PLANNING COMMISSION REGULAR MEETING
MONDAY, MAY 18, 2026
AGENDA

Monday, May 18, 2026 **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: 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.

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 April 20, 2026. **4638**

Attachments: Unofficial Minutes from April 20, 2026

3. Land Use Hearing Items

a. 8500 C Moore Rd - Helitack Facility - Location and Extent - Project File: LE2026-006. **4687**
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - LE2026-006

b. Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003. **4640**
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - ZR2026-003

4. Adjournment

The Next Regular Meeting Will be Held on Monday, June 1, 2026 @ 6:00 p.m.

MEETING DATE: May 4, 2026

DESCRIPTION: Unofficial Minutes from April 20, 2026.

ATTACHMENTS:

Unofficial Minutes from April 20
2026

PLANNING COMMISSION REGULAR MEETING
MONDAY, APRIL 20, 2026
MINUTES

Monday, April 20, 2026 **6:00 PM** **Hearing Room**

1. Call to Order

Commissioner Hampton was appointed Acting Chair and proceeded to present hearing instructions.

a. Pledge of Allegiance

b. Roll Call

PRESENT
Commissioner Len Abruzzo
Commissioner Mark Hampton, Acting Chair
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Marc Reyher
Commissioner Jim Smallwood, Secretary
EXCUSED
Commissioner Calvin Downs, Chair
Commissioner Ed Rhodes
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

None.

2. Approval of Minutes

a. Unofficial Minutes from April 6, 2026.

Commissioner Mike McKesson moved that the Commission approve the Minutes from March 23, 2026.

RESULT: APPROVED

MOVER: Mike McKesson
SECONDER: Ed Kubly
AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Mike McKesson, Ed Kubly
ABSTAIN: Jim Smallwood

3. Land Use Hearing Items

a. 6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station – Location and Extent – Project File: LE2026-004.

Carolyn Washee-Freeland, AICP, Senior Planner, Department of Community Development, presented the proposed application.

The applicant's representative, Mason Kiefer, provided additional information.

Commissioner Hampton opened public comment.

There was no public comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

Dan Roberts, Douglas County Public Works, provided additional information.

Commissioner Mike McKesson moved to approve the 6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station – Location and Extent – Project File: LE2026-004

RESULT: APPROVED
MOVER: Mike McKesson
SECONDER: Ed Kubly
AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

b. Sterling Ranch Filing 3A, Tracts D and E – Location and Extent – Project File: LE2026-005.

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

The applicant's representative, Jessica Gottschalk, Sterling Ranch Community Authority Board, provided additional information.

Commissioner Hampton opened public comment.

There was no public comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

The applicant's representative, and Kevin Johnk, Sterling Ranch Development Company, provided additional information.

Commissioner Mike McKesson moved to approve Sterling Ranch Filing 3A, Tracts D and E – Location and Extent – Project File: LE2026-005.

RESULT:	APPROVED
MOVER:	Micheal McKesson
SECONDER:	Jim Swallwood
AYES:	Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

c. Stroh Exemption, 1st Amendment, Parcels A & B1 – Comprehensive Master Plan Land Use Map Amendment – Project File: DR2025-008.

Mike Pesicka, AICP, Principal Planner, Department of Community Development, presented the proposed application.

The applicant's representative, Jennifer Carpenter, LJA, provided additional information.

Commissioner Hampton opened public comment.

Bill Culp, Parker, CO, provided comment.

Peter Saint-Andre, Homestead Hills Civic Association, provided comment.

Patrick Hickey, Centennial Ranch HOA, provided comment.

Amanda Smith, Parker, CO, provided comment.

Brian Hillier, Parker, CO, provided comment.

Robert Kennah, Parker, CO, provided comment.

Peggy Waide, Parker, CO, provided comment.

Pat Greaser, Parker, CO, provided comment.

Katie Markman, Parker, CO, provided comment.

Dave Edwards, Parker, CO, provided comment.

Mike Ryan, Parker, CO, provided comment.

Alex Koffman, Parker, CO, provided comment.

Maxine Gregory, Parker, CO, provided comment.

Monique Durham, Parker, CO, provided comment.

T.J. Schneider, Ponderosa Hills Civic Association, provided comment.

Irene McCahill, Parker, CO, provided comment.

Ed Ricks, Parker, CO, provided comment.

Trisha McCarty, Parker, CO, provided comment.

Julie Broun, Parker, CO, provided comment.

Heidi Hendricks, Parker, CO, provided comment.

Crystal Kennah, Parker, CO, provided comment.

Gaylord Hart, Parker, CO, provided comment.

Maryann Smith, Parker, CO, provided comment.

Mark Anderson, Parker, CO, provided comment.

Katie Ellingson, Parker, CO, provided comment.

Mitch Trevey, Parker, CO, provided comment.

Michael Kelly, Parker, CO, provided comment.

Commissioner Hampton closed public comment.

The applicant's representative, Elaina Marler, provided additional information.

Commissioner Hampton opened Planning Commission discussion.

Commissioner Marc Reyher moved to deny the Stroh Exemption, 1st Amendment, Parcels A & B1 – Comprehensive Master Plan Land Use Map Amendment – Project File: DR2025-008

RESULT:	DENIED
MOVER:	Marc Reyher
SECONDER:	Michael McKesson
AYES:	Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson
NAYES:	Ed Kubly

d. Vacation of a Portion of Cottonwood Avenue – Road Vacation – Project File: SB2026-004.

Eric Pavlinek, Principal Planner, Department of Community Development, presented the proposed application.

Commissioner Hampton opened public comment.

Kenith Ramsey, Parker, CO, provided comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

Commissioner Mike McKesson moved to recommend approval of the Vacation of a Portion of Cottonwood Avenue – Road Vacation – Project File: SB2026-004.

RESULT:	APPROVED
MOVER:	Mike McKesson
SECONDER:	Len Abruzzo
AYES:	Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

e. Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations – Project File: DR2025-006.

Brett Thomas, AICP, Chief Planner Department of Community Development, presented the proposed amendments.

Commissioner Hampton opened public comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

Commissioner Mike McKesson moved to recommend approval of the Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations – Project File: DR2025-006

RESULT:	APPROVED
MOVER:	Michael McKesson
SECONDER:	Jim Smallwood
AYES:	Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

4. Adjournment

The meeting was adjourned at 9:56 p.m.

_____

Jim Smallwood, Secretary

_____

Samantha Hutchison, Recording Secretary

MEETING DATE: May 18, 2026

STAFF PERSON RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

DESCRIPTION: 8500 C Moore Rd - Helitack Facility - Location and Extent - Project File: LE2026-006.

SUMMARY: The request is for approval of a Location and Extent for the construction of a helicopter landing area, 9,500 square-foot helicopter hangar, relocation of the K-9 training facility, and associated infrastructure at the existing Emergency Vehicle Operations Course (EVOC).

STAFF ASSESSMENT: Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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	5/7/2026
Samantha Hutchison - FYI	Notified - FYI	5/7/2026

ATTACHMENTS:

Cover Page
Staff Report - LE2026-006

MEETING DATE: May 18, 2026

STAFF PERSON RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

DESCRIPTION: 8500 C Moore Rd - Helitack Facility - Location and Extent - Project File: LE2026-006.

SUMMARY: The request is for approval of a Location and Extent for the construction of a helicopter landing area, 9,500 square-foot helicopter hangar, relocation of the K-9 training facility, and associated infrastructure at the existing Emergency Vehicle Operations Course (EVOC).

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

ATTACHMENTS:

Staff Report - LE2026-006

DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: May 6, 2026

To: Douglas County Planning Commission

From: Trevor Bedford, AICP, Senior Planner TB
Jeanette Bare, AICP, Current Planning Manager TB for JB
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **8500 C Moore Rd – Helitack Facility – Location and Extent**

Project File: **LE2026-006**

Planning Commission Hearing: **May 18, 2026 @ 6:00 p.m.**

I. EXECUTIVE SUMMARY

Douglas County Facilities, Fleet & Emergency Support Services (FFESS) requests approval of a location and extent (L&E) for a Helitack facility consisting of a helicopter landing area and a 9,500 square-foot helicopter hangar, relocation of the K-9 training facility, and associated infrastructure at the existing Emergency Vehicle Operations Center (EVOC). The property is located southeast of the intersection of Moore Road and Waterton Road between the communities of Sterling Ranch, Plum Valley Heights, and Louviers.

The L&E project area is within the Chatfield Urban Area of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Douglas County
Facilities, Fleet & Emergency Support Services (FFESS)
100 Third Street
Castle Rock, CO 80104

B. Applicant's Representative

Tim Hallmark
Douglas County FFESS Director
100 Third Street
Castle Rock, CO 80104

C. Request

The applicant requests approval of an L&E for the construction of a helicopter landing area, 9,500 square-foot helicopter hangar, relocation of the K-9 training facility, and associated infrastructure at the existing Emergency Vehicle Operations Course (EVOC).

D. Location

The project is located in northwest Douglas County southeast of the intersection of Moore Road and Waterton Road between the communities of Sterling Ranch, Plum Valley Heights, and Louviers. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions. There are two areas proposed for improvements: the Helitack facility located on east of Moore Road and the K-9 training facility located on the west side of Waterton Road.

E. Project Description

Douglas County FFESS proposes to relocate its existing Helitack facility by constructing a helicopter landing area and a 9,500 square-foot helicopter hangar, and relocate the existing K-9 training facility at the existing EVOC facility. The existing Helitack facility area is approximately half a mile to the north of the proposed site and is on property owned by Sterling Ranch. The proposed site relocates the landing area to property owned by Douglas County and provides additional area to construct the 9,500-square-foot hangar for maintenance and year-round storage needs. The new location also provides areas for construction of future facilities to support emergency response and search and rescue operations.

The landing area and hangar are proposed in the southwest corner of the EVOC facility, approximately 500 feet east of Moore Road. An asphalt parking lot with 18 spaces will be constructed directly to the west of the hangar. This area will be surrounded by a 4-foot-tall chain link security fence approved by the Federal Aviation Administration (FAA). Access to the facility will be provided by a driveway connecting to an access road off of Moore Road at its intersection with West Trails South Drive with additional access points throughout the EVOC site. This project will additionally include drainage improvements and connections to water and sewer infrastructure to the hangar. LE2025-023 approved water and sewer infrastructure to run along the northern edge of the EVOC property through a proposed roadway. This plan proposed to extend water and sewer lines from that roadway along the western property line.

The existing K-9 training facility was approved with project ZR2023-009 and is located at the proposed Helitack facility. To avoid conflicts, the K-9 facility is proposed to be relocated to the southeastern portion of the EVOC site, on the west side of Waterton Road. This site is currently zoned Rural Residential. The relocated facility will be similar to the existing K-9 training area and will consist of a 80-foot by 220-foot area enclosed by 6-foot tall chain link fencing with slats. The area will include smaller fenced areas, decommissioned vehicles, connex units, sheds, and an obstacle course for training and simulation exercises. The K-9 training facility will connect to an existing unpaved road that connects to Waterton Road.

During construction, there is potential for intermittent traffic control needs on Moore Road. Access to properties along Moore Road will not be affected. The applicant does not expect significant traffic impacts post construction.

III. CONTEXT

A. Background

EVOC was constructed in 2017 and currently serves as a driver training facility for the Douglas County Sheriff's Office, Colorado Department of Transportation, and other agencies. A Location and Extent application, project file LE2025-023, was approved for infrastructure to support the EVOC site including additional access roads, water and sewer, and grading improvements.

The existing Helitack facility is approximately half a mile north of the proposed site on property owned by Sterling Ranch. This L&E relocates the Helitack facility to property owned by Douglas County. Additional improvements are expected in the future near the landing area and hangar, including an administration building and storage building to support emergency services and search and rescue operations, as a part of the planned Regional Joint Public Safety Training Complex (RJPSTC). These additional facilities will be submitted and reviewed as future L&E applications.

B. Adjacent Land Uses and Zoning

Adjacent lands include the Sterling Ranch Planned Development, and Agricultural One zoned properties.

Zoning and Land Use

	Zoning	Land Use
North	Sterling Ranch PD	Vacant and existing EVOC access
South	Agricultural One and Rural Residential	Vacant
East	Sterling Ranch PD	Vacant
West	Sterling Ranch PD	Vacant

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The project site is at the developed EVOC facility. The proposed location for the helicopter landing area is where the current K-9 training facility is located. After relocation of the K-9 facility, there do not appear to be any physical conditions present that could constrain the proposed project.

B. Access

Access points to the EVOC facility were approved as a part of LE2025-023. A driveway will be constructed from the Helitack facility to connect to the access point off of Moore Road, across from its intersection with West Trails South Drive. Additional access points to the facility are located in the southeast corner of the site and along the northern edge of the site, connecting to Waterton Road and Moore Road.

C. Drainage and Erosion

The applicant provided a drainage report, GESC plans, and soils reports for review. At the writing of this staff report, Public Works Engineering had not yet responded to the referral request. Approval of any necessary plans and permits will be required prior to commencement of construction.

D. Floodplain

There is no 100-year floodplain on portions of the site affected by this application. A 100-year floodplain crosses the EVOC property approximately 1,000 feet north of the proposed K-9 training facility.

V. PROVISION OF SERVICES

A. Schools

This is a nonresidential project that will not impact school services.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency services to the site. At the writing of this staff report, SMFR had not yet responded to the referral request. The applicant will be required to obtain any approvals or permits necessary from SMFR prior to commencement of construction.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. The Office of Emergency Management responded to the referral request providing full support of the project and noted that this is a significant investment in the long term public safety of Douglas County. At the writing of this staff report, responses had not been received from DCSO or E911.

D. Water and Sanitation

The project proposes to extend water and sewer to the site via a connection at the northern edge of the EVOC site. These utilities will be used for the proposed hangar and be available for future phases of the RJPSTC facility. Water will be used for offices, break rooms, restroom facilities, and fire suppression. The helicopter will not use water from these facilities for firefighting operations. At the writing of the staff report, Dominion Water and Sanitation District (DWSD) had not yet responded to the referral request. The applicant will be required to obtain any necessary permits from DWSD prior to construction.

E. Utilities

Area utility providers were provided a referral on this application. AT&T responded to the referral request with no conflicts. Xcel Energy responded with no apparent conflict and provided information regarding utility locates and potential permits for utility services. CORE Electric responded with no comments regarding the L&E and provided

information regarding service boundaries in the area. At the writing of this staff report, no response was received from CenturyLink or Comcast.

F. 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: Construction Drawings approval, GESC report and plans approval, approval of any other necessary plans and permits.
- Building Division: Building permits.
- South Metro Fire Rescue: Any necessary permits.
- Dominion Water and Sanitation District: Any necessary permits.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in progress were sent to adjacent property owners. At the preparation of the staff report, no members of the public had responded to courtesy notices. Any comments received will be provided prior to the hearing. Referral response requests were sent to required referral agencies on April 27, 2026. Referral responses are due at the conclusion of the referral period on May 11, 2026, 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 evaluated the application in accordance with Section 32 of the DCZR. 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 8
Comprehensive Master Plan Map 11
Zoning Map 12
Aerial Map 13
Referral Agency Response Report 14
Referral Response Letters 17
Location and Extent Exhibit 19

DOUGLAS COUNTY
COLORADO

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. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Location and Extent

Marketing Name: Emergency Vehicle Operation Center

Presubmittal Review Project Number: PS2026-096

PROJECT SITE

Address: 8500 Moore Road

State Parcel Number(s): 2229-324-00-005

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S)

Name(s): Douglas County Board of County Commissioners

Address: 100 Third Street, Castle Rock, CO 80104

Phone: 303-660-7400

Email:

AUTHORIZED REPRESENTATIVE

Name: Tim Hallmark, Director of Facilities,Fleet & Emergency Support Services

Company: Douglas County

Address:

Phone: 303-663-7275

Email: thallmark@douglasco.gov

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*.

Tim Hallmark — Applicant's Signature

04/17/2026 — 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.

Project Number (Office Use Only):

PREBLE'S MEADOW JUMPING MOUSE

What is the Preble's Meadow Jumping Mouse?

The Preble's Meadow Jumping Mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's Meadow Jumping Mouse or its habitat.

Where does the mouse live?

The Preble's Meadow Jumping Mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the mainstream reaches of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson, and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

- Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
- Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
- The application or discharge of agrichemicals or other pollutants and pesticides onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's Meadow Jumping Mouse or its habitat should be directed to:

Field Office Supervisor
USFWS Colorado ES Field Office (MS 65412)
Denver Federal Center
PO Box 25486
Denver, CO 80225-0486
303-236-4773
ColoradoES@fws.gov

Where to find more information on the Preble's Meadow Jumping Mouse.

More information from the US Fish and Wildlife Service can be found at: https://ecos.fws.gov/ecp/species/4090

Any approval given by Douglas County does not obviate the need to comply with applicable federal, state, or local laws and/or regulations.

PROJECT NARRATIVE AND COMMUNITY IMPACT REPORT

Applicant: Douglas County Department of Facilities, Fleet and Emergency Support Services (FFESS)

Staff: Tim Hallmark, Director of Facilities, Fleet & Emergency Support Services

Project: Helitack Hangar at the Regional Joint Public Safety Training Complex (RJPSTC) and DCSO K-9 Training Area at the Emergency Vehicle Operations Center (EVOC)

Purpose: Construction of the first building at the RJPSTC and relocation of the K-9 Training Area at EVOC

Request: Approval of the Location & Extent for the Helitack Hanger at the RJPSTC and K-9 Training Area at EVOC

Background:
Location and Extent project LE2025-096 was approved in early 2026 and included relocating the primary access road into the EVOC to align with W. Trail South Drive and the construction of the central water and sanitary sewer lines to serve the site.

The 8-acre Regional Joint Public Safety Training Complex (RJPSTC) site is located on the southwest side of the County's EVOC and east of Moore Road. It is undeveloped except for a new access road and a portion of a 200,000-cubic yard dirt stockpile that is being exported to the Zebulon Park site. The EVOC training facility was constructed in 2017 and serves as a driver's training facility for the Sheriff's Office, Colorado Department of Transportation, other agencies, and teen driver training companies.

The Location & Extent for the current K-9 Training Area was approved in 2023.

Additional phases of facilities and improvements at RJPSTC and EVOC will be presented in future Location and Extent applications as funding allows.

Proposed Improvements:
The proposed Location and Extent for the first building at the RJPSTC site. OEM's current Helitack operations is located approximately a half-mile to the north on Moore Road and would be relocated to this site. The Helitack needs to be relocated as the current site is scheduled for development by Sterling Ranch. The K-9 training area is proposed to be relocated to the southeast portion of the EVOC just west of Waterton Road to accommodate construction of the hangar and helipad.

The construction of these two facilities support the Sheriff's Office K-9 team and Office of Emergency Management (OEM). The following improvements will be included in the Location and Extent.

First phase of the Regional Joint Public Safety Training Complex (RJPSTC)

- Grading and construction of access roads and parking areas
- Connection to water and sanitary sewer
- FAA approved 4-foot tall chain link security fencing
- Construction of the 9,500 square foot Helitack hangar
- Construction of a helicopter landing pad

Relocation of the DCSO K-9 Training Area

- An 80-ft by 220-ft enclosed area (0.4 acres) with 6'-tall chain link fencing and access gates with sun barrier mesh or slats to prevent the dogs from looking through.
- Smaller fenced-in areas to replicate backyards with gated entrances. This replicates yard-to-yard searches.
- 10-ft by 10-ft Connex units are placed in simulated backyards. Tough sheds are safe-hide locations keeping dogs off equipment and locating suspects quickly and safely for officers. These obstacles create environmental obedience ensuring that the dogs will not hesitate when deployed.
- Decommissioned cars within the fenced-in areas to hide drugs, practice felony stops, and exercise K-9 deployments into vehicles.
- Mobile K-9 obstacle course for K-9 agility training.

Community Impact:
With the proposed improvements, there may be intermittent construction traffic control impacts on Moore Road. Current access to properties along Moore Road will not be affected. Grading, Erosion and Sediment Control (GESC) standards will be followed to reduce impacts from the construction of the facilities and limit the potential for erosion. The new southern access to EVOC will be completed before current one is closed to preserve access.

The community and future development will benefit from a new Helitack hangar for the Office of Emergency Management. The location of the hangar provides for a quicker response to wildfires when compared to Centennial Airport and utilized County-own property. The hangar will provide year-round storage and maintenance space for the helicopter. This will protect the County investment in providing wildfire and emergency response. The traffic levels for the hangar will stay the same as the current site.

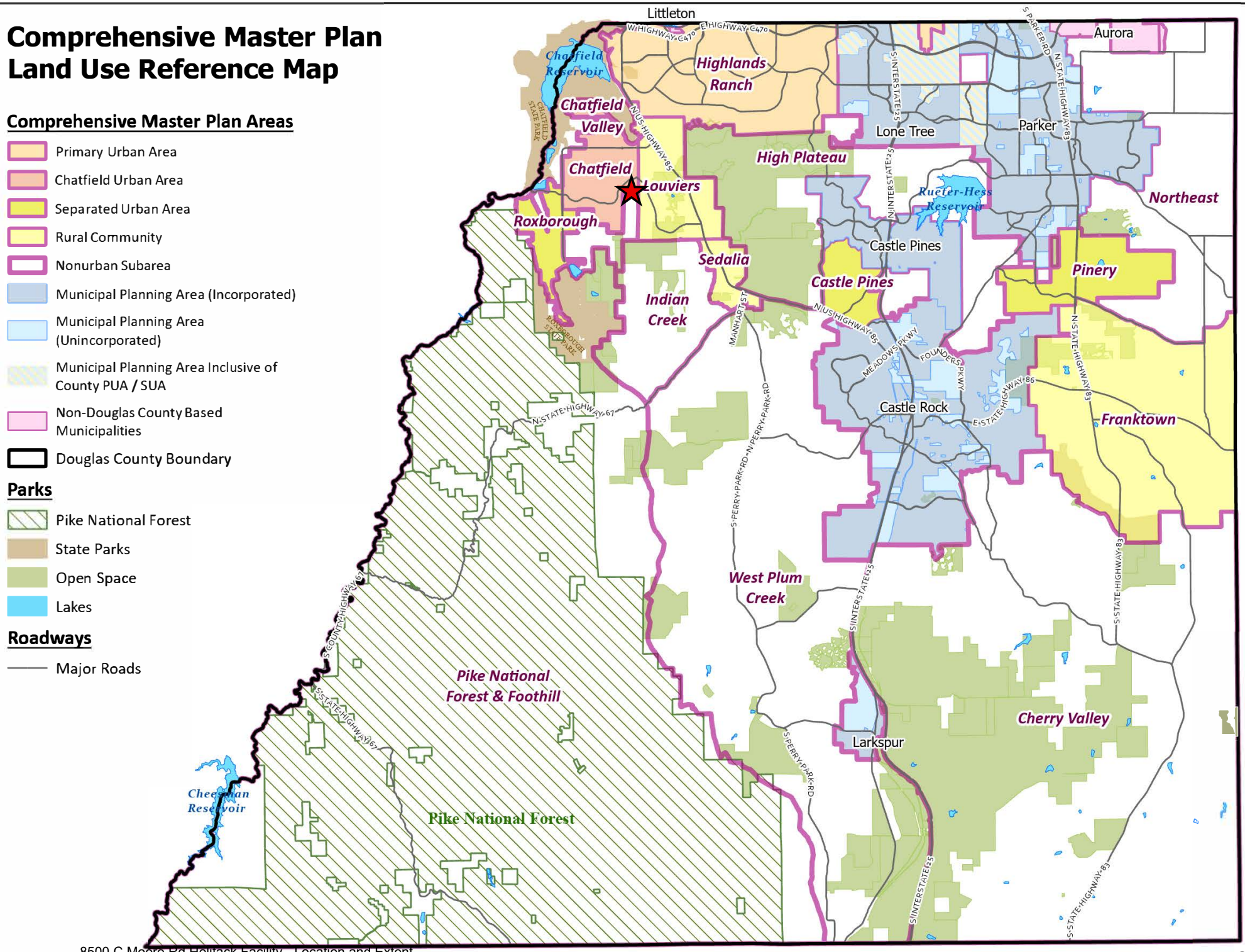
Compliance with Master Plan:
The improvements at the RJPSTC promote the goal of providing "quality emergency services to County residents in the most cost effective manner possible" (CMP Goal 5-6). The relocation and the construction of Helitack hangar for the Office of Emergency Management will ensure that quality emergency service are available. The relocation of the K-9 training area maintains space for the DCSO K-9 unit to practice and training dogs that support the Sheriff's Office. As offered in Policy 5-6A.1, these public safety improvements are being integrated and coordinated with the new neighboring development projects.

Required Reports and Permits

A Phase 3 Drainage Report will be completed with future development and site improvements. GESC Report and Plans will be submitted for review to Engineering and any required changes will be addressed. Utility plans have been coordinated with the providers and are under review with Engineering.

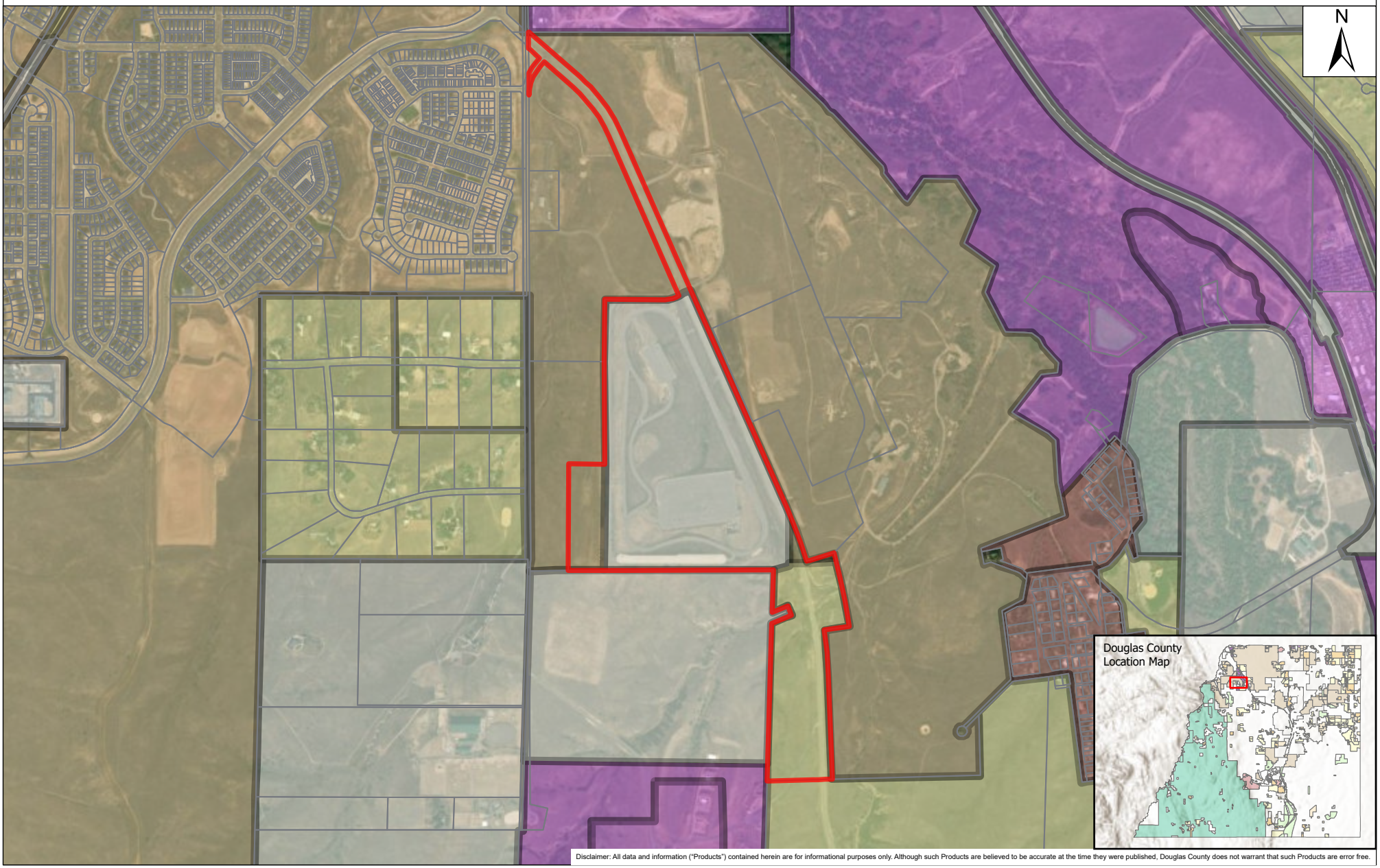
The traffic study provided for the hangar site to the north showed minimal offsite traffic impacts. Additional traffic studies will be provided with future phases of the Regional Joint Public Safety Training Complex.

Comprehensive Master Plan Land Use Reference Map



8500 C Moore Rd LE2026-006

DOUGLAS COUNTY
COLORADO



Date Saved: 5/5/2026 3:56 PM

GI - GENERAL INDUSTRIAL
A1 - AGRICULTURAL ONE
PD - PLANNED DEVELOPMENT
RR - RURAL RESIDENTIAL
SR - SUBURBAN RESIDENTIA

8500 C Moore Rd Helitack Facility - Location and Extent
Project File # LE2026-006
Planning Commission Staff Report - Page 12 of 43

8500 C Moore Rd LE2026-006

DOUGLAS COUNTY
COLORADO



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.

Date Saved: 5/1/2026 4:39 PM

Project Name: 8500 C Moore Rd
Project File #: LE2026-006
Date Sent: 04/27/2026 **Date Due:** 05/11/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/28/2026	No Comment	No response necessary
Assessor	05/04/2026	Received: None	Awaiting Referral Response
AT&T Long Distance - ROW	04/30/2026	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Waterton Rd Littleton, 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.	No response necessary
Building Services	05/05/2026	Permit is required for structures, hanger, helipad, connex units, etc..... please visit Douglas county's web site for requirements and contact 303-660-7497 if you have any questions.	Information provided to applicant.
Chatfield Community Association		Awaiting Referral Response	Awaiting Referral Response
CenturyLink		Awaiting Referral Response :	Awaiting Referral Response
Comcast		Awaiting Referral Response :	Awaiting Referral Response

Project Name: 8500 C Moore Rd
Project File #: LE2026-006
Date Sent: 04/27/2026 **Date Due:** 05/11/2026

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	05/06/2026	Xcel Energy is the certificated electric utility provider for the parcel located in Section 32, Township 6 South, Range 68 West of the 6th P.M., Douglas County, Colorado, and will provide electric service in accordance with the rules and regulations established by the Public Utilities Commission (PUC). CORE Electric Cooperative has no comments regarding the Location and Extent within this area, as it lies within Xcel Energy's service territory. The remaining acreage associated within Zebulon development, located within Section 33, will be served by CORE Electric Cooperative.	No response necessary
Dominion Water and Sanitation District		Awaiting Referral Response	Awaiting Referral Response
Engineering Services		Awaiting Referral Response :	Awaiting Referral Response
Louviers Conservation Partnership		Awaiting Referral Response	Awaiting Referral Response
Office of Emergency Management	04/28/2026	Emergency Management is in full support of this project. The aviation building, associated site improvements, and future phases of this project represent a significant investment in long term public safety for Douglas County as it continues to grow and evolve.:	No response necessary
Plum Valley Heights HOA		Awaiting Referral Response	Awaiting Referral Response
Sheriff's Office		Awaiting Referral Response	Awaiting Referral Response
Sheriff's Office E911		Awaiting Referral Response	Awaiting Referral Response
South Metro Fire Rescue	Click here to enter text.	Awaiting Referral Response	Awaiting Referral Response

Project Name: 8500 C Moore Rd
Project File #: LE2026-006
Date Sent: 04/27/2026 **Date Due:** 05/11/2026

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	04/29/2026	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict. Please be aware that PSCo owns and operates existing natural gas distribution facilities along N. Moore Road and along the southern property line where the helipad is proposed. The property owner/developer/contractor must complete the application process for any new natural gas or 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.	Information provided to applicant

Right of Way & Permits

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

April 29, 2026

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

Attn: Trevor Bedford

Re: 8500 C Moore Rd - Location and Extent, Case # LE2026-006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**. Please be aware that PSCo owns and operates existing natural gas distribution facilities along N. Moore Road and along the southern property line where the helipad is proposed.

The property owner/developer/contractor must complete the application process for any new natural gas or 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

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.

AT&T LONG LINE FIBER OPTICS

PROJECT AREA

Sterling Ranch

N Moore Rd

Waterton Rd

Can Am Hwy

N Main St

Louviers

Airport Rd

85

N

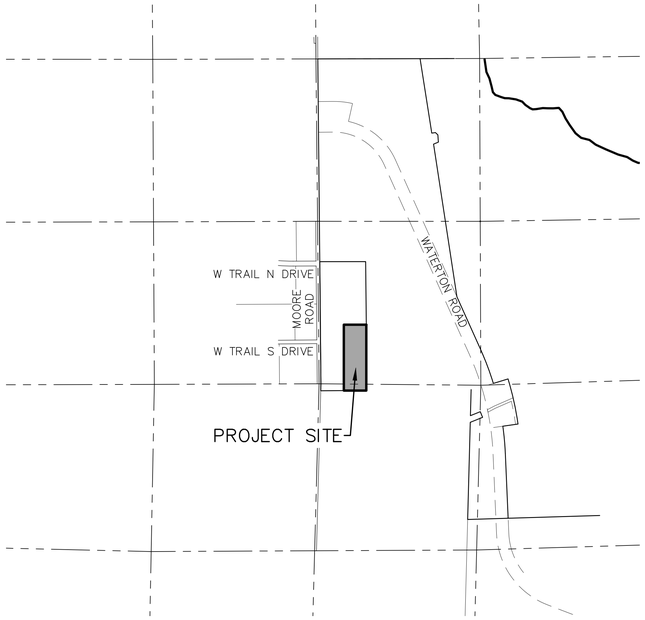
29

Google Earth

Image Landsat / Copernicus

REGIONAL JOINT PUBLIC SAFETY TRAINING COMPLEX
AVIATION BUILDING
CONSTRUCTION DOCUMENTS
DOUGLAS COUNTY, CO

LOCATION AND EXTENT PLANS



VICINITY MAP
1" = 1000'

SHEET INDEX
C0.0 – COVER
C0.1 – NOTES
C0.2 – OVERALL L&E EXHIBIT
C0.3 – PROPOSED K9 RELOCATION SITE PLAN
C0.4 – PROPOSED K9 RELOCATION GRADING PLAN
C1.0 – SITE PLAN
C1.1 – FIRE ACCESS PLAN
C1.2 – SITE DETAILS
C1.3 – STANDARD DETAILS
C2.0 – GRADING PLAN
C2.1 – DETAILED GRADING PLAN
C2.2 – ROADWAY PLAN AND PROFILE
C3.0 – DWSD COVER
C3.1 – UTILITY PLAN – OVERALL WATER AND SANITARY SEWER PLAN
C3.2 – UTILITY PLAN – RJPSTC CONNECTION
C3.3 – UTILITY PLAN – OVERALL STORM PIPE AND UNDERDRAIN PLAN
C3.4 – SANITARY SEWER PLAN AND PROFILE (SHEET 1)
C3.5 – SANITARY SEWER PLAN AND PROFILE (SHEET 2)
C3.6 – SANITARY SEWER PLAN AND PROFILE (SHEET 3)
C3.7 – WATER MAIN PLAN AND PROFILE (SHEET 1)
C3.8 – WATER MAIN PLAN AND PROFILE (SHEET 2)
C3.9 – WATER MAIN PLAN AND PROFILE (SHEET 3)
C3.10 – STORM PLAN AND PROFILE – EAST ACCESS CULVERT
C3.11 – STORM PLAN AND PROFILE – WEST ACCESS CULVERT
C3.12 – STORM PLAN AND PROFILE – TEMPORARY ROAD EXISTING SWALE CULVERT
C4.0 – GRADING EROSION AND SEDIMENT CONTROL PLAN – COVER
C4.1 – GRADING EROSION AND SEDIMENT CONTROL PLAN – INITIAL
C4.2 – GRADING EROSION AND SEDIMENT CONTROL PLAN – INTERIM
C4.3 – GRADING EROSION AND SEDIMENT CONTROL PLAN – FINAL
C4.4 – GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 1)
C4.5 – GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 2)
C4.6 – GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 3)

THESE CONSTRUCTION PLANS FOR REGIONAL JOINT PUBLIC SAFETY TRAINING CENTER WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

BRYAN FRANTZ
COLLINS ENGINEERS, INC.

THIS CERTIFICATION APPLIES TO THE FOLLOWING SHEETS ONLY:
SHEET INDEX
C0.0 – COVER
C0.1 – NOTES
C1.0 – SITE PLAN
C1.1 – FIRE ACCESS PLAN
C1.2 – SITE DETAILS
C1.3 – STANDARD DETAILS
C2.0 – GRADING PLAN
C2.1 – DETAILED GRADING PLAN
C2.2 – ROADWAY PLAN AND PROFILE
C3.0 – DWSD COVER
C3.1 – UTILITY PLAN – OVERALL WATER AND SANITARY SEWER PLAN
C3.2 – UTILITY PLAN – RJPSTC CONNECTION
C3.3 – UTILITY PLAN – OVERALL STORM PIPE AND UNDERDRAIN PLAN
C3.4 – SANITARY SEWER PLAN AND PROFILE (SHEET 1)
C3.5 – SANITARY SEWER PLAN AND PROFILE (SHEET 2)
C3.6 – SANITARY SEWER PLAN AND PROFILE (SHEET 3)
C3.7 – WATER MAIN PLAN AND PROFILE (SHEET 1)
C3.8 – WATER MAIN PLAN AND PROFILE (SHEET 2)
C3.9 – WATER MAIN PLAN AND PROFILE (SHEET 3)
C3.10 – STORM PLAN AND PROFILE – EAST ACCESS CULVERT
C3.11 – STORM PLAN AND PROFILE – WEST ACCESS CULVERT
C3.12 – STORM PLAN AND PROFILE – TEMPORARY ROAD EXISTING SWALE CULVERT
C4.0 – GRADING EROSION AND SEDIMENT CONTROL PLAN – COVER
C4.1 – GRADING EROSION AND SEDIMENT CONTROL PLAN – INITIAL
C4.2 – GRADING EROSION AND SEDIMENT CONTROL PLAN – INTERIM
C4.3 – GRADING EROSION AND SEDIMENT CONTROL PLAN – FINAL
C4.4 – GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 1)
C4.5 – GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 2)
C4.6 – GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 3)

OWNER:
DOUGLAS COUNTY GOVERNMENT
3026 N. INDUSTRIAL WAY
CASTLE ROCK, CO 80109
CONTACT: TIM HALLMARK
PH: 303-663-7275
EMAIL. THALLMAR@DOUGLAS.CO.US

ARCHITECT:
DLH ARCHITECTURE, LLC
200 FRONT STREET
CASTLE ROCK, CO 80104
CONTACT: NATHAN ALBERS
PH: 303-688-5273
EMAIL: NALBERS@DLHARCHITECTURE.COM

ELECTRICAL ENGINEER:
PK ELECTRICAL, INC.
4601 DTC BOULEVARD, SUITE 740
DENVER, CO 80237
CONTACT: ALAN WISKUS
PH: 720-481-3290
EMAIL: AWISKUS@PKELECTRICAL.COM

MECHANICAL ENGINEER:
THE BALLARD GROUP
2525 S. WADSWORTH BOULEVARD, SUITE 200
LAKEWOOD, CO 80227
CONTACT: PETER FALLA
PH: 303-867-6860
EMAIL: PFALLIA@THEBALLARDGROUP.COM

PLUMBING/FIRE PROTECTION ENGINEER:
THE BALLARD GROUP
2525 S. WADSWORTH BOULEVARD, SUITE 200
LAKEWOOD, CO 80227
CONTACT: NATE RUST
PH: 303-867-6847
EMAIL: NRUST@THEBALLARDGROUP.COM

STRUCTURAL ENGINEER:
HCDA ENGINEERING, INC.
9 S. WEBER STREET
COLORADO SPRINGS, CO 80903
CONTACT: JEFF KOBRIGER
PH: 719-633-7784
EMAIL: JKOBRIGER@HCDAENGINEERING.COM

CIVIL ENGINEER:
COLLINS ENGINEERS, INC.
455 SHERMAN STREET, SUITE 160
DENVER, CO 80203
CONTACT: BRYAN FRANTZ
PH: 720-262-5527
EMAIL: BFRANTZ@COLLINSENGR.COM

WATER AND SANITARY PROVIDER:
DOMINION WATER & SANITATION DISTRICT
9250 E. COSTILLA AVENUE,
GREENWOOD VILLAGE, CO 80112
PH: 720-531-4210
EMAIL: INFO@DOMINIONWSD.COM

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
455 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0290
fax: (303) 447-0141
web: collinsengr.com

Douglas County - Regional Joint Public Safety Training Complex
Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C0.0

1 COVER

DOUGLAS COUNTY GENERAL NOTES:

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: N/A
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.
12. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.
13. STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.
14. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
15. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
16. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING INSPECTIONS DIVISION AT 303- 660-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.
17. TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.
18. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
19. DOUGLAS COUNTY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
20. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
21. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
22. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTION OF AN RCP OUTFALL.
23. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
24. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.
25. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
26. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
   - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
   - CDOT M & S STANDARDS
   - MUTCD
   - URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1,2 & 3
27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

DOUGLAS COUNTY SIGNAGE AND STRIPING NOTES NOTES:

A. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE "COLORADO SUPPLEMENTAL MUTCD", THE DOUGLAS COUNTY "ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL" AND THE "DOUGLAS COUNTY SIGNAGE AND STRIPING SUPPLEMENT". FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M AND S STANDARDS".
B. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS & MARKINGS SHALL BE PERFORMED BY DOUGLAS COUNTY. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD WILL BEGIN.
C. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
D. TYPE III LIGHTED BARRICADES SHALL BE SET AT ENDS OF ROADWAYS, SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" WARNING SIGN SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
E. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
F. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36" STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
G. A 7-FOOT MINIMUM HEIGHT SHALL BE MAINTAINED FROM BOTTOM OF SIGN PANEL TO THE TOP GRADE OF SIDEWALK (AT TOP GRADE OF PAVEMENT EDGE WHERE NO SIDEWALK EXISTS).
H. DELINEATION OF ROADWAYS WITHOUT CURB AND GUTTER SHALL BE AS SPECIFIED IN THE CDOT "M AND S STANDARDS". SEE (SS-7) FOR RAISED MEDIAN SIGNS AND DELINEATION.
I. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE ANY WARRANTY PERIOD, DOUGLAS COUNTY RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT AN UNFORESEEN SAFETY CONDITION WARRANTS SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
J. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL BE HIGH INTENSITY PRIZMATIC RETROREFLECTIVE.
K. ALL PUBLIC ROAD STREET NAME SIGNS SHALL HAVE DOUGLAS COUNTY LOGO ON LEFT SIDE OF SIGN.
L. ALL REMOVED SIGNS SHALL BE RETURNED TO DOUGLAS COUNTY TRAFFIC SERVICES, CALL 303-663-6237 FOR DROP OFF LOCATION.
M. CROSSWALKS: SHALL BE CONSTRUCTED OF MATERIAL SPECIFIED BY DOUGLAS COUNTY.
N. SHALL BE "LONGITUDINAL" TYPE.
O. SHALL LINE UP WITH HANDICAP RAMPS.
P. SHALL BE CENTERED ON LANE LINES SO AS TO BE STRADDLED BY VEHICLES.
Q. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
R. METHYL-MYTHACRALATE (MMA), EPOXY PAINT, PREFORMED THERMOPLASTIC, INLAY TAPE (STAMARK OR APPROVED EQUIVALENT), WATERBORN TRAFFIC PAINT (PER CDOT SPECIFICATIONS), GLASS BEADS OR AS SPECIFIED BY ENGINEER.
S. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS)
T. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY DOUGLAS COUNTY ENGINEERING INSPECTION DEPARTMENT (CALL 303-660-7487) PRIOR TO APPLICATION OF FINAL STRIPING.

GENERAL NOTES:

1. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY AND/OR EASEMENT AND ALL ON-SITE UTILITY WORK SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF ADAMS COUNTY AND THE GRANTOR OF THE EASEMENT.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
3. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR CALLING THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AND COORDINATING FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING AND UTILITY WORK.
4. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
6. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
7. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
8. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY.
9. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNERS REPRESENTATIVE.
10. SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
11. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
12. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THESE PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY NOT LIMITED TO NORMAL WORKING HOURS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING FEATURES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITION, AT HIS OWN EXPENSE.
15. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO: UTILITIES, STRUCTURES, PAVING, LANDSCAPING, ETC.) SUCH THAT NO DAMAGE IS DONE TO SITE IMPROVEMENTS (I.E.: SAWCUTIING NEW PAVEMENT). SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
16. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT A PRIOR UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
17. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.
18. DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF CURB LINE IN CURBED AREA AND EXTERIOR FACE OF BUILDING, AND TO CENTERLINE OF UTILITIES, UNLESS OTHERWISE SPECIFIED.
19. USE ONLY DIMENSIONS PROVIDED ON THESE PLANS. DO NOT SCALE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES AND/OR MISSING INFORMATION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ADJACENT PARCELS DURING ALL HOURS OF OPERATION FOR THE BUSINESSES LOCATED ON THOSE PARCELS.
21. CONTRACTOR TO REFER TO DRAWINGS ISSUED BY THE ARCHITECT, TO ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES.
22. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES. A COPY OF ALL APPLICABLE STANDARD DETAILS AND SPECIFICATIONS ARE INCORPORATED HEREIN BY REFERENCE.
23. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY. IN CASES WHERE ISLAND, ROADWAYS, PARKING LOTS, AND OTHER IMPROVEMENTS NOT MENTIONED ARE MOVED OR ADJUSTED TO GRADE, CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL LANDSCAPED AREAS ARE PROPERLY IRRIGATED & THAT IRRIGATION SYSTEM FUNCTIONS PROPERLY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT CITY STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

GRADING:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, AT THE CONTRACTORS EXPENSE.
2. THE CONTOUR LINES AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. ALL SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE UNLESS OTHERWISE INDICATED. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
3. TOP OF CURB AND SIDEWALK ELEVATIONS AT LOCATIONS OTHER THAN THE SIDEWALK AROUND THE BUILDING SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
6. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENT AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
7. CONTRACTOR SHALL COORDINATE TESTING ACTIVITIES WITH THE GEOTECHNICAL ENGINEER.
8. ALL GRADING, COMPACTION, AND PAVEMENT CONSTRUCTION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION.

ADA NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
2. ALL ADA ACCESSIBLE PARKING SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION.
3. ALL ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%
4. ALL ADA MANEUVERING AREAS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION.
5. ALL ADA ACCESSIBLE RAMPS SHALL MEET THE ADA REQUIREMENTS PER ADAAG SECTION 4.7 & 4.8.

EROSION & SEDIMENT CONTROL:

1. THESE CONSTRUCTION DRAWINGS ARE NOT COMPLETE WITHOUT THE MOST RECENTLY APPROVED STORMWATER MANAGEMENT (SWMP) PLANS.
2. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, OR EXCAVATION).
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OVERALL GRADING & EROSION CONTROL PLAN PREPARED FOR THE PROJECT.
4. CONTRACTOR TO ADJUST EROSION CONTROL MEASURES AS NEEDED FOR VARIOUS PHASES OF WORK.
5. CONTRACTOR TO ENSURE THAT NO DIRT AND SEDIMENT IS TRACKED ONTO ADJACENT STREETS AND WATERWAYS.
6. A GROUNDWATER DISCHARGE PERMIT IS REQUIRED FROM THE STATE ENGINEER'S OFFICE, PRIOR TO PUMPING IT OUT.
7. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH PERMIT FOR STORM WATER DISCHARGE.
8. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES' (BMPS) SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS i.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY EROSION CONTROL ADMINISTRATOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
9. TOPSOIL SHALL BE STOCKPILED WITHIN LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION CONTROL PLAN.
10. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
11. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
12. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
13. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
14. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. EROSION CONTROL ADMINISTRATOR SHALL BE NOTIFIED IMMEDIATELY.
15. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIAL EXPORTED FROM THE SITE, IS DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
17. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
18. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
19. PRIOR TO ACTUAL CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.

UTILITIES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDINGS WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER AND ARCHITECT PRIOR TO BEGINNING UTILITIES CONSTRUCTION.
3. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF GREENWOOD VILLAGE.
4. THE CONTRACTOR SHALL CONSTRUCT ALL WATER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF GREENWOOD VILLAGE.
5. THE CONTRACTOR SHALL CONSTRUCT ALL ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION SERVICES IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
8. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. CONTRACTOR TO SET AND ADJUST ALL MANHOLE COVERS, INLET GRATES, WATER VALVES, CLEAN OUTS, AND ANY OTHER ACCESS COVERS TO FINISHED PAVEMENT SURFACE OR FINISHED GRADE.
10. ALL ON-SITE STORM DRAIN PIPES TO BE CLASS III RCP UNLESS OTHERWISE SPECIFIED.

STORM SEWER:

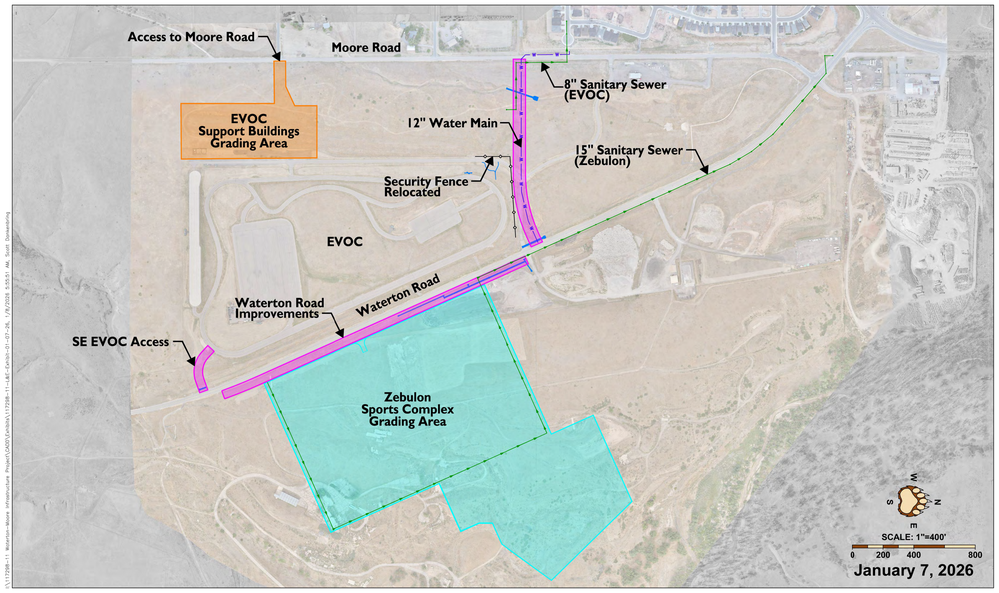
1. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF TOP BACK OF CURB FOR CURB INLETS
   - CENTER OF BOX FOR AREA INLETS
2. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES / CL

WATERTON-MOORE INFRASTRUCTURE PROJECT

Overall L&E Exhibit

DOUGLAS COUNTY COLORADO

FELSBURG HOLT & ULLEVIG



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 OVERALL L&E EXHIBIT

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
464 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinsengr.com

Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet

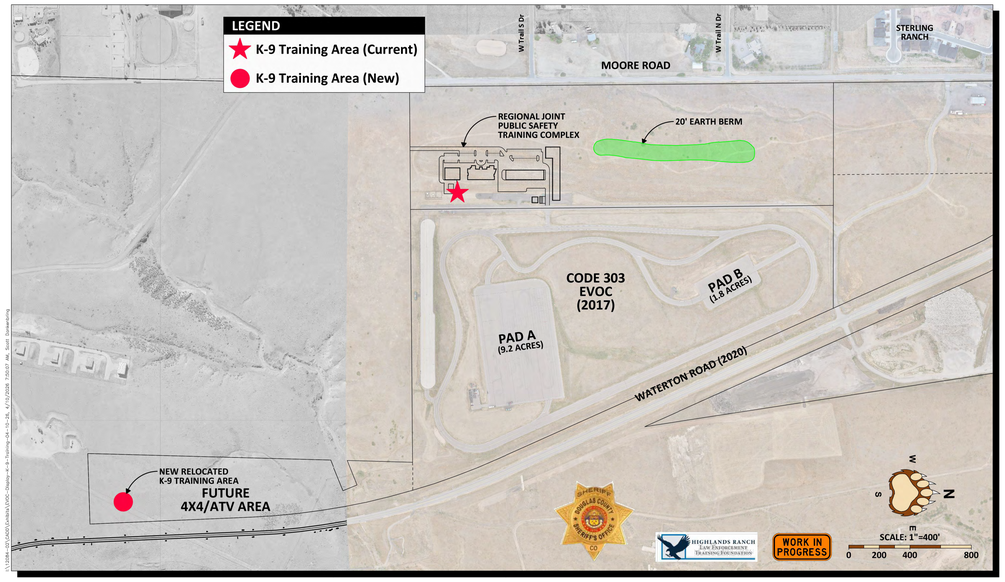
C0.2

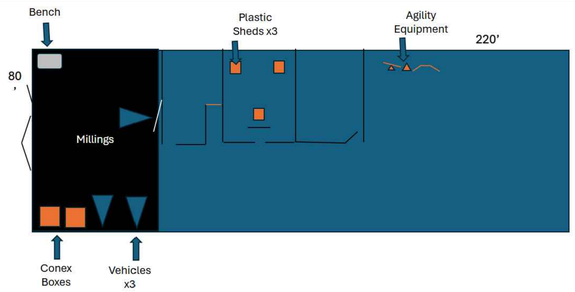
Emergency Vehicle Operation Center (EVOC)

Location and Extent K-9 Exhibit
L&E-Moore Road Parcel
Douglas County Sheriff's Office K-9 Training Area

DOUGLAS COUNTY COLORADO

FELSBURG HOLT & ULLEVIG





ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 PROPOSED K9 RELOCATION SITE PLAN

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinseng.com

Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C0.3



NOTES:

1. APPROXIMATE CUT/FILL
   CUT = 1,916 CY
   FILL = 1,856 CY
   NET = 60 CY (CUT)
2. PROVIDED MILLINGS TO BE USED AS SURFACE TREATMENT FOR 1/2 OF THE PARKING LOT, THE 16' DRIVES, AND THE THE SOUTHERN 40' x 80' OF THE FENCED AREA.
3. THE NORTHERN 80' x 180' PORTION OF THE FENCED PAD IS TO BE TURF, TAKEN FROM PARKS PROJECTS.
4. THE SOUTHERN HALF OF THE PARKING LOT IS TO BE RE-SEEDED.
5. NORTHERN PAD TO BE FENCED.
6. SITE TO BE GRADED SO THAT RUN-ON STORMWATER FLOWS ARE LIMITED OR AVOIDED.

NORTH

0 40' 80'
SCALE IN FEET

PRELIMINARY

FREESE NICHOLS
5660 Greenwood Plaza Blvd
Suite 300
Greenwood Village, CO 80111
Phone - (303)-664-6522
Web - www.freese.com

DOUGLAS COUNTY
K9 PARKING LOTS
CIVIL
GRADING LAYOUT

NO.	ISSUE	BY	DATE

FRA-FSN NO.
PROJECT NUMBER
DATE 4/14/2026
DESIGNED AY
DRAWN RR
CHECKED ML
APPROVED ML
FILE NAME K-9 SHEET.dwg

VERIFY SCALE Bar Scale is one inch on original drawing. If not one inch on this sheet, adjust scale. 0 1"

SHEET 1
SEQ. -

ACAD Rel: 25.1s (LMS Tech)
Filename: N:\SW\Sheets\K-9 PARKING PADS\K-9 SHEET.dwg
Last Saved: 4/21/2026 1:10 PM Saved By: 08892

Plot Date: 4/21/2026 1:11 PM Plot By: 08892 Filename: N:\SW\Sheets\K-9 PARKING PADS\K-9 SHEET.dwg

1 PROPOSED K9 RELOCATION GRADING PLAN

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

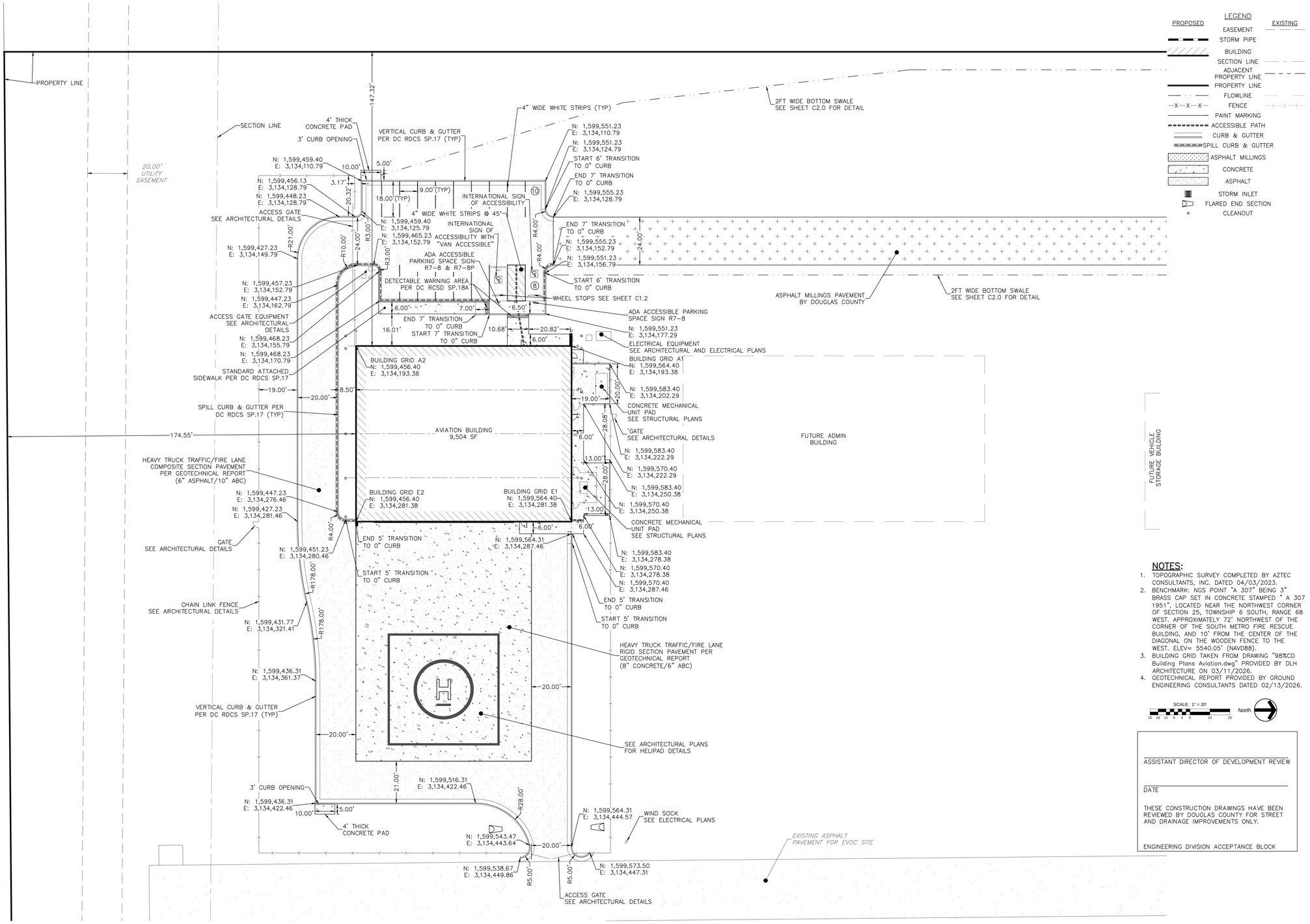
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

COLLINS ENGINEERS
464 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-0444
web: collinseng.com

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C0.4



LEGEND

PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
—X—X—X—	FENCE	—X—X—X—
	PAINT MARKING	
	ACCESSIBLE PATH	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	

NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.

SCALE: 1" = 20'

North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 SITE PLAN
1" = 20'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

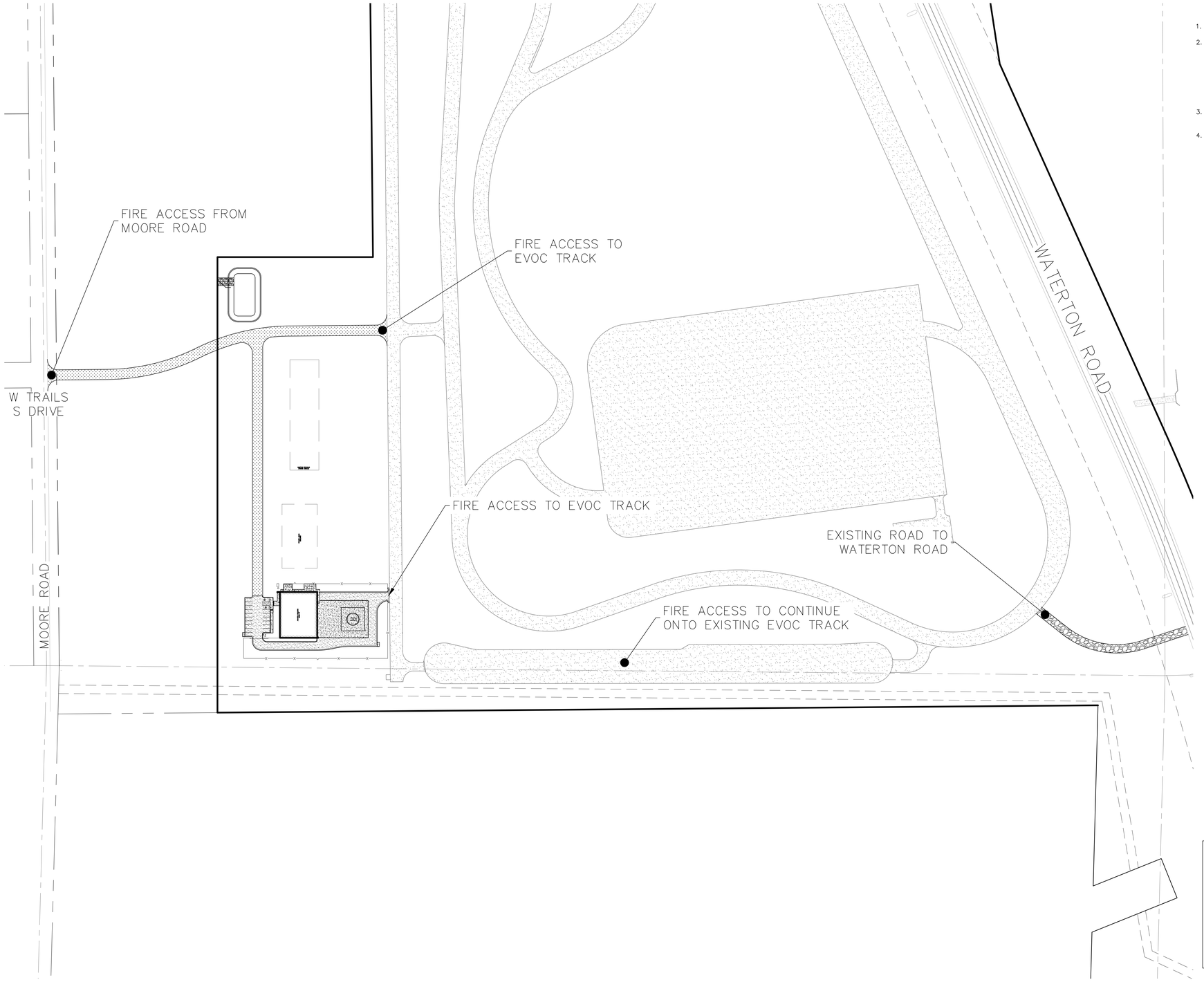
COLLINS ENGINEERS
460 Southpark Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinseng.com

Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C1.0



NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.

LEGEND

PROPOSED		EXISTING
	EASEMENT	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
—X—X—X—	FENCE	—X—X—X—
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	PAINT MARKING	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	

SCALE: 1" = 100'
100 80 60 40 20 0 50 100
North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 FIRE ACCESS PLAN
1" = 100'

8500 C Moore Rd Helitack Facility - Location and Extent
Project File # LE2026-006
Planning Commission Staff Report - Page 25 of 43

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0080
fax: (303) 447-1444
web: collinsengr.com

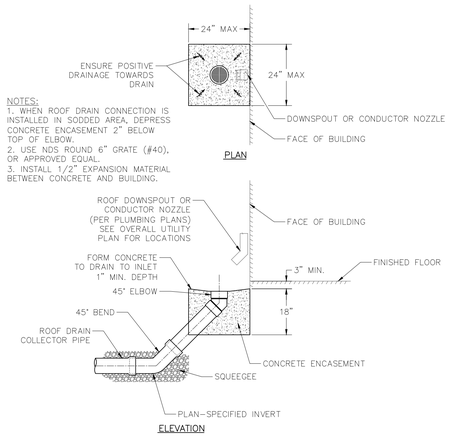
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

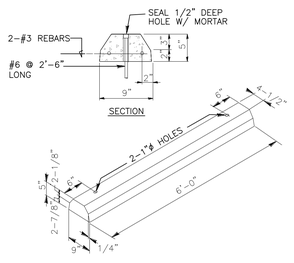
Sheet

C1.1



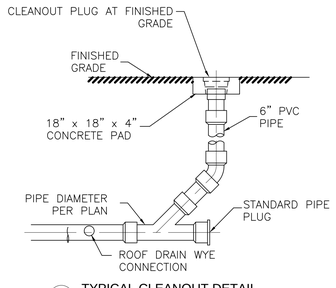
1 ROOF DRAIN / CONDUCTOR NOZZLE CONNECTION DETAIL

SCALE: NOT TO SCALE



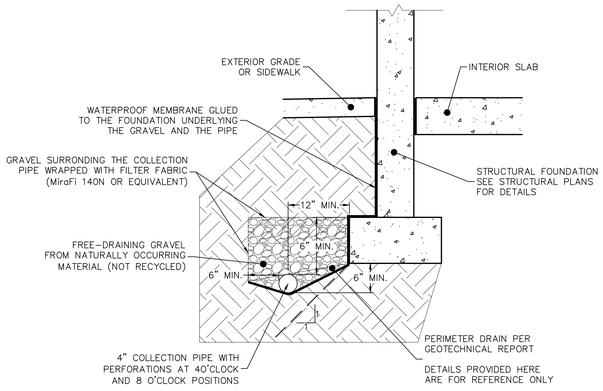
2 PRECAST CONCRETE WHEEL STOP

SCALE: NOT TO SCALE



3 TYPICAL CLEANOUT DETAIL

SCALE: NOT TO SCALE



4 TYPICAL UNDERDRAIN DETAIL

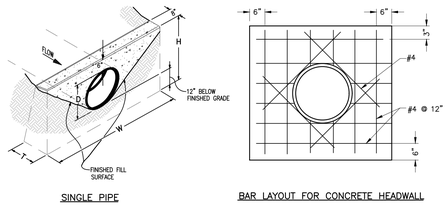
SCALE: NOT TO SCALE

TYPE OF PIPE | HEADWALL DIMENSIONS

CIRCULAR

D = PIPE DIAMETER (INSIDE)
H = HEIGHT
W = WIDTH
H = D + 20"
W = 3D + 12"
T = 0.4H (NEAREST INCH)

NOTES:
1. A RODENT SCREEN SHALL BE PLACED OVER OUTLET PIPE AT HEADWALL.

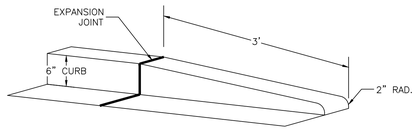


SINGLE PIPE

BAR LAYOUT FOR CONCRETE HEADWALL

5 CONCRETE HEADWALL DETAIL

SCALE: NOT TO SCALE



6 CURB TAPER DETAIL

SCALE: NOT TO SCALE



7 SIGNAGE DETAILS

SCALE: NOT TO SCALE

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 SITE DETAILS

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

Douglas County - Regional Joint Public Safety Training Complex

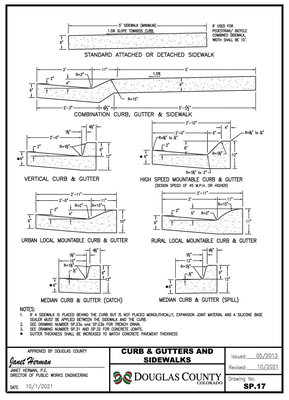
Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

COLLINS ENGINEERS
464 Sherman Street, Suite 160
Denver, Colorado 80203
voice (303) 447-0580
fax (303) 447-0444
web: collinsengr.com

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet

C1.2



NOTES:
1. IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLITHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND THE CURB.
2. SEE DRAWING NUMBER SP.18 AND SP.19 FOR CONCRETE JOINTS.
3. SEE DRAWING NUMBER SP.21 AND SP.22 FOR CONCRETE JOINTS.
4. GUTTER THICKNESS SHALL BE INCREASED TO MATCH CONCRETE PAVEMENT THICKNESS

APPROVED BY DOUGLAS COUNTY	CURB & GUTTERS AND SIDEWALKS	Issued: 05/2013
Janet Fornoff		Revised: 10/2021
JANET FORNOFF, P.E. DIRECTOR OF PUBLIC WORKS ENGINEERING	DOUGLAS COUNTY COLORADO	Drawing No. SP.17
DATE 10/1/2021		

CURB RAMP GENERAL NOTES:

1. IN ACCORDANCE WITH 49543-2-13702, ADA COMPLIANT CURB RAMPS SHALL BE PROVIDED AT ALL PEDESTRIAN CROSSINGS AND AT PUBLIC TRANSPORTATION STOPS WHERE MAJORITY, NOTICED A CURB. THESE LOCATIONS USUALLY INCLUDE, BUT ARE NOT LIMITED TO, STREET CROSSINGS AT INTERSECTIONS AND AT DESIGNATED MID-BLOCK LOCATIONS.
2. THE FOLLOWING CURB RAMP DETAILS ARE COMMON, NONPROPRIETARY, ORDINANCE STANDARDS OF TRANSPORTATION EXISTS, IN ACCORDANCE WITH THE LATEST EDITION PROVIDE ADDITIONAL ACCEPTABLE DETAILS. SEE DETAILED RAMP LAYOUTS ON THE PLANS FOR CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF DOUGLAS COUNTY.
4. SIDEWALKS SHALL BE RAMPED WHERE A DRIVEWAY IS EXTENDED ACROSS THE WALK.
5. DETAILS SHOWN IN THE PLAN SHALL APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS OR SIDEWALKS PER CURB RAMP DETAILS.
6. IN NEW CONSTRUCTION, RAMP AND CURB MAY BE POURED MONOLITHICALLY.
7. RAMP AND WINGS SHALL BE POURED MONOLITHICALLY.
8. MINIMUM WIDTH OF RAMPS SHALL BE 4 FEET AND RAMP SLOPES SHALL NOT BE STEEPER THAN 7.5%.
9. MAINTAIN BACK OF WALK ELEVATION AT 1.5% SLOPE FROM TOP OF CURB.
10. CONCRETE FOR SIDEWALK RAMPS SHALL BE CLASS "D".
11. A ½" EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
12. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE.



DETECTABLE WARNING AREA NOTES

1. DETECTABLE WARNING AREAS SHALL BE INSTALLED WITHIN CURB RAMPS AT ALL SIDEWALK/STREET TRANSITIONS, AS DESCRIBED BY THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), LATEST REVISION.
2. DETECTABLE WARNING DEVICES SHALL BE TRUNCATED DOME WARNING DEVICES. COLOR SHALL BE BRICK RED, TILE RED, OR OTHER EQUIVALENT COLOR TO PROVIDE COLOR CONTRAST WITH ADJACENT SURFACES, AS REQUIRED BY ADAAG SECTION 4.29.2. THE COUNTY ENGINEER MUST APPROVE THE TRUNCATED DOME WARNING AREA COLOR PRIOR TO CONSTRUCTION.
3. CONTRASTING COLOR REQUIREMENT SHALL BE MET BY TRUNCATED DOME SECTIONS AND NOT BY USE OF COLORED CONCRETE.
4. DETECTABLE WARNING SHALL BE ON STATE'S APPROVED MATERIALS LIST. A SAMPLE OF THE DETECTABLE WARNING TRUNCATED DOME PANEL TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO AND ACCEPTED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
5. ALL DETECTABLE WARNING AREAS SHALL START A MINIMUM OF 6 INCHES AND A MAXIMUM OF 8 FEET FROM THE FLOW LINE OF THE CURB UNLESS INSTALLED IN 2'x7' THROUGH STREET PLANTER, IN WHICH CASE THE TWO WILL START AT THE EDGE OF THE PLANTER. ALL DETECTABLE WARNING AREAS SHALL BE 24 INCHES IN LENGTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA WORK.
6. DIAMOND APPLIED TRUNCATED DOME PANELS ARE ONLY ALLOWED ON PRE-EXISTING CURB RAMPS AND ARE NOT ALLOWED IN NEW CONSTRUCTION.

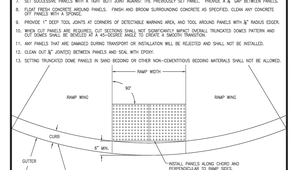
APPROVED BY DOUGLAS COUNTY	CURB RAMP & DETECTABLE WARNING AREA NOTES	Issued: 05/2013
Janet Fornoff		Revised: 05/2021
JANET FORNOFF, P.E. DIRECTOR OF PUBLIC WORKS ENGINEERING	DOUGLAS COUNTY COLORADO	Drawing No. SP.18a
DATE 06/18/2021		

Panel Installation Notes:

1. DETECTABLE WARNING PANELS, 24" X 24" OR 24" X 30" IN SIZE, SHALL BE PREFABRICATED RED/GRAY RETROFIT WITH TRUNCATED DOMES AND COMPLY WITH ADA REQUIREMENTS. ONLY FULL PANELS SHALL BE USED TO OBTAIN SPECIFIC RAMP THROAT WIDTH, (I.E. TWO 24" PANELS FOR A 4' RAMP, TWO 24" PANELS FOR A 5' RAMP, ETC.)
2. PRIOR TO START OF WORK, CONTRACTOR SHALL SUBMIT TO DOUGLAS COUNTY FOR APPROVAL A SAMPLE PANEL AND DOCUMENTATION FROM THE MANUFACTURER. PANELS SURFACE SHALL HAVE A MINIMUM OF 70% LIGHT REFLECTANCY CONTRAST WITH THE ADJOINING SURFACE. PANELS SHALL ONLY BE SELECTED FROM THE APPROVED PRODUCTS LIST BELOW:

CAST-IN-PLACE:	Pioneer Detectable, LLC EDN130004
Cast-In-Place Tactile	Engineered Products, Inc. EDN130005
SURFACE:	EJ USA, Inc. EDN130323
Detectable Warning Paving Slab	ShawMS Concepts EDN130341
Tuftile Cast Iron	Tuftile, Inc. EDN130342
Tuftile Cast Iron Tile/Pavilion Wedge (CIP)	Tuftile, Inc. EDN130268

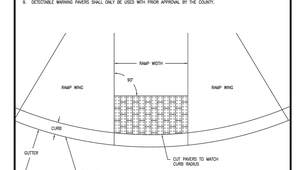
3. PANELS SHALL BE PLACED AS SHOWN, WITH DOME PATTERN IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. A SMOOTH, PLANAR SURFACE SHALL BE USED TO ENSURE PROPER ALIGNMENT AND UNIFORM GRADE.
4. REMOVE THE PROPER AMOUNT OF CONCRETE WITHIN THE TEMPLATE FOR AN ACCURATE INSTALLATION. ONCE TO THE PROPER DEPTH, FLUSH THE AREA TO MOISTEN THE PANELS UNTIL A SMOOTH PASTE HAS DEVELOPED.
5. WET THE BACK SIDE OF EACH PANEL AND TROWEL SOME CONCRETE PASTE OR APPROVED BONDING AGENT OVER THE WET SURFACE FOR BETTER ADHERENCE.
6. SET THE FIRST PANEL ON THE FRESHLY PREPARED SURFACE. DO NOT PRESS DOWN HARD ON THE PANEL, BUT PRETERMINELY TWIST FROM SIDE TO SIDE. SET PANEL WITH RUBBER MALLET TO PROPER DEPTH SO THAT THE SIDE OF THE TRUNCATED DOME PANEL IS AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
7. SET SUCCESSIVE PANELS WITH A TIGHT BUTT JOINT AGAINST THE PREVIOUSLY SET PANEL. PROVIDE A ¼" GAP BETWEEN PANELS.
8. FLOAT FRESH CONCRETE AROUND PANELS. FINISH AND BROOM SURROUNDING CONCRETE AS SPECIFIED. CLEAN ANY CONCRETE OFF PANELS WITH A SPONGE.
9. PROVIDE ½" DEEP TOOL JOINTS AT CORNERS OF DETECTABLE WARNING AREA, AND TOOL AROUND PANELS WITH ¼" RADIUS EDGER.
10. WHEN CUT PANELS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED BY A 45-DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
11. ANY PANELS THAT ARE DAMAGED DURING TRANSPORT OR INSTALLATION WILL BE REJECTED AND SHALL NOT BE INSTALLED.
12. CLEAN OUT ¼" JOINT(S) BETWEEN PANELS AND SEAL WITH EPOXY.
13. SETTING TRUNCATED DOME PANELS IN SAND BEDDING OR OTHER NON-CEMENTITIOUS BEDDING MATERIALS SHALL NOT BE ALLOWED.



	CURB RAMP WITH PANEL DETECTABLE WARNING AREA	Issued: 05/2013
		Revised: 09/2017
	DOUGLAS COUNTY COLORADO	Drawing No. SP.18b

Paver Installation Notes:

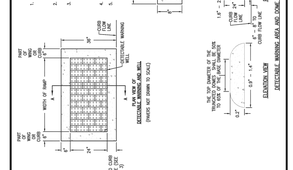
1. DETECTABLE WARNING PAVERS SHALL BE PRETHERMIZED REDIRON INTERLOCK CYLINDRICAL TRUNCATED DOMES SURFACED, CLAY PAVERS, OR APPROVED EQUAL. PAVERS SHALL MEET THE REQUIREMENTS OF ASTM C 902 OR ASTM C 936 AND COMPLY WITH ADA REQUIREMENTS.
2. PRIOR TO START OF WORK CONTRACTOR SHALL SUBMIT TO DOUGLAS COUNTY FOR APPROVAL A SAMPLE PAVER AND DOCUMENTATION FROM THE MANUFACTURER. PAVERS SURFACE SHALL HAVE A MINIMUM OF 70% LIGHT REFLECTANCY CONTRAST WITH THE ADJOINING SURFACE.
3. ONLY FULL PAVERS SHALL BE ACCURATELY REDUCED DUE TO ENSURE PROPER PITCH, ALIGNMENT, AND UNIFORM GRADE. ONLY FULL WIDTH PAVERS SHALL BE USED TO OBTAIN SPECIFIED RAMP THROAT WIDTH.
4. PAVERS SHALL BE PLACED IN THE RUNNING PATTERN SHOWN. WHERE PLACED IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. PAVERS SHALL BE INSTALLED SO THAT THE BASES OF THE TRUNCATED DOMES ARE AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
5. SAND FOR BEDDING MATERIAL SHALL CONFORM TO ASTM C 33. SAND TO BE PLACED BETWEEN JOINTS SHALL CONFORM TO ASTM C 144.
6. BEDDING SAND SHALL BE SCREED TO THE APPROPRIATE DEPTH PRIOR TO THE PAVERS INSTALLATION. A PLATE VIBRATOR SHALL BE USED TO COMPACT THE PAVERS INTO THE SAND. ANY PAVERS THAT ARE DAMAGED DURING TRANSPORTATION OR INSTALLATION WILL BE REJECTED AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. WHEN CUT PAVERS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED BY A 45-DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
8. JOINT SPACING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT SHALL NOT BE MORE THAN ¼". JOINTS SHALL BE FILLED COMPLETELY WITH SAND. EXCESS SAND SHALL BE REMOVED BY SWEEPING.
9. DETECTABLE WARNING PAVERS SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE COUNTY.



	CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION	Issued: 05/2013
		Revised: 05/2021
	DOUGLAS COUNTY COLORADO	Drawing No. SP.18c

SECTIONAL NOTES

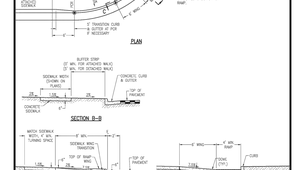
1. THE DETECTABLE WARNING PAVERS SHALL BE INSTALLED WITH THE LONGITUDINAL GROOVES OF THE PAVERS PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP AND WITH THE TRUNCATED DOMES ALIGNED IN A SQUARE GRID PATTERN. THE PAVERS SHALL BE INSTALLED SO THAT THE BASES OF THE TRUNCATED DOMES ARE AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
2. ONLY FULL PAVERS SHALL BE USED TO OBTAIN SPECIFIED RAMP THROAT WIDTH.
3. PAVERS SHALL BE PLACED IN THE RUNNING PATTERN SHOWN. WHERE PLACED IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. PAVERS SHALL BE INSTALLED SO THAT THE BASES OF THE TRUNCATED DOMES ARE AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
4. SAND FOR BEDDING MATERIAL SHALL CONFORM TO ASTM C 33. SAND TO BE PLACED BETWEEN JOINTS SHALL CONFORM TO ASTM C 144.
5. BEDDING SAND SHALL BE SCREED TO THE APPROPRIATE DEPTH PRIOR TO THE PAVERS INSTALLATION. A PLATE VIBRATOR SHALL BE USED TO COMPACT THE PAVERS INTO THE SAND. ANY PAVERS THAT ARE DAMAGED DURING TRANSPORTATION OR INSTALLATION WILL BE REJECTED AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WHEN CUT PAVERS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED BY A 45-DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
7. JOINT SPACING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT SHALL NOT BE MORE THAN ¼". JOINTS SHALL BE FILLED COMPLETELY WITH SAND. EXCESS SAND SHALL BE REMOVED BY SWEEPING.
8. DETECTABLE WARNING PAVERS SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE COUNTY.



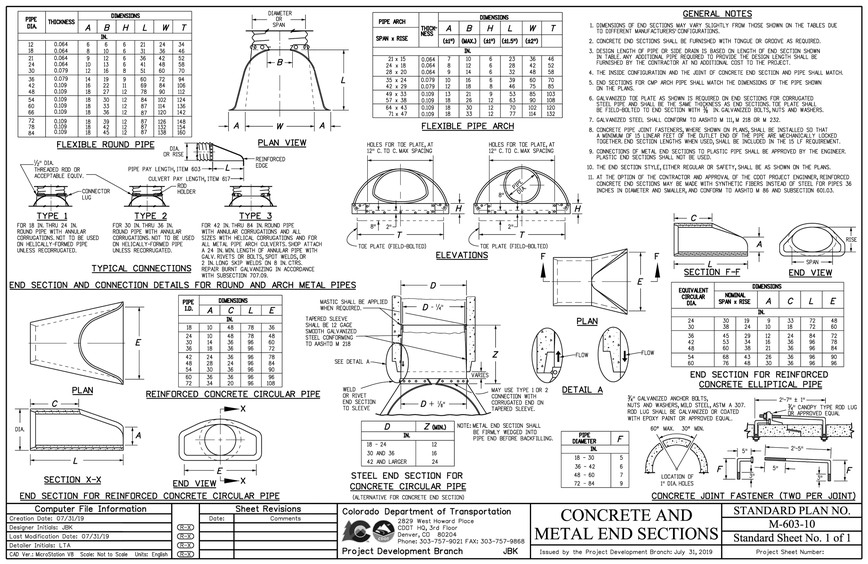
	CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION	Issued: 05/2013
		Revised: 05/2021
	DOUGLAS COUNTY COLORADO	Drawing No. SP.18d

GENERAL NOTES

1. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN FRONT OF RAMP ACCESS WORK.
2. RAMP SLOPES SHALL NOT BE STEEPER THAN 7.5%.
★ REQUIRED SPOT ELEVATION



	CURB RAMP FOR CURB RETURN RADIUS OF 20' TO 30'	Issued: 05/2013
		Revised: 07/2021
	DOUGLAS COUNTY COLORADO	Drawing No. SP.19a



PIPE DIA.	THICKNESS	DIMENSIONS IN					
		A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
21	0.064	9	12	6	36	42	52
24	0.064	10	13	6	41	48	58
30	0.079	12	16	8	51	60	70
36	0.079	14	19	9	60	72	84
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	122
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

PIPE ARCH	THICKNESS	DIMENSIONS IN					
SPAN x RISE		A (all)	B (MAX.)	H (all)	L (all,*)	W (all)	T
21 x 15	0.064	7	10	6	23	36	46
24 x 18	0.064	8	12	6	28	42	52
28 x 20	0.064	9	14	6	32	48	58
35 x 24	0.079	10	16	6	39	60	70
42 x 29	0.079	12	18	8	46	75	85
49 x 33	0.109	13	21	9	53	85	103
57 x 38	0.109	15	26	12	63	90	108
64 x 43	0.109	18	30	12	70	102	120
71 x 47	0.109	18	33	12	77	114	132

GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURING CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅜" DIA GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 35 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 35 LF REQUIREMENT.
9. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
10. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE COST PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.

PIPE DIA.	THICKNESS	DIMENSIONS IN					
		A	C	L	E		
18	10	48	78	36			
24	10	48	78	48			
30	14	36	96	60			
36	18	36	96	72			
42	24	36	96	78			
48	28	24	96	84			
54	30	36	96	90			
60	36	36	96	96			
72	34	20	96	108			

D	Z (MIN.)
IN.	
18 - 24	12
30 AND 36	16
42 AND LARGER	24

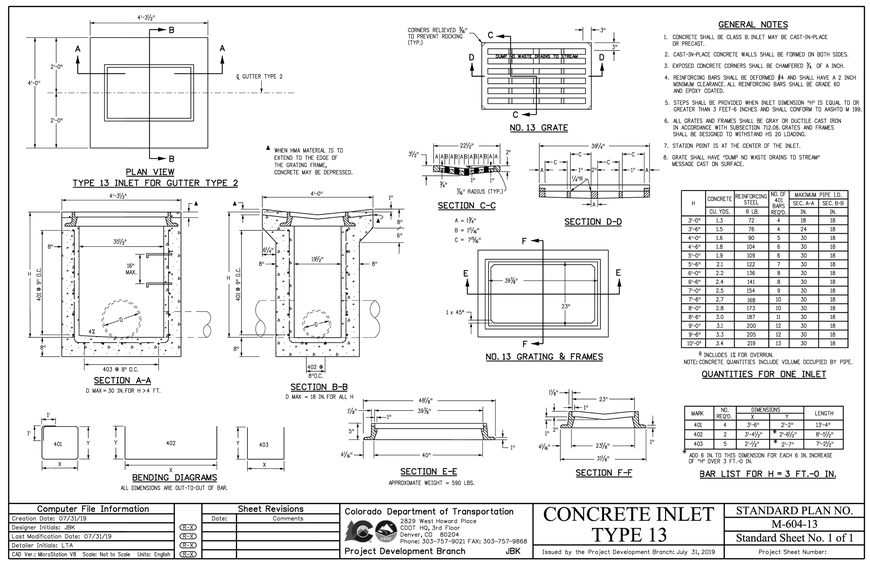
NOTE: METAL END SECTION SHALL BE FIRMLY WEDGED INTO PIPE END BEFORE BACKFILLING.

PIPE DIAMETER	F
IN.	
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9

EQUIVALENT CIRCULAR DIA.	NOMINAL SPAN x RISE	DIMENSIONS IN			
		A	C	L	E
24	30 x 19	8	33	72	48
30	38 x 24	10	18	72	60
36	45 x 29	12	24	84	72
42	53 x 34	16	36	96	78
48	60 x 38	21	36	96	84
54	68 x 43	26	36	96	90
60	76 x 48	30	36	96	96

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(EX)		
Last Modification Date: 07/31/19	(EX)		
Detailer Initials: LTA	(EX)		
CAD Ver.: MicroStation V8 Scales: Not to Scale Units: English	(EX)		

Colorado Department of Transportation	CONCRETE AND METAL END SECTIONS	STANDARD PLAN NO.
2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-603-10
Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 1 of 1
		Project Sheet Number:



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" X ¾" OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

H	CONCRETE	REINFORCING STEEL	NO. OF #10 BARS REQD.	MAXIMUM PIPE I.D.	
	CU. YDS.	# LB.		SEC. A-A IN.	SEC. B-B IN.
3'-0"	1.3	72	4	18	18
3'-6"	1.5	76	4	24	18
4'-0"	1.6	90	5	30	18
4'-6"	1.8	104	6	30	18
5'-0"	1.9	109	6	30	18
5'-6"	2.1	122	7	30	18
6'-0"	2.2	136	8	30	18
6'-6"	2.4	141	8	30	18
7'-0"	2.5	154	9	30	18
7'-6"	2.7	168	10	30	18
8'-0"	2.8	173	10	30	18
8'-6"	3.0	187	11	30	18
9'-0"	3.1	200	12	30	18
9'-6"	3.3	205	12	30	18
10'-0"	3.4	219	13	30	18

* INCLUDES 12 FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

MARK	NO. REQD.	DIMENSIONS X	Y	LENGTH
401	4	3'-6"	2'-2"	13'-4"
402	2	3'-4½"	* 2'-6½"	8'-10½"
403	5	2'-10½"	* 2'-2"	7'-2½"

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

BAR LIST FOR H = 3 FT.-0 IN.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(EX)		
Last Modification Date: 07/31/19	(EX)		
Detailer Initials: LTA	(EX)		
CAD Ver.: MicroStation V8 Scales: Not to Scale Units: English	(EX)		

Colorado Department of Transportation	CONCRETE INLET TYPE 13	STANDARD PLAN NO.
2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-604-13
Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 1 of 1
		Project Sheet Number:

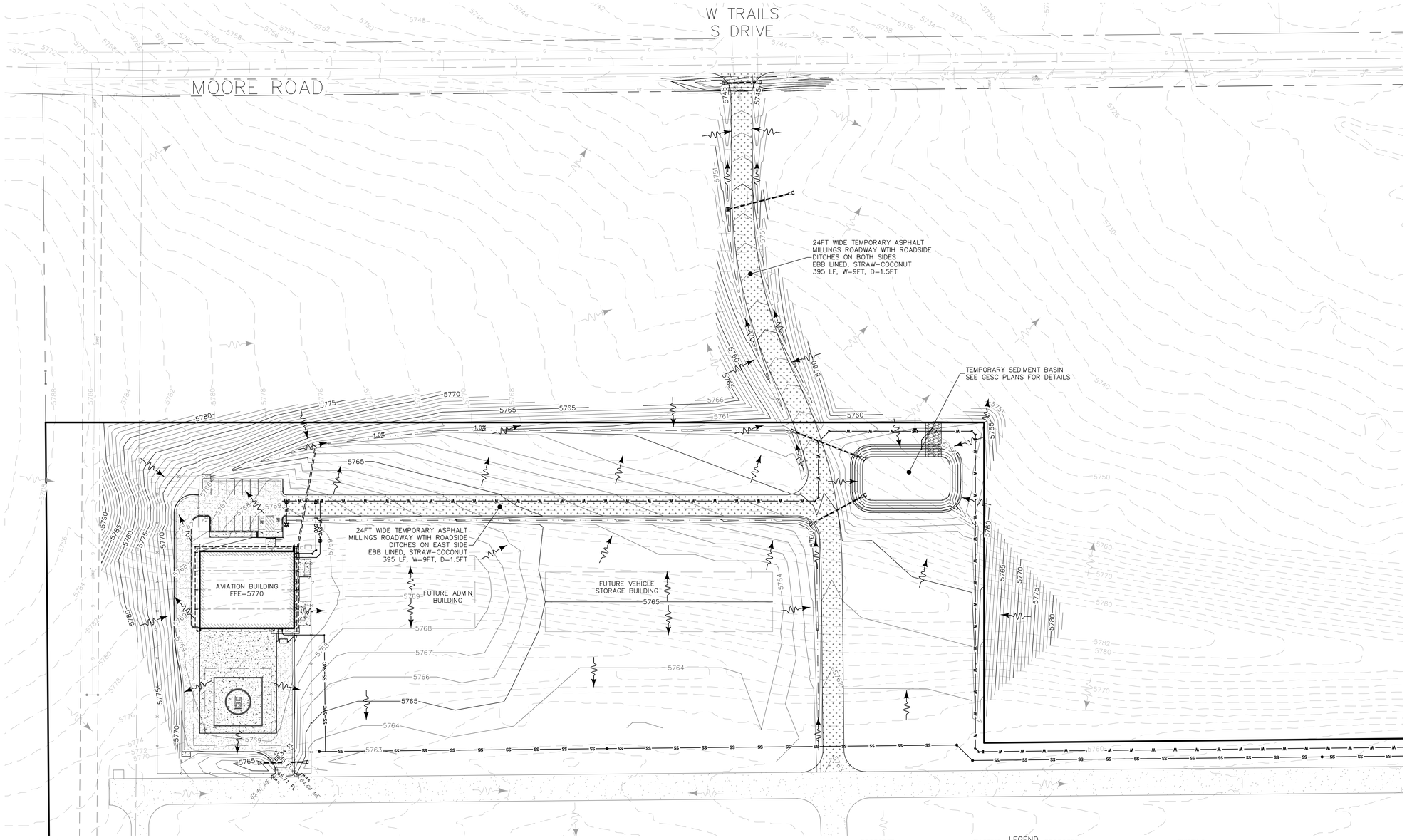
DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

Public Safety Training Complex **COLLINS ENGINEERS**
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0090
fax: (303) 447-1411
web: collinsengr.com

Douglas County - Regional Joint Public Safety Training Complex
Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C1.3



NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.

LEGEND

PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
—X—X—X—	FENCE	—X—X—X—
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	

PROPOSED		EXISTING
	ASPHALT	
5800	MAJOR CONTOUR	5800
5799	MINOR CONTOUR	5799
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	
	FLOW DIRECTION	

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 GRADING PLAN
1" = 50'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

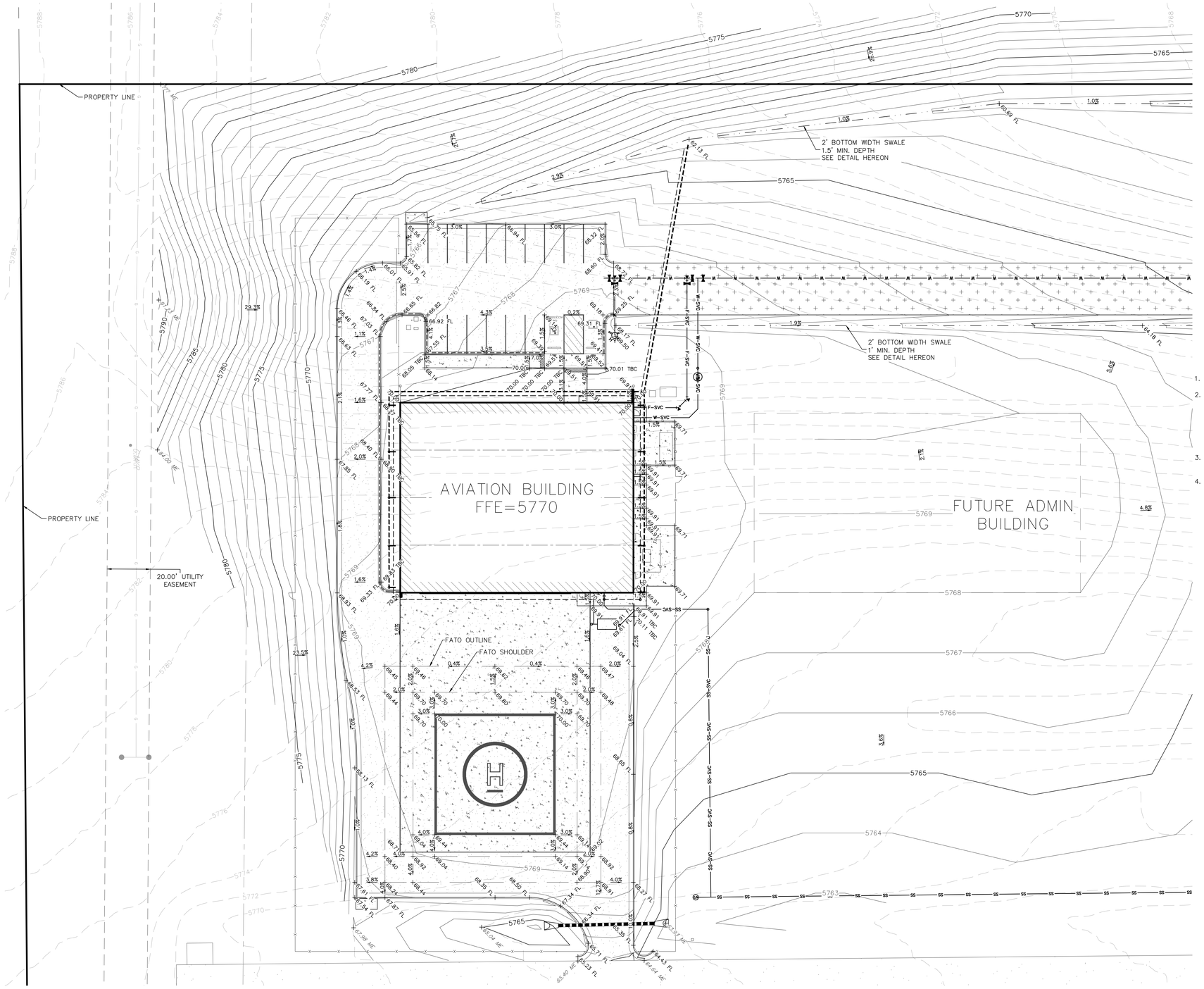
COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinsengr.com

Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C2.0



LEGEND

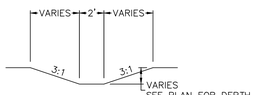
PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
—X—X—X—	FENCE	—X—X—X—
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
5800	MAJOR CONTOUR	5800
5799	MINOR CONTOUR	5799
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	
	FLOW DIRECTION	

ABBREVIATIONS:

BC –BEGINNING OF CURVE
EC –END OF CURVE
EX –EXISTING
FFE –FINISHED FLOOR ELEVATION
FL –FLOW LINE
GB –GRADE BREAK
ME –MATCH EXISTING
PRC –POINT OF REVERSE CURVE
TBC –TOP BACK OF CURB
TP –TANGENT POINT

NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.



TYPICAL SWALE SECTION

SCALE: 1" = 20'
North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 DETAILED GRADING PLAN
1" = 20'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

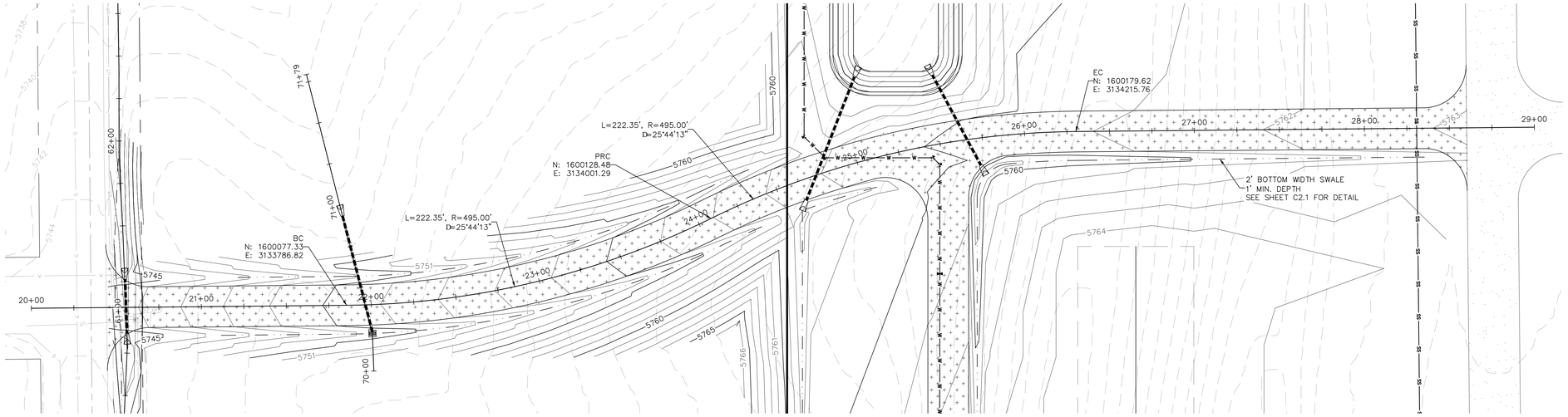
COLLINS ENGINEERS
464 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinseng.com

Douglas County - Regional Joint Public Safety Training Complex

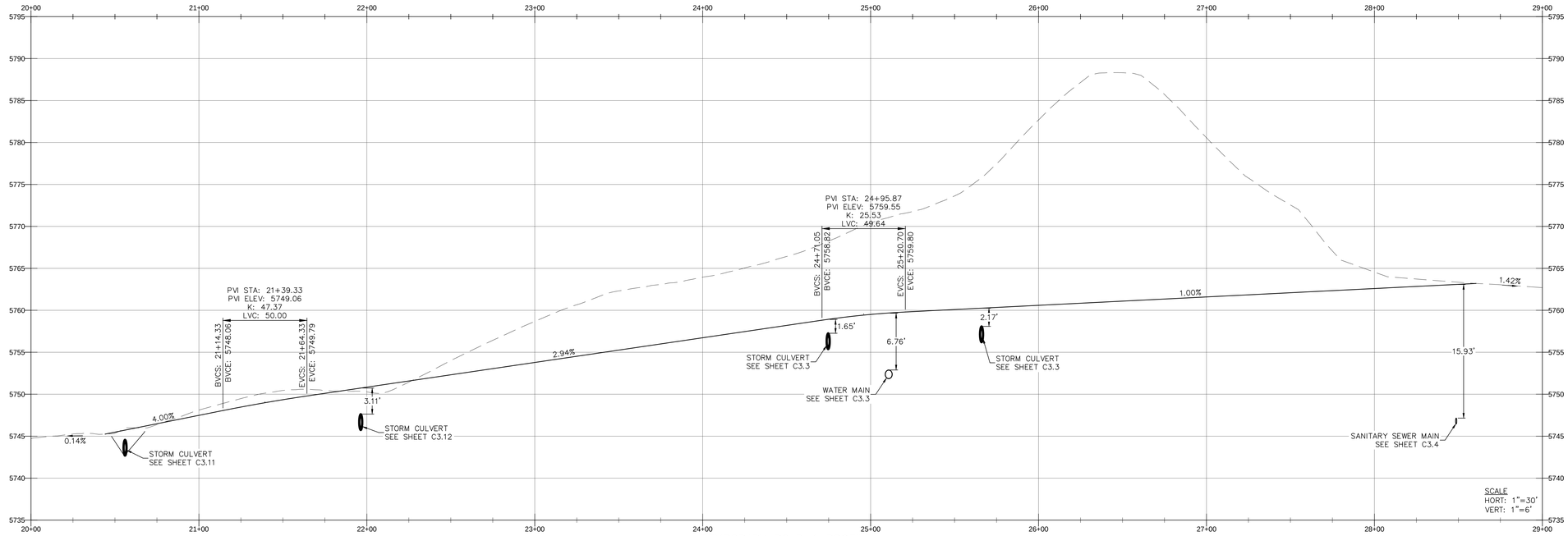
Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C2.1



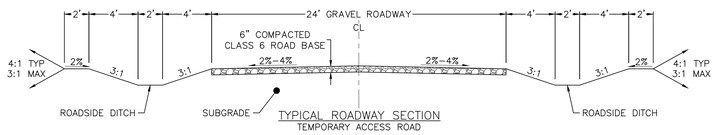
TEMPORARY ROAD 1 PLAN



TEMPORARY ROAD 1 PROFILE

NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.



TYPICAL ROADWAY SECTION
TEMPORARY ACCESS ROAD

SCALE: 1" = 30'
30 24 18 12 6 0 15 30
North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 ROADWAY PLAN AND PROFILE
1" = 30'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

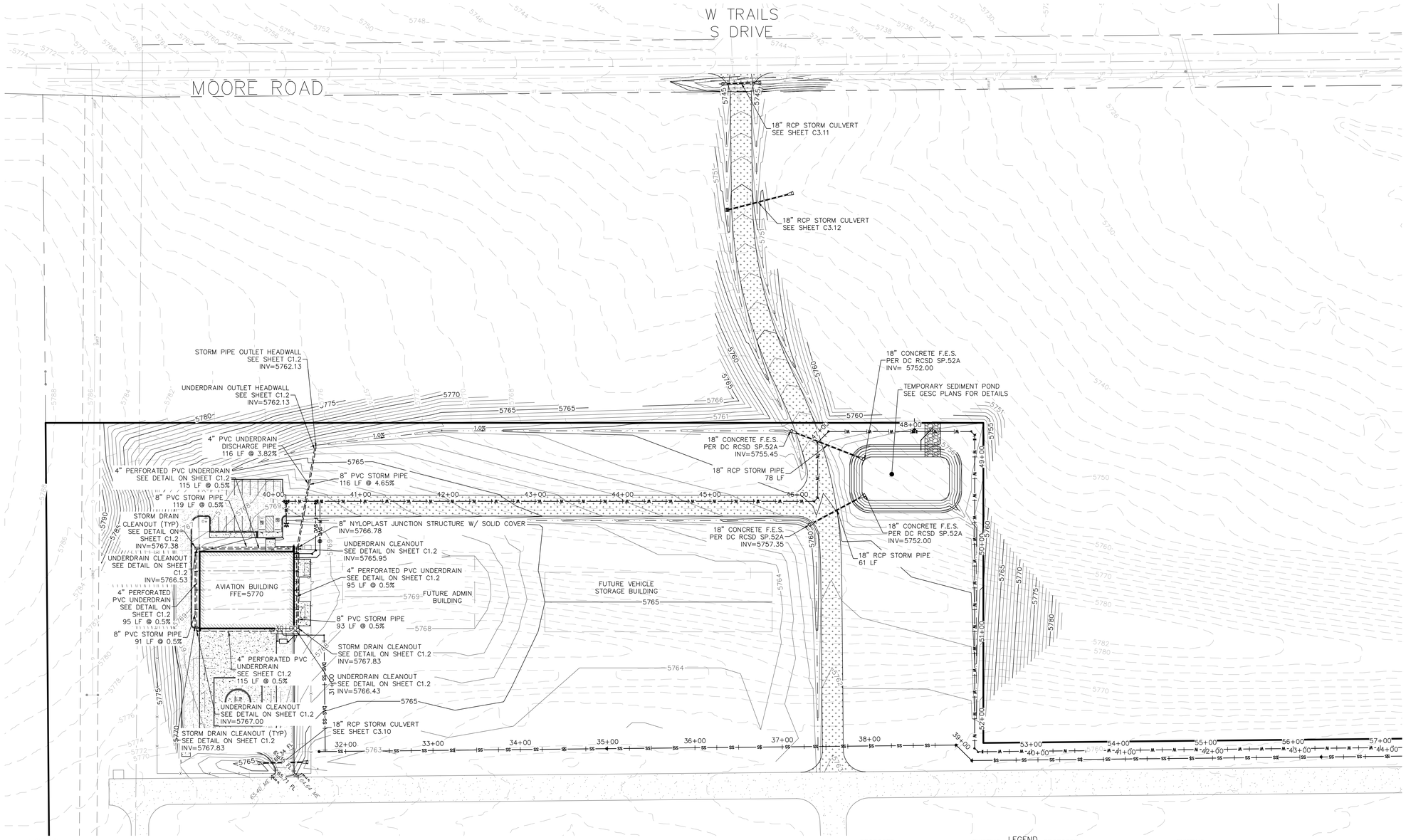
COLLINS ENGINEERS
464 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-0587
web: collinseng.com

Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C2.2



NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF TOP BACK OF CURB FOR CURB INLETS
   - CENTER OF BOX FOR AREA INLETS
6. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF INLET BOX (CURB AND GRATE)
   - LENGTHS LISTED ARE 2D MEASUREMENTS
7. ALL STORM SEWER TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
8. ALL STORM SEWER TO HAVE WATER TIGHT JOINTS PER ASTM C443 STANDARD USING RUBBER GASKETS.
9. ALL PROPOSED STORM SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
10. ALL PROPOSED SANITARY SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
11. NO CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE DISTRICT.
12. TRACER WIRE IS REQUIRED ON ALL WATERLINES.
13. COORDINATE ALL UTILITY CONNECTIONS AT BUILDING WITH PLUMBING PLANS.
14. CONTRACTOR MUST OBTAIN NDPES WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH.

SCALE: 1" = 50'

North

LEGEND

PROPOSED	EXISTING	PROPOSED	EXISTING
EASEMENT		ASPHALT	
STORM PIPE		STORM INLET	
BUILDING		FLARED END SECTION	
SECTION LINE		CLEANOUT	
ADJACENT PROPERTY LINE		WATER MAIN LINE	W W
PROPERTY LINE		WATER SERVICE LINE	
FLOWLINE		FIRE SERVICE LINE	
FENCE	X X X	SANITARY MAIN LINE	
PAINT MARKING		SANITARY SERVICE LINE	
CURB & GUTTER		TELEPHONE LINE	UT
SPILL CURB & GUTTER		GAS LINE	G
ASPHALT MILLINGS		WATER VALVE	
CONCRETE		KICKBLOCK	
		SANITARY MANHOLE	

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 UTILITY PLAN - OVERALL STORM PIPE AND UNDERDRAIN PLAN
1" = 50'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

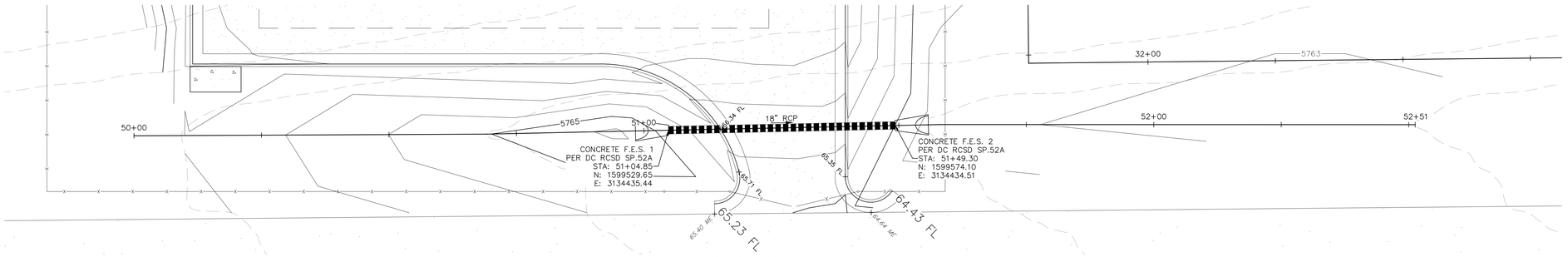
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

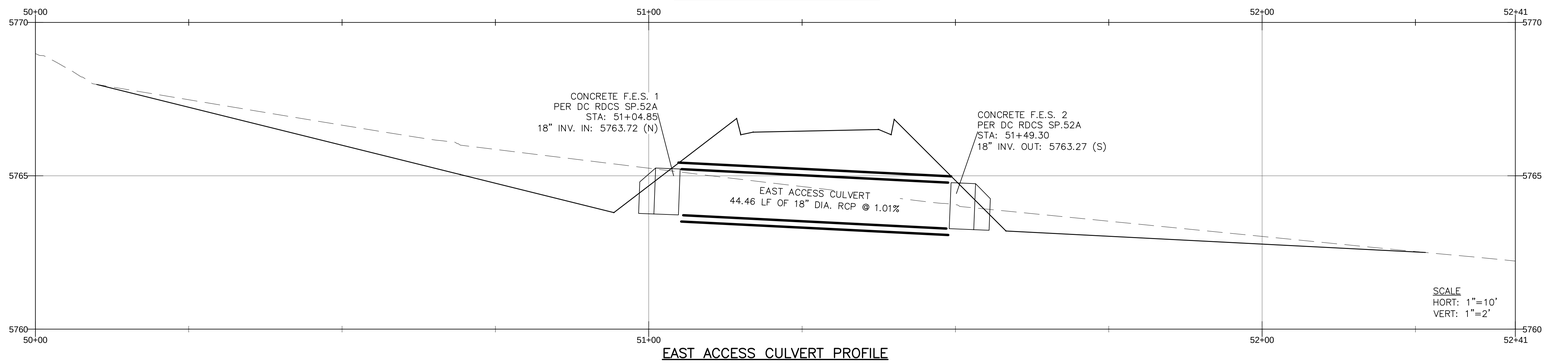
COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinseng.com

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C3.3



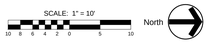
EAST ACCESS CULVERT PLAN



EAST ACCESS CULVERT PROFILE

NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF TOP BACK OF CURB FOR CURB INLETS
   - CENTER OF BOX FOR AREA INLETS
6. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF INLET BOX (CURB AND GRATE)
   - LENGTHS LISTED ARE 2D MEASUREMENTS
7. ALL STORM SEWER TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
8. ALL STORM SEWER TO HAVE WATER TIGHT JOINTS PER ASTM C443 STANDARD USING RUBBER GASKETS.
9. ALL PROPOSED STORM SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
10. ALL PROPOSED SANITARY SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
11. NO CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE DISTRICT.
12. TRACER WIRE IS REQUIRED ON ALL WATERLINES.
13. COORDINATE ALL UTILITY CONNECTIONS AT BUILDING WITH PLUMBING PLANS.
14. CONTRACTOR MUST OBTAIN NDPES WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH.



LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING
EASEMENT		ASPHALT		
STORM PIPE		STORM INLET		
BUILDING		FLARED END SECTION		
SECTION LINE		CLEANOUT		
ADJACENT PROPERTY LINE		WATER MAIN LINE	W W	W W
PROPERTY LINE		WATER SERVICE LINE	W-SVC	
FLOWLINE		FIRE SERVICE LINE	F-SVC	
FENCE	X X X	SANITARY MAIN LINE	SS	
PAINT MARKING		SANITARY SERVICE LINE	SS-SVC	
CURB & GUTTER		TELEPHONE LINE		UT
SPILL CURB & GUTTER		GAS LINE		G
ASPHALT MILLINGS		WATER VALVE		
CONCRETE		KICKBLOCK		
		SANITARY MANHOLE		

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 STORM PLAN AND PROFILE - EAST ACCESS CULVERT
1" = 10'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-0444
web: collinseng.com

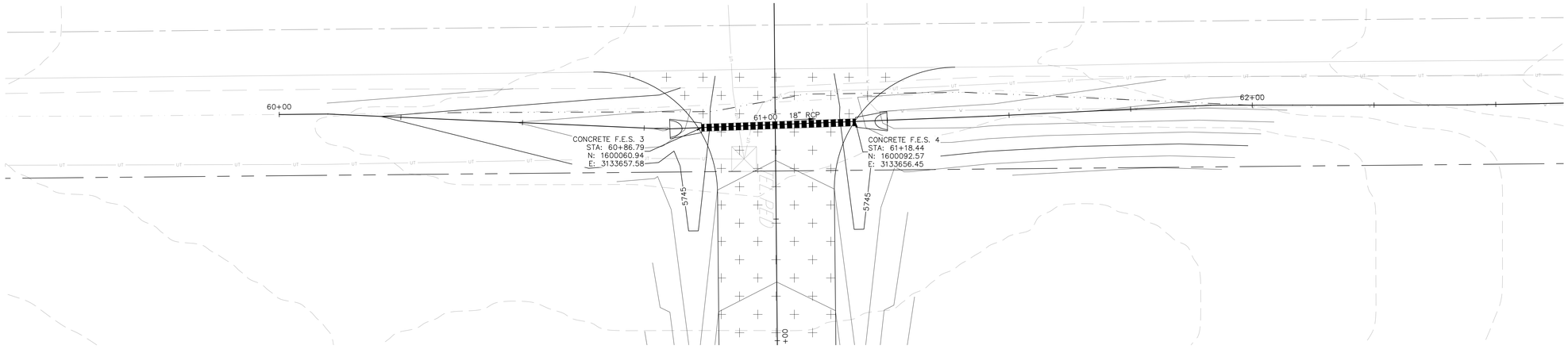
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

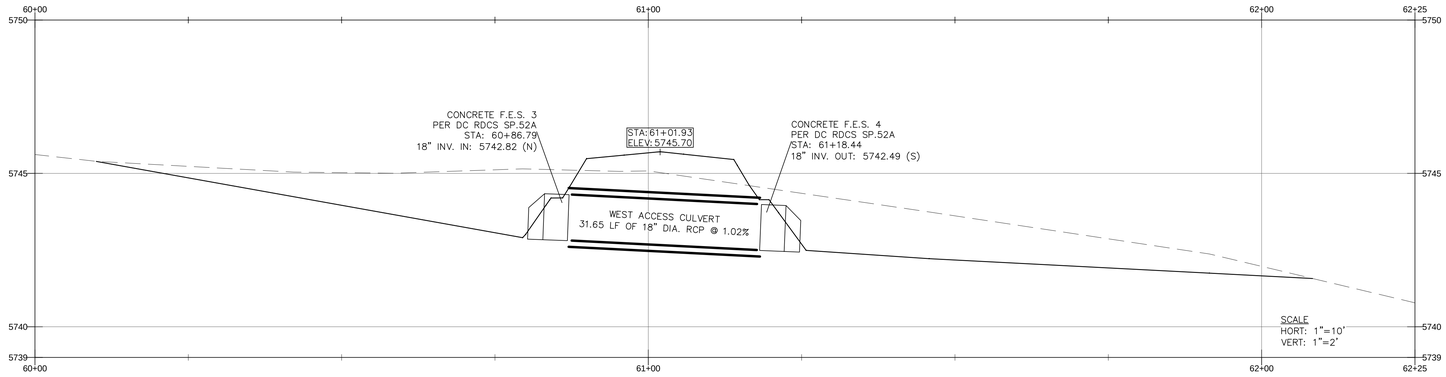
Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet

C3.10



WEST ACCESS CULVERT PLAN



WEST ACCESS CULVERT PROFILE

NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF TOP BACK OF CURB FOR CURB INLETS
   - CENTER OF BOX FOR AREA INLETS
6. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF INLET BOX (CURB AND GRATE)
   - LENGTHS LISTED ARE 2D MEASUREMENTS
7. ALL STORM SEWER TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
8. ALL STORM SEWER TO HAVE WATER TIGHT JOINTS PER ASTM C443 STANDARD USING RUBBER GASKETS.
9. ALL PROPOSED STORM SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
10. ALL PROPOSED SANITARY SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
11. NO CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE DISTRICT.
12. TRACER WIRE IS REQUIRED ON ALL WATERLINES.
13. COORDINATE ALL UTILITY CONNECTIONS AT BUILDING WITH PLUMBING PLANS.
14. CONTRACTOR MUST OBTAIN NDPES WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH.

SCALE: 1" = 10'
10 8 6 4 2 0 5 10
North

LEGEND

PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
—X—X—X—	FENCE	—X—X—X—
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	

PROPOSED		EXISTING
	ASPHALT	
	STORM INLET	
	FLARED END SECTION	
o	CLEANOUT	
W W	WATER MAIN LINE	W W
W-SVC	WATER SERVICE LINE	
F-SVC	FIRE SERVICE LINE	
SS	SANITARY MAIN LINE	
SS-SVC	SANITARY SERVICE LINE	
	TELEPHONE LINE	UT
	GAS LINE	G
	WATER VALVE	
	KICKBLOCK	
S	SANITARY MANHOLE	

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 STORM PLAN AND PROFILE - WEST ACCESS CULVERT
1" = 10'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-0444
web: collinsengr.com

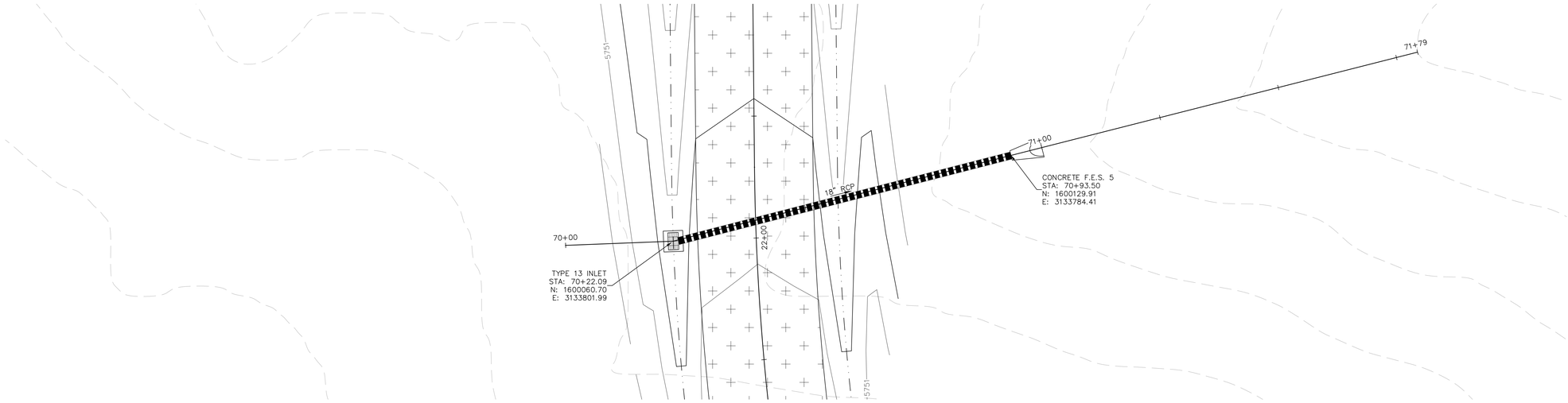
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

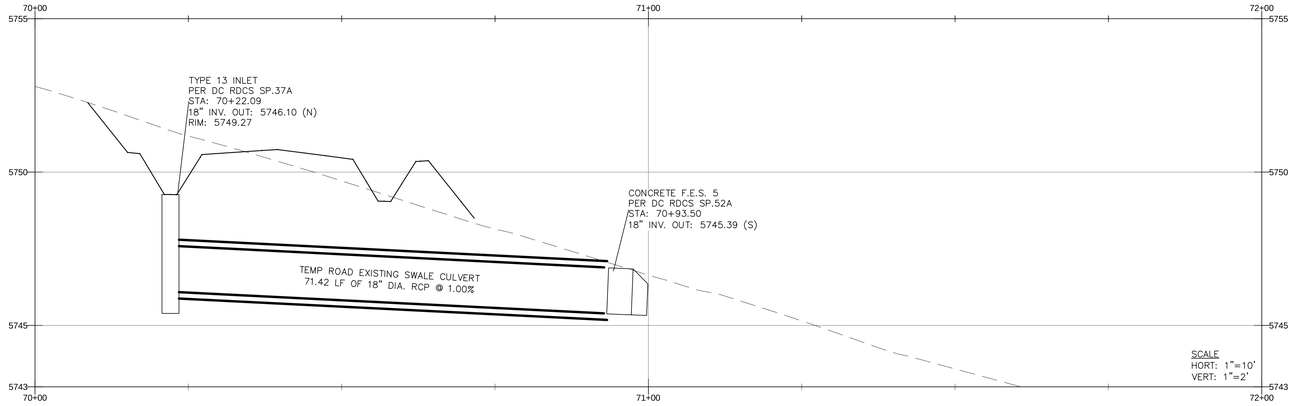
Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet

C3.11



TEMPORARY ROAD CULVERT PLAN



TEMPORARY ROAD CULVERT PROFILE

NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF TOP BACK OF CURB FOR CURB INLETS
   - CENTER OF BOX FOR AREA INLETS
6. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF INLET BOX (CURB AND GRATE)
   - LENGTHS LISTED ARE 2D MEASUREMENTS
7. ALL STORM SEWER TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
8. ALL STORM SEWER TO HAVE WATER TIGHT JOINTS PER ASTM C443 STANDARD USING RUBBER GASKETS.
9. ALL PROPOSED STORM SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
10. ALL PROPOSED SANITARY SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
11. NO CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE DISTRICT.
12. TRACER WIRE IS REQUIRED ON ALL WATERLINES.
13. COORDINATE ALL UTILITY CONNECTIONS AT BUILDING WITH PLUMBING PLANS.
14. CONTRACTOR MUST OBTAIN NDPES WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH.

SCALE: 1" = 10'
10 8 6 4 2 0 5 10
North

LEGEND

PROPOSED	EXISTING
EASEMENT	
STORM PIPE	
BUILDING	
SECTION LINE	
ADJACENT PROPERTY LINE	
PROPERTY LINE	
FLOWLINE	
FENCE	
PAINT MARKING	
CURB & GUTTER	
SPILL CURB & GUTTER	
ASPHALT MILLINGS	
CONCRETE	

PROPOSED	EXISTING
ASPHALT	
STORM INLET	
FLARED END SECTION	
CLEANOUT	
W — W — WATER MAIN LINE	W — W
W-SVC — WATER SERVICE LINE	
F-SVC — FIRE SERVICE LINE	
SS — SANITARY MAIN LINE	
SS-SVC — SANITARY SERVICE LINE	
TELEPHONE LINE	UT
GAS LINE	G
WATER VALVE	
KICKBLOCK	
SANITARY MANHOLE	

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 STORM PLAN AND PROFILE - TEMPORARY ROAD EXISTING SWALE CULVERT

1" = 10'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
460 Southpark Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinseng.com

Douglas County - Regional Joint Public Safety Training Complex

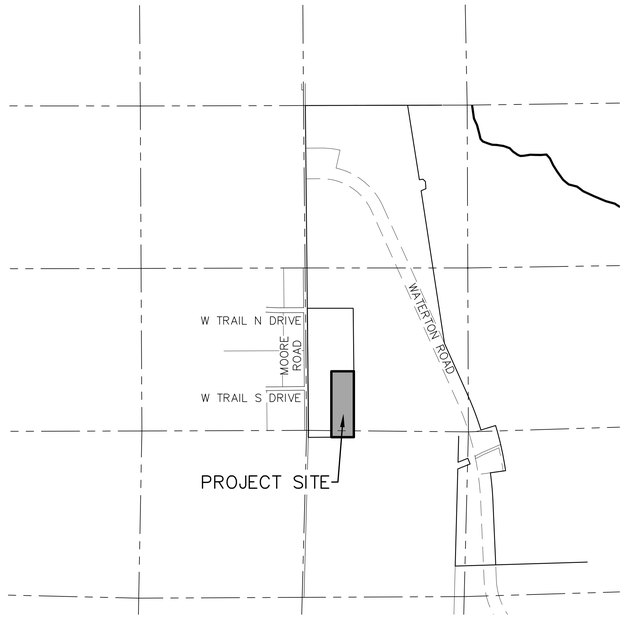
Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet

C3.12

REGIONAL JOINT PUBLIC SAFETY TRAINING COMPLEX
AVIATION BUILDING
GRADING, EROSION, AND SEDIMENT CONTROL PLAN
DOUGLAS COUNTY, CO



VICINITY MAP
1" = 1000'

THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE DOUGLAS COUNTY FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA, AS AMENDED. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEE(S) DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED GESC PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS GESC PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEE(S) UNTIL SUCH TIME AS THE GESC PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.

THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY, AS AMENDED.

COLLINS ENGINEERS, INC.	DATE	PE NUMBER

SHEET INDEX

C4.0 – GESC COVER
C4.1 – GESC INTIAL
C4.2 – GESC INTERIM
C4.3 – GESC FINAL
C4.4 – DCG GESC PLAN STANDARD NOTES AND DETAILS (SHEET 1)
C4.5 – DCG GESC PLAN STANDARD NOTES AND DETAILS (SHEET 2)
C4.6 – DCG GESC PLAN STANDARD NOTES AND DETAILS (SHEET 3)

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 GESC COVER

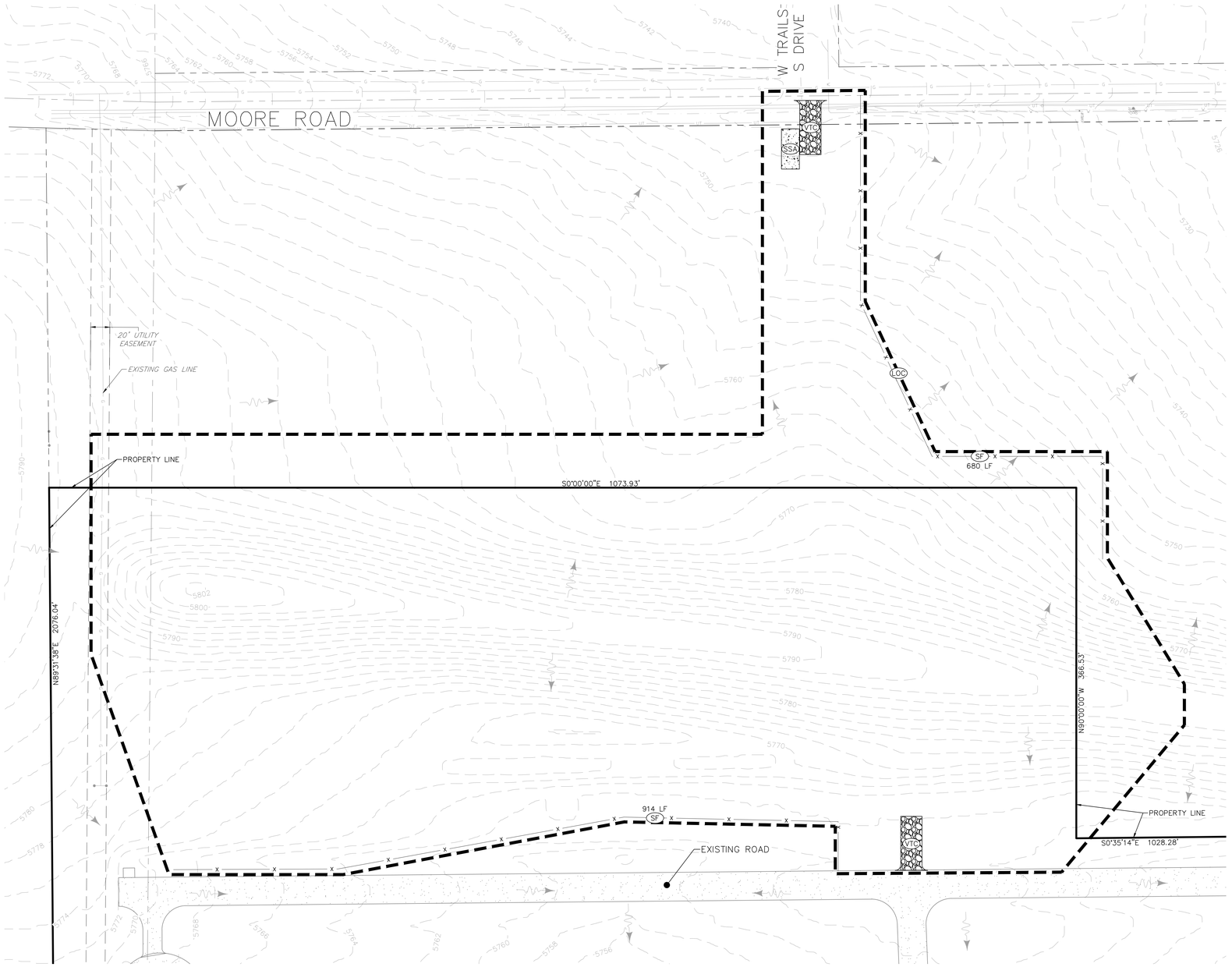
DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
400 Speer Boulevard, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-0444
web: collinseng.com

Douglas County - Regional Joint Public Safety Training Complex
Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C4.0



LEGEND

PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
XXX	FENCE	XXX
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
5800	MAJOR CONTOUR	5800
5799	MINOR CONTOUR	5799
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	
	FLOW DIRECTION	

NOTES:

- SEE COVER SHEET OF DOUGLAS COUNTY GESC STANDARD NOTES AND DETAILS (SHEET 1) FOR LEGEND OF BMP NAMES AND SYMBOLS.
- TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
- BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).

SCALE: 1" = 50'

North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 GESC PLAN - INITIAL
1" = 50'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
464 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1411
web: collinseng.com

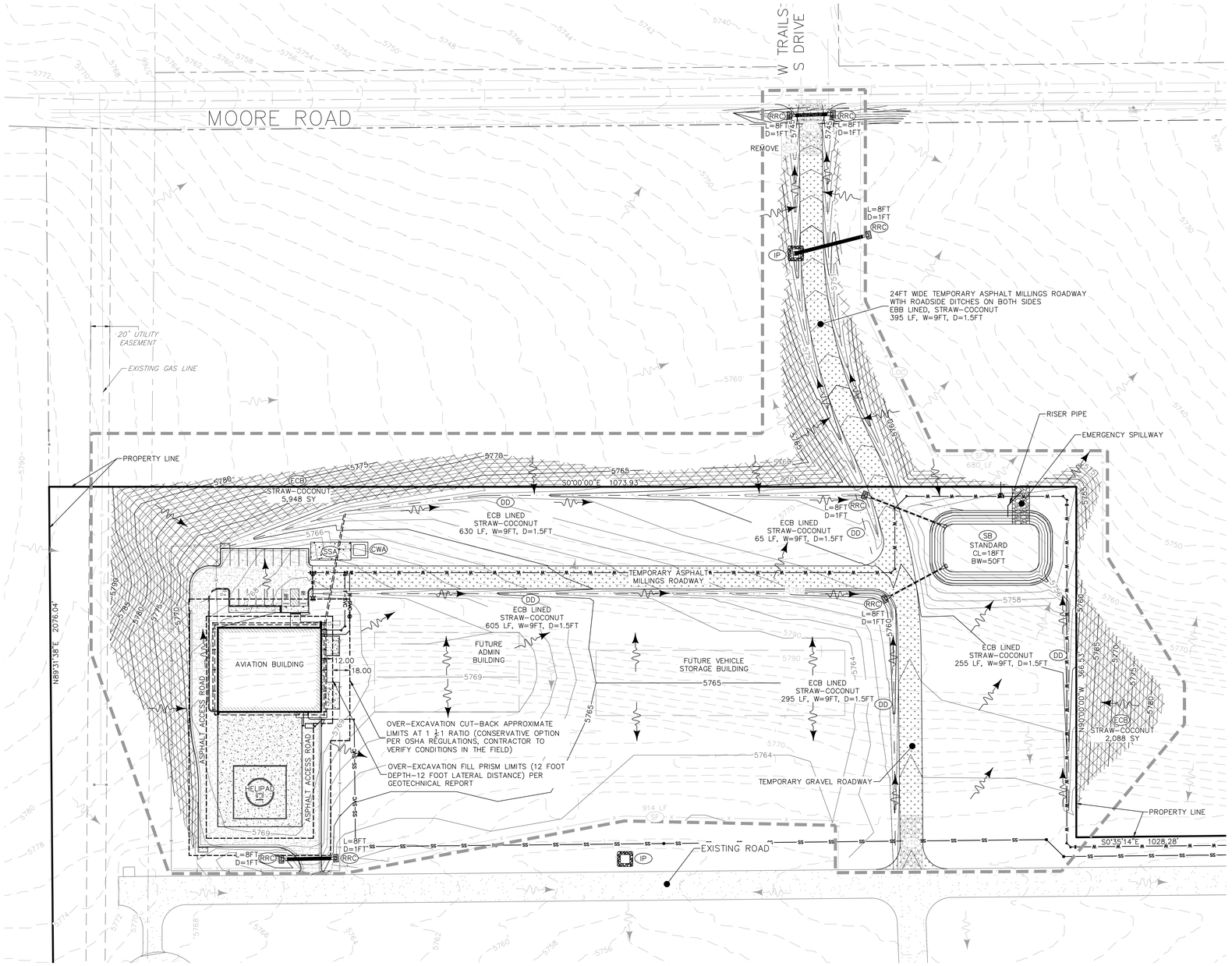
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet

C4.1



LEGEND

PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
	FENCE	
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
5800	MAJOR CONTOUR	5800
5799	MINOR CONTOUR	5799
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	
	FLOW DIRECTION	

NOTES:

- SEE COVER SHEET OF DOUGLAS COUNTY GESC STANDARD NOTES AND DETAILS (SHEET 1) FOR LEGEND OF BMP NAMES AND SYMBOLS.
- SHADED BMPS WERE INSTALLED IN INITIAL STAGE AND SHALL BE LEFT IN PLACE IN INTERIM STAGE UNLESS OTHERWISE NOTED.
- ALL INTERIM EROSION AND SEDIMENT CONTROL BMPS INCLUDING DRILL SEEDING AND CRIMP MULCHING OF DISTURBED AREAS, MUST BE INSTALLED, INSPECTED, AND APPROVED BY THE COUNTY PRIOR TO THE ISSUANCE OF A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT FOR THE PURPOSE OF PAVING OR INSTALLATION OF CURB AND GUTTER.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY FACILITIES, CULVERTS, STORM DRAINS, AND OUTLET PROTECTION.
- TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
- BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED "A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).

EARTHWORK QUANTITIES	
CUT	166,795 CUYD
FILL	378 CUYD
NET	166,416 CUYD CUT

SCALE: 1" = 50'

North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 GESC PLAN - INTERIM
1" = 50'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
464 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0590
fax: (303) 447-0641
web: collinseng.com

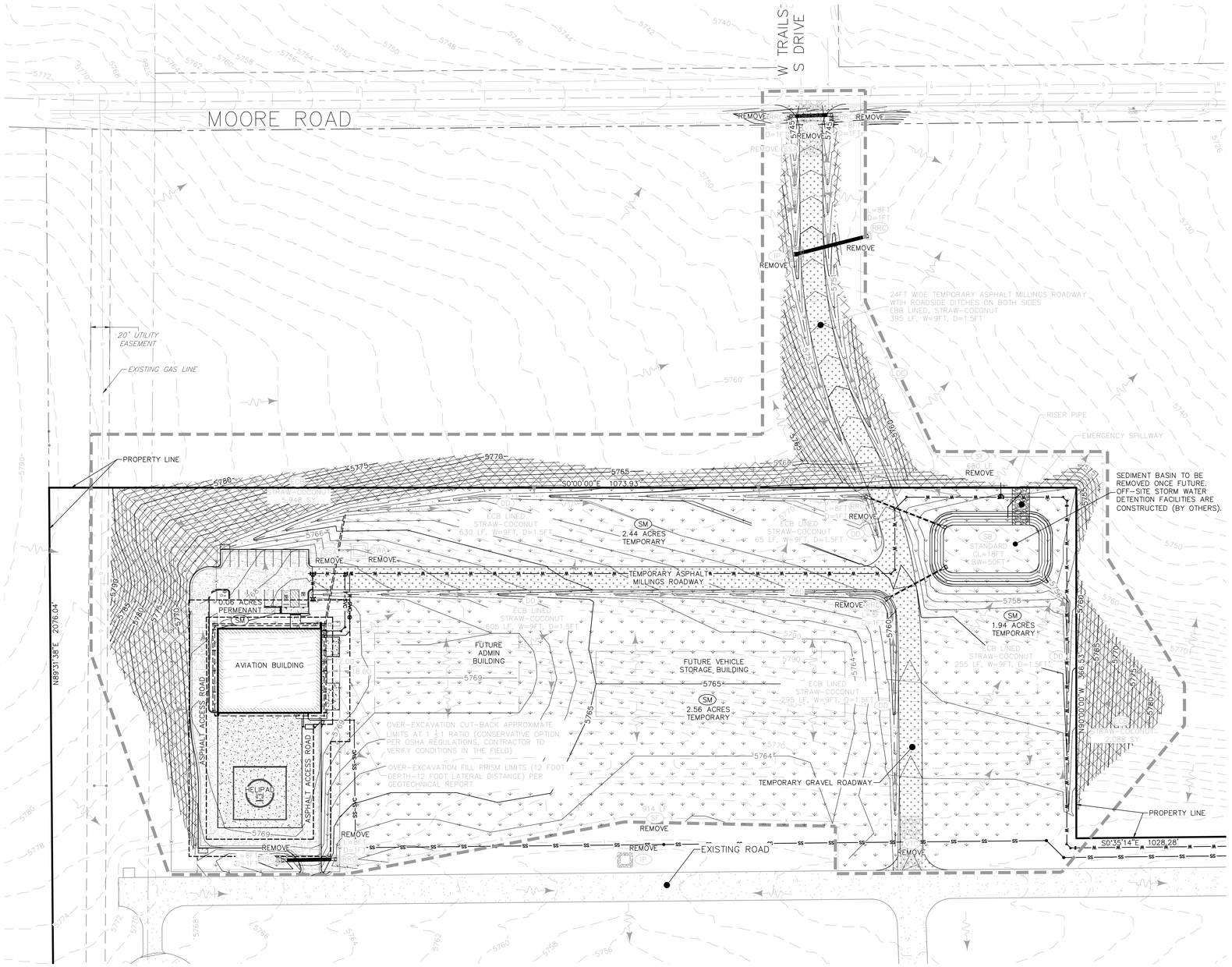
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet

C4.2



LEGEND

PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
—X—X—X—	FENCE	—X—X—X—
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
5800	MAJOR CONTOUR	5800
5799	MINOR CONTOUR	5799
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	
	FLOW DIRECTION	

NOTES:

- SEE COVER SHEET OF DOUGLAS COUNTY GESC STANDARD NOTES AND DETAILS (SHEET 1) FOR LEGEND OF BMP NAMES AND SYMBOLS.
- SHADED BMPs WERE INSTALLED IN INITIAL OR INTERIM GESC DRAWING AND, UNLESS OTHERWISE INDICATED, SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY THE COUNTY.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND OUTLET PROTECTION.
- TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
- BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED "A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).

SCALE: 1" = 50'

North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 GESC PLAN - FINAL
1" = 50'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-0477
web: collinseng.com

Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

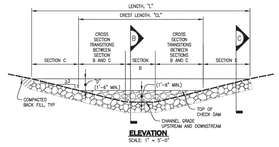
Sheet

C4.3

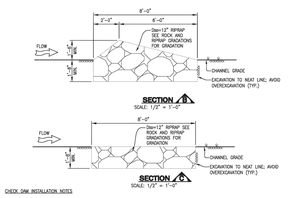
GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

1. THE DOUGLAS COUNTY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE DOUGLAS COUNTY DIRECTOR OF ENGINEERING SERVICES, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE GESC PLAN SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF ACCEPTANCE BY DOUGLAS COUNTY, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING. DOUGLAS COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.
5. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE DOUGLAS COUNTY ACCEPTED GESC PLAN AND THE DOUGLAS COUNTY GESC MANUAL, AS AMENDED.
6. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE DOUGLAS COUNTY ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
7. AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE COUNTY, AND THE GESC FIELD MANUAL OBTAINED AND REVIEWED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED GESC PLAN.
8. THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION ENTRANCE LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
9. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE DOUGLAS COUNTY ENGINEERING PERMITS STAFF AT 303-660-7497 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
10. THE OWNER OR OWNER'S REPRESENTATIVE, THE GESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE, ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. DOUGLAS COUNTY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.
11. CONSTRUCTION SHALL NOT BEGIN UNTIL THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PERMIT IS PICKED UP FROM THE COUNTY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT WILL BE AVAILABLE WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.
12. THE GESC MANAGER SHALL STRICTLY ADHERE TO THE DOUGLAS COUNTY-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
13. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (TO ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR TO) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN, BMP INSTALLATION AND APPROVAL BY DOUGLAS COUNTY AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GESC MANUAL AND/OR GESC FIELD MANUAL.
14. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCO) AT 811, 1-800-922-1987, OR WWW.COLORADO811.ORG.
15. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
16. THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE.
17. A COPY OF THE GESC PERMIT, ACCEPTED GESC PLANS AND THE GESC FIELD MANUAL SHALL BE ON SITE AT ALL TIMES.
18. THE GESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE GESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE COUNTY FOR ALL MATTERS PERTAINING TO THE GESC PERMIT. THE GESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER MAY BE ISSUED.
19. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE DOUGLAS COUNTY-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
20. THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED, WITH A STREET SWEEPER OR SIMILAR DEVICE, AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR. STREET WASHING IS NOT ALLOWED. DOUGLAS COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
21. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED GESC PLAN AND GESC MANUAL. LEVEL II VIOLATIONS SHALL BE CORRECTED IMMEDIATELY AFTER THE PERMITTEE(S) NOTICE TO VIOLATION(S) OR ARE NOTIFIED OF THE VIOLATION(S). GENERALLY DOUGLAS COUNTY WILL REINSPECT FOR COMPLIANCE WITHIN 48 HOURS OF NOTIFICATION OF LEVEL III VIOLATIONS. LEVEL I VIOLATIONS SHALL BE CORRECTED IMMEDIATELY, OR AS DIRECTED BY A DOUGLAS COUNTY EROSION CONTROL INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
22. STRAW BALES ARE NOT A DOUGLAS COUNTY ACCEPTED SEDIMENT CONTROL BMP.
23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE SUCH INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
24. THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND DOUGLAS COUNTY PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CHANGES.
25. LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
26. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
27. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDYING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
28. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
29. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
30. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COPHE HOT LINE 536-4463, DOUGLAS COUNTY - RELEASES OF PETROLEUM PRODUCTS, AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE COPHE. CONTACT INFORMATION FOR COPHE, DOUGLAS COUNTY AND THE NATIONAL RESPONSE CENTER CAN BE FOUND IN APPENDIX A OF THE GESC MANUAL, AS AMENDED. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL MAY RESULT IN ISSUANCE OF A STOP WORK ORDER.
31. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGEWAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED DOUGLAS COUNTY GESC PLAN.
32. ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE COUNTY ENGINEER, THE PERMITTEE SHALL HAVE A LETTER FROM THE RECEIVING SITE OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR OF THE LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/ EXPORT OPERATIONS.
33. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL TEE-POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
34. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
35. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH A DOUGLAS COUNTY EROSION CONTROL INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC MANUAL.
36. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY DOUGLAS COUNTY PUBLIC WORKS ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
37. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE GESC CRITERIA MANUAL WITHIN THIRTY (30) DAYS OF INITIAL DISTURBANCE OR ACCORDING TO ANOTHER APPLICABLE DEADLINE AGREED TO OR MANDATED BY DOUGLAS COUNTY) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
38. ALL SLOPES STEEPER THEN 4:1 REQUIRE EROSION CONTROL BLANKETING.
39. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN DOUGLAS COUNTY.
40. NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED.
41. NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE EROSION CONTROL INSPECTOR.
42. A GESC INSPECTION SHALL BE CONDUCTED FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
43. GESC MANAGER SHALL PROVIDE AND MAINTAIN PORTABLE TOILETS AND TRASH DUMPSTERS FOR THE PROJECT.

DETAIL NO.	SHEET NO.	BMP LEGEND	
1	1	CD	CHECK DAM
2	1	CB	COMPOST BLANKET
3	1	CFB	COMPOST FILTER BERM
4	1	CWA	CONCRETE WASHOUT AREA
5	1	CF	CONSTRUCTION FENCE
6	1	CM	CONSTRUCTION MARKER
7	1	CS	CURB SOCK
8	1	DW	DEWATERING
9	1	DD	DIVERSION DITCH
10	2	ECB	EROSION CONTROL BLANKET
11	2	IP	INLET PROTECTION
12	2	RCD	REINFORCED CHECK DAM
13	2	RRB	REINFORCED ROCK BERM
14	2	RRC	RRB FOR CULVERT PROTECTION
15	2	SB	SEDIMENT BASIN
16	2	SCL	SEDIMENT CONTROL LOG
17	3	ST	SEDIMENT TRAP
18	3	SM	SEEDING AND MULCHING
19	3	SF	SILT FENCE
20	3	SSA	STABILIZED STAGING AREA
21	3	SR	SURFACE ROUGHENING
22	3	TSD	TEMPORARY SLOPE DRAIN
23	3	TSC	TEMPORARY STREAM CROSSING
24	3	TER	TERRACING
25	3	VTC	VEHICLE TRACKING CONTROL
26	3	WW	VTC WITH WHEEL WASH
	1		ROCK AND RIPRAP GRADATIONS
		LOC	LIMITS OF CONSTRUCTION



ELEVATION
SCALE: 1" = 1'-0"



CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - LOCATIONS OF CHECK DAMS
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D₅₀ MINIMUM STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-0".
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'-0" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL GENERALLY BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND VEGETATED COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. ANY DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COATED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

CD CHECK DAM 1



COMPOST BLANKET AND COMPOST FILTER BERM
SCALE: 1" = 1'-0"

COMPOST BLANKET NOTES:

1. SEE PLAN VIEW FOR AREA OF COMPOST BLANKET.
2. MAY BE USED IN PLACE OF STRAW MULCH OR EROSION CONTROL BLANKET IN AREAS WHERE SHEET FLOW IS EXPECTED. DO NOT PLACE ON OTHER OBJECTS OR IN AREAS WHERE A CONCRETE STAFF GRADE FINISH IS DESIRED.
3. SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL; SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
4. SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
5. WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
6. SHALL BE EVENLY APPLIED AT A DEPTH OF 2 INCH.
7. WATER APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
8. SEEDING SHALL BE DRILLED PRIOR TO THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
9. COMPOST FILTER BERM SHALL BE UTILIZED ON SLOPES WITH A MAXIMUM SPACING OF 15 FEET PER THE REQUIREMENTS FOUND IN THE COMPOST FILTER BERM SECTION.
10. THE RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.
11. COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS I COMPOST FOR COMPOST BLANKET
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	6.0 – 8.0
AS INDEX	> 70
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80%/80+
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	< 4
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30–60 %
ORGANIC MATTER CONTENT	25–45 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING 1" (25mm) 95% TO 100% PASSING<3/4" (19mm) 90% TO 100% PASSING 1/2" (13mm) 70% TO 90% PASSING #4 TO 70% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENT	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	MUST BE BELOW US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

NOTE: CLOPYRALID IS THE COMMON NAME OF A HERBICIDE THAT KILLS BROAD-LEAVED WEEDS SUCH AS DANDELIONS, CLOVER AND THISTLE.

CB COMPOST BLANKET 2

COMPOST FILTER BERM NOTES:

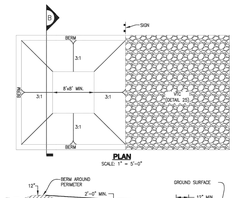
1. SEE PLAN VIEW FOR LENGTH OF COMPOST FILTER BERM.
2. SHALL BE APPLIED TO ALL SLOPES RECEIVING A COMPOST BLANKET AT 15' INCREMENTS.
3. FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
4. FILTER BERMS SHALL BE A MINIMUM OF 1' H x 2' W.
5. FILTER BERMS SHALL BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
6. SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL; SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
7. SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
8. WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
9. SEEDING SHALL BE DRILLED BEFORE THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
10. THE RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.
11. COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS I COMPOST FOR COMPOST FILTER BERM
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	6.0 – 8.0
AS INDEX	> 70
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80%/80+
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30–60 %
ORGANIC MATTER CONTENT	25–45 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING 1" (25mm) 95% TO 100% PASSING 3/4" (19mm) 90% TO 100% PASSING 1/2" (13mm) 70% TO 90% PASSING #4 TO 70% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENT	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	MUST BE EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

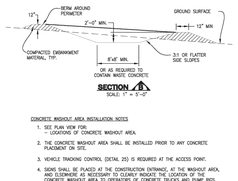
NOTE: IF A BIOSOLID COMPOST IS TO BE UTILIZED IT SHALL BE PRODUCED BY A FACILITY IN POSSESSION OF A VALID NOTICE OF AUTHORIZATION (NOA) FOR THE UNRESTRICTED USE AND DISTRIBUTION OF BIOSOLIDS ISSUED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE NOA SHALL BE PROVIDED UPON REQUEST TO DOUGLAS COUNTY.

NOTE: A LAB TEST DETAILING THE CHEMICAL, PHYSICAL, AND BIOLOGICAL PARAMETERS SHALL BE PROVIDED UPON REQUEST BY DOUGLAS COUNTY.

CFB COMPOST FILTER BERM 3



PLAN
SCALE: 1" = 5'-0"



SECTION A
SCALE: 1" = 5'-0"

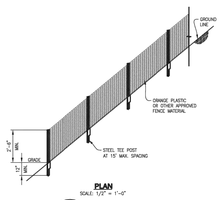
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CONCRETE WASHOUT AREA
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL (DETAIL 25) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

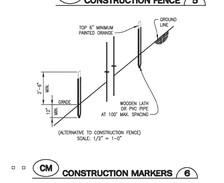
CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.
4. RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.

CWA CONCRETE WASHOUT AREA 4



PLAN
SCALE: 1/2" = 1'-0"



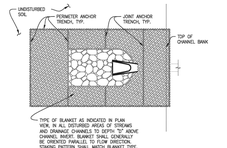
(ALTERNATIVE TO CONSTRUCTION FENCE)
SCALE: 1/2" = 1'-0"

CF CONSTRUCTION FENCE 5

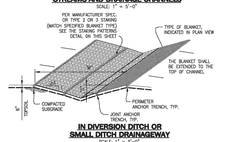
CM CONSTRUCTION MARKERS 6

CONSTRUCTION FENCE INSTALLATION NOTES

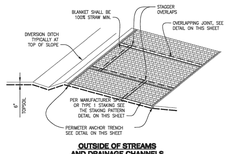
1. S



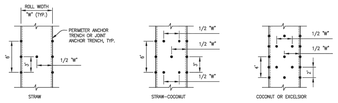
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



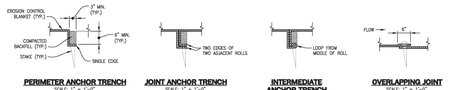
IN DIVERSION DITCH OR SMALL DITCH DRAINAGEWAY
SCALE: 1" = 5'-0"



OUTSIDE OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



STAKING PATTERNS
SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (S) SHOWN ABOVE).



PERIMETER ANCHOR TRENCH SCALE: 1" = 1'-0"
JOINT ANCHOR TRENCH SCALE: 1" = 1'-0"
INTERMEDIATE ANCHOR TRENCH SCALE: 1" = 1'-0"
OVERLAPPING JOINT SCALE: 1" = 1'-0"
WOOD STAKE DETAIL SCALE: 1" = 1'-0" MINIMUM THICKNESS 1/2"

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERIMETER SHALL PLACE TOPSOIL AND SEED AND MULCH PRIOR TO INSTALLING THE BLANKET. THE SOIL SURFACE SHALL BE SMOOTH AND MEET THE COMPACTION REQUIREMENTS OF DETAIL 1/2, SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE, NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKET INSTALLATIONS IN A DRAINAGEWAY EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
7. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.

EROSION CONTROL BLANKET INSTALLATION NOTES – CONTINUED

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 1/6.
10. SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.
11. METAL STAKES OR STAPLES MAY BE USED FOR EROSION CONTROL BLANKET INSTALLATIONS OUTSIDE OF DRAINAGE CHANNELS.

TABLE 7.1 – EROSION CONTROL BLANKET TYPE

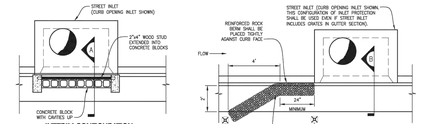
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	–	100%	–	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	–	DOUBLE/NATURAL
COCONUT	100%	–	–	DOUBLE/NATURAL
EXCELSIOR	–	–	100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR EROSION CONTROL BLANKETS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE COUNTY.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY BLANKET THAT HAS BEEN UNDERMINED SHALL BE REMOVED, RESEEDED AND MULCHED AND THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

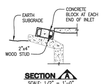
ECB **EROSION CONTROL BLANKET / 10**



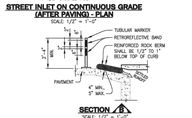
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/2" = 1'-0"

STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"

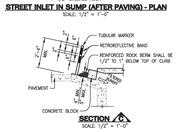
STREET INLET IN SUMP (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



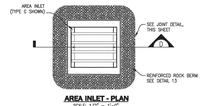
SECTION A SCALE: 1/2" = 1'-0"



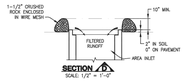
SECTION B SCALE: 1/2" = 1'-0"



SECTION C SCALE: 1/2" = 1'-0"



AREA INLET - PLAN
SCALE: 1/2" = 1'-0"



SECTION D SCALE: 1/2" = 1'-0"



JOINT DETAIL SCALE: 1/2" = 1'-0"

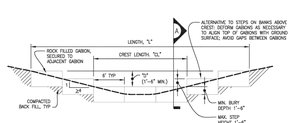
INLET PROTECTION INSTALLATION NOTES

1. INITIAL CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVEMENT) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"-1" BELOW TOP OF CURB.

INLET PROTECTION MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR INLET PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. WORK FREQUENT INSPECTIONS AND REPAIRS MAY BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE COUNTY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

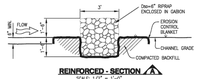
IP **INLET PROTECTION / 11**



REINFORCED - ELEVATION
SCALE: 1" = 5'-0"



BLOW UP OF TWISTED WIRE GABION
SCALE: NTS



REINFORCED - SECTION A
SCALE: 1/2" = 1'-0"

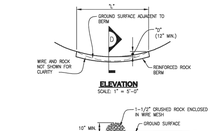
REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - TYPE OF CHECK DAM (TYPE OF REINFORCED CHECK DAM).
   - LENGTH, "L", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY CUTTING OF LAND DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING OF 3-1/2" AND A MINIMUM WIRE THICKNESS OF 0.12", WIRE "HOG RINGS" AT 4' SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT GABION.
4. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-4".
5. EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

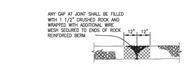
REINFORCED CHECK DAM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL, TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY. WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

RCD **REINFORCED CHECK DAM / 12**



ELEVATION SCALE: 1" = 5'-0"
SECTION A SCALE: 1/2" = 1'-0"



JOINT DETAIL SCALE: 1/2" = 1'-0"

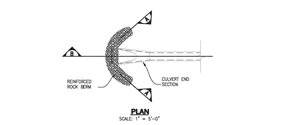
REINFORCED ROCK BERM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF REINFORCED ROCK BERMS.
   - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
2. REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

REINFORCED ROCK BERM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR REINFORCED ROCK BERM IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS WITHIN 5 INCHES OF THE CREST.
3. REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
4. WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

RRB **REINFORCED ROCK BERM / 13**



PLAN SCALE: 1" = 5'-0"
SECTION A SCALE: 1" = 5'-0"
JOINT DETAIL SCALE: 1/2" = 1'-0"
SECTION B SCALE: 1/2" = 1'-0"

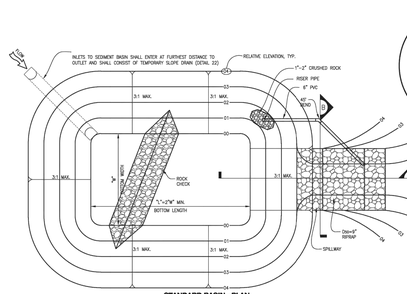
INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CULVERT INLET FILTERS.
   - LENGTH, "L", AND DEPTH, "D".
2. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
3. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
5. THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

MAINTENANCE NOTES

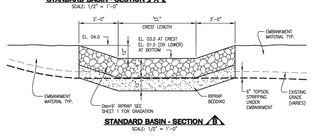
1. THE RECOMMENDED INSPECTION FREQUENCY FOR RRB FOR CULVERT PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RRB FOR CULVERT PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS 1/2 THE HEIGHT OF THE REINFORCED ROCK BERM.
3. RRB FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. WHEN RRB FOR CULVERT PROTECTION ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

RRC **RRB FOR CULVERT PROTECTION / 14**



STANDARD BASIN - PLAN
SCALE: 1" = 5'-0"

STANDARD BASIN - SECTION A
SCALE: 1/2" = 1'-0"



STANDARD BASIN - SECTION B
SCALE: 1/2" = 1'-0"

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF SEDIMENT BASIN.
   - TYPE OF BASIN (STANDARD BASIN OR NON-STANDARD BASIN).
   - FOR STANDARD BASIN, CREST LENGTH, "CL", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "HD".
   - FOR NON-STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "HD", AND PIPE DIAMETER "D".
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASIN(S) IDENTIFIED ON THE GESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT BASIN IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1.0 FOOT.
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	18	3.0	7/16
2	22	3.0	1/2
3	27	6.0	5/8
4	33	8.0	7/8
5	38	10.0	1
6	42	12.0	1 1/8
7	45	14.0	1 1/4
8	44	16.0	1 1/4
9	47	18.0	1 3/8
10	50	20.0	1 3/8
11	52	22.0	1 1/2
12	54	24.0	1 1/2
13	56	26.0	1 5/8
14	58	28.0	1 5/8
15	61	30.0	1 5/8

SB **SEDIMENT BASIN / 15**

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

DOUGLAS COUNTY COLORADO

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 2 OF 3

1 GESC DETAILS - SHEET 2

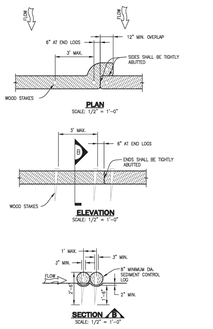
DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

Douglas County - Regional Joint Public Safety Training Complex
Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

COLLINS ENGINEERS
464 Sherman Street, Suite 100
Denver, Colorado 80203
voice: (303) 447-0080
fax: (303) 447-1434
web: collinsengr.com

Project #: 2510
Date: 04/15/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C4.5



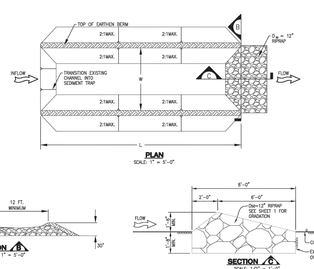
SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 3".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT CONTROL LOGS IS DAILY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL REMAIN IN PLACE UNTIL THE SECRETATIVE CONTROL IS NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION. WHERE SEDIMENT CONTROL LOGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SCL SEDIMENT CONTROL LOG 16



SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D_{50} =12" RIPRAP WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT TRAPS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE COUNTY.
4. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE COUNTY.

ST SEDIMENT TRAP 17

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - AREA OF SEEDING AND MULCHING.
   - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BANNED FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BROMEGRS, JOHNSON GRASS, KNAPP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS OF THE KIND AND PURITY SPECIFIED. A COPY OF THE LABORATORY TEST WHICH WAS SECURED NOT MORE THAN SIX MONTHS PRIOR TO TRANSFER OR DELIVERANCE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO DOUGLAS COUNTY UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT.
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY INCREASING THE SEEDING SUFFICIENT ADDITIONAL SEED TO EQUAL THE PURE SPECIFIED PRODUCT. TAG FROM THE SEED MIXES MUST BE SUPPLIED TO THE CONTRACTOR AND FORWARDED TO THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE COUNTY.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVENT BEEN THOROUGHLY LOOSENED SHALL BE REJECTED.
10. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1/2 INCH. SEED SHALL BE APPLIED AT A RATE OF 1/2 THE SPECIFIED RATE IN TWO DIRECTIONS (CROSS-DRILLED). THE LAST 50 PERCENT OF THE MIXES IN WEIGHT SHALL BE DRILLED IN A LONG-STRAWED STRAW AT LEAST 50 PERCENT OF THE MULCH BY WEIGHT SHALL BE 6 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 2 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
11. IF THE PERMITTEE DEMONSTRATES TO THE COUNTY THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH. THEN ROLLED TO COMPACT. THEN MULCHED AS SPECIFIED ABOVE.
12. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 14 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE COUNTY). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
13. MULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING.
14. TACKIFIER SHOULD BE UTILIZED TO HELP PREVENT STRAW DISPLACEMENT.

DOUGLAS COUNTY PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWS	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWS	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCS	10	1
SLENDER WHEATGRASS	PRYOR	PNCS	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.8
		TOTAL		9.2

DOUGLAS COUNTY TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PCS	30	3.9
INTERMEDIATE WHEATGRASS	OAHE	PCS	30	4.5
PUBESCENT WHEATGRASS	LUNA	PCS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
		TOTAL		13.4

DOUGLAS COUNTY LOW-GROWTH DRILL SEEDING MIX

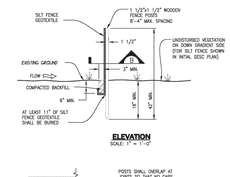
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWS	20	0.8
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWS	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
		TOTAL		11.0

NOTES:
P=PERENNIAL
A=ANNUAL
N=NATIVE
I=INTRODUCED
W=BROWN SEASON
S=SPRING SEASON
S=GOD FORSAKEN
B=BUNCHGRASS

SEEDING AND MULCHING MAINTENANCE NOTES

1. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST GROWING SEASON FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
2. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
   1. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE DOUGLAS COUNTY-APPROVED MIX.
   2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
   3. FREE OF ERODED AREAS.
   4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC MANUAL.
3. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
   1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
   2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
   3. FREE OF ERODED AREAS.
   4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC MANUAL.
4. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE COUNTY.

SM SEEDING AND MULCHING 18



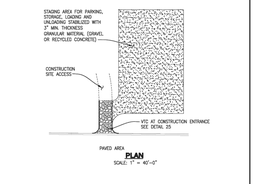
SILT FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF FENCE.
2. ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE; NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "TAMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
3. SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 6-TO 12-GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
   - 0.3 TO 0.5 GALLONS PER SQUARE FOOT/MIN.
   - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D4355.
4. SILT FENCE INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SILT FENCE IS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.
3. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SF SILT FENCE 19



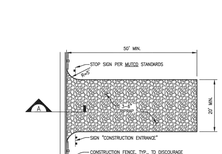
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH COUNTY APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
3. IF REQUIRED BY THE COUNTY, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
4. STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
5. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR RECYCLED CONCRETE).

STABILIZED STAGING AREA MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR THE STABILIZED STAGING AREA IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. GESC MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

SSA STABILIZED STAGING AREA 20



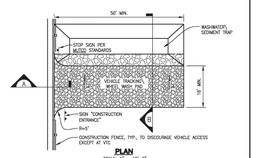
VEHICLE TRACKING CONTROL INSTALLATION NOTES

1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
2. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MINIMUM SIZE OF 4". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
3. ANY GRADED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY PERMITTEE.
4. A DOUGLAS COUNTY TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH POINT ONTO DOUGLAS COUNTY R.O.W.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR VEHICLE TRACKING CONTROL IS DAILY. GRAVEL SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL ROLLING. IF VEHICLE TRACKING CONTROL PAD BECOMES CLOGGED WITH MUD OR BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN GRAVEL, PLACE ADDITIONAL NEW GRAVEL, OR REPLACE WITH NEW GRAVEL AS NECESSARY TO RESTORE EFFECTIVENESS.
2. VEHICLE TRACKING CONTROL SHALL BE RENEWED AT THE END OF CONSTRUCTION. THE GRAVEL MATERIAL REMAINS ON, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

VTC VEHICLE TRACKING CONTROL 25

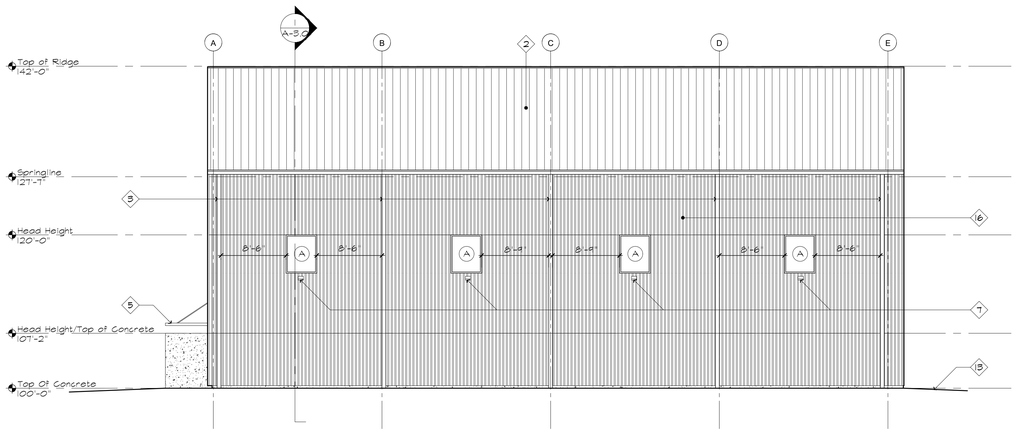

50' MIN.
WASHRACK/T, SEDIMENT TRAP
STOP SIGN PER MUTCD STANDARDS
8'-0"
20' MIN.
SIGN "CONSTRUCTION ENTRANCE"
CONSTRUCTION FENCE, TYP., TO DISCOURAGE VEHICLE ACCESS EXCEPT AT VTC
PLAN
SCALE: 1" = 10'-0"
10ft MIN.
6" MIN.
VARIES 12" TO 1'-10"
3-6" RIPRAP
SECTION
SCALE: 1/2" = 1'-0"
16'-0"
4'-0"
2%
2%
2%

Elevation Legend

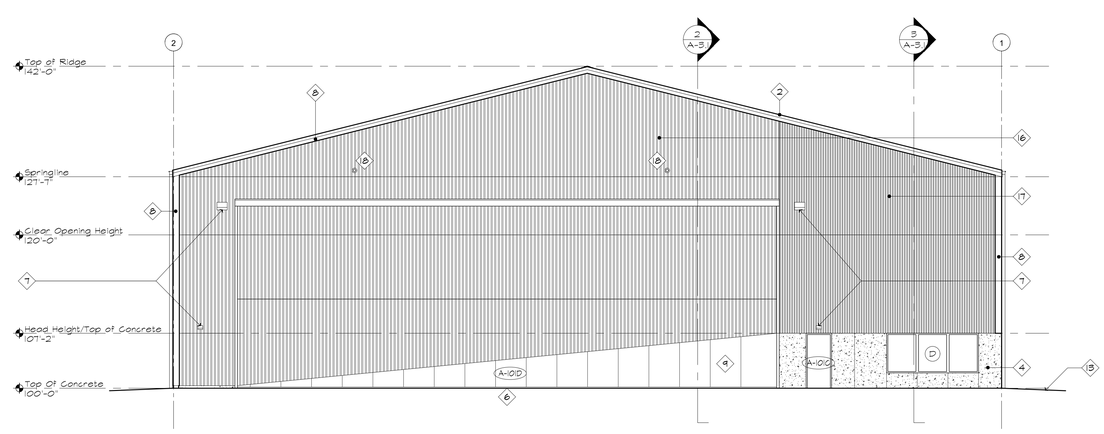
1. 1 1/4" Vertical Corrugated Metal Sheathing On Girts and on Furring on Concrete Stem Walls (Recess).
2. Standing Seam Metal Roof, Pre-finished.
3. Box Style Down Spouts & Gutters, Galvanized.
4. Vertical Seam Plywood-Formed Concrete Stem Wall, Seal.
5. Galvanized Canopy, See Details.
6. Hangar Door, See Structural and Specs.
7. Exterior Wall-mounted Lighting, See Electrical Drawings.
8. Galvanized Overhang Fascia Panel, See Details.
9. Hardie Architectural Panels, Paint, See Details.
10. 2 1/2" Vertical Corrugated Metal Sheathing on Steel Studs on Girts (Projection).
11. Louvers For Exhaust Fans, See Mechanical Plans, Paint.
12. Exterior Package Unit and Ductwork, See Mechanical Plans and Site Plan.
13. Slope Grade Away From Structure Typical.
14. Knox Box for Fire Department Access.
15. Galvanized Standard Fascia Panel, See Details.
16. 2 1/2" Vertical Corrugated Metal Sheathing On Girts and on Furring on Concrete Stem Walls (Recess).
17. 1 1/4" Vertical Corrugated Metal Sheathing on Steel Studs on Girts (Projection).
18. Gas Radiant Heater Flue Per Manufacturer's Requirements, See Mechanical Drawings.

Window Schedule

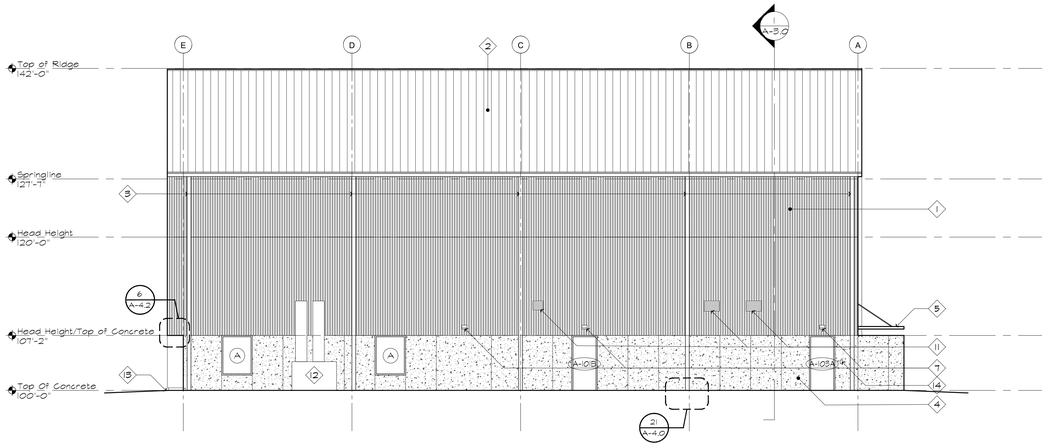
- A 4'-0" Wide X 5'-0" High Hollow Metal Window Exterior
- B 8'-0" Wide X 5'-0" High Hollow Metal Windows Exterior
- C 3'-4" Wide X 5'-0" High Hollow Metal Windows Exterior
- D 12'-0" Wide X 5'-0" High Hollow Metal Windows Exterior



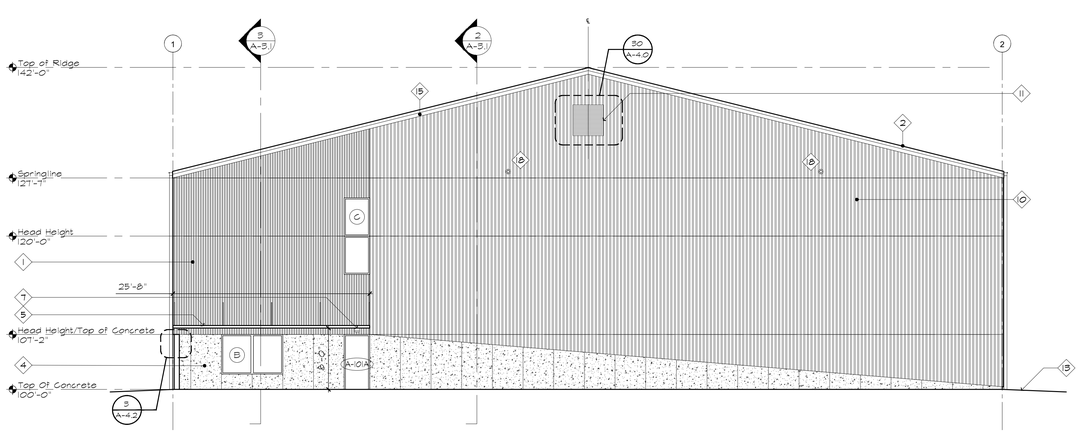
1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

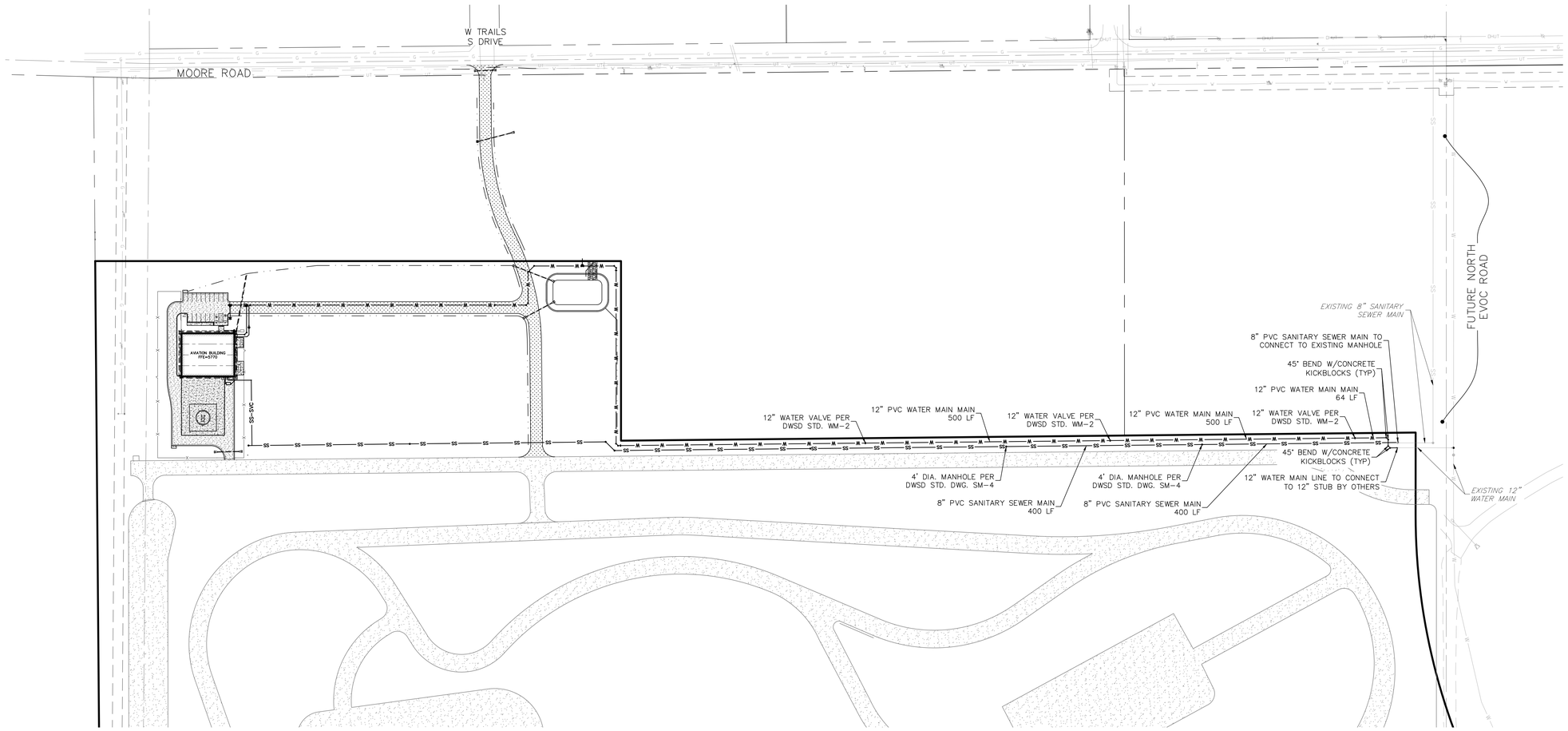
Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
Address TBA, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 04/09/26
Drawn By: JTR
Checked By: NWA
Scale: as noted
Revisions:

Sheet

A-2.0



NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED " A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF TOP BACK OF CURB FOR CURB INLETS
   - CENTER OF BOX FOR AREA INLETS
6. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES / CLEANOUTS
   - CENTER OF INLET BOX (CURB AND GRATE)
   - LENGTHS LISTED ARE 2D MEASUREMENTS
7. ALL STORM SEWER TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
8. ALL STORM SEWER TO HAVE WATER TIGHT JOINTS PER ASTM C443 STANDARD USING RUBBER GASKETS.
9. ALL PROPOSED STORM SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
10. ALL PROPOSED SANITARY SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
11. NO CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE DISTRICT.
12. TRACER WIRE IS REQUIRED ON ALL WATERLINES.
13. COORDINATE ALL UTILITY CONNECTIONS AT BUILDING WITH PLUMBING PLANS.
14. CONTRACTOR MUST OBTAIN NDPES WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH.

SCALE: 1" = 100'
100 80 60 40 20 0 50 100
North

LEGEND

PROPOSED		EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
—X—X—X—	FENCE	—X—X—X—
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	

PROPOSED		EXISTING
	ASPHALT	
	STORM INLET	
	FLARED END SECTION	
o	CLEANOUT	
—W— W —	WATER MAIN LINE	W W
—W-SVC—	WATER SERVICE LINE	
—F-SVC—	FIRE SERVICE LINE	
—SS—	SANITARY MAIN LINE	
—SS-SVC—	SANITARY SERVICE LINE	
	TELEPHONE LINE	UT UT
	GAS LINE	G G
	WATER VALVE	
	KICKBLOCK	
Ⓢ	SANITARY MANHOLE	

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

1 UTILITY PLAN - RJPSTC CONNECTION
1" = 100'

DLH Architecture
Planning, Architecture, Consulting and Construction Phone (303) 688-5273
200 Front Street, Castle Rock, CO 80104
DLH Architecture is a Limited Liability Corporation Established in 1992

COLLINS ENGINEERS
460 Sherman Street, Suite 160
Denver, Colorado 80203
voice: (303) 447-0580
fax: (303) 447-1444
web: collinsengr.com

Douglas County - Regional Joint Public Safety Training Complex

Aviation Building - RJPSTC
8500 N Moore Rd, Littleton, CO. 80125
Douglas County Government

Project #: 2510
Date: 03/25/2026
Drawn By: BEG
Checked By: BMF
Scale: as noted
Revisions:

Sheet
C3.2

MEETING DATE: May 18, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003.

SUMMARY: The request is for approval of a major amendment to the Pinery Meadows Planned Development to establish development standards specific to the 68 single-family detached cluster lots within the Pinery Meadows subdivision.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Planning Commission find that the approval criteria for the major amendment are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

REVIEW:

Steven E Koster	Approve	4/22/2026
Samantha Hutchison - FYI	Notified - FYI	4/22/2026

ATTACHMENTS:

Cover Page
Staff Report - ZR2026-003

MEETING DATE: May 4, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003.

SUMMARY: The request is for approval of a major amendment to the Pinery Meadows Planned Development to establish development standards specific to the 68 single-family detached cluster lots within the Pinery Meadows subdivision.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Planning Commission find that the approval criteria for the major amendment are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

REVIEW:

ATTACHMENTS:

Staff Report - ZR2026-003

DOUGLAS COUNTY
COLORADO

Major Planned Development Amendment Staff Report

Date:	April 23, 2026
To:	Douglas County Planning Commission
From:	Eric Pavlinek, Principal Planner EP Curtis J. Weitkunat, AICP, Long Range Planning Manager CW Steven E. Koster, AICP, Deputy Director of Community Development SK
Subject:	**Pinery Meadows Planned Development, 1st Amendment**
Project File:	**ZR2026-003**

Planning Commission Hearing:	**May 4, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**May 12, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Pinery Meadows Planned Development (Pinery Meadows PD) to establish setbacks specific to single-family detached cluster lots. The proposal will also adjust the setbacks for the single-family attached lots and will modify general notes as originally approved with the Pinery Meadows PD. The proposed amendment does not increase density, as the total number of dwelling units allowed per the Pinery Meadows PD remains unchanged at 170 units.

II. APPLICATION INFORMATION

A. Applicant

Integrity Land Ventures
7200 S. Alton Way, Suite C400
Centennial, CO 80112

B. Request

Approval of a major amendment to the Pinery Meadows PD to establish development standards specific to the 68 single-family detached cluster lots within the Pinery Meadows subdivision. The request will also adjust other development standards related to setbacks and private roads.

C. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the eligibility criteria of DCZR 1519.05 as the proposed amendment makes substantial changes to development standards.

Per DCZR Section 1522.06, “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 amendment request. The Planning Commission’s comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies and other guidelines.”

D. Location

The Pinery Meadows PD is generally located approximately 850 feet northwest of the intersection of State Highway 83 and Scott Avenue. The Pinery Meadows PD abuts PD zoning on all sides; State Highway 83 also borders the eastern boundary. 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 applicant requests a major amendment to the Pinery Meadows PD to establish setbacks specific to single-family detached cluster lots. The setbacks for these lots will be five feet from lot lines as depicted on the Lot Standards Table on sheet 2 of the planned development document. The amendment will also modify setbacks for single-family attached lots and replace the term “private alley” with “private road” to be consistent with the roads as shown on the approved final plat.

The request will also add language within the PD document to allow encroachments into utility easements with an encroachment agreement from utility providers. CORE Electric Cooperative (CORE) initially provided referral comments not in support of the PD amendment stating that the proposal would affect CORE’s ability to maintain required clearances to structures and would hinder safe, unrestricted and continuous access necessary for the operation, maintenance, repair, and replacement of utility infrastructure.

The applicant met with CORE to discuss the referral comments and will proceed with the proposed PD amendment as initially submitted. The applicant is aware that CORE does not allow any encroachments into utility easements except a second-story, 2-foot eave cantilever into a utility easement as referenced in CORE’s updated comments from an email dated April 20, 2026. CORE has no further objections to the request, provided that the structural setbacks can be met, and that no improvements are located within utility easements that conflict with or interfere with the construction, maintenance, or access to electrical facilities.

The applicant acknowledged CORE’s updated response and confirmed that future structures will meet setbacks as outlined in the Pinery Meadows PD. The applicant also confirmed that easements will not contain structures that conflict with or interfere with the construction, maintenance, and access to utility easements as indicated by CORE.

III. CONTEXT

A. Background

The Pinery Meadows PD was approved by the Board of County Commissioners (Board) in February of 2023. This is the 1st Amendment to the original PD. The Pinery Meadows subdivision was approved by the Board in February of this year for a total of 136 residential lots, 11 tracts, and associated public and private roads. The subdivision provides a variety of housing types, including 40 single-family attached (duplex), 28 single-family detached, and 68 single-family detached cluster lots.

IV. PROVISION OF SERVICES

A. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and had no comment on the proposed amendment.

B. Sheriff Services

The Douglas County Sheriff's Office provides police protection to the site.

C. Water and Sanitation

No change in water supply or demand is associated with the request.

V. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings. Courtesy notices were also mailed to abutting property owners. No public correspondence has been received related to this application. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report, and the applicant has provided a written response to referral comments which is also included within the staff report appendix.

VI. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The proposal does not increase the density of the Pinery Meadows PD, and no PD commitments are modified by the proposed PD amendment.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The proposed changes to the development standards are in keeping with the residential nature of the Pinery Meadows PD.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: The proposed amendment will not adversely affect public interest or enjoyment of adjacent land.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The amendment benefits the community by allowing greater variety of housing types within the development.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: This amendment does not increase the intensity of allowed land uses within the Pinery Meadows PD. This amendment establishes setbacks specific to the 68-cluster detached single-family lots.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: No change in public facilities or services is associated with this request.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The proposed PD amendment does not impact the roads serving the subdivision and surrounding area. No additional impact to the roadway capacity and level-of-service is expected by this proposal.

VII. STAFF ASSESSMENT

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Planning Commission find that the approval criteria for the major amendment are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Applicant's Narrative 7
Comprehensive Master Plan Land Use Reference Map 10
Zoning Map 11
Aerial Map 12

Referral Agency Response Report and Letters 13
Applicant Response to Referral Comments 20
Redlined Pinery Meadows Planned Development 23
Pinery Meadows Planned Development, 1st Amendment 26

DOUGLAS COUNTY
COLORADO

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. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Mixed product single-family residential development

Marketing Name: Pinery Meadows

Presubmittal Review Project Number: PS2026-055

PROJECT SITE

Address: North of Scott Ave., west of Parker Rd., south of Pinery West residential subdivision

State Parcel Number(s): 2349-100-00-025

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S)

Name(s): JEN Colorado 23 LLC

Address: 680 5th Ave, Fl 25, New York, NY 10010

Phone: 303.267.6255

Email: jerry@integritylandventures.com

AUTHORIZED REPRESENTATIVE

Name: Carl Runge

Company: Norris Design

Address: 1101 Bannock St. Denver, CO 80204

Phone: 303.892.1166

Email: crunge@norris-design.com

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*.

Jerry B Richmond — Applicant's Signature

March 24, 2026 — 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.

Project Number (Office Use Only): ZR2026-003

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

March 23, 2026

Eric Pavlinek
Douglas County Department of Community Development
100 Third St,
Castle Rock, CO 80104

RE: Pinery Meadows, PD Amendment – Justification for Amendment

Dear Eric Pavlinek,

On behalf of Integrity Land Ventures, we are pleased to submit this Amendment application for the Pinery Meadows project. The consultants listed below have been assembled to realize this plan and we look forward to working closely with Douglas County to make this project a success.

Owner:
JEN Colorado 23 LLC
680 5th Ave, Fl 25
New York, NY 10010
303.267.6255
Contact: Jerry Richmond
jerry@integritylandventures.com

Developer:
Integrity Land Ventures
7200 S. Alton Way, Suite C400
Centennial, CO 80112
303.267.6255
Contact: Jerry Richmond
jerry@integritylandventures.com

Planner and Landscape Architect:
Norris Design
1101 Bannock Street
Denver, Colorado 80204
303.892.1166
Contact: Carl Runge
crunge@norris-design.com

PROJECT BACKGROUND AND JUSTIFICATION FOR AMENDMENT

This application is for an amendment to the recorded Pinery Meadows Planned Development (PD) to incorporate lot standards for the planned single family detached cluster homes. Because this product type does not fit onto lots in a traditional orientation (shared driveways, front doors do not face the road) current setbacks outlined in the PD for all single family detached homes are not appropriate. Our request is to incorporate additional lot standards into the PD that apply directly to the cluster lots. Because these lots do not have true "fronts", "backs", and sides" we are requesting that a 5' building setback be allowed from all sides of the lots. Additionally, we are requesting a text change to allow some encroachment into on-lot utility easements only when a written encroachment agreement is executed with the pertinent utility provider(s). This encroachment agreement would be required to be in place prior to issuance of building permits.

In compliance with Section 1513.05 of the Douglas County Zoning Resolution (DCZR) which states "Text Changes – Changes to the text when such changes do not alter the intent of the planned development or the commitments", these requests do not substantially alter the original intent or commitments of the Pinery Meadows PD in that we are not requesting a change to the density/total number of units or minimum lot sizes, and the proposed cluster product type meets all other standards/requirements outlined in the PD. Additionally, the requested adjustment to add additional lot standards only applies to lots within an existing residential planning area established in the original PD.

In addition to these requested text changes, we have been asked by Douglas County Staff to make minor changes to the PD to clarify that there is a 0' setback for the shared lot line of single family attached products, as well as revise the "private alley" notation in the typical lot layouts to "private road" to better reflect the applicable intent of the typical lot layouts. These changes have been requested by County Staff to "clean up" the document for future use by the County.

The following page contains additional justification of how we believe this application meets the Major Amendment Approval Criteria as outlined in section 1520 of the DCZR.

Approval Criteria:

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

The proposed amendment maintains the development standards, commitments, and overall intent of the planned development. All original lot standards remain in place, and this request is to add alternative lot standards that will only apply the cluster single family detached lots. All cluster lots are separated from the public right-of-way by tracts that are at least 6' in width. This dimension, when paired with the requested 5' setback for all sides of the cluster lots, provides a building setback from the street consistent with the 10' front setback listed in the original PD. Any encroachments into on-lot utility easements will give the builder of this product the necessary room to place window wells, HVAC equipment, and other accessory building features that provide future homeowners required life/safety features. As previously stated, these encroachments are only allowed with written consent from the pertinent utility provider(s).

1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

This proposed amendment is consistent with the efficient development and preservation of the entire planned development in that it allows for the construction of a housing type that reflects the anticipated density of the single family residential planning area. The original PD restricts development to the east portion of the overall site to preserve the Cherry Creek floodplain. To achieve the desired density smaller lot sizes are permitted for single family detached. The cluster lots comply with the minimum lot size, and this Amendment does not affect that standard in the PD.

1514.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

The proposed amendment will not adversely affect the enjoyment of the adjacent land or the public interest. The requested 5' setback for all sides of the cluster lots provides the same building separation as the original PD (min. 10' between houses). The homes will also be effectively set back from the public right-of-way by an amount similar to other lots/product types in the overall development and provide a consistent feel along the public right-of-way.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

The proposed amendment does not confer a special benefit upon an individual. It is meant to provide the necessary flexibility for construction of the cluster single family detached lots and its intent will be general in application to whatever party constructs these lots.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, included changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

The proposed amendment does not propose increases or changes in the intensity of allowed land-uses, including changes in densities, and remains consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution as was determined at the time of approval of the Preliminary Plan.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

All public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development, as was determined at the time of approval of the Preliminary Plan.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

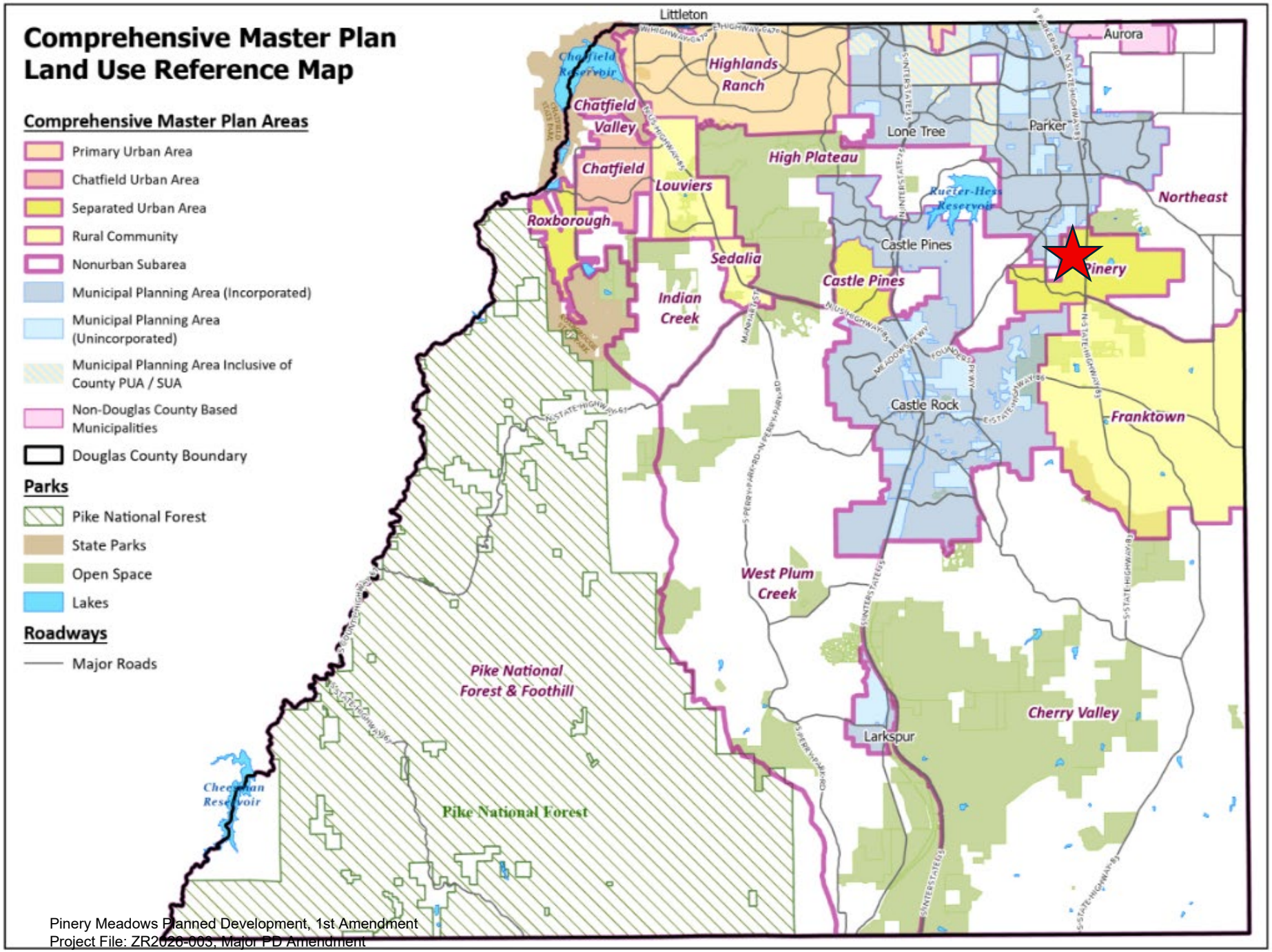
Roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development as was determined at the time of approval of the Preliminary Plan.

We appreciate the Douglas County staff's review of this Amendment and look forward to receiving your comments soon. Please do not hesitate to contact me at 303.892.1166 or at crunge@norris-design.com with any questions you may have.

Sincerely,

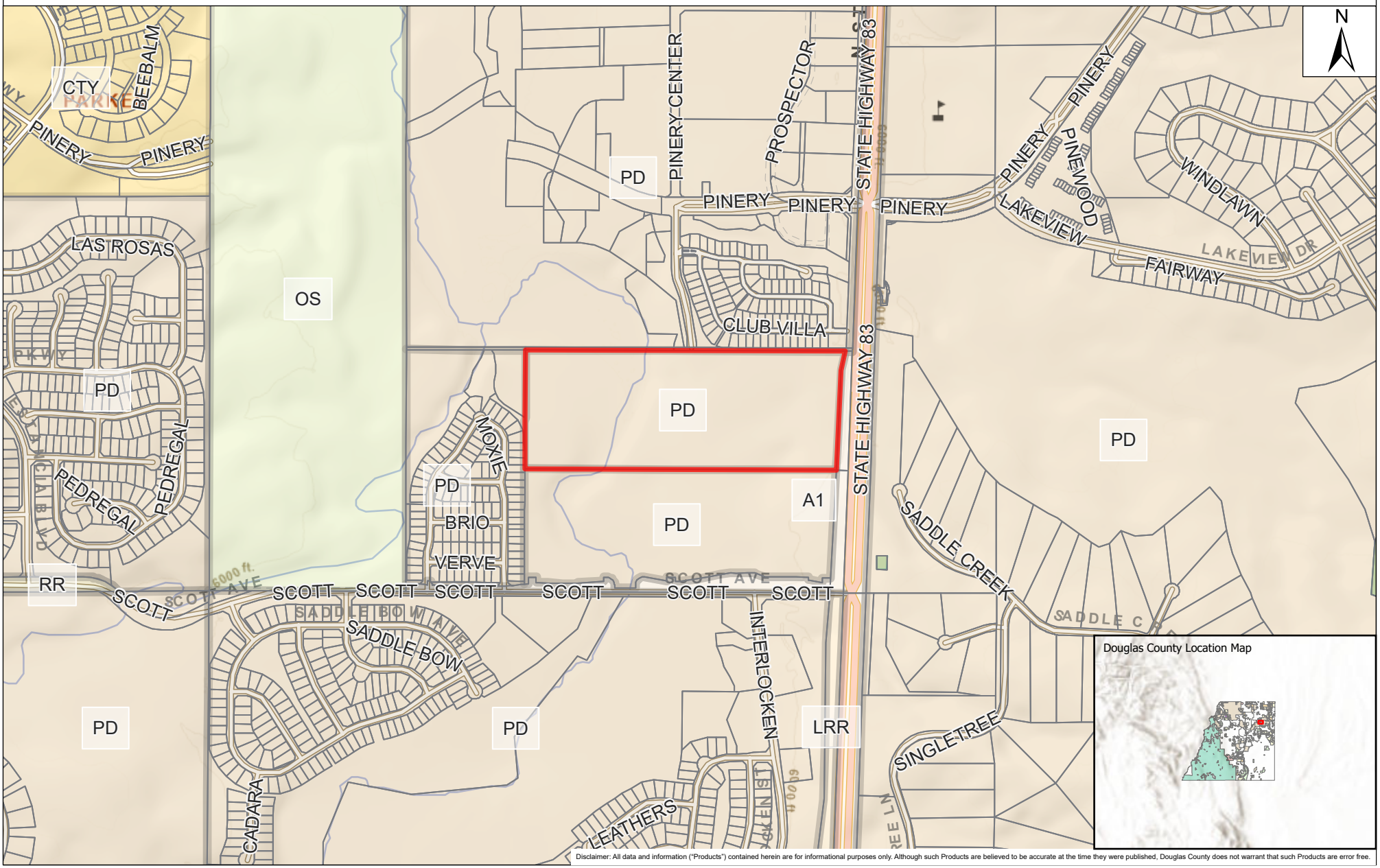
Norris Design

Carl Runge
Senior Associate


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
Littleton
Aurora
Highlands Ranch
Chatfield Reservoir
Chatfield Valley
Chatfield
Louviers
Roxborough
Lone Tree
Parker
High Plateau
Ruetter-Hess Reservoir
Northeast
Castle Pines
Pinery
Sedalia
Indian Creek
Castle Pines
Castle Rock
Franktown
West Plum Creek
Pike National Forest & Foothill
Cherry Valley
Larkspur
Cheesman Reservoir
Pike National Forest

Pinery Meadows PD, 1st Amendment - ZR2026-003

DOUGLAS COUNTY COLORADO



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.

Date Saved: 2/11/2026 11:58 AM

PD - PLANNED DEVELOPMENT
OS - OPEN SPACE CONSERVATION
PARCELS
A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL
RR - RURAL RESIDENTIAL

Pinery Meadows PD, 1st Amendment ZR2026-003

DOUGLAS COUNTY COLORADO



Date Saved: 3/25/2026 1:03 PM

PD - PLANNED DEVELOPMENT
A1 - AGRICULTURAL ONE
OS - OPEN SPACE CONSERVATION
LRR - LARGE RURAL RESIDENTIAL

Project Name: Pinery Meadows Planned Development, 1st Amendment
Project File #: ZR2026-003
Date Sent: 03/26/2026 **Date Due:** 04/16/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/26/2026	No Comment.	No action required.
Building Services	04/03/2026	No Comment.	No action required.
CORE Electric Cooperative	04/14/2026	**Verbatim Response:** CORE Electric Cooperative does not support approval of the proposed amendment to the Planned Development (PD). The applicant is requesting a text amendment that would allow encroachments into on-lot utility easements upon execution of a written encroachment agreement with the affected utility provider(s). CORE will not execute or provide an encroachment agreement to allow encroachments within utility easements, with the sole exception of second-story eaves, subject to review and compliance with CORE standards. CORE does not approve proposed PD Notes 1, 2, 3, and 4. The proposed reduction of building setbacks and allowance of encroachments within platted utility easements is inconsistent with the purpose and function of utility easements as recognized by Douglas County. These changes would adversely affect CORE's ability to maintain required clearances to structures, in accordance with the CORE Builder Handbook, and to other utility facilities. Further, the proposed encroachments would hinder safe, unrestricted, and continuous access necessary for the operation, maintenance, repair, and replacement of electric utility infrastructure. Preservation of utility easements free of structural encroachments is essential to ensure public safety, service reliability, and long-term maintainability, and the proposed PD amendment does not adequately address these considerations.	The applicant met with CORE to discuss the referral comments. CORE provided an updated referral response and does not object to the proposed PD amendment as long as all structures meet setbacks and that no improvements are located within easements that conflict or interfere with the construction, maintenance, or access to electrical facilities. The applicant acknowledged the updated comments and confirmed that all structures will adhere to the setbacks and that the easements will not contain structures that conflict with or interfere with the construction, maintenance, and access to utility easements as indicated by CORE.

Project Name: Pinery Meadows Planned Development, 1st Amendment
Project File #: ZR2026-003
Date Sent: 03/26/2026 **Date Due:** 04/16/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	04/02/2026	No Comment.	
Pinery Water and Wastewater District	04/10/2026	**Verbatim Response:** This applicant is working directly with the District and we take no exception to the lot layout.	No action required.
Pinery West HOA	03/27/2026	**Verbatim Response:** I see no negatives to the positioning of front doors. Vikki O'Donnell	No action required.
South Metro Fire Rescue	04/07/2026	**Verbatim Response:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.	No action required.
The Pinery HOA	04/16/2026	**Summary of Response:** The Pinery HOA has no concerns about the proposed PD amendment. Comments were provided regarding concerns with traffic at the intersection of North Pinery Parkway and State Highway 83. Refer to response letter to review all comments.	Engineering reviewed the applicant's traffic impact analysis with the submittal and approval of the preliminary plan and final plat applications. No additional traffic impacts are expected by this proposed PD amendment.
Xcel Energy-Right of Way & Permits	04/07/2026	**Summary of Response:** Xcel Energy has no apparent conflict contingent upon the ability to maintain all existing rights. This amendment should not hinder the ability for future expansion which may include future accommodations for natural gas transmission and electric transmission related facilities. Refer to response letter to review all comments.	The applicant acknowledged the comments and confirmed that all rights and limitations associated with easement will remain in effect and that any future service will be coordinated with Xcel.

REFERRAL RESPONSE REQUEST

Date sent: March 26, 2026 Comments due by: April 16, 2026

Project Name:	Pinery Meadows Planned Development, 1st Amendment
Project File #:	ZR2026-003
Project Summary:	Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.

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: Engineering	**Phone #:** 4318
Your Name: Al Peterson	**Your Signature:** Allan Peterson
(please print)	**Date:** 4/15/2026

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, Principal 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:	Pinery Meadows Planned Development, 1st Amendment
Project File #:	**ZR2026-003**
S Metro Review #	REFOTH26-00069
Review date:	April 7, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.
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 comment regarding the proposed major PD amendment.

REFERRAL RESPONSE REQUEST

Date sent: March 26, 2026 Comments due by: April 16, 2026

Project Name:	Pinery Meadows Planned Development, 1st Amendment
Project File #:	ZR2026-003
Project Summary:	Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.

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: The Pinery Homeowners' Association	**Phone #:** 303-841-8572
Your Name: Sonia Eyre	**Your Signature:** Sonia Eyre
(please print)	**Date:** 4/16/2026

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, Principal Planner

Enclosure

Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

April 16, 2026

Eric Pavlinek
Planning Services

RE: Project ZR2026-003

The Pinery Homeowners' Association appreciates the opportunity to provide comments regarding the rezoning within the Pinery Meadows Planned Development. We have no concerns about the amendments regarding single-family cluster homes.

However, as we articulated in our response to SB2025-045 in January of this year, our foremost concern is and will continue to be the significant and ongoing traffic challenges at the intersection of North Pinery Parkway and SH-83. These challenges will be further exacerbated by the traffic generated not only by this development, but also by the cumulative development in the surrounding area. This intersection has long presented serious safety, congestion, and accessibility issues for our residents and the broader community, and it remains the central focus of our concerns. We will remain committed to ensuring that this need is fully recognized and acted upon.

Respectfully,

Sonia Eyre
Director
The Pinery Homeowners' Association

Right of Way & Permits

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

April 7, 2026

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

Attn: Eric Pavlinek

Re: Pinery Meadows Planned Development, 1st Amendment
Case # ZR2026-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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

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.

NORRIS DESIGN
PEOPLE + PLACEMAKING

1101 Bannock Street
Denver, Colorado 80204
303.892.1166

April 21, 2026

Eric Pavlinek, Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: Pinery Meadows PD Major Amendment Response to Comments

Dear Eric,

Thank you for your review of the Pinery Meadows PD Major Amendment package. Valuable feedback was received on April 17, 2026, and responses to comments received can be found in the following pages. If you have any questions, please feel free to contact me at crunge@norris-design.com. We look forward to continuing working with the County.

Sincerely,
Norris Design



Carl Runge
Senior Associate

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

ADDRESSING ANALYST:

1. No comment.

RESPONSE: Noted, thank you.

BUILDING SERVICES:

2. No comment.

RESPONSE: Noted, thank you.

CORE ELECTRIC COOPERATIVE:

3. CORE Electric Cooperative does not support approval of the proposed amendment to the Planned Development (PD). The applicant is requesting a text amendment that would allow encroachments into on-lot utility easements upon execution of a written encroachment agreement with the affected utility provider(s). CORE will not execute or provide an encroachment agreement to allow encroachments within utility easements, with the sole exception of second-story eaves, subject to review and compliance with CORE standards. CORE does not approve proposed PD Notes 1, 2, 3, and 4. The proposed reduction of building setbacks and allowance of encroachments within platted utility easements is inconsistent with the purpose and function of utility easements as recognized by Douglas County. These changes would adversely affect CORE's ability to maintain required clearances to structures, in accordance with the CORE Builder Handbook, and to other utility facilities. Further, the proposed encroachments would hinder safe, unrestricted, and continuous access necessary for the operation, maintenance, repair, and replacement of electric utility infrastructure. Preservation of utility easements free of structural encroachments is essential to ensure public safety, service reliability, and long-term maintainability, and the proposed PD amendment does not adequately address these considerations.

   RESPONSE: Per direct discussion with CORE, it is understood that notes 1-3 are already part of the approved and recorded PD and will not be changed. Regarding note 4, it has been clarified with CORE representative Brooks Kaufman that note is a general note that does not apply specifically to CORE easements, and CORE maintains the right to prohibit any encroachments into their easements. Brooks Kaufman confirmed that CORE does not have any issues with proposed reductions in building setbacks or lot standards for cluster single family detached product "Provided that the required structural setbacks are met, and that no improvements are placed within the utility easement that conflict with or interfere with the construction, maintenance, or access to electric facilities, CORE Electric Cooperative has no further objections." Development will comply with required structural setbacks and limitations of easements. Additionally, at the request of CORE there are notes included on the recorded Final Plat and under-review Site Improvement Plan that outline restrictions of improvements within utility easements across the site.

ENGINEERING SERVICES:

4. No comment.

RESPONSE: Noted, thank you.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

PINERY WATER AND WASTEWATER DISTRICT:

5. This applicant is working directly with the District and we take no exception to the lot layout.

   RESPONSE: Noted, thank you.

PINERY WEST HOA:

6. I see no negatives to the positioning of the front door. Vikki O'Donnell

   RESPONSE: Noted, thank you.

SOUTH METRO FIRE RESCUE:

7. South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.

   RESPONSE: Noted, thank you.

THE PINERY HOA:

8. The Pinery HOA has no concerns about the proposed PD amendment. Comments were provided regarding concerns with traffic at the intersection of North Pinery Parkway and State Highway 83.
   Refer to response letter to review all comments.

   RESPONSE: Noted, thank you. Our development team defers to the County's judgement as it pertains to any traffic improvements at this location.

XCEL ENERGY – RIGHT OF WAY & PERMITS:

9. Xcel Energy has no apparent conflict contingent upon the ability to maintain all existing rights. This amendment should not hinder the ability for future expansion which may include future accommodations for natural gas transmission and electric transmission related facilities.
   Refer to response letter to review all comments.

   RESPONSE: Noted, thank you. All rights and limitations associated with easements remain in effect and any future needs will be coordinated with Xcel as necessary.

Ref #2023021480, Date: 5/22/2023 11:51 AM, Pages: 1 of 3 ,RECORDING $33.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028

GENERAL PROVISIONS

AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 – PLANNED DEVELOPMENT DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR PINERY MEADOWS IS IN GENERAL CONFORMITY WITH THE DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION; AND AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF PINERY MEADOWS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF DOUGLAS COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING SERVICES DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

STATEMENT OF COMMITMENTS

THE STATEMENT OF COMMITMENTS SHALL, IN ALL CASES, DESCRIBE THE DEVELOPMENT COMMITMENTS INCLUDING A METHOD FOR ASSIGNING RESPONSIBILITY TO HEIRS, SUCCESSORS, OR ASSIGNS, AND TIMING OF THE FULFILLMENT OF THESE COMMITMENTS FOR THE FOLLOWING:

1. DEDICATION: PUBLIC DEDICATION FOR PARKS, SCHOOLS, LIBRARIES, ROADS, DRAINAGE, ETC., EITHER IN SPECIFIC ACREAGE DEDICATION (REFERENCED BY SYMBOL) OR SPECIFIC CASH-IN-LIEU OF LAND OR FACILITIES. DESCRIBE THE PROPOSED OWNERSHIP, UTILITY PROVISION, IMPROVEMENT SCHEDULE, AND MAINTENANCE PROVISION. A PROVISION FOR ON-DEMAND DEDICATION FOR REGIONAL PARKSAND TRAILS AND SCHOOL SITES SHOULD BE STATED. THE APPLICANT SHALL PROVIDE TITLE INSURANCE FOR COUNTY-DEDICATED LAND. IN ALL CASES, DEDICATED LAND SHALL BE CONVEYED TO DOUGLAS COUNTY AND THE COUNTY MAY FURTHER CONVEY THE LAND TO THE APPROPRIATE AGENCY.
2. ON- OR OFF-SITE IMPROVEMENTS: PROVISION SHALL BE MADE FOR THE CONSTRUCTION OF, OR PAYMENT OF FEES FOR, COUNTY OR OFF-SITE IMPROVEMENTS THROUGH BONDING OR THE IMPOSITION OF PRO RATA FEES.
3. WILDLIFE PRESERVATION PLAN
4. WETLANDS/RIPARIAN PRESERVATION PLAN
5. PROJECT PHASING RESTRICTIONS
6. FIRE PROTECTION
7. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE
8. OTHER COMMITMENTS IMPOSED BY THE BOARD

DEDICATIONS: ALL DEDICATIONS OF PUBLIC FACILITIES, INCLUDED BUT NOT LIMITED TO PARK AND OPEN SPACE LANDS, STREETS, DRAINAGE FACILITIES, AND EASEMENTS SHALL BE DEDICATED AND/OR CONSTRUCTED, AT THE EXPENSE OF THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD, AND AT NO COST TO DOUGLAS COUNTY. THE COST OF THE IMPROVEMENTS FOR ALL PUBLIC FACILITIES INCLUDING STREET AND DRAINAGE FACILITIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

PARKS, RECREATION AND TRAILS CONTRIBUTION: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL CONTRIBUTE $500 PER DWELLING UNIT THAT RECEIVES FINAL PLAT APPROVAL WHICH SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. FUNDS WILL BE UTILIZED BY DOUGLAS COUNTY AT ITS SOLE DISCRETION FOR PARK AND RECREATION IMPROVEMENTS AS DETERMINED BY DOUGLAS COUNTY.

PARK LAND DEDICATION: LAND DEDICATION REQUIREMENTS SHALL BE PER SECTION 10 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

COLLECTOR ROADWAY CONSTRUCTION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR FULL-WIDTH CONSTRUCTION OF THE COLLECTOR ROADWAY, AT THEIR EXPENSE, WITHIN THE PROPERTY BOUNDARIES AND "SHALL CAUSE" CONSTRUCTION OF THE SOUTHERLY SEGMENT OF THE ROADWAY LOCATED ON THE PROPERTY SOUTH OF THIS PD. THE COST OF THE COLLECTOR ROADWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING. IF THE DEVELOPMENT TO THE SOUTH, AND THE COMMITMENT TO BUILD THE COLLECTOR ROADWAY ASSOCIATED WITH THAT DEVELOPMENT, PRECEDES THIS DEVELOPMENT, THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL DEDICATE THE NECESSARY RIGHT-OF-WAY, IN FEE SIMPLE TO DOUGLAS COUNTY UPON REQUEST, TO ACCOMMODATE THE CONSTRUCTION OF THE COLLECTOR ROADWAY THROUGH THIS PD.

TRAFFIC SIGNALS: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL CONTRIBUTE TO DOUGLAS COUNTY, THEIR PRO-RATA SHARE OF THE TRAFFIC SIGNAL IMPROVEMENTS LOCATED AT SCOTT AVE AND STATE HIGHWAY 83 AS DEFINED BY A DOUGLAS COUNTY ACCEPTED TRAFFIC STUDY. THIS PRO-RATA SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS. THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR 50% OF THE SIGNAL IMPROVEMENTS LOCATED AT PINERY CENTER BLVD AND SCOTT AVE. THIS 50% COST SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS.

NOISE MITIGATION: IF RESIDENTIAL LOTS ARE LOCATED ANYWHERE WITHIN THE 65 DBA NOISE CONTOUR AS SHOWN ON SHEET 3, A SUBMITTAL WILL BE PROVIDED INDICATING THAT AN INDOOR DNL OF 35 DBA OR LESS CAN BE ACHIEVED THROUGH THE ENVELOPE CONSTRUCTION, AND AN OUTDOOR DNL OF 65 DBA OR LESS CAN BE ACHIEVED BY THE DESIGN OF BERMS OR BARRIERS. FINAL NOISE MITIGATION REQUIREMENTS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN.

PWWD INCLUSION & SERVICE: ALL DEVELOPMENT WITHIN PINERY MEADOWS SHALL BE INCLUDED IN, AND RECEIVE, CENTRALIZED WATER AND SEWER SERVICE FROM THE PINERY WATER AND WASTEWATER DISTRICT (PWWD).

PWWD WELL: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL DEDICATE A ONE-ACRE WELL SITE TO PINERY WATER AND WASTEWATER DISTRICT FOR A WATER WELL. THE SITE WILL BE WITHIN THE PLANNING AREA 2. THE DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

WATER AND SANITARY SEWER: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR ALL REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS, AT THEIR EXPENSE AND IN CONFORMANCE WITH PINERY WATER AND WASTEWATER DISTRICT CRITERIA. THE COST OF THE REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE SECURED BY DOUGLAS COUNTY OR THE PINERY WATER AND WASTEWATER DISTRICT THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

CULTURAL AND HISTORIC PRESERVATION: IF, DURING CONSTRUCTION ON THE PROPERTY, ANY SIGNIFICANT ARTIFACT, CULTURAL OR HISTORIC ITEMS ARE DISCOVERED, THE DEVELOPER SHALL NOTIFY THE DOUGLAS COUNTY HISTORIC PRESERVATION BOARD AND GIVE IT THE OPPORTUNITY TO EXAMINE THE AREA OF DISCOVERY AND FINDINGS. A CULTURAL RESOURCE SURVEY WILL BE REQUIRED TO BE INCLUDED WITH SUBMITTAL OF A PRELIMINARY PLAN APPLICATION.

HOA/METRO DISTRICT: A HOMEOWNERS ASSOCIATION (HOA) AND/OR METROPOLITAN DISTRICT WILL BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENTS AND MAINTENANCE OF PROPERTIES AND FACILITIES, WHICH INCLUDE, BUT IS NOT LIMITED TO, ROADWAYS AND DRAINAGE IMPROVEMENTS AND TRAILS, WHICH IT OWNS OR ADMINISTERS; B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNERS BY ITS MEMBERS; C) ENFORCE CC&R'S; AND D) OWN, MANAGE, AND MAINTAIN PRIVATE OPEN SPACE AND TRAILS.

REVEGETATION OF DISTURBED LANDS: ALL LANDS WITHIN PINERY MEADOWS WHICH ARE DISTURBED DURING CONSTRUCTION, OR CONSTRUCTION RELATED ACTIVITIES, SHALL BE REVEGETATED IN ACCORDANCE WITH DOUGLAS COUNTY AND STATE OF COLORADO REGULATIONS WITH PREFERENCE GIVEN TO MATERIALS NATURAL TO THE REGION.

FLOODPLAIN IMPROVEMENTS/BANK STABILIZATION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD MUST COMPLETE THE CONSTRUCTION OF ANY REQUIRED FLOODPLAIN IMPROVEMENTS AND/OR BANK STABILIZATION, AT THEIR EXPENSE, AS REQUIRED BY THE COUNTY AND MILE HIGH FLOOD DISTRICT. ANY SUCH IMPROVEMENTS AND OR BANK STABILIZATION SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME PLATTING.

OWNERSHIP CERTIFICATION

FUAD KHALAF

F.B.Khalaf

STATE OF COLORADO)
)
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS 20 DAY OF APRIL, 2023 BY FUAD KHALAF.

MY COMMISSION EXPIRES 6/10/23.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

IYAD KHALAF, INDIVIDUALLY AND ATTORNEY IN FACT FOR ZIAD KHALAF, EMAN KHALAF, NIHAD KHALAF AND NISREEN KHALAF

Iyad Khalaf

STATE OF ~~COLORADO~~ OREGON)
)
COUNTY OF Marion)

ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF April, 2023 BY IYAD Khalaf.

MY COMMISSION EXPIRES 8/11/25.

WITNESS MY HAND AND OFFICIAL SEAL

OFFICIAL STAMP SHEREE MARI VAN NATTA NOTARY PUBLIC - OREGON COMMISSION NO. 1015321 MY COMMISSION EXPIRES AUGUST 11, 2025

Sheree Van Natta 1015321

NOTARY PUBLIC

I/WE Erik N. Carlson, (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW), DULY QUALIFIED, INSURED OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY FUAD KHALAF AND IYAD KHALAF, INDIVIDUALLY AND ATTORNEY IN FACT FOR ZIAD KHALAF, EMAN KHALAF, NIHAD KHALAF AND NISREEN KHALAF AT THE TIME OF THIS APPLICATION.

NAME OF AUTHORIZED OFFICIAL

Erik N. Carlson, Esq. #52513

05/02/2023 (DATE)

THIS REZONING REQUEST TO PLANNED DEVELOPMENT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE MOTION NO. 023-023 this 21st day of February, 2023 APPROVING THE PLANNED DEVELOPMENT AND ALL APPLICABLE DOUGLAS COUNTY REGULATIONS.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS 5/15/23 (DATE)

DIRECTOR, COMMUNITY DEVELOPMENT 5/15/23 (DATE)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 22nd OF May, 2023, A.D. AT 11:51 O'CLOCK A.M./P.M., AND WAS RECORDED PER RECEPTION NO. 2023021480.

Dana L Benham deputy

DOUGLAS COUNTY CLERK AND RECORDER

INDEX

SHEET 1: GENERAL PROVISIONS AND COMMITMENTS
SHEET 2: DEVELOPMENT STANDARDS
SHEET 3: DEVELOPMENT PLAN

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P .303.892.1166
www.norris-design.com

PINERY MEADOWS PD
ZR2022-028
DOUGLAS COUNTY, COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRES, SUITE 300
TORONTO, ON M3J 3E5

DATE:
06/08/2022 SUBMITTAL
07/18/2022 SUBMITTAL
07/29/2022 SUBMITTAL
09/28/2022 SUBMITTAL
12/05/2022 SUBMITTAL
01/05/2023 SUBMITTAL
02/21/2023 SUBMITTAL

SHEET TITLE:
GENERAL PROVISIONS AND COMMITMENTS

1 OF 3

CHECKED BY: MB
DRAWN BY: TR

PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028

DEVELOPMENT STANDARDS

PLANNING AREA 1 (SINGLE FAMILY)

PRINCIPAL USES

RESIDENCE
- DWELLING, SINGLE FAMILY, DETACHED
- DWELLING, SINGLE FAMILY, ATTACHED
- GROUP HOME (MINIMUM SEPARATION OF 750 FEET)

COMMUNITY USES
- OPEN SPACE/TRAILS
- PARK/PLAYGROUND
- RECREATION FACILITY - NEIGHBORHOOD
- RECREATION FACILITY - PRIVATE

SALES OFFICE - TEMPORARY
CONSTRUCTION OFFICE - TEMPORARY

USES PERMITTED BY SPECIAL REVIEW

DAY-CARE HOME - LARGE
RECREATION FACILITY - COMMUNITY

ACCESSORY USES

DECKS, PATIOS, SHEDS, AND OTHER SIMILAR RESIDENTIAL ACCESSORY STRUCTURES
DAY-CARE HOME - SMALL
GARAGE - PRIVATE
HOME OCCUPATION - CLASS 1 (REFER TO SECTION 23 OF THE DCZR, AS AMENDED)
IN-HOME ELDER CARE
SATELLITE RECEIVING DISH

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE SUBURBAN RESIDENTIAL (SR) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

PLANNING AREA 2 (OPEN SPACE)

PRINCIPAL USES
- PWWD WELL SITE
- ENVIRONMENTAL EDUCATION CENTERS/HISTORICAL MUSEUM FOR THE PURPOSE OF PROVIDING AN AREA TO DISPLAY ITEMS RELEVANT TO THE SITE.
- NATURE CENTER/PICNIC AREA/TRAIL HEAD
- OPEN SPACE/TRAILS
- SIMILAR USES AS DETERMINED BY THE DIRECTOR TO BE IN ACCORDANCE WITH THE INTENT OF THIS PLANNING AREA
- USE PERMITTED IN A CONSERVATION EASEMENT AGREEMENT OR SIMILAR DOCUMENT APPROVED BY DOUGLAS COUNTY.

ACCESSORY USES
- MAINTENANCE BUILDING
- PARKING AREA FOR PARKS OR OPEN SPACE USES

TEMPORARY USES
- AGRICULTURAL USE LIMITED TO CULTIVATION OF CROPS AND GRAZING OF ANIMALS, UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE OPEN SPACE CONSERVATION (OS) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

NOTE: NO ATTACHED SINGLE-FAMILY UNITS SHALL BE ALLOWED AS THE MOST PROXIMATE UNITS TO THE NORTH PROPERTY BOUNDARY THAT ABUTS THE PINERY WEST FILING 2 SUBDIVISION.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 10 TO BEAR N89°44'01"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE N89°44'01"E, ON SAID SOUTH LINE A DISTANCE OF 1326.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;
THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;
THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 813.92 FEET, TO THE EXTENSION OF THE SOUTH LINE OF PINERY WEST FILING NO. 2;

THENCE N89°39'49"E, ON SAID SOUTH LINE OF PINERY WEST FILING NO. 2, A DISTANCE OF 2156.25 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 83 PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE THE FOLLOWING (5) FIVE COURSES;
1) S01°46'32"W, A DISTANCE OF 20.22 FEET;
2) S89°43'24"W, A DISTANCE OF 5.60 FEET;
3) S10°56'47"W, A DISTANCE OF 130.03 FEET;
4) S02°44'47"W, A DISTANCE OF 432.60 FEET;
5) S02°50'32"W, A DISTANCE OF 236.80 FEET;

THENCE S89°43'27"W, A DISTANCE OF 2088.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,721,739+/- SQUARE FEET (39.536+/- ACRES)

TOGETHER WITH AN EASEMENT FOR ACCESS, SAID EASEMENT BEING 45.00 FEET IN WIDTH WITH THE WEST LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE S 0°02'42" E, ALONG THE WEST LINE OF SUBJECT EASEMENT, A DISTANCE OF 827.04 FEET TO THE SOUTH LINE OF SAID SECTION 10 AND TO THE CENTER LINE OF COUNTY ROAD NO. 39, AND TO THE POINT OF TERMINUS OF SUBJECT EASEMENT.

LOT STANDARDS

add column for alternate standards for cluster product, 5' setbacks all sides

change to rear load

	PLANNING AREA 1				PLANNING AREA 2
	SINGLE FAMILY, DETACHED		SINGLE FAMILY, ATTACHED		
	FRONT LOAD	ALLEY LOAD	FRONT LOAD	ALLEY LOAD	
MINIMUM LOT SIZE	2,200 SF	2,200 SF	1,500 SF	1,500 SF	-
MINIMUM BUILDING SETBACKS					
REGIONAL/ARTERIAL STREET	100'		100'		-
COLLECTOR STREET	20'		20'		20'
NORTH PROPERTY LINE	20'		20'		-
SOUTH PROPERTY LINE	5'		5'		-
FRONT					-
PRINCIPAL STRUCTURE	10'		10'		50'
GARAGE	20'	-	20'	-	-
SIDE	5'		5'		50'
CORNER SIDE	15'		15'		-
REAR	10'	2'	10'	2'	50'
BUILDING HEIGHT					
PRINCIPAL STRUCTURE	35'		35'		35'
ACCESSORY STRUCTURE	20'		20'		35'

5'

add (0' for common lot line)

1. A COVERED OR UNCOVERED DECK OR PORCH MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND THREE (3) FEET INTO A REQUIRED SIDE SETBACK.
2. CONCRETE PADS MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND FIVE (5) FEET INTO A REQUIRED SIDE SETBACK. OTHER ENCROACHMENTS ARE ALLOWED IN ACCORDANCE WITH THE DCZR.
3. EAVES MAY ENCROACH INTO A UTILITY EASEMENT.
4. ~~CONCRETE PADS, SIDEWALKS AND STEPS MAY ENCROACH INTO A UTILITY EASEMENT, SUBJECT TO APPROVAL OF THE UTILITY PROVIDER.~~
5. SUBJECT TO NOTE~~S~~ 3 ~~AND 4~~, ALL UTILITY EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS. ENCROACHMENTS INTO THE EASEMENTS WITH WINDOW WELLS, COUNTERFORTS, MECHANICAL EQUIPMENT, BAY WINDOWS, FIREPLACES, FIRE PITS, PATIOS, DECKS RETAINING WALLS AND THEIR COMPONENTS, ETC. SHALL NOT BE PERMITTED.
6. SETBACKS ARE MEASURED FROM THE LOT LINE TO THE WALL OF THE STRUCTURE HORIZONTALLY AND PERPENDICULAR TO THE LOT LINE.

remove note 4

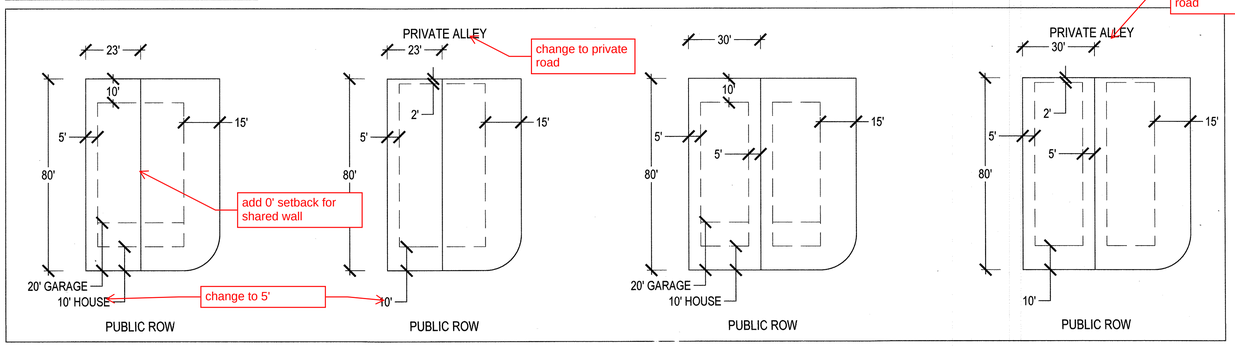
add "except as allowed by an executed encroachment agreement with applicable utility provider(s)"

PARKS/TRAILS/OPEN SPACE COMMITMENTS MATRIX

DESCRIPTION/ REQUIREMENT	AREA	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILTY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE WEST OF THE CHERRY CREEK FLOODWAY	7.08 ACRES	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS
PARK/AMENITIES	TO BE DETERMINED	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS

TYPICAL LOT LAYOUTS (N.T.S.)

change to private road



SFA - FRONT LOAD | SFA - ALLEY LOAD | SFD - FRONT LOAD | SFD - ALLEY LOAD

NOTE: LAYOUTS REFLECT MINIMUM LOT DIMENSIONS AND SETBACKS. FINAL LOT SIZES WILL BE DETERMINED THROUGH THE FINAL PLAT PROCESS.
SFD = SINGLE FAMILY DETACHED
SFA = SINGLE FAMILY ATTACHED

change to rear

change to rear

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PINERY MEADOWS PD
ZR2022-028
DOUGLAS COUNTY, COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRES, SUITE 300
TORONTO, ON M3J 3E5

DATE:
06/08/2022 SUBMITTAL
07/18/2022 SUBMITTAL
07/29/2022 SUBMITTAL
09/28/2022 SUBMITTAL
12/05/2022 SUBMITTAL
01/05/2023 SUBMITTAL
02/21/2023 SUBMITTAL

SHEET TITLE:
DEVELOPMENT STANDARDS

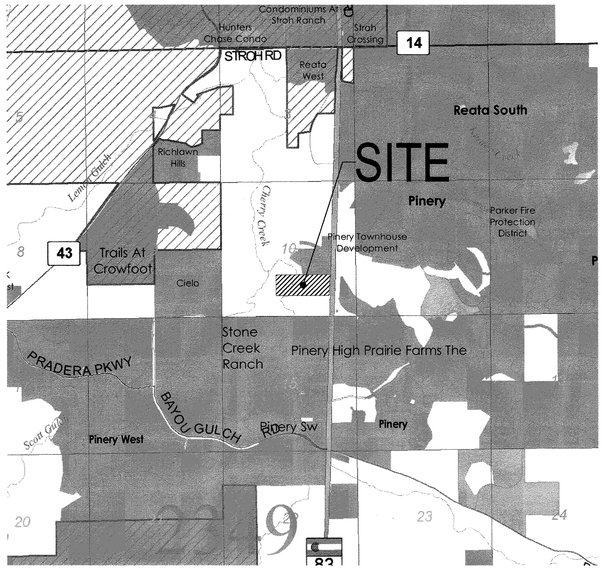
2 OF 3

CHECKED BY: MB
DRAWN BY: TR

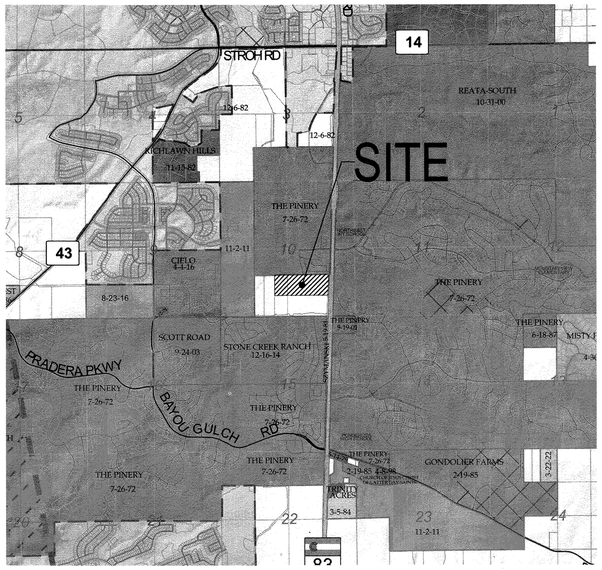
PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028



DOUGLAS COUNTY SUBDIVISION MAP SCALE: 1" = 2,000'



DOUGLAS COUNTY ZONING MAP SCALE: 1" = 2,000'

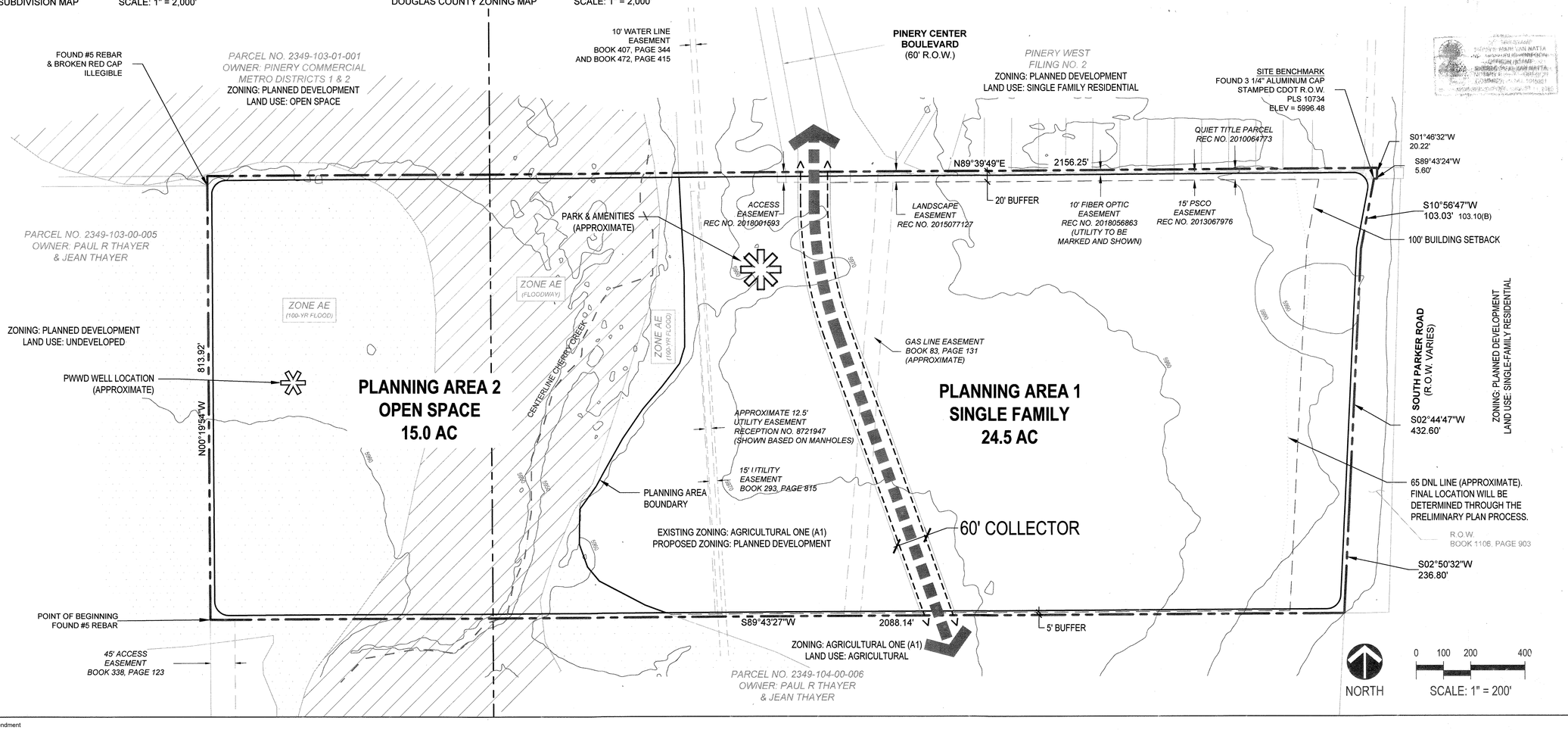
LAND USE TABLE					
PLANNING AREA	LAND USE	ACRES	% OF SITE	GROSS DENSITY	DWELLING UNITS
1	SINGLE FAMILY	24.5	62.0%	6.9 DU/AC	170
2	OPEN SPACE/ FLOODPLAIN	15.0	38.0%	0	0
TOTAL		39.5	100%	4.3 DU/AC	170

NOTES

1. ACCESS POINTS AND ROADS ARE CONCEPTUAL. FINAL ALIGNMENTS AND CIRCULATION WILL BE DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.
2. THIS PLAN DEPICTS THE GENERAL LOCATION OF PARKS AND OPEN SPACE. FINAL LOCATION, SIZE, AND DESIGN WILL BE BASED ON FINAL NUMBER OF DWELLING UNITS, SITE PLANNING AND DESIGN, AND ENGINEERING CONSIDERATIONS, AS DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.

LEGEND

- COLLECTOR ROAD (APPROXIMATE)
- PEDESTRIAN SIDEWALK (PART OF COLLECTOR ROAD SECTION)
- PLANNING AREA
- SETBACK/BUFFER
- PROPERTY BOUNDARY
- EASEMENT
- 65 DNL NOISE BUFFER



CHECKED BY: MB
DRAWN BY: TR

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PINERY MEADOWS PD
ZR2022-028
DOUGLAS COUNTY, COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.

37 KODIAK CRES, SUITE 300
TORONTO, ON M3J 3E5

DATE:
06/08/2022 SUBMITTAL
07/18/2022 SUBMITTAL
07/29/2022 SUBMITTAL
09/28/2022 SUBMITTAL
12/05/2022 SUBMITTAL
01/05/2023 SUBMITTAL
02/21/2023 SUBMITTAL

SHEET TITLE:
DEVELOPMENT PLAN

3 OF 3

PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003

GENERAL PROVISIONS

AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 – PLANNED DEVELOPMENT DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR PINERY MEADOWS IS IN GENERAL CONFORMITY WITH THE DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION; AND AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF PINERY MEADOWS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF DOUGLAS COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING SERVICES DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

STATEMENT OF COMMITMENTS

THE STATEMENT OF COMMITMENTS SHALL, IN ALL CASES, DESCRIBE THE DEVELOPMENT COMMITMENTS INCLUDING A METHOD FOR ASSIGNING RESPONSIBILITY TO HEIRS, SUCCESSORS, OR ASSIGNS, AND TIMING OF THE FULFILLMENT OF THESE COMMITMENTS FOR THE FOLLOWING:

1. DEDICATION: PUBLIC DEDICATION FOR PARKS, SCHOOLS, LIBRARIES, ROADS, DRAINAGE, ETC., EITHER IN SPECIFIC ACREAGE DEDICATION (REFERENCED BY SYMBOL) OR SPECIFIC CASH-IN-LIEU OF LAND OR FACILITIES. DESCRIBE THE PROPOSED OWNERSHIP, UTILITY PROVISION, IMPROVEMENT SCHEDULE, AND MAINTENANCE PROVISION. A PROVISION FOR ON-DEMAND DEDICATION FOR REGIONAL PARKSAND TRAILS AND SCHOOL SITES SHOULD BE STATED. THE APPLICANT SHALL PROVIDE TITLE INSURANCE FOR COUNTY-DEDICATED LAND. IN ALL CASES, DEDICATED LAND SHALL BE CONVEYED TO DOUGLAS COUNTY AND THE COUNTY MAY FURTHER CONVEY THE LAND TO THE APPROPRIATE AGENCY.
2. ON- OR OFF-SITE IMPROVEMENTS: PROVISION SHALL BE MADE FOR THE CONSTRUCTION OF, OR PAYMENT OF FEES FOR, COUNTY OR OFF-SITE IMPROVEMENTS THROUGH BONDING OR THE IMPOSITION OF PRO RATA FEES.
3. WILDLIFE PRESERVATION PLAN
4. WETLANDS/RIPARIAN PRESERVATION PLAN
5. PROJECT PHASING RESTRICTIONS
6. FIRE PROTECTION
7. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE
8. OTHER COMMITMENTS IMPOSED BY THE BOARD

DEDICATIONS: ALL DEDICATIONS OF PUBLIC FACILITIES, INCLUDED BUT NOT LIMITED TO PARK AND OPEN SPACE LANDS, STREETS, DRAINAGE FACILITIES, AND EASEMENTS SHALL BE DEDICATED AND/OR CONSTRUCTED, AT THE EXPENSE OF THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD, AND AT NO COST TO DOUGLAS COUNTY. THE COST OF THE IMPROVEMENTS FOR ALL PUBLIC FACILITIES INCLUDING STREET AND DRAINAGE FACILITIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

PARKS, RECREATION AND TRAILS CONTRIBUTION: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL CONTRIBUTE $500 PER DWELLING UNIT THAT RECEIVES FINAL PLAT APPROVAL WHICH SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. FUNDS WILL BE UTILIZED BY DOUGLAS COUNTY AT ITS SOLE DISCRETION FOR PARK AND RECREATION IMPROVEMENTS AS DETERMINED BY DOUGLAS COUNTY.

PARK LAND DEDICATION: LAND DEDICATION REQUIREMENTS SHALL BE PER SECTION 10 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

COLLECTOR ROADWAY CONSTRUCTION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR FULL-WIDTH CONSTRUCTION OF THE COLLECTOR ROADWAY, AT THEIR EXPENSE, WITHIN THE PROPERTY BOUNDARIES AND “SHALL CAUSE” CONSTRUCTION OF THE SOUTHERLY SEGMENT OF THE ROADWAY LOCATED ON THE PROPERTY SOUTH OF THIS PD. THE COST OF THE COLLECTOR ROADWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING. IF THE DEVELOPMENT TO THE SOUTH, AND THE COMMITMENT TO BUILD THE COLLECTOR ROADWAY ASSOCIATED WITH THAT DEVELOPMENT, PRECEDES THIS DEVELOPMENT, THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL DEDICATE THE NECESSARY RIGHT-OF-WAY, IN FEE SIMPLE TO DOUGLAS COUNTY UPON REQUEST, TO ACCOMMODATE THE CONSTRUCTION OF THE COLLECTOR ROADWAY THROUGH THIS PD.

TRAFFIC SIGNALS: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL CONTRIBUTE TO DOUGLAS COUNTY, THEIR PRO-RATA SHARE OF THE TRAFFIC SIGNAL IMPROVEMENTS LOCATED AT SCOTT AVE AND STATE HIGHWAY 83 AS DEFINED BY A DOUGLAS COUNTY ACCEPTED TRAFFIC STUDY. THIS PRO-RATA SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS. THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR 50% OF THE SIGNAL IMPROVEMENTS LOCATED AT PINERY CENTER BLVD AND SCOTT AVE. THIS 50% COST SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS.

NOISE MITIGATION: IF RESIDENTIAL LOTS ARE LOCATED ANYWHERE WITHIN THE 65 DBA NOISE CONTOUR AS SHOWN ON SHEET 3, A SUBMITTAL WILL BE PROVIDED INDICATING THAT AN INDOOR DNL OF 35 DBA OR LESS CAN BE ACHIEVED THROUGH THE ENVELOPE CONSTRUCTION, AND AN OUTDOOR DNL OF 65 DBA OR LESS CAN BE ACHIEVED BY THE DESIGN OF BERMS OR BARRIERS. FINAL NOISE MITIGATION REQUIREMENTS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN.

PWWD INCLUSION & SERVICE: ALL DEVELOPMENT WITHIN PINERY MEADOWS SHALL BE INCLUDED IN, AND RECEIVE, CENTRALIZED WATER AND SEWER SERVICE FROM THE PINERY WATER AND WASTEWATER DISTRICT (PWWD).

PWWD WELL: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL DEDICATE A ONE-ACRE WELL SITE TO PINERY WATER AND WASTEWATER DISTRICT FOR A WATER WELL. THE SITE WILL BE WITHIN THE PLANNING AREA 2. THE DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

WATER AND SANITARY SEWER: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR ALL REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS, AT THEIR EXPENSE AND IN CONFORMANCE WITH PINERY WATER AND WASTEWATER DISTRICT CRITERIA. THE COST OF THE REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE SECURED BY DOUGLAS COUNTY OR THE PINERY WATER AND WASTEWATER DISTRICT THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

CULTURAL AND HISTORIC PRESERVATION: IF, DURING CONSTRUCTION ON THE PROPERTY, ANY SIGNIFICANT ARTIFACT, CULTURAL OR HISTORIC ITEMS ARE DISCOVERED, THE DEVELOPER SHALL NOTIFY THE DOUGLAS COUNTY HISTORIC PRESERVATION BOARD AND GIVE IT THE OPPORTUNITY TO EXAMINE THE AREA OF DISCOVERY AND FINDINGS. A CULTURAL RESOURCE SURVEY WILL BE REQUIRED TO BE INCLUDED WITH SUBMITTAL OF A PRELIMINARY PLAN APPLICATION.

HOA/METRO DISTRICT: A HOMEOWNERS ASSOCIATION (HOA) AND/OR METROPOLITAN DISTRICT WILL BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENTS AND MAINTENANCE OF PROPERTIES AND FACILITIES, WHICH INCLUDE, BUT IS NOT LIMITED TO, ROADWAYS AND DRAINAGE IMPROVEMENTS AND TRAILS, WHICH IT OWNS OR ADMINISTERS; B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNERS BY ITS MEMBERS; C) ENFORCE CC&R'S; AND D) OWN, MANAGE, AND MAINTAIN PRIVATE OPEN SPACE AND TRAILS.

REVEGETATION OF DISTURBED LANDS: ALL LANDS WITHIN PINERY MEADOWS WHICH ARE DISTURBED DURING CONSTRUCTION, OR CONSTRUCTION RELATED ACTIVITIES, SHALL BE REVEGETATED IN ACCORDANCE WITH DOUGLAS COUNTY AND STATE OF COLORADO REGULATIONS WITH PREFERENCE GIVEN TO MATERIALS NATURAL TO THE REGION.

FLOODPLAIN IMPROVEMENTS/BANK STABILIZATION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD MUST COMPLETE THE CONSTRUCTION OF ANY REQUIRED FLOODPLAIN IMPROVEMENTS AND/OR BANK STABILIZATION, AT THEIR EXPENSE, AS REQUIRED BY THE COUNTY AND MILE HIGH FLOOD DISTRICT. ANY SUCH IMPROVEMENTS AND OR BANK STABILIZATION SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME PLATTING.

THIS MAJOR AMENDMENT OF THE PINERY MEADOWS PLANNED DEVELOPMENT PLAN AMENDING THE DEVELOPMENT STANDARDS AS DEPICTED HEREON PURSUANT TO LOT STANDARDS TABLE HAS BEEN APPROVED BY BOARD RESOLUTION NO. _____ ON _____, 2026.

THIS AMENDMENT NO. 1 AFFECTS ONLY LOT STANDARDS TABLE AS DESCRIBED IN FILE NO. ZR2026-003.

_____ _____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS (DATE)

_____ _____
DIRECTOR OF COMMUNITY DEVELOPMENT (DATE)

INDEX

SHEET 1: GENERAL PROVISIONS AND COMMITMENTS
SHEET 2: DEVELOPMENT STANDARDS
SHEET 3: DEVELOPMENT PLAN

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PINERY MEADOWS PD
DOUGLAS COUNTY, COLORADO

OWNER:
JEN COLORADO 23 LLC

680 5TH AVE, FL 25
NEW YORK, NY 10010

DATE:
03/23/26 SUBMITTAL

SHEET TITLE:
GENERAL PROVISIONS AND COMMITMENTS

1 OF 3

CHECKED BY: MB
DRAWN BY: CR

PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003

DEVELOPMENT STANDARDS

PLANNING AREA 1 (SINGLE FAMILY)

PRINCIPAL USES

RESIDENCE
- DWELLING, SINGLE FAMILY, DETACHED
- DWELLING, SINGLE FAMILY, ATTACHED
- GROUP HOME (MINIMUM SEPARATION OF 750 FEET)

COMMUNITY USES
- OPEN SPACE/TRAILS
- PARK/PLAYGROUND
- RECREATION FACILITY - NEIGHBORHOOD
- RECREATION FACILITY - PRIVATE

SALES OFFICE - TEMPORARY
CONSTRUCTION OFFICE - TEMPORARY

USES PERMITTED BY SPECIAL REVIEW

DAY-CARE HOME - LARGE
RECREATION FACILITY - COMMUNITY

ACCESSORY USES

DECKS, PATIOS, SHEDS, AND OTHER SIMILAR RESIDENTIAL ACCESSORY STRUCTURES
DAY-CARE HOME - SMALL
GARAGE - PRIVATE
HOME OCCUPATION - CLASS 1 (REFER TO SECTION 23 OF THE DCZR, AS AMENDED)
IN-HOME ELDER CARE
SATELLITE RECEIVING DISH

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE SUBURBAN RESIDENTIAL (SR) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

PLANNING AREA 2 (OPEN SPACE)

PRINCIPAL USES
- PWWD WELL SITE
- ENVIRONMENTAL EDUCATION CENTERS/HISTORICAL MUSEUM FOR THE PURPOSE OF PROVIDING AN AREA TO DISPLAY ITEMS RELEVANT TO THE SITE.
- NATURE CENTER/PICNIC AREA/TRAIL HEAD
- OPEN SPACE/TRAILS
- SIMILAR USES AS DETERMINED BY THE DIRECTOR TO BE IN ACCORDANCE WITH THE INTENT OF THIS PLANNING AREA
- USE PERMITTED IN A CONSERVATION EASEMENT AGREEMENT OR SIMILAR DOCUMENT APPROVED BY DOUGLAS COUNTY.

ACCESSORY USES
- MAINTENANCE BUILDING
- PARKING AREA FOR PARKS OR OPEN SPACE USES

TEMPORARY USES
- AGRICULTURAL USE LIMITED TO CULTIVATION OF CROPS AND GRAZING OF ANIMALS, UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE OPEN SPACE CONSERVATION (OS) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

NOTE: NO ATTACHED SINGLE-FAMILY UNITS SHALL BE ALLOWED AS THE MOST PROXIMATE UNITS TO THE NORTH PROPERTY BOUNDARY THAT ABUTS THE PINERY WEST FILING 2 SUBDIVISION.

LOT STANDARDS

	PLANNING AREA 1					PLANNING AREA 2
	SINGLE FAMILY, DETACHED			SINGLE FAMILY, ATTACHED		
	FRONT LOAD	REAR LOAD	CLUSTER	FRONT LOAD	REAR LOAD	
MINIMUM LOT SIZE	2,200 SF	2,200 SF	2,200 SF	1,500 SF	1,500 SF	-
MINIMUM BUILDING SETBACKS						
REGIONAL OR ARTERIAL STREET	100'			100'		-
COLLECTOR STREET	20'		5'	20'		20'
NORTH PROPERTY LINE BOUNDARY	20'			20'		-
SOUTH PROPERTY LINE BOUNDARY	5'			5'		-
FRONT						-
PRINCIPAL STRUCTURE	10'		5'	5'		50'
GARAGE	20'	-	-	20'	-	-
SIDE	5'		5'	5' (0' FOR SHARED LOT LINE)		50'
CORNER SIDE	15'		5'	15'		-
REAR	10'	2'	5'	10'	2'	50'
BUILDING HEIGHT						
PRINCIPAL STRUCTURE	35'			35'		35'
ACCESSORY STRUCTURE	20'			20'		35'

1. A COVERED OR UNCOVERED DECK OR PORCH MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND THREE (3) FEET INTO A REQUIRED SIDE SETBACK.
2. CONCRETE PADS MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND FIVE (5) FEET INTO A REQUIRED SIDE SETBACK. OTHER ENCROACHMENTS ARE ALLOWED IN ACCORDANCE WITH THE DCZR.
3. EAVES MAY ENCROACH INTO A UTILITY EASEMENT.
4. SUBJECT TO NOTE 3, ALL UTILITY EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS. ENCROACHMENTS INTO THE EASEMENTS WITH WINDOW WELLS, COUNTERFORTS, MECHANICAL EQUIPMENT, BAY WINDOWS, FIREPLACES, FIRE PITS, PATIOS, DECKS RETAINING WALLS AND THEIR COMPONENTS, ETC. SHALL NOT BE PERMITTED EXCEPT AS ALLOWED BY AN EXECUTED ENCROACHMENT AGREEMENT WITH APPLICABLE UTILITY PROVIDER(S).
5. SETBACKS ARE MEASURED FROM THE LOT LINE TO THE WALL OF THE STRUCTURE HORIZONTALLY AND PERPENDICULAR TO THE LOT LINE.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 10 TO BEAR N89°44'01"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE N89°44'01"E, ON SAID SOUTH LINE A DISTANCE OF 1326.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;
THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;
THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 813.92 FEET, TO THE EXTENSION OF THE SOUTH LINE OF PINERY WEST FILING NO. 2;

THENCE N89°39'49"E, ON SAID SOUTH LINE OF PINERY WEST FILING NO. 2, A DISTANCE OF 2156.25 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 83 PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE THE FOLLOWING (5) FIVE COURSES;
1) S01°46'32"W, A DISTANCE OF 20.22 FEET;
2) S89°43'24"W, A DISTANCE OF 5.60 FEET;
3) S10°56'47"W, A DISTANCE OF 130.03 FEET;
4) S02°44'47"W, A DISTANCE OF 432.60 FEET;
5) S02°50'32"W, A DISTANCE OF 236.80 FEET;

THENCE S89°43'27"W, A DISTANCE OF 2088.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,721,739+/- SQUARE FEET (39.536+/- ACRES)

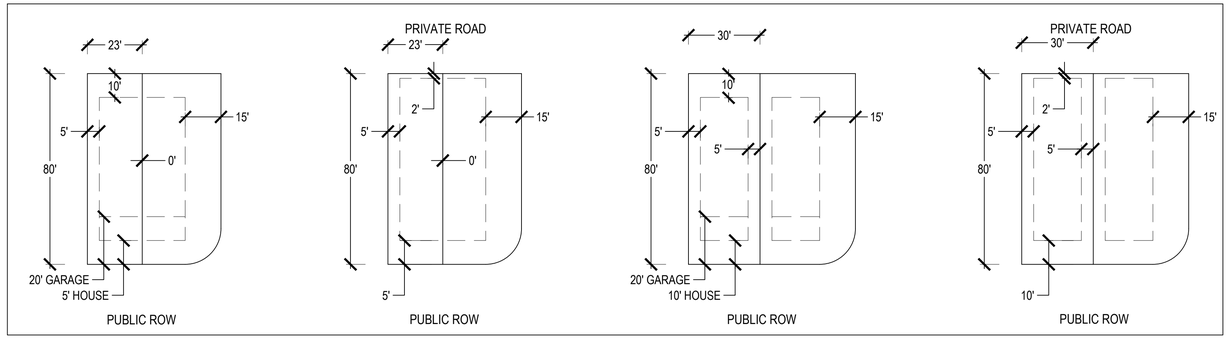
TOGETHER WITH AN EASEMENT FOR ACCESS, SAID EASEMENT BEING 45.00 FEET IN WIDTH WITH THE WEST LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE S 0°02'42" E, ALONG THE WEST LINE OF SUBJECT EASEMENT, A DISTANCE OF 827.04 FEET TO THE SOUTH LINE OF SAID SECTION 10 AND TO THE CENTER LINE OF COUNTY ROAD NO. 39, AND TO THE POINT OF TERMINUS OF SUBJECT EASEMENT.

PARKS/TRAILS/OPEN SPACE COMMITMENTS MATRIX

DESCRIPTION/ REQUIREMENT	AREA	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILTY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE WEST OF THE CHERRY CREEK FLOODWAY	7.08 ACRES	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS
PARK/AMENITIES	TO BE DETERMINED	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS

TYPICAL LOT LAYOUTS (N.T.S.)



SFA - FRONT LOAD | SFA - REAR LOAD | SFD - FRONT LOAD | SFD - REAR LOAD

NOTE: LAYOUTS REFLECT MINIMUM LOT DIMENSIONS AND SETBACKS. FINAL LOT SIZES WILL BE DETERMINED THROUGH THE FINAL PLAT PROCESS.
SFD = SINGLE FAMILY DETACHED
SFA = SINGLE FAMILY ATTACHED

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PINERY MEADOWS PD
DOUGLAS COUNTY, COLORADO

OWNER:
JEN COLORADO 23 LLC
680 5TH AVE, FL 25
NEW YORK, NY 10010

DATE:
03/23/26 SUBMITTAL

SHEET TITLE:
DEVELOPMENT STANDARDS

2 OF 3

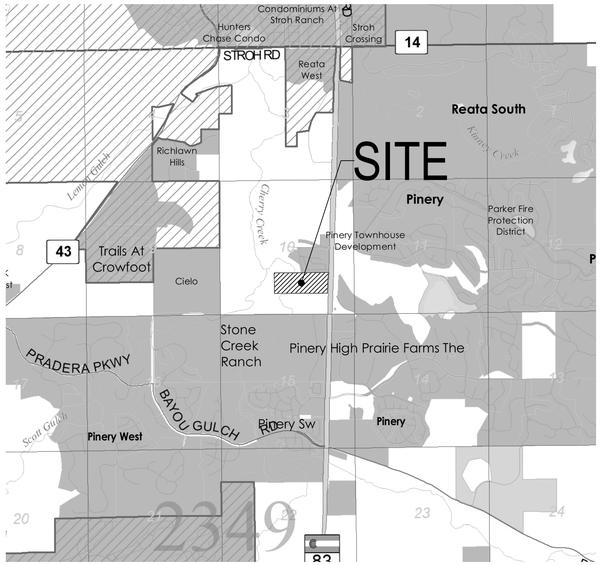
CHECKED BY: MB
DRAWN BY: CR

PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

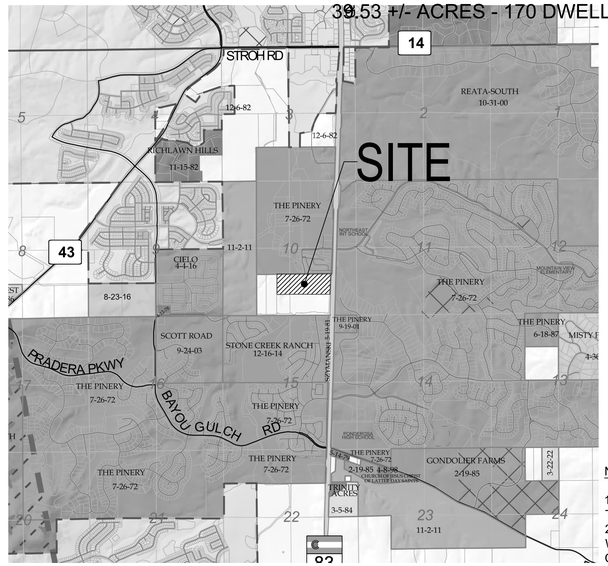
A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003



DOUGLAS COUNTY SUBDIVISION MAP SCALE: 1" = 2,000'



DOUGLAS COUNTY ZONING MAP SCALE: 1" = 2,000'

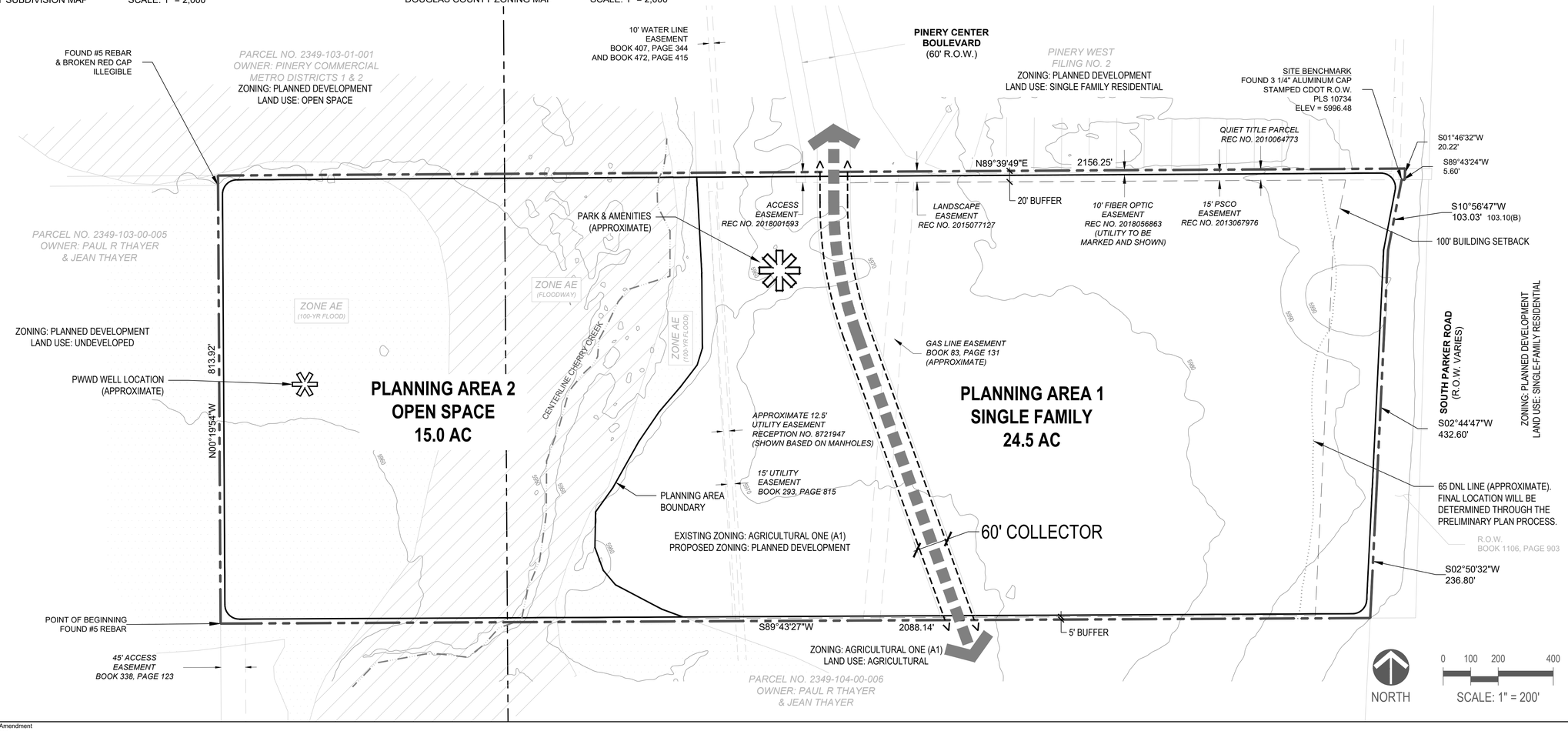
LAND USE TABLE					
PLANNING AREA	LAND USE	ACRES	% OF SITE	GROSS DENSITY	DWELLING UNITS
1	SINGLE FAMILY	24.5	62.0%	6.9 DU/AC	170
2	OPEN SPACE/ FLOODPLAIN	15.0	38.0%	0	0
TOTAL		39.5	100%	4.3 DU/AC	170

NOTES

1. ACCESS POINTS AND ROADS ARE CONCEPTUAL. FINAL ALIGNMENTS AND CIRCULATION WILL BE DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.
2. THIS PLAN DEPICTS THE GENERAL LOCATION OF PARKS AND OPEN SPACE. FINAL LOCATION, SIZE, AND DESIGN WILL BE BASED ON FINAL NUMBER OF DWELLING UNITS, SITE PLANNING AND DESIGN, AND ENGINEERING CONSIDERATIONS, AS DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.

LEGEND

- COLLECTOR ROAD (APPROXIMATE)
- PEDESTRIAN SIDEWALK (PART OF COLLECTOR ROAD SECTION)
- PLANNING AREA
- SETBACK/BUFFER
- PROPERTY BOUNDARY
- EASEMENT
- 65 DNL NOISE BUFFER



CHECKED BY: MB
DRAWN BY: CR

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PINERY MEADOWS PD
DOUGLAS COUNTY, COLORADO

OWNER:
JEN COLORADO 23 LLC
680 5TH AVE, FL 25
NEW YORK, NY 10010

DATE:
03/23/26 SUBMITTAL

SHEET TITLE:
DEVELOPMENT PLAN

3 OF 3