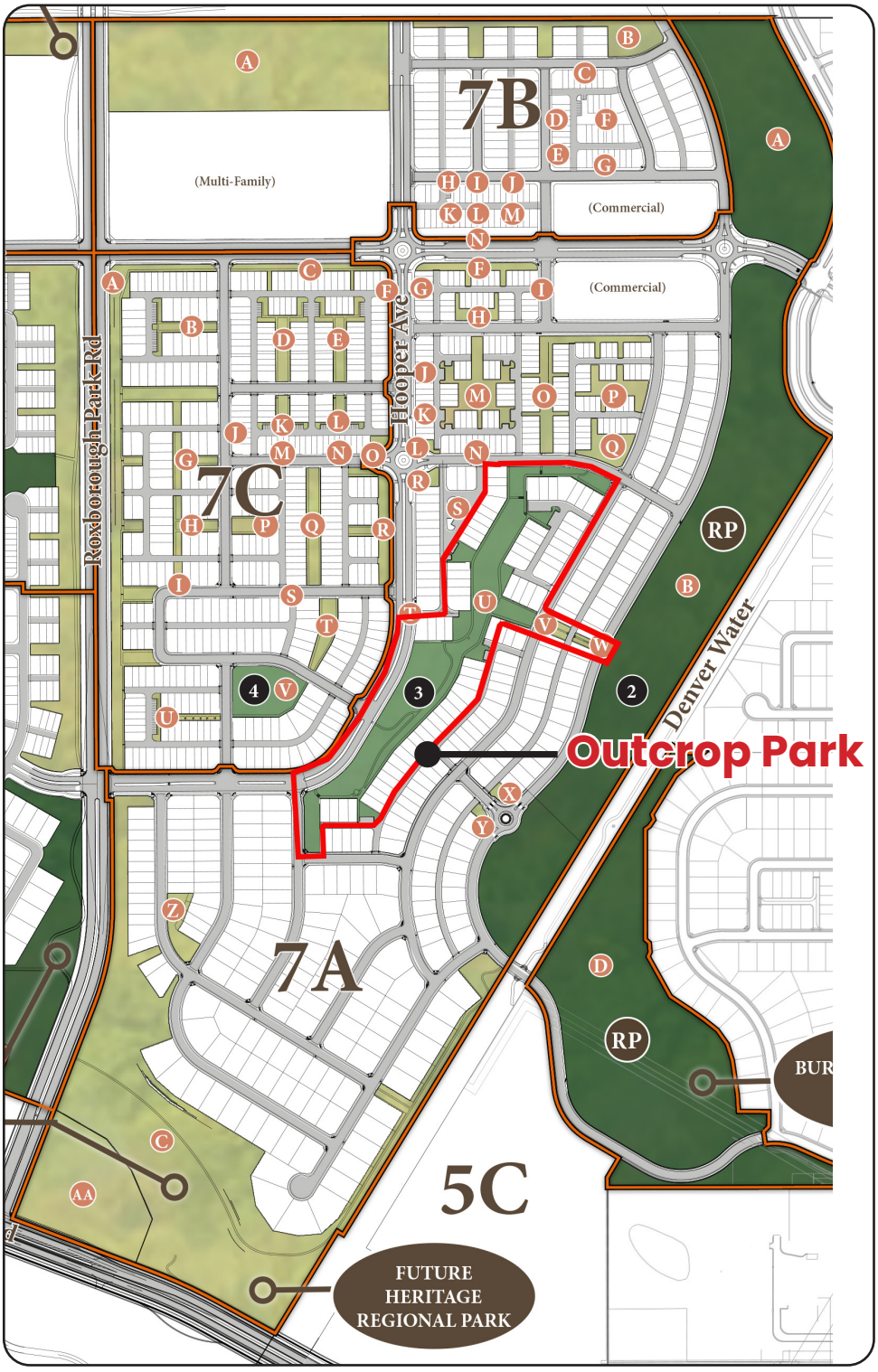
The proposed park addition within Filing 7A introduces a dynamic linear park concept designed to serve as both a recreational and social corridor for the community. The park will feature a diverse mix of amenities including:

- **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 facilitiates 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.

Location and Extent Narrative continued



Location and Extent Narrative continued

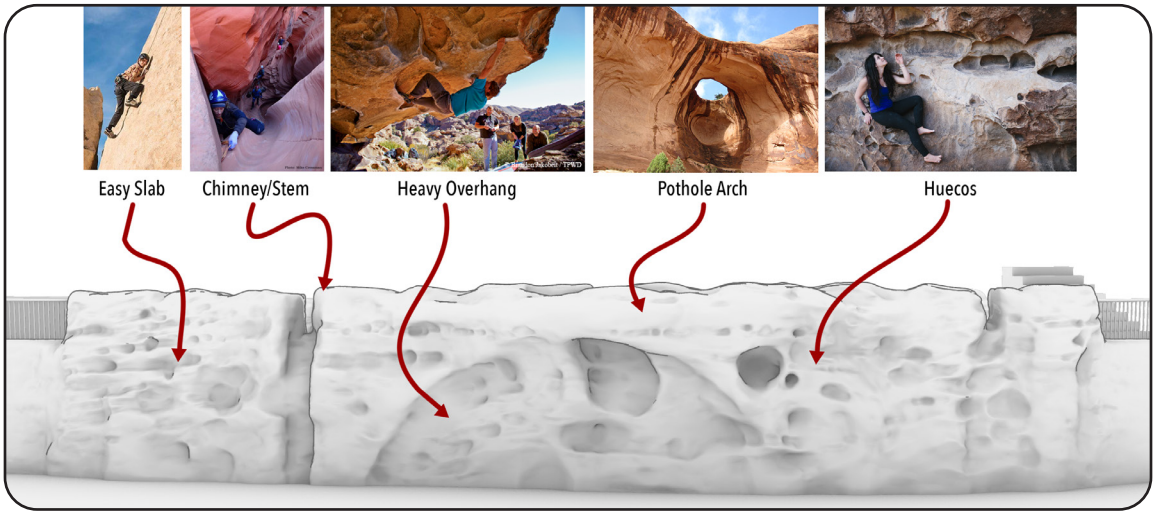
At the center of Outcrop Park, all paths converge onto a 3,100-square foot climbing playground. The playground is planned to have accessible pour-in-place rubber safety surfacing and climbing features designed to provide the 5-to-12-year age group (as well as adults) with opportunities to safely test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



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

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.

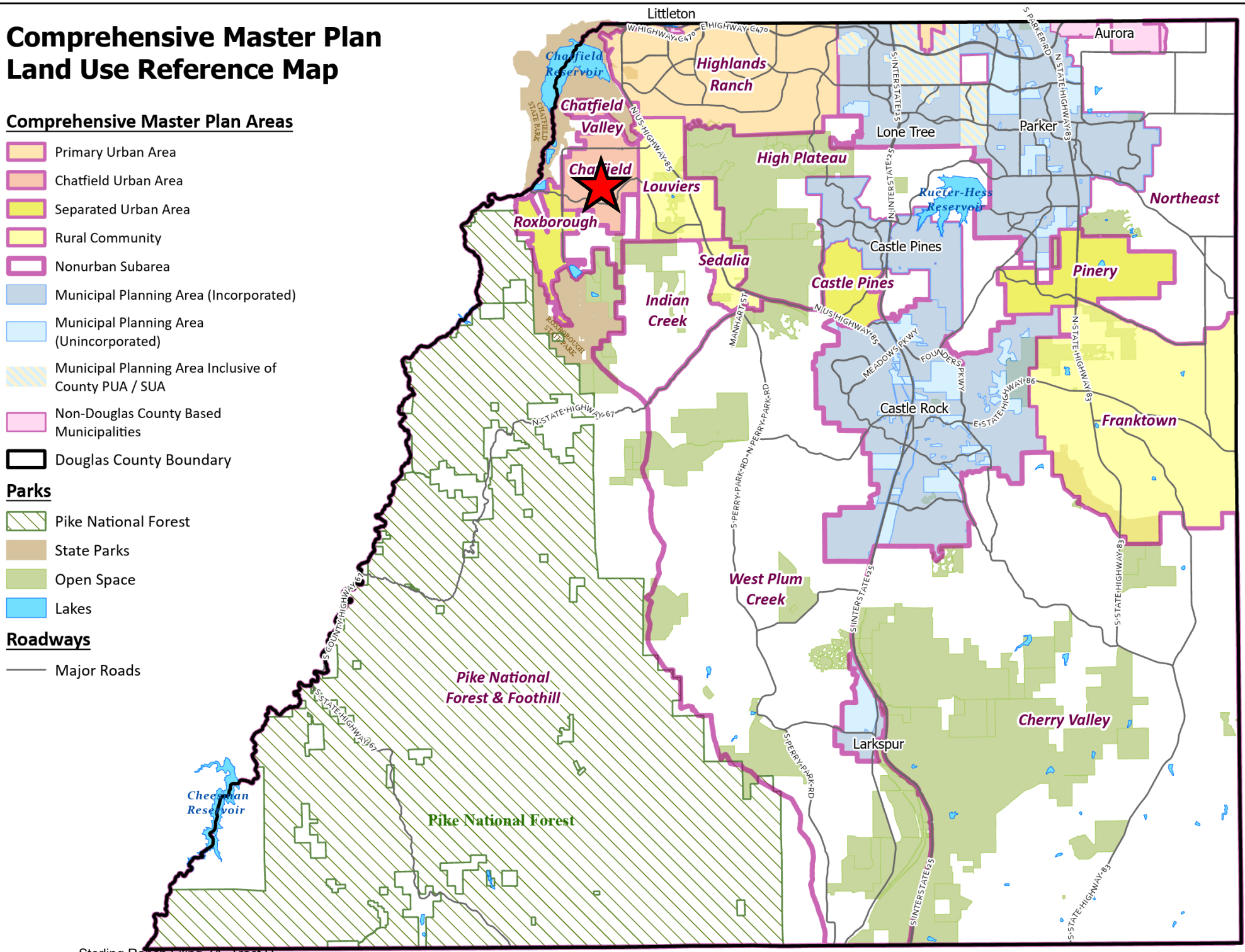
3206.04: A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, as required.
It is our understanding that a guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, is not 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



STERLING RANCH
FILING 7A, TRACT U

LE2025-011
ZONING MAP

N

LEGEND

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



DOUGLAS COUNTY
COLORADO

STERLING RANCH FILING 7A, TRACT U

LE2025-011
AERIAL MAP

N

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS



DOUGLAS COUNTY
COLORADO

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

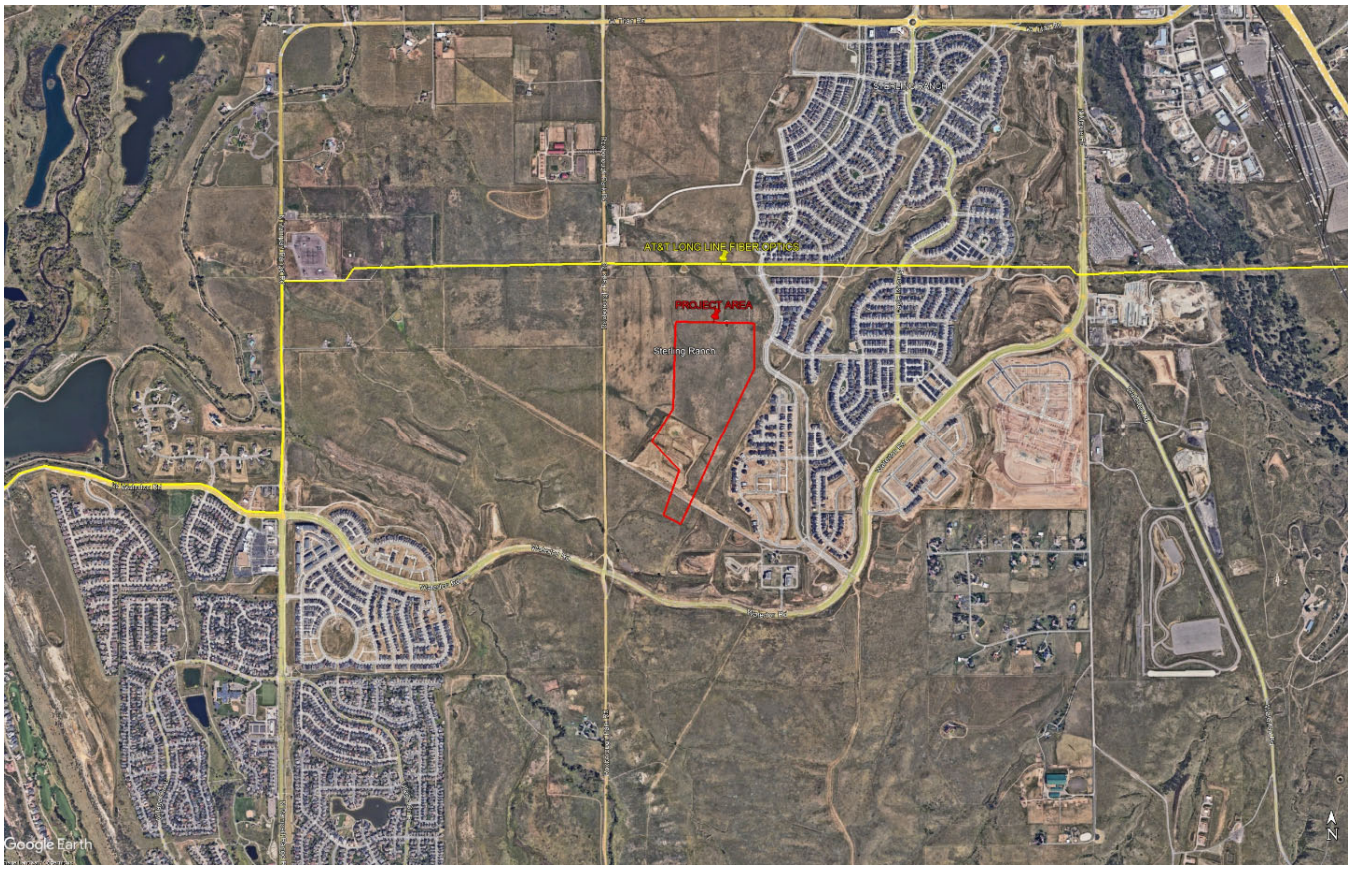
From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 30, 2025 11:19 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: CHOY, PAM <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>
Subject: Hooper St Littleton, Colorado Douglas County eReferral #LE2025-011

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

Xcel Energy℠
PUBLIC SERVICE COMPANY

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	*Malus* 'Adams'
Amur Maple	*Acer ginnala*
Assorted Fruit Trees	Apple, Sour Cherry, Peach, Plum
Autumn Brilliance Serviceberry	*Amelanchier grandiflora*
Camperdown Elm	*Ulmus glabra* 'Camperdownii'
Canada Red Cherry	*Prunus virginiana* 'Shubert'
Centurion Flowering Crabapple	*Malus* 'Centurion'
Cockspur Thornless Hawthorn	*Crataegus crus-galli inermis*
Cumulus Serviceberry	*Amelanchier laevis* 'Cumulus'
European Mountain Ash	*Sorbus aucuparia*
Goldenrain tree	*Koelreuteria paniculata*
Nannyberry	*Viburnum lentago*
Newport Plum	*Prunus x cerasifera* 'Newport'
Princess Kay Plum	*Prunus nigra* 'Princess Kay'
Radiant Flowering Crabapple	*Malus* 'Radiant'
Robin Hill Serviceberry	*Amelanchier x grandiflora* 'Robin Hill'
Rocky Mountain Birch	*Betula fontinalis*
Spring Snow Flowering Crabapple	*Malus* 'Spring Snow'
Toba Hawthorne	*Crataegus x mordenensis* 'Toba'
Washington Hawthorne	*Crataegus phaenopyrum cordatum*

EVERGREENS

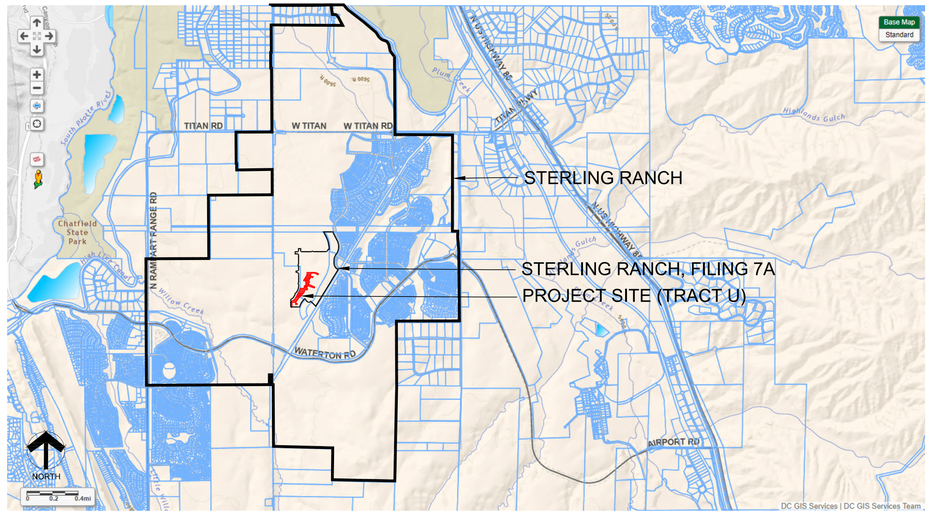
Dwarf Austrian Pine	*Pinus nigra* 'Hornbrookiania'
Fat Albert Blue Spruce	*Picea glauca albertiana conica*
Mugo Pine	*Pinus mugo*
Piñon Pine	*Pinus edulis*

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

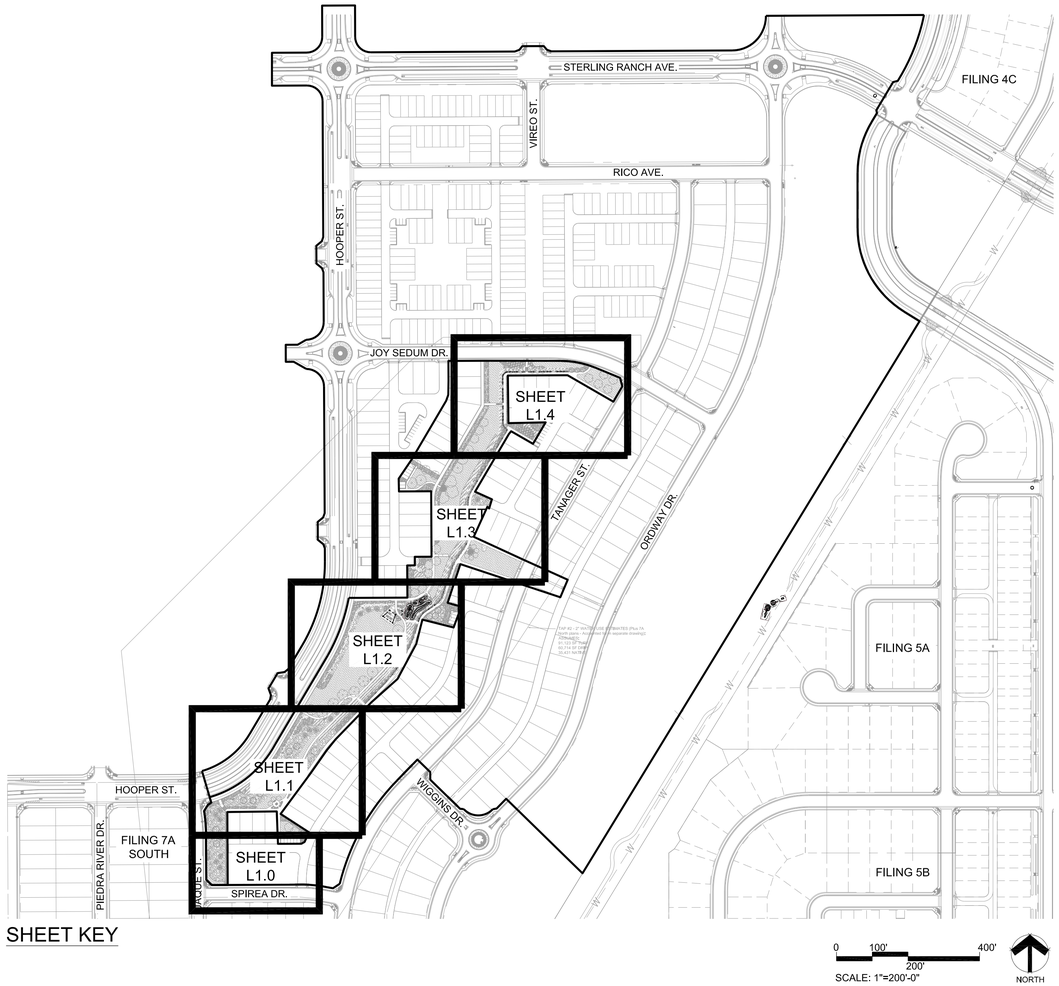
STERLING RANCH FILING NO. 7A NORTH - TRACT U

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



SHEET KEY

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, WOCD-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 INDEX

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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
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pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
19700 E 64th Ave Denver, CO 80249
t 303.531.4905 f 303.531.4908

pcs group

NOTES	NO.	DATE

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

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

SHEET
L0.0

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
5. 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.
6. A PRE-CONSTRCUTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.
7. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
8. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
9. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION OPERATIONS IN PUBLIC RIGHTS-OF-WAY.
11. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
12. 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.
13. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
14. SOIL AMENDMENTS IN SEEDED AREAS - IF SOIL TESTS INDICATE THAT AMENDMENTS ARE NEEDED, USE AN ORGANIC SLOW RELEASE AMENDMENT. SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT THE RATE INDICATED BY THE SOIL TEST, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLODS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.

15 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.

16. 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.
17. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (AAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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

28. 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.
29. 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% '1 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.
30. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
31. 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.
32. 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.
33. 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

34. REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.

IRRIGATION

35. 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
36. 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.
37. ALL TREES & SHRUBS OUTSIDE OF BEDS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
38. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.

WARRANTY & MAINTENANCE

39. 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.
40. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
41. ALL PLANT MATERIAL WILL BE COVERED BY A TWO (2) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD. UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON SUBSTANTIAL COMPLETION OR ACCEPTANCE OF LANDSCAPING BY THE C.A.B.
42. 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.
43. 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

1. LOCATIONS FOR GFI'S AND ROUGH LOCATIONS FOR ACCENT LIGHTING (IF ANY) HAVE BEEN PROVIDED ON PLANS FOR PURPOSES OF COORDINATING POWER AND SLEEVING. FIXTURES AND SPECIFICATIONS HAVE NOT BEEN PROVIDED. FIXTURES TO BE COORDINATED WITH SIEMENS INDUSTRY, INC.
   1.1. SIEMENS INDUSTRY, INC. - TEL: 303-618-8514

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

1. 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.
2. ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
   - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS
3. 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.
4. 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.
5. 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.
6. 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).
7. 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.
8. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW: (SEE CIVIL PLANS)
9. 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.
10. 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.
11. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. 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.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. 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.
16. 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.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLAN

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.	50` 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
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 `Pallbin`	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
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 BOTANICAL NAME:	COMMON NAME:	RATES (PLS) LBS/AC
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	3.5
ELYMUS LANCEOLANTUS	THICK SPIKE WHEATGRASS	4.0
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	3.0
BOUTELOUA GRACILIS	BLUE GRAMA	1.0
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2.0
CALAMOVILFA LONGIFOLIA	PRAIRIE SANDREED	1.2
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	0.02
CHRYSOTHAMNUS 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 AGGRETATA	SCARLET GILLIA	0.2
RATIBIDA COLUMNIFERA	MEXICAN HAT	0.8
ACHILLEA MILLIFOLIUM VAR. OCCIDENTALIS	WESTERN YARROW	0.01
DALEA PURPUREA	PURPLE PRAIRIE CLOVER	1.5
	TOTALS:	18.68 PLS LBS/AC.

REVEGETATION TERMS

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

SEEDING ESTABLISHMENT NOTES:

1. 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.

2. 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.

3. 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.

4. CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER WITH MULTIPLE SEED BOXES FOR THE DIFFERENT SIZED SEEDS IN EACH MIX (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-QUARTER INCH (¼") TO A MAXIMUM OF ONE-HALF INCH (½") DEPENDING ON THE MIX. DRILLING SHALL BE DONE IN 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.

5. 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.

6. 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
1. TOPSOIL (TOP 6 TO 12 INCHES OF SOIL FREE OF DEBRIS) SHALL BE SALVAGED WHEN MOIST, NOT WET, AND STOCKPILED IN SHALLOW ROWS.
2. ALL STORED TOPSOIL SHALL BE MONITORED AND PERIODICALLY TILLED FOR WEED CONTROL.
3. ALL SITE PREPARATION METHODS SHOULD BE DONE ACROSS THE SLOPE TO PREVENT SOIL EROSION FROM STORM WATER SHEETING.
4. SOIL SCARIFICATION AT A DEPTH OF SIX INCHES IN THE FORM OF DISCING, TILLAGE OR CHISELING WILL BE COMPLETED PRIOR TO SEEDING.
5. AFTER SOIL SCARIFICATION , TOPSOIL SHALL BE REPLACED.
6. 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.
7. ALL SITES MUST BE FREE FROM NON-NATURAL MATERIALS SUCH AS OLD WATER LINES, LITTER AND BUILDING MATERIALS.

RECLAMATION PROCEDURE
8. NATIVE SEED MIX AS SPECIFIED IN THE SEED SCHEDULE WILL BE USED.
9. 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.
10. 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.
11. 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.
12. DRILL DEPTH BANDS SHOULD BE PLACED ¼" TO ½" BELOW THE SOILS SURFACE AND SPACED NO GREATER THAN SEVEN INCHES APART.
13. PACKER WHEELS WILL BE USED TO ENSURE SOIL TO SEED CONTACT.

EROSION CONTROL BLANKETS
14. 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
15. ALL WORK, CONTRACTED OR OTHERWISE TO BE COMPLETED BY LICENSED AND BONDED ORGANIZATIONS WITH KNOWLEDGE APPLICABLE TO EACH JOB.
16. A SUCCESSFUL STAND OF NATIVE GRASS IS DEFINED AS AT LEAST FOUR DESIRABLE SEEDLINGS PER SQ. FT., AND FREE OF EROSION AND WEED INFESTATION.

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PROJECT NO: 11016.021	NOTES
DATE	NO.
07/24/2025	1

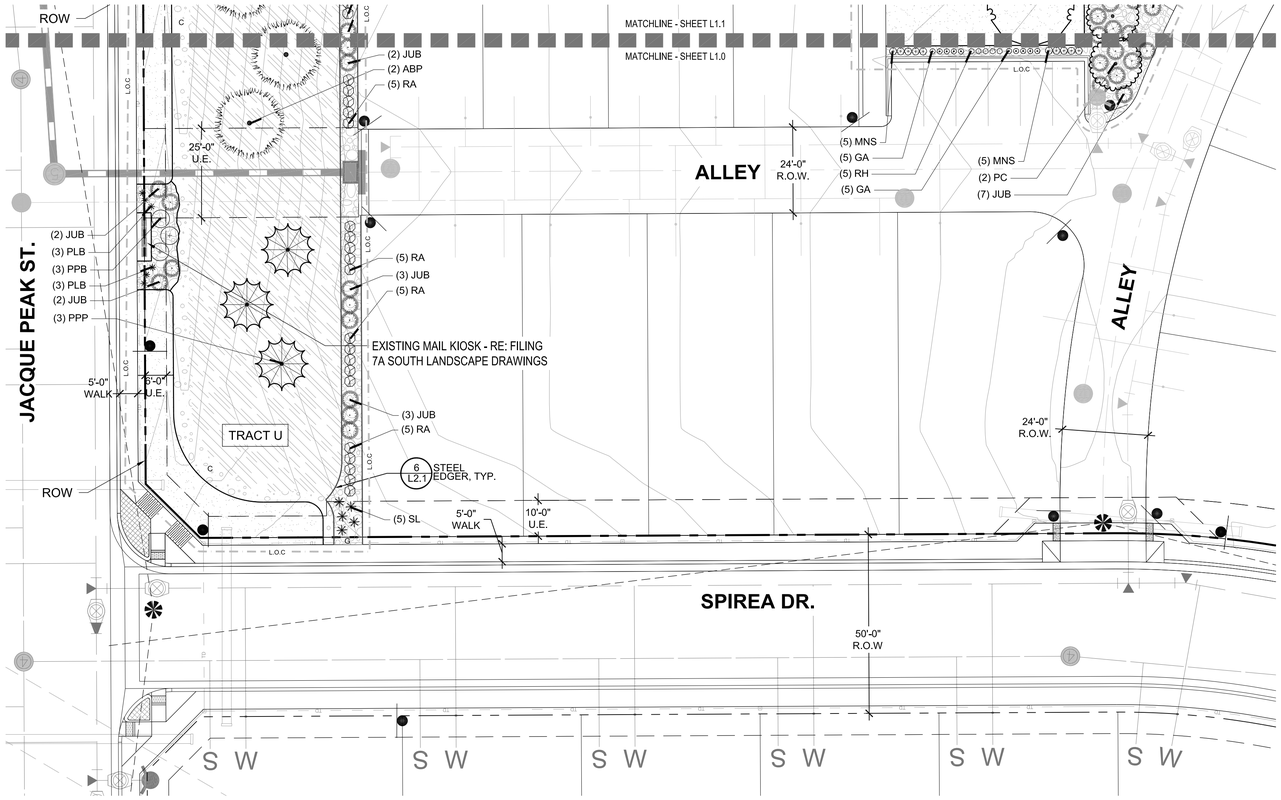
NOTES
1 FIRST L&E SUBMITTAL TO COUNTY

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:

1. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
2. 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.
3. 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.
4. ALL DECIDUOUS TREES WITHIN SIGHT DISTANCE TRIANGLES IN THE R.O.W SHALL BE LIMBED UP TO A MINIMUM OF 84" MEASURED FROM THE FLOW LINE OF THE ADJACENT STREET AT TIM E OF INSTALLATION. NO EVERGREEN TREES SHALL BE PERMITTED OR INSTALLED WITHIN THE SIGHT DISTANCE TRIANGLE & MAX. SHRUB HEIGHT SHALL BE 24" FROM THE FLOWLINE OF THE CURB & GUTTER WHEN IN THE R.O.W.
5. TRENCH DRAINS SHALL BE INSTALLED CONCURRENT WITH THE ADJACENT ROADWAY CONSTRUCTION. SEE CIVIL PLANS FOR TRENCH DRAIN DESIGN AND LOCATIONS.
6. MONUMENT/SIGNAGE LOCATIONS (IF ANY) ARE APPROXIMATE AND SUBJECT TO CHANGE. FINAL DESIGN/LAYOUT SHALL BE PROVIDED UNDER SEPARATE SIGN PERMIT PROCESS.

0 10' 20' 40'
SCALE: 1"=20'-0"

NORTH

DECIDUOUS TREES

AA4	Acer freemanii `Armstrong`	Freeman Maple
AS	Acer miyabei `State Street`	Miyabei Maple
CO	Celtis occidentalis	Common Hackberry
GS	Gleditsia triacanthos `Shademaster` TM	Shademaster Locust
QR	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
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RAG	Saccharum ravennae	Ravenna Grass
SL	Schizachyrium scoparium	Little Bluestem Grass

DECIDUOUS SHRUBS

RGB	Berberis thunbergii `Rose Glow`	Rosy Glow Barberry
BA2	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Red Leaf Japanese Barberry
BC	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry
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PPB	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry
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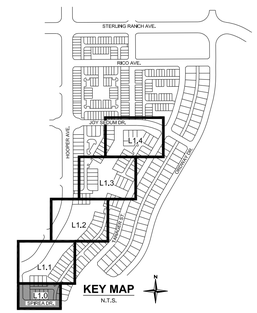
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SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
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	SOD	DROUGHT RESISTANT BLUEGRASS	TURF SOD
SURFACE			
	RA2	Rubber Play Surfacing	
MULCH			
	TM	MOUNTAIN GRANITE	3/4"-1.5" Angular Granite, 4" Dpth.
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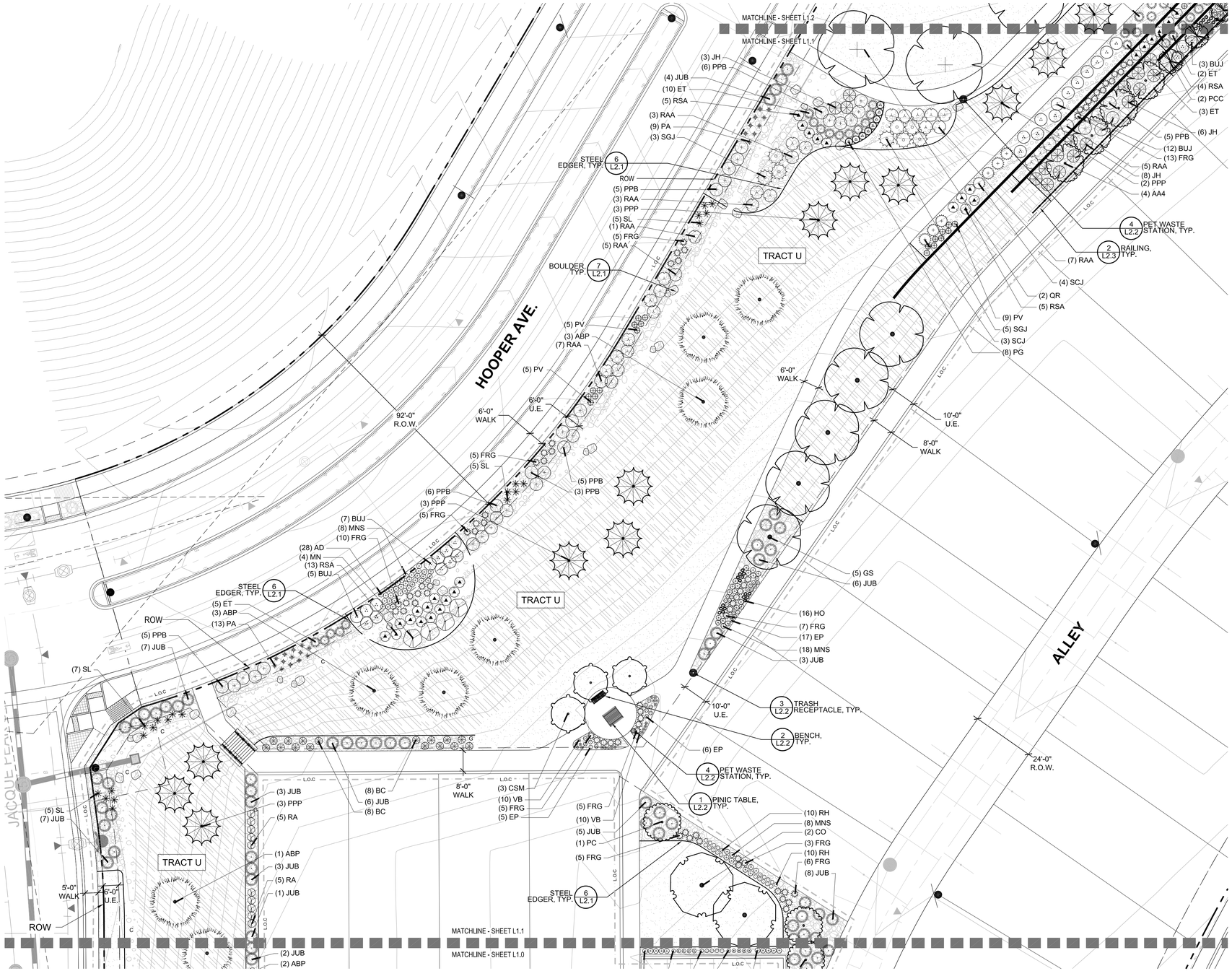
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

SHEET
L1.0

SHEET 4 OF 15

STERLING RANCH FILING NO. 7A NORTH

LANDSCAPE DRAWINGS



0 10' 20' 40'

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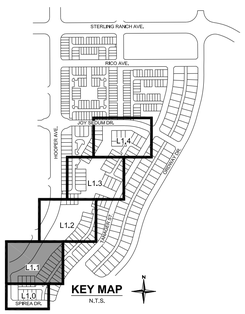
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L&E PLAN EXHIBIT

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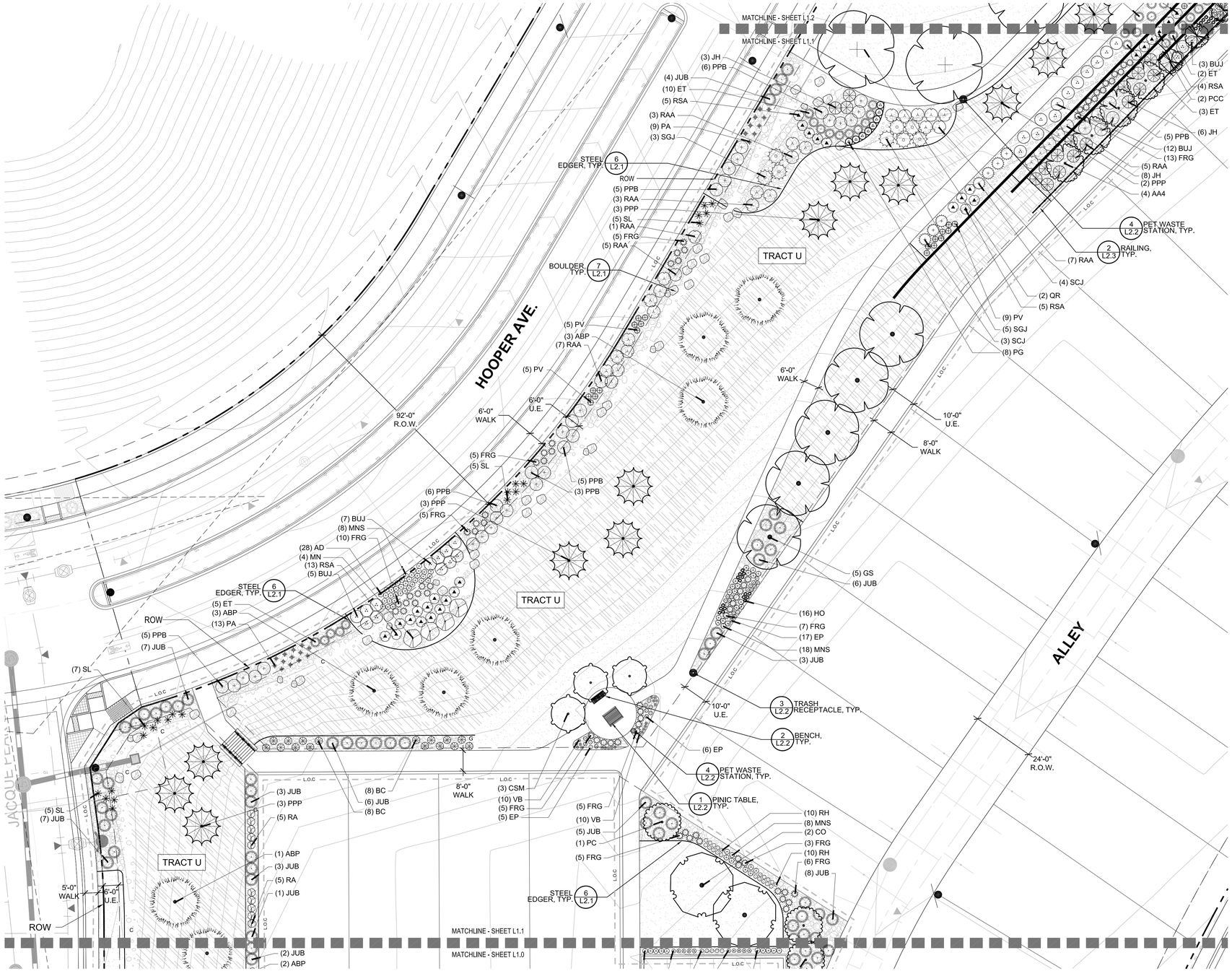
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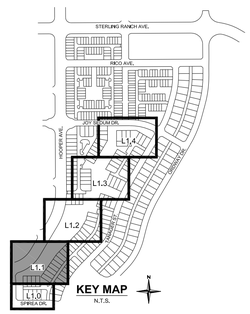
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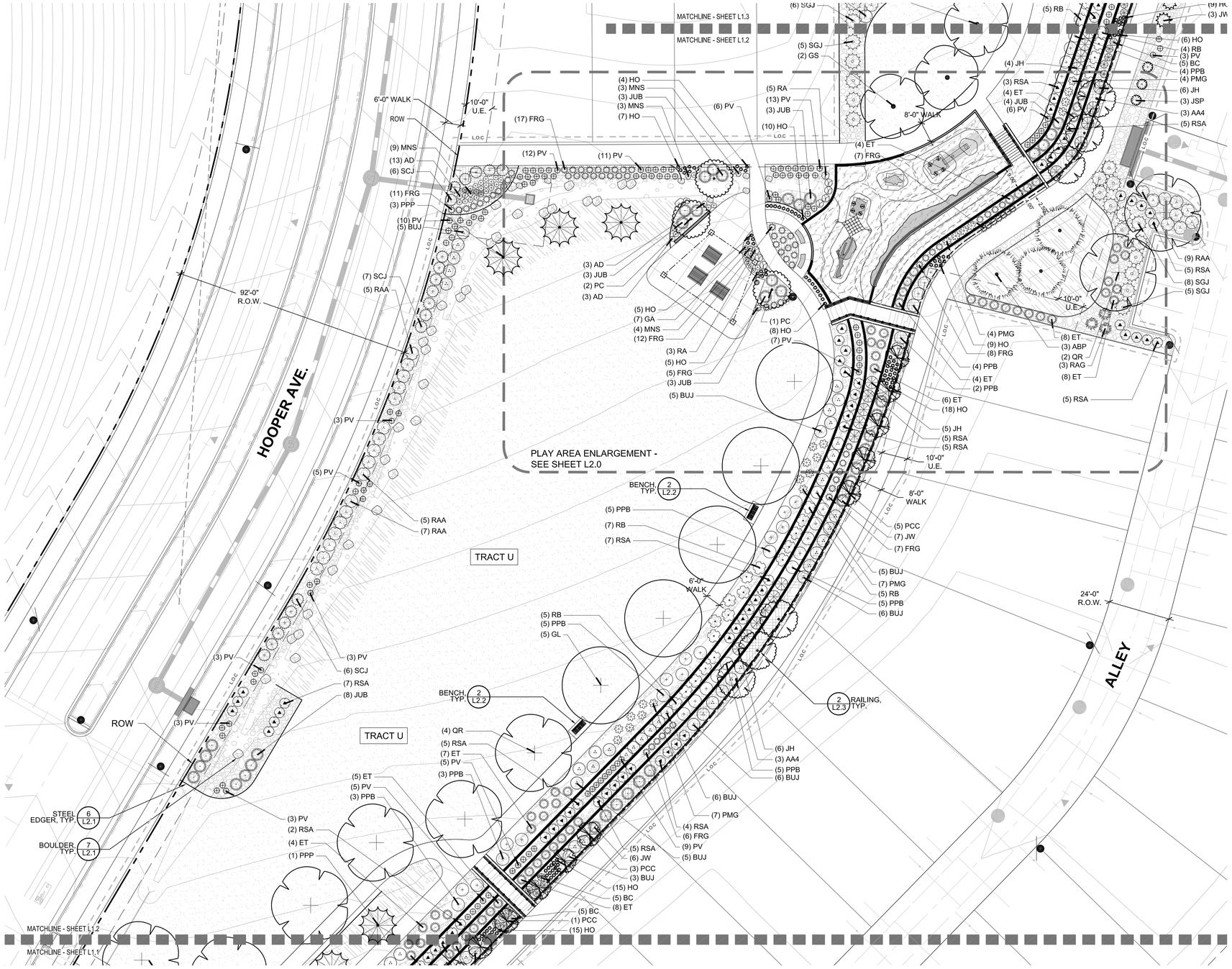
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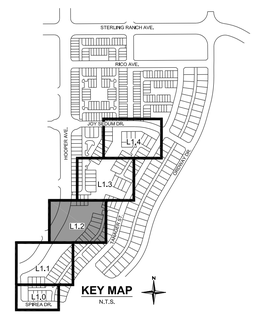
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5. TRENCH DRAINS SHALL BE INSTALLED CONCURRENT WITH THE ADJACENT ROADWAY CONSTRUCTION. SEE CIVIL PLANS FOR TRENCH DRAIN DESIGN AND LOCATIONS.
6. MONUMENT/SIGNAGE LOCATIONS (IF ANY) ARE APPROXIMATE AND SUBJECT TO CHANGE. FINAL DESIGN/LAYOUT SHALL BE PROVIDED UNDER SEPARATE SIGN PERMIT PROCESS.

0 10' 20' 40'
SCALE: 1"=20'-0"

NORTH



Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1900 16th Street, Denver, CO 80202
t 303.531.4905 f 303.531.4908

pcs group

NOTES

NO.	DATE

PROJECT NO: 110116.021

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

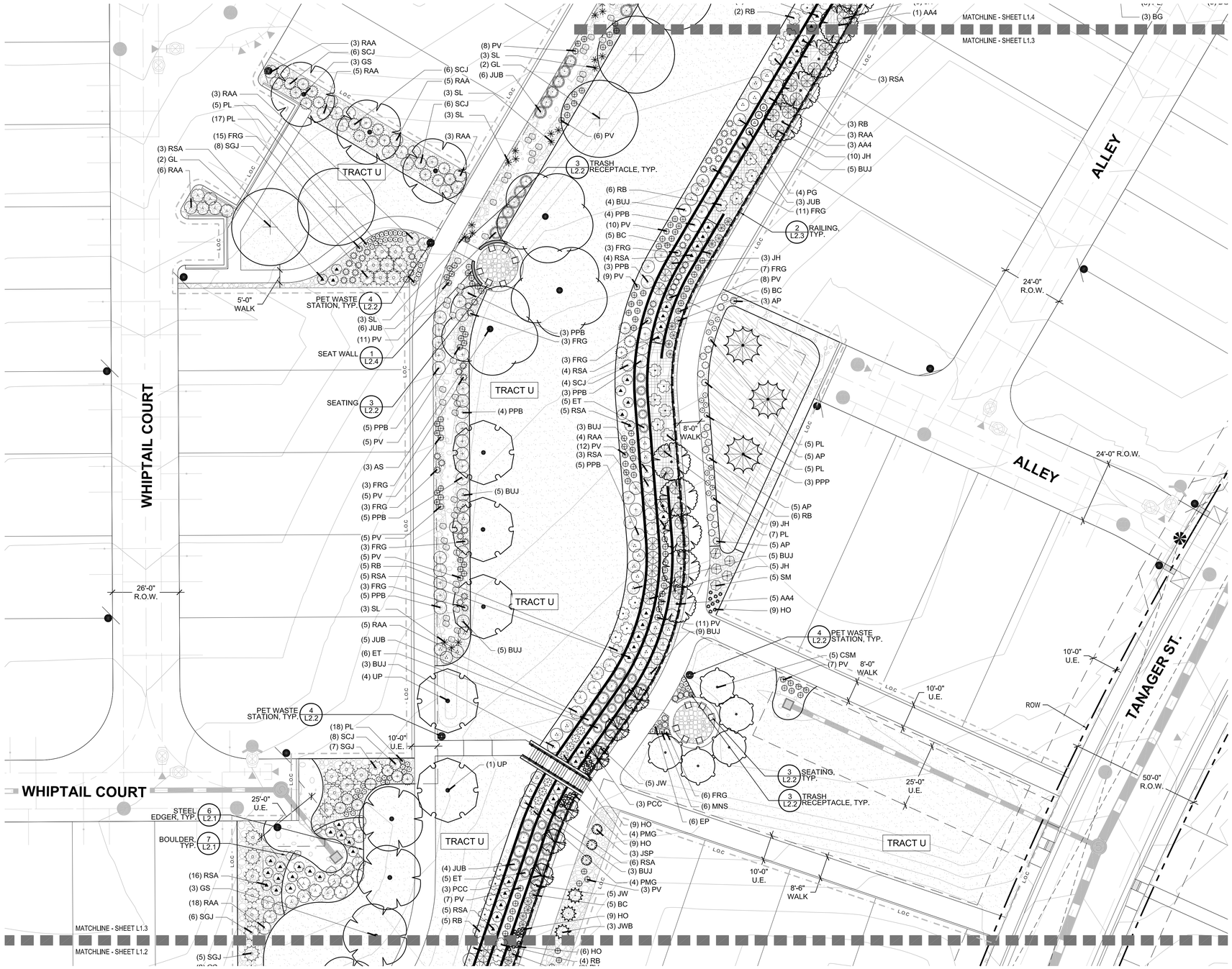
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

SHEET
L1.2

SHEET 6 OF 15

STERLING RANCH FILING NO. 7A NORTH

LANDSCAPE DRAWINGS

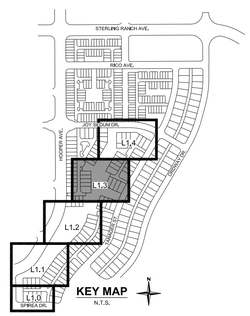


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0 10' 20' 40'
SCALE: 1"=20'-0"

NORTH



DECIDUOUS TREES

AA4	Acer freemanii `Armstrong`	Freeman Maple
AS	Acer miyabei `State Street`	Miyabei Maple
CO	Celtis occidentalis	Common Hackberry
GS	Gleditsia triacanthos `Shademaster` TM	Shademaster Locust
QR	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 `Hamelin`	Dwarf Fountain Grass
PLB	Pennisetum alopecuroides `Little Bunny`	Little Bunny Fountain Grass
RAG	Saccharum ravennae	Ravenna Grass
SL	Schizachyrium scoparium	Little Bluestem Grass

DECIDUOUS SHRUBS

RGB	Berberis thunbergii `Rose Glow`	Rosy Glow Barberry
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` TM	Little Spire Russian Sage
MN	Physocarpus opulfolius `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

EVERGREEN SHRUBS

AP	Arctostaphylos x coloradoensis `Panchito`	Panchito Manzanita
SGJ	Juniperus chinensis `Sea Green`	Sea Green Juniper
JUB	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper
JH	Juniperus horizontalis `Hughes`	Hughes Juniper
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SCJ	Juniperus sabina `Scandia`	Scandia Juniper
BUJ	Juniperus sabina 'Buffalo'	Buffalo Juniper

PERENNIALS / GROUNDCOVERS

AHM	Agastache cana	Texas Hummingbird Mint
AD	Agastache x `Desert Sunrise`	Desert Sunrise Hyssop
CR	Centranthus ruber	Red Valerian
EP	Echinacea purpurea	Purple Coneflower
GA	Gaillardia aristata	Blanket Flower
HO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily
RH	Rudbeckia hirta	Black-eyed Susan
MNS	Salvia x sylvestris `May Night`	May Night Salvia
VB	Verbena bipinnatifida	Native Verbena

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
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 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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Monument, Colorado 80132
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pcs group

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

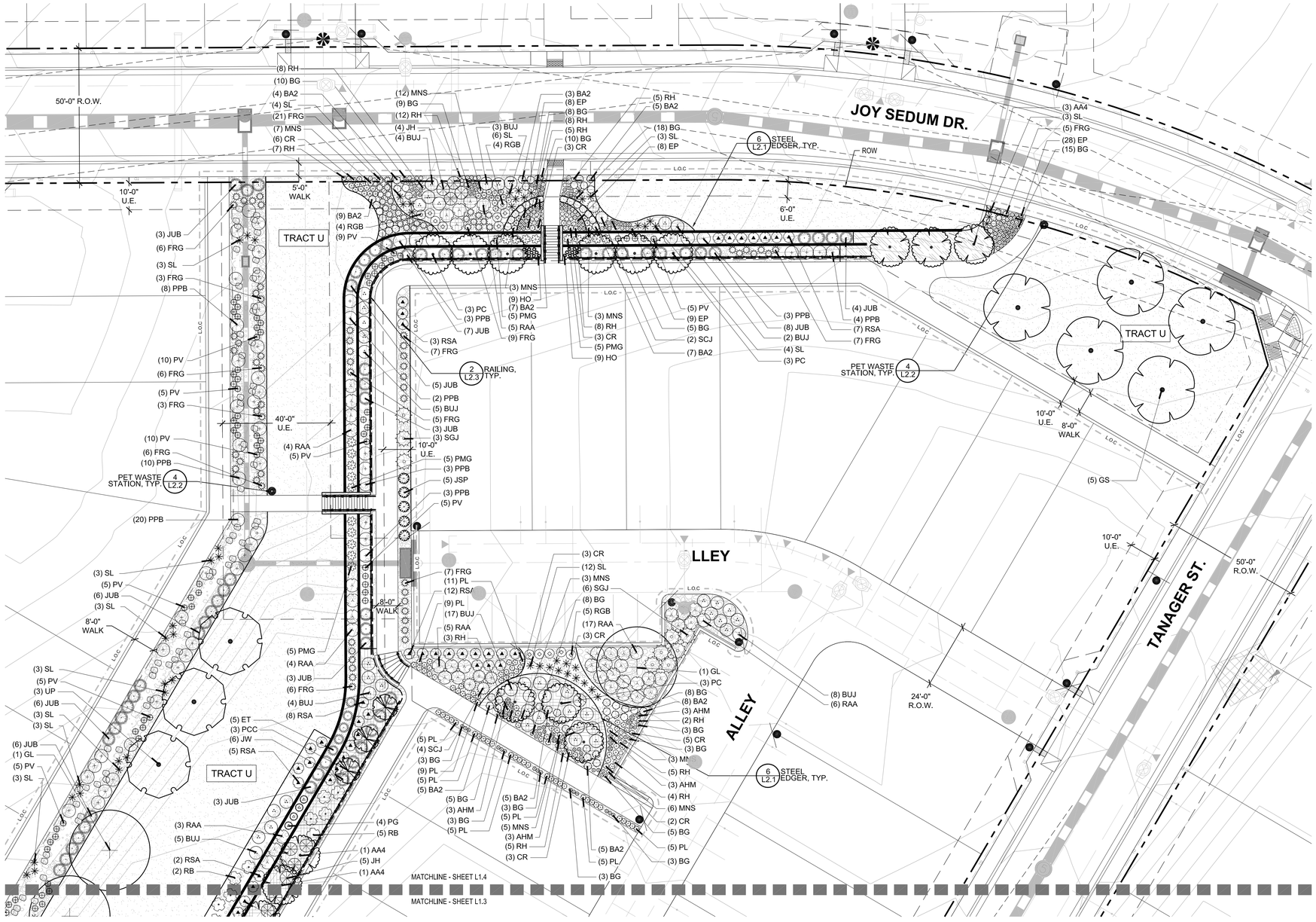
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE PLAN

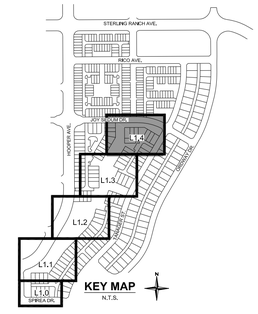
SHEET
L1.3

SHEET 7 OF 15

STERLING RANCH FILING NO. 7A NORTH

LANDSCAPE DRAWINGS





SCALE: 1"=20'-0"

NORTH

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1700 Lincoln street, denver, CO 80203
t 303.531.4905 f 303.531.4908

pcs group

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

STERLING RANCH FILING 7A NORTH

DOUGLAS COUNTY, COLORADO

L&E PLAN EXHIBIT
LANDSCAPE PLAN

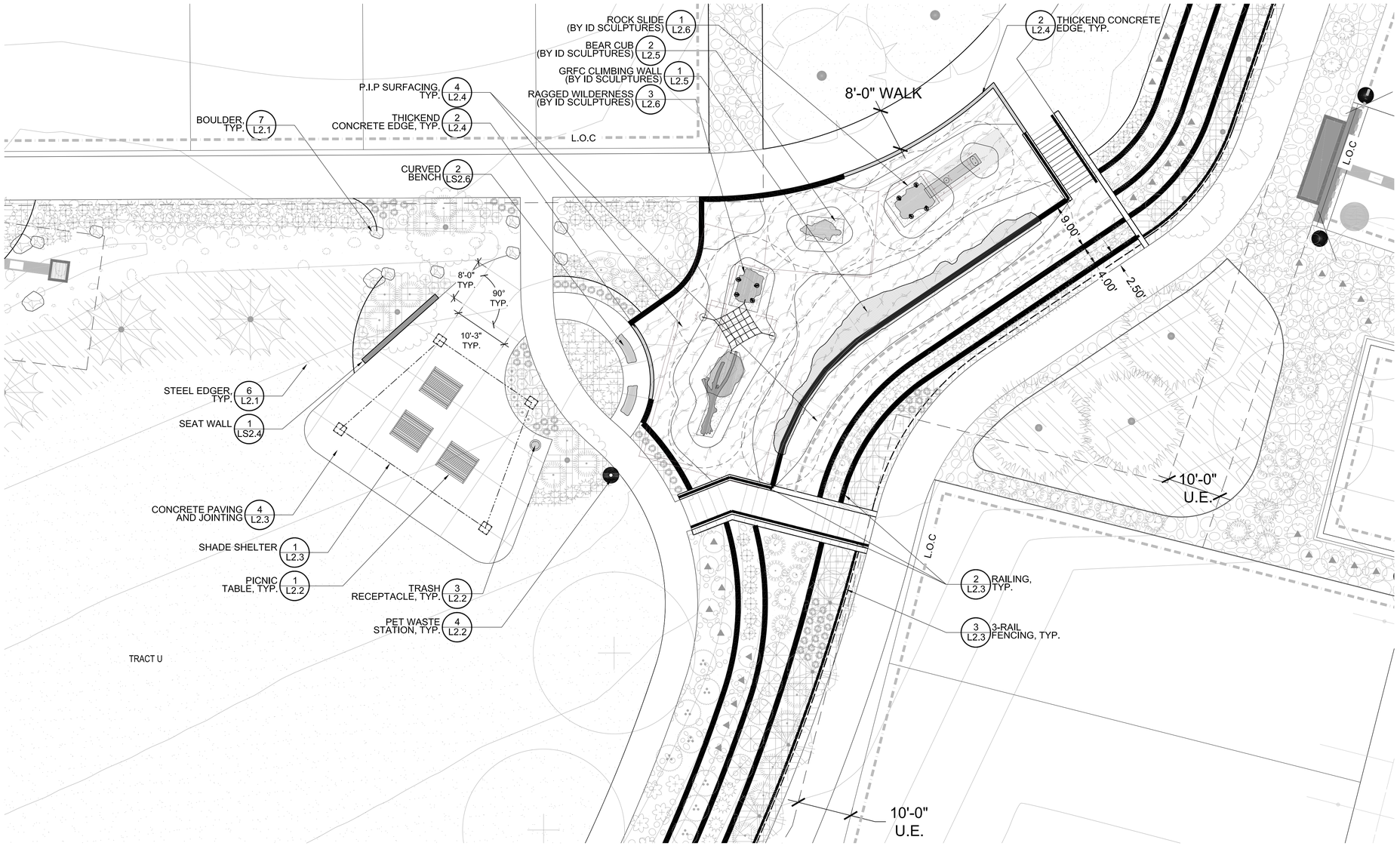
SHEET

L1.4

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



SCALE: 1"= 10'-0"
0 10' 30' NORTH

NOTES:

1. LANDSCAPING PLANTINGS ARE GRAYED BACK IN THIS ENLARGEMENT PLAN TO BE SHOWN ONLY FOR REFERENCE ONLY. SEE LANDSCAPE SITE PLAN SHEETS FOR SPECIFIC PLANTING MATERIAL AND INFORMATION.
2. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
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STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
PLAY AREA ENLARGEMENT

SHEET
L2.0

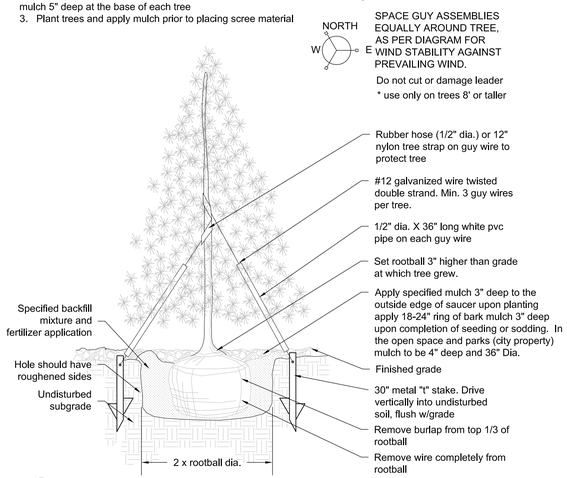
SHEET 9 OF 15

STERLING RANCH FILING NO. 7A NORTH - TRACT U

LOCATION AND EXTENTS EXHIBIT & LANDSCAPE CDS

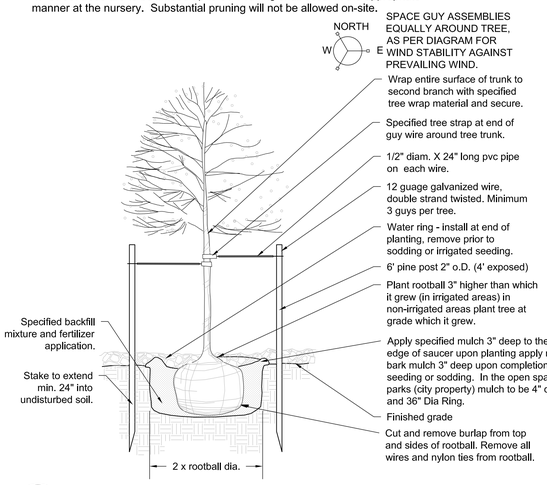
PORTION OF SECTIONS 30 AND 36, TOWNSHIP 6 SOUTH, RANGE 68 & 69,
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, COLORADO
5.58 ACRES - PS2025-138

Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
3. Plant trees and apply mulch prior to placing scree material



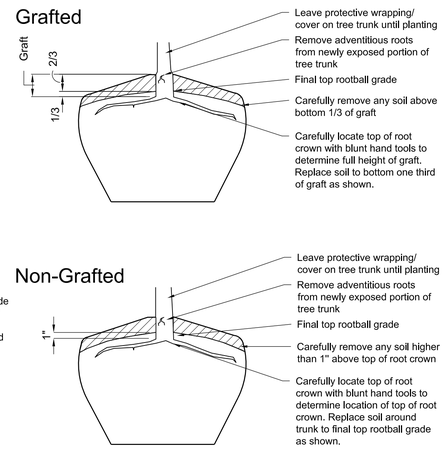
1 EVERGREEN TREE PLANTING
N.T.S.

Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
3. Plant trees and apply mulch prior to placing scree material
4. Street trees are to be limbed up to 8'. Pruning shall occur in the appropriate manner at the nursery. Substantial pruning will not be allowed on-site.

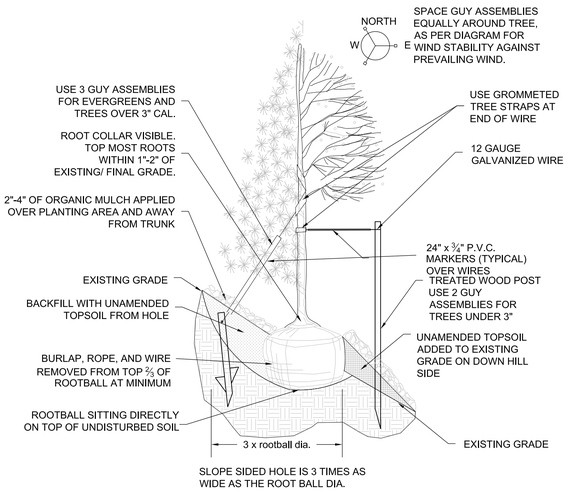


2 DECIDUOUS TREE PLANTING
N.T.S.

Notes:
1. All work to be done at time of planting
2. Peel back only top of burlap required to perform work. Replace burlap before moving tree into planting pit. Do not remove wire basket until inside planting pit.
3. Measure new height of rootball and dig planting pit so final top rootball grade is 3" above final grade surrounding ball.

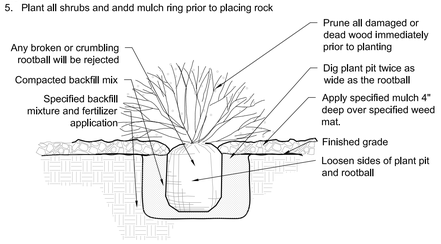


Notes:
1. Broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs.
2. Prune all dead or damaged wood after planting.

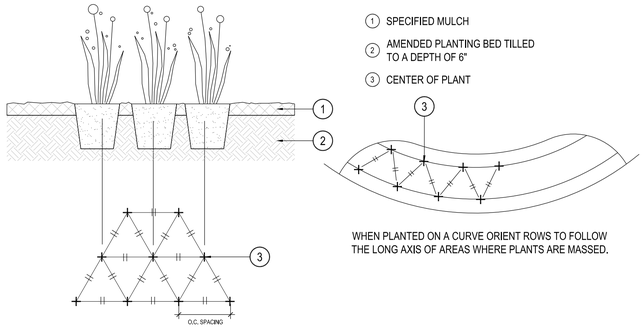


3 TREE PLANTING ON SLOPES
N.T.S.

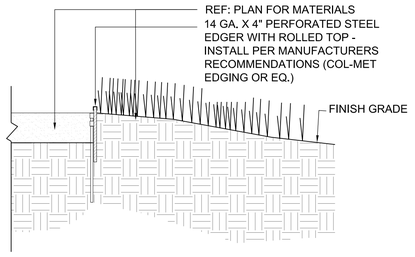
Notes:
1. Any broken or crumbling rootballs will not be an excuse for damaged rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Hold grade 1" below edge of walk or curb.
3. All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer
4. Shrubs planted within the drain strip or scree areas shall have a 12" diameter ring of mulch at the base of each shrub
5. Plant all shrubs and andd mulch ring prior to placing rock



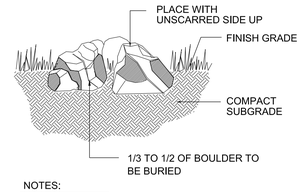
4 SHRUB PLANTING
N.T.S.



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



6 STEEL EDGER
SCALE: NTS



NOTES:
1. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.

NOTES:
1. BOULDERS TO BE 'GOLD ORE' BOULDERS FROM JENSEN SALES COMPANY (303-791-4250) OR APPROVED EQUAL.
2. (189) BOULDERS TOTAL; (69) 0.5-TON, (120) 1-TON

7 BOULDER
SCALE: NTS

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

SHEET
L2.1

SHEET 10 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

RCPWT63 — Wainwright 6' Picnic Table Set

6' picnic table plus two 6' flat benches with recycled plastic tabletop and seat planks, portable or surface mount steel frame and legs.

Material
The table is 72" in length and comes with two independent 72" long benches. The tabletop and seats are made of 1.5" x 3.5" (2" x 4" nominal dimensions) recycled plastic planks. The center plank of the tabletop is 1.5" x 5.75" (2" x 6" nominal dimensions) and features a 2" diameter umbrella hole. The tabletop is designed to support 100 lbs. per square foot and the seats will support 200 lbs. per linear foot.
The frames are made of .38" thick x 4" wide formed steel. Wide 4" steel band wraps the table and bench ends and joins to the heavy-duty frame. Table and benches are designed to be portable for flexibility in placement or surface mounted using pre-drilled .50" diameter holes in feet to prevent movement; mounting hardware is not included.
The planks are made of 95% recycled content by weight and are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting for staining throughout the product's life.

Finish
Fade-resistant, powder coated steel frame features a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

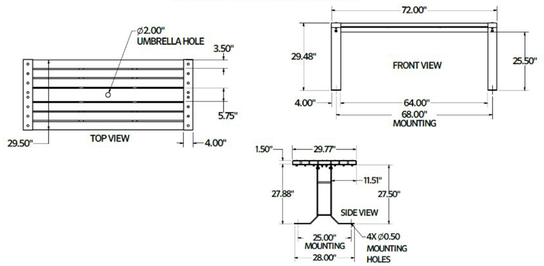
Color
See website or sales representative for color choices.

Assembly
The table set requires some assembly. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty on recycled plastic from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.





NOTES:
1. **COMPANY:** ANOVA FURNISHINGS
2. **PRODUCT:** WAINWRIGHT 6' PICNIC TABLE SET
3. **PRODUCT ID:** RCPWT63
4. **PLASTIC SLAT COLOR:** MAHOGANY
5. **FRAME COLOR:** TEXTURED PEWTER
6. **MOUNT:** SURFACE MOUNT
7. (4) PICNIC TABLES TOTAL. (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)
8. INSTALL PER MANUFACTURER SPECIFICATIONS.
9. **CONTACT:** KATE.B@ANOVAFURNISHINGS.COM
10. **PHONE:** (720) 584-4327

1 PICNIC TABLE
OR APPROVED EQUAL — SCALE: NTS

RCPWC6 — Wainwright 6' Contour Bench

6' contour bench with recycled plastic seat and back planks, steel frame and legs.

Material
The 4' contour bench is constructed of .38" thick x 4" wide formed steel end legs and frame with 1.5" x 3.5" (2" x 4" nominal dimensions) recycled plastic planks for the seat and back rest. The bench is 72" long and will support 200 lbs. per linear foot.
The bench is designed to be portable for flexibility in placement or surface mounted using pre-drilled .5" diameter holes in feet to prevent movement. Mounting hardware is not included.
The planks are made of 95% recycled content by weight and are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.

Finish
Fade-resistant, powder coated steel frame features a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

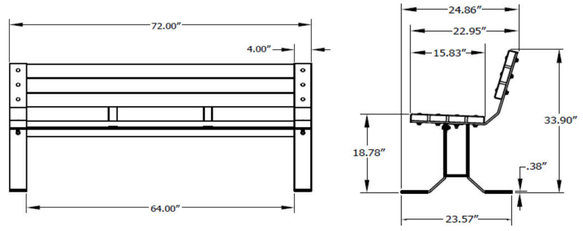
Color
See website or sales representative for color choices.

Assembly
The bench requires some assembly. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty on recycled plastic from the date of purchase. See full details on multi-year warranties for components at *www.anovafurnishings.com/warranty.aspx*.





NOTES:
1. BENCHES TO BE ANOVA WAINWRIGHT 6' CONTOUR BENCH OR APPROVED EQUAL. PLASTIC SLAT COLOR: MAHOGANY, FRAME COLOR: TEXTURED PEWTER
3. **MOUNT:** SURFACE MOUNT ON CONCRETE PAD.
4. (3) BENCHES TOTAL. (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)
5. INSTALL PER MANUFACTURER SPECIFICATIONS.
6. CONTACT: KATE.B@ANOVAFURNISHINGS.COM (720) 584-4327

2 BENCH
OR APPROVED EQUAL — SCALE: NTS

Material
The chair is composed of 4.81" x .75" recycled plastic planks and a .75" thick CNC-cut polyethylene frame, legs and armrests.
The planks are made of 95% recycled content by weight.

Features
Designed for relaxation, the chair features a 20" wide seat. An optional hold down kit is available.

Finish
Recycled plastic planks do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.
Polyethylene components feature a uniform color throughout and a scratch-resistant surface wth UV-inhibitors to protect against fading.

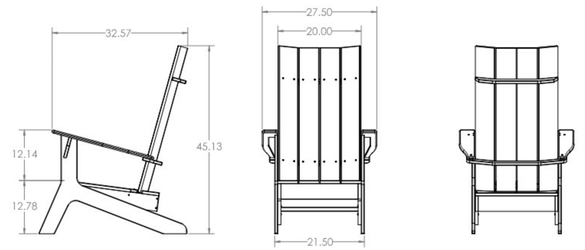
Assembly
The chair requires some assembly. The backrest, seat and sides ship pre-assembled. Stainless steel assembly hardware is included.

Color
See website or sales representative for color choices.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. **Do not clean with solvent or petroleum base products.**

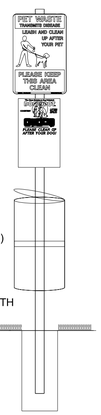
Warranty
20-year limited structural warranty on recycled plastic and 5-year limited structural warranty on polyethylene from the date of purchase. See full details on multi-year warranties for components at **anovafurnishings.com/warranty**.
Manufactured in the U.S.





NOTES:
1. **COMPANY:** ANOVA FURNISHINGS
2. **PRODUCT:** ADIRONDACK RECYCLED PLASTIC CHAIR OR APPROVED EQUAL.
3. **PRODUCT ID:** PLK60R
4. **PLASTIC SLAT COLOR:** MAHOGANY
5. (12) SEATS TOTAL. (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)
6. INSTALL PER MANUFACTURER SPECIFICATIONS.
7. **CONTACT:** KATE.B@ANOVAFURNISHINGS.COM
8. **PHONE:** (720) 584-4327

3 SEATING
OR APPROVED EQUAL — SCALE: NTS



DOGIPOT STATION
WWW.DOGIPOT.COM
OR APPROVED EQUAL

REQUIRED ACCESSORIES:
-PET SIGN (FOREST GREEN ON WHITE)
-BAG DISPENSER
-TRASH RECEPTACLE WITH LID
-STEEL MOUNTING POST

PROVIDE POST HOLE WIDTH AND DEPTH PER MANUF. SPECS.

NOTES:
(8) PET STATIONS TOTAL (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)

4 PET WASTE STATION
OR APPROVED EQUAL — SCALE: NTS

RCPWCT— Wainwright Receptacle with Curved Top

45-gallon receptacle with recycled plastic slats, curved top, plastic liner and rubber feet.

Material
The 45-gallon receptacle is 41.34" tall and is composed of .75" x 3.5" (1" x 4" nominal dimensions) recycled plastic slats which are supported by an extruded aluminum frame.
The curved top is made of 14-gauge steel and covers an 11" diameter center top opening to keep out the elements. The top lifts off for easy trash removal and includes dual stainless steel security cables.
The receptacle is designed to be portable for flexibility in placement and feature rubber feet to protect the floor. The reusable plastic liner is made of high-density polyethylene.
The planks are made of 95% recycled content by weight and are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.

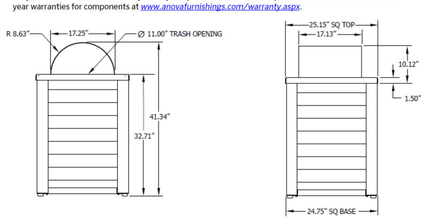
Finish
Rust-proof aluminum and rust-resistant primed steel components feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices.

Assembly
The receptacle ships fully assembled and ready for use.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty on recycled plastic from the date of purchase. See full details on multi-year warranties for components at *www.anovafurnishings.com/warranty.aspx*.





NOTES:
1. TRASH RECEPTACLES TO BE ANOVA WAINWRIGHT 6' CONTOUR BENCH OR APPROVED EQUAL. PLASTIC SLAT COLOR: MAHOGANY, FRAME COLOR: TEXTURED PEWTER
2. **MOUNT:** SURFACE MOUNT
3. (4) RECEPTACLES TOTAL. (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)
4. INSTALL PER MANUFACTURER SPECIFICATIONS.
5. CONTACT: KATE.B@ANOVAFURNISHINGS.COM (720) 584-4327

5 TRASH RECEPTACLE
AS SHOWN OR APPROVED EQUAL — SCALE: NTS

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
Monument, Colorado 80132
t 303.531.4905 f 303.531.4908

pcs group

NOTES

NO.	DATE

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

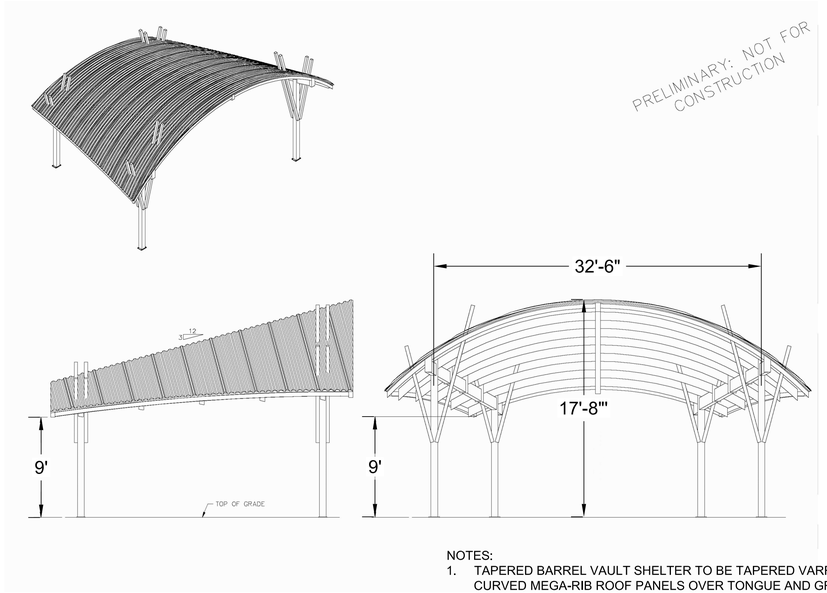
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE DETAILS

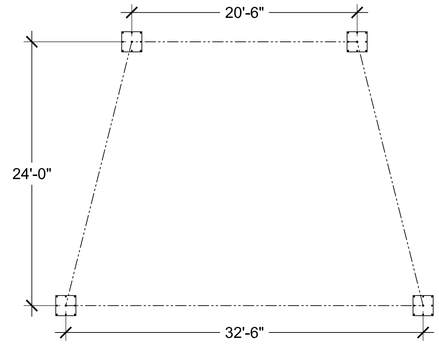
SHEET
L2.2
SHEET 11 OF 15

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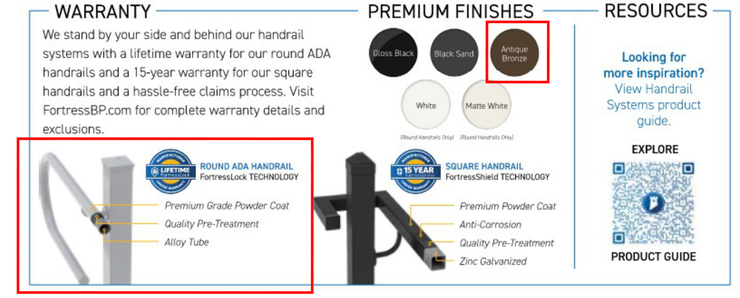


CONCEPT PLAN FOR SHELTER FOOTING SPACING

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.

1 SHADE SHELTER
OR APPROVED EQUAL

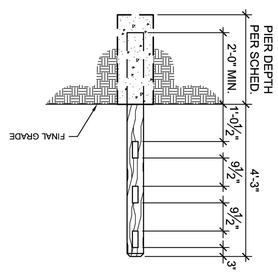
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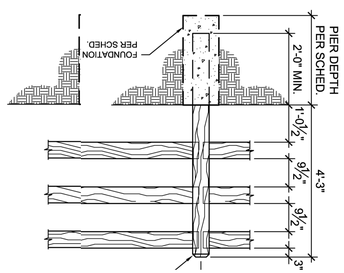


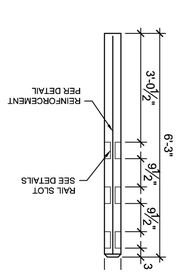
NOTES:
1. **COMPANY:** FORTRESS BUILDING PRODUCTS
2. **PRODUCT:** HAND RAIL SYSTEM OR APPROVED EQUAL.
3. **HANDRAIL TYPE:** ROUND ADA HANDRAIL SYSTEM
4. **FINISHES:** ANTIQUE BRONZE
5. (395) LENGTH TOTAL. (CONTRACTOR TO VERIFY ALL QUANTITY TAKEOFFS)
6. INSTALL PER MANUFACTURER SPECIFICATIONS.

2 RAILING
OR APPROVED EQUAL

SCALE: NTS



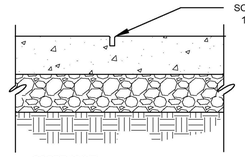




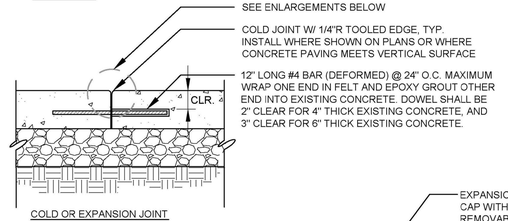
NOTES:
1. FENCE POSTS AND RAILS TO BE 3 RAIL CONCRETE PRE-CAST FENCE POSTS AND RAILS BY SIGNATURE STONE LLC. CONTACT: 211 30TH ST GREELEY, CO 80631 TEL: (970) 351-0270
2. INSTALLATION AND FOUNDATION PIERS PER MANUFACTURER SPECIFICATIONS.
3. COLOR: SOLOMON DRY PIGMENT #338 "EARTHEN".
4. TOTAL FENCE LENGTH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

3 3-RAIL FENCE
OR APPROVED EQUAL

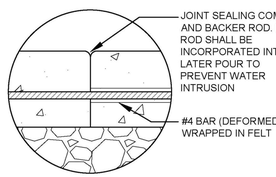
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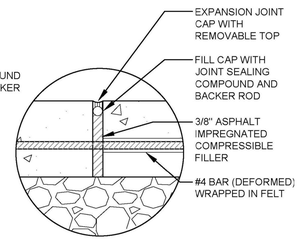
SCORE JOINT



COLD OR EXPANSION JOINT



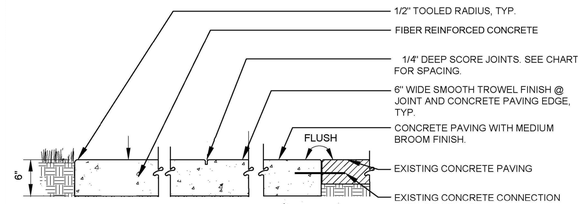
COLD JOINT DETAIL ENLARGEMENT



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'	6' 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.
4. SCORE JOINTS SHALL BE TOOLED 1/4" WIDE AND DEEP.
5. 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.

0 3" 6" 1' 2'
SCALE: 1" = 1'-0"

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1700 Lincoln Street, Denver, CO 80203
t 303.531.4905 f 303.531.4908

pcs group

DATE	NO.	NOTES
07/24/2025	1	FIRST L&E SUBMITTAL TO COUNTY
11/05/2021		

PROJECT NO.

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NO.

DATE

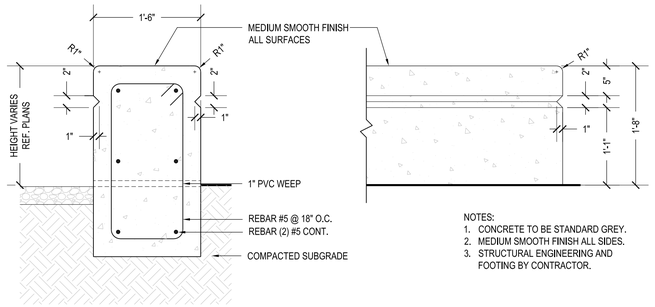
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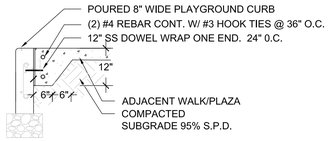


SECTION ELEVATION

1 CONCRETE SEATWALL

OR APPROVED EQUAL

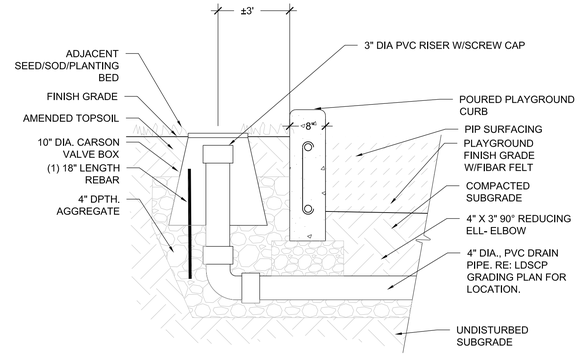
SCALE: NTS



2 THICKEND CONCRETE EDGE

ADJACENT TO PLAYGROUND CURB

SCALE: NTS

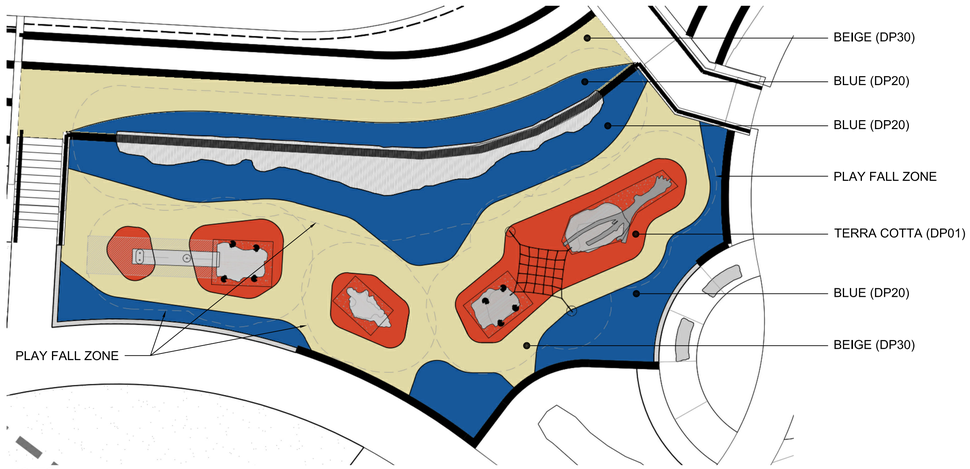


NOTES:

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

3 CLEANOUT

SCALE: NTS



NOTES:

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

NOTES:

1. **COMPANY:** DURAPLAY SAFETY SURFACES
2. **PRODUCT:** DURAPLAY SURFACING SYSTEM (P.I.P) OR APPROVED EQUAL.
3. **COLOR:**
   - 3.1. TERRA COTTA (DP01)
   - 3.2. BLUE (DP20)
   - 3.3. BEIGE (DP30)
4. 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.
4. PIP SURFACING MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



DuraPlay SURFACING SYSTEM

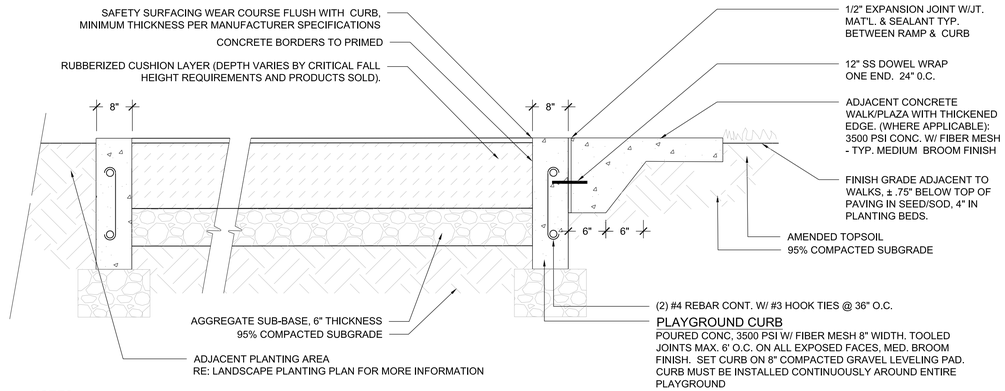
DuraPlay Surfacing System™ is a poured in place, seamless rubber surface for playgrounds. Installed at different thicknesses for varying deck heights, this high-quality safety surface achieves consistent fall protection and performance exceeding CPSC guidelines for ASTM 1292. The DuraPlay™ Surfacing 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 I www.DuraPlay.com

4 P.I.P. SURFACING

OR APPROVED EQUAL

SCALE: NTS



NOTES:

1. 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.
2. PIP SURFACING MUST BE INSTALLED PER PRODUCT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO PROVIDE APPROPRIATE DRAINAGE FOR ALL PLAYGROUND SURFACING BASED ON MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. THIS DETAIL IS FOR BIDDING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.
5. 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.
6. REFERENCE CIVIL DRAWINGS FOR P.I.P AREA DRAINAGE PLANS.

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1700 Lincoln street, denver, CO 80203
t 303.531.4905 f 303.531.4908

pcs group

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PROJECT NO: 11016.021

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

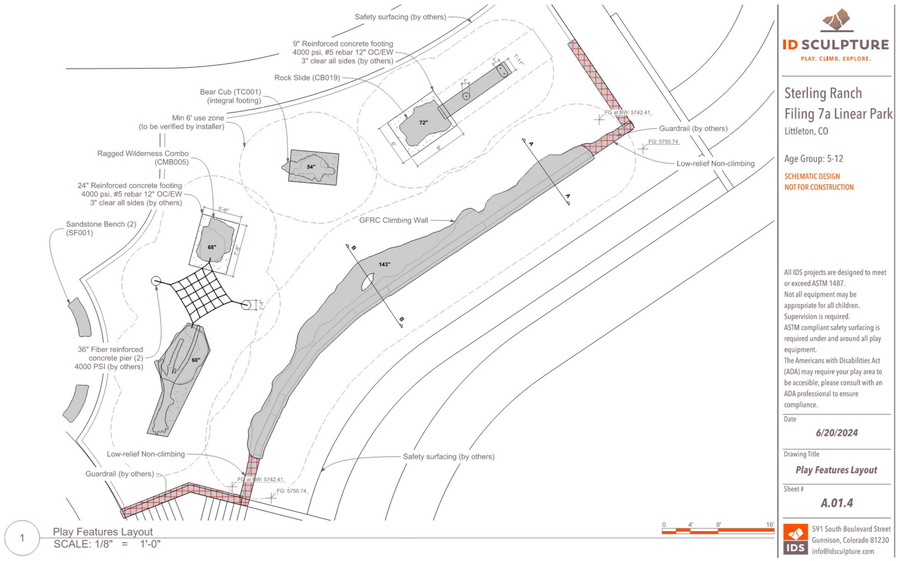
SHEET
L2.4

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



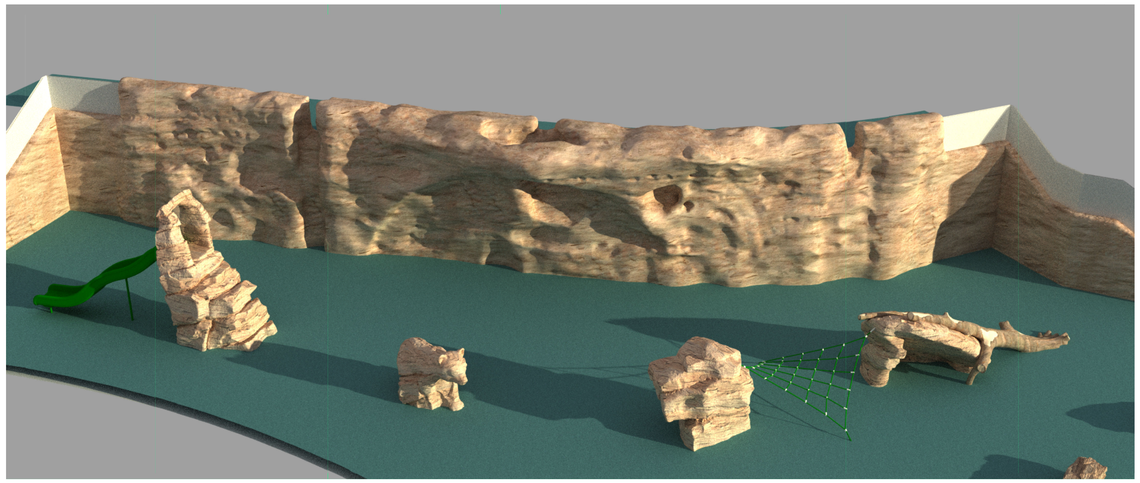


1 Play Features Layout
SCALE: 1/8" = 1'-0"

CONCEPT IMAGERY OF CLIMBING WALL AREA IN LINEAR PARK

NOTES:

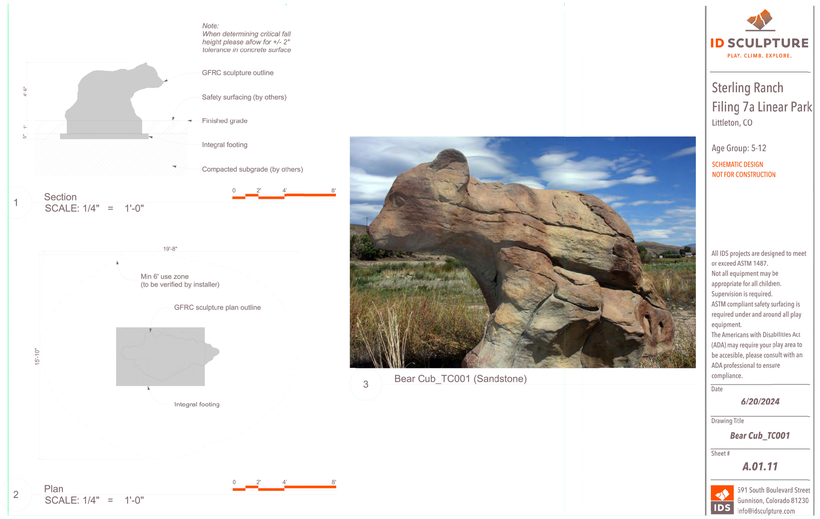
1. ALL PLAY ELEMENTS WITHIN THE PLAY AREA, AS SHOWN ABOVE IN THE RENDERING, ARE BEING PROPOSED AND INSTALLED BY ID SCULPTURES. THE DETAILS ON SHEET L2.5 AND L2.6 ARE ONLY BEING SHOWN IN THESE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REFERENCE ONLY. ***REFERENCE ID SCULPTURES CONSTRUCTION DRAWINGS FOR ALL 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.



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



3 Bear Cub_TC001 (Sandstone)

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2 BEAR CUB
(BY ID SCULPTURES)
SCALE: NTS

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1700 Lincoln street, denver, CO 80203
t 303.531.4905 f 303.531.4908

pcs group

NO.	DATE	NOTES

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

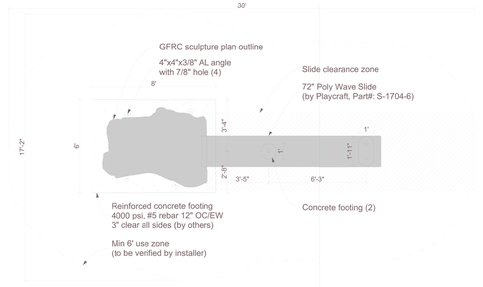
STERLING RANCH FILING 7A NORTH
DOUGLAS COUNTY, COLORADO
L&E PLAN EXHIBIT
LANDSCAPE DETAILS

SHEET
L2.5

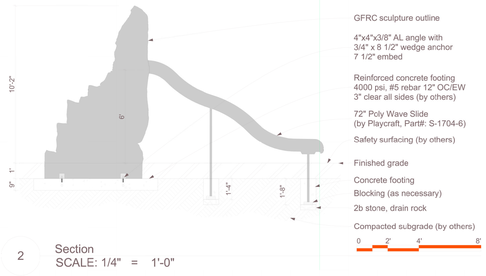
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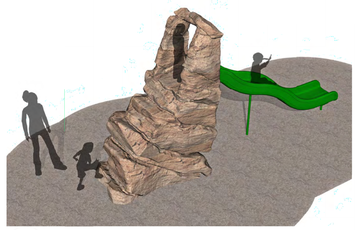
1 Plan
SCALE: 1/4" = 1'-0"



2 Section
SCALE: 1/4" = 1'-0"



3 Rock Slide_CB019 (Sandstone)



4 Rock Slide_CB019 (Sandstone)

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Sterling Ranch
Filing 7a Linear Park
Littleton, CO

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

All IDS projects are designed to meet or exceed ASTM 1487.
Not all equipment may be appropriate for all children.
Supervision is required.
ASTM compliant safety surfacing is required under and around all play equipment.
The Americans with Disabilities Act (ADA) may require your play area to be accesible, please consult with an ADA professional to ensure compliance.

Date
6/20/2024

Drawing Title
Rock Slide_CB019

Sheet #
A.01.10

591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

NOTES:
1. ALL IMAGERY ASSOCIATED WITH THE CLIMBING WALL AREA FOR THE FILING 7 LINEAR PARK IS FOR REFERENCE ONLY.
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1 ROCK SLIDE
(BY ID SCULPTURES)
SCALE: NTS

Specifications: Sandstone Bench

- Material: Concrete with Structural Foam
- Approximate Size Assembly: 2'-1" 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):

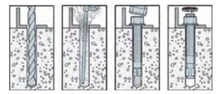
- Sandstone Bench GFRC Sculpture
- Bolt Hangers (lifting eyes): 4ct
- "Sandstone Bench" Drawing Set

Recommended Equipment (not included):

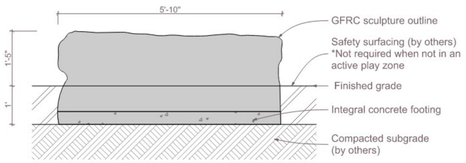
- 8' Lifting Straps: 4ct
- Lift: Reach Type Forklift, Crane or Skidsteer 4,000 lb Capacity
- 1/2" Quick Link: 4ct

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.*



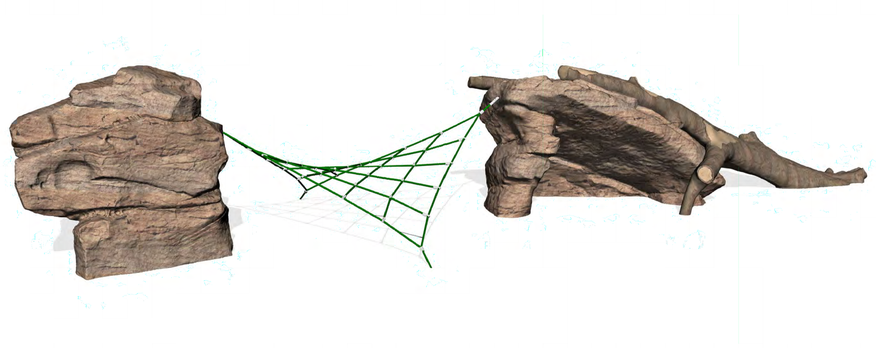
Typical Wedge Anchor Installation





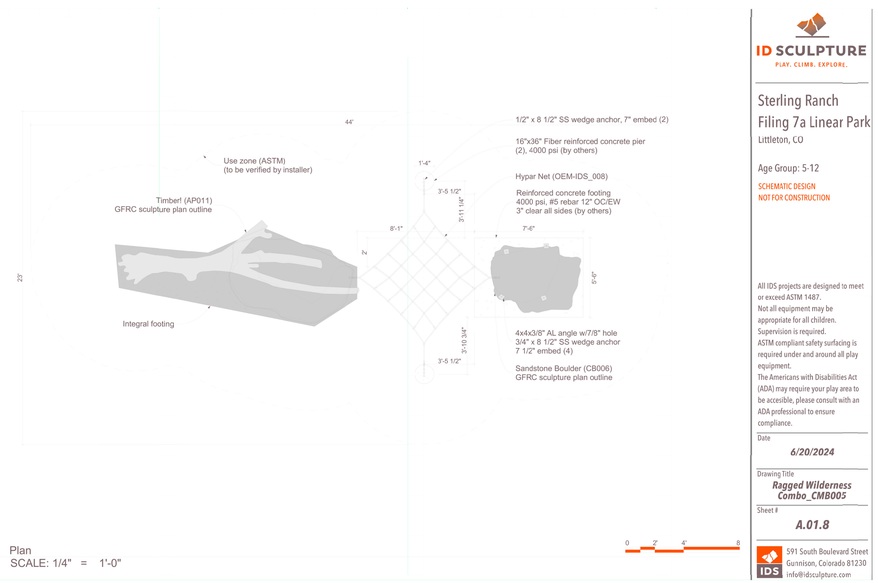
NOTES:
1. **COMPANY:** ID SCULPTURES
2. **PRODUCT:** SANDSTONE BENCH
3. (2) SANDSTONE BENCH TOTAL.
3. SANDSTONE BENCH TO BE ID SCULPTURE, AS SUPPLIED BY RECREATION PLUS, LTD. CONTACT: CATHY WEISSBERG PHONE: 303-278-1455 / CATHY@RECREATIONPLUS.COM
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6. INSTALL PER MANUFACTURER SPECIFICATIONS.

2 CURVED BENCH
OR APPROVED EQUAL
SCALE: NTS



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3 RAGGED WILDERNESS COMBO
(BY ID SCULPTURES)
SCALE: NTS



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

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Sterling Ranch
Filing 7a Linear Park
Littleton, CO

Age Group: 5-12

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

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Supervision is required.
ASTM compliant safety surfacing is required under and around all play equipment.
The Americans with Disabilities Act (ADA) may require your play area to be accesible, please consult with an ADA professional to ensure compliance.

Date
6/20/2024

Drawing Title
Ragged Wilderness Combo_CMB005

Sheet #
A.01.8

591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1700 Lincoln street, Denver, CO 80203
t 303.531.4905 f 303.531.4908

pcs group

NOTES

NO.	DATE

PROJECT NO: 11016.021		
NO.	DATE	NOTES
1	07/24/2025	FIRST LDE SUBMITTAL TO COUNTY

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

SHEET
L2.6
SHEET 15 OF 15

JOY SEDUM AVE.

TIERED RETAINING WALL

SEATING AREA

TIERED RETAINING WALL

HOOPER AVE.

SEATING AREA

OPEN LAWN AREA

ORDWAY DR.

CLIMBING WALL & PLAYGROUND

PICNIC SHELTER

OPEN LAWN AREA

TIERED RETAINING WALL

TRAIL CONNECTION TO BURNS REGIONAL PARK

BURNS REGIONAL PARK

TANAGER ST.

NATIVE AREA

SEATING AREA



CLIMBING WALL & PLAYGROUND

Illustrative Landscape Plan

Sterling Ranch, CO

Filing 7A - Linear Park | 05.01.2025

pcs group

MEETING DATE: August 18, 2025

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A - Location and Extent- Project File: LE2025-010.

SUMMARY: The request is for approval of a Location and Extent application to install an entry monument and other landscape improvements on approximately 0.26 acres to identify the Prospect Village at Sterling Ranch.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Zoning Resolution. The applicant has indicated that the proposed entry monument will provide the community with a positive and symbolic identity in the Prospect Village at Sterling Ranch. Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

REVIEW:

Steven E Koster	Approve	8/6/2025
Samantha Hutchison - FYI	Notified - FYI	8/6/2025

ATTACHMENTS:

Staff Report - LE2025-010

DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

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

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

I. EXECUTIVE SUMMARY

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

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

II. APPLICATION INFORMATION

A. Applicant

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

B. Applicant's Representative

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

C. Request

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

D. Location

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

E. Project Description

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

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

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

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

III. CONTEXT

A. Background

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

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

B. Adjacent Land Uses and Zoning

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

Zoning and Land Use

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

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

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

B. Access

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

C. Drainage and Erosion

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

D. Floodplain

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

V. PROVISION OF SERVICES

A. Fire Protection

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

B. Sheriff Services

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

C. Water and Sanitation

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

D. Utilities

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

E. Other Required Processes and Permits

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

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

VI. PUBLIC NOTICE AND INPUT

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

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

VII. STAFF ASSESSMENT

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

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

ATTACHMENTS **PAGE**

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

LAND USE APPLICATION

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

OFFICE USE ONLY

PROJECT TITLE: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

PROJECT NUMBER: LE2025-010

PROJECT TYPE: Location and Extent (L&E)

MARKETING NAME: Sterling Ranch - Prospect Village Monument

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-140

PROJECT SITE:

Address: Sterling Ranch Filing 3A (Southeast Intersection of Waterton Rd and Rampart Range Rd

State Parcel Number(s): 2227-363-03-001

Subdivision/Block#/Lot# *(if platted)*: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

PROPERTY OWNER(S):

Name(s): CPR AR Broadstone Sterling Ranch Owner LLC (Andrew Farley)

Address: 5050 South Syracuse St., Suite 750, Denver, CO 80237

Phone: (720) 826-9938

Email:

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Gary Debus - General Manager Sterling Ranch CAB

Address: 9350 Roxborough Park Road, Littleton, CO 80125

Phone: (720) 830-5275

Email:

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

X _____ Applicant Signature

23 July 2025
Date

ALLIANCE
RESIDENTIAL COMPANY

July 24, 2025

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

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

To Whom it May Concern:

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

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

Thank you.

[Signature Page Follows]

ALLIANCE
RESIDENTIAL COMPANY

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

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

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

By: _____
Andrew K. Clay
Authorized Representative

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

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

WITNESS my hand and official seal.

My commission expires: 7-23-2027

[S E A L]

_____
Notary Public

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

pcs group

07.23.2025

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

L&E NARRATIVE AND IMPACT REPORT

PREPARED BY
Sterling Ranch Community Authority Board

PREPARED FOR
Douglas County

Location and Extent Narrative and Impact Report

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

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

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



N

Vicinity Map

Location and Extent Narrative and Impact Report Continued

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

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

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



Location and Extent Narrative and Impact Report Continued



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

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

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

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

Location and Extent Report (DCZR Section 3206)

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

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

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

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

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

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

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

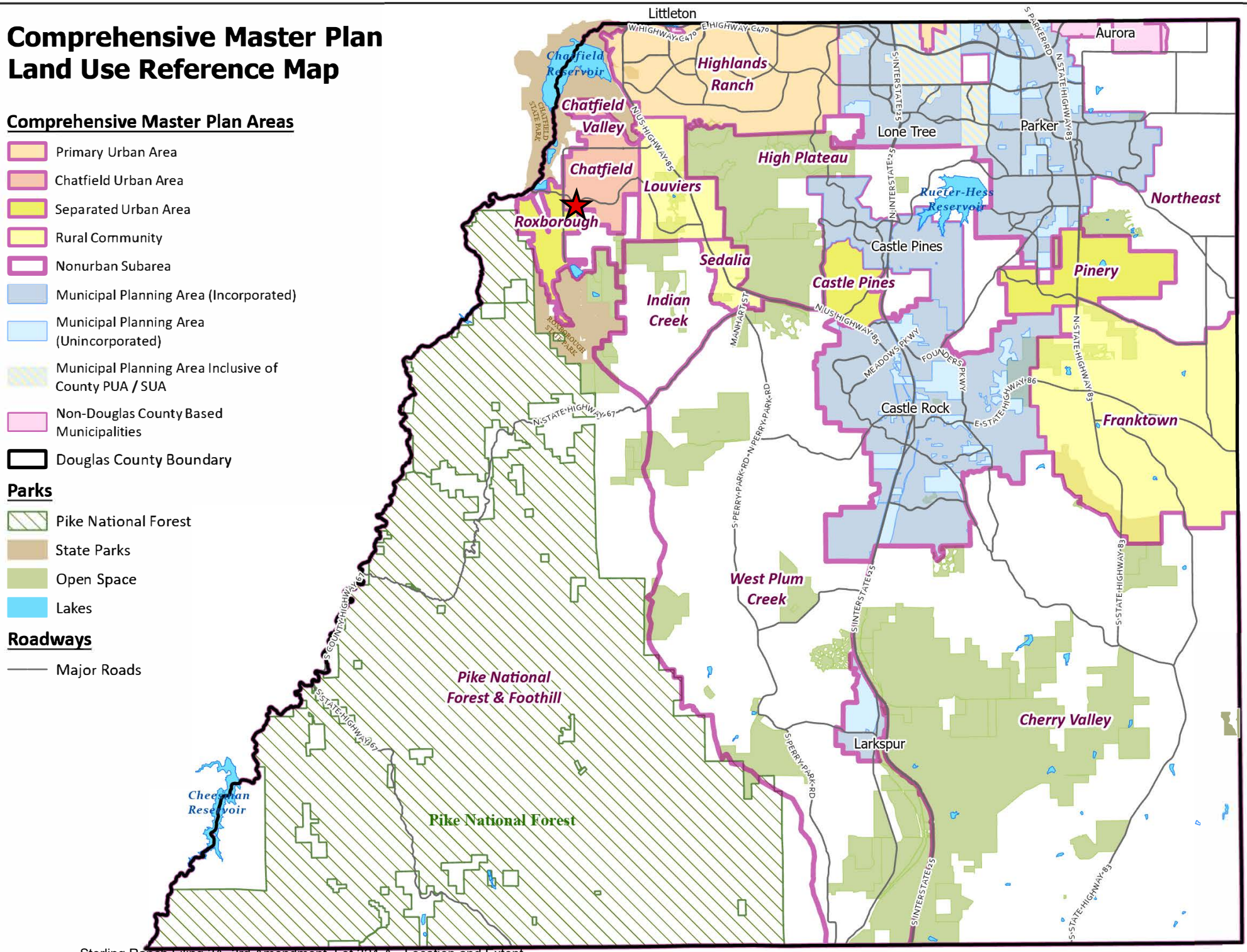
It is our understanding that a guarantee of public improvements is not required for this project.

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

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

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

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

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

Parks

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

Roadways

- Major Roads

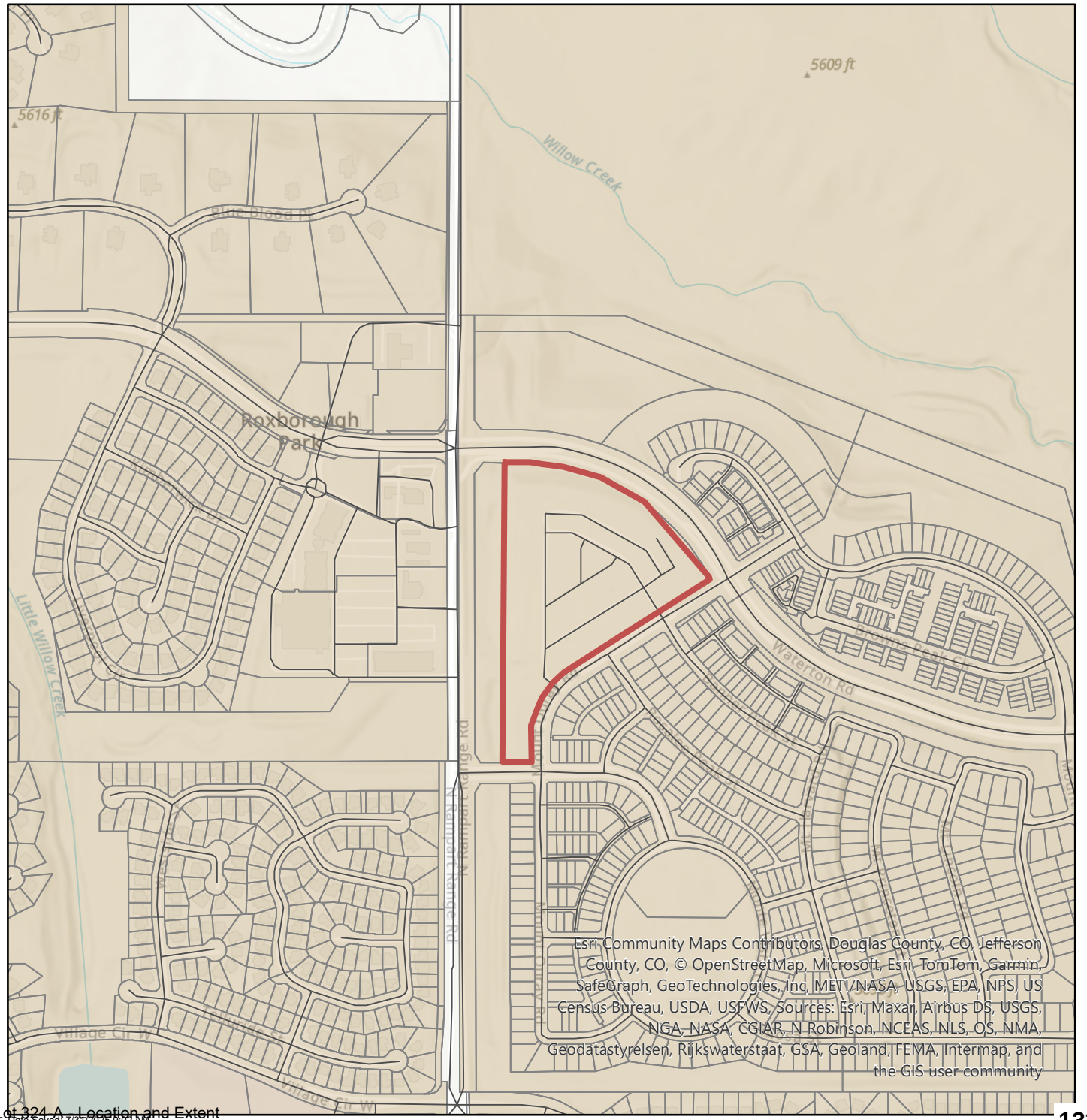
Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A

LE2025-010
Zoning Map

N

LEGEND

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



Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A - Location and Extent
Date Saved: 7/31/2025 9:02 AM
Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

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

LE2025-010
Aerial Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS



Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A - Location and Extent
Date Saved: 7/31/2025 9:12 AM
Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Project Name: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A
Project File #: LE2025-010
Date Sent: 07/28/2025 **Date Due:** 08/11/2025

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

Project Name: Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A
Project File #: LE2025-010
Date Sent: 07/28/2025 **Date Due:** 08/11/2025

Agency	Date Received	Agency Response	Response Resolution
		earth disturbance and the need for a GESC Permit.	
Jefferson County Planning and Zoning		No response received as of staff report preparation.	
Plum Valley Heights HOA		No response received as of staff report preparation.	
Roxborough Park Foundation		No response received as of staff report preparation.	
Roxborough Village First HOA		No response received as of staff report preparation.	
Roxborough Water & Sanitation District	07/29/2025	**Verbatim Response:** No comment.	No action required.
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	08/04/2025	**Verbatim Response:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action required.
Xcel Energy-Right of Way & Permits	08/05/2025	**Summary of Response**: Xcel Energy noted that the proposal appears to encroach into a platted utility easement and that they do no have objection to the encroachment. Comments were also provided about owning and operating an existing natural gas and electric distribution facilities along the curb at Waterton Road and Rampart Range Road.	Comments provided to applicant.

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

Good afternoon,
We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P867013, and it should be referenced in all emails sent in for review.
Please do not reply to this email. Your project owner is Brent Evick, and they can be reached by email at Brent.Evick@lumen.com with any questions that you may have regarding this project.
Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.
Have a great day!

Best Regards,

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

Our fee policy applies to Lumen dedicated easements only.

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

---

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

There is an eReferral for your review. Please use the following link to log on to your account:
https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!CdLFVIQ!SkFnu8w7ylbyoX2gGsvUQfwxEhBCG5INnNNmanKLX8qNNSxcaoVmBf0Tdx7iRJfhuDRsQBtmdiuBeifvLOiTUw$

Project Number: LE2025-010

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

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

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

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

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

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

Eric Pavlinek

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

Hi Eric,

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

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

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

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

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

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

Project Number: LE2025-010

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

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

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

If you have any questions, please contact me.

Sincerely,

Little Willow Creek
W Waterton Rd
N Rampart Range Rd
AT&T LONG LINE FIBER OPTICS
PROJECT AREA
Dressage Rd
Village Cir W
Westside Cir
Maple Dr
Locust Dr
Eagleview Dr
Waterton Rd
Monte Vista Cir
Falcon Ln
Google Earth
Image © 2025 Airbus
Sterling Ranch Filing 3A, 3rd Amendment, Lot 324 A - Location and Extent
Project File: LE2025-010
Planning Commission Staff Report - Page 22 of 35
N
140

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 28, 2025 Comments due by: August 11, 2025

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

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

☐ No Comment

☐ Please be advised of the following concerns:

1.) If the project moves over 50 cubic yards of material it will require a Grading, Erosion and Sediment Control(GESC)Permit through Douglas County.
2.) Please include all proposed grading within the project Limits on the landscape construction plans/L&E Exhibit.

☐ See letter attached for detail.

Agency: DC Public Works ENG.	**Phone #:**303.660.7490 Ext. 3305
Your Name: Bradley Jackson, PE	**Your Signature:** Bradley A. Jackson
(please print)	**Date:** July 29, 2025

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

Sincerely,

Eric Pavlinek

Eric Pavlinek, Project Planner
Enclosure

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

July 9th, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: LE2025-010

Dear Mr. Pavlinek

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

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

Sincerely,

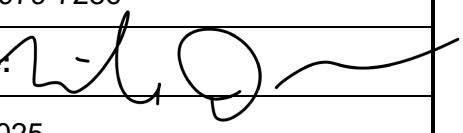
Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: July 28, 2025 Comments due by: August 11, 2025

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

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

☒	No Comment	
☐	Please be advised of the following concerns:	
☐	See letter attached for detail.	
Agency:	Roxborough Water & Sanitation District	**Phone #:** 303-979-7286
Your Name:	Mike Marcum *(please print)*	**Your Signature:**  **Date:** 07/29/2025

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

Sincerely,

Eric Pavlinek

Eric Pavlinek, Project Planner
Enclosure

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

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

Project Name:	Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent
Project File #:	**LE2025-010**
S Metro Review #	REFOTH25-00154
Review date:	August 4, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The applicant, Sterling Ranch Community Authority Board (CAB), requests approval of a Location and Extent (L & E) to construct entry monumentation to identify the Prospect Village community at Sterling Ranch. The improvements will be located at the southeast intersection of Waterton Road and Rampart Range Road on property within the Sterling Ranch Planned Development.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

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

Right of Way & Permits

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

August 5, 2025

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

Attn: Eric Pavlinek

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

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

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

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

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

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

Xcel Energy℠
PUBLIC SERVICE COMPANY

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	*Malus* 'Adams'
Amur Maple	*Acer ginnala*
Assorted Fruit Trees	Apple, Sour Cherry, Peach, Plum
Autumn Brilliance Serviceberry	*Amelanchier grandiflora*
Camperdown Elm	*Ulmus glabra* 'Camperdownii'
Canada Red Cherry	*Prunus virginiana* 'Shubert'
Centurion Flowering Crabapple	*Malus* 'Centurion'
Cockspur Thornless Hawthorn	*Crataegus crus-galli inermis*
Cumulus Serviceberry	*Amelanchier laevis* 'Cumulus'
European Mountain Ash	*Sorbus aucuparia*
Goldenrain tree	*Koelreuteria paniculata*
Nannyberry	*Viburnum lentago*
Newport Plum	*Prunus x cerasifera* 'Newport'
Princess Kay Plum	*Prunus nigra* 'Princess Kay'
Radiant Flowering Crabapple	*Malus* 'Radiant'
Robin Hill Serviceberry	*Amelanchier x grandiflora* 'Robin Hill'
Rocky Mountain Birch	*Betula fontinalis*
Spring Snow Flowering Crabapple	*Malus* 'Spring Snow'
Toba Hawthorne	*Crataegus x mordenensis* 'Toba'
Washington Hawthorne	*Crataegus phaenopyrum cordatum*

EVERGREENS

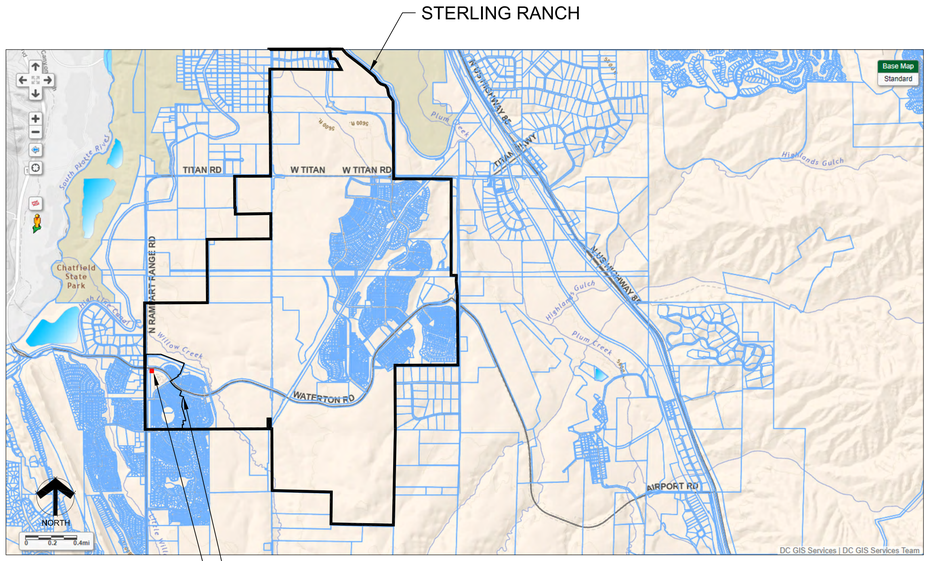
Dwarf Austrian Pine	*Pinus nigra* 'Hornbrookiania'
Fat Albert Blue Spruce	*Picea glauca albertiana conica*
Mugo Pine	*Pinus mugo*
Piñon Pine	*Pinus edulis*

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

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

PROSPECT VILLAGE MONUMENT L&E Exhibit and LANDSCAPE CDs

A PORTION OF PLANNING AREA D2, SECTION 36, TOWNSHIP 6 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
0.27 ACRES - PS2025-140



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

SHEET INDEX

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Landscape Architecture
people creating spaces
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NOT FOR CONSTRUCTION

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

STERLING RANCH
FILING NO. 3A

PROSPECT VILLAGE MONUMENT

LANDSCAPE COVER SHEET

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

Sheet Number:

L0.0

PLOT DATE: Tuesday, July 22, 2025 7:37 PM LAST SAVED BY: CURTIS
DRAWING LOCATION: Y:\Sterling Ranch\Landscape Architecture\Current Dwgs\Filing 3\Filing 3A LANDSCAPE CD'S_monument_REVISED.dwg

LANDSCAPE NOTES

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
5. 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.
6. A PRE-CONSTRCUTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.
7. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
8. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
9. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION OPERATIONS IN PUBLIC RIGHTS-OF-WAY.
11. TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
12. 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.
13. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
14. SOIL AMENDMENTS IN SEEDED AREAS - IF SOIL TESTS INDICATE THAT AMENDMENTS ARE NEEDED, USE AN ORGANIC SLOW RELEASE AMENDMENT. SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT THE RATE INDICATED BY THE SOIL TEST, EVENLY OVER ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUIATELY 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.
15 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.
16. 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.
17. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (AAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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 LOCATINS.
23. 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.
24. 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.
25. 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.
26. 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.
27. BEFORE ENTERING THE SITE, ALL MAJOR EQUIPMENT WILL BE CLEANED WITH A HIGH PRESSURE WATER SPRAY TO PREVENT THE SPREAD OF NOXIOUS WEEDS.
28. PLANTING BEDS
29. 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.
30. ROCK MULCH SHALL BE '1 1/2" CRUSHED GRANITE' FROM FRONT RANGE MATERIALS OR EQUAL. RIVER ROCK SHALL BE 1 1/2" - 3" MULTI-COLOR RIVER ROCK FROM PIONEER SAND OR APPROVED EQUAL. SWALE ROCK MIX (IF USED) SHALL CONSIST OF: 75% ' 11/2" WASHED RIVER ROCK', & 25% '5"-12" BOULDER CREEK COBBLESTONE' FROM FRONT RANGE MATERIALS OR EQUAL. SQUEEGEE (IF USED) SHALL BE 'WASHED SQUEEGEE' FROM FRONT RANGE MATERIALS OR EQUAL.
31. WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
32. 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.
33. 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.
34. 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
35. REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.
IRRIGATION
36. 1)PERMANENT UNDERGROUND IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, 2) TURF AREAS ARE ZONED SEPARATELY FROM BED AREAS, 3) CONTROLLER TO INCLUDE RAIN SHUT-OFF, 4) HYDROZONES WILL BE ON SEPARATE IRRIGATION ZONES ACCORDING TO WATER-DEMAND.
37. 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.
38. ALL TREES & SHRUBS OUTSIDE OF BEDS SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM
39. REFER TO IRRIGATION PLANS FOR DETAILED INFORMATION.
WARRANTY & MAINTENANCE
40. 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.
41. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
42. ALL PLANT MATERIAL WILL BE COVERED BY A TWO (2) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD. UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON SUBSTANTIAL COMPLETION OR ACCEPTANCE OF LANDSCAPING BY THE C.A.B.
43. 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.
44. LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE STERLING RANCH C.A.B. OR METRO DISTRICT.

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

1. 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.
2. ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
   - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS
3. 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.
4. 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.
5. 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.
6. 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).
7. 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.
8. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW: (SEE CIVIL PLANS)
9. 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.
10. 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.
11. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. 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.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. 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.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. 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.
16. 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 THE JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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 M

PLANT & GROUNDCOVER SCHEDULE

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

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

SEED SCHEDULE

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

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

MID GRASS W/ SHRUBS AND WILDFLOWERS MIX BOTANICAL NAME:	COMMON NAME:	RATES (PLS) LBS/AC
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	3.5
ELYMUS LANCEOLANTUS	THICK SPIKE WHEATGRASS	4.0
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	3.0
BOUTELOUA GRACILIS	BLUE GRAMA	1.0
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2.0
CALAMOVILFA LONGIFOLIA	PRAIRIE SANDREED	1.2
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	0.02
CHRYSOTHAMNUS 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 AGGRETATA	SCARLET GILLIA	0.2
RATIBIDA COLUMNIFERA	MEXICAN HAT	0.8
ACHILLEA MILLIFOLIUM VAR. OCCIDENTALIS	WESTERN YARROW	0.01
DALEA PURPUREA	PURPLE PRAIRIE CLOVER	1.5
	TOTALS:	18.68 PLS LBS/AC.

REVEGETATION TERMS

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

SEED SPECIFICATIONS

SITE PREPARATION

1. TOPSOIL (TOP 6 TO 12 INCHES OF SOIL FREE OF DEBRIS) SHALL BE SALVAGED WHEN MOIST, NOT WET, AND STOCKPILED IN SHALLOW ROWS.
2. ALL STORED TOPSOIL SHALL BE MONITORED AND PERIODICALLY TILLED FOR WEED CONTROL.
3. ALL SITE PREPARATION METHODS SHOULD BE DONE ACROSS THE SLOPE TO PREVENT SOIL EROSION FROM STORM WATER SHEETING.
4. SOIL SCARIFICATION AT A DEPTH OF SIX INCHES IN THE FORM OF DISCING, TILLAGE OR CHISELING WILL BE COMPLETED PRIOR TO SEEDING.
5. AFTER SOIL SCARIFICATION , TOPSOIL SHALL BE REPLACED.
6. 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.
7. ALL SITES MUST BE FREE FROM NON-NATURAL MATERIALS SUCH AS OLD WATER LINES, LITTER AND BUILDING MATERIALS.

RECLAMATION PROCEDURE

8. NATIVE SEED MIX AS SPECIFIED IN THE SEED SCHEDULE WILL BE USED.
9. 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.
10. 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.
11. 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.
12. DRILL DEPTH BANDS SHOULD BE PLACED ¼" TO ½" BELOW THE SOILS SURFACE AND SPACED NO GREATER THAN SEVEN INCHES APART.
13. PACKER WHEELS WILL BE USED TO ENSURE SOIL TO SEED CONTACT.

EROSION CONTROL BLANKETS

14. 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

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

SEEDING ESTABLISHMENT NOTES:

1. 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.

2. 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.

3. 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.

4. 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 ($\frac{1}{4}$") TO A MAXIMUM OF ONE-HALF INCH ($\frac{1}{2}$") 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.

5. 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.

6. 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.

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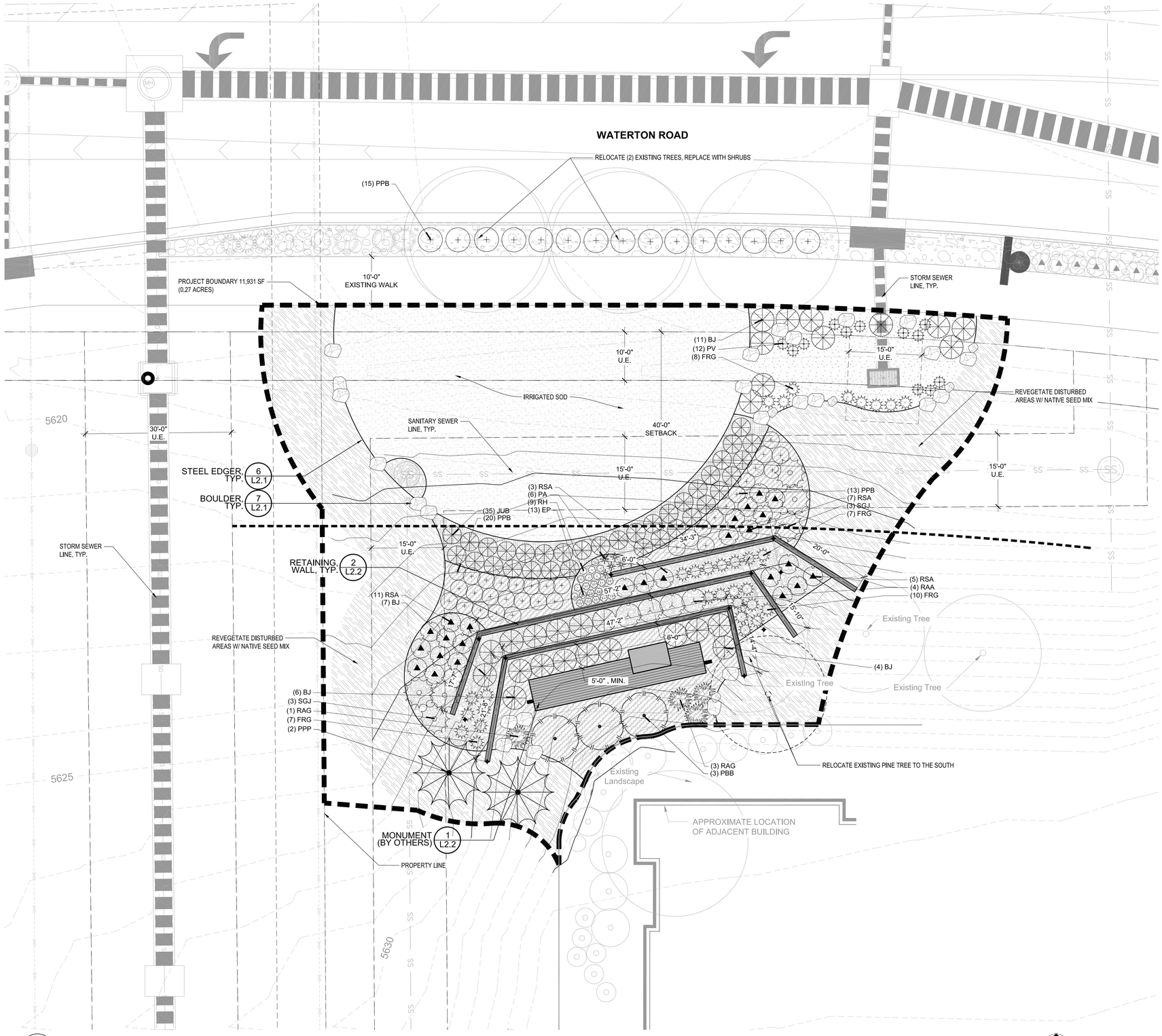
STERLING RANCH
FILING NO. 3A
PROSPECT VILLAGE MONUMENT
LANDSCAPE NOTES

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

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

Sheet Number:
L0.2

PLOT DATE: Tuesday, July 22, 2025 7:39 PM LAST SAVED BY: CURTIS
DRAWING LOCATION: Y:\Sterling Ranch\Landscape Architecture\Current Dwgs\Filing 3\Filing 3A LANDSCAPE CD'S_monument_REVISED.dwg



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

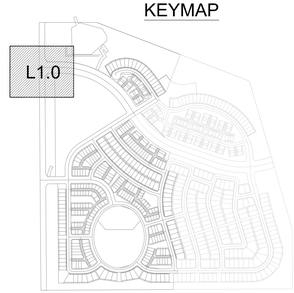
NORTH 0 10' 20' SCALE: 1"=10'-0"

LEGEND

CODE	BOTANICAL NAME
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MULCH		
	TM	MOUNTAIN GRANITE
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	SRM	SWALE MIX - (75%)1.5" DIA. RIVER ROCK
	WM2	WOOD MULCH, `Gorilla Hair`, 4" Dpth.

KEYMAP



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FILING NO. 3A
PROSPECT VILLAGE MONUMENT
SITE PLAN & LANDSCAPE PLAN

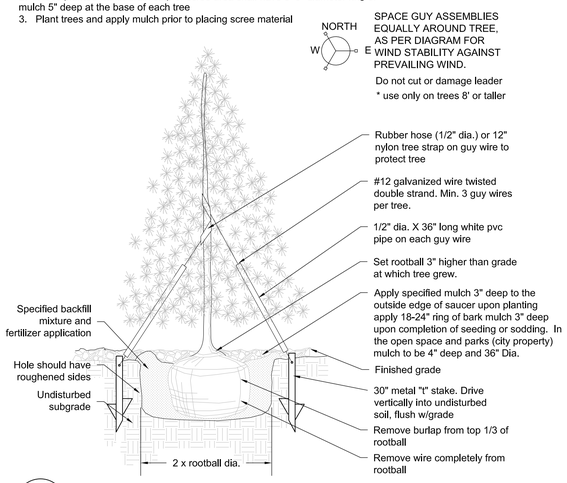
No.	Issue / Revision	Date	Name
1	1ST SUBMITTAL FOR DRC REVIEW	06-23-25	
2	2ND SUBMITTAL FOR CAB REVIEW	07-14-25	
3	1ST L&E SUBMITTAL TO COUNTY	07-24-25	

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

Sheet Number:
L1.0

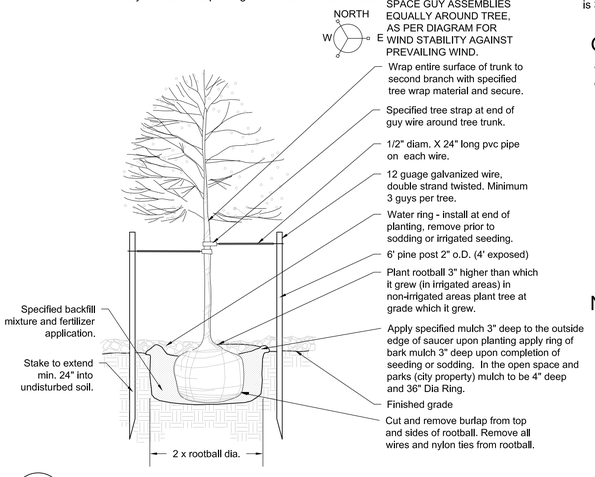
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DRAWING LOCATION: Y:\Sterling Ranch\Landscape Architecture\Current Dwgs\Filing 3\Filing 3A LANDSCAPE CD'S_monument_REVISED.dwg

Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
3. Plant trees and apply mulch prior to placing scree material



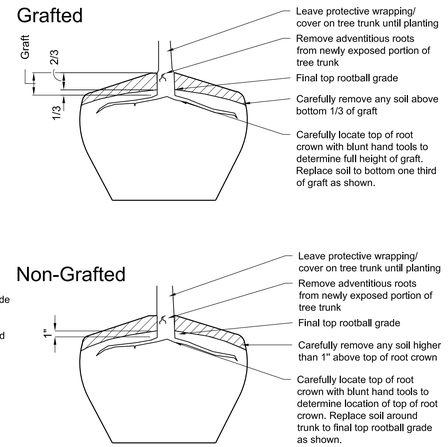
1 EVERGREEN TREE PLANTING
N.T.S.

Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
3. Plant trees and apply mulch prior to placing scree material
4. Street trees are to be limbed up to 8'. Pruning shall occur in the appropriate manner at the nursery. Substantial pruning will not be allowed on-site.

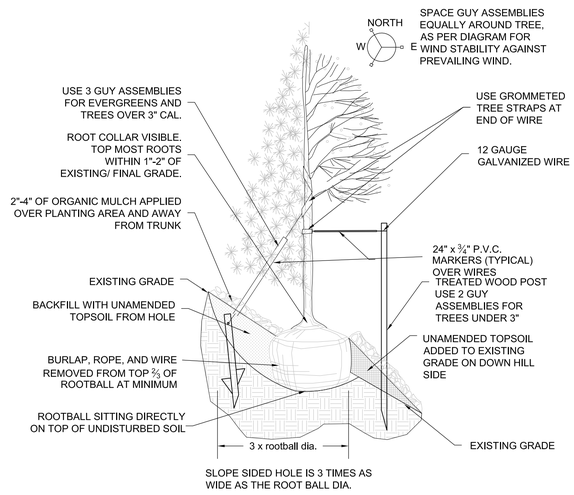


2 DECIDUOUS TREE PLANTING
N.T.S.

Notes:
1. All work to be done at time of planting
2. Peel back only top of burlap required to perform work. Replace burlap before moving tree into planting pit. Do not remove wire basket until inside planting pit.
3. Measure new height of rootball and dig planting pit so final top rootball grade is 3" above final grade surrounding ball.

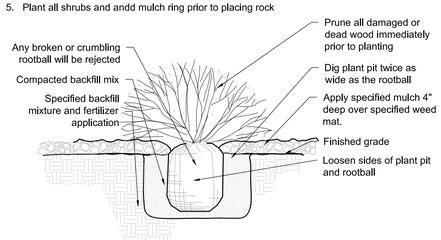


Notes:
1. Broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs.
2. Prune all dead or damaged wood after planting.

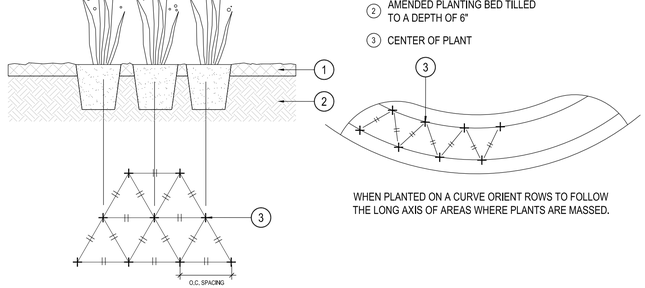


3 TREE PLANTING ON SLOPES
N.T.S.

Notes:
1. Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
2. Hold grade 1" below edge of walk or curb.
3. All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer
4. Shrubs planted within the drain strip or scree areas shall have a 12" diameter ring of mulch at the base of each shrub
5. Plant all shrubs and andd mulch ring prior to placing rock



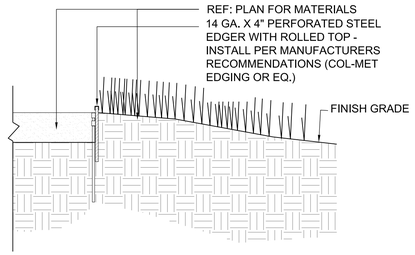
4 SHRUB PLANTING
N.T.S.



1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

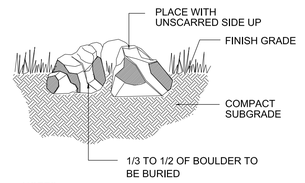
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

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



6 STEEL EDGER
N.T.S.

NOTES:
1. BOULDERS TO BE 'GOLD ORE' BOULDERS FROM JENSEN SALES COMPANY (303-791-4250) OR APPROVED EQUAL.
2. (30) BOULDERS TOTAL: (20) 1-TON, (10) 0.5 TON



NOTES:
1. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.

7 LANDSCAPE BOULDER
N.T.S.

Landscape Architecture
people creating spaces
Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, b-180 Independence plaza
1007 14th street . denver co 80265
t 303.531.4905 . f 303.531.4906

NOT FOR CONSTRUCTION

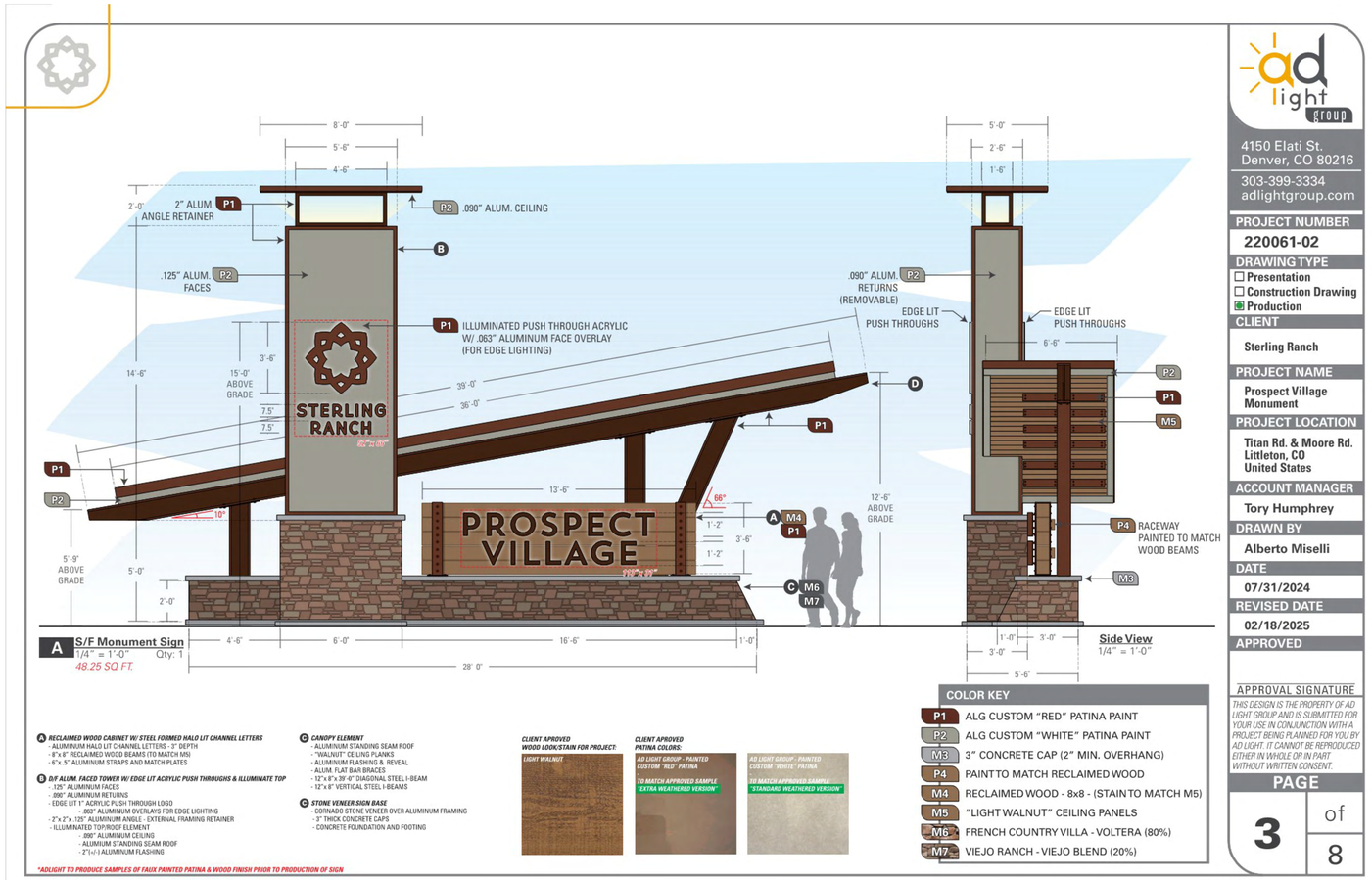
STERLING RANCH
FILING NO. 3A
PROSPECT VILLAGE MONUMENT
LANDSCAPE DETAILS

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

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

Sheet Number:
L2.1

PLOT DATE: Tuesday, July 22, 2025 7:41 PM LAST SAVED BY: CURTIS
DRAWING LOCATION: Y:\Sterling Ranch\Landscape Architecture\Current Dwgs\Filing 3\Filing 3A LANDSCAPE CD'S_monument_REVISED.dwg



A *RECLAIMED WOOD CABINET W/ STEEL FORMED HALO LIT CHANNEL LETTERS*
- ALUMINUM HALO LIT CHANNEL LETTERS - 3" DEPTH
- 8"x 8" RECLAIMED WOOD BEAMS (TO MATCH M5)
- 6"x .5" ALUMINUM STRAPS AND MATCH PLATES

B *0.F ALUM. FACED TOWER W/ EDGE LIT ACRYLIC PUSH THROUGHS & ILLUMINATE TOP*
- .125" ALUMINUM FACES
- .090" ALUMINUM RETURNS
- EDGE LIT 1" ACRYLIC PUSH THROUGH LOGO
- .063" ALUMINUM OVERLAYS FOR EDGE LIGHTING
- 2"x 2"x .125" ALUMINUM ANGLE - EXTERNAL FRAMING RETAINER
- ILLUMINATED TOP/ROOF ELEMENT
- .090" ALUMINUM CEILING
- ALUMINUM STANDING SEAM ROOF
- 2"(+/-) ALUMINUM FLASHING

C *CANOPY ELEMENT*
- ALUMINUM STANDING SEAM ROOF
- "WALNUT" CEILING PLANKS
- ALUMINUM FLASHING & REVEAL
- ALUM. FLAT BAR BRACES
- 12"x 8"x 3/8" 0" DIAGONAL STEEL I-BEAM
- 12" x 8" VERTICAL STEEL I-BEAMS

C *STONE VENEER SIGN BASE*
- CORNADO STONE VENEER OVER ALUMINUM FRAMING
- 3" THICK CONCRETE CAPS
- CONCRETE FOUNDATION AND FOOTING

CLIENT APPROVED WOOD LOOK/STAIN FOR PROJECT:

CLIENT APPROVED PATINA COLORS:

**ADLIGHT TO PRODUCE SAMPLES OF FAUX PAINTED PATINA & WOOD FINISH PRIOR TO PRODUCTION OF SIGN*

COLOR KEY

P1	ALG CUSTOM "RED" PATINA PAINT
P2	ALG CUSTOM "WHITE" PATINA PAINT
M3	3" CONCRETE CAP (2" MIN. OVERHANG)
P4	PAINT TO MATCH RECLAIMED WOOD
M4	RECLAIMED WOOD - 8x8 - (STAIN TO MATCH M5)
M5	"LIGHT WALNUT" CEILING PANELS
M6	FRENCH COUNTRY VILLA - VOLTERA (80%)
M7	VIEJO RANCH - VIEJO BLEND (20%)

ad light group
4150 Elati St.
Denver, CO 80216
303-399-3334
adlightgroup.com

PROJECT NUMBER 220061-02

DRAWING TYPE
- ☐ Presentation
- ☐ Construction Drawing
- ☒ Production

CLIENT Sterling Ranch

PROJECT NAME Prospect Village Monument

PROJECT LOCATION Titan Rd. & Moore Rd. Littleton, CO United States

ACCOUNT MANAGER Tory Humphrey

DRAWN BY Alberto Miselli

DATE 07/31/2024

REVISED DATE 02/18/2025

APPROVED

APPROVAL SIGNATURE
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PAGE 3 of 8

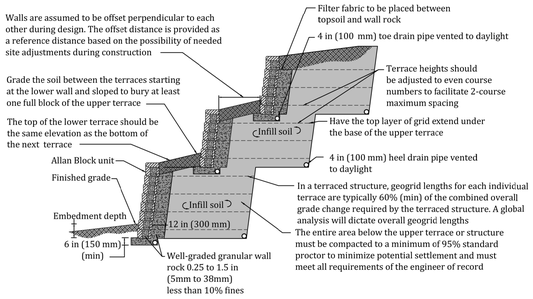
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1. MONUMENT STRUCTURE AND SIGNAGE AS SHOWN ABOVE IN THE RENDERING IS FOR REFERENCE ONLY. MONUMENT AND SIGN TO BE INSTALLED BY AD LIGHT GROUP OR APPROVED EQUAL. CONTACT: TORY HUMPHREY, (303) 399-3334 X 204, THumphrey@adlightgroup.com. ADDITIONAL INFORMATION WILL BE PROVIDED DURING THE SIGN PERMITTING PROCESS.
2. ***REFERENCE AD LIGHT CONSTRUCTION DRAWINGS FOR ALL INFORMATION ON THE MONUMENT INSTALLATION.*** THE ABOVE DRAWING MAY NOT BE THE MOST RECENT DRAWINGS FROM AD LIGHT. CONTRACTOR TO ENSURE THEY OBTAIN THE MOST RECENT APPROVED MONUMENT DRAWINGS FROM AD LIGHT.

1 MONUMENT
BY OTHERS
SCALE: NTS

Construction Note:

Overall height of terraced structure is the sum of the heights of the individual walls plus any adjustments between walls where allowed by the engineer of record

During wall layout, when the top of the wall location is essential to the function of the buildable land created by the terraced wall structure, adjustments can be made to the spacing(s) between walls where allowed by the engineer of record. Spacing between walls as noted are reference and the hard dimension is from the toe of the lower wall to the toe of the upper wall.



Designed By:	Title: AB-09 TYPICAL TERRACED WALL	Date:
Checked By:	The purpose of this drawing is for preliminary design only. This should not be used for final design or construction without the certification of a professional engineer registered in the state in which the wall will be built. The accuracy and use of details contained in this document are the sole responsibility of the user. The user must verify each detail for accuracy as they pertain to their particular project. © 2021 Allan Block	Project No:
Scale: Not to Scale	allanblock.com	Drawing No:





Name	Metric Units	U.S. Customary Units	Weight	Units/Pallet	Weight/Pallet
AB Bordeaux	152mm H x 267mm W x 229mm L	6" H x 10.5" W x 9" L	23 lbs	128	2974 lbs
AB Barcelona	152mm H x 267mm W x 457mm L	6" H x 10.5" W x 18" L	23 lbs	64	2279 lbs
AB Palermo	203mm H x 242mm W x 229mm L	8" H x 9.5" W x 9" L	33 lbs	64	2270 lbs
AB Dover	203mm W x 267mm W x 457mm L	8" W x 10.5" W x 18" L	73 lbs	32	2430 lbs
*AB Europa Corners	203mm H x 203mm W x 406mm L	8" H x 8" W x 16" L	30 lbs	30L, 30R	3050 lbs
AB Europa Cap	102mm H x 279mm W x 457mm L	4" H x 11" W x 18" L	30 lbs	60	3050 lbs

*AB Corners are sold per pair only, one left and one right.



Units are packaged separately so they can be used individually or blend them together to create the AB Abbey Blend™ patterned wall. All units are engineered with a 9° setback. See page 35 for planning information.
Printed colors shown in this brochure may vary from actual product colors. We recommend selecting colors from actual product samples.

NOTES:
1. **COMPANY:** BASALITE CONCRETE PRODUCTS
2. **PRODUCT:** AB ABBEY BLEND PATTERN
3. **COLOR:** GREY BLEND
4. CONTRACTOR TO INSTALL PER MANUFACTURER SPECIFICATIONS.
5. RE. CIVIL PLANS FOR GRADING AND WALL SPOT ELEVATIONS.

2 RETAINING WALL
OR APPROVED EQUAL
SCALE: NTS

Landscape Architecture
people creating spaces
Contact: Curtis Davidson
Email: curtis@pcsgroupco.com
pcs group inc. www.pcsgroupco.com
#3, b-180 Independence plaza
1007 14th street . denver co 80265
t 303.531.4905 . f 303.531.4908

NOT FOR CONSTRUCTION

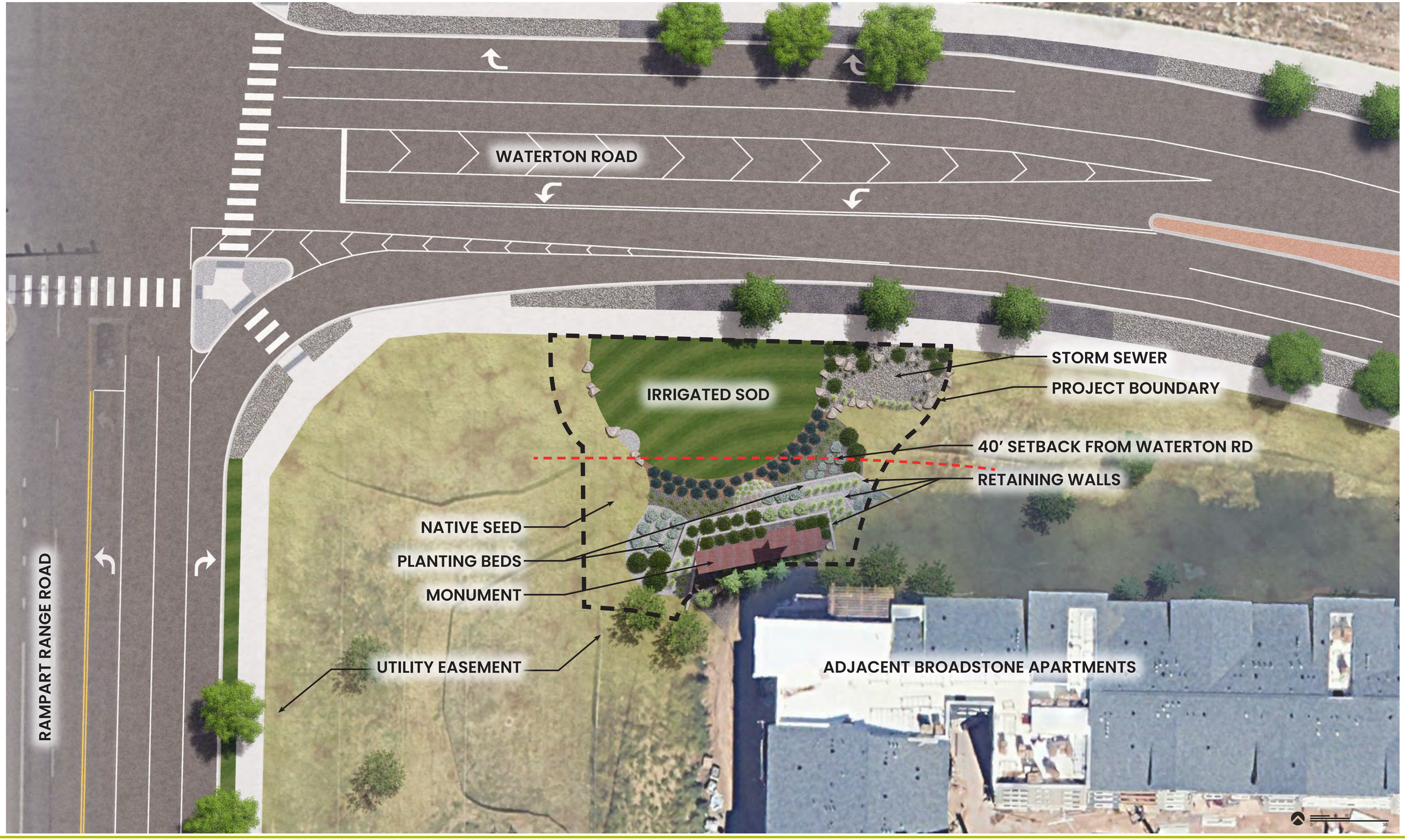
STERLING RANCH
FILING NO. 3A
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LANDSCAPE DETAILS

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

Sheet Number: L2.2

PLOT DATE: Tuesday, July 22, 2025 7:43 PM LAST SAVED BY: CURTIS
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Prospect Village Monument - Illustrative Landscape Plan

Douglas County, CO

Sterling Ranch, July 23, 2025

pcs group

MEETING DATE: August 18, 2025

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Pinery West Underground Feeder Extension - Location and Extent - Project File: LE2025-012.

SUMMARY: The request is for approval of a Location and Extent for installation of a 1.8-mile underground electric feeder line from North Pinery Parkway to the CORE Bayou Gulch substation on the south side of Bayou Gulch Road.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. CORE has indicated that the proposed improvements are necessary to enhance service to existing customers, and to provide service to future development in the area of the Pinery. Should the Planning Commission approve the Location and Extent request, the applicant should submit engineering related items to the County for review prior to commencement of construction of the project.

REVIEW:

Steven E Koster	Approve	8/7/2025
Samantha Hutchison - FYI	Notified - FYI	8/7/2025

ATTACHMENTS:

Staff Reports - LE2025-012

DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: August 6, 2025

To: Douglas County Planning Commission

From: Matt Jakubowski, AICP, Chief Planner MAJ
Jeanette Bare, AICP, Planning Manager JB
Steven E. Koster, AICP, Assistant Director of Planning Services SK

Subject: **Pinery West Underground Feeder Extension – Location and Extent**

Project File: **LE2025-012**

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

I. EXECUTIVE SUMMARY

CORE Electric Cooperative (CORE) is requesting approval of a Location and Extent (L & E) for installation of a new 1.8-mile underground electric feeder line extension. The line commences at the northwest corner of North Pinery Parkway and State Highway 83 (Highway 83) and terminates at the CORE Bayou Gulch substation on the southeast side of Bayou Gulch Road and Highway 83. The proposal is intended to create redundancy and capacity in the area of the Pinery for the King Soopers development proposed at North Pinery Parkway and Highway 83, as well as improve system reliability and flexibility for existing customers.

The project is generally located in the Pinery Separated Urban Area of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

CORE Electric Cooperative
5496 N. US Highway 85
Sedalia, Colorado 80135

B. Applicant's Representative

Derek Holscher
Ulteig
5575 DTC Parkway, Suite 200
Greenwood Village, CO 80111

C. Request

CORE is requesting approval of an L & E for installation of a 1.8-mile underground electric feeder line from North Pinery Parkway to the CORE Bayou Gulch substation on

the south side of Bayou Gulch Road. A vicinity map, zoning map, and aerial map are attached to the staff report to show the location of the proposal.

D. Location

From north to south, the project area spans from the intersection of North Pinery Parkway and Highway 83 to the existing CORE Bayou Gulch substation on the south side of Bayou Gulch Road.

E. Project Description

CORE proposes to install a 1.8-mile underground electric feeder line extension. The line commences at the northwest corner of North Pinery Parkway and Highway 83 in the area of a proposed King Soopers development. From this point, the line is proposed to head south along the west side of Highway 83 within platted easements for approximately 1,140 feet before crossing to the east side of Highway 83. On the east side of Highway 83 the lines travels within a future 15-foot wide easement along the boundary of the Pinery Golf Club and the High Prairie Farms Subdivision, then turns south for approximately 6,350 feet through High Prairie Farms, currently undeveloped land, and the Ponderosa High School (PHS) campus. Within the PHS campus the line travels in between athletic fields and the school parking lot. This portion of the line is contained within a 40-foot CORE transmission line easement. At Bayou Gulch Road the line will travel further south, terminating at CORE's Bayou Gulch substation on the south side of Bayou Gulch Road.

The line is proposed approximately 4 feet below the surface. The majority of the line will be installed by underground bore, although open trenching will be required every 500 to 600 feet and at any point the line takes a turn. Construction is anticipated to occur from November 2025 to January or February 2026. CORE will restore any areas disturbed by installation of the line to pre-existing conditions. No above-ground improvements are proposed.

III. CONTEXT

A. Background

The proposal is intended to create redundancy and capacity in the area of the Pinery for the King Soopers development proposed at North Pinery Parkway and Highway 83, as well as improve system reliability and flexibility for existing customers.

B. Adjacent Land Uses and Zoning

The project area is primarily sited within properties zoned and developed for single-family residential land uses, but also includes undeveloped parcels, the Pinery Golf Club, and the campus of PHS. Except for future easements being finalized with the Pinery Golf Club, the proposal is located within previously dedicated utility or CORE easements, some of which are located within existing residential subdivisions.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present on the property that constrain installation of the proposed facilities. A portion of the line will traverse FEMA floodplain, for which a Floodplain Development Permit will be required. CORE will utilize underground boring where possible to minimize disturbance. CORE is in the process of finalizing easements with the Pinery Golf Club, but will utilize existing easements through the majority of the project area. CORE is coordinating a plan with the Douglas County School District (DCSD) to avoid disruption to PHS. CORE will also coordinate with CDOT, as any utility work within Highway 83 will require a CDOT utility permit.

B. Access

The applicant has indicated that the existing roadway network within the project area can accommodate any service or maintenance required.

C. Drainage and Erosion

Construction plans and a Grading Erosion and Sediment Control (GESC) Plan and Report must be submitted to Engineering Services for review. The applicant has indicated that it has been determined that a Phase III Drainage Report is not required for this project. The GESC Plan and Report and construction plans must be approved by Engineering Services prior to permits being issued for the proposed improvements.

D. Floodplain

FEMA 100-year floodplain is present on Pinery Golf Club property on the east side of Highway 83 and the proposed line will cross a portion of floodplain. As a result, a Floodplain Development Permit must be obtained from Douglas County for this crossing. CORE indicates one bore pit will be required within the floodplain, but underground boring will be utilized to limit disturbance.

V. PROVISION OF SERVICES

A. Schools

DCSD was provided a referral response request since a portion of the feeder line will impact the PHS campus. In its response, DCSD indicated that meetings have been held with CORE to discuss the proposal and expectations for construction. In particular, DCSD requests that work be completed when school is not in session, that adequate notice is provided to DCSD staff when installation dates are determined, that CORE adequately secure and restrict access to construction areas, and that any areas requiring disturbance are properly restored and re-vegetated if necessary.

B. Fire Protection

Franktown Fire and South Metro Fire Rescue Authority (South Metro) provide fire and emergency services to portions of the project area. A no comment response was

received from Franktown Fire. South Metro responded to the referral with no objection.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO), DCSO E911, and the Office of Emergency Management (OEM) were sent a referral response request. OEM supports the burying of utility lines. No response from DCSO or DCSO 911 was received at the writing of the staff report.

D. Water and Sanitation

No additional water or sanitation service demands are generated by the proposed project.

E. Utilities

A referral was sent to utility service providers AT&T (telecommunications), CenturyLink (telephone), Comcast (cable), Black Hills Energy (gas), and Xcel Energy (gas). No response from these utility providers was received at the writing of the staff report.

F. Other Required Processes and Permits

In addition to the L & E approval, a GESC Plan, GESC Report, and construction plans, must be finally accepted by Engineering Services for review and approval prior to construction of the project. CORE will also require a Floodplain Development Permit for the portion of the feeder line that traverses FEMA flood plain. A CDOT permit is also required for any utility work completed in Highway 83.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to property owners adjacent to the project area. At the preparation of the staff report, several requests for information on the proposal were received from adjacent property owners or other members of the public, with the main concern being whether the proposed line would be trenched or bored, and whether ground disturbance and restoration would occur. CORE indicated that a pre-design notification letter was also sent to landowners within 300 feet of each side of the proposed alignment. Additionally, CORE has met with the Pinery Golf Club and DCSD regarding the project. CORE will send pre-construction notifications two weeks prior to the commencement of construction.

Referral response requests were sent to referral agencies on July 29, 2025. Referral responses are due at the conclusion of the referral period on August 12, 2025, or prior to the Planning Commission hearing. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report 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 Douglas County Zoning Resolution. CORE has indicated that the proposed improvements are necessary to enhance service to existing customers, and to provide service to future development in the area of the Pinery. Should the Planning Commission approve the L & E request, the applicant should submit engineering related items to the County for review prior to commencement of construction of the project.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Applicant's Narrative 7
Vicinity Map 15
Zoning Map 16
Aerial Map 17
Referral Agency Response Report 18
Referral Response Letters 22
Public Correspondence 26
Location and Extent Exhibit 38

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 & Extent

MARKETING NAME: 24022644 Pinery West Feeder Extension

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-022

PROJECT SITE:

Address: West side of Parker Road, then crossing Parker Road from South of the Pinery Golf Course to the Bayou Gulch Substation

State Parcel Number(s): Starting at #234910103001 (Dillon Companies) and ending at #234922100002 (Bayou Substation)

Subdivision/Block#/Lot# *(if platted)*: The Pinery/High Prairie Farms FIling #1A and Lot 224 The Pinery #8

PROPERTY OWNER(S):

Name(s): CORE Electric Cooperative

Address: 5496 N. US Highway 85, Sedalia, CO 80135

Phone: 720-733-5493

Email: bkaufman@core.coop

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Derek Holscher - Ulteig

Address: 5575 DTC Parkway; Suite 200, Greenwood Village, CO 80111

Phone: 720-873-5876

Email: derek.holscher@ulteig.com

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

Applicant Signature — Date: 7/29/2025

24068106 Pinery West Feeder Extension
Location and Extent Application

Written Narrative & Location and Extent Report
Douglas County, Colorado

July 2025

Submitted by:

CORE ELECTRIC COOPERATIVE

3203.01.1 Land Use Application Form

See Appendix A

3203.01.2 Written Narrative

Name of Applicant
CORE Electric Cooperative (CORE)
Brooks Kaufman – Manager, Lands and Rights-of-Way
5496 N. US Highway 85
Sedalia, CO 80135
bkaufman@core.coop
720-733-5493

CORE serves more than 165,000 members along Colorado's Front Range. Their nearly 5,000-square-mile service area includes portions of 11 counties to the east, west and south of Denver, including Douglas County.

Description of the Request
CORE proposes to construct a new underground distribution feeder called the Pinery West Feeder Extension (the Project). The Project is 1.80-miles in length (3.27 acres) and completely located within unincorporated Douglas County. The alignment will start on the west side of US Highway 83 (Parker Road) near the new King Soopers development at the northwest corner of N. Pinery Parkway and US Highway 83. It will then head south within 10' platted utility easements for approximately 1,140 feet and then cross to the east side of US Highway 83. CORE will obtain an easement, which has already been agreed upon by the Pinery Golf Club/CF Arcis VI LLC, along the boundary of the Golf Club property and the High Prairie Farms subdivision. The alignment then turns south and follows CORE's existing 40' Transmission Line easement (Reception Numbers 00052956, 00052951, 00052950, 00052959 & 00055168 all recorded in Douglas County, Colorado) for approximately 6,350 feet to the end of the Project, which terminates at the existing Bayou Gulch Substation on the south side of Bayou Gulch Road. The initial design was proposed along the entire west side of US Highway 83; however, due to the lack of space from other existing utilities, it was moved mostly to the east side of US Highway 83.

Existing platted utility easements will be utilized as much as possible; however, a new 15' wide easement will be acquired from the Pinery Golf Club/CF Arcis VI LLC, avoiding any disturbances to the gold course. Since early 2025, CORE's consultant, Ulteig, has been contacting private landowners to talk about the Project. An on-site meeting was held with Steve Whiting (representative for the Pinery Golf Club) and the proposed easement was discussed. Verbal authorization for the easement along the southern portion of the golf course property (County Parcel #2349-113-00-101) was given on July 9, 2025, and will be secured prior to the start of construction.

The new underground distribution feeder will be installed primarily by boring and trenching the new conduit to a depth of 48" below the surface, barring any other utility crossings. Bore pits are required approximately every 500-600 feet, or where the alignment turns or has an angle. Work at each bore pit can typically take place within the platted or private easement and all disturbed areas related to the installation of the Project will be reclaimed at the end of construction. CORE would like to start construction on this project by November 2025 and have it completed by January/February 2026.

Purpose of the Improvements

The Project consists of CORE's focus on creating a reliable distribution network for delivering cost-effective energy resources to their consumers. The Project will create redundancy in the Pinery area and electric capacity on CORE's electric distribution system to support the King Soopers development, improving system reliability, and enhancing operational flexibility.

Summary of the Potential Impacts and Proposed Mitigation Measures

Ground disturbance during construction is expected to be minor. To avoid potential indirect impacts from construction-related erosion and sediment movement, CORE will prepare a Small Utility Grading, Erosion and Sediment Control (SUGESC) Plan as outlined in Section 9 of the Douglas County GESC Manual and adhere to the SUGESC approval issued by the Douglas County Engineering Division.

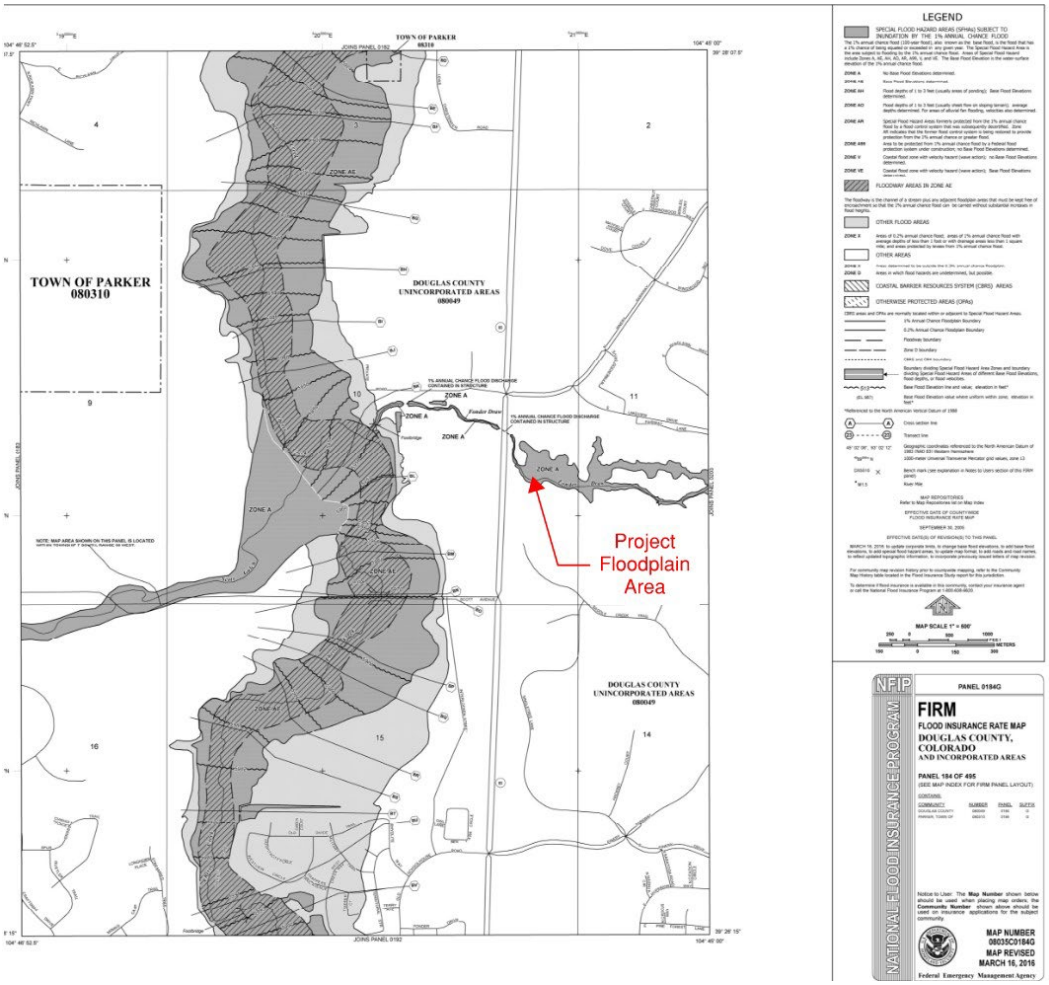
During construction, short-term noise will occur from construction vehicles and equipment. Construction vehicles and equipment will be maintained in proper operating condition and equipped with the manufacturer's standard noise control devices (e.g., mufflers or engine enclosures) to limit this noise to the extent practicable

Construction activities associated with the Project would temporarily generate less than significant amounts of particulate matter from soil disturbances and diesel-powered equipment, and less than significant amounts of carbon monoxide and the precursor pollutants to ozone formation from tailpipe emissions. Any air pollutants generated would be widely dispersed across the Project area, short term in duration, and minimized by the small scale of construction operations for the Project. Air pollutants also would be minimized through proper vehicle maintenance. Upon completion of earth-disturbing activities, all disturbed areas will be revegetated or otherwise stabilized. Therefore, Project construction is not expected to contribute negatively to the air quality status in the area. There would be no long-term air quality effects associated with routine operation and maintenance of the Project.

Enclosed containment will be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed from the site and transported to a disposal facility authorized to accept such materials. There will be no significant amount of hazardous materials stored in the Project area. Construction, operation, and maintenance activities will comply with all applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials will not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, CORE can specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and CORE's procedures are followed.

To put the public on notice of the Project, a pre-design notification letter was sent out at the end of March 2025 to all landowners within 300' each side of the proposed alignment. A few of the landowners have reached out to inquire about the project and after providing some more detailed information, they had no objections to the Project. Ulteig has been in contact with Shavon Caldwell, Planning Manager for Douglas County School District, and will coordinate with her for the work through the Ponderosa High School dirt parking. As a follow up, two (2) weeks before construction begins, a pre-construction notification letter will be sent to the same landowners.

The only area associated with any type of flooding for the Project is the small Fonder Draw tributary to Cherry Creek. On FEMA's Flood Insurance Rate Map, panel 08035C0184G, the floodplain is called out as a Zone A, which is an area of 1% annual change of flooding. CORE will work with Douglas County on the required Floodplain Development Permit for that portion of the Project. One bore pit will be located inside of Zone A but with this section being installed via a bore and implementing the use of proper Best Management Practices (BMPs), there will be very limited impact to the floodplain for Fonder Draw.



The only wetlands associated with the Project are the Intermittent Riverine and Palustrine areas of the Fonder Draw tributary of Cherry Creek. Since all bore pits are located outside of these areas and the Project is proposed to be bored, there are no impacts to these areas. Due to the lack of effect on waters and wetlands expected from activities associated with the Project, a Pre-Construction Notification with the US Army Corps of Engineers is not required to ensure continued compliance with Nationwide Permit 57 – Electric Utility Line & Telecommunications Activities.

Ulteig Operations, LLC (Ulteig) was retained by CORE Electric Cooperative (CORE) to assess necessary measures to avoid or minimize impacts of construction activities to the environment related to the Pinery West Feeder Extension Project (Project). Based on the findings of the desktop habitat assessment and on-site survey, adherence to the following environmental commitments is necessary by the contractor for adequate compliance of local and federal laws and regulations:

- Minimize project creep outside the necessary areas. Maximize use of pre-disturbed land for all project activities. Keep vehicles and equipment on paved or gravel areas to the maximum extent possible.
- Enforce proper implementation of soil erosion and dust control measures, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- Halt construction activities during periods of heavy rain or flooding, as specified in the Douglas County Small Utility Grading, Erosion, and Sediment Control Plan.
- Wetland mats should be used for construction activities within the floodplain. All areas must be restored to preconstruction contours.
- Impacts to aquatic resources should not occur. If additional temporary or permanent impacts are anticipated, CORE should be notified. Additional survey efforts and mitigation measures may be necessary.
- Do not collect birds (live or dead), including any parts (i.e., feathers) or nests.
- No avian nests have been approved for removal; removal of nests, even if inactive, should not occur. If a nest is discovered in the area of the Project, construction activities within 0.5 miles of the nest must halt until authorization is given to continue by CORE.

The following date constraints apply to the Project. Additional survey efforts and mitigation measures may be necessary if these date constraints are not adhered to:

- Vegetation removal and trimming should occur between September 1 and March 31. Any tree trimming or vegetation removal occurring outside this timeframe is not allowed without prior authorization from CORE.
- Animal burrows discovered in the area of the Project from March 15 to August 31 should be reported. Construction activities within 0.25 miles of the burrow must halt until authorization is given to continue by CORE. Destruction of animal burrows is prohibited from March 15 to October 31.

<u>Compliance with the Comprehensive Master Plan</u>
This Project is located within the Pinery Separated Urban Area and is in compliance with the Goals, Objectives, and Policies of the Douglas County 2040 Comprehensive Master Plan (CMP), as described below.

Objective 2-6B *Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.*
Land use compatibility is the principle of aiming for a harmonious community by ensuring that adjacent land uses do not cause unduly negative impacts. Factors that affect land use compatibility include considerations such as intensity and types of uses, patterns and context of surrounding land use, traffic patterns, noise levels, and many other variables. Mitigation strategies through design of the Project include placing the new distribution feeder underground. Even though the project will have minor aboveground facilities (switches, vaults, pedestals), this installation technique will reduce impacts on surrounding properties.

Policy 2-9A.1 *Evaluate the capacity of existing services and facilities to support development.*
Planning for adequate delivery of electric services is important for sustainable growth and development, which is also detailed in the Douglas County CMP. Planning is critical to create supportive infrastructure for sustainable development as opportunities are growing and the market in Douglas County continues to grow and evolve. CORE's power studies and planning for utility capacity utilizing appropriate

technologies and equipment are critical for supporting the community's continued development. This Project will readily interconnect with the existing power grid for support and development of the energy grid and provide value for future proposed development in Douglas County. Upgrading and ensuring viability of existing civil and structural facilities in Douglas County, such as this Project, is paramount to providing continued support for the community.

Objective 5-1A *Review existing and projected development to ensure that it does not overwhelm existing services.*
Additional capacity and ensuring grid stability requires new facilities to continue providing reliable electric services to meet future demand. The Project provides essential grid capacity to accommodate forecasted growth in Douglas County.

Policy 5-1A.2 *Coordinate service needs with relevant special districts, authorities, and municipalities.*
CORE held a presubmittal meeting with Douglas County (PS2025-022) on February 6, 2025. It is CORE's intention that adequate public facilities are provided prior to or concurrent with development. CORE will further satisfy these criteria by working closely with County divisions to meet pertinent County standards and planning objectives. This Project will increase availability and reliability of electrical service, thereby providing a direct benefit to the proposed commercial development approved by Douglas County.

Policy 5-5A.5 *Encourage the joint use of utility corridors for new or upgraded major transmission lines.*
Even though the Project is at the distribution level, it will be constructed in either existing platted utility easement, or within CORE's existing transmission line corridor/easement.

3203.01.3 Application Fee

The Application fee of $325 and Engineering Review fee of $1,000 will be paid by CORE at the time of filing.

3203.01.4 Location and Extent Plan Exhibit

See Appendix B

3203.01.5 Location and Extent Report (per Section 3206)

3206.01 – Community Impact Report describing potential impacts to private and public interests and the project site, and how potential impacts are proposed to be mitigated.

Community Impact Report

The Project will be installed underground within existing platted utility easements or private easements and will therefore be compatible with the surrounding area. Due to the underground installation, the feeder alignment proposed for the Project will not introduce new visual elements. Construction of the Project will enhance the function and marketability of the surrounding area by allowing sufficient access to reliable power. The Project will allow for additional capacity to CORE's distribution system in this part of their service territory and additional reliable power to meet new load growth driven by development.

The Project will help provide power for proposed developments in the surrounding area similar in character to those already in place.

Upon review and approval by CORE and Douglas County, the available lands immediately adjacent to the Project alignment can be developed; however, no structures shall be erected upon, under, or across the easements, no combustible material or infrastructure shall be permitted upon, under, or across the easement, and the easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of CORE's facilities or damages the facilities in any way. Landscaping is possible within the Project easement but must follow CORE's Right-of-Way Planting Guidelines. Beyond that, the Project will help facilitate a reliable source of power for proposed development planned within the surrounding area.

CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

There are no Douglas County open spaces crossed by the project; however, approximately 1,400 feet at the northern end of the project crosses the western edge of the Pinery Golf Course. The new underground feeder facilities in this area will be bored underground; the golf course is agreeable to grant CORE a 15' easement through this area and will preserve this portion of the golf course. The new facilities will be installed underground, thus protecting any existing visual corridors.

Although the facilities would be inspected annually, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio, and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

There will be no post-construction impacts to water quantity or quality. During construction, CORE's contractor will minimize any impacts by adhering to the Site Specific Small Utility Grading, Erosion and Sediment Control (SUGESC) regulations as outlined in Section 9 of the County's GESC Manual by instituting and maintaining best-management practices designed to protect surface water quality. The Project will be bored under any streams, waterways, and floodplains that cross the alignment.

A presubmittal meeting with Douglas County (PS2025-022) was held on February 6, 2025, to introduce the Project and identify the approvals that would be needed prior to construction. CORE has incorporated the applicable County standards into the Project design. The Location and Extent Land Use development permit required by Douglas County is coordinated and processed by the County.

3206.02 – 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.

During the pre-application meeting with County staff and subsequent correspondence with County Engineering Services staff, it has been determined that a Phase III Drainage Report will not be required for this project.

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.

During the pre-application meeting with County staff and subsequent correspondence with County Engineering Services staff, it has been determined that a traffic study is not required for this project. CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network and platted/private easements within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

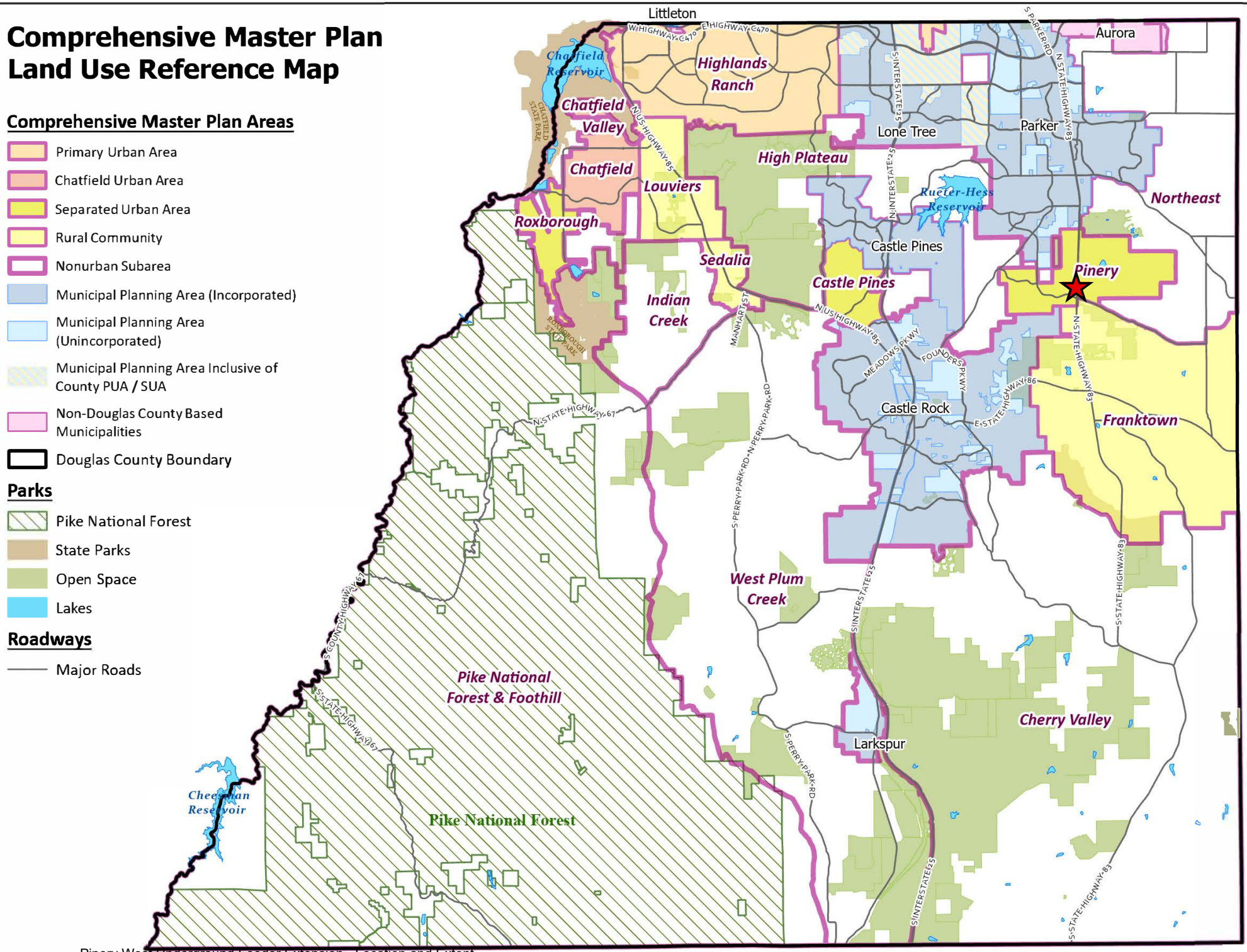
3206.04 – A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, as required.

During the pre-application meeting with County staff and subsequent correspondence with County Engineering Services staff, it has been determined that a guarantee of public improvements is not required for this project.

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

CORE will provide any additional information as requested by Douglas County staff.

Comprehensive Master Plan Land Use Reference Map



Pinery West Underground Feeder Location & Extent

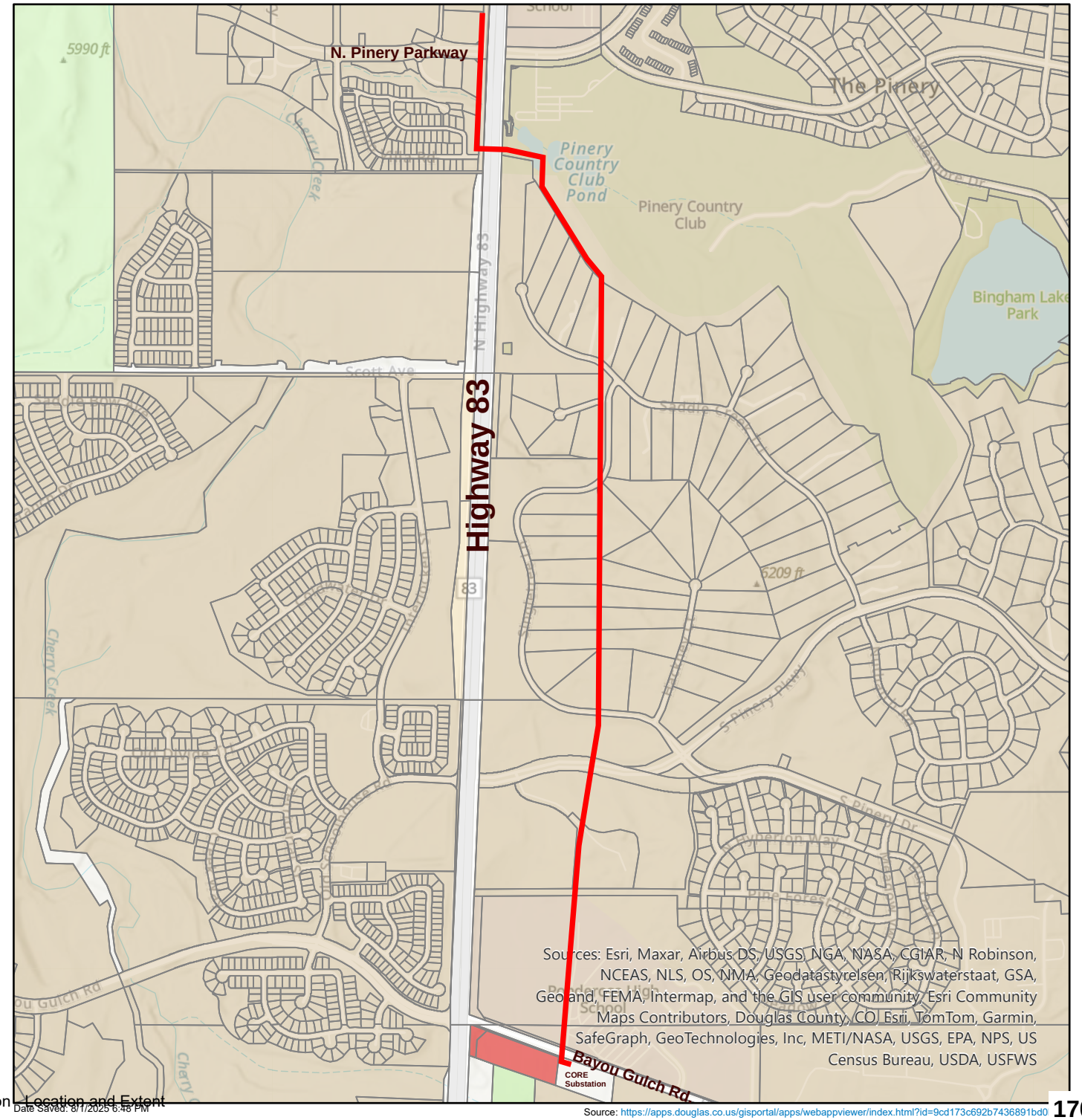
LE2025-012

Zoning Map

N

LEGEND

- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- C - COMMERCIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- APPROXIMATE LOCATION PROPOSED UNDERGROUND FEEDER EXTENSION



Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Pinery West Underground Feeder Location & Extent

LE2025-012

Aerial Map

N

LEGEND

Parcels - PARCELS

APPROXIMATE LOCATION PROPOSED UNDERGROUND FEEDER EXTENSION



Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Project Name: Pinery West
Project File #: LE2025-012
Date Sent: 07/29/2025 **Date Due:** 08/12/2025

Agency	Rec'd	Agency Response	Response Resolution
Addressing Analyst	08/04/2025	No Comment.	No action necessary.
AT&T Long Distance - ROW	Awaiting referral response.		
Black Hills Energy	Awaiting referral response.		
Building Services	07/30/2025	No Comment.	No action necessary.
CenturyLink	Awaiting referral response.		
Cherry Creek Basin Water Quality Authority	Awaiting referral response.		
Comcast	Awaiting referral response.		
Colorado Department of Transportation CDOT-Region # 1	07/30/2025	Received (verbatim response): I have reviewed the referral for Pinery West Underground Feeder Line Location and Extent (LE2025-012) and have the following comment: • Any utility work in the State Highway Right of Way will require a utility permit from our office. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F	
Douglas County Conservation District	Awaiting referral response.		
Douglas County School District RE 1	08/01/2025	Received: Following is a summary of the referral comments received from the Douglas County School District (DCSD). See the full letter for detail. DCSD has met with the applicant to discuss the proposal. In particular, DCSD understands that proposal includes underground utility boring via existing easements on the Ponderosa High School Campus. DCSD understands the following:	Applicant will continue communicating with DCSD regarding project timelines and project management in consideration of

		Project Timing - Work proposed approximately October to November 2025 - Work proposed over 1 to 3 days - CORE will make all reasonable attempts to complete the work during non-school days. DCSD has requested consideration of Fall Break (October 13 to 17), Thanksgiving Break (November 24 to 28), or alternatively (if work can be completed in a single day), September 1 or September 22, when school is not in session. Notification - CORE will notify DCSD staff once construction dates are determined. Notifications should be sent both 2 weeks prior to work and 48 hours prior to work via email and physical mailings to contacts provided by DCSD. Communication should include project dates, a description of work proposed, and any potential impacts to parking. Parking Lot Access and Use - CORE has requested that DCSD close access to use of the unimproved parking lot adjacent to activity and sports fields areas. - CORE will be responsible for providing any needed barriers or signage to restrict access to the Ponderosa dirt lot. Protective Fencing - CORE will install protective fencing as needed. DCSD requests that the project area be fenced off during construction and overnight if the work requires multiple days. - CORE will either relocate or prevent access to any equipment left unattended or overnight. DCSD has notified CORE that Ponderosa sports fields are not closed to the public. Site Restoration - CORE will restore disturbed areas to their original state to the extent possible. DCSD requests that disturbed areas are properly backfilled and compacted, that the surface is restored to its original grade, and that any native grass or landscaped areas are properly revegetated. Assuming CORE agrees to the above, DCSD has no objection to approval of this application.	DCSD concerns and to properly secure any areas under construction. CORE will restore any disturbed areas as necessary.
Engineering Services	Awaiting referral response.		
Franktown FD	08/04/2025	No Comment.	No action necessary.
High Prairie Farms HOA	Awaiting referral response.		

Project Name: Pinery West
Project File #: LE2025-012
Date Sent: 07/29/2025 **Date Due:** 08/12/2025

High Prairie Farms Metro District	Awaiting referral response.		
Hills At Bayou Gulch A & E Comm. (F002)	Awaiting referral response.		
Hills At Bayou Gulch HOA (F001)	Awaiting referral response.		
Mile High Flood District	Awaiting referral response.		
Misty Pines HOA	Awaiting referral response.		
Office of Emergency Management	07/30/2025	Received (verbatim response): OEM supports efforts to bury power distribution infrastructure underground. This action creates a safer, more reliable, and more resilient power grid.	No action necessary.
Pinery Commercial Metro Districts #1 & 2	Awaiting referral response.		
Pinery 8B HOA	Awaiting referral response.		
Pinery Water and Wastewater District	Awaiting referral response.		
Pinery West Metro District 2-3	Awaiting referral response.		
Pinery West HOA	Awaiting referral response.		
Sheriff's Office	Awaiting referral response.		
Sheriff's Office E911	Awaiting referral response.		

Project Name: Pinery West
Project File #: LE2025-012
Date Sent: 07/29/2025 **Date Due:** 08/12/2025

South Metro Fire Rescue	08/04/2025	Received: Following is an excerpt of the referral comments received from South Metro Fire Rescue. See the full letter for detail. No objection to the proposed Location and Extent.	No action necessary.
The Pinery HOA	Awaiting referral response.		
Timbers At The Pinery Filing 23A HOA	Awaiting referral response.		
Timbers At The Pinery Filing 23B HOA	Awaiting referral response.		
Timbers HOA	Awaiting referral response.		
Town of Castle Rock	08/06/2025	No Comment.	No action necessary.
Town of Parker Development Review	Awaiting referral response.		
Town of Parker Public Works	Awaiting referral response.		
Xcel Energy-Right of Way & Permits	Awaiting referral response.		

From: Varner - CDOT, Jessica
Sent: Wednesday, July 30, 2025 8:58 AM
To: Matt Jakubowski
CC: Steven Loeffler - CDOT
Subject: Pinery West Underground Feeder Line Location and Extent (LE2025-012)

Hi Matt,

I have reviewed the referral for Pinery West Underground Feeder Line Location and Extent (LE2025-012) and have the following comment:

- Any utility work in the State Highway Right of Way will require a utility permit from our office. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

COLORADO
Department of Transportation

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

620 Wilcox Street
Castle Rock, Colorado 80104

August 1st, 2025

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

RE: Pinery West Underground Feeder Line Location and Extent (LE2025-012)

Dear Mr. Jakubowski,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant, CORE Electric Cooperative, is proposing approval of a Location and Extent to construct an underground distribution feeder line that is approximately 1.8 miles in length. The underground distribution line is proposed to traverse through the Ponderosa High School campus within an existing easement. It is our understanding from the applicants that CORE is proposing to bore underground in this location.

On behalf of Douglas County School District (DCSD), we have a couple of comments regarding this request. DCSD has met several times with the applicant team to discuss this proposal. Based on these meetings and input from the applicant team, DCSD understands the following:

Project Timing

- The proposed work will likely occur sometime in the October-November 2025 timeframe
- The proposed work is estimated to take approximately 1-3 days to complete
- The applicant will make all reasonable attempts to schedule the proposed work on days which Ponderosa High School is not in session. Specifically, DCSD requested that the proposed work be done either during DCSD Fall Break (October 13-17) or DCSD Thanksgiving Break (November 24-28). Alternatively, if the work can be completed in one day and the applicant is prepared earlier than anticipated, PHS students will not be in session September 1st or September 22nd.

Notification

- The applicant will notify DCSD staff once dates have been determined. Notifications will be sent two weeks prior to beginning construction and will be sent via email and snail mail to a list of contacts provided by DCSD Planning. Notification should include the project dates and a description of the project including any anticipated impacts to on-site parking.
- The applicant will notify DCSD staff 48 hours prior to entering the site to perform the proposed work. Notification will be sent via email to a list of contacts provided by DCSD Planning. Notification should include the project dates and a description of the project including any anticipated impacts to on-site parking.

Parking Lot Access and Use

- The applicant has requested that DCSD close access to and use of the unimproved parking lot directly adjacent to the PHS activity and sport fields.
- The applicant will be responsible for providing any needed barriers, signage, etc. to close access to the PHS dirt lot

Protective Fencing

- The applicant will install protective fencing as needed and required by the permitting authority. Specifically, DCSD requests that the project area be fenced off during construction and also overnight if the work is done over multiple days.
- The applicant will either relocate or prevent access to any equipment left on site unattended and/or overnight. DCSD has notified CORE that the PHS activity and sports fields are not closed to the public.

Site Restoration

- The applicant will restore the disturbed area to its pre-construction state, to the extent possible. DCSD respectfully requests that the L&E approval require confirmation that disturbed areas are properly backfilled and compacted, the surface is restored to their original grade, and any native grass or landscaped areas be properly revegetated.

Assuming the applicant agrees to coordinate with the district on the above items, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
desk: 303.387.0417

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Matthew Jakubowski, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Pinery West Underground Feeder Line Location and Extent
Project File #:	**LE2025-012**
S Metro Review #	REFOTH25-00161
Review date:	August 4, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org

Project Summary:

CORE Electric Cooperative proposes a 1.8-mile underground electricity distribution feeder line beginning at the NW corner of N. Pinery Parkway and Hwy. 83. From this point, the line is proposed to head south along the west side of Hwy. 83 within platted easements for approximately 1,140 feet before crossing to the east side of Hwy. 83 along the boundary of the Pinery Golf Club and the High Prairie Farms Subdivision. The line turns south for approximately 6,350 feet through High Prairie Farms and the Ponderosa HS campus where it crosses under Bayou Gulch Rd. and terminates at the existing CORE Bayou Gulch substation on the south side of Bayou Gulch Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

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

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

From: Matt Jakubowski
Sent: Monday, August 4, 2025 4:46 PM
To: Kali Cascarano
CC: Dan Cascarano
Subject: RE: Zone Resolution LE2025-012
Attachments: HighPrairieFarmsF4.pdf

Hi Kali,

Good afternoon. I'm glad you received the notice. Please also be aware that the County is required by State Statute to review utility proposals like this within 30-days of receipt of the application. It is scheduled to be heard at the August 18, 2025 Planning Commission hearing, 100 Third Street, Castle Rock, at 6:00 p.m. in the 1st floor Commissioners hearing room if you would like to attend the hearing.

- Regarding the tire tracks on your property, I'm unsure who they would be from, but I don't think they would be from the County. The project is proposed by CORE Electric within an easement they hold. Since this is not a County project, there wouldn't be a reason for the County to survey the property. You may have seen this before, but I have attached the plat that includes your lot. There are other easement holders within this area too, so I guess it could have been CORE or other easement holders?
- I have included a link below for you to access the items in the project file. Click on the "Documents" tab in the upper middle of the page for access.

https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588

Please don't hesitate to reach out if you have any questions on the proposal. If you would like to make a comment on the application you can send me an email, and I will include it in the file for review by the Planning Commission.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Kali Cascarano <kalicascarano@gmail.com>
Sent: Monday, August 4, 2025 3:25 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Dan Cascarano <dcascarano@gmail.com>
Subject: Zone Resolution LE2025-012

Hi Matt,
We received the letter for the Pinery West Underground Feeder Line Location and Extent. Thank you. This weekend we noticed tire tracks on our property, I am curious to know if it could have been the county assessing the land for this project?

Also, in the letter we received in the mail, there was a typed website listed. I entered the very long website and received a "nothing found" website front. Can you provide the link to where we can access additional information on this project,, please.

Thank you in advance for your assistance.

Cheers,

Kali Cascarano
Independent Consultant

612-840-8844

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: $21.00
3 PGS
2004092981
09/07/2004 08:52 AM

2004092981 3 PGS

PLAT IDENTIFICATION SHEET

Equi-Mor Holdings, Inc.
GRANTOR(owner)

GRANTOR(owner)

Pinery / High Prairie Farms 4
GRANTEE(name of plat)

Subdivision/Condo Name

4
Filing

Phase

Lot

Building

Block

Unit

15 | 7 | 66

OLD LEGAL(Section) (Township) (Range)

THE PINERY/HIGH PRAIRIE FARMS – FILING No. 4

PLANNING AREA 60–A (EQUESTRIAN ESTATE RESIDENTIAL)
A REPLAT OF LOT 1, SZYMANSKI SUBDIVISION
A PART OF THE NE 1/4 OF SECTION 15, T 7 S, R 66 W OF THE 6TH P.M.
13.2858 acres 5 residential lots, 1 Tract SB 03 – 101

SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 1, SZYMANSKI SUBDIVISION,

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO

EXCEPT THAT PORTION CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION BY ORDER RECORDED JANUARY 23, 1998 IN BOOK 1504 AT PAGE 1749, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND NO. 512 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. FR 083-1(39) SEC 5, CONTAINING 32896 SQ. FT./0.755 ACRES, MORE OR LESS, IN LOT 1 OF THE SZYMANSKI SUBDIVISION , SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 15; THENCE N 89°57'57" W, ALONG THE NORTHERLY LINE OF THE NE 1/4 OF SECTION 15 A DISTANCE OF 830.49 FEET THE TRUE POINT OF BEGINNING;

THENCE S 02° 32' 18" W, A DISTANCE OF 686.24 FEET TO POINT ON THE SOUTHERLY LOT LINE OF LOT 1 OF THE SZYMANSKI SUBDIVISION;

THENCE N 89°57'57" W, ALONG SAID SOUTHERLY LOT LINE A DISTANCE OF 45.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 (JUNE 1990);

THENCE N. 02° 05' 18" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 686.03 FEET TO A POINT ON THE NORTHERLY LOT LINE OF LOT 1 OF SZYMANSKI SUBDIVISION;

THENCE S 89°57'57" E, ALONG SAID NORTHERLY LOT LINE A DISTANCE OF 50.80 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.757 ACRES SQUARE FEET, MORE OR LESS.

ALL OF THE ABOVE CONTAINS 13.2858 ACRES MORE OR LESS

DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE PINERY/HIGH PRAIRIE FARMS – FILING NO. 4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE STREET SHOWN HEREON IS DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER:

EQUI-MOR HOLDINGS, INC., A NEVADA CORPORATION

BY: David Wallner, ITS MANAGER

STATE OF Colorado }
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, A.D., 2004, BY David Wallner AS MANAGER OF EQUI-MOR HOLDINGS, INC., A NEVADA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. Connie J. Shoemaker
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/23/04
5930 Lucerne St. Colorado Co
ADDRESS

NOTARY PUBLIC CONNIE J. SHOEMAKER STATE OF COLORADO

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A AND 20' LANDSCAPE EASEMENTS IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT.

BY: _____ PRESIDENT, HIGH PRAIRIE FARMS METROLPOLITAN DISTRICT

STATE OF COLORADO }
COUNTY OF Douglas } SS

ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF August, 2004

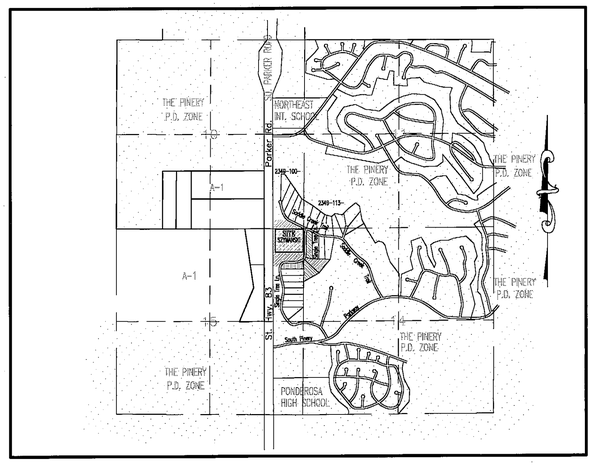
BY: _____
AS PRESIDENT OF HIGH PRAIRIE FARMS METROPOLITAN DISTRICT.

12/13/2007 DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL

SUSAN L. ELKINS NOTARY PUBLIC STATE OF COLORADO

NOTARY PUBLIC 707 Wilcox, Suite 206
Castle Rock, CO 80104



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. UTILITY EASEMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:

A. TEN FOOT (10') WIDE UTILITY EASEMENTS (UE) AS SHOWN ARE HEREBY GRANTED ADJACENT TO THE FRONT AND AND REAR LOT LINES IN THIS SUBDIVISION. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELEPHONE CABLE.

B. FIVE FOOT (5') WIDE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION EASEMENTS (UE) ALONG SIDE LOT LINES AS SHOWN.

2. BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, BEING MONUMENTED ON EACH END. SAID LINE BEARS N00°15'31"E (ASSUMED).

3. THIS SYMBOL "O" INDICATES FOUND LAND MONUMENTS AS DESCRIBED ON THE PLAN.

4. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5. THERE IS NO REGULATORY FLOODPLAIN WITHIN ANY PORTION OF THE PINERY/HIGH PRAIRIE FARMS – FILING 4.

6. THIS SUBDIVISION IS BOUND, IN ITS ENTIRETY, TO THE HIGH PRAIRIE FARMS HOME OWNERS ASSOCIATION AND IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS HOME OWNERS ASSOCIATION PER THE DOCUMENT RECORDED UNDER RECEPTION #2003047784.

7. EACH LOT WITHIN THIS SUBDIVISION WITH AN ONSITE WASTEWATER SYSTEM (OWS) SHALL BE SUBJECT TO THE PINERY WATER AND WASTEWATER DISTRICT (PWWD) MANAGEMENT PROGRAM APPROVED BY TRI-COUNTY HEALTH DEPARTMENT AND FORMALLY ADOPTED BY PWWD ON JUNE 9, 2004.

8. THE MAINTENANCE OF ALL STORM FACILITY IMPROVEMENTS LOCATED IN PINERY/HIGH PRAIRIE FARMS FILING NO. 4 ("THE SUBDIVISION") AS SHOWN ON THE CONSTRUCTION PLANS FOR THE SUBDIVISION, DATED _____, 200_ (THE "CONSTRUCTION PLANS") OR ON THE PLAT FOR THE SUBDIVISION, IS THE RESPONSIBILITY OF THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (SYSTEM OWNER), PROVIDED HOWEVER, THAT SUCH RESPONSIBILITY IS LIMITED TO FACILITIES ON TRACTS WHICH THE SYSTEM OWNER OWNS, OR ON LOTS OR TRACTS FOR WHICH THE SYSTEM OWNER HAS BEEN GRANTED EASEMENT RIGHTS. THE SYSTEM OWNER SHALL HAVE NO RESPONSIBILITY FOR STORM DRAINAGE FACILITIES ON ANY INDIVIDUAL LOTS SHOWN ON THIS PLAT UNLESS THE SYSTEM OWNER HAS BEEN GRANTED EASEMENT RIGHTS ON SUCH LOTS AND SUCH FACILITIES ARE SHOWN ON THE APPROVED CONSTRUCTION PLANS OR ON THIS PLAT. ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE SYSTEM OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS AND WATER QUALITY FACILITIES LOCATED WITHIN A DRAINAGE EASEMENT AND SHOWN ON THE CONSTRUCTION PLAN. IN THE EVENT SUCH MAINTENANCE AND REPAIRS ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENTER THE DRAINAGE EASEMENT AND ACCESS FACILITIES, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. THE COUNTY SHALL GIVE SUCH NOTICE TO THE SYSTEM OWNER BY FIRST CLASS MAIL, POSTAGE PRE-PAID, ADDRESSED TO THE SYSTEM OWNER AT THE ADDRESS SHOWN ON THE CONSTRUCTION PLANS. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. THE ACTUAL PROJECT CONSTRUCTION MAY NOT VARY FOR THE SITE IMPROVEMENT PLAN, OR THE SITE CONSTRUCTION PLAN, INCLUDING UTILITIES AND STORM DRAINAGE IMPROVEMENTS. NO CHANGES TO THE (PLAT NOTES, MAINTENANCE AGREEMENTS, ETC) SHALL BE VALID UNLESS SUCH CHANGES ARE APPROVED, IN WRITING, BY DOUGLAS COUNTY.

9. EACH INDIVIDUAL LOT WILL BE REQUIRED TO ACQUIRE A GRADING PERMIT FROM THE DOUGLAS COUNTY ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. TRACT A AND THE 20' LANDSCAPE EASEMENTS ARE HEREBY DEDICATED TO THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT, AND ARE TO BE MAINTAINED BY THE SAME FOR PURPOSES OF OPEN SPACE, UTILITIES, DRAINAGE, RECREATION, SIGN PLACEMENT, LANDSCAPE, AND IRRIGATION.

11. DRAINAGE EASEMENTS ARE HEREBY CONVEYED TO DOUGLAS COUNTY, ACROSS TRACT A, AND THE 25-FT. DRAINAGE EASEMENT BETWEEN LOTS 3 & 4 AND ALONG THE BACK SIDES OF LOTS 2 & 3, FOR THE PURPOSE OF ENTERING, ACCESSING AND MAINTAINING DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, AND WATER QUALITY FACILITIES IN THE EVENT THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (SYSTEM OWNER) FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES.

GENERAL NOTES CONTINUED:

12. THE FOLLOWING SUMMARIZES LOTS, TRACTS, AND AREAS AS FOLLOWS:

TYPE	AREA
LOTS (5)	10.24 ACRES
TRACT A	2.51 ACRES
RIGHT-OF-WAY	0.54 ACRES
TOTAL	13.29 ACRES

13. ALL PRINCIPLE AND ACCESSORY STRUCTURES, AS DEFINED IN THE DOUGLAS COUNTY ZONING RESOLUTION AS AMENDED, SHALL BE CONSTRUCTED TOTALLY WITHIN THE BUILDING ENVELOPES AS SHOWN HEREON FOR LOTS 1, 4, AND 5. THE AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE CONSIDERED A "NO BUILD ZONE".

14. ON LOTS 2, 3 & 4 NO FENCING SHALL BE PLACED ACROSS DRAINAGE EASEMENTS SUCH THAT ACCESS TO AND FROM THE EASEMENT AREA IS OBSTRUCTED.

15. LOT 5 IS RESTRICTED TO "RANCH" STYLE CONSTRUCTION ONLY.

SURVEYOR'S STATEMENT:

I, JON S. MCDANIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 29, 2003, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS, WITHIN MY CONTROL, OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 20th DAY OF July, 2004.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JON S. MCDANIEL
SURVEYOR #12405

TITLE VERIFICATION:

WE, SECURITY TITLE GUARANTY COMPANY, A TITLE INSURANCE AGENCY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR (S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: AS SHOWN ON SECURITY TITLE GUARANTY COMMITMENT NO. Z087777A03-8 DATED JULY 6, 2004

SECURITY TITLE GUARANTY COMPANY

BY: Terri Fisher TITLE: Title Officer

DATE: July 23, 2004

ATTEST: _____

STATE OF COLORADO }
COUNTY OF Jefferson } SS

GINA LARA NOTARY PUBLIC STATE OF COLORADO My Commission Expires 02-16-2007

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 2004, A.D., BY Terri Fisher, OF ~~LAND TITLE GUARANTEE COMPANY~~ Security Title Guaranty Company AS Title Officer

2/16/07 DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE 6TH DAY OF JULY, 2004, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF BROOKEVIEW COURT, PUBLIC UTILITY, AND DRAINAGE EASEMENTS ARE HEREBY ACCEPTED.

LOT 1, SZYMANSKI SUBDIVISION, IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #241912

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

Acting James R. Sullivan 8/23/04
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE THIS 7th DAY OF SEPT., 2004, A.D., AT 8:52 A.M. P.M., AND WAS RECORDED AT RECEPTION NO. 2004092981

Sheryl Muehlfelt - Deputy
DOUGLAS COUNTY CLERK AND RECORDER

DATE PREPARED: 1-12-2004
REVISIONS: 5-22-2004
6-04-2004
SCALE: N/A

DOUGLAS COUNTY COLORADO SEAL

APPLICANT/DEVELOPER:
BUFFALO RANCH DEVELOPMENT, LLC
20255 EAST WILLIAMETTE LANE
CENTENNIAL COLORADO 80015-5439
GENERAL MANAGER: DAN GENOVESE

ENGINEER:
LEGACY ENGINEERING, INC.
4217 EAST DAVIES PLACE
CENTENNIAL COLORADO 80122
PROJECT ENGINEER: JAMES J MILL, PE

SURVEYOR:
EMK CONSULTANTS INC.
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL COLORADO 80121
SURVEY MANAGER: JON S MCDANIEL, PLS

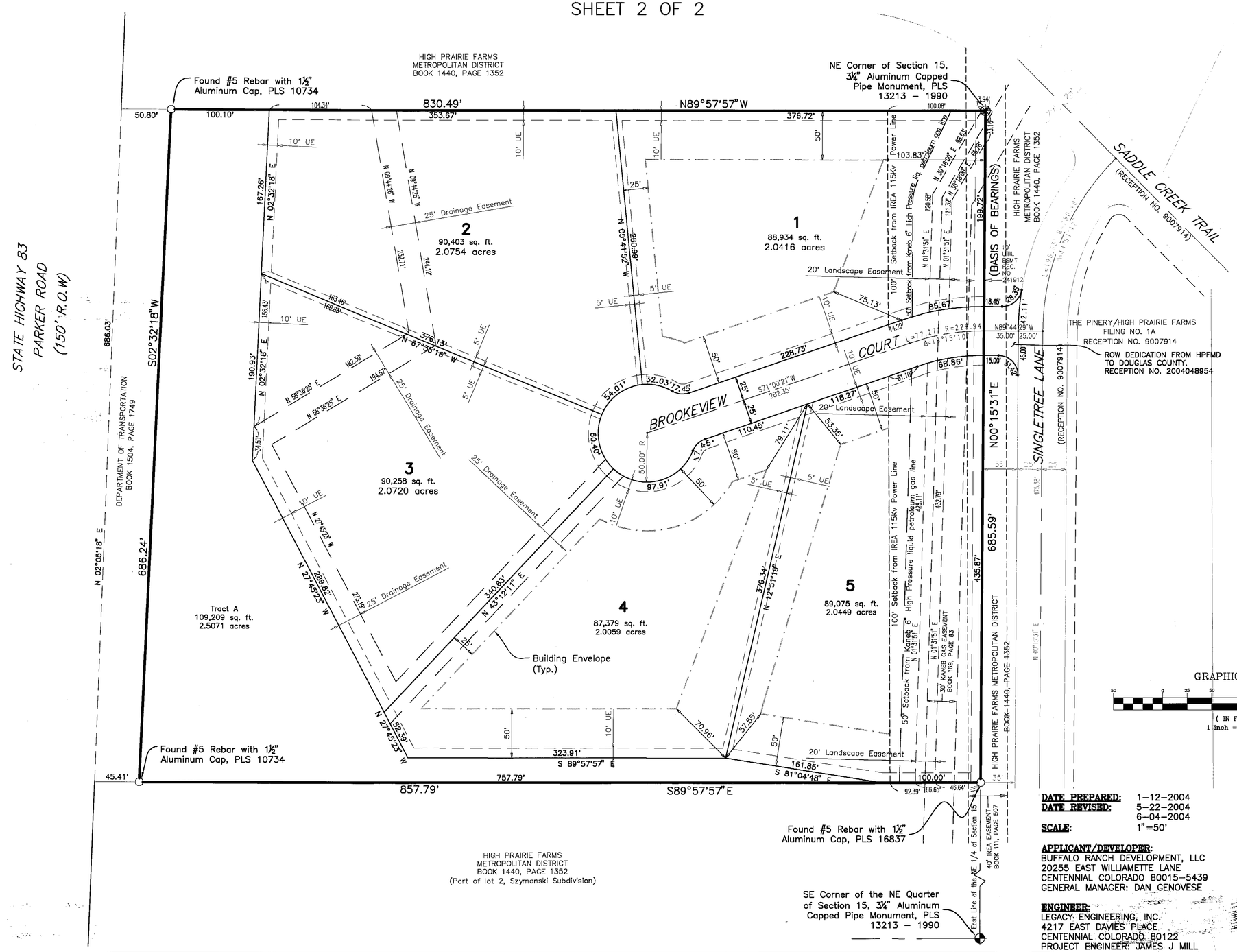
SHEET 1 OF 2

D:\legacy\Szymanski\Replat\#PFBR-PL01.dwg, Layout1, 7/17/2004 1:52:05 PM, Jim, Xerox.pc3, ARCH D (36.00 x 24.00 Inches), 1:50

THE PINERY/HIGH PRAIRIE FARMS – FILING No. 4

PLANNING AREA 60–A (EQUESTRIAN ESTATE RESIDENTIAL)
A REPLAT OF LOT 1, SZYMANSKI SUBDIVISION
A PART OF THE NE 1/4 OF SECTION 15, T 7 S, R 66 W OF THE 6TH P.M.
13.2858 acres 5 residential lots, 1 Tracts SB 03 – 101

SHEET 2 OF 2



DATE PREPARED: 1–12–2004
DATE REVISED: 5–22–2004
6–04–2004
SCALE: 1"=50'

APPLICANT/DEVELOPER:
BUFFALO RANCH DEVELOPMENT, LLC
20255 EAST WILLIAMETTE LANE
CENTENNIAL COLORADO 80015–5439
GENERAL MANAGER: DAN GENOVESE

ENGINEER:
LEGACY ENGINEERING, INC.
4217 EAST DAVIES PLACE
CENTENNIAL COLORADO 80122
PROJECT ENGINEER: JAMES J MILL

SURVEYOR:
EMK CONSULTANTS INC.
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL COLORADO 80121
SURVEY MANAGER: JON S MCDANIEL

SHEET 2 OF 2

D:\legacy\Szymanski\Replat\HPFBR-PL02.dwg, Layout1, 7/17/2004 1:52:30 PM, Jim, Xerox pc3, ARCH D (36.00 x 24.00 Inches), 1:50

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 4:36 PM
To: Korinek, Dan
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)
Attachments: HighPrairieFarmsF1A.pdf

HI Dan,

Yes, I was able to confirm that boring is proposed through the section behind your lot. I have attached the plat we have on file. It is difficult to read due to scanning but shows the easement. I also think the easement the applicant showed on their exhibit is too wide in comparison to the plat. I will have them revise the easement width on their exhibit as well.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

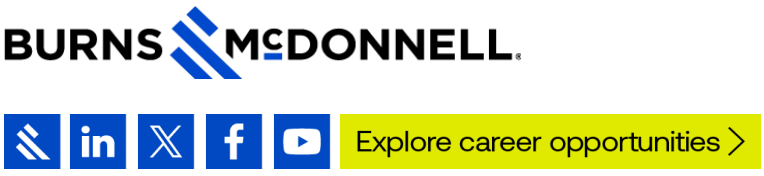
From: Korinek, Dan <dkorinek@burnsmcd.com>
Sent: Tuesday, August 5, 2025 3:35 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Matt thank you very much for your time today. That would be fantastic if they bored those sections. It is so much less disruptive. Could you please verify for sure that this is the intent. I was curious on the 40' CORE easement if that is an existing easement. I am digging up my old survey information that should also show that.

Again thank you for your time on this and have a great evening

Dan

Dan Korinek, P.E.
Senior Vice President | Denver/Vancouver General Manager
9191 S Jamaica St
Englewood, CO 80112
Cell (720) 220-3814
Fax (303) 721-0563
dkorinek@burnsmcd.com
www.burnsmcd.com



From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Tuesday, August 5, 2025 3:17 PM
To: Korinek, Dan <dkorinek@burnsmcd.com>
Subject: Follow-up CORE underground feeder line (LE2025-012)

Dan,

As a follow-up to our conversation, see the below.

- The Planning Commission will hear this on Monday, August 18th at 6pm in the 1st Floor Commissioners Hearing Room at the Douglas County Phillip S. Miller Building (100 Third Street, Castle Rock).
- Link to County online project file: https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588
    - Click on the "Documents" tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email and is labeled "Location & Extent Exhibit" in the file. With that said, I have just heard from the applicant that the section of the exhibit that shows trenching behind your property, will actually be bored. The applicant indicated to me their exhibit is undergoing some revisions. I won't have a revised exhibit until just before the August 18th hearing, however.
- Link to County Mapping Resources: https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- Application Contacts:
  Brooks Kaufman (Right-of-way manager at CORE)
  CORE Electric
  720-733-5493
  bkaufman@core.coop

  Derek Holscher (Applicant Engineering Representative)
  Ulteig Engineering
  720-873-5876
  Derek.holscher@ulteig.com

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

PLAT IDENTIFICATION SHEET

RECEPTION #: 9007914

DATE: 04-03-90

NUMBER OF PGS: 2

NAME OF PLAT: PINERY/HIGH PRAIRIE FARMS #1A

MISCELLANEOUS COMMENTS:

PLAT IDENTIFICATION SHEETS 5-28-97 RG

9755388
01470 P 1433
10/3/97

THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A, RECORDED THIS 3 DAY OF April, 1990

IN PLANNING AREA 60 OF THE THIRD MAJOR PLAN AMENDMENT TO THE PINERY P.D. PLAN
PORTIONS OF SECTIONS 10, 11, 14, & 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SENIOR CORP., A DELAWARE CORPORATION, BEING THE OWNER OF THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A, BEING A PORTION OF THE E 1/2 OF SECTION 15, THE SE 1/4 OF THE SE 1/4 OF SECTION 10, THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 11, SECTION 14, AND A PORTION OF SZYMANSKI SUBDIVISION AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY BY RECEPTION NUMBER 241912, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 15, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SZYMANSKI SUBDIVISION; THENCE S 00°16'21" W, ALONG THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4, A DISTANCE OF 127.49 FEET TO THE POINT OF BEGINNING; THENCE N 85°52'03" W, A DISTANCE OF 169.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 96°49'47", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 887.25 FEET; THENCE N 10°57'44" E, A DISTANCE OF 314.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°08'13", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 292.41 FEET; THENCE N 18°10'29" W, A DISTANCE OF 259.02 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 108°13'07", A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 538.30 FEET; THENCE S 89°57'22" E, A DISTANCE OF 235.58 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°44'39", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 352.43 FEET; THENCE N 00°17'59" E, 35.00 FEET EASTERLY AND PARALLEL, WHEN MEASURED AT RIGHT ANGLES, WITH THE EAST LINE OF SAID SZYMANSKI SUBDIVISION, A DISTANCE OF 475.38 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°13'33", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 173.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 81°13'33", A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS N 04°05'15" W, AN ARC LENGTH OF 28.35 FEET; THENCE N 44°42'01" W, A DISTANCE OF 101.46 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°41'03", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 132.28 FEET; THENCE N 78°23'04" W, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 65°40'14", A RADIUS OF 684.07 FEET, AN ARC LENGTH OF 784.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°46'36", A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS N 36°36'08" W, AN ARC LENGTH OF 16.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 153°00'41", A RADIUS OF 50.00 FEET, WHOSE CHORD BEARS N 16°00'55" E, AN ARC LENGTH OF 133.53 FEET; THENCE N 02°31'16" E, A DISTANCE OF 804.50 FEET; THENCE N 62°38'48" E A DISTANCE OF 76.91 FEET TO THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY IN BOOK 587, AT PAGE 796, THENCE EASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THIRTY-ONE (31) COURSES:

1) THENCE S 31°26'58" E, A DISTANCE OF 759.57 FEET;
2) THENCE S 38°52'03" E, A DISTANCE OF 124.92 FEET;
3) THENCE S 45°34'31" E, A DISTANCE OF 132.92 FEET;
4) THENCE S 59°20'58" E, A DISTANCE OF 381.57 FEET;
5) THENCE S 62°24'20" E, A DISTANCE OF 66.83 FEET;
6) THENCE S 55°08'41" E, A DISTANCE OF 339.75 FEET;
7) THENCE N 71°58'18" E, A DISTANCE OF 77.77 FEET;
8) THENCE N 41°46'04" E, A DISTANCE OF 114.82 FEET;
9) THENCE S 69°15'42" E, A DISTANCE OF 100.97 FEET;
10) THENCE N 85°15'24" E, A DISTANCE OF 120.38 FEET;
11) THENCE N 49°57'27" E, A DISTANCE OF 497.78 FEET;
12) THENCE S 41°04'08" E, A DISTANCE OF 120.33 FEET;
13) THENCE S 11°26'19" E, A DISTANCE OF 271.80 FEET;
14) THENCE S 15°40'45" E, A DISTANCE OF 88.60 FEET;
15) THENCE S 21°08'18" E, A DISTANCE OF 156.30 FEET;
16) THENCE S 28°55'18" E, A DISTANCE OF 128.54 FEET;
17) THENCE S 29°52'23" E, A DISTANCE OF 184.72 FEET;
18) THENCE S 35°24'38" E, A DISTANCE OF 207.90 FEET;
19) THENCE S 41°21'29" E, A DISTANCE OF 101.48 FEET;
20) THENCE S 83°10'18" E, A DISTANCE OF 167.67 FEET;
21) THENCE S 45°15'38" E, A DISTANCE OF 76.16 FEET;
22) THENCE S 83°58'13" E, A DISTANCE OF 73.47 FEET;
23) THENCE S 08°45'23" E, A DISTANCE OF 209.75 FEET;
24) THENCE S 17°58'03" E, A DISTANCE OF 75.95 FEET;
25) THENCE S 22°22'28" E, A DISTANCE OF 208.36 FEET;
26) THENCE S 27°11'54" E, A DISTANCE OF 79.09 FEET;
27) THENCE S 40°05'08" E, A DISTANCE OF 79.95 FEET;
28) THENCE S 43°50'28" E, A DISTANCE OF 111.02 FEET;
29) THENCE S 29°26'41" E, A DISTANCE OF 51.10 FEET;
30) THENCE S 43°38'13" E, A DISTANCE OF 39.75 FEET;
31) THENCE S 76°00'04" E, A DISTANCE OF 33.46 FEET;

THENCE S 02°58'36" E, DEPARTING FROM SAID SOUTHERLY BOUNDARY, A DISTANCE OF 487.92 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°02'51", A RADIUS OF 840.00 FEET, WHOSE CHORD BEARS S 67°56'11" E, AN ARC LENGTH OF 719.07 FEET; THENCE S 43°24'25" E A DISTANCE OF 300.52 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°59'32", A RADIUS OF 840.00 FEET, AN ARC LENGTH OF 674.28 FEET; THENCE S 89°24'17" E, A DISTANCE OF 108.08 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°52'30", A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 274.30 FEET; THENCE S 73°31'47" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°51'45", A RADIUS OF 691.12 FEET, AN ARC LENGTH OF 203.40 FEET; THENCE S 90°23'31" E, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°51'45", A RADIUS OF 771.12 FEET, WHOSE CHORD BEARS N 81°57'39" W, AN ARC LENGTH OF 226.94 FEET; THENCE N 73°31'47" W, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°52'30", A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 252.14 FEET; THENCE N 89°24'17" W, A DISTANCE OF 108.08 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°59'32", A RADIUS OF 920.00 FEET, AN ARC LENGTH OF 738.50 FEET; THENCE N 43°24'45" W, A DISTANCE OF 300.52 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°55'39", A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 834.70 FEET; THENCE S 73°39'36" W, A DISTANCE OF 387.11 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°45'35", A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 562.00 FEET; THENCE S 32°54'01" W, A DISTANCE OF 123.22 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°19'53", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 422.34 FEET; THENCE S 62°13'54" W, A DISTANCE OF 100.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°53'14", A RADIUS OF 1156.45 FEET, AN ARC LENGTH OF 239.93 FEET; THENCE S 48°43'54" W, A DISTANCE OF 355.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°58'04", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50°23'25", A RADIUS OF 350.38 FEET, AN ARC LENGTH OF 308.15 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY AT RECEPTION NUMBER 159649; THENCE S 77°30'45" W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 229.26 FEET TO A POINT ON A CURVE; THENCE DEPARTING SAID BOUNDARY ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°28'13", A RADIUS OF 450.38 FEET, WHOSE CHORD BEARS N 51°47'26" W, AN ARC LENGTH OF 167.78 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°03'08", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°28'33", A RADIUS OF 702.61 FEET, AN ARC LENGTH OF 202.04 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY IN BOOK 780, AT PAGE 798; THENCE N 76°41'17" W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 361.28 FEET TO A POINT ON A CURVE; THENCE ON A REVERSE TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°15'53", A RADIUS OF 602.61 FEET, WHOSE CHORD BEARS S 88°49'14" E, AN ARC LENGTH OF 255.20 FEET; THENCE N 65°15'33" E, A DISTANCE OF 247.76 FEET; THENCE N 33°27'21" W, A DISTANCE OF 197.01 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°22'12", A RADIUS OF 156.09 FEET, AN ARC LENGTH OF 44.60 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°02'29", A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 210.73 FEET; THENCE N 85°52'03" W, A DISTANCE OF 273.88 FEET TO THE POINT OF BEGINNING, EXCLUDING THAT PARCEL OF LAND LOCATED IN SECTION 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 15; THENCE N 89°41'41" E A DISTANCE OF 1019.76 FEET TO THE POINT OF BEGINNING; THENCE N 50°37'32" E, A DISTANCE OF 224.27 FEET; THENCE N 38°28'55" E, A DISTANCE OF 451.28 FEET; THENCE N 61°51'45" E, A DISTANCE OF 680.29 FEET; THENCE S 16°20'24" E, A DISTANCE OF 38.64 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°06'06", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°51'41", A RADIUS OF 870.00 FEET, AN ARC LENGTH OF 574.90 FEET; THENCE S 32°54'01" W, A DISTANCE OF 123.22 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°19'53", A RADIUS OF 745.00 FEET, AN ARC LENGTH OF 381.39 FEET; THENCE S 62°13'54" W, A DISTANCE OF 100.00 FEET, TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°53'14", A RADIUS OF 1236.45 FEET, AN ARC LENGTH OF 256.53 FEET; THENCE S 51°57'27" W A DISTANCE OF 357.77 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 82°30'03", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.80 FEET; THENCE N 45°32'30" W, A DISTANCE OF 58.71 FEET; THENCE N 50°37'32" E, A DISTANCE OF 502.31 FEET TO THE POINT OF BEGINNING; SAID EXCLUDED PARCEL CONTAINS 4.522 ACRES, MORE OR LESS; SAID OVERALL PARCEL CONTAINS 198.870 ACRES, MORE OR LESS.

HAS, WITH THE CONSENT OF THE HOLDERS OF DEEDS OF TRUST, LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO 68 LOTS UNDER THE NAME AND STYLE OF "THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A" AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE COUNTY OF DOUGLAS THE FOLLOWING AS SHOWN THEREON: FOR PUBLIC USE, THE STREETS; TO SERVE PROPERTY OWNED BY SENIOR CORP. OR PROPERTY IN THE PINERY P.D. MASTER PLAN AMENDMENT 1989, PERPETUAL EASEMENTS FOR SNOW STORAGE AND FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UNDERGROUND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO STORM SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE AND ELECTRIC LINES, AND CABLE TELEVISION CABLES AND CONDUITS, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

ATTORNEY'S CERTIFICATE

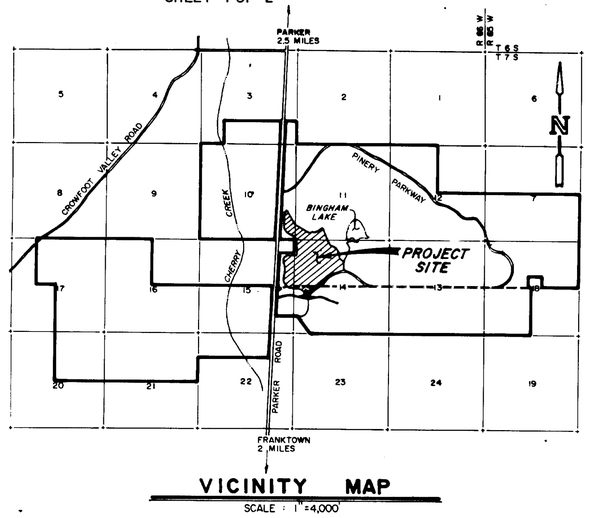
I, RONDA L. SANDQUIST, #9944, AN ATTORNEY-AT-LAW DULY LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE POLICY FOR ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE ACCOMPANYING PLAT AS PUBLIC WAYS AND FURTHER CERTIFY THAT THE TITLE TO SUCH LANDS IS IN THE DEDICATOR'S.

BY: Ronda L. Sandquist
ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THAT THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Jerald D. Lange
JERALD D. LANGE, L.S. NO. 13213



VICINITY MAP
SCALE : 1" = 4,000'

NOTES

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N 06°16'21" E.
2. —●— DENOTES 5/8-INCH CAPPED PIN SET, L.S. NO. 13213.
3. —○— DENOTES 5/8-INCH CAPPED PIN FOUND, L.S. NO. 18790.
4. ALL LINEAR DIMENSIONS SHOWN ARE IN FEET.
5. THE NON-EXCLUSIVE RIGHT TO USE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT, IS HEREBY GRANTED TO DOUGLAS COUNTY, COLORADO, FOR THE CONVEYANCE OF STORM WATERS, DRAINAGE, AND DRAINAGE MAINTENANCE PURPOSES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SUCH MAINTENANCE PURPOSES. THE ENTITY RESPONSIBLE FOR MAINTENANCE OF EACH EASEMENT AND DRAINAGE FACILITY TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE DRAINAGE SYSTEM IS DESIGNATED ON THE PLAT AS FOLLOWS:
   - (A) DOUGLAS COUNTY, COLORADO
   - (B) THE PINERY EAST METROPOLITAN DISTRICT
6. ALL LOT LINES ARE NON-RADIAL EXCEPT THOSE NOTED BY (R).
7. ✱ DENOTES PROPOSED FIRE HYDRANT LOCATIONS
8. D.E. DENOTES DRAINAGE EASEMENTS.
9. IT IS NOT THE INTENT OF DOUGLAS COUNTY TO BE RESPONSIBLE FOR SNOW REMOVAL IN STREETS WITH A FLOWLINE-TO-FLOWLINE WIDTH OF LESS THAN 28 FEET.
10. FENCING FOR EQUESTRIAN TRAILS WITHIN TRAIL EASEMENTS ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY FOR HIGH PRAIRIE DRIVE SHALL BE SET BACK AT LEAST TEN FEET FROM THE RIGHT-OF-WAY LINE.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT IN THIS SUBDIVISION, THE SEPTIC SYSTEM MANAGEMENT PLAN, WHICH INCLUDES GROUND WATER MONITORING, DATED MAY 3, 1989, WITH AMENDMENTS OF JUNE 14, 1989, MUST BE ESTABLISHED AND FUNCTIONAL.

COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 8th DAY OF AUGUST, 1989 A.D., FOR FILING, SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD THAT THE COUNTY WILL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS AFTER CONSTRUCTION HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THE 3RD DAY OF April, 1990 A.D., AT 16:12 P.M., AND WAS RECORDED AT RECEPTION NO. 9007914.

CLERK AND RECORDER

PLANNING COMMISION STATEMENT

THE DOUGLAS COUNTY PLANNING COMMISSION HAD THE OPPORTUNITY TO REVIEW AND COMMENT UPON THE FINAL PLAT FOR THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A IN ADDITION TO THEIR FORMAL PUBLIC REVIEW OF THE PRELIMINARY PLAN ON JUNE 19, 1989.

DIRECTOR — DATE 4/2/90

OWNER

SENIOR CORP., A DELAWARE CORPORATION

BY: _____
DICK J. RANDALL, PRESIDENT

BY: _____
DAVID M. McMANN, VICE PRESIDENT

STATE OF _____)
COUNTY OF _____) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DICK J. RANDALL AS PRESIDENT OF SENIOR CORP., A DELAWARE CORPORATION, THIS ___ DAY OF _____, 19__ A.D.

MY COMMISSION EXPIRES _____.

BY: _____
NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID M. McMANN AS VICE PRESIDENT OF SENIOR CORP., A DELAWARE CORPORATION, THIS ___ DAY OF _____, 19__ A.D.

MY COMMISSION EXPIRES _____.

BY: _____
NOTARY PUBLIC

HOLDERS OF DEED OF TRUST

THE FOLLOWING HOLDER OF DEED OF TRUST HEREBY CONSENTS TO THIS SUBDIVISION AND DEDICATIONS.

WELLS FARGO BANK N.A. (FORMERLY KNOWN AS CROCKER NATIONAL BANK)

ATTEST:

BY: Nancy H. Barley
TITLE: VICE PRESIDENT

BY: Kim Stuch
TITLE: Vice President

STATE OF California)
COUNTY OF Orange) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Nancy H. Barley AS Vice President AND Kim Stuch AS Vice President OF WELLS FARGO BANK N.A. (FORMERLY KNOWN AS CROCKER NATIONAL BANK) THIS 27th DAY OF February, 1990. A.D.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 1-7-92.

BY: _____
NOTARY PUBLIC

THE FOLLOWING HOLDER OF DEED OF TRUST HEREBY CONSENTS TO THIS SUBDIVISION AND DEDICATIONS.

THE CHASE MANHATTAN BANK N.A.

ATTEST:

BY: Edward J. Sherlock
TITLE: VICE PRESIDENT

BY: John J. Toto
TITLE: Second Vice President

STATE OF New York)
COUNTY OF New York) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDWARD SHERLOCK JR. AS VICE PRESIDENT AND JOHN J TOTO AS SECOND VICE PRESIDENT OF THE CHASE MANHATTAN BANK, N.A. THIS 26 DAY OF JAN., 1990 A.D.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES January 27, 1991.
PATRICIA LOVETT
Qualified in Bronx County
No 03-4946162

BY: _____
NOTARY PUBLIC

OWNER / DEVELOPER
Senior Corp.
A Full Service Real Estate Organization
6950 North Highway 83
Parker, Colorado 80134
303/841-9651

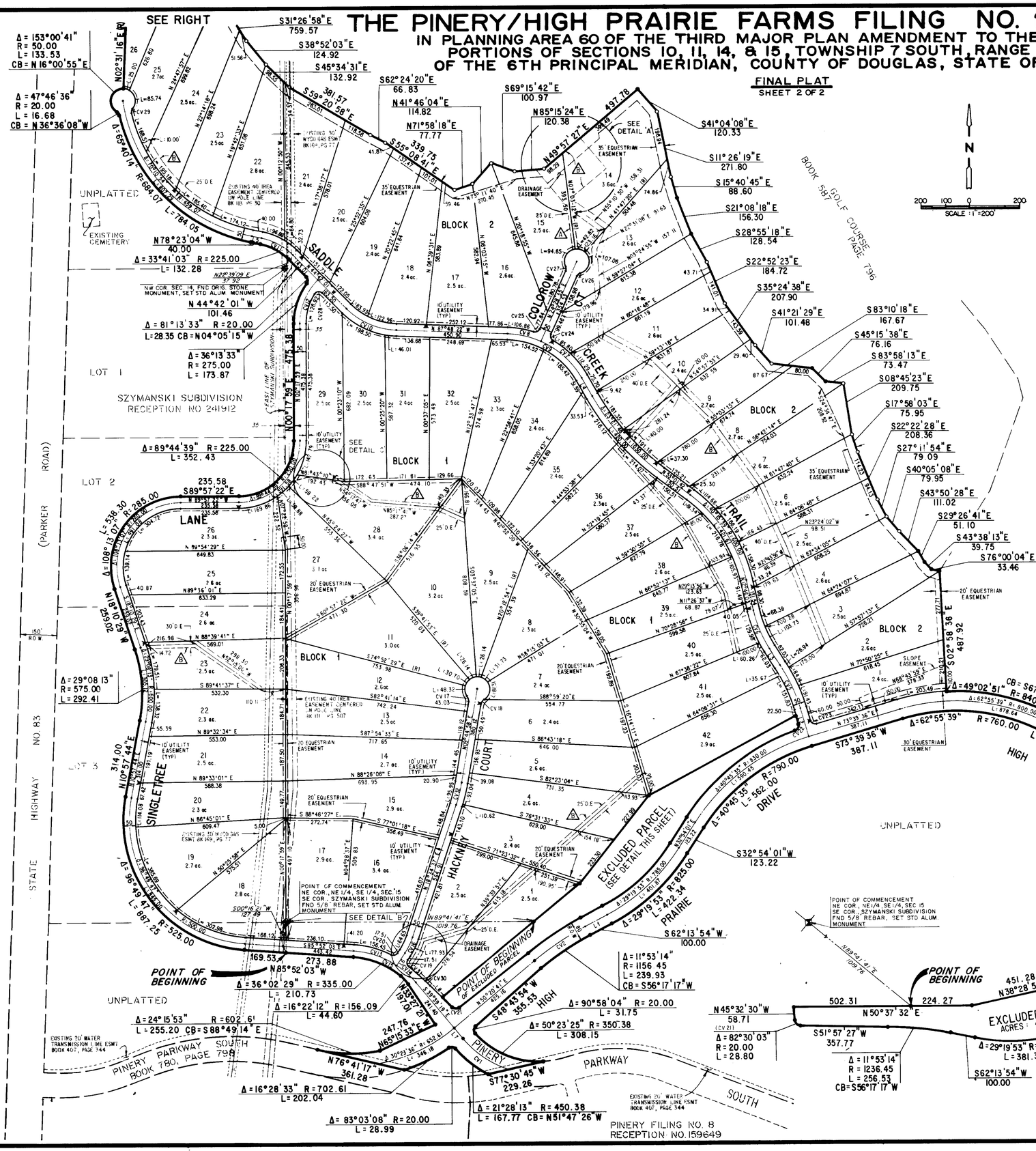
ENGINEER / SURVEYOR
Carroll & Lange inc
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
303/980-0200

HIGH PRAIRIE FARMS FILING NO. 1A
SHEET 1OF 2 JN:0505 FINAL PLAT

THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A, RECORDED THIS 3 DAY OF April, 1990

IN PLANNING AREA 60 OF THE THIRD MAJOR PLAN AMENDMENT TO THE PINERY P.D. PLAN
PORTIONS OF SECTIONS 10, 11, 14, & 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 2 OF 2



N
200 100 0 200
SCALE : 1"=200'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
CV1	33°23'43"	600.38	226.38
CV2	11°53'14"	1156.45	240.23
CV3	15°52'31"	950.00	263.22
CV4	16°51'45"	731.12	215.17
CV5	17°11'19"	650.00	195.00
CV6	20°45'41"	500.00	181.16
CV7	33°51'11"	366.00	220.31
CV8	27°16'37"	366.00	190.01
CV9	50°08'28"	366.00	365.32
CV10	43°04'21"	300.00	225.39
CV11	32°41'03"	250.00	142.68
CV12	43°08'08"	250.00	196.33
CV13	29°39'43"	350.00	181.37
CV14	16°53'00"	360.00	103.99
CV15	64°51'43"	265.00	298.36
CV16	15°13'09"	268.42	71.29
CV17	49°39'41"	20.00	17.45
CV18	49°39'41"	20.00	17.45
CV19	83°31'14"	20.00	29.19
CV20	83°31'14"	20.00	29.19
CV21	82°30'03"	20.00	28.80
CV22	87°06'06"	20.00	30.40
CV23	90°00'00"	20.00	31.42
CV24	83°31'14"	20.00	29.19
CV25	83°31'14"	20.00	29.19
CV26	49°39'41"	20.00	17.45
CV27	49°39'41"	20.00	17.45
CV28	102°48'49"	20.00	35.88
CV29	52°27'10"	20.00	18.31
CV30	01°03'02"	1256.14	23.50
CV31	03°14'01"	1256.14	67.71
CV32	08°49'39"	647.79	99.80

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 62°13'54" E	100.00
L2	N 44°20'24" W	120.00
L3	N 29°19'53" W	42.43
L4	N 29°39'54" W	65.12
L5	N 29°23'09" W	40.00
L6	N 29°41'41" W	60.00
L7	S 29°39'19" E	55.12
L8	N 69°52'30" W	68.29

DETAIL 'A' 1" = 100'
DETAIL 'B' 1" = 100'
DETAIL 'C' 1" = 100'

HIGH PRAIRIE FARMS FILING #1A FINAL PLAT
SHEET 2 OF 2 JN: 0908

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 4:46 PM
To: mcdevitt.joanne@gmail.com
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

HI Joanne,

Another thing I just realized is while boring is not proposed, you may also want to discuss with CORE what kind of access they may need to complete the project. With the easement, they do have the right to access. I don't know if they will go by foot or if they will need to drive any vehicles through the easement, which could potentially be disruptive.

Finally, I am confirming with the applicant, but I believe they may have erred on the width of the easement shown on their plan (this the bright green line shown on the plan). If I scale the width on the map, it scales as 80-feet wide, rather than 40. The easement is only 40 feet wide.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 3:07 PM
To: mcdevitt.joanne@gmail.com
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

HI Joanne,

I just received word from the applicant that boring (not trenching) is proposed on your lot. They will have a revised exhibit in the next few weeks for the hearing. I wish they would have included this in the first place, but at least by your call I was able to get this information.

Matt

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Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 1:31 PM
To: mcdevitt.joanne@gmail.com
Subject: Follow-up CORE underground feeder line (LE2025-012)

Joanne,

As a follow-up to you conversation, see the below information regarding the CORE Electric underground feeder proposal (LE2025-012). You can submit comments regarding the project at any time. If I get them by tomorrow mid-morning, I will attach to the staff report. Otherwise, I will provide them in a memo to the Planning Commission prior to the hearing.

- The Planning Commission will hear this on Monday, August 18th at 6pm in the 1st Floor Commissioners Hearing Room at the Douglas County Phillip S. Miller Building (100 Third Street, Castle Rock).
    - If you are not able to attend, the Planning Commission webpage has information about viewing/participating in the hearing remotely. https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/
- Application Contacts:
  Brooks Kaufman (Right-of-way manager at CORE)
  CORE Electric
  720-733-5493
  bkaufman@core.coop

  Derek Holscher (Applicant Engineering Representative)
  Ulteig Engineering
  720-873-5876
  Derek.holscher@ulteig.com
- Link to County online project file:
  https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588
    - Click on the "Documents" tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email, and is labeled "Location & Extent Exhibit" in the file.
- Link to County Mapping Resources:
  https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- I have attached the original subdivision plat. However, it seems some of the current easements may be different, and it is bit difficult to read the location of the CORE easement. The CORE exhibit noted above ("Location & Extent Exhibit") is much better to understand what is proposed.

Regards,

Matt

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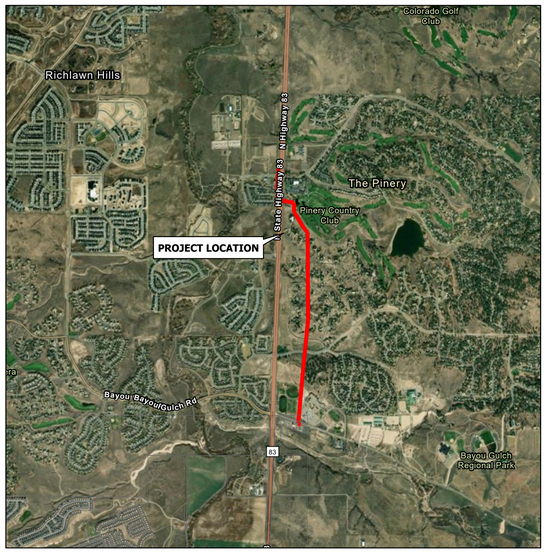
CORE 24068106
Pinery West Feeder Project

LOCATION AND EXTENT EXHIBIT

LOCATED IN PART OF SECTIONS 2,3,10,11,14,15,22& 23 TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE SIXTH P.M., DOUGLAS COUNTY, COLORADO

GENERAL NOTES:
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5. ACCESS WILL BE FROM AND ALONG DEDICATED ROADWAYS, EXISTING CORE EASEMENTS AND PROPOSED EASEMENTS.
6. ANY TEMPORARY STORAGE NEEDS CAN BE HANDLED AT CORE'S EXISTING WOLFENSBERGER SUBSTATION.
7. NO SOURCES OF WATER OR WASTE DISPOSAL ARE REQUIRED AS THE PROJECT FACILITIES ARE UNDERGROUND AND UNMANNED.
8. THERE ARE NO LANDSCAPING, FENCES, WALLS, PLANTERS, OR ANY OTHER LANDSCAPE FEATURES TO BE INSTALLED AS PART OF THE PROJECT.

Map Pages



VICINITY MAP

1 inch equals 3,072 Feet

CORE ELECTRIC COOPERATIVE

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CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

LOCATED IN PART OF SECTIONS 2,3,10,11,14,15,22& 23 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., DOUGLAS COUNTY, COLORADO

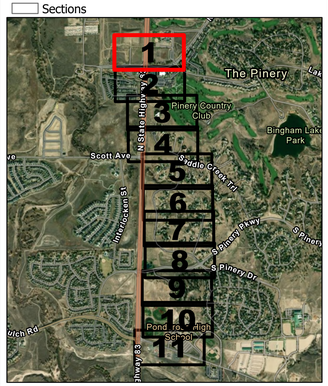
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N

0 50 100 200
Feet

1 inch equals 80 feet

- Proposed UG Lines
- Bore/Splice Pit
- Bore
- Trench
- 10' Platted Utility Easement
- 15' The Pinery Golf Course Easement
- 40' CORE Transmission Easement
- Index Contour
- Intermediate Contour
- Parcels
- Sections



CORE ELECTRIC COOPERATIVE

CORE ELECTRIC COOPERATIVE

Page Number:
1

Northeast Elementary School
Indoor Tennis
The Pinery Country Club
N State Highway 83
N Pinery Pkwy
Prospector
Pinery Peak Pl
Pinery Villa Pl
Pond
Lakeview Dr
1820 ft
1840 ft

Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

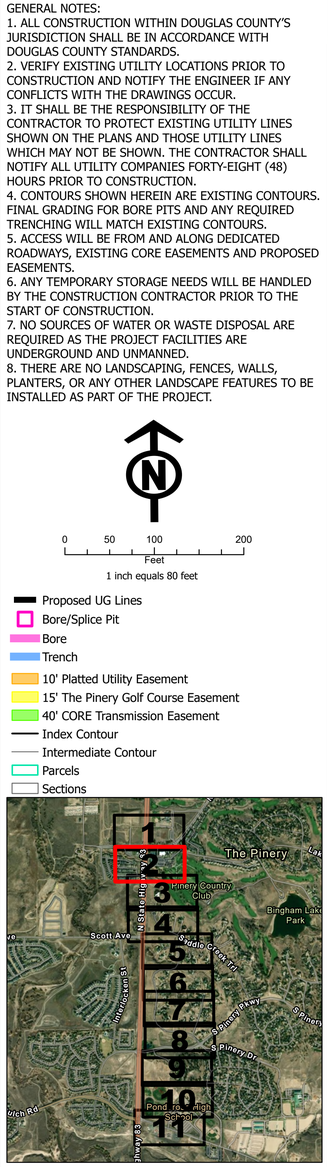
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CORE ELECTRIC COOPERATIVE

Page Number: 2

Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

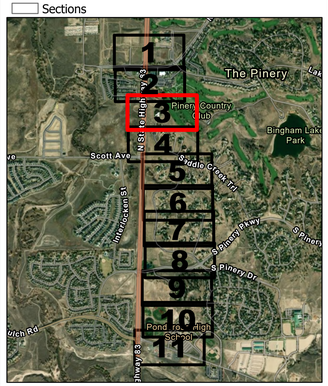
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- Sections



CORE ELECTRIC COOPERATIVE

Page Number:
3

Fonder Villa Dr
Fonder Villa Dr
Club Villa Rd
1820 ft
N State Highway 83
N Highway 83
Pinery Country Club Pond
1840 ft
1840 ft
1840 ft
Pinery Country Club
Saddle Creek Trl
Saddle Creek Trl

Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

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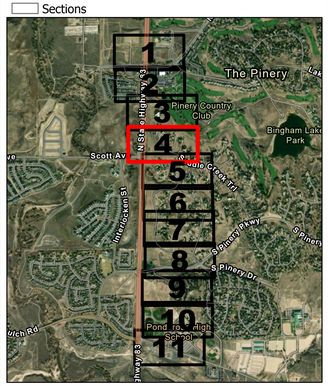
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CORE ELECTRIC COOPERATIVE

Page Number:
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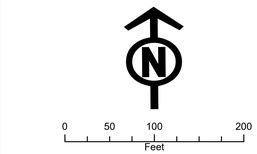


CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

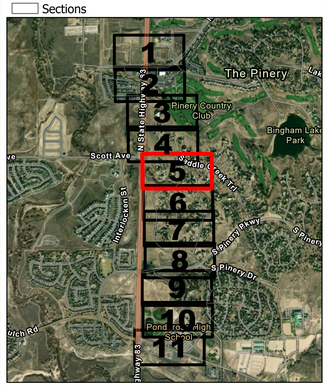
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CORE ELECTRIC COOPERATIVE

Page Number:
5

Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

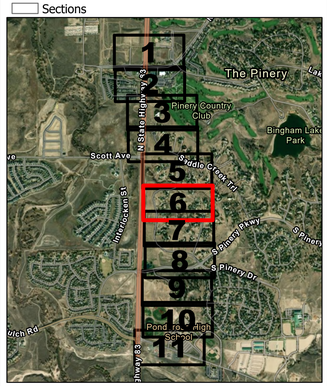
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CORE ELECTRIC COOPERATIVE

Page Number: 6

Singletree Ln
N State Highway 83
Hackney Ct

Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

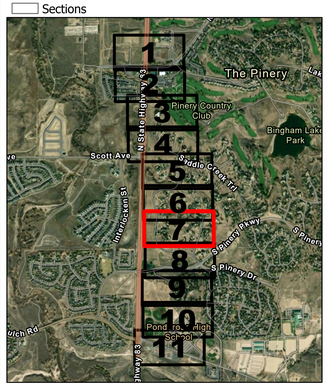
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0 50 100 200
Feet

1 inch equals 80 feet

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- Bore
- Trench
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- 40' CORE Transmission Easement
- Index Contour
- Intermediate Contour
- Parcels
- Sections



CORE ELECTRIC COOPERATIVE

Page Number:
7

Singletree Ln
Hackney Ct
N State Highway 83
1860 ft
1880 ft

Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

LOCATED IN PART OF SECTIONS 2,3,10,11,14,15,22& 23 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., DOUGLAS COUNTY, COLORADO

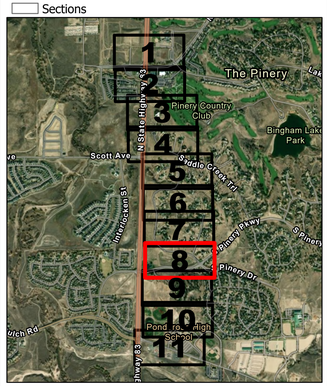
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CORE ELECTRIC COOPERATIVE

Page Number:
8

Singletree Ln
Hackney Ct
N State Highway 83
S Pinery Pkwy
S Pinery Dr
Saratoga Rd
Nassau Cir
1850 ft

Preliminary

CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

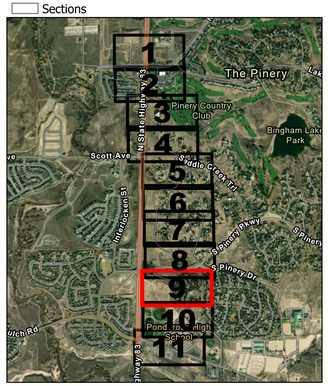
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2. VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITY LINES SHOWN ON THE PLANS AND THOSE UTILITY LINES WHICH MAY NOT BE SHOWN. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
4. CONTOURS SHOWN HEREIN ARE EXISTING CONTOURS. FINAL GRADING FOR BORE PITS AND ANY REQUIRED TRENCHING WILL MATCH EXISTING CONTOURS.
5. ACCESS WILL BE FROM AND ALONG DEDICATED ROADWAYS, EXISTING CORE EASEMENTS AND PROPOSED EASEMENTS.
6. ANY TEMPORARY STORAGE NEEDS WILL BE HANDLED BY THE CONSTRUCTION CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
7. NO SOURCES OF WATER OR WASTE DISPOSAL ARE REQUIRED AS THE PROJECT FACILITIES ARE UNDERGROUND AND UNMANNED.
8. THERE ARE NO LANDSCAPING, FENCES, WALLS, PLANTERS, OR ANY OTHER LANDSCAPE FEATURES TO BE INSTALLED AS PART OF THE PROJECT.



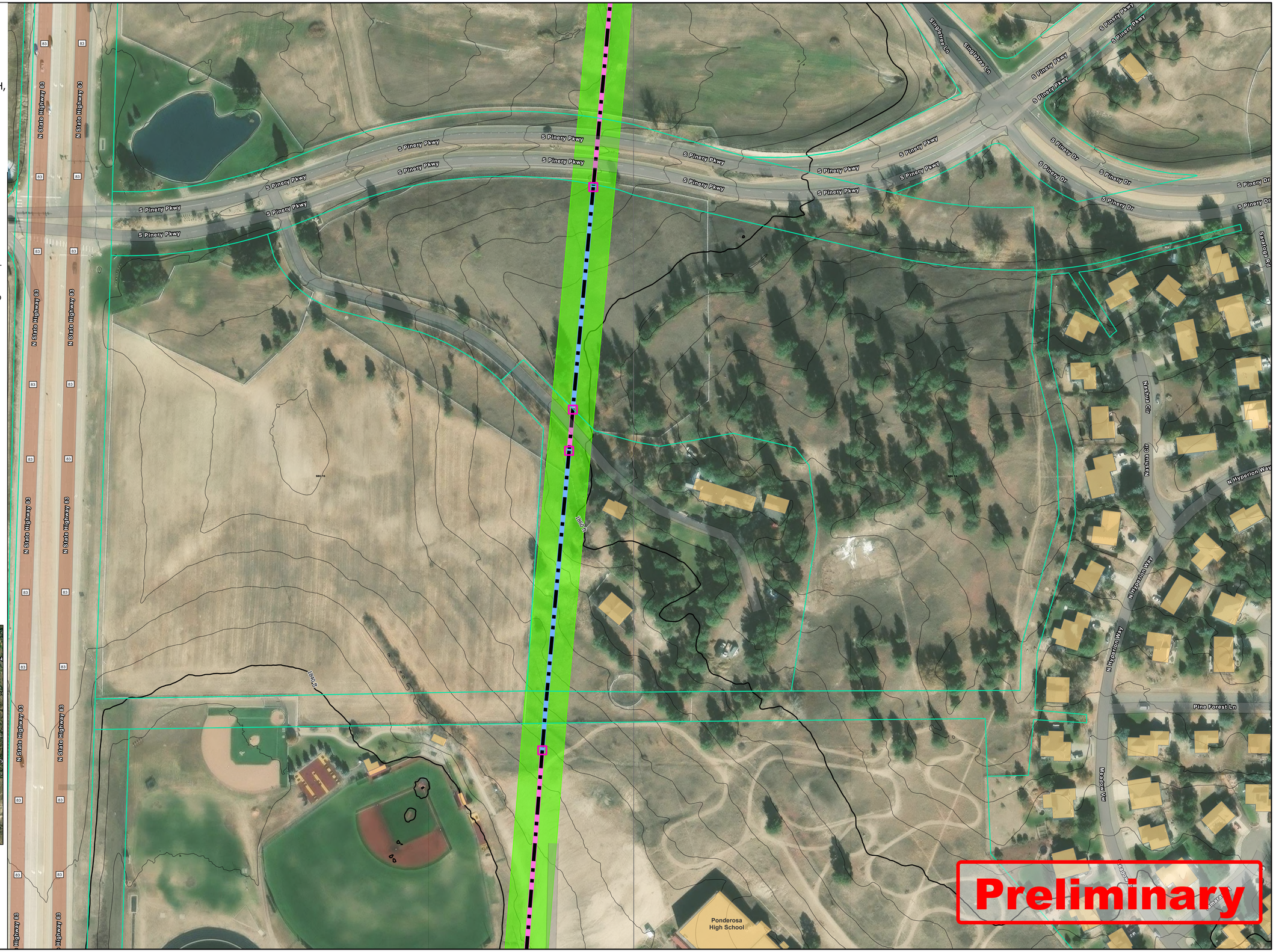
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- Bore/Splice Pit
- Bore
- Trench
- 10' Platted Utility Easement
- 15' The Pinery Golf Course Easement
- 40' CORE Transmission Easement
- Index Contour
- Intermediate Contour
- Parcels
- Sections



CORE ELECTRIC COOPERATIVE

Page Number:
9



CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

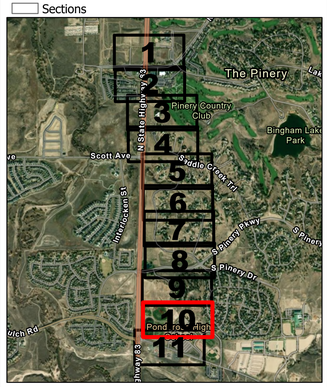
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CORE ELECTRIC COOPERATIVE

Page Number: 10

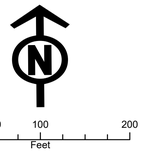
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Pine Forest Ln
N Hyperion Way
Crown Way
Meadow Vw
Tamarac Ct
Meadow Vw
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CORE 24068106
Pinery West Feeder

LOCATION AND EXTENT EXHIBIT

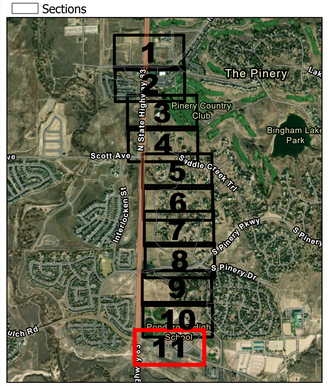
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CORE ELECTRIC COOPERATIVE

Page Number:
11

MEETING DATE: August 18, 2025

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Twin Oaks Road and Clarkes Circle Road Vacations - Project File: SB2025-026.

SUMMARY: The request is for approval of a road vacation request for portions of Twins Oaks Road and Clarkes Circle for the installation and maintenance of access gates intended to limit traffic on these rural roadways.

STAFF ASSESSMENT: Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Planning Commission find that the approval standards for the road vacation request are met, the following proposed conditions should be considered for inclusion in its recommendation to the Board of County Commissioners.

1. As part of the Board's action on the Road Vacation Resolution, required easements for the four turnarounds shall also be accepted by the Board.
2. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.
3. Concurrent with recordation of the Road Vacation Resolution, the four turnaround easements shall be recorded.
4. Prior to installation of the access control gates, the Castle Rock and Jackson 105 Fire Districts shall approve the gate designs.
5. Prior to installation of the access control gates, the turnarounds shall be constructed to County Standards and accepted by Public Works Engineering.

REVIEW:

Steven E Koster	Approve	8/6/2025
Samantha Hutchison - FYI	Notified - FYI	8/6/2025

ATTACHMENTS:

Staff Report - SB2025-026

DOUGLAS COUNTY
COLORADO

Road Vacation Staff Report

Date: August 7, 2025

To: Douglas County Planning Commission

From: Eric Pavlinek, Principal Planner EP
Jeanette Bare, AICP, Planning Manager JB
Steven E. Koster, AICP, Assistant Director of Planning Services SK

Subject: **Twin Oaks Road and Clarkes Circle Road Vacations**

Project File: **SB2025-026**

Planning Commission Hearing:	**August 18, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**September 9, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is a vacation of limited portions of Twin Oaks Road and Clarkes Circle rights-of-way (ROW) in Twin Oaks subdivision. The vacated ROW will be owned and maintained by the Twin Mesa Metropolitan District (District). The purpose of the request is to allow the District to install a traffic control gate on Twin Oaks Road and an emergency access gate on Clarkes Circle to limit through-traffic which could be generated from the new Crystal Valley interchange and development in Dawson Trail Planned Development within the Town of Castle Rock (Town). An easement for the continued use of existing utilities is reserved over the portions of ROW to be vacated. An additional easement for ingress and egress is also reserved across the portions of ROW to be vacated for the continued use by emergency service providers and public sector employees related with the continued inspection and maintenance of the non-vacated portions of roadways on these roadways. Turnarounds will be constructed on either side of the vacated right-of-way.

The property is located in the West Plum Creek Subarea of the Nonurban Area of the 2040 Comprehensive Master Plan (CMP). The CMP outlines goals for these areas that protect natural and rural character and utilize existing services, where possible. No change to existing services is expected with the installation of access control gates.

II. APPLICATION INFORMATION

A. Applicant

Twin Mesa Metropolitan District
1151 Eaghe Drive, Suite 366
Loveland, CO 80537

B. Applicant's Representative

Damian Cox
718 Wilcox Street
Castle Rock, CO 80104

C. Request

The request is for approval of a road vacation request for portions of Twin Oaks Road and Clarkes Circle for the installation and maintenance of access gates intended to limit traffic on these rural roadways. Easements for existing utilities and access for emergency service providers and public sector staff for inspections and maintenance of the roadways are reserved.

Easements for the four required hammerhead turnarounds will also be accepted by the Board of County Commissioners on the same date as part of the hearing on the road vacation request.

D. Process

A road vacation application is processed pursuant to Article 7B of the Douglas County Subdivision Resolution (DCSR). Article 7B states that the intent of the process is "to provide a review process for a road vacation either when no replatting or realignment is proposed, or when a replat or realignment is proposed.

Per Section 709B.04 of the DCSR, "The Planning Commission shall evaluate the application, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the vacation request. The Planning Commission's decision shall be based on the evidence presented and compliance with the adopted standards, regulations, policies and other guidelines."

E. Location

The segments of roads to be vacated are within the Twin Oaks subdivision, west of Interstate 25 and south of Wolfensberger Road. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

F. Project Description

The proposal includes vacating a limited segment of Twin Oaks Road and Clarkes Circle ROW within the Twin Oaks subdivision for installation of gates. The gates will be owned and maintained by the District. The vacation resolution reserves an easement for the continued use of existing utilities. Access for fire and other emergency service providers and for Douglas County Public Works is also reserved.

The ROW to be vacated on Twin Oaks Road is approximately 2,400 square feet. The ROW to be vacated on Clarkes Circle is approximately 1,200 square feet. It is anticipated that the residents within the District and other authorized users such as

utility providers, school districts, and emergency service providers will have 24/7 access through the Twin Oaks Road traffic control gate. According to the approved District Service Plan, The District will set-up the procedures and methods for operating and maintaining the two gates.

Permanent roadway right-of-way easements will be granted by the property owners located adjacent to the areas to be vacated and accepted by the County for the construction and maintenance of hammerhead turnarounds. The hammerheads provide an opportunity for vehicles to turn around when they encounter the gates. Slope and drainage easements will also be granted by the property owners and accepted by the Board for roadway and drainage improvements associated with construction of the hammerheads.

III. CONTEXT

A. Background

The Board approved the service plan for the Twin Mesa Metropolitan District in May of 2024. The District was formed for the purpose of taking ownership of those portions of roads to be vacated and gated. Twin Oaks and Castle Mesa were originally developed as rural subdivisions with gravel roads and bridle paths. The existing roads were not intended for urban type traffic. Based on the future traffic projections due to the Dawson Trails development, the existing roads would not be adequate to handle the increased volumes. Public Works Engineering worked with the District to determine the location for the road vacations for the purpose of establishing two gates on the eastern edge of the District boundary, closest to the Town.

The ROW proposed to be vacated was established with the original plat for Twin Oaks in 1973. The property within the District is zoned A-1, RR,ER, and LRR, and currently includes 120 privately owned residential units and no commercial space. The population of the District is estimated to be 480 residents.

B. Adjacent Land Uses and Zoning

North of the District is privately owned property zoned A-1. East and south of the District is privately owned property incorporated within the Town known as Dawson Ridge. West of the District is privately owned property zoned A-1.

Zoning and Land Use

Direction	Zoning	Land Use
North	A-1	Large Lot Residential Agricultural
South	Town	Residential Commercial
East	Town	Residential Commercial

Direction	Zoning	Land Use
West	A-1	Large Lot Residential Agricultural

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

These two segments of ROW are located within the Twin Oaks subdivision which is on the eastern edge of the District boundary. The properties that surround the project areas are zoned LRR.

B. Access

All properties within and surrounding the District will still be accessible. Property owners within the District have 24/7 access to the traffic control gate on Twin Oaks Road.

C. Soils and Geology

No known environmental hazards are located within the portions of ROW to be vacated.

D. Drainage and Erosion

Slope and drainage easements will be granted by the property owners and accepted by the Board for roadway and drainage improvements for the turnarounds at each end of the roadway segments to be vacated.

E. Floodplain

There is no FEMA-mapped 100-year floodplain identified within the rights-of-way.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) provides transportation services to properties within the District. The DCSD noted that the bus stop locations for this route are currently being planned and located and, as a policy, the School District does not transport on private property or in gated communities. DCSD requests that bus stop operations and logistics be considered in the gate location and design process. The comments were provided to the District to address prior to or during the Planning Commission hearing.

B. Fire Protection

Castle Rock Fire and Rescue Department (CRFD) and Jackson 105 Fire Protection District (Jackson 105) provide fire protection within the area. CRFD noted no objection to the road vacation request. Jackson 105 did not comment on the road vacation request.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO had no objection to the road vacation request but noted that the gate code will need to be provided to the DCSO after installation of the traffic control gates.

D. Utilities

The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar lines and appurtenances as of the date of vacation.

E. Dedications

The ROW segments of Twin Oaks Road and Clarkes Circle were dedicated to the Board at the time of subdivision; therefore, if approved, they will be formally vacated through a resolution per Article 709B of the DCSR. Ownership of the vacated segments of ROW will be assigned to the District via the ROW vacation resolution.

Engineering is requesting easements for the hammerhead turnarounds needed at both ends of each roadway for turnaround purposes. Slope and drainage easements will be dedicated by the property owners and accepted by the Board for roadway and drainage improvements.

VI. PUBLIC NOTICE AND INPUT

Referral agency responses collected during the referral period of July 11, 2025 through August 1, 2025, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Courtesy notices of an application in process were sent to abutting property owners and property owners within the District. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal.

In Accordance with Article 710B of the DCSR, notice of the hearing must be sent by first-class mail to each abutting landowner, published in the Douglas County News-Press, and posted on the road under consideration at least 14 days prior to the public hearing.

VII. STAFF ANALYSIS

Pursuant to Article 704 of the DCSR, a road vacation may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

705B.01: A platted or deeded road or portion thereof, or unplatted or undefined roads which have arisen by public usage, shall not be vacated so as to leave any adjoining said road without an established public road or private access easement connecting said land with another established road.

Staff Comment: All properties which rely on Twin Oaks Road and Clarkes Circle for access will continue to gain access from the County-owned portions of these roads. Properties may continue to be accessed from Wolfensberger Road connecting to Peak View Drive.

Residents within the District will also be able to utilize the gate installed on Twin Oaks Road to access development in the Town and the new I-25 interchange. The ROW vacation simply allows for a barrier to be placed on one end of these roads to restrict potential cut-through traffic to be generated by new commercial development in the Town.

A public access easement will also be reserved to allow emergency and other public service providers to continue to use the roads as permitted pursuant to §43-2-302(1)(f), C.R.S. The County will continue to plow and accomplish other road maintenance activities on the vacated road segments.

705B.02: A vacation of a state highway must be approved by the Transportation Commission.
Staff Comment: The ROW is not a state highway. Therefore, this request does not require approval of the Transportation Commission.

705B.03: The road vacation, or vacation and replat, is keeping with the spirit and intent of the Douglas County Subdivision Resolution, and the Douglas County Comprehensive Master Plan and Transportation Plan.
Staff Comment: The District falls within the Nonurban Area of the CMP. The CMP outlines goals for these areas that protect natural and rural character and utilizing existing services, where possible. The District and its purpose to install traffic control gates do not conflict with these concepts. The road network serving these neighborhoods are still County owned and maintained.

705B.04: The road vacation will not diminish the ability to provide adequate emergency services and will not increase the cost of services.
Staff Comment: All necessary emergency services are in place to continue to serve the parcels within the District. CRFD had no objection to the request. Jackson 105 did not provide any referral comments. Both Fire Districts will continue to provide fire protection services to the District. The DCSO had no concern with the request and noted that the District will need to contact the Sheriff's Office with the gate code following installation of the gates to allow DCSO access.

705B.05: The approval will not adversely affect the public health, safety and welfare.
Staff Comment: The vacation resolution will reserve a public access easement that allows emergency services and other public service providers to continue to use the road as necessary.

VIII. STAFF ASSESSMENT

Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Planning Commission find that the approval standards for the road vacation request are met, the following proposed conditions should be considered for inclusion in its recommendation to the Board of County Commissioners.

1. As part of the Board's action on the Road Vacation Resolution, required easements for the four turnarounds shall also be accepted by the Board.

2. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.

3. Concurrent with recordation of the Road Vacation Resolution, the four turnaround easements shall be recorded.

4. Prior to installation of the access control gates, the Castle Rock and Jackson 105 Fire Districts shall approve the gate designs.

5. Prior to installation of the access control gates, the turnarounds shall be constructed to County Standards and accepted by Public Works Engineering.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 8
Applicant's Narrative 9
Traffic Study 11
Vicinity Map 18
Zoning Map 19
Aerial Maps 20
Referral Agency Response Report 23
Referral Response Letters 25
Applicant Response to Referral Comments 34
Road Vacation Concept Plan 35
Road Vacation Resolution 37
Road Vacation Exhibit 39

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT NAME: Twin Oaks Road and Clarkes Circle Road Vacations

PROJECT FILE #: SB2025-026

PROJECT TYPE: Road Vacation

MARKETING NAME: Twin Mesa Metropolitan District

SITE ADDRESS: Public roads within Twin Mesa Metropolitan District

OWNER(S):

Name(s): Twin Mesa Metropolitan District

Address: 1151 Eaghe Drive, Suite 366, Loveland, CO 80537

Phone:

Email:

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: Damian Cox, board member

Address: 718 Wilcox Street, Castle Rock, CO 80104

Phone:

Email:

PLANNING FEES:

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

LEGAL DESCRIPTION:

Subdivision Name: Castle Mesa, Castle Mesa South, Castle Mesa West and Twin Oaks

Filing #: Lot #: Block #: Section #: Township: Range:

STATE PARCEL NUMBER(S): 2505-204-99-002, 2505-211-99-001, 2505-204-99-001, 2505-202-99-001, 2505-174-99-001

ZONING:

Present Zoning: Proposed Zoning: Gross Acreage:

Gross Site Density (DU per AC): # of Lots or Units Proposed:

SERVICE PROVIDERS:

Fire District: Jackson 105 & Castle Rock Metro District: Twin Mesa Gas: Black Hills/propane

Water: Well Sewer: Septic Electric: CORE

Roads: ☐ Public ☐ Private (please explain):

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.***

, Board Member 7/7/25

Applicant Signature *Date*

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 07.30.2018

Detailed Narrative

Pursuant to its Service Plan that was approved by the Board of County Commissioners on May 21, 2024 and by the Douglas County District Court on November 6, 2024, this request by the Twin Mesa Metropolitan District ("Twin Mesa") is to vacate a portion of the public roads that will benefit residents of Twin Mesa which includes homes within the Twin Oaks subdivision, the Castle Mesa South, Castle Mesa West subdivisions, most of the Castle Mesa subdivision along with four other properties that are all residential acreage/agricultural properties approved in the late 1960s to early 1970s. A vicinity map is attached as **Exhibit A**. A boundary map of Twin Mesa is attached as **Exhibit B**.

As previously explained in the approved Twin Mesa Service Plan, the Town of Castle Rock, the Colorado Department of Transportation and the County have approved an interchange at I-25, Territorial Road and Crystal Valley Parkway which includes construction of a bridge over I-25, north and southbound on- and off-ramps, a bridge over the BNSF railroad tracks, and connection to the east I-25 frontage road and the relocated west I-25 frontage road ("Crystal Valley Interchange"). Additionally, the Town of Castle Rock has approved the Dawson Trails project; approximately 2,064 acres of high-density, mixed-use development located near the Crystal Valley Interchange consisting of approximately 5,850 dwellings and 3.2 million square feet of commercial space including COSTCO. At the Twin Mesa Service Plan approval on May 21, 2024, the County Commissioners concluded that the Crystal Valley Interchange and Dawson Trails will create a substantial amount of traffic and population growth directly adjacent and connected to these properties which will materially change the rural character of the neighborhoods and the current rural residential traffic patterns into urban commercial traffic patterns.

In support of this conclusion, Douglas County commissioned Jacobs to conduct the Twin Oaks Traffic Report that is dated 8/10/2022 ("Jacobs Traffic Study") (**Exhibit C**). According to the Jacobs Traffic Study, the field traffic counts for Twin Oaks Road in June 2021 was 157 trips per day. This volume of traffic allows residents to safely and comfortably enjoy their rural lifestyle by riding horses, jogging, walking their dogs, etc. along the county roads. It also allows wildlife (which is increasing with the decrease in wildlife habitat due to the Crystal Valley Interchange and Dawson Trails subdivision) and domestic animals (cows, sheep, llamas, horses, etc.) the ability to roam or escape fencing without a high risk of being struck by a vehicle. The Crystal Valley Interchange and the Dawson Trails development will significantly increase traffic as people that have no other business in the area will use these county roads as a thoroughfare and/or create additional "curiosity" traffic destroying the flavor of the community, limiting safe activities, creating more accidents with wildlife or domestic animals and increasing the likelihood of crime. According to the Jacobs Traffic Study, increases in traffic on Twin Oaks Road is expected to increase to as much as 1910 trips a day due to these projects; a traffic increase of more than **TEN** times the current traffic volume. At the Twin Mesa Service Plan

approval hearing Douglas County staff testified that the county roads through Twin Mesa were built for rural traffic patterns and are not suitable for high, urban traffic volumes.

The Twin Mesa Service Plan was approved for the purpose of owning and maintaining small portions of the road in order to erect a gate for Traffic Control through Twin Mesa. This proposal is for the following road vacations:

1. Vacate a portion of Twin Oaks Road near the entrance to the Twin Oaks Subdivision for purposes of erecting the Traffic Control Gate as further defined in the Twin Mesa Service Plan (general location for the gate is shown on **Exhibit D**). The portion of road to be vacated would be approximately 40 feet on both sides of the gate (80 feet total). The legal description for the road to be vacated will be provided prior to the Planning Commission Hearing. **Exhibit D** also depicts hammerhead turnarounds to allow unauthorized vehicles the ability to turn around. Per Doulgas County staff, these hammerhead turnarounds will be constructed by Douglas County. Twin Mesa has discussed easements with the affected owners who have agreed to grant said easements and will aid Douglas County in getting those easement agreements executed.

2. Additionally, Douglas County will be installing an Emergency Vehicles Access ("EVA") gate for emergency vehicles only on Clarke Circle (general location of the EVA gate is shown on **Exhibit E**). This proposal is to also vacate that portion of Clarkes Circle actually containing the EVA gate for purposes of Twin Mesa maintaining the EVA gate. The portion of road to be vacated would be approximately 10 feet on both sides of the gate (20 feet total). The legal description for the road to be vacated will be provided prior to the Planning Commission Hearing. **Exhibit E** also depicts hammerhead turnarounds to allow unauthorized vehicles the ability to turn around. Per Doulgas County staff, these hammerhead turnarounds will be constructed by Douglas County. Twin Mesa has discussed easements with the affected owner who has agreed to grant said easement and will aid Douglas County in getting that agreement executed.

This request is for the Douglas County Board of Commissioners to expressly vacate those portions of the county roads as specified on **Exhibit D** and **Exhibit E** (as legally described in an exhibit to be provided prior to the Planning Commission Hearing) to Twin Mesa under C.R.S. §43-2-302(1)(f) for the use and benefit of the Twin Mesa owners and residents, to keep the current rural residential traffic patterns intact and to meet the purpose for which the Twin Mesa Service Plan was approved.

This request is for the vacation of a portion of the county roads only and should include a reservation for all utility easements currently located within the vacated county roads.

JACOBS®

Subject	**Twin Oaks Traffic Report**
Project Name	I-25 Crystal Valley Interchange Access Request
Attention	Art Griffith, Douglas County
From	Neha Rathi, Jacobs Nicholas Young, Jacobs Michelle Pinkerton, Jacobs
Date	08/10/2022
Copies to	File

The purpose of this memorandum is to summarize the travel demand modeling and traffic forecasts for Twin Oaks Road. The document summarizes planning level findings for the sensitivity analysis performed to determine the traffic volume on Twin Oaks Road due to the future I-25 interchange at Crystal Valley Parkway that is currently in the design phase of the project.

Traffic growth and forecasts were reviewed for the base 2020 year and future 2050 year supported by the travel demand forecasts from the Denver Regional Council of Governments (DRCOG) Model version FOCUS 2.3 adopted in Spring of 2021. Regional travel demand models are widely accepted planning tools to produce system-level traffic forecasts useful for identifying transportation needs and future travel conditions. The traffic forecast development process followed the guidelines as described in the Colorado Department of Transportation - Traffic Analysis and Forecasting Guidelines (July 2018).

1. Study Location

The study area is located in Douglas County, south of the Town of Castle Rock. The proposed Crystal Valley Interchange with I-25, which is currently under design with the Town of Castle Rock, is in the vicinity of study loaction. A Crystal Valley Interchange Traffic Analysis Report was prepared; however, the report does not include an analysis or data for Twin Oaks Road. As previous described, this report is based on the DRCOG Model. Figure 1-1 provides an overal project location. Figure 1-2 shows the future Crystal Valley Interchange project design. Finally, Figure 1-3 shows the conceptual Twin Oaks Road realignment.

Figure 1-1. Study Location

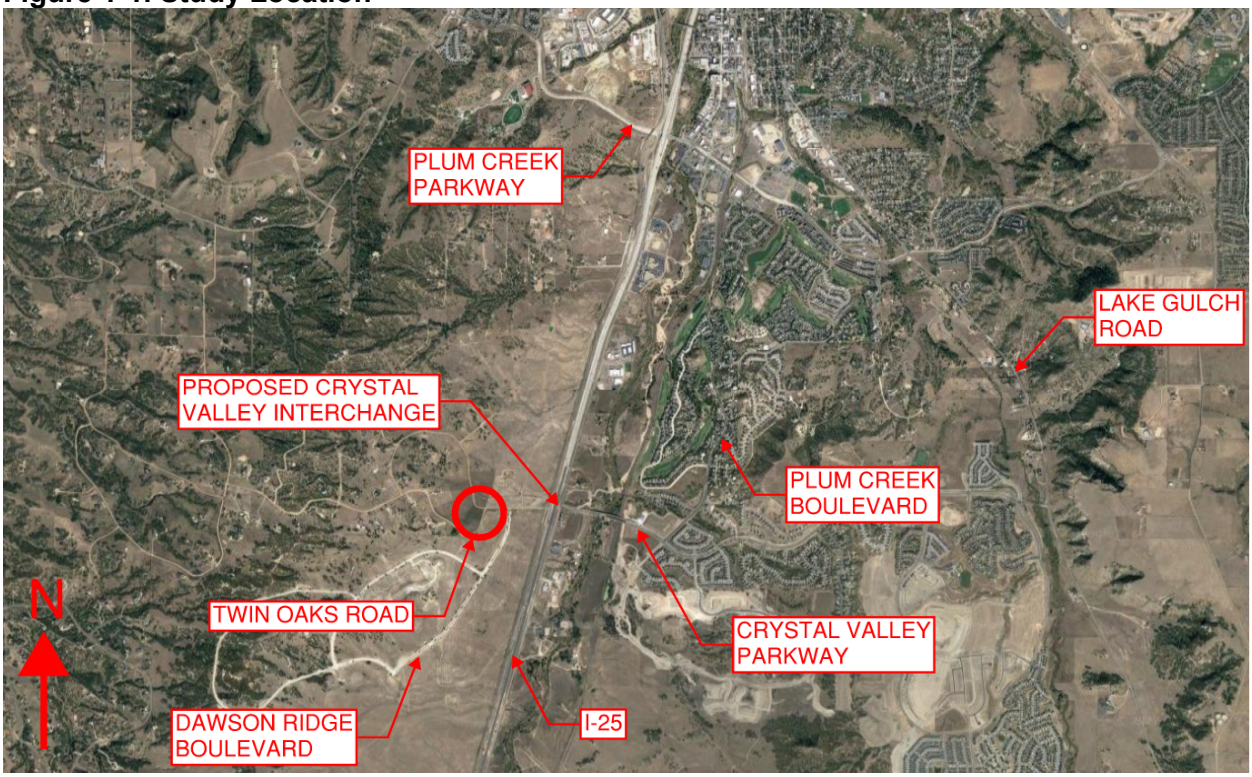


Figure 1-2. Crystal Valley Interchange Project

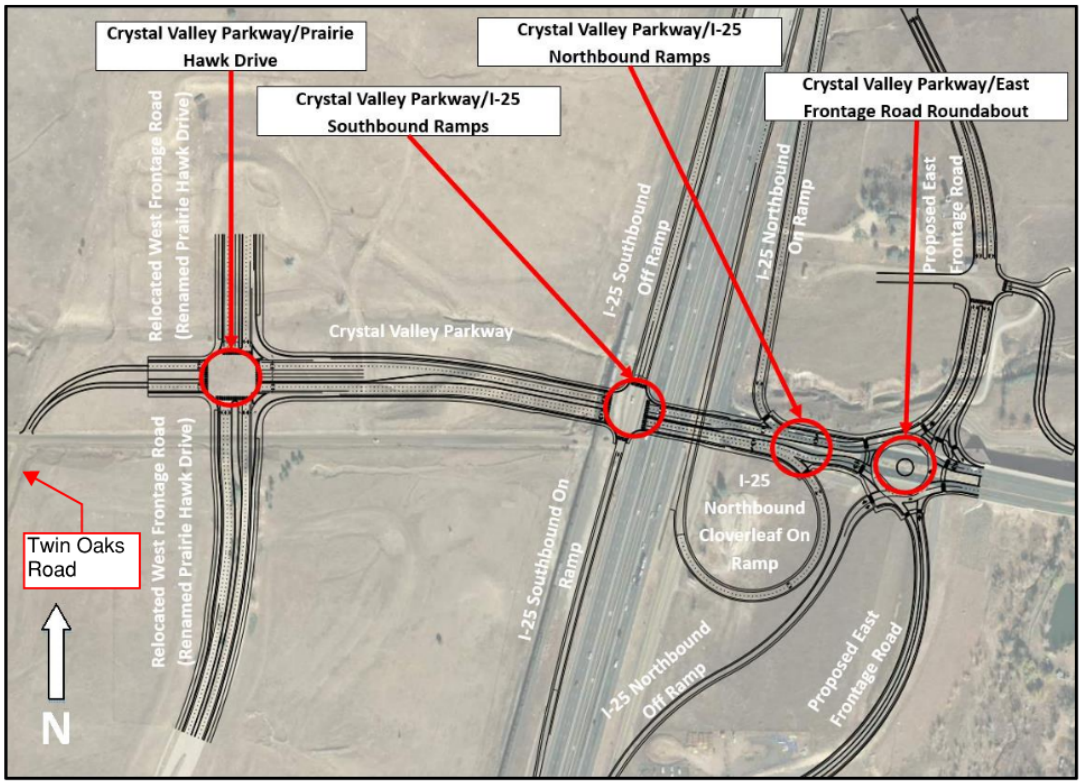


Figure 1-3. Twin Oaks Modification Option



2. Socio-economic Data

To understand the land use in the Twin Oaks area and the expected growth from year 2020 to year 2050, the socio-economic data used as input to the travel demand models were reviewed and compared. The type of land use and proposed developments help determine the trips being generated in the area. Comparing the socio-economic data for different years reflects on how the traffic would change with change in land use.

Figures 2-1 and 2-2 shows the population and employment assumptions in the DRCOG model for year 2020 and 2050. The Twin Oaks area is covered within traffic analysis zones (TAZ) 2559 and 2563. Both TAZs 2559 and 2563 shows increase in employment from 2020 to 2050 that would result in increase in traffic in the area in year 2050.

Figure 2-1. Socio-economic Data (2020) – Population and Employment

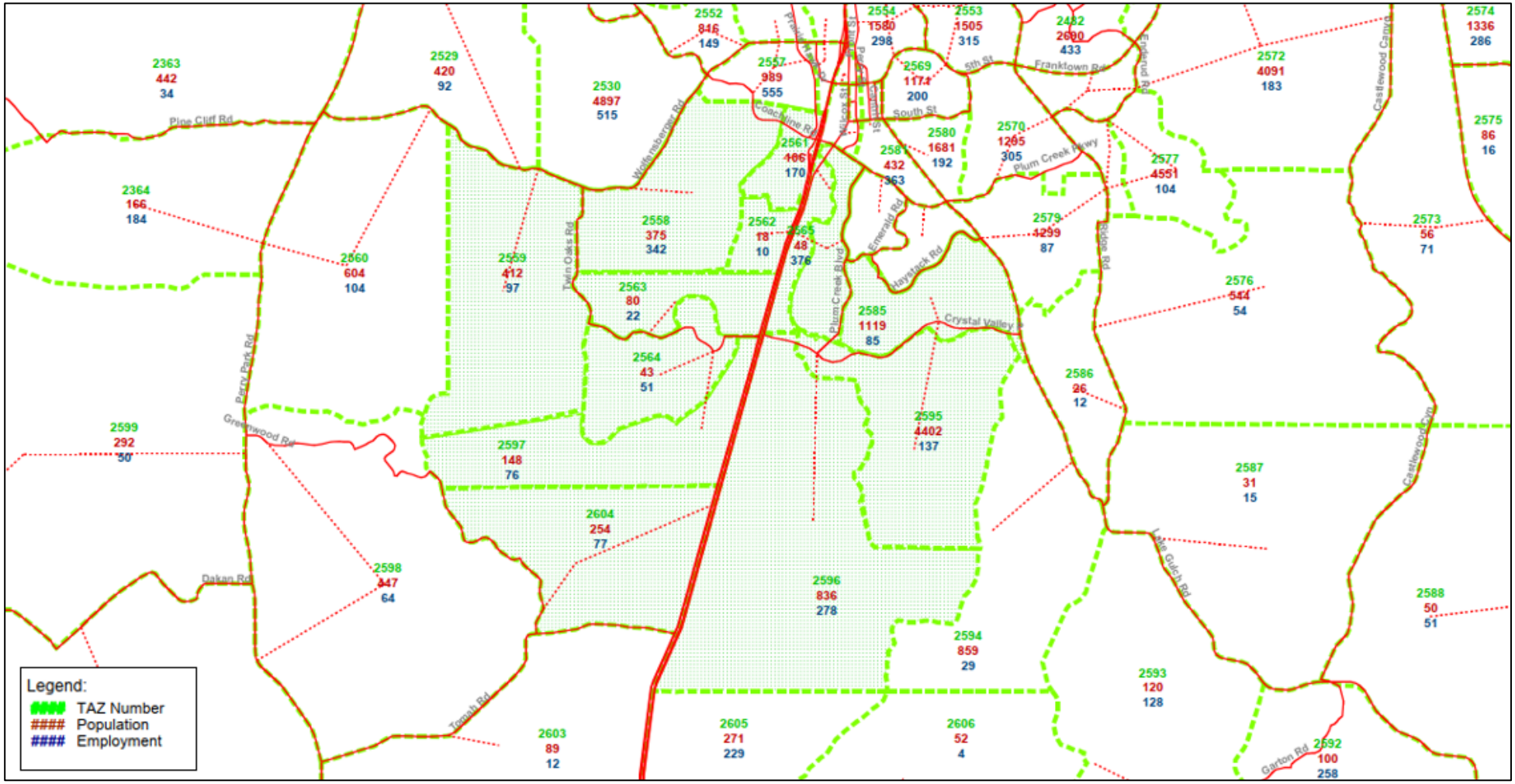
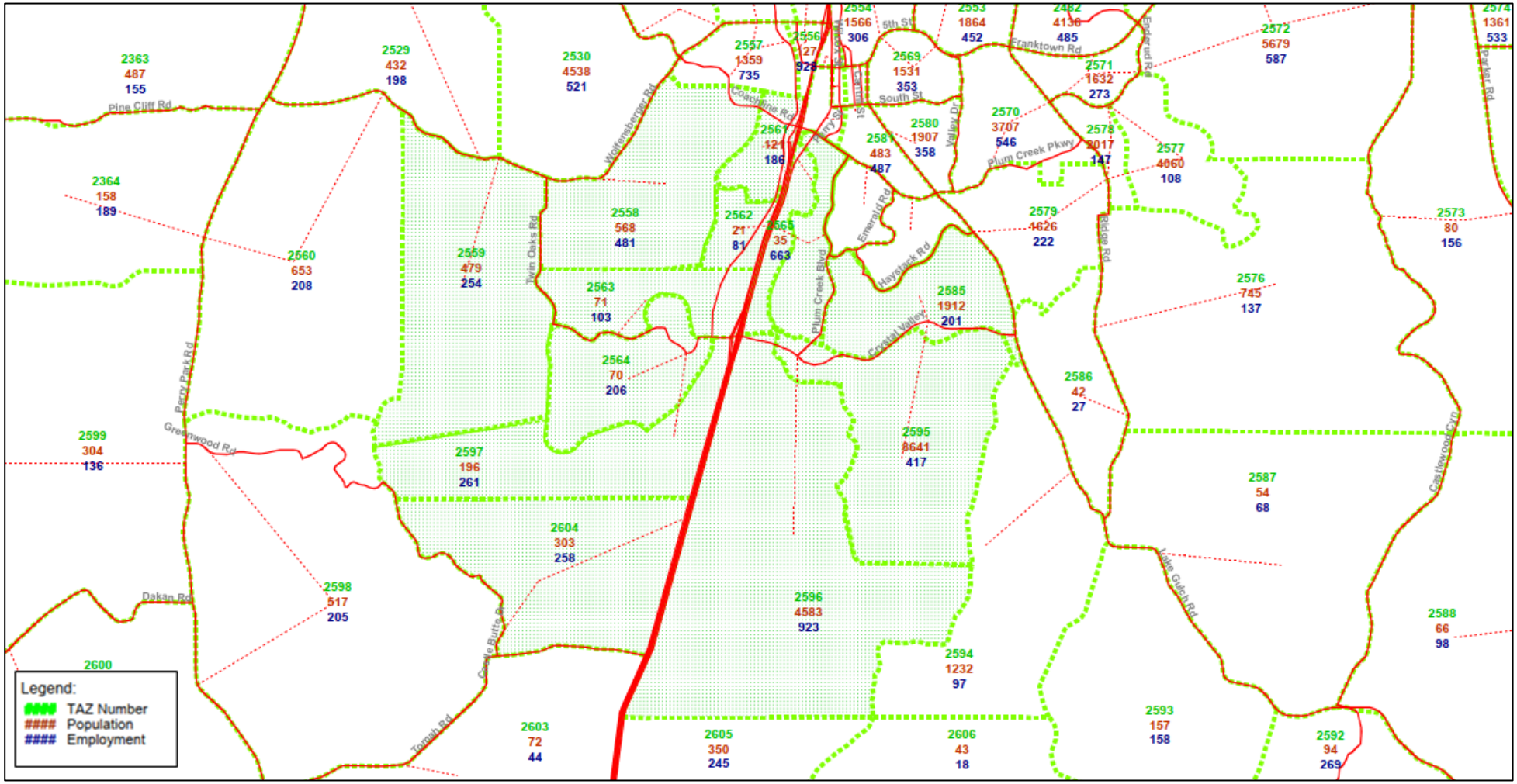


Figure 2-2. Socio-economic Data (2050) – Population and Employment



3. Roadway Network

The roadway characteristics assumed in DRCOG model network were reviewed and updated to reflect the field characteristics. In the DRCOG model, the lane capacity for the Twin Oaks Road and Peak View Drive were assumed to be 850 vehicles in each direction and a posted speed of 50 MPH on the facility. Model roadway network was updated for Twin Oaks as part of model calibration and validation against the field traffic counts. Based on field survey, these two are gravel rural roads, so the assumed per lane capacity was changed to 350 vehicles per lane and model speed to 20 MPH.

4. Model Traffic Assignment

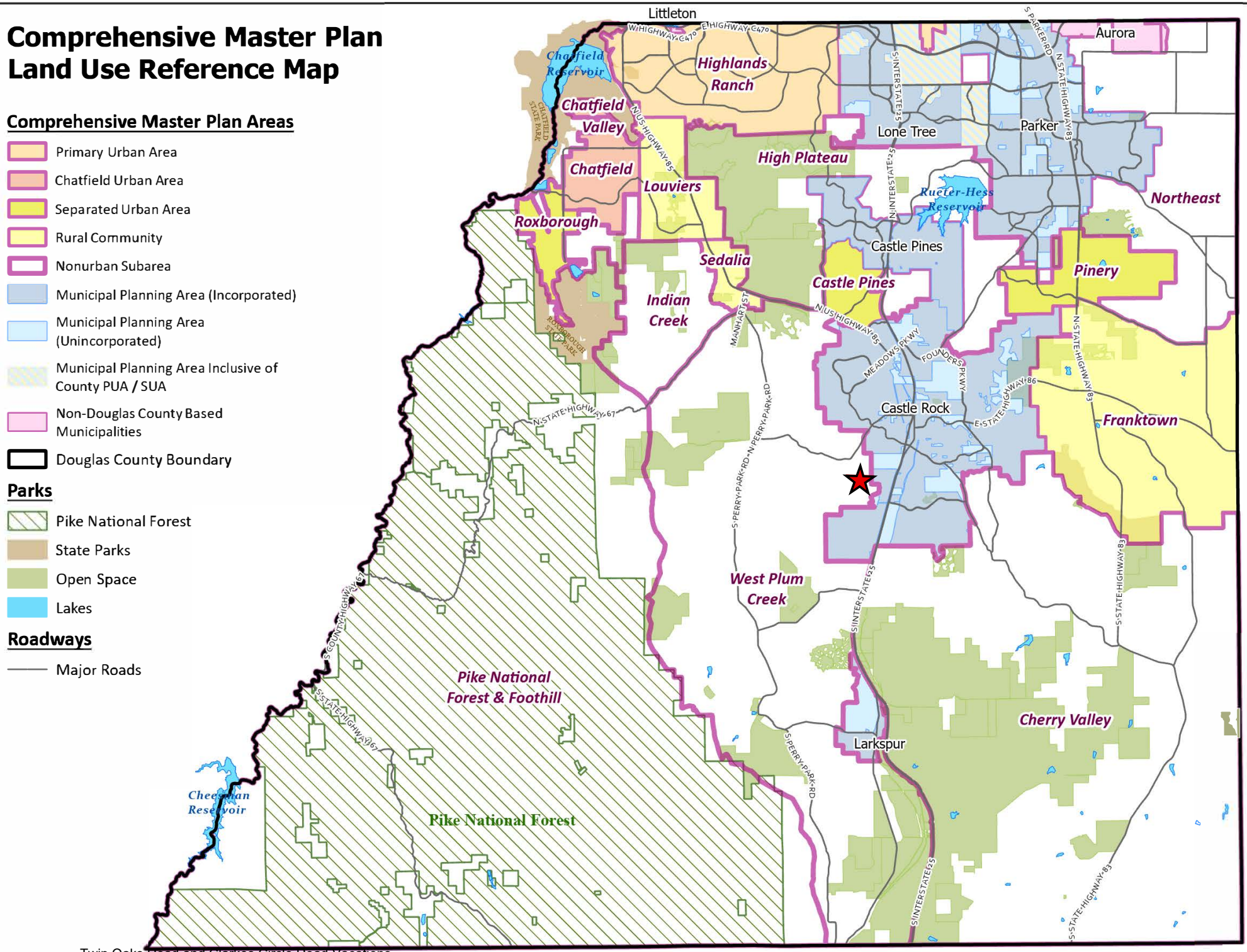
The traffic assignments within the travel demand model with land use and roadway network updates for the Crystal Valley Interchange project were reviewed and compared to the field traffic counts on Twin Oaks Road. Table 4-1 shows the daily traffic volumes in the field and as assigned within the travel demand model.

Table 4-1. Daily (24-hours) Traffic Volumes on Twin Oaks Road

Network	Eastbound	Westbound	Total
Field Traffic Counts (June 2021)	74	83	157
DRCOG 2023 (with network adjustments and project updates, including west frontage road)	83	86	169
DRCOG 2050 (with network adjustments and project updates, including west frontage road)	**924**	**986**	**1,910**
DRCOG 2050 (with network adjustments and project updates, not including west frontage road)	1,036	1,169	2,205

The traffic volumes in the table above reflects the growth in traffic that is representative of the planned new development in the Twin Oaks area. Based on the forecasted daily volumes, Twin Oaks Road is expected to carry about 100 vehicles in each direction during the peak hour.

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

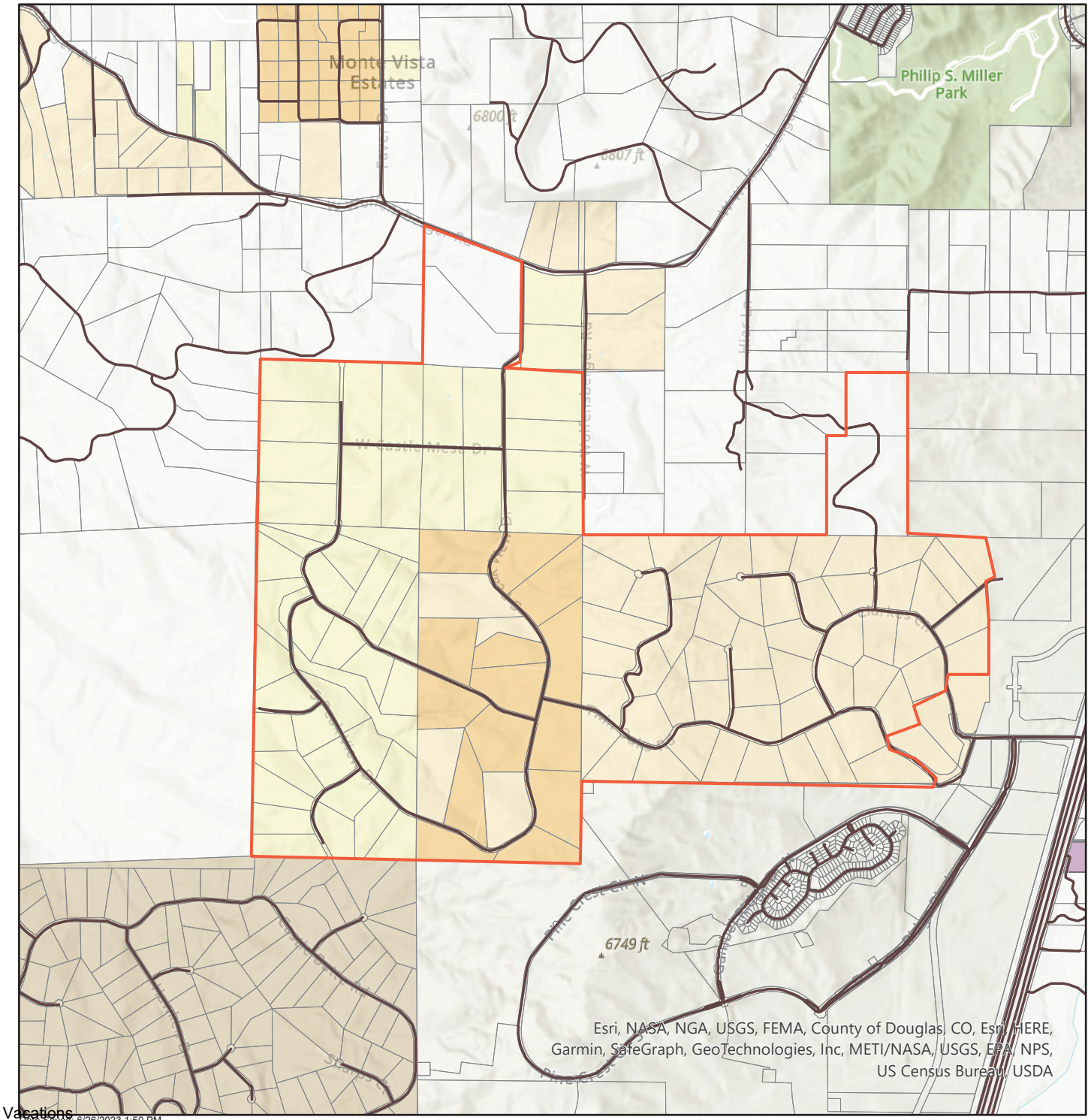
TWIN MESA METROPOLITAN DISTRICT

SB2025-026
Zoning Map

N

LEGEND

- PROJECT SITE
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- LI - LIGHT INDUSTRIAL
- PD - PLANNED DEVELOPMENT



Date Saved: 6/26/2023 1:50 PM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd025cbcc2c

Twin Oaks Road and Clarkes Circle Road Vacations

SB2025-026

Aerial Map

N

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Date Saved: 8/6/2025 9:52 AM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Twin Oaks Road and Clarkes Circle Road Vacations

SB2025-026

Aerial Map

N

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Date Saved: 8/6/2025 10:53 AM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Twin Oaks Road and Clarkes Circle Road Vacations

SB2025-026
Aerial Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS



Date Saved: 8/6/2025 10:56 AM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Project Name: Twin Oaks Road and Clarkes Circle Road Vacations
Project File #: SB2025-026
Date Sent: 07/11/2025 **Date Due:** 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/23/2025	**Verbatim Response**: Proposed addresses for the gates are: 1545 CLARKES CIRCE and 104 TWIN OAKS ROAD.	No action required.
Assessor	07/29/2025	**Verbatim Response**: please be aware of the following comments: None	No action required.
AT&T Long Distance - ROW	07/17/2025	**Summary of Response**: There should be no conflicts with AT&T Long Lines, as we do not have facilities in that area.	No action required.
Bear Canyon Ranch HOA		No Response Received.	
Bell Mountain Ranch HOA		No Response Received.	
Black Hills Energy		No Response Received.	
Building Services	07/15/2025	**Verbatim Response**: No Comment.	No action required.
Castle Rock Fire and Rescue Department	07/17/2025	**Verbatim Response**: CRFD has no comments or objections to the proposed project.	No action required.
CenturyLink	07/14/2025	**Summary of Response**: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days.	Comments were provided to the applicant.
Christy Ridge HOA		No Response Received.	
Comcast		No Response Received.	
CORE Electric Cooperative	07/30/2025	**Verbatim Response**: CORE Electric Cooperative approved the roadway vacation.	No action required.
Douglas County School District RE 1	08/01/2025	**Summary of Response**: The DCSD noted that the bus stop locations for this route are currently being planned and located and as a policy, the School District does not transport on private property or in gated communities. DCSD requests that bus stop operations and logistics be considered in the gate location and design process.	Comments were provided to the applicant.

Project Name: Twin Oaks Road and Clarkes Circle Road Vacations
Project File #: SB2025-026
Date Sent: 07/11/2025 **Date Due:** 08/01/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	07/29/2025	**Summary of Response**: Engineering provided comments related to the width of the Twin Oaks Road vacation and to finalize all slope and ROW easements as well as the maintenance IGA with Engineering.	Applicant has been working with Engineering with the location of the gates on the eastern edge of the District boundary. The applicant is also finalizing the easements and maintenance IGA required for the turnarounds.
Jackson 105 FD		No Response Received.	
Keene Ranch HOA		No Response Received.	
Office of Emergency Management	07/11/2025	**Verbatim Response**: No Comment.	No action required.
Sheriff's Office	07/22/2025	**Verbatim Response**: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time. Once gates are in place, contact the Douglas County Sheriff's Office with gate code information to allow DCSO access.	Applicant will coordinate with the DCSO after installation of gates for gate access.
Sheriff's Office E911		No Response Received.	
Town of Castle Rock	07/31/2025	See letter attached for detail.	Comments were provided to the applicant.
Twin Oaks HOA		No Response Received.	
Xcel Energy-Right of Way & Permits	07/29/2025	**Summary of Response**: Xcel Energy has no apparent conflict with the request.	No action required.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, July 17, 2025 4:47 PM
To: Eric Pavlinek
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado Douglas County eReferral #SB2025-026
Attachments: Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Twin Oaks & Clarkes Circle Rd Castle Rock, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

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

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

-----Original Message-----
From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Friday, July 11, 2025 12:12 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2025-026) Is Ready For Review

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

Project Number: SB2025-026

Project Title: Twin Oaks Road and Clarkes Circle Road Vacations

Project Summary: Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

This referral will close on Friday, August 1, 2025.

If you have any questions, please contact me.

Sincerely,

PROJECT AREA

TWIN OAKS

Castle Butte Dr

Castle Butte Dr

Castle Butte Dr

Google Earth

Image Landsat / Copernicus

N

231

Eric Pavlinek

Subject: RE: Douglas County eReferral (SB2025-026) Is Ready For Review

From: FDPLANS <FDPLANS@crgov.com>
Sent: Thursday, July 17, 2025 11:24 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: RE: Douglas County eReferral (SB2025-026) Is Ready For Review

CRFD has no comments or objections to the proposed project.

Respectfully,

Alayna Moore, CFM, FA
Fire Plans Examiner

Form Center • Request a Construction Inspection or Reinspect (crgov.com)

Life Safety Division
Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104
303.663.3120 Office
e-mail FPO@crgov.com

An internationally accredited Fire/Rescue agency since 2012

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If you are unable to access any portion of this email or attachments due to a disability as defined under Colorado House Bill 21-1110, we are here to help. Please call us at 303-663-4440, email the Town's accessibility team or submit an accommodation request form.

From: Easement, Nre
To: Eric Pavlinek
Cc: Canary, Stephanie
Subject: RE: P866849/ ***Douglas County eReferral (SB2025-026) Is Ready For Review
Date: Monday, July 14, 2025 3:19:43 PM
Attachments: image001.png

Good afternoon,
We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866849, and it should be referenced in all emails sent in for review.
Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project.
Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.
Have a great day!

Best Regards,

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

Our fee policy applies to Lumen dedicated easements only.

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

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Friday, July 11, 2025 1:12 PM
To: Easement, Nre <Nre.Easement@lumen.com>

Subject: P866849/ ***Douglas County eReferral (SB2025-026) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!CdLFVIQ!W3n5PacUPRUduM62Wy9zcFl2j4DapwvHNMgqKulX-jSNT1Dsj1TDxpQgwtf9PkHtBqF8sKj2zEDCvRtxX2MTyQ$

Project Number: SB2025-026

Project Title: Twin Oaks Road and Clarkes Circle Road Vacations

Project Summary: Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

This referral will close on Friday, August 1, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

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

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

Douglas County School District
Learn Today, Lead Tomorrow
620 Wilcox Street
Castle Rock, Colorado 80104

August 1st, 2025

Eric Pavlinek
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
epavlinek@douglas.co.us

RE: Twin Oaks Road and Clarkes Circle Road Vacations (SB2025-026)

Dear Mr. Pavlinek,

It is our understanding that the applicant is requesting to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for a Metro District gate installation. It is our understanding that the applicant is proposing construction of gates as shown in the attached exhibits, on Twin Oaks Road and Clarkes Circle west of Territorial Road.

On behalf of Douglas County School District, we have listed the below considerations concerning the vacation and installation of gates.

1. DCSD provides transportation service to households/properties located in the Twin Oaks and Castle Mesa neighborhoods. 2025-26 school year bus stop locations for this route are currently being planned and located.
2. As a policy, DCSD does not transport on private property and/or in any gated communities. The installation of access prohibiting gates as proposed may prohibit the households located within the resulting gated community from receiving district transportation services within the gated community.
3. Students who are eligible for DCSD transportation services as required by law receive transportation services at their address. Please consider district Transportation access and logistics when considering design and approval of access prohibited gates.
4. DCSD requests that bus stop operations and logistics be considered in the gate location and design approval process. DCSD prioritizes pedestrian and driver safety first and foremost when creating bus stop locations. Stop locations must also be easily accessible for bus drivers and passengers and should provide ample room for safe and efficient loading and unloading.

Thank you for the opportunity to respond to the above referenced application. Please reach out with any further needed input or clarification.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
desk: 303.387.0417

REFERRAL RESPONSE REQUEST

Date sent: July 11, 2025 Comments due by: **August 1, 2025**

Project Name:	Twin Oaks Road and Clarkes Circle Road Vacations
Project File #:	SB2025-026
Project Summary:	The applicant, Twin Mesa Metropolitan District, requests approval of a road vacation to vacate portions of Twin Oaks Road and Clarkes Circle. The property to be vacated will be owned and maintained by the District for installation of gates. A traffic control gate will be installed on Twin Oaks Road and an emergency access gate will be installed on Clarkes Circle

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

☐ No Comment

☑

1.) Please continue to work with Public Works Engineering in finalizing all slope and ROW Easements as well as the Maintenance IGA.
2.) The width of the Twin Oaks Road Vacation should be limited to 40' longitudinally along the roadway.
3.) The Engineering review fee of $2,400 is still outstanding.

☐

Agency: DC Public Works ENG.	**Phone #:** 303.660.7490 Ext. 3305
Your Name: Bradley Jackson	**Your Signature:** Bradley A. Jackson
(please print)	**Date:** July 29, 2025

Additional information and documents can be found at www.douglas.co.us/pro and performing a Project Search for the Project Number provided above. You can then view the documents and details within the project file. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Eric Pavlinek

Eric Pavlinek, Project Planner

Enclosure

Project Written Comments
Town of Castle Rock

Project Number: COU25-0016

Description: **Twin Oaks Rd and Clarkes Cir Road Vacations**

Applied: **7/14/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **,**

Status: **UNDER REVIEW**

Applicant: **<NONE>**

Parent Project:

Owner: **<NONE>**

Contractor: **<NONE>**

Details:

Request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.

LIST OF REVIEWS			
TYPE	**CONTACT**	**STATUS**	**REMARKS**
Review Group: 1ST REVIEW 18 DAY			
DS PLAN CHECK TJ	TJ KUCEWESKY	PPA-COMPLETE	See notes
Notes: DS1. Please contact TJ Kucewesky with questions, TKucewesky@crgov.com or 720-733-3593 DS2. Please coordinate construction plans with Town and Dawson Trails for entry street to Twin Oaks. DS3. If any easements are required for town owned property an exhibit will need to be submitted to DevReview@crgov.com for review.			
PL - SANDY	SANDY VOSSLER	NO COMMENT	Rev'd 7-25, forgot to close
Notes: PL1. Please contact Planning, Sandy Vossler with questions, 720-733-3556, svossler@crgov.com.			
PW - JAY	JAY JENSMA	APPROVED	See notes
Notes: PW1. Please contact Jay Jensma with questions, JJensma@crgov.com or 720-733-2264 PW2. Castle Rock Public Works is requesting that maintenance responsibilities, i.e. snow removal, be identified in the sections between the proposed gates and Town ROW.			

Right of Way & Permits

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

July 29, 2025

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

Attn: Eric Pavlinek

Re: Twin Oaks Road and Clarkes Circle Road Vacations, Case # SB2025-026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the **request to vacate small portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

Twin Mesa Metropolitan District

Mr. Eric Pavlinek
Principal Planner
Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO, 80104

August 6, 2025

RE: Twin Oaks Road and Clarke's Circle Road Vacation - Application SB2025-026

Dear Mr. Pavlinek:

This letter is the Twin Mesa Metropolitan District's (Twin Mesa's") response to the comments received in the Referral Agency Response Report:

1. **Douglas County School District.** Currently, there are no bus stop locations or bus routes affected by the current proposal. However, Twin Mesa will work with the Douglas County School District regarding any future bus stop or bus routes to include granting access through the gate if requested.

2. **Engineering.** Twin Mesa and Engineering have agreed to a plan that includes the location and construction of four hammerhead turnarounds and the vacation of 40 feet on Twin Oaks Road and 20 feet on Clarke's Circle. Twin Mesa has completed the surveying and legal descriptions for the portions of Twin Oaks Road and Clarke's Circle to be vacated (previously provided) as well as the legal descriptions for the ROW easements for the four hammerheads as well as the legal descriptions for four slope and drainage easements. Twin Mesa is in the process of getting those eight easements executed by the owners. Twin Mesa will continue to work with Engineering on the preparation of the construction plans for the hammerhead turnarounds. Construction will be completed prior to gate installation. Engineering has proposed an IGA that has been reviewed and expected to be finalized soon.

3. **Sherif's Office.** Twin Mesa will provide code and access information once gate is complete.

4. **Town of Castle Rock.** Twin Mesa will be entering into an IGA with the County which will provide consistent maintenance up to the Town ROW. Twin Mesa is not involved with the construction plans for the entry street to Twin Oaks.

Please advise if any further information or explanation is needed.

Thank you,

Damian Cox, Twin Mesa board member

CONCEPT JULY 2025

TWIN OAKS RD.

EXISTING FENCE

R 25'

37.99'

PROPOSED ROW

17.49'

20'

25'

52.46'

17.49'

37.99'

TIE IN LOCATION
OF 4:1 SLOPE

SLOPE AND DRAINAGE EASEMENT

LOT 49
CROWELL/
LAMM

20'

BRIDLE PATH

PROPOSED GATE

40'

UNK

UNK

R 25'

30.09'

3.1'

20'

7.5'

3.1'

51.21'

28.99'

R 25'

PROPOSED ROW

SLOPE AND DRAINAGE EASEMENT

TUSCAN FARM LLC
93 TWIN OAKS RD

LOT 50
WIRTH

N

0' 20' 40'

CONCEPT JULY 2025

SCOTT

CONLEY
1537 CLARKES CIR

TUSCAN FARM LLC
1562 CLARKES CIR

20.07'

BRIDLE PATH

N

0' 15' 30'

R 25'

27.08'

16.85'

41.15'

25'

20'

16.57'

26.61'

R 25'

60'

PROPOSED GATE

20'

20'

60'

R 25'

PROPOSED ROW

21.69'

9.44'

41.46'

25'

20'

9.93'

22.22'

SLOPE AND DRAINAGE EASEMENT

R 25'

APPROXIMATE LOCATION OF APPROVED ACCESS

RESOLUTION NO. R-025-____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION VACATING A PORTION OF TWIN OAKS ROAD AND CLARKES CIRCLE, LOCATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO

WHEREAS, the Board of County Commissioners desires to vacate a portion of Twin Oaks Road and Clarkes Circle rights-of-way, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle to be vacated is platted rights-of-way; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the road vacations on September 9, 2025; and

WHEREAS, written notice of said hearing was mailed by first-class mail to each abutting landowner on July 25, 2025; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on July 31, 2025; and

WHEREAS, notice of said public hearing was posted on August 2, 2025; and

WHEREAS, all required notice of said hearing were given as required by Section 710B of the Douglas County Subdivision Resolution; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary line between two counties; and

WHEREAS, the portion of Twin Oaks Road and Clarkes Circle does not constitute the boundary of a city or town; and

WHEREAS, the vacation of a portion of Twin Oaks Road and Clarkes Circle will not leave any land adjoining said right-of-way without an established public road or private access easement connecting said land with another established public road; and

WHEREAS, the vacation of the portion of Twin Oaks Road and Clarkes Circle is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Comprehensive Master Plan and Transportation Plan; and

WHEREAS, the vacation of the portion of Twin Oaks Road and Clarkes Circle will not diminish the ability to provide adequate emergency services and will not increase the cost of services; and

WHEREAS, the vacation of the portion Twin Oaks Road and Clarkes Circle, with a public access easement that allows emergency services and other public service providers to continue to use the road as permitted pursuant to §43-2-302(1)(f), C.R.S., will not adversely affect the public health, safety, and welfare, and

WHEREAS, the Twin Mesa Metropolitan District will own and maintain the portion of Twin Oaks Road and Clarkes Circle to be vacated for the installation and maintenance of private access gates, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, Colorado, that:

The portion of Twin Oaks Road and Clarkes Circle, located in Sections 21 and 22, Township 8 South, Range 67 West of the 6th P.M., Douglas County, Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, is hereby vacated; and

An access easement for ingress and egress is hereby reserved by the Board of County Commissioners in, on, over, through and across the portion of Twin Oaks Road and Clarkes Circle to be vacated for the continued use by emergency services providers as necessary and use by public sector employees associated with the continued inspection and maintenance of the non-vacated portion of Twin Oaks Road and Clarkes Circle and other duties as performed in their official capacity.

A utility easement(s) is hereby reserved thereon for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of date of vacation.

PASSED AND ADOPTED this _____ day of _____, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

By: _____
Abe Laydon, Chair

ATTEST:

By: _____
Hayley Hall, Clerk to the Board

EXHIBIT A

TWIN OAKS ROAD RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF TWIN OAKS ROAD (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF LOT 49, SAID TWIN OAKS AND CONSIDERING THE SOUTHEAST LINE OF SAID LOT 49 TO BEAR S 63° 11' 15" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: ***THENCE*** ALONG THE WESTERLY RIGHT-OF-WAY (SAID 60 FEET WIDE PLATTED PER SAID RECEPTION NUMBER: 161972) SAID TWIN OAKS ROAD N 21° 33' 11" W , 37.69 FEET TO THE ***POINT OF BEGINNING;***

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY N 21° 33' 11" W , 40.00 FEET;

THENCE TO THE EASTERLY RIGHT-OF-WAY OF SAID TWIN OAKS ROAD N 68° 26' 49" E , 60.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY S 21° 33' 11" E , 40.00 FEET;

THENCE TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY S 68° 26' 49" W , 60.00 FEET TO THE ***POINT OF BEGINNING.***

THE DESCRIBED PARCEL CONTAINS 2,400.156 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,
COLORADO PROFESSIONAL LAND SURVEYOR 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)



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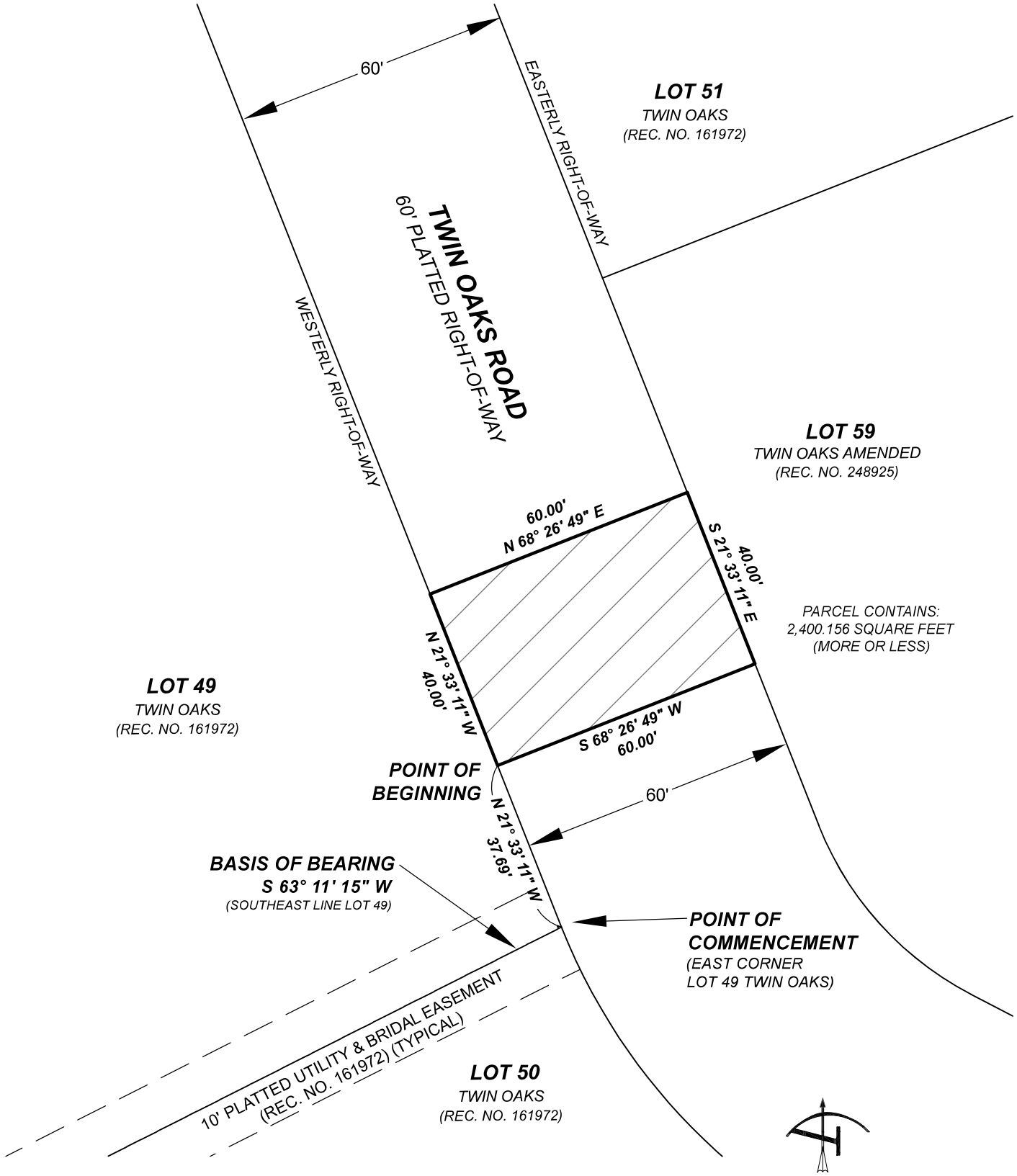
PROJECT: 20161000114

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EXHIBIT A

TWIN OAKS ROAD RIGHT-OF-WAY, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



· REPRESENTS CHANGE IN COURSE AND/OR DISTANCE

SCALE: 1" = 30'

PAGE 2 OF 2

PROJECT: 20161000114

DATE: JULY 2025

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6300 East Hampden Avenue
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EXHIBIT A

LOT 57, TWIN OAKS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

THAT PORTION OF CLARKES CIRCLE (60' PLATTED RIGHT-OF-WAY) TWIN OAKS (RECEPTION NUMBER: 161972) LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 57 OF SAID TWIN OAKS AND CONSIDERING THE SOUTH LINE OF SAID LOT 57 TO BEAR S 69° 10' 13" W, FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO: ***THENCE*** TO THE WEST RIGHT-OF-WAY OF SAID CLARKES CIRCLE ON A CHORD BEARING OF N 12° 13' 52" W , 105.00 FEET TO A POINT ON A CURVE, SAID POINT ON CURVE BEING THE ***POINT OF BEGINNING*** (SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 351.16 FEET, TO WHICH THE RADIUS OF SAID CURVE BEARS N 86° 22' 03" E);

THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 16' 35" , AN ARC LENGTH OF 20.08 FEET TO A POINT OF TANGENCY;

THENCE TO THE EAST RIGHT-OF-WAY OF SAID CLARKES CIRCLE, N 82° 58' 00" E , 60.41 FEET;

THENCE ALONG THE SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

1) S 00° 21' 20" E , 7.02 FEET TO A POINT OF CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 291.16 FEET;

2) ***THENCE*** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 34' 28" , AN ARC LENGTH OF 13.08 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY, S 82° 58' 00" W , 60.13 FEET TO THE ***POINT OF BEGINNING.***

THE DESCRIBED PARCEL CONTAINS 1,206.612 SQUARE FEET, MORE OR LESS.

PREPARED BY: JOHN W. DOTY,
COLORADO PROFESSIONAL LAND SURVEYOR 37993
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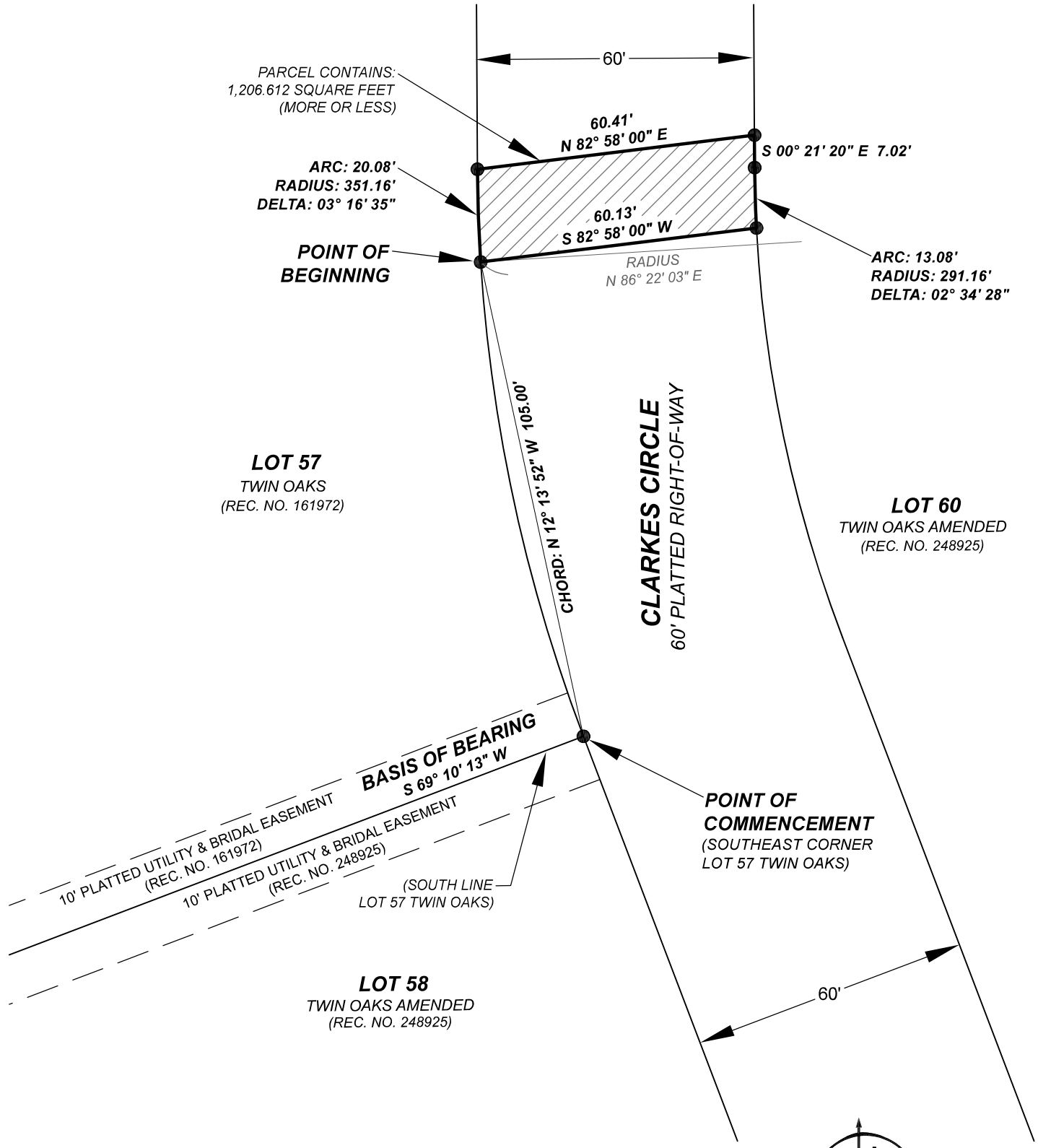
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EXHIBIT A

LOT 57, TWIN OAKS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



REPRESENTS CHANGE IN COURSE AND/OR DISTANCE

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