

## Staff Report Addendum

**Date:** January 2, 2025

**To:** Douglas County Planning Commission

**From:** Brett Thomas, AICP, Chief Planner  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services

**Subject:** **8285 Piney River Avenue - Douglas County Libraries - Location and Extent - Supplemental Information**

**Project File:** LE2025-025

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<b>Planning Commission Hearing:</b>	<b>January 5, 2026 @ 6:00 p.m.</b>
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The Location and Extent (L & E) application for Douglas County Libraries to construct a new library in Sterling Ranch went out on referral and comments were provided to the applicant on December 19, 2025. The applicant has provided a response to referral responses.

<b>ATTACHMENTS</b>	<b>PAGE</b>
Applicant Response.....	2



December 22, 2025

Douglas County Department of Community Development  
Planning Services  
100 Third Street  
Castle Rock, CO 80104

Re: **LE2025-025 – Referral Response Memo**  
**Project #: 1296.0001.00**

Dear Mr. Brett Thomas,

The purpose of this memo is to summarize our responses to the referral comments. Attached hereto are the comment responses.

If you should have any questions or require additional information, please let us know.

Sincerely,

Derek Patterson

Digitally signed by Derek Patterson  
Date: 2025.12.22 09:41:09-07'00'

Derek Patterson P.E.  
TST, Inc. Consulting Engineers



Agency	Date Received	Agency Response	Applicant Response
Addressing Analyst	12/05/2025	<b>Verbatim Response:</b> The proposed address is 8285 PINEY RIVER AVENUE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAaddressing@douglas.co.us or 303.660.7411 with questions.	Acknowledged
AT&T Long Distance - ROW	12/05/2025	<b>Summary of Response:</b> AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.	Acknowledged and agree.
Building Services	12/05/2025	<b>Verbatim Response:</b> Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Acknowledged. Permit will be pulled with applicable.
CenturyLink		No response received.	No Comment
Chatfield Community Association		No response received.	No Comment
Comcast		No response received.	No Comment
Dominion Water and Sanitation District		No response received.	No Comment
Douglas County Libraries		No response received.	No Comment
Douglas County School District RE 1	12/18/2025	<b>Summary of Response:</b> DCSD has no objections to this project and looks forward to future collaboration with the Douglas County Library District.	No Comment
Engineering Services	12/17/2025	<b>Summary of Response:</b> Engineering reviewed the request and provided comments related to the L & E exhibit, traffic impact study, drainage study, GESD report and plan, storm drainage, temporary construction easement, right-of-way construction permit, and post construction documentation.	Redline responses are attached to this response memo. All comments have been addressed, with the exception of relocating the trees in the sight triangles. Further discussion with Public Works required.
Office of Emergency Management	12/04/2025	No comment.	No Comment
Sheriff's Office		No response received.	No Comment
South Metro Fire Rescue	12/18/2025	<b>Summary of Response:</b> South Metro Fire has reviewed the application and has no objection to the proposed L & E. South Metro Fire notes that some fire code regulated items shown on the L & E exhibit (such as FDC location and fire hydrants) may be subject to change prior to construction plan approval.	Acknowledged



Sterling Ranch Community Authority Board	12/09/2025	<b>Summary of Response:</b> The Sterling Ranch CAB will provide public infrastructure, including water and sanitary services, to support the site, and reminds the applicant plans must be submitted to the SRCAB Design Review Committee for review and approval.	Acknowledged. Construction Plans will be routed through Sterling Ranch CAB for review and approval.
Xcel Energy-Right of Way & Permits	12/10/2025	<b>Summary of Response:</b> Xcel Energy has no apparent conflict with the request. Xcel Energy owns and operates existing natural gas and electric distribution facilities along Titan Road.	Acknowledged and agree.



# Public Works Comment Responses

## TECHNICAL DOCUMENTATION

### *Project Narrative and Planning Exhibit*

- Engineering has no comments for the project narrative. – **RESPONSE: Acknowledged**
- Please see comments on the redlined L&E exhibit. – **RESPONSE: Comments on L&E Exhibit have been address. Please see comment responses provided on L&E markup attached.**

### *Traffic Impact Study (TIS)*

- The TIS concluded that the existing and planned roadway networks are expected to provide acceptable levels of service without off-site improvements provided by the library project. – **RESPONSE: Agreed**
- The TIS will be fully reviewed following L&E approval. – **RESPONSE: Acknowledged**

### *Drainage Study*

- The Phase III drainage report will be reviewed following L&E approval. – **RESPONSE: Acknowledged**

### *Construction Documents (CDs)*

- The plan set that was submitted includes site construction and erosion control elements. Because these elements are handled through separate County permits, please break the plan set into two separate plan sets including:
  - a Grading, Erosion and Sediment Control (GESC) plan set, and
  - a set of Construction Documents (CDs) showing other sitework outside the building footprint – **RESPONSE: These sets will be separated and resubmitted after L&E approval.**

### *Grading Erosion and Sediment Control (GESC) Report and Plan*

- See comments above regarding Construction Documents. – **RESPONSE: See response above.**
- We noted that a SWMP report was included. Please ensure inclusion of required information per County criteria outlined in the Douglas County GESC Manual. Note that Section 3.19.1 of the County GESC Manual specifies the required information for projects that will pull a Construction Activities Permit from Colorado WQCD. – **RESPONSE: Acknowledged. SWMP will be updated per criteria stated above and resubmitted with the appropriate permit process after L&E approval.**

### *Storm Drainage Operation & Maintenance (O & M) Manual*

- Site runoff will be conveyed to an off-site regional full-spectrum detention pond. As such, the plans do not include permanent stormwater detention and water quality elements as. Therefore, a site-specific O&M Manual is not required. – **RESPONSE: Agreed and thank you.**

## ADMINISTRATIVE DOCUMENTATION

Documents described below are required for final approvals and/or to start construction. – **RESPONSE: Acknowledged**

### *Improvements Agreement (IA)*

- An IA is NOT required for this project if the planning documents are approved through the L&E process. – **RESPONSE: Acknowledged**

### *Temporary Construction Easement (TCE)*

- A recorded TCE is required if work will be performed on private land outside the project boundary.
- A TCE is an agreement between the project owner and the owner of land outside the project boundary.
- If a TCE is needed, please execute and record the agreement and provide Douglas County Public Works with copies of the recorded easements.
- County can provide a template easement upon request.



RESPONSE: We don't believe that a TCE will be necessary at this time. However, if one is required, we will follow the steps outlined above.

### *Secondary Drainage Easement*

- This easement is NOT required as permanent detention and water quality facilities are not planned with this project.  
– RESPONSE: Agreed

### *GESC Permit*

- After the GESC plan and report are approved, please have the selected grading contractor submit a completed GESC permit application to: [engsubmittals@douglas.co.us](mailto:engsubmittals@douglas.co.us)
- Include the project DV number (found at the top of this letter) on the submittal.
- Below are some contacts for approval of the GESC Permit:
- Contact Carol LeMaire at [CLemaire@douglas.co.us](mailto:CLemaire@douglas.co.us) to submit the permit application and pay permit fees
- Contact Janet Peterson at [JLPeterson@Douglas.co.us](mailto:JLPeterson@Douglas.co.us) to provide GESC security

RESPONSE: Acknowledged. Once GESC approved we will follow the appropriate steps as listed above.

### *Right-of-Way / Construction Permit*

- Following approval of the Construction Documents, contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits – RESPONSE: Acknowledged
- <https://www.douglas.co.us/public-works/permits/>

## POST-CONSTRUCTION DOCUMENTATION

Please see requirements below to obtain a certificate of occupancy (CO). – RESPONSE: Acknowledged

### *As-Built Plans*

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.
- RESPONSE: Once construction is completed as-built drawings will be submitted to the County.

### *Building Grade and Drainage Certification*

- Following construction, provide the County with a plan based on a post-construction survey showing elevations and drainage around the building.
- The survey should demonstrate a minimum of 2% fall in hardscape and a minimum of 10% in softscape in the first 10 feet adjacent to the building perimeter.
- The survey must be signed and stamped by a Colorado PLS

RESPONSE: Acknowledged. A grading as-built will be completed and submitted to the County. We would like to discuss the 10% criteria for a couple of isolated landscape beds in front of the building. TST will reach out to discuss.

### *Certification of Stormwater Detention and Water Quality Facilities*

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
  - Include as-built drawings for each facility based on a post-construction survey.
  - Include re-analysis demonstrating facility performance based on the as-built geometry.
  - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

RESPONSE: Acknowledged. As-builts for all stormwater elements will be submitted to the County once construction is complete.



## DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other items are available at the web page below:

- <https://www.douglas.co.us/public-works/development-review/>

RESPONSE: Acknowledged. We will reference these as needed.



[illegible]

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 STANDARDS AND WORKMANSHIP THAT DOES NOT CONFORM TO IFC STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-680-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY OR ON ANY FACILITY THAT WILL BE CONNECTED TO THE COUNTY, URBAN DRAINAGE, A LOCAL CONTROL DISTRICT, OR OTHER FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURE. FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW TIME TO INSPECT THE CONSTRUCTION MAY RESULT IN A FINE OR PENALTY OF THE FULFILLMENT/VIOLATION BY THE CONTRACTOR 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 HOURS NOTICE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE INSPECTION'S APPROPRIATE IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
6. THE LOCATION OF EXISTING UTILITIES WILL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CIVIL CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLAN SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIVISION, 303-680-7487, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES. STANDARDS AS APPLIED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.
8. ALL PROPOSED STREET CLOSURE OR EXISTING PERMITS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW.
  - a. WATER MAIN, SEE SHEET 8.
  - b. WASTEWATER, SEE SHEET 8.
  - c. WATER, SEE SHEET 8.
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 AND CONSTRUCTION PERMIT APPLICATION. THE PLAN MUST COMPLY WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND 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 THE THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-EVALUATION AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
11. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS SHALL BE INDICATED ON SHEETS OF CHAIR AND GUTTER (CHG) SHEETS SHALL NOT START WITH "1" AND BE INDICATED AS SUCH ON THE CHAIR AND GUTTER (CHG) SHEETS.
12. ALL PLANS, PERMITS, DESIGN REPORT, AND SUBGRADE COMPARISON TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.
13. STANDARD DOUGLAS COUNTY HANDICAP RAMP ARE TO BE CONSTRUCTED AT ALL CURB RETAINS AND AT ALL WALK-BLOCK LOCATIONS PROXIMATE TO ONE OF THE CURB RETAINS OF ALL INTERSECTIONS AS DEFINED IN THE CHG SHEETS.
14. ALL SLOPING IS BASED ON CENTRELINE OF ROADWAYS UNLESS OTHERWISE NOTED.
15. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USGSD) (NAD=83) DATUM. THE HIGHEST POINT ON ROADWAYS SHALL BE SHOWN ON CURB RETAINS AND DRIVEWAYS.
16. ALL STORM SEWER IMPROVEMENTS (PUMPED AND GRAVITY) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, COLLECTORS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, PUMPED DETENTION BASINS, AND PUMP STATIONS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION AT 303-680-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.
17. TWO (2) MINIMUM ACCESS POINTS ARE REQUIRED ON ALL TYPE "B" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.
18. EXCESS GROUTED BEARS IS REQUIRED ON ALL PAVEMENT STRUCTURES.
19. DOUGLAS COUNTY REQUIRES CLASS C CONCRETE FOR ALL PAVEMENT STRUCTURES.
20. ALL RCP STORM SEWERS MUST USE 45° CLASS C WATERPROOF GASKETS FOR THE JOINTS BETWEEN RCP STORM SEWERS AND URBAN PAVEMENT DESIGN CRITERIA.
21. JOINT ESTIMATES ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLEMISHED SECTION OF AN RCP OUTLET.
22. PRECAST INLETS AND MANHOLE BARS ARE NOT ALLOWED.
23. STORM SEWERS ARE REQUIRED ON FLEMISHED END SECTIONS AT THE OUTLET END OF COLLECTORS AND 24. STORM SEWERS ARE REQUIRED ON FLEMISHED END SECTIONS AT THE OUTLET END OF COLLECTORS AND 25. FILTER PAPER IS REQUIRED UNDER ALL BRAP PADS.
26. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF CALIFORNIA, SIGNING THESE PLANS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STORM SEWER SYSTEM. THE DESIGN SHALL MEET STANDARD DOUGLAS COUNTY DETAILS AS CONTAINED IN THE LATEST EDITIONS OF THE CRITERIA MANUALS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
  - a. DOUGLAS COUNTY STORM DRAINAGE DESIGN AND CONSTRUCTION STANDARDS
  - b. URBAN DRAINAGE DESIGN AND CONSTRUCTION STANDARDS
  - c. DRAINAGE DESIGN CRITERIA AND DESIGN CRITERIA
  - d. DODD M & S STANDARDS
27. URBAN STORM DRAINAGE CRITERIA, MANUAL, VOLUMES 1, 2, & 3
28. URBAN STORM DRAINAGE CRITERIA, MANUAL, VOLUMES 1, 2, & 3
29. URBAN STORM DRAINAGE CRITERIA, MANUAL, VOLUMES 1, 2, & 3
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[illegible]

1. THE INSTALLATION OF ALL SEWER LINES AND APPURTENANCES SHALL COMPLY WITH THE DOMINION WATER AND SANITATION DISTRICT STANDARD SPECIFICATIONS (DOMSTD), LATEST VERSION.
2. EXISTING UTILITIES AND STRUCTURES (UNDERGROUND, SURFACE, AND OVERHEAD) ARE INDICATED ONLY TO THE EXTENT THAT SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR. UTILITY LOCATOR OR SONAR, FOR CONTRACT TELEPHONE, FIBER OPTIC CABLE, DUCT WAYS, SPRINKLER SYSTEMS, SEPTIC SYSTEMS, WATER, GAS, SEWER AND OVERHEAD POWER LINES, AND UNIDENTIFIED OTHER UTILITIES AND STRUCTURES, ARE NOT TO BE CONSIDERED AS A BASIS FOR DESIGN OR CONSTRUCTION. THE LOCATION OF UTILITIES AND STRUCTURES IS APPROXIMATE AND ARE NOT TO BE CONSIDERED AS AN ACCURATE LOCATION OF THEIR UTILITY OR STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES. CONTRACT DOCUMENTATION HAS BEEN PREPARED TO QUALITY LEVEL "C" IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OUTLINED IN ASEE STANDARD AND GUIDELINE BULLETIN C/ASSE 28-82. QUALITY LEVEL FOR UNIDENTIFIED RESULTS ARE INDICATED IN THE CONTRACT DOCUMENTS.
3. SEWER LINES SHALL BE 30-36 INCH DEPTH (LESS THAN OR EQUAL TO 20 FEET) AND SLOPE 2% FOR DEPTHS GREATER THAN 20 FEET, UNLESS OTHERWISE NOTED.
4. MATCH PREP GROWNS AT MANHOLES WHERE THERE IS A CHANGE IN PIPE DIAMETER.
5. COVER OVER SEWER LINES SHALL BE A MINIMUM OF 5.0 FEET UNDER PAVEMENT AND SIX FEET IN OPEN SPACE.
6. IN NON-PAVED AREAS MANHOLE RIMS SHALL BE SET FORTY INCHES ABOVE FINISHED GRADE WITH A SIX-INCH WIDE 12-INCH DEEP ANNUAL CONCRETE CURBLY AROUND THE RING AND COVER.
7. ALL SEWER LINE CROSSINGS SHALL COMPLY WITH SECTION 3-4.150(C)(4).

SEWER LINES SHALL BE LOCATED IN ACCORDANCE WITH ARTICLE V OF THIS CHAPTER AND SUBSECTION (D)(3) OF THIS SECTION.

[illegible]

- [illegible]

The construction notes are probably not needed on the L&E exhibit. Consult with the County planner regarding this.

[illegible]

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DAP
DESIGNED
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PLATENAME
0001.Cover

[illegible][illegible]

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**STERLING RANCH FILING 1, LOT X  
DOUGLAS COUNTY LIBRARIES (L&E)**

## NOTES



APPROVAL CERTIFICATE	SCALE	N/A
ENGINEERING		
PLANNING		
OWNER	DATE	NOVEMBER 20, 2025
LESSEE	SHEET	2 of 14
INITIALS/DATE		
INITIALS/DATE		
INITIALS/DATE		
INITIALS/DATE		

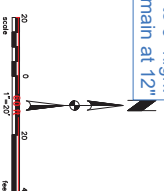


Presumably the extra tall 12-inch curb is specified to protect the building from vehicular traffic, however is the extra tall curb needed on the inside curb? The added height may cause damage to vehicles without adding protection for the building.

The inside curb has been adjusted to 6" high.

The curb along the building will remain at 12"

Would like to discuss the 10% slope away from the building criteria in these areas.



## NOTES

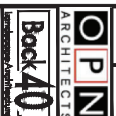
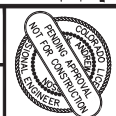
1. CONTRACTOR TO VERIFY EXISTING SITE AND EXISTING UTILITIES ARE AS SHOWN ON PLANS AND ENGINEER'S ANY DISCREPANCIES.
2. UTILITIES ARE TO BE LOW LINE UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES ON CURB AND SIDEWALKS ARE TO BE PROTECTED.
4. FINISHED SURFACE GRADE AFTER TOPSOIL, SOD, PAVING ETC.
5. MATCH EXISTING GRADE WHEN ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL REPORT.
7. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THE DRAWING AVAILABLE INFORMATION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONSTRUCTION AND ALL LOCATIONS BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT MAY AFFECT THE EXISTING UTILITIES AND SHOWN ON THE PLANS.

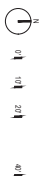
[illegible][illegible]

<b>APPROVAL CERTIFICATE</b>	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE
SCALE 1" = 20'	
DATE NOVEMBER 20, 2025	
SHEET	
4 of 14	

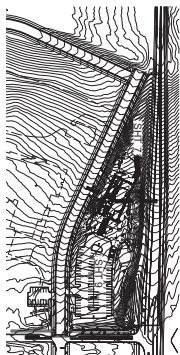
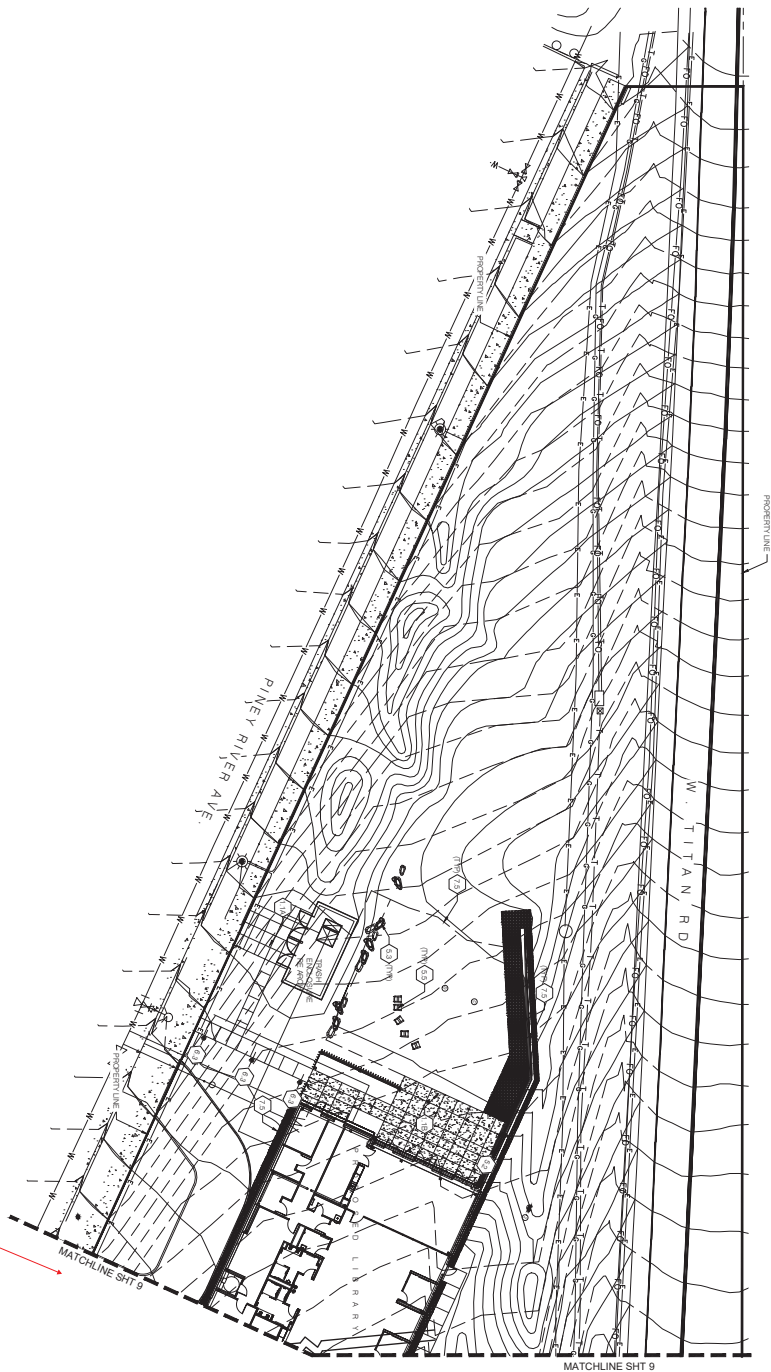
STERLING RANCH FILING 1, LOT X  
DOUGLAS COUNTY LIBRARIES (L&E)

## GRADING PLAN





Matchlines have been corrected.



## LANDSCAPE KEYNOTES

- |     |    |  |
|-----|----|--|
| 1   | 01 | DESIGN STREET LIGHT TO REMAIN PROTECT      |
| 2   | 02 | PAVING                                     |
| 3   | 11 | OP CONCRETE PAVING                         |
| 4   | 11 | A) 1" (1.5") SLAB WITH 1" MED BROOK FIN    |
| 5   | 12 | SEAL PAVER EDGES TO 1/8" SAND FILL         |
| 6   | 12 | SEAL PAVER EDGES TO CONCRETE SUBSLAB       |
| 7   | 13 | MANHOLE/SIDEWALK/PAVEMENT/ROAD NAME/PAVING |
| 8   | 13 | MANHOLE/SIDEWALK/PAVEMENT/ROAD NAME/PAVING |
| 9   | 13 | MANHOLE TYPE                               |
| 10  | 13 | MANHOLE/SIDEWALK/PAVEMENT/ROAD NAME/PAVING |
| 11  | 14 | FLUORIDE SLABS AND SEALS IN PAVING AREA    |
| 12  | 15 | FLUORIDE SLABS AND SEALS IN PAVING AREA    |
| 13  | 15 | FLUORIDE SLABS AND SEALS IN PAVING AREA    |
| 14  | 16 | CONCRETE PAVING TO 1/8" SAND FILL          |
| 15  | 16 | CONCRETE PAVING TO 1/8" SAND FILL          |
| 16  | 16 | CONCRETE PAVING TO 1/8" SAND FILL          |
| 17  | 16 | CONCRETE PAVING TO 1/8" SAND FILL          |
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| 98  | 16 | CONCRETE PAVING TO 1/8" SAND FILL          |
| 99  | 16 | CONCRETE PAVING TO 1/8" SAND FILL          |
| 100 | 16 | CONCRETE PAVING TO 1/8" SAND FILL          |

## MATERIALS LEGEND

- |     |  |                              |
|-----|--|------------------------------|
| 11A |  | STAINLESS STEEL BRUSH        |
| 11B |  | ENHANCED CONCRETE PAVING     |
| 12  |  | SAND SET PAVERS              |
| 13  |  | ARTIFICIAL TUFF              |
| 14  |  | DECOMPOSED GRANITE CHIP (DQ) |
| 15  |  | FLASTONE SLABS               |

### UTILITY LEGEND

- S — SANITARY SEWER LINE — E — ELECTRICAL LINE  
— W — WATER LINE — G — GAS LINE  
— ST — STORM SEWER LINE

NOTE: REFERENCE CIVIL ENGINEERS DRAWINGS FOR ALL FINAL UTILITY INFORMATION AND SYMBOLS.

[illegible]

NAME	
ORGANID	
ORGONED	
FILENAME	

STERLING RANCH FILING 1, LOT X  
DOUGLAS COUNTY LIBRARIES (L & E)

LANDSCAPE SITE PLAN (WEST)

**OPIN**  
ARCHITECTS

**Back 40**

*Interiors • Architecture • Design*

**TST**  
TST, INC.  
CONSULTANTS  
746 Windsor Way  
Suite 200 Fort Collins  
Phone 970.226.0057

DES. NO. \_\_\_\_\_  
SCALE \_\_\_\_\_  
DATE \_\_\_\_\_  
SHEET \_\_\_\_\_

**08 of 14**





It has always been our understanding that trees are allowed within sight triangles as long as they are limbed up to the appropriate height. Let's discuss further. If trees are not allowed, then we would lose a lot of the street trees, which I'm not sure is what we would want either.

Check sight lines per County Roadway Manual and adjust tree locations as needed.

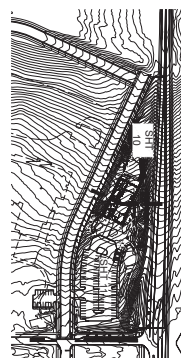
# 1 PLANTING PLAN (WEST)

It appears a part of the site is missing between the matchlines shown on Sheets 10 and 11. Check matchline locations and revise as needed.

Matchlines have been corrected.

PLANT SCHEDULE				
CODE	LOT	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
80	1	LEAFY LIME	2" DIA.	180
80	2	LEAFY LIME	2" DIA.	180
80	3	LEAFY LIME	2" DIA.	180
80	4	LEAFY LIME	2" DIA.	180
80	5	LEAFY LIME	2" DIA.	180
80	6	LEAFY LIME	2" DIA.	180
80	7	LEAFY LIME	2" DIA.	180
80	8	LEAFY LIME	2" DIA.	180
80	9	LEAFY LIME	2" DIA.	180
80	10	LEAFY LIME	2" DIA.	180
80	11	LEAFY LIME	2" DIA.	180
80	12	LEAFY LIME	2" DIA.	180
80	13	LEAFY LIME	2" DIA.	180
80	14	LEAFY LIME	2" DIA.	180
80	15	LEAFY LIME	2" DIA.	180
80	16	LEAFY LIME	2" DIA.	180
80	17	LEAFY LIME	2" DIA.	180
80	18	LEAFY LIME	2" DIA.	180
80	19	LEAFY LIME	2" DIA.	180
80	20	LEAFY LIME	2" DIA.	180
80	21	LEAFY LIME	2" DIA.	180
80	22	LEAFY LIME	2" DIA.	180
80	23	LEAFY LIME	2" DIA.	180
80	24	LEAFY LIME	2" DIA.	180
80	25	LEAFY LIME	2" DIA.	180
80	26	LEAFY LIME	2" DIA.	180
80	27	LEAFY LIME	2" DIA.	180
80	28	LEAFY LIME	2" DIA.	180
80	29	LEAFY LIME	2" DIA.	180
80	30	LEAFY LIME	2" DIA.	180
80	31	LEAFY LIME	2" DIA.	180
80	32	LEAFY LIME	2" DIA.	180
80	33	LEAFY LIME	2" DIA.	180
80	34	LEAFY LIME	2" DIA.	180
80	35	LEAFY LIME	2" DIA.	180
80	36	LEAFY LIME	2" DIA.	180
80	37	LEAFY LIME	2" DIA.	180
80	38	LEAFY LIME	2" DIA.	180
80	39	LEAFY LIME	2" DIA.	180
80	40	LEAFY LIME	2" DIA.	180
80	41	LEAFY LIME	2" DIA.	180
80	42	LEAFY LIME	2" DIA.	180
80	43	LEAFY LIME	2" DIA.	180
80	44	LEAFY LIME	2" DIA.	180
80	45	LEAFY LIME	2" DIA.	180
80	46	LEAFY LIME	2" DIA.	180
80	47	LEAFY LIME	2" DIA.	180
80	48	LEAFY LIME	2" DIA.	180
80	49	LEAFY LIME	2" DIA.	180
80	50	LEAFY LIME	2" DIA.	180
80	51	LEAFY LIME	2" DIA.	180
80	52	LEAFY LIME	2" DIA.	180
80	53	LEAFY LIME	2" DIA.	180
80	54	LEAFY LIME	2" DIA.	180
80	55	LEAFY LIME	2" DIA.	180
80	56	LEAFY LIME	2" DIA.	180
80	57	LEAFY LIME	2" DIA.	180
80	58	LEAFY LIME	2" DIA.	180
80	59	LEAFY LIME	2" DIA.	180
80	60	LEAFY LIME	2" DIA.	180
80	61	LEAFY LIME	2" DIA.	180
80	62	LEAFY LIME	2" DIA.	180
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80	68	LEAFY LIME	2" DIA.	180
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80	71	LEAFY LIME	2" DIA.	180
80	72	LEAFY LIME	2" DIA.	180
80	73	LEAFY LIME	2" DIA.	180
80	74	LEAFY LIME	2" DIA.	180
80	75	LEAFY LIME	2" DIA.	180
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80	93	LEAFY LIME	2" DIA.	180
80	94	LEAFY LIME	2" DIA.	180
80	95	LEAFY LIME	2" DIA.	180
80	96	LEAFY LIME	2" DIA.	180
80	97	LEAFY LIME	2" DIA.	180
80	98	LEAFY LIME	2" DIA.	180
80	99	LEAFY LIME	2" DIA.	180
80	100	LEAFY LIME	2" DIA.	180

CODE	LOT	COMMON NAME	SIZE	CONTAINER	HYDROZONE
PERENNIALS					
80	1	LEAFY LIME	2" DIA.	180	LOW
80	2	LEAFY LIME	2" DIA.	180	LOW
80	3	LEAFY LIME	2" DIA.	180	LOW
80	4	LEAFY LIME	2" DIA.	180	LOW
80	5	LEAFY LIME	2" DIA.	180	LOW
80	6	LEAFY LIME	2" DIA.	180	LOW
80	7	LEAFY LIME	2" DIA.	180	LOW
80	8	LEAFY LIME	2" DIA.	180	LOW
80	9	LEAFY LIME	2" DIA.	180	LOW
80	10	LEAFY LIME	2" DIA.	180	LOW
80	11	LEAFY LIME	2" DIA.	180	LOW
80	12	LEAFY LIME	2" DIA.	180	LOW
80	13	LEAFY LIME	2" DIA.	180	LOW
80	14	LEAFY LIME	2" DIA.	180	LOW
80	15	LEAFY LIME	2" DIA.	180	LOW
80	16	LEAFY LIME	2" DIA.	180	LOW
80	17	LEAFY LIME	2" DIA.	180	LOW
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80	98	LEAFY LIME	2" DIA.	180	LOW
80	99	LEAFY LIME	2" DIA.	180	LOW
80	100	LEAFY LIME	2" DIA.	180	LOW



## LANDSCAPE KEYNOTES

- 1. SITE, 2. SITE, 3. SITE, 4. SITE, 5. SITE, 6. SITE, 7. SITE, 8. SITE, 9. SITE, 10. SITE, 11. SITE, 12. SITE, 13. SITE, 14. SITE, 15. SITE, 16. SITE, 17. SITE, 18. SITE, 19. SITE, 20. SITE, 21. SITE, 22. SITE, 23. SITE, 24. SITE, 25. SITE, 26. SITE, 27. SITE, 28. SITE, 29. SITE, 30. SITE, 31. SITE, 32. SITE, 33. SITE, 34. SITE, 35. SITE, 36. SITE, 37. SITE, 38. SITE, 39. SITE, 40. SITE, 41. SITE, 42. SITE, 43. SITE, 44. SITE, 45. SITE, 46. SITE, 47. SITE, 48. SITE, 49. SITE, 50. SITE, 51. SITE, 52. SITE, 53. SITE, 54. SITE, 55. SITE, 56. SITE, 57. SITE, 58. SITE, 59. SITE, 60. SITE, 61. SITE, 62. SITE, 63. SITE, 64. SITE, 65. SITE, 66. SITE, 67. SITE, 68. SITE, 69. SITE, 70. SITE, 71. SITE, 72. SITE, 73. SITE, 74. SITE, 75. SITE, 76. SITE, 77. SITE, 78. SITE, 79. SITE, 80. SITE, 81. SITE, 82. SITE, 83. SITE, 84. SITE, 85. SITE, 86. SITE, 87. SITE, 88. SITE, 89. SITE, 90. SITE, 91. SITE, 92. SITE, 93. SITE, 94. SITE, 95. SITE, 96. SITE, 97. SITE, 98. SITE, 99. SITE, 100. SITE.

STERLING RANCH FILING 1, LOT X  
DOUGLAS COUNTY LIBRARIES (L & E)

PLANTING PLAN (WEST)

OPIN  
ARCHITECTS

Back40

TST

CONSULTING ENGINEERS  
3000 N. 10th St.  
Phoenix, AZ 85016  
Phone: 602.955.0557

10 of 14

