

Location and Extent Staff Report

Date: September 8, 2025
To: Douglas County Planning Commission
From: Brett Thomas, AICP, Chief Planner *BT*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: Solstice Filing 4 and 5, Tracts A, B, and C – Location and Extent
Project File: LE2025-017

Planning Commission Hearing:

September 22, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Mirabelle Metropolitan District (District) requests approval of a Location and Extent (L & E) application to construct three parks within the Solstice Planned Development. The parks include: The Landing, a 2.47-acre park within Solstice Filing 4, Tract B; a 0.37-acre basketball court site within Solstice Filing 4, Tract C; and Fun Shade Park, a 2.29-acre park within Solstice Filing 5, Tract A. Improvements include trails, shade structures and seating, turf play areas, playground equipment, and a basketball court. The narrative indicates most residents will access the parks through the trail system. The proposed park sites are located in the Chatfield Urban Area as designated in the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Ryan McDermed, Shea Homes, LP
on behalf of Mirabelle Metropolitan District
9380 Station Street, Suite 600
Lone Tree, Colorado 80124

B. Applicant's Representative

Anna Chevalier, Sage Design Group
1500 South Pearl Street, Suite 200
Denver, Colorado 80210

C. Request

Approval of an L & E application to construct three parks within Solstice: The Landing, a 2.47-acre park within Solstice Filing 4, Tract B; a 0.37-acre basketball court site within Solstice Filing 4, Tract C; and Fun Shade Park, a 2.29-acre park within Solstice Filing 5, Tract A.

D. Location

The Landing is within in Filing 4, Tract B, which is located west of the intersection of Bright Sky Lane and Stonewash Street. The basketball court site is within Filing 4, Tract C, which is located north of Lake Breeze Drive and the High Line Canal. Fun Shade Park is within Filing 5, Tract A, which is located south of Bright Sky Lane, west of the High Line Canal. A vicinity map, zoning map, and aerial map are attached to the staff report and show the general location of the project areas.

E. Project Description

The Landing is located in the west portion of Solstice and is intended to offer viewsheds of the open space west of the Solstice development. Proposed amenities within the 2.47-acre park include meandering pathways, bench seating areas, and bollard lighting to illuminate walkways and landscape features.

The basketball court site is located in the north portion of Solstice, in the vicinity of an existing amphitheater which hosts a stage area. The applicant indicates the site provides space for active, noise-producing uses while minimizing disturbance to adjacent residents. The basketball court improvements cover approximately 0.37 acres of the 9.19-acre tract.

The applicant indicates Fun Shade Park is intended to preserve and enhance the existing natural landscape. A multi-level playground structure, other play equipment, and shade shelters will be located in a central play area. Turf play areas are proposed north and south of the playground for versatile active use. Proposed lighting will consist of bollard lights intended to illuminate walkways and landscape features.

III. CONTEXT

A. Background

The Solstice Filing 4 and 5 plats were approved by the Board in May of 2020 and August of 2021, respectively. The tracts were reserved for open space, utilities, drainage, landscape, and park uses.

The proposed parks are located in the Chatfield Urban Area as designated in the CMP. CMP policies generally support urban level development and necessary services, including the provision of adequate recreational facilities.

B. Adjacent Land Uses and Zoning

The Landing is within the Solstice PD, with single-family residences to the north, east, and south, and open space tracts to the west.

The basketball court site within the Solstice PD has single-family residences to the west and open space to the east. North of the site is Chatfield State Park and the High Line Canal is to the south, both of which are zoned Agricultural One.

To the south and north of Fun Shade Park is the remainder of Tract A, which totals 27.32 acres. West of the site are single-family residences under construction within the Solstice PD. The High Line Canal is east of the site and is zoned Agricultural One.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed park improvements.

B. Access

Access to the parks is provided by internal subdivision roads. No formal parking areas are proposed with this application. Street parking is available within the immediate area and residents may access the parks via trail connections including the High Line Trail to the east of Fun Shade Park and to the south of the basketball court site.

C. Drainage and Erosion

A Grading, Erosion, Sediment Control (GESD) plan and report will be required for each project site. A Phase III Drainage Report was submitted and approved by Engineering with Filings 4 and 5.

D. Floodplain

No floodplain is present on-site.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire (South Metro) provides firefighting and emergency medical services to the project area. South Metro reviewed the request and had no objection to the proposed improvements.

B. Sheriff Services

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

C. Water and Sanitation

Water and sanitation service in Solstice is provided by the Highlands Ranch Water and Sanitation District (HRW). At the writing of the staff report, no response had been received from HRW.

D. Utilities

Area utility service providers were provided a referral on this application. AT&T noted no conflict with its facilities and CenturyLink noted it will endeavor to review the application within 30 days.

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: Grading, Erosion, Sediment Control (GESD) plan and report
- Building Division: Building permits for structures

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. As of the date of preparation of this staff report, one letter of support and one letter of opposition have been received from residents generally related to the location of the basketball court. Referral response requests were sent to required referral agencies on August 29, 2025. Referral responses are due at the conclusion of the referral period on September 15, 2025, or prior to the Planning Commission hearing.

Referral agency responses received to date are attached to the staff report for reference. Agency responses received through the end of the referral period will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

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

<u>ATTACHMENTS</u>	<u>PAGE</u>
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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: _____

PROJECT TYPE: Location & Extent Application**MARKETING NAME:** Solstice Filing 5, Fun Shade Park**PRESUBMITTAL REVIEW PROJECT NUMBER:** _____**PROJECT SITE:**Address: Lake Breeze Drive and Bright Sky LaneState Parcel Number(s): 222713317037Subdivision/Block#/Lot# (if platted): Solstice Filing 5, A Portion of Planning Area A**PROPERTY OWNER(S):**Name(s): Shea Homes LP, on behalf of Mirabelle Metropolitan DistrictAddress: 9380 Station Street, Suite 600Phone: 303.791.8180

Email: _____

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

Name: Sage Design GroupAddress: 1500 South Pearl Street, Suite 200Phone: 303.470.2855 ext. 1004

Email: _____

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 Signature

08.21.2025

Date

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: _____

PROJECT TYPE: Location & Extent Application**MARKETING NAME:** Solstice Filing 4, The Landing**PRESUBMITTAL REVIEW PROJECT NUMBER:** _____**PROJECT SITE:**Address: Stonewash St & Amber Light AveState Parcel Number(s): 222713303013Subdivision/Block#/Lot# (if platted): Solstice Filing 4, A Portion of Planning Area A**PROPERTY OWNER(S):**Name(s): Shea Homes LPAddress: 9380 Station Street, Suite 600Phone: 303.791.8180

Email: _____

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

Name: Sage Design GroupAddress: 1500 South Pearl Street, Suite 200Phone: 303.470.2855 ext. 1004

Email: _____

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 Signature

08.28.2025

Date

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: _____

PROJECT TYPE: Location & Extent Application**MARKETING NAME:** Solstice Filing 4, Basketball Court**PRESUBMITTAL REVIEW PROJECT NUMBER:** _____**PROJECT SITE:**Address: Lake Breeze Drive and High Line CanalState Parcel Number(s): 222713101023Subdivision/Block#/Lot# (if platted): Solstice Filing 4, A Portion of Planning Area A**PROPERTY OWNER(S):**Name(s): Shea Homes LP, on behalf of Mirabelle Metropolitan DistrictAddress: 9380 Station Street, Suite 600Phone: 303.791.8180

Email: _____

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

Name: Sage Design GroupAddress: 1500 South Pearl Street, Suite 200Phone: 303.470.2855 ext. 1004

Email: _____

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 Signature

08.28.2025

Date



SAGE DESIGN GROUP

Site Planning
Landscape Architecture
Entitlement

August 28, 2025

Narrative and Report

Location and Extent Application for Solstice Filing No. 5, Tract A

Fun Shade Park

Landowner:

Shea Homes, LP, on behalf of Mirabelle Metropolitan District
9380 Station Street, Suite 600
Lone Tree, CO 80124
Contact: Ryan McDermid

303.791.8180

Representative:

Sage Design Group
1500 South Pearl Street, Suite 200
Denver, CO 80210
Contact: Anna Chevalier

303.470.2855 ext. 1004

Legal Description:

Solstice Filing 5, A Portion of Planning Area A & C
27.319 AM/L

Township/Range/Section

T6S, R69W of the Sixth Principal Meridian, Section 13

Subdivision Name:

Solstice

State Parcel #

222713317037

Total Land Area:

Tract A 27.319 Acres

Location and Extent Narrative

Site Context

The applicant, Shea Homes, LP, on behalf of Mirabelle Metropolitan District, is pleased to propose the Location and Extent (L&E) for the Plum Creek Solstice Planned Development (PD), Fun Shade Park: (1) one tract and Filing 5. Shea Homes, the developer, is responsible

1500 South Pearl Street, Suite 200  Denver, Colorado 80210  303.470.2855 (p)

for various public improvements and services, including extensive open space and recreational facilities. Tract A in Filing 5 covers approximately 27.32 acres, while the limits of construction of Fun Shade Park cover approximately 2.29 acres.

This narrative and community impact report, along with site plan exhibits, detail the proposed recreation amenities, improvements, and opportunities. It also outlines the anticipated construction timeframe and identifies potential impacts.

Pending approval by the County and relevant referral agencies, all necessary reports and construction plans for permitting and construction will be submitted.

Design Intent

The primary goal of Fun Shade Park in the Solstice Community is to preserve and enhance the natural landscape. This park will feature native grasses and shrubs, and informal tree plantings to blend seamlessly with the existing environment. Sod **is proposed for the northwest and west areas of the park** to create a versatile recreational space for active community use, since this park has the space and topography to accommodate it.

The landscape tract in Filing 5 will feature three play areas with strategically placed shade shelters throughout the site. The shelters will provide expansive views of the community and southern landscape. We anticipate that most residents will access the park through the expansive trail system (ADA compliant). Additionally, a trail will provide access from Lake Breeze Drive for residents coming from the north and connect the park to more of the community, enhancing connectivity for residents.

A multi-level playground structure and various other features will be separated into three central play areas, providing various activities for a wide age range of children. To mitigate the additional noise generated by these amenities, a berm to the southwest and deciduous trees will be incorporated throughout the park.

Bollard lights, or similar light fixtures that do not exceed 4 feet in height, intended to illuminate landscape features or walkways, will be incorporated. Lamps shall not exceed 900 lumens for any single lamp, complying with Dark Sky lighting requirements. The proposed addition of this exciting new park for Filing 5 is in spirit and consistent with the Douglas County Comprehensive Master Plan in that these park spaces will provide opportunities for recreation within the development and promote healthy and active lifestyles for its residents.

Location and Extent Report (DCZR Section 3206)

3206.01 A community impact report that describes potential impacts to private and public interests, and the project site, and how potential impacts are proposed to be mitigated

The landscape tract in Filing 5 is expected to have positive impacts to the Solstice Community. Currently, there is ongoing residential construction with limited residents living around Filing 5, but the filing 5 open space will provide additional recreational space for both current and future Solstice residents. Once permits and plans for Filing 5 are approved, the Solstice community will then gain additional amenities, including active recreation areas. These tracts will connect to the existing and proposed Solstice trail system, encouraging residents to use the trails and reduce on-road traffic. While construction may cause some inconvenience and affect local traffic in the short term within the Solstice neighborhood, a traffic impact letter is being included in this report for further analysis by the County and other referral agencies. Construction access and phasing will follow all Douglas County review and permitting processes. Construction for the Filing 5 Tract A, Fun Shade Park, is anticipated to begin in 2025.

3206.02: A Phase III Drainage Report in accordance with the requirements of the Douglas County Storm Drainage and Design and Technical Criteria Manual, as required, or as required by a condition of approval.

A Phase III Drainage Compliance Letter by JR Engineering, 2025, has been prepared and submitted with this project. Shea Homes, LP is complying with regional efforts to maintain water quality within the property, working with the Mile High Flood Control District, the Army Corps of Engineers and Douglas County in order to improve the drainages downstream of this phase of the development

3206.03: A narrative or traffic study describing the transportation network establishing the availability and adequacy of the system in accordance with the Douglas County Roadway Design and Construction Standards, as required.

A traffic impact letter will be provided with this submittal for Filing 5, Tract A, Fun Shade Park.

3206.04: A guarantee of public improvements, such as dedication of rights-of way, sidewalk construction, and similar improvements, as required.

A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, is not required for this project.

3206.05: Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Services Director, when deemed to be inappropriate.

The applicant acknowledges that additional information may be requested by staff.



SAGE DESIGN GROUP

Site Planning
Landscape Architecture
Entitlement

August 28, 2025

Narrative and Report

Location and Extent Application for Solstice Filing No. 4, Tract B

The Landing

Landowner:

Shea Homes, LP, on behalf of Mirabelle Metropolitan District
9380 Station Street, Suite 600
Lone Tree, CO 80124
Contact: Ryan McDermid

303.791.8180

Representative:

Sage Design Group
1500 South Pearl Street, Suite 200
Denver, CO 80210
Contact: Anna Chevalier

303.470.2855 ext. 1004

Legal Description:

Solstice Filing 4, A Portion of Planning Area A
3.53 AM/L

Township/Range/Section

T6S, R69W of the Sixth Principal Meridian, Section 13

Subdivision Name:

Solstice

State Parcel #

222713303013

Total Land Area:

Tract B 3.53 Acres

Location and Extent Narrative

Site Context

The applicant, Shea Homes, LP, on behalf of Mirabelle Metropolitan District, is proposing a Location and Extent (L&E) for the Plum Creek Solstice Planned Development (PD), The

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Landing, located in Tract B of Filing 4. Tract B in Filing 4 covers approximately 3.53 acres, while the limits of construction of The Landing Park contain approximately 2.47 acres.

This narrative and community impact report, along with site plan exhibits, detail the proposed amenities and improvements. It also outlines the anticipated construction timeframe and identifies potential impacts.

Pending approval by Douglas County and relevant referral agencies, all necessary reports and construction plans for permitting and construction will be submitted with this narrative.

Design Intent

The primary goal of The Landing is to offer pertinent viewsheds and seating that maintains and preserves native landscape, seamlessly integrating with Solstice Community planting.

Sod **is proposed for the central and east areas** of the park to create an active space for residents.

Tract A in Filing 4 will feature meandering pathways which connect two main curvilinear bench seating areas. The park overlooks the open space west of the Solstice development with direct views to the front range. The main park access point lies to the east, along Stonewash Street, which is connected by the ADA compliant expansive trail and sidewalk system within the community.

Bollard lights, or similar light fixtures that do not exceed 4 feet in height, intended to illuminate landscape features or walkways, will be incorporated. Lamps shall not exceed 900 lumens for any single lamp, complying with Dark Sky lighting requirements. The Landing is consistent with the Douglas County Comprehensive Master Plan in that these park spaces will provide opportunities for recreation within the development and promote healthy and active lifestyles for its residents.

Location and Extent Report (DCZR Section 3206)

3206.01 A community impact report that describes potential impacts to private and public interests, and the project site, and how potential impacts are proposed to be mitigated

As a passive park, The Landing will have a minimal impact to its surrounding area, as it integrates native elements and contains a small footprint. There aren't items to obstruct viewshed nor access. Currently, there is ongoing residential construction with residents

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living around Filing 4, but the adjacent filing 5 open space will provide additional recreational space for both current and future Solstice residents. These tracts will connect to the existing and proposed Solstice trail system, encouraging residents to use the trails and reduce on-road traffic. While construction may cause some inconvenience and affect local traffic in the short term within the Solstice neighborhood, a traffic impact letter is being included in this report for further analysis by the County and other referral agencies. Construction access and phasing will follow all Douglas County review and permitting processes. Construction for the Filing 4 Tract B, Fun Shade Park, is anticipated to begin in 2025.

3206.02: A Phase III Drainage Report in accordance with the requirements of the Douglas County Storm Drainage and Design and Technical Criteria Manual, as required, or as required by a condition of approval.

A Phase III Drainage Compliance Letter by JR Engineering, 2025, has been prepared and submitted with this project. Shea Homes, LP is complying with regional efforts to maintain water quality within the property, working with the Mile High Flood Control District, the Army Corps of Engineers and Douglas County to improve the drainage downstream of this phase of development.

3206.03: A narrative or traffic study describing the transportation network establishing the availability and adequacy of the system in accordance with the Douglas County Roadway Design and Construction Standards, as required.

A traffic impact letter will be provided with this submittal for Filing 4, Tract B, The Landing.

3206.04: A guarantee of public improvements, such as dedication of rights-of way, sidewalk construction, and similar improvements, as required.

A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, is not required for this project.

3206.05: Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Services Director, when deemed to be inappropriate.

The applicant acknowledges that additional information may be requested by staff.



SAGE DESIGN GROUP

Site Planning
Landscape Architecture
Entitlement

August 28, 2025

Narrative and Report

Location and Extent Application for Solstice Filing No. 4, Tract C

Basketball Court

Landowner:

Shea Homes, LP, on behalf of Mirabelle Metropolitan District
9380 Station Street, Suite 600
Lone Tree, CO 80124
Contact: Ryan McDermid

303.791.8180

Representative:

Sage Design Group
1500 South Pearl Street, Suite 200
Denver, CO 80210
Contact: Anna Chevalier

303.470.2855 ext. 1004

Legal Description:

Solstice Filing 4, A Portion of Planning Area A
9.19 AM/L

Township/Range/Section

T6S, R69W of the Sixth Principal Meridian, Section 13

Subdivision Name:

Solstice

State Parcel #

222713101023

Total Land Area:

Tract C 9.19 Acres

Location and Extent Narrative

Site Context

The proposed basketball court at Solstice Filing 4, Tract C is a response from Shea Homes, LP, on behalf of Mirabelle Metropolitan District, to community member objections of its original location in Filing 5 along the High Line Canal. This relocated activity space aims to

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provide the community with the highly requested option for a new court space within the development. Shea Homes, the developer, is responsible for various public improvements and services, including recreational facilities. Tract C in Filing 4 covers approximately 9.19 acres, while the limits of construction of the basketball court improvement covers approximately 0.37 acres.

Pending approval by the County and relevant referral agencies, all necessary reports and construction plans for permitting and construction will be submitted with this narrative.

Design Intent

Filing 4 of the Solstice development will feature a basketball court, meeting residents' strong demand for a place to play basketball. The original amphitheater site hosts a stage area surrounded by diverse planting to buffer noise to the nearby residents. This design provides space for active, noise-producing uses while minimizing disturbance to adjacent Solstice residents.

Location and Extent Report (DCZR Section 3206)

3206.01 A community impact report that describes potential impacts to private and public interests, and the project site, and how potential impacts are proposed to be mitigated

Tract C of Filing 4 is located along the vicinity of the Solstice development, which is the perfect spot for noise-inducing activities. Currently, there is an amphitheater and an area for food trucks, which allows this space to be the high-intensity use park in the development. These tracts will connect to the existing and proposed Solstice trail system, encouraging residents to use the trails and reduce on-road traffic. Construction of the basketball court shouldn't affect local traffic in the short term within the Solstice neighborhood, but a traffic impact letter is being included in this report for further analysis by the County and other referral agencies. Construction access and phasing will follow all Douglas County review and permitting processes. Construction for the Filing 4 Tract C, Basketball Court, is anticipated to begin in late 2025 or early 2026.

3206.02: A Phase III Drainage Report in accordance with the requirements of the Douglas County Storm Drainage and Design and Technical Criteria Manual, as required, or as required by a condition of approval.

A Phase III Drainage Compliance Letter by JR Engineering, 2025, has been prepared and submitted with this project. Shea Homes, LP is complying with regional efforts to maintain water quality within the property, working with the Mile High Flood Control District, the Army Corps of Engineers and Douglas County in order to improve drainages downstream of this phase of the development

3206.03: A narrative or traffic study describing the transportation network establishing the availability and adequacy of the system in accordance with the Douglas County Roadway Design and Construction Standards, as required.

A traffic impact letter will be provided with this submittal for Filing 4, Tract C, Fun Shade Park.

3206.04: A guarantee of public improvements, such as dedication of rights-of way, sidewalk construction, and similar improvements, as required.

A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, and similar improvements, is not required for this project.

3206.05: Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Services Director, when deemed to be inappropriate.

The applicant acknowledges that additional information may be requested by staff.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

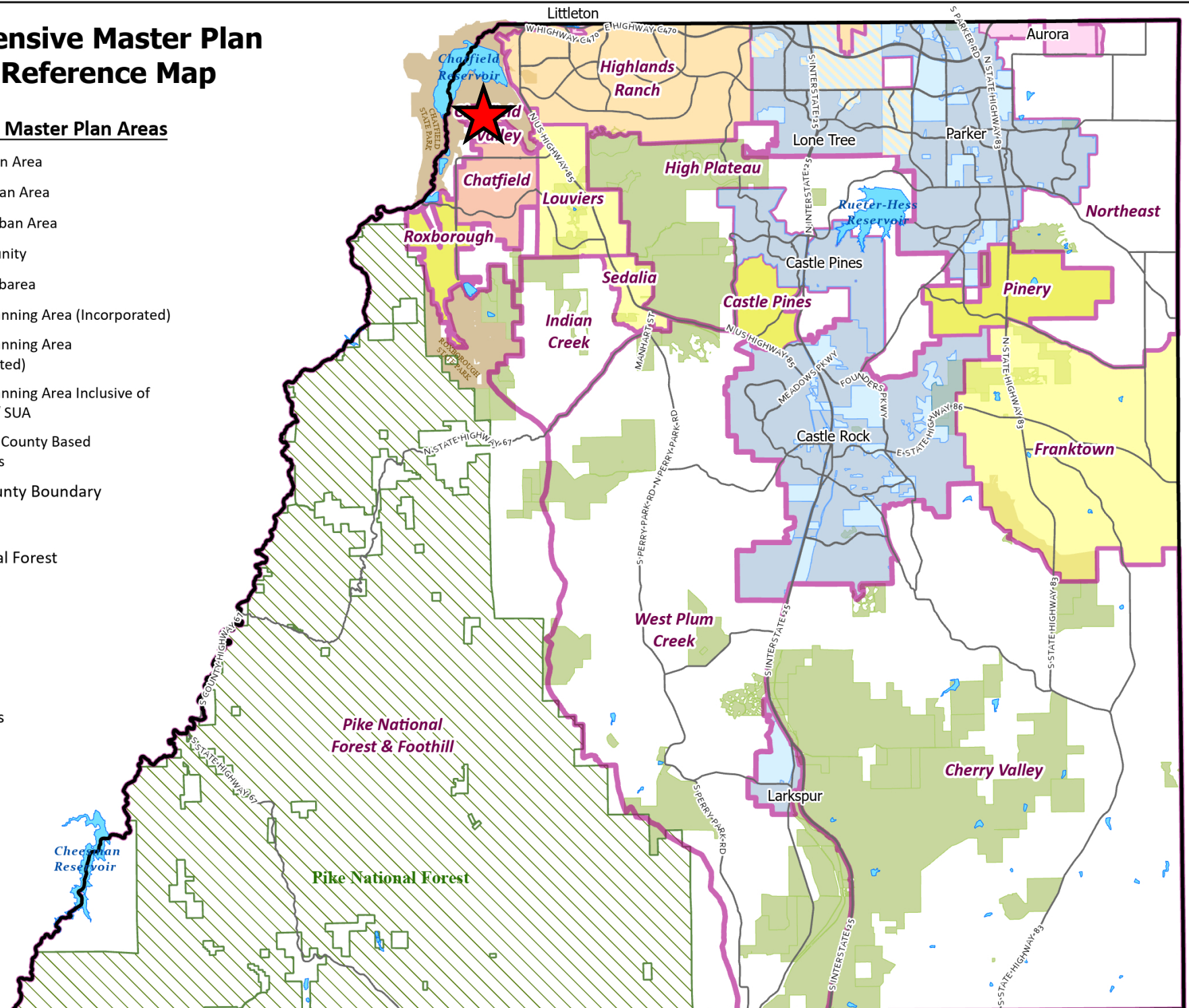
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads







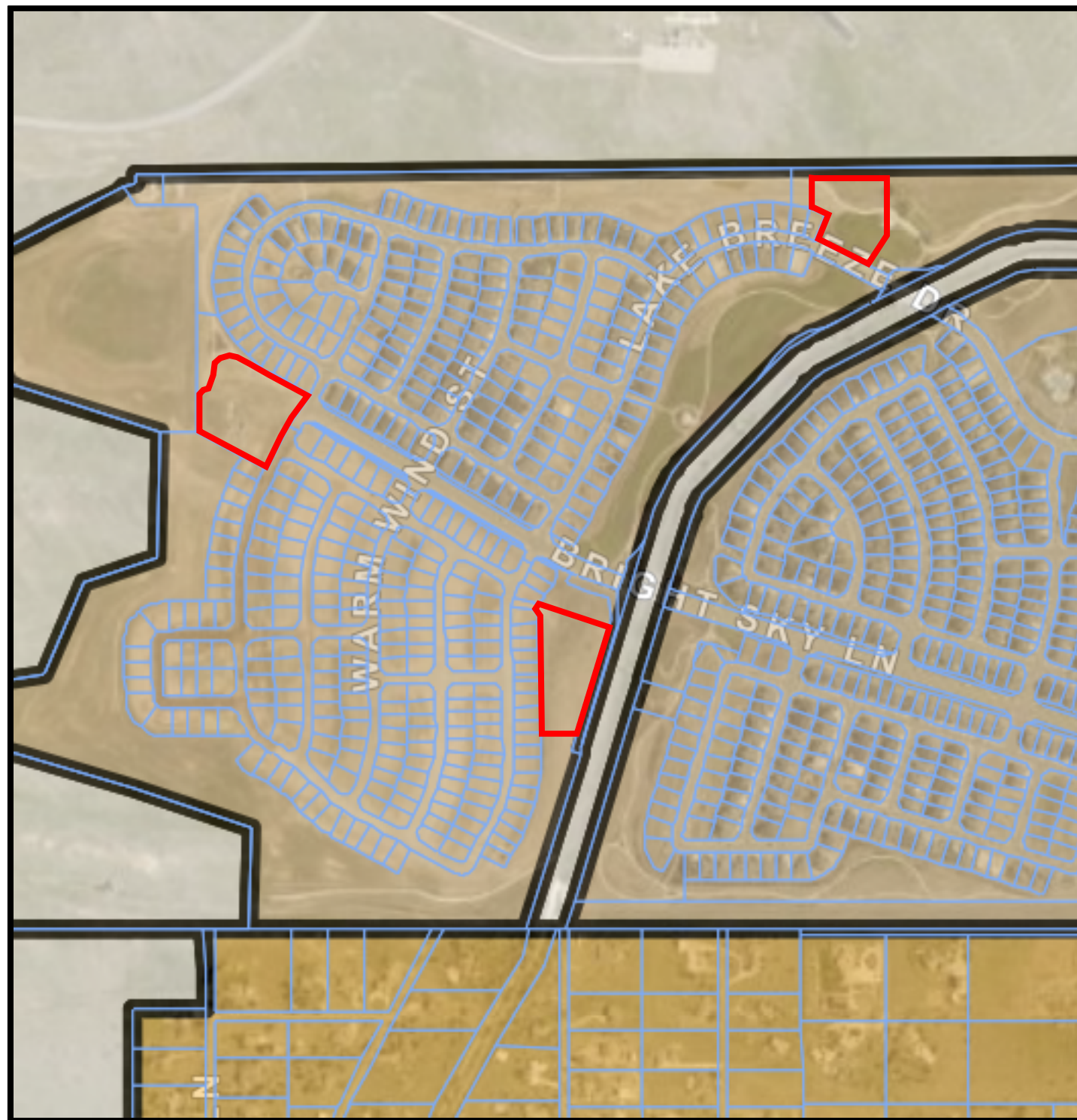
SOLSTICE FILINGS 4 & 5, TRACTS A, B, & C

LE2025-017
ZONING MAP



LEGEND

-  PROJECT SITES
-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL
-  PD - PLANNED DEVELOPMENT






SOLSTICE FILINGS 4 & 5, TRACTS A, B, C

LE2025-017
AERIAL MAP



LEGEND

-  PROJECT SITES
-  MAJOR ROADS
-  OTHER ROADS



Initial Referral Agency Response Report**Page 1 of 1****Project Name:** Solstice Filing 4 and 5, Tracts A, B, and C**Project File #:** LE2025-017**Date Sent:** 08/29/2025**Date Due:** 09/15/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/29/2025	No comment.	No action required.
AT&T Long Distance - ROW	09/03/2025	Summary of response letter: There should be no conflicts with the AT&T long line facilities.	Comments provided to applicant.
Braley Acres HOA		No response received as of staff report preparation.	
Building Services	09/05/2025	Verbatim response: Permit(s) required for structures. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	
CenturyLink	09/03/2025	Summary of response letter: Acknowledged receipt of the request and will endeavor to respond within 30 days.	Comments provided to applicant.
Chatfield Community Association		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
Denver Water Board		No response received as of staff report preparation.	
Douglas County Parks and Trails		No response received as of staff report preparation.	
Engineering Services	09/04/2025	Summary of response letter: Provided technical comments on the L & E exhibit. Noted the traffic letter will be reviewed by the traffic engineers and any comments will be forwarded. Noted a grading permit will be required for each project site with separate opinions of probable cost.	Comments provided to applicant.
High Line Canal Conservancy		No response received as of staff report preparation.	
Highlands Ranch Water and Sanitation District		No response received as of staff report preparation.	
Office of Emergency Management	08/30/2025	No comment.	No action required.
South Metro Fire Rescue		No response received as of staff report preparation.	
Sunshine Acres HOA		No response received as of staff report preparation.	
The Plum Creek / View Ridge Voice		No response received as of staff report preparation.	
Xcel Energy-Right of Way & Permits		No response received as of staff report preparation.	

From: annb cwc64.com <annb@cwc64.com>

Sent: Wednesday, September 3, 2025 12:54 PM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: CHOY, PAM <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

Subject: Roxborough Park Rd Littleton, Colorado Douglas County eReferral #LE2025-017

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Roxborough Park Rd Littleton, Colorado. The Earth map shows the project areas in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in those areas.

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.

From: Easement, Nre <Nre.Easement@lumen.com>
Sent: Wednesday, September 3, 2025 8:56 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Canary, Stephanie <Stephanie.Canary@lumen.com>
Subject: RE: P867651/** Douglas County eReferral (LE2025-017) Is Ready For Review

Good morning, we have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P867651, and it should be referenced in all emails sent in for review. Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project. Requests are addressed in the order received; Lumen will endeavor to respond within 30 days. Have a great day!

Best Regards,

Cheyenne Hobbs
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Cheyenne.Hobbs@lumen.com

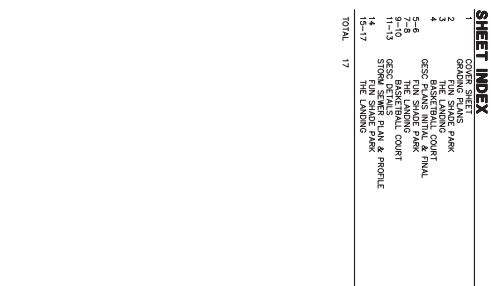


Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

**Know what's below.
Call before you dig.**

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEW
AGENCIES, JR ENGINEER
APPROVES THEIR USE
ONLY FOR THE PURPOSE
DESIGNATED BY WRITTEN
AUTHORIZATION.

[illegible]

BENCHMARK

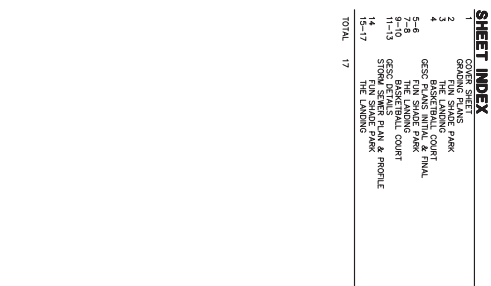
CIVIL ENGINEER
JR ENGINEERING
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL CO

900 SOUTH BROADWAY, SUITE 300
DENVER, CO 80209
P~720.763.3965

ROBINSON NEFF+RAGONETTI
950 17TH STREET, SUITE 1600
DENVER, CO 80202


5690 DTC BLVD.
GREENWOOD VILLAGE, CO 80111
P~303.771.6200

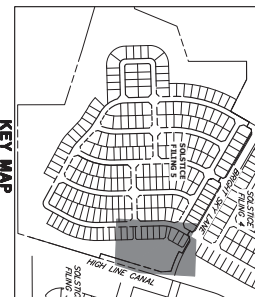
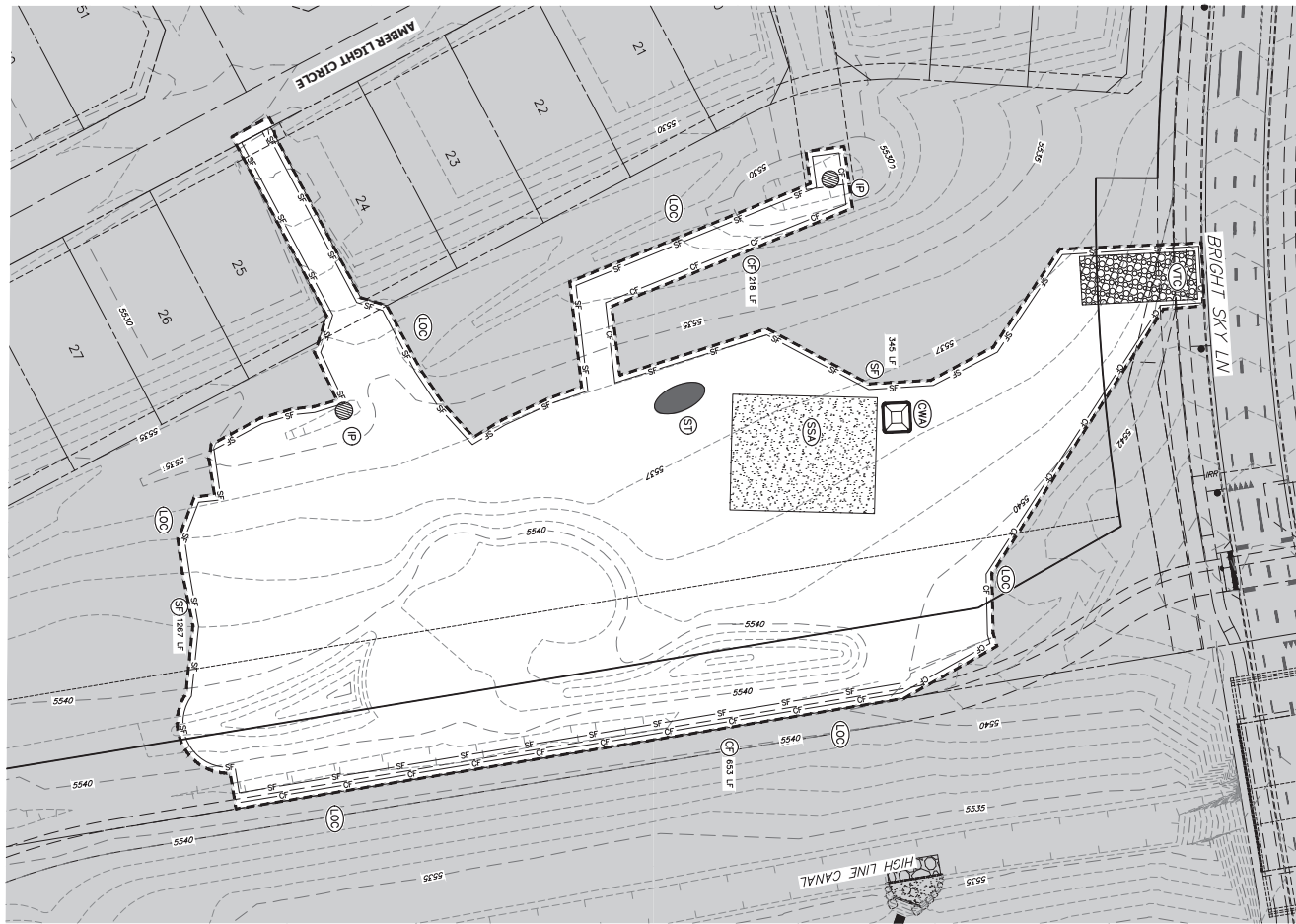
1971 WEST 12TH AVE
DENVER, CO 80204
P~303.825.0777



THE SOUTH LINE OF THE SOUTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "PLS. 285656" IN RANGE BOX AND AT THE SOUTH QUARTER BY 3-1/4" BRASS CAP STAMPED "DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1967". SAID LINE ASSUMED TO BEAR SOUTH 69.43°10' WEST, A DISTANCE OF 2636.74 FEET.

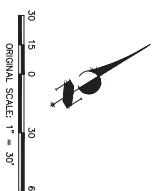
AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SHEET 1	SOLSTICE FILING 5		H-SCALE 1"=650'	No.	REVISION	BY	DATE	 J-R ENGINEERING A Western Company Centennial 303-740-8888 • Colorado Springs 719-593-2598 Fort Collins 970-491-8888 • www.jrengineering.com	PREPARED FOR
			V-SCALE	N/A					MIRABELLE METRO DISTRICT #1
			DATE	8/22/25					9380 STATION ST
	COVER SHEET		DESIGNED BY	N/A					SUITE 600
2	Solstice Filing 4 and 5, Tracts A, B, and C		DRAWN BY	N/A				LONE TREE, CO 80124	
3	Project File LE2025-017, Location and Extent							OFFICE PHONE	
4								(303) 791-8180	
5									
6									
7									



LEGEND

(SC)	CLAMP SOCKS	(SCA)	STABILIZED STANDING AREA
(CMA)	CONCRETE MAIN AREA	(VTC)	VEHICLE TRUCKING CONTROL
(TD)	TEMPORARY DIVERSION DITCH	(LC)	LIMITS OF CONSTRUCTION
(P)	PROPOSED FLOW ARROW	(SD)	SEEDING & MULCHING
(EFA)	EXISTING FLOW ARROW	(CD)	CRACK DAM
(NP)	INLET PROTECTION SWAP	(SC2)	SEEDMENT CONTROL LOS
(AP)	AREA INLET PROTECTION	(SR)	SURFACE ROOFING
(AO)	AREA OUTLET PROTECTION	(LP)	LOW POINT, HIGH POINT
(TS)	TEMPORARY SEEDMENT BASIN	(TS2)	TEMPORARY SLOPE DRAIN
(SF)	SILT FENCE	(CM)	CONSTRUCTION MARKER
(ST)	SEEDMENT TRAP	(F)	1 FT BOUND AT 4:11
(ECB)	EROSION CONTROL BLANKET	(C/F)	CUT/FILL BOUNDARY
(PIL)	PHASE LINE	(F)	FILL AREA



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE _____

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE SIGNALS AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

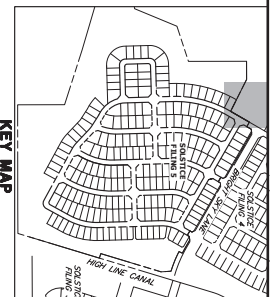
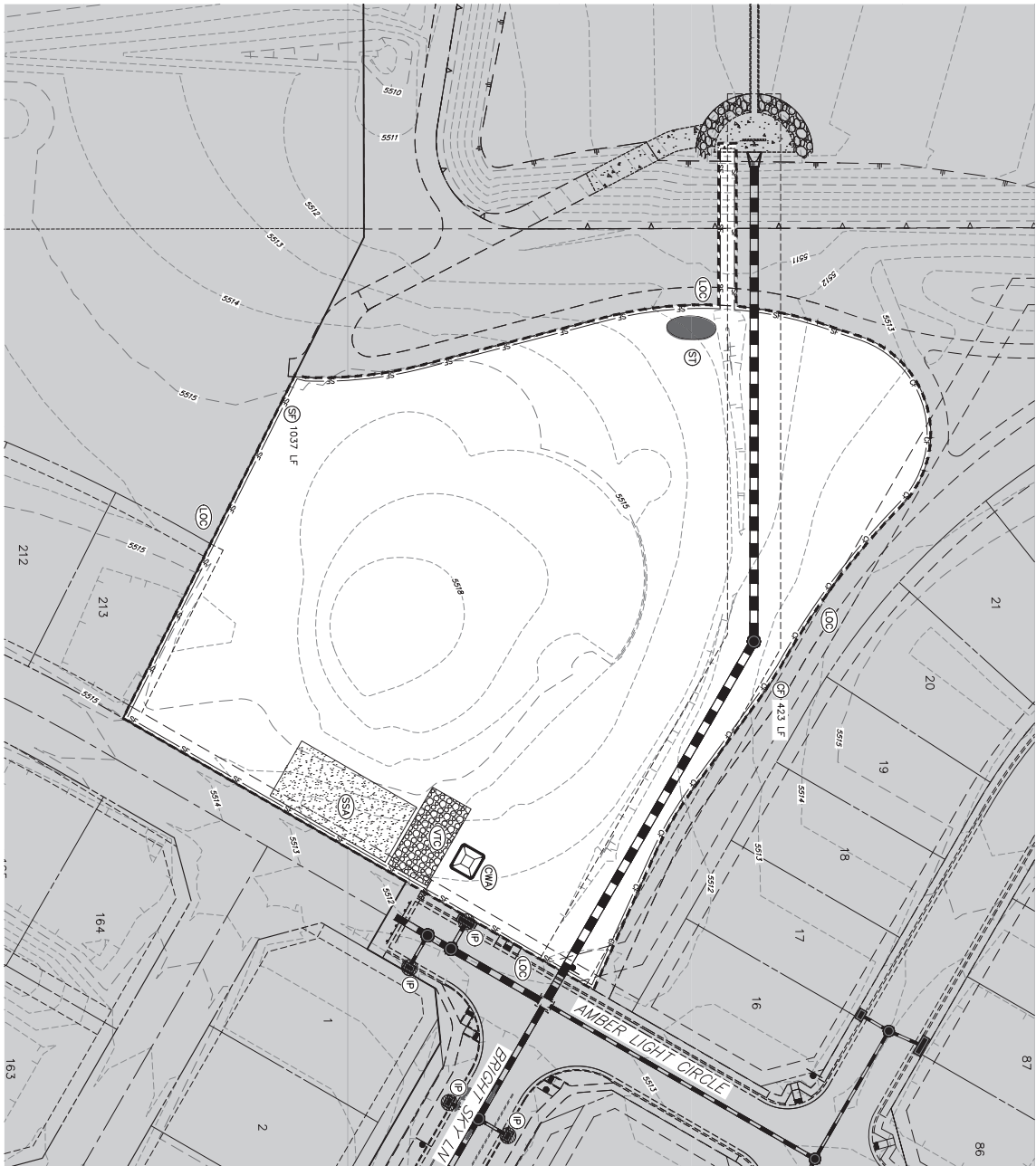
PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.

COLORADO P.E. 35742

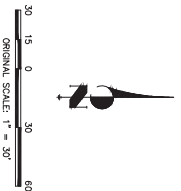
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

SOLSTICE FILING 5		H-SCALE 1"=30'		No. 1 REVISION		BY DATE		<p>J.R. ENGINEERING A Westlan Company</p> <p>Central 303-740-0393 • Colorado Springs 703-580-2593 Fort Collins 970-491-9888 • www.jrengineering.com</p>		<p>PREPARED FOR</p> <p>MIRABELLE METRO DISTRICT #1</p> <p>9380 STATION ST</p> <p>SUITE 600</p> <p>LONE TREE, CO 80124</p> <p>OFFICE PHONE (303) 791-8180</p>		<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	
FUN SHADE PARK INITIAL		V-SCALE N/A		DATE 8/22/25									
Solstice Filing 4 and 5, Tracts A, B and C		DESIGNED BY CWN		DRAWN BY CWN									
Project File LE2025-017, Location and Extent													
Planning Commission Staff Report - Page 28 of 60													



LEGEND

- CONCRETE MAIN AREA
- TEMPORARY DIVISION DITCH
- PROPOSED FLOW ARROW
- EXISTING FLOW ARROW
- INLET PROTECTION SWAP
- AREA INLET PROTECTION
- TEMPORARY OUTLET PROTECTION
- TEMPORARY SEDIMENT BASIN
- SILT FENCE
- TEMPORARY SLOPE DRAIN
- CONSTRUCTION WATER
- 1 FT BOUND AT 4:11
- CUT/FILL BOUNDARY
- PHASE LINE
- STOOP/STEP
- STABILIZED STANDING AREA
- VEHICLE TRAILING CONTROL
- LIMITS OF CONSTRUCTION
- SEEDING & MULCHING
- CEMENT DOW
- SEEDING CONTROL LOS
- SURFACE REPAIRING
- LOW POINT, HIGH POINT
- TEMPORARY SLOPE DRAIN
- CONSTRUCTION WATER
- 1 FT BOUND AT 4:11
- CUT/FILL BOUNDARY
- PHASE LINE



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW
DATE
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE SIGNALS AND STRIPING IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION
AARON L. CLUTTER, P.E.
COLORADO P.E. 35742
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

SHEET	7	OF	17
JOB NO.	1550412		
SOLSTICE FILING 5			
THE LANDING INITIAL GESC			
Solstice Filing 4 and 5, Tracts A, B and C			
Project File LE2025-017, Location and Extent			
Planning Commission Staff Report - Page 30 of 60			

J.R. ENGINEERING
A Westman Company
Central 303-740-0993 • Colorado Springs 703-580-2593
Fort Collins 970-491-8888 • www.jrengineering.com

PREPARED FOR
MIRABELLE METRO DISTRICT #1
9380 STATION ST
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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DATE _____

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOBULES COUNTY FOR STREET AND DRAINAGE SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

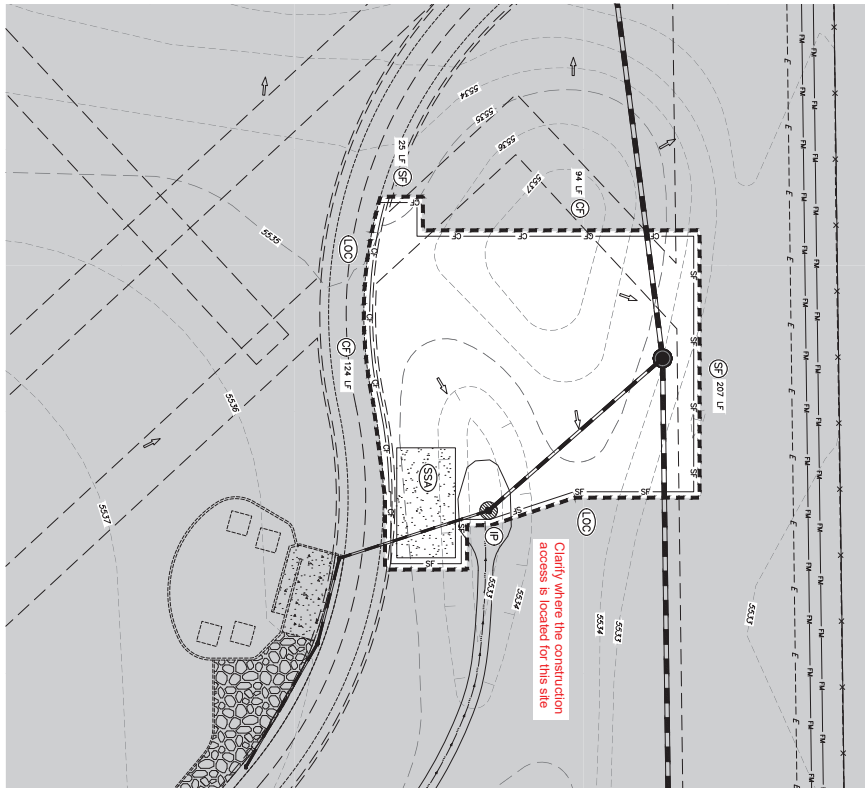
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		V-SCALE	N/A			
		DATE	8/22/25			
15504-12	THE LANDING FINAL GESC	DESIGNED BY	CWG			
17	Solstice Filing 4 and 5, Tracts A, B and C	DRAWN BY	CWC			
	Project File LE2025-017, Location and Extent					

J-R ENGINEERING
A Westrian Company

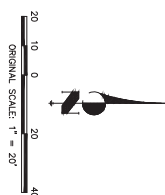
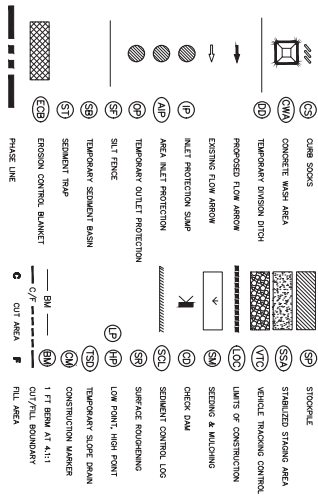
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR
MIRABELLE METRO DISTRICT #
9380 STATION ST
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

UNTIL SUCH TIME AS
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APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
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DESIGNATED BY WRITTEN
AUTHORIZATION.



LEGEND



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW
DATE
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE SIGNALS AND STRIPING IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 35742
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

DATE

SOLSTICE FILING 5		H-SCALE	1"=20'	No.	REVISION	BY	DATE
SHEET	9 OF 17	V-SCALE	N/A				
		DATE	8/22/25				
BASKETBALL COURT INITIAL		DESIGNED BY	CWC				
Solstice Filing 4 and 5, Tracts A, B, and C		DRAWN BY	CWC				
Project File LE2025-017, Location and Extent							
Planning Commission Staff Report - Page 32 of 60							



PREPARED FOR
MIRABELLE METRO DISTRICT #1
9380 STATION ST
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

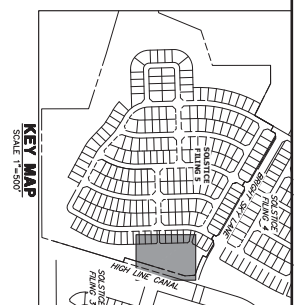
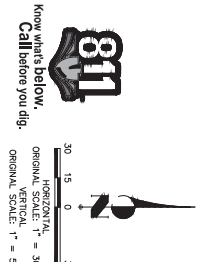



STORM SEWER NOTES:

1. SET SHEET 1 FOR BENCHMARK. SET SHEET 3 FOR LEGEND.
2. SET SHEET 4 FOR THE PRELIMINARY ELEVATION NOTED.
3. PILE LENGTHS ARE FROM ASBESTE NETTAL TO ASBESTE NETTAL. PILE LENGTHS ARE FROM ASBESTE NETTAL TO CENTER OF PILE.
4. PILE STYLING IS TO CENTER OF PILE.
5. MANHOLE TO CENTER OF MANHOLE. PILE LENGTH INCLUDES 2' OF MANHOLE TO CENTER OF MANHOLE.
6. PILE LENGTHS TO MATCH THE ELEVATIONS AT EACH END.
7. FOLLOWING STREET PATTERNS:
8. PILE BEARING SHALL CORRESPOND TO THE DOWDALL COUNTY ROADWAY DESIGN.
9. ALL PILETS ARE ON-GRADE UNLESS OTHERWISE NOTED.
10. ALL PILETS ARE ON-GRADE UNLESS OTHERWISE NOTED.
11. ALL PILETS ARE ON-GRADE UNLESS OTHERWISE NOTED.
12. CORRESPONDENTS FOR APPROPRIATE SECTIONS ARE SHOWN AT THE DOWDALL COUNTY ROADWAY DESIGN.
13. STAMPER TENSILE SHOW, FOR PILE BEING BACKLASHED INCLUDING 11. STAMPER TENSILE SHOW ON THE EXISTING SIDER TENTS.
14. STAMPER TENSILE SHOW, FOR PILE BEING BACKLASHED INCLUDING 11. STAMPER TENSILE SHOW ON THE EXISTING SIDER TENTS.
15. LENGTHS ALONG THE PILE SCORE.

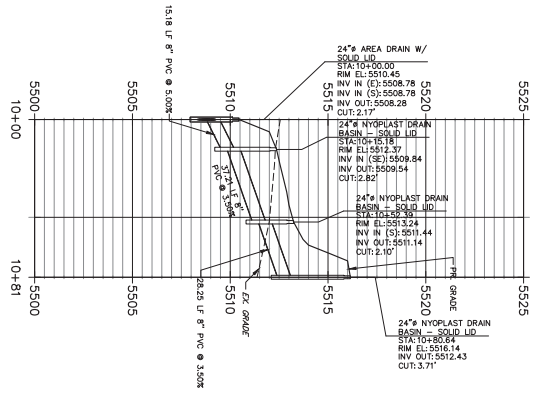
ENGINEER'S DILEMMA

FOR AND ON BEHALF OF JR ENGINEERING, LLC

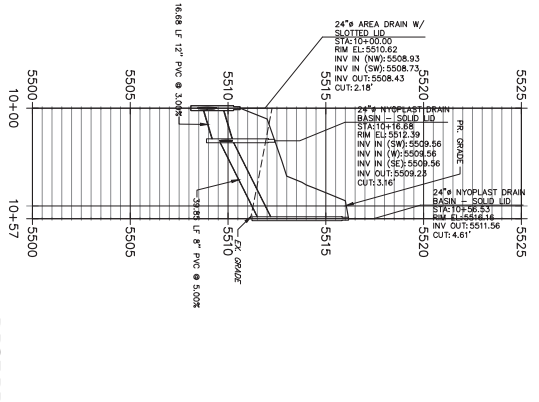


SHEET 14 OF 17	SOLSTICE FILING 5		H-SCALE 1"=30'	No. REVISION	BY DATE	 JR ENGINEERING A Western Company Central 303-740-3939 • Colorado Springs 719-593-2993 Fort Collins 970-447-3988 • www.jrengineering.com	PREPARED FOR	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
			V-SCALE 1"=5'				MIRABELLE METRO DISTRICT #1	
	FUN SHADE PARK STORM Solstice Filing 4 and 5 Tracts A, B, and C Project File LE2025-017, Location and Extent		DATE 10/4/21	DESIGNED BY JWS DRAWN BY JCGM	9380 STATION ST SUITE 600 LONE TREE, CO 80124 OFFICE PHONE (303) 791-8180			

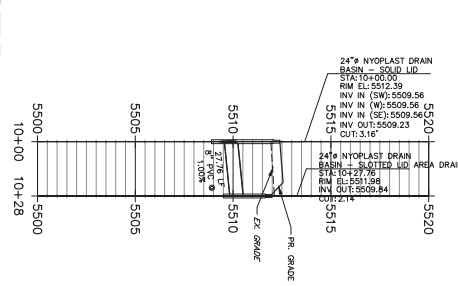
UD04 PROFILE
STA 10+00.00 TO 10+80.64



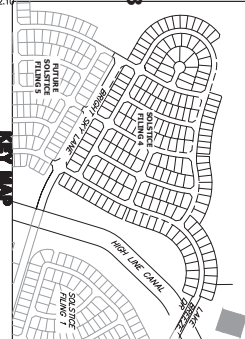
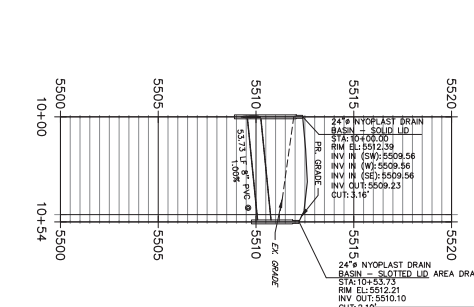
UD05 PROFILE
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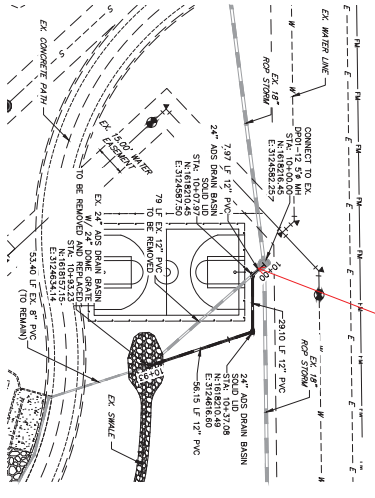
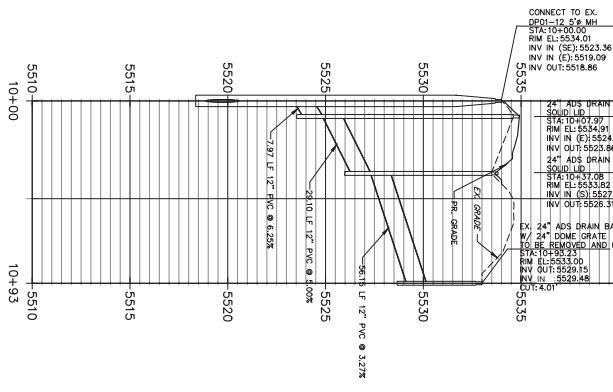
UD06 PROFILE
STA 10+00.00 TO 10+27.76



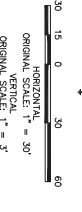
UD07 PROFILE
STA 10+00.00 TO 10+53.73



DP35 PROFILE
STA 10+00.00 TO 10+93.23



Include the Douglas County Appearance Block to this sheet



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
DATE: 5/27/20
DESIGNED BY: CJS
DRAWN BY: JAR

SHEET 17 OF 17
JOB NO. 15504.12

SOLSTICE FILING 5	H-SCALE 1"=30'	No. 1	REVISION	BY	DATE
	V-SCALE 1"=3'	1	DCN #4	CJS	12/2/22
	DATE 5/27/20				
	DESIGNED BY: CJS				
	DRAWN BY: JAR				



PREPARED FOR
MIRABELLE METRO DISTRICT #1
9380 STATION ST
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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Since these are 3-different projects, we will require a grading permit for each project - separate "opinion of probable cost" spreadsheets will need to be included in the report

**GRADING, EROSION AND SEDIMENT CONTROL PLAN
FOR
FUN SHADE PARK, THE LANDING, AND BASKETBALL
COURT**

Prepared For:

Mirabelle Metropolitan District #1
9380 Station Street, Suite 600
Lone Tree, CO 80124
(303) 791-8180

Prepared By:

JR Engineering, LLC
7200 South Alton Way Suite C400
Centennial, CO 80112
(303) 740-9393
Contact: Aaron Clutter, P.E.

August 22nd, 2025

X:\1550000.all\1550412\Word\Reports\GESC\GESC Report.doc

our traffic engineers will be reviewing the traffic letter and if they have any comments I will forward them to the applicant

August 18, 2025



Shea Homes
9380 Station Street, Suite 600
Lone Tree, CO 80124

Re: Traffic Letter for Solstice Parks, a Supplement to *Plum Creek by Shea Homes Traffic Impact Study* in Douglas County, CO dated October 2015

To Whom It May Concern:

This Traffic Compliance Letter provides a supplement to the approved *Plum Creek by Shea Homes Traffic Impact Study* (TIS) dated October 2015 and prepared by Tsiousvaras Simmons Holderness Consulting Engineers (TSH). The scope of this letter will be limited to three proposed parks at the Shea Homes development and the effects on the site-generated traffic. The parks are referred to as Fun Shade Park, The Landing, and a Basketball Court.

As described on page 7 of the TIS, the Plum Creek (now called Solstice) development was assumed to contain 1,250 single-family detached homes. A traffic memo for the Solstice development dated April 26, 2017, updated the number of homes to 1,100. The original TIS mentioned that the development would additionally contain local parks and community recreation facilities, but that these land uses were not included in the trip generation calculations because they generate negligible trips beyond the development.

Similarly, the proposed local parks would not generate a significant amount of traffic outside of the development. The parks would be privately used by Solstice residents. Therefore, the trips generated would be considered as internal capture.

The approved TIS is not impacted by the three proposed parks.

If you have any questions or comments, please feel free to contact me at ccroneigh@jrengineering.com or 303-267-6180.

Sincerely,
JR Engineering, LLC

Chandler Croneigh, PE, PTOE
Transportation Team Lead I

Attachments: Project Site Plan
Excerpt from *Plum Creek by Shea Homes Traffic Impact Study* by TSH
Solstice Internal Street Review Traffic Memo by TSH

Brett Thomas

From: Deborah Pfeiffer <dspfeiffer84@gmail.com>
Sent: Friday, September 5, 2025 11:28 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Ron Pfeiffer <rw_pfeiffer@yahoo.com>
Subject: Re: 7/21/2025 - LE 2025-06 - Public Comment [Impacted/Abutting Property Owner]

Brett,

A bit of a delay in response, but I want to thank you for providing the information and link below. My husband and I, as well as our neighbors who are also directly abutting the Fun Shade Park, are very happy with the updated plans as submitted by the applicant. We hope that there are no further changes and we will continue to monitor. I really appreciate your time and effort in keeping us informed.

Deb

From: Jane Brautigam <jsbrautigam@gmail.com>
Sent: Sunday, September 7, 2025 2:37 PM
To: Brett Thomas <btthomas@douglas.co.us>
Subject: LE 2025-017; Location and Extent review; Tract C, Solstice 4, 9.136 AM

Dear Mr. Thomas,

I am writing to you as Planning Department staff liaison to the Douglas County Planning Commission in connection with the above referenced matter. I trust that you will pass this letter along to the Planning Commission as part of the packet they receive for the public meeting at which they consider this matter.

This Location and Extent review pertains to the proposed location of a basketball court submitted by Shea Homes. As a resident of Solstice, I would like to express my opposition to the proposed new location of the basketball court.

While I do not oppose a basketball court in general, the location of the court now proposed by Shea is north of a walking path used regularly by many members of the community, including me. That area is a natural area buffer between the grassy park area, where more active recreation should occur, and the Chatfield State Park, where the land is used for nature and open space. I have personally observed wildlife, including deer (just a week ago), coyotes and owls in that very area.

Importantly, the application submitted to Douglas County by Shea Homes disingenuously treats the entire 9 acre parcel as if it were completely an active recreation area. It is not. In fact, the area is divided by a walking path. To the south of the walking path is a shade structure and a large grassy area used by folks for play. To the north of the area, as I have already described, is a natural area with large cottonwoods as well as other trees and shrub cover used by animals. This is a beautiful open space that provides views to the west and northwest, and it is used by members of the community for walking dogs and other non-active recreation. There are no parking lots nearby and the only parking would be along the street. People using the court would have to park on the street and walk across acres of open grass to get to the court. Why isn't the court proposed for the grassy area??

As you may know, there are many other active recreation areas in the subdivision that could be used for a basketball court, but Shea has chosen one of the most sensitive natural areas of all. To the east of this tract, and east of the Highline Canal is an area that contains a community house, a pool, play structures and soon to be finished pickleball courts. There is a large parking lot with easy access to these amenities. This would be an ideal location for a basketball court. One of the reasons given for not locating the court in the area near the pool and pickleball courts, is that there are drainage issues. We all know that drainage issues can be resolved with infill and piping. It just costs more. That is a small price to pay for making a sound park planning decision to locate all active recreation together and save open space and natural areas.

Also disturbing is the fact that most of us in the neighborhood never learned of the change in plans except through other neighbors who attended an HOA meeting last week. I believe that Shea changed its plans because some people complained on Facebook about the original location. Facebook is a completely unacceptable way for anyone to garner information from the neighborhood. I do realize that the Douglas County rules only require abutting owners to receive written notice, however Shea Homes should certainly know better than to hide this re-location by pairing it with other park approvals and providing no written notice to the residents of the community, all of whom will have to pay for the basketball court through metro district dues.

The location and extent of the proposed basketball court on Tract C, Solstice 4 is totally unacceptable and should be denied by the Planning Commission. I hope that you will make sure that the Commission receives my letter of concern.

Best regards,
Jane S. Brautigam
11436 Stonewash Lane
Littleton, Co 80125
720-425-9757
jsbrautigam@gmail.com

SOLSTICE FILING 5

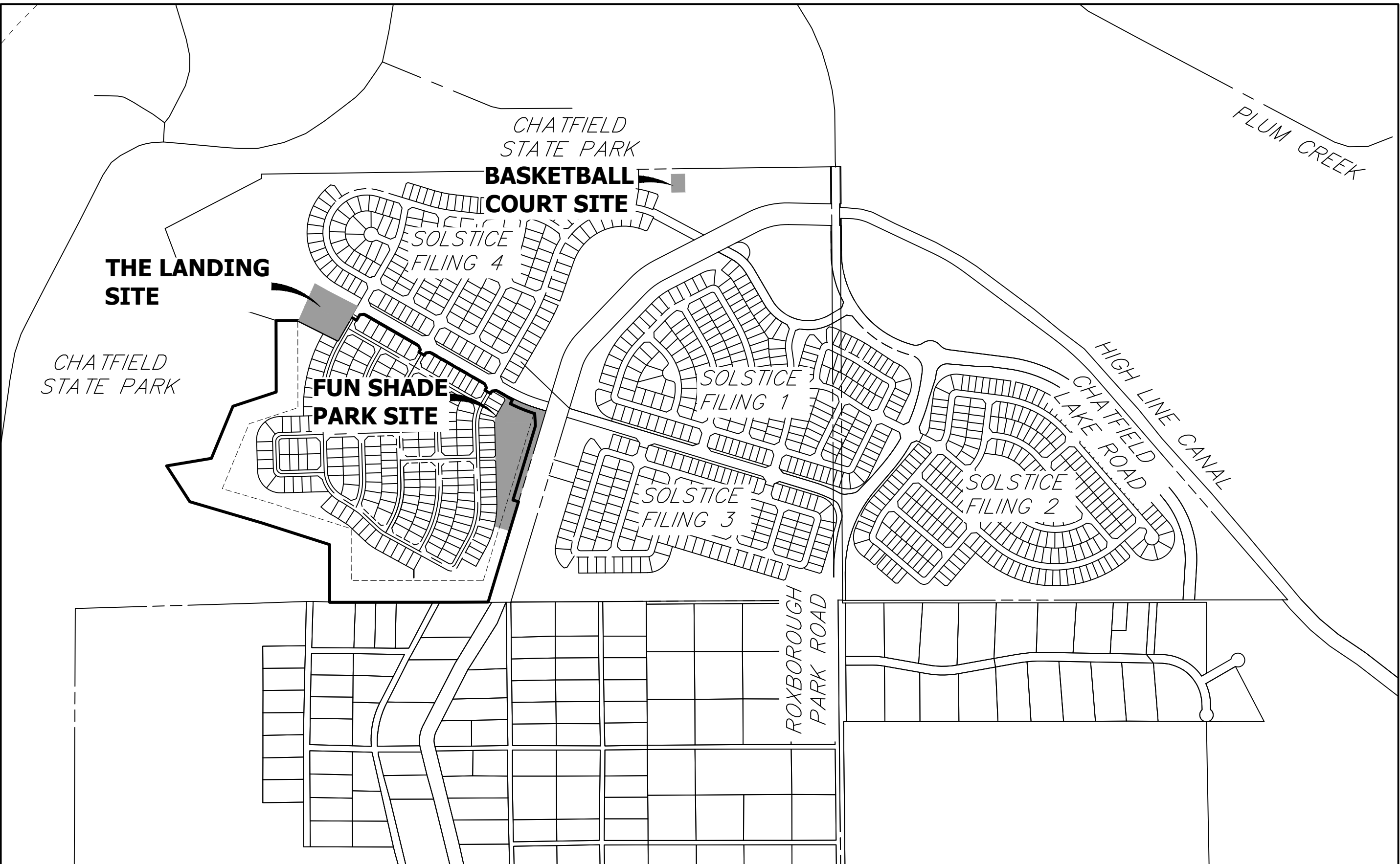
LOCATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
DOUGLAS COUNTY, STATE OF COLORADO
PARK PLANS



Know what's below.
Call before you dig.

ABBREVIATIONS

AC	ACRE	FDP	FINAL DEVELOPMENT PLAN	PL	PROPERTY LINE
AD	ALGEBRAIC DIFFERENCE	FDR	FINAL DRAINAGE REPORT	PR	PROPOSED
AH	AHEAD	FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVATURE
ARCH	ARCHITECT	FG	FINISHED GRADE	PT	POINT OF TANGENCY
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	FH	FIRE HYDRANT FLOWLINE	PV	PLUG VALVE
ASSY	ASSEMBLY	FL	FLOWLINE	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FIL	FILING	R	RADIUS
BB	BOX BASE	FO	FIBER OPTIC CABLE	RCP	REINFORCED CONCRETE PIPE
BK	BACK	GB	GRADE BREAK	RD	ROAD
BNDY	BOUNDARY	GE	GAS EASEMENT	ROW	RIGHT OF WAY
BOP	BOTTOM OF PIPE	GIS	GEOGRAPHIC INFORMATION SYSTEM	RT	RIGHT
BOV	BLOW OFF VALVE	GL	GAS LINE	S	SOUTH
BFV	BUTTERFLY VALVE	GPS	GLOBAL POSITIONING SYSTEM	STE	STEEL
BLVD	BOULEVARD	GV	GATE VALVE	SAN	SANITARY SEWER
BW	BOTTOM OF WALL	HC	HANDICAP	SF	SQUARE FEET
C&G	CURB & GUTTER	HDC	HIGH DEFLECTION COUPLING	ST	STREET
CATV	CABLE TELEVISION	HDP	HIGH DENSITY POLYETHYLENE	STA	STATION
CB	CATCH BASIN	HGL	HYDRAULIC GRADE LINE	STM	STORM SEWER
CBC	CONCRETE BOX CULVERT	HOA	HOME OWNERS ASSOCIATION	SV	SQUARE YARD
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	HP	HIGH POINT	SY-IN	SQUARE YARD INCH
CDS	CUL-DE-SAC	I	INLET	TB	THRUST BLOCK
CFS	CUBIC FEET PER SECOND	IE	IRRIGATION EASEMENT	TBC	TOP BACK OF CURB
CL	CENTER LINE	INT	INTERSECTION	TBW	TOP BACK OF WALK
CLOMR	CONDITIONAL LETTER OF MAP REVISION	INV	INVERT	TEL	TELEPHONE
CLR	CLEAR	IRR	IRRIGATION	TOA	TOP OF ASPHALT
CMP	CORRUGATED METAL PIPE	KB	KICK (THRUST) BLOCK	TOB	TOP OF BOX
CO	CLEAN OUT	LC	LANDSCAPE EASEMENT	TOC	TOP OF CURB OR CONCRETE
CONC	CONCRETE	LF	LINEAR FEET	TOF	TOP OF FOUNDATION
CR	CIRCLE	LN	LANE	TOP	TOP OF PIPE
CSP	CORRUGATED STEEL PIPE	LOMR	LETTER OF MAP REVISION	TW	TOP OF WALL
CT	COURT	LP	LOW POINT	TYP	TYPICAL
CTRB	CONCRETE THRUST REDUCER BLOCK	LS	LUMP SUM	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CY	CUBIC YARD	LT	LEFT	UE	UTILITY EASEMENT
DBPS	DRAINAGE BASIN PLANNING STUDY	MAX	MAXIMUM	U&DE	UTILITY & DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	UGE	UNDERGROUND ELECTRIC
DIA	DIAMETER	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
DIP	DITCHILE IRON PIPE	MIN	MINIMUM	VPC	VERTICAL POINT OF CURVATURE
DR	DRIVE	N	NORTH	VPI	VERTICAL POINT OF INTERSECTION
DRC	DESIGN REVIEW COMMITTEE	NRCP	NON-REINFORCED CONCRETE PIPE	VPT	VERTICAL POINT OF TANGENCY
DU	DWELLING UNITS	ODP	OFFICIAL DEVELOPMENT PLAN	VTC	VEHICLE TRACKING CONTROL
E	EAST	OHE	OVERHEAD ELECTRIC	W	WEST
EA	EACH	OHU	OVERHEAD UTILITY	WL	WATER LINE
EGL	ENERGY GRADE LINE	PC	POINT OF CURVATURE	WM	WATER MAIN
EL	ELEVATION	PCC	POINT OF COMPOUND CURVATURE	WRD	WATER RESOURCES DEPARTMENT
ELEC	ELECTRIC	PCR	POINT OF CURB RETURN	WS	WATER SURFACE
EOA	EDGE OF ASPHALT	PDP	PRELIMINARY DEVELOPMENT PLAN	WSE	WATER SURFACE ELEVATION
ESMT	EASEMENT	PE	PROFESSIONAL ENGINEER	WTR	WATER
EST	ESTIMATE	PI	POINT OF INTERSECTION	YR	YEAR
EX	EXISTING	PKWY	PARKWAY		



VICINITY MAP

SCALE: 1" = 650'

DOUGLAS COUNTY GENERAL NOTES:

1. THE DOUGLAS COUNTY ENGINEERING DIRECTOR SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEERING DIRECTOR, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
 - 2.1 THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - 2.2 THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - 2.3 THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY/INFRASTRUCTURE BY THE COUNTY AND/OR URBAN DRAINAGE.
5. CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
6. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: COLORADO 811, AT 1-800-922-1987 (WWW.COLORADO811.ORG).
7. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS AMENDED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.
8. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
 - 8.1. NONE
9. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT APPLICATION. A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
10. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COUNTY ACCEPTANCE. AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
11. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.
12. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.
13. STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.
14. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
15. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
16. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING INSPECTIONS DIVISION AT 303-660-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.
17. TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.
18. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
19. DOUGLAS COUNTY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
20. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
21. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
22. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTION OF AN RCP OUTFALL.
23. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
24. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.
25. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
26. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
 - 26.1 DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - 26.2 DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
 - 26.3 DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
 - 26.4 CDOT M & S STANDARDS
 - 26.5 MUTCD
 - 26.6 URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2 & 3
27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

SHEET INDEX

1	COVER SHEET
2	GRADING PLANS
3	FUN SHADE PARK
4	THE LANDING
	BASKETBALL COURT
	GESC PLANS INITIAL & FINAL
5-6	FUN SHADE PARK
7-8	THE LANDING
9-10	BASKETBALL COURT
11-13	GESC DETAILS
	STORM SEWER PLAN & PROFILE
14	FUN SHADE PARK
15-17	THE LANDING
TOTAL	17

BENCHMARK

THE PROJECT BENCHMARK IS BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 28656" IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A 3-1/4" BRASS CAP STAMPED "DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1967". (ELEVATION NGVD 29)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 28656" IN RANGE BOX AND AT THE SOUTH QUARTER BY 3-1/4" BRASS CAP STAMPED "DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1967", SAID LINE ASSUMED TO BEAR SOUTH 89°43'10" WEST, A DISTANCE OF 2656.74 FEET.

APPLICANT/OWNER

MIRABELLA METROPOLITAN DISTRICT #1
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
P~303.791.8180

CIVIL ENGINEER

JR ENGINEERING
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO 80202
P~303.267.6221

PLANNER

DHM DESIGN
900 SOUTH BROADWAY, SUITE 300
DENVER, CO 80209
P~720.763.3965

ATTORNEY

OTTEN JOHNSON
ROBINSON NEFF+RAGONETTI
950 17TH STREET, SUITE 1600
DENVER, CO 80202
P~303.575.7555

TRAFFIC ENGINEER

RS&H
5690 DTC BLVD.
GREENWOOD VILLAGE, CO 80111
P~303.771.6200

GEOTECHNICAL ENGINEER

CTL THOMPSON, INC
1971 WEST 12TH VAE.
DENVER, CO 80204
P~303.825.0777

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Fort Collins 970-491-9888 • www.jrengineering.com

SOLSTICE FILING 5

COVER SHEET

SHEET 1 OF 17

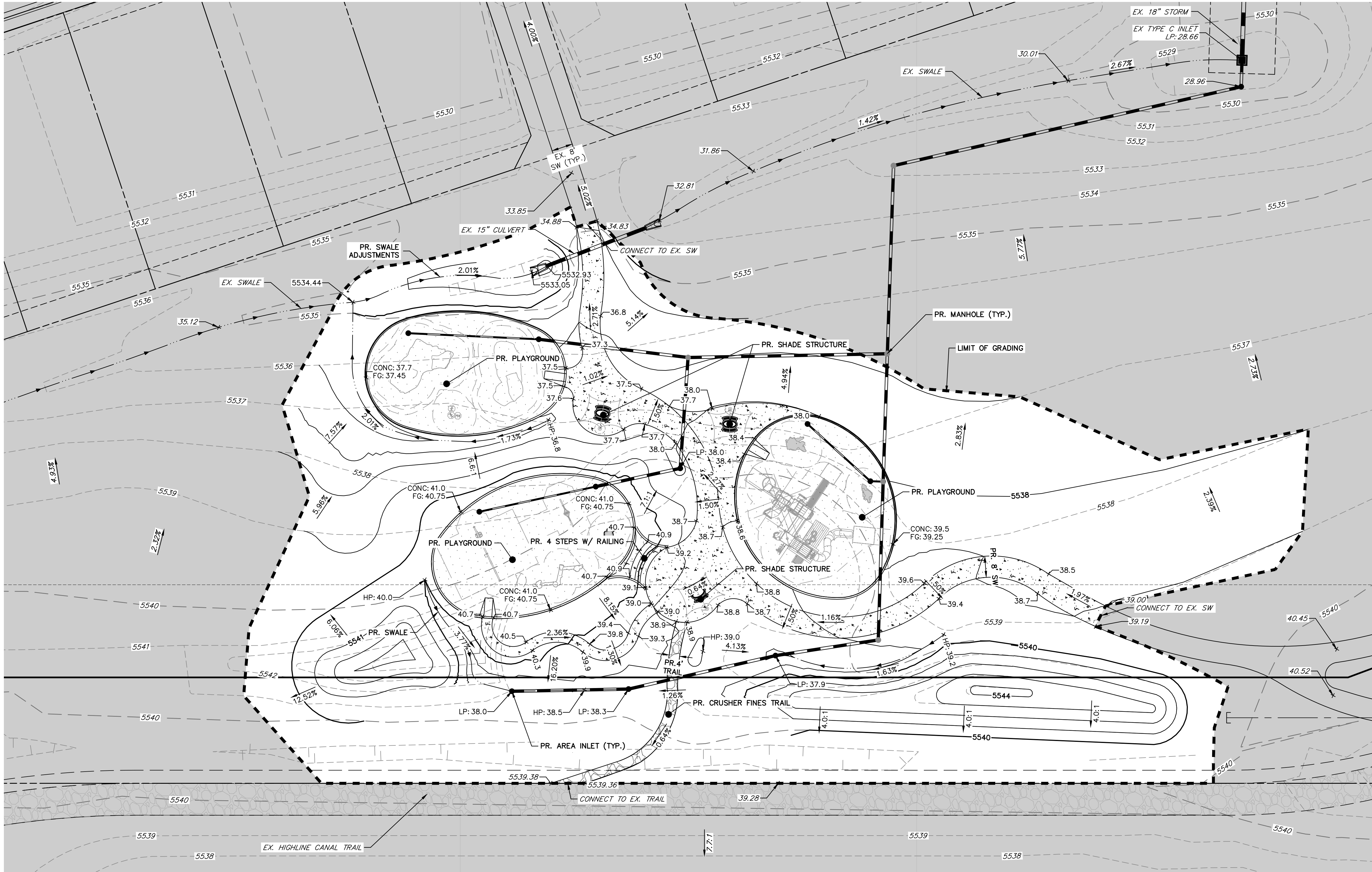
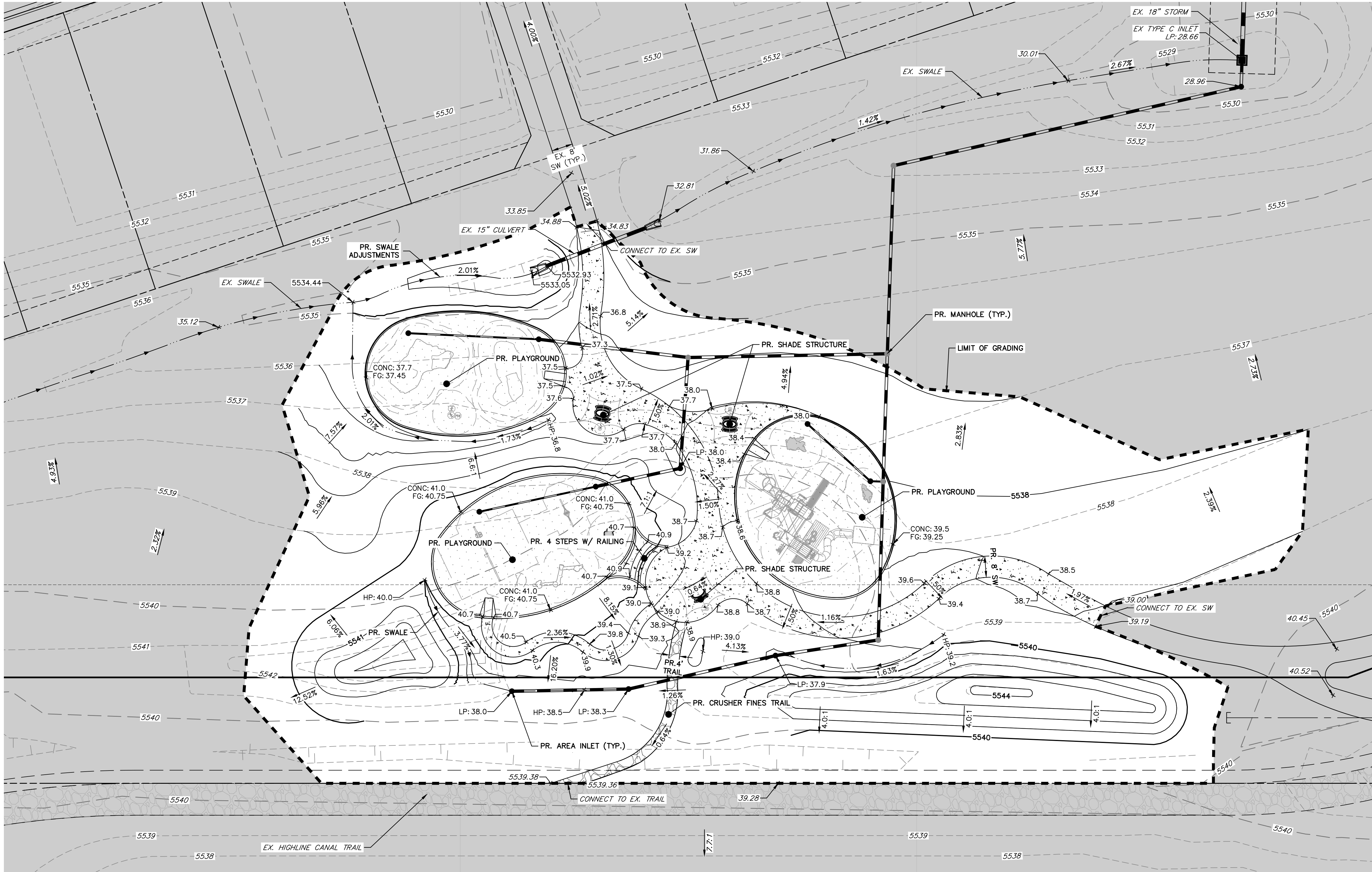
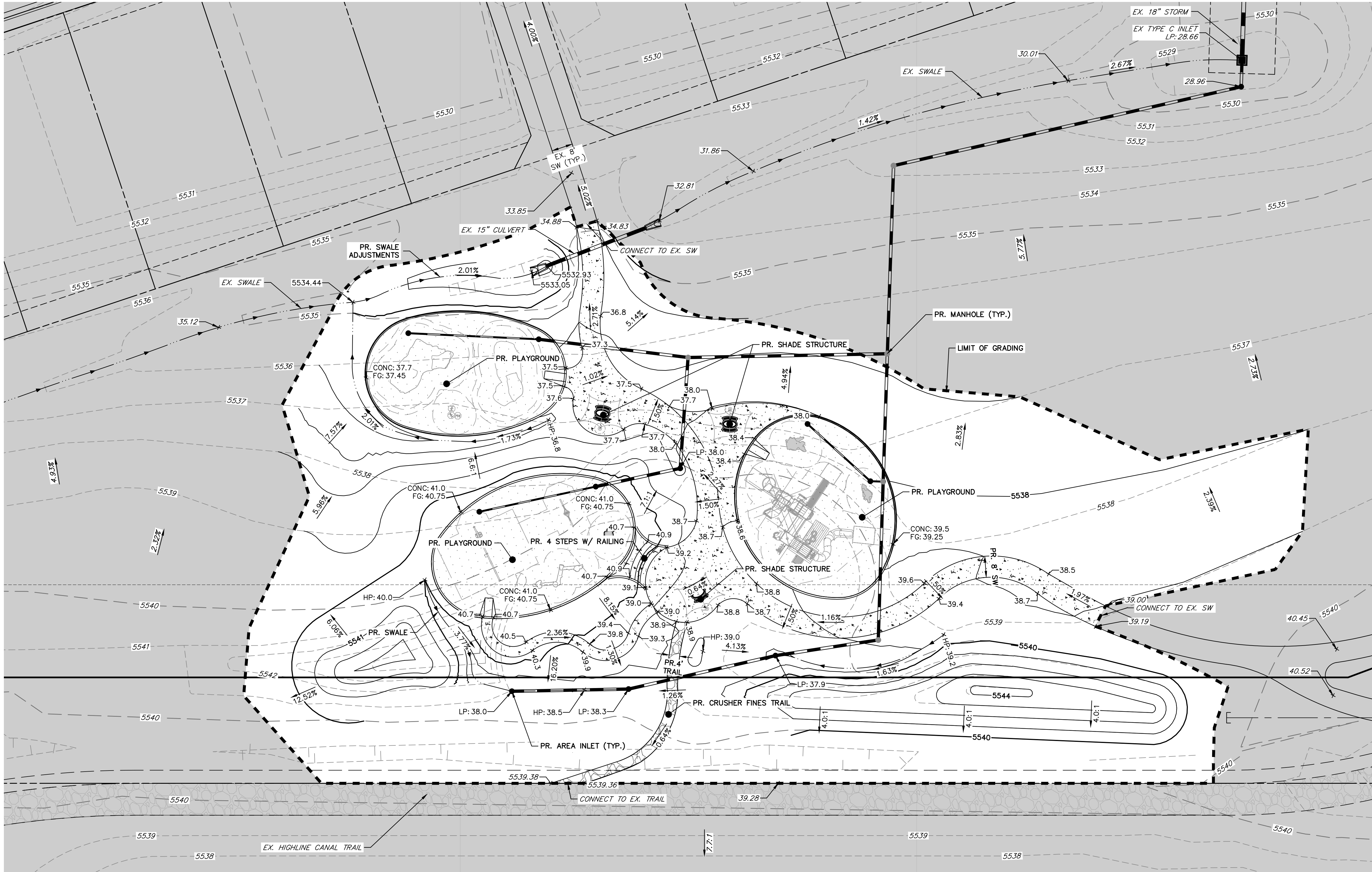
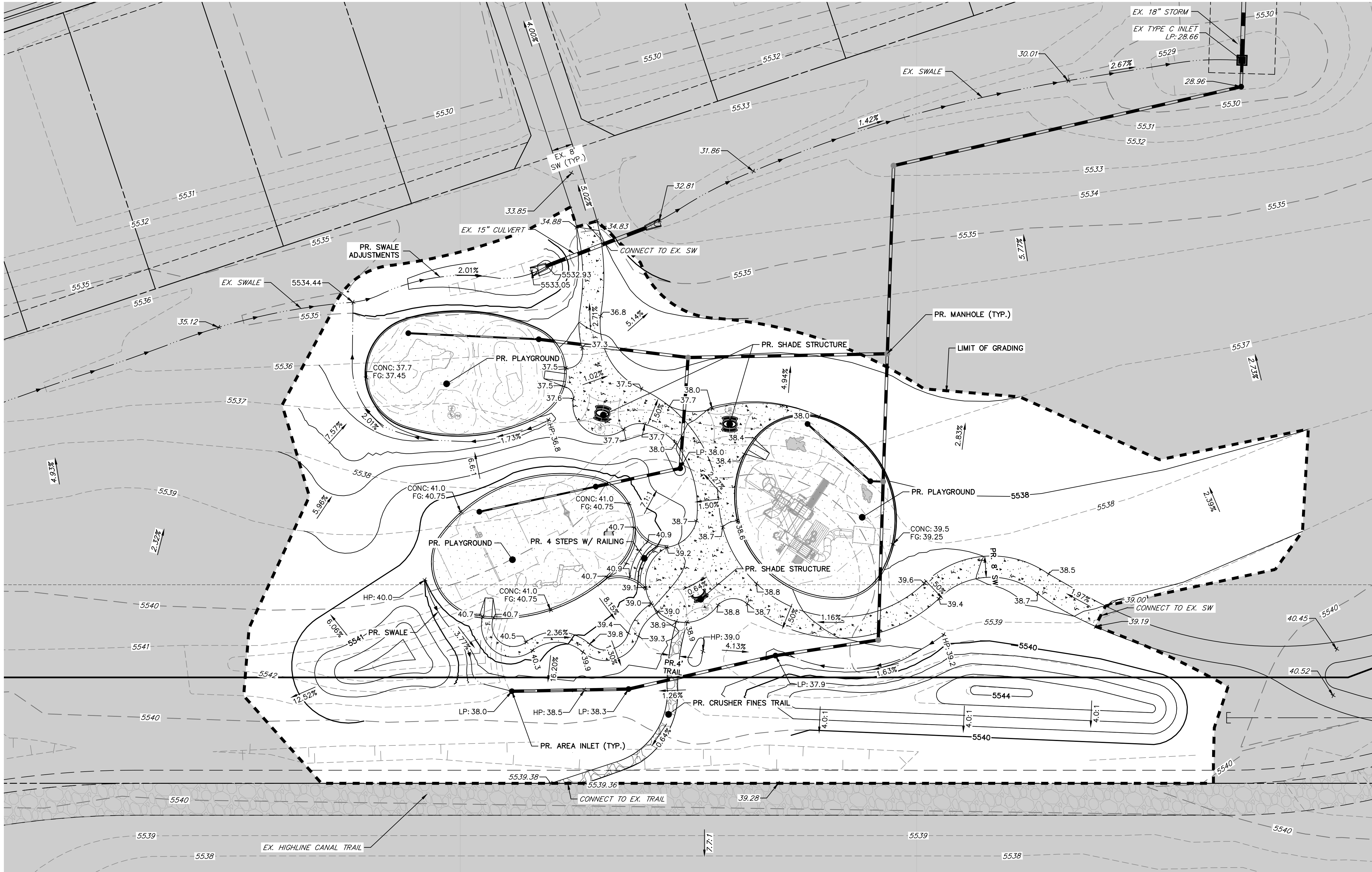
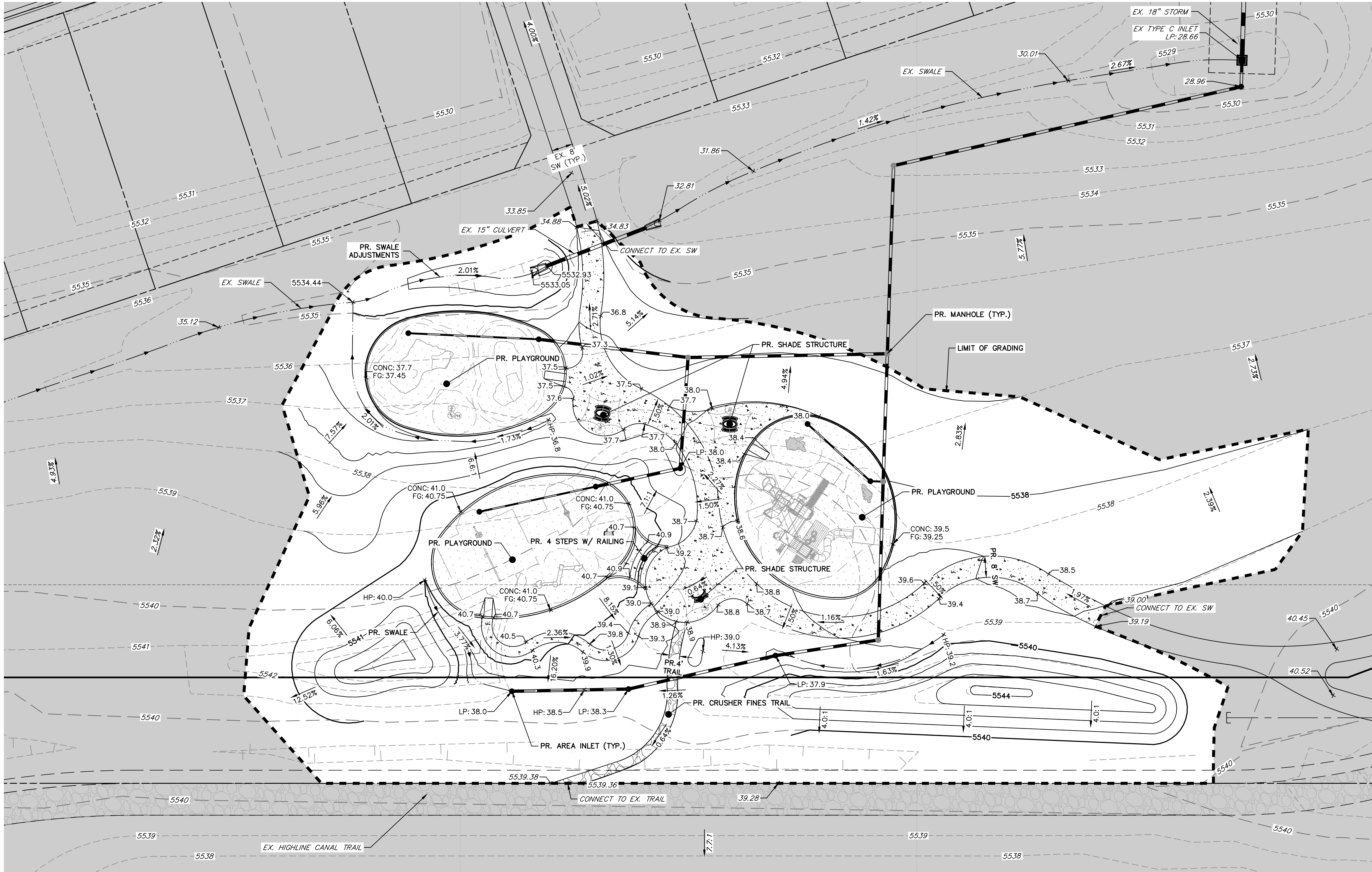
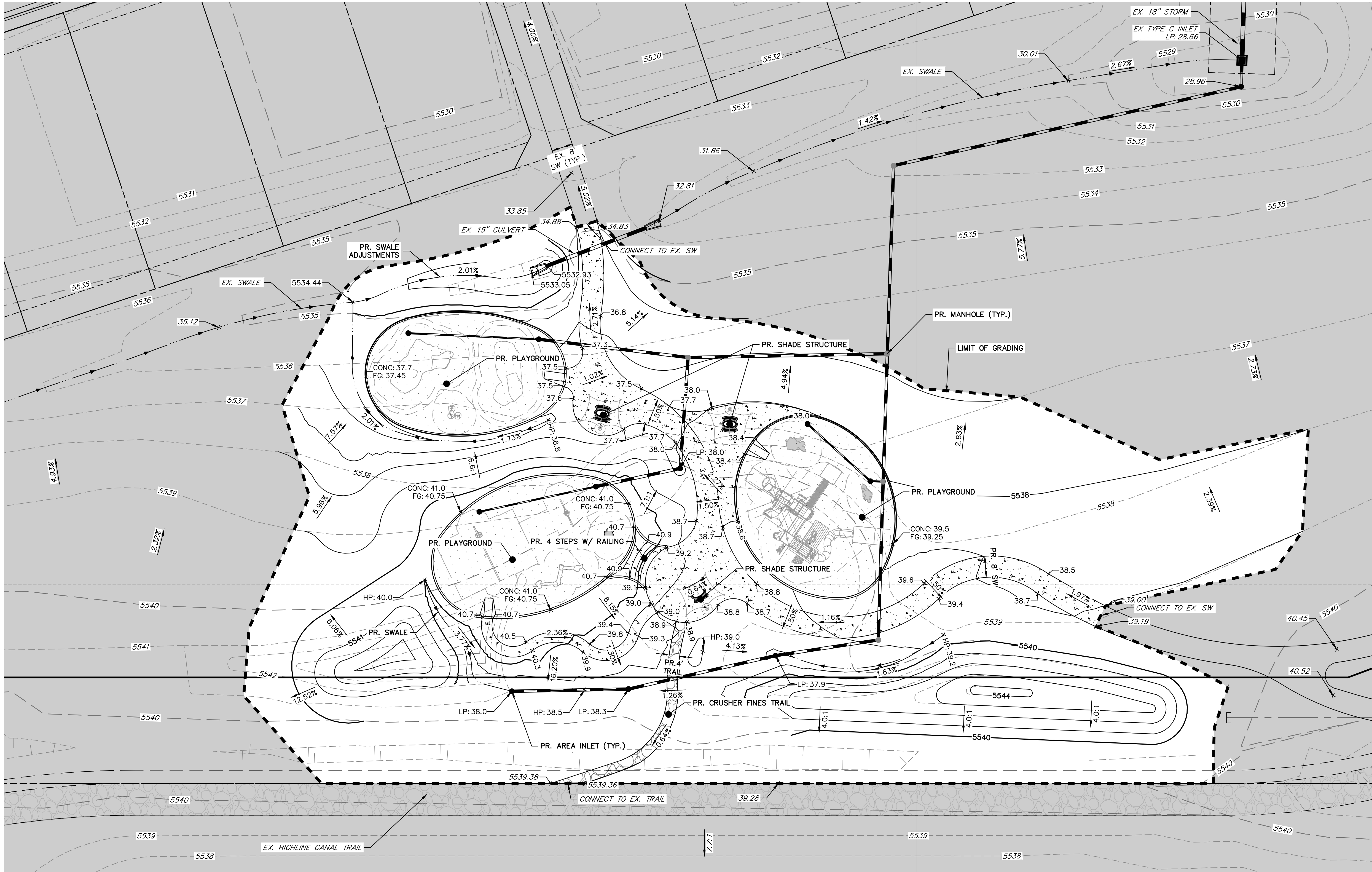
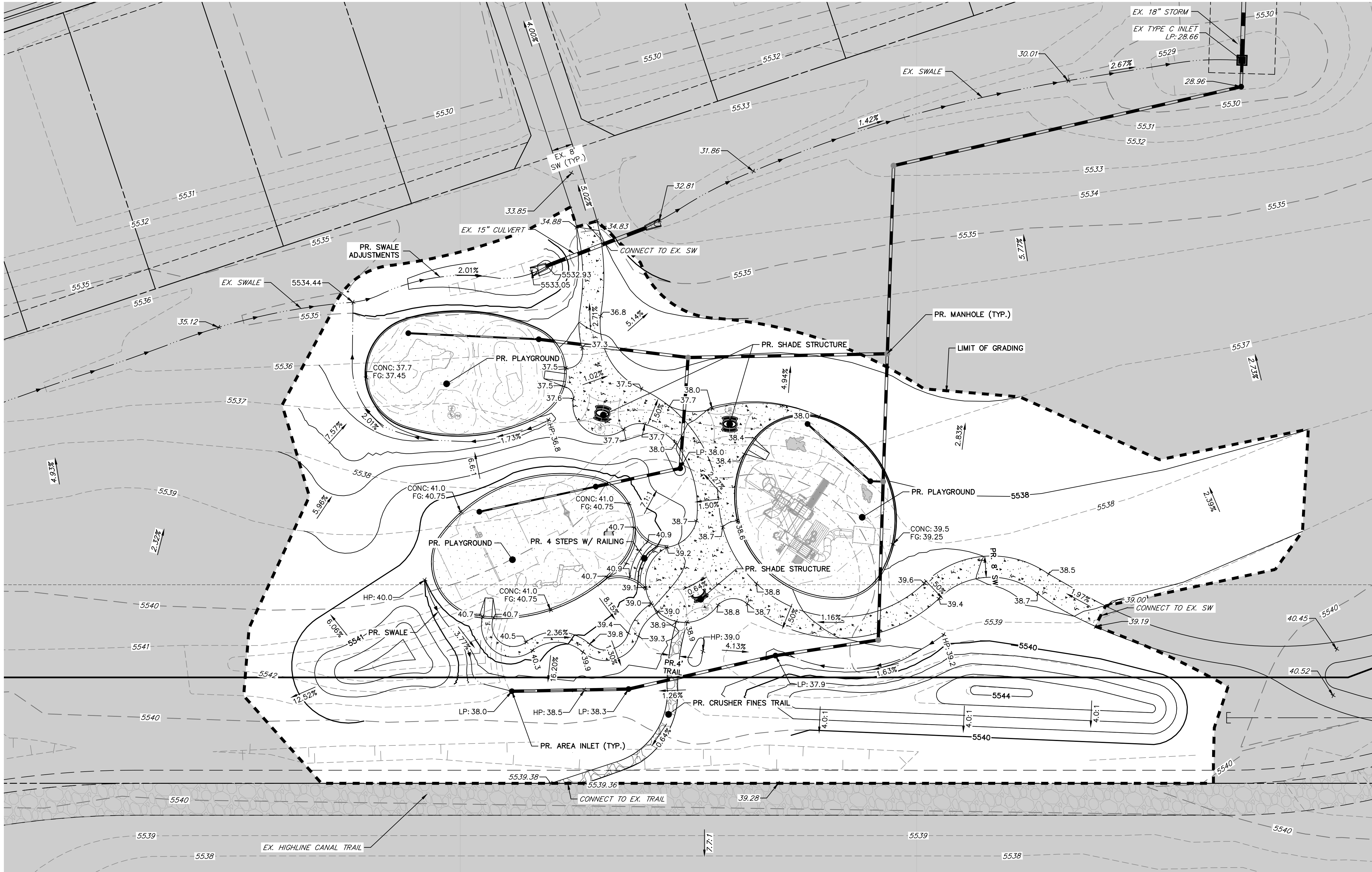
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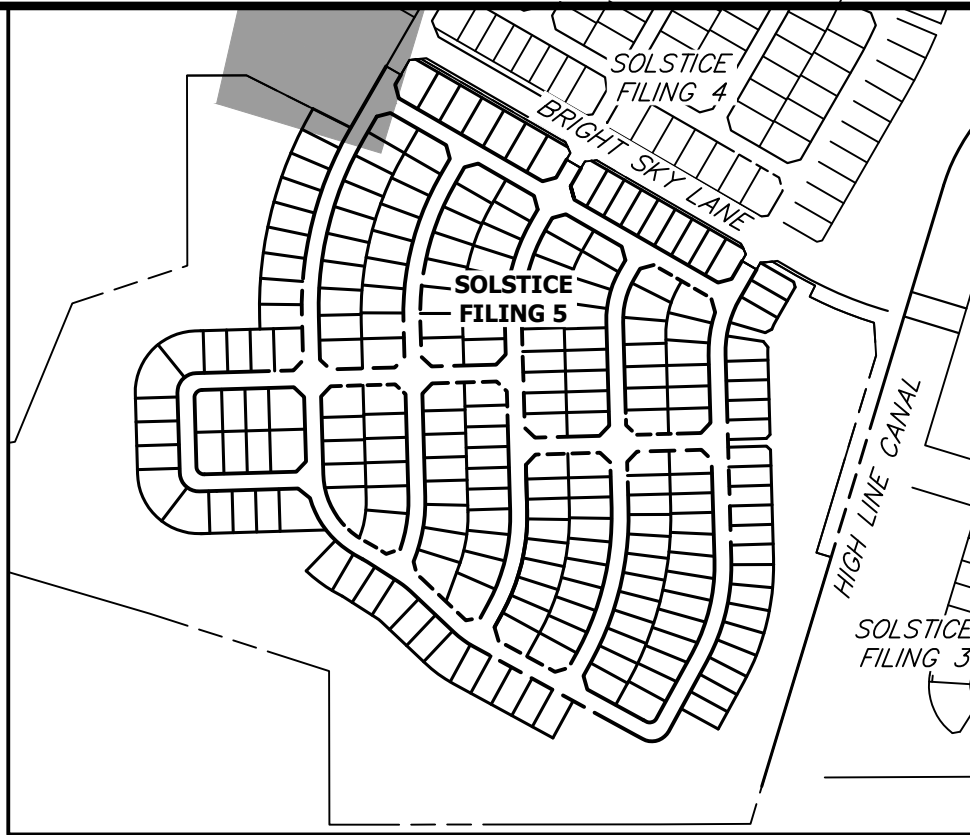
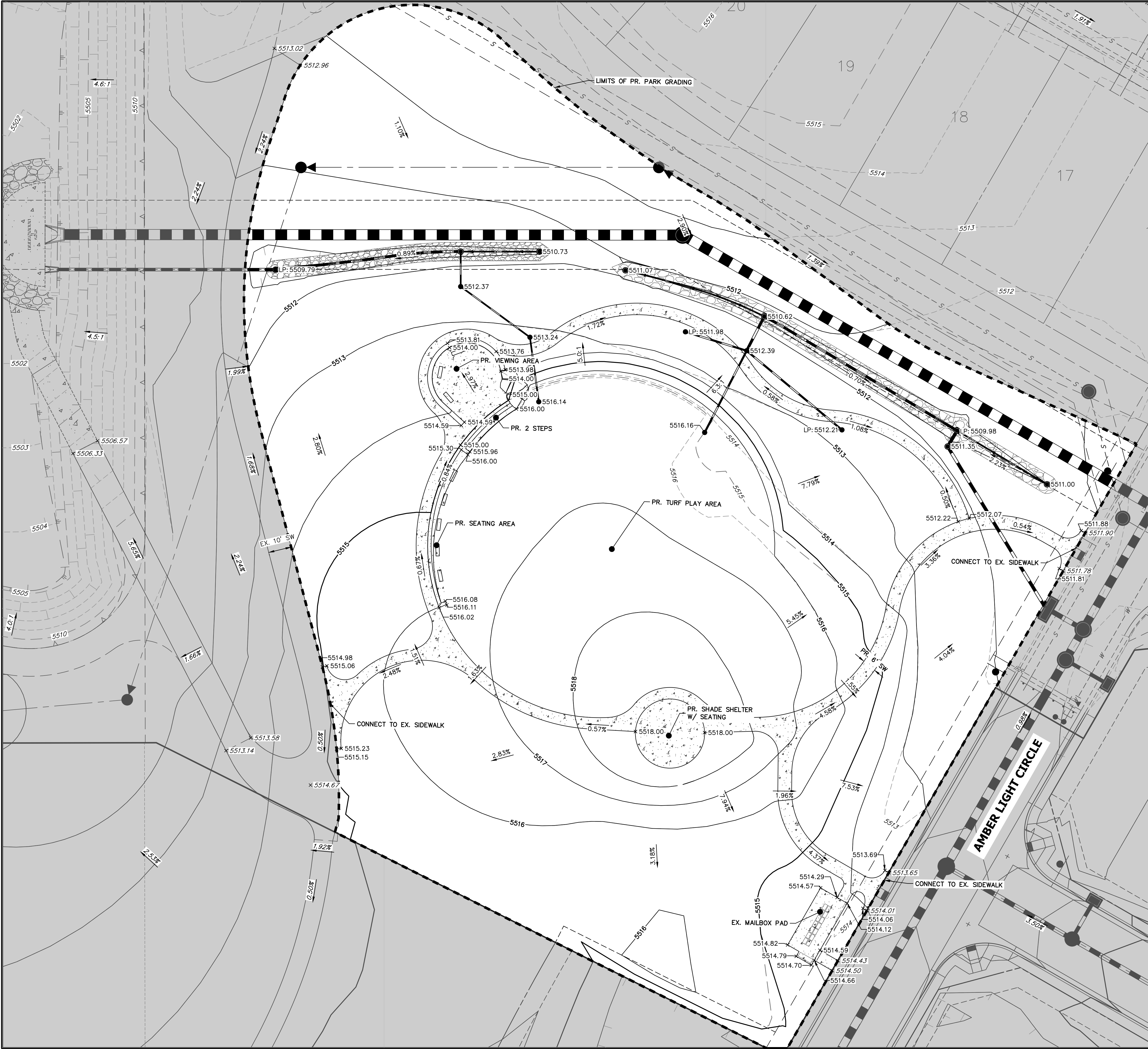
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE





KEY MAP
SCALE 1"=500'

LEGEND

- XX.XX EXISTING SPOT ELEVATION (55XX.XX TRUNCATED)
- XX.XX PROPOSED SPOT ELEVATION (55XX.XX TRUNCATED)
- X.XX% EXISTING SLOPE
- X.XX% PROPOSED SLOPE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- /■ PROPOSED INLETS (AREA/TYPE R)
- PROPOSED MANHOLES
- LP LOW POINT
- HP HIGH POINT
- LIMIT OF GRADING

NOTE

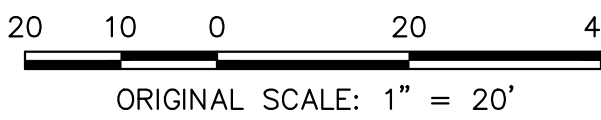
- SEE LANDSCAPE, IRRIGATION, AND MISCELLANEOUS SITE ELEMENTS PLANS BY SAGE DESIGN GROUP FOR PARK AMENITY DESCRIPTIONS AND DETAILS.

ASSISTANT DIRECTOR OF DEVELOPMENT
REVIEW

DATE

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

ENGINEERING DIVISION ACCEPTANCE
BLOCK



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SOLSTICE FILING 5

THE LANDING GRADING PLAN

SHEET 3 OF 17

JOB NO. 15504.12

BY DATE

No. REVISION

H-SCALE 1"=20'
V-SCALE N/A
DATE 8/22/25
DESIGNED BY QR
DRAWN BY DJG
CHECKED BY

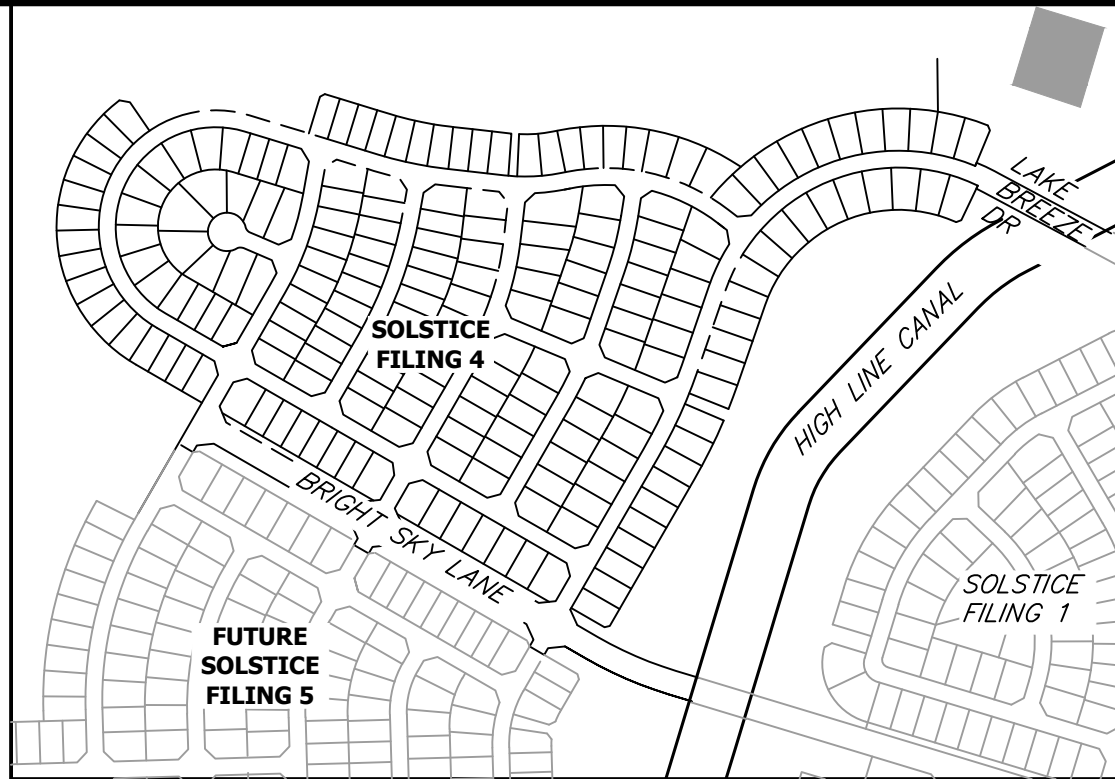
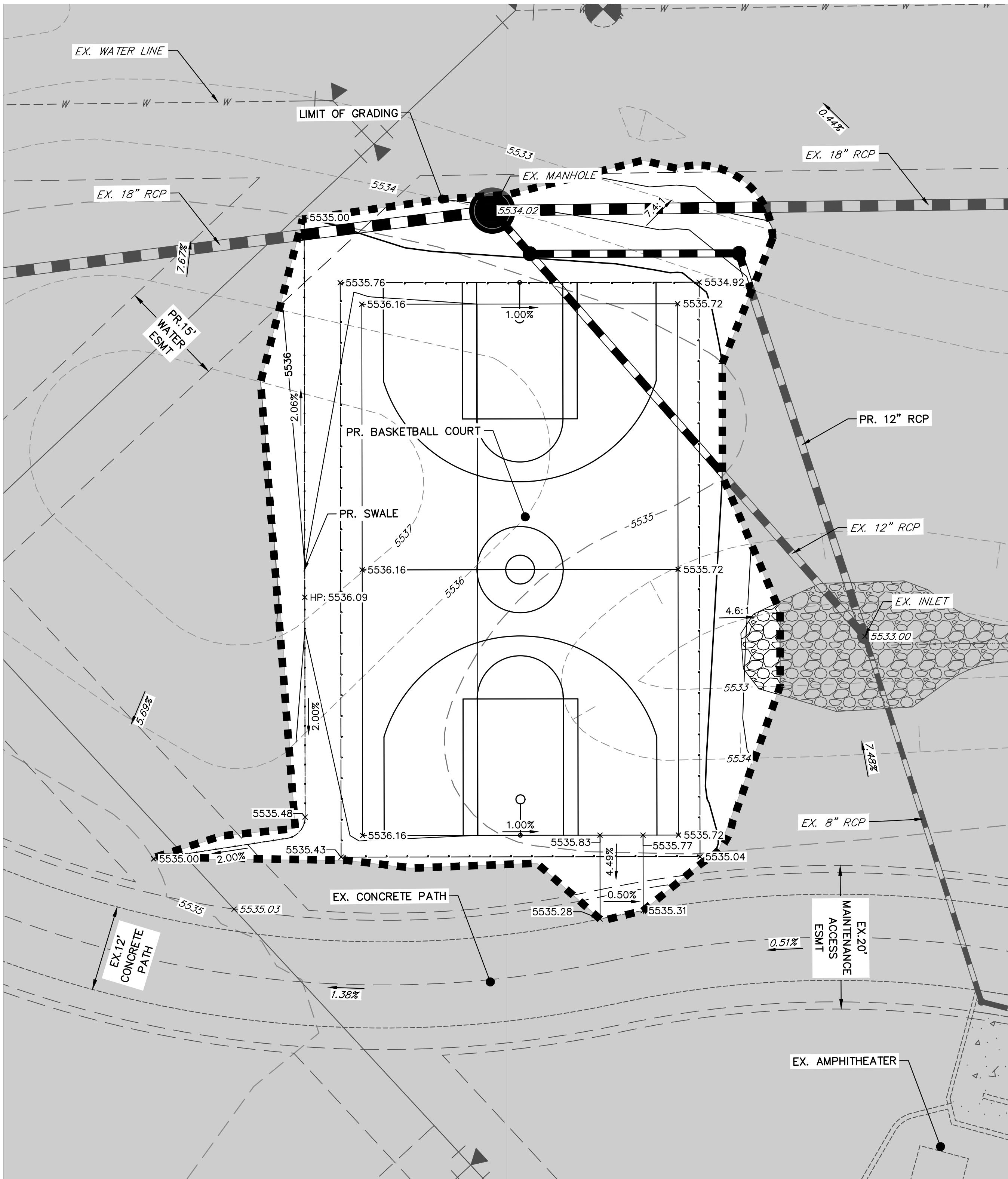
PREPARED FOR
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9380 STATION ST
SUITE 600
LOVE TREE, CO 80124
OFFICE PHONE (303) 791-8180

J.R. ENGINEERING
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AUTHORIZATION.



KEY MAP
SCALE 1"=500'

LEGEND

- XX.XX EXISTING SPOT ELEVATION (55XX.XX TRUNCATED)
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ENGINEERING DIVISION ACCEPTANCE
BLOCK



Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SOLSTICE FILING 5

THE BASKETBALL COURT
GRADING PLAN

SHEET 4 OF 17

JOB NO. 15504.12

PREPARED FOR

MIRABELLE METRO DISTRICT #1

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SUITE 600

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OFFICE PHONE

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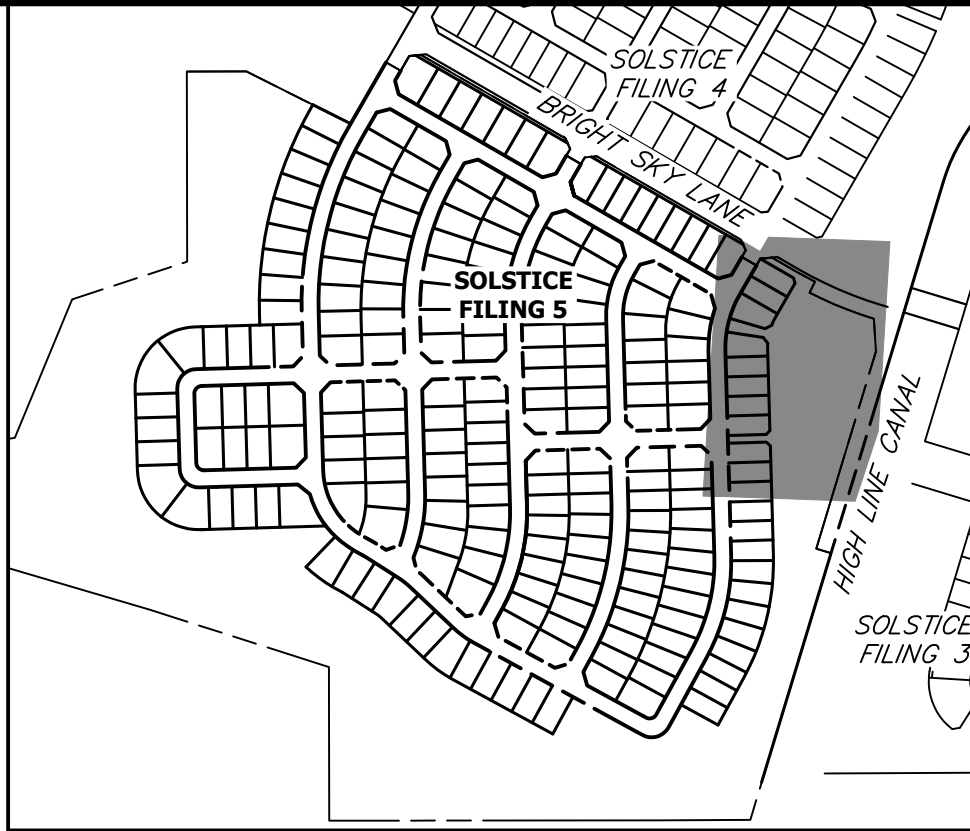
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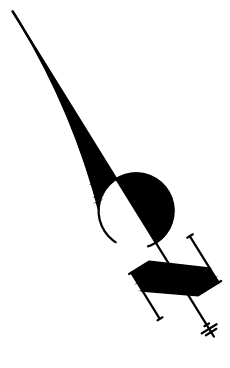
KEY MAP
SCALE 1"=500'

LEGEND

- | | | | |
|--|----------------------------------|--|--------------------------------|
| | (CS) CURB SOCKS | | (SP) STOCKPILE |
| | (CWA) CONCRETE WASH AREA | | (SSA) STABILIZED STAGING AREA |
| | (DD) TEMPORARY DIVISION DITCH | | (VTC) VEHICLE TRACKING CONTROL |
| | PROPOSED FLOW ARROW | | (LOC) LIMITS OF CONSTRUCTION |
| | EXISTING FLOW ARROW | | (SM) SEEDING & MULCHING |
| | (IP) INLET PROTECTION SUMP | | (CD) CHECK DAM |
| | (AIP) AREA INLET PROTECTION | | (SCL) SEDIMENT CONTROL LOG |
| | (OP) TEMPORARY OUTLET PROTECTION | | (SR) SURFACE ROUGHENING |
| | (SF) SILT FENCE | | (LP) HP) LOW POINT, HIGH POINT |
| | (SB) TEMPORARY SEDIMENT BASIN | | (TSD) TEMPORARY SLOPE DRAIN |
| | (ST) SEDIMENT TRAP | | (CM) CONSTRUCTION MARKER |
| | (ECB) EROSION CONTROL BLANKET | | (BM) 1 FT BERM AT 4:1:1 |
| | PHASE LINE | | C/F) CUT/FILL BOUNDARY |
| | | | C) CUT AREA |
| | | | F) FILL AREA |



Know what's below.
Call before you dig.



30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED
BY DOUGLAS COUNTY FOR STREET AND DRAINAGE,
SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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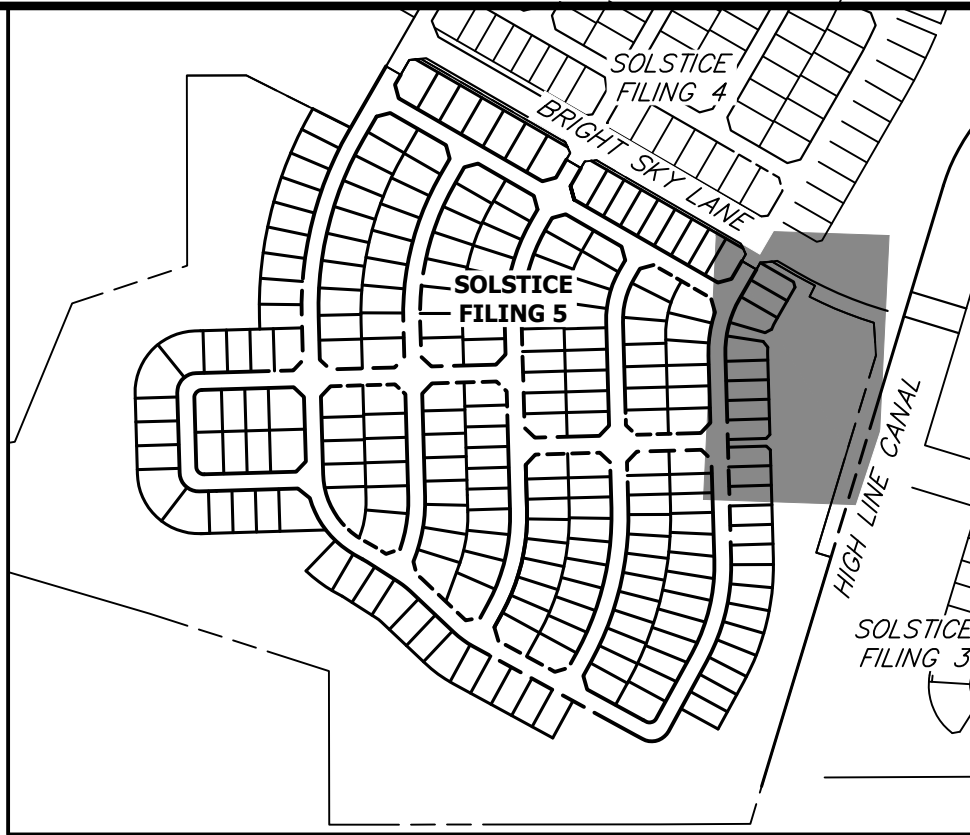
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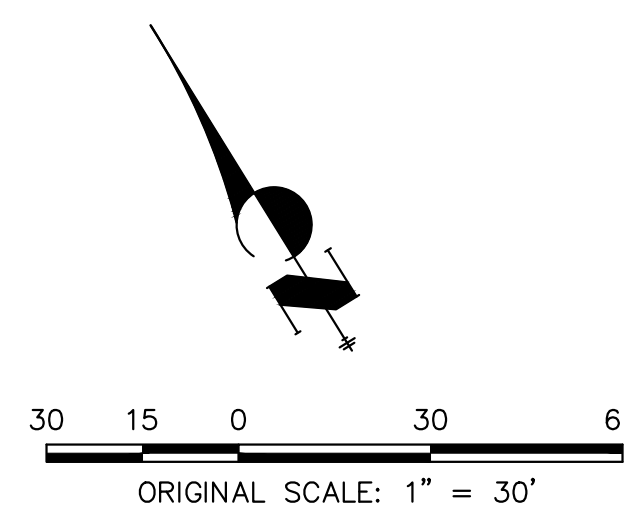


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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET	OF	JOB NO.
				1"=30'	N/A	8/22/25	CWC	CWC		5	17	15504.12
SOLSTICE FILING 5										FUN SHADE PARK INITIAL GESC PLAN		



LEGEND	
	(CS) CURB SOCKS
	(CWA) CONCRETE WASH AREA
	(DD) TEMPORARY DIVISION DITCH
	PROPOSED FLOW ARROW
	EXISTING FLOW ARROW
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	(SR) SURFACE ROUGHENING
	(LP) (HP) LOW POINT, HIGH POINT
	(TSD) TEMPORARY SLOPE DRAIN
	(CM) CONSTRUCTION MARKER
	(BM) 1 FT BERM AT 4:1:1
	— BM — CUT/FILL BOUNDARY
	C CUT AREA
	F FILL AREA
	--- PHASE LINE



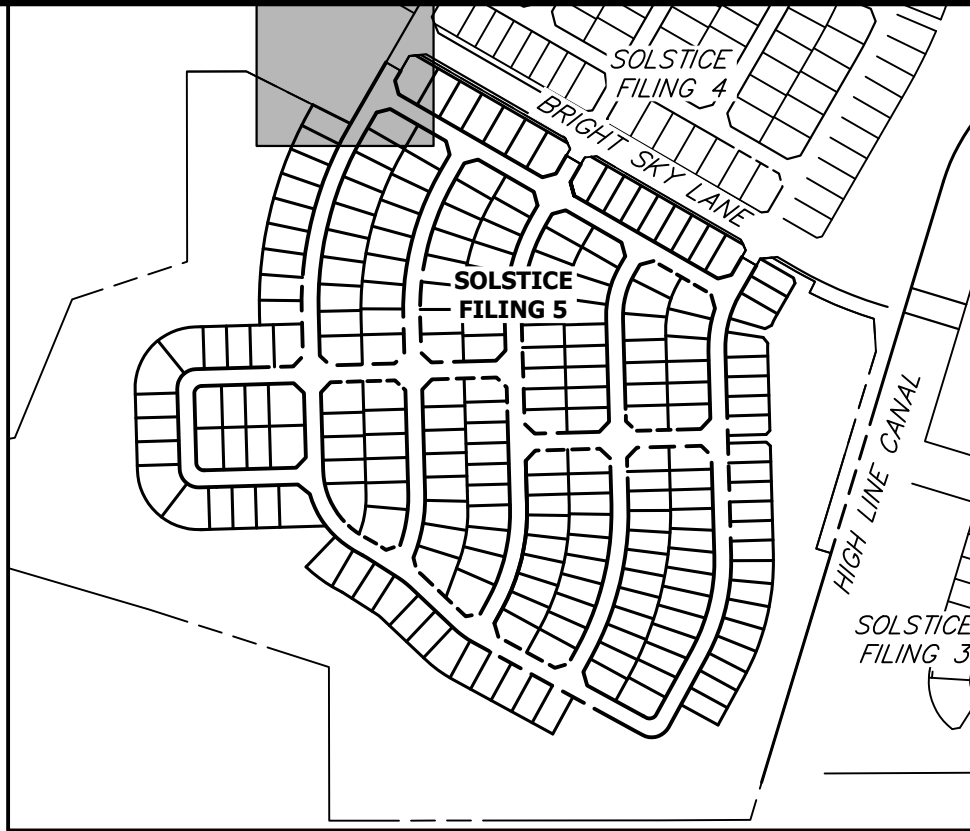
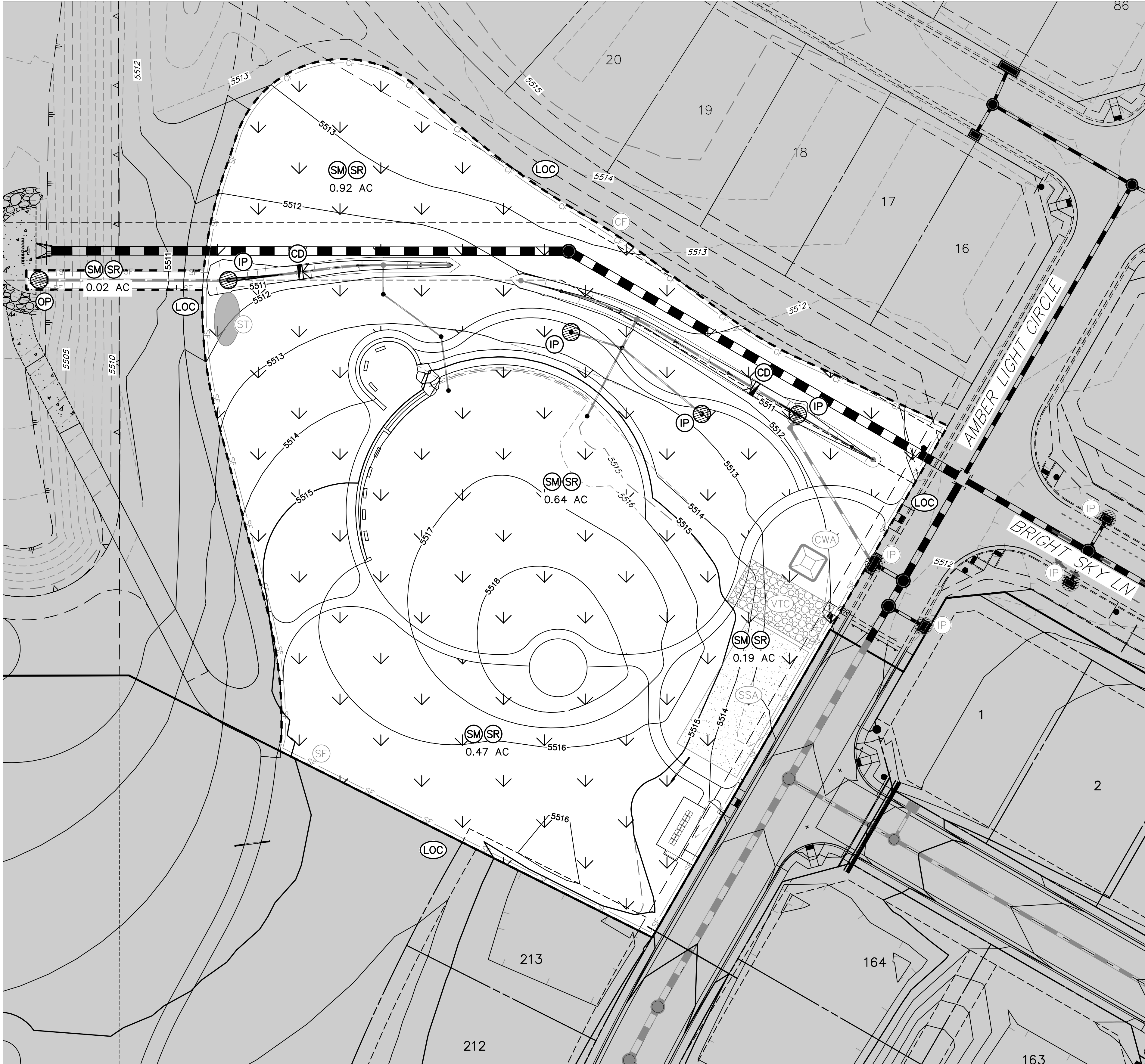
ENGINEER'S STATEMENT




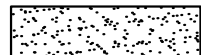





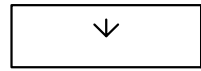


















PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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PREPARED FOR MIRABELLE METRO DISTRICT #1 9380 STATION ST SUITE 600 LONE TREE, CO 80124 OFFICE PHONE (303) 791-8180	
J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1"=30'	N/A
V-SCALE 8/22/25	CWC
DESIGNED BY	CWC
DRAWN BY	CWC
CHECKED BY	
SOLSTICE FILING 5	
FUN SHADE PARK FINAL GESC PLAN	
SHEET 6	OF 17
JOB NO.	15504.12



LEGEND					
	(CS)	CURB SOCKS		(SP)	STOCKPILE
	(CWA)	CONCRETE WASH AREA		(SSA)	STABILIZED STAGING AREA
	(DD)	TEMPORARY DIVISION DITCH		(VTC)	VEHICLE TRACKING CONTROL
		PROPOSED FLOW ARROW		(LOC)	LIMITS OF CONSTRUCTION
		EXISTING FLOW ARROW		(SM)	SEEDING & MULCHING
	(IP)	INLET PROTECTION SUMP		(CD)	CHECK DAM
	(AIP)	AREA INLET PROTECTION		(SCL)	SEDIMENT CONTROL LOG
	(OP)	TEMPORARY OUTLET PROTECTION		(SR)	SURFACE ROUGHENING
	(SF)	SILT FENCE		(LP)	LOW POINT, HIGH POINT
	(SB)	TEMPORARY SEDIMENT BASIN		(TSD)	TEMPORARY SLOPE DRAIN
	(ST)	SEDIMENT TRAP		(CM)	CONSTRUCTION MARKER
	(ECB)	EROSION CONTROL BLANKET		(BM)	1 FT BERM AT 4:1:1
		PHASE LINE			CUT/FILL BOUNDARY
				C	CUT AREA
				F	FILL AREA

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW
DATE
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

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AARON L. CLUTTER, P.E.
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DATE

SOLSTICE FILING 5
THE LANDING FINAL GESC
PLAN

SHEET 8 OF 17

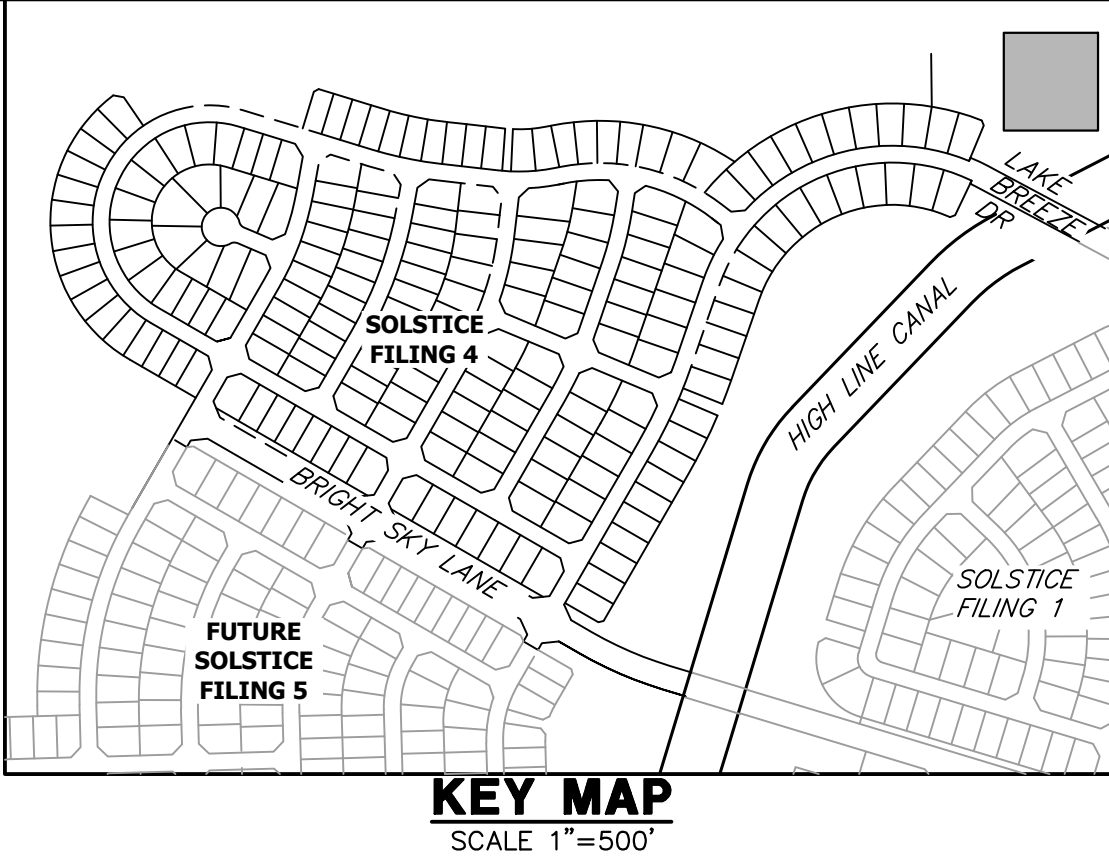
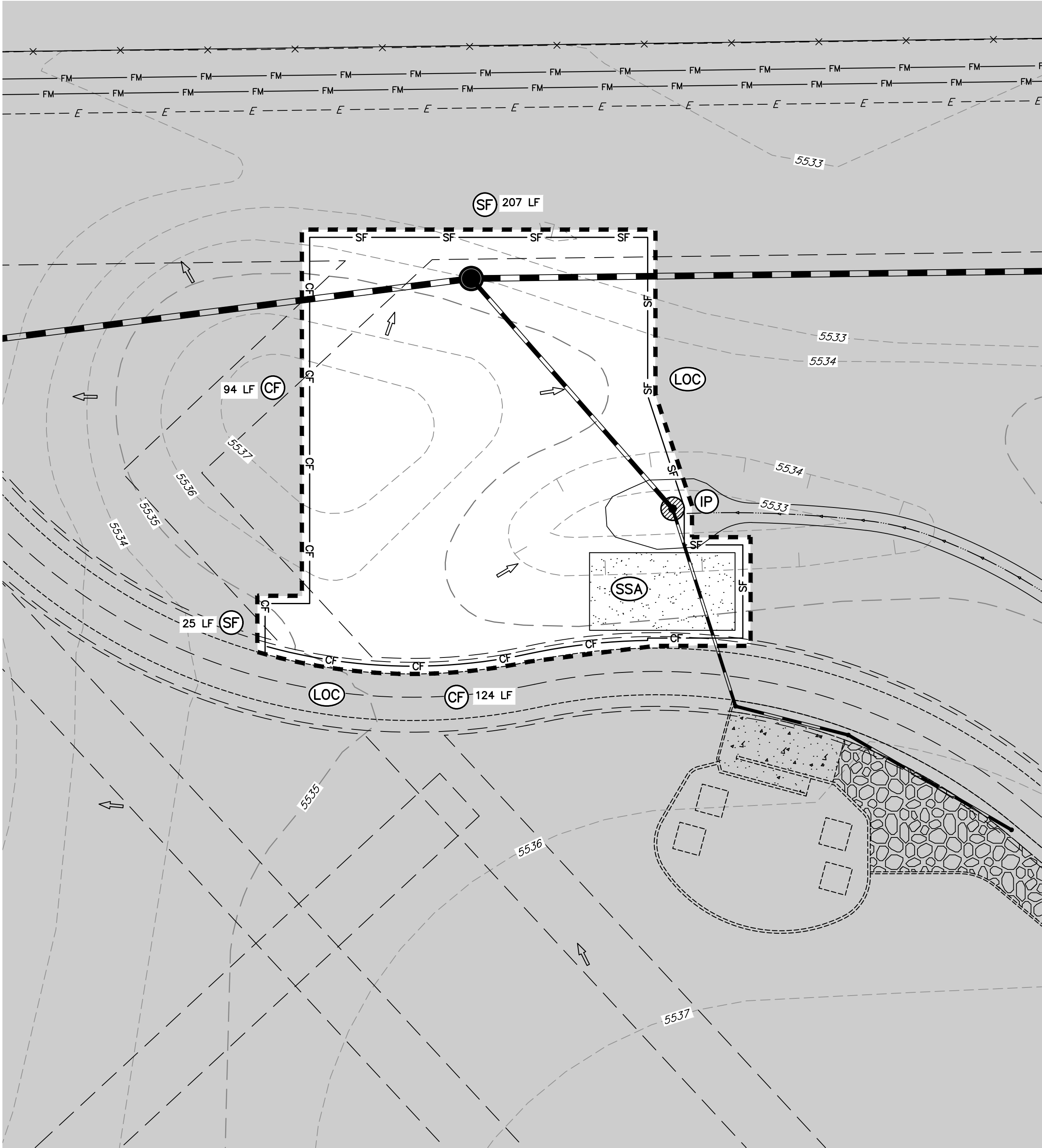
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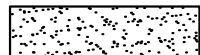





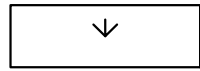















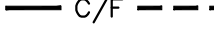


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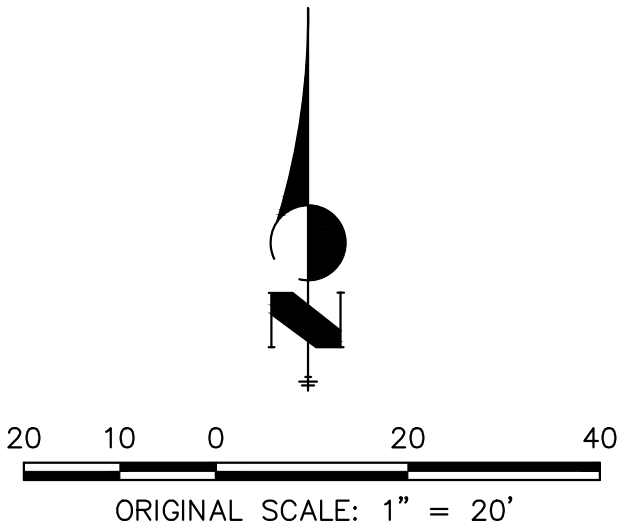
MIRABELLE METRO DISTRICT #1
9380 STATION ST
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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	(CS)	CURB SOCKS		(SP)	STOCKPILE
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		PHASE LINE			CUT/FILL BOUNDARY
				C	CUT AREA
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ENGINEER'S STATEMENT

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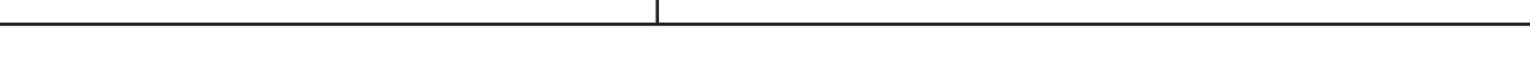
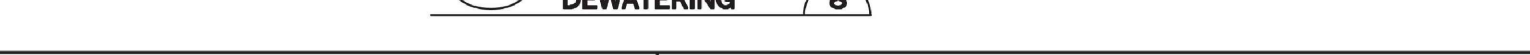
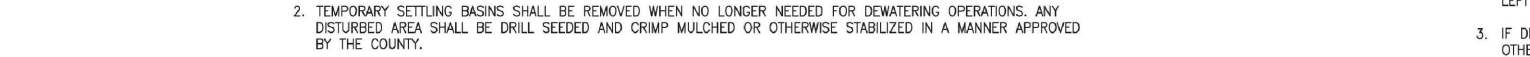
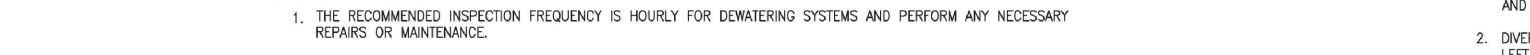
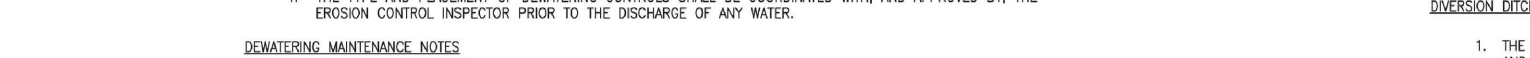
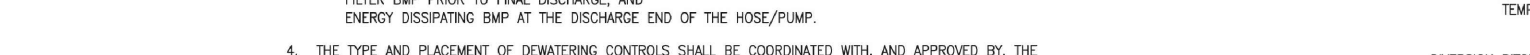
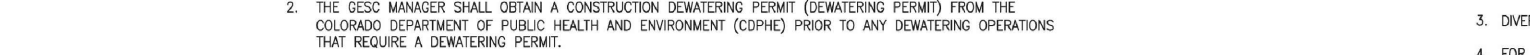
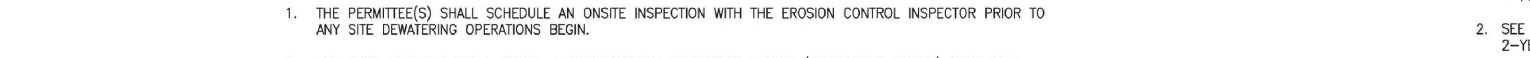
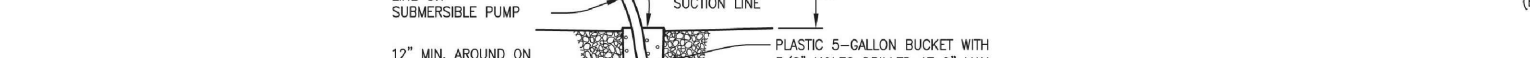
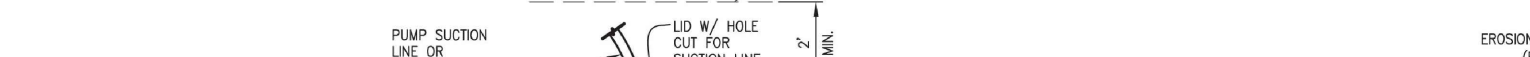
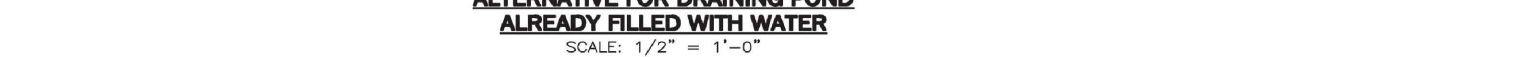
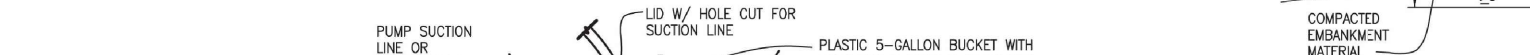
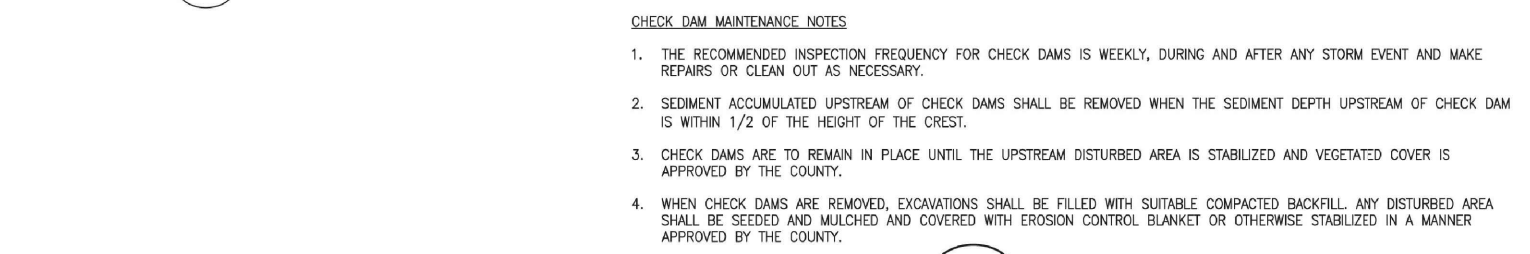
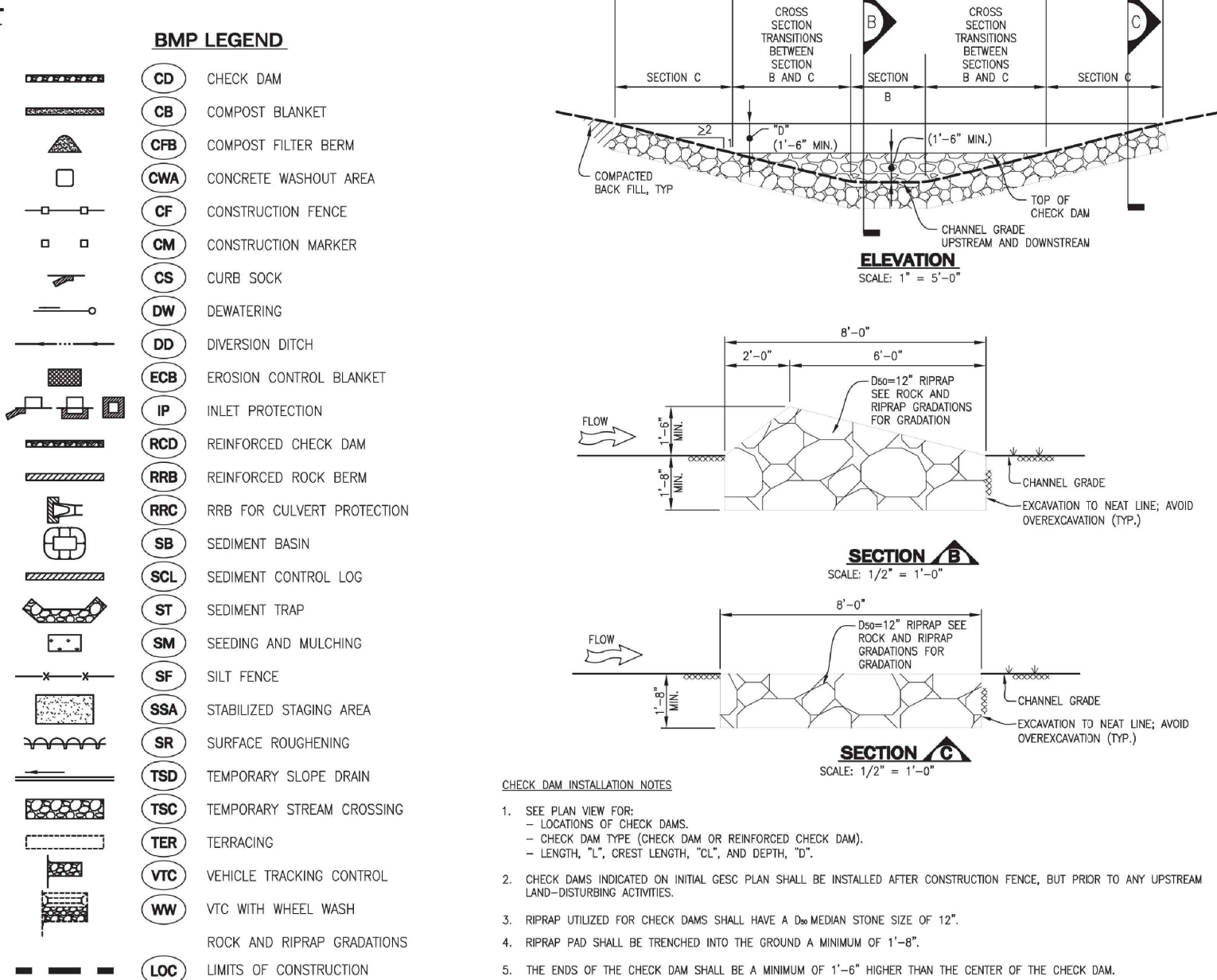
SOLSTICE FILING 5	BASKETBALL COURT INITIAL	SHEET 9 OF 17
	GESC PLAN	JOB NO. 15504.12

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

1. THE DOUGLAS COUNTY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE DOUGLAS COUNTY DIRECTOR OF ENGINEERING SERVICES, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE GESC PLAN SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF ACCEPTANCE BY DOUGLAS COUNTY, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING. DOUGLAS COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.
5. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE DOUGLAS COUNTY ACCEPTED GESC PLAN AND THE DOUGLAS COUNTY GESC MANUAL, AS AMENDED.
6. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE DOUGLAS COUNTY ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
7. AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE COUNTY, AND THE GESC FIELD MANUAL OBTAINED AND REVIEWED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INSTALLED ON THE ACCEPTED GESC PLAN.
8. THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PROTECTED.
9. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE DOUGLAS COUNTY ENGINEERING PERMITS STAFF AT 303-660-7487 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
10. THE OWNER OR OWNER'S REPRESENTATIVE, THE GESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR, THE APPLICANT WILL HAVE TO PAY A RESUBMISSION FEE. ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. DOUGLAS COUNTY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.
11. CONSTRUCTION SHALL NOT BEGIN UNTIL THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PLAN IS PICKED UP FROM THE COUNTY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT WILL BE AVAILABLE WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.
12. THE GESC MANAGER SHALL STRICTLY ENFORCE TO THE DOUGLAS COUNTY-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENTATION CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
13. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN, BMP INSTALLATION AND APPROVAL BY DOUGLAS COUNTY AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GESC MANUAL AND/OR GESC FIELD MANUAL.
14. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, 1-800-822-1987, OR WWW.COLORADO811.ORG.
15. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
16. THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE.
17. A COPY OF THE GESC PERMIT, ACCEPTED GESC PLANS AND THE GESC FIELD MANUAL SHALL BE ON SITE AT ALL TIMES.
18. THE GESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE GESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE COUNTY FOR ALL MATTERS PERTAINING TO THE GESC PERMIT. THE GESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGHOUT A 24-HOUR PERIOD. IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE NOTIFIED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER MAY BE ISSUED.
19. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE DOUGLAS COUNTY-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
20. THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED WITH A STREET CLEANER OR SIMILAR DEVICE. AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR, STREET WASHING IS NOT ALLOWED. DOUGLAS COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
21. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED GESC PLAN AND GESC MANUAL. LEVEL VI VIOLATIONS SHALL BE CORRECTED IMMEDIATELY AFTER THE PERMITTEES' NOTICE THE VIOLATIONS (OR ARE NOTIFIED OF THE VIOLATIONS). GENERALLY DOUGLAS COUNTY WILL RESPECT FOR COMPLIANCE WITHIN 48 HOURS OF NOTIFICATION OF LEVEL VI VIOLATIONS. LEVEL I VIOLATIONS SHALL BE CORRECTED IMMEDIATELY, OR AS DIRECTED BY A DOUGLAS COUNTY EROSION CONTROL INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
22. STRAW BALES ARE NOT A DOUGLAS COUNTY ACCEPTED SEDIMENT CONTROL BMP.
23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE SUCH INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
24. THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INTERFERENCES IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND DOUGLAS COUNTY PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CHANGES.
25. LIVING OF TEMPORARY SHIMLES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
26. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
27. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
28. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
29. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
30. ALL CHEMICAL OR HAZARDOUS MATERIAL, SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACED WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COPEL PER OPS 25-86-01, AND DOUGLAS COUNTY. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE COPEL. CONTACT INFORMATION FOR COPEL, DOUGLAS COUNTY AND THE NATIONAL RESPONSE CENTER CAN BE FOUND IN APPENDIX A OF THE GESC MANUAL. AS AMENDED. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL MAY RESULT IN ISSUANCE OF A STOP WORK ORDER.
31. WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGEWAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED DOUGLAS COUNTY GESC PLAN.
32. ALL PROJECTS SHALL ABANDON EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE COUNTY DIRECTOR OF ENGINEERING SERVICES TO ALLOW IMPORT OR EXPORT OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR OF THE LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/EXPORT OPERATIONS.
33. THE USE OF REBAR, STEEL SHIMES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL STEEL POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
34. THE CLEANING OF CONCRETE DELIVERY TRUCKS MUST BE RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAMINATED WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROVED LOCATION.
35. ALL DOWATERING ON SITE SHALL BE COORDINATED WITH A DOUGLAS COUNTY EROSION CONTROL INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC MANUAL.
36. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULTIVETS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY DOUGLAS COUNTY PUBLIC WORKS ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
37. ALL DISTURBED AREAS SHALL BE DRILL SEEDING AND CRIMP MULCHED IN ACCORDANCE WITH THE GESC CRITERIA MANUAL WITHIN THIRTY (30) DAYS OF INITIAL EXPOSURE OR WITHIN FOURTEEN (14) DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY DOUGLAS COUNTY) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MULCHINGS FOR SEEDING AND MULCHING.
38. ALL SLOPES STEEPER THAN 4:1 REQUIRE EROSION CONTROL BLANKETING.
39. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN DOUGLAS COUNTY.
40. NO CURBS AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDING AND CRIMP MULCHED.
41. NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE EROSION CONTROL INSPECTOR.
42. A GESC INSPECTION SHALL BE CONDUCTED FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
43. GESC MANAGER SHALL PROVIDE AND MAINTAIN PORTABLE TOILETS AND TRASH DUMPSTERS FOR THE PROJECT.

DETAIL SHEET

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

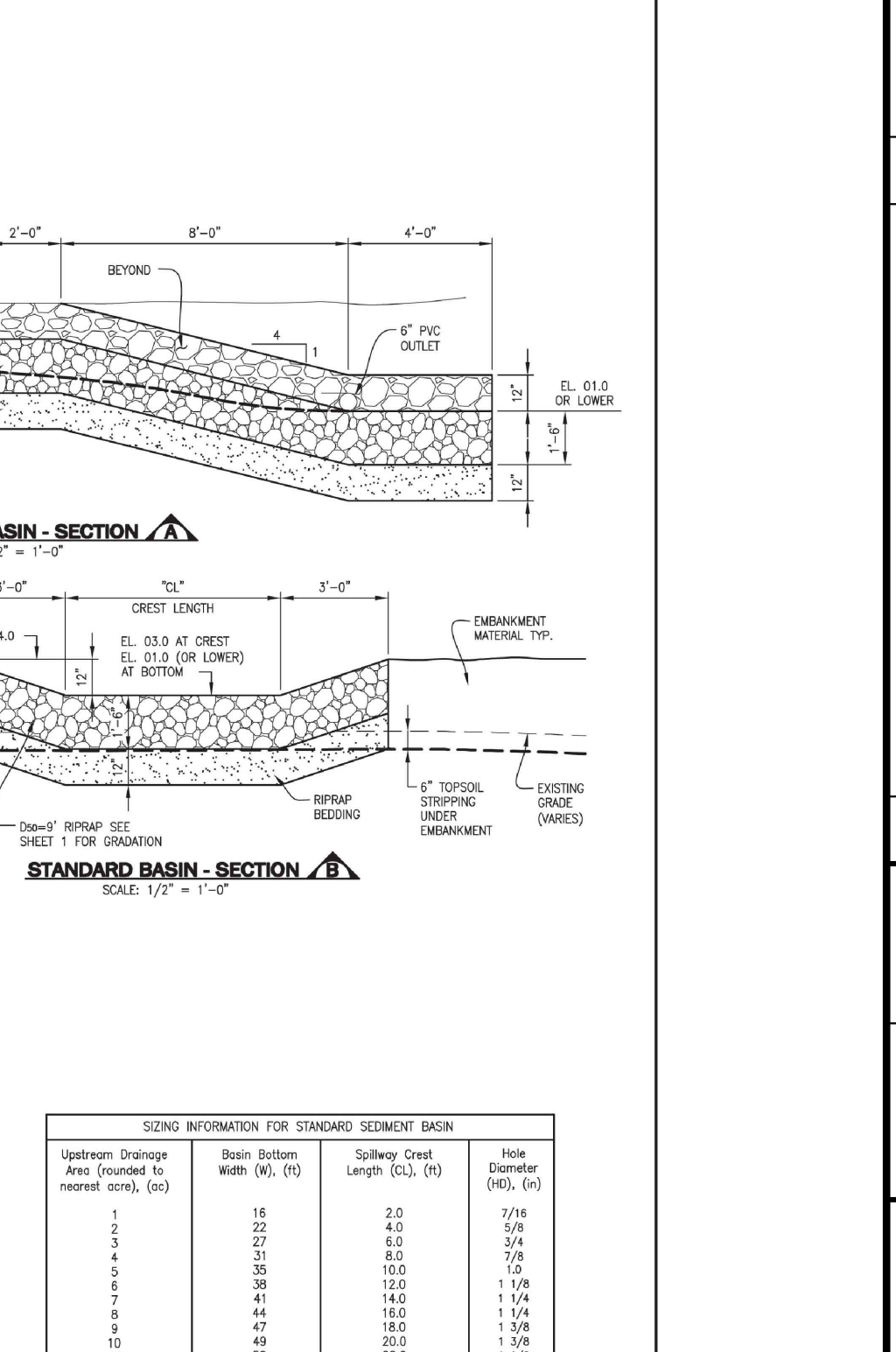
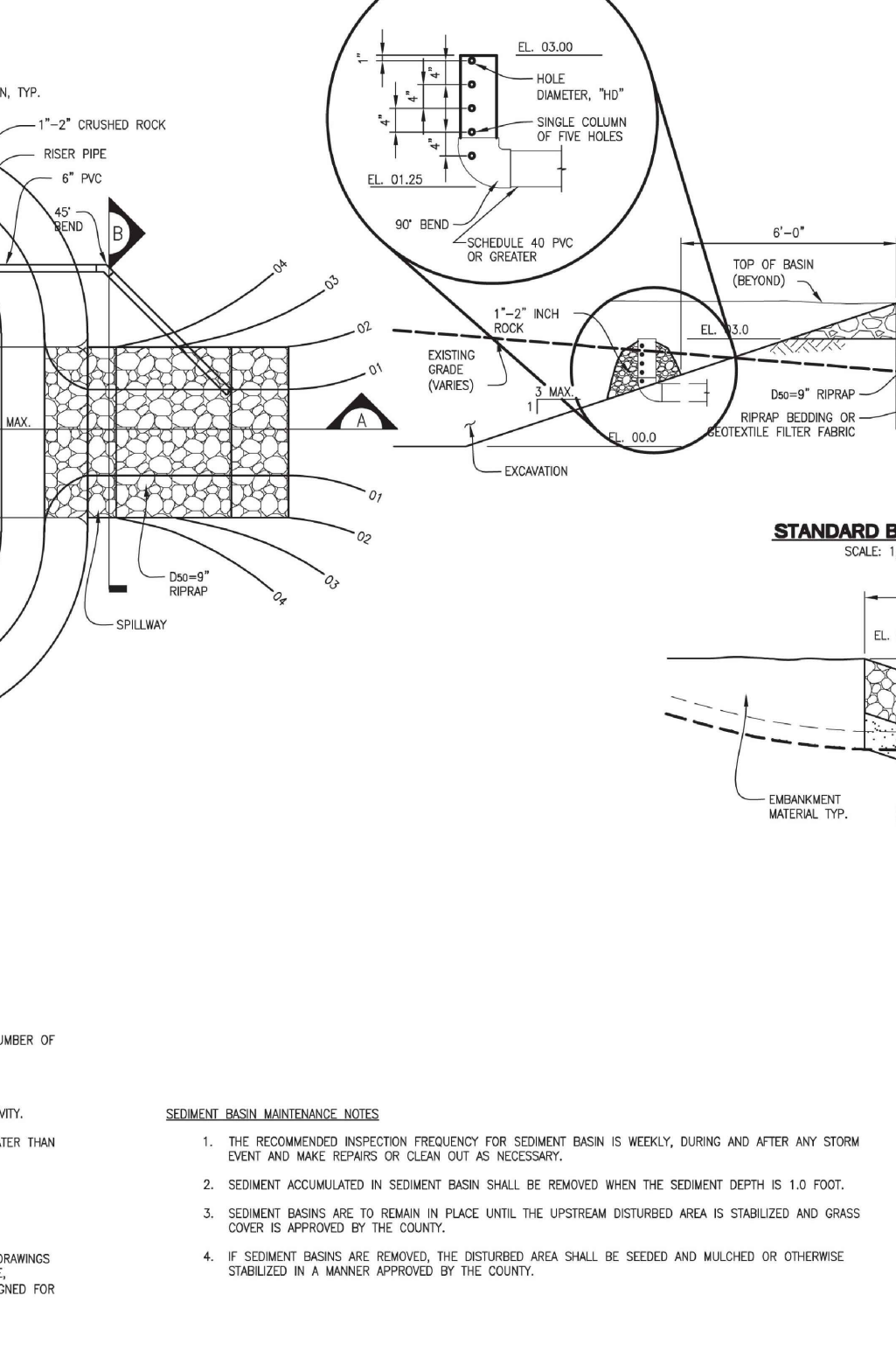
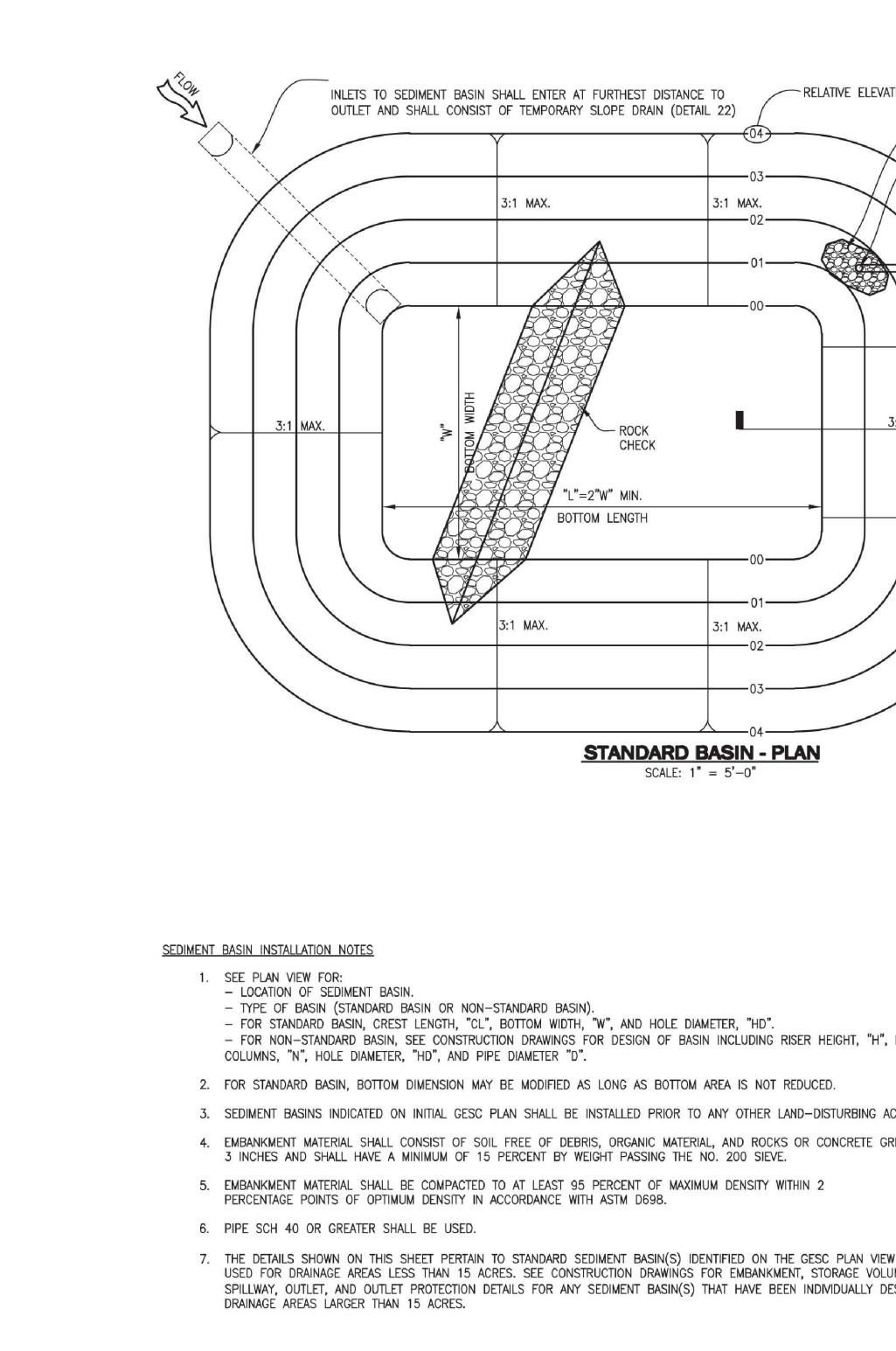
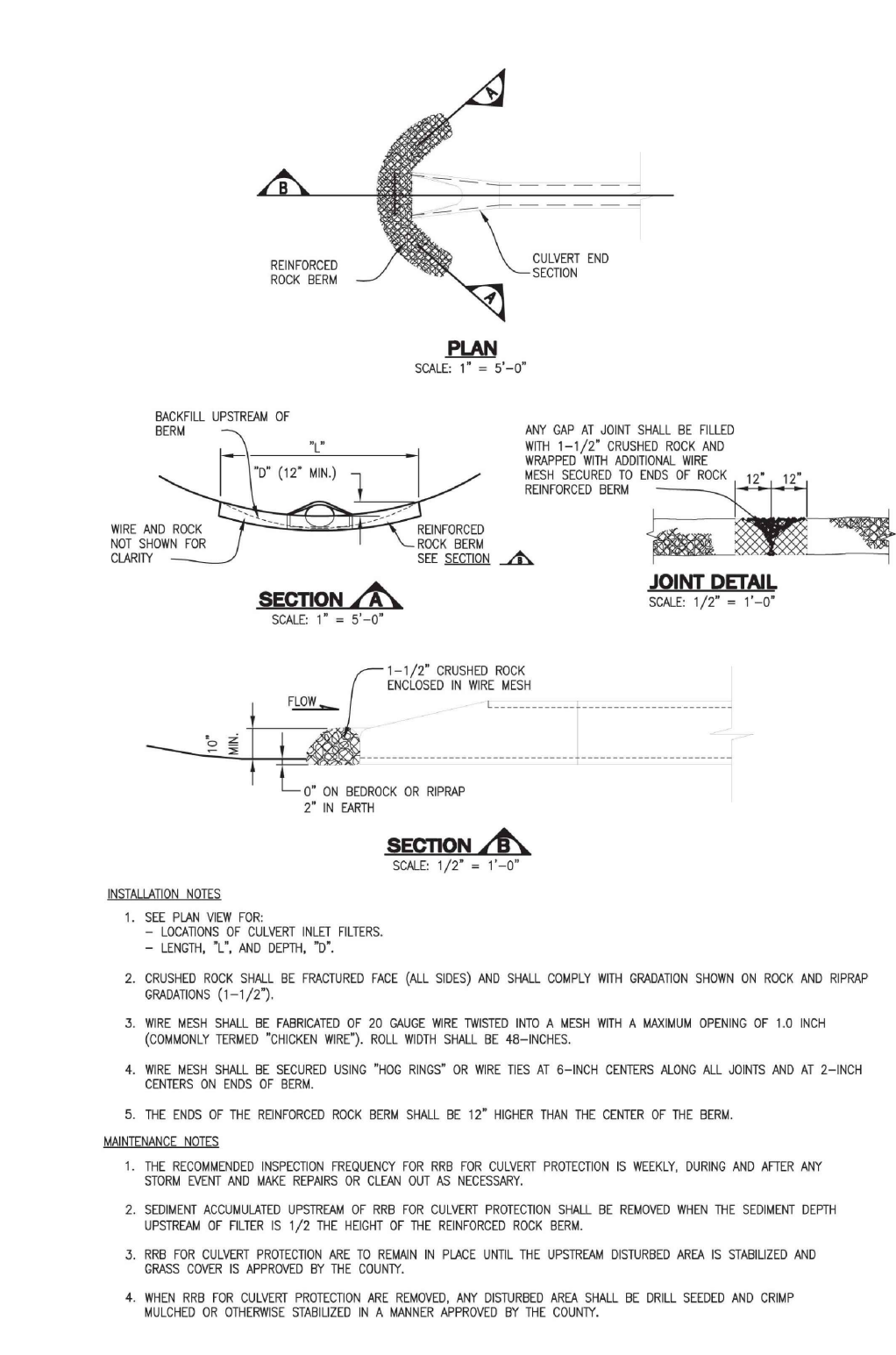
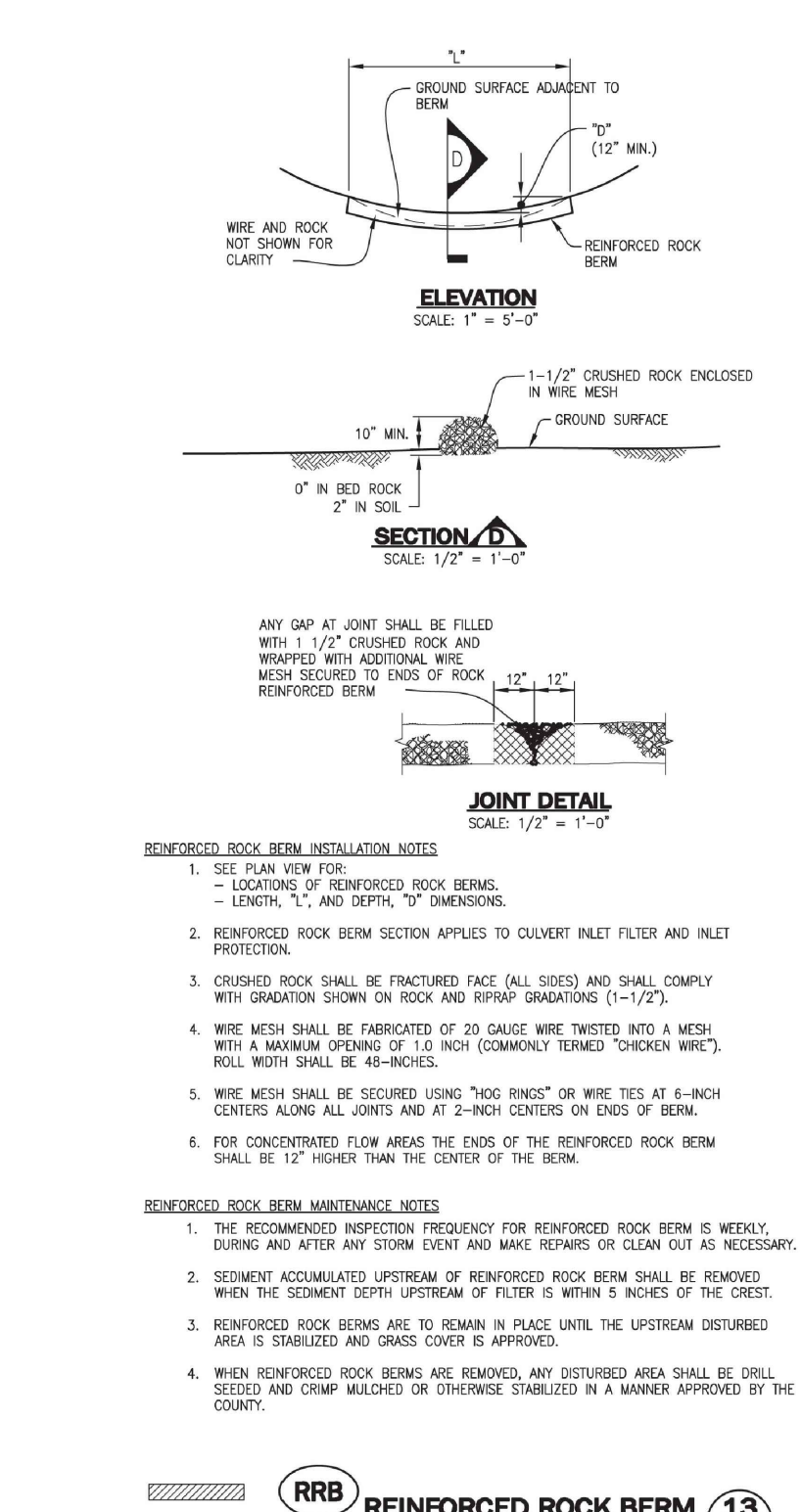
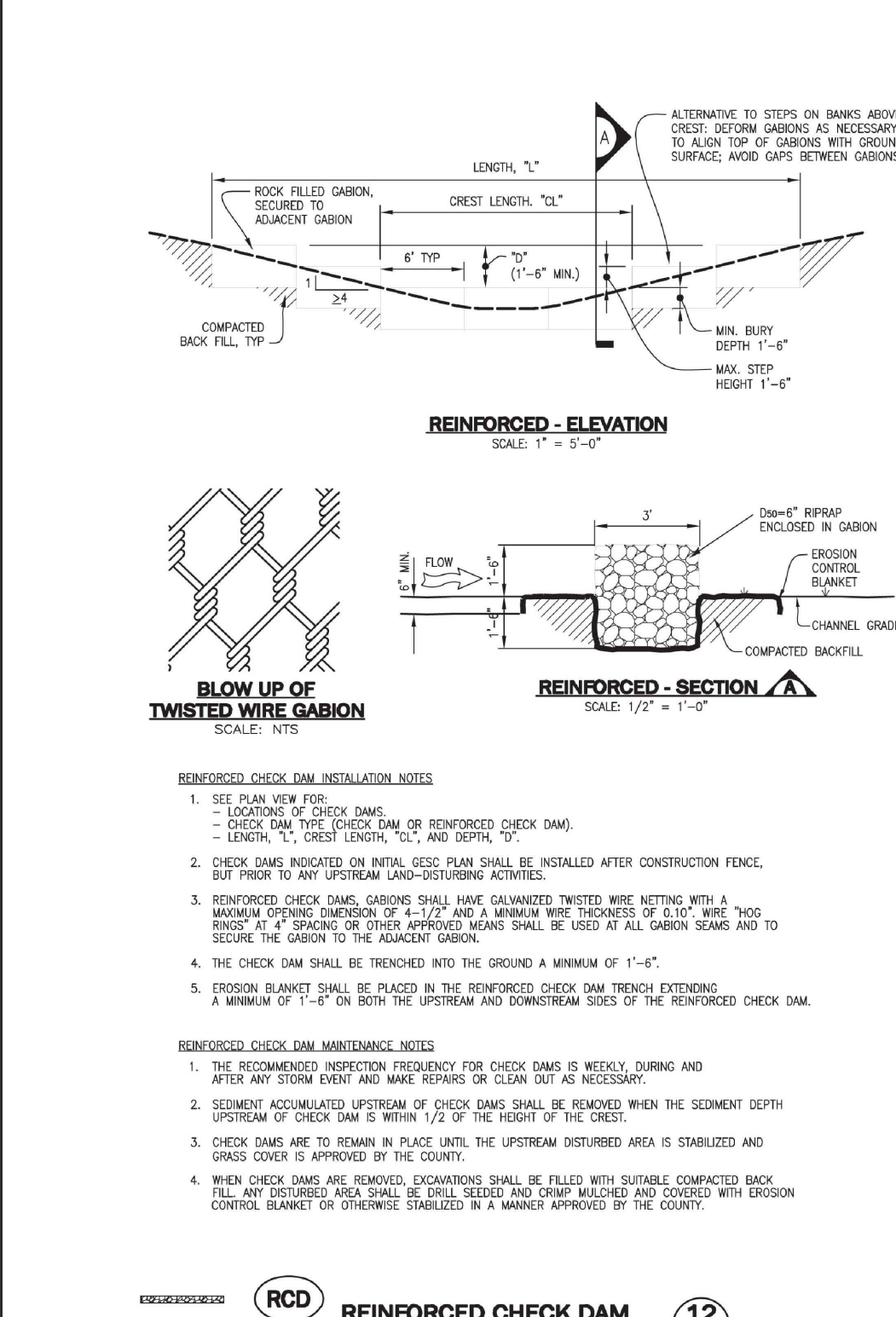
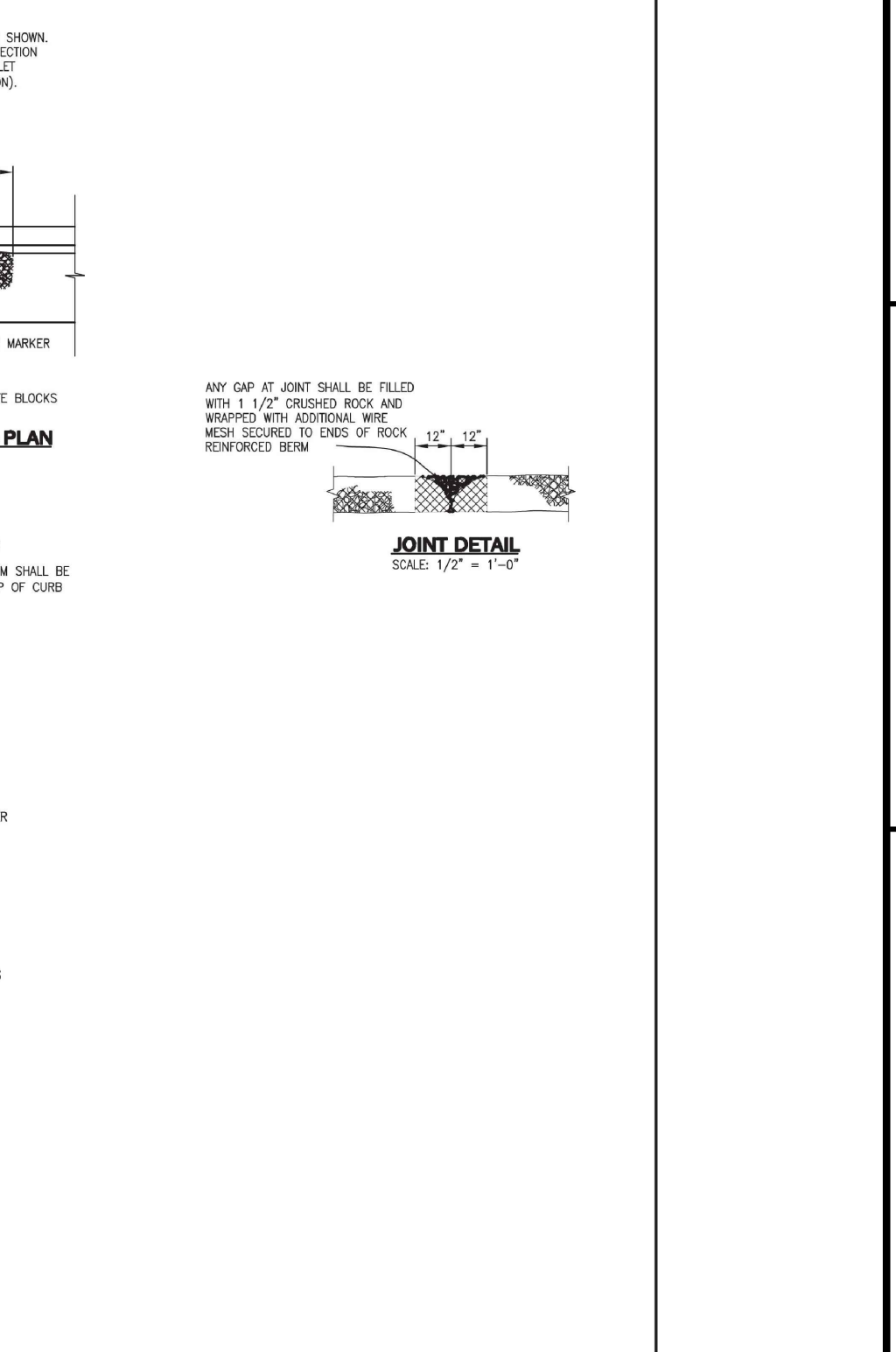
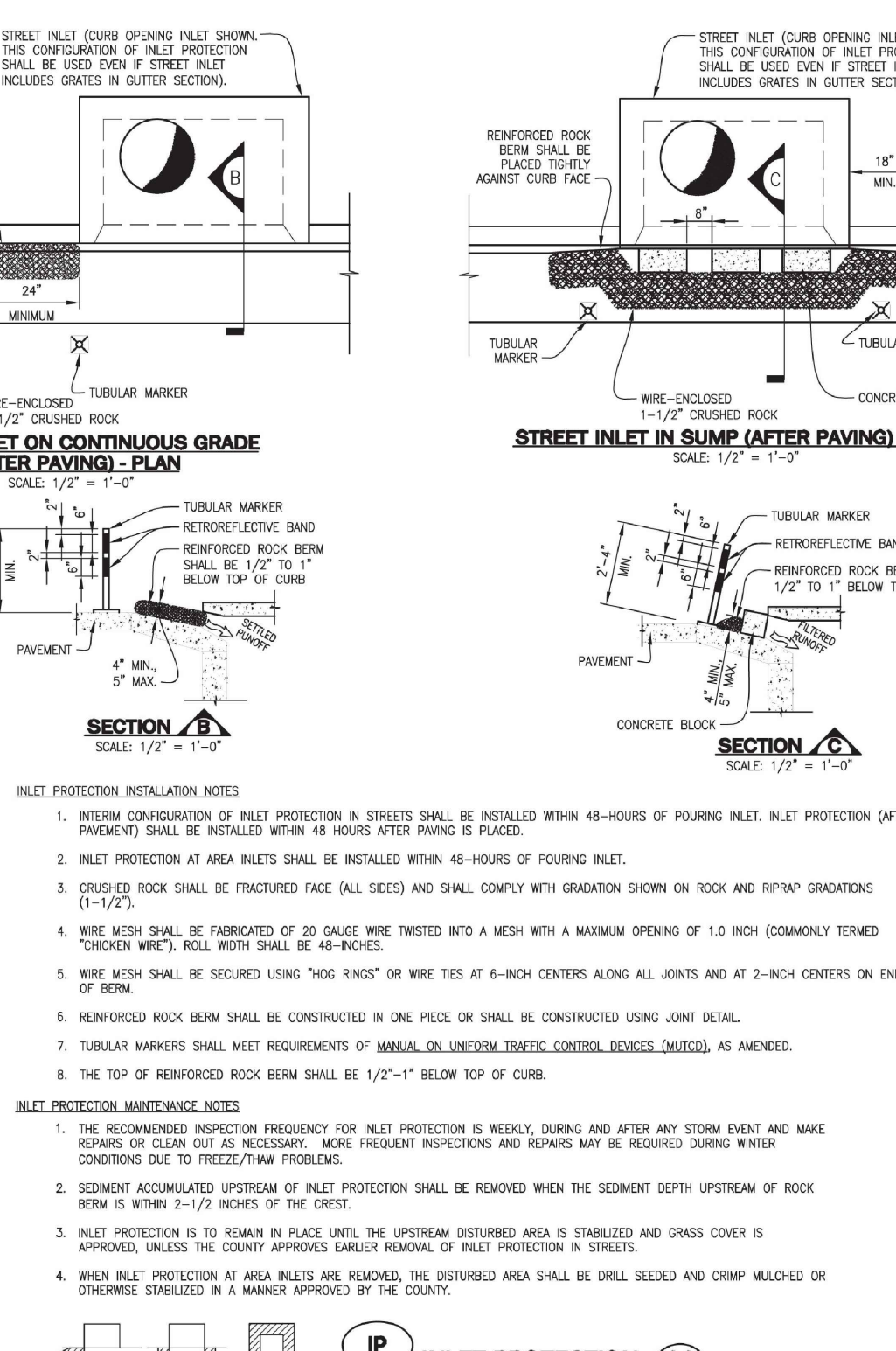
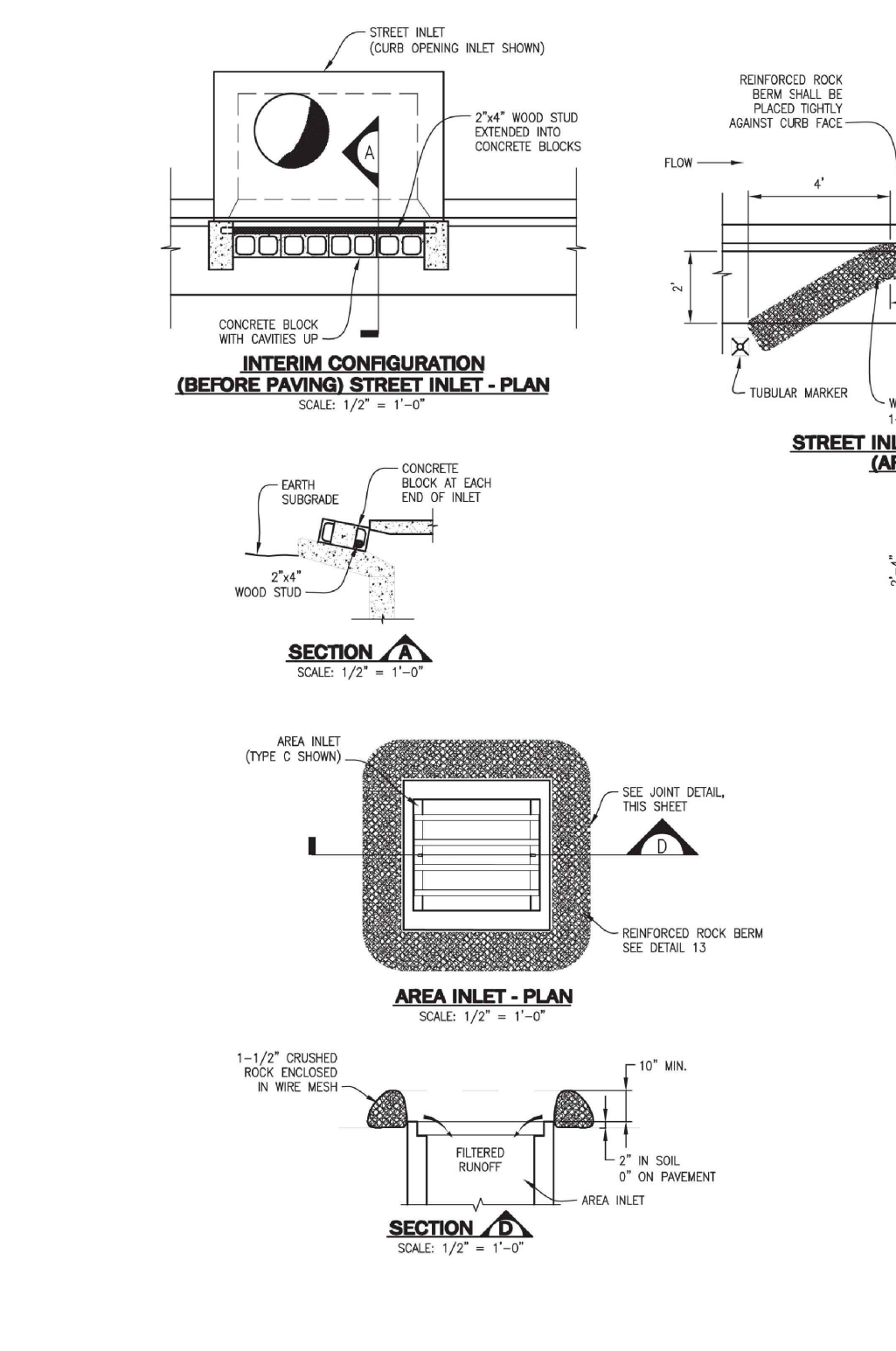
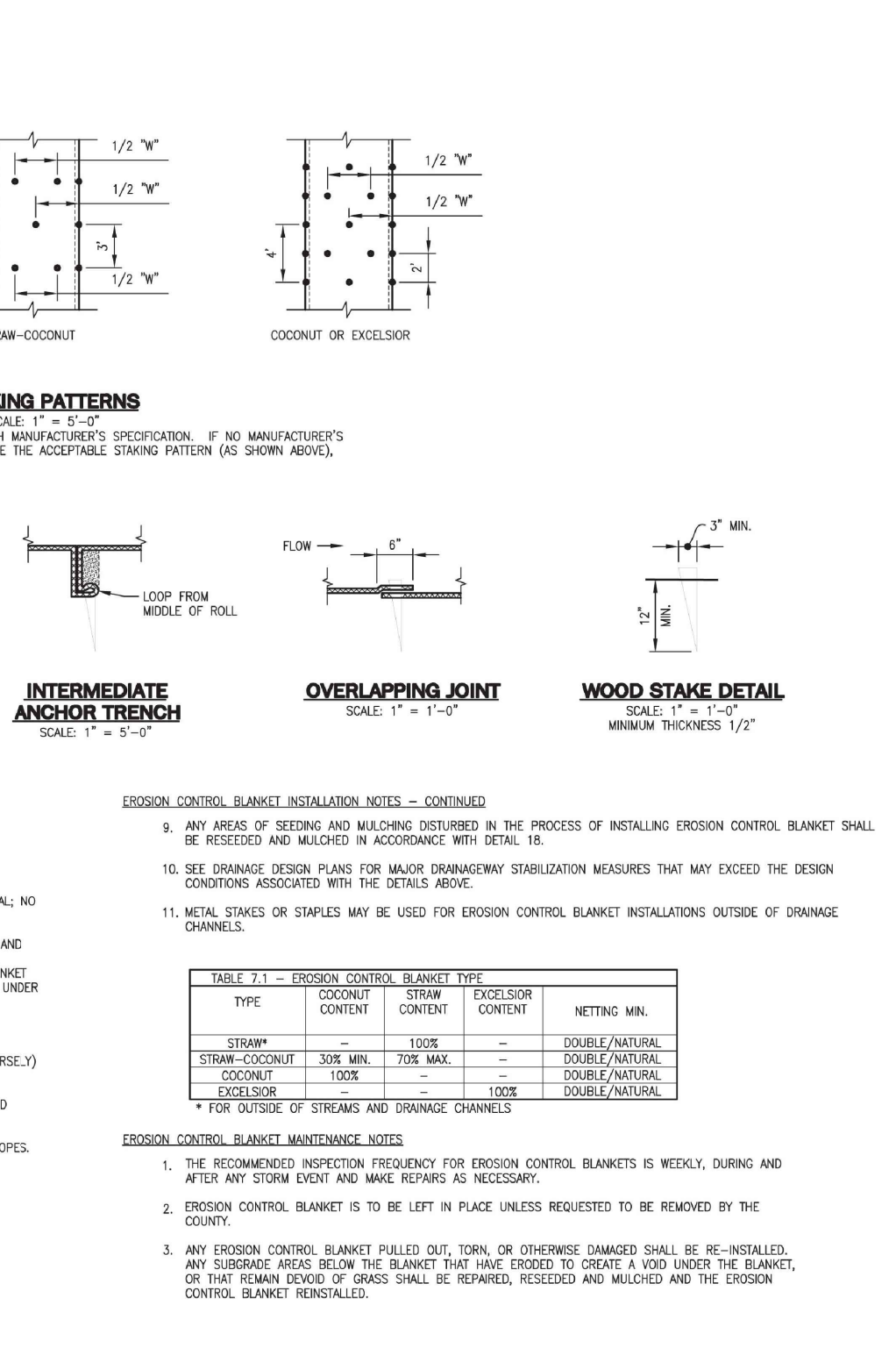
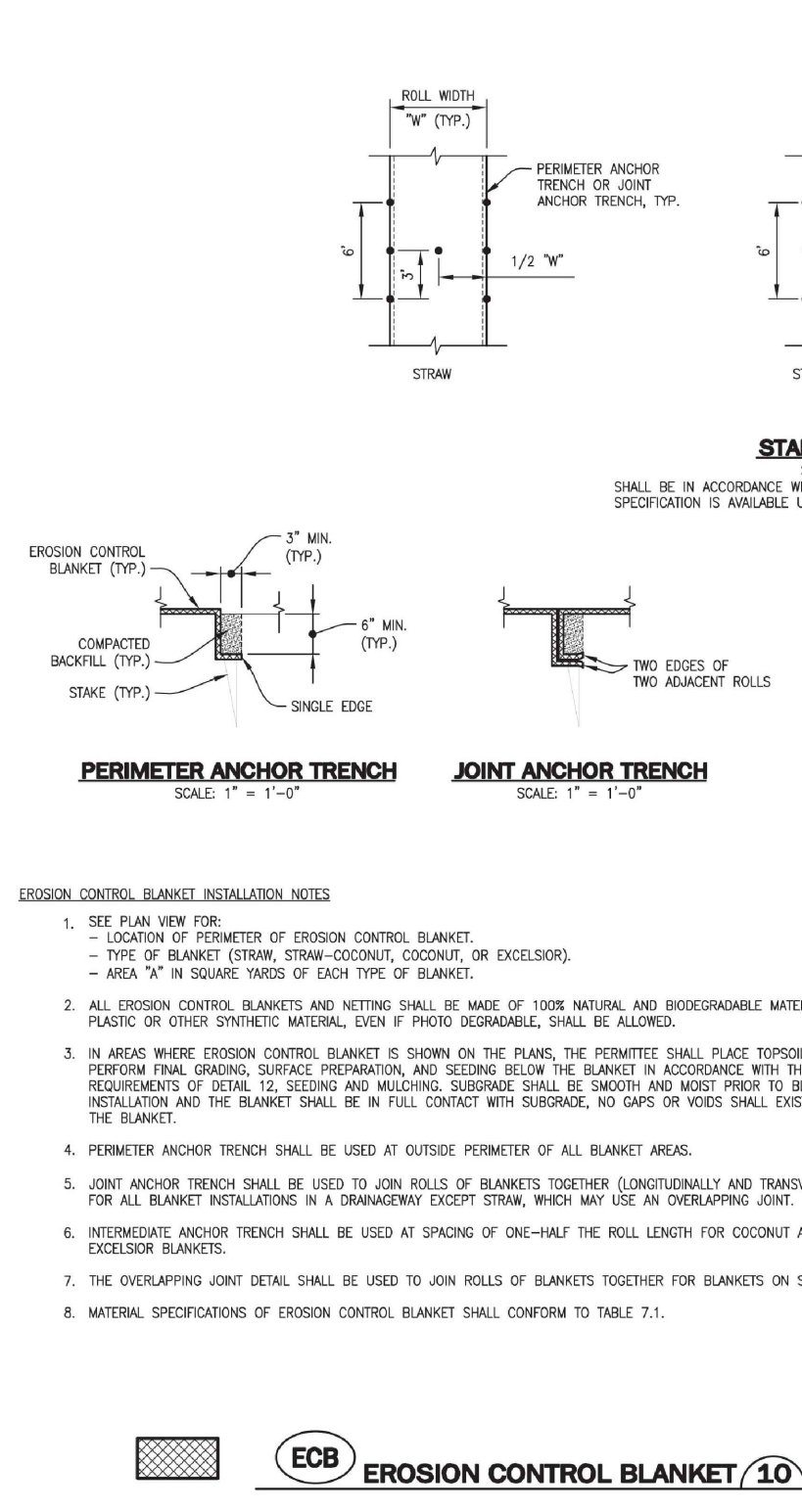
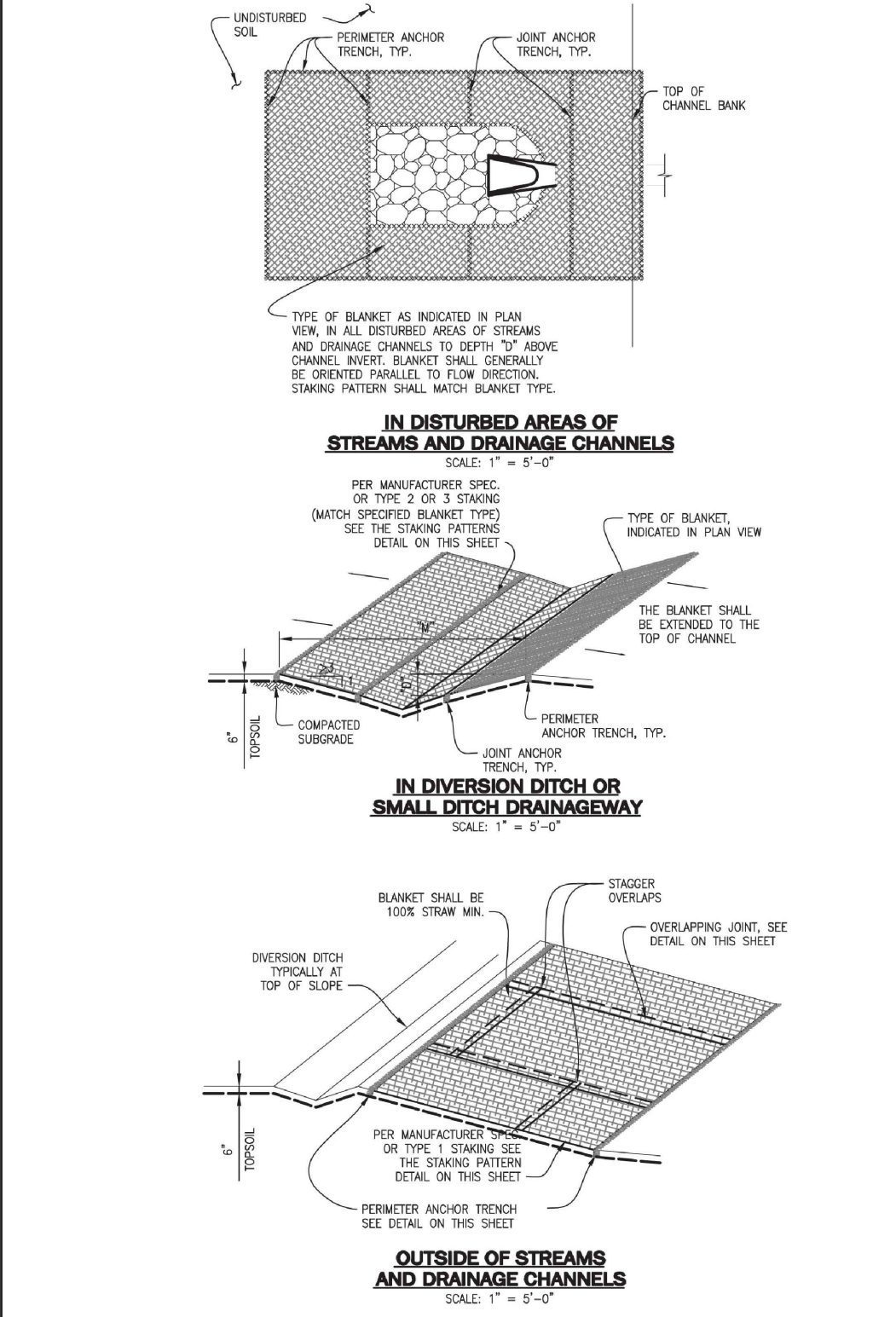


COMPOST BLANKET NOTES:

1. SEE PLAN VIEW FOR AREA OF COMPOST BLANKET.
2. MAY BE USED IN PLACE OF STRIP MULCH OR SEDIMENT CONTROL BLANKET IN AREAS WHERE ACCESS IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A DASHION TOP DRAIN PAVEMENT IS DESIRED.
3. SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL. SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
4. SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
5. WHEN TOP DRAIN PAVEMENT IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
6. SHALL BE IDEALLY APPLIED AT A DEPTH OF 2 INCHES.
7. WHEN APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
8. SEEDING SHALL BE DRILLED PRIOR TO THE APPLICATION OF COMPOST OR SEED MAY BE COMBED AND BLOWN WITH THE PNEUMATIC BLOWER.
9. COMPOST FILTER BERM SHALL BE UTILIZED ON SLOPES WITH A MINIMUM SPACING OF 10 FEET PER THE REQUIREMENTS FOUND IN THE COMPOST FILTER BERM SECTION.
10. THE RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.
11. COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:
- | PARAMETERS | CLASS I COMPOST FOR COMPOST BLANKET |
|--|-------------------------------------|
| MINIMUM STABILITY INDICATOR | STABLE TO VERY STABLE |
| SOLUBLE SALTS | 6.0 - 8.0 |
| PH | 6.0 - 8.0 |
| WEI INDEX | 80-90 |
| MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/ANALYSIS | > 10 |
| MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITROGEN N RATIO | < 4 |
| MATURITY INDICATOR EXPRESSED AS CATION TO NITROGEN RATIO | 20:1 |
| TESTED FOR CLOSTRIDIA | YES/NEGATIVE RESULT |
| ORGANIC MATTER CONTENT | 25-45 % OF DRY WEIGHT |
| WEIGHT PER CUBIC FOOT | 1.2 (nominal) LB PER CUBIC FOOT |
| TESTED FOR CLOSTRIDIA | YES/NEGATIVE RESULT |
| WEIGHT PER CUBIC FOOT | 1.2 (nominal) LB PER CUBIC FOOT |
| TESTED FOR CLOSTRIDIA | YES/NEGATIVE RESULT |
| WEIGHT PER CUBIC FOOT | 1.2 (nominal) LB PER CUBIC FOOT |

COMPOST FILTER BERM NOTES:

1. SEE PLAN VIEW FOR LENGTH OF COMPOST FILTER BERM.
2. SHALL BE APPLIED TO ALL SLOPES EXCEEDING A COMPOST BLANKET AT 15" INCHES.
3. FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
4. FILTER BERMS SHALL BE A MINIMUM OF 1' x 2' x 2'.
5. FILTER BERMS SHALL BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
6. SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL. SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
7. SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
8. WHEN TOP DRAIN PAVEMENT IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
9. SEEDING SHALL BE DRILLED PRIOR TO THE APPLICATION OF COMPOST OR SEED MAY BE COMBED AND BLOWN WITH THE PNEUMATIC BLOWER.
10. THE RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.
11. COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:
- | PARAMETERS | CLASS I COMPOST FOR COMPOST FILTER BERM |
|--|---|
| MINIMUM STABILITY INDICATOR | STABLE TO VERY STABLE |
| SOLUBLE SALTS | 6.0 - 8.0 |
| PH | 6.0 - 8.0 |
| WEI INDEX | 80-90 |
| MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/ANALYSIS | > 10 |
| MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITROGEN N RATIO | < 4 |
| MATURITY INDICATOR EXPRESSED AS CATION TO NITROGEN RATIO | 20:1 |
| TESTED FOR CLOSTRIDIA | YES/NEGATIVE RESULT |
| ORGANIC MATTER CONTENT | 25-45 % OF DRY WEIGHT |
| WEIGHT PER CUBIC FOOT | 1 |



Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

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



GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 2 OF 3

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SOLSTICE FILING 5												
SHEET 12 OF 17	DATE		8/22/25		H-SCALE		N/A		No. REVISION		BY DATE	
GESC DETAILS					V-SCALE		N/A					
					DESIGNED BY		N/A					
					DRAWN BY		CWC					
					CHECKED BY							
JOB NO. 15504.12												

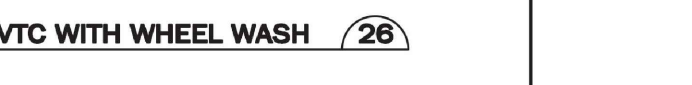
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

MIRABELLE METRO DISTRICT #1
9380 STATION ST
SUITE 600
LOVE TREE, CO 80124
OFFICE PHONE (303) 791-8180


PREPARED FOR

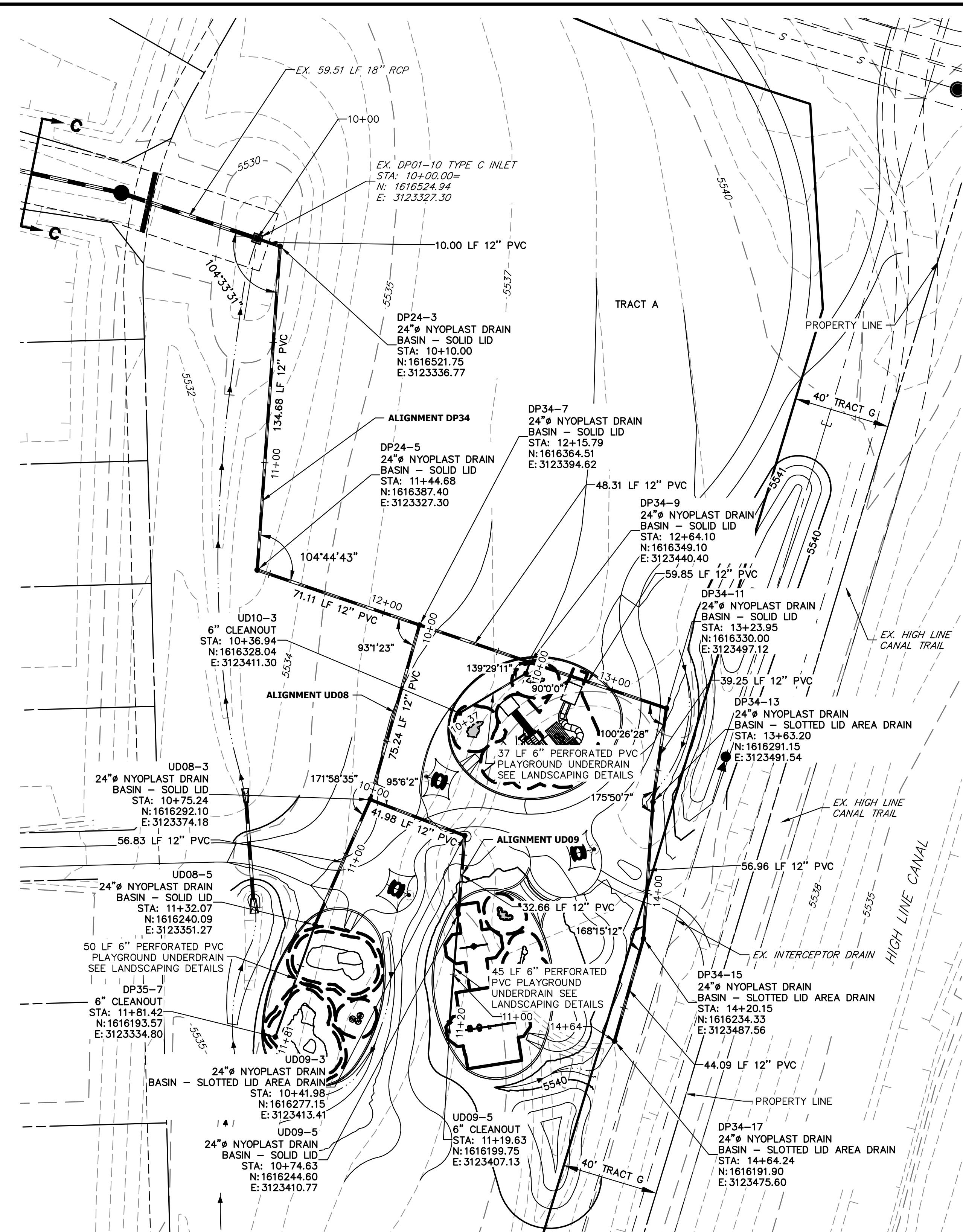
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A Westman Company

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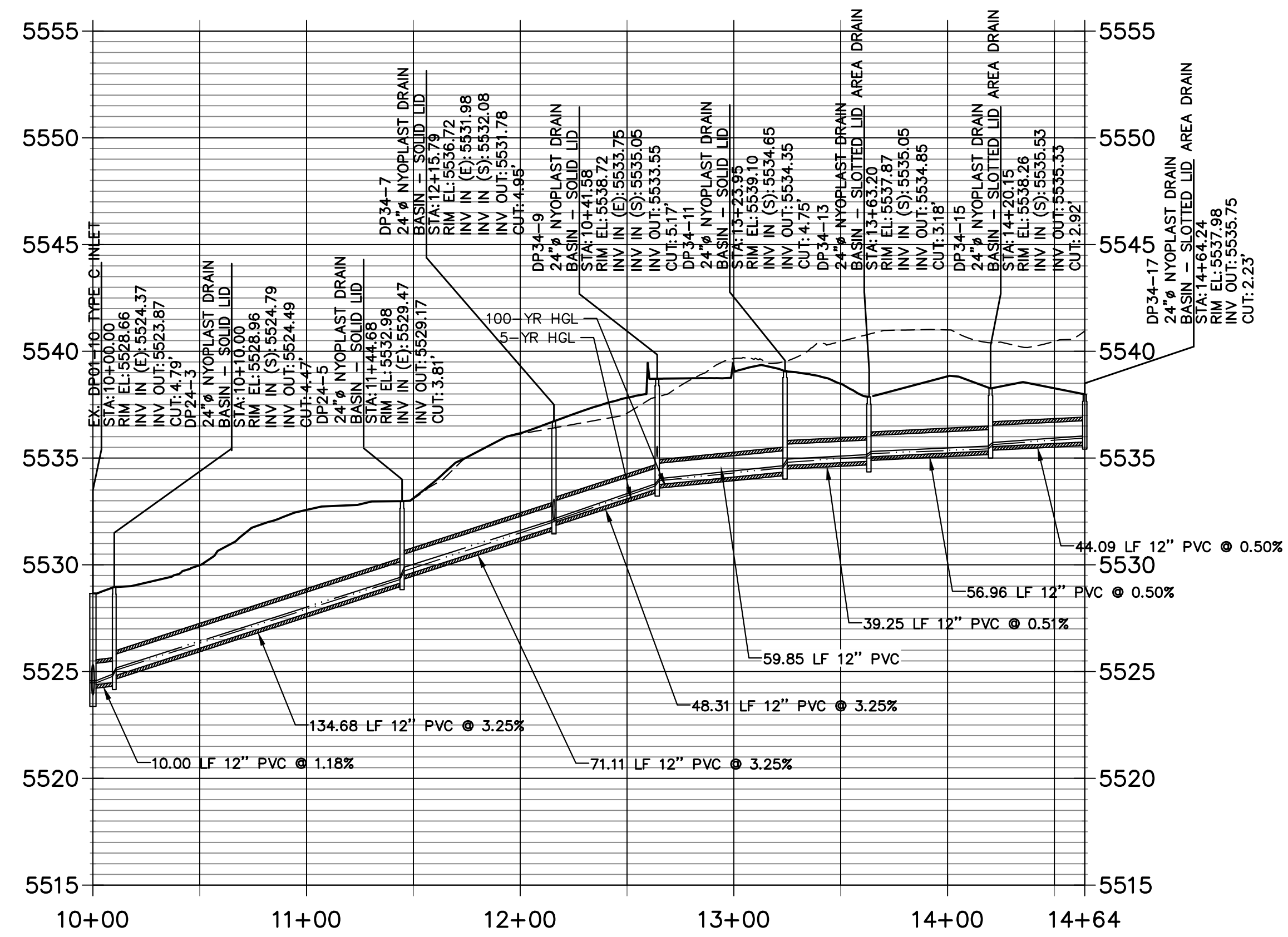


GESC GRADING, EROSION, AND SEDIMENT CONTROL	GESC PLAN STANDARD NOTES AND DETAILS	SHEET 3 OF 3
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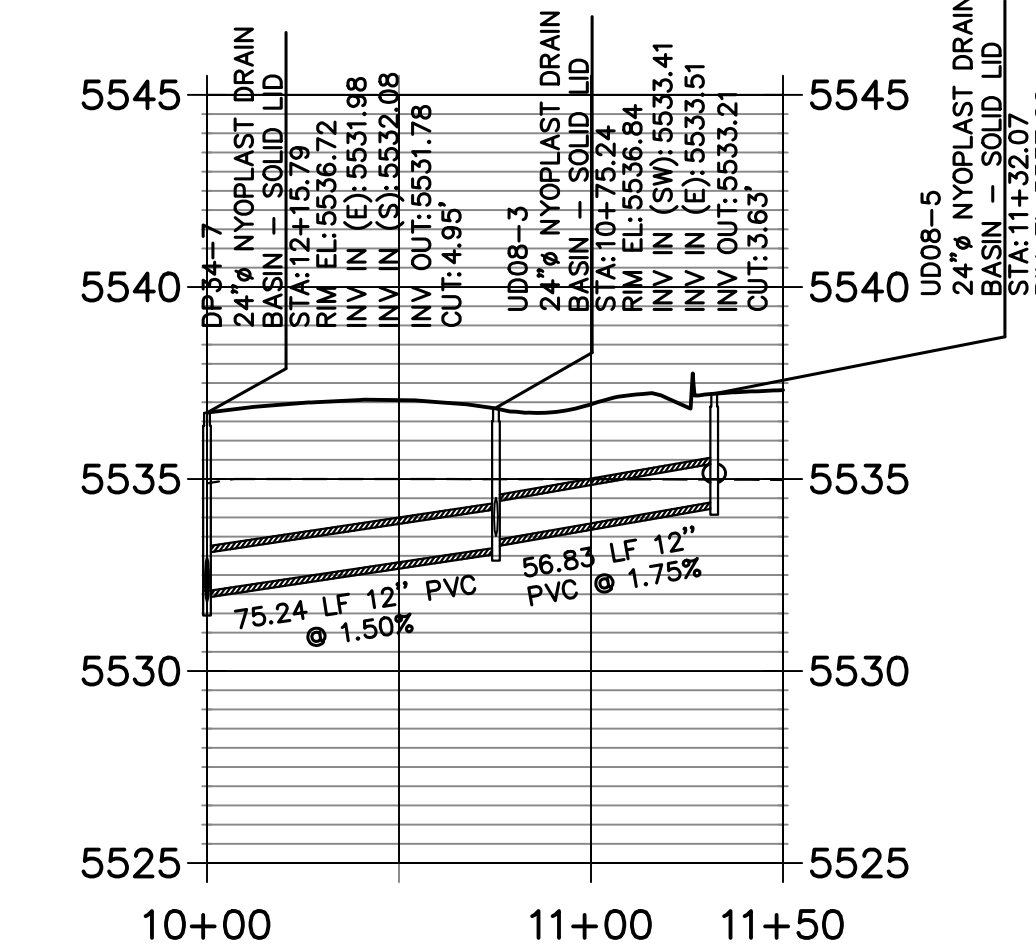
SHEET 13 OF 17		SOLSTICE FILING 5		<div><div>J-R ENGINEERING A Westman Company</div><div>Centennial 303-740-9883 • Colorado Springs 719-569-2983 Fort Collins 970-491-9888 • www.jrengineering.com</div></div>		PREPARED FOR MIRABELLE METRO DISTRICT #1 9380 STATION ST SUITE 600 LONE TREE, CO 80124 OFFICE PHONE (303) 791-8180		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.	
GESC DETAILS		H-SCALE	N/A	No.	REVISION	BY	DATE		
		V-SCALE	N/A						
		DATE	8/22/25						
		DESIGNED BY	N/A						
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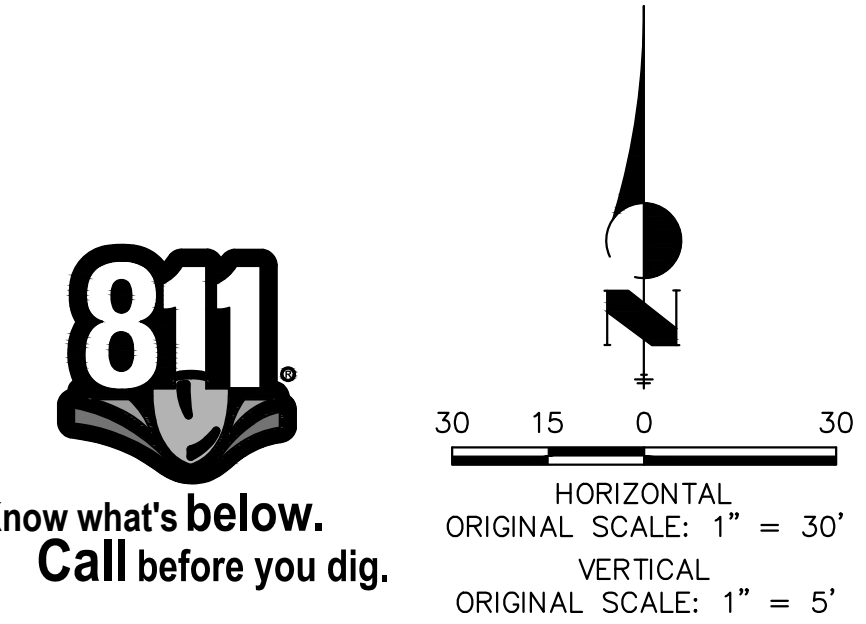
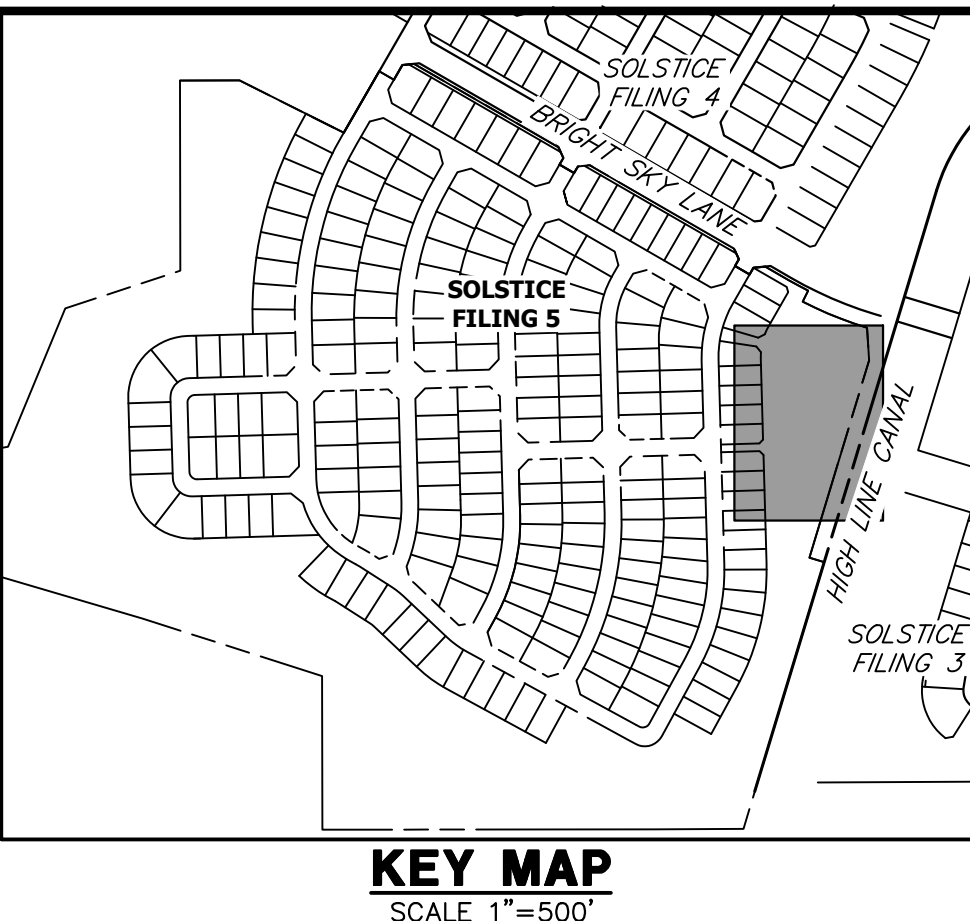
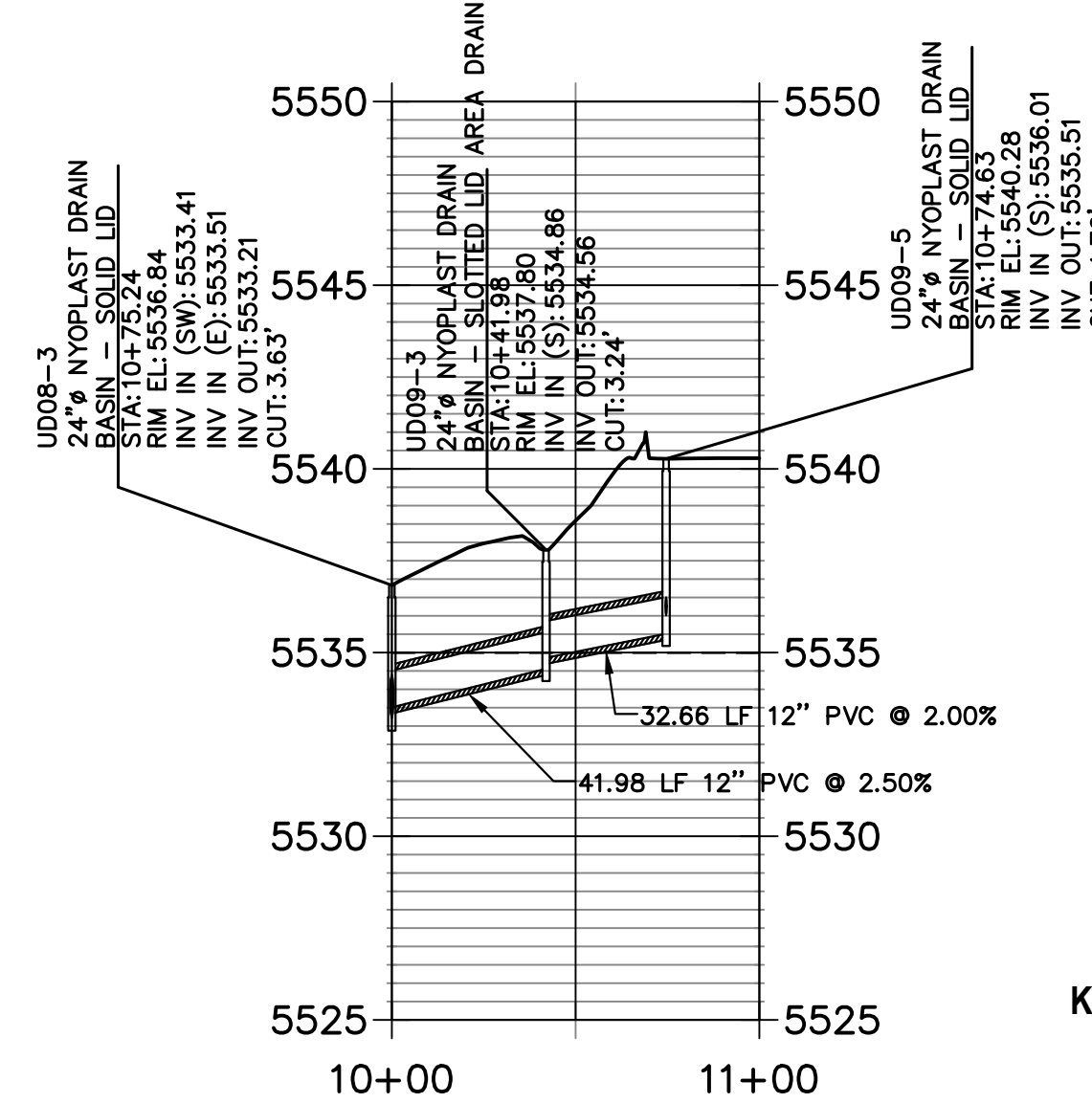
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STA 10+00.00 TO 14+64.24



UD08 PROFILE
STA 10+00.00 TO 11+50.00



UD09 PROFILE
STA 10+00.00 TO 11+00.00



LANDSCAPE DRAIN GENERAL NOTES:

- 1. LENGTHS OF STORM SEWER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
- 2. PIPE BEDDING SHALL CONFORM TO THE GOVERNING AUTHORITY'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- 3. PVC GRAVITY FLOW PIPE SIZES 6" THROUGH 12" SHALL MEET THE REQUIREMENTS OF ASTM D 3034 AND HAVE A MINIMUM WALL THICKNESS OF SDR 35.
- 4. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
- 5. MAINTAIN 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS.

STORM SEWER NOTES:

- 1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 3 FOR LEGEND.
- 2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- 3. INLET STATIONING IS TO CENTER OF INLET.
- 4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES.
- 5. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
- 6. PIPE BEDDING SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- 7. ALL INLETS ARE ON-GRADE INLETS UNLESS OTHERWISE NOTED.
- 8. ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
- 9. COORDINATES FOR RCP END SECTIONS ARE SHOWN AT THE DOWNSTREAM END ALONG CENTERLINE OF PIPE
- 10. UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
- 11. LENGTHS SHOWN FOR RCP REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE NOT TO BE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MIRABELLE METRO DISTRICT #1
9380 STATION ST
SUITE 600
LOVE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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BY	DATE	No.	REVISION

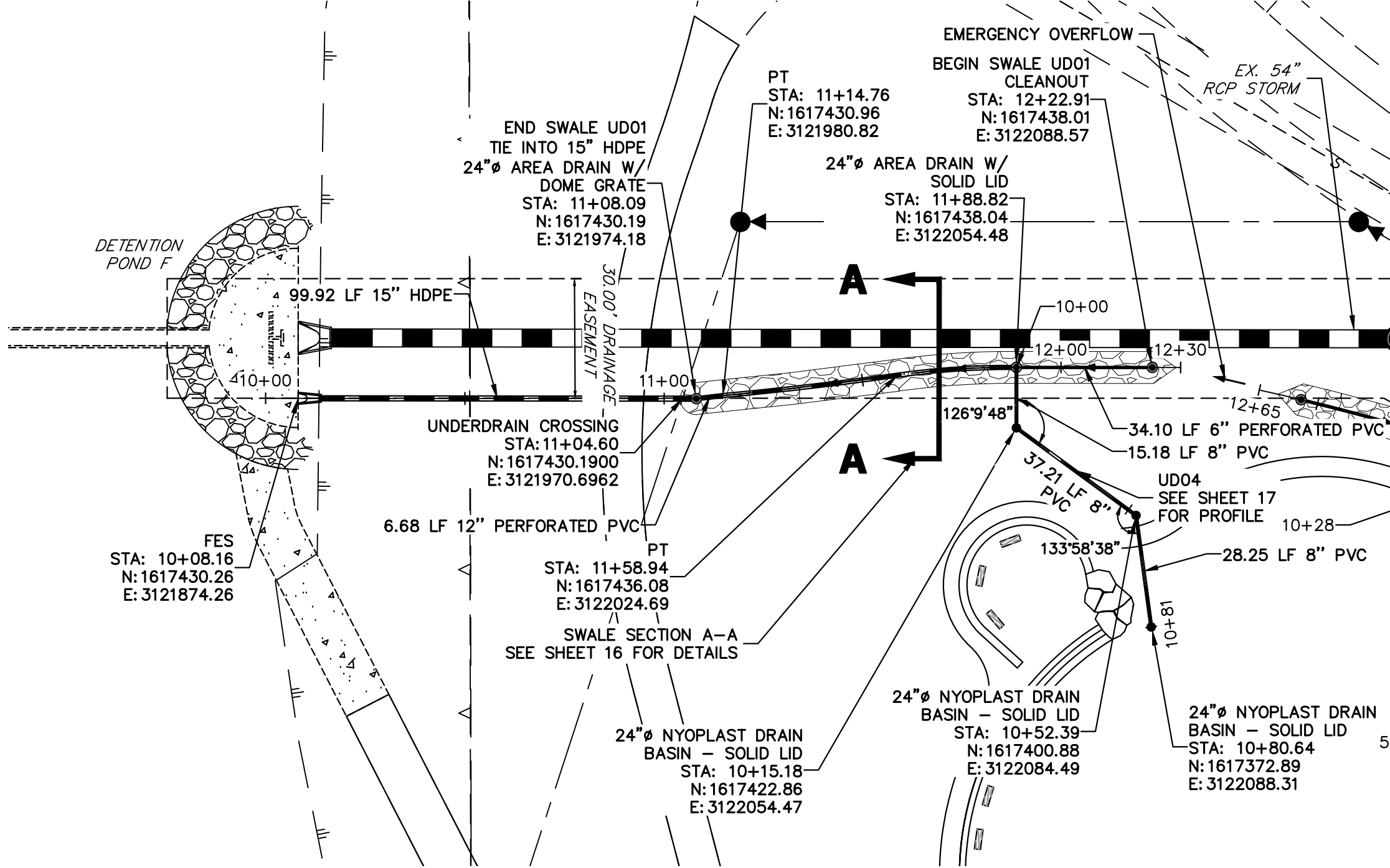
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SOLSTICE FILING 5

FUN SHADE PARK STORM SEWER PLAN & PROFILE

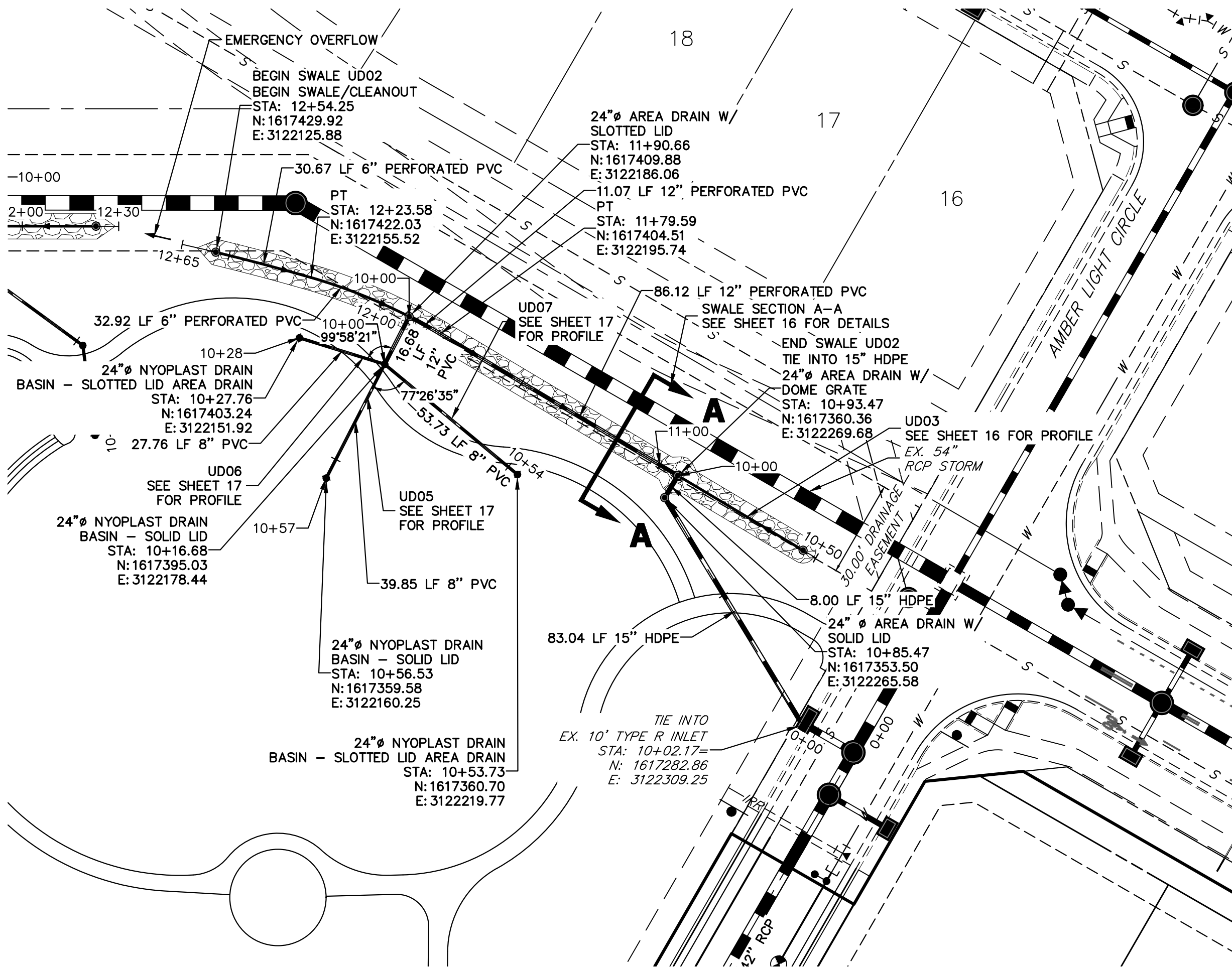
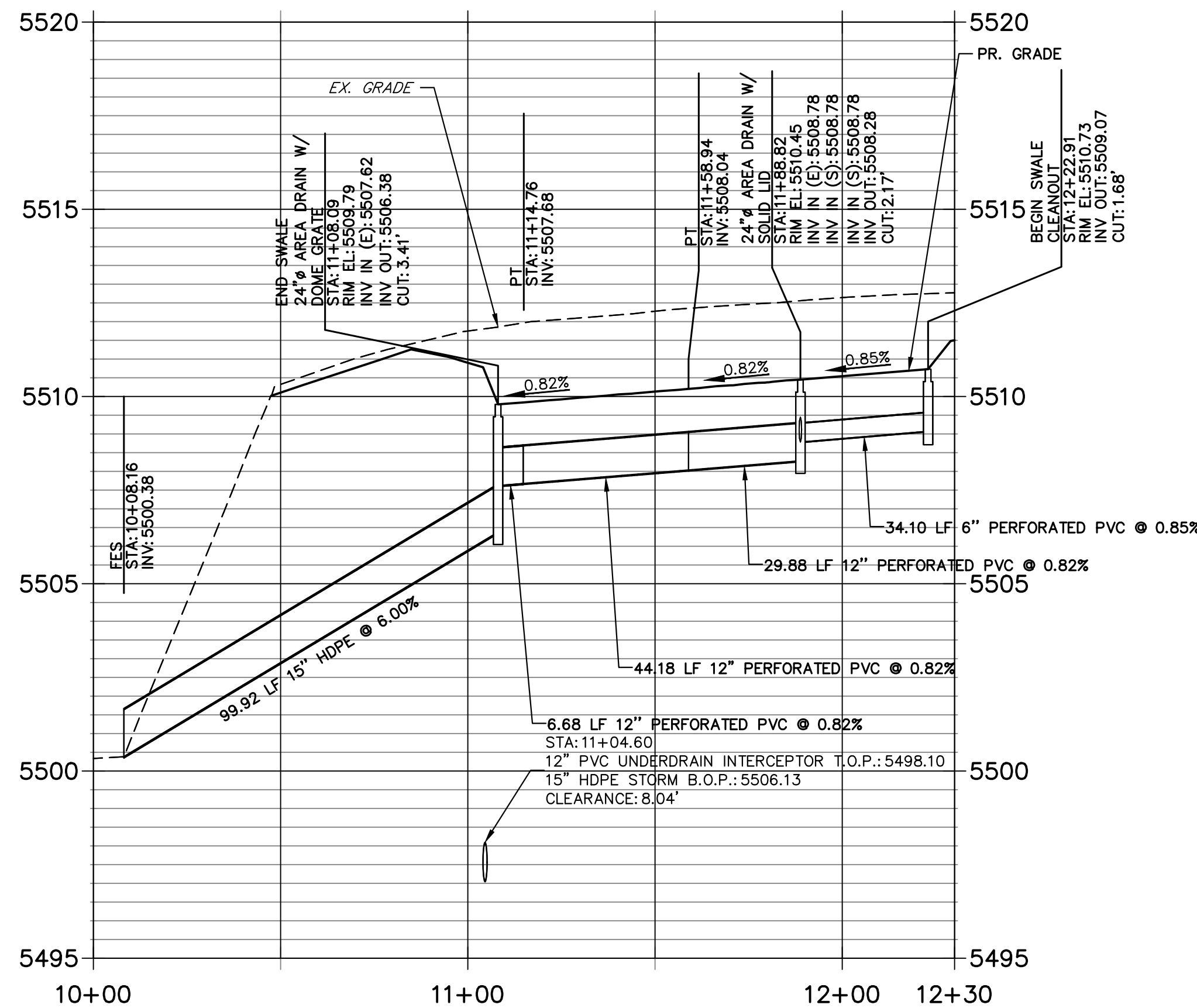
SHEET 14 OF 17

JOB NO. 15504.12



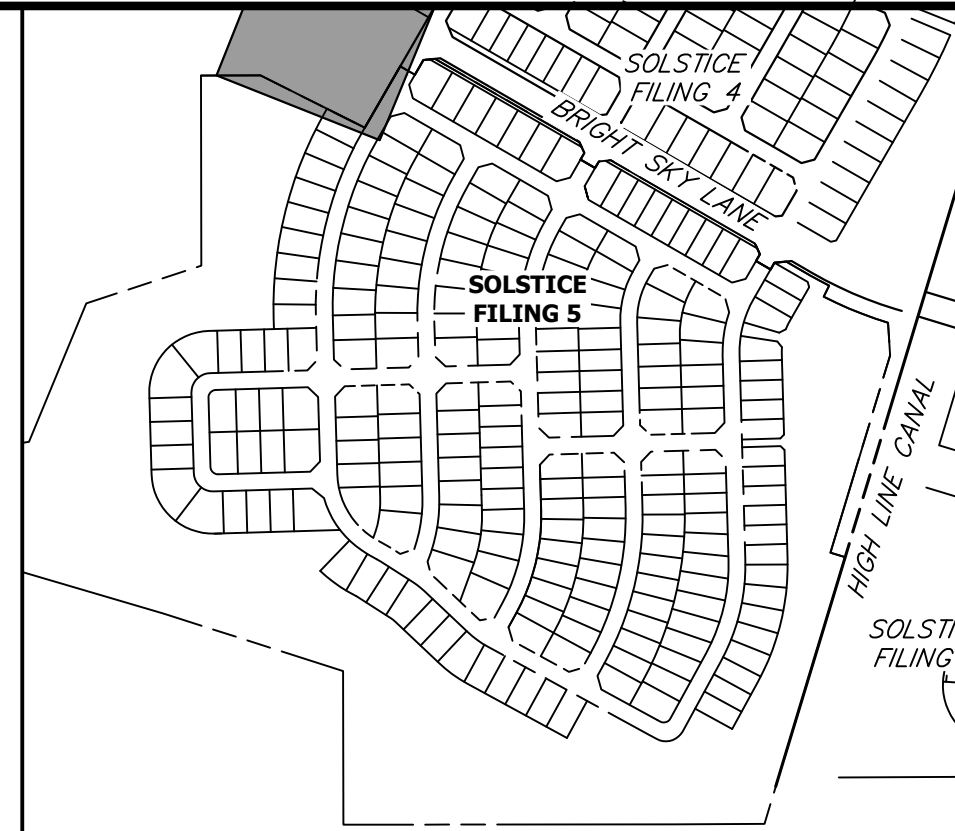
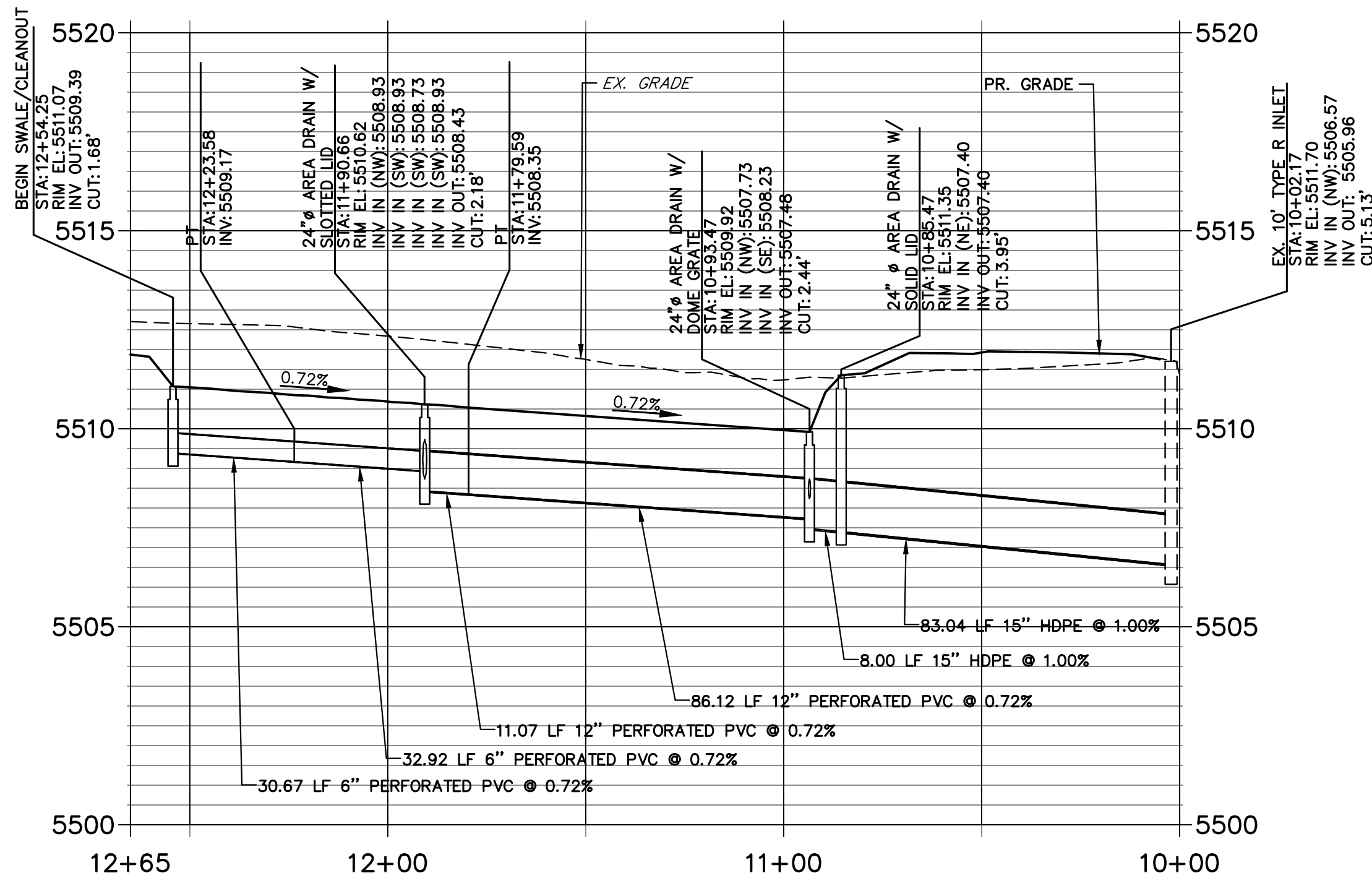
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UD01 PROFILE
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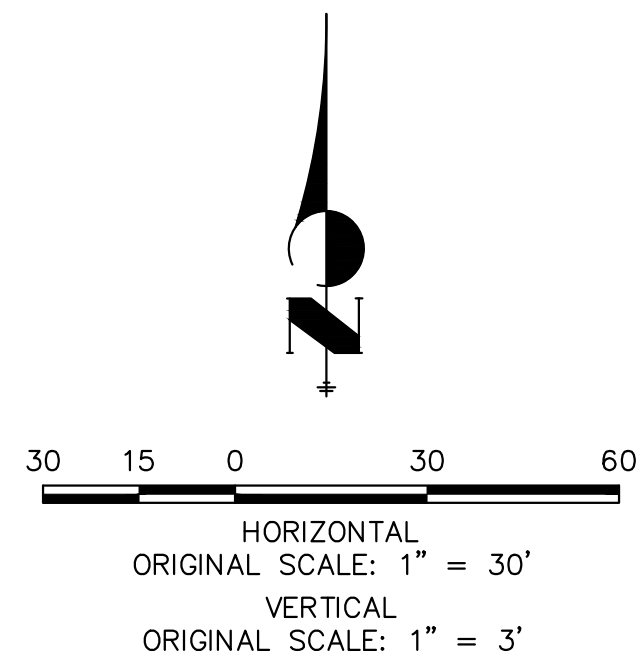


UD02

UD02 PROFILE
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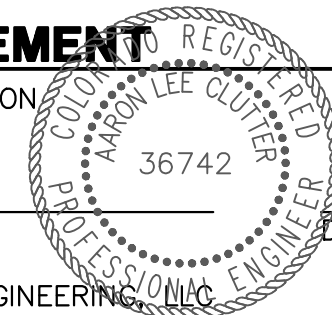
KEY MAP
SCALE 1"=500'



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, INC.

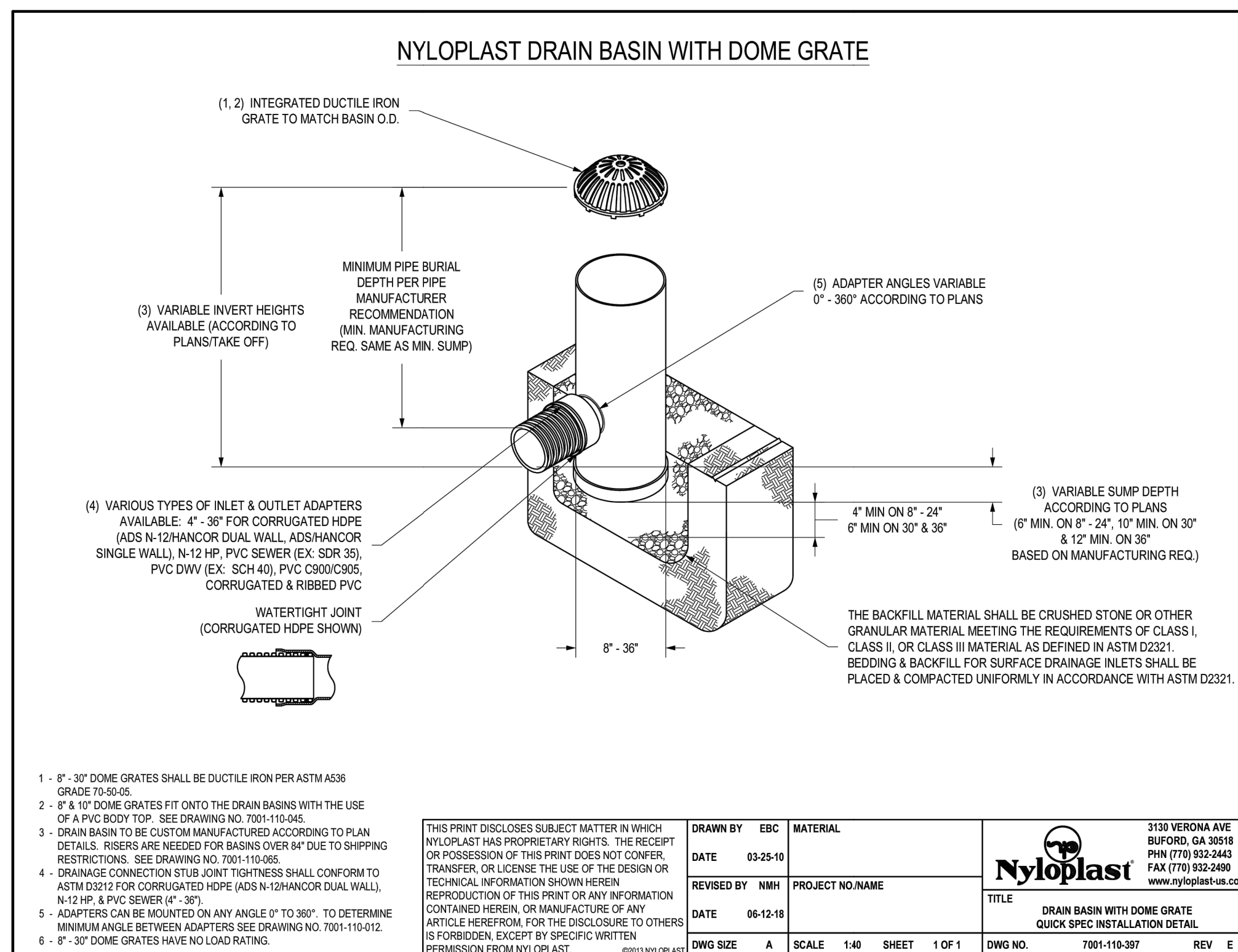
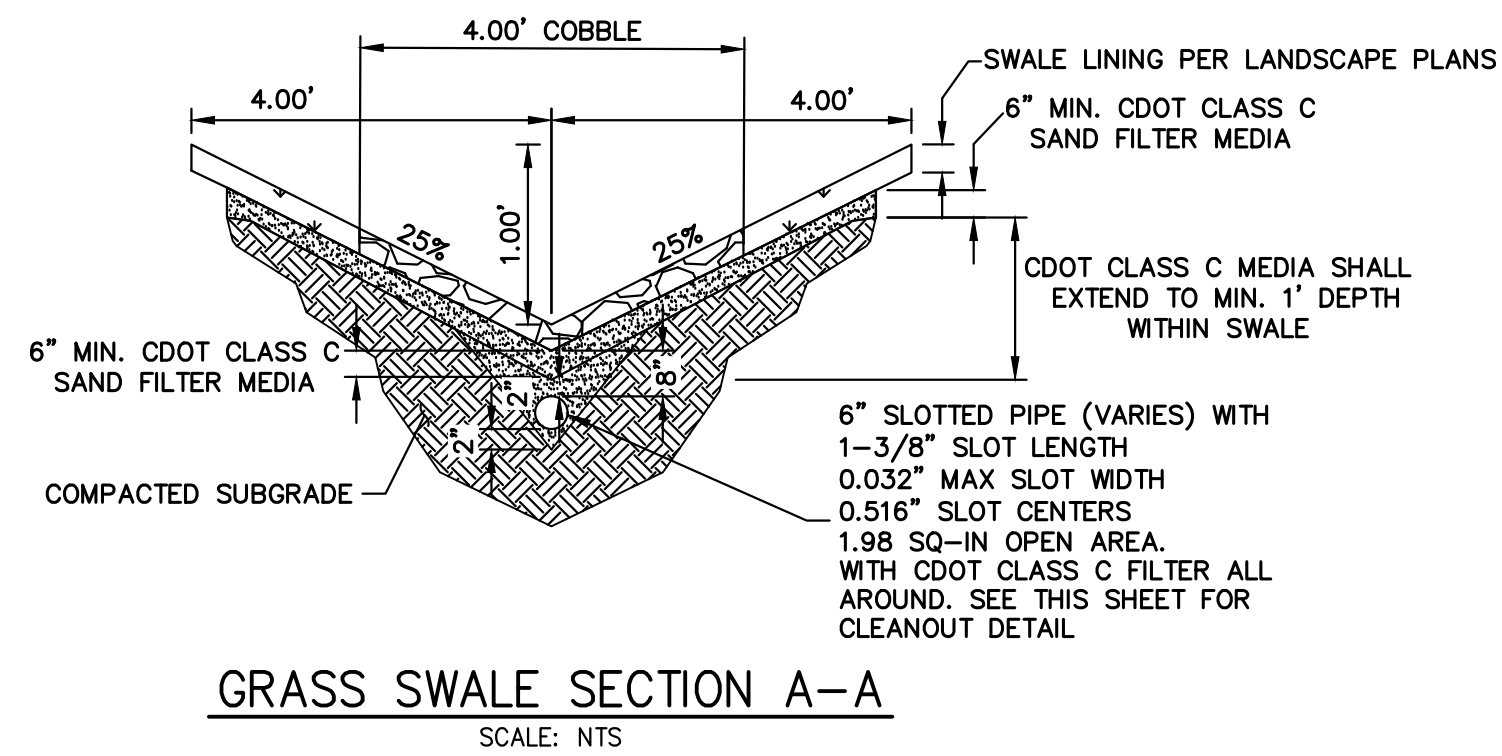
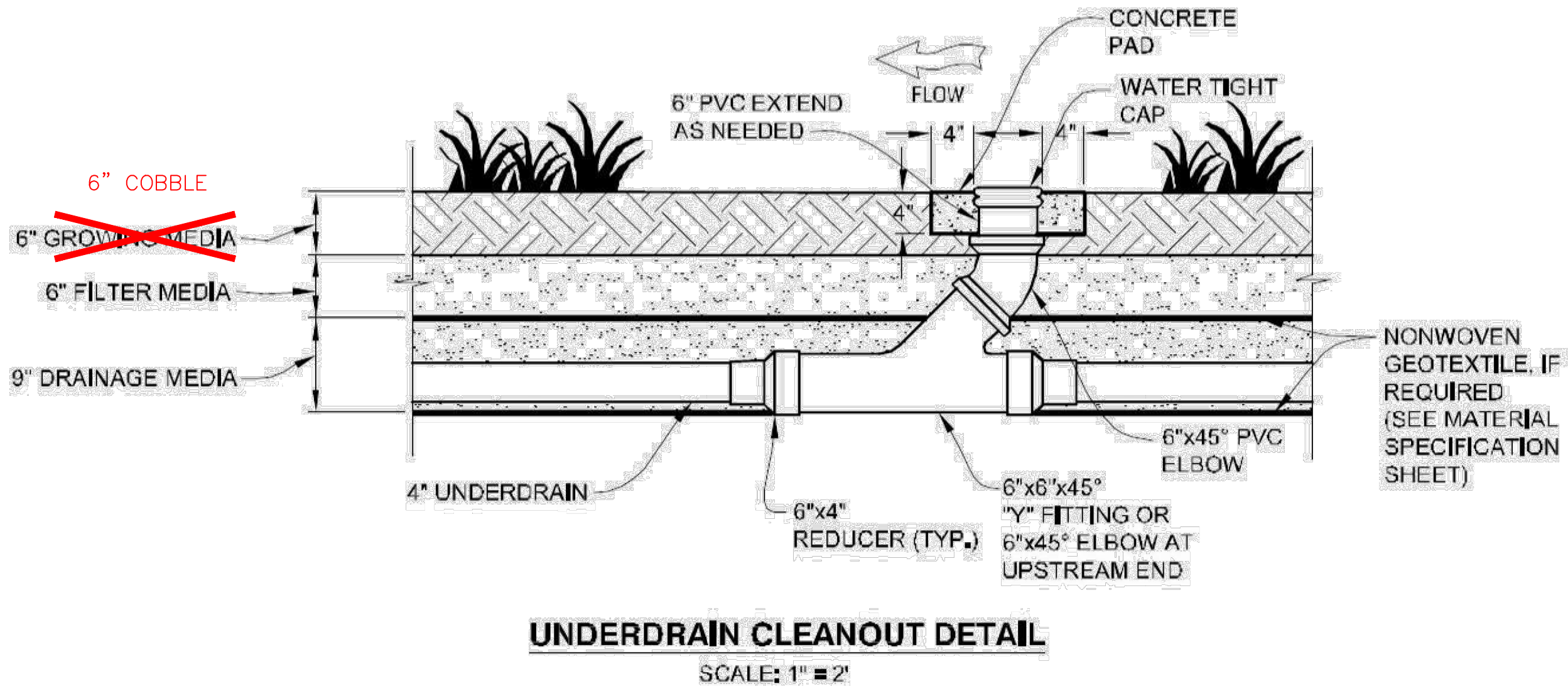


PREPARED FOR
MIRABELLE METRO DISTRICT #1
9380 STATION ST
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

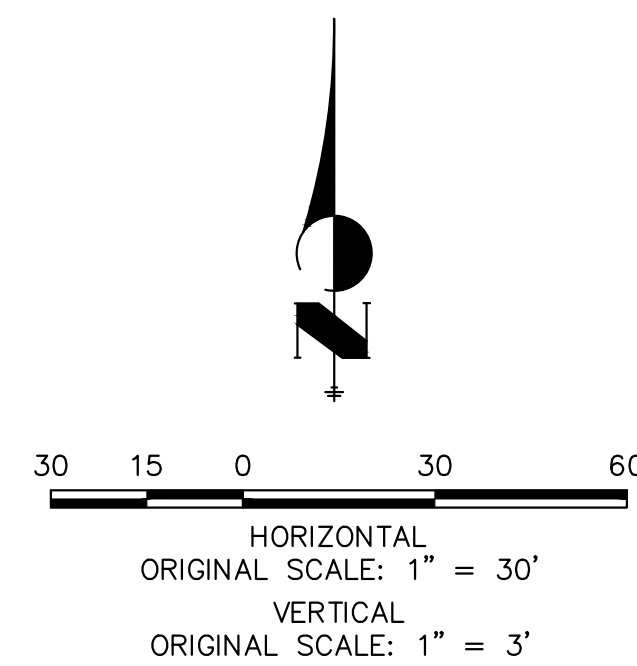
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BY	DATE	REVISION	No.	1"=30'	5/27/20	DESIGNED BY	CHECKED BY	SHEET	OF	JOB NO.
CJS	12/2/22	1	1	1"=3'	5/27/20	CJS	CJS	15	17	15504.12
SOLSTICE FILING 5 FUN SHADE PARK STORM SEWER PLAN & PROFILE										

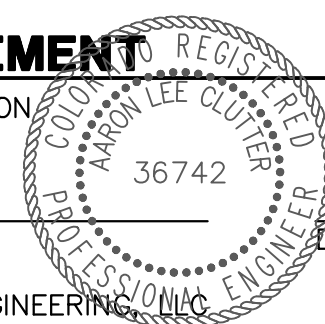


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ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION



AARON L. CLUTTER, P.E.

COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING

DATE _____

PREPARED FOR
MIRABELLE METRO DISTRICT #1

J·R ENGINEERING
A Westrian Company

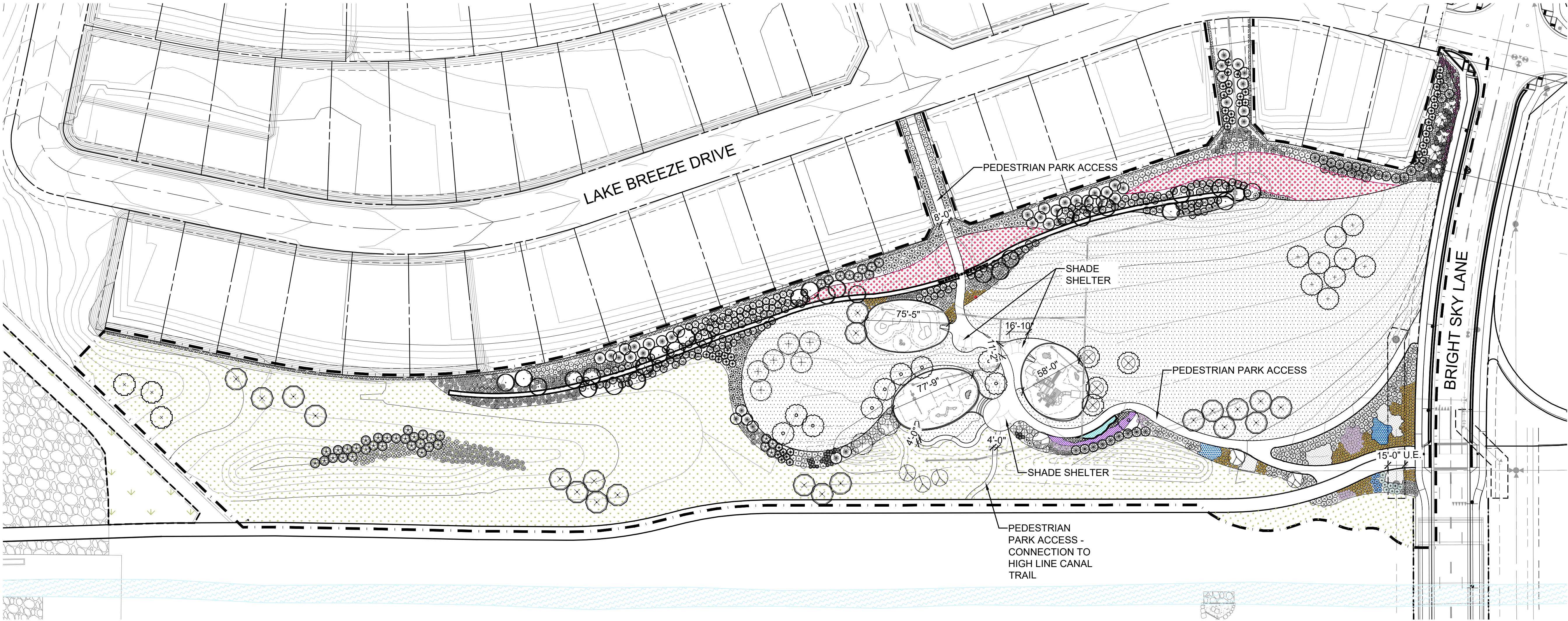
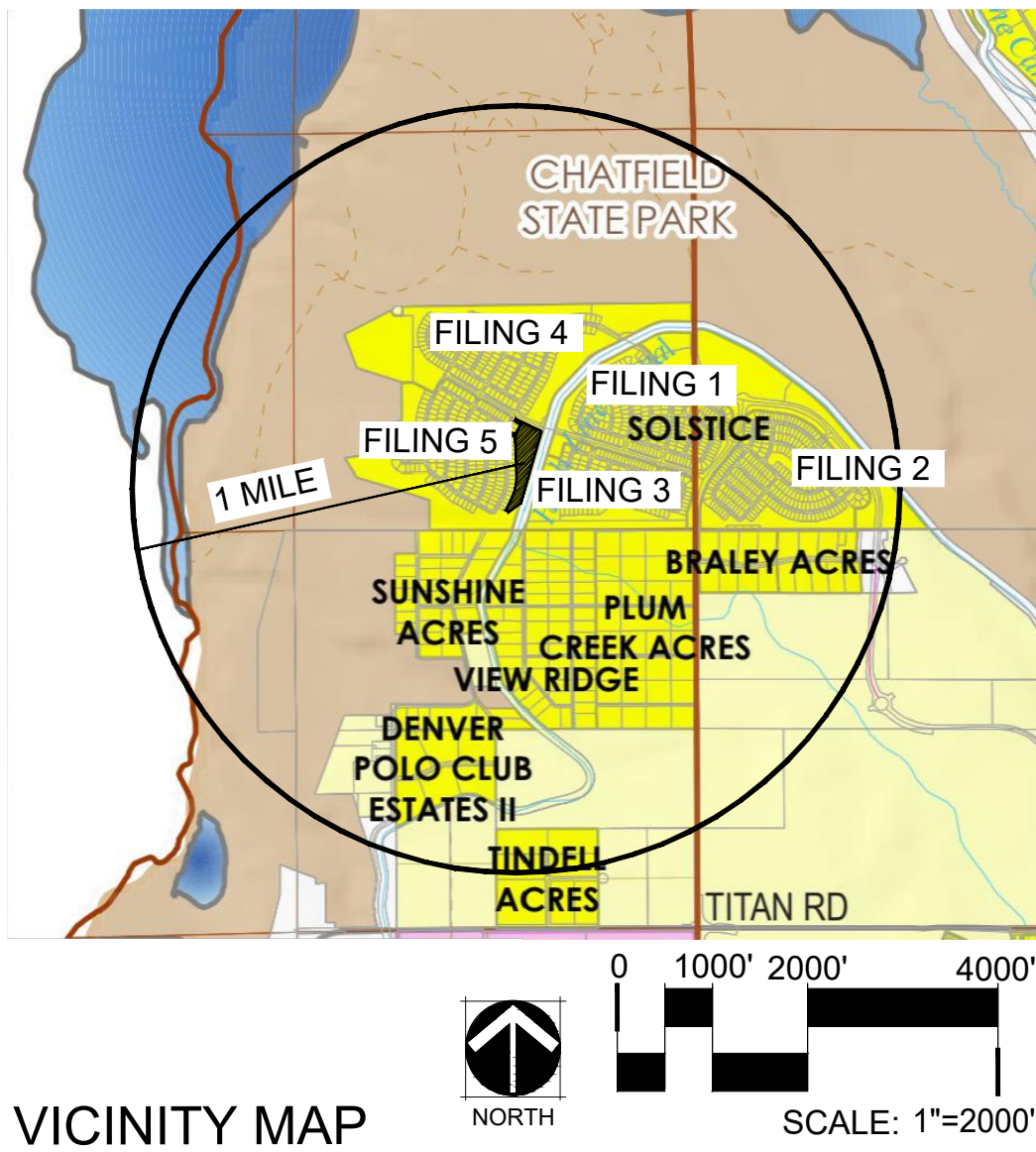


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JOB NO.	SHEET	16	OF	17	SOLSTICE FILING 5					H-SCALE	1"=30'	No.	REVISION	BY	DATE
					V-SCALE	1"=3"	1	DON #4	CJS	12/2/22					
15504.12					UNDERDRAIN PLANS					DATE	5/27/20				
					DESIGNED BY	CJS									
										DRAWN BY	CJS				
										CHECKED BY					

SOLSTICE FILING 5 PARK LOCATION & EXTENTS PLANS

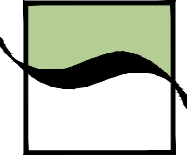
LOCATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
DOUGLAS COUNTY, STATE OF COLORADO



L&E - FILING 5 PARK (TRACT A)

SCALE: 1" = 50'-0"





SAGE DESIGN GROUP

LANDSCAPE ARCHITECTURE SITE PLANNING ENTITLEMENT

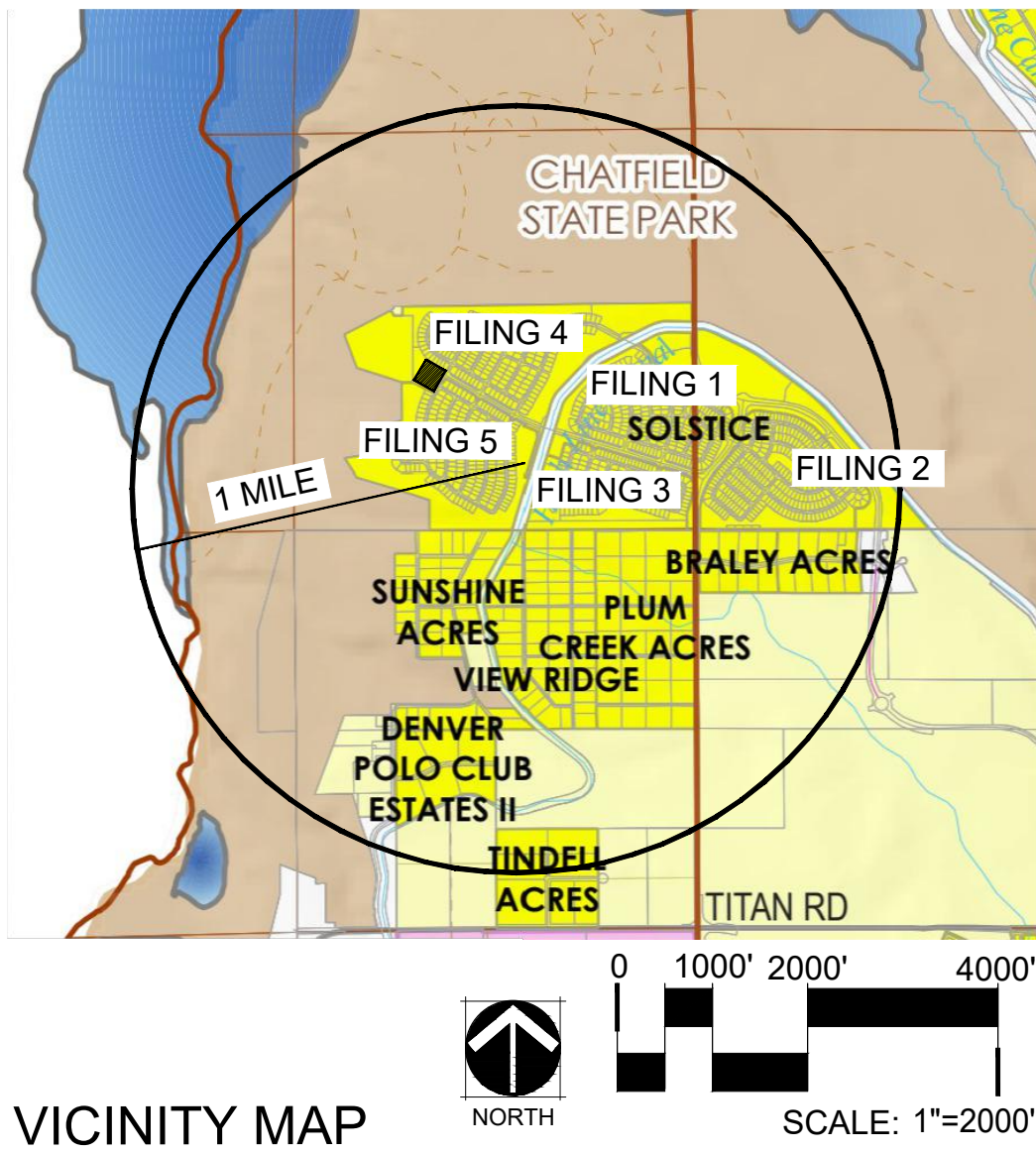
DATE: 08/28/2025

SHEET TITLE:
FUN SHADE PARK

SHEET NO. :
L1.1

SOLSTICE FILING 5 PARK LOCATION & EXTENTS PLANS

LOCATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
DOUGLAS COUNTY, STATE OF COLORADO



L&E - FILING 4 PARK (TRACT B)

SCALE: 1" = 50'-0"



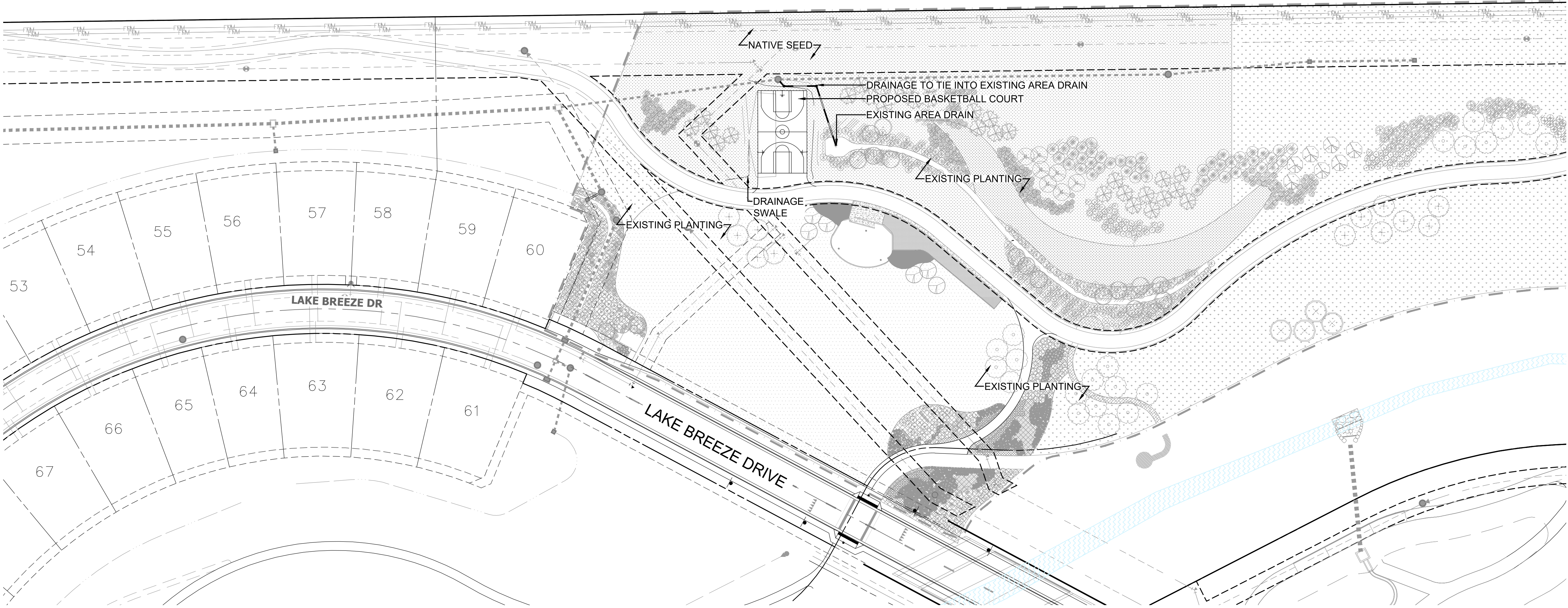
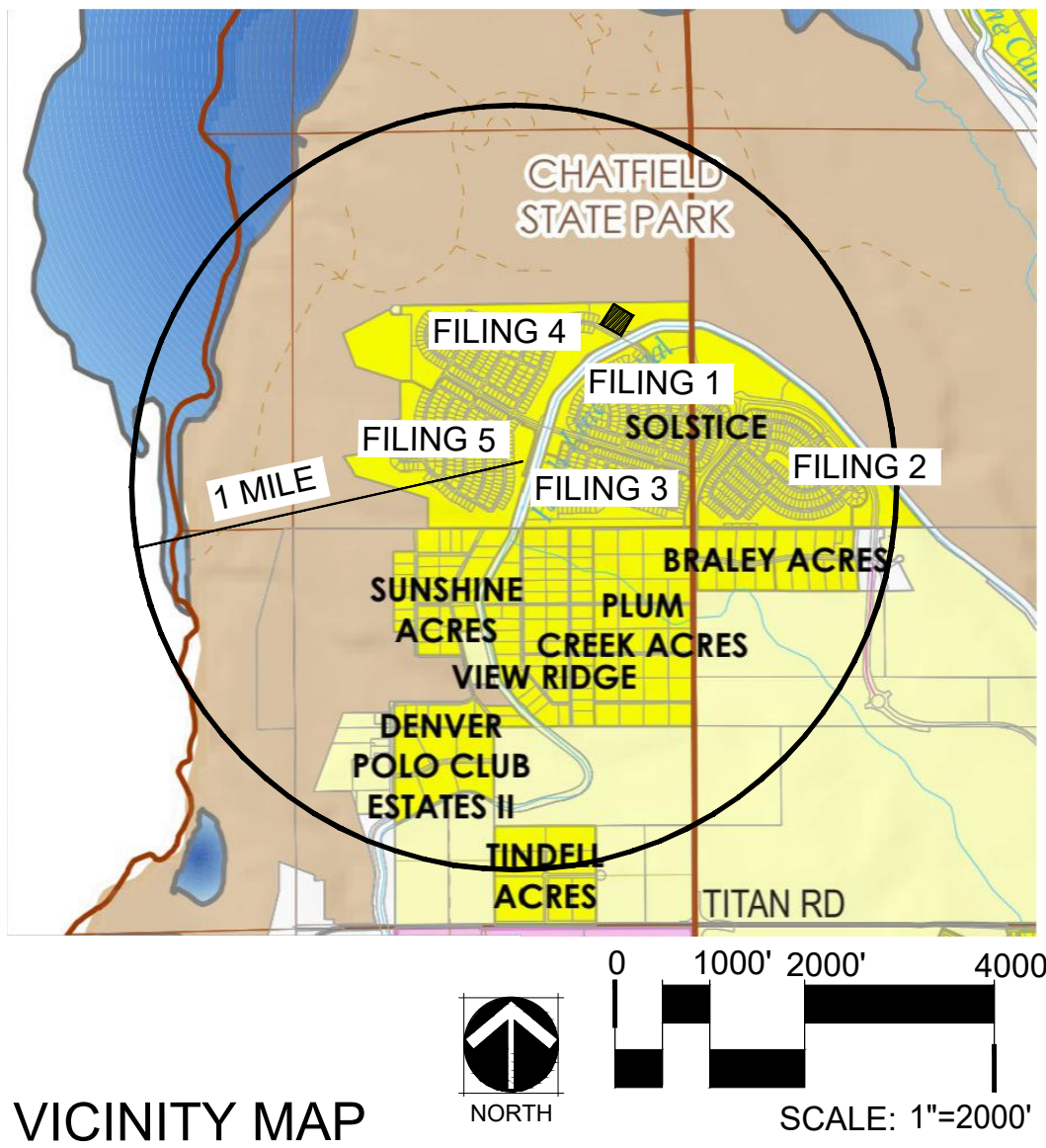
DATE: 08/28/2025

SHEET TITLE:
THE LANDING

SHEET NO. :
L1.2

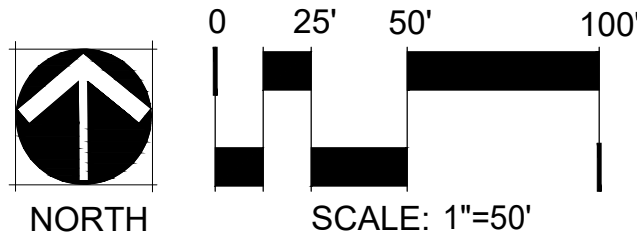
SOLSTICE FILING 5 PARK LOCATION & EXTENTS PLANS

LOCATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
DOUGLAS COUNTY, STATE OF COLORADO



L&E - FILING 4 PARK (TRACT C)

SCALE: 1" = 50'-0"



DATE: 08/28/2025

SHEET TITLE:
BASKETBALL COURT

SHEET NO. :
L1.3