DOUGLAS COUNTY
COLORADO

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**

Planning Commission Hearing: **January 5, 2026 @ 6:00 p.m.**

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.

ATTACHMENTS **PAGE**

Applicant Response..... 2

TST, Inc. Consulting Engineers

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

748 Whalers Way,
Suite 200
Fort Collins, CO 80525
970.226.0557 main

ideas@tstinc.com
www.tstinc.com

Agency	Date Received	Agency Response	Applicant Response
Addressing Analyst	12/05/2025	**Verbatim Response**: 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 DCAddressing@douglas.co.us or 303.660.7411 with questions.	Acknowledged
AT&T Long Distance - ROW	12/05/2025	**Summary of Response**: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.	Acknowledged and agree.
Building Services	12/05/2025	**Verbatim Response**: 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	**Summary of Response**: 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	**Summary of Response**: Engineering reviewed the request and provided comments related to the L & E exhibit, traffic impact study, drainage study, GESC 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 tress 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	**Summary of Response**: 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	**Summary of Response**: 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	**Summary of Response**: 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
- 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 to submit the permit application and pay permit fees
- Contact Janet Peterson at 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.

GENERAL CONSTRUCTION NOTES

1. THE DOUGLAS COUNTY ENGINEERING DIRECTOR SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEERING DIRECTOR, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.

2. ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
   - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY/INFRASTRUCTURE BY THE COUNTY AND/OR URBAN DRAINAGE.

5. CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTED MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

6. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.

7. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS AMENDED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.

8. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
   8.1. SANITARY SEWER TIE IN. SEE SHEET 8.
   8.2. WATERLINE TIE IN. SEE SHEET 7.

9. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT APPLICATION. A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.

10. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.

11. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.

12. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.

13. STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.

14. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

15. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.

16. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING INSPECTIONS DIVISION AT 303- 660-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.

17. TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE 'R' CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.

18. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.

19. DOUGLAS COUNTY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.

20. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.

21. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.

22. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLAREDEND SECTION OF AN RCP OUTFALL.

23. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.

24. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.

25. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

26. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
   - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
   - CDOT M & S STANDARDS
   - MUTCD
   - URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1,2 & 3

27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

DOMINION WATER AND SANITATION DISTRICT WATER NOTES

1. THE INSTALLATION OF ALL WATER LINES AND APPURTENANCES SHALL COMPLY WITH THE DOMINION WATER AND SANITATION DISTRICT STANDARD SPECIFICATIONS (DWSDSS), 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 ENGINEER, FOR CONTRACT DOCUMENT PREPARATION. NOT ALL LOCATIONS, CONFIGURATIONS, AND ELEVATIONS OF EXISTING UNDERGROUND POWER, TELEPHONE, FIBER OPTIC CABLE, DUCT WAYS, SPRINKLER SYSTEMS, SEPTIC SYSTEMS, WATER, GAS, SEWER AND SERVICE LINES ARE INDICATED. OTHER UTILITIES AND STRUCTURES NOT DISCOVERED MAY BE PRESENT. UNDERGROUND LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS FURNISHED BY THE OWNER OF EACH UTILITY OR STRUCTURE, ARE APPROXIMATE AND ARE NOT TO BE CONSTRUED AS AN ACCURATE LOCATION OF THEIR UTILITY. THE ENGINEERING INVESTIGATIONS, LOCATIONS, AND DESIGNATIONS OF SUBSURFACE UTILITIES INDICATED IN THESE CONTRACT DOCUMENTS HAS BEEN PERFORMED TO QUALITY LEVEL 'C' IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OUTLINED IN ASCE STANDARD AND GUIDELINE BULLETIN CI/ASCE 38-02, UNLESS OTHERWISE DESIGNATED. WHERE SUCH ACTIVITIES HAVE BEEN TO A HIGHER LEVEL OF QUALITY, THE HIGHER QUALITY LEVEL FOR THE AFFECTED AREAS ARE INDICATED IN THE CONTRACT DOCUMENTS.

3. WATER LINES SHALL BE C-900 CLASS 150 MINIMUM, PVC UNLESS OTHERWISE NOTED. ALL DIP WATER LINES SHALL BE PRESSURE CLASS 250 UNLESS OTHERWISE NOTED.

4. ALL FIRE HYDRANT LEADS AND FIRE SERVICE LINES SHALL BE PRESSURE CLASS 250 DIP.

5. WATER LINE DEPRESSIONS FOR PVC WATER LINES SHALL BE A MINIMUM OF C-900 CLASS 200 PVC.

6. NO VERTICAL AND/OR HORIZONTAL BENDS ARE ALLOWED IN FIRE HYDRANT LEADS AND FIRE LINES WITHOUT APPROVAL OF THE DISTRICT.

7. NO FITTINGS ARE ALLOWED ON DOMESTIC SERVICE LINES BETWEEN THE MAIN AND THE CURB STOP.

8. COVER OVER WATER LINES SHALL BE A MINIMUM OF 5.0 FEET UNDER PAVEMENT AND SIX FEET IN OPEN SPACE. MAXIMUM ALLOWABLE COVER IS TEN FEET, UNLESS OTHERWISE APPROVED BY THE DISTRICT.

9. ALL WATER LINE CROSSINGS SHALL COMPLY WITH SECTION 34-96(c)(3)C.

10. WATER LINES SHALL BE MECHANICALLY RESTRAINED AND BEDDED IN ACCORDANCE WITH ARTICLE IV OF THIS CHAPTER.

DOMINION WATER AND SANITATION DISTRICT SANITARY SEWER NOTES

1. THE INSTALLATION OF ALL SEWER LINES AND APPURTENANCES SHALL COMPLY WITH THE DOMINION WATER AND SANITATION DISTRICT STANDARD SPECIFICATIONS (DWSDSS), 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 ENGINEER, FOR CONTRACT DOCUMENT PREPARATION. NOT ALL LOCATIONS, CONFIGURATIONS, AND ELEVATIONS OF EXISTING UNDERGROUND POWER, TELEPHONE, FIBER OPTIC CABLE, DUCT WAYS, SPRINKLER SYSTEMS, SEPTIC SYSTEMS, WATER, GAS, SEWER AND SERVICE LINES ARE INDICATED. OTHER UTILITIES AND STRUCTURES NOT DISCOVERED MAY BE PRESENT. UNDERGROUND LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS FURNISHED BY THE OWNER OF EACH UTILITY OR STRUCTURE, ARE APPROXIMATE AND ARE NOT TO BE CONSTRUED AS AN ACCURATE LOCATION OF THEIR UTILITY. THE ENGINEERING INVESTIGATIONS, LOCATIONS, AND DESIGNATIONS OF SUBSURFACE UTILITIES INDICATED IN THESE CONTRACT DOCUMENTS HAS BEEN PERFORMED TO QUALITY LEVEL 'C' IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OUTLINED IN ASCE STANDARD AND GUIDELINE BULLETIN CI/ASCE 38-02, UNLESS OTHERWISE DESIGNATED. WHERE SUCH ACTIVITIES HAVE BEEN TO A HIGHER LEVEL OF QUALITY, THE HIGHER QUALITY LEVEL FOR THE AFFECTED AREAS ARE INDICATED IN THE CONTRACT DOCUMENTS.

3. SEWER LINES SHALL BE SDR-35 PVC FOR DEPTHS LESS THAN OR EQUAL TO 20 FEET; AND SDR 26 FOR DEPTHS GREATER THAN 20 FEET, UNLESS OTHERWISE NOTED.

4. MATCH PIPE CROWNS 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 FOUR INCHES ABOVE FINISHED GRADE WITH A SIX-INCH WIDE 12-INCH DEEP MINIMUM CONCRETE COLLAR AROUND THE RING AND COVER.

7. ALL SEWER LINE CROSSINGS SHALL COMPLY WITH SECTION 34-135(C)(4).

8. SEWER LINES SHALL BE BEDDED IN ACCORDANCE WITH ARTICLE V OF THIS CHAPTER AND SUBSECTION (B)(3) OF THIS SECTION.

DOMINION WATER AND SANITATION DISTRICT NON-POTABLE WATER NOTES

1. NONPOTABLE WATER LINE NOTES. THESE NOTES SHALL BE ADDED TO THE GENERAL NOTES SHEET OF ALL CONSTRUCTION DOCUMENTS.(1)THE INSTALLATION OF ALL NONPOTABLE WATER LINES AND APPURTENANCES SHALL COMPLY WITH THE DOMINION WATER AND SANITATION DISTRICT STANDARD SPECIFICATIONS (DWSDSS), 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 ENGINEER, FOR CONTRACT DOCUMENT PREPARATION. NOT ALL LOCATIONS, CONFIGURATIONS, AND ELEVATIONS OF EXISTING UNDERGROUND POWER, TELEPHONE, FIBER OPTIC CABLE, DUCT WAYS, SPRINKLER SYSTEMS, SEPTIC SYSTEMS, WATER, GAS, SEWER AND SERVICE LINES ARE INDICATED. OTHER UTILITIES AND STRUCTURES NOT DISCOVERED MAY BE PRESENT. UNDERGROUND LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS FURNISHED BY THE OWNER OF EACH UTILITY OR STRUCTURE, ARE APPROXIMATE AND ARE NOT TO BE CONSTRUED AS AN ACCURATE LOCATION OF THEIR UTILITY. THE ENGINEERING INVESTIGATIONS, LOCATIONS, AND DESIGNATIONS OF SUBSURFACE UTILITIES INDICATED IN THESE CONTRACT DOCUMENTS HAS BEEN PERFORMED TO QUALITY LEVEL 'C' IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OUTLINED IN ASCE STANDARD AND GUIDELINE BULLETIN CI/ASCE 38-02, UNLESS OTHERWISE DESIGNATED. WHERE SUCH ACTIVITIES HAVE BEEN TO A HIGHER LEVEL OF QUALITY, THE HIGHER QUALITY LEVEL FOR THE AFFECTED AREAS ARE INDICATED IN THE CONTRACT DOCUMENTS.

3. VALVE BOXES SHALL BE FITTED WITH TRIANGULAR COVERS THAT ARE CAST WITH THE WORDS "NONPOTABLE." BOTH THE TOP AND BOTTOM SURFACES OF THE COVER SHALL BE COATED WITH EPOXY PANTONE 2577U IN COLOR.

4. VALVES IN THE NONPOTABLE WATER SYSTEM SHALL OPEN IN A COUNTERCLOCKWISE DIRECTION. VALVE OPERATORS SHALL HAVE A PENTAGONAL-SHAPED OPERATING NUT. THE VALVE BODY, INCLUDING THE OPERATING NUT, SHALL BE COATED WITH EPOXY, PANTONE 2577U IN COLOR.

5. THE EXTERIOR OF NONPOTABLE WATER PIPING AND FITTINGS SHALL BE COLORED PANTONE 2577U. A WARNING LABEL THAT READS "CAUTION: NONPOTABLE WATER--DO NOT DRINK" SHALL BE LOCATED ON THE EXTERIOR OF ANY EXPOSED PIPE. PVC PIPE SHALL HAVE THE PANTONE 2577U COLOR INTEGRAL TO THE PVC MATERIAL. THE WARNING SHALL BE STAMPED ON THE PIPE OR FIXED BY MEANS OF A SEPARATE LABEL APPLIED TO THE PIPE. THE WARNING LABEL SHALL BE A MINIMUM OF THREE INCHES HIGH AND VISIBLE ON BOTH SIDES OF THE PIPE.

6. UNDERGROUND NONPOTABLE PIPE SHALL HAVE UTILITY WARNING TAPE INSTALLED 18 INCHES ABOVE THE CROWN OF THE PIPE IN THE TRENCH. THE WARNING TAPE SHALL BE PURPLE WITH BLACK LETTERING. THE WARNING SHALL STATE THAT A NONPOTABLE WATER LINE IS LOCATED BELOW. THE MINIMUM TAPE WIDTH IS THREE INCHES.

7. INSTALL MINIMUM AWG 12 SOLID COPPER TRACER WIRE WITH 0.03 INCH OF PURPLE P.E. INSULATION TO THE PIPE WITH TWO-INCH-WIDE PVC TAPE. THE SPLICING OF TRACER WIRE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

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

This sheet has been removed from the L&E plans.

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

REVISIONS

DESCRIPTION	DATE	BY

DRAWN STE
CHECKED DAP
DESIGNED STE
FILENAME 0001.Cover

COLORADO LICENSED ENGINEER PENDING APPROVAL NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

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

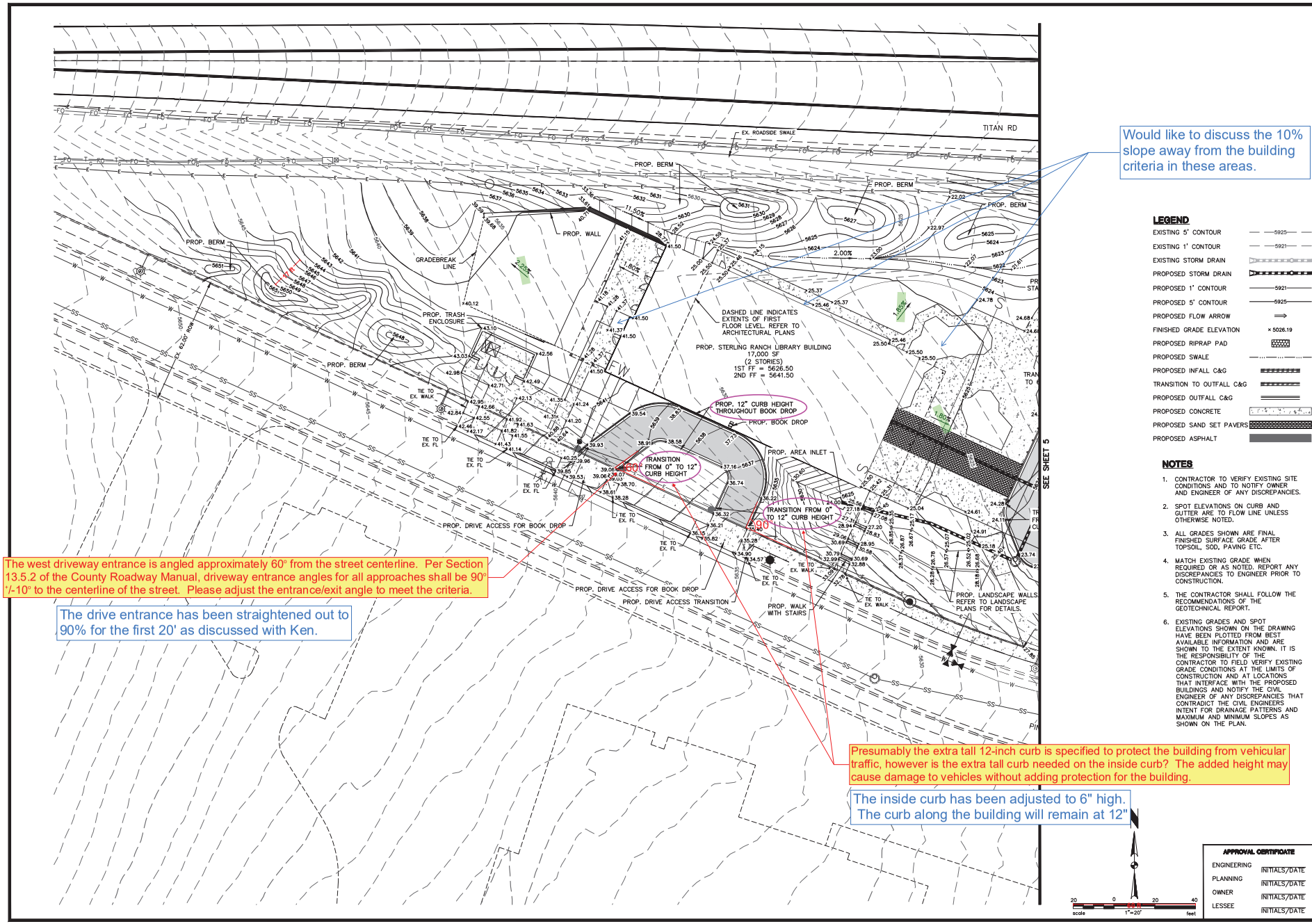
NOTES

OPN ARCHITECTS
Back 40 Landscape Architecture
TST

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1296.0001.00
SCALE N/A
DATE NOVEMBER 20, 2025
SHEET 2 of 14

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REVISIONS | BY | DATE | DESCRIPTION

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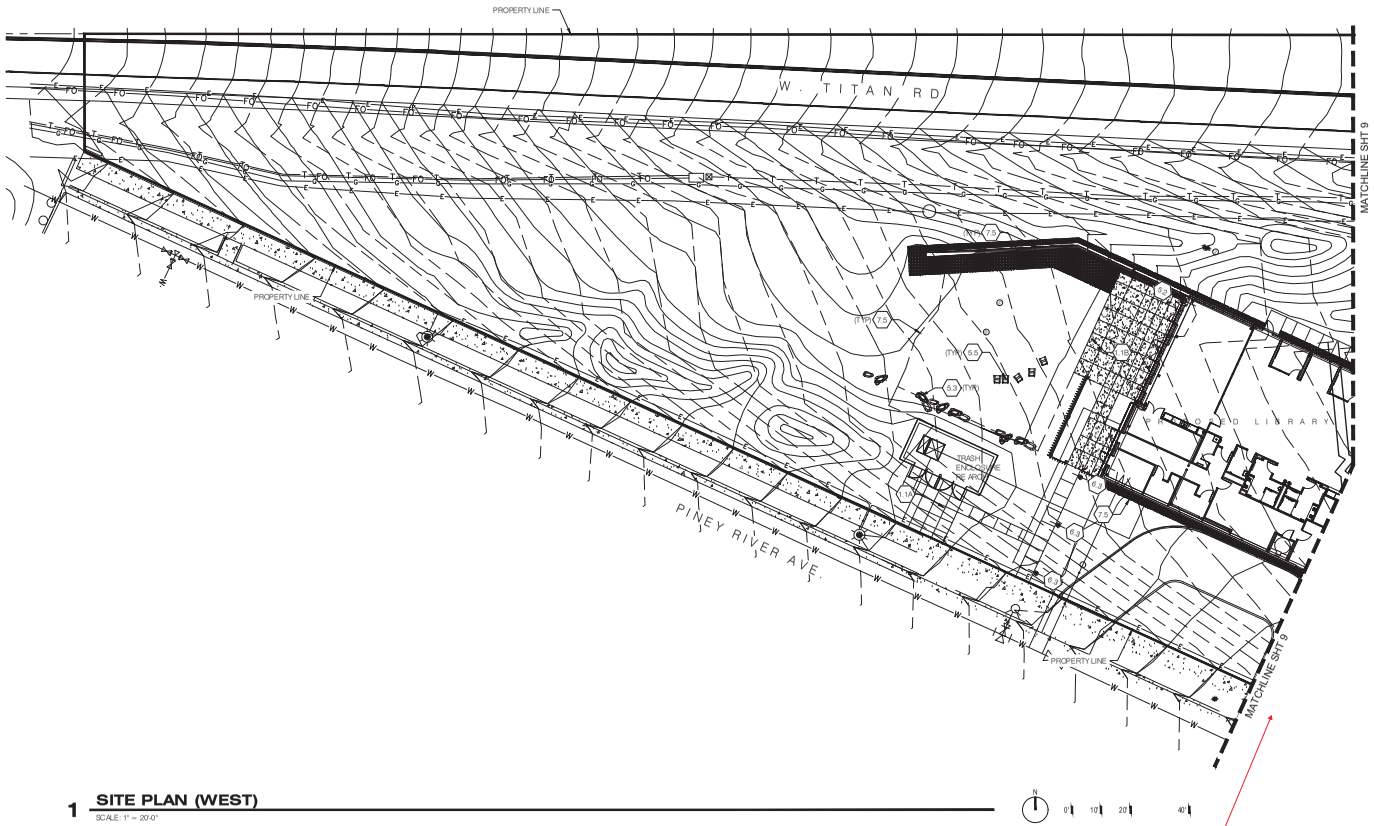
COLORADO LICENSED ENGINEER PENDING APPROVAL NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

STERLING RANCH FILING 1, LOT X
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GRADING PLAN

OPN ARCHITECTS
Back 40 Landscape Architecture
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1296.0001.00
SCALE 1" = 20'
DATE NOVEMBER 20, 2025
SHEET 4 of 14

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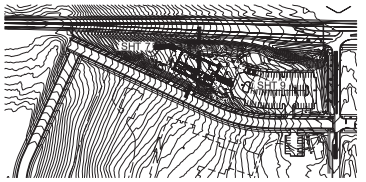


1 SITE PLAN (WEST)
SCALE: 1" = 20'-0"

It appears a part of the site is missing between the matchlines shown on Sheets 8 and 9.

Check matchline locations and revise as needed.

Matchlines have been corrected.



LANDSCAPE KEYNOTES

0.0 EXISTING CONDITIONS
- 0.1 EXISTING STREET LIGHT TO REMAIN / PROTECT

1.0 PAVING
- 1.1 CIP CONCRETE PAVING
  - A | TYPE 1 - GRAY, SAWN JTS, MED BROOM FIN
  - B | TYPE 2 - INTEGRAL COLOR: STD GRAY, SAWN JTS, SAND FIN
- 1.2 SAND SET PAVERS OVER 4" CONCRETE SUBSLAB
  - MANUFACTURER/PRODUCT: PAVESTONE/ HOLLAND PAVER (8"X4"X2.5")
  - SEE PAVING FINISH AND INSTALLATION NOTE ON SHEET L1.01
- 1.3 ARTIFICIAL TURF
  - MANUFACTURER/PRODUCT: SYNLAWN/SYNLAGUSTINE X 47
- 1.4 CIP CONC ART PAD (5'-0" X 5'-0")
- 1.5 FLAGSTONE SLABS, SAND SET IN PLANTING AREA
  - CO BUFF FLAGSTONE, RANDOM SIZE, MINIMUM DIMENSION 2"X2"X3"
- 1.6 DECOMPOSED GRANITE CHIP (DG)

2.0 PAVEMENT JOINTING
- 2.1 EXPANSION JOINT
- 2.2 SAWN CONTROL JOINT

3.0 CURBS, EDGES, STEPS
- 3.1 CIP CONC STEPS WITH SIDE SLOPED KNEE WALLS AND HANDRAILS
- 3.2 CIP CONC CURB PAVER EDGER
- 3.3 CIP CONC CURB

4.0 WALLS
- 4.1 TERRACE SEATING
  - BUFF COLORADO SANDSTONE SLABS

5.0 SITE FURNISHINGS AND ELEMENTS
- 5.1 BIKE RACK
- 5.2 TRASH RECEPTACLE
- 5.3 BOULDER
  - TYPE: CO BUFF SANDSTONE. MIN. SIZE: 2'-6" X 3'-0" X 2'-6"
- 5.4 BENCH
- 5.5 FF&E FURNISHING
- 5.6 TABLE AND CHAIRS
- 5.7 FLAGPOLE
- 5.8 REMOVABLE TRAFFIC BOLLARD

6.0 SITE LIGHTING
- 6.1 PARKING LOT LIGHT
- 6.2 PEDESTRIAN LIGHT
  - A | STREETSCAPE (RELOCATED)
  - B | INTERNAL SITE
- 6.3 BOLLARD LIGHT
- 6.4 SPOTLIGHT (FLAGPOLE)
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- 7.4 MULCH
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  - B | 1 1/2"-2" COBBLE (PLANTING AREA)
- 7.5 STEEL EDGER

MATERIALS LEGEND

- 1.W CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN
- 1.1B ENHANCED CONCRETE PAVING
- 1.2 SAND SET PAVERS
- 1.3 ARTIFICIAL TURF
- 1.4 DECOMPOSED GRANITE CHIP (DG)
- 1.5 FLAGSTONE SLABS

UTILITY LEGEND

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

NOTE:
REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL FINAL UTILITY INFORMATION AND SYMBOLS.

REVISIONS

DESCRIPTION	DATE	BY

DRAWN
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FILENAME

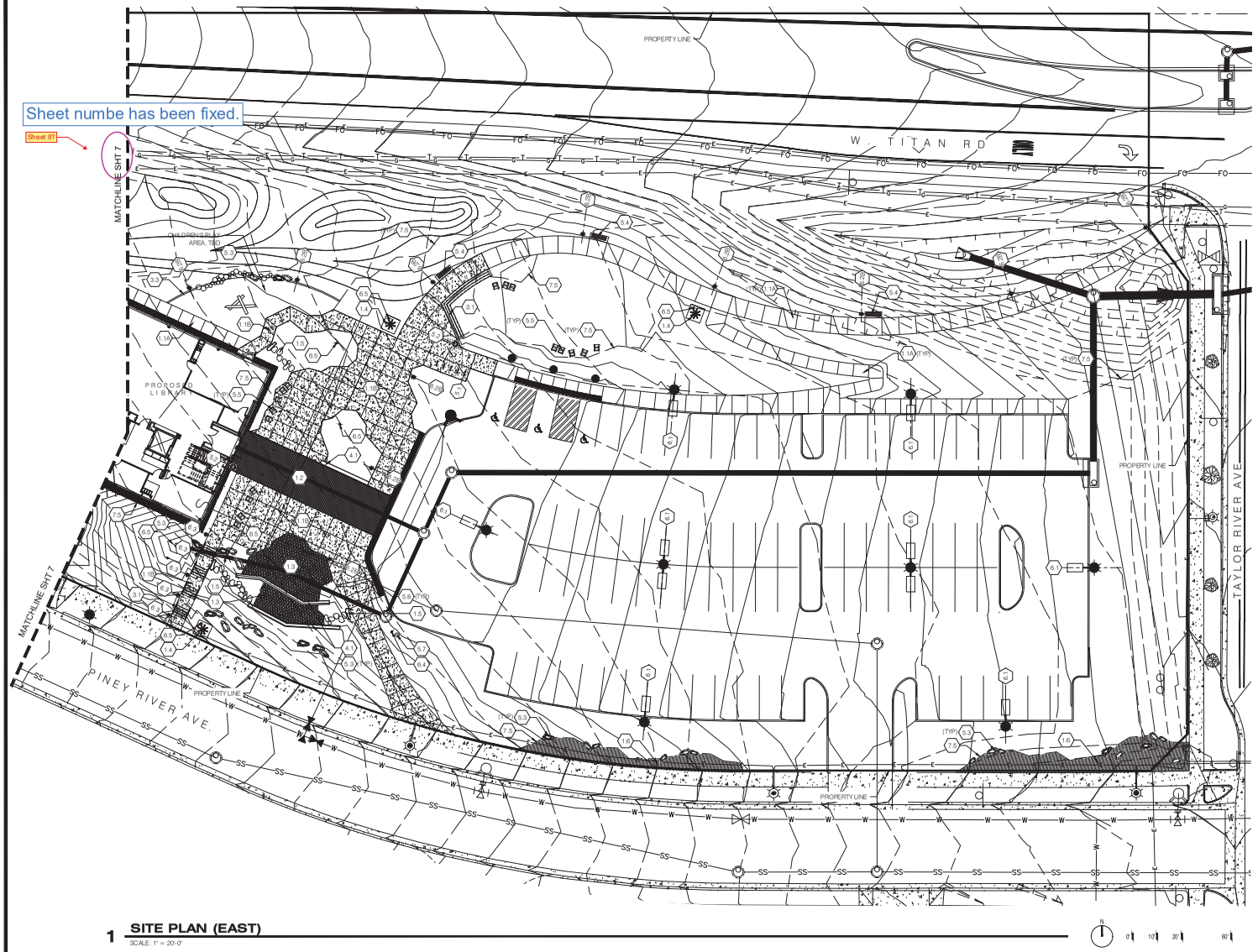
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LANDSCAPE SITE PLAN (WEST)

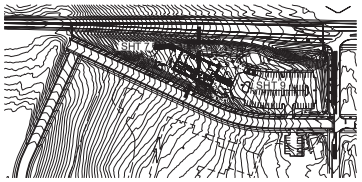
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SHEET
08 of 14

Sheet numbe has been fixed.



1 **SITE PLAN (EAST)**
SCALE: 1" = 20'-0"



LANDSCAPE KEYNOTES

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  - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
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  - 1.1 CIP CONCRETE PAVING
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  - 1.2 SAND SET PAVERS OVER 4" CONCRETE SUBSLAB
    - MANUFACTURER/PRODUCT : PAVESTONE/ HOLLAND PAVER (8"X4"X2.5")
    - SEE PAVING FINISH AND INSTALLATION NOTE ON SHEET L101
  - 1.3 ARTIFICIAL TURF
    - MANUFACTURER/PRODUCT : SYNLAWN/SYNAUGUSTINE X47
  - 1.4 CIP CONC ART PAD (5'-0" X 5'-0")
  - 1.5 FLAGSTONE SLABS, SAND SET IN PLANTING AREA
    - CO BUFF FLAGSTONE, RANDOM SIZE, MINIMUM DIMENSION 2'X2'X3"
  - 1.6 DECOMPOSED GRANITE CHIP (DG)
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- 4.0 WALLS
  - 4.1 TERRACE SEATING
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MATERIALS LEGEND

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- 1.1B ENHANCED CONCRETE PAVING
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UTILITY LEGEND

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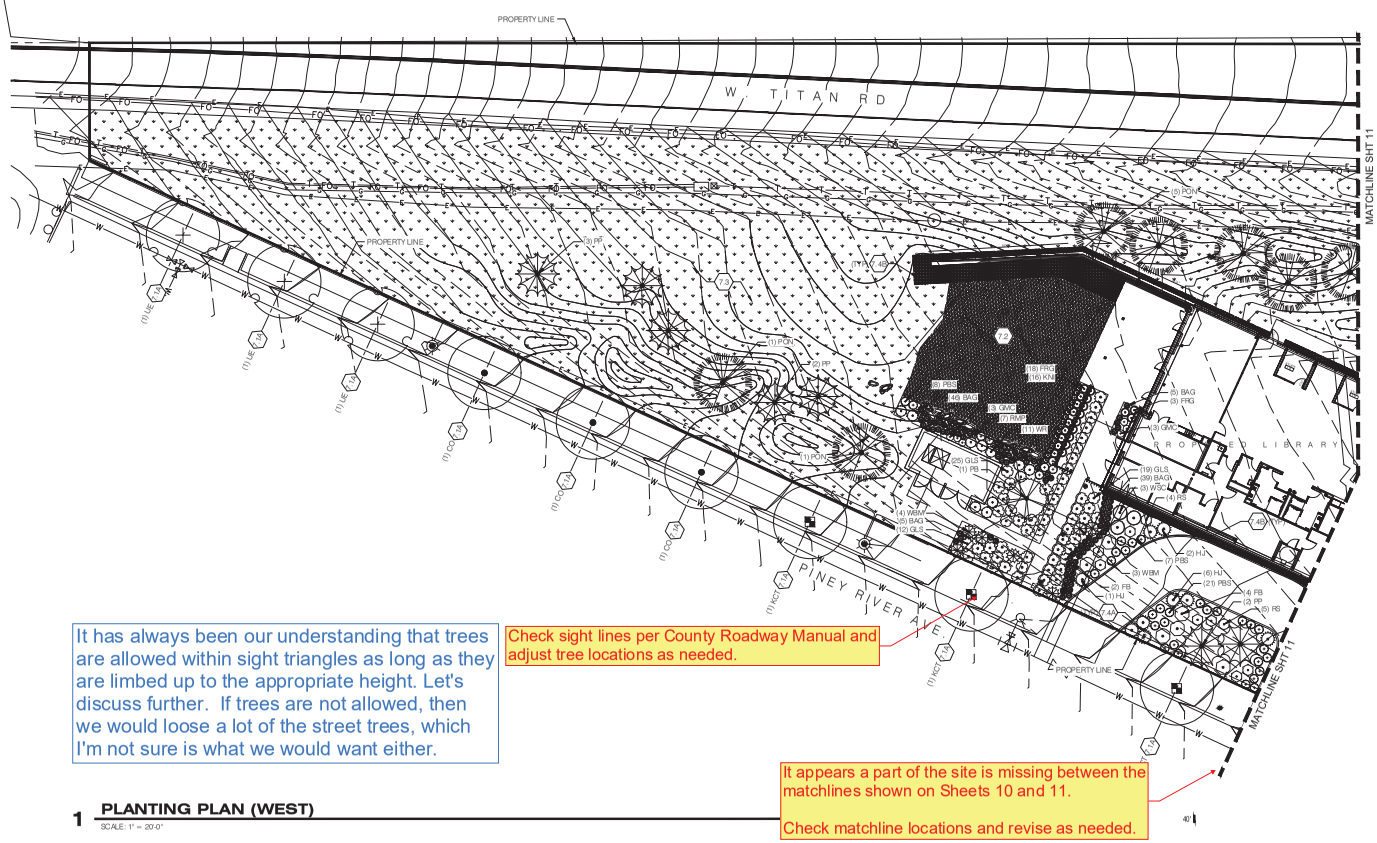
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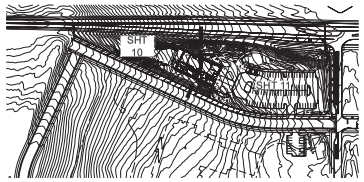
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LANDSCAPE SITE PLAN (EAST)

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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 loose 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.

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.

1 PLANTING PLAN (WEST)

SCALE: 1" = 20'-0"

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS TREES						
UE	6	ACCOLADE ELM	ULMUS DAVIDIANA JAPONICA 'MORTON' TM	2" CAL.	B&B	LOW-MEDIUM
BO	3	BURR OAK	QUERCUS MACROCARPA	2" CAL.	B&B	LOW
CO	5	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2" CAL.	B&B	LOW-MEDIUM
JPT	5	JAPANESE PAGODA TREE	SOPHORA JAPONICA	2" CAL.	B&B	MEDIUM
KCT	5	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	2" CAL.	B&B	LOW
CAT	5	NORTHERN CATALPA	CATALPA SPECIOSA	2" CAL.	B&B	MEDIUM
NH	4	NORTHERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B&B	MEDIUM
SKY	8	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL.	B&B	LOW-MEDIUM
EVERGREEN TREES						
PB	7	BRISTLECONE PINE	PINUS ARISTATA	6` HT.	B&B	LOW
PP	14	PINION PINE	PINUS EDULIS	6` HT.	B&B	LOW
PON	13	PONDEROSA PINE	PINUS PONDEROSA	8` HT.	B&B	LOW
ORNAMENTAL TREES						
AM	5	AMUR MAPLE	ACER GINNALA	2" CAL.	B&B	MEDIUM
ABS	20	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	MULTISTEM	B&B	MEDIUM
JTL	6	JAPANESE TREE LILAC	POPULUS X ACUMINATA	2" CAL.	B&B	MEDIUM
TCH	8	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	2" CAL.	B&B	LOW

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS SHRUBS						
DBR	6	DWARF BLUE RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	5 GAL.	CONT	LOW
PB	22	PERNBUSH	CHAMAEBATARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GMC	27	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL.	CONT	LOW
GLS	223	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDN	19	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY TM	5 GAL.	CONT	LOW
PBS	173	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
PBS	49	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	LOW
WSC	13	SAND CHERRY	PRUNUS BESSEYI	5 GAL.	CONT	LOW
WR	35	WOODS' ROSE	ROSA WOODSII	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
HJ	69	HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	CONT	LOW
KNI	55	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	5 GAL.	CONT	LOW
MAN	77	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	5 GAL.	CONT	LOW
PLW	83	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	1 GAL.	CONT	LOW
WBM	34	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BAG	197	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	CONT	LOW
FRG	193	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
LBS	317	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.	CONT	LOW
PERENNIALS						
BES	28	GOLDSTURM CONEFLOWER	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL.	CONT	LOW
CM	13	LITTLE TRUDY® CATMINT	NEPETA X 'PSFRIKE'	1 GAL.	CONT	LOW
PY	65	PAPRIKA COMMON YARROW	ACHILLEA MILLEFOLIUM 'PAPRIKA'	1 GAL.	CONT	LOW
RMP	22	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL.	CONT	LOW

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  - 1.3 ARTIFICIAL TURF
    - MANUFACTURER/PRODUCT: SYNLAWN/SYNAUGUSTINE X47
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MATERIALS LEGEND

- 7.2 IRRIGATED TURF
- 7.3 NATIVE SEED

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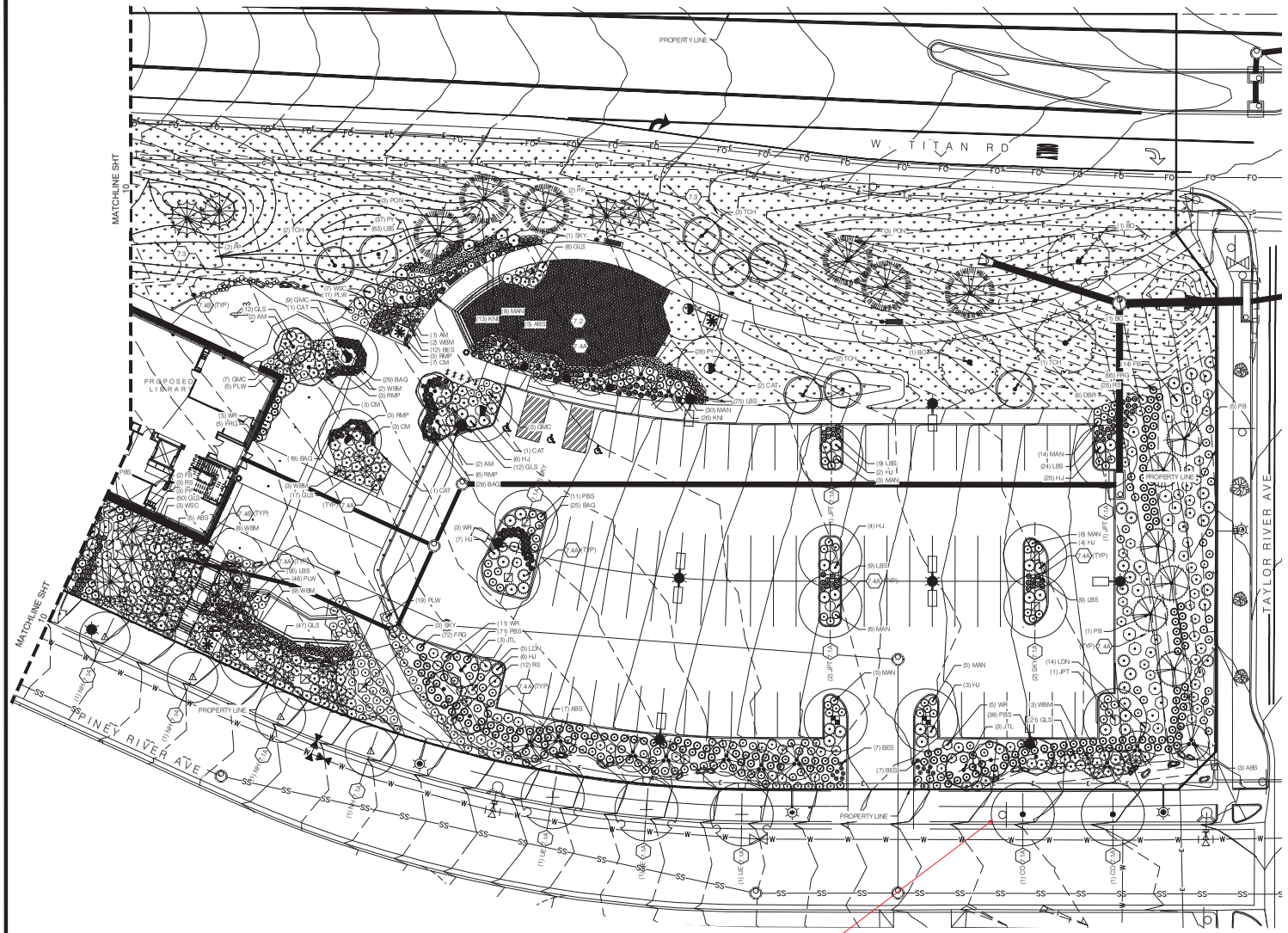
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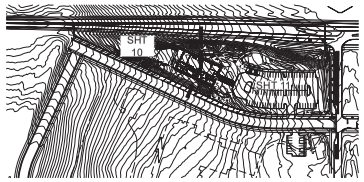
PLANTING PLAN (WEST)

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1 **PLANTING PLAN (EAST)**
SCALE: 1" = 20'-0"



LANDSCAPE KEYNOTES

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PLANT SCHEDULE RE SHT 8

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