

## Location and Extent Staff Report

**Date:** April 5, 2026  
**To:** Douglas County Planning Commission  
**From:** Brett Thomas, AICP, Chief Planner *BT*  
Jeanette Bare, AICP, Planning Manager *JB*  
Steven E. Koster, AICP, Deputy Director of Community Development *SK*  
**Subject:** Sterling Ranch Filing 3A, Tracts D and E – Location and Extent  
**Project File:** LE2026-005

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**Planning Commission Hearing:** April 20, 2026 @ 6:00 p.m.

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### **I. EXECUTIVE SUMMARY**

The Sterling Ranch Community Authority Board (CAB) requests approval of a Location and Extent (L & E) application for construction of the second phase of a community park within portions of Tract D and Tract E within Sterling Ranch Filing 3A. The park, known as Prospect Village Community Park, is located on the west side of the Sterling Ranch Planned Development (Sterling Ranch PD). The CAB's narrative indicates the community park is intended to serve residents from the Sterling Ranch, Roxborough, Chatfield, and Louviers communities. The site is located in the Chatfield Urban Area as designated on the 2040 Douglas County Comprehensive Master Plan.

### **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**

CAB is requesting approval of an L & E application to construct the second phase of Prospect Community Park to include a swimming pool and spa, restaurant, pool house, and other improvements.

#### **D. Location**

The 1.75-acre project area is located on the east side of Prospect Community Park, near the intersection of Middle Peak Street and Monte Vista Circle. 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 requesting approval of an L & E for construction of the second phase of the Prospect Community Park on portions of Tracts D and E, Sterling Ranch Filing 3A. The community park is intended to serve residents from the Sterling Ranch, Roxborough, Chatfield, and Louviers communities. The CAB narrative indicates there will be a tiered fee system for the pool facility. Sterling Ranch residents will not pay fees. Fees will be charged for other County residents, and the highest level of fees will be charged for persons residing outside of Douglas County.

The CAB states that the redesigned second phase of the park now includes a larger resort-style pool and spa, including infinity edge and zero-entry features. The pool decking and patio have been expanded to provide more space for visitors. The concession bar is replaced with a restaurant facility that includes a full kitchen, bar, and indoor and outdoor seating. The restaurant facility will be owned by the CAB and leased to an independent operator.

Additional improvements include a bathhouse with restrooms, changing areas, and showers. A mechanical pool building is proposed in the south portion of the project area and will include two additional restrooms for use by the adjacent playground.

The off-street parking lot has been reduced from 54 parking spaces to 17 parking spaces. The applicant estimates the average demand of the full park site and restaurant will be 87 parking spaces, which is anticipated to be accommodated by existing on-street parking that surrounds the park on Monte Vista Circle. The applicant estimates 285 on-street parking spaces are available within 1/8 of a mile.

An illustrative landscape plan was included with the submittal and depicts tree and shrub plantings within the park. Minor modifications to final park landscaping and amenities are anticipated to occur during the park construction process. Exterior lighting has not been specified for the pool, structures, or other use areas within the park. Lighting will be required to comply with all applicable Douglas County lighting standards.

The applicant would like to begin over-excavation for the pool and buildings this Spring with the facility completed for a grand opening in Fall of 2027.

### **III. CONTEXT**

#### **A. Background**

The final plat for Sterling Ranch Filing 3A was approved by the Board in July of 2019. The final plat included 323 residential lots, one superblock lot for future development, and 31 tracts on approximately 104 acres. Tracts D and E were reserved for open space, utilities, drainage, landscaping, pedestrian access, and park. The Planning Commission approved an L & E application for the 8-acre Prospect Community Park in February 2024. This request is for a 1.75-acre portion of the larger overall park based on a substantial redesign of the Phase 2 improvements as previously approved by the Planning Commission.

#### **B. Adjacent Land Uses and Zoning**

Tracts D and E were platted as part of Sterling Ranch Filing 3A, and the site is surrounded by single-family residential and duplex lots within Filing 3A.

### **IV. PHYSICAL SITE CHARACTERISTICS**

#### **A. Site Characteristics and Constraints**

No existing physical conditions are present that constrain construction of the proposed park improvements. The site is located within an area of steeply dipping bedrock. Mitigative measures include sub-excavation and soil modification treatment to depths of 12 to 14 feet below the lowest foundation elements.

#### **B. Access**

Access to the park is provided from Monte Vista Circle. An off-street parking lot is proposed along the eastern portion of the site. Street parking is available within the immediate area along Monte Vista Circle and surrounding streets. In addition to the street network, residents may access the park via existing trail and sidewalk connections.

#### **C. Drainage and Erosion**

A Grading, Erosion, Sediment Control (GES) plan and report will be required to be reviewed and approved by Engineering prior to construction. A Final Drainage letter will be required to confirm conformance with the Phase III Drainage Report that was approved with Filing 3A.

#### **D. Floodplain**

No floodplain is present on the site.

## **V. PROVISION OF SERVICES**

### **A. Fire Protection**

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

### **B. Sheriff Services**

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

### **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 has been received from Dominion.

### **D. Utilities**

Area utility service providers were provided with a referral on this application. Xcel Energy and AT&T reviewed the request and had no conflicts with the proposal. The comments were provided to the applicant. 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 approvals:
  - GESC Plan and Report
  - Drainage Plan and Report
  - Civil Construction Plans
  - Acceptance of TIS
- Approval of building-related plans

## **VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to referral agencies on March 30, 2026, and the referral period concludes on April 13, 2026. Referral agency responses received are attached to the staff report for reference.

**VII. STAFF ASSESSMENT**

Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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.

<b>ATTACHMENTS</b>	<b>PAGE</b>
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## Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us). Submittals may also be mailed or submitted in person to Planning Resources.

### PROJECT INFORMATION

Project Type: Location and Extent (L&E)

Marketing Name: Prospect Community Park - Phase 2

Presubmittal Review Project Number: \_\_\_\_\_

### PROJECT SITE

Address: Sterling Ranch Filing 3A, Tracts D&E

State Parcel Number(s): 2227-363-10-001 and 2227-363-10-002

Subdivision/Block#/Lot# (if platted): Sterling Ranch Filing 3A, Tracts D&E

### PROPERTY OWNER(S)

Name(s): Sterling Ranch Community Authority Board

Address: 9350 Roxborough Park Road, Sterling Ranch, CO 80125

Phone: (720) 830-5275

Email: \_\_\_\_\_

### AUTHORIZED REPRESENTATIVE

Name: Gary Debus

Company: Sterling Ranch Community Authority Board

Address: 9350 Roxborough Park Road, Sterling Ranch, CO 80125


Phone: (720) 830-5275

Email: \_\_\_\_\_

*A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.*

### ACKNOWLEDGMENT

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*.

 \_\_\_\_\_ 19 March 2026  
Applicant's Signature Date

**NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us).**

Project Number (Office Use Only): LE2026-005



3.26.2026

# PROSPECT COMMUNITY PARK – PHASE 2

LOCATION AND EXTENT REPORT AND WRITTEN NARRATIVE



STERLING RANCH  
C O L O R A D O

**PREPARED BY**

Sterling Ranch Community Authority Board

**PREPARED FOR**

Douglas County Staff & Advisory Boards, and  
the Douglas County Planning Commission



## Prospect Community Park – Summary

**Presubmittal Meeting Date:** 3-5-2026

**Applicant Name:** Sterling Ranch Community Authority Board (CAB)  
**Type of Entity:** Metropolitan District  
**Representative:** Gary Debus  
**Contact Information:** (720) 830-5275

**Project Name:** Prospect Community Park - Phase 2

**Project Summary:** Prospect Community Park is an oval-shaped park approximately 8 acres in size located at the western boundary of the Sterling Ranch community in Filing 3A (Prospect Village). Construction of the 1st phase of the park including a 16,000-square foot inclusive playground, multi-purpose field, basketball court, volleyball court, sidewalks and site furnishings has already been significantly completed. This L&E application is for the 2nd phase of the park (approximately 1.75 acres of the total 8 acre size) which includes a resort-style swimming pool and spa, pool decking and patio spaces, a restaurant with a kitchen, bar, indoor and outdoor seating, a pool house (restrooms/ changing rooms and showers), a pool mechanical building with additional restrooms for park users, fire features, and landscaping.

**State Parcel Number(s):** 2227-363-10-002 and 227-363-10-001

**Geographic area and population to be served by the project:** The geographic service area includes but is not limited to the Sterling Ranch Planned Development, Chatfield Urban Area, Chatfield Valley Subarea, Roxborough SUA, Louviers Rural Community. The park will serve those residents living in the geographic area described above and possibly beyond.

**Maintenance:** The CAB will own and maintain the pool facility as a part of ongoing operating costs. This maintenance, along with other financial contributions, are a part of the Community Authority Board’s budgeted annual expenses and will benefit the surrounding community and Douglas County. The restaurant will also be owned by the CAB and leased to an independent operator. The independent operator will be responsible for maintaining the standard of Sterling Ranch and CAB. The CAB will maintain the landscape and provide snow removal services around the facility.

### Project Team:

<u>Land Planner:</u>	<u>Civil Engineer:</u>	<u>Architect:</u>	<u>Aquatic Design:</u>	<u>Transportation Engineer:</u>
PCS Group, Inc. 200 Kalamath St. Denver, CO 80223 Curtis Davidson (303) 531-4905	Kimley-Horn 6200 S. Syracuse Way, #300 Greenwood Village, CO 80111 Caitlin Sheahan (970) 986-6784	Bilo Buck Architects 3550 Frontier Ave. Boulder, CO 80301 Rory Bilocerkowycz (847) 421-5130	AC Aquatics Aldo Coronado (303) 947-1744	Fox Tuttle Transportation Group 1624 Market St., Suite 202 Denver, CO 80202 Cassie Slade (303) 652-3571



## LOCATION & EXTENT- NARRATIVE AND REPORT

### APPLICANT, DESCRIPTION OF REQUEST, AND PURPOSE OF IMPROVEMENTS:

On behalf of The Sterling Ranch Community Authority Board (CAB), and in conjunction with funding from Douglas County, we are excited to present the 2nd Phase of Prospect Community Park for Location and Extent review with the Department of Community Development. The proposed park phase is approximately 1.75 acres in size and sits on the high point of the 8-acre Prospect Community Park directly north of our Roxborough Village neighbors, east of Rampart Range Road, and south of Waterton Road where it can be conveniently accessed by Sterling Ranch and neighboring residents via local and regional trails and thoroughfares.

The 1st 6.25-acre phase of Prospect Community Park has already been constructed and residents of Sterling Ranch and adjacent communities are able to enjoy the 16,000-square foot inclusive playground, multi-purpose field, basketball court, volleyball court, and picnic shelters. The CAB hosted a well-received grand opening for the inclusive playground last year as well as other fun community events in the 1st phase of the park. While the originally approved L&E application for the community park included plans for a pool and bathhouse, we are excited to announce that Sterling Ranch is significantly increasing their investment in this space and is donating millions of dollars to make this a class-leading amenity for all Douglas County residents to enjoy.

The reimagined 2nd phase of Prospect Community Park now includes a larger resort-style pool with a Baja shelf, an accessible zero-entry feature, two infinity edge water features, and a sizable spa that will take advantage of uninhibited mountain views to the west. The pool decking and patio areas have also been expanded to provide more space for visitors to lounge in the sun during the day and gather around fire features in the cooler evenings.

Perhaps the most exciting new feature proposed with this L&E is the restaurant facility, with a full kitchen, bar, and indoor/outdoor seating that will allow patrons to enjoy the facility all year long. The facility will also have cabanas at the north end of the pool, an indoor/outdoor fireplace at the south end of the restaurant, and an iconic wayfinding element with a fireplace and clock tower chimney. A bathhouse with restrooms/changing rooms and showers is proposed just south of and detached from the restaurant building. The pool mechanical building will be located at the south end of the phase and will include storage space and 2 additional restrooms conveniently located next to the inclusive playground in the 1st phase of the park. While materials and finishes are still being selected for the buildings, walls, and hardscape features, the architectural elements will speak to the Colorado Mine vernacular that was chosen for the surrounding community and will be vetted by the Sterling Ranch Design Review Committee (DRC).

A tiered pricing schedule for the pool facility will be finalized as we get closer to opening, with no fee for Sterling Ranch residents, a slightly higher fee for Douglas County residents and a third, higher fee, for anyone who resides outside of Douglas County. The Sterling Ranch Community Authority Board will own and maintain the pool facility. While the CAB will also own the restaurant, they will likely lease the facility to an independent operator.



## LOCATION & EXTENT- NARRATIVE AND REPORT

### **PARKING:**

The development team has evaluated the anticipated parking demands of the 1st and 2nd park phases in context with the surrounding residential uses and available on-street parking. Based on ITE national parking generation data, the full park site and restaurant will have an average parking demand of 87 spaces and an 85th percentile parking demand of 114 spaces. 17 off-street and ADA parking spaces are being provided in a parking lot on the east side of the park. Monte Vista Circle (the perimeter street surrounding the park) has on-street parking on both sides of the street totaling approximately 136 spaces. A parking exhibit prepared by Fox Tuttle Transportation Group attached below shows an additional 285 on-street parking spaces within 1/8 of a mile walking distance and another 183 on-street parking spaces within 1/4 of a mile walking distance. In summary, the on-site and on-street spaces are expected to adequately meet the parking demands anticipated for the park.

### **EXTERIOR LIGHTING:**

While specific exterior lighting fixtures have not yet been specified for the pool, restaurant, walkways and landscape areas within the 2nd phase of the park, all exterior lighting will be compliant with the Sterling Ranch General Community Standards, the Sterling Ranch PD, and Douglas County's Dark Skies guidelines, including the requirement that the light fixtures must be full cut-off. Exterior lighting fixtures will also be vetted by the Sterling Ranch DRC. It is anticipated that the facility will be open in the evenings so ample building lighting and landscape lighting will be provided to safely illuminate the outdoor spaces while in use.

### **SETBACKS AND BUILDING HEIGHT REQUIREMENTS:**

Prospect Community Park falls within the C3 Character Zone of Sterling Ranch Neighborhood D2.4 and as such, will comply with the development standards for setbacks, parking, and building height as specified for that Character Zone per the Sterling Ranch PD. The C3 Character Zone allows a maximum building height of 28 feet from finished floor to finished ceiling at the exterior wall (excluding chimneys, skylights, ventilators, parapet walls, cornices, and mechanical appurtenances), and an 18-foot minimum setback for principal buildings.

### **POTENTIAL COMMUNITY IMPACTS AND PROPOSED MITIGATION MEASURES:**

While the majority of community impacts related to this park project are anticipated to be positive, one potential negative community impact is the inconvenience of construction and associated construction traffic for the residents. As the pool facility sits directly adjacent to the installed playground it is very likely the playground (and perhaps other portions of the park) will need to be closed intermittently during construction operations. It is anticipated that over-excavation for the pool and buildings will occur this Spring or Summer, followed by wet utility services, grading work, and retaining wall construction in the Summer or Fall of 2026. Construction of the pool, pool buildings, restaurant, parking lot, flatwork and landscaping will follow after, the goal being to have the facility completed for a grand opening in the Fall of 2027.

During construction, any required traffic control will be done in accordance with the requirements of Douglas County Public Works. Safe travel way on dedicated roadways on and adjacent to the job site will be provided, as will proper traffic control warning devices around all excavations, embankments and obstructions. Daily construction hours are anticipated to be from 7:00 am to 7:00 pm.

Portions of Sterling Ranch Filing 3, including the 2nd phase of Prospect Park, are located within the Dipping Bedrock Overlay District as identified in information provided by the Colorado Geological Survey and by Douglas County. Our geotechnical engineering team (AG Wassenaar, Inc) has taken such considerations into account when preparing their geotechnical study for this project, dated November



## LOCATION & EXTENT- NARRATIVE AND REPORT

30, 2023 (Project Number 233359). The Sterling Ranch CAB will be following the recommendations as provided by AG Wassenaar to properly address the site's soils conditions. The mitigative measures that will be taken include sub-excavation and soil modification treatment to depths of 12 to 14 feet below the lowest foundation elements. This operation will be done when the site is graded. The goal is to begin this portion of work immediately after the Location and Extent and GESC approvals are obtained through Douglas County.

### **COMPLIANCE WITH THE DOUGLAS COUNTY ZONING RESOLUTION, SUBDIVISION RESOLUTION, AND COMPREHENSIVE MASTER PLAN:**

Prospect Community Park is within the Chatfield Urban Area as identified in the Comprehensive Master Plan and is within the Sterling Ranch Planned Development (PD Zoning District). In compliance with the Douglas County Subdivision Resolution and the Sterling Ranch PD, the subject parcel of land was set aside for park use in the required Neighborhood Plan and Preliminary Plan and was dedicated as park space with the Filing 3A Final Plat. In concert with the intent of the Comprehensive Master Plan and the Douglas County Zoning Resolution, Prospect Park will provide the existing and future tenants of Sterling Ranch and Douglas County with park space, a place to gather and recreate, foster a strong sense of community and social connectivity, and will promote a healthy and active lifestyle.

### **TRAFFIC ANALYSIS:**

The Fox Tuttle Transportation Group has prepared a traffic analysis memorandum which is attached to this Location and Extent application for reference. The memorandum concludes that the internal intersections and roadways will operate acceptably per the PD standards and Douglas County Standards and the existing roadway network can accommodate the traffic associated with the pool and restaurant facilities without the need for additional roadway improvements.

### **DRAINAGE ANALYSIS:**

Kimley-Horn will prepare a Drainage Conformance Letter for the project to be provided with the forthcoming engineering documents submittal. The proposed park will be analyzed against the assumptions made in the approved Filing 3A drainage report, where Site drainage is conveyed to the existing inlets at the north and west ends of the park and conveyed to water quality and detention ponds downstream. The letter is anticipated to conclude that the proposed Site improvements are consistent with the intent of the original design and conform with the original Phase III Drainage Report for Filing 3A.

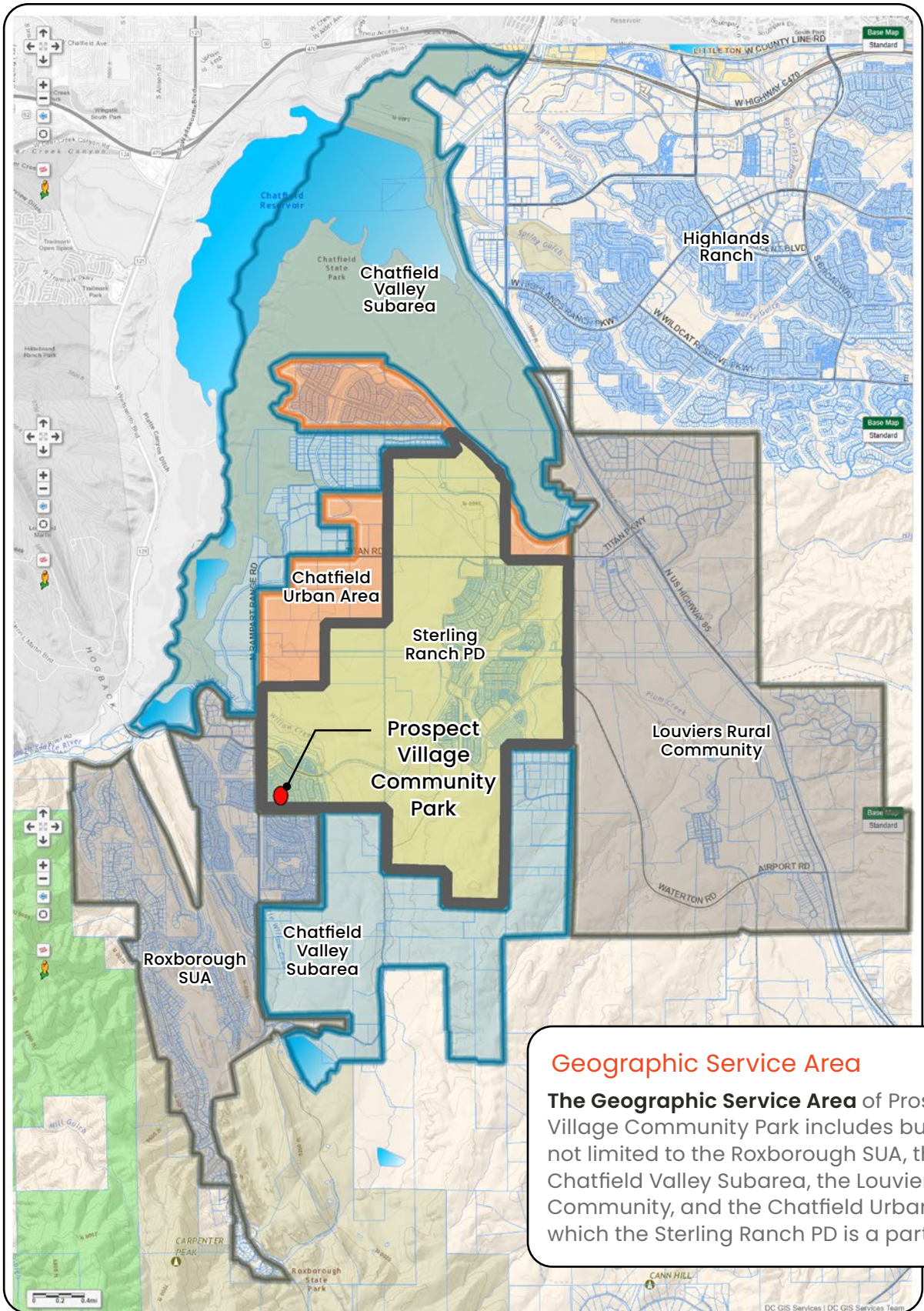
### **COMMUNITY OUTREACH EFFORTS AND SUPPORT OF THE PROJECT BY OTHER PARTNERING ENTITIES:**

In 2021, the CAB undertook a public survey of residents to determine what they would like to see in the proposed park. The survey revealed that residents desired a more active-use park than had been originally approved. Concept designs were drawn up for the entire park as a result of that public outreach. Those concepts were further refined as a result of comments from the Douglas County Parks Advisory Board, the Sterling Ranch DRC, and a volunteer playground task force put together by the CAB. The concepts for the entire park were shared and discussed with residents of Prospect Village and the entire Sterling Ranch community during CAB Town Hall meetings. Most recently, CAB has shared the updated concept for the significantly enhanced 2nd phase of the park with Sterling Ranch residents. This included a presentation at a CAB evening board meeting, and updates to the two resident operated Metropolitan Districts.

We hope you will find that this park phase is unique in design and is focused on providing an elevated community space for all residents to enjoy. We look forward to discussing this exciting project with you in more detail and we thank you for your time and consideration.



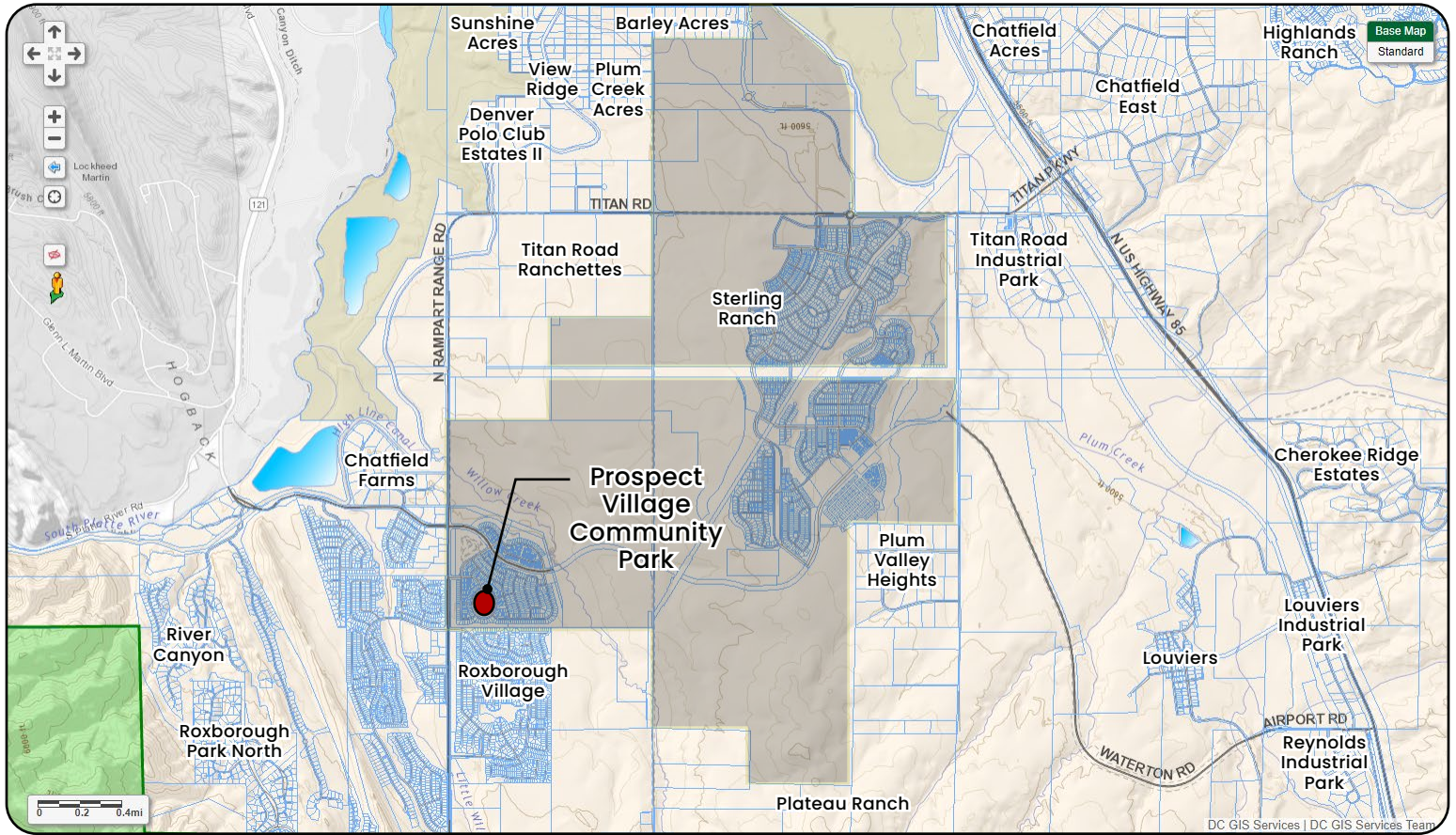
# GEOGRAPHIC SERVICE AREA



**Geographic Service Area**  
 The Geographic Service Area of Prospect Village Community Park includes but is not limited to the Roxborough SUA, the Chatfield Valley Subarea, the Louviers Rural Community, and the Chatfield Urban Area, of which the Sterling Ranch PD is a part.



## PROJECT VICINITY



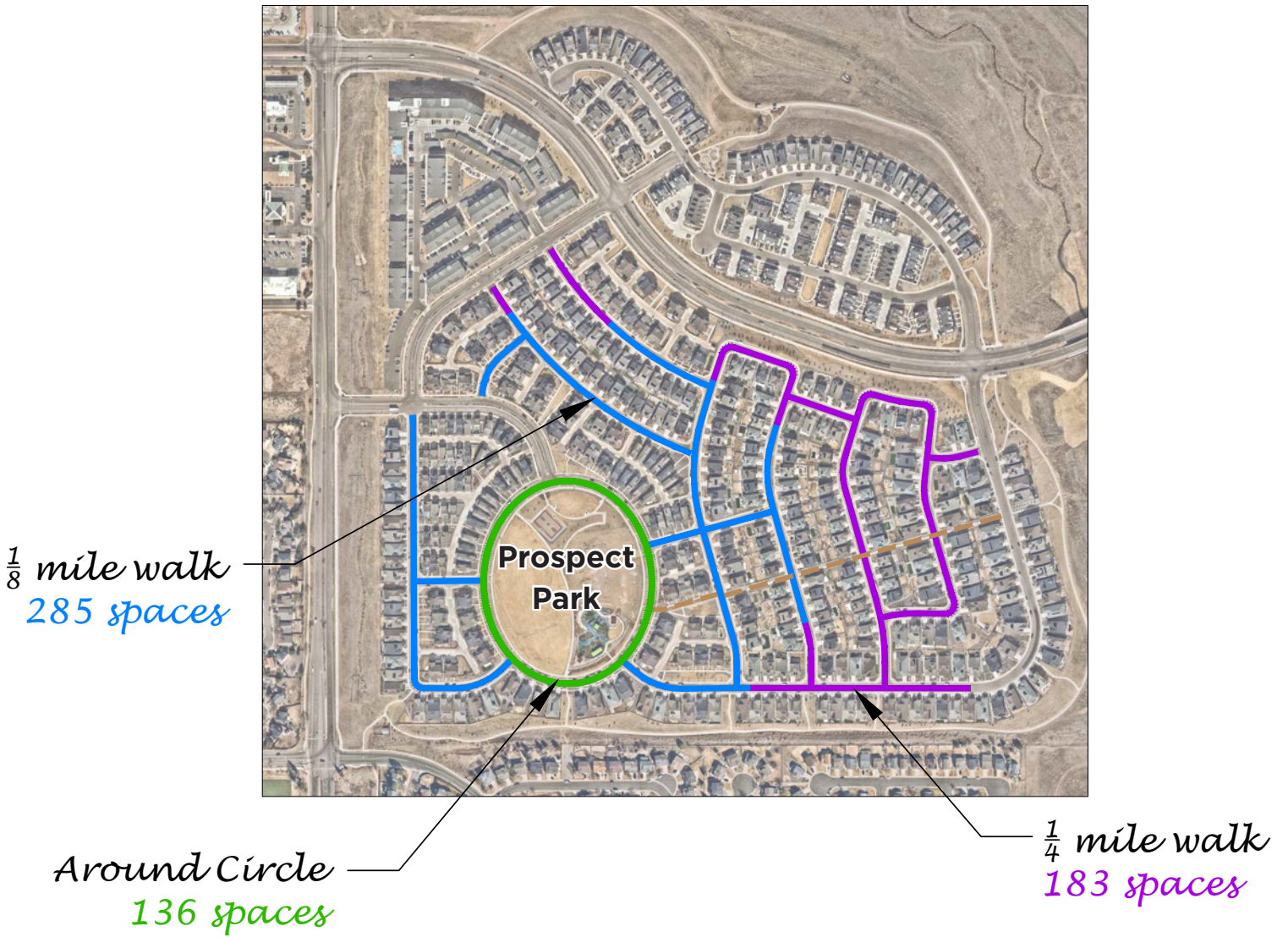
### Sterling Ranch

**Sterling Ranch** is a master planned community zoned for 16,050 new homes in the northwest corner of Douglas County east of Rampart Range Road, west of Moore Road, and bisected by Titan Road and the newly constructed Waterton Road extension. The 3,400-acre community at full build-out anticipates approximately 1,300 acres of opens space, miles of interconnected trails, and park spaces that will invest in community.

### Prospect Village Community Park

**Prospect Village Community Park** is a partially constructed 8-acre oval shaped park formed by Monte Vista Circle in Prospect Village at the western boundary of the Sterling Ranch Community. The park can be easily accessed via trails and public thoroughfares by our adjacent neighbors including Roxborough Village, Chatfield Farms, Roxborough Park North, Plum Valley Heights, Louviers, and others.

On-Street Parking near Prospect Park



## Legend

### Phase 1 (Existing)

1. Volleyball Lawn
2. Basketball Court (Full Court)
3. Multi-Purpose Turf Field / Event Lawn
4. Shade Structure / Bandstand
5. Picnic Area
6. Native Grass Area
7. Seating Area
8. Inclusive Playground (+/- 16,700 sf)
9. Shade Structure
10. Play Lawn
11. Textured Play Ramp
12. Regional Trail Connections

### Phase 2 (Proposed L&E)

Pool with Zero Entry Feature & Splash/Play Area, Restaurant, Pool Building, Pool Mechanical, Overlook Patio, Spa, Fire Feature & Parking Lot



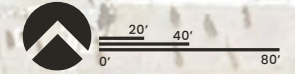
STERLING RANCH  
COLORADO



Prospect Park  
Phase 2



Prospect Park  
Phase 2



*This plan is illustrative only, and is subject to change.*

# Legend

## Phase 2 (Proposed L&E)

1. Restaurant
2. Bathhouse (Restrooms/Changing Rooms/ Showers)
3. Pool Mechanical Building & Park Restrooms
4. Zero Entry Splash Pool
5. Main Pool
6. Spa
7. Cabanas
8. Fireplace w/ Clock Tower Chimney
9. Lower Viewing Patio & Fire Pits
10. Lawn Area
11. Restaurant Patio
12. Infinity Edge
13. Parking Lot
14. Indoor/Outdoor Fireplace



STERLING RANCH  
COLORADO



*This plan is illustrative only, and is subject to change.*



**LEGEND**



**A** AZURE SPRINKLE SANDSCAPE REFINED  
Primary Pool Decking



**B** SANDSTONE BROOM FINISH  
Banding, Coping, Stairs and Ramps



**C** ADOBE FLAGSTONE PATTERN  
Accent Pool Decking and Fire Pit Area

*This plan is illustrative only. Layout & Materials are subject to change.*



*This plan is illustrative only, and is subject to change.*



*This plan is illustrative only, and is subject to change.*



*This plan is illustrative only, and is subject to change.*



*This plan is illustrative only, and is subject to change.*



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*This plan is illustrative only, and is subject to change.*



*This plan is illustrative only, and is subject to change.*



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# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

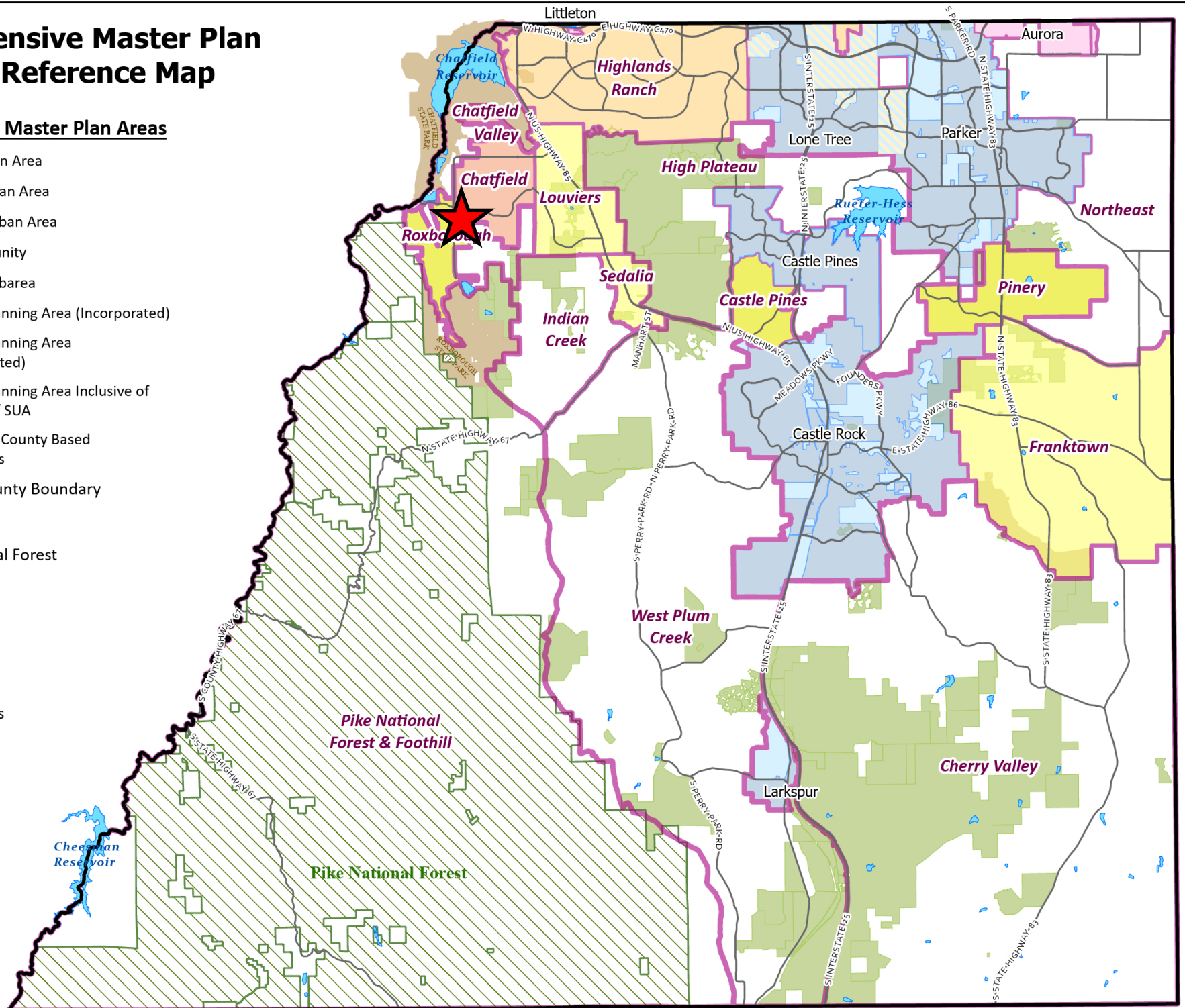
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

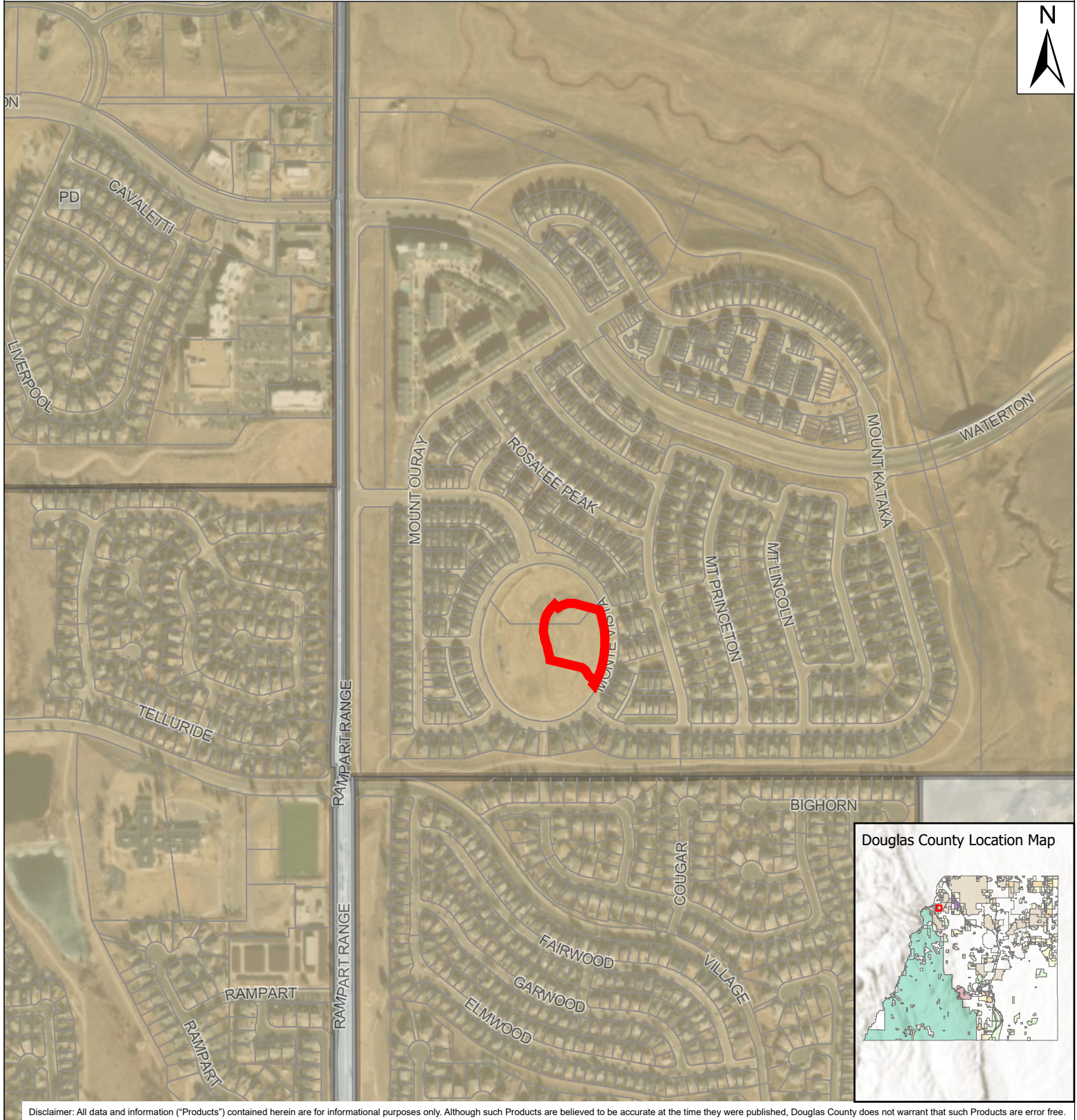
- Pike National Forest
- State Parks
- Open Space
- Lakes

## Roadways

- Major Roads



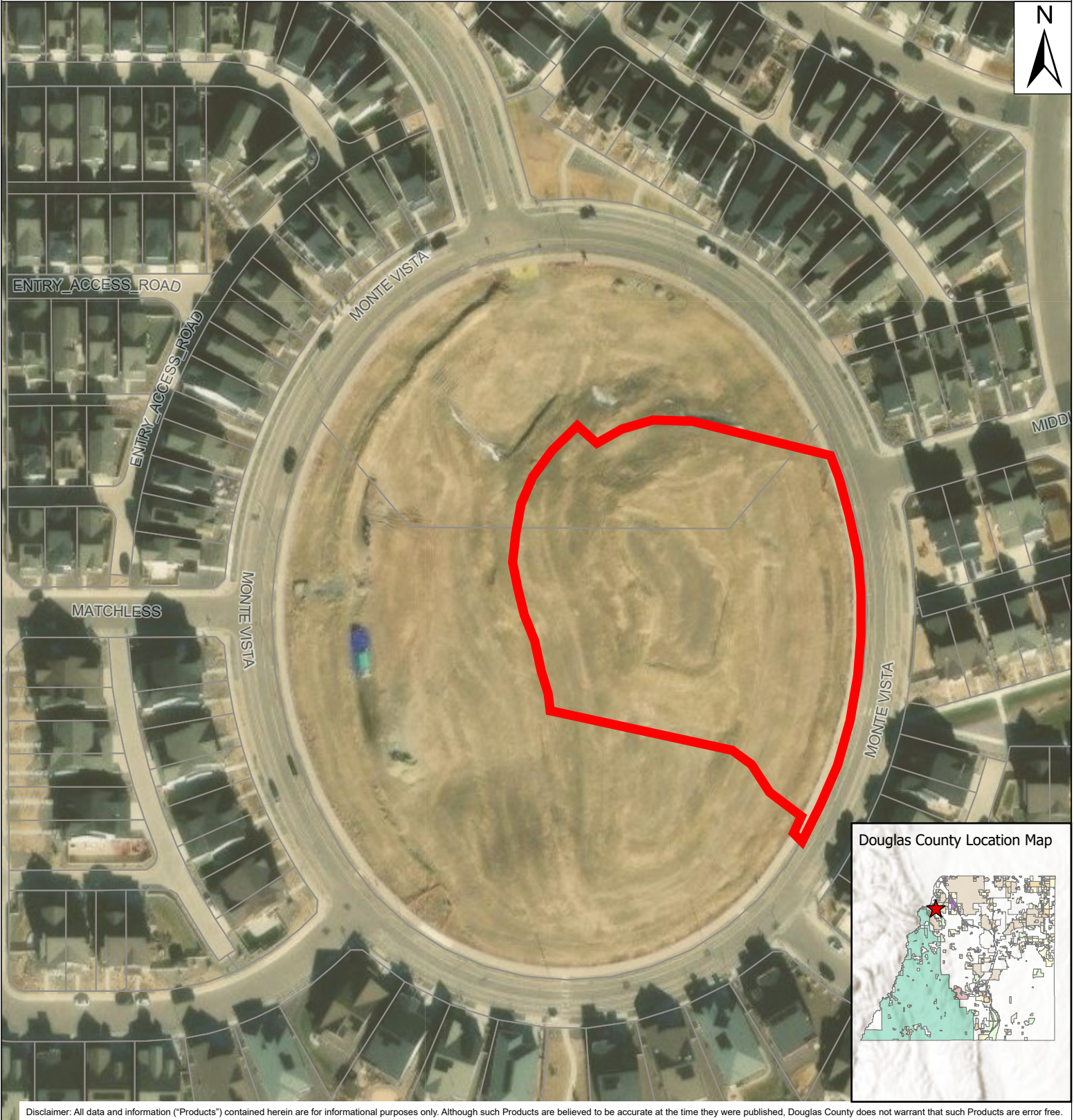
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Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

-  A1 - AGRICULTURAL ONE
-  PD - PLANNED DEVELOPMENT

# Sterling Ranch Filing 3A, Tracts D and E LE2026-005



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**Referral Agency Response Report**

**Project Name:** Sterling Ranch Filing 3A, Tracts D and E - Location and Extent

**Project File #:** LE2026-005

**Date Sent:** 03/30/2026

**Date Due:** 04/13/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/03/2026	<p><b>Verbatim response:</b>                      The proposed addresses are:                      RESTAURANT - 8160 MONTE VISTA CIRCLE; RESTROOMS/POOLHOUSE - 8160A MONTE VISTA CIRCLE; POOL CHECK IN BLDG - 8160B MONTE VISTA CIRCLE; MECHANICAL BLDG - 8160C MONTE VISTA CIRCLE. These addresses are for plan review only until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	Comments provided to applicant.
Arrowhead Shores HOA		No response was received as of staff report preparation.	
AT&T Long Distance - ROW	04/02/2026	<p><b>Summary of response letter:</b>                      AT&amp;T reviewed the request and noted there should be no conflicts with AT&amp;T Long Lines.</p>	No action necessary.
Building Services	04/03/2026	<p><b>Verbatim response:</b>                      Permit(s) required for all structures. Please visit Douglas County's website for requirements and contact 303-660-7497 if you have any questions.</p>	Comments provided to applicant.
CenturyLink		No response was received as of staff report preparation.	
Chatfield Community Association		No response was received as of staff report preparation.	
Chatfield Farms 1-A HOA		No response was received as of staff report preparation.	
Comcast		No response was received as of staff report preparation.	
Dominion Water and Sanitation District		No response was received as of staff report preparation.	
Douglas County Health Department	03/31/2026	<p><b>Verbatim response:</b>  <u>Food Service Plan Review:</u> Plans for all new and remodeled retail food establishments must be reviewed by DCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food</p>	Comments provided to applicant.

**Referral Agency Response Report**

**Project Name:** Sterling Ranch Filing 3A, Tracts D and E - Location and Extent

**Project File #:** LE2026-005

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**Date Due:** 04/13/2026

Agency	Date Received	Agency Response	Response Resolution
		<p>establishment to our office at 410 S Wilcox Street, Castle Rock, along with the Plan Review Specification Packet. We recommend a review of the plans by DCHD be completed before Douglas County issues a building permit for the construction. The applicant may call DCHD at our office at (720) 907-4886, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found online at DCHD’s website at <a href="https://www.douglas.co.us/health-department/environmental-health/">https://www.douglas.co.us/health-department/environmental-health/</a>. <u>Pool Plan Review:</u> Swimming pools, interactive water fountains, splash pads, and other aquatic venues are environments in which bathers can be exposed to diseases, chemicals, or environmental contaminants and hazards. Plans and specifications for all new public pools, semi-public pools, spray pads, or other aquatic venues are required by the Colorado Revised Statutes (C.R.S. 25-5-802) to be reviewed and approved by DCHD at least 30 days prior to construction, remodeling, or modification of an aquatic venue. This will ensure that the facility is designed and operated to meet all applicable sections of the 5CCR1003-5, Swimming Pools and Mineral Baths regulation to provide bathers a safe and clean environment. The applicant shall submit plans for the proposed aquatic facility to our DCHD, along with the Pool Plan Review form found at <a href="http://www.DCHD.org/DocumentCenter/View/2348">http://www.DCHD.org/DocumentCenter/View/2348</a>. More information can be found at <a href="http://www.DCHD.org/262/Pools-Spas-Water-Features">http://www.DCHD.org/262/Pools-Spas-Water-Features</a>. We recommend the review and approval of plans by DCHD be completed before Douglas County issues a building permit for the construction.</p>	
Douglas County Parks and Trails		No response was received as of staff report preparation.	

**Referral Agency Response Report****Project Name:** Sterling Ranch Filing 3A, Tracts D and E - Location and Extent**Project File #:** LE2026-005**Date Sent:** 03/30/2026**Date Due:** 04/13/2026

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Engineering Services		No response was received as of staff report preparation.	
Office of Emergency Management	03/31/2026	No comment.	No action necessary.
Roxborough Village First HOA		No response was received as of staff report preparation.	
Sheriff's Office		No response was received as of staff report preparation.	
South Metro Fire Rescue		No response was received as of staff report preparation.	
Sterling Ranch Community Authority Board		No response was received as of staff report preparation.	
Xcel Energy-Right of Way & Permits (PSCo)	03/31/2026	<b>Summary of Response:</b> Xcel Energy reviewed the request and has no apparent conflict. The developer must complete the application process for any new electric service.	Comments provided to applicant.

**Brett Thomas**

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

Sent: Thursday, April 2, 2026 2:50 PM

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

Cc: LANA SCARLETT-ROWELL (ls1762@att.com) <ls1762@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

Subject: Monte Vista Cir Castle Rock, Colorado Douglas County eReferral #LE2026-005

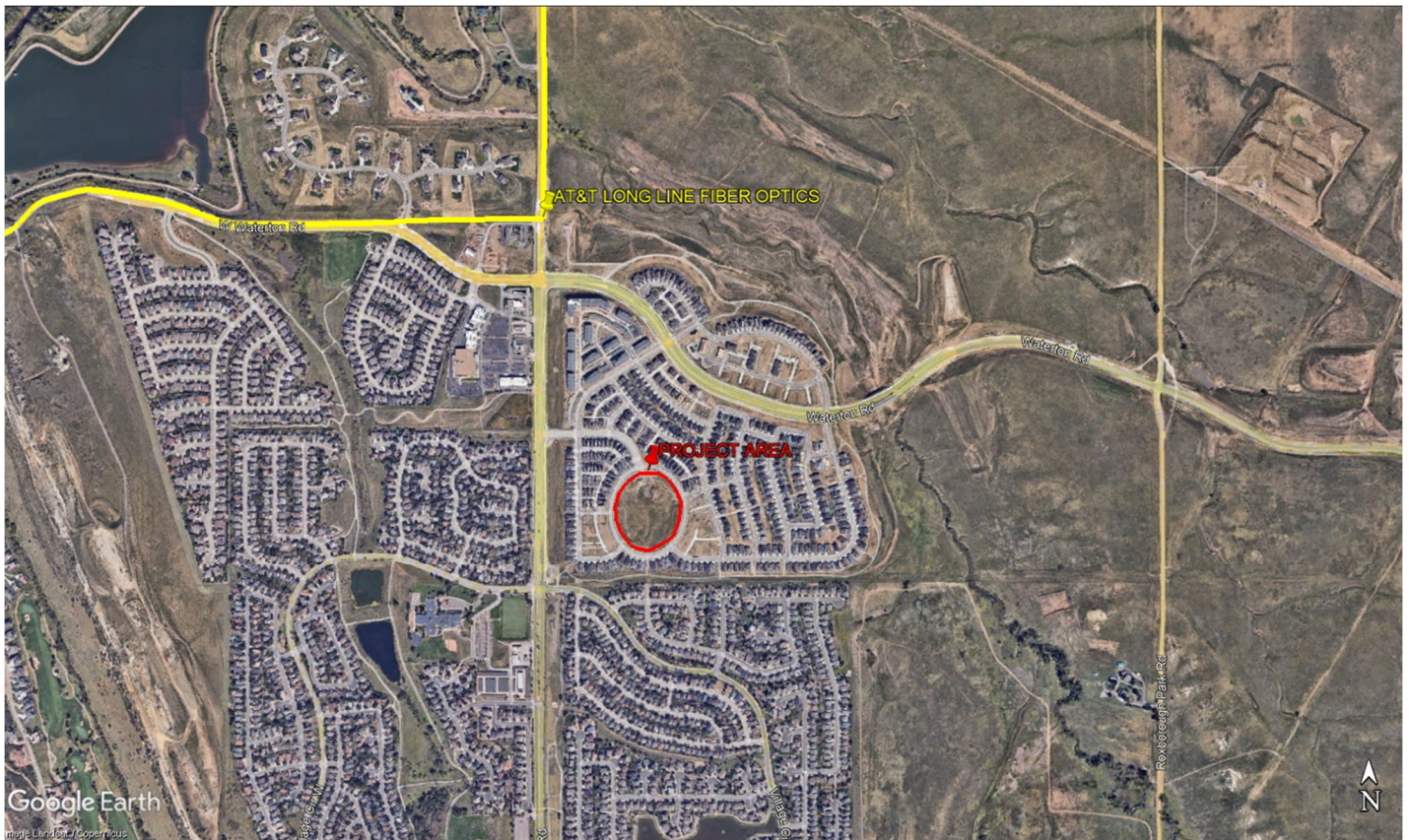
Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Monte Vista Cir Castle Rock, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core 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.



**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)

March 31, 2026

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

Attn: Brett Thomas

**Re: Sterling Ranch Filing 3A, Tracts D and E, Case # LE2026-005**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the approval of a Location and Extent (L & E) to construct the second phase of Prospect Community Park to include a swimming pool and spa, restaurant, pool house, and other improvements and currently has no apparent conflict.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via [Building and Remodeling | Partner Resources | Xcel Energy](#). It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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](mailto:violeta.ciocanu@xcelenergy.com)

*Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.*

# STERLING RANCH FILING 3A - PROSPECT VILLAGE COMMUNITY PARK

## PHASE 2 - LOCATION & EXTENTS

LOCATED IN A PORTION OF PLANNING AREAS D2 AND RP (REGIONAL PARK) SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, SOUTHEAST QUARTER OF SECTION 30, NORTHEAST QUARTER OF SECTION 31, AND NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

### CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
3325 S TIMBERLINE ROAD, SUITE 130  
FORT COLLINS, COLORADO 80525  
(970) 822-7911  
CONTACT: CAITLIN SHEAHAN, P.E.

### OWNER/DEVELOPER

STERLING RANCH COMMUNITY  
AUTHORITY BOARD  
9350 ROXBOROUGH PARK ROAD  
STERLING RANCH, COLORADO 80125  
TELEPHONE: (720) 822-6360  
CONTACT: KEVIN JOHNS, P.E.

### LANDSCAPE ARCHITECT

PCS GROUP, INC.  
#3, B-180 INDEPENDENCE PLAZA  
1007 16TH STREET  
DENVER, CO 80265  
(303) 531-4905  
CONTACT: CURTIS DAVIDSON, PLA

### ARCHITECT

BILO BUCK ARCHITECTS  
3550 FRONTIER AVE, A2  
BOULDER, COLORADO 80301  
(847) 421-5130  
CONTACT: RORY BILOCERKOWYCZ, AIA

### GEOTECH

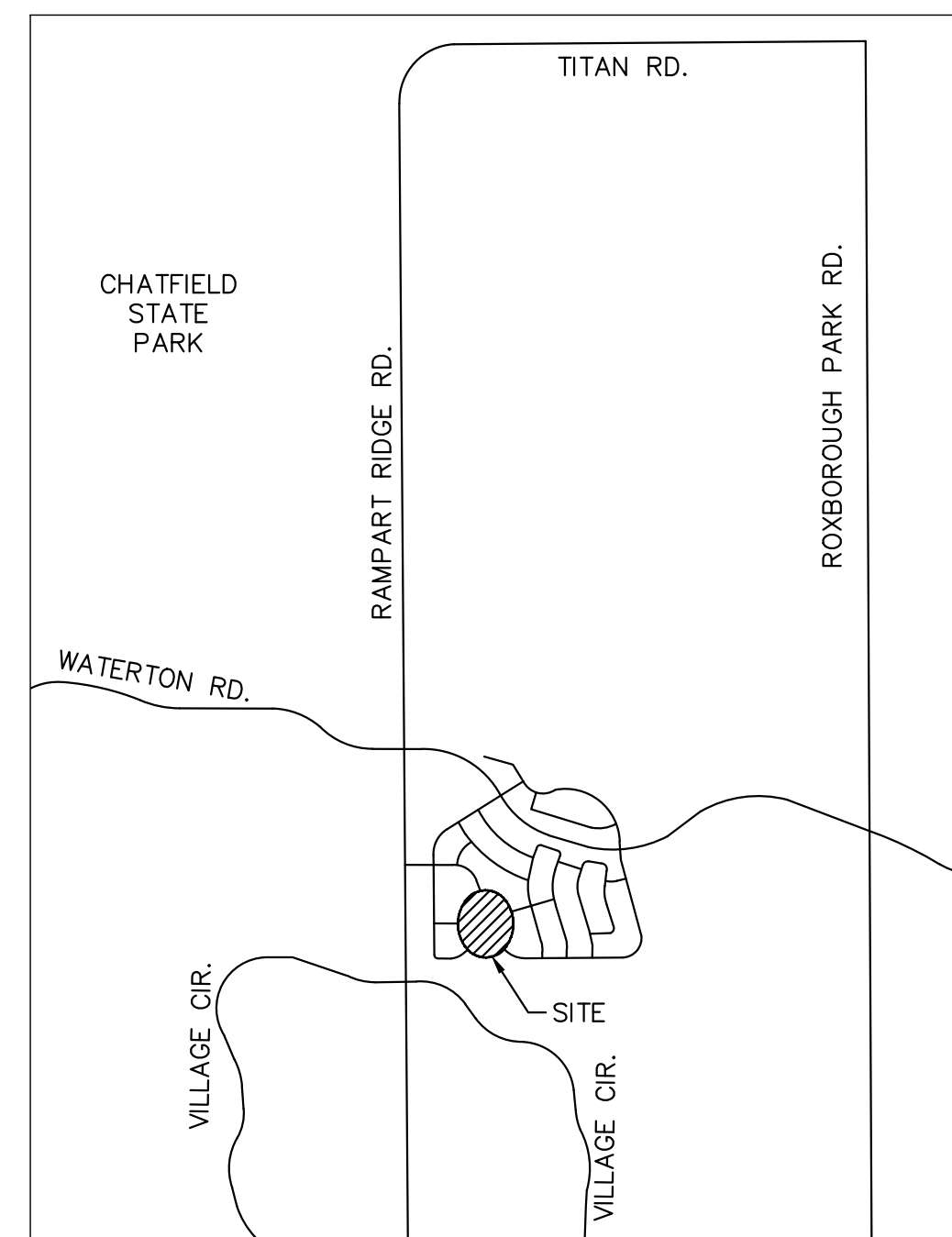
A. G. WASSENAAR, INC.  
3211 SOUTH ZUNI STREET  
ENGLEWOOD, COLORADO 80122  
(303) 713-1698  
CONTACT: ASHLEY MCDANIELS, P.E.

### SURVEYOR

AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, COLORADO 80122  
(303) 713-1698  
CONTACT: ANTHONY PEALL, PLS



STERLING RANCH  
COLORADO



VICINITY MAP

1" = 3000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN

### LEGEND

	RIGHT OF WAY LINE		PROPOSED FLOW ARROW
	STREET CENTERLINE		PROPOSED SPOT ELEVATION
	EASEMENT LINE		EXISTING PAVEMENT SPOT ELEVATION
	PROPERTY LINE		EXISTING SANITARY SEWER MANHOLE
	PROPOSED PHASE 1/2 BOUNDARY		PROPOSED SEWER MANHOLE
	ACCESSIBLE ROUTE		EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MAIN		PROPOSED STORM SEWER MANHOLE
	EXISTING PUBLIC WATER MAIN		PROPOSED FIRE HYDRANT
	PROPOSED PUBLIC WATER MAIN		EXISTING FIRE HYDRANT
	PROPOSED PUBLIC SEWER MAIN		EXISTING GATE VALVE
	PROPOSED CONTOUR		EXISTING WATERMAIN BEND
	EXISTING CONTOURS		PROPOSED WATERMAIN BEND
	PROPOSED CANOPY OVERHANG		PROPOSED UTILITY CAP
	PROPOSED FENCE (REFER TO LANDSCAPE AND ARCHITECTURAL PLANS)		PROPOSED SIDEWALK CHASE
	PROPOSED SWALE (12" MIN DEPTH) GRADE TO DRAIN		EXISTING TYPE C INLET OR NYLOPLAST DRAIN
	EXISTING TRENCH DRAIN		PROPOSED 5' TYPE R INLET
	PROPOSED UNDERDRAIN		EXISTING STORM CLEANOUT
	EXISTING STORM SEWER		PROPOSED STORM CLEANOUT
	PROPOSED STORM SEWER		PROPOSED PARKING COUNT
	PROPOSED CONCRETE PAVEMENT		PROPOSED TRANSFORMER
	PROPOSED ASPHALT PAVEMENT		
	PROPOSED LANDSCAPED AREA (REFER TO LANDSCAPE PLANS)		
	PROPOSED POOL & BUILDING AREAS (REFER TO ARCHITECTURAL PLANS)		

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, SOUTHEAST QUARTER OF SECTION 30, NORTHEAST QUARTER OF SECTION 31, AND NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A 3 1/4 INCH ALUMINUM CAP STAMPED "LS 11530" AND ON THE EAST END BY A 3 1/4 INCH ALUMINUM CAP STAMPED "LS 10377," ASSUMED TO BEAR SOUTH 89°39'29" WEST 2,641.93 FEET.

### BENCHMARK:

NGS POINT "A 307" ELEVATION OF 5540.05' (NAVD 88) BEING CONTROL POINT #102, LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST.

NOTE: ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO THE PROJECT BENCHMARK HORIZONTAL CONTROL, INCLUDING THE BASIS OF BEARING, SHALL BE IN ACCORDANCE WITH THE FINAL SUBDIVISION PLAT FOR THIS PROJECT.

Phase 2 - Sterling Ranch Prospect Park - Phase 2 - Planning Areas D2 and RP (Regional Park) - Location and Extent - Planning Commission Staff Report - Page 34 of 47

Sterling Ranch Prospect Park - Phase 2  
**COVER SHEET**

DOUGLAS COUNTY, CO

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
3325 SOUTH TIMBERLINE ROAD, SUITE 130  
FORT COLLINS, CO 80525 (970) 822-7911

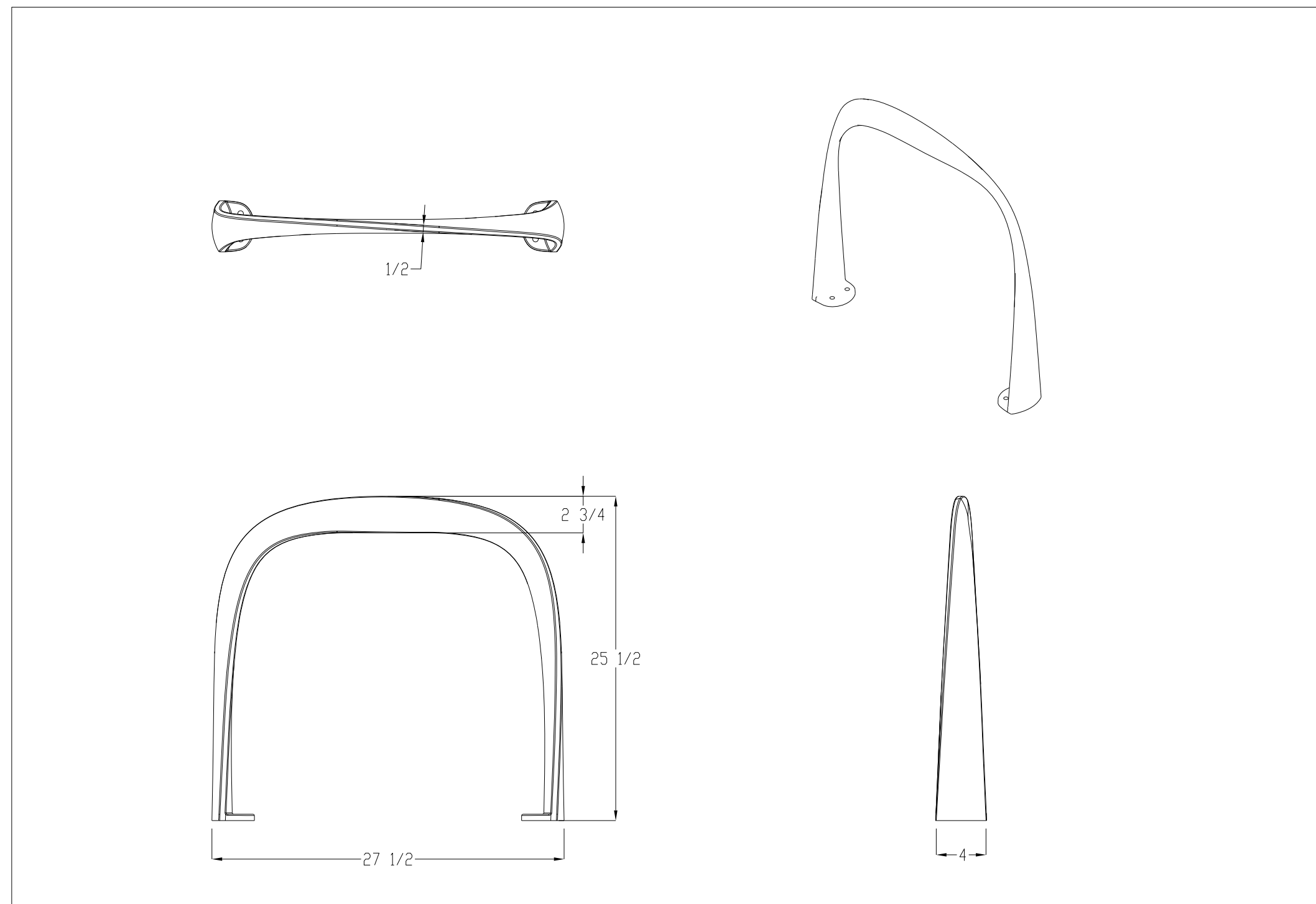
DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	CARS
SCALE (H): N/A		
SCALE (V): N/A		
DATE:		SHEET NO.
3/31/2026		1
PROJECT NO.		
196393013		
DWG. NAME		
L&E-COVR-93013.dwg		of 4 shts







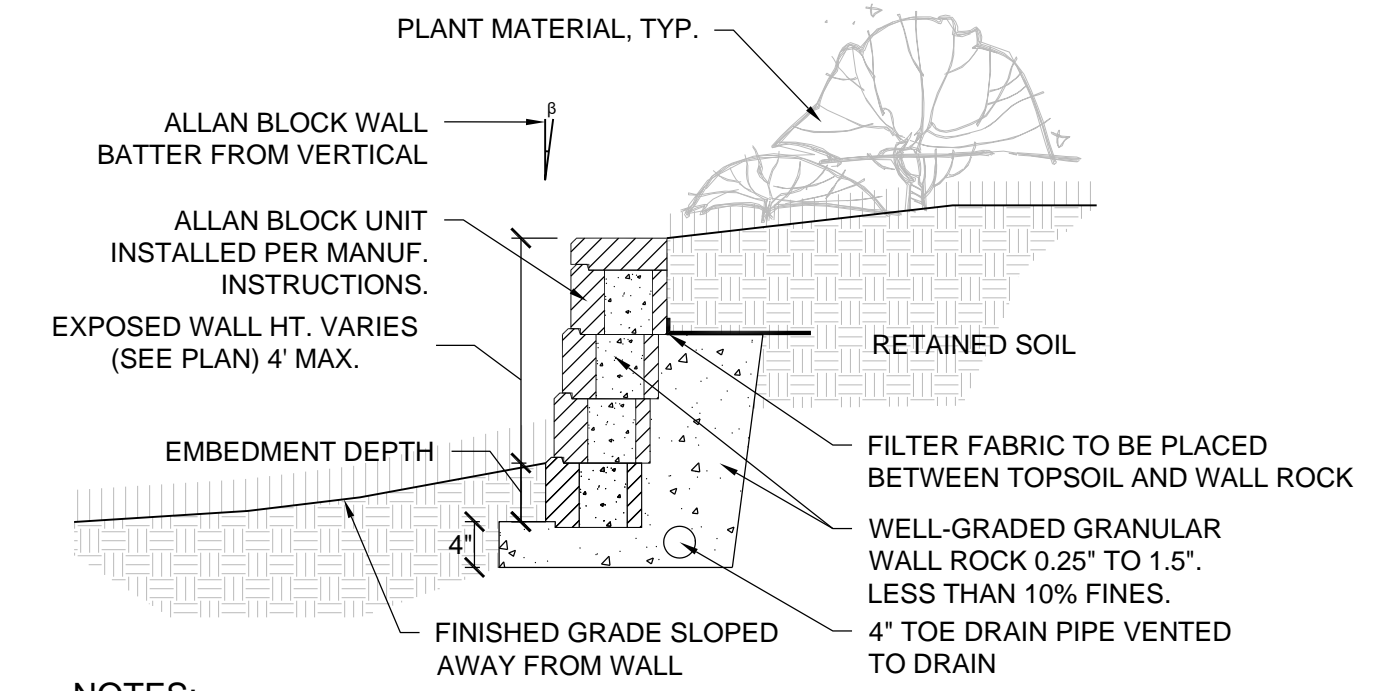




<b>MAGLIN</b>	MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM TEL: 800-716-5506 FAX: 877-260-9393	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MAGLIN SITE FURNITURE INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MAGLIN SITE FURNITURE INC. IS PROHIBITED.	TITLE: SCBR1602 BIKE RACK PART NO: SCBR1602 SCALE: 1/8"=1'-0"	DATE: AUG/23/2012	DRAWN BY: C.MOUSLEY	SHEET: 1 OF 1
	<p>NOTES:</p> <p>1. BIKE RACKS TO BE MAGLIN SCBR1600-S POWDERCOAT OR SIMILAR</p> <p>2. (3) BIKE RACKS TOTAL. SURFACE MOUNT - INSTALL PER MANUFACTURERS SPECIFICATIONS.</p> <p>3. CONTACT: BECKY RATTE 800-716-5506, EBRAATTE@maglin.com</p>					

**1 BIKE RACK**

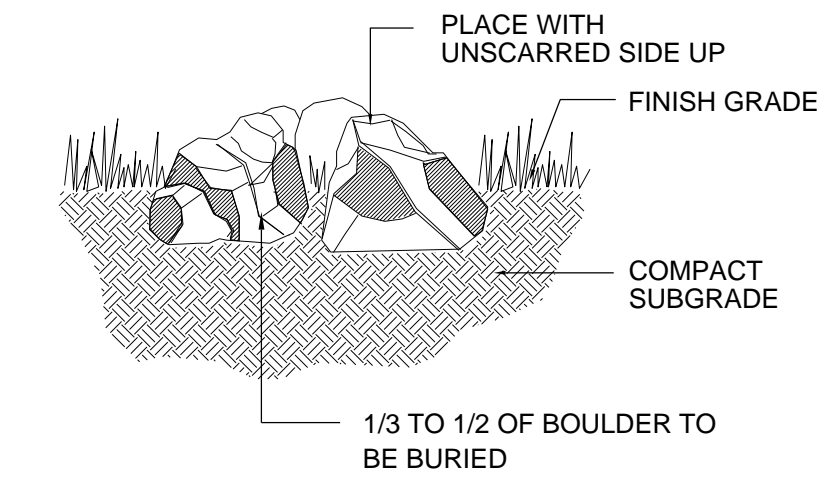
N.T.S.



- NOTES:
- LANDSCAPE WALLS TO BE ALLAN BLOCK, AB EUROPA COLLECTION, GREY BLEND OR SIMILAR.
  - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND GEOTECH REPORT.

**2 RETAINING WALL (ALLAN BLOCK)**

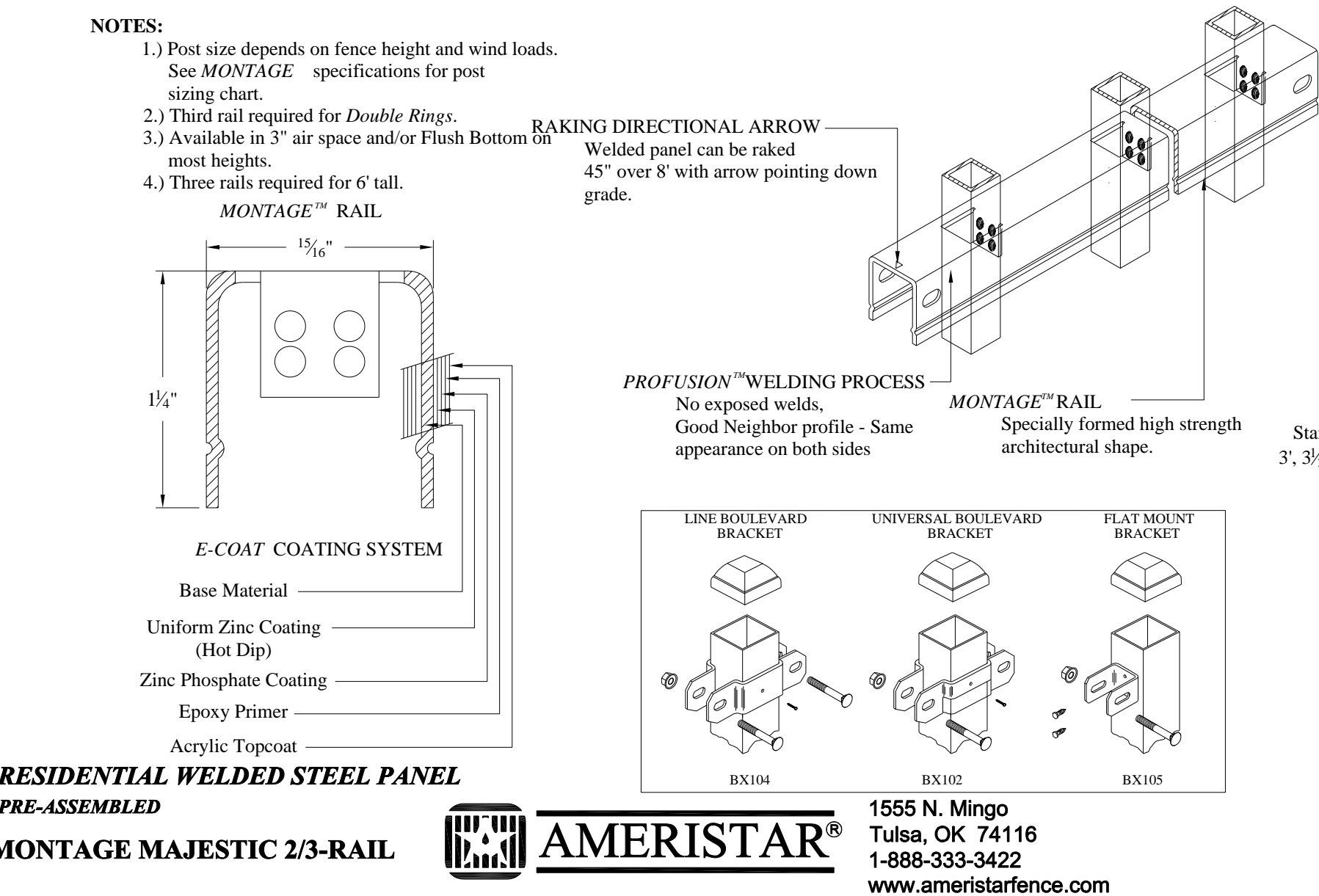
N.T.S.



- NOTES:
- DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
  - SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
  - STONE TYPE AND SELECTION TO COMPLEMENT EXISTING MONUMENT MATERIALS.
- NOTES:
- BOULDERS TO BE 'GOLD STONE BOULDERS, FROM FRONT RANGE MATERIALS (303-960-9996) OR SIMILAR.

**3 LANDSCAPE BOULDER**

N.T.S.



- NOTES:
- POOL FENCE AND GATES TO BE AMERISTAR MONTAGE PLUS MAJESTIC 3-RAIL OR SIMILAR. POWDER COAT COLOR: BRONZE
  - POOL FENCE AND GATES TO BE 5' HEIGHT. PRODUCTS MUST MEET ALL LOCAL REQUIREMENTS FOR POOL SAFETY.
  - CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - POOL GATES TO BE INSTALLED WITH POOL SAFETY HARDWARE KITS & LOCKING MECHANISMS. POOL SAFETY HARDWARE KIT TO BE AMERISTAR TPGSK KIT FOR POOLS WITH LOCKING MECHANISM, OR SIMILAR.

**4 POOL FENCE & GATES**

N.T.S.

STERLING RANCH COLORADO

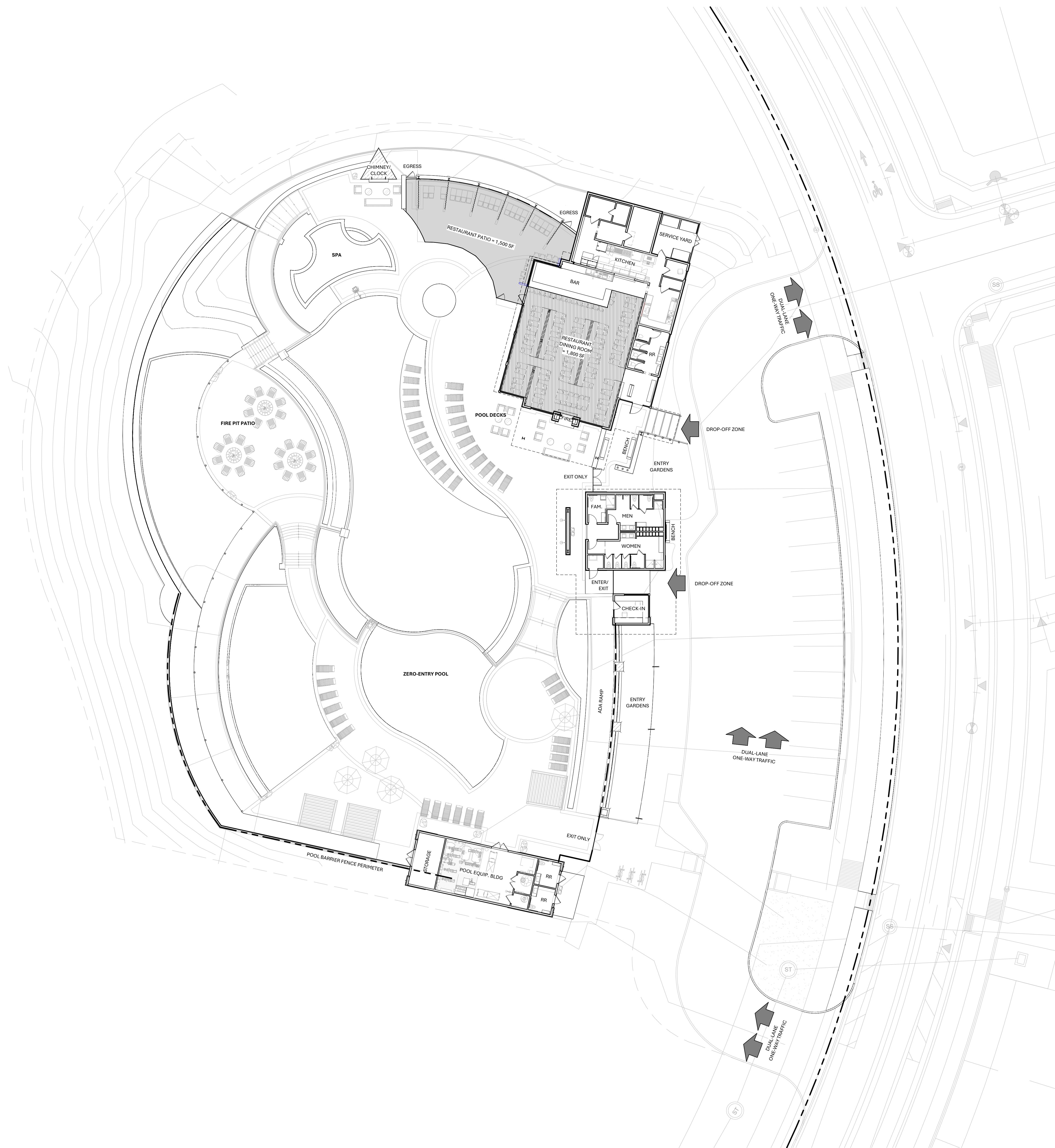
**811** Know what's below. Call before you dig.

Sterling Ranch Prospect Park - Phase 2  
**LANDSCAPE DETAILS**

DOUGLAS COUNTY, CO

<b>PRELIMINARY</b> FOR REVIEW ONLY NOT FOR CONSTRUCTION	DESIGNED CD	DRAWN CD	CHECKED
	SCALE (H): SCALE (V):		SHEET NO. <b>2</b>
	DATE: <b>3-26-2026</b>		
	PROJECT NO.		of <b>2</b> shts
	DWG. NAME		

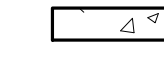

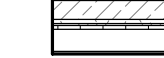
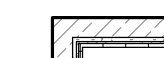
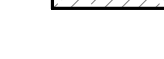


Sterling Ranch Filing 3A, Tracts D and E  
 Project File LE2026-005, Location and Extent  
 Planning Commission Staff Report - Page 39 of 47



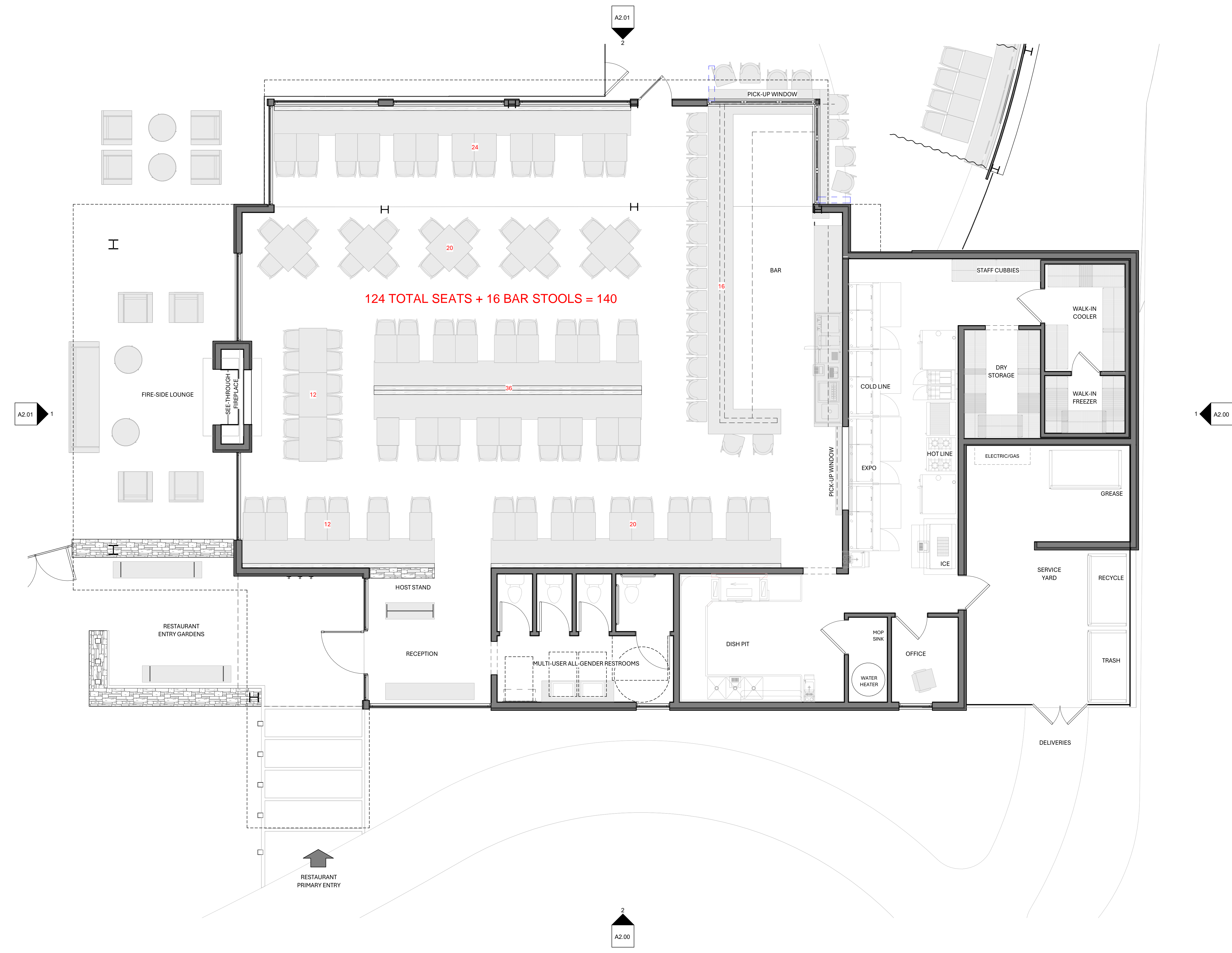
GENERAL NOTES

- A. REFER TO PLAN AND ELEVATION DRAWINGS FOR ALL ACTUAL, TOP OF SUBFLOOR AND TOP OF SLAB ELEVATIONS.
- B. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS. VERIFY R.O. WITH WINDOW MANUFACTURER. REFER TO BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
- C. ALL INTERIOR WALL DIMENSIONS ARE 3 1/2" (2X4 ROUGH STUD) U.N.O. OR PER STRUCTURAL.
- D. PROVIDE 1/2" CEMENT BOARD OVER 3/4" PLY. AT ALL HORIZONTAL TILE LOCATIONS (COUNTERS, SEATS, ETC.); PROVIDE 1/2" CEMENT BD. SUBSTRATE AT ALL VERTICAL TILE LOCATIONS.
- E. ALL ELEVATION TARGETS ARE TO TOP OF PLYWOOD OR T.O. CONCRETE U.N.O.
- F. REFER TO BUILDING SECTION SHEETS FOR ALL ASSEMBLY TYPES.
- G. SEE ELEVATIONS FOR ALL MATERIAL INFORMATION.

WALL LEGEND

-  CONCRETE WALL
-  CONCRETE WALL WITH 2X FURRING - ONE SIDE
-  STONE VENEER ON STUD FRAMED WALL - ONE SIDE
-  STONE VENEER ON STUD FRAMED WALL - BOTH SIDES
-  STEEL RAINSCREEN SIDING ON STUD FRAMED WALL - ONE SIDE
-  VERTICAL WOOD RAINSCREEN SIDING ON STUD FRAMED WALL - ONE SIDE
-  STUD FRAMED WALL

PLAN KEY NOTES



1 MAIN LEVEL FLOOR PLAN - RESTAURANT  
1/4" = 1'-0"

ISSUANCE		
2	25.10.28	SCHEMATIC DESIGN
DATE	03.25.26	
PROJECT #	25.210	

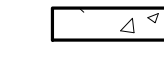

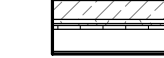
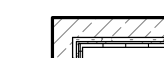
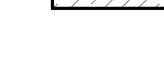


FLOOR PLAN - RESTAURANT

Copyright 2025 Bilobuck LLC. All rights reserved.  
Sterling Ranch Filing 3A, Tracts D and E  
Project File LE2026-002, Location and Extent  
Planning Commission Staff Report - Page 41 of 47

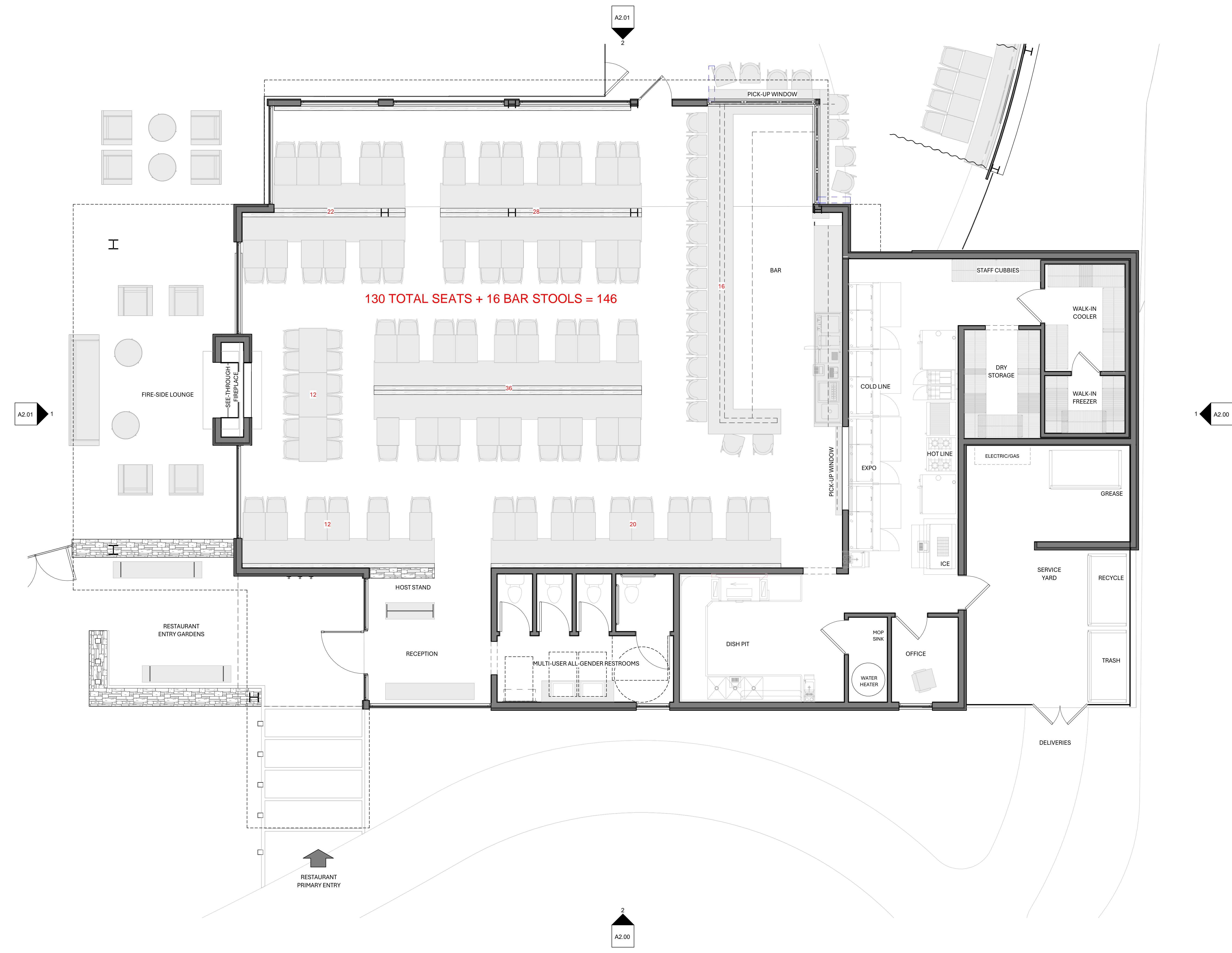
GENERAL NOTES

- A. REFER TO PLAN AND ELEVATION DRAWINGS FOR ALL ACTUAL, TOP OF SUBFLOOR AND TOP OF SLAB ELEVATIONS.
- B. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS. VERIFY R.O. WITH WINDOW MANUFACTURER. REFER TO BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
- C. ALL INTERIOR WALL DIMENSIONS ARE 3 1/2" (2X4 ROUGH STUD) U.N.O. OR PER STRUCTURAL.
- D. PROVIDE 1/2" CEMENT BOARD OVER 3/4" PLY. AT ALL HORIZONTAL TILE LOCATIONS (COUNTERS, SEATS, ETC.); PROVIDE 1/2" CEMENT BD. SUBSTRATE AT ALL VERTICAL TILE LOCATIONS.
- E. ALL ELEVATION TARGETS ARE TO TOP OF PLYWOOD OR T.O. CONCRETE U.N.O.
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- G. SEE ELEVATIONS FOR ALL MATERIAL INFORMATION.

WALL LEGEND

-  CONCRETE WALL
-  CONCRETE WALL WITH 2X FURRING - ONE SIDE
-  STONE VENEER ON STUD FRAMED WALL - ONE SIDE
-  STONE VENEER ON STUD FRAMED WALL - BOTH SIDES
-  STEEL RAINSCREEN SIDING ON STUD FRAMED WALL - ONE SIDE
-  VERTICAL WOOD RAINSCREEN SIDING ON STUD FRAMED WALL - ONE SIDE
-  STUD FRAMED WALL

PLAN KEY NOTES



1 MAIN LEVEL FLOOR PLAN - RESTAURANT  
1/4" = 1'-0"

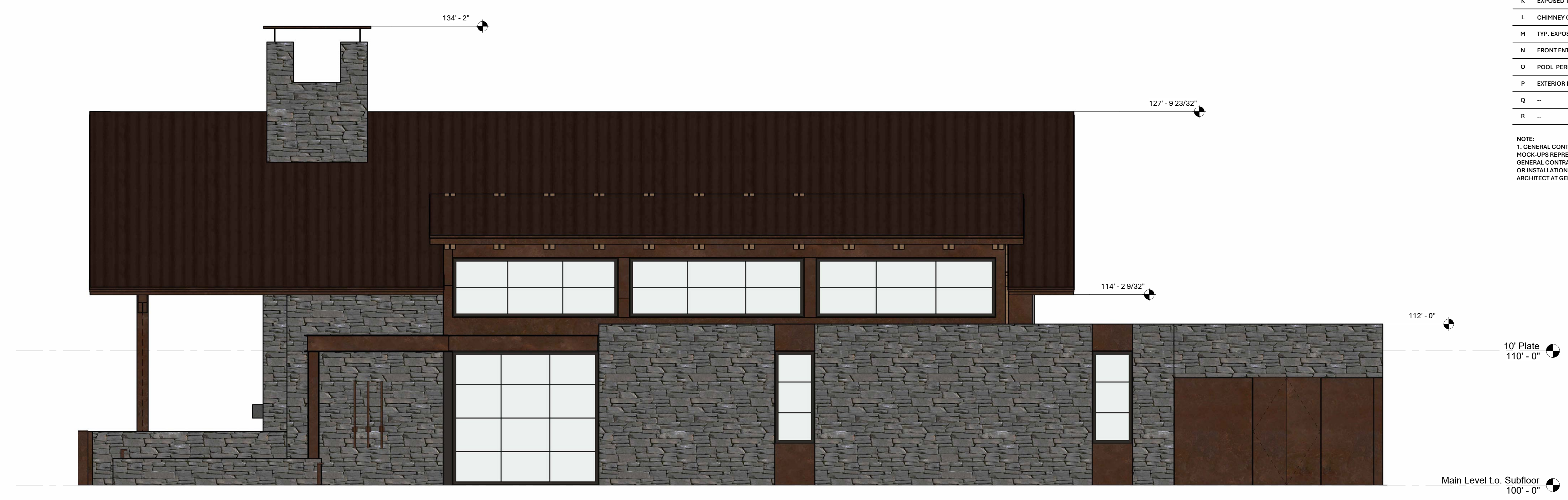
ISSUANCE		
2	25.10.28	SCHEMATIC DESIGN
DATE		03.25.26
PROJECT #		25.210

FLOOR PLAN - RESTAURANT

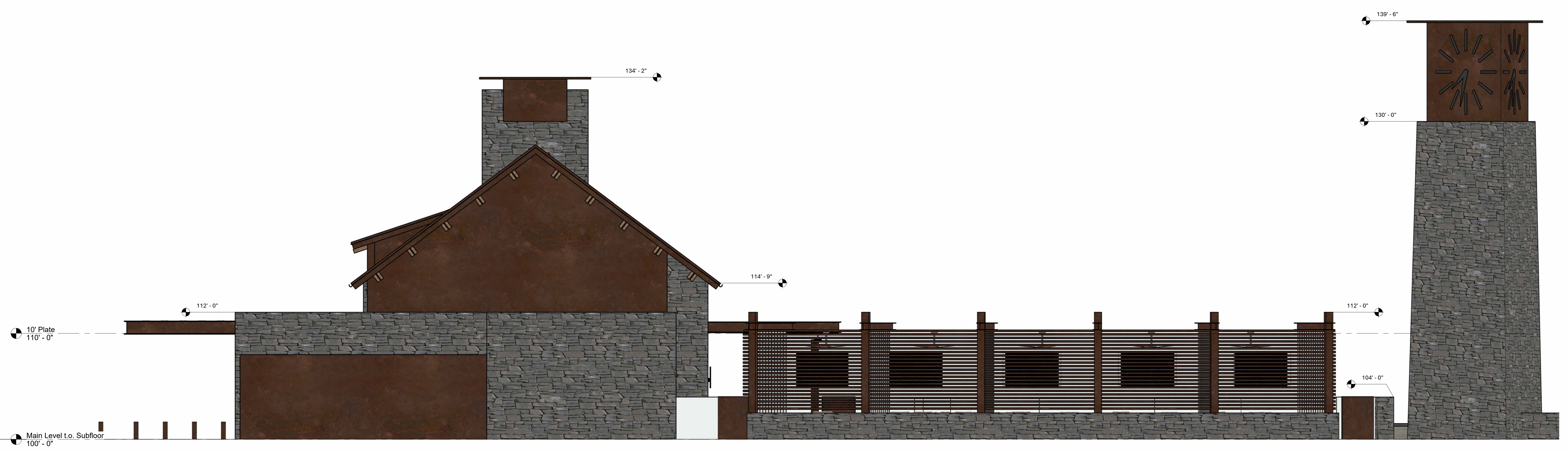
ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
A	STANDING SEAM METAL ROOF	--	--
B	GUTTER, DOWNSPOUTS, EXPOSED FLASHING AT SLOPED ROOF	--	--
C	PAINTED FASCIA	--	--
D	STEEL C-CHANNEL FASCIA	--	--
E	STONE VENEER	--	--
F	WOOD SIDING	--	--
G	STEEL SIDING	--	--
H	EXTERIOR DOORS & WINDOWS	--	--
J	STEEL STRUCTURE	--	--
K	EXPOSED TIMBERS	--	--
L	CHIMNEY CAP	--	--
M	TYP. EXPOSED FLASHINGS	--	--
N	FRONT ENTRY DOOR	--	--
O	POOL PERIMETER FENCING	--	--
P	EXTERIOR LIGHTING	--	--
Q	--	--	--
R	--	--	--

NOTE:  
1. GENERAL CONTRACTOR TO PROVIDE FULL SCALE, ON-SITE, MATERIAL / COLOR MOCK-UPS REPRESENTATIVE OF FINAL MATERIALS AND APPLICATION / INSTALLATION METHODS. 2. GENERAL CONTRACTOR TO RECEIVE ARCHITECT / CLIENT APPROVAL PRIOR TO FINAL ORDER OF MATERIAL OR INSTALLATION ON PROJECT. DETAILS REGARDING REQUESTED MOCKUP TO BE PROVIDED BY ARCHITECT AT GENERAL CONTRACTOR'S REQUEST.



2 RESTAURANT - EAST ELEVATION  
1/4" = 1'-0"



1 RESTAURANT - NORTH ELEVATION  
1/4" = 1'-0"

ISSUANCE

2	25.10.28	SCHEMATIC DESIGN
---	----------	------------------

DATE 02.26.26  
PROJECT # 25.210

BUILDING ELEVATIONS

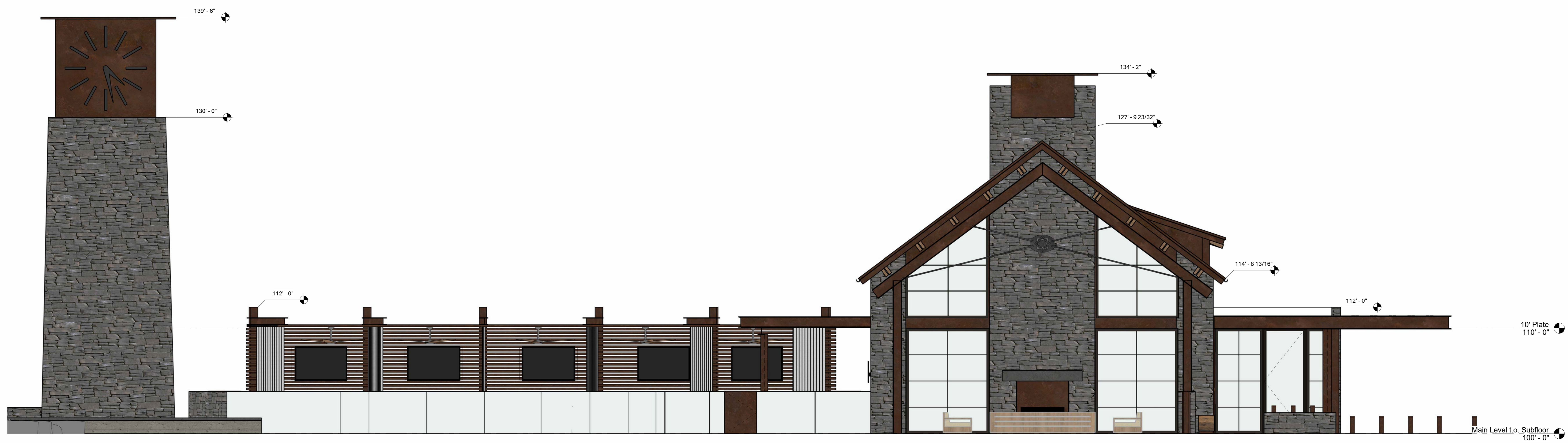
ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
A	STANDING SEAM METAL ROOF	--	--
B	GUTTER, DOWNSPOUTS, EXPOSED FLASHING AT SLOPED ROOF	--	--
C	PAINTED FASCIA	--	--
D	STEEL C-CHANNEL FASCIA	--	--
E	STONE VENEER	--	--
F	WOOD SIDING	--	--
G	STEEL SIDING	--	--
H	EXTERIOR DOORS & WINDOWS	--	--
J	STEEL STRUCTURE	--	--
K	EXPOSED TIMBERS	--	--
L	CHIMNEY CAP	--	--
M	TYP. EXPOSED FLASHINGS	--	--
N	FRONT ENTRY DOOR	--	--
O	POOL PERIMETER FENCING	--	--
P	EXTERIOR LIGHTING	--	--
Q	--	--	--
R	--	--	--

NOTE:  
1. GENERAL CONTRACTOR TO PROVIDE FULL SCALE, ON-SITE, MATERIAL / COLOR MOCK-UPS REPRESENTATIVE OF FINAL MATERIALS AND APPLICATION / INSTALLATION METHODS. 2. GENERAL CONTRACTOR TO RECEIVE ARCHITECT / CLIENT APPROVAL PRIOR TO FINAL ORDER OF MATERIAL OR INSTALLATION ON PROJECT. DETAILS REGARDING REQUESTED MOCKUP TO BE PROVIDED BY ARCHITECT AT GENERAL CONTRACTOR'S REQUEST.



2 RESTAURANT - WEST ELEVATION  
1/4" = 1'-0"



1 RESTAURANT - SOUTH ELEVATION  
1/4" = 1'-0"

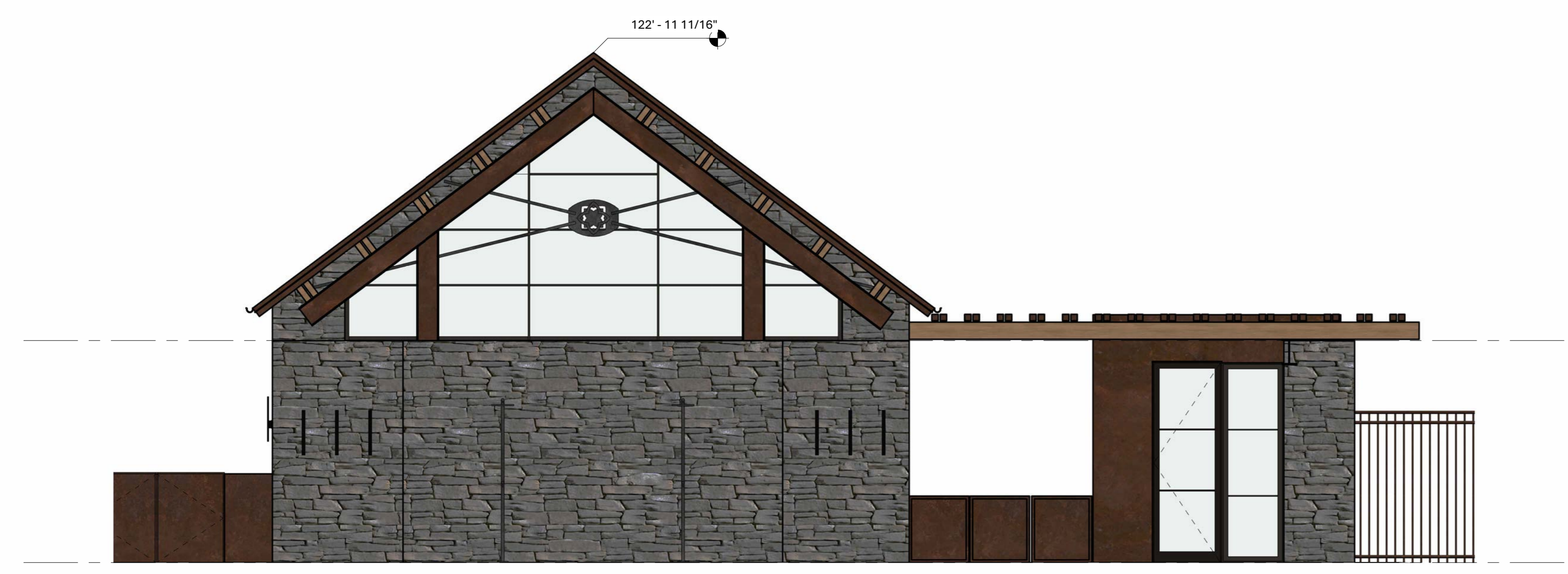
ISSUANCE	DATE	PROJECT #
2	25.10.28	25.210
SCHEMATIC DESIGN		

BUILDING ELEVATIONS

ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
A	STANDING SEAM METAL ROOF	--	--
B	GUTTER, DOWNSPOUTS, EXPOSED FLASHING AT SLOPED ROOF	--	--
C	PAINTED FASCIA	--	--
D	STEEL C-CHANNEL FASCIA	--	--
E	STONE VENEER	--	--
F	WOOD SIDING	--	--
G	STEEL SIDING	--	--
H	EXTERIOR DOORS & WINDOWS	--	--
J	STEEL STRUCTURE	--	--
K	EXPOSED TIMBERS	--	--
L	CHIMNEY CAP	--	--
M	TYP. EXPOSED FLASHINGS	--	--
N	FRONT ENTRY DOOR	--	--
O	POOL PERIMETER FENCING	--	--
P	EXTERIOR LIGHTING	--	--
Q	--	--	--
R	--	--	--

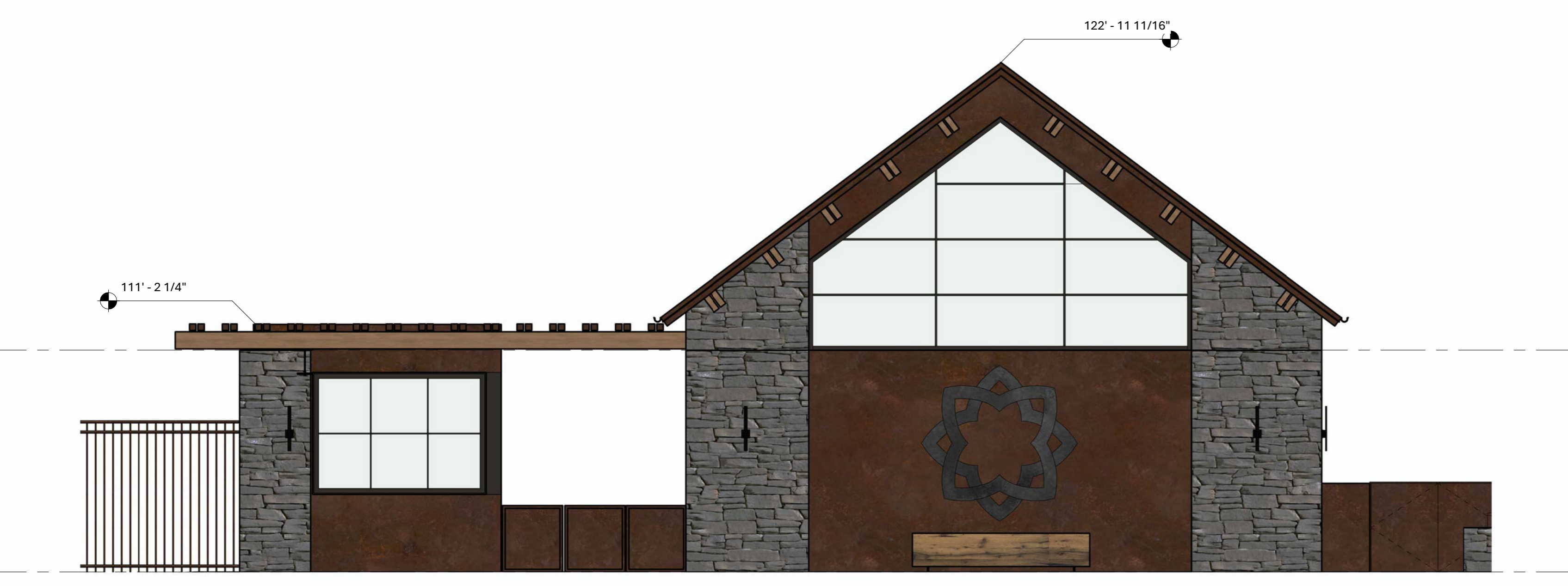
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4 POOLHOUSE - WEST ELEVATION  
1/4" = 1'-0"



3 POOLHOUSE - SOUTH ELEVATION  
1/4" = 1'-0"



2 POOLHOUSE - EAST ELEVATION  
1/4" = 1'-0"



1 POOLHOUSE - NORTH ELEVATION  
1/4" = 1'-0"





**LEGEND**



**A** AZURE SPRINKLE SANDSCAPE REFINED  
Primary Pool Decking



**B** SANDSTONE BROOM FINISH  
Banding, Coping, Stairs and Ramps



**C** ADOBE FLAGSTONE PATTERN  
Accent Pool Decking and Fire Pit Area

*This plan is illustrative only. Layout & Materials are subject to change.*