

**Referral Agency Response Report**

**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	<p><b>Verbatim response:</b> 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.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	Comments provided to applicant.
AT&T Long Distance - ROW	07/30/2025	<p><b>Summary of response letter:</b> There should be no conflicts with the AT&amp;T long line facilities.</p>	Comments provided to applicant.
Building Services	07/30/2025	<p><b>Verbatim response:</b> 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.</p>	Comments provided to applicant.
CenturyLink	07/29/2025	<p><b>Summary of response letter:</b> CenturyLink acknowledged receipt of the request and endeavors to respond within 30 days.</p>	Comments provided to applicant.
Chatfield Community Association			
Comcast			
Dominion Water and Sanitation District			
Douglas County Parks and Trails	08/08/2025	No comment.	
Engineering Services	08/08/2025	<p><b>Summary of response letter:</b> Engineering requested a revision to the exhibit to remove three trees from the sight distance triangle.</p>	Comments provided to applicant.
Office of Emergency Management	07/28/2025	No comment.	
Sheriff's Office			

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

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
South Metro Fire Rescue	08/04/2025	<b>Summary of response letter:</b> South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent.	Comments provided to applicant.
Sterling Ranch Community Authority Board			
Xcel Energy-Right of Way & Permits	08/05/2025	<b>Summary of response letter:</b> There are no apparent conflicts with the request.	Comments provided to applicant.

**Brett Thomas**

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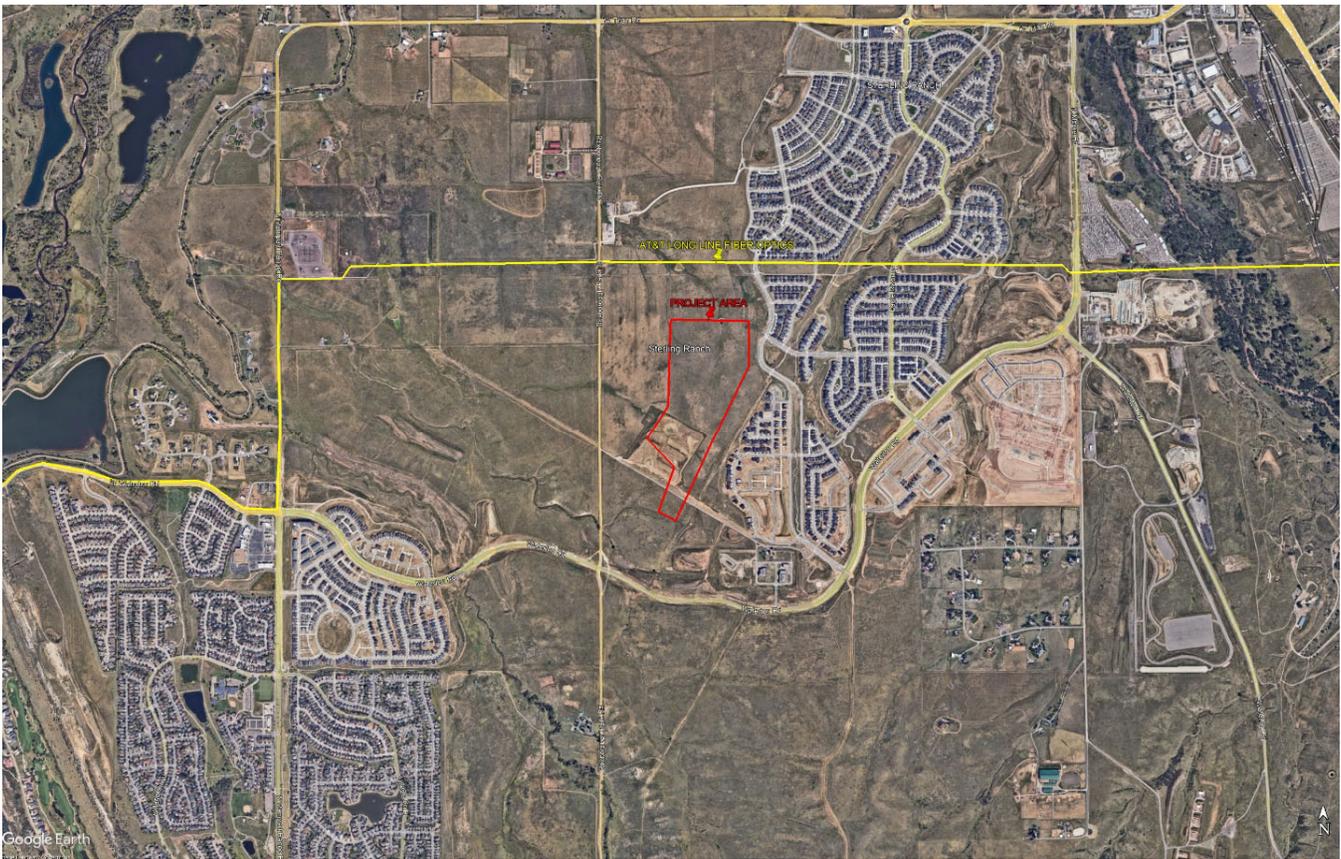
From: annb cwc64.com <annb@cwc64.com>  
Sent: Wednesday, July 30, 2025 11:19 AM  
To: Brett Thomas <bthomas@douglas.co.us>  
Cc: CHOY, PAM <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>  
Subject: Hooper St Littleton, Colorado Douglas County eReferral #LE2025-011

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

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**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](mailto: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](mailto: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.

## REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: July 28, 2025

 Comments due by: **August 11, 2025**

<b>Project Name:</b>	Sterling Ranch Filing 7A, Tract U – Location and Extent
<b>Project File #:</b>	LE2025-011
<b>Project Summary:</b>	The applicant, Sterling Ranch Community Authority Board, requests approval of a Location and Extent (L & E) 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. The site is generally located east of Hooper Street and south of Joy Sedum Avenue.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: <a href="#">Please address the comment on redlined Sheet L1.4 (attached).</a>	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Douglas County Public Works	<b>Phone #:</b> 303-660-7490
<b>Your Name:</b> Ken Murphy, P.E. <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 08 AUG 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,

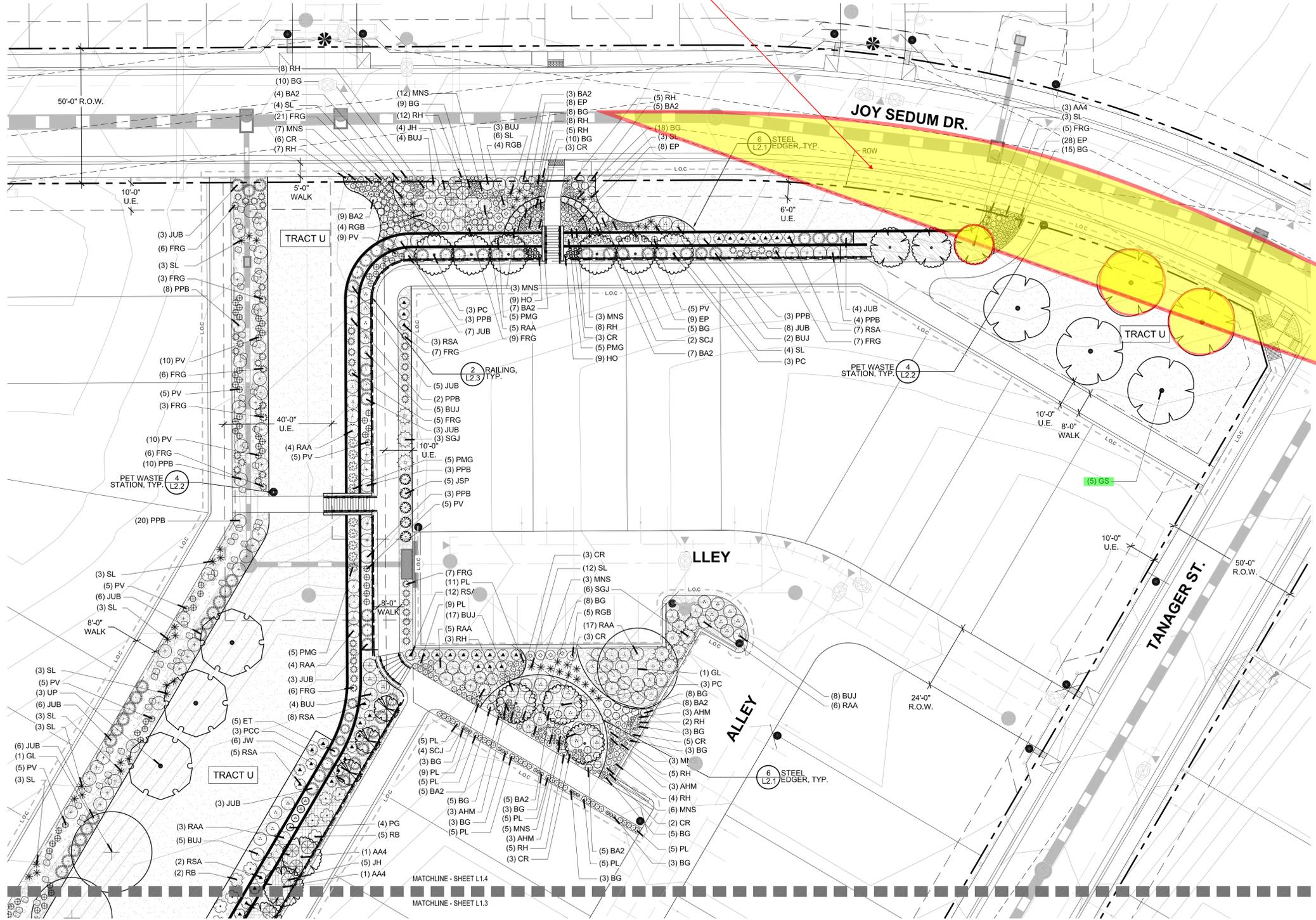


Brett Thomas, AICP, Chief Planner

# STERLING RANCH FILING NO. 7A NORTH

## LANDSCAPE DRAWINGS

Note that Sterling Ranch and the County have been receiving complaints about obstacles blocking sight lines in roadways. Per County criteria (reference Section 4.11.4 in the Douglas County Roadway Manual), trees are prohibited in the sight triangle. Please move the three highlighted trees out of this area.



DECIDUOUS TREES		
AA4	Acer freemanii 'Armstrong'	Freeman Maple
AS	Acer miyabei 'State Street'	Miyabei Maple
CO	Celtis occidentalis	Common Hackberry
GS	Quercus laevis 'Shademaster'™	Shademaster Locust
OR	Quercus rubra	Red Oak
GL	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
UP	Ulmus wilsoniana 'Prospector'	Prospector Elm

EVERGREEN TREES		
JSP	Juniperus chinensis 'Spartan'	Spartan Juniper
JWB	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
ABP	Pinus nigra	Austrian Black Pine
PPP	Pinus ponderosa scopulorum	Rocky Mountain Ponderosa Pine

ORNAMENTAL TREES		
CSM	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple
PCC	Pyrus calleryana 'Capital'	Capital Callery Pear
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear

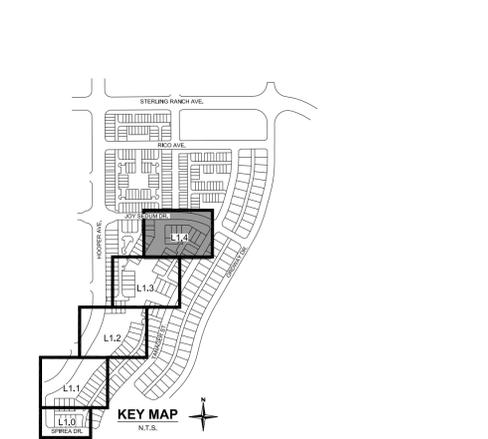
ORNAMENTAL GRASSES		
BG	Bouteloua gracilis	Blue Grama
FRG	Calamagrostis 'Karl Foerster'	Feather Reed Grass
ET	Eragrostis trichodes	Sand Lovegrass
PMG	Miscanthus sinensis 'Purpurascens'	Autumn Red Flame Grass
PV	Panicum virgatum	Switch Grass
PG	Pennisetum alopecuroides	Fountain Grass
PA	Pennisetum alopecuroides 'Hamel'	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'™	Little Spire Russian Sage
MN	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
PPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry
RAA	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac
RA	Ribes alpinum	Alpine Currant
SM	Syringa meyeri 'Palibin'	Dwarf Korean Lilac

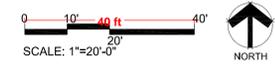
EVERGREEN SHRUBS		
AP	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita
SGJ	Juniperus chinensis 'Sea Green'	Sea Green Juniper
JUB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper
JH	Juniperus horizontalis 'Hughes'	Hughes Juniper
JW	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper
SCJ	Juniperus sabinna 'Scandia'	Scandia Juniper
BUJ	Juniperus sabinna '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	Gallardia 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, 'Gonilla Hair', 4" Dpth.	



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



Contact: Curtis Davison  
Email: curtis@pcsgroup.com  
www.pcsgroup.com  
1007 16th Street, Denver, CO 80202  
303.531.4905 / 303.531.4908

**pcs group**

PROJECT NO.	DATE	NO.	NOTES
110161021	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**  
SHEET 8 OF 15

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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Brett Thomas, 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: Sterling Ranch Filing 7A, tract U – Location and Extent  
Project File #: **LE2025-011**  
S Metro Review # REFSI25-00155

Review date: August 4, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Sterling Ranch Community Authority Board, requests approval of a Location and Extent (L & E) 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. The site is generally located east of Hooper Street and south of Joy Sedum Avenue.

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 objections to the proposed Location and Extent.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto: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](mailto:violeta.ciocanu@xcelenergy.com)

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

### OVERHEAD TRANSMISSION & DISTRIBUTION LINES

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

### OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

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

### UNDERGROUND ELECTRIC OR GAS LINES

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

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

### DECIDUOUS

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

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

### EVERGREENS

Dwarf Austrian Pine  
Fat Albert Blue Spruce  
Mugo Pine  
Piñon Pine

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



## Response to Location and Extent Referral Review Comments

**Review Date:** Comments Received as of August 12, 2025

**Type of Application:** Location & Extent

**Legal Description:** Sterling Ranch, Filing 7A, Tract U (Outcrop Park)

**Applicant:** Sterling Ranch Community Authority Board

**Project Number:** LE2025-011

### SOUTH METRO FIRE RESCUE

**Comment:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent.

**Response:** Thank you for your review.

### AT&T

**Comment:** 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.

**Response:** Thank you for your review.

### CENTURYLINK (LUMEN)

**Comment:** 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. Your project owner is Tom Hoopes and they can be reached by email at [Tom.Hoopes@lumen.com](mailto: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.

**Response:** Thank you for setting up the Lumen project. We look forward to coordinating with you on this project in the near future.

### XCEL ENERGY

**Comment:** 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.

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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.

**Response:** Thank you for your review. The applicant acknowledges that proper clearances must be maintained over buried facilities and that structures are not permitted over buried facilities.

#### **DOUGLAS COUNTY ADDRESSING**

**Comment:** 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](mailto:DCAddressing@douglas.co.us) or 303.660.7411 with questions.

**Response:** Thank you for your review. The applicant acknowledges that the assigned address is not to be used for any purpose other than for plan review until after the project is approved.

#### **DOUGLAS COUNTY BUILDING**

**Comment:** 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.

**Response:** The applicant acknowledges that permits will be required for proposed structures and will coordinate with Douglas County Building as the project moves closer to construction.

#### **DOUGLAS COUNTY OFFICE OF EMERGENCY MANAGEMENT**

**Comment:** No comment.

**Response:** Thank you for your review.

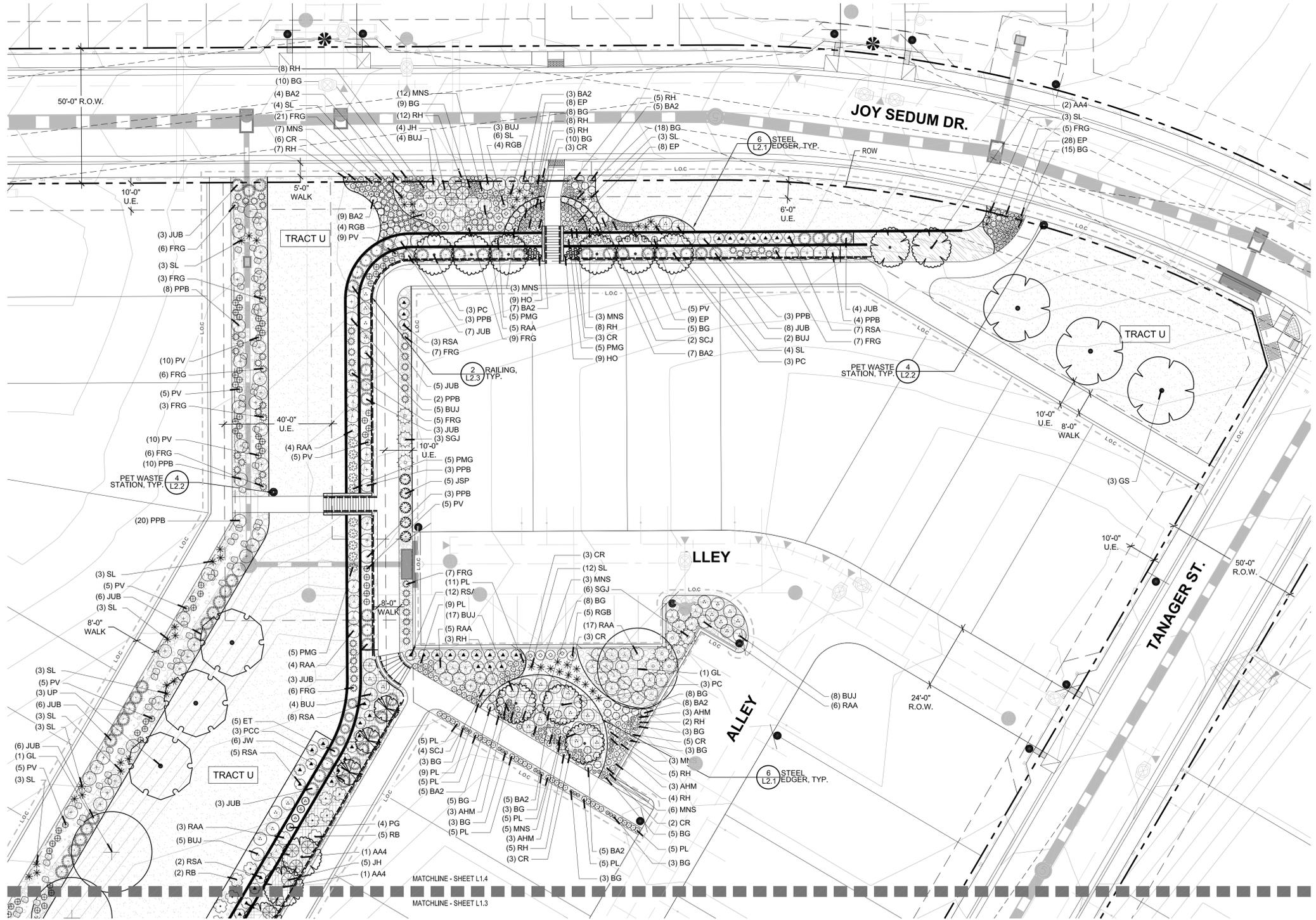
#### **DOUGLAS COUNTY ENGINEERING**

**Comment:** Please address the comment on redlined Sheet L1.4: Note that Sterling Ranch and the County have been receiving complaints about obstacles blocking sight lines in roadways. Per County criteria (reference Section 4.11.4 in the Douglas County Roadway Manual), trees are prohibited in the sight triangle. Please move the three highlighted trees out of this area.

**Response:** The three trees identified by staff have been removed. Updated sheet L1.4 has been provided.

# STERLING RANCH FILING NO. 7A NORTH

## LANDSCAPE DRAWINGS



**DECIDUOUS TREES**

AA4	Acer freemanii 'Armstrong'	Freeman Maple
AS	Acer miyabei 'State Street'	Miyabei Maple
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**EVERGREEN TREES**

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**DECIDUOUS SHRUBS**

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BA2	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Red Leaf Japanese Barberry
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RB	Chrysothamnus nauseosus	Rabbitbrush
RSA	Perovskia atriplicifolia	Russian Sage
PL	Perovskia atriplicifolia 'Little Spire'™	Little Spire Russian Sage
MN	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
PPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry
RAA	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac
RA	Ribes alpinum	Alpine Currant
SM	Syringa meyeri 'Palibin'	Dwarf Korean Lilac

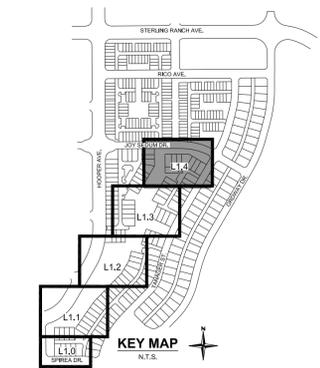
**EVERGREEN SHRUBS**

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
JW	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper
SCJ	Juniperus sabinna 'Scandia'	Scandia Juniper
BUJ	Juniperus sabinna 'Buffalo'	Buffalo Juniper

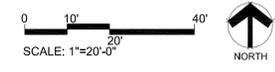
**PERENNIALS / GROUNDCOVERS**

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	Gallardia 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
	ST3	Mid Grass with Shrubs and Wildflowers	Seed-Type 3
	SOD	DROUGHT RESISTANT BLUEGRASS	TURF SOD
	RA2	Rubber Play Surfacing	
	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, 'Gonilla Hair', 4" Dpth.	



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



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PROJECT NO.	DATE	NO.	NOTES
11016/021	07/24/2025	1	FIRST L&E SUBMITTAL TO COUNTY
	8/12/2025	2	SECOND L&E SUBMITTAL TO COUNTY

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