

Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: Luke Thornton, CPRP, Parks Program Coordinator

Nick Giauque, CPRP, Parks Program Manager

Steve Shoultz CPRE, Assistant Director of Parks, Trails, and Building Grounds

Dan Dertz, Director of Open Space and Natural Resources

Subject: Parks Funding agreement between Douglas County and The High Line Canal Conservancy for \$450,000 for the construction of the Origins Trailhead

Board of County Commissioners Business Meeting:

January 13, 2026 @ 1:30 p.m.

I. EXECUTIVE SUMMARY

This agreement between Douglas County and the High Line Canal Conservancy (HLCC) is for the funding award of \$450,000 from the Parks, Trails, Historic Resources and Open Space tax (PTHROS) to HLCC for the construction of the Origins Trailhead (OTH). HLCC has dedicated \$150,000 in matching funds to this request for a total project cost of \$600,000. Disbursement of funds will occur in one installment in 2026 and will be distributed from the Trails and Acquisitions account.

II. REQUEST

Staff is requesting approval of the Parks Funding Agreement between Douglas County and HLCC for \$450,000.

III. BACKGROUND

On February 29, 2024, HLCC submitted a PTHROS funding application for \$450,000 towards construction of the OTH. HLCC has dedicated \$150,000 in matching funds to this request for a total project cost of \$600,000. The application was reviewed by staff and HLCC presented their request to the County Open Space Advisory Committee on October 28, 2024, and Parks Advisory Board on November 13, 2024.

IV. RECOMMENDED ACTION

It is staff's recommendation that the Parks Funding Agreement be approved by the Board of County Commissioners.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Funding Agreement	3

DOUGLAS COUNTY
PARKS, TRAILS, OPEN SPACE, AND HISTORIC RESOURCES
FUNDING AGREEMENT

Project: High Line Canal Origin Trailhead

This Funding Agreement (“Agreement”) is made and entered into this _____ day of _____, 2025, (“Effective Date”), between the HIGH LINE CANAL CONSERVANCY, a Colorado non-profit corporation, whose address is 4010 E. Orchard Road, Centennial, Colorado 80121 (“Applicant” or “Conservancy”), and the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, a political subdivision of the State of Colorado, by and through its Department of Parks, Trails and Building Grounds (“Douglas County” or “County”). Each individually is a “Party” and hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, the Conservancy leads efforts to preserve, enhance, and activate the High Line Canal corridor for recreation, ecological health, and community benefit; and

WHEREAS, the County administers funding for open space, trails, and recreation projects; and

WHEREAS, the Conservancy and the County have partnered on the design of improvements to the High Line Canal Origin Trailhead, the “Origin Trailhead Project” (the “Project”), in partnership with the community; and

WHEREAS, the Project includes construction and installation of public improvements at the Origin Trailhead, including but not limited to parking lot improvements, restroom facilities, enhanced connection to the Canal trail, interpretive signage, benches, and pause places; and

WHEREAS, the Conservancy applied to the County for funding to be applied to the Project; and

WHEREAS, on August 25, 2025, the County awarded to the Conservancy funding in the amount of four hundred fifty thousand dollars (\$450,000.00) towards the Project; and

WHEREAS, the Conservancy has committed a match of one hundred fifty thousand dollars (\$150,000.00) towards the Project; and

WHEREAS, the Parties desire to set forth their respective roles, responsibilities, and obligations related to the Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein, the Parties agree as follows:

1. **County Funding Award.** Subject to the terms and conditions set forth in this Agreement, the County hereby awards to the Conservancy a sum not to exceed four hundred fifty thousand dollars and zero cents (\$450,000.00) (“County Contribution”).
2. **Payment of Funding Award.** Subject to the Board’s determination in its sole discretion that the Conservancy is in compliance with this Agreement, the Board shall disburse the funds for the Project subject to the terms described in the approved grant application and plans, **Exhibit A** (“Park Improvement Project Details”), and to the terms described in **Exhibit B** (the “Payment Terms”) Any other provision of this Agreement notwithstanding and pursuant to § 29-1-110, C.R.S., the amount of funds appropriated for this Agreement is **four hundred fifty thousand dollars and zero cents (\$450,000.000)**. In no event shall the County be liable for payment under this Agreement for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Agreement nor is anything set forth herein a limitation of liability for the Conservancy. Any potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.
3. **Reporting Requirement.** Owner/Manager agrees to submit the reports as described in **Exhibit C**.
4. **Matching Contribution.** The Conservancy shall provide at minimum one hundred fifty thousand dollars and zero cents (\$150,000.00) as a matching contribution (“Conservancy Contribution”) for design, project management, and construction. The County Contribution shall be used by the Conservancy solely to complete the Project, in substantial conformity with the Project Scope and Budget. The Conservancy shall submit documentation and reporting of the Conservancy Contribution as required by the County.
5. **Release of County Funds.** Within 30 days of the Effective Date, the County shall disburse the County Contribution to the Conservancy. The Conservancy shall use such funds solely for the design, project management and construction of the Project in accordance with the Project Scope and Budget.
6. **Increased Costs.** If the total project costs exceed six hundred thousand dollars and zero cents (\$600,000.00), the Conservancy shall promptly notify the County in writing of the amount and reasons. The Conservancy shall identify additional funding sources or scope adjustments necessary to complete the Project. The County shall have no obligation to provide additional funds beyond the County Contribution.
7. **Unused Funds.** Any portion of the Grant not used for the Project shall be returned to the County unless otherwise agreed upon in writing and signed by the Parties.
8. **Project Scope.** The Conservancy shall complete the Project as described in the Project Scope and Budget. The Conservancy shall not materially modify the Project Scope and

Budget without the prior written approval of the County. Any requests for approval shall be submitted by the Conservancy to the County in writing and the County shall respond within twenty (20) business days. If the County does not respond within that period, the Conservancy may proceed in good faith with the Project intent. Any material modification to the Project undertaken without the County's prior written consent may be deemed a breach of this Agreement, entitling the County to all remedies available under this Agreement. The County has sole discretion to determine whether any changes constitute a material modification.

9. **Completion Date.** The Conservancy shall complete the Project no later than **June 30, 2027** ("Completion Date"). Project completion requires that the Conservancy has completed all construction and submitted all required documentation to County staff. The Conservancy may request an extension of time in writing, and the County may approve or deny such request at its sole discretion.
10. **Maintenance.** Upon completion, the County shall assume responsibility for long-term maintenance and operation of the Project and the Conservancy shall be responsible for maintenance of benches and signs installed as part of the Project. The Conservancy shall have no other ongoing maintenance obligation.
11. **Indemnification.** The County cannot and by this Agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of the Conservancy or any other person or entity whatsoever, for any purpose whatsoever. The Conservancy shall, to the extent permitted by law, defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents, and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including workers' compensation claims, in any way resulting from or arising from this Agreement; provided, however, that the Conservancy need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents and employees.
12. **Compliance with Policies.** The Conservancy shall use the funds in accordance with all applicable County resolutions, regulations, and policies. The Conservancy shall also construct and install all improvements in accordance with all relevant County review and approval processes.
13. **Audits and Accounting.** The Conservancy shall maintain standard financial accounts, documents, and records relating to the use, management, and operation of the Project for at least three (3) years following final expenditure of the County Contribution. The County shall have the right to audit such records upon reasonable notice to the Conservancy to audit the books and records which pertain to the Project and to the use and disposition of the County funds.
14. **Notices.** All notices shall be made as follows:

by the Conservancy to:

Douglas County Community Development Department, Parks Division
Attn: Terence Quinn
Address: 100 Third Street
Castle Rock, CO 80104
Ph: (303) 660-7460
E-mail: parksandtrails@douglas.co.us

with a copy to:

Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
Ph: (303) 660-7414
E-mail: attorney@douglas.co.us

and by the County to:

High Line Canal Conservancy
Attn: Tracy Young
Address: 4010 E. Orchard Road
Centennial, Colorado 80121
Ph: (720) 767-2452

15. **Signage and Publicity.** The Conservancy shall recognize the County Contribution on a sign installed in a prominent location at the Project site. In all press releases and public communications about the Project, the Conservancy shall include the statement: "This Project was funded in part with proceeds from Douglas County Parks, Trails, Open Space and Historic Resources funds."
16. **Good Faith.** Both Parties have an obligation to act in good faith, including making timely communications of information that may reasonably be believed to be of material interest to the other Party.
17. **Applicable Law.** This Agreement shall be governed by the laws of the State of Colorado. Venue shall lie in Douglas County, Colorado.
18. **Survival.** All covenants and obligations of the Conservancy that by their nature should survive completion of the Project (including financial reporting and audit provisions) shall survive the termination or completion of this Agreement.
19. **No Waiver of Governmental Immunity Act.** The Parties hereto understand and agree that their commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or any other immunities or defenses from liability otherwise available to the Parties.

20. **Incorporation of Recitals and Exhibits** The recitals set forth above and Exhibits A, B, and C are hereby incorporated herein.
21. **Authority.** The undersigned represent that they are duly authorized to execute this Agreement on behalf of their respective Parties, and that this Agreement is a binding legal obligation.
22. **Entire Agreement.** This Agreement constitutes the entire agreement of the Parties. Any modifications must be in writing and signed by both Parties.

(Remainder of Page Intentionally Blank)

IN WITNESS WHEREOF, the Parties by signature below of their authorized representatives execute this Agreement effective as of the _____ day of ____ 2025.

OWNER/MANAGER: _____

**Name: Suzanna Fry Jones
Title: Chief Executive Officer
Date:**

STATE OF COLORADO)
)
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____, by _____.

My commission expires:

Witness my hand and official seal

Notary Public

EXHIBIT A

PARK IMPROVEMENTS PROJECT DETAILS

The Origin Trailhead Project is described in the Project funding application submitted by the Owner/Manager dated 02/29/24 (attached).

EXHIBIT B

PAYMENT TERMS

Douglas County will provide up to **\$450,000.00** in funding to be used exclusively for the Project as described in Exhibit A.

Once approved funding will be paid according to the following:

- Douglas County agrees to provide one disbursement of \$450,000.00 to the Owner/Manager in 2025 within 30 days of the execution of this Agreement.
- Any amounts invoiced for the Project in excess of the total funds awarded under the Agreement are the responsibility of Owner/Manager.
- Costs to be covered by the County funds awarded for this Project are only for those directly incurred for actual work completed designing or constructing the Project in accordance with the plans, budget, and schedule previously approved by the County. No administrative, legal, maintenance, or other indirect design/construction costs will be reimbursed unless expressly permitted in writing by the County. At the sole discretion of the County, any changes to the Project not approved by the County may not be paid and any resultant reduction in costs of such changes may be deducted from the total Funding Award.
- If the project is not completed in three years' time the Owner/Manager will refund the County a proportional share (75%) of any amount less than the full \$600,000.00 that may not have been spent.
- If the project is completed for less than the full \$600,000.00 the Owner/Manager will refund a proportional (75%) share of any savings.

The Parties intend that for purposes of Paragraph 7, a "material modification" shall be defined as an adjustment to the Project that results in a ten percent (10%) or greater change to the total Project budget.

No official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and Owner/Manager shall not to hire, pay, or contract for services of any official, officer or employee of the County or otherwise take any action that could constitute or create a conflict of interest with the County.

EXHIBIT C

REPORTING REQUIREMENTS

Owner/Manager will ensure quarterly reporting to the County of the progress on the Project. These reports will include percentage complete, timeline/schedule to completion, any significant issues, and other information requested by the County for this particular Project. Any reports containing sensitive specialized information of security arrangements should be clearly marked "Not Intended For Public Disclosure" and the top and bottom of each page.

In addition to the above, the Owner/Manager will provide a final report within 90 days of the completion of the Project. The purpose of this report is to describe the results of the funding award. Focus your answers on how the Project was beneficial to the community and the outcomes you observed. Provide as much narrative as needed to demonstrate success and tell your story. A sample report is shown below. Please review the organizational information and correct any information that may have changed.

Project Period: **From** _____ **To** _____

Organization: _____

Project Name: _____

Funding Amount: \$ _____

Contact Name: _____ **Title:** _____

Phone: _____ **Email:** _____

1. Describe how the Project funds were used, the progress made toward your goals and objectives and the impact on your facility (e.g. results or outcomes).
2. Describe any feedback you have received from outside your organization as a result of the Project.
3. Did you form any new partnerships? If yes, please describe the partnership(s) and the impact on your efforts.
4. If there were any major variances in the anticipated expenditures as compared to the approved budget submitted in your application, please describe what changed.
5. How many individuals are served by your organization that will be impacted by the Project?
6. Please provide pictures of the project.

Signature of Executive Director or Authorized Board Officer

Date

Parks and Trails, Open Space, and Historic Resources – Funding Application

APPLICATION SUBMITTAL DEADLINE: FEBRUARY 29th

PRESUBMITTAL MEETING DATE: JANUARY 30th

APPLICATION ACCEPTANCE DATE: _____

PROJECT NAME: High Line Canal Origin Trailhead

Summary Information:

Applicant Name: High Line Canal Conservancy

Type of Entity: Non-Profit Organization

Authorized Representative: Josh Phillips

Contact Information: josh.p@highlinecanal.org, 303-503-6114

Project Summary (brief description of scope and function): The 71-mile High Line Canal is a regional Recreational asset and landmark of our agricultural heritage. As Denver Water reduces its reliance on the Canal for irrigation delivery, the High Line Canal Conservancy (Conservancy) is working with communities across the region to plan for the Canal's long-term future, enhance the recreational experience on the Canal and interpret the Canal's unique history. The small, informal parking lot at the High Line Canal and Waterton Road is being reimagined as the High Line Canal Origin Trailhead. The Conservancy has worked closely with Parks, Trails and Building Grounds and engaged the surrounding community to develop a site plan that improves access and accessibility at the start of the High Line Canal trail while providing interpretation and education about the Canal where the ditch emerges from Waterton Canyon. The trailhead has the potential to be a regional draw, beckoning recreation users and history buffs from across the region to the enhanced trailhead and interpretive area. The site plan includes:

- Resurfacing the parking lot
- A restroom in the parking lot (porta potty)
- Improved connection to the Canal trail
- Two pause places along the trail with interpretation about the Canal's history
- A series of interpretive signage educating users about the Canal and its contribution to the County

Project Type (property acquisition, cultural resource protection, park or trail design and construction):
Trail design and construction

Property address or State Parcel #'s: 10401 Waterton Road, Littleton, CO 80125

State Parcel Number(s): N/A

Total acreage: The Canal includes 186 acres in Douglas County

Geographic area to be benefitted by the project (local, community, regional): Regional

Population to be benefitted by the project (including any special population groups): The project is regional and will benefit all of Douglas County. The accessibility improvements will benefit active adults and those with mobility challenges. Educational opportunities will benefit youth. Interpretation will serve the historic preservation community.

Environmental, cultural, scenic, landmark, or historic resource to be protected: The Canal, now over 140-years old, is an important environmental, cultural and historic resource that will be interpreted through the project.

Total project cost:

Requested Amount of County Funding: \$450,000

Applicant's financial contribution: \$150,000

Financial contributions from other grants or project partners: N/A

In-kind contributions from other project partners: N/A

Project Narrative

Overview

The High Line Canal (Canal) was built in the 1880s as a means of delivering irrigation water to serve the growing population of the region. Water was diverted from the South Platte in Waterton Canyon and followed the high point of the topography, dropping just two feet per mile as the Canal meandered 71 miles across the region. Originally a private venture, the Canal was acquired by Denver Water in 1924. In the 1970s, the old ditch rider's road was opened for recreation as Denver Water entered into lease agreements with the local jurisdictions along the Canal to maintain a regional trail for bikers, pedestrians and equestrians. Today, the Canal is in a time of transition as Denver Water reduces its reliance on the Canal for irrigation delivery. This corner of the County is also in a time of transition, as large-scale residential development changes the rural character that has been defined by the Canal for over 140 years. During this time of transition, the High Line Canal Origin Trailhead provides the opportunity to preserve this historic and natural resource while educating the community about the history of the Canal and its origins in Douglas County.

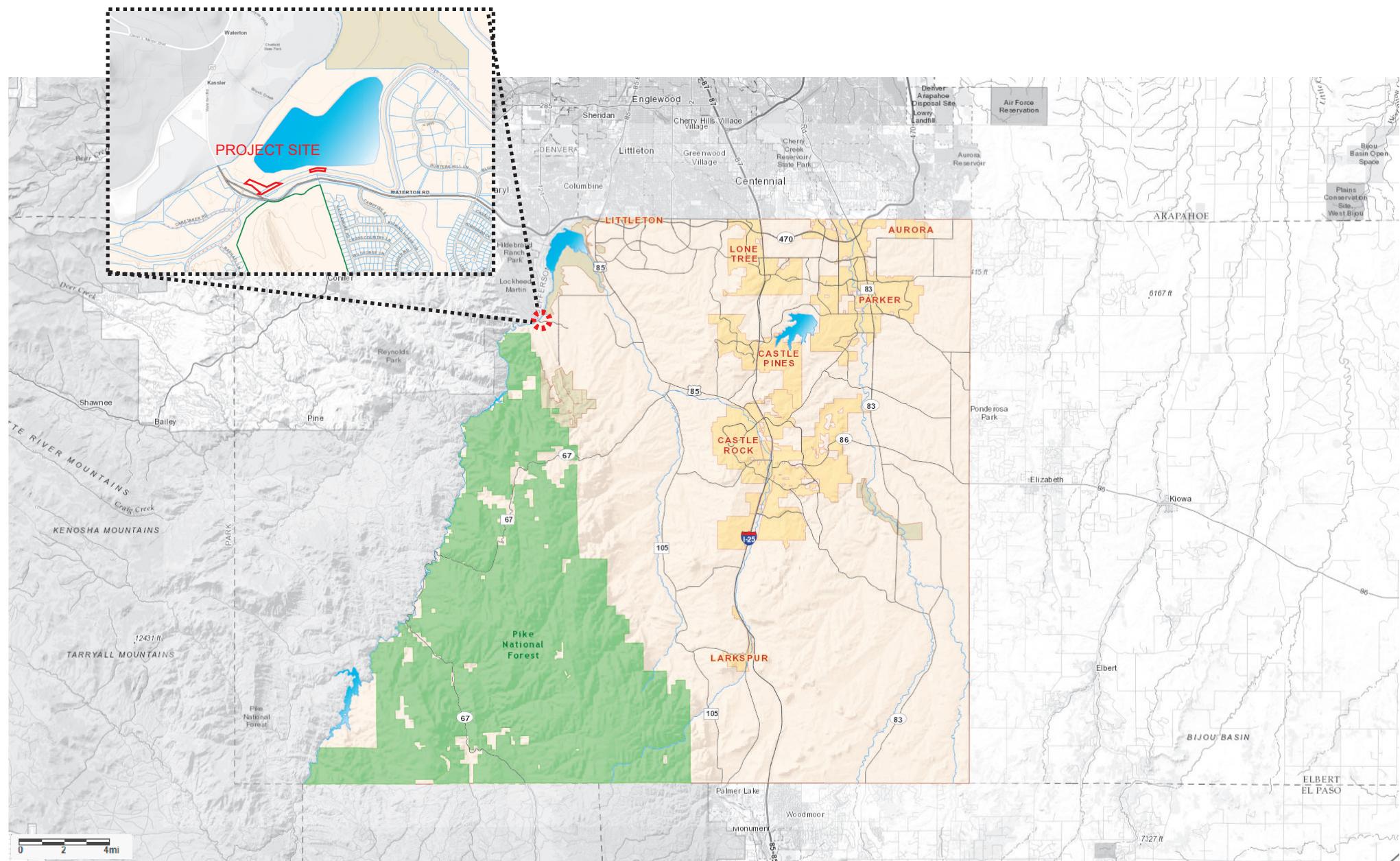
As use of the Canal changes, Douglas County has partnered with the High Line Canal Conservancy (Conservancy) and all of the jurisdictions along the Canal to plan for the Canal's long-term future. The Plan for the High Line Canal (The Plan), was completed in 2019 and it identified this small, informal parking lot on Waterton Road as regional opportunity to improve access to the Canal and share the Canal's origin story with the region. Design of the Origin Trailhead began in 2022 with funding from the Conservancy and Parks, Trails and Building Grounds. Through a series of public meetings, site walks and engagement of a community panel representing local neighborhoods, historic preservationists and recreation users, the Origin Trailhead site plan was completed in 2023. The Conservancy continues to manage design and engineering of these improvements and is requesting funding from the County to

construct these improvements in 2025. The funding request to the County is \$450,000 with a match of \$150,000 from the Conservancy.

The project is strongly aligned with the Board's core priority of historic & natural resources. The Canal is a unique combination of historic asset and natural resource and the Origin Trailhead will celebrate the unique history of the Canal while connecting County residents to the regional trail. The project would support the goals of the Comprehensive Master Plan, cementing the Canal as a center for community, providing opportunities for engagement with the natural environment and building community awareness about the Canal as a regional recreation and historic resource.

If this funding request is successful, the project will be constructed in 2025. Once constructed, the Conservancy will be responsible for maintaining signage at the project site while Parks, Trails and Building Grounds will maintain the trailhead and structures. The project will require a Location and Extent (L+E) review with the County and a pre-submittal meeting was held in 2023 to understand that process. A license will also be required from Denver Water to build improvements on the Canal property and they have reviewed the site plan.

[An excerpt from The Plan for the High Line Canal is included in the application materials but the full plan can be viewed at this link.](#)



HIGH LINE CANAL ORIGIN TRAILHEAD VICINITY MAP

PUBLIC ENGAGEMENT AND INPUT SUMMARY

Survey open from February 20th, 2023 through May 15th, 2023

Feedback Reach

205 Survey Respondents

80% of survey respondents have been to the Origin Trailhead

17 participants for in-person site walks, open house and meetings



Trail Use

92.1% Recreational

42% Walking

36% Biking

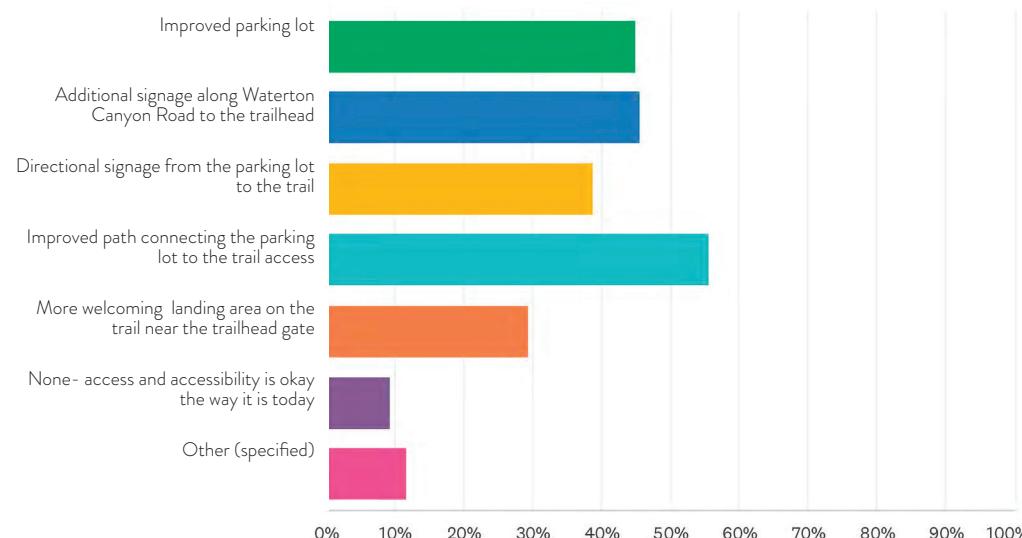
9% Running

9% Birding

WHAT WE HEARD

- A bathroom at the trailhead is important
- Accessibility of the trail for people with disabilities is a priority
- Respect the quiet, natural aesthetic of the trail in this location
- Trail surface improvements could help make trail more accessible
- Prioritize sun and rain shelters
- Safety and trail etiquette education are important
- Telling the story of the Canal, water and local history is a priority

PUBLIC ENGAGEMENT AND INPUT SUMMARY

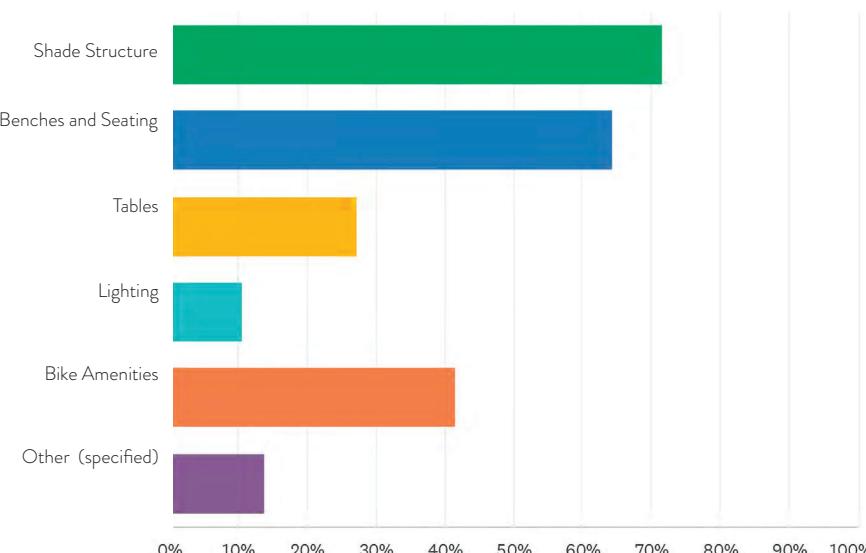


Access and Accessibility Feedback

56% *Improved path connecting the parking lot to the trail access*

46% *Additional signage along Waterton Canyon Road to the trailhead*

45% *Improved parking lot*



Site Elements

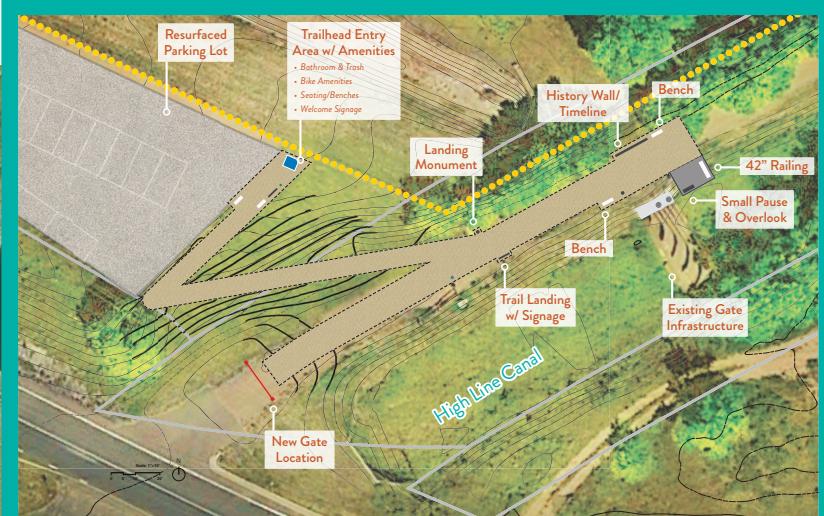
72% *Shade Structure*

64% *Benches/ Seating*

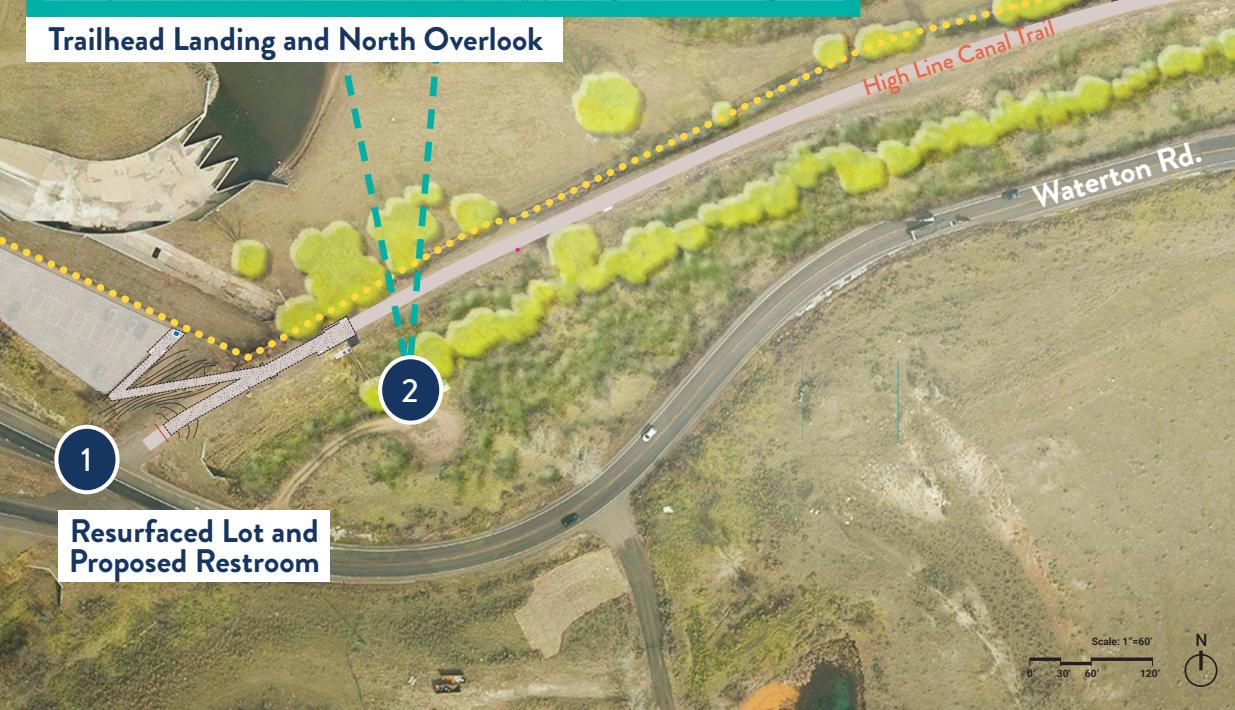
42% *Bike Amentities*



HIGH LINE CANAL ORIGIN TRAILHEAD IMPROVEMENTS



Trailhead Landing and North Overlook

LIVABLE
CITIES STUDIODOUGLAS COUNTY
COLORADOHIGH LINE CANAL
CONSERVANCY

HIGH LINE CANAL ORIGIN TRAILHEAD IMPROVEMENTS

Platte Canyon Reservoir

4

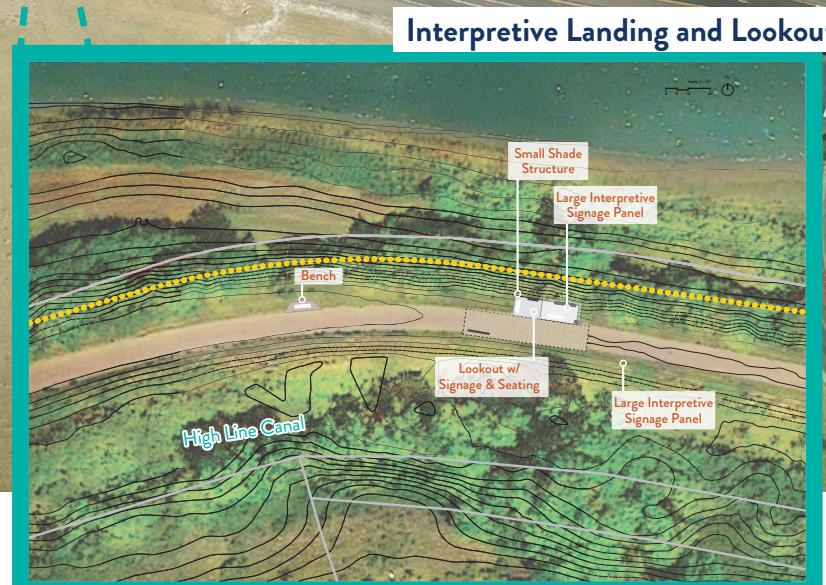
Continued Interpretation

Additional historical canal signage to continue through mile marker 3

Included interpretation areas to include:

- Platte Canyon Gate
- Measurement Station
- Little Willow Creek Intersection

Continued to Mile 3



Trailhead



Landing monuments at nodes that orient users and define pause moments



Small pause moments set off of path and framed by landscape

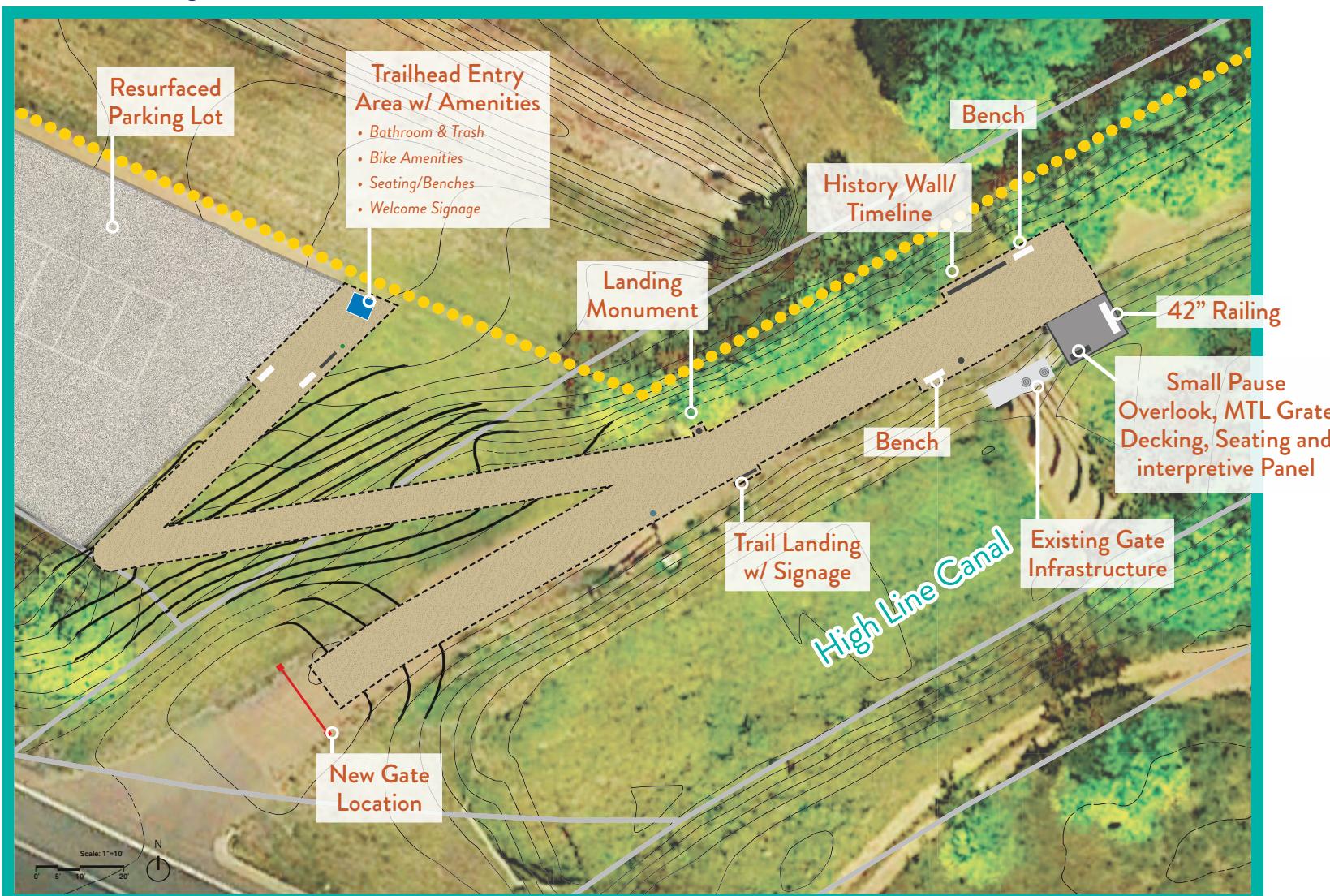


Historic Timeline



Port-o-potty Enclosure

Trailhead Landing and North Overlook



HIGH LINE CANAL ORIGIN TRAILHEAD IMPROVEMENTS

Trailhead

Trailhead Landing and North Overlook



HIGH LINE CANAL ORIGIN TRAILHEAD IMPROVEMENTS

Interpretive Landing and Lookout



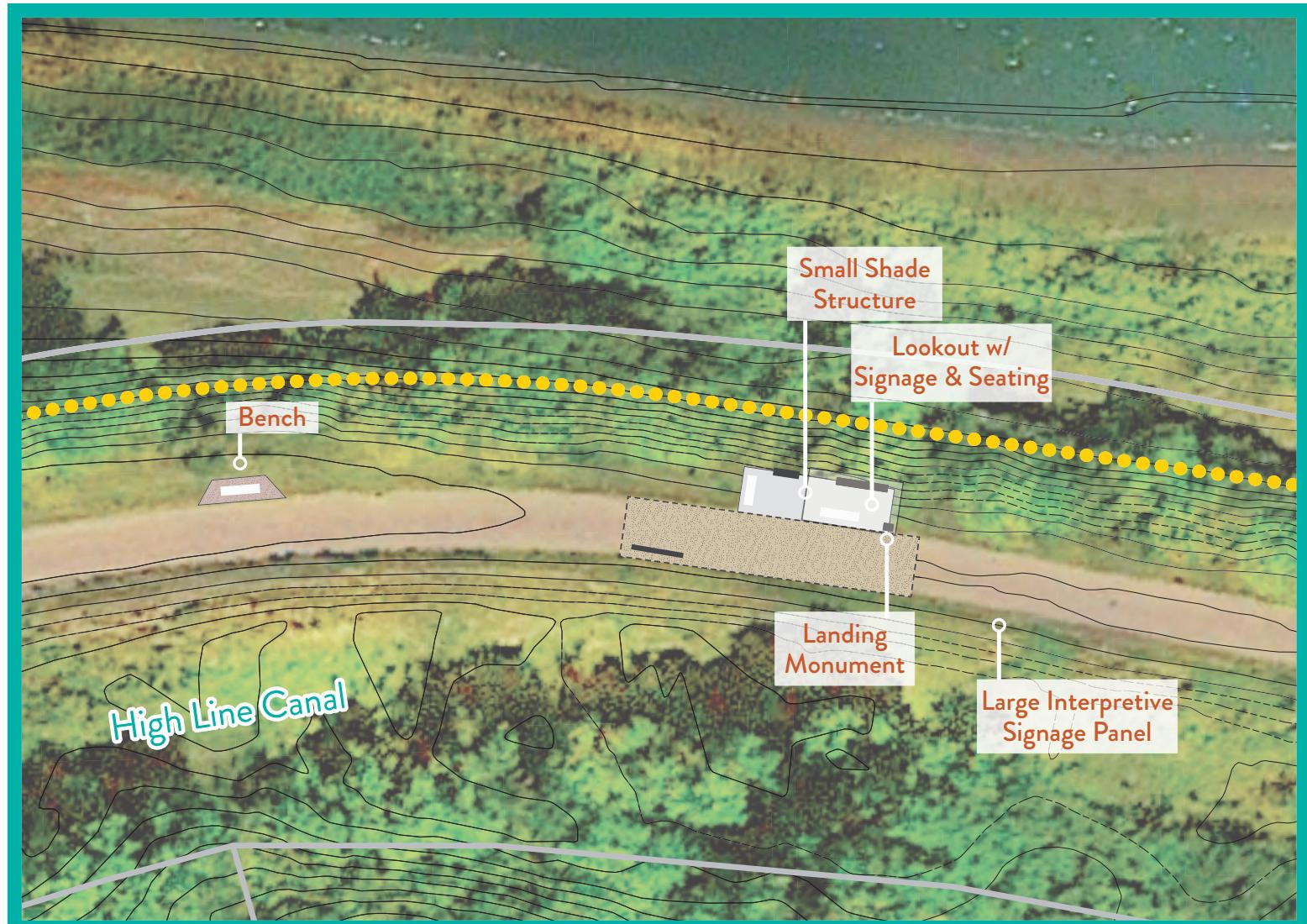
Small structure as destination for pause and rest



Metal, concrete and stone tie to Waterton Canyon Diversion Dam



Large scale mapping/visual interpretation



Interpretive Landing and Lookout



HIGH LINE CANAL ORIGIN TRAILHEAD IMPROVEMENTS

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BIDDING.
- THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE SURVEY INFORMATION AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- THE LOCATIONS OF UTILITIES ARE FOR GRAPHIC REPRESENTATION ONLY AND DO NOT REFLECT ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH, AND SIZE OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ALL DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL REQUIRED PERMITS FROM THE APPROPRIATE AGENCIES AND JURISDICTIONS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
- THE CONTRACTOR SHALL PLAN TO WORK AROUND ANY SCHEDULED STREET OR PARK EVENTS OR CLOSURES, OR OTHER SPECIAL EVENTS IN THE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY EXISTING PAVEMENT MARKINGS, SIGNS, TRAFFIC SIGNALS, CONDUIT, OR ANY OTHER TRAFFIC CONTROL DEVICES THAT ARE AFFECTED OR DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE TREES, HARDCAP, SITE FURNISHINGS, OR ANY OTHER AMENITIES TO REMAIN ON-SITE AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IF DAMAGE OCCURS.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- THE CONTRACTOR SHALL KEEP A CURRENT SET OF CONSTRUCTION RECORD DRAWINGS (AS-BUILTS) ON SITE AT ALL TIMES. MARK ALL INFORMATION WITH A CONTRASTING COLOR, BE PREPARED TO REVIEW DOCUMENTS WITH THE PROJECT MANAGER. MAINTAIN RECORD DOCUMENTS IN A CLEAN, DRY, LEGIBLE CONDITION, APART FROM DOCUMENTS USED FOR CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARITY WITH ALL CONSTRUCTION DOCUMENTS.

- ANY FILL MATERIAL OR SOILS TO BE MOVED TO AND PLACED ONGRADING NOTES: CITY OWNED PROPERTY OR PROPERTY OWNED BY THE CONTRACTOR (OBSERVED OR PREVIOUSLY DOCUMENTED) AND BE ACCEPTABLE FOR UNRESTRICTED RESIDENTIAL USE. CONTACT DENVER DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IF CLARIFICATION IS NEEDED REGARDING THIS REQUIREMENT.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING IRRIGATION, LANDSCAPE, HARDCAP, AND SITE AMENITIES THAT MAY OCCUR DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL INCLUDING TURFGRASS IN A HEALTHY STATE DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

SITE PROTECTION:

- AT ALL TIMES THE CONTRACTOR SHALL TAKE PRECAUTIONS FOR PROTECTION OF EXISTING PUBLIC AND PRIVATE INSTALLATIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGED INSTALLATIONS, PUBLIC OR PRIVATE, SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- EXISTING PARKING LOT PAVING, SIDEWALK, OR CURB AND GUTTER DAMAGED BY CONSTRUCTION ACTIVITIES WITHIN THE CONSTRUCTION STAGING AREA WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO THE WORK.

TREE PROTECTION NOTES:

- THE TREE RETENTION AND PROTECTION SPECIFICATIONS SHALL BE FOLLOWED THROUGHOUT THE DURATION OF THE PROJECT.
- DAMAGE TO TREES DURING CONSTRUCTION SHALL BE SUBJECT TO PENALTY PER CITY ORDINANCE.
- TREE PROTECTION SHALL BE MAINTAINED AND APPROVED BY THE CITY FORESTER PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES. TREE PROTECTION SHALL REMAIN IN PLACE UNTIL SUBSTANTIAL COMPLETION IS ISSUED BY THE PROJECT MANAGER.
- ONCE TREE PROTECTION IS APPROVED BY THE CITY FORESTER, THE TREE PROTECTION ZONE SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY FORESTER.
- NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION ZONE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL TREES IMPACTED DURING CONSTRUCTION UNTIL SUBSTANTIAL COMPLETION. THIS INCLUDES TREES WITHIN THE LIMIT OF WORK AND OUTSIDE THE PROJECT LIMITS, LAYOUT NOTES: AFFECTED BY IRRIGATION ZONES THAT ARE SHUT DOWN TO ACCOMMODATE WORK.
- LOCATE AND SUITABLY IDENTIFY TREES AND IMPROVEMENTS INDICATED TO REMAIN.

- CLEAR AND GRUB AREAS WITHIN CONTRACT LIMITS AS REQUIRED FOR SITE ACCESS AND EXECUTION OF THE WORK.
- REMOVE TREES, PLANTS, UNDERGROWTH, OTHER VEGETATION, AND DEBRIS EXCEPT ITEMS INDICATED TO REMAIN. STRIP WEEDS AND GRASS.
- FELL TREES IN A MANNER TO PREVENT INJURY TO ADJACENT FACILITIES AND TO TREES SCHEDULED TO REMAIN.
- USE HAND METHODS FOR GRUBBING INSIDE THE DRIP LINE OF TREES TO REMAIN. STRIP GRASS MATERIALS TO A MAXIMUM DEPTH OF 1" UNDER TREE CANOPIES. CAREFULLY TILL OR SCARIFY EXISTING GRADE TO A DEPTH OF 1".
- REMOVE STUMPS AND ROOTS TO A CLEAR DEPTH OF 36" BELOW SUBGRADES. REMOVE STUMPS AND ROOTS TO THEIR FULL DEPTH WITHIN 50" OF UNDERGROUND STRUCTURES, UTILITIES, FOOTINGS AND PAVED AREAS.
- PROJECT EXISTING TREES SCHEDULED TO REMAIN AGAINST INSTRUCTIONS. MAINTAIN FENCE CUTTING, BREAKING OR SKINNING OF ROOTS, TRUNKS OR BRANCHES, SMOTHERING BY STOCKPILED CONSTRUCTION MATERIALS, EXCAVATED MATERIALS OR VEHICULAR TRAFFIC WITHIN BRANCH SPREAD.
- ERECT TEMPORARY FENCING BEFORE COMMENCING SITE PREPARATION WORK. MAINTAIN FENCING DURING FULL CONSTRUCTION PERIOD. REMOVE TEMPORARY FENCING ONLY AFTER WRITTEN APPROVAL IS GIVEN BY OWNER REPRESENTATIVE.
- REPAIR TREES SCHEDULED TO REMAIN AND DAMAGED BY CONSTRUCTION OPERATIONS IN A MANNER ACCEPTABLE TO THE OWNER/PROJECT MANAGER. MAINTAIN TREES SCHEDULED TO PREVENT PROGRESSIVE DEGENERATION CAUSED BY DAMAGE.
- REPLACE TREES SCHEDULED TO REMAIN AND DAMAGED BEYOND REPAIR BY CONSTRUCTION OPERATIONS, AS DETERMINED BY THE OWNER REPRESENTATIVE, WITH TREES OF SIMILAR SIZE AND SPECIES. COST FOR TREE REPLACEMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE TREE EVALUATION FORMULA AS DESCRIBED IN A GUIDE TO THE PROFESSIONAL EVALUATION OF LANDSCAPE TREES, SPECIMEN SHRUBS AND EVERGREENS, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- REPAIR OR REPLACE TREES SCHEDULED TO REMAIN AND DAMAGED BY CONSTRUCTION OPERATIONS OR LACK OF ADEQUATE PROTECTION DURING CONSTRUCTION OPERATIONS SHALL BE AT CONTRACTOR'S EXPENSE.
- EXISTING CONTOUR INTERVAL IS 1 FOOT/FEET. PROPOSED CONTOUR INTERVAL IS 1 FOOT/FEET.
- PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN ON THE PLANS ARE DEFINED AS ELEVATED AREA AFTER PAVING, LANDSCAPING, ETC. THE CONTRACTOR SHALL COORDINATE THE SUBGRADE ELEVATIONS TO PROPERLY ACCOMMODATE PAVEMENT THICKNESS AND THICKNESS OF TOPSOIL AND SOD.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS.
- ALL TOPSOIL WHERE PHYSICALLY PRACTICABLE SHALL BE SALVAGED. NO TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS. TOPSOIL AND SUBGRADE SHALL BE SEGREGATED AND STOCKPILED. SEPARATE SOD WILL BE MAINTAINED, RELOCATED, AND FREE TOPSOIL AND SUBGRADE SHALL BE REINTEGRATED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS THAT WILL BE SEADED AND PLANTED. RUNOFF FROM THE STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTING SEDIMENTATION OF RUNOFF.
- MATCH GRADE OF EXISTING PAVEMENT OR EARTHWORK WHERE NEW CONSTRUCTION MEETS EXISTING FEATURES.
- TRAILS AND WALKWAYS SHALL FOLLOW EXISTING GRADES UNLESS OTHERWISE NOTED. LONGITUDINAL GRADES OF ALL TRAILS SHALL NOT EXCEED 4.99% AND CROSS SLOPES SHALL NOT EXCEED 2.0%.
- MAINTAIN A 1.5% MINIMUM, 2.0% MAXIMUM CROSS SLOPE FOR THE SIDEWALK TO ALLOW FOR PROPER DRAINAGE.
- ALL UTILITY COVERS, GRATES, ETC. EXISTING AND PROPOSED SHALL BE FLUSH WITH FINISHED GRADE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH, CONTINUOUS FINISHED GRADE FREE OF RUTS, DEPRESSIONS, AND IRRREGULARITIES. LANDSCAPE AREAS SHALL HAVE A MINIMUM SLOPE OF 2.0% AND BE PITCHED TO DRAIN UNLESS OTHERWISE SHOWN ON THE PLANS.
- DISCREPANCIES IN THE GRADING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.
- MAXIMUM SLOPES IN LANDSCAPE AREAS SHALL NOT EXCEED 4:1. MINIMUM SLOPES IN LANDSCAPE AREAS SHALL BE 2% UNLESS OTHERWISE NOTED.
- FINAL GRADING TO BE REVIEWED AND APPROVED BY THE PROJECT MANAGER PRIOR TO LANDSCAPING.
- THE CONTRACTOR TO GRADE AND REPAIR ALL DISTURBED AREAS IN ORDER TO CREATE A SMOOTH TRANSITION FROM NEW GRADE, TO EXISTING GRADE, INCLUDING HARDCAP AND SOFTSCAPE AREAS. NOTIFY THE PROJECT MANAGER OF ANY CONFLICTS.
- VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS, AND GUTTERS TAKEN FROM THE CIVIL ENGINEERING DRAWINGS.
- TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS CALLED OUT AS 'EQUAL' ARE EQUIDISTANT MEASUREMENTS.
- WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. CONTACT THE PROJECT MANAGER IF THERE IS A DISCREPANCY.
- ALL ANGLES TO MATCH THOSE NOTED ON THE DRAWING AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
- COORDINATE AND FIELD VERIFY ALL SLEEVING LOCATIONS FOR ALL UTILITY, ELECTRICAL, AND IRRIGATION PRIOR TO CONSTRUCTION.
- COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING WALKS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS IN FIELD FOR REVIEW WITH THE PROJECT MANAGER PRIOR TO FORMING. FORMWORK MUST BE APPROVED BY THE PROJECT MANAGER PRIOR TO POURING. RAMPS AND WALKS ARE TO COMPLY WITH CURRENT ADA STANDARDS - NO EXCEPTIONS OR TOLERANCES.
- ALL SITE IMPROVEMENTS SHALL BE FIELD SURVEYED AND STAKED BY THE CONTRACTOR AND APPROVED BY THE PROJECT MANAGER PRIOR TO CONSTRUCTION. FINAL STAKING OF ALL CONCRETE FLATWORK AND FORMWORK SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO POURING CONCRETE.
- THE CONTRACTOR SHALL SUBMIT A JOINT PLAN FOR REVIEW AND APPROVAL BY THE PROJECT MANAGER PRIOR TO POURING CONCRETE. ALL CONCRETE JOINTS SHALL BE SAWCUT AND SPACED AS INDICATED ON THE DRAWINGS AND DETAILS. EXPANSION JOINTS SHALL BE SPACED EVERY 120' UNLESS OTHERWISE SHOWN ON THE PLAN.
- MATCH LINE OF EXISTING PAVEMENT OR EARTHWORK WHERE PROPOSED WORK MEETS EXISTING TO ALLOW CLEAN TRANSITION.

PLANTING AND REVEGETATION NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK.
- IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES ON THE PLAN AND THE PLANT SCHEDULE, PLANT QUANTITIES SHALL PRESIDE.
- ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO DELIVERY.
- THE SUMMARY QUANTITIES OF SOFTSCAPE MATERIALS ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT IN QUANTITY AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS OWN CONSTRUCTION QUANTITY ESTIMATES.

THE EXTENTS OF SEEDING AND SODDING AREAS SHOWN ON THE PLANS ARE APPROXIMATE. ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PREPARED AND RESTORED BY THE CONTRACTOR PER THE SPECIFICATIONS.

PLANTS SHALL NOTE BE INSTALLED PRIOR TO ACCEPTANCE OF ROUGH GRADING BY THE PROJECT MANAGER.

REMOVE ALL ROCKS, LUMPS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL FROM TOPSOIL AND GRADE TO A EVEN SURFACE. ERODED AREAS TO BE STABILIZED GRADES STATED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.

ALL PLANT MATERIAL SHALL BE STAKED OR PLACED BY THE CONTRACTOR AND APPROVED BY THE PROJECT MANAGER PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL NOT BE ADJUSTED FROM THE LOCATION STAKED IN THE FIELD OR SHOWN ON THE PLANS WITHOUT THE WRITTEN APPROVAL OF THE PROJECT MANAGER.

PLANTINGS IN OVERHEAD ELECTRIC RIGHTS-OF-WAY HAVE THE FOLLOWING RESTRICTIONS: 1) ALL PLANTING IN THE FIRST 25' FROM THE CENTERLINE OF POLES MUST HAVE A MATURE HEIGHT OF LESS THAN 15', 2) ALL PLANTINGS 25'-50' FROM THE CENTERLINE OF POLES MUST HAVE A MATURE HEIGHT OF LESS THAN 40'.

THE CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

INSTALL SPECIFIED MULCH IN ALL PLANTING BEDS AND PLACE AROUND ALL NEW TREES AND SHRUBS IN TURF AREAS. MULCH LAYER SHALL NOT BE PLACED AGAINST TRUNKS AND STEMS OF INSTALLED PLANT MATERIAL.

PRIOR TO SEEDING, PROVIDE OWNER WITH STATE OR FEDERAL SEED TAGS OR OTHER INSPECTION CERTIFICATES AND INVOICE SHOWING SOURCE OR ORIGIN AND COMPLIANCE WITH SPECIFIED SEED MIX.

PRIOR TO STRAW MULCHING, SUBMIT STATE CERTIFICATION OF FREE MULCH TO OWNER FOR APPROVAL.

REFER TO SPECIFICATION SECTION # FOR CONTRACTOR'S RESPONSIBILITIES REGARDING WEED CONTROL.

PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDER CONSTRUCTION. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.

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OF 14

ABBREVIATIONS LIST

A	AND	EMER	EMERGENCY	N	NOT
ANGLE	AT	EP	END PLATE	N/C	NOT IN CONTRACT
CENTERLINE	AT	EPB	ELEC. PANELBOARD	NO. #	NUMBER
CHAS	DIAMETER OR ROUND	EPF	EXTERNAL PIPE THREAD	NTS	NOMINAL
(E)	EXISTING	EQUIV	EQUIPMENT		
PIPE (NAIL)	EV	EQUIV	EQUIVALENT	OA	OVERALL
PLATE	EXTN	EXTN	EXTENSION	OC	ON CENTER
POUND OR NUMBER	EXT	EXT	EXT	OD	OUTSIDE DIMENSION
ABV	EXT	EXT	EXT	ODMS	OVERSIZE MACHINE SCREW
ABV	ABOVE	EXT	EXT	OWS	OVERHEAD WOOD SCREW
AVC	ANCHOR BOLT	FAEM	FLUID APPLIED ELASTOMERIC	OPNG	OPENING
AVC	ANCHOR BONDING	FB	FLAT BAR	OPP	OPPOSITE
AVC	ASPHALTIC CONCRETE	FHMS	FLAT HEAD MACHINE SCREW	P	PLANTING AREA
ACV	AUTOMATIC CONTROL VALVE	FHD	FLAT HEAD WOOD SCREW	PA	PIECE
ACV	ACV PANEL	FHWS	FLAT HEAD WOOD SCREW	PLAM	PROPERTY LINE
ACST	ACOUSTIC	FL	FLOOR	PLAS	PLASTIC LAMINATE PLATE
AD	AREA DRAIN	FDR	FLOOR DRAIN	PLBS	PLUMBING
ADDM	ADJUSTABLE	FDN	FOUNDATION	PLGL	PLATE GLASS
ADJ	ADJUSTABLE	FDN	FOUNDATION	PLWV	PLWV
ADJGR	AGGREGATE	FG	FINISH GRADE ELEVATION	PNC	PANEL
AFF	ABOVE FIRST FLOOR	FHC	FIRE HOSE CABINET	PC	POINT OF CONNECTION
ALUM	ALUMINUM	FHMS	FLAT HEAD MACHINE SCREW	PCD	POURED CONCRETE
ALT	ALTERNATE	FHW	FLAT HEAD WOOD SCREW	PCD	POURED CONCRETE
ANOD	ANODIZED	FHWS	FLAT HEAD WOOD SCREW	PCD	POURED CONCRETE
ANODX	ANODIZED ALUMINUM	FL	FLOOR	PCD	POURED CONCRETE
ASPH	ASPHALT	FLASH	FLASHING	PCD	POURED CONCRETE
ASSY	ASSEMBLY	FLD	FLASHLIGHT	PCD	POURED CONCRETE
ARCH	ARCHITECTURAL	FLUOR	FLUORESCENT	PCD	POURED CONCRETE
BC	BOTTOM OF CURB	FOS	FACE OF CONCRETE	P	PAINT
BCV	BUTTERFLY CHECK VALVE	FR	FRAME OF STUD(S)	PVC	POLYVINYL CHLORIDE
BD	BOARD	FRF	FREEDOM	PVMT	PAVEMENT
BDV	BOARD	FT	FEET	P	PAINT
BFP	BACK FLOW PREVENTER	FTG	FOOT, FEET	P	PAINT
BITUM	BITUMEN	FUT	FUTURE	P	PAINT
BLDG	BUILDING	R	RISER, RADIUS	P	PAINT
BLKG	BLOCKING	RAD	RADIUS	P	PAINT
BLM	BLM	RAB	REINFORCING (BARS)	P	PAINT
BOT	BOTTOM	RCD	REINFORCED CONCRETE PIPE	P	PAINT
BRKT	BRACKET	REF	REFLECTOR	P	PAINT
BOS	BOTTOM OF STAIR	REFIN	REFINERIES, REINFORCING	P	PAINT
BSRT	BSRT	RESIL	RESILIENT	P	PAINT
BTWN	BETWEEN	RO	ROD	P	PAINT
BRLP	BURLAP	RSBIL	RESILIENT	P	PAINT
BV	BALL VALVE	RVB	REWOOD	P	PAINT
C	CABINET	G	GAUGE	S	SOUTH
CB	CATCH BASIN	GA	GAUGED	SAN	SANITARY SEWER
CEM	CEMENT	GA	GENERAL CONTRACTOR	SC	SCALE
CEP	CEP	GI	GI	SCDR	SCHEDULE
CU FT	CUBIC FOOT/FEET	H	HIGH	SECT	SECTION
CHARM	CHARM	HE	HEAVY BBB	SFT	SOLID FOOT (FEET)
CI	CAST IRON	HC	HOLLOW CORE	SG	SOIL GRADE ELEVATION
CIP	CAST IN PLACE	HD	HEAVY DUTY, HOT DIP	SHT	SHEET
CJ	CONTINUOUS JOINT	HDR	HOLLOW DOWNDRAFT	SLS	SLEEVING
CL	CENTER LINE	HDR	HEADER	SLDG	SLIDING
CLS	CEILINGS	HWD	HARDWOOD	SO	SQUARE
CLJ	CLOSED JOINT	HWD	HARDWOOD	SS	STORM SEWER
CLR	CLEAR (EXCE)	HWD	HARDWOOD	S/S	STRUCTURE STEEL
CJ	CONTROL JOINT	HT	HEIGHT	STA	STATION
CO	CLEAN CUT	HM	HOLLOW METAL	STD	STANDARD
COL	COLLAR	HORIZ	HORIZONTAL	STL	STILE
COMB	COMBINATION	HP	HIGH POINT, HIGH PRESSURE	STOR	STORAGE
COMP	COMPRESSED(ED), (IG), (IBL)	HR	HIGH RATE	STRG	STRUCTURAL
COND	CONDITION	HVAC	HEATING/VENTILATING	SURR	SURROUND
CONN	CONNECTION	HVAC	AIR CONDITIONING	SUSP	SUSPENDED
CONSTR	CONSTRUCTION	/		SVC	SVC
CONT	CONTINUOUS	IBC	INSTALLED BY CONTRACTOR	SYM	SYMMETRICAL
CONT	CONTINUOUS	IBD	INSTALLED BY DESIGNER		
CORR	CORRIGATED	ID	INSIDE DIAMETER		
CHKV	CHECK VALVE	INCL	INCULMATE (ING), (SIVE)		
CMU	CMU	INSUL	INSULATION	TC	TOP OF CURB
CSMT	CAVENAGE	INT	INTERIOR/INTERNAL	TEMP	TEMPERED
CT	CASMENT	INV	INVERT/INVERSION	TOP	TOP
CTR	CTR	IRREGULAR	IRREGULAR	THR	THRESHOLD
CTSK	COUNTERSUNK, (SINK)	J	JOINT	TOP	TOP OF PAVEMENT
CU YD	CUBIC YARD(S)	K	KEYED JOINT	TS	TOP OF STAIR
D	DEEP DEPTH	KO	KNOCK-OUT	TW	TOP OF WALL
DBL	DOUBLE	LA	LANDSCAPE AREA	TYPE	TOPICAL
DEMO	DEMOLISH DEMOLITION	LAM	LAMINATE	UNF	UNFINISHED
DEP	DEPRESSED	LED	LIGHT EMITTING DIODE	URNL	UNLESS OTHERWISE NOTED
DEPT	DEPARTMENT	LFT	LINE, LEFT	URNL	UNRULY
DF	DRINKING FOUNTAIN	LP	LOW POINT	VCT	VANILLA COMPOSITION TILE
DI	DIAMETER	LT	LIGHT	VERT	VERTICAL
DIA	DIAMETER	LP	LOW POINT	VWC	VINYL WALL COVERING
DIA	DIAGONAL	LT	LIGHT	VNLAS	VENeer PLASTER
DIA	DRILLED IN CONCRETE ANCHOR	LP	LOW POINT	W	WEST, WIDE, WIDTH
DIM	DIMENSION	M	MALE	WD	WITH WOOD
DN	DOWN	MAX	MAXIMUM	WD	WITHOUT
DR	DRILL	MECH	MECHANICAL	WD	WHERE OCCURS
DS	DOWNSPOUT	MED	MEDIUM	WD	WHERE OCCURS
DSP	DRY STANDPIPE	MET	METAL	WD	WHERE OCCURS
DWG	DRAWING	MFR	MANUFACTURER	WHR	WATER RESISTANT
E	EAST	MH	MANHOLE	WSP	WET STAND PIPE
EA	EACH	MN	MATERIAL	WSP	WET STAND PIPE
EB	EACH FACE	MISC	MISCELLANEOUS	WHT	WHITE
EF	EACH FACE	MO	Masonry Opening	WWM	WELDED WIRE MESH
EJ	EXPANSION JOINT	MTR	MOUNTING	WWM	WELDED WIRE MESH
EL	EL	MUL	MULLION	WWM	WELDED WIRE MESH
ELEC	ELECTRICAL				
ELEV	ELEVATOR				

SITE DETAIL KEYNOTES

1.0 EXISTING CONDITIONS	SEE EXISTING CONDITIONS
0.1 EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
0.2 EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
0.3 TREE PROTECTION	FIELD VERIFY- TO BE RELOCATED
0.4 EXISTING SIGN	FIELD VERIFY- TO BE RELOCATED
0.5 EXISTING GATE	FIELD VERIFY- TO BE RELOCATED
1.0 SURFACES	
1.0 CRUSHER FINES	DTL. 1 / SHT. L401
1.1 MESH GRATING	SEE SPECS
2.0 EXTERIOR IMPROVEMENTS	
2.0 LANDSCAPE BENCH	DTL. 4 / SHT. L401
2.1 POST WITH DOG BAG DISPENSER	DTL. 8 / SHT. L401
2.2 BIKE PUMP STATION	DTL. 3 / SHT. L401
2.3 PORTA-POTTY	DTL. 7 / SHT. L401
2.4 METAL RAILING	BY OWNER
2.5 INTERPRETIVE SIGN - ENTRY	DTL. 2 / SHT. L402
2.6 INTERPRETIVE SIGN - TIMELINE	DTL. 2 / SHT. L402
2.7 INTERPRETIVE SIGN - LOW	DTL. 1 / SHT. L402
2.8 INTERPRETIVE SIGN - RAILING	DTL. 6 / SHT. L401
2.10 INTERPRETIVE SIGN - RAILING	DTL. 3 / SHT. L404
2.11 MONUMENT SIGN - SINGLE	DTL. 3 / SHT. L402
2.12 MONUMENT SIGN - DOUBLE	DTL. 3 / SHT. L403
2.13 TRADE STRUCTURE	DTL. 4 / SHT. L403
2.14 SIGN TYPE B - WAYFINDING MAP KIOSK	DTL. 4 / SHT. L404
2.15 TRASH	FIELD VERIFY- TO BE RELOCATED
2.16 RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
2.17 OVERLOOK	DTL. 1 / SHT. L404
3.0 PLANTING	
3.0 TREE	SEE SPECS
3.1 NATIVE SEEDING	SEE SPECS

LEGEND

LIMIT OF WORK	CRUSHER FINES GRAVEL
- - - - - EXISTING MAJOR CONTOUR	NATIVE SEE AREA
- - - - - EXISTING MINOR CONTOUR	METAL GRATING
- - - - - PROPOSED CONTOUR	LANDSCAPE BOULDER
- - - - - EXISTING FENCE	
- - - - - EXISTING SHRUB/TREE STAND	

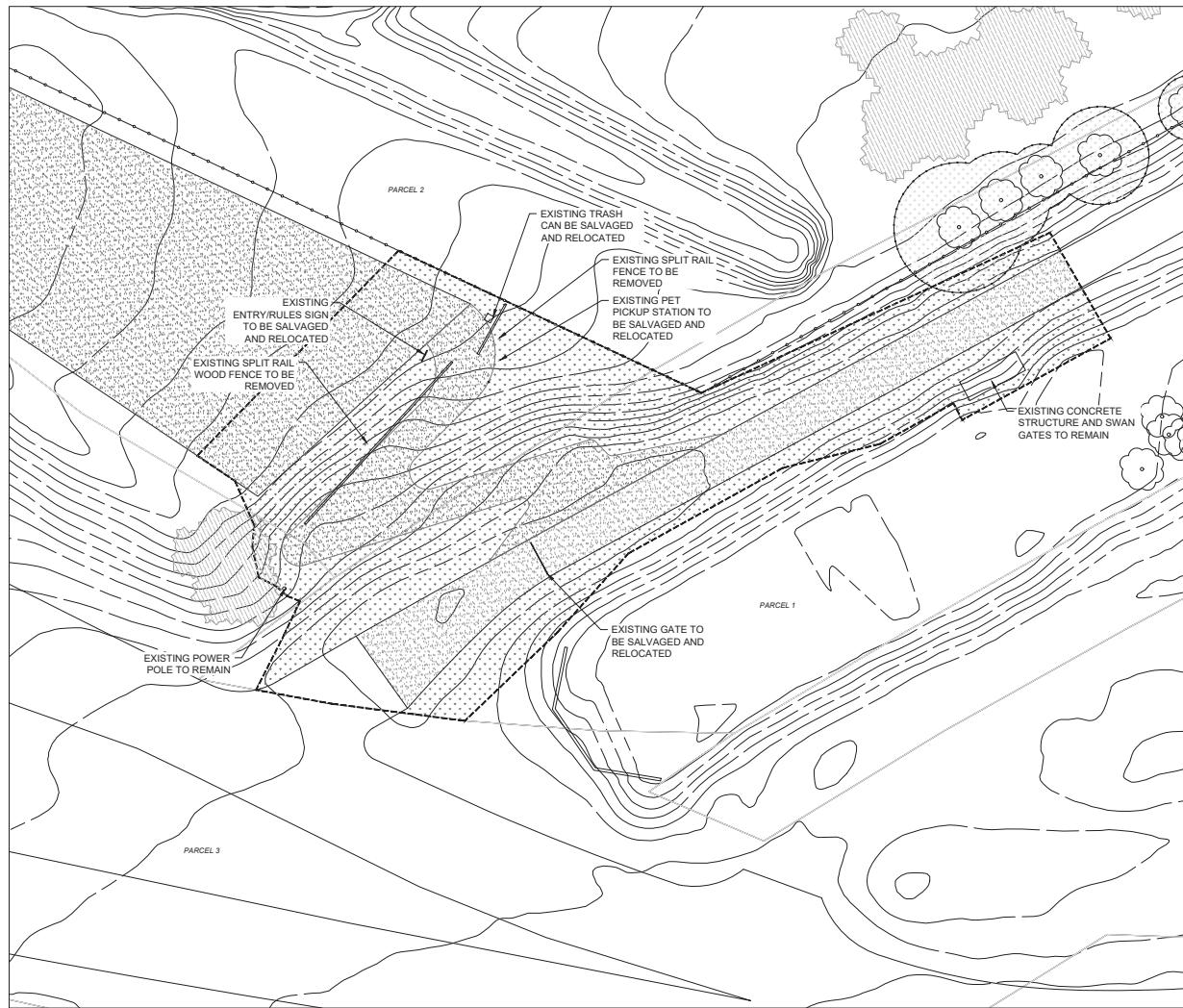
REFERENCE NOTES

- 1. FIELD VERIFY TREE PROTECTION LIMITS ON SITE WITH OWNER AND PROJECT MANAGER. ALL LANDSCAPING WITHIN TREE PROTECTION TO BE PRESERVED. ANY WORK CONDUCTED IN THE TREE PROTECTION ZONE TO BE DONE BY HAND.
- 2. CONTRACTOR TO LIMIT DISTURBANCE/REMOVAL OF EXISTING VEGETATION AS MUCH AS POSSIBLE. VEGETATION/ DEBRIS CLEARING TO BE CONFIRMED WITH PM PRIOR TO REMOVAL.
- 3. APPROXIMATE EXTENTS OF CRUSHER FINE TRAIL WORK. EXACT EXTENTS DEPENDENT ON CONSTRUCTION IMPACT / DISTURBANCE.



HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS

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SHEET INFO	
SHEET TITLE	
GENERAL INFORMATION	
SHEET NO.	3 OF 14
	G003



LEGEND

LIMIT OF WORK	0-01	TREE PROTECTION ZONE
EXISTING DECIDUOUS TREE	0-02	REMOVE CRUSHER FINES
EXISTING FENCE	0-03	REMOVE EXISTING VEGETATION

NOTE: PRIOR TO ANY DEMOLITION AND/OR REMOVALS CONTRACTOR TO WALK SITE WITH DOUGLAS COUNTY PM AND LANDSCAPE ARCHITECT AND REVIEW CLEARING AND CHUBBING EXTENTS.

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PROJECT

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TRAILHEAD IMPROVEMENTS

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SHEET INFO

SHEET TITLE
DEMO PLAN - PHASE ONE

SHEET NO.
5 OF 14

L103



LEGEND

PARCEL	LIMIT OF WORK	0-01	TREE PROTECTION ZONE
	EXISTING DECIDUOUS TREE	0-02	REMOVE CRUSHER FINES
	EXISTING FENCE	0-03	REMOVE EXISTING VEGETATION

NOTE: PRIOR TO ANY DEMOLITION AND REMOVALS CONTRACTOR TO WALK SITE WITH DOUGLAS COUNTY PM AND LANDSCAPE ARCHITECT AND REVIEW CLEARING AND DUGGING EXTENTS.

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SHEET INFO

SHEET TITLE
DEMO PLAN - PHASE 2

SHEET NO.
6 OF 14

L104



NORTH 0 20 40 60 80 100
ORIGINAL SCALE: 1:500

LEGEND

—	LIMIT OF WORK
- 5510 -	EXISTING MAJOR CONTOUR
—	EXISTING MINOR CONTOUR
—	PROPOSED CONTOUR
██████	CRUSHER FINES GRAVEL
██████	NATIVE SEE AREA
██████	METAL GRATING
██████	TREE PROTECTION ZONE
—	EXISTING FENCE
██████	LANDSCAPE BOULDER
██████	EXISTING SHRUB/TREE STAND

REFERENCE NOTES

- 1 FIELD VERIFY TREE PROTECTION LIMITS ON SITE WITH OWNER AND PROJECT MANAGER. ALL LANDSCAPING WITHIN TREE PROTECTION TO BE PRESERVED. ANY WORK CONDUCTED IN THE TREE PROTECTION ZONE TO BE DONE BY HAND.
- 2 CONTRACTOR TO LIMIT DISTURBANCE/REMOVAL OF EXISTING VEGETATION AS MUCH AS POSSIBLE. VEGETATION / DEBRIS CLEARING TO BE CONFIRMED WITH PM PRIOR TO REMOVAL.
- 3 APPROXIMATE EXTENTS OF CRUSHER FINE TRAIL WORK. EXACT EXTENTS DEPENDENT ON CONSTRUCTION IMPACT / DISTURBANCE.

SITE DETAIL KEYNOTES

0.0	EXISTING CONDITIONS	SEE EXISTING CONDITIONS
0.1	EXISTING CANAL TRAIL	SEE EXISTING CONDITIONS
0.2	EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
0.3	EXISTING PROTECTION	FIELD VERIFY- TO BE RELOCATED
0.4	EXISTING SIGN	FIELD VERIFY- TO BE RELOCATED
0.5	EXISTING GATE	FIELD VERIFY- TO BE RELOCATED
1.0	SURFACES	DTL 1 / SHT. L401
1.1	CRUSHER FINES	SEE SPECS
1.2	MESH GRATING	
2.0	EXTERIOR IMPROVEMENTS	
2.1	LANDSCAPE BOULDER	DTL 4 / SHT. L401
2.2	LOGO BENCH	DTL 6 / SHT. L401
2.3	POST WITH DUST BAG DISPENSER	DTL 3 / SHT. L401
2.4	BIKE PUMP STATION	DTL 7 / SHT. L401
2.5	PORTA-POTTY	BY OWNER
2.6	METAL RAILING	DTL 2 / SHT. L404
2.7	INTERPRETIVE SIGN - ENTRY	DTL 4 / SHT. L402
2.8	INTERPRETIVE SIGN - TIME LINE	DTL 2 / SHT. L402
2.9	INTERPRETIVE SIGN - LOW	DTL 1 / SHT. L402
2.10	INTERPRETIVE SIGN - RAILING	DTL 6 / SHT. L401
2.11	MONUMENT SIGN - SINGLE	DTL 3 / SHT. L404
2.12	MONUMENT SIGN - DOUBLE	DTL 3 / SHT. L402
2.13	SIDE STRUCTURE	DTL 1 / SHT. L403
2.14	SIGN TYPE B - WAYFINDING MAP KIOSK	DTL 1 / SHT. L404
2.15	TRASH	FIELD VERIFY- TO BE RELOCATED
2.16	RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
2.17	OVERLOOK	DTL 1 / SHT. L404
3.0	PLANTING	SEE SPECS
3.1	TREE	SEE SPECS
3.2	NATIVE SEEDING	

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Category
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Aspen Line 2
F 002 005 0050
Wetzel LSC

REVISIONS / SUBMISSIONS
NO. DATE DESCRIPTION BY
1/12/2024 30% PROGRESS DOCUMENTS BY

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HIGHLANDS RANCH, CO 80130

PROJECT
**HIGH LINE CANAL - ORIGIN
TRAILHEAD IMPROVEMENTS**

ISSUE
30% PROGRESS SET

SHEET INFO

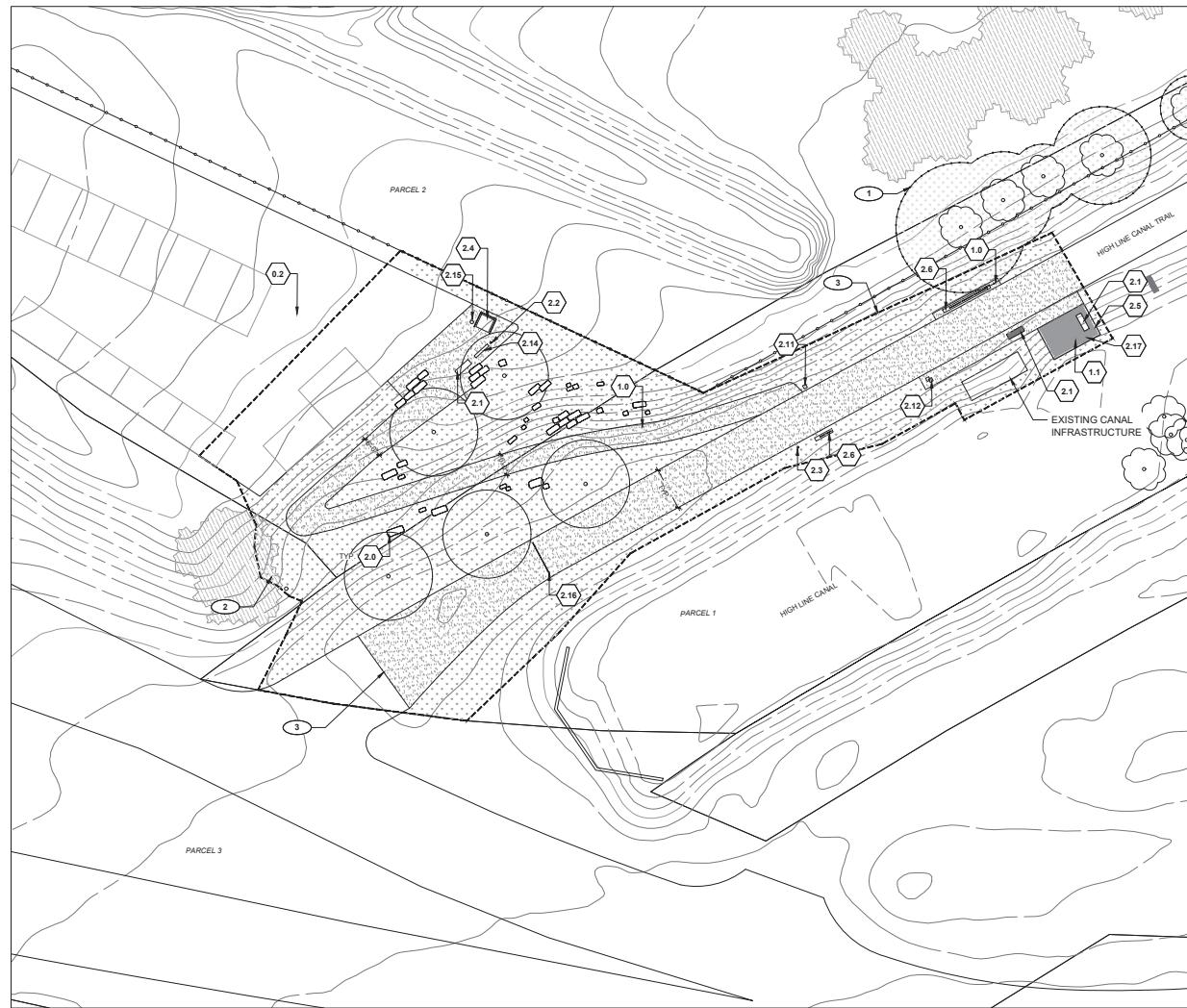
SHEET TITLE

REFERENCE SITE PLAN

SHEET NO.

8 OF 14

L201



SITE DETAIL KEYNOTES

0.0	EXISTING CONDITIONS	
0.2	EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
0.2	EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
0.3	TREE PROTECTION	DTL / SHT. L401
0.4	EXISTING SIGN	FIELD VERIFY- TO BE RELOCATED
0.5	EXISTING GATE	FIELD VERIFY- TO BE RELOCATED
1.0	SURFACES	
1.0	CRUSHER FINES	DTL / SHT. L401
1.1	MESH	SEE SPECS
2.0	EXTERIOR IMPROVEMENTS	
2.1	LANDSCAPE BENCH	DTL / SHT. L401
2.2	POST WITH DOG BAG DISPENSER	DTL / SHT. L401
2.3	BIKE PUMP STATION	DTL / SHT. L401
2.4	PORTA-POTTY	BY OWNER
2.5	METAL RAILING	DTL / SHT. L404
2.6	HIGH LINE CANAL ENTRY	DTL / SHT. L402
2.7	INTERPRETIVE SIGN - TRY	DTL / SHT. L402
2.8	INTERPRETIVE SIGN - TIMELINE	DTL / SHT. L402
2.9	INTERPRETIVE SIGN - LOW	DTL / SHT. L402
2.10	MONUMENT SIGN - RAILING	DTL / SHT. L401
2.11	MONUMENT SIGN - SINGLE	DTL / SHT. L404
2.12	MONUMENT SIGN - DOUBLE	DTL / SHT. L402
2.13	PIPE STRUCTURE	DTL / SHT. L403
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2.15	TRASH	FIELD VERIFY- TO BE RELOCATED
2.16	RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
2.17	OVERLOOK	DTL / SHT. L404
3.0	PLANTING	
3.0	TREE	SEE SPECS
3.1	NATIVE SEEDING	SEE SPECS
LEGEND		
-----	LIMIT OF WORK	
- - -	EXISTING MAJOR CONTOUR	CRUSHER FINES GRAVEL
- - -	EXISTING MINOR CONTOUR	NATIVE SEE AREA
- - -	PROPOSED CONTOUR	METAL GRATING
████████	TREE PROTECTION ZONE	LANDSCAPE BOULDER
—	EXISTING FENCE	
~~~~~	EXISTING SHRUB/TREE STAND	
<b>REFERENCE NOTES</b>		
1	FIELD VERIFY TREE PROTECTION LIMITS ON SITE WITH OWNER AND PROJECT MANAGER. ALL LANDSCAPING WITHIN TREE PROTECTION TO BE PRESERVED. ANY WORK CONDUCTED IN THE TREE PROTECTION ZONE TO BE DONE BY HAND.	
2	CONTRACTOR TO LIMIT DISTURBANCE/REMOVAL OF EXISTING VEGETATION AS MUCH AS POSSIBLE. VEGETATION / DEBRIS CLEARING TO BE CONFIRMED WITH PM PRIOR TO REMOVAL.	
3	APPROXIMATE EXTENTS OF CRUSHER FINE TRAIL WORK. EXACT EXTENTS DEPENDENT ON CONSTRUCTION IMPACT / DISTURBANCE.	

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PROJECT  
**HIGH LINE CANAL - ORIGIN  
TRAILHEAD IMPROVEMENTS**

ISSUE  
**30% PROGRESS SET**

SHEET INFO

SHEET TITLE  
**MATERIAL PLAN - PHASE ONE -  
TRAILHEAD**

SHEET NO.  
**9 OF 14**

**L202**





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PROJECT  
**HIGH LINE CANAL - ORIGIN  
TRAILHEAD IMPROVEMENTS**

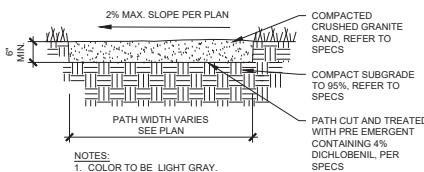
ISSUE  
**30% PROGRESS SET**

SHEET INFO

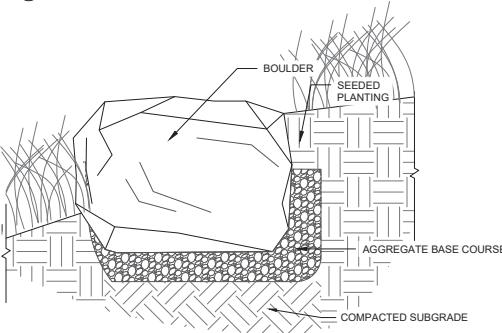
SHEET TITLE  
LANDSCAPE DETAILS

SHEET NO.  
11 OF 14

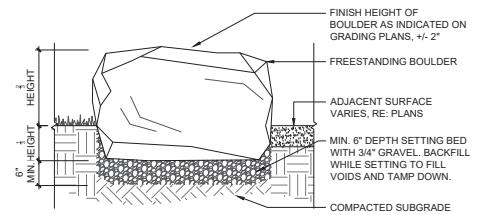
L401



**1 CRUSHED GRAVEL**  
SCALE: 1" = 1'-0"



**2 RETAINING BOULDER**  
SCALE: 3/4" = 1'-0"



**3 FREESTANDING BOULDER**  
SCALE: 1" = 1'-0"

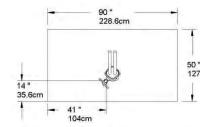


Figure 1: Minimum space requirements (without Wheel Chock)

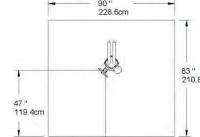
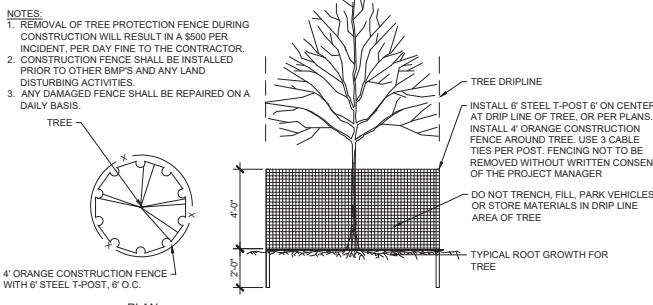


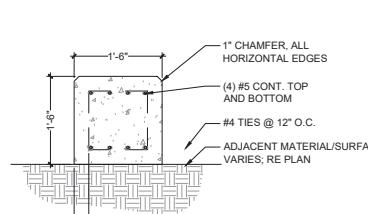
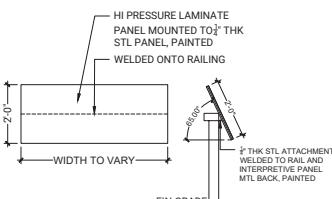
Figure 2: Minimum space requirements (with Wheel Chock)

**7 BIKE REPAIR STATION**  
N.T.S.



**4 LANDSCAPE BOULDER**  
N.T.S.

**5 TREE PROTECTION**  
N.T.S.



**5 TREE PROTECTION**  
N.T.S.

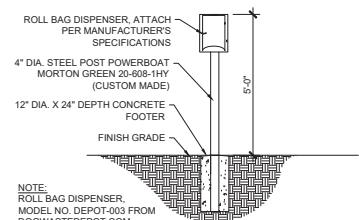
**6 INFORMATIONAL SIGNAGE - RAILING**  
SCALE: 1/2" = 1'-0"



**6 INFORMATIONAL SIGNAGE - RAILING**  
SCALE: 1/2" = 1'-0"

**6 LANDSCAPE BENCH**  
SCALE: 1" = 1'-0"

**3 DOG POOP BAG DISPENSER**  
SCALE: 1/2" = 1'-0"



**3 DOG POOP BAG DISPENSER**  
SCALE: 1/2" = 1'-0"

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TRAILHEAD IMPROVEMENTS**

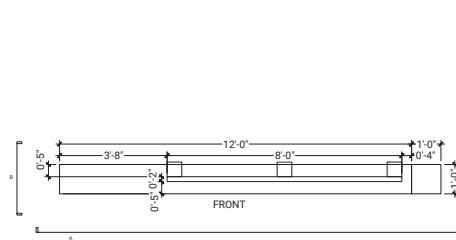
ISSUE  
**30% PROGRESS SET**

SHEET INFO

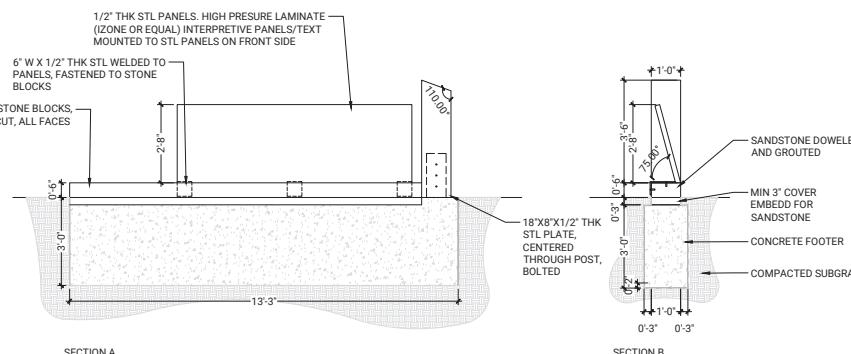
SHEET TITLE  
**LANDSCAPE DETAILS**

SHEET NO.  
**12 OF 14**

**L402**

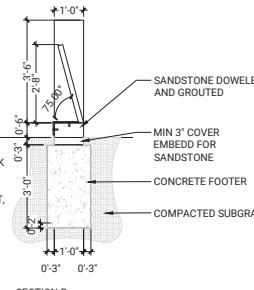


**1 INFORMATIONAL SIGNAGE - LOW**  
SCALE: 1/2" = 1'-0"

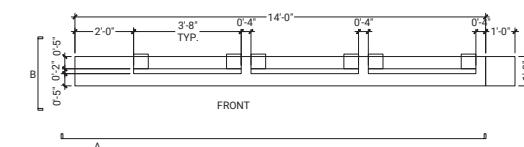


PLAN

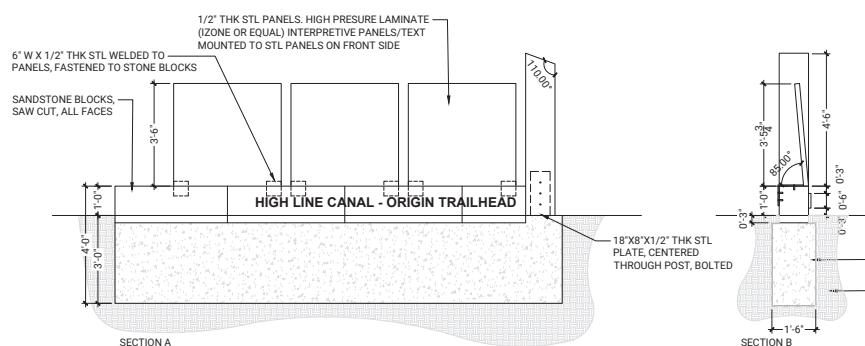
SECTION A



SECTION B

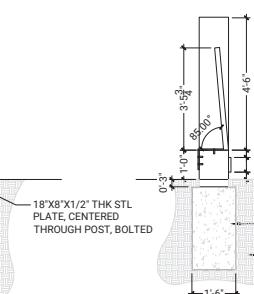


**2 INFORMATIONAL SIGNAGE - HISTORICAL TIMELINE**  
SCALE: 1/2" = 1'-0"

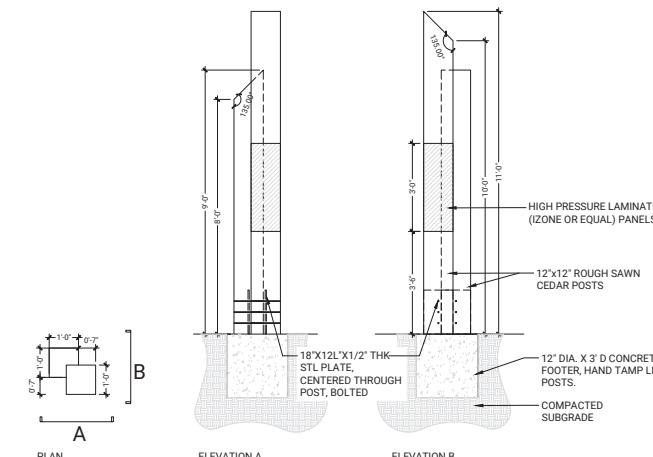


PLAN

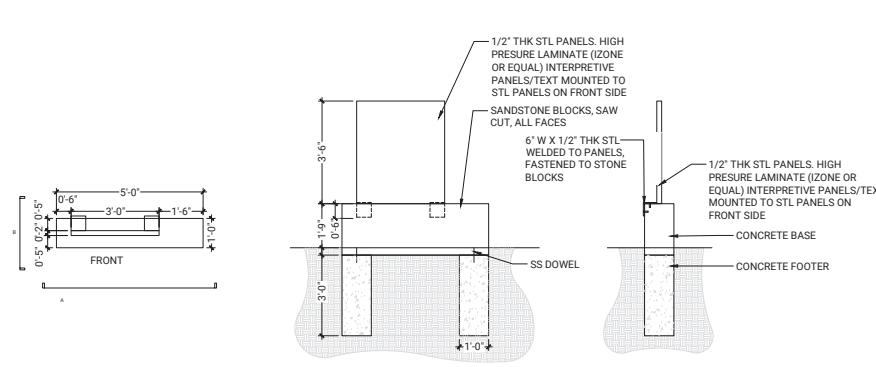
SECTION A



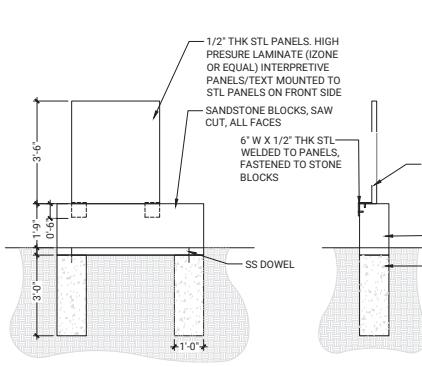
SECTION B



**3 MONUMENT TOTEM - DOUBLE**  
SCALE: 1/2" = 1'-0"

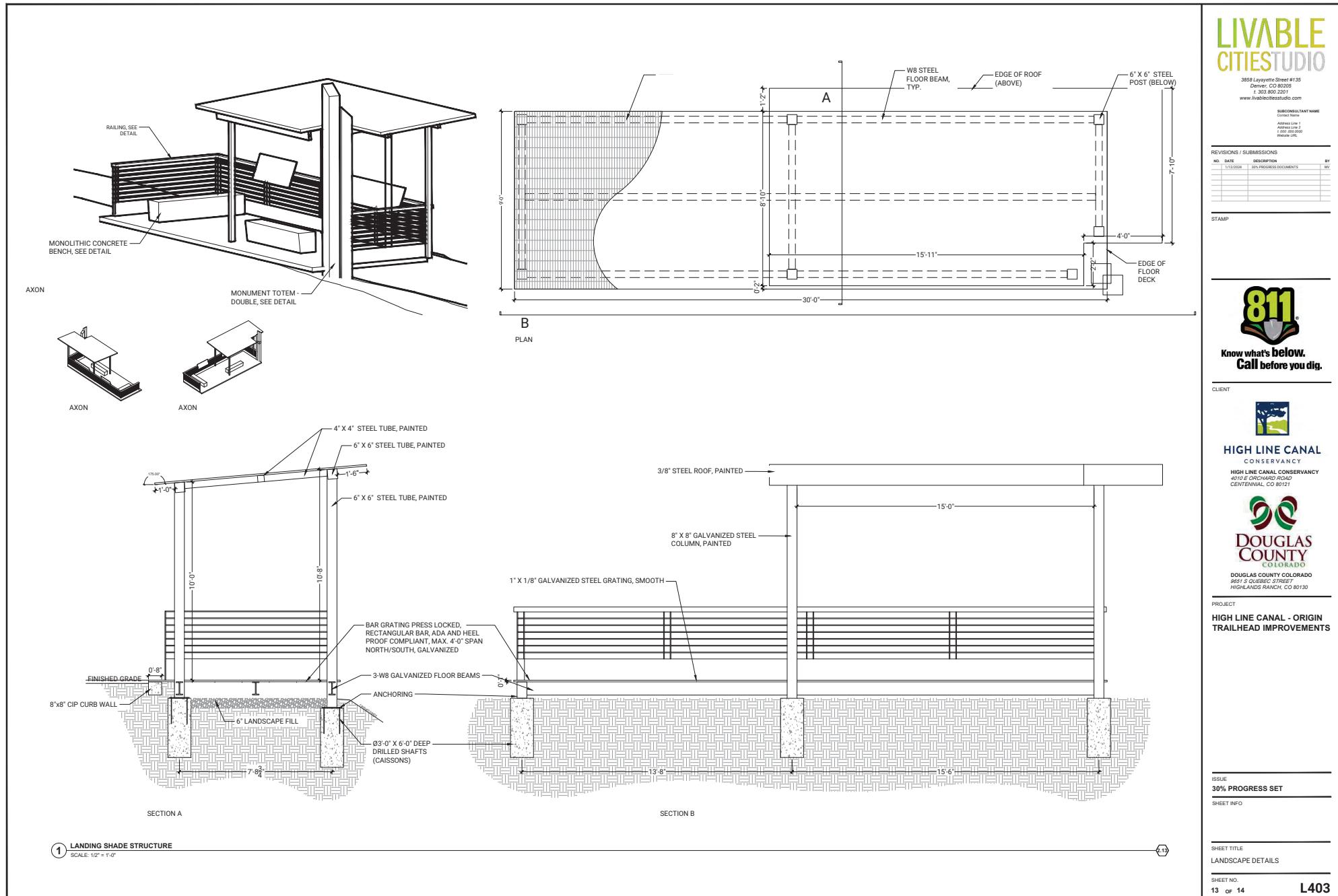


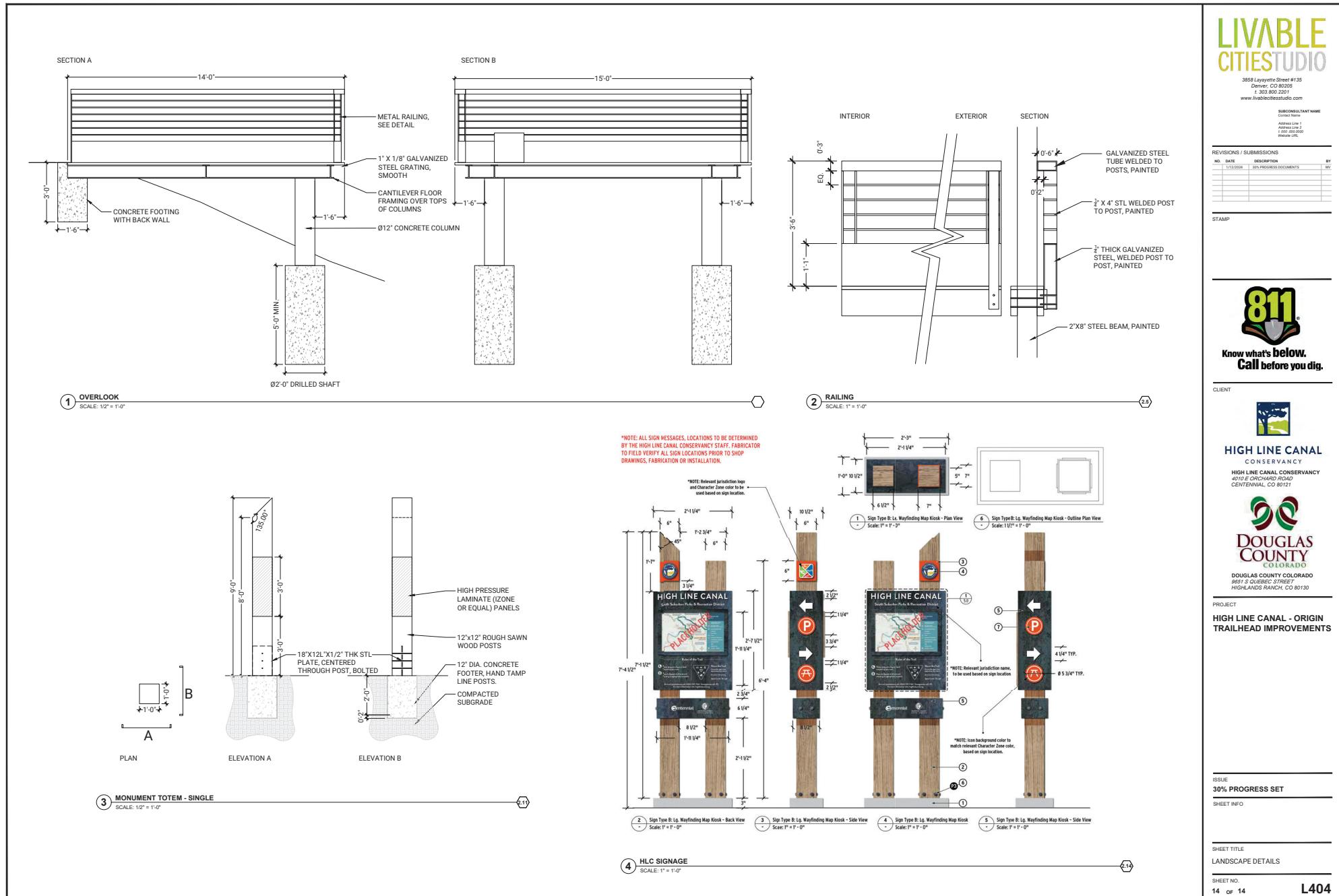
PLAN



SECTION B

**4 INFORMATIONAL SIGNAGE - ENTRY**  
SCALE: 1/2" = 1'-0"





## High Line Canal Origin Trailhead Budget and Cost Estimates Overview

### Revenue Budget

Design and Engineering	Cost	Notes
Douglas County Parks, Trails and Building Grounds	\$36,000	Funding provided in November 2021
High Line Canal Conservancy	\$98,000	Includes spending to date and planned spending in 2024
<b>Total</b>	<b>\$134,000</b>	

### Construction Drawings and Construction Costs

		Notes
Funding Request	\$450,000	Funding requested February 2024
High Line Canal Conservancy Match	\$150,000	Funding secured
<b>Total</b>	<b>\$600,000</b>	

### Construction Cost Estimates

		Notes
Final Design and Construction Drawings	\$22,000	
Phase 1 - Trailhead Improvements and Landing	\$334,000	See budget detail
Phase 2 - Interpretive Area and Lookout	\$244,000	
<b>Total</b>	<b>\$600,000</b>	

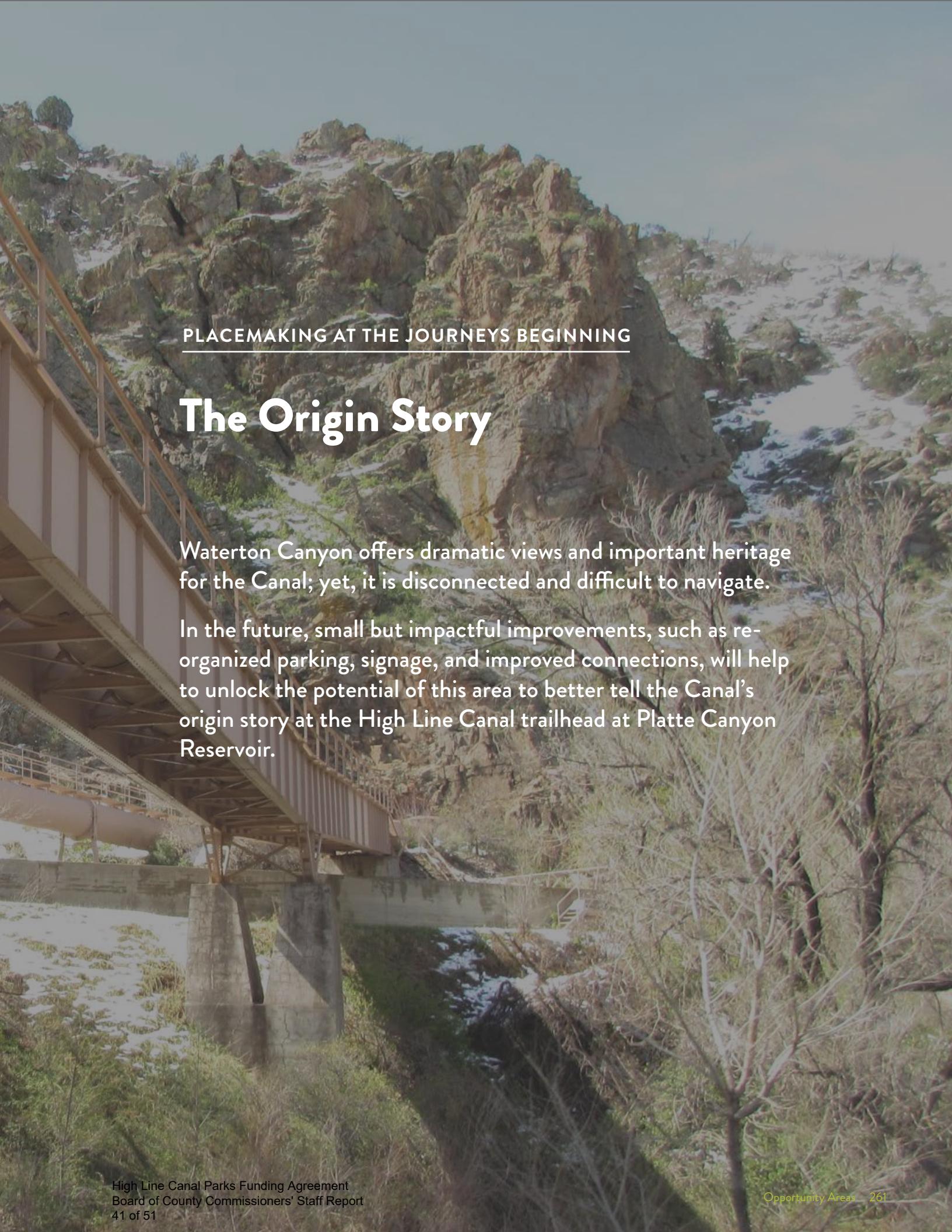
High Line Canal Origin Trailhead Construction Costs						
Phase 1: Trailhead Improvements and Landing						
Item No.	Description	Unit	Unit Price	Quantity	Cost	Notes
<b>GENERAL REQUIREMENTS</b>						
NHPP0703-442	Tree Retention and Protection Fencing	EA	\$2,500.00	1	\$2,500.00	Allowance
	Tree Pruning	LS	\$2,500.00	1	\$2,500.00	Allowance
<b>SITE WORK</b>						
202-00xxx	Removal of Crusher Fines	SF	\$ 2.00	623	\$ 1,246.00	
207-00205	Topsoil	CY	\$ 50.00	4	\$ 200.00	2" tilled to native
208-00035	Aggregate Bag	EA	\$ 1,500.00	1	\$ 1,500.00	Allowance
208-00045	Concrete Washout Structure	EA	\$ 2,000.00	1	\$ 2,000.00	
208-00070	Vehicle Tracking Pad	EA	\$ 3,000.00	1	\$ 3,000.00	
304-06000	Aggregate Base Course (Class 6)	Ton	\$ 35.00	13	\$ 455.00	Sign Wall (13x2x.5)
607-11525	Fence (Plastic)	LF	\$ 4.00	161	\$ 644.00	
625-00000	Construction Surveying	LS	\$ 3,500.00	1	\$ 3,500.00	
<b>EARTHWORK</b>						
201-00000	Clearing and Grubbing	LS	\$ 2,000.00	1	\$ 2,000.00	
	Earthwork Grading	CY	\$ 40.00	14	\$ 553.20	Approx 3" over site
<b>EXTERIOR IMPROVEMENTS</b>						
	Crushed Stone Paving	SF	\$ 3.50	623	\$ 2,180.50	Per Drawings
	Finish Grading, Soil Preparation and Soil Amendments	SF	\$ 0.60	556	\$333.60	
208	Mulching (Weed Free Straw)	Acre	\$ 3,000.00	0.05	\$ 150.00	
212-00006	Seeding (Native)	Acre	\$ 4,000.00	0.05	\$ 200.00	
212-00006	Temporary Watering	Acre	\$ 8,000.00	0.05	\$ 400.00	
	Interpretive Signage Wall	LF	\$ 1,100.00	13.00	\$ 14,300.00	Concrete base rough formed, stone curb, angled metal sign, high pressure laminate sign panels mounted
	Stone Bench in Structure	EA	\$3,000.00	2	\$6,000.00	12CF EA. 2 Total
	Monument at Structure	EA	\$6,000.00	1	\$6,000.00	Allowance
<b>OVERHEAD SHADE STRUCTURE</b>						
206-00000	Structure Excavation	CY	\$ 30.00	15	\$ 450.00	
304-06000	Aggregate Base Course (Class 6)	Ton	\$ 35.00	10	\$ 350.00	for 6" gravel material under floor grating
503-00024	Drilled Caisson (24 Inch)	LF	\$ 400.00	12	\$ 4,800.00	
503-00036	Drilled Caisson (36 Inch)	LF	\$ 600.00	18	\$ 10,800.00	at posts for overhead shade support
509-00000	Structural Steel	LB	\$ 10.00	4,900	\$ 49,000.00	either galvanized or painted steel
509-xxxx	Steel Bar Grating	SF	\$ 40.00	245	\$ 9,800.00	galvanized ADA compliant
509-xxxx	Metal Panel Roof	SF	\$ 45.00	204	\$ 9,180.00	
514-00200	Pedestrian Railing (Steel)	LF	\$ 450.00	50	\$ 22,500.00	
601-03XXX	Concrete Class D	CY	\$ 1,800.00	1.7	\$ 3,060.00	
602-00000	Reinforcing Steel	LB	\$ 2.00	300	\$ 600.00	
					<b>\$160,402.30</b>	
<b>GENERAL COSTS</b>						
	Mobilization and Demobilization (includes construction survey)			11%	\$17,644.25	
	General Contractor			5%	\$6,020.12	
	Erosion Control			3%	\$4,812.07	Includes F/A Minor Obtain Permits and Erosion Control Pay Items
	Materials Testing			2%	\$3,208.05	
	Hard Cost Contingency (15%)			15%	\$24,060.35	Includes Estimate Gaps
				36%	<b>\$57,744.83</b>	
					<b>\$218,147.13</b>	
	Permitting and Enviro Oversight (DADS)			3%	\$4,812.07	
	Owner Contingency (10%)			10%	\$16,040.23	
				13%	<b>\$20,852.30</b>	
	Interpretive Panels on Railing	LS	\$ 2,500.00	2.00	\$ 5,000.00	2 Panels total (roughly 15 LF of panels)
					<b>\$243,999.43</b>	

High Line Canal Origin Trailhead Construction Costs						
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602-00000	Reinforcing Steel	LB	\$ 2.00	300	\$ 600.00	
	<b>SUBTOTAL</b>				<b>\$160,402.30</b>	
	<b>GENERAL COSTS</b>					
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	General Contractor			5%	\$6,020.12	
	Erosion Control			3%	\$4,812.07	Includes F/A Minor Obtain Permits and Erosion Control Pay Items
	Materials Testing			2%	\$3,208.05	
	Hard Cost Contingency (15%)			15%	\$24,060.35	Includes Estimate Gaps
	<b>SUBTOTAL</b>			36%	<b>\$57,744.83</b>	
	<b>SUBTOTAL BEFORE ADDITIONAL OWNER COSTS</b>				<b>\$218,147.13</b>	
	Permitting and Enviro Oversight (DADS)			3%	\$4,812.07	
	Owner Contingency (10%)			10%	\$16,040.23	
	<b>SUBTOTAL</b>			13%	<b>\$20,852.30</b>	
	Interpretive Panels on Railing	LS	\$ 2,500.00	2.00	\$ 5,000.00	2 Panels total (roughly 15 LF of panels)
	<b>TOTAL</b>				<b>\$243,999.43</b>	

## High Line Canal Conservancy

Capital Campaign Cash Flow Projection (Approved January 2024)

Category	Actuals		Projected 2024	Projected 2025	Projected 2026	Projected 2027 and beyond	Total
	2019 - Dec 2023	Projected 2024					
<b>Northeast Projects</b>							
Total Cash Inflow from Confirmed Pledges	2,968,910	36,486					3,005,396
- Total Pending Grants/Donations	-	4,637,667	631,167	631,167	-	-	5,900,000
Total Cash Outflow	(1,905,469)	(6,963,876)	(974,807)	(496,843)	-	-	(10,340,995)
<b>Southwest Projects</b>							
Total Cash Inflow from Confirmed Pledges	777,162	242,197					1,019,359
- Total Pending Grants/Donations							
<b>Expenses SW</b>							
Tree Planting (Outside Northeast)	(146,895)	(335,500)	(300,000)	(270,000)			(1,052,395)
LDC Prelim Planning	(938)	(61,250)					(62,188)
Dry Creek Court Trailhead (Littleton YMCA)	(38,885)						(38,885)
Horseshoe Park Amenities	(50,227)	(142,905)					(193,132)
Elati Street Pedestrian Bridge	(46,964)	(89,000)					(135,964)
HRMD Shared Trail	-		(22,750)				(22,750)
Little Willow Creek Gathering Area	-		(10,000)	(30,625)			(40,625)
<b>HLC Origin Trailhead</b>	(29,130)	(78,444)	(142,799)				(250,373)
Admin and Development	(168,701)	(40,317)	(26,180)	(17,453)			(252,652)
Total Cash Outflow	(481,739)	(747,416)	(501,729)	(318,078)	-	-	(2,048,963)
<b>General Canal Wide (Capital)</b>							
Total Cash Inflow from Confirmed Pledges	354,319	210,000	110,000	-	-	-	674,319
- Total Pending Grants/Donations	-	190,681	-	-	-	-	190,681
Total Cash Outflow	(105,648)	(192,293)	(134,930)	(360,940)	-	-	(793,811)
<b>Other Revenue/Pledges</b>							
Total Cash Inflow from Grant Overhead	148,876	140,000	-	-			288,876
Total Cash Inflow from Confirmed Pledges	1,378,961	674,041	486,541	311,668			2,851,211
- Total Pending Grants/Donations	-	-	-	-	-	-	-
Total Confirmed Project Revenue	5,628,228	1,302,724	596,541	311,668	-	-	7,839,161
- Total Pending Grants/Donations	-	4,828,348	631,167	631,167	-	-	6,090,681
Total Project Revenue	5,628,228	6,131,072	1,227,708	942,835	-	-	13,929,842
Total Expenses	(2,492,856)	(7,903,585)	(1,611,466)	(1,175,862)	-	-	(13,183,769)
Surplus/Deficit	3,135,372	(1,772,513)	(383,759)	(233,028)	-	-	746,073
<b>Ending Cash Balance for Campaign Projects</b>	<b>3,135,372</b>	<b>1,362,859</b>	<b>979,101</b>	<b>746,073</b>	<b>746,073</b>		
<b>Stewardship Fund</b>							
Total Cash Inflow Long-term Confirmed Pledges	3,777,442	2,540,000	1,615,000	1,175,000	125,000		9,232,442
- Total Pending Grants/Donations (Long-term)	-	1,200,000	-	-	-	-	1,200,000
Total Cash Inflow Short-term Confirmed Pledges	525,000	-	-	-	-	-	525,000
- Total Pending Grants/Donations (Short-term)	-	1,100,000	-	-	-	-	1,100,000
<b>Total Stewardship Fund Balance</b>	<b>4,302,442</b>	<b>4,840,000</b>	<b>1,615,000</b>	<b>1,175,000</b>	<b>125,000</b>	<b>125,000</b>	<b>12,057,442</b>
In-kind Property		5,000,000					5,000,000
<b>Total Campaign Revenue (Cash Basis)</b>	<b>9,930,670</b>	<b>15,971,072</b>	<b>2,842,708</b>	<b>2,117,835</b>	<b>125,000</b>	<b>125,000</b>	<b>30,987,284</b>



**PLACEMAKING AT THE JOURNEY'S BEGINNING**

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## The Origin Story

Waterton Canyon offers dramatic views and important heritage for the Canal; yet, it is disconnected and difficult to navigate.

In the future, small but impactful improvements, such as re-organized parking, signage, and improved connections, will help to unlock the potential of this area to better tell the Canal's origin story at the High Line Canal trailhead at Platte Canyon Reservoir.

# Existing Condition

This reach of the High Line Canal offers dramatic views and important histories; yet it is difficult for visitors to navigate and disconnected.





## ASSETS

- ◊ Beginning of trail and existing trailhead
- ◊ Wildlife
- ◊ Kessler Center and other historic resources
- ◊ South Platte River
- ◊ Foothills landscape
- ◊ Scenic views

## CHALLENGES

- ◊ Visitor experience and orientation to the Canal
- ◊ Pedestrian connection from High Line Canal Trail to the Waterton Canyon Trailhead
- ◊ Balancing visitor use with wildlife
- ◊ Waterton road crossings



* The Canal will not be open to public access upstream of the trailhead at Platte Canyon Reservoir and Waterton Road.



## Platte Canyon Reservoir

## DESIGN STRATEGIES

1

### Interpretive Moment

Create a scenic overlook with seating, shade and interpretive signage.

2

### Improve Entrance

Create vehicular scale signage that alerts visitors of parking / Canal trail entrance. Shift the locked gate closer to Waterton Road to clarify entrance.

3

### Make Waterton Road Safer

Improvements could include enhancing sidewalks, narrowing roadway widths and providing better pedestrian access at the bridge and allowing for future enhanced connections to local, regional and state wide trail systems.

## CAPITAL COSTS

**Overall Project Cost-\$2,445,000-\$3,250,000**

### Potential Phases

Improving the Entrance-\$225,000-\$290,000

Placemaking at the Origin-\$770,000-\$960,000

Connecting to Waterton Canyon-\$1,450,000-\$2,000,000

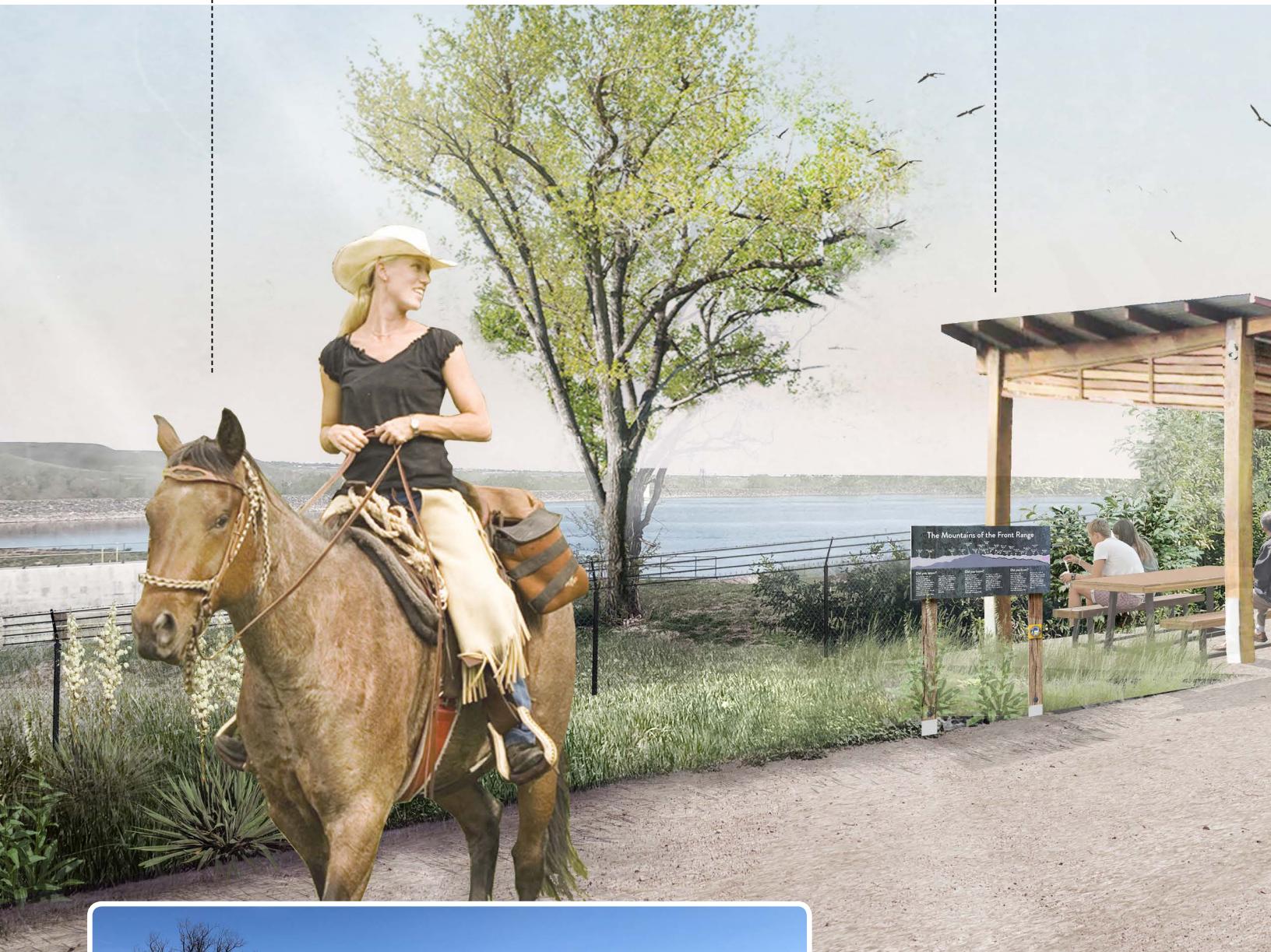
## PROPOSED ENHANCEMENTS

### Access and Connectivity

Ensure the trail allows for a variety of different user types.

### Human Health and Comfort

Provide shaded places to sit, gather and enjoy the view.



Existing Condition

**Innovative and Adaptive Reuse**  
Preserve, celebrate and interpret heritage assets along the Canal.

**Environmental Health**  
Introduce more shade and tree canopy.



## Approach to Transformation

In the future, small but impactful improvements (reorganized parking, a shaded viewing terrace, and interpretive and wayfinding signage) will help to unlock the potential of this area to better tell the Canal's origin story.

Brian D. O'Malley

10561 E. Arrowhead Lane

Parker, CO 80138-6803

Douglas County Parks Advisory Board

Douglas County Parks, Trails, & Building Grounds

9651 S. Quebec Street

Highlands Ranch, CO 80130

To the Douglas County Parks Advisory Board:

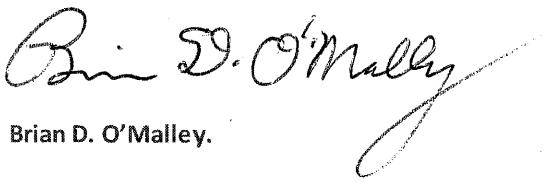
My name is Brian O'Malley and I am a 10-year Douglas County volunteer. I am writing to you regarding an exciting project pertaining to the Highline Canal and the Waterton Road Trailhead. The Highline Canal offers a rich history with Douglas County, starting with the canal's inception as an agriculture ditch in the 1880s to today's use as a 8.6-mile-long recreational amenity through our County. I have been a 6-year volunteer with the Highline Canal Conservancy, presently serving as a Conservation Corp Leader, as well as a citizen volunteer on the Highline Canal Origin Trailhead Committee.

The Origin Trailhead concept involves improvements of the Waterton Canyon Trailhead and connecting trail including handicap accessibility as well as highlighting the rich history of the canal. Both accessibility and historic preservation have been priorities of our Douglas County Commissioners and our citizen led advisory boards and committees.

The Origin concept will involve parking lot improvements, accessibility to the canal trail, historical interpretive signs, and destination features. Douglas County has been generous in matching funds to advance the design process. Now the time is upon us to proceed with the implementation and construction of the Origin Trailhead. With the accessibility and historical aspects of the Origin Trailhead, the trailhead will become a destination for Douglas County citizens as well as visitors from the Greater Denver Metro area and beyond. This destination will enhance the economic development of Roxborough commercial district and provide more incentive to live and work in the Sterling Ranch community.

Thank you for your past support and your time and consideration of this exciting development and enhancement of the Highline Canal in Douglas County.

Sincerely,

  
Brian D. O'Malley

Evan D. Ela  
10500 Wildlife Way  
Littleton, Colorado 80125

February 20, 2024

Dear Members of the Douglas County Parks Advisory Board,

I am writing to express my support for the Origin Trailhead project as proposed by the High Line Canal Conservancy. As a Board Member of the Conservancy, a member of the project community panel, a Douglas County resident, and a long-time user of the High Line Canal, I am excited to see this project moving forward. The Origin Trailhead will be the “front door” of the 71-mile High Line Canal corridor. There are plans for the improvements all along the 71-mile corridor and the Origin Trailhead presents a unique opportunity to tell the story of the historical operations of the Canal and its importance to farmers and ranchers in Douglas County. The Origin Trailhead will also present an opportunity to explain the importance of irrigated agriculture was for the economic growth and development of the Front Range and the western United States. Several interpretive exhibits are planned to tell these stories to all ages of visitors.

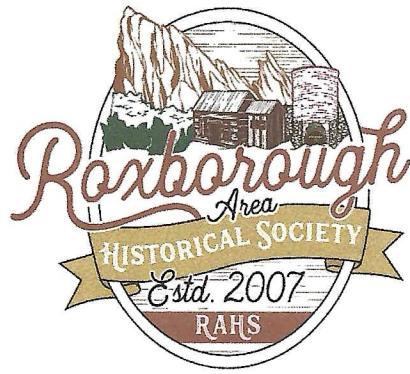
In addition to the interpretive information, the Origin Trailhead project will include modifications to the parking lot, a restroom, and improved access to the canal trail that will accommodate users of all abilities—by foot, bike, horse, and all other forms of mobility. The Conservancy and the design team have incorporated the comments received through local Douglas County community feedback to include the restroom, and to style shade structures and interpretive signage.

The High Line Canal is a place for all who value healthy living and enjoyment of Colorado’s beautiful outdoors. I support the on-going efforts of the Conservancy and their partners to preserve, protect, and enhance the historical, environmental, and ongoing recreational benefits the Canal corridor can provide—linking several counties and communities through a significant portion of the greater metropolitan region. I ask that you support the High Line Canal Conservancy’s application for funding through Douglas County.

Thank you,



Evan D. Ela  
303-915-0227



February 22, 2024

Dear Members of the Douglas County Parks Advisory Board,

The Roxborough Area Historical Society (RAHS) urges your support of the High Line Canal Conservancy's application for the Origin Trailhead project. This area was identified as a critical location for improvements for many years in the ongoing planning efforts completed by the Conservancy, its partners, and the community. Given the proximity of the existing trailhead to Waterton Canyon, Platte Canyon Reservoir, Roxborough State Park, and Chatfield State Park and the views to the plains and Denver skyline and given the continued growth of the area near the trailhead, this is the perfect location to tell the story of the Canal's role in Colorado and Roxborough-area history.

Members of the RAHS have participated in a number of community meetings and fully support the improvements proposed for this project. We know that our membership and the members of our board look forward to the parking lot improvements, access to the trail, and new restroom at the trailhead. The addition of shade and educational signage will be very welcome by regular trail users and will also surely bring new trail users and improve the experience for Douglas County residents.

Thank you for considering funding for this important community project.

Sincerely,

A handwritten signature in blue ink that reads "Mike Thomas".

Mike Thomas  
President, Roxborough Area Historical Society

Dear Members of the Douglas County Parks Advisory Board,

I am writing this letter as a retired employee with 35 years working for the Denver Water Board. I spent my entire career working on the Highline Canal. When I started there was no recreation on the canal. The first recreation started at Havana St., by Denver Parks. Since then other recreation districts have made improvements such as surfacing the trail, adding park benches, and picnic tables etc. Improvements have also included planting 1000 trees in one day. The canal is the largest park in the metro area, providing recreation opportunities for local residents throughout the 71 miles.

Please support the HLC conservancy for the Origin Trailhead project and maintain its history. I support this effort to preserve and enhance the canal for futures generations.

Thank you,

Tom Mulligan

A handwritten signature in black ink, appearing to read "Tom Mulligan".