



PLANNING COMMISSION REGULAR MEETING

MONDAY, MARCH 16, 2026

AGENDA

Monday, March 16, 2026

6:00 PM

Hearing Room

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here:
www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/.
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

2. Approval of Minutes

- a. Unofficial Minutes from March 2, 2026. **4471**

Attachments: [Unofficial Minutes from March 2, 2026](#)

3. Land Use Hearing Items

- a. 5675 Delva Way - Douglas County Biochar Facility - Location and Extent - **2693**
Project File: LE2026-001.

Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: [Cover Page](#)
[Staff Report - LE2026-001](#)

- b. High Line Canal Origin Trailhead - Location and Extent - Project File: **3994**
LE2026-002.

Heather Scott, AICP, Principal Planner

Attachments: [Cover Page](#)
 [Staff Report - LE2026-002](#)

4. **Adjournment**

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

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MEETING DATE: March 16, 2026

DESCRIPTION: Unofficial Minutes from March 2, 2026.

ATTACHMENTS:

Unofficial Minutes from March 2
2026



PLANNING COMMISSION REGULAR MEETING

MONDAY, MARCH 2, 2026

MINUTES

Monday, March 2, 2026

6:00 PM

Hearing Room

1. Call to Order

Commissioner Downs took over as Acting Chair and presented hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Calvin Downs, Acting Chair

Commissioner Len Abruzzo

Commissioner Ed Kubly

Commissioner Michael McKesson

Commissioner Ed Rhodes

Commissioner Jim Smallwood, Secretary

Alternate Mark Witkiewicz

EXCUSED

Commissioner Mark Hampton

- c. Attorney Certification of the Agenda

Chris Pratt, Managing County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed, and the Commission has jurisdiction to hear them.

- d. Planning Commission Disclosures

Commissioner Ed Kubly stated he will recuse himself from Item B, 7740 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent – Project File: LE2025-027.

- e. Election of Planning Commission Officer

Commissioner Mike McKesson moved to nominate Commissioner Calvin Downs as Chair of the Planning Commission for the remainder of the year.

RESULT: APPROVED
MOVER: Mike McKesson
SECONDER: Jim Smallwood
AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

2. Approval of Minutes

- a. Unofficial Minutes from February 23, 2026.

Commissioner Jim Smallwood moved that the Commission approve the Minutes from February 23, 2026.

RESULT: APPROVED
MOVER: Jim Smallwood
SECONDER: Witkiewicz
AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

3. Land Use Hearing Items

- a. Recommendation for Building Code Adoption.

Tim Pendleton, Deputy Chief Building Official - Department of Community Development – presented the proposed application.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Mark Witkiewicz moved to recommend approval of the adoption of proposed updates to the Douglas County Building and Electrical Codes with the proposed condition.

RESULT: APPROVED
MOVER: Mark Witkiewicz
SECONDER: Jim Smallwood
AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

- b. 7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent – Project File: LE2025-027.

Commissioner Ed Kubly recused himself.

Trevor Bedford, AICP, Senior Planner, Department of Community Development - presented the proposed application.

The applicant's representative, Kristofer Carlstedt, Rick Engineering – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Ed Rhodes moved to approve the 7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent – Project File: LE2025-027.

RESULT: APPROVED

MOVER: Ed Rhodes

SECONDER: Jim Smallwood

AYES: Len Abruzzo, Calvin Downs, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

RECUSE: Ed Kubly

- c. Highlands Ranch Filing 159 – Minor Development Final Plat – Project File: SB2023-022.

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

The applicant's representative, Eric Hecox, Shea Properties – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Len Abruzzo moved to recommend approval of the Highlands Ranch Filing 159 – Minor Development Final Plat – Project FileL SB2023-02, subject to the (3) conditions recommended by staff.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Jim Smallwood

AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

- d. Driskill Subdivision – Minor Development Final Plat – Project File: SB2025-042.

Trevor Bedford, AICP, Senior Planner - Department of Community Development – presented the proposed application.

The applicant’s representative, William Driskill, Parker, CO – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Mark Witkiewicz moved to recommend approval of the Driskill Subdivision – Minor Development Final Plat – Project File: SB2025-042, subject to the (6) conditions recommended by staff.

RESULT: APPROVED

MOVER: Mark Witkiewicz

SECONDER: Ed Kubly

AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

- e. Pinery Village Filing 2 – Minor Development Final Plat – Project File: SB2021-049.

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

The applicant’s representative, Craig Campbell, Starwood Land Advisors, LLC. – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Ed Kubly moved to recommend approval of the Pinery Village Filing 2 – Minor Development Final Plat – Project File: SB2021-049, subject to the (5) conditions recommended by staff.

RESULT: APPROVED

MOVER: Ed Kubly

SECONDER: Ed Rhodes

AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

4. Adjournment

The meeting was adjourned at 7:44 p.m.

Jim Smallwood, Secretary

Samantha Hutchison, Recording Secretary

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MEETING DATE: March 16, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: 5675 Delva Way - Douglas County Biochar Facility - Location and Extent - Project File: LE2026-001.

SUMMARY: The request is for approval of a Location and Extent Application for the construction of a biochar facility within the Sedalia Business Park.

STAFF ASSESSMENT: Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

REVIEW:

Steven E Koster	Approve	3/4/2026
Samantha Hutchison - FYI	Notified - FYI	3/4/2026

ATTACHMENTS:

Cover Page
Staff Report - LE2026-001

www.douglas.co.us

MEETING DATE: March 16, 2026

**STAFF PERSON
RESPONSIBLE:** Brett Thomas, AICP, Chief Planner

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Location and Extent request, the applicant will be required to receive approval
of all necessary permits prior to commencement of the project.

ATTACHMENTS:
Staff Report - LE2026-001

Location and Extent Staff Report

Date: March 3, 2026
To: Douglas County Planning Commission
From: Brett Thomas, AICP, Chief Planner *BT*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Deputy Director of Community Development *SK*
Subject: 5675 Delva Way – Douglas County Biochar Facility – Location and Extent
Project File: LE2026-001

Planning Commission Hearing: March 16, 2026 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Douglas County Public Works Operations (Operations) requests approval of a Location and Extent (L & E) application to construct a biochar facility. The biochar facility will produce biochar via pyrolysis from woody biomass and yard waste. The site would occupy approximately 10 acres of a 26.67-acre parcel, that the County currently leases north of the intersection of Delva Way and N US Highway 85. The site is zoned Planned Development (PD), as part of the Sedalia Business Park Planned Development. The biochar facility is located in the Sedalia Rural Community as designated on the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Douglas County
100 Third Street
Castle Rock, Colorado 80104

B. Applicant's Representative

Dan Roberts, Assistant Director
Douglas County Public Works Operations
100 Third Street
Castle Rock, Colorado 80104

C. Request

Douglas County Operations requests approval of an L & E application for the construction of a biochar facility within the Sedalia Business Park.

D. Location

The site is located north of the intersection of Delva Way and N US Highway 85. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

The applicant requests L & E approval to construct a biochar facility within the Sedalia Business Park. The facility consists of one enclosed process building, approximately 60-feet by 120-feet, which houses a rotating-drum pyrolysis unit, feedstock handling system, chipper/grinder, conveyors, hoppers, bagging and loading equipment. The facility also includes one open-sided storage shed, approximately 60-feet by 160-feet. Outdoor areas include feedstock staging, biochar cooling and quarantine, and super-sack storage.

The target processing capacity is approximately 1.5 tons per hour, with continuous operation of the pyrolysis system and daytime feedstock processing. Feedstock is limited to woody material such as tree trunks, limbs, branches, and ground chips. Treated, painted, and contaminated wood is prohibited.

The facility will run continuously except for planned outages, with operator monitoring 24/7 onsite and remote. Public drop-off and pickup is anticipated to operate Monday through Saturday, with two staff per shift. The intent is to scale up to an operational team of eight staff across feedstock processing, pyrolysis, and materials management.

The feedstock is generally limited to approximately two months of need. The County retains the right to utilize waste heat for beneficial use if pursued.

The site is located within the Industrial Development Node of the Sedalia Rural Community as identified in Section 4 of the CMP. The CMP supports the siting of industrial uses in development nodes.

III. CONTEXT

A. Background

The biochar facility site is part of an approximately 27-acre unplatted parcel within the Sedalia Business Park PD. The Sedalia Business Park PD was approved by the Board of County Commissioners (Board) in 1985 and allows for industrial, commercial, and open space uses.

B. Adjacent Land Uses and Zoning

The biochar facility is located on a portion of a larger 26.7-acre unplatted parcel within the Sedalia Business Park PD. The Sedalia Business Park remains largely undeveloped. Beyond the Sedalia Business Park to the north is the Sedalia Recycling Center and Depository. CORE Electric Cooperative offices are located to the east of the Sedalia

Business Park. To the west, across N US Highway 85, is a vacant industrial parcel zoned Sedalia Mixed Industrial. South of the site is additional undeveloped land within the Sedalia Business Park.

Zoning and Land Use

Direction	Zoning	Land Use
North	Planned Development (PD)	Undeveloped Sedalia Business Park
South	Planned Development (PD)	Undeveloped Sedalia Business Park
East	Planned Development (PD)	Undeveloped Sedalia Business Park
West	Sedalia Mixed Industrial (MI)	Vacant Industrial

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed biochar facility. There is a constructed drainage swale along the southern portion of the site that will be rerouted during construction into a permanent stormwater pipe system.

B. Access

Access to the site is provided via Delva Way, a signalized intersection with N US Highway 85. Appointment windows will be utilized for commercial loads during peak seasons to mitigate conflicts with residents dropping off material.

The applicant submitted a Traffic Impact Study (TIS) which is under review by Public Works Engineering (Engineering). Acceptance of the TIS is required by Engineering prior to project commencement.

C. Drainage and Erosion

Stormwater will be conveyed through swales, storm inlets, and pipes where it will outlet into an existing sediment basin to the northwest of the site. The Grading, Erosion, Sediment Control (GESC) plan and report, as well as the drainage report and plan, are under review by Engineering for approval prior to project commencement.

D. Floodplain

No floodplain is present on the site.

V. PROVISION OF SERVICES

A. Fire Protection

West Douglas County Fire Protection District (WDCFPD) provides firefighting and emergency medical services to the project area. At the writing of the staff report, no response has been received from the WDCFPD.

B. Sheriff Services

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

C. Water and Sanitation

The biochar facility will initially be served with a well and septic system. Fire flow is to be provided in a cistern with hauled non-potable water.

Central services are anticipated in the future to accommodate development of other Public Works improvements. The County is engaged in ongoing conversations with the Sedalia Water and Sanitation District (SWSD) and CORE Electric Cooperative for the extension of water and sanitation lines to the north side of N US Highway 85. The County is engaged in conversations with Castle Rock Water on a wastewater collection system alignment that could tie into the ARPA-funded lift station and force main that will soon be under construction in Sedalia.

D. Utilities

Area utility service providers were provided a referral on this application. AT&T noted no conflicts with AT&T infrastructure. Xcel Energy noted the applicant must complete the application process for any new natural gas service. The comments were provided to the applicant. At the writing of the staff report, no other utility provider had issued comments.

E. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals may be required prior to commencement of construction:

- Engineering approvals:
 - GESC Plan and Report
 - Drainage Plan and Report
 - Civil Construction Plans
 - Acceptance of TIS
- Approval of building-related plans

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to referral agencies on February 17, 2026, and the referral period concludes on March 3, 2026. Referral agency responses received are attached to the staff report for reference.

VII. STAFF ASSESSMENT

Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. Should the Planning Commission approve the L & E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

ATTACHMENTS	PAGE
Douglas County Land Use Application	6
Applicant’s Narrative and Community Impact Report	7
Comprehensive Master Plan Land Use Reference Map	11
Zoning Map	12
Aerial Map.....	13
Referral Agency Response Report	14
Referral Agency Response Letters	16
Location and Extent Plan Exhibit	28

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY

PROJECT TITLE: _____

PROJECT NUMBER: LE2026-001

PROJECT TYPE: Local government operations facility

MARKETING NAME: Douglas County Public Works Operations Biochar Facility

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-165

PROJECT SITE:

Address: 6046 U.S. Highway 85, Sedalia, CO 80135

State Parcel Number(s): 2353142000024, 235314000003, 2353142000021, 235314100005

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

PROPERTY OWNER(S):

Name(s): Douglas County Public Works

Address: 100 Third Street, Castle Rock, CO 80104

Phone: 303-660-7480

Email: PWOperations@douglas.co.us

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Dan Roberts

Address: 100 Third Street, Castle Rock, CO 80104

Phone: 303-663-6284

Email: drroberts@douglas.co.us

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Daniel Roberts 02.10.2026

Applicant Signature Date

Douglas County Biochar Facility

Location and Extent (L&E) Narrative

Date: February 10, 2026

Applicant/Owner: Douglas County, Colorado, Public Works – Operations Division

Primary Contact: Daniel R. Roberts, Assistant Director, Public Works – Operations

1. Request

Douglas County requests Location and Extent (L&E) approval to develop and operate a county biochar facility on approximately 10 acres within a larger County-controlled site in the Sedalia area. The facility will accept woody biomass and yard waste, produce biochar via pyrolysis with associated storage, loadout, and a single enclosed process building. The use will consolidate and modernize the County's slash/mulch drop-off and green-waste diversion functions while creating a local outlet for non-marketable woody biomass generated by wildfire mitigation and forest health work.

2. Property Description

- General Location: East side of US-85, Sedalia area, adjacent to the Sedalia Landfill and CORE Electric facilities; access via the existing signalized intersection at Delva Way.
- Addresses (County records): 6046–6142 US Hwy 85, Sedalia, CO 80135.
- Parcels: A portion of 2353141000005.
- Site Area: ±30 acres total County-controlled area; biochar facility footprint up to 10 acres.
- Adjacent Uses: County landfill and utility operations to the east/south; US-85 corridor frontage to the west.
- County Control/Relationship to Landfill: The County leases and manages property at/adjacent to the Sedalia Landfill (5970 US-85) for the project with plans to purchase.

3. Proposed Development and Operations

- Facilities/Structures: One enclosed process building, approximately ±60' x 120', housing a rotating-drum pyrolysis unit, feedstock handling system, chipper/grinder, conveyors, hoppers, bagging and loadout equipment; and one open sided storage she, 60' x 160'. Outdoor areas include feedstock staging, biochar cooling/quarantine, and super-sack storage.
- Throughput/Capacity: Target processing capacity approximately 1.5 tons/hour (up to ~36 tons/day), with continuous operation of the pyrolysis system and daytime feedstock processing.

- Feedstock/Products: Feedstock limited to woody material (tree trunks, limbs, branches; ground/screened chips). Treated/painted/contaminated wood is prohibited. Primary product is biochar.
- Hours/Staffing: The facility will run continuously except for planned outages; operator monitoring is 24/7 (onsite/remote). Public drop-off and pickup anticipated Monday–Saturday; operational staffing initially ~2 staff per shift, scaling to an operational team of up to ~8 across feedstock processing, pyrolysis, and materials management.
- Storage/Safety: Ground feed stock generally limited to approximately two months of need; FIFO practices will be used. Finished biochar is quarantined a minimum of four days to eliminate self-heating risk before packaging/shipment.
- Quality/Certifications: Routine testing (at least quarterly). Facility will pursue World Biochar Certificate (WBC) and OMRI listings; labeling compliant with AAPFCO; UN/DOT 4.2 self-heating test for transport.
- Heat/Energy Byproduct: County retains rights to utilize waste heat for beneficial use (e.g., electricity) if pursued.

4. Access, Circulation, and Traffic

- Access: Existing signalized intersection at Delva Way on US-85 will serve inbound/outbound movements for residents and commercial deliveries.
- Estimated Activity Levels: Based on current County slash/mulch program demand, residential drop-offs can peak during seasonal events; a 2024 peak day observed 538 loads, with an estimated peak hour of ~60 loads. Commercial logging deliveries anticipated to average ~1 truck/day (33 tons/load), up to 5/day when stockpiling. Combined estimated peak activity is ~65 loads per hour on peak days; the on-site circulation plan will meter/queue vehicles within the site to prevent impacts to US-85.
- Mitigations: Use of the existing signalized access; on-site queuing/storage for residential vehicles; appointment windows for commercial loads during peak seasons; daytime scheduling for high-noise processing; site landscaping and screening to reduce visual and noise impacts; and coordination with the landfill operator to avoid overlapping peak queues.

5. Utilities and Infrastructure

- Utilities: County to provide/pay for gas/propane, electricity, water, wastewater/sewer, and solid waste services, including any necessary connections. Specific providers to be confirmed during SIP/Building Permit stage.
- Stormwater/Drainage: Final drainage and stormwater BMPs (including detention, erosion control, and non-contact water management around feedstock and biochar storage) will be provided with civil plans at Site Improvement Plan stage. Biochar’s on-site use in stormwater BMPs may be demonstrated where appropriate.
- Solid Waste Handling: On-site containers for incidental waste; green-waste operations consolidated into biochar production per County program transition.

6. Environmental, Health, and Safety

- Air Quality/Emissions: The County will secure required State air permits for pyrolysis equipment; recordkeeping to support permitting and carbon-credit documentation will be maintained. Continuous operation reduces start/stop emissions; daylight processing minimizes safety risks.
- Pollution Prevention: Per County procurement, environmental impacts (including emissions) must be fully mitigated with evidence; the project incorporates enclosed processing, screened and limited feedstock storage, and four-day biochar quarantine prior to packaging and transport.
- Fire Safety: Controlled feedstock inventories; FIFO management; quarantine protocol; and operator on-call coverage after hours. Tours/public access are managed by appointment and age restrictions to maintain safety.
- Product Quality and Transport: Routine accredited lab testing; compliance with WBC/OMRI/AAPFCO/UNDOT standards prior to distribution.

7. Public Need and Community Benefit

The facility creates a regional outlet for non-marketable woody biomass, lowering overall wildfire mitigation costs, expanding treated acreage, and supplying biochar/compost for stormwater management, soil health, and restoration projects. The County projects opening in 2026, with minimal broader public impact given the industrial location and existing US-85 access.

8. Phasing and Timeline

- Phase 1 (L&E + SIP/Building Permits): Site planning, drainage, utilities, building and equipment installation.
- Phase 2 (Commissioning/Operations): Continuous pyrolysis operations, public drop-off Monday to Saturday, sales active. The Operator will provide annual production and financial reports. Target opening: 2026.

9. Compliance and Approvals

- This use is consistent with the County's public service mission to provide waste diversion and wildfire mitigation infrastructure, located adjacent to existing industrial/utility uses and the County landfill. Detailed compliance with zoning, engineering, and building codes will be demonstrated through the GESC and building permit submittals.
- Required permits/approvals anticipated include Location & Extent, Site Improvement Plan, building/mechanical/electrical permits, air permits for pyrolysis equipment, and construction/industrial stormwater permits as applicable; coordination with referral agencies (e.g., CDOT for access confirmation along US-85) will occur during review.

10. Operations and Maintenance

- County–Operator Roles: County constructs improvements and provides utilities; functions as operator and handles day-to-day operation, sales/marketing, and maintains certifications;

County retains pricing authority and manages payment processing. Annual reports and profit-share terms govern ongoing performance.

- Records and Audits: County / Operator will maintain records necessary for air permitting and carbon credit sales; Operator subject to audit.

11. Key Project Data (For Application Form)

- Site area: ±30 acres; biochar facility: up to ±10 acres.
- Building: concept ±60' x 120', 60' x 160' open sided storage shed.
- Capacity: ~1.5 TPH; ~36 TPD.
- Access: existing signal at Delva Way/US-85.
- Parcels: Portion of 2353141000005.
- Public drop-off: Mon–Sat (final schedule to be confirmed).
- Operations: 24/7 monitored; daylight feedstock processing.
- Quality: WBC/OMRI pursuit; quarterly testing.

12. Conclusion

The project leverages an appropriate industrial site with signalized highway access to deliver critical wildfire-mitigation and waste-diversion services, while controlling environmental impacts through enclosed processing, inventory limits, quarantine protocols, and state and County permitting. Approval of this L&E will allow Douglas County to proceed to detailed engineering and building permits and construction.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

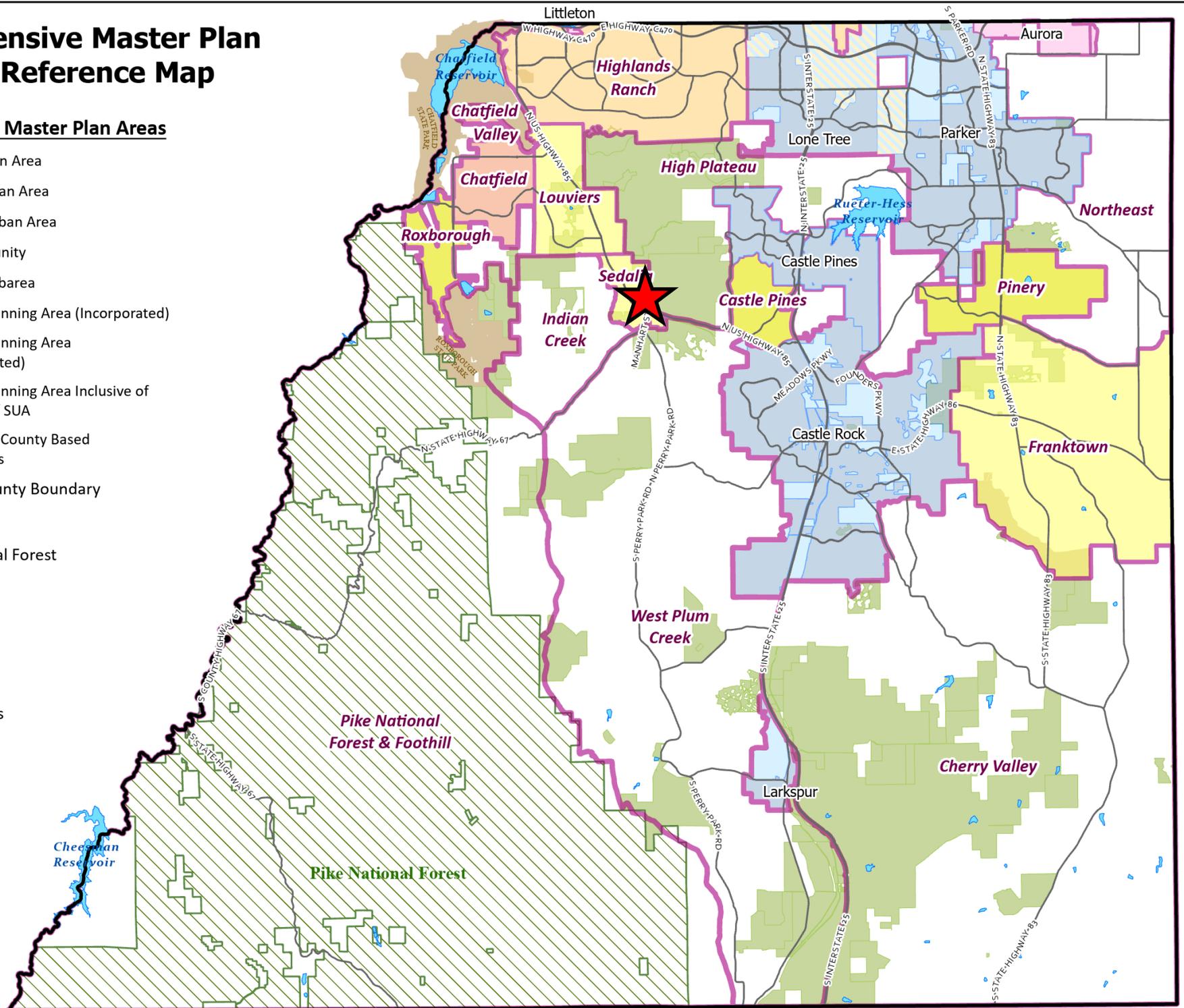
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

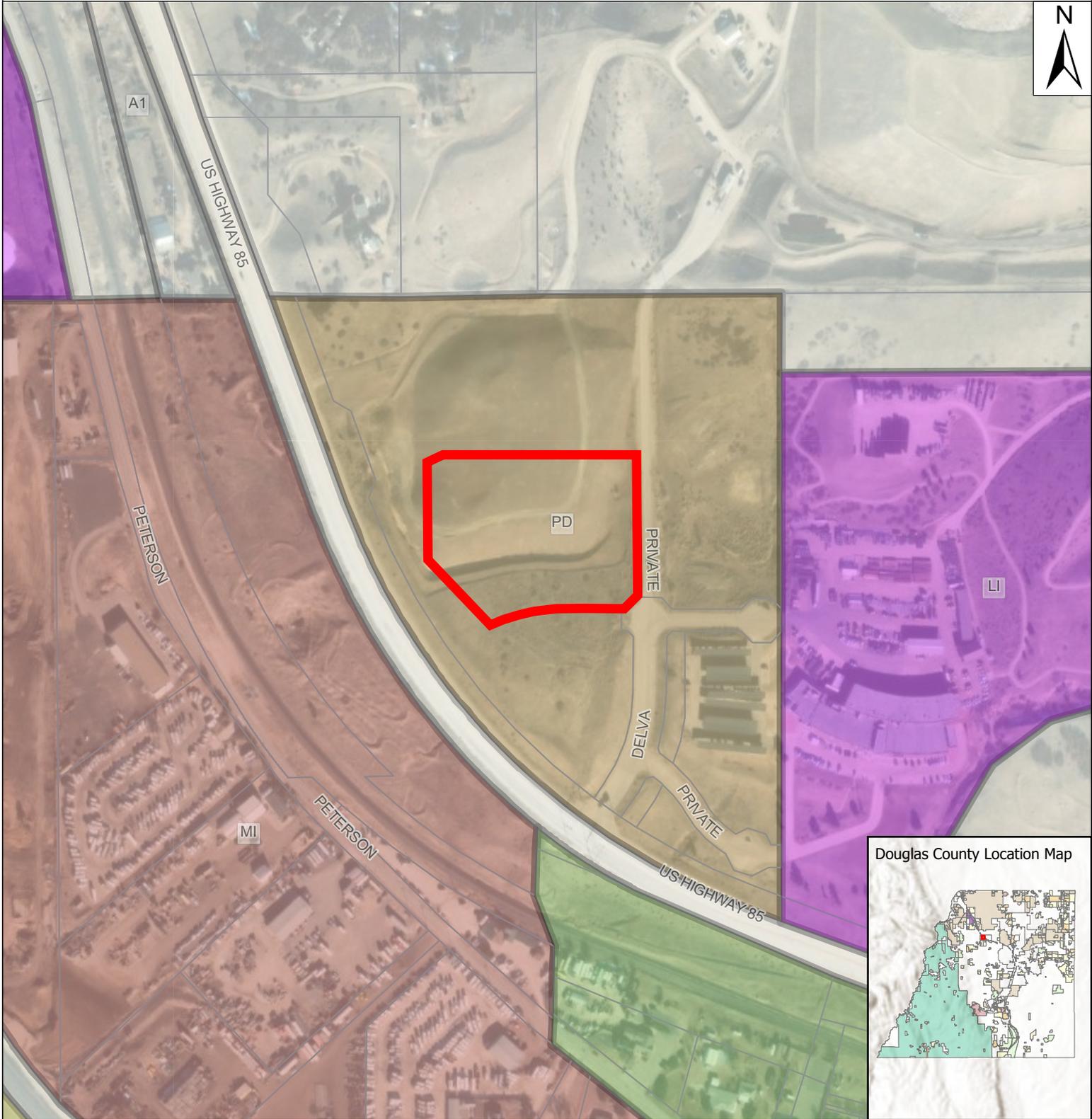
-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

Roadways

-  Major Roads



5675 Delva Way - LE2026-001

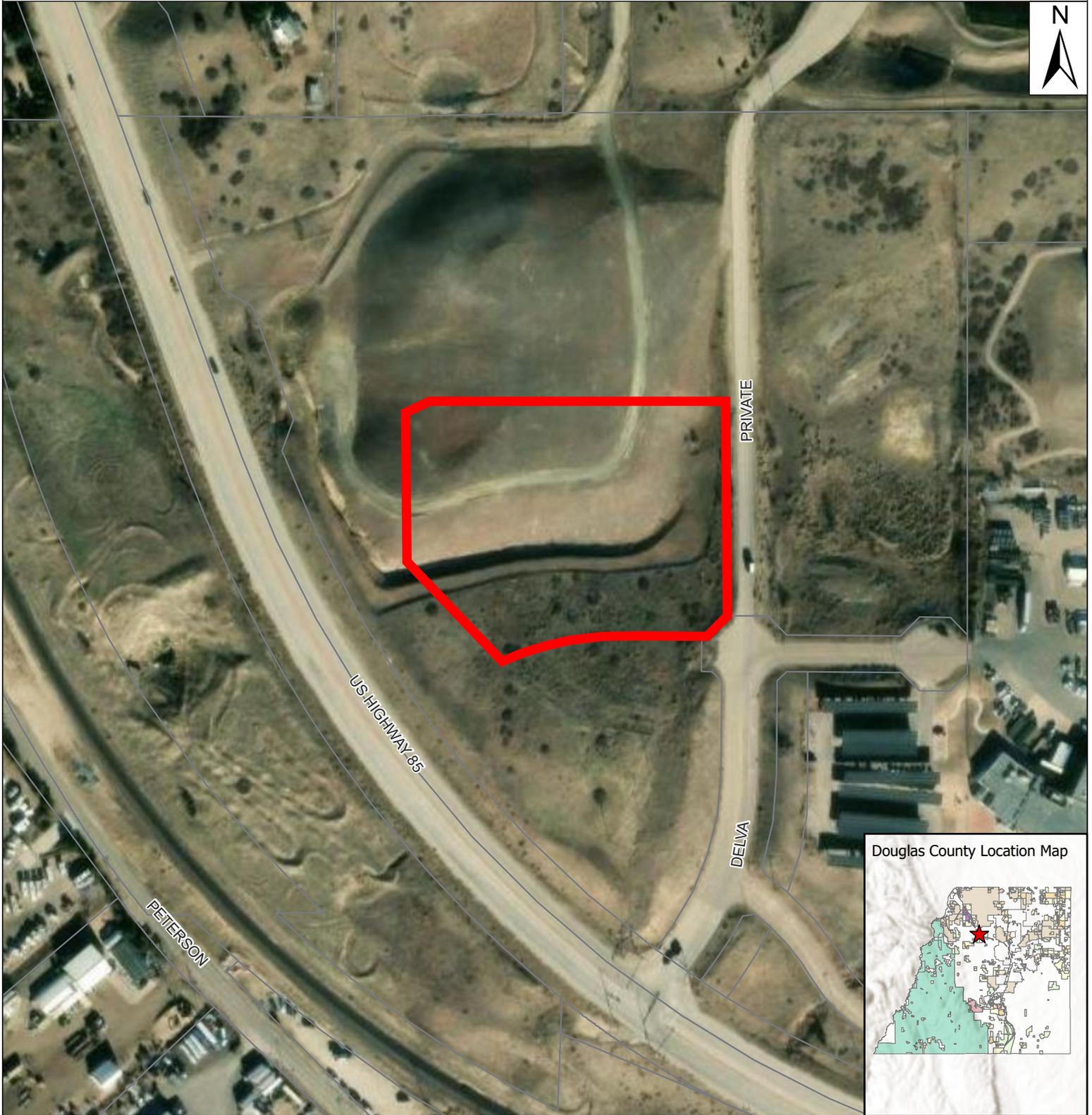


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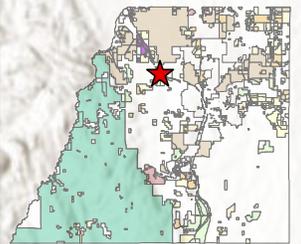
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- | | |
|-------------------------------|-------------------------|
| CMTY - SEDALIA COMMUNITY | A1 - AGRICULTURAL ONE |
| MI - SEDALIA MIXED INDUSTRIAL | RR - RURAL RESIDENTIAL |
| PD - PLANNED DEVELOPMENT | LI - LIGHT INDUSTRIAL |
| | GI - GENERAL INDUSTRIAL |

5675 Delva Way - LE2026-001



Douglas County Location Map



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

Date Saved: 3/1/2026 10:05 PM

Referral Agency Response Report

Project Name: 5675 Delva Way - Location and Extent

Project File #: LE2026-001

Date Sent: 02/17/2026

Date Due: 03/03/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	02/19/2026	<p>Verbatim Response: The proposed address for this facility is 5675 DELVA WAY. 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. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	Comments provided to applicant.
AT&T Long Distance - ROW	02/18/2026	<p>Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.</p>	No action required.
Building Services	02/20/2026	<p>Verbatim Response: Permit is required. Please visit Douglas County's web site and contact 303-660-7497 if you have any questions.</p>	Comments provided to applicant.
CenturyLink		No response received.	
Colorado Department of Public Health and Environment	02/24/2026 and 02/17/2026	<p>Summary of Response: CDPHE provided specific comments in its February 24 response related to Air Quality Control Commission regulations and the reporting of air emissions (Air Pollutant Emissions Notice and Regulation No. 3). Comments associated with land development activities and fugitive dust were noted. CDPHE's February 17 response provided general comments which may not be applicable to this application, including hazardous and solid waste, water quality, clean water requirements, environmental justice, and health equity.</p>	Comments provided to applicant.
Colorado Department of Transportation		No response received.	
Comcast		No response received.	
CORE Electric Cooperative		No response received.	

Referral Agency Response Report

Project Name: 5675 Delva Way - Location and Extent

Project File #: LE2026-001

Date Sent: 02/17/2026

Date Due: 03/03/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department		No response received.	
Engineering Services		No response received.	
Office of Emergency Management	02/23/2026	Verbatim response: Emergency Management supports this project.	No action required.
Sedalia Property Owners Coalition		No response received.	
Sedalia Water and Sanitation District	02/18/2026	Verbatim Response: The applicant has been in contact with SWSD, and those discussions should continue if the applicant wishes to pursue inclusion in the District and obtain water service. SWSD will continue working with the applicant to determine whether a feasible solution for providing water can be reached. As the applicant is aware, there are several factors involved, including identification of the permanent water source, so this process will take time to navigate. It is recommended that discussions begin as soon as feasible to allow adequate time prior to construction.	Comments provided to applicant.
Sheriff's Office		No response received.	
Town of Castle Rock	02/24/2026	No comment.	No action required.
West Douglas County Fire Protection District		No response received.	
Xcel Energy-Right of Way & Permits (PSCo)	02/23/2026	Summary of Response: Xcel Energy noted the developer must complete the application process for any new natural gas service, or modification to existing facilities. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.	Comments provided to applicant.

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, February 18, 2026 11:19 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: LANA SCARLETT-ROWELL (ls1762@att.com) <ls1762@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>
Subject: Delva Way Sedalia, Colorado Douglas County eReferral #LE2026-001

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Delva Way Sedalia, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com



The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.



Dedicated to protecting and improving the health and environment of the people of Colorado

Brett Thomas
Chief Planner
Douglas County Planning Services
100 Third Street Castle Rock, CO 80104

VIA EMAIL

RE: Douglas County eReferral (LE2026-001) Is Ready For Review

Dear Brett Thomas,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed biochar facility project as described in your correspondence dated February 17, 2026. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

APEN and Regulation No. 3

We note that projects similar to this proposal have included the use of engines and/or generators. In Colorado, most businesses that are or will be emitting air pollutants above certain levels are required to report those emissions to the Division by completing an Air Pollutant Emissions Notice (APEN). This is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the AQCC reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with the Colorado AQCC regulations, found here <https://cdphe.colorado.gov/aqcc-regulations>. APEN and permit reporting thresholds are provided at

<https://cdphe.colorado.gov/apens-and-air-permits/apen-and-permit-threshold-table>.

A permit may not be required if it meets the following criteria:¹

- Is a stationary internal combustion engine that is an emergency power generator that operates no more than 250 hrs/year; or
- Is a stationary internal combustion engine with uncontrolled actual emissions less than 5 tons per year for each individual criteria pollutant emitted; or
- Is a stationary internal combustion engine with manufacturer's site-rated horsepower of less than 50

For additional information on exemptions and permitting requirements, please visit <https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions>.

¹ APEN or Permit Exemptions, CDPHE,

<https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions>



Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-691-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-7486 // brendan.cicione@state.co.us



From: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>
Sent: Tuesday, February 17, 2026 1:53 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Douglas County eReferral (LE2026-001) Is Ready For Review

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

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). CDPHE's general comments are available [here](#). CDPHE's oil and gas related comments are available [here](#). We will continue to review this referral to determine whether additional comments are necessary. If additional comments are necessary, we will submit them by the referral deadline.

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:
<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwm@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:
<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

<https://cdphe.colorado.gov/ceos>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. It is the responsibility of all entities with wastewater facilities in Colorado to assess whether their facility is a domestic wastewater treatment works and to comply with the regulations accordingly. There is not a notification process whereby an entity only has a domestic wastewater treatment works if notified by the Department. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).



If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>

<https://cdphe.colorado.gov/water-quality-permits>

Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>



If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here: <https://www.colorado.gov/pacific/cdphe/aqcc-regs>.

Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.



It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
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Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.



If you have any questions about Colorado’s asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.

ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act’s definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE’s [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.



To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.

We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)





Right of Way & Permits

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

February 23, 2026

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

Attn: Brett Thomas

RE: 5675 Delva Way - Location and Extent, Case # LE2026-001

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **5675 Delva Way - Location and Extent**.

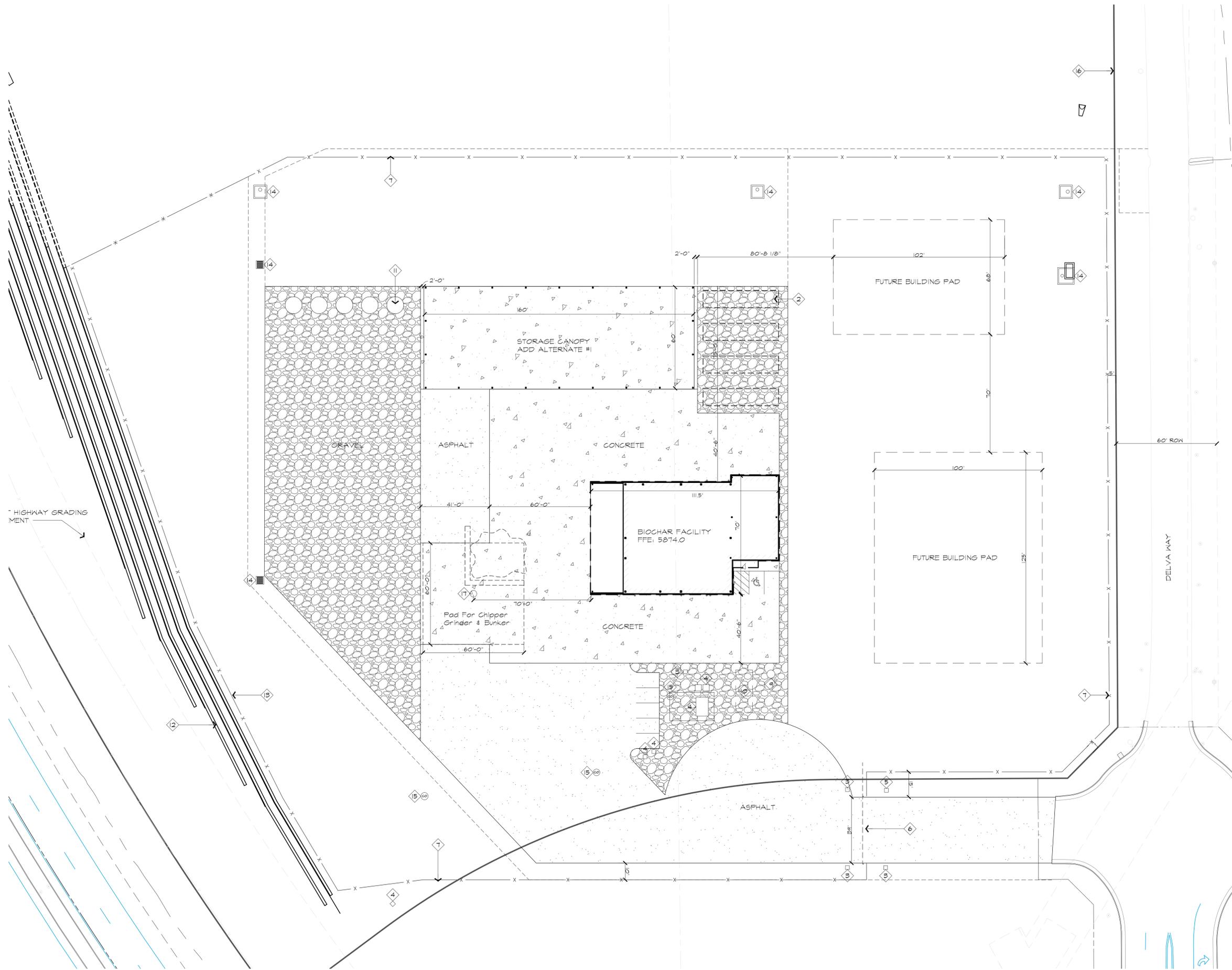
The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via [Building and Remodeling | Partner Resources | Xcel Energy](#). It is then the responsibility of the developer to contact the Xcel Designer assigned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

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

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

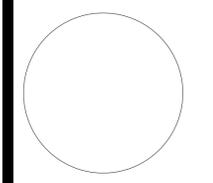
Although “branded” as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service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



Site Notes:

1. Topographic survey completed by CNC Consulting on 09/15/2025.

- Site Plan Key Notes**
- 1. Bollard, See Detail 32 On Sheet A-5.1.
 - 2. Underground Water Tanks, Design, Engineering & Installation By Fire Protection Subcontractor.
 - 3. Electrical Hand Holds, See E-O.1.
 - 4. Electrical Equipment, See E-O.1.
 - 5. Electrical Gate Control, See E-O.1.
 - 6. 42' Electric Sliding Gate. See Details 3 & 4 On A-1.1.
 - 7. 6' High Galvanized Chainlink Fence See 4A-1.1.
 - 8. Card Reader & Intercom, Reference Electrical & Lowvoltage Drawings.
 - 9. Well Location
 - 10. 10,000 Gallon Cistern Tank Location
 - 11. Vertical Above Ground Tanks, by Other.
 - 12. Retaining Walls, Reference Civil Drawings.
 - 13. Metal Pannelled Screen Wall. See Details 6 & 7 On A-1.1.
 - 14. Storm Manhole & Inlet, Reference Civil Drawings.
 - 15. 4" Traffic Rated Cleanout, Reference OATS Drawings.
 - 16. Property Line.
 - 17. Electrical Manhole, Run Conduit for Chipper Grinder Location, Reference Electrical Drawings



Project #: 2509
 Date: 01/19/26
 Drawn By:
 Checked By:
 Scale: as noted
 Revisions:



Window Schedule

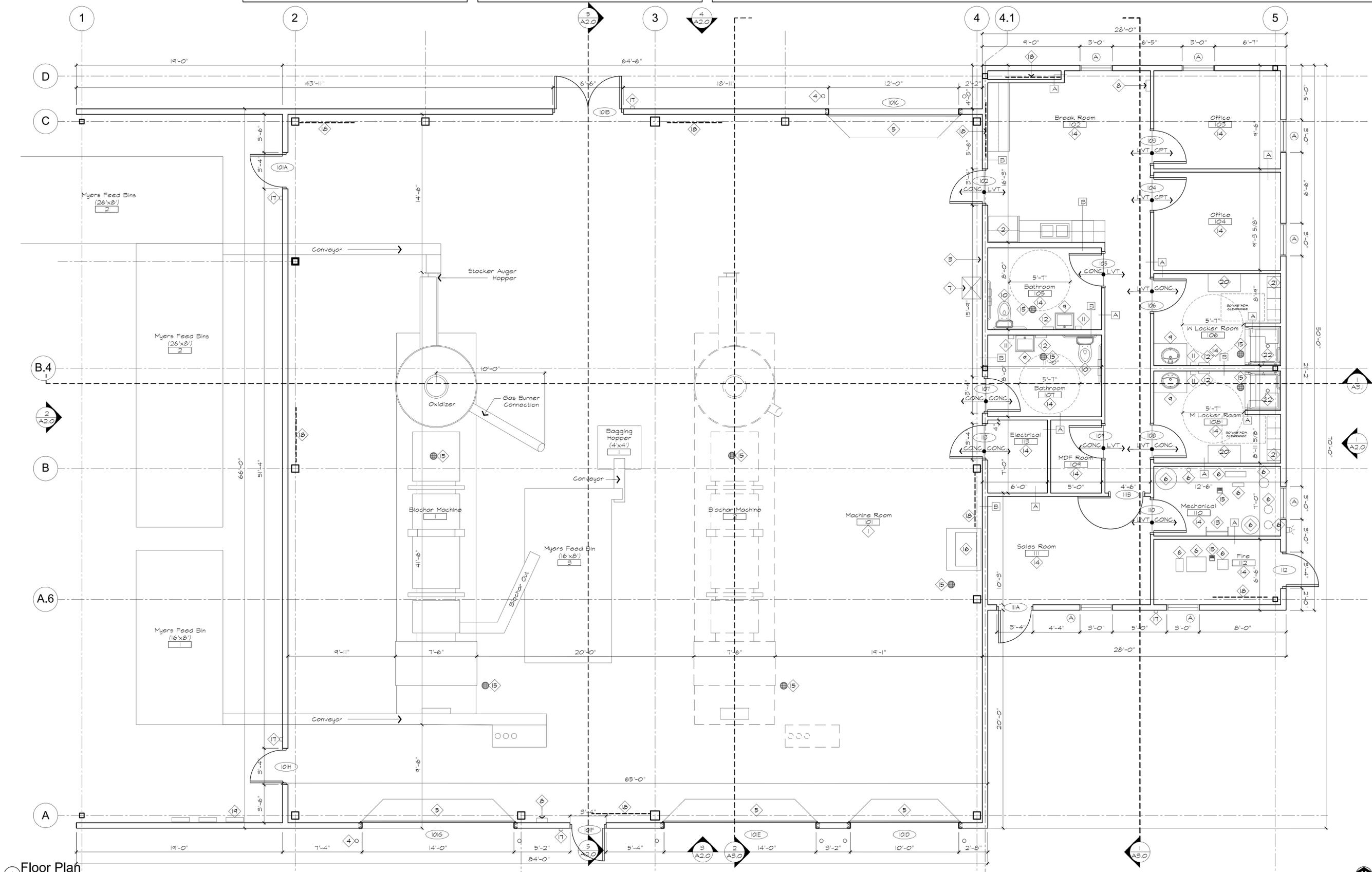
A	3'-0" Wide X 5'-0" High Aluminum Window, Exterior.
B	2'-0" Wide X 3'-0" High Aluminum Window, Exterior.
C	2'-0" Wide X 2'-0" High Aluminum Window, Exterior.

Wall Type Legend

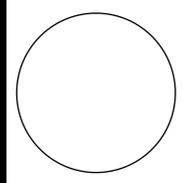
A	5/8" Type 'X' Gypsum Wallboard Both Sides On 3-5/8" Metal Studs At 16" O.C. Typical.
B	5/8" Type 'X' Gypsum Wallboard Both Sides On 6" Metal Studs At 16" O.C. Typical.

Plan Legend

1	6" Concrete Slab On Grade Re: Structural Drawings, Seal.	2	Paper Towel Dispenser, Furnished By Owner, Installed By G.C., Typical.	3	Diagonal Bracing Above, Reference Structural Plans.
2	Plumbed Refrigerator Furnished By Owner Installed By G.C., Water Connection, Reference Plumbing Plans.	3	Roof Access Ladder, See Detail 24 And 30 on Sheet A-5.1.	4	Electrical Panel Boxes, Reference Electrical Plans.
3	FRP At Map Sink Walls 4'-0" to Each Side, 2'-0" Tall.	4	Provide Floor & Wall Finishes See Room Finish Schedule.	5	ADA Locker Bench, See Detail 14 on Sheet A-5.0.
4	Ballard See Detail 32 on Sheet A-5.1.	5	Floor Drains, Reference Plumbing Plans.	6	Knock Down Lockers With Recessed Handle & Built In Padlock, See Specifications.
5	Slope Slab Down 1/2" Total @ Garage Door.	6	Air Compressor, Reference Plumbing Plans.	7	ADA Showers and Shower Pan, Reference Plumbing Plans.
		7	Toilet, Refer to Plumbing Plans.		
		8	Fire Extinguisher And Cabinet.		
		9	Lavatory, Reference Plumbing Plans.		
		10	Soap Dispenser, Furnished By Owner, Installed By G.C., Typical.		
		11	Door Card Reader.		



1 Floor Plan
Scale: 1/4" = 1'-0"







MEETING DATE: March 16, 2026

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: High Line Canal Origin Trailhead - Location and Extent - Project File: LE2026-002.

SUMMARY: The request is for approval of a Location and Extent application for trail improvements on approximately 0.19 acres within the Denver Water Board's High Line Canal property, south of Chatfield State Park.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has stated that the improvements to the trailhead will enhance the residents' use and enjoyment of the High Line Canal in the northwest portion of the County. Should the Planning Commission approve the Location and Extent request, the applicant must obtain all required engineering and building permit approvals through Douglas County prior to construction.

REVIEW:

Steven E Koster	Approve	3/5/2026
Samantha Hutchison - FYI	Notified - FYI	3/5/2026

ATTACHMENTS:

Cover Page
Staff Report - LE2026-002

MEETING DATE: March 16, 2026

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: High Line Canal Origin Trailhead - Location and Extent - Project File: LE2026-002.

SUMMARY: The request is for approval of a Location and Extent application for trail improvements on approximately 0.19 acres within the Denver Water Board's High Line Canal property, south of Chatfield State Park.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has stated that the improvements to the trailhead will enhance the residents' use and enjoyment of the High Line Canal in the northwest portion of the County. Should the Planning Commission approve the Location and Extent request, the applicant must obtain all required engineering and building permit approvals through Douglas County prior to construction.

ATTACHMENTS:
Staff Report - LE2026-002

Location and Extent Staff Report

Date: March 4, 2026
To: Douglas County Planning Commission
From: Heather Scott, AICP, Principal Planner *HS*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: High Line Canal Origin Trailhead – Location and Extent
Project File: LE2026-002

Planning Commission Hearing: March 16, 2026 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Douglas County Parks, Trails and Building Grounds (PT&BG), in partnership with the High Line Conservancy, is requesting approval of a Location and Extent (L & E) to improve the High Line Canal Origin Trailhead and associated amenities including parking, trail access, restroom facilities, shade structure, and interpretive signage on approximately 0.19 acres. The Origin Trailhead area is accessed from Waterton Road and is generally located south of Chatfield State Park and west of Chatfield Farms. The area of proposed improvements is contained within portions of the River Canyon and Chatfield Farms Planned Developments and the Agricultural One (A-1) zone district.

The impacted portion of the trailhead project is located in the Pike National Forest Subarea as designated in the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Property Owner

Denver Water Board
1600 W. 12th Avenue
Denver, Colorado 80204

B. Applicant's Representative

Nick Giaouque
Douglas County Parks, Trails and Building Grounds (PT&BG)
9651 S. Quebec Street
Highlands Ranch, Colorado 80130

C. Request

PT&BG requests approval of an L & E application for trail improvements on approximately 0.19 acres within the Denver Water Board's High Line Canal property,

south of Chatfield State Park. The proposed uses are allowed within the A-1 zone district and the Chatfield Farms PD however, they are not recognized in the River Canyon PD.

D. Location

The High Line Canal Origin Trailhead project area is located in the northwest portion of the County, adjacent to the Platte Canyon Reservoir. Access is from Waterton Road approximately one mile west of Rampart Range Road. The area of total disturbance is approximately 0.19 acres. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

PT&BG, in partnership with the High Line Canal Conservancy, is proposing to improve the parking lot and trail access at the High Line Canal Origin Trailhead along the High Line Canal. New interpretive signage and a shade structure are also proposed. The purpose of this project is to enhance the existing parking lot and ADA access to the trail, construct new areas to discover the history of the Canal and its impact on the region, and provide new areas to rest and take in the scenery around Platte Canyon Reservoir, south of Chatfield Reservoir. This design offers a variety of experiences that may be used by pedestrians, cyclists, and equestrians.

The proposed project schedule is to complete the L&E application and necessary Public Works Engineering reviews and permits mid-year 2026. PT&BG intends to start construction in summer 2026. The projected opening of the improved trail and features is set for summer 2027. Construction will cause short-term, minor impacts. Standard traffic control measures will maintain safe roadway and trail operations. Portions of the parking lot may be used for staging, but signed access will ensure continuous trail connectivity, and the trail will remain open. Construction traffic will be minimal compared to existing volumes on Waterton Road and scheduled to avoid peak periods when feasible.

The property is located within the Pike National Forest Subarea as designated in the 2040 Douglas County Comprehensive Master Plan (CMP). Parks and trails are anticipated within the subarea. The applicant provided an assessment of the project's conformance with Section 3, Non-Urban Area, of the CMP including the following:

"Section 3 of the CMP discusses the provision of community services. Policy 3-2A.1, states design should be of a scale and character that complements the nonurban area. The trail improvements and shade structure will reflect the materials used in the dam construction, as well as the sandstone in the area. Policy 3-2B.3 encourages the preservation and construction of drainageways and stormwater management facilities that complement the natural and rural landscape. Improvements proposed will preserve the existing Canal or reservoir and a cobble drainage swale will be added to disrupt flows and protect the proposed ADA slope connection. Native seed is proposed for disturbed areas, to blend into the adjacent slopes. Objective 3-3G is to

provide a system of regional parks and trails that are interconnected and integrated within the community. This project will improve access to the trailhead of the High Line Canal; provide opportunities for engagement and interaction with fellow citizens, the natural and built environment; and educate the community of the historic purpose and continued stewardship of the Canal and with the surrounding environment.”

III. CONTEXT

A. Background

The High Line Canal was built in the 1880’s to bring water to settlers and farmers following the gold rush in 1859. The 71-mile canal meanders through the metro area. Starting in Waterton Canyon, in Douglas County on the south end, the canal runs just shy of Denver International Airport in the northeast portion of the Metro Area. The L & E area traverses both Planned Development and A-1 zoning. The Chatfield Farms PD recognizes this area as trail and Agricultural One allows for recreational uses.

B. Adjacent Land Uses and Zoning

The portion of the trail and trailhead area to be improved is bound by Platte Canyon and Chatfield reservoirs to the north, the Chatfield Farms residential neighborhood to the east, and General Shale production mine property and the Ravenna Golf Club and Luxury community to the south. Jefferson County is located west of Chatfield State Park. The following table reflects those zone districts and land uses surrounding the trail.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Detention and water quality Chatfield State Park
South	Planned Development Agricultural One	Single-family Residential and golf course Producing Mine
East	Planned Development	Single-family Residential
West	Jefferson County	Lockheed Martin, Waterton Campus

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

This segment of the High Line Canal Trail has a soft gravel surface for multi-functional trail users including walkers, nature viewers, hikers, bikers, and horseback riders. The proposed improvements to the trail include new interpretive signage and a shade structure over a scenic overlook. The proposed improvements to the parking lot will provide ADA accessibility from the lower parking lot up to the existing trail, realign parking spaces to allow for trailer spaces, and will improve drainage through the parking lot. Restroom facilities will be added to this trailhead.

B. Access

The High Line Canal Trail traverses more than 17 miles through Douglas County and users have multiple options for entering the trail. Access to Trail Segment 2: The Trail's Beginning is from Waterton Road, and this trailhead has off-street parking. The applicant submitted a traffic letter indicating that a slight increase in traffic is anticipated.

C. Drainage and Erosion

The applicant is responsible for preparation of any further site-specific engineering plans, which will include a Grading Erosion and Sediment Control (GESC) plan and report, and construction plans specific to the proposed trailhead improvements. The applicant submitted a Drainage Conformance Letter with the submittal. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements.

D. Floodplain

The trailhead improvements are outside any FEMA-mapped 100-year floodplain. PT&BG will obtain a GESC permit prior to any improvements to the parking lot as the western portion of the parking lot is within a 100-year floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

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

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. No response has been received from the DCSO. Office of Emergency Management had no issues with the project.

C. Water and Sanitation

This trailhead will be upgraded with portable sanitation services.

D. Utilities

Area utility service providers were provided with a referral on this application. There could be a conflict with AT&T infrastructure and AT&T is asking to perform utility locates prior to any disturbance. At the writing of the staff report, no response has been received from CenturyLink, Comcast, CORE, or Xcel Energy.

E. Other Required Processes and Permits

In addition to the L & E approval, the applicant is responsible for preparation of any further site-specific engineering plans, which will include a GESC plan and report, Phase III drainage report and plans, and other construction plans specific to the

proposed facility. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements. In addition, permits will be required from Building Services for any structures.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners on February 23, 2026. At the preparation of the staff report, no one from the public had responded to the courtesy notice. Homeowner Association’s (HOA’s) within a 1-mile radius were notified about the request. At the preparation of the staff report, no HOA or other members of the public commented on the proposal. The High Line Canal Conservancy hosted in person meetings, site walks, and digital surveys with the public in February through May of 2023. The Conservancy indicated that public engagement and survey results highlighted the need for improved trail accessibility, shelter from the elements, a restroom, and educational signage, all while respecting the natural aesthetic of the site.

Referral response requests were sent to referral agencies on February 23, 2026. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has stated that the improvements to the trailhead will enhance the residents’ use and enjoyment of the High Line Canal in the northwest portion of the County. Should the Planning Commission approve the L & E request, the applicant must obtain all required engineering and building permit approvals through Douglas County prior to construction.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application.....	6
Applicant’s Narrative and Community Impact Report.....	8
Comprehensive Master Plan Land Use Reference Map	13
Zoning Map	14
Aerial Map.....	15
Referral Agency Response Report and Letters	16
Traffic Letter	19
GESC Report and Exhibit	22
Drainage Memo	25
Location and Extent Plan Exhibit.....	29

Land Use Application

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

PROJECT INFORMATION

Project Type: _____

Marketing Name: _____

Presubmittal Review Project Number: _____

PROJECT SITE

Address: _____

State Parcel Number(s): _____

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

PROPERTY OWNER(S)

Name(s): _____

Address: _____

Phone: _____

Email: _____

AUTHORIZED REPRESENTATIVE

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

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

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Applicant's Signature

Date

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

Project Number (Office Use Only): _____

PREBLE'S MEADOW JUMPING MOUSE

What is the Preble's Meadow Jumping Mouse?

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

Where does the mouse live?

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

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

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

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

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

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

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

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

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

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

Applicant: Douglas County Parks, Trails and Building Grounds
Nick Giaouque, Parks Program Manager

Purpose: Improve existing facilities and increase recreational trail opportunities along the High Line Canal Trail at Origin Trailhead

Description of Request: Douglas County Parks, Trails and Building Grounds (PT&BG) is submitting the Locations and Extent application to proceed with the planned design and construction of an improved parking lot and trail access with new interpretive signage and a shade shelter along the High Line Canal. The purpose of this project is to enhance the existing parking lot and ADA access to the trail which will have new areas to discover the historic Canal and its impact on the region while also providing new areas to rest and take in the scenery around Platte Canyon Reservoir.

The subject property is 125 acres located in the Agricultural One (A1) zone district. However, the total disturbance area is limited to approximately 0.19 acres.

Community Impacts:

Temporary Construction Impact: Construction will cause short-term, minor impacts. Standard traffic control measures will maintain safe roadway and trail operations. Portions of the parking lot may be used for staging, but signed access will ensure continuous trail connectivity, and the trail will remain open. Construction traffic will be minimal compared to existing volumes on Waterton Road and scheduled to avoid peak periods when feasible.

Traffic Impact: Waterton Road is a two-lane minor arterial carrying about 14,800 vehicles per day. The trailhead has a full-movement access with auxiliary turn lanes. The project adds no parking spaces, lanes, or access points and proposes no geometric changes. With no increase in capacity or demand, and no existing operational deficiencies, traffic patterns and roadway performance are not expected to change.

History of the Planning Effort: The High Line Canal Conservancy hosted public engagement (in person meetings, site walks, digital surveys) February through May of 2023. Engagement and survey results highlighted the need for improved trail accessibility, shelter from the elements, a restroom, and educational signage, all while respecting the natural aesthetic of the site. The construction documents addressing these desires have been reviewed by Denver Water, Douglas County Open Space, and PT&BG.

Community Benefits: These improvements will provide the following benefits to the community:

- Improved parking delineation and surfacing to the trailhead
- ADA compliant access from the parking lot to the High Line Canal Trail
- Scenic overlook of the Platte Canyon Reservoir
- Educational and interpretive signage

Type of Construction: The improvements will be constructed by a qualified general contractor. All proper grading, erosion and sediment control BMPs will be used during the construction period, while minimizing disturbance to existing vegetation. Specialty equipment will be used by a qualified sub-contractor for the installation of the shelter. All disturbed areas will be revegetated with native seed.

Preliminary Project Schedule:

- Feb. – Mar. 2026 Complete Location & Extent process
- Mar. – Apr. 2026 Complete construction documents, reports, review process
- Apr. – Jun. 2026 Bidding & Procurement
- Jul. – July 2026/27 Construction
- July 2027 Opening

Hours: Open one hour before sunrise and one hour after sunset.

Anticipated Use: Trail user data for the High Line Canal Trail near the Origin Trailhead counted 58,786 annual users in 2024. We anticipate a slight increase in these numbers as trail access and amenities are improved. That could equal approximately 5,000 users per month, 1,154 users per week, or 165 users per day. Although given the seasonal use of the trail, we expect the warmer seasons to have more usage as compared to the cooler months.

Compliance with the Comprehensive Master Plan: This project complies with the objectives of the 2040 Douglas County Comprehensive Master Plan (CMP) and the 2030 Parks, Trails, and Open Space Master Plan (PTOSMP) in several sections as follows:

CMP Objective 3-1C: *Preserve rural historic structures and sites.*

Policy 3-1C.1 *Support restoration and management efforts of historic structures and sites as part of all rural land use applications.*

The proposed improvements highlight the historic infrastructure without impacting current needs by Denver Water. Specific coordination has ensured that underground utilities will maintain necessary clearances while any new infrastructure will not negatively impact existing embankments.

CMP Objective 3-2A: *Ensure that character and intensity of development is appropriate for the nonurban area.*

Policy 3-2A.1 *Design should be of a scale and character that complements the nonurban area.*

The designs have been selectively low impact to the existing trail and surrounding vegetation. The improvement areas have been sited in a way to utilize the viewsheds that the vegetation has created as either a small widening of the trail, or a relatively small shelter for a handful of trail users at a time.

CMP Objective 3-2B: *Design Development to conserve and showcase important natural and rural features.*

Policy 3-2B.2: *Design structures and site amenities with materials and colors that complement the natural landscape.*

The materiality has been chosen to remain as natural as possible, with sandstone and wood as site furnishings. The shelter has been designed to reflect the materiality of the dam, appearing as raw steel with as much openness as possible for viewing the surrounding environment.

Policy 3-2B.3: *Encourage the preservation and construction of drainageways and stormwater management facilities that complement the natural and rural landscape.*

Improvements shown will preserve the existing Canal or reservoir. A cobble drainage swale is added to disrupt flows and protect the newly improved ADA sloped connection.

Policy 3-2B.6: *Grade disturbed slopes to blend with the natural terrain and revegetate with native grasses and vegetation.*

Only native seed is proposed for disturbed areas, which blend into their adjacent slopes.

PTOSMP Goal PT 1: *Provide a system of regional parks and trails that are interconnected and integrated within the community.*

Objective PT 1B: *Support and establish design that provide convenient access between parks and trails facilities and to the surrounding community.*

This project will improve the access from the trailhead to the High Line Canal Trail.

Objective PT 1C: *Design and improve parks and trails facilities to strengthen their role as centers for community.*

Policy PT 1C.1: Provide opportunities for engagement and interaction with fellow citizens and the natural and built environment.

Policy PT 1C.2 Build community awareness and use of parks and trails to cultivate a sense of ownership and support for these resources.

Policy PT 1C.3 Support educational programs and opportunities that align with this plan.

The improvements from this project hit on all these points for the trailhead to act as center for community. The educational signage and shelter will foster community building and gathering along this portion of the High Line Canal Trail. The goal is to promote the historic purpose and continual stewardship of the Canal with the surrounding built and natural environment.

Objective PT 1D: *Provide trails that meet the needs of non-motorized trail users except as required by the American with Disabilities Act.*

The connection from the parking lot to the trail will be improved to be ADA.

PTOSMP Goal PT 3: *Ensure that parks and trails are compatible with the natural and built environment and adjacent uses.*

Objective PT 3B: *Evaluate the impacts of park and trail development on surrounding uses through processes that include public participation.*

The improvements being designed here were outlined in a public participation process and prioritizes the desires heard.

Objective PT 3D: *Manage parks and trails facilities to minimize impacts to adjacent communities, as feasible.*

While this project will add a shade shelter to the trail, it will not create such a demand that it will cause increased traffic concerns for the community.

PTOSMP Goal PT 5: *Increase public awareness and understanding of the use of the natural and built environment and respect for all users.*

Objective PT 5B: *Promote courteous behavior between users.*

Trail rules and regulations signs will be included in the improvements.

PTOSMP Goal PT 6: *Provide safe and secure parks and trails.*

Objective PT 6A: *Design facilities that provide visibility, way-finding and temporary shelter for users.*

Wayfinding signage is included as part of the design. The overlook shelter will also provide protection from intense sun and rain.

PTOSMP Goal PT 7: *Realize operational efficiencies through planning, development, and management practices.*

Objective PT 7B: *Balance funding of capital improvements with maintenance activities.*

While this project is funding as a capital improvement, it will address maintenance concerns of potholes in the parking area.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

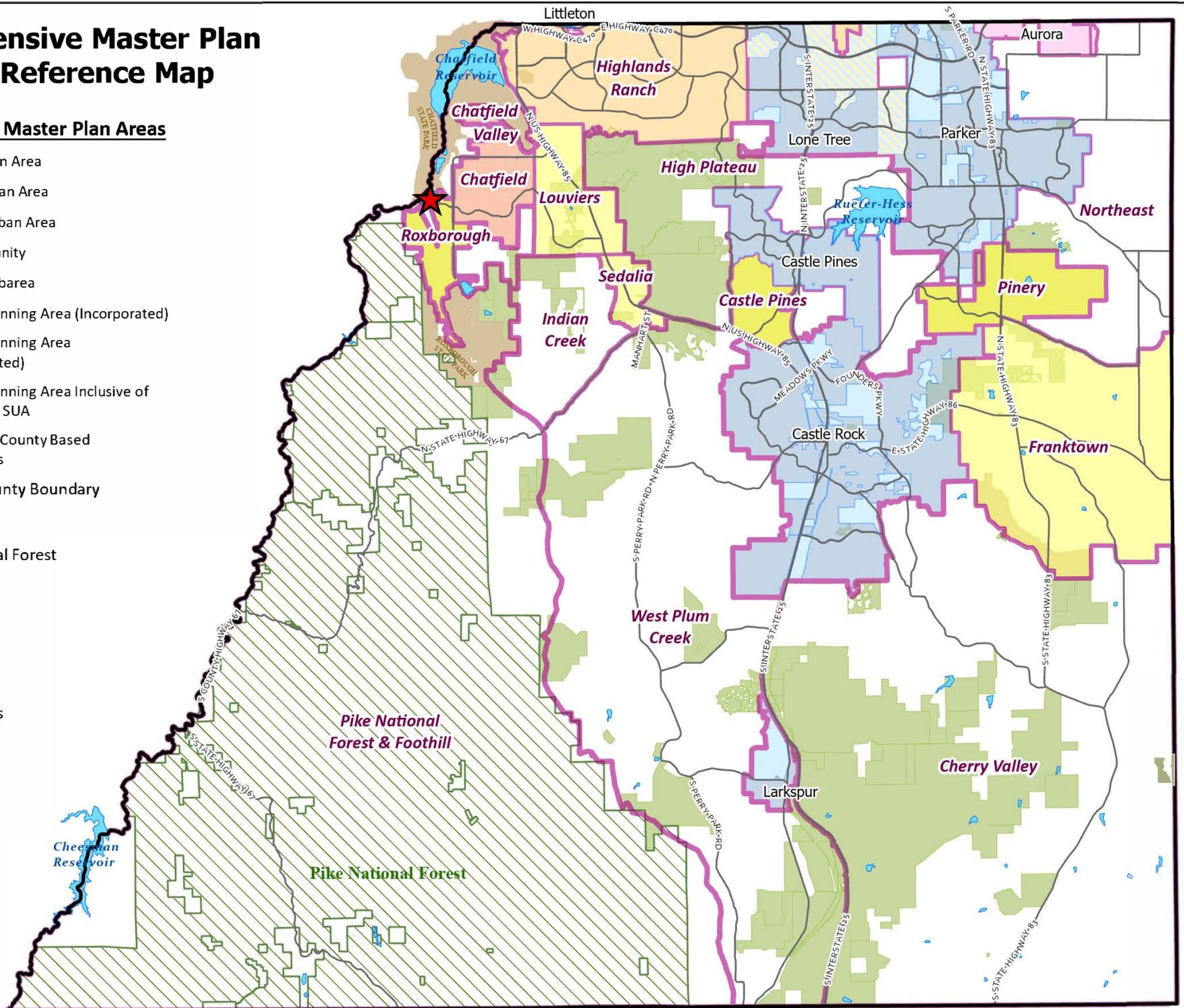
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



LE2026-002 High Line Canal Origin Trailhead



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

Date Saved: 3/4/2026 9:30 AM

-  A1 - AGRICULTURAL ONE
-  GI - GENERAL INDUSTRIAL
-  PD - PLANNED DEVELOPMENT

LE2026-002 High Line Canal Origin Trailhead



Date Saved: 3/4/2026 10:54 AM

Referral Agency Response Report

Project Name: High Line Canal Origin Trailhead

Project File #: LE2026-002

Date Sent: 02/23/2026

Date Due: 03/16/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/02/2026	<p>Verbatim response: The proposed address is 10909 WATERTON ROAD. 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.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	
Assessor	02/23/2026	No Comment.	No response necessary
AT&T Long Distance - ROW	02/26/2026	<p>Verbatim response: There is a possibility of conflict along Waterton Rd. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist.</p>	Utility Locates will be called prior to any construction.
Building Services		No response received as of staff report preparation.	
CenturyLink		No response received as of staff report preparation.	
Chatfield Community Association		No response received as of staff report preparation.	
Arrowhead Shores		No response received as of staff report preparation.	
Chatfield Farms 1-A		No response received as of staff report preparation.	
Chatfield Farms 1-B HOA		No response received as of staff report preparation.	
Chatfield Farms Estates HOA		No response received as of staff report preparation.	
Colorado Division of Water Resources		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Dominion Water and Sanitation District		No response received as of staff report preparation.	
Douglas County Health Department		No response received as of staff report preparation.	
Engineering Services		No response received as of staff report preparation.	

Referral Agency Response Report**Project Name:** High Line Canal Origin Trailhead**Project File #:** LE2026-002**Date Sent:** 02/23/2026**Date Due:** 03/16/2026

Agency	Date Received	Agency Response	Response Resolution
High Line Canal Conservancy		No response received as of staff report preparation.	
Jefferson County Planning and Zoning		No response received as of staff report preparation.	
Office of Emergency Management	02/23/2026	No Comment	No response necessary
Ravenna Homeowners Master Association		No response received as of staff report preparation.	
Roxborough 16B HOA		No response received as of staff report preparation.	
Roxborough Park Foundation		No response received as of staff report preparation.	
Roxborough Ridge HOA		No response received as of staff report preparation.	
Roxborough Village Flg 14B HOA		No response received as of staff report preparation.	
Roxborough Village First HOA		No response received as of staff report preparation.	
Roxborough Water and Sanitation District		No response received as of staff report preparation.	
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
West Metro Fire Protection District		No response received as of staff report preparation.	
Xcel Energy-Right of Way & Permits		No response received as of staff report preparation.	



MEMORANDUM

TO: Douglas County Public Works Department

FROM: Rachel S. Ackermann, PE
Felsburg Holt & Ullevig

DATE: November 24, 2025

SUBJECT: High Line Canal Origin Trailhead Design Project – Traffic Evaluation
FHU Reference Project No. 122553-02

The High Line Canal Origin Trailhead Design Project is a maintenance-focused effort to rehabilitate and update the existing trailhead facilities at the western terminus of the High Line Canal Trail. The work consists of repairs and refinements to existing circulation paths, signing, ADA connections, and user access points. The purpose of the project is to improve accessibility, connectivity, and safety within the current footprint of the trailhead without increasing roadway or parking capacity. **Figure I** shows the proposed site plan.

Consistent with county submittal requirements, this memorandum describes the existing transportation network serving the site and evaluates whether the proposed maintenance activities would alter the performance of the surrounding system.

EXISTING TRANSPORTATION NETWORK

The trailhead is located on the east side of Waterton Road, just north of its intersection with Dante Drive in Littleton, Colorado. At this location, Waterton Road functions as a two-lane minor arterial with a posted speed limit of 35 mph. DRCOG’s Regional Traffic Count Program identifies an average daily traffic volume of approximately 14,800 vehicles per day on Waterton Road east of Waterton Canyon Road (November 2022). The trailhead is served by a full-movement access driveway with auxiliary turn lanes on Waterton Road.

The existing trailhead provides approximately 20 parking spaces and serves a wide range of trail users, including pedestrians and cyclists. No increase in parking supply, laneage, or vehicular access points is included in the project. The trailhead also forms the western entry to the 71-mile High Line Canal Trail, one of the region’s most heavily used non-motorized regional trails. Maintaining safe, ADA-compliant, and intuitive connections at this junction is essential to the function of the regional trail network. Existing conditions reflect a typical small trailhead with mixed-mode use and predictable peak periods but no documented operational deficiencies on the roadway network. The project’s improvements remain entirely within the current trailhead footprint. Because no additional vehicle demand is expected to be generated, and no geometric changes are proposed to Waterton Road, the project is not expected to materially alter traffic patterns, demand, or capacity on the adjacent roadway system.

SUMMARY OF TEMPORARY TRANSPORTATION IMPACTS

Construction activities will generate only temporary and modest impacts. Portions of the parking lot may be used for staging, and a short, well-signed temporary access path will be provided to maintain continuous trail connectivity. The High Line Canal Trail itself will remain open. Construction vehicle traffic is expected to be limited relative to existing volumes on Waterton Road and coordinated with the contractor and the county to avoid peak periods when practical. With standard traffic control measures in place, no adverse effects on roadway operations are anticipated.

November 24, 2025

High Line Canal Origin Trailhead Design Project – Traffic Evaluation

Page 2

Overall, the project constitutes maintenance and rehabilitation of an existing facility. It improves safety and accessibility for trail users but does not introduce changes that would affect long-term travel demand, roadway performance, or the adequacy of the surrounding transportation network.

If you have any questions, please feel free to reach me at rachel.ackermann@fhueng.com or by phone, at 303-721-1440



FIGURE 1
Site Plan



December 18, 2025

Josh Phillips, Director of Planning + Implementation High Line Canal Conservancy
4010 E. Orchard Road
Centennial, CO 80121

RE: GESC Memorandum - HLC Conservancy Project 4 – Origin Story – Location and Extent (L&E) 90% Design Submittal to Douglas County (FHU Project No. 122553-01)

Dear Mr. Phillips

This memorandum is to provide grading, erosion, and sediment control (GESC) information for the Location and Extent (L&E) 90% Design submittal and review by Douglas County. We believe this project may be eligible for a Low Impact GESC Permit and not require a GESC Report.

HLC Conservancy is proposing to improve the HLC Origin Trailhead access and landing near the existing trailhead parking lot and provide a new reservoir overlook. This project is located southeast of the intersection of Waterton Rd. and Rampart Way.

The proposed improvements for this project include:

- Trailhead Landing and Interpretive Area
 - Provide resurfacing for the existing parking lot and maintaining existing grades.
 - Provide a new graded access ramp from the parking lot to the existing trail.
 - Provide amenities such as bathroom & trash receptacles, seating/benches, and signage east of the parking lot.
 - Provide resurfacing of select areas of the existing trail adjacent to the interpretive area.
- Reservoir Overlook
 - Provide a new bench, a new small shade structure, and a new lookout with signage and seating located approximately 1,085 feet northeast of the existing parking lot along the existing HLC Trail.
 - Provide resurfacing of select areas of the existing trail adjacent to the new overlook.

In general, all major and minor local drainage facilities located within the project limits are tributary to either the South Platte River, HLC or the Platte Canyon Reservoir. The South Platte River is located north of the existing trailhead parking lot, and the Platte Canyon Reservoir is immediately north of the HLC Trail. The HLC is located immediately south of the HLC Trail. All drainage facilities are tributary to the Chatfield Reservoir.

To date, no known flooding issues are associated with the South Platte River, or this project area. No improvements will be made to the waterways described and there will be no negative impacts on any of the waterways as a result of this proposed project. Please see the *Drainage Design Memorandum – HLC Conservancy Project 4 – Origin Story – Location and Extent (L&E) 90% Design Submittal* for additional drainage details.

December 18, 2025

Josh Phillips

Page 2

The total disturbance area is approximately 0.19 acres. The approximate quantity for unclassified excavation is estimated to be 330 cubic yards and the approximate quantity for embankment material is estimated to be 65 cubic yards. It is estimated that approximately 265 cubic yards will need to be exported for this project.

There is no formal drainage improvements required or planned. Shallow trail swales (less than six inches of depth) will be graded adjacent to the trail to facilitate minor runoff from the adjacent slope back to existing drainage swales along the south side of the parking lot. Side slopes vary along the trail from 4:1 to 3:1. The final disposition of the shallow trail swales will include cobble mulch and the graded side slopes will be vegetated and stabilized with seeding, mulching and soil retention blankets (straw/coconut) for all slopes steeper than 4:1. Additional landscape features include trees and landscape boulders.

Grading will occur within 100-feet from a mapped FEMA floodplain however the floodplain is mapped as Zone A which is mapped by approximate methods with no defined base flood elevations or depths. Due to the proximity of the waterways as described, detailed GESC plans have been prepared in accordance with the Douglas County GESC Manual. GESC plans have been prepared to provide erosion control prior to, during, and after construction according to the proposed site plan improvements and are included in the overall L&E submittal package to Douglas County for review.

The proposed site improvements will have very minimal increases to stormwater runoff along the HLC Trail including the addition of the small shade structure at the reservoir overlook. The drainage runoff from these surfaces sheet flow onto adjacent existing native vegetated surfaces to encourage infiltration and evaporation prior to discharge into the ultimate receiving waterways.

Due to the project size, minimal grading disturbance, GESC control measures and landscaping proposed for the trail and overlook we believe this project should be considered eligible for a Low Impact GESC Permit and not require a GESC Report. If it is determined that a GESC Report is required by Douglas County, FHU will prepare one to support the project improvements.

Sincerely,

FELSBURG HOLT & ULLEVIG



Chad D. Twiss

Water Resources Engineer

National Flood Hazard Layer FIRMMette



105°5'45"W 39°29'27"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/29/2024 at 4:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000 105°5'8"W 39°28'59"N

MEMORANDUM

TO: Josh Phillips, Director of Planning + Implementation
High Line Canal Conservancy

FROM: Chad D. Twiss, CFM, Water Resources Engineer
Felsburg Holt & Ullevig

DATE: December 18, 2025

SUBJECT: Drainage Design Memorandum – HLC Conservancy Project 4 – Origin Story – Location and Extent (L&E) 90% Design Submittal
HLC Conservancy Project # TBD
FHU Project # 122553-01

The intent of this drainage design memorandum is to describe the proposed design associated with the High Line Canal (HLC) Origin Trailhead improvements. Below is the general project location and description of proposed site improvements.

Project Location and Description

The HLC Conservancy is proposing to improve the HLC Origin Trailhead access and landing near the existing trailhead parking lot and provide a new reservoir overlook. This project is located southeast of the intersection of Waterton Rd. and Rampart Way. The proposed improvements for this project include:

- Trailhead Landing
 - Provide resurfacing for the existing parking lot maintaining and existing grades.
 - Provide a new graded access ramp from the parking lot to the existing trail.
 - Provide amenities such as bathroom & trash receptacles, seating/benches, and signage east of the parking lot.
 - Provide resurfacing of select areas of the existing trail adjacent to the new overlook and interpretive area.
- Reservoir Overlook
 - Provide a new bench, a new small shade structure, and a new lookout with signage and seating located approximately 1,085 feet northeast of the existing parking lot along the existing HLC Trail.
 - Provide resurfacing of select areas of the existing trail adjacent to the new overlook.

A description of the existing drainage facilities and conditions is described below.

Existing Drainage Facilities and Conditions

Major Drainage

In general, all major and minor local drainage facilities located within the project limits and described below are tributary to either the South Platte River, HLC or the Platte Canyon Reservoir. The South Platte River is located north of the existing trailhead parking lot and the Platte Canyon Reservoir is immediately north of the HLC Trail. The HLC is located immediately south of the HLC Trail. All drainage facilities are tributary to the Chatfield Reservoir.

To date, no known flooding issues are associated with the South Platte River, or this project area as described above. No improvements will be made to the waterways described and there will be no negative impacts on any of the waterways as a result of this proposed project.

Please see the **Floodplain** and **Water Quality** sections below for additional information.

Minor Drainage

Below is a summary of the existing drainage patterns and associated facilities for each area within the project limits. It is recommended that site improvement plans accompany review of this memorandum to assist with describing and illustrating the storm drainage conditions for each area.

- Existing storm drainage facilities associated with the Trailhead Landing and Interpretive Area include:
 - Stormwater runoff from the paved areas of northbound Waterton Rd. sheet flow from south to north and is intercepted by an existing adjacent roadside ditch. The roadside ditch bisects the existing trailhead parking lot and stormwater flows are conveyed southeast to northwest towards the South Platte River.
 - The existing trailhead parking lot includes a compacted gravel surface. Stormwater collected on the trailhead parking surface sheet flows from northeast to southwest towards the existing northbound Waterton Rd. roadside ditch.
 - The existing ramp from the existing trailhead parking lot includes a compacted gravel surface. Stormwater flows on the ramp are directed northwesterly primarily via sheet flow towards the existing trailhead parking lot and existing northbound Waterton Rd. roadside ditch.
- Existing storm drainage facilities associated with the Reservoir Overlook include:
 - The existing HLC includes a compacted gravel surface. Stormwater collected on the HLC trail surface sheet flows either to the north onto adjacent native vegetated surfaces via sheet flow into the Platte Canyon Reservoir or to the south onto adjacent native vegetated surfaces via sheet flow into the HLC.

To date, no known drainage issues are associated with the existing storm drainage systems as described above.

Proposed Drainage Facilities

Below is a summary of the proposed storm drainage improvements according to the site improvement plan to date.

- Proposed storm drainage improvements associated with Trailhead Landing and Interpretive Area include:
 - At this time there are no formal drainage improvements required or planned for at the trailhead parking area. The proposed resurfacing material is assumed to match the existing trailhead gradient across the parking lot area and maintain all existing drainage patterns.

- The proposed ramp improvements include re-grading the existing ramp area and maintaining all existing drainage patterns allowing the ramp to drain via sheet flow towards the trailhead parking lot. Shallow trail swales (less than six inches of depth) will be graded adjacent to the upstream side of the trail to facilitate minor runoff from the adjacent slope. The final disposition of the shallow trail swales will include cobble mulch and the side slopes will be vegetated and stabilized with seeding, mulching and soil retention blankets (straw/coconut) for all slopes steeper than 4:1.
- The proposed pause and overlook area will maintain existing grades in the area including protection of the existing gate infrastructure for the HLC. No drainage improvements are required.
 - Proposed storm drainage facilities associated with the Reservoir Overlook include:
 - The proposed small shade structure and associated lookout with signage will require some grading adjustments along the northern embankment of the HLC Trail. Concrete pier footings will support the deck and framing for the lookout with minimal disturbances to the surrounding embankment.

The proposed site improvements will have very minimal increases to stormwater runoff along the HLC Trail including the addition of the small shade structure at the reservoir overlook and interpretive area. The drainage runoff from these surfaces sheet flow onto adjacent existing native vegetated surfaces to encourage infiltration and evaporation prior to discharge into the ultimate receiving waterways.

Please see the **Grading, Erosion, and Sediment Control (GESC)** section below for additional information.

Water Quality

Post-construction permanent water quality (PWQ) control measures (CMs) and Best Management Practices (BMPs) are not required according to Douglas County's Separate Stormwater System (MS4) Phase II Permit due to the total project disturbance areas being less than one (1) acre.

Currently, as described in the site plan, the total project improvements include less than one (1) acre of disturbed area including new impervious areas totaling less than 1,000 square feet for all proposed improvements.

Floodplain

A portion of the project improvements are located within a Federal Emergency Management Agency (FEMA) regulated floodplain. The northern end of the trailhead parking lot is located within the Little Willow Creek Zone A floodplain as shown on Flood Insurance Rate Map (FIRM) Number 08035C0127F, Effective September 30, 2005. Zone A floodplain areas have a 1 percent annual chance of flooding (100-year flood) and no base flood elevations (BFEs) or depths shown (See attached FIRM). The proposed improvements for this project include resurfacing the existing trailhead parking lot with similar surface material and matching the existing gradient within the parking area. Therefore, there are no anticipated floodplain impacts, and it is anticipated that a floodplain development permit from Douglas County Department of Public Works Engineering will be required and approved prior to construction occurring within the floodplain.

Grading, Erosion, and Sediment Control (GESC) Plans

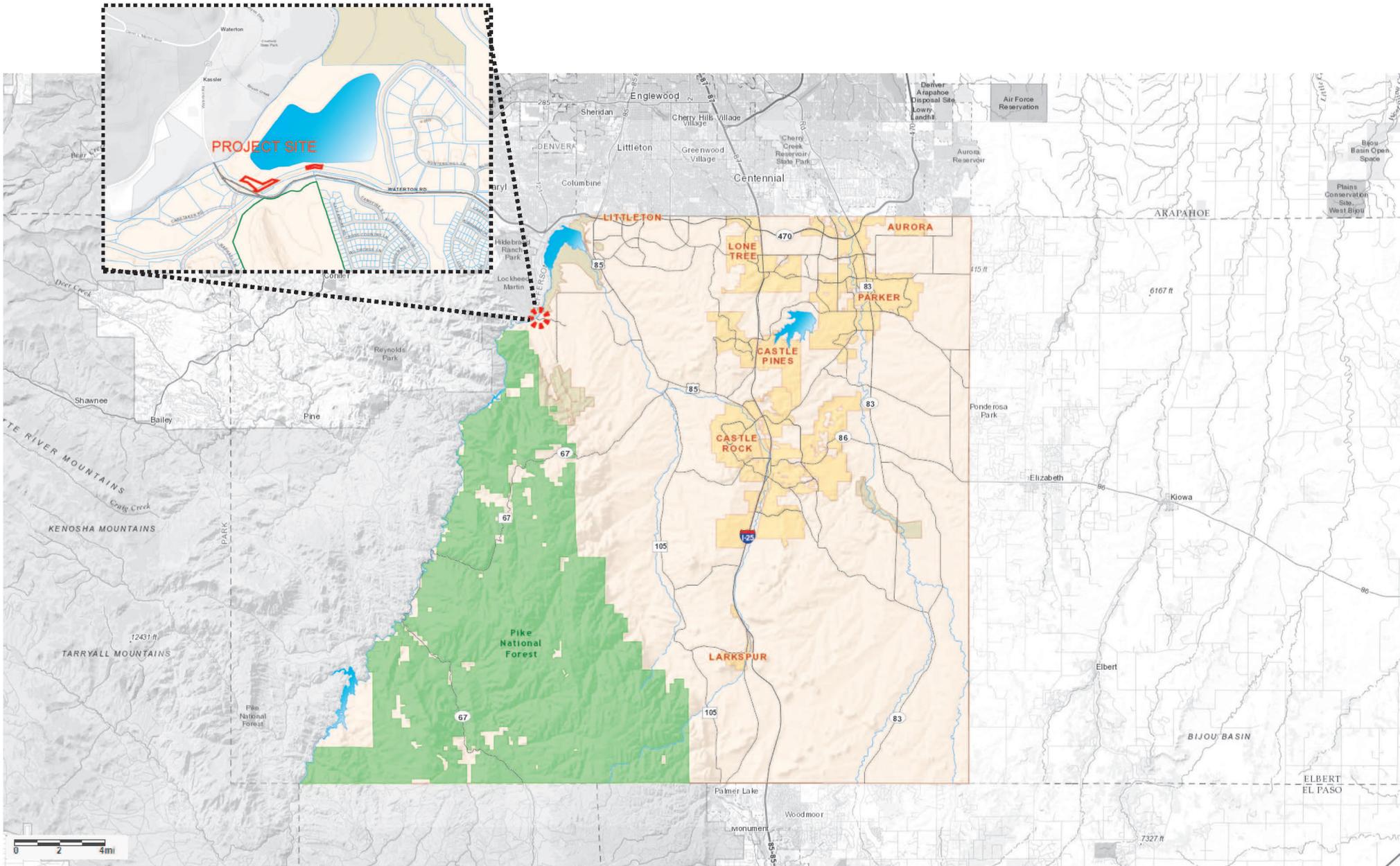
Because the project will disturb less than 1 acre, a Colorado Discharge Permit System permit from the Colorado Department of Public Health and Environment will not be required. Based on the proposed site plans and the proximity of waterways it is anticipated that GESC plans will be required and approved by Douglas County prior to construction. The development of GESC plans has been prepared in accordance with the Douglas County GESC Manual. GESC plans have been prepared to provide erosion control prior to, during, and after construction according to the proposed site plan improvements.

December 18, 2025

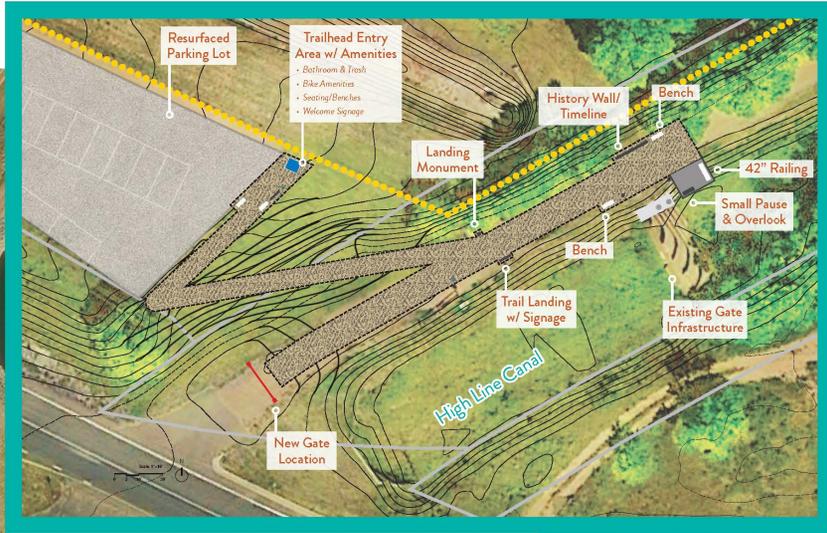
Drainage Design Memorandum – HLC Conservancy Project 4 – Origin Story – L&E 90% Design Submittal
Page 4

Conclusion

The intent of the project is to provide site improvements for accessibility, a new trailhead landing, and canal overlook to enhance the HLC Trail experience. This drainage memorandum complies with Douglas County stormwater criteria. No major drainage planning studies that would affect this site are known other than what are referenced in this study. The site improvement plan for this project will not have any negative impacts to the surrounding major waterways or minor local drainage systems as identified.



HIGH LINE CANAL ORIGIN TRAILHEAD
VICINITY MAP



Trailhead Landing and North Overlook

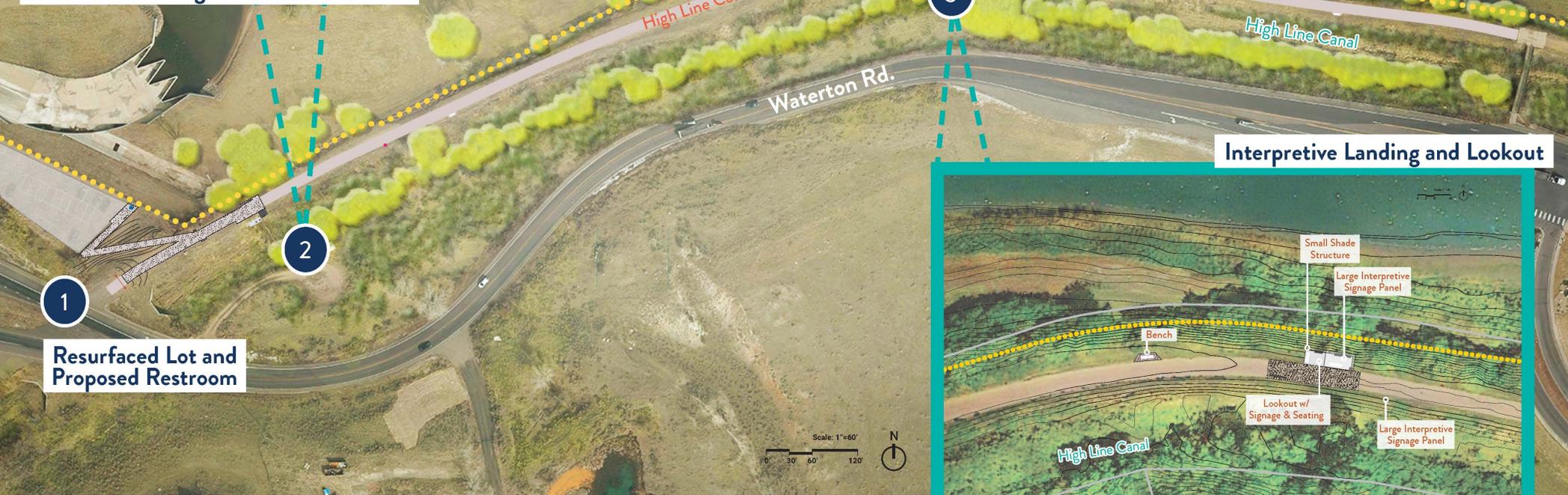
4 Continued Interpretation

Additional historical canal signage to continue through mile marker 3

Included interpretation areas to include:

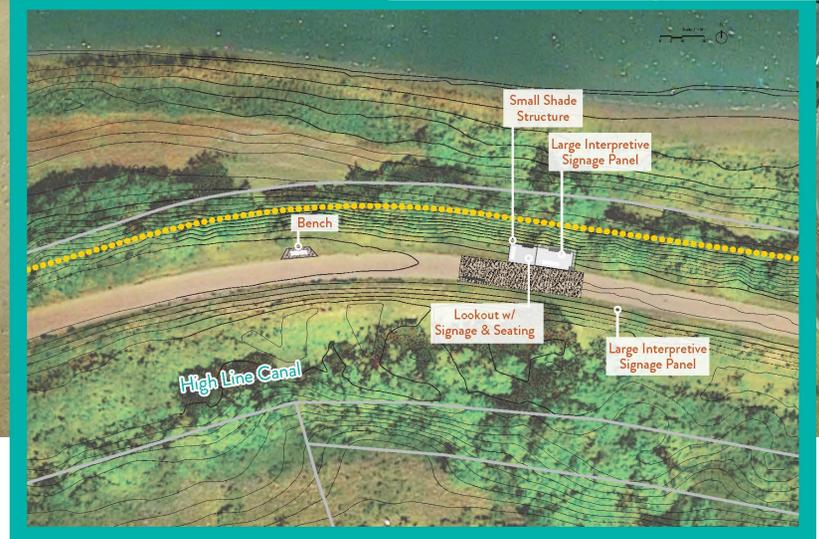
- Platte Canyon Gate
- Measurement Station
- Little Willow Creek Intersection

Continued to Mile 3



Resurfaced Lot and Proposed Restroom

Interpretive Landing and Lookout

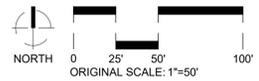


HIGH LINE CANAL
ORIGIN TRAILHEAD IMPROVEMENTS

Interpretive Landing and Lookout



HIGH LINE CANAL ORIGIN TRAILHEAD IMPROVEMENTS



LEGEND

- LIMIT OF WORK (LOW)
- o- EXISTING FENCE
- EXISTING DECIDUOUS TREE
- TREE PROTECTION ZONE
- ▨ EXISTING PAVING
- ▤ EXISTING VEGETATION
- ▧ EXISTING SHRUB/TREE STAND

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	12/18/2023	90% PROGRESS DOCUMENTS	WW

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 CHECKED BY: WW, KC

SHEET TITLE
 EXISTING CONDITIONS

SHEET NO.
 5 OF 27 **L101**

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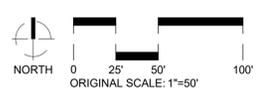


ISSUE
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SHEET INFO
DRAWN BY: MW, WV
CHECKED BY: WW, KC

SHEET TITLE
REFERENCE SITE PLAN

SHEET NO.
10 OF 27 **L200**



LEGEND

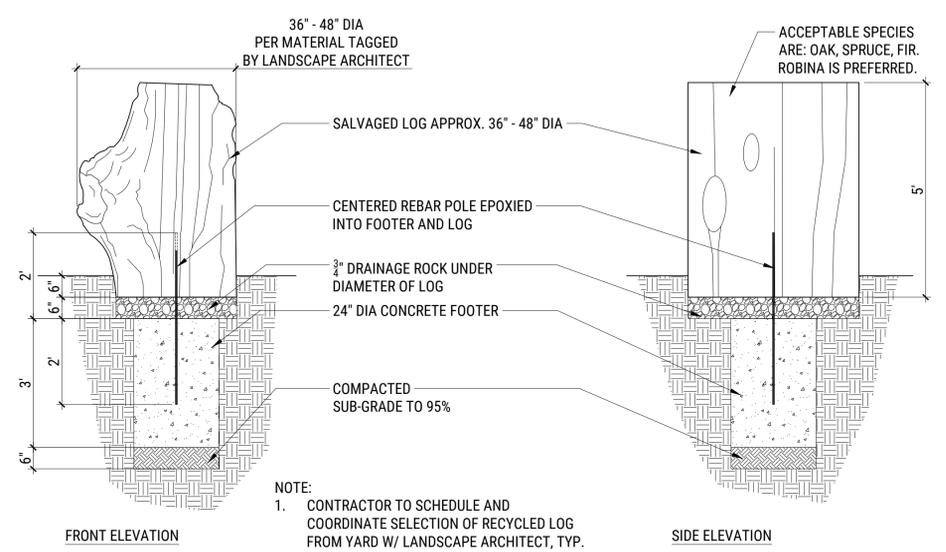
- LIMIT OF WORK
- 5510- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED CONTOUR
- ▨ TREE PROTECTION ZONE
- EXISTING FENCE
- ▨ EXISTING SHRUB/TREE STAND
- ▨ CRUSHER FINES
- ▨ NATIVE SEED AREA
- ▨ COBBLE SWALE
- ▨ METAL GRATING
- ▨ LANDSCAPE BOULDER
- STUMP

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.

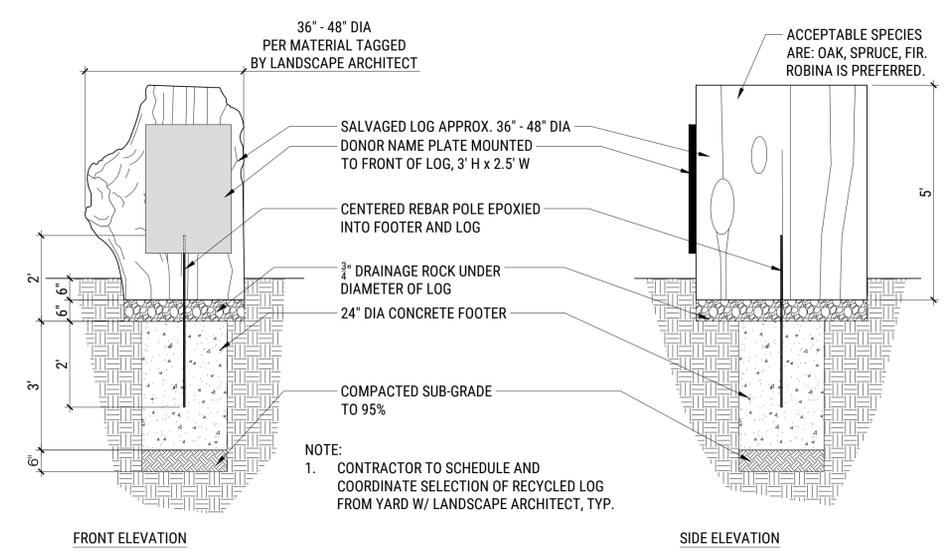
SITE DETAIL KEYNOTES

- 0.0 EXISTING CONDITIONS**
 - 0.1 EXISTING GRAVEL TRAIL SEE EXISTING CONDITIONS
 - 0.2 EXISTING GRAVEL PARKING LOT SEE EXISTING CONDITIONS
 - 0.3 TREE PROTECTION DTL. 1 / 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. 2 / SHT. L401
 - 1.1 MESH GRATING SEE SPECS
 - 1.2 COBBLE SWALE DTL. 3 / SHT. L401
- 2.0 EXTERIOR IMPROVEMENTS**
 - 2.1 LANDSCAPE BOULDER - RETAINING DTL. 4 / SHT. L401
 - 2.2 STACKED STONE BENCHES DTL. 1 / SHT. L402
 - 2.3 POST WITH DOG BAG DISPENSER FIELD VERIFY- TO BE RELOCATED
 - 2.4 BIKE PUMP STATION DTL. 2 / SHT. L402
 - 2.5 PORTA-POTTY AND ENCLOSURE BY OWNER
 - 2.6 TRASH FIELD VERIFY- TO BE RELOCATED
 - 2.7 SIGN TYPE B - WAYFINDING MAP KIOSK FIELD VERIFY- TO BE RELOCATED
 - 2.8 INTERPRETIVE SIGN - TIMELINE DTL. 2 / SHT. L405
 - 2.9 INTERPRETIVE SIGN - LOW DTL. 1 / SHT. L405
 - 2.10 INTERPRETIVE SIGN - RAILING DTL. 3 / SHT. L402
 - 2.11 MONUMENT PILLAR - SINGLE DTL. 4 / SHT. L402
 - 2.12 MONUMENT PILLAR - DOUBLE DTL. 5 / SHT. L402
 - 2.13 STRUCTURE DTL. 1-4 / SHT. L407
 - 2.14 OVERLOOK RAILING DTL. 1-4 / SHT. L406
 - 2.15 RULES AND REGULATIONS SIGN FIELD VERIFY- TO BE RELOCATED
 - 2.16 RELOCATED GATE FIELD VERIFY- TO BE RELOCATED
 - 2.17 STUMP DTL. 1 / SHT. L403
 - 2.18 STUMP -DONOR DTL. 4 / SHT. L403
 - 2.19 SWALE DRAIN DTL. 2 / SHT. L404
 - 2.20 PARKING SPACE MARKERS DTL. 4 / SHT. L404
- 3.0 PLANTING**
 - 3.0 TREE SEE SPECS
 - 3.1 NATIVE SEEDING SEE SPECS



NOTE:
1. CONTRACTOR TO SCHEDULE AND COORDINATE SELECTION OF RECYCLED LOG FROM YARD W/ LANDSCAPE ARCHITECT, TYP.

4 STUMP
SCALE: 1" = 1'-0"

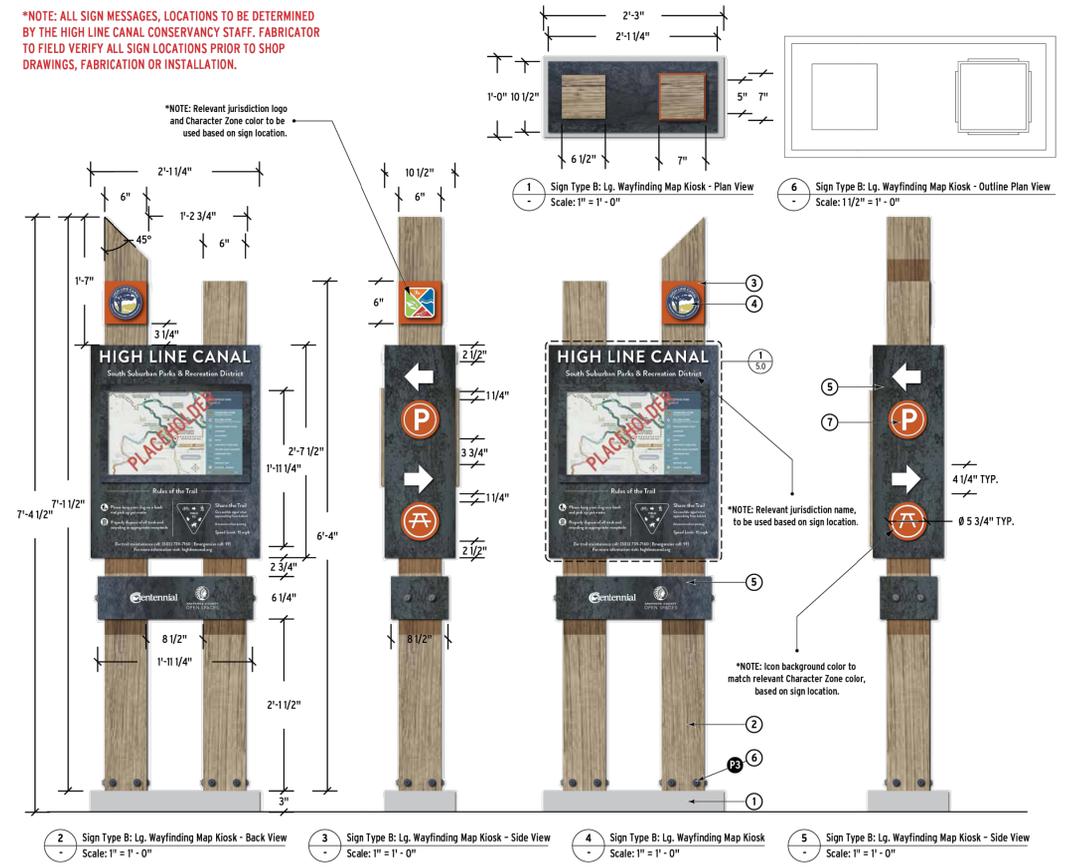


NOTE:
1. CONTRACTOR TO SCHEDULE AND COORDINATE SELECTION OF RECYCLED LOG FROM YARD W/ LANDSCAPE ARCHITECT, TYP.

4 STUMP - DONOR
SCALE: 1" = 1'-0"

SITE DETAIL KEYNOTES

0.0 EXISTING CONDITIONS	0.1 EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
	0.2 EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
	0.3 TREE PROTECTION	DTL. 1 / 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. 2 / SHT. L401
	1.1 MESH GRATING	SEE SPECS
	1.2 COBBLE SWALE	DTL. 3 / SHT. L401
2.0 EXTERIOR IMPROVEMENTS	2.1 LANDSCAPE BOULDER - RETAINING	DTL. 4 / SHT. L401
	2.2 STACKED STONE BENCHES	DTL. 1 / SHT. L402
	2.3 POST WITH DOG BAG DISPENSER	FIELD VERIFY- TO BE RELOCATED
	2.4 BIKE PUMP STATION	DTL. 2 / SHT. L402
	2.5 PORTA-POTTY AND ENCLOSURE	BY OWNER
	2.6 TRASH	FIELD VERIFY- TO BE RELOCATED
	2.7 SIGN TYPE B - WAYFINDING MAP KIOSK	FIELD VERIFY- TO BE RELOCATED
	2.8 INTERPRETIVE SIGN - TIMELINE	DTL. 2 / SHT. L405
	2.9 INTERPRETIVE SIGN - LOW	DTL. 1 / SHT. L405
	2.10 INTERPRETIVE SIGN - RAILING	DTL. 3 / SHT. L402
	2.11 MONUMENT PILLAR - SINGLE	DTL. 4 / SHT. L402
	2.12 MONUMENT PILLAR - DOUBLE	DTL. 5 / SHT. L402
	2.13 STRUCTURE	DTL. 1-4 / SHT. L407
	2.14 OVERLOOK RAILING	DTL. 1-4 / SHT. L406
	2.15 RULES AND REGULATIONS SIGN	FIELD VERIFY- TO BE RELOCATED
	2.16 RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
	2.17 STUMP	DTL. 1 / SHT. L403
	2.18 STUMP - DONOR	DTL. 4 / SHT. L403
	2.19 SWALE DRAIN	DTL. 2 / SHT. L404
	2.20 PARKING SPACE MARKERS	DTL. 4 / SHT. L404
3.0 PLANTING	3.0 TREE	SEE SPECS
	3.1 NATIVE SEEDING	SEE SPECS



4 HLC SIGNAGE
SCALE: 1" = 1'-0"

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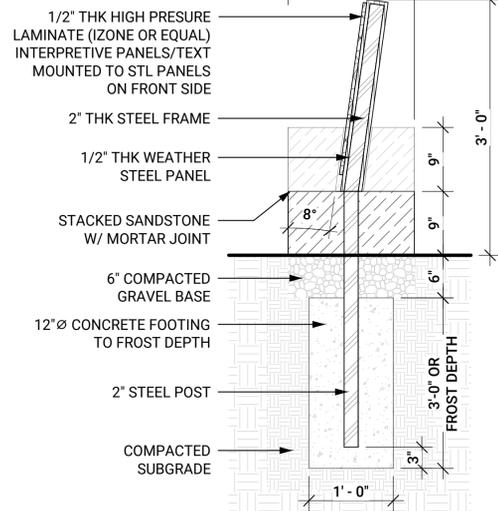
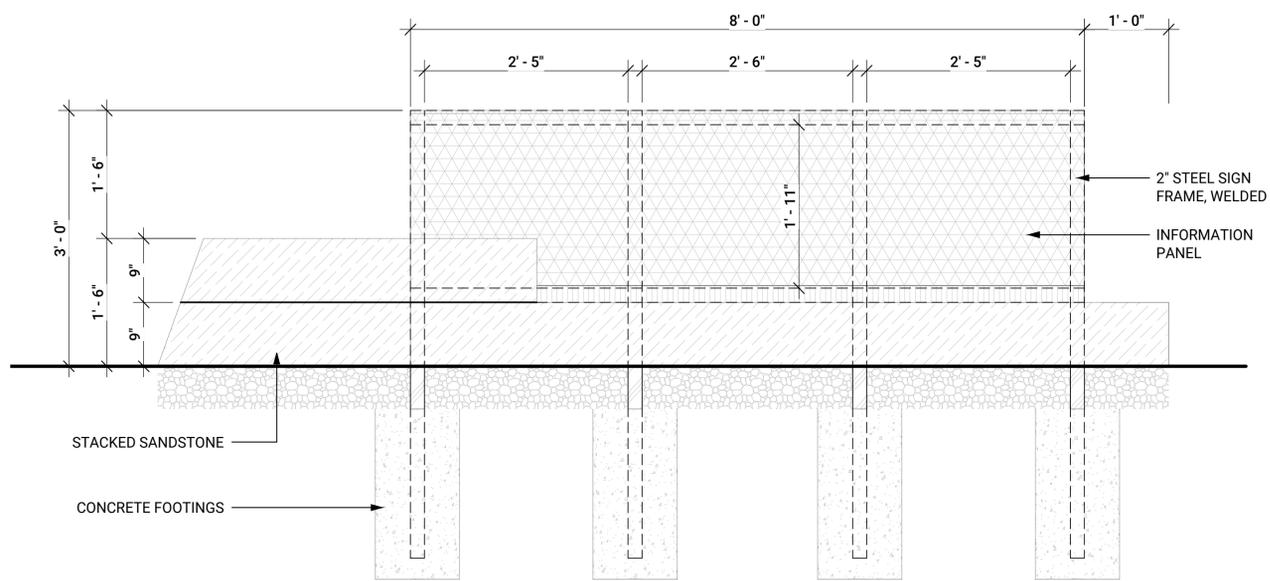


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LANDSCAPE DETAILS

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16 OF 27 **L403**

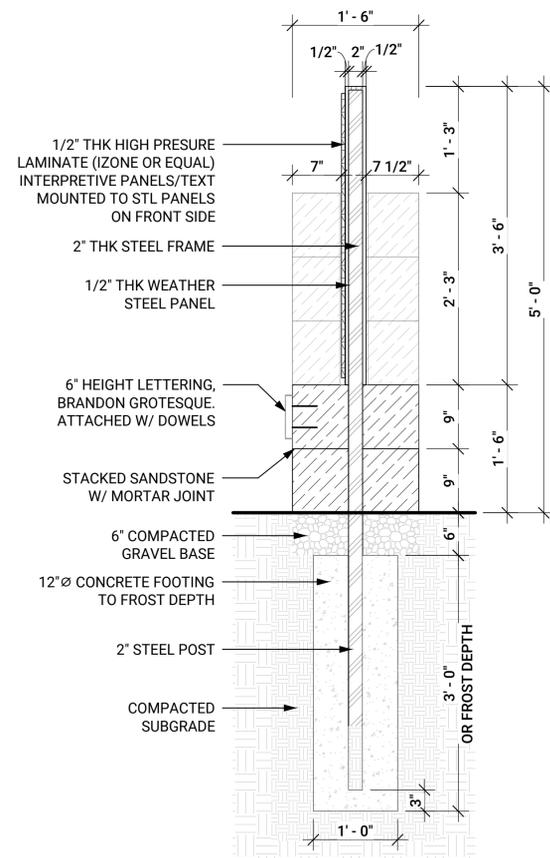
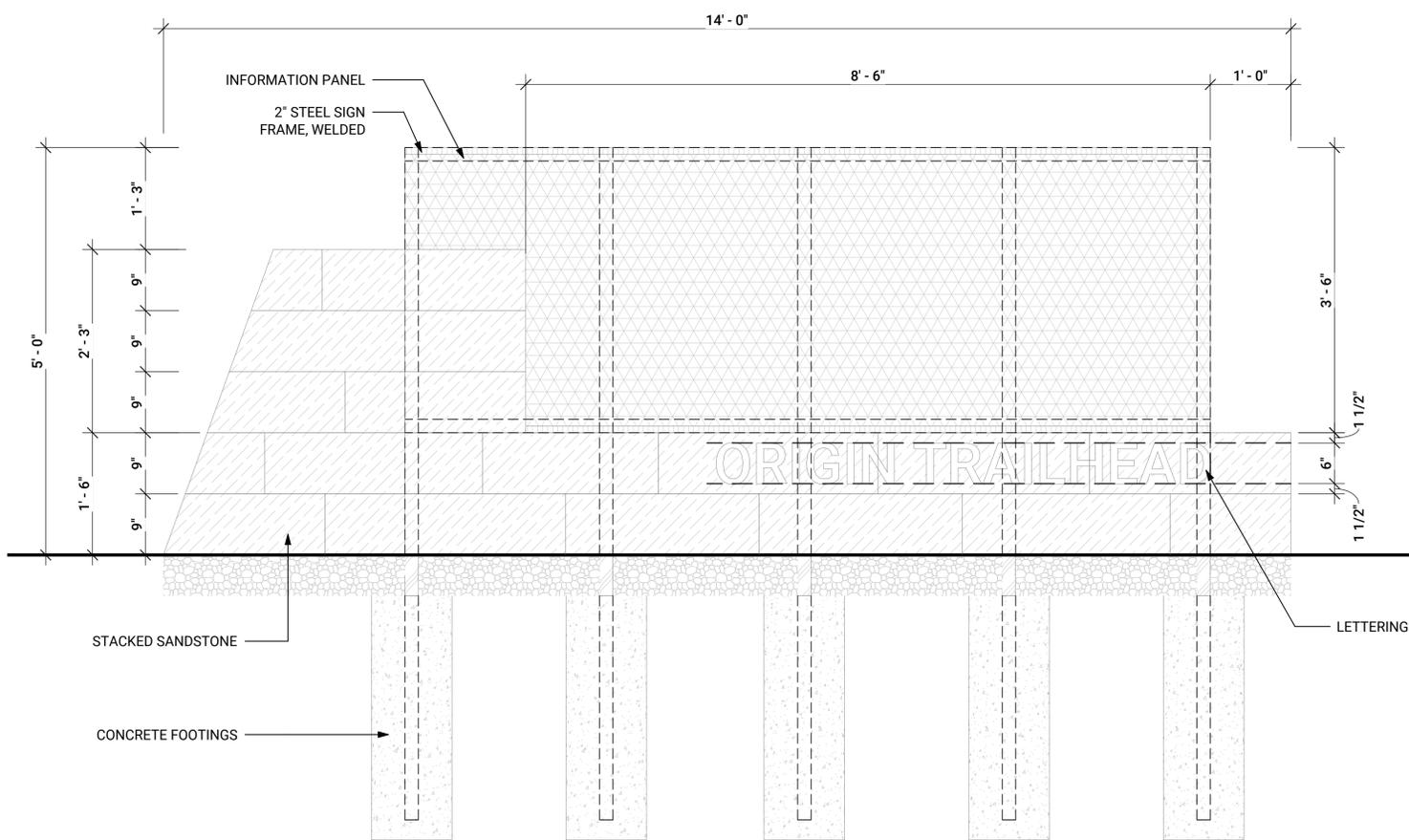


SITE DETAIL KEYNOTES

- 0.0 **EXISTING CONDITIONS**
 - 0.1 EXISTING GRAVEL TRAIL SEE EXISTING CONDITIONS
 - 0.2 EXISTING GRAVEL PARKING LOT SEE EXISTING CONDITIONS
 - 0.3 TREE PROTECTION DTL. 1 / 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. 2 / SHT. L401
 - 1.1 MESH GRATING SEE SPECS
 - 1.2 COBBLE SWALE DTL. 3 / SHT. L401
- 2.0 **EXTERIOR IMPROVEMENTS**
 - 2.1 LANDSCAPE BOULDER - RETAINING DTL. 4 / SHT. L401
 - 2.2 STACKED STONE BENCHES DTL. 1 / SHT. L402
 - 2.3 POST WITH DOG BAG DISPENSER FIELD VERIFY- TO BE RELOCATED
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 - 2.19 SWALE DRAIN DTL. 2 / SHT. L404
 - 2.20 PARKING SPACE MARKERS DTL. 4 / SHT. L404
- 3.0 **PLANTING**
 - 3.0 TREE SEE SPECS
 - 3.1 NATIVE SEEDING SEE SPECS

1 INTERPRETIVE SIGN - LOW
1" = 1'-0"

NOTE: PRELIMINARY DESIGN FOR REFERENCE ONLY.
TO BE COORDINATED AND DEVELOPED WITH HIGH
LINE CANAL INTERPRETIVE SIGNAGE DESIGNER



- METAL FABRICATION NOTES:**
1. SHARP STEEL CORNERS AND/OR EDGES SHALL BE GROUND ROUND AND SMOOTH
 2. GRIND SMOOTH ALL WELD CONNECTIONS AND REMOVE ANY WELD SPLATTER
 3. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW BEFORE ORDERING MATERIALS OR FABRICATING ELEMENTS

2 INTERPRETIVE SIGN - TIMELINE
1" = 1'-0"



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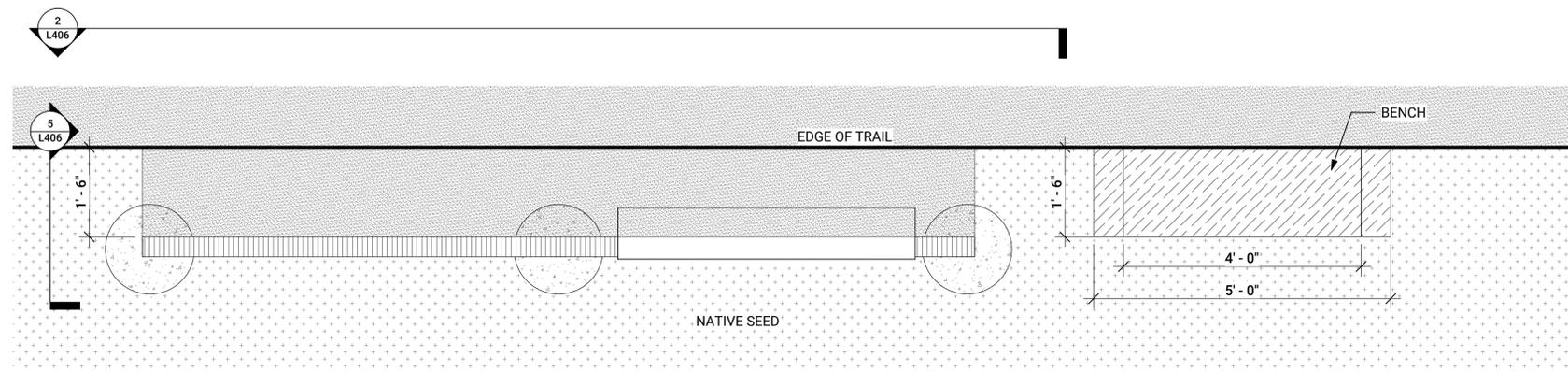


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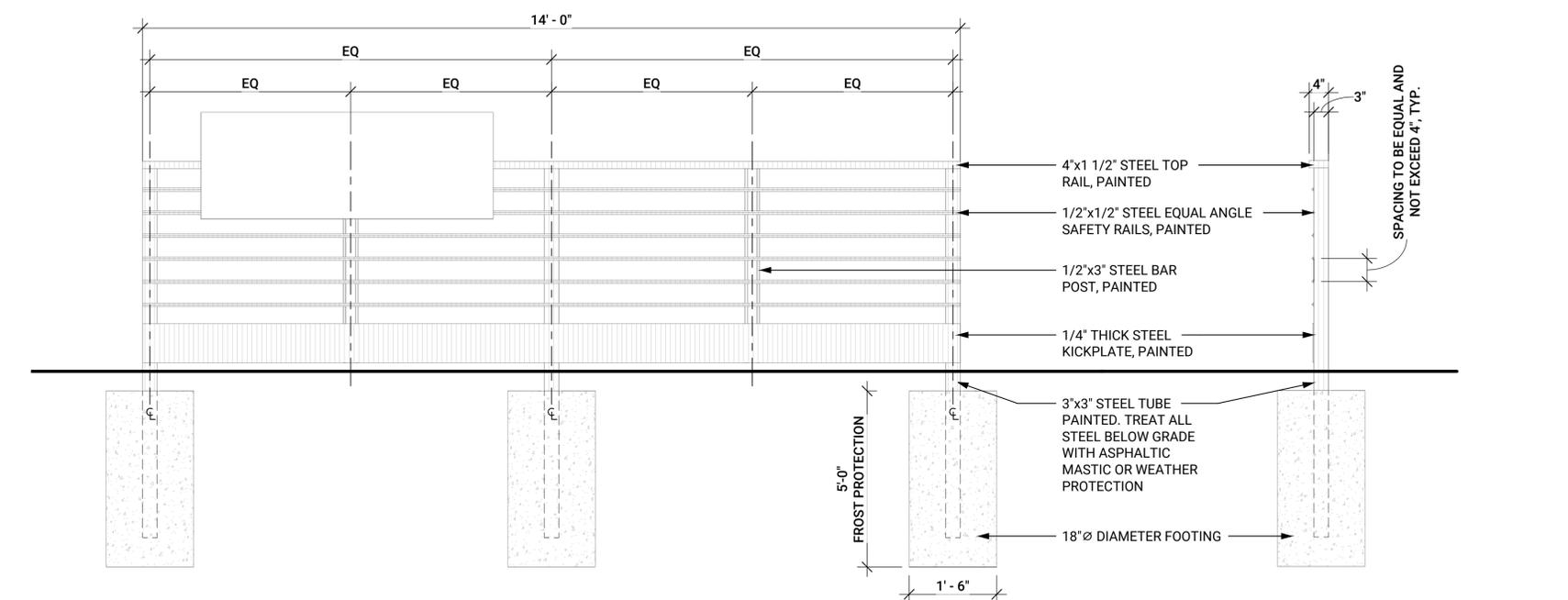
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SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
18 OF 27 **L404**



1 OVERLOOK - PLAN
3/4" = 1'-0"



2 OVERLOOK - SECTION
3/4" = 1'-0"

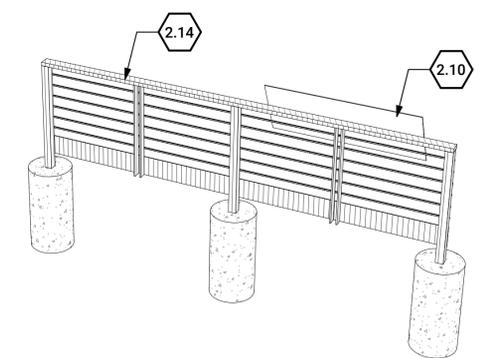
SITE DETAIL KEYNOTES

0.0 EXISTING CONDITIONS	0.1 EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
	0.2 EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
	0.3 TREE PROTECTION	DTL. 1 / 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. 2 / SHT. L401
	1.1 MESH GRATING	SEE SPECS
	1.2 COBBLE SWALE	DTL. 3 / SHT. L401
2.0 EXTERIOR IMPROVEMENTS	2.1 LANDSCAPE BOULDER - RETAINING	DTL. 4 / SHT. L401
	2.2 STACKED STONE BENCHES	DTL. 1 / SHT. L402
	2.3 POST WITH DOG BAG DISPENSER	FIELD VERIFY- TO BE RELOCATED
	2.4 BIKE PUMP STATION	DTL. 2 / SHT. L402
	2.5 PORTA-POTTY AND ENCLOSURE	BY OWNER
	2.6 TRASH	FIELD VERIFY- TO BE RELOCATED
	2.7 SIGN TYPE B - WAYFINDING MAP KIOSK	FIELD VERIFY- TO BE RELOCATED
	2.8 INTERPRETIVE SIGN - TIMELINE	DTL. 2 / SHT. L405
	2.9 INTERPRETIVE SIGN - LOW	DTL. 1 / SHT. L405
	2.10 INTERPRETIVE SIGN - RAILING	DTL. 3 / SHT. L402
	2.11 MONUMENT PILLAR - SINGLE	DTL. 4 / SHT. L402
	2.12 MONUMENT PILLAR - DOUBLE	DTL. 5 / SHT. L402
	2.13 STRUCTURE	DTL. 1-4 / SHT. L407
	2.14 OVERLOOK RAILING	DTL. 1-4 / SHT. L406
	2.15 RULES AND REGULATIONS SIGN	FIELD VERIFY- TO BE RELOCATED
	2.16 RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
	2.17 STUMP	DTL. 1 / SHT. L403
	2.18 STUMP - DONOR	DTL. 4 / SHT. L403
	2.19 SWALE DRAIN	DTL. 2 / SHT. L404
	2.20 PARKING SPACE MARKERS	DTL. 4 / SHT. L404
3.0 PLANTING	3.0 TREE	SEE SPECS
	3.1 NATIVE SEEDING	SEE SPECS

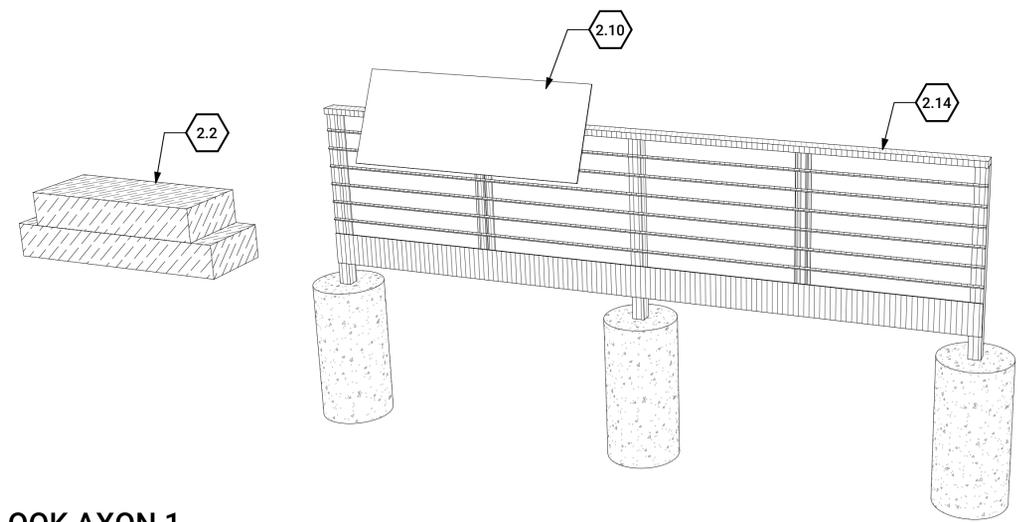
METAL FABRICATION NOTES:

- SHARP STEEL CORNERS AND/OR EDGES SHALL BE GROUND ROUND AND SMOOTH
- GRIND SMOOTH ALL WELD CONNECTIONS AND REMOVE ANY WELD SPLATTER
- PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW BEFORE ORDERING MATERIALS OR FABRICATING ELEMENTS

3 OVERLOOK AXON 2



4 OVERLOOK AXON 1



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PROJECT
HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS



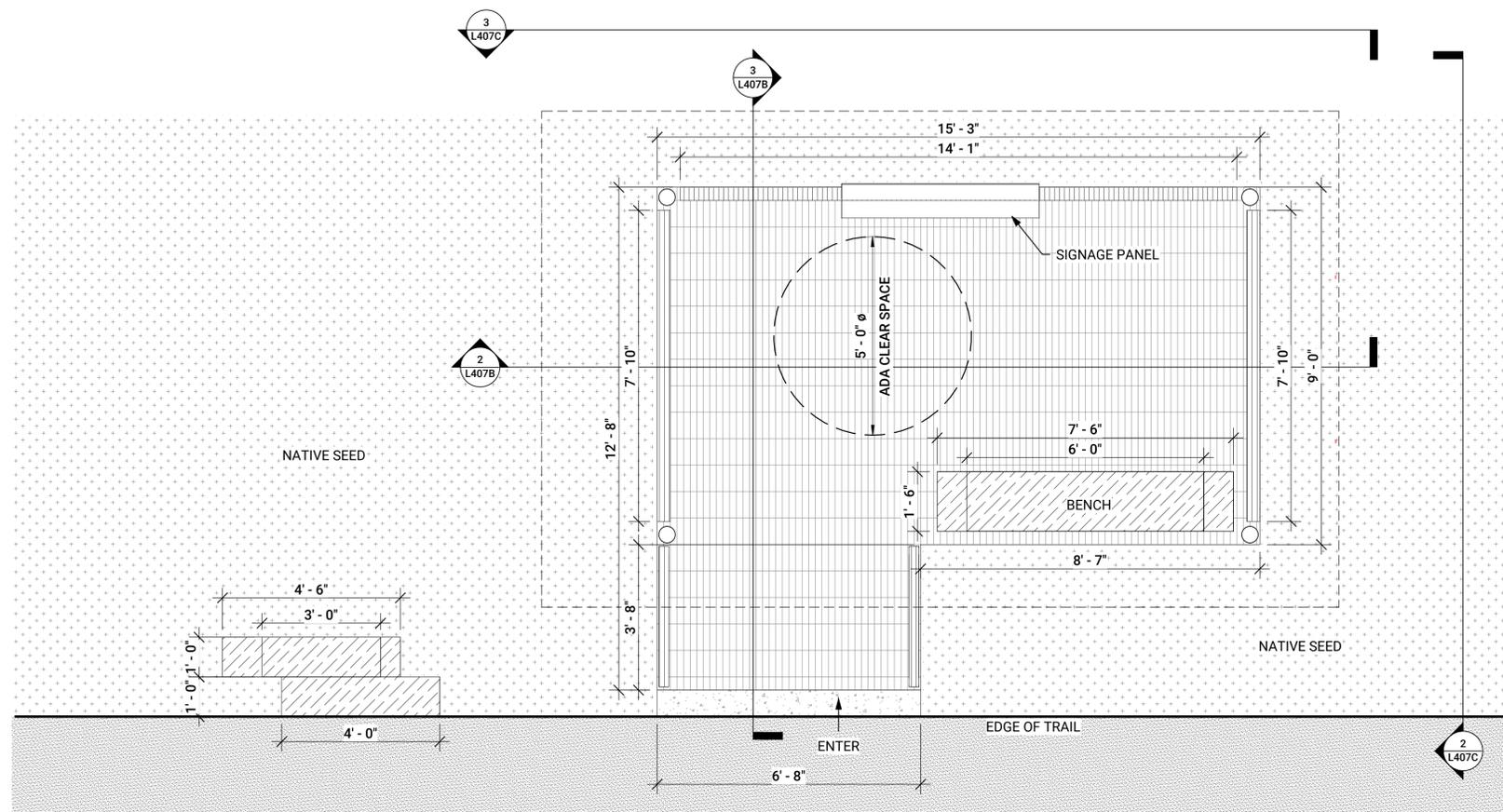
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SHEET INFO
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CHECKED BY: WW, KC

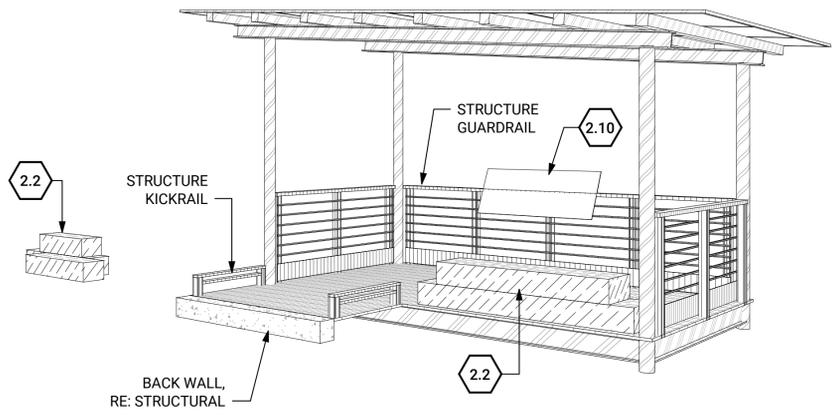
SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
19 OF 27

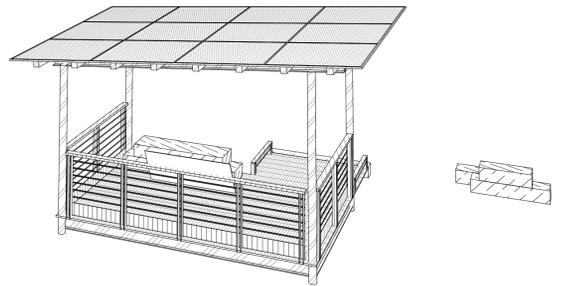
L406



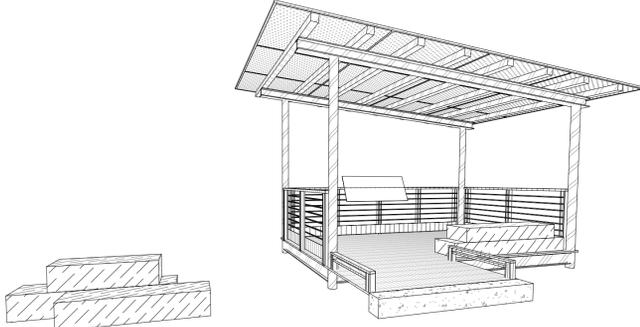
1 STRUCTURE - ARCHITECTURAL PLAN
1/2" = 1'-0"
* REFER TO STRUCTURAL



2 STRUCTURE AXON 1
* REFER TO STRUCTURAL



3 STRUCTURE AXON 2
* REFER TO STRUCTURAL



4 STRUCTURE AXON 3
* REFER TO STRUCTURAL

SITE DETAIL KEYNOTES

0.0	EXISTING CONDITIONS	
0.1	EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
0.2	EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
0.3	TREE PROTECTION	DTL. 1 / 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. 2 / SHT. L401
1.1	MESH GRATING	SEE SPECS
1.2	COBBLE SWALE	DTL. 3 / SHT. L401
2.0	EXTERIOR IMPROVEMENTS	
2.1	LANDSCAPE BOULDER - RETAINING	DTL. 4 / SHT. L401
2.2	STACKED STONE BENCHES	DTL. 1 / SHT. L402
2.3	POST WITH DOG BAG DISPENSER	FIELD VERIFY- TO BE RELOCATED
2.4	BIKE PUMP STATION	DTL. 2 / SHT. L402
2.5	PORTA-POTTY AND ENCLOSURE	BY OWNER
2.6	TRASH	FIELD VERIFY- TO BE RELOCATED
2.7	SIGN TYPE B - WAYFINDING MAP KIOSK	FIELD VERIFY- TO BE RELOCATED
2.8	INTERPRETIVE SIGN - TIMELINE	DTL. 2 / SHT. L405
2.9	INTERPRETIVE SIGN - LOW	DTL. 1 / SHT. L405
2.10	INTERPRETIVE SIGN - RAILING	DTL. 3 / SHT. L402
2.11	MONUMENT PILLAR - SINGLE	DTL. 4 / SHT. L402
2.12	MONUMENT PILLAR - DOUBLE	DTL. 5 / SHT. L402
2.13	STRUCTURE	DTL. 1-4 / SHT. L407
2.14	OVERLOOK RAILING	DTL. 1-4 / SHT. L406
2.15	RULES AND REGULATIONS SIGN	FIELD VERIFY- TO BE RELOCATED
2.16	RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
2.17	STUMP	DTL. 1 / SHT. L403
2.18	STUMP - DONOR	DTL. 4 / SHT. L403
2.19	SWALE DRAIN	DTL. 2 / SHT. L404
2.20	PARKING SPACE MARKERS	DTL. 4 / SHT. L404
3.0	PLANTING	
3.0	TREE	SEE SPECS
3.1	NATIVE SEEDING	SEE SPECS

METAL FABRICATION NOTES:

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PROJECT
HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS

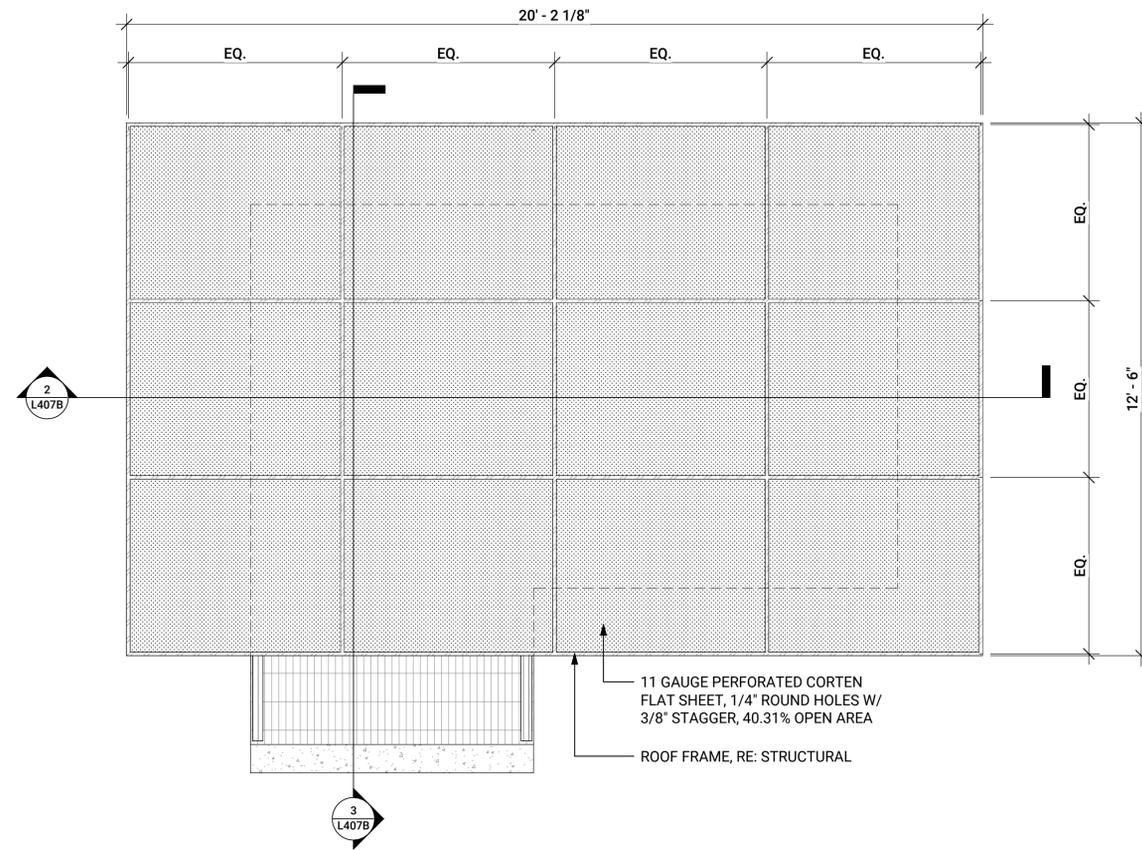


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SHEET INFO
DRAWN BY: MW, WV
CHECKED BY: WV, KC

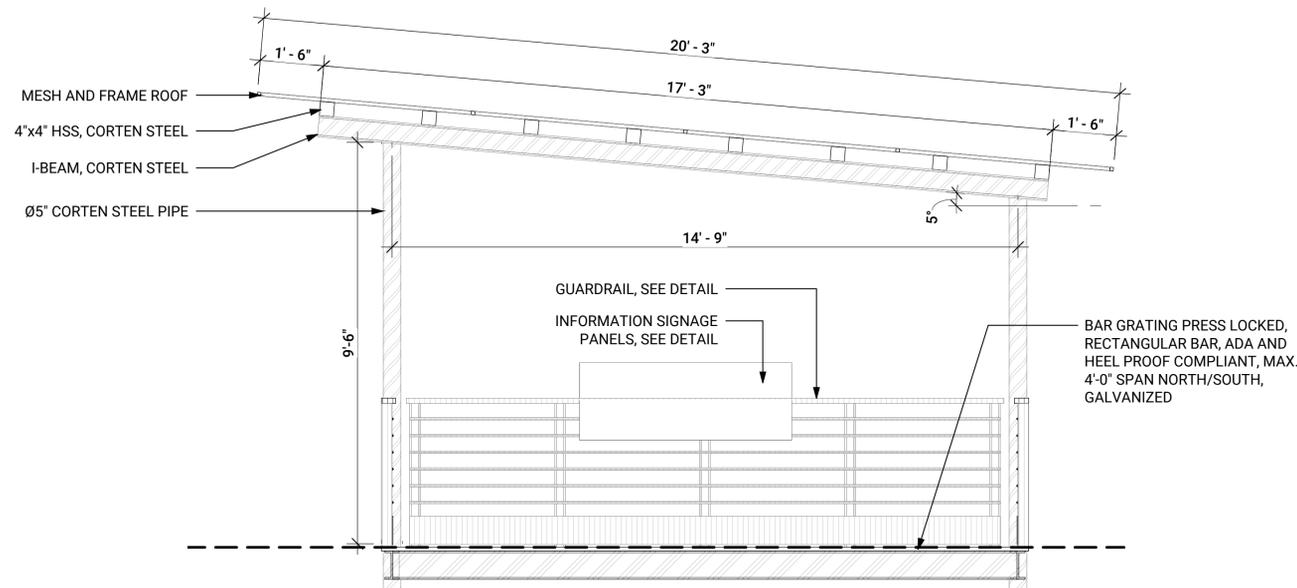
SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
20 OF 27 **L407A**



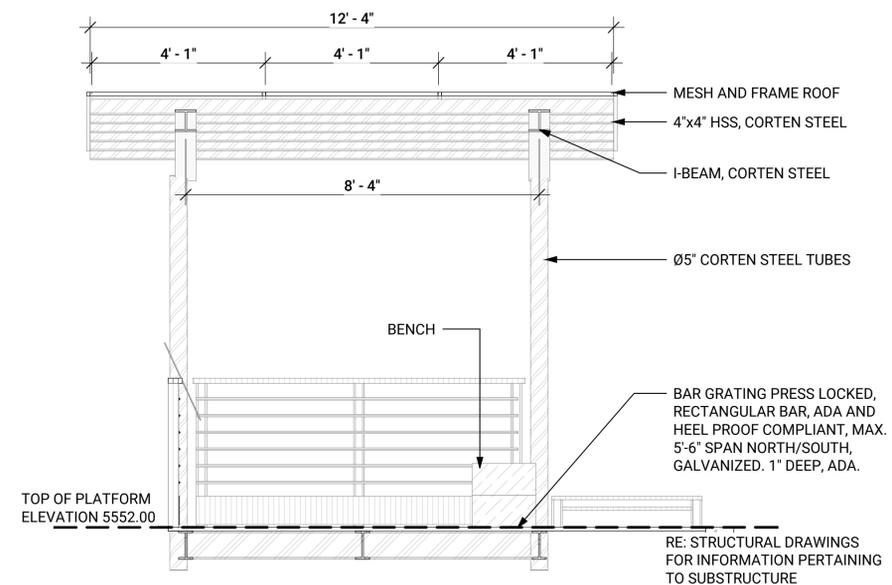
1 STRUCTURE ROOF PLAN
1/2" = 1'-0"

* REFER TO STRUCTURAL



2 STRUCTURE - SECTION A
1/2" = 1'-0"

* REFER TO STRUCTURAL



3 STRUCTURE - SECTION B
1/2" = 1'-0"

* REFER TO STRUCTURAL

SITE DETAIL KEYNOTES

0.0	EXISTING CONDITIONS	
0.1	EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
0.2	EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
0.3	TREE PROTECTION	DTL. 1 / 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. 2 / SHT. L401
1.1	MESH GRATING	SEE SPECS
1.2	COBBLE SWALE	DTL. 3 / SHT. L401
2.0	EXTERIOR IMPROVEMENTS	
2.1	LANDSCAPE BOULDER - RETAINING	DTL. 4 / SHT. L401
2.2	STACKED STONE BENCHES	DTL. 1 / SHT. L402
2.3	POST WITH DOG BAG DISPENSER	FIELD VERIFY- TO BE RELOCATED
2.4	BIKE PUMP STATION	DTL. 2 / SHT. L402
2.5	PORTA-POTTY AND ENCLOSURE	BY OWNER
2.6	TRASH	FIELD VERIFY- TO BE RELOCATED
2.7	SIGN TYPE B - WAYFINDING MAP KIOSK	FIELD VERIFY- TO BE RELOCATED
2.8	INTERPRETIVE SIGN - TIMELINE	DTL. 2 / SHT. L405
2.9	INTERPRETIVE SIGN - LOW	DTL. 1 / SHT. L405
2.10	INTERPRETIVE SIGN - RAILING	DTL. 3 / SHT. L402
2.11	MONUMENT PILLAR - SINGLE	DTL. 4 / SHT. L402
2.12	MONUMENT PILLAR - DOUBLE	DTL. 5 / SHT. L402
2.13	STRUCTURE	DTL. 1-4 / SHT. L407
2.14	OVERLOOK RAILING	DTL. 1-4 / SHT. L406
2.15	RULES AND REGULATIONS SIGN	FIELD VERIFY- TO BE RELOCATED
2.16	RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
2.17	STUMP	DTL. 1 / SHT. L403
2.18	STUMP - DONOR	DTL. 4 / SHT. L403
2.19	SWALE DRAIN	DTL. 2 / SHT. L404
2.20	PARKING SPACE MARKERS	DTL. 4 / SHT. L404
3.0	PLANTING	
3.0	TREE	SEE SPECS
3.1	NATIVE SEEDING	SEE SPECS

METAL FABRICATION NOTES:

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PROJECT

HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS



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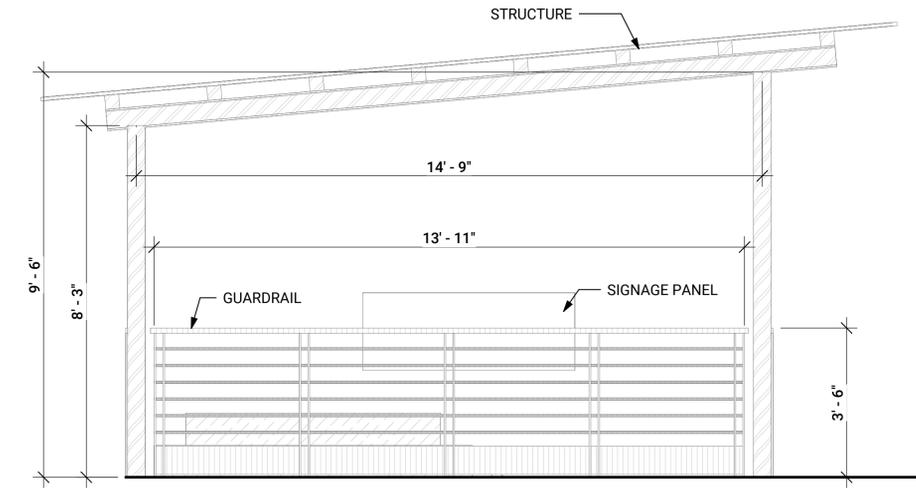
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LANDSCAPE DETAILS

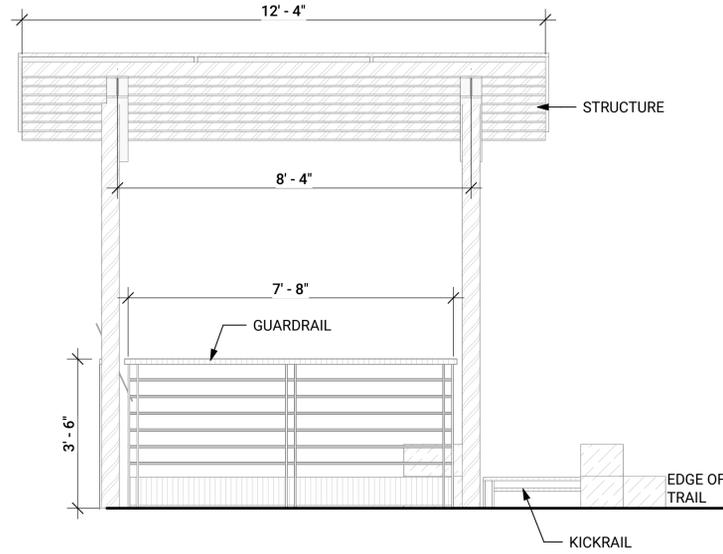
SHEET NO.

21 OF 27

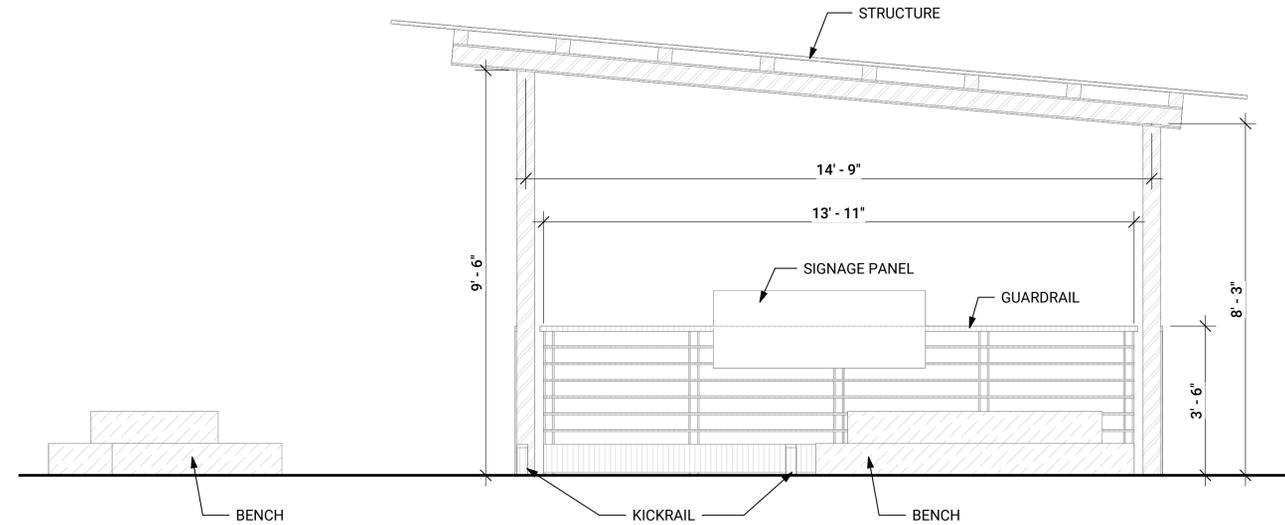
L407B



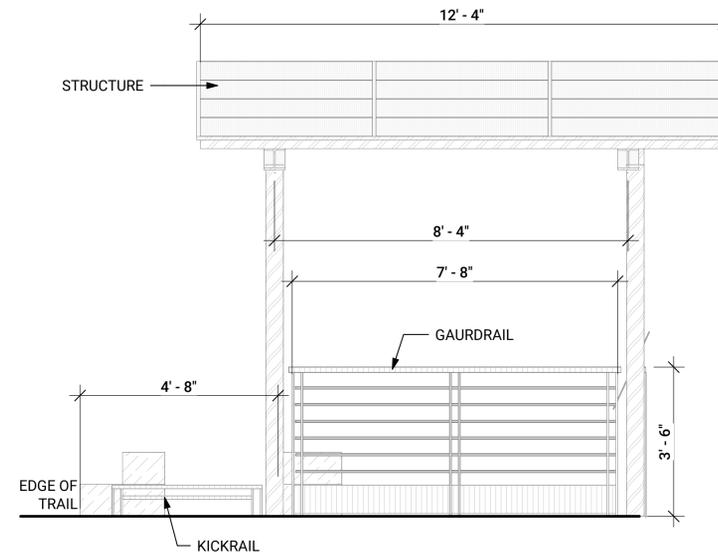
3 STRUCTURE - ELEVATION C
1/2" = 1'-0"



4 STRUCTURE - ELEVATION D
1/2" = 1'-0"



1 STRUCTURE - ELEVATION A
1/2" = 1'-0"



2 STRUCTURE - ELEVATION B
1/2" = 1'-0"

SITE DETAIL KEYNOTES

0.0 EXISTING CONDITIONS	SEE EXISTING CONDITIONS
0.1 EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
0.2 EXISTING GRAVEL PARKING LOT	DTL. 1 / SHT. L401
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. 2 / SHT. L401
1.1 MESH GRATING	SEE SPECS
1.2 COBBLE SWALE	DTL. 3 / SHT. L401
2.0 EXTERIOR IMPROVEMENTS	
2.1 LANDSCAPE BOULDER - RETAINING	DTL. 4 / SHT. L401
2.2 STACKED STONE BENCHES	DTL. 1 / SHT. L402
2.3 POST WITH DOG BAG DISPENSER	FIELD VERIFY- TO BE RELOCATED
2.4 BIKE PUMP STATION	DTL. 2 / SHT. L402
2.5 PORTA-POTTY AND ENCLOSURE	BY OWNER
2.6 TRASH	FIELD VERIFY- TO BE RELOCATED
2.7 SIGN TYPE B - WAYFINDING MAP KIOSK	FIELD VERIFY- TO BE RELOCATED
2.8 INTERPRETIVE SIGN - TIMELINE	DTL. 2 / SHT. L405
2.9 INTERPRETIVE SIGN - LOW	DTL. 1 / SHT. L405
2.10 INTERPRETIVE SIGN - RAILING	DTL. 3 / SHT. L402
2.11 MONUMENT PILLAR - SINGLE	DTL. 4 / SHT. L402
2.12 MONUMENT PILLAR - DOUBLE	DTL. 5 / SHT. L402
2.13 STRUCTURE	DTL. 1-4 / SHT. L407
2.14 OVERLOOK RAILING	DTL. 1-4 / SHT. L406
2.15 RULES AND REGULATIONS SIGN	FIELD VERIFY- TO BE RELOCATED
2.16 RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
2.17 STUMP	DTL. 1 / SHT. L403
2.18 STUMP -DONOR	DTL. 4 / SHT. L403
2.19 SWALE DRAIN	DTL. 2 / SHT. L404
2.20 PARKING SPACE MARKERS	DTL. 4 / SHT. L404
3.0 PLANTING	
3.0 TREE	SEE SPECS
3.1 NATIVE SEEDING	SEE SPECS

METAL FABRICATION NOTES:

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PROJECT

HIGH LINE CANAL - ORIGIN
TRAILHEAD IMPROVEMENTS

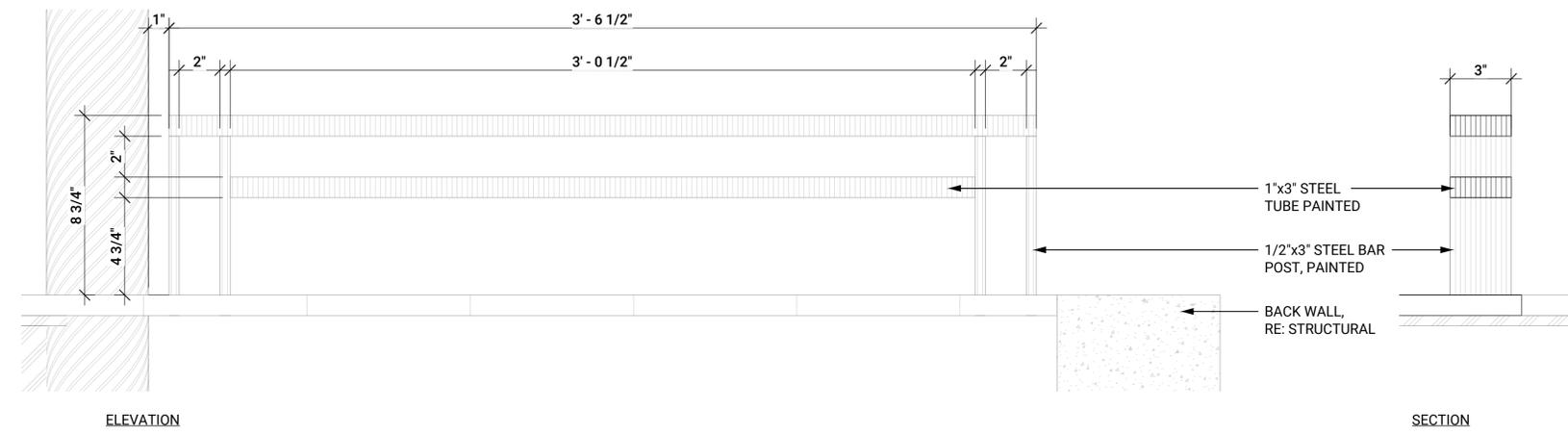


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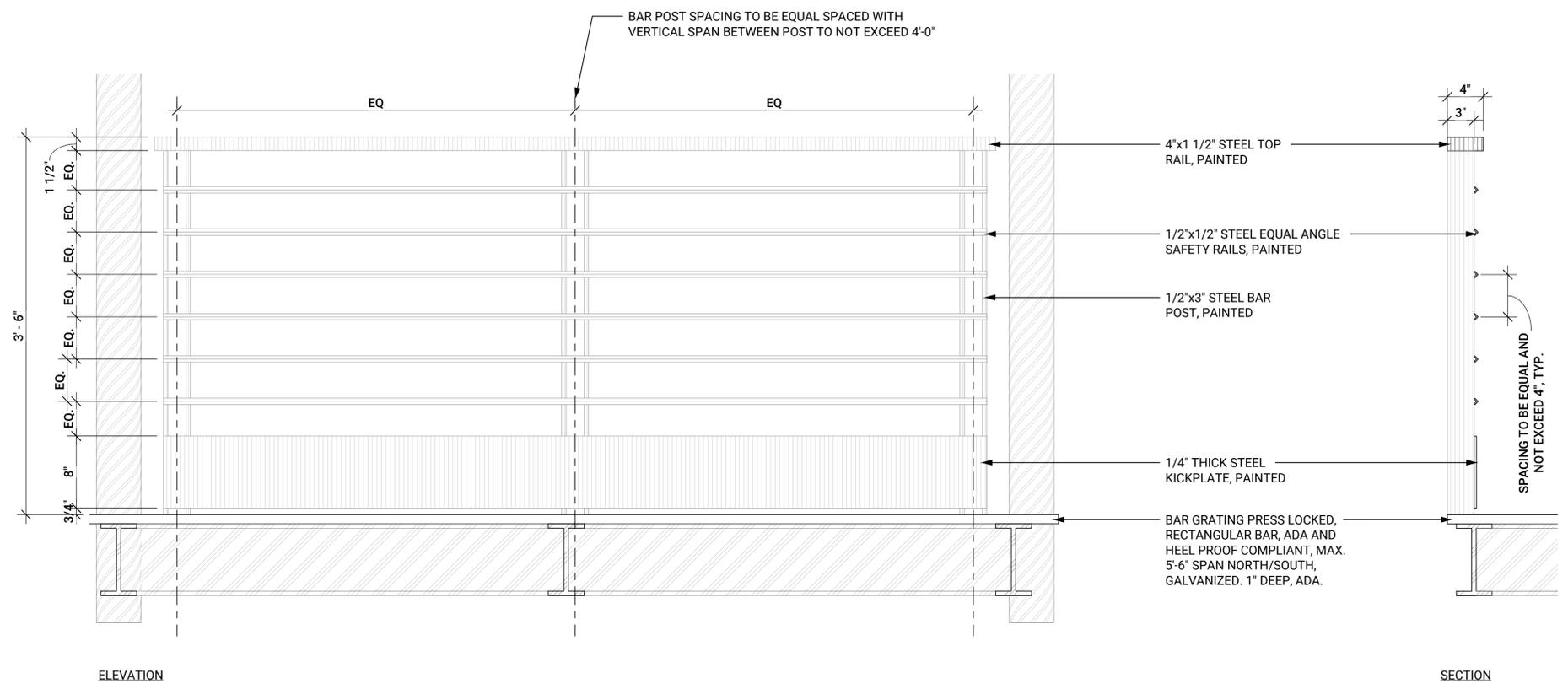
SHEET INFO
DRAWN BY: MW, WW
CHECKED BY: WW, KC

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
22 OF 27 **L407C**



1 STRUCTURE - KICKRAIL
3" = 1'-0"



2 STRUCTURE GUARDRAIL
1 1/2" = 1'-0"

SITE DETAIL KEYNOTES

0.0 EXISTING CONDITIONS		
0.1	EXISTING GRAVEL TRAIL	SEE EXISTING CONDITIONS
0.2	EXISTING GRAVEL PARKING LOT	SEE EXISTING CONDITIONS
0.3	TREE PROTECTION	DTL. 1 / 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. 2 / SHT. L401
1.1	MESH GRATING	SEE SPECS
1.2	COBBLE SWALE	DTL. 3 / SHT. L401
2.0 EXTERIOR IMPROVEMENTS		
2.1	LANDSCAPE BOULDER - RETAINING	DTL. 4 / SHT. L401
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2.3	POST WITH DOG BAG DISPENSER	FIELD VERIFY- TO BE RELOCATED
2.4	BIKE PUMP STATION	DTL. 2 / SHT. L402
2.5	PORTA-POTTY AND ENCLOSURE	BY OWNER
2.6	TRASH	FIELD VERIFY- TO BE RELOCATED
2.7	SIGN TYPE B - WAYFINDING MAP KIOSK	FIELD VERIFY- TO BE RELOCATED
2.8	INTERPRETIVE SIGN - TIMELINE	DTL. 2 / SHT. L405
2.9	INTERPRETIVE SIGN - LOW	DTL. 1 / SHT. L405
2.10	INTERPRETIVE SIGN - RAILING	DTL. 3 / SHT. L402
2.11	MONUMENT PILLAR - SINGLE	DTL. 4 / SHT. L402
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2.13	STRUCTURE	DTL. 1-4 / SHT. L407
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2.15	RULES AND REGULATIONS SIGN	FIELD VERIFY- TO BE RELOCATED
2.16	RELOCATED GATE	FIELD VERIFY- TO BE RELOCATED
2.17	STUMP	DTL. 1 / SHT. L403
2.18	STUMP -DONOR	DTL. 4 / SHT. L403
2.19	SWALE DRAIN	DTL. 2 / SHT. L404
2.20	PARKING SPACE MARKERS	DTL. 4 / SHT. L404
3.0 PLANTING		
3.0	TREE	SEE SPECS
3.1	NATIVE SEEDING	SEE SPECS

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PROJECT
HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS



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CHECKED BY: WW, KC

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
23 OF 27 L407D