

## Location and Extent Staff Report

**Date:** December 19, 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:** 8285 Piney River Avenue – Douglas County Libraries – Location and Extent  
**Project File:** LE2025-025

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**Planning Commission Hearing:**

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

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### **I. EXECUTIVE SUMMARY**

Douglas County Libraries (DCL) requests approval of a Location and Extent (L & E) application to construct a new 17,000 square foot library in Sterling Ranch. The subject property totals approximately 4.29 acres and is located southwest of the intersection of Titan Road and Taylor River Circle, west of the Sterling Ranch Civic Center. The site is zoned Planned Development (PD) as part of the Sterling Ranch Planned Development. The library is located in the Primary Urban Area as designated on the 2040 Douglas County Comprehensive Master Plan (CMP).

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Douglas County Libraries  
100 S. Wilcox Street  
Castle Rock, Colorado 80104

#### **B. Applicant's Representative**

Robert Pasicznyuk, Executive Director  
Douglas County Libraries  
100 S. Wilcox Street  
Castle Rock, Colorado 80104

#### **C. Request**

DCL requests approval of an L & E application for the construction of a two-story, 17,000 square foot library within Sterling Ranch.

#### **D. Location**

The site is located southwest of the intersection of Titan Road and Taylor River Circle. More specifically, the site is bounded by Taylor River Circle to the east, Piney River

Avenue to the south, and Titan Road to the north. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

#### **E. Project Description**

The applicant requests L & E approval to construct a 17,000 square-foot library within Sterling Ranch. The library building will serve as the newest branch of the Douglas County Libraries system and will include community rooms, study spaces, and staff areas.

The proposed two-story structure is designed into the hillside, with a single-story elevation along the west elevation and portions of the south elevation. The building will be approximately 32 feet tall to the roof line. Roof-mounted HVAC equipment will be screened by metal panels that will complement the buildings design and colors.

Other on-site amenities include an exterior plaza connecting the library to Piney River Avenue. An outdoor space is located west of the building for community gatherings. A drive-up book drop is located on the south side of the building. West of the book drop is a loading zone for deliveries and trash services.

A conceptual landscape plan was included with the submittal and depicts tree and shrub plantings on-site. Minor modifications to the landscape plan are anticipated to occur during construction of the library. The L & E plan exhibit depicts the location of parking lot light poles and pedestrian lighting. The applicant indicates that lighting will comply with all applicable Douglas County lighting standards.

The parking lot is east of the library with access from Piney River Avenue. The applicant proposes a total of 84 parking spaces on-site. Per the Sterling Ranch PD, a total of 57 parking spaces are required for the library.

The site is located within the Chatfield Urban Area as identified in Section 2 of the CMP. Civic facilities are anticipated within the urban area. Section 5 of the CMP discusses the provision of community services. Existing and planned sidewalk connections provide opportunities for residents within Sterling Ranch to walk and bike to the library. Vehicular access to the proposed library is provided by internal subdivision roads.

### **III. CONTEXT**

#### **A. Background**

The parcel is part of a larger, 261-acre unplatted parcel within Sterling Ranch. Approximately 4.29 acres of this property is proposed for the library and related improvements. Per the Sterling Ranch PD, the property is located within the D-3 Planning Area. Library is an allowed use in this planning area.



#### **B. Adjacent Land Uses and Zoning**

To the south of the library site in Filing 1 is Tract P, which is the future Douglas County School District elementary school site. The Primrose daycare facility is located east of the site across Taylor River Circle. Unplatted portions of the Sterling Ranch PD are located west and north of this site.

#### **Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Planned Development	Unplatted Sterling Ranch Development
<b>South</b>	Planned Development	DCSD Elementary School
<b>East</b>	Planned Development	Daycare facility
<b>West</b>	Planned Development	Unplatted Sterling Ranch Development

### **IV. PHYSICAL SITE CHARACTERISTICS**

#### **A. Site Characteristics and Constraints**

No existing physical conditions are present that constrain construction of the proposed library. The vacant property has existing streets to the north, east, and south and has infrastructure available. The Sterling Ranch Community Authority Board (CAB) noted it will provide public infrastructure, including water and sanitary services, to support the site.

#### **B. Access**

Primary access for visitors and the book drop off location is proposed from Piney River Avenue to the south. A service drive is also proposed from Piney River Avenue. Planned sidewalk connections provide pedestrian connectivity within Sterling Ranch and an opportunity for visitors to walk or bike to the library.

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

#### **C. Drainage and Erosion**

Regional detention and water quality ponds constructed with previous filings are sized to accommodate the library facility. The project will connect to existing infrastructure north of the site. The Grading, Erosion, Sediment Control (GESC) plan and report is under review by Engineering for approval prior to project commencement.

#### **D. Floodplain**

No floodplain is present on the site.

## **V. PROVISION OF SERVICES**

### **A. Fire Protection**

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the project area. South Metro reviewed the request and had no objection to the project. It did note that some fire code regulated items shown on the L & E exhibit may be subject to change prior to construction plan approval.

### **B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management noted no comment on the request. No response was received from the DCSO.

### **C. Water and Sanitation**

Water and sanitation service in Sterling Ranch is provided by Dominion Water and Sanitation District through an intergovernmental agreement with the CAB. The CAB noted it will provide public infrastructure, including water and sanitary services, to support the site.

### **D. Utilities**

Area utility service providers were provided a referral on this application. AT&T noted no conflicts with AT&T infrastructure. Xcel Energy noted no apparent conflict with the project. The comments were provided to the applicant. No other utility provider issued comments.

### **E. Other Required Processes and Permits**

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

- Engineering approvals:
  - GESC Plan and Report
  - Civil Construction Plans
  - Right-of-way Construction Permit
  - Acceptance of TIS
- Approval of building-related plans
- Approval of water and sewer plans by the CAB

## **VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to referral agencies on December 4, 2025, and the referral period concluded on December 18, 2025. Referral agency responses received are attached to the staff report for reference.

## VII. STAFF ASSESSMENT

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

<b>ATTACHMENTS</b>	<b>PAGE</b>
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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](mailto: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: CommercialMARKETING NAME: Sterling Ranch LibraryPRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-234**PROJECT SITE:**Address: TBD - Not currently available(NW corner of Piney River Ave. and Taylor River Rd.)State Parcel Number(s): 222930200002Subdivision/Block#/Lot# (if platted): TBD - Platting process underway**PROPERTY OWNER(S):**Name(s): Douglas County LibrariesAddress: 100 S. Wilcox Street, Castle Rock, CO 80104Phone: 303-791-7323

Email: \_\_\_\_\_

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

Name: Robert W. Pasicznyuk (Bob), Executive DirectorAddress: 100 S. Wilcox Street, Castle Rock, CO 80104Phone: 303-688-7654

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

11/17/2025

Date



# Sterling Ranch Filing 1, Lot X - Douglas County Libraries (Location & Extent)

20 November 2025

## Project Narrative

### Name of Applicant:

Douglas County Libraries

### Design & Construction Team:

Fransen Pittman Construction  
TST, Inc Consulting Engineers  
Back 40 Landscape Architecture  
OPN Architects

### Description of request:

The Sterling Ranch Library is a proposed 17,000 SF, two-story library situated on a 4.29-acre undeveloped parcel in Sterling Ranch. Key components include:

- New library building with community rooms, study spaces, and staff areas
- Parking lot east of the library with access from Piney River Avenue
- Exterior plaza connecting the library to Piney River Avenue
- Intimate outdoor space west of the building for community gatherings
- Drive-up book drop on the south side of the building
- Loading zone at the southwest corner for deliveries and trash/recycling services

This development will serve as the newest branch of the Douglas County Libraries system, providing an important public amenity for the growing Sterling Ranch community.

### Purpose of improvements:

This project seeks to support and strengthen Douglas County Libraries' commitment to providing communities with an elevated patron experience through quality services and spaces. This new library will allow for more community gatherings, provide collaboration/study spaces, and provide efficient workspaces for staff utilizing a vibrant and outward reaching design that is geared towards people of all ages.

#### Summary of potential impacts and proposed mitigation measures:

The new proposed library has potential impacts to public and private interests including the following items.

a. Traffic and Transportation

- Additional traffic from library visitors and staff will use Piney River Avenue for site access. There will be approximately 504 average daily trips (3,528 weekly). Refer to Traffic Impact Study for more information.
- Drive-up book drop may introduce minor short-term queuing, and circulation is designed to minimize interference with main traffic flows.
- **Mitigation:** Clear signage defined entry/exit points, and on-site circulation will reduce any potential congestion. Per the Traffic Study provided no offsite roadway improvements will be necessary to support this project.

b. Utilities and Infrastructure

- The project requires water, sanitary sewer, stormwater, gas, and electrical connections.
- **Mitigation:** There is already adequate existing utility infrastructure provided to this site. Connections to these existing utilities will be simple and will follow Douglas County infrastructure standards. Stormwater detention will be handled in the existing regional ponds and conveyance will tie to the existing stormwater stub located in the NE corner of the site.

c. Environmental and Site Conditions

- Minimal environmental disturbance is expected given the site's current undeveloped condition.
- **Mitigation:** Landscaping will buffer visual impacts and support stormwater management. Erosion control measures during construction will protect existing soil and water resources.

d. Public Services

- The library will increase demand for emergency services (fire, police, medical).
- **Mitigation:** Facility design includes safe access for emergency vehicles and personnel.

e. Adjacent Private Properties

- The project is adjacent to residential and commercial properties on the east, and a new school on the south.
- **Mitigation:** Building placement, landscape buffering, and site orientation are designed to minimize noise, lighting, and visual impacts.

#### Compliance with the Comprehensive Master Plan:

The Sterling Ranch Library project is deliberately sited at the southeastern edge of the comprehensive master planned Sterling Ranch - Paramount Center. Combined with the newly adjacent planned elementary school project to the south of the library site, both projects will provide a civic and community-based project type transition and buffer from the Paramount Center to the existing Sterling Ranch's flagship housing development - Providence Village.



The library site will carry a C5 Character Zone classification. The building design and placement are well within the C5 Neighborhood Center Standards set forth by the Sterling Ranch Planned Development.

The building is nestled into the hillside and presents a new civic presence along Titan Road that is uniquely modern in aesthetic featuring a simple material palette and clean lines. The library site design allows for onsite parking that is landscaped screened with planned landscaped buffers and accessibly walkways providing unique outdoor experiences that enhances the approachability to and from the library.

**Community Impact Report**  
**For**  
**Douglas County Libraries – Sterling Ranch Library**

submitted to:

**Douglas County,  
Colorado**

November 20, 2025





**Project Name:** Douglas County Libraries – Sterling Ranch Library

**Project Location:** Piney River Avenue, Sterling Ranch, CO

**Applicant / Developer:** Douglas County Libraries

**Site Size:** 4.29 acres

**Date:** 11-20-2025

## 1.0 Introduction

This Community Impact Report is submitted to the Douglas County Department of Community Development in accordance with Douglas County Zoning Resolution Section 3206.01. The report describes potential impacts of the proposed Sterling Ranch Library site development on private and public interests, the project site, and outlines measures to mitigate potential impacts. The purpose of this report is to ensure the development aligns with the county's and Sterling Ranch's PUD goals, supports the community, and provides necessary civic infrastructure.

## 2.0 Project Description

The Sterling Ranch Library is a proposed 17,000 SF, two-story library situated on a 4.29-acre undeveloped parcel in Sterling Ranch. Key components include:

- New library building with community rooms, study spaces, and staff areas
- Parking lot east of the library with access from Piney River Avenue
- Exterior plaza connecting the library to Piney River Avenue
- Intimate outdoor space west of the building for community gatherings
- Drive-up book drop on the south side of the building
- Loading zone at the southwest corner for deliveries and trash/recycling services

This development will serve as the newest branch of the Douglas County Libraries system, providing an important public amenity for the growing Sterling Ranch community.

## 3.0 Existing Conditions

The project site is currently undeveloped and bound by:

- W. Titan Rd to the north
- Taylor River Cir. to the east
- Piney River Ave. to the south

The surrounding area includes residential neighborhoods, commercial developments, and public



spaces. The site's topography is slopes from west to east creating a unique site layout suitable for the proposed building and site improvements.

## 4.0 Potential Impacts to Public and Private Interests

### a. Traffic and Transportation

- Additional traffic from library visitors and staff will use Piney River Avenue for site access. There will be approximately 504 average daily trips (3,528 weekly). Refer to Traffic Impact Study for more information.
- Drive-up book drop may introduce minor short-term queuing, and circulation is designed to minimize interference with main traffic flows.
- Mitigation: Clear signage defined entry/exit points, and on-site circulation will reduce any potential congestion. Per the Traffic Study provided no offsite roadway improvements will be necessary to support this project.

### b. Utilities and Infrastructure

- The project requires water, sanitary sewer, stormwater, gas, and electrical connections.
- Mitigation: There is already adequate existing utility infrastructure provided to this site. Connections to these existing utilities will be simple and will follow Douglas County infrastructure standards. Stormwater detention will be handled in the existing regional ponds and conveyance will tie to the existing stormwater stub located in the NE corner of the site.

### c. Environmental and Site Conditions

- Minimal environmental disturbance is expected given the site's current undeveloped condition.
- Mitigation: Landscaping will buffer visual impacts and support stormwater management. Erosion control measures during construction will protect existing soil and water resources.

### d. Public Services

- The library will increase demand for emergency services (fire, police, medical).
- Mitigation: Facility design includes safe access for emergency vehicles and personnel.

### e. Adjacent Private Properties

- The project is adjacent to residential and commercial properties on the east, and a new school on the south.
- Mitigation: Building placement, landscape buffering, and site orientation are designed to minimize noise, lighting, and visual impacts.

## 5.0 Summary and Conclusion

The Sterling Ranch Library provides a public facility supporting Douglas County's commitment to quality civic infrastructure. The project's design thoughtfully considers potential impacts on public and private interests, including traffic, utilities, environmental resources, and adjacent properties. Mitigation measures are incorporated to ensure minimal adverse effects, which given the type of project would have little to no negative impacts to the community. The project will enhance community access to library services, support civic engagement, and contribute positively to the growing Sterling Ranch community.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

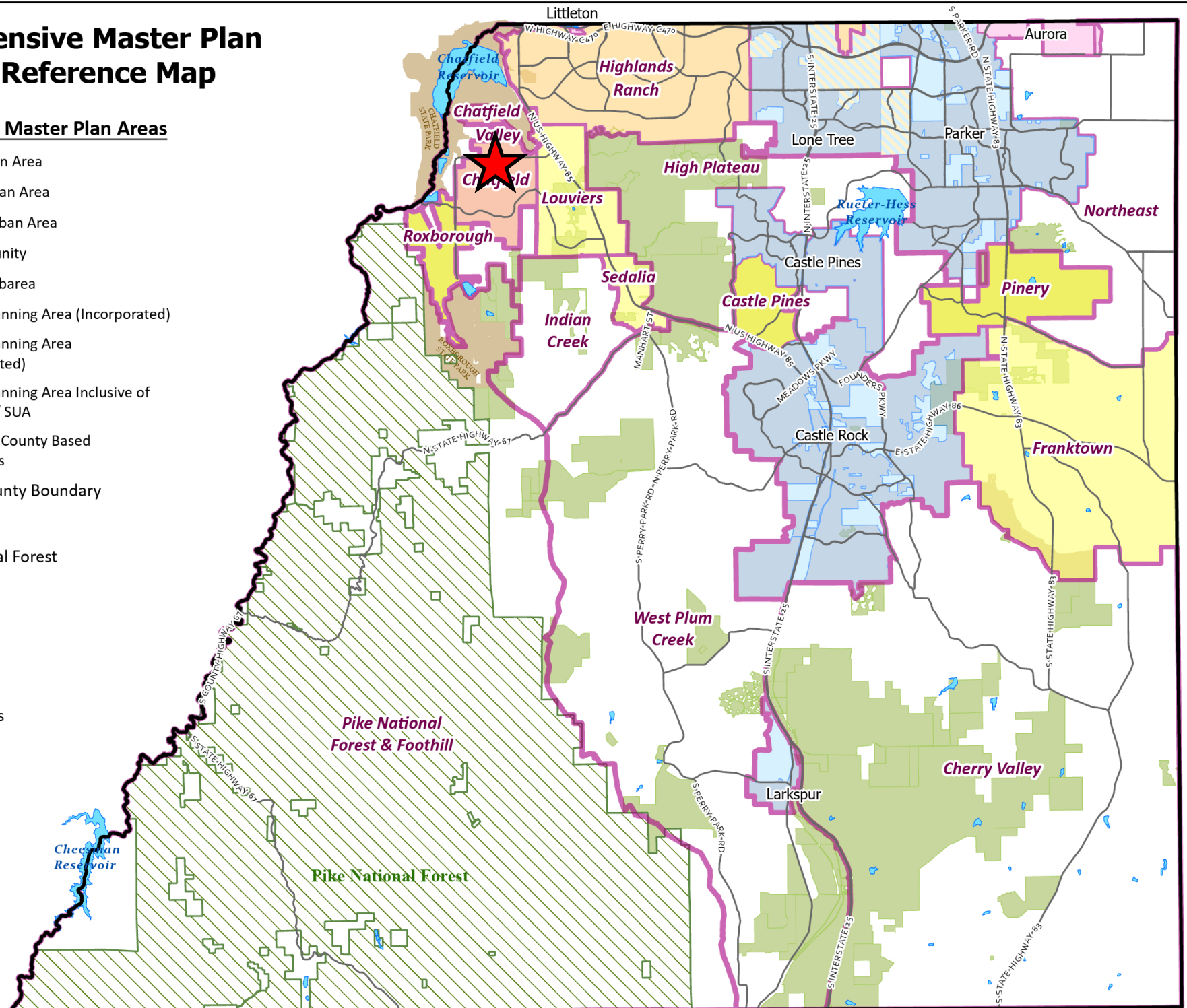
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads





# 8285 Piney River Avenue Location and Extent

## LE2025-025 Zoning Map



LEGEND

— Roads

— Major Roads

▭ Parcels - PARCELS

ZONE DISTRICT

A1 - AGRICULTURAL ONE

LRR - LARGE RURAL RESIDENTIAL

RR - RURAL RESIDENTIAL

ER - ESTATE RESIDENTIAL

B - BUSINESS

GI - GENERAL INDUSTRIAL

PD - PLANNED DEVELOPMENT

A1 - AGRICULTURAL ONE

LRR - LARGE RURAL RESIDENTIAL

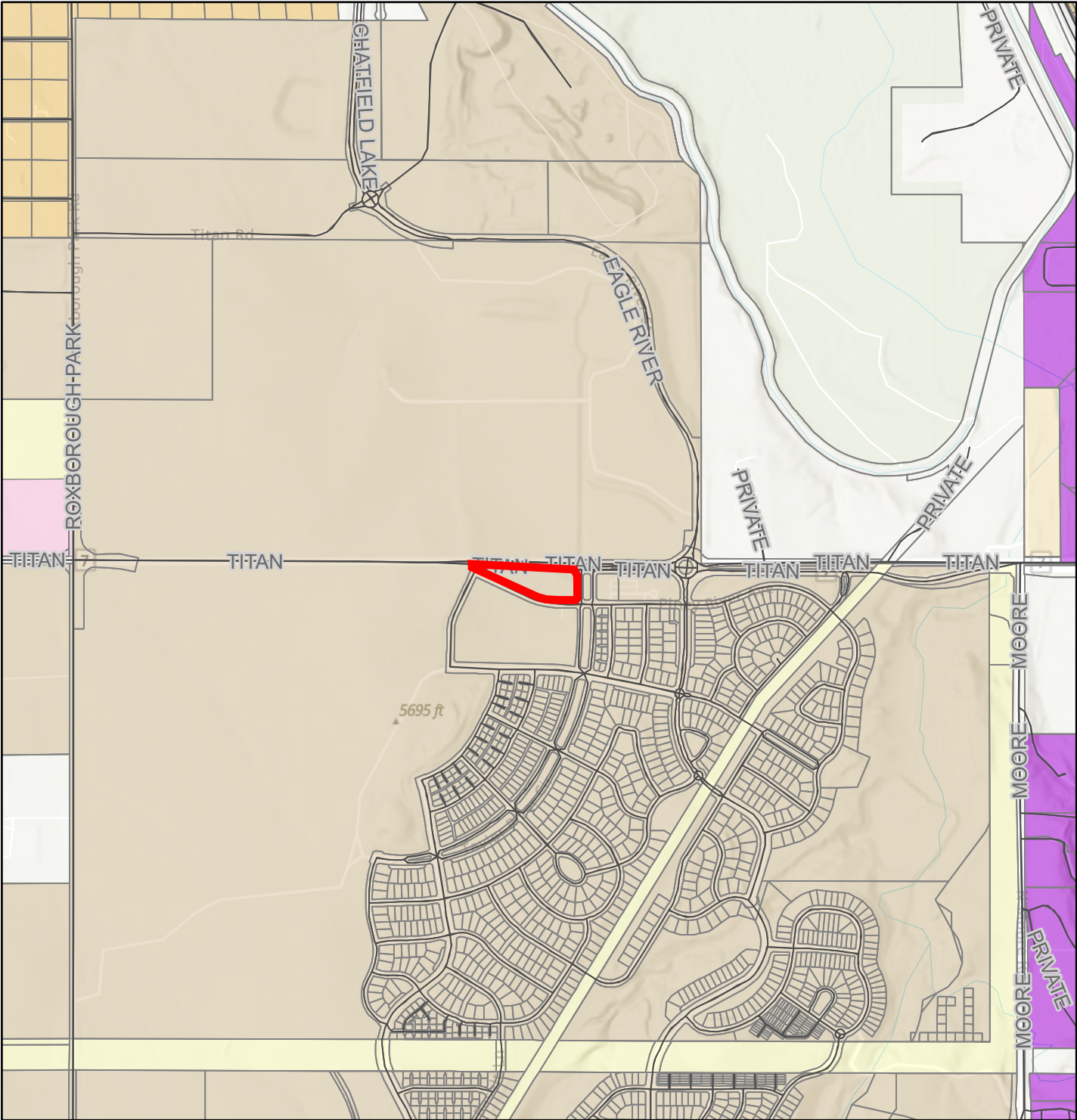
RR - RURAL RESIDENTIAL

ER - ESTATE RESIDENTIAL

B - BUSINESS

GI - GENERAL INDUSTRIAL

PD - PLANNED DEVELOPMENT



# 8285 Piney River Avenue Location and Extent

LE2025-025  
Aerial Map



- LEGEND
- Roads
  - Major Roads
  - Parcels



**Referral Agency Response Report****Page 1 of 2****Project Name:** 8285 Piney River Avenue - Location and Extent**Project File #:** LE2025-025**Date Sent:** 12/04/2025**Date Due:** 12/18/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	12/05/2025	<b>Verbatim Response:</b> The proposed address is 8285 PINEY RIVER AVENUE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Comments provided to applicant.
AT&T Long Distance - ROW	12/05/2025	<b>Summary of Response:</b> AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.	No action required.
Building Services	12/05/2025	<b>Verbatim Response:</b> Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments provided to applicant.
CenturyLink		No response received.	
Chatfield Community Association		No response received.	
Comcast		No response received.	
Dominion Water and Sanitation District		No response received.	
Douglas County Libraries		No response received.	
Douglas County School District RE 1	12/18/2025	<b>Summary of Response:</b> DCSD has no objections to this project and looks forward to future collaboration with the Douglas County Library District.	Comments provided to applicant.
Engineering Services	12/17/2025	<b>Summary of Response:</b> Engineering reviewed the request and provided comments related to the L & E exhibit, traffic impact study, drainage study, GESC report and plan, storm drainage, temporary construction easement, right-of-way construction permit, and post construction documentation.	Comments provided to applicant.



**Referral Agency Response Report****Page 2 of 2****Project Name:** 8285 Piney River Avenue - Location and Extent**Project File #:** LE2025-025**Date Sent:** 12/04/2025**Date Due:** 12/18/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Office of Emergency Management	12/04/2025	No comment.	No action required.
Sheriff's Office		No response received.	
South Metro Fire Rescue	12/18/2025	<b>Summary of Response:</b> South Metro Fire has reviewed the application and has no objection to the proposed L & E. South Metro Fire notes that some fire code regulated items shown on the L & E exhibit (such as FDC location and fire hydrants) may be subject to change prior to construction plan approval.	Comments provided to applicant.
Sterling Ranch Community Authority Board	12/09/2025	<b>Summary of Response:</b> The Sterling Ranch CAB will provide public infrastructure, including water and sanitary services, to support the site, and reminds the applicant plans must be submitted to the SRCAB Design Review Committee for review and approval.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	12/10/2025	<b>Summary of Response:</b> Xcel Energy has no apparent conflict with the request. Xcel Energy owns and operates existing natural gas and electric distribution facilities along Titan Road.	Comments provided to applicant.



## Brett Thomas

**From:** James Peabody <jamesp@cw64.com>

**Sent:** Friday, December 5, 2025 3:00 PM

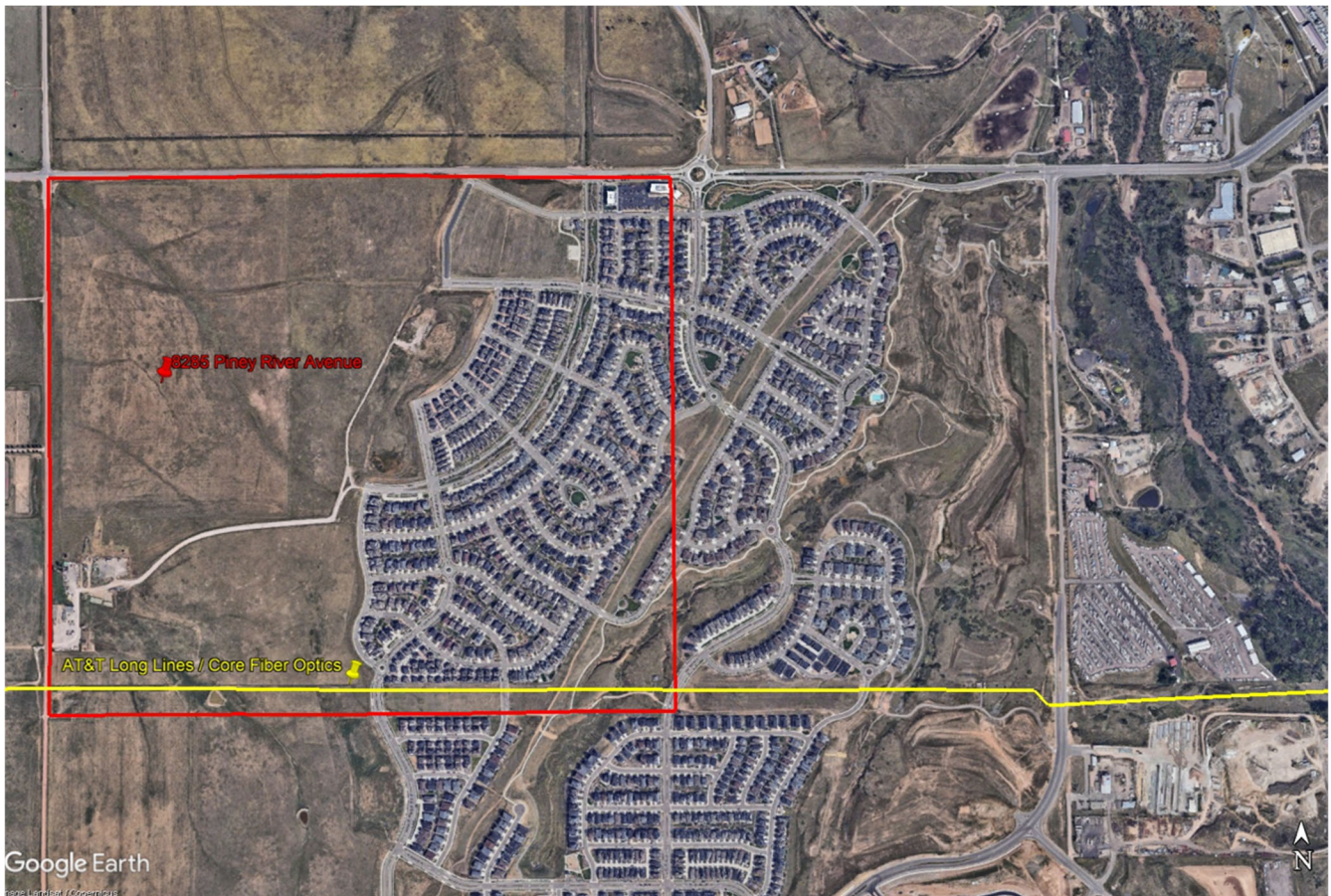
**To:** Brett Thomas <bthomas@douglas.co.us>; duanew cw64.com <duanew@cw64.com>; jt cw64.com <jt@cw64.com>; Lana S. <ls1762@att.com>; Lenny V. <lv2121@att.com>

**Subject:** Re: Douglas County eReferral (LE2025-025) Is Ready For Review

Brett,

This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near **8285 Piney River Ave, Roxborough, CO 80125 (Project # LE2025-025)**. I attached an Earth map showing the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. As shown, there is a **possibility of conflict** along the South border of your project. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well.

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



\*\*\* Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T long line/Core 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. \*\*\*

Thank you,

**James Peabody**

**Clearwater Consulting Group, Inc.**

**120 9th Ave. South, Suite #140**

**Nampa, ID 83651**

**C: (951) 201-1279**

**E: [jamesp@cw64.com](mailto:jamesp@cw64.com)**

8285 Piney River Avenue

Project File LE2025-025, Location and Extent

Planning Commission Staff Report - Page 19 of 50

## REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: December 4, 2025


 Comments due by: December 18, 2025
**Project Name:** 8285 Piney River Avenue – Location and Extent

**Project File #:** LE2025-025

**Project Summary:**

The applicant, Douglas County Libraries, requests approval of a Location and Extent (L & E) to construct a 17,000 S.F., two-story library on approximately 4.3-acres within the Sterling Ranch Planned Development. The site is located at the southwest corner of the intersection of Titan Road and Taylor River Circle.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Douglas County Public Works	<b>Phone #:</b> 303-660-7490
<b>Your Name:</b> Ken Murphy, P.E. <div style="text-align: center; margin-top: 5px;">(please print)</div>	<b>Your Signature:</b>  <div style="text-align: center; margin-top: 5px;">18 DEC 2025</div>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **January 5, 2026, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,

 Brett Thomas, AICP, Chief Planner  
*Enclosure*

December 18, 2025

DV2025-572

Robert Pasicznyuk  
Douglas County Libraries  
100 S Wilcox Street  
Castle Rock, CO 80104

RE: Douglas County Library at Sterling Ranch – Location and Extent  
rev0 PWE Comments

Mr. Pasicznyuk,

Douglas County Public Works Engineering has reviewed your submittal. Due to the relatively short review period to meet required hearing dates for Location and Extent (L&E) applications, full engineering review will be completed with a subsequent submittal following L&E approval. Preliminary comments for the submittal are below.

#### TECHNICAL DOCUMENTATION

##### Project Narrative and Planning Exhibit

- Engineering has no comments for the project narrative.
- Please see comments on the redlined L&E exhibit.

##### Traffic Impact Study (TIS)

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

##### Drainage Study

- The Phase III drainage report will be reviewed following L&E approval.

##### Construction Documents (CDs)

- The plan set that was submitted includes site construction and erosion control elements. Because these elements are handled through separate County permits, please break the plan set into two separate plan sets including:
  - a Grading, Erosion and Sediment Control (GESC) plan set, and
  - a set of Construction Documents (CDs) showing other sitework outside the building footprint

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

- See comments above regarding Construction Documents.
- We noted that a SWMP report was included. Please ensure inclusion of required information per County criteria outlined in the Douglas County GESC Manual. Note that Section 3.19.1 of the County GESC Manual specifies the required information for projects that will pull a Construction Activities Permit from Colorado WQCD.

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

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

#### ADMINISTRATIVE DOCUMENTATION

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7490

Documents described below are required for final approvals and/or to start construction.

**Improvements Agreement (IA)**

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

**Temporary Construction Easement (TCE)**

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

**Secondary Drainage Easement**

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

**GESC Permit**

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

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

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

**POST-CONSTRUCTION DOCUMENTATION**

Please see requirements below to obtain a certificate of occupancy (CO).

**As-Built Plans**

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

**Building Grade and Drainage Certification**

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

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

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

#### **DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES**

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

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

Please let me know if you have any questions regarding the items above.

Respectfully,



Kenneth M Murphy, P.E.  
Senior Development Review Engineer  
[kmurphy@douglas.co.us](mailto:kmurphy@douglas.co.us)

cc: DV File



A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER CORNER OF SECTION 30 TOWNSHIP 6 SOUTH RANGE 68 WEST,  
COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA - 4.29 ACRES

LOCATION AND EXTENT PLAN - PS2025-234

NOVEMBER 20, 2025

**ABBREVIATIONS**

AC-FT	ACRE FEET
ASSY	ASSEMBLY

**LEGEND**

EXISTING 1" CONTOUR
PROPOSED 4" CONTOUR



DOUGLAS COUNTY LIBRARIES  
100 SOUTH WILCOX STREET  
CASTLE ROCK, CO 80104  
(303) 791-7323

DOUGLAS COUNTY LIBRARIES  
100 SOUTH WILCOX STREET  
CASTLE ROCK, CO 80104  
(303) 791-7323

**TST, INC. CONSULTING ENGINEERS**  
748 WHALERS WAY, SUITE 200  
FORT COLLINS, CO 80525  
(970) 226-0557

**LANDSCAPE ARCHITECTURE**  
BACK40 LANDSCAPE ARCHITECTURE  
1510 YORK STREET, SUITE 302  
DENVER, CO 80206  
(720) 236-6656

OPN ARCHITECTS  
100 COURT AVE., SUITE 100  
DES MOINES, IA 50309  
(515) 309-0722

MAJESTIC SURVEYING, LLC  
1111 DIAMOND VALLEY DRIVE, SUITE 10  
WINDSOR, CO 80550  
(970) 833-5698

NGS VERTICAL BENCHMARK J 305  
NAV88 DATUM ELEVATION = 5657.25

CONSIDERING THE NORTH LINE OF SECTION 30 AS BEARING N89°56'23"W A DISTANCE OF 2633.9 FEET, BEING BOUND ON THE WEST BY A #6 BEARER WITH A 2.25" ALUMINUM CAP IN A RANGE BOX WITH A UID PLS 28286 (2006) AND ON THE EAST WITH A #6 BEARER WITH A 2.25" ALUMINUM CAP IN A RANGE BOX WITH A UID PLS 28286 (2006), AND WITH CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO.

THAT CERTAIN PORTION OF THE NORTH QUARTER OF SECTION 30, TOWNSHIP 6, SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89°56'24" EAST, A DISTANCE OF 729.91 FEET TO THE POINT OF BEGINNING;

THESE CONTINUING ALONG SUD NORTH LINE, SOUTH 89°36'24" EAST, A DISTANCE OF 855.55 FEET TO THE WEST RIGHT-OF-WAY OF TAYLOR RIVER CREEK, AS SHOWN ON THE RECORDED PLAT OF STERLING RANCH PLUNG NO. 1 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK, AND RECORDER'S OFFICE AT RECEPTION NUMBER 2015080635.

THENCE ALONG SUD WEST RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

1) SOUTH 00°01'56" WEST A DISTANCE OF 66.77 FEET,

1) SOUTH 00°03'36" WEST, A DISTANCE OF 86.77 FEET;

3) SOUTH 00°03'36" WEST, A DISTANCE OF 183.59 FEET;

RIGHT-OF-WAY OF PINEY RIVER AVENUE AS SHOWN ON SAID PLAT;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES

1) NORTH 89°56'24" WEST, A DISTANCE OF 167.84 FEET TO THE BEGINNING TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 469.00 FEET

2/MEDICAL RECORDS AND CONTROL THROUGHOUT A CONTINUAL PROCESS OF 27-31 OF 1, MIN MAX  
LENGTH OF 200.69 FEET;

TANGENT TO SAID CURVE, NORTH 65°25'20" WEST, A DISTANCE OF 543.05 FEET; THEN NORTH 00°03'37" EAST, A DISTANCE OF 39.59 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.289 ACRES, (186,828 SQUARE FEET), MORE OR LESS

COVER SHEET	1
NOTES	2
SITE PLAN	3
GRADING PLAN	4-5
UTILITY PLAN	6
LANDSCAPE PLANS	7-1
BUILDING ELEVATIONS	12-

THE LOCATION AND EXTENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS CO. REGULATIONS.

ENGINEERING SERVICES	DATE
PLANNING SERVICES	DATE

BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN SHALL NOT BE ISSUED AFTER THREE YEARS FROM DATE OF SITE PLAN APPROVAL. (PHASE 1) AS NOTED HEREOF FAILURE TO OBTAIN A BUILDING PERMIT IN THE 3-YEAR PERIOD AFTER APPROVAL OF PHASE 1 SHALL CAUSE THE UNBUILT PORTION OF THIS PLAN TO BE NULL AND VOID. APPROVAL OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.

SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH SECTION 29 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LAND DESCRIBED HEREIN AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED LOCATION AND EXTENT PLAN AND THE DOUGLAS COUNTY ZONING RESOLUTION.

DOUGLAS COUNTY LIBRARIES

\_\_\_\_\_  
(OWNER)

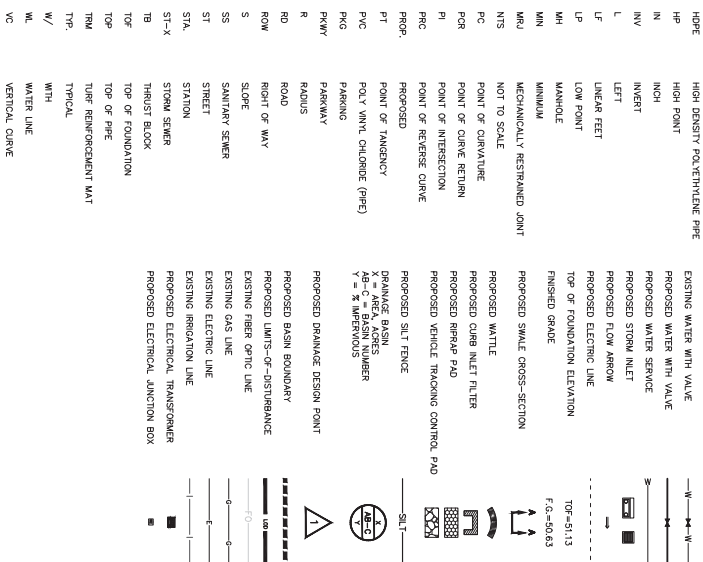
BY: \_\_\_\_\_

THE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

AC-1	ACE TIE
ASSY.	ASSEMBLY
BWD	BOWTIE
BVC	BIGON VERTICAL CURVE
BO	BLOW OFF
DIA	DIAMETER
EAC	EMERGENCY ACCESS EASEMENT
EAST	EASEMENT
ENC	END VERTICAL CURVE
EX.	EXISTING
FES	FLARED END SECTION
FG	FINISHED GRADE
PH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GWT WAF	GATE WAY

EXISTING 1" CONTOUR  
EXISTING 5" CONTOUR  
PROPOSED 1" CONTOUR  
PROPOSED 5" CONTOUR  
EXISTING RIGHT-OF-WAY  
PROPOSED RIGHT-OF-WAY  
EXISTING EASEMENT  
PROPOSED EASEMENT  
EXISTING FEE HYDRANT  
PROPOSED FEE HYDRANT  
EXISTING SANITARY SEWER  
PROPOSED SANITARY SEWER  
PROPOSED SANITARY SERVICE  
EXISTING STORM LINE WITH MANHOLE  
PROPOSED STORM LINE WITH MANHOLE



# COVER SHEET

**Back 40**  
**ARCHITECTS**  
**TST, INC.**  
CONSULTING ENGINEERS  
748 W. 30th Street  
Chicago, IL 60608  
Phone: 970.626.2771  
Fax: 970.626.2772  
E-Mail: [info@tstinc.com](mailto:info@tstinc.com)  
Web: [www.tstinc.com](http://www.tstinc.com)  
Code: N/A  
Date: NOVEMBER 2002  
Sheet: 4 of 4

## GENERAL CONSTRUCTION NOTES

- [illegible]

**DOMINION WATER AND SANITATION DISTRICT WATER NOTES**

1. THE INSTALLATION OF ALL WATER LINES AND APPURTENANCES SHALL COMPLY WITH THE DOMINION WATER CODE AND THE CANADIAN STANDARDS ASSOCIATION (C.S.A.) STANDARD.
2. THE LOCATION OF EACH SERVICE CONNECTION, (SPEAKER) AND (SPEAKER) LINE INDICATED ONLY TO THE EXTENT THAT SUCH INFORMATION WAS MADE AVAILABLE TO THE SUPERVISOR, UTILITY LOCATOR, OR ENGINEER FOR CONTRACT INFORMATION AND RECONSTRUCTION, NOT ALL LOCATIONS, COORDINATIONS, AND SPEAKER SYSTEMS, SEPTIC SYSTEMS, WATER GAS, SEWER AND SERVICE LINES ARE INDICATED. OTHER UTILITIES AND UTILITIES AND STRUCTURES ARE NOT INDICATED BY THE OWNER OF EACH UTILITY OR STRUCTURE. ARE CROWN ENGINEERING INVESTIGATIONS, LOCATIONS, AND DESIGNATIONS OF SUBSURFACE UTILITIES INDICATED IN THESE CONTRACT DOCUMENTS HAVE BEEN PERFORMED TO QUALITY LEVEL "C" IN ACCORDANCE WITH THE GUIDANCE BULLETIN OF C.O.C.E. 35-100. UNLESS OTHERWISE DESIGNATED, WHEN SUCH ACTIVITIES HAVE BEEN PERFORMED, THE MINIMUM QUALITY LEVEL FOR THE SPECTED AREAS ARE INDICATED IN THE CONTRACT DOCUMENTS.
3. WATER LINES SHALL BE 200 CLASS 200 UNIFORM, P.C. UNLESS OTHERWISE NOTED. ALL PIPE WATER LINES SHALL BE PRESSURE CLASS 200 UNLESS OTHERWISE NOTED.
4. ALL FIVE HYDRANT LEADS AND FIRE SERVICE LINES SHALL BE PRESSURE CLASS 250 PIPE.
5. WATER LINE DEPRESSIONS FOR PIPE WATER LINES SHALL BE A MINIMUM OF CLASS 200 P.C.C.
6. NO VERTICAL OR HORIZONTAL BENDS ARE ALLOWED IN FIRE HYDRANT LEADS AND FIRE LINES WITHOUT APPROVAL OF THE DISTRICT.
7. NO FITTINGS ARE ALLOWED ON DOMESTIC SERVICE LINES BETWEEN THE MAIN AND THE CURB STOP.
8. COVER OVER WATER LINES SHALL BE A MINIMUM OF 5.0 FEET UNDER PERMANENT AND SIX FEET IN OPEN SPACE. MAXIMUM ALLOWABLE COVER IS TEN FEET, UNLESS OTHERWISE APPROVED BY THE DISTRICT.
9. ALL WATER LINE CROSSINGS SHALL COMPLY WITH SECTION 34-460(C)-2(C).
10. WATER LINES SHALL BE MECHANICALLY RESTRAINED AND BEDDED IN ACCORDANCE WITH ARTICLE IV OF THIS CHAPTER.

## DOMINION WATER AND SANITATION DISTRICT SANITARY SEWER NOTES

1. THE INSTALLATION OF ALL SEWER LINES AND APPURTENANCES SHALL COMPLY WITH THE DOMINION WATER AND SANITATION DISTRICT STANDARD SPECIFICATIONS (DWSSS), LATEST VERSION.
2. EXISTING UTILITIES AND STRUCTURES (UNDERGROUND, SURFACE, AND OVERHEAD) ARE INDICATED ONLY TO THE EXTENT OF RECORD DRAWINGS, FIELD SURVEY, AND VISUAL OBSERVATION. EXISTING UTILITIES MAY BE GAS, WATER, TELEPHONE, FIBER OPTIC CABLE, DUCT WATS, SPARKLESS SYSTEMS, SEPTIC SYSTEMS, WATER GAS, SEWER AND SLOPE, AND OTHER UTILITIES. EXISTING UTILITIES AND STRUCTURES ARE NOT TO BE DISTURBED. EXISTING UTILITIES LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS FURNISHED BY THE OWNER OF EACH UTILITY OR STRUCTURE, ARE APPROXIMATE AND ARE NOT TO BE CONSIDERED AS AN ACCURATE LOCATION OF THEIR UTILITY OR STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES. CONTRACT DOCUMENTS HAS BEEN PERMITTED TO QUALITY LEVEL "C" IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OBTAINED IN LATEST STANDARD AND CURRENT BULLETIN C/ASCE 38-28. THE CONTRACT DOCUMENTS HAS BEEN PERMITTED TO QUALITY LEVEL "C" IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES AS OBTAINED IN LATEST STANDARD AND CURRENT BULLETIN C/ASCE 38-28. QUALITY LEVEL, FOR THE ATTACHED AREAS ARE INDICATED IN THE CONTRACT DOCUMENTS.
3. SEWER LINES SHALL BE 396-3.5 PIG FOR DEPTHS LESS THAN OR EQUAL TO 20 FEET, AND SIX 24 FOR DEPTHS GREATER THAN 20 FEET, UNLESS OTHERWISE NOTED.
4. MATCH PIPE CROWNS AT MANHOLES WHERE THERE IS A CHANGE IN PIPE DIAMETERS.
5. COVER OVER SEWER LINES SHALL BE A MINIMUM OF 5.0 FEET UNDER PAVEMENT AND SIX FEET IN OPEN SPACE.
6. IN NON-PAVED AREAS MANHOLE RINGS SHALL BE SET FOUR INCHES ABOVE FINISHED GRADE WITH A SIX-INCH WIDE 12-INCH DEEP MANHOLE CONCRETE COLLAR AROUND THE RING AND COVER.
7. ALL SEWER LINE CROSSINGS SHALL COMPLY WITH SECTION 3-4-135(C)(4).
8. SEWER LINES SHALL BE BEDDED IN ACCORDANCE WITH ARTICLE V OF THIS CHAPTER AND SUBSECTION (B)(3) OF THIS CHAPTER.

**DOMINION WATER AND SANITATION DISTRICT NON-POTABLE WATER NOTES**

- [illegible]

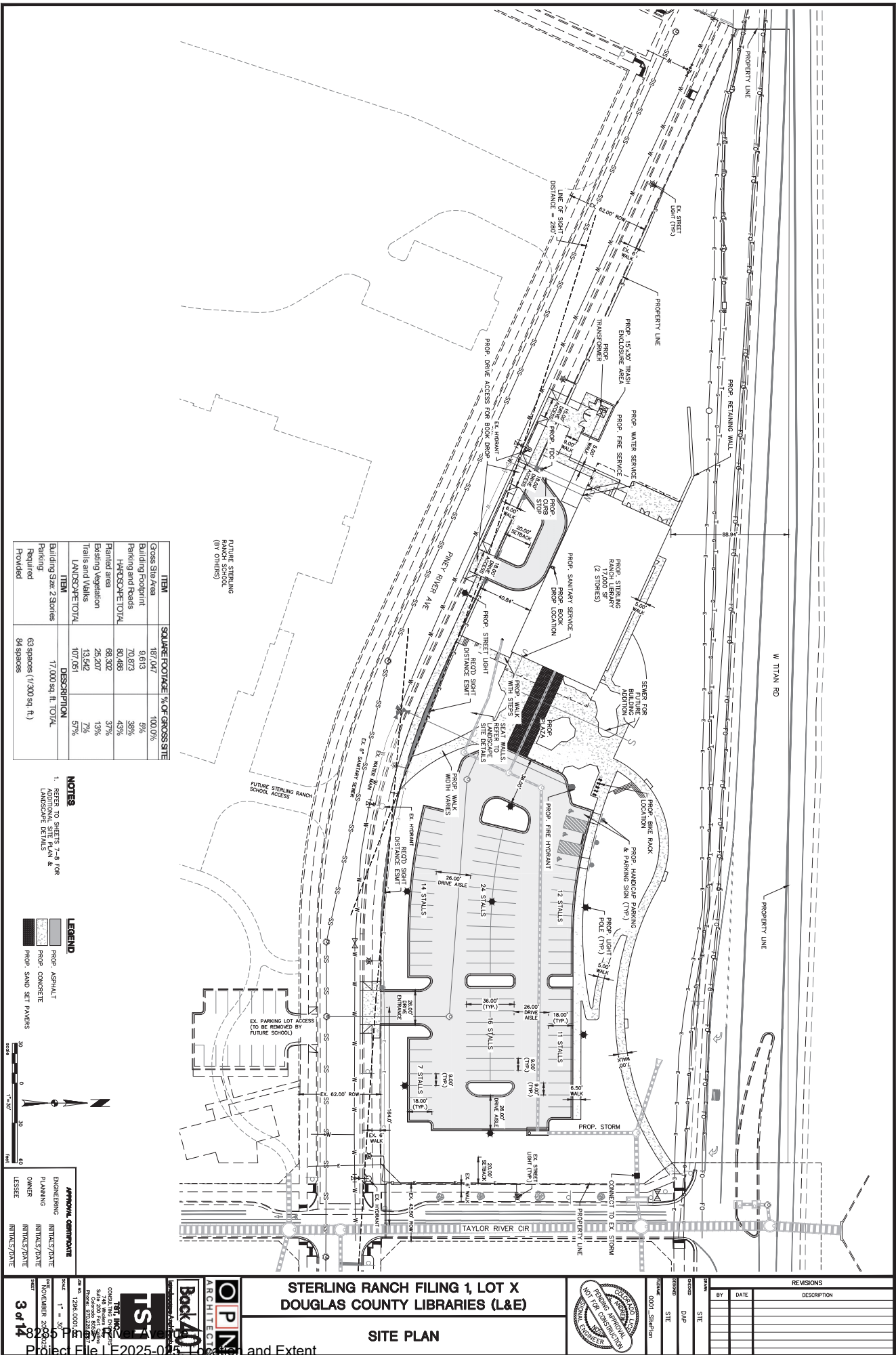
The construction notes are probably not needed on the L&E exhibit. Consult with the County planner regarding this.

[illegible]

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

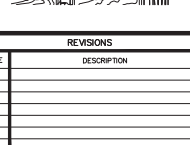
## NOTES

		<b>Back 40</b> 10/25/2015	
187 INCL CONSULTING DISTRICTS 314 W. WASHINGTON SUITE 400 CHICAGO, ILLINOIS 60601 PHONE: 312.526.0001 FAX: 312.526.0001		<b>TST</b> 187 INCL CONSULTING DISTRICTS 314 W. WASHINGTON SUITE 400 CHICAGO, ILLINOIS 60601 PHONE: 312.526.0001 FAX: 312.526.0001	
DATE	12/26/2001	FILE	2025-011
PROJECT	N/A	PROJECT	82-55 F
82-55 F Project		82-55 F Project	
2 of 14		2 of 14	










- |               |   |  |                                  |
|---------------|---|--|----------------------------------|
| TST<br>2025-0 | <b>OPINION</b><br>ARCHITECTS<br>BACK 40<br>2025-0 | STERLING RANCH FILING 1, LOT X<br>DOUGLAS COUNTY LIBRARIES (L & E) | SHEET NO.<br><br>OF<br><br>TOTAL |
|               |   | LANDSCAPE SITE PLAN (WEST)<br>and Extent                           |                                  |

Suite 200 Fort Collins  
Colorado 80526  
Phone: 970-226-0657

- 8285 Pine  
Project E

LANDSCAPE SITE PLAN (WEST)

Planning Commission Staff Report



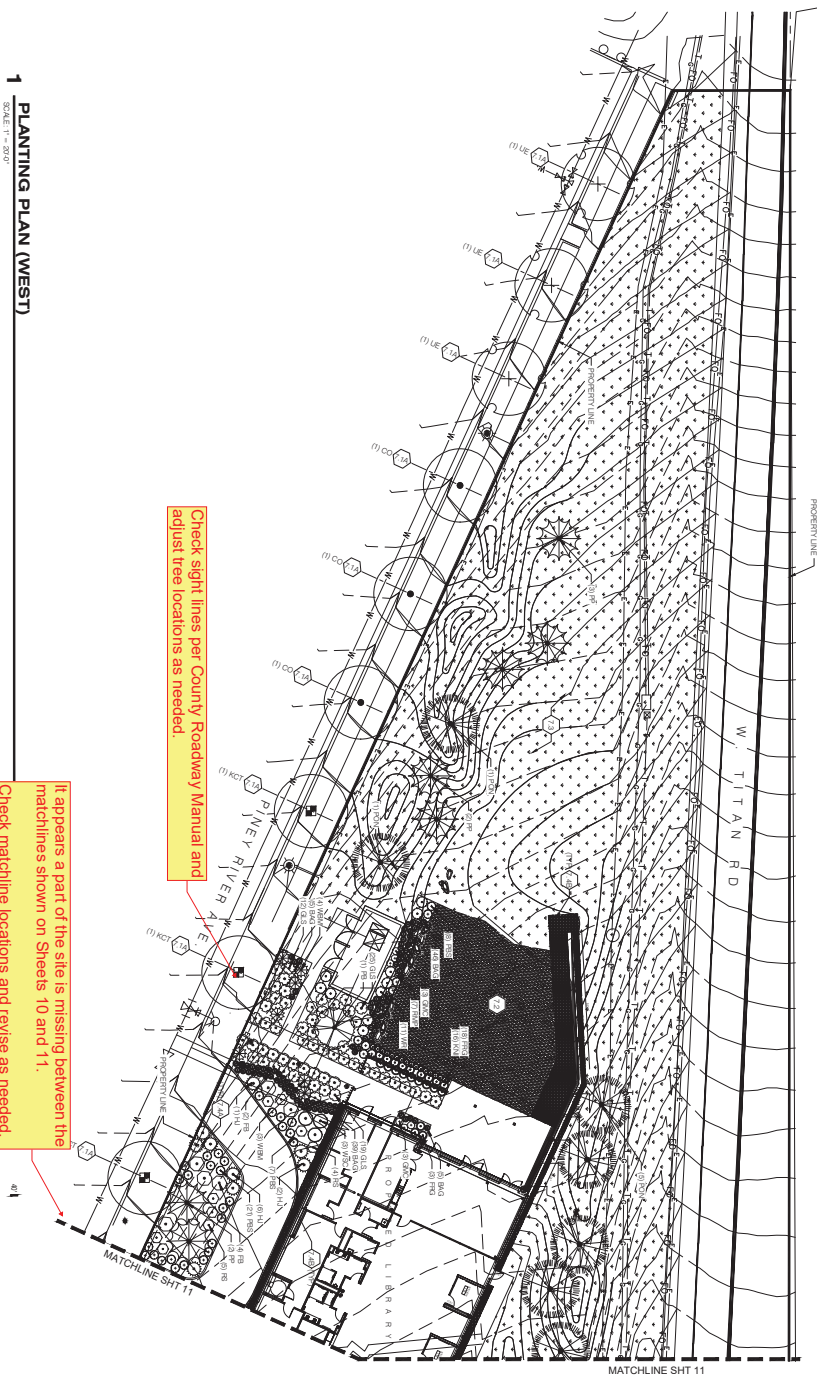


1 PLANTING PLAN (WEST)

SCALE: 1" = 20'

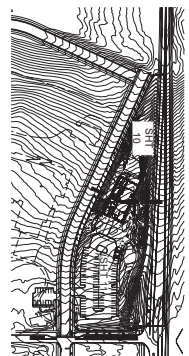
It appears a part of the site is missing between the matchlines shown on Sheets 10 and 11.  
Check matchline locations and revise as needed.

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



PLANT SCHEDULE			
CODE	LOT	COMMON NAME	
DECIDUOUS TREES			
80	3	LEAFLESS LIME	2" D.B.H.
81	3	LEAFLESS LIME	2" D.B.H.
82	3	LEAFLESS LIME	2" D.B.H.
83	3	LEAFLESS LIME	2" D.B.H.
84	3	LEAFLESS LIME	2" D.B.H.
85	3	LEAFLESS LIME	2" D.B.H.
86	3	LEAFLESS LIME	2" D.B.H.
87	3	LEAFLESS LIME	2" D.B.H.
88	3	LEAFLESS LIME	2" D.B.H.
89	3	LEAFLESS LIME	2" D.B.H.
90	3	LEAFLESS LIME	2" D.B.H.
91	3	LEAFLESS LIME	2" D.B.H.
92	3	LEAFLESS LIME	2" D.B.H.
93	3	LEAFLESS LIME	2" D.B.H.
94	3	LEAFLESS LIME	2" D.B.H.
95	3	LEAFLESS LIME	2" D.B.H.
96	3	LEAFLESS LIME	2" D.B.H.
97	3	LEAFLESS LIME	2" D.B.H.
98	3	LEAFLESS LIME	2" D.B.H.
99	3	LEAFLESS LIME	2" D.B.H.
100	3	LEAFLESS LIME	2" D.B.H.

CODE	LOT	COMMON NAME	
PERENNIALS			
101	3	LEAFLESS LIME	2" D.B.H.
102	3	LEAFLESS LIME	2" D.B.H.
103	3	LEAFLESS LIME	2" D.B.H.
104	3	LEAFLESS LIME	2" D.B.H.
105	3	LEAFLESS LIME	2" D.B.H.
106	3	LEAFLESS LIME	2" D.B.H.
107	3	LEAFLESS LIME	2" D.B.H.
108	3	LEAFLESS LIME	2" D.B.H.
109	3	LEAFLESS LIME	2" D.B.H.
110	3	LEAFLESS LIME	2" D.B.H.
111	3	LEAFLESS LIME	2" D.B.H.
112	3	LEAFLESS LIME	2" D.B.H.
113	3	LEAFLESS LIME	2" D.B.H.
114	3	LEAFLESS LIME	2" D.B.H.
115	3	LEAFLESS LIME	2" D.B.H.
116	3	LEAFLESS LIME	2" D.B.H.
117	3	LEAFLESS LIME	2" D.B.H.
118	3	LEAFLESS LIME	2" D.B.H.
119	3	LEAFLESS LIME	2" D.B.H.
120	3	LEAFLESS LIME	2" D.B.H.



LANDSCAPE KEYNOTES

1. EAST SIDE OF SITE TO BE PROTECTED

2. EAST SIDE OF SITE TO BE PROTECTED

3. EAST SIDE OF SITE TO BE PROTECTED

4. EAST SIDE OF SITE TO BE PROTECTED

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37. EAST SIDE OF SITE TO BE PROTECTED

38. EAST SIDE OF SITE TO BE PROTECTED

39. EAST SIDE OF SITE TO BE PROTECTED

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

PLANTING PLAN (WEST)

10 of 14

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

PLANTING PLAN (WEST)

SCALE: 1" = 20'-0"



0.0 EXISTING CONDITIONS  
0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT

- ## MATERIALS LEGEND

72  
IRRIGATED TURF

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

NOTE:  
REFERENCE CIVIL ENGINEERS DRAWINGS FOR ALL FINAL UTILITY  
INFORMATION AND SYMBOLS.  
PLANT SCHEDULE SHEET 8

DESIGNED	
DRAWN	
CHECKED	
DATE	

LANDSCAPE SITE PLAN (EAST)

8285 Pinay River Avenue, Suite 200, San Diego, CA 92121  
 Project File # E2025-025 Location and Extent



620 Wilcox Street  
Castle Rock, Colorado 80104

December 18, 2025

Brett Thomas, AICP, Chief Planner  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-814-4369  
[bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)

RE: Sterling Ranch Library Location and Extent (LE2025-025)

Mr. Thomas,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant, Douglas County Library District, is proposing to construct a 17,000 square foot, two story library situated on a 4.29-acre undeveloped parcel generally located at the northwest corner of Piney River Avenue and Taylor River Circle in the Sterling Ranch Planned Development. It is our understanding that along with the new library building, a parking lot east of the facility with access from Piney River Avenue is also located. The submitted site plan with this application also reflects outdoor gathering spaces including an exterior plaza located directly west of the parking lot and a patio and lawn located directly west of the library facility.

DCSD has reviewed the submitted application materials including the Location and Extent Plans, Community Impact Report, and Traffic Impact Study. The plans appear to consider the Douglas County School District Elementary School under construction directly south and across the street from the proposed library site. The Location and Extent plans and application materials for the DCSD elementary school were considered by Douglas County and approved on September 23, 2025.

The site's loading zone for deliveries and trash/recycle services are proposed to be located at the southwest corner of the site and facing the parking lot of the elementary school site. DCSD supports this as these services at this location will be less disruptive to school use and operations on the school site. The plans appear to also include several pedestrian pathways that link to the existing, off-road sidewalks along Piney River Avenue and Taylor River Circle which DCSD supports as this will ensure a fairly safe and comfortable pedestrian network between the two sites.

The submitted plans and traffic impact report indicate that the single point for vehicular access to the site will be located off Piney River Avenue. This access appears to be proposed as unrestricted access as Piney River Avenue is not separated by a median strip or other means to separate traffic flow. The primary vehicular access to the District elementary school dedicated to parent drop-off/pick-up will also be off Piney River Avenue approximately 500 feet north of the library's vehicular access. An additional access point to the school site for deliveries and trash collection will be located at the east end of Piney River Avenue. District buses will access and perform pick-up and drop-off on the south side of the elementary school site, along Blue Ridge Avenue.

The School District has no objections to this project. Thanks for your support of our mutual constituents and DCSD looks forward to future collaboration with the Douglas County Library District

Shavon Caldwell, Planning Manager  
DCSD Planning & Construction  
[scaldwell2l@dcsdk12.org](mailto:scaldwell2l@dcsdk12.org)  
303.387.0417



# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**

---



Brett Thomas, AICP, Chief Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: 8285 Piney River Avenue – Location and Extent  
Project File #: **LE2025-025**  
S Metro Review #: REFSP25-00303

Review date: December 18, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Douglas County Libraries, requests approval of a Location and Extent (L & E) to construct a 17,000 S.F., two-story library on approximately 4.3-acres within the Sterling Ranch Planned Development. The site is located at the southwest corner of the intersection of Titan Road and Taylor River Circle.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

Some fire code regulated items shown on the L&E plan such as FDC location and fire hydrants may be subject to change prior to construction plan approval.

Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.



## REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

 Date sent: December 4, 2025

 Comments due by: December 18, 2025
**Project Name:** 8285 Piney River Avenue – Location and Extent

**Project File #:** LE2025-025

**Project Summary:**

The applicant, Douglas County Libraries, requests approval of a Location and Extent (L & E) to construct a 17,000 S.F., two-story library on approximately 4.3-acres within the Sterling Ranch Planned Development. The site is located at the southwest corner of the intersection of Titan Road and Taylor River Circle.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Sterling Ranch Community Authority Board	<b>Phone #:</b> (720) 830-5275
<b>Your Name:</b> Gary Debus <div style="text-align: center; margin-top: 5px;">(please print)</div>	<b>Your Signature:</b>  <div style="text-align: center; margin-top: 5px;">Date: 12/8/2025</div>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **January 5, 2026, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,

 Brett Thomas, AICP, Chief Planner  
*Enclosure*



Douglas County  
Department of Community Development, Planning Services  
Attn: Brett Thomas, AICP, Chief Planner  
100 Third Street  
Castle Rock, CO 80104

Project Number: LE2025-025  
Project Name: 8285 Piney River Avenue – Location and Extent

Dear Members of the Planning Commission:

The Sterling Ranch Community Authority Board (“CAB”) manages the public improvements, services, and facilities for the Sterling Ranch community, ensuring the well-being of the Districts, residents, and property owners. CAB is pleased to see the plans Douglas County Libraries proposed for Sterling Ranch.

CAB will provide the public infrastructure, including water and sanitary services, to support the site. As a reminder, plans must be submitted to the Sterling Ranch CAB Design Review Committee for review and approval.

Thank you for your consideration.

Kind regards,

A handwritten signature in black ink, appearing to read "Gary Debus".

Gary Debus  
General Manager  
Sterling Ranch Community Authority Board



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

December 10, 2025

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

Attn: Brett Thomas

**Re: 8285 Piney River Avenue, Case # LE2025-025**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Titan Road.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

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

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



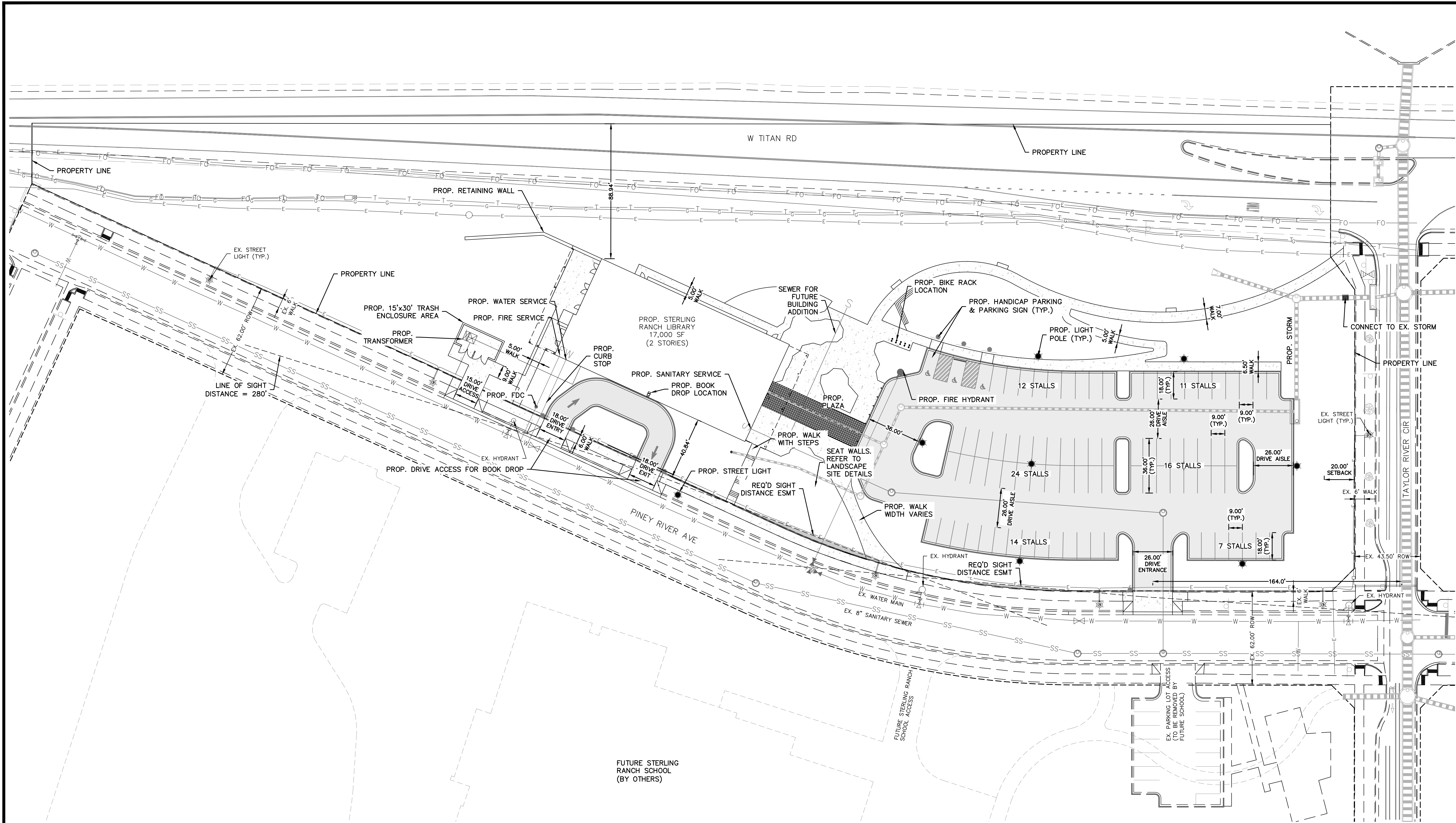
**PLANNING AREA - 4.29 ACRES**  
**LOCATION AND EXTENT PLAN - PS2025-234**  
**DECEMBER 18, 2025**



CONSIDERING THE NORTH LINE OF SECTION 30 AS BEARING N89°56'23"W A DISTANCE OF 2632.91 FEET, BEING BOUND ON THE WEST BY A #6 REBAR WITH A 2.25" ALUMINUM CAP IN A RANGE BOX WITH A LID PLS 28286 (2006) AND ON THE EAST WITH A #6 REBAR WITH A 2.25" ALUMINUM CAP IN A RANGE BOX WITH A LID PLS 28286 (2006), AND WITH CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO.



K:\1296\0001\05 Drawings\Sheets\Civil\0001\_SitePlan.dwg; 12/18/2025 11:46:10 AM



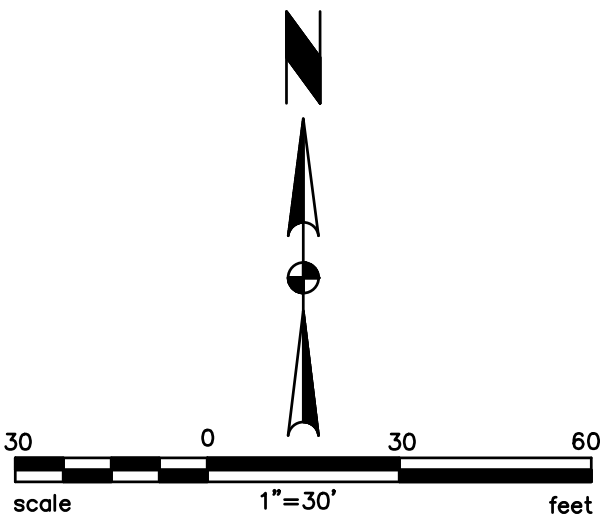
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	187,047	100.0%
Building Footprint	9,613	5%
Parking and Roads	70,873	38%
HARDSCAPE TOTAL	80,486	43%
Planted area	68,302	37%
Existing Vegetation	25,207	13%
Trails and Walks	13,542	7%
LANDSCAPE TOTAL	107,051	57%

ITEM	DESCRIPTION
Building Size: 2 Stories	17,000 sq. ft. TOTAL
Parking:	
Required	63 spaces (1/300 sq. ft.)
Provided	84 spaces

**NOTES**

1. REFER TO SHEETS 7-8 FOR ADDITIONAL SITE PLAN & LANDSCAPE DETAILS

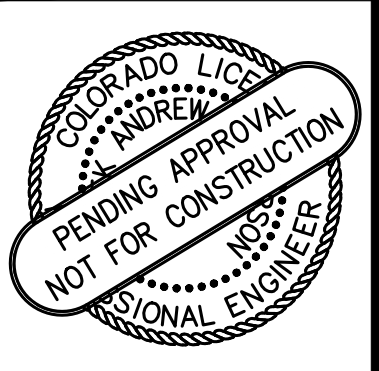
LEGEND	
	PROP. ASPHALT
	PROP. CONCRETE
	PROP. SAND SET PAVERS



APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

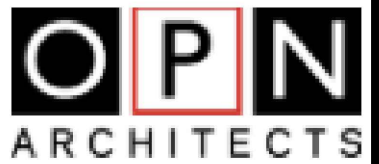
REVISIONS	
DATE	DESCRIPTION

DRAWN	STE
CHECKED	DAP
DESIGNED	STE
FILENAME	0001_SitePlan



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

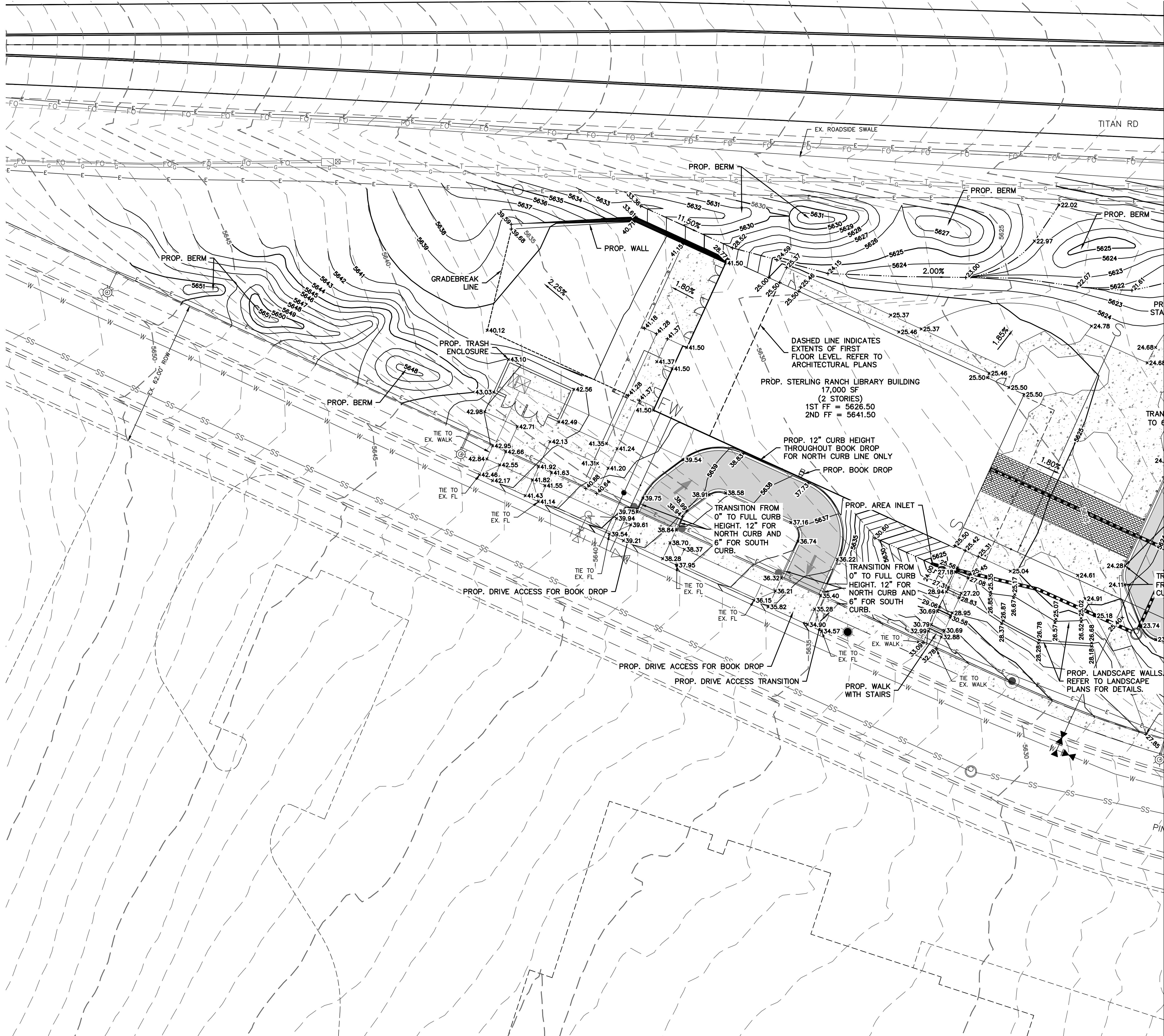
**SITE PLAN**



JOB NO.	1296.0001.00
SCALE	1" = 30'
DATE	DECEMBER 18, 2025
SHEET	2 of 13



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#### LEGEND

EXISTING 5' CONTOUR	---
EXISTING 1' CONTOUR	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
PROPOSED 1' CONTOUR	---
PROPOSED 5' CONTOUR	---
PROPOSED FLOW ARROW	---
FINISHED GRADE ELEVATION	x 5026.19
PROPOSED RIPRAP PAD	---
PROPOSED SWALE	---
PROPOSED INFALL C&G	---
TRANSITION TO OUTFALL C&G	---
PROPOSED OUTFALL C&G	---
PROPOSED CONCRETE	---
PROPOSED SAND SET PAVERS	---
PROPOSED ASPHALT	---

#### NOTES

- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- SPOT ELEVATIONS ON CURB AND GUTTER ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADE AFTER TOPSOIL, SOD, PAVING ETC.
- MATCH EXISTING GRADE WHEN REQUIRED OR AS NOTED. REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH THE PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEERS INTENT FOR DRAINAGE PATTERNS AND MAXIMUM AND MINIMUM SLOPES AS SHOWN ON THE PLAN.

#### APPROVAL CERTIFICATE

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

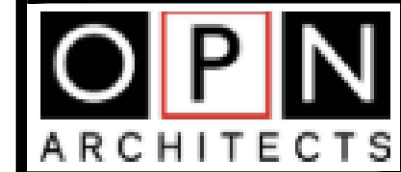
REVISIONS	DESCRIPTION
DATE	
BY	

DRAWN	STE
CHECKED	DAP
DESIGNED	OLB
FILENAME	0001_Grading



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

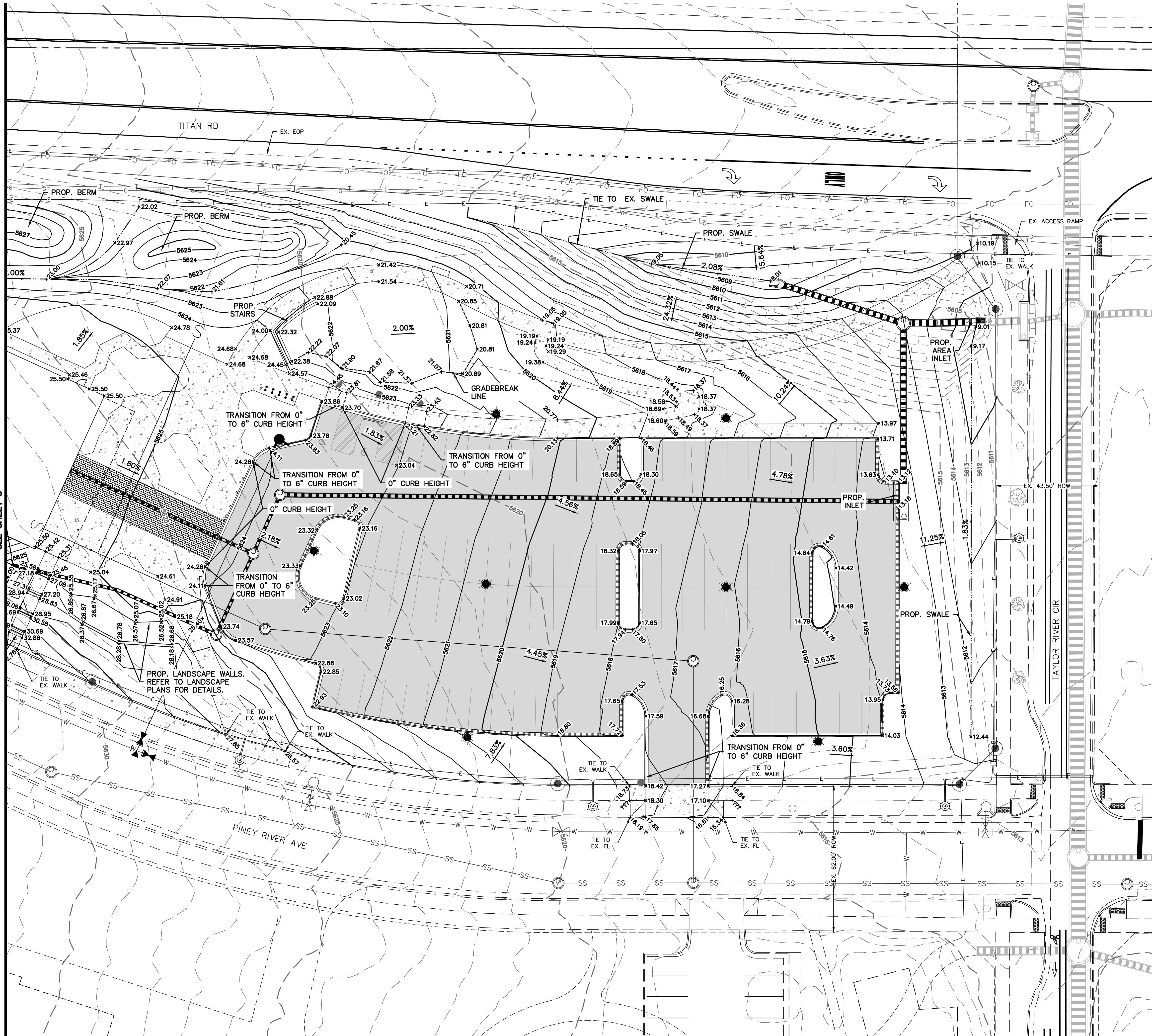
### GRADING PLAN



JOB NO.	1296.0001.00
SCALE	1" = 20'
DATE	DECEMBER 18, 2025
SHEET	3 of 13



SEE SHEET 3

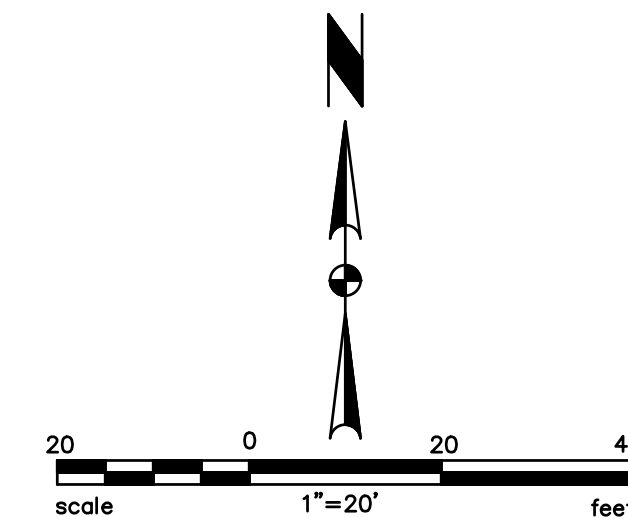


#### LEGEND

EXISTING 5' CONTOUR	---
EXISTING 1' CONTOUR	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
PROPOSED 1' CONTOUR	---
PROPOSED 5' CONTOUR	---
PROPOSED FLOW ARROW	---
FINISHED GRADE ELEVATION	x 5026.19
PROPOSED RIPRAP PAD	---
PROPOSED SWALE	---
PROPOSED INFALL C&G	---
TRANSITION TO OUTFALL C&G	---
PROPOSED OUTFALL C&G	---
PROPOSED CONCRETE	---
PROPOSED SAND SET PAVERS	---
PROPOSED ASPHALT	---

#### NOTES

1. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND TO NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. SPOT ELEVATIONS ON CURB AND GUTTER ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
3. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADE AFTER TOPSOIL, SOD, PAVING ETC.
4. MATCH EXISTING GRADE WHEN REQUIRED OR AS NOTED. REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
6. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH THE PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEERS INTENT FOR DRAINAGE PATTERNS AND MAXIMUM AND MINIMUM SLOPES AS SHOWN ON THE PLAN.

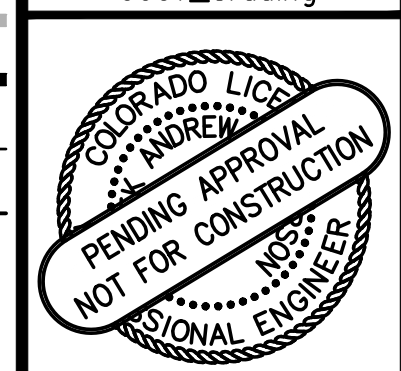


#### APPROVAL CERTIFICATE

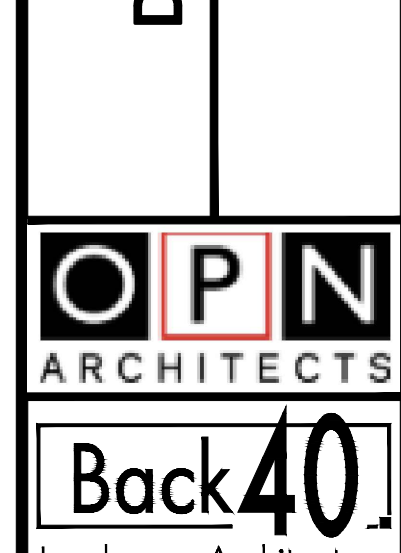
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE	INITIALS/DATE

REVISIONS	DESCRIPTION
BY	DATE

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CHECKED	DAP
DESIGNED	OLB
FILENAME	0001_Grading



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

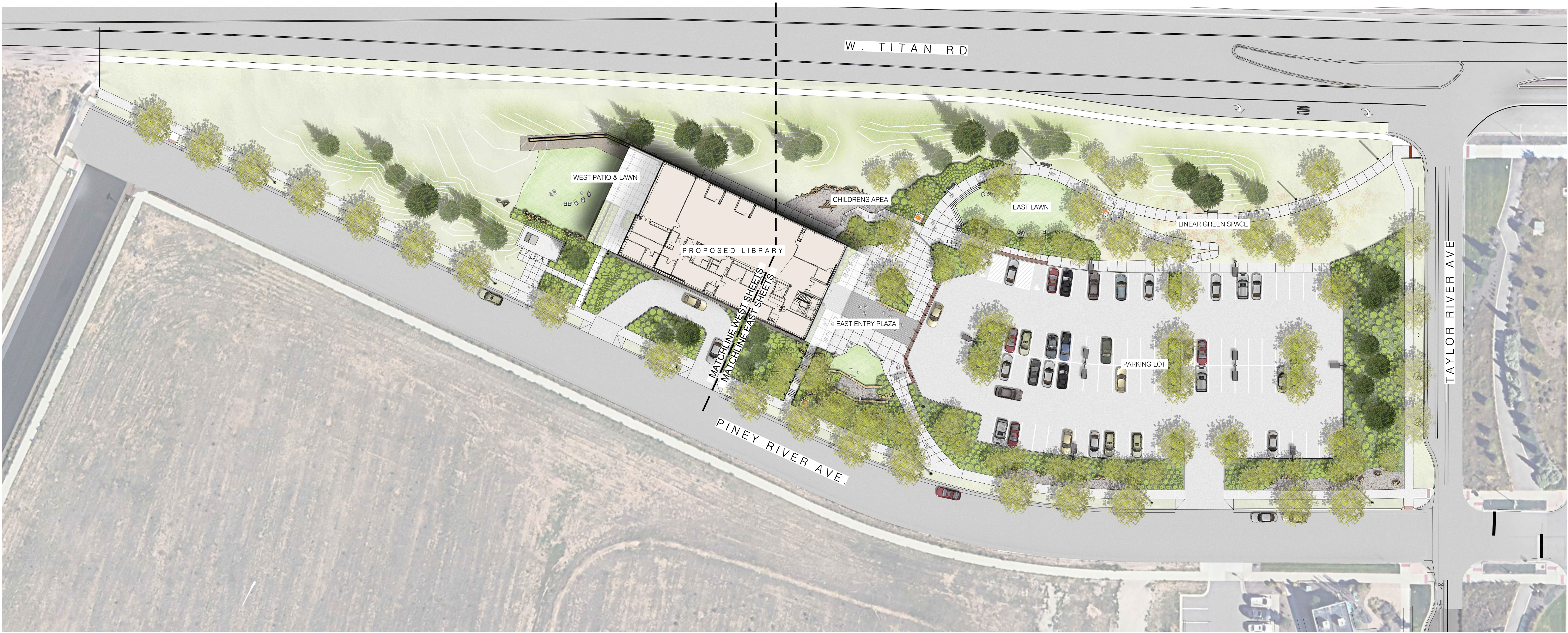


JOB NO.	1296.0001.00
SCALE	1" = 20'
DATE	DECEMBER 18, 2025
SHEET	4 of 13









**1 ILLUSTRATIVE SITE PLAN**  
SCALE: 1" = 40'-0"

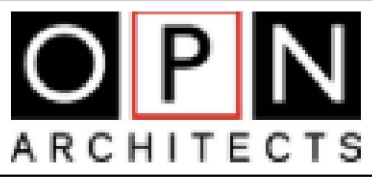


REVISIONS			
BY	DATE	DESCRIPTION	

DRAWN
CHECKED
DESIGNED
FILENAME

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

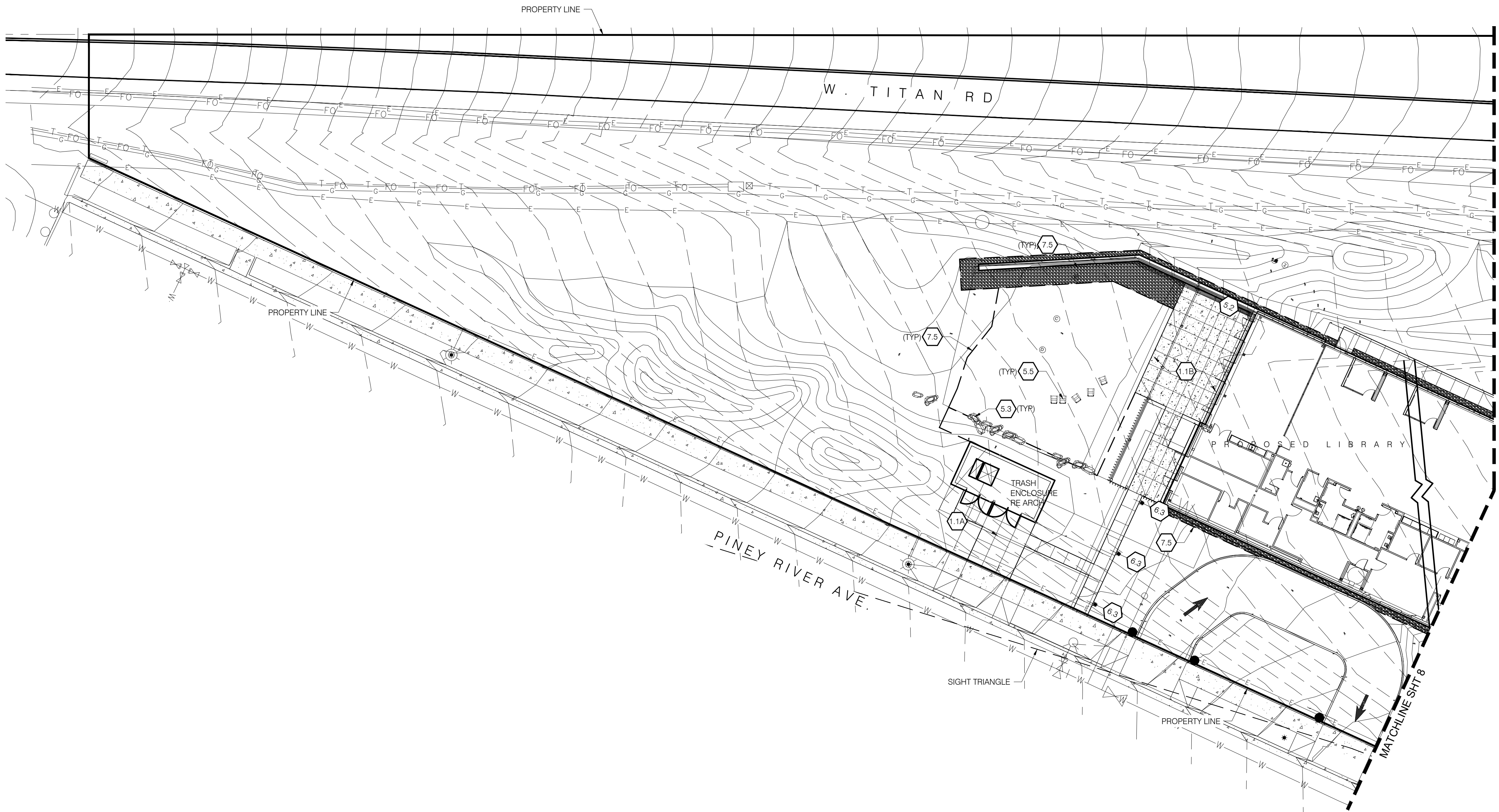
ILLUSTRATIVE SITE PLAN



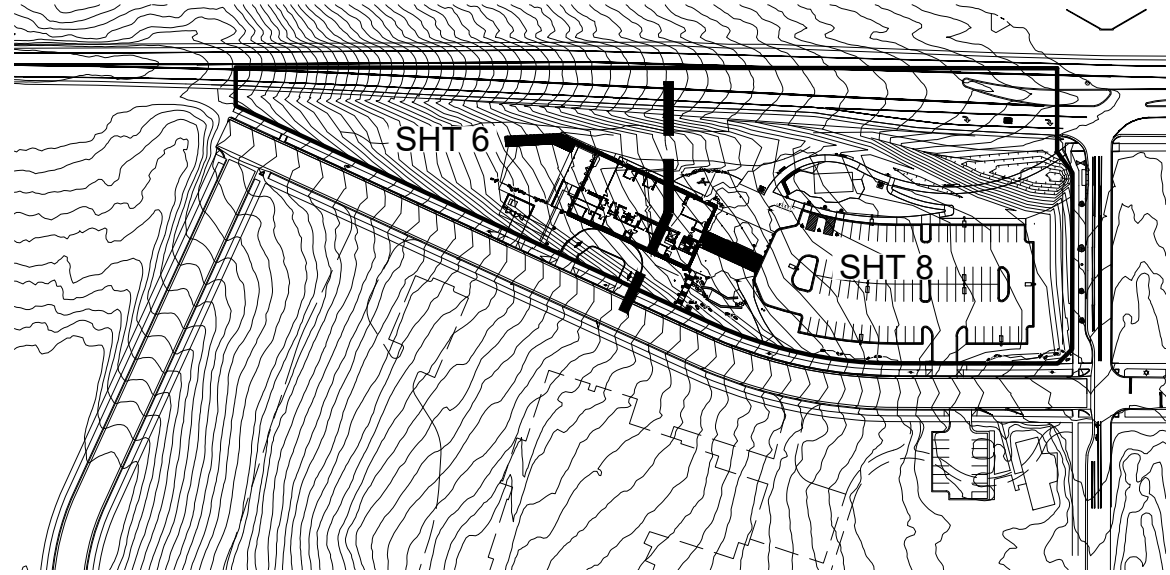
**TST**  
TST, INC.  
CONSULTING ENGINEERS  
745 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO.
SCALE
DATE
SHEET
<b>6 of 13</b>





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



LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
  - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
- 1.0 PAVING
  - 1.1 CIP CONCRETE PAVING
    - A | TYPE 1 - GRAY, SAWN JTS, MED BROOM FIN
    - B | TYPE 2 - INTEGRAL COLOR: STD GRAY, SAWN JTS, SAND FIN
  - 1.2 SAND SET PAVERS OVER 4" CONCRETE SUBSLAB
    - MANUFACTURER/PRODUCT: PAVESTONE/ HOLLAND PAVER (8"x4"x2.5")
    - SEE PAVING FINISH AND INSTALLATION NOTE ON SHEET L101
  - 1.3 ARTIFICIAL TURF
    - MANUFACTURER/PRODUCT: SYNLAWN/SYNAUGUSTINE X47
  - 1.4 CIP CONC ART PAD (5'-0" X 5'-0")
  - 1.5 FLAGSTONE SLABS, SAND SET IN PLANTING AREA
    - CO BUFF FLAGSTONE, RANDOM SIZE, MINIMUM DIMENSION 2'X2'X3"
  - 1.6 DECOMPOSED GRANITE CHIP (DG)
- 2.0 PAVEMENT JOINTING
  - 2.1 EXPANSION JOINT
  - 2.2 SAWN CONTROL JOINT
- 3.0 CURBS, EDGES, STEPS
  - 3.1 CIP CONC STEPS WITH SIDE SLOPED KNEE WALLS AND HANDRAILS
  - 3.2 CIP CONC CURB PAVER EDGER
  - 3.3 CIP CONC CURB
- 4.0 WALLS
  - 4.1 TERRACE SEATING
    - BUFF COLORADO SANDSTONE SLABS
- 5.0 SITE FURNISHINGS AND ELEMENTS
  - 5.1 BIKE RACK
  - 5.2 TRASH RECEPTACLE
  - 5.3 BOULDER
    - TYPE: CO BUFF SANDSTONE, MIN. SIZE: 2'-6" X 3'-0" X 2'-6"
  - 5.4 BENCH
  - 5.5 FF&E FURNISHING
  - 5.6 TABLE AND CHAIRS
  - 5.7 FLAGPOLE
  - 5.8 REMOVABLE TRAFFIC BOLLARD
- 6.0 SITE LIGHTING
  - 6.1 PARKING LOT LIGHT
  - 6.2 PEDESTRIAN LIGHT
    - A | STREETSCAPE (RELOCATED)
    - B | INTERNAL SITE
  - 6.3 BOLLARD LIGHT
  - 6.4 SPOTLIGHT (FLAGPOLE)
  - 6.5 UP LIGHT
  - 6.6 RECEPTACLE BOLLARD
- 7.0 PLANTING
  - 7.1 TREE
    - A | DECIDUOUS TREE
    - B | EVERGREEN TREE
    - C | ORNAMENTAL TREE
  - 7.2 IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)
  - 7.3 NATIVE SEED
  - 7.4 MULCH
    - A | SHREDDED WOOD (PLANTING AREA)
    - B | 1 1/2"-2" COBBLE (PLANTING AREA)
  - 7.5 STEEL EDGER

MATERIALS LEGEND

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

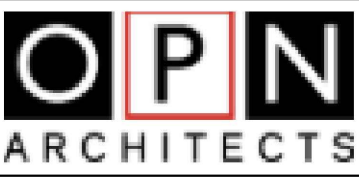
UTILITY LEGEND

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

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

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

LANDSCAPE SITE PLAN (WEST)



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

JOB NO.

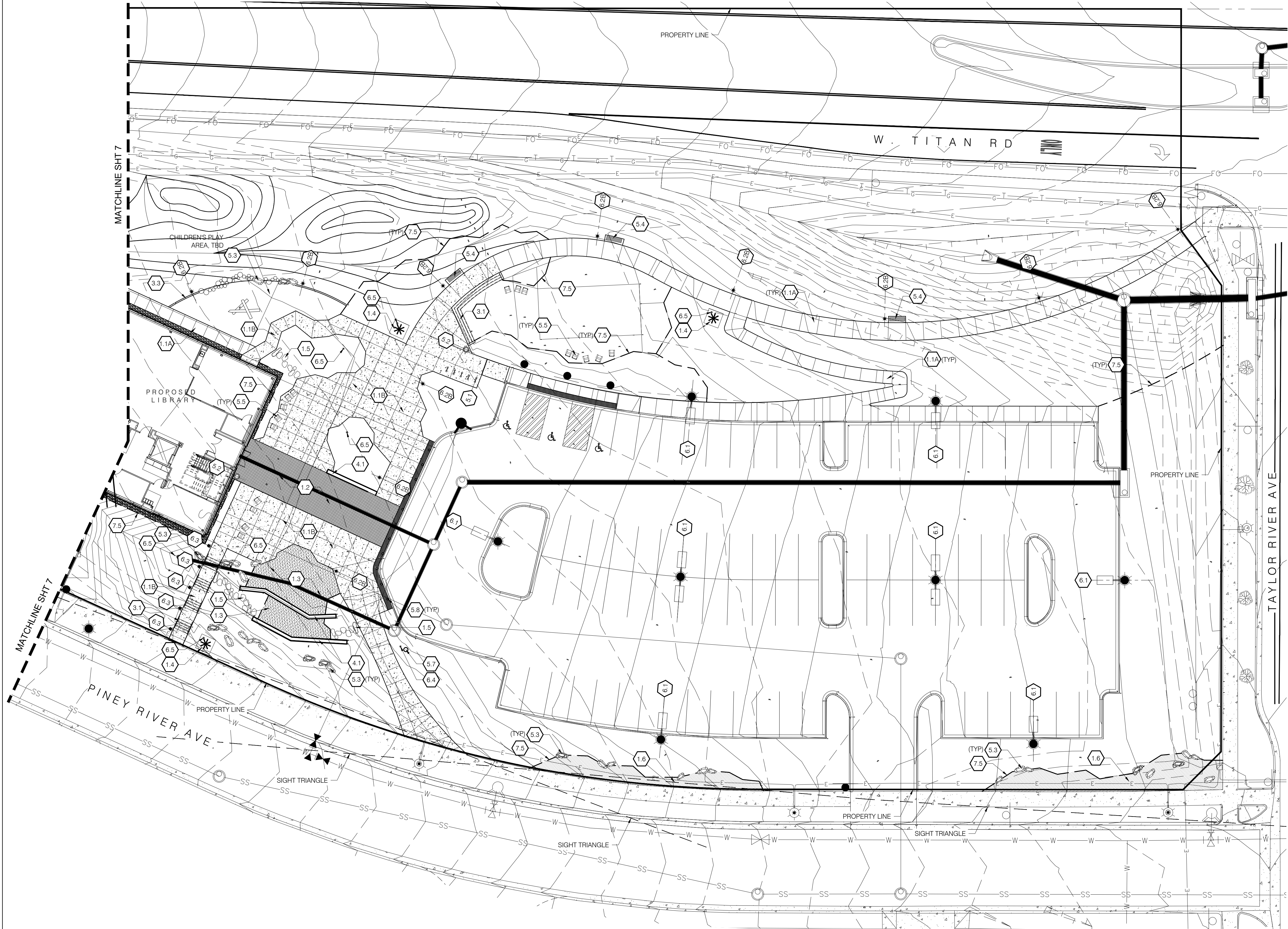
SCALE

DATE

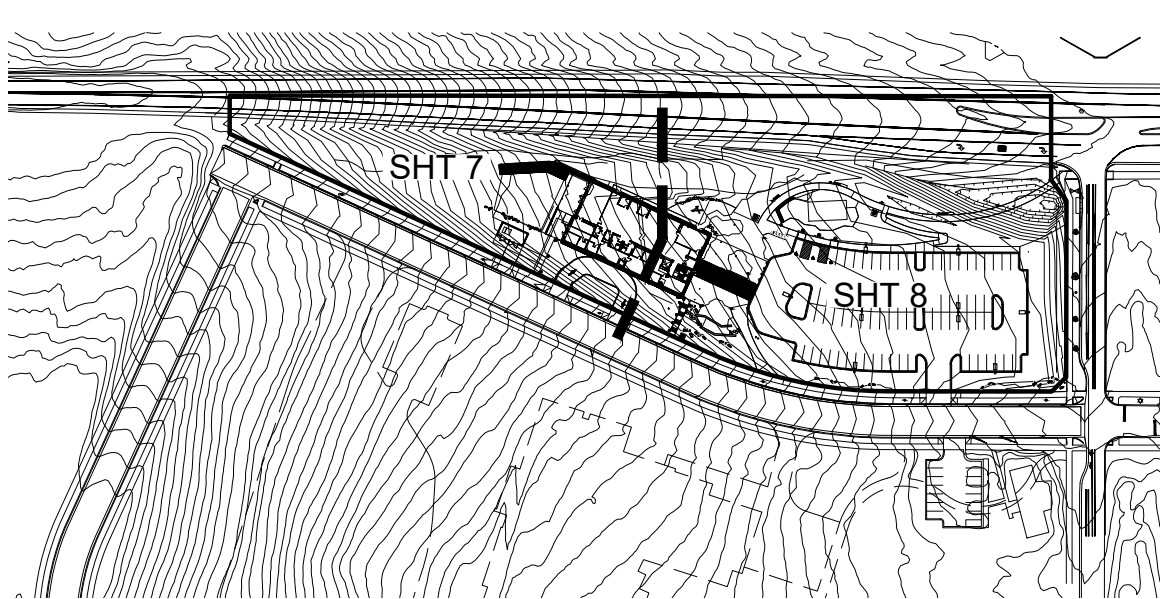
SHEET

7 of 13





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



LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
  - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
- 1.0 PAVING
  - 1.1 CIP CONCRETE PAVING
    - A | TYPE 1 - GRAY, SAWN JTS, MED BROOM FIN
    - B | TYPE 2 - INTEGRAL COLOR: STD GRAY, SAWN JTS, SAND FIN
  - 1.2 SAND SET PAVERS OVER 4" CONCRETE SUBSLAB
    - MANUFACTURER/PRODUCT: PAVESTONE/ HOLLAND PAVER (8"X4"X2.5")
    - SEE PAVING FINISH AND INSTALLATION NOTE ON SHEET L101
  - 1.3 ARTIFICIAL TURF
    - MANUFACTURER/PRODUCT: SYNLAWN/SYNAUGUSTINE X47
  - 1.4 CIP CONC ART PAD (5'-0" X 5'-0")
  - 1.5 FLAGSTONE SLABS, SAND SET IN PLANTING AREA
    - CO BUFF FLAGSTONE, RANDOM SIZE, MINIMUM DIMENSION 2'X2'X3"
    - DECOMPOSED GRANITE CHIP (DG)
- 2.0 PAVEMENT JOINTING
  - 2.1 EXPANSION JOINT
  - 2.2 SAWN CONTROL JOINT
- 3.0 CURBS, EDGES, STEPS
  - 3.1 CIP CONC STEPS WITH SIDE SLOPED KNEE WALLS AND HANDRAILS
  - 3.2 CIP CONC CURB PAVER EDGER
  - 3.3 CIP CONC CURB
- 4.0 WALLS
  - 4.1 TERRACE SEATING
    - BUFF COLORADO SANDSTONE SLABS
- 5.0 SITE FURNISHINGS AND ELEMENTS
  - 5.1 BIKE RACK
  - 5.2 TRASH RECEPTACLE
  - 5.3 BOULDER
    - TYPE: CO BUFF SANDSTONE, MIN. SIZE: 2'-6" X 3'-0" X 2'-6"
  - 5.4 BENCH
  - 5.5 FF&E FURNISHING
  - 5.6 TABLE AND CHAIRS
  - 5.7 FLAGPOLE
  - 5.8 REMOVABLE TRAFFIC BOLLARD
- 6.0 SITE LIGHTING
  - 6.1 PARKING LOT LIGHT
  - 6.2 PEDESTRIAN LIGHT
    - A | STREETScape (RELOCATED)
    - B | INTERNAL SITE
  - 6.3 BOLLARD LIGHT
  - 6.4 SPOTLIGHT (FLAGPOLE)
  - 6.5 UP LIGHT
  - 6.6 RECEPTACLE BOLLARD
- 7.0 PLANTING
  - 7.1 TREE
    - A | DECIDUOUS TREE
    - B | EVERGREEN TREE
    - C | ORNAMENTAL TREE
  - 7.2 IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)
  - 7.3 NATIVE SEED
  - 7.4 MULCH
    - A | SHREDDED WOOD (PLANTING AREA)
    - B | 1/2"-2" COBBLE (PLANTING AREA)
  - 7.5 STEEL EDGER

MATERIALS LEGEND

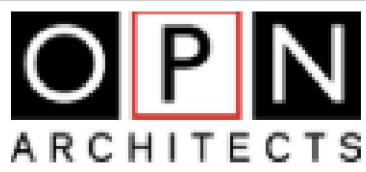
- 1.1A CIP CONC PMVT, GRAY, SAWN JTS, MED BROOM FIN
- 1.1B ENHANCED CONCRETE PAVING
- 1.2 SAND SET PAVERS
- 1.3 ARTIFICIAL TURF
- 1.4 DECOMPOSED GRANITE CHIP (DG)
- 1.5 FLAGSTONE SLABS

UTILITY LEGEND

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

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

STERLING RANCH FILING 1, LOT X  
DOUGLAS COUNTY LIBRARIES (L & E)  
LANDSCAPE SITE PLAN (EAST)



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

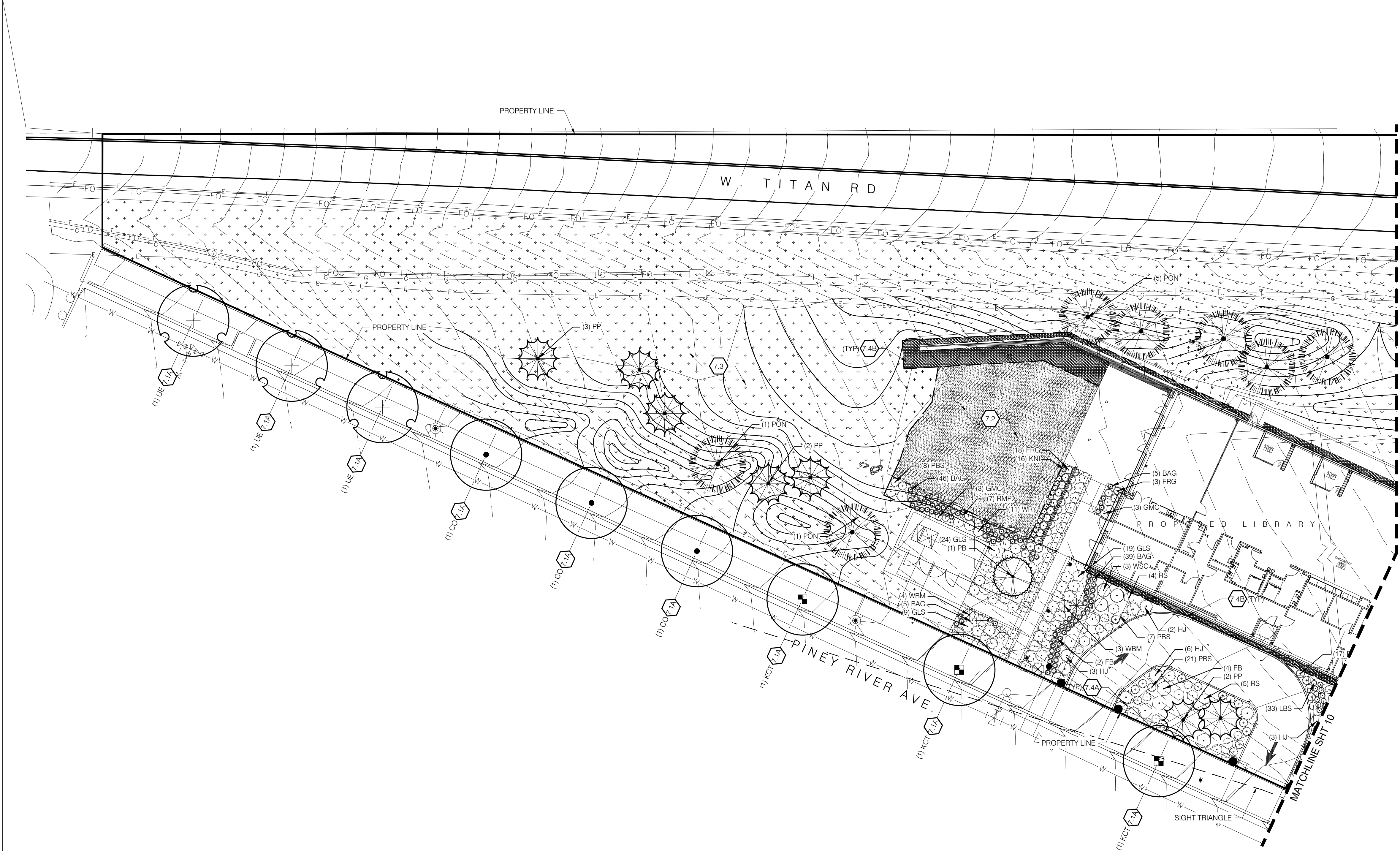
JOB NO.

SCALE

DATE

SHEET





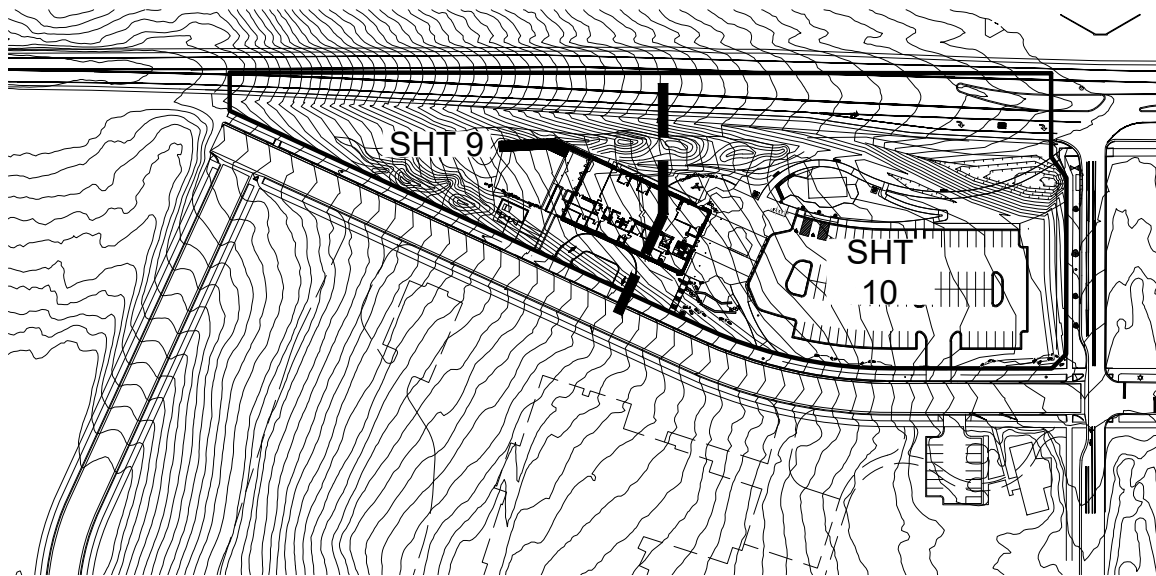
1 PLANTING PLAN (WEST)

SCALE: 1" = 20'-0"



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

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HYDROZONE
DECIDUOUS SHRUBS						
DBR	6	DWARF BLUE RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	5 GAL.	CONT	LOW
FB	22	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	CONT	VERY LOW
GMC	27	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL.	CONT	LOW
GLS	223	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	CONT	LOW
LDN	19	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPUULIFOLIUS 'DONNA MAY' TM	5 GAL.	CONT	LOW
PBS	173	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL.	CONT	LOW
RS	49	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	CONT	LOW
WSC	13	SAND CHERRY	PRUNUS BESSEYI	5 GAL.	CONT	LOW
WR	35	WOODS' ROSE	ROSA WOODSII	5 GAL.	CONT	LOW
EVERGREEN SHRUBS						
HJ	69	HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	CONT	LOW
KNI	55	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	5 GAL.	CONT	LOW
MAN	77	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	5 GAL.	CONT	LOW
PLW	83	PURPLE WINTERCREEPER	EUONYMUS COLORATUS	1 GAL.	CONT	LOW
WBM	34	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	5 GAL.	CONT	LOW
GRASSES						
BAG	197	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	CONT	LOW
FRG	193	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT	LOW
LBS	317	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.	CONT	LOW
PERENNIALS						
BES	26	GOLDSTURM CONEFLOWER	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL.	CONT	LOW
CM	13	LITTLE TRUDY® CATMINT	NEPETA X 'PSRIKE'	1 GAL.	CONT	LOW
PY	65	PAPRIKA COMMON YARROW	ACHILLEA MILLEFOLIUM 'PAPRIKA'	1 GAL.	CONT	LOW
RMP	22	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL.	CONT	LOW



LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
  - 0.1 EXISTING STREET LIGHT TO REMAIN/ PROTECT
- 1.0 PAVING
  - 1.1 CIP CONCRETE PAVING
    - A | TYPE 1 - GRAY, SAWN JTS, MED BROOM FIN
    - B | TYPE 2 - INTEGRAL COLOR: STD GRAY, SAWN JTS, SAND FIN
  - 1.2 SAND SET PAVERS OVER 4" CONCRETE SUBSLAB
    - MANUFACTURER/PRODUCT: PAVESTONE/ HOLLAND PAVER (8"X4'X2.5')
    - SEE PAVING FINISH AND INSTALLATION NOTE ON SHEET L101
  - 1.3 ARTIFICIAL TURF
    - MANUFACTURER/PRODUCT: SYNLAWN/SYNAUGUSTINE X47
  - 1.4 CIP CONC ART PAD (5'-0" X 5'-0')
  - 1.5 FLAGSTONE SLABS, SAND SET IN PLANTING AREA
    - CO BUFF FLAGSTONE, RANDOM SIZE, MINIMUM DIMENSION 2'X2'X3"
  - 1.6 DECOMPOSED GRANITE CHIP (DG)
- 2.0 PAVEMENT JOINTING
  - 2.1 EXPANSION JOINT
  - 2.2 SAWN CONTROL JOINT
- 3.0 CURBS, EDGES, STEPS
  - 3.1 CIP CONC STEPS WITH SIDE SLOPED KNEE WALLS AND HANDRAILS
  - 3.2 CIP CONC CURB PAVES EDGER
  - 3.3 CIP CONC CURB
- 4.0 WALLS
  - 4.1 TERRACE SEATING
    - BUFF COLORADO SANDSTONE SLABS
- 5.0 SITE FURNISHINGS AND ELEMENTS
  - 5.1 BIKE RACK
  - 5.2 TRASH RECEPTACLE
  - 5.3 BOULDER
    - TYPE: CO BUFF SANDSTONE, MIN. SIZE: 2'-6" X 3'-0" X 2'-6"
  - 5.4 BENCH
  - 5.5 FF&E FURNISHING
  - 5.6 TABLE AND CHAIRS
  - 5.7 FLAGPOLE
  - 5.8 REMOVABLE TRAFFIC BOLLARD
- 6.0 SITE LIGHTING
  - 6.1 PARKING LOT LIGHT
  - 6.2 PEDESTRIAN LIGHT
    - A | STREETSCAPE (RELOCATED)
    - B | INTERNAL SITE
  - 6.3 BOLLARD LIGHT
  - 6.4 SPOTLIGHT (FLAGPOLE)
  - 6.5 UP LIGHT
  - 6.6 RECEPTACLE BOLLARD
- 7.0 PLANTING
  - 7.1 TREE
    - A | DECIDUOUS TREE
    - B | EVERGREEN TREE
    - C | ORNAMENTAL TREE
  - 7.2 IRRIGATED TURF (TEXAS HYBRID BLUEGRASS)
  - 7.3 NATIVE SEED
  - 7.4 MULCH
    - A | SHREDDED WOOD (PLANTING AREA)
    - B | 1/2"-2" COBBLE (PLANTING AREA)
  - 7.5 STEEL EDGER

MATERIALS LEGEND

- 7.2 IRRIGATED TURF
- 7.3 NATIVE SEED

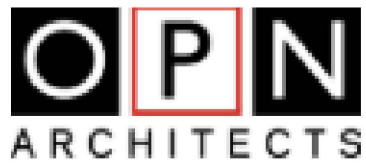
UTILITY LEGEND

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

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

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

PLANTING PLAN (WEST)



Back40  
LandscapeArchitecture



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

JOB NO.

SCALE

DATE

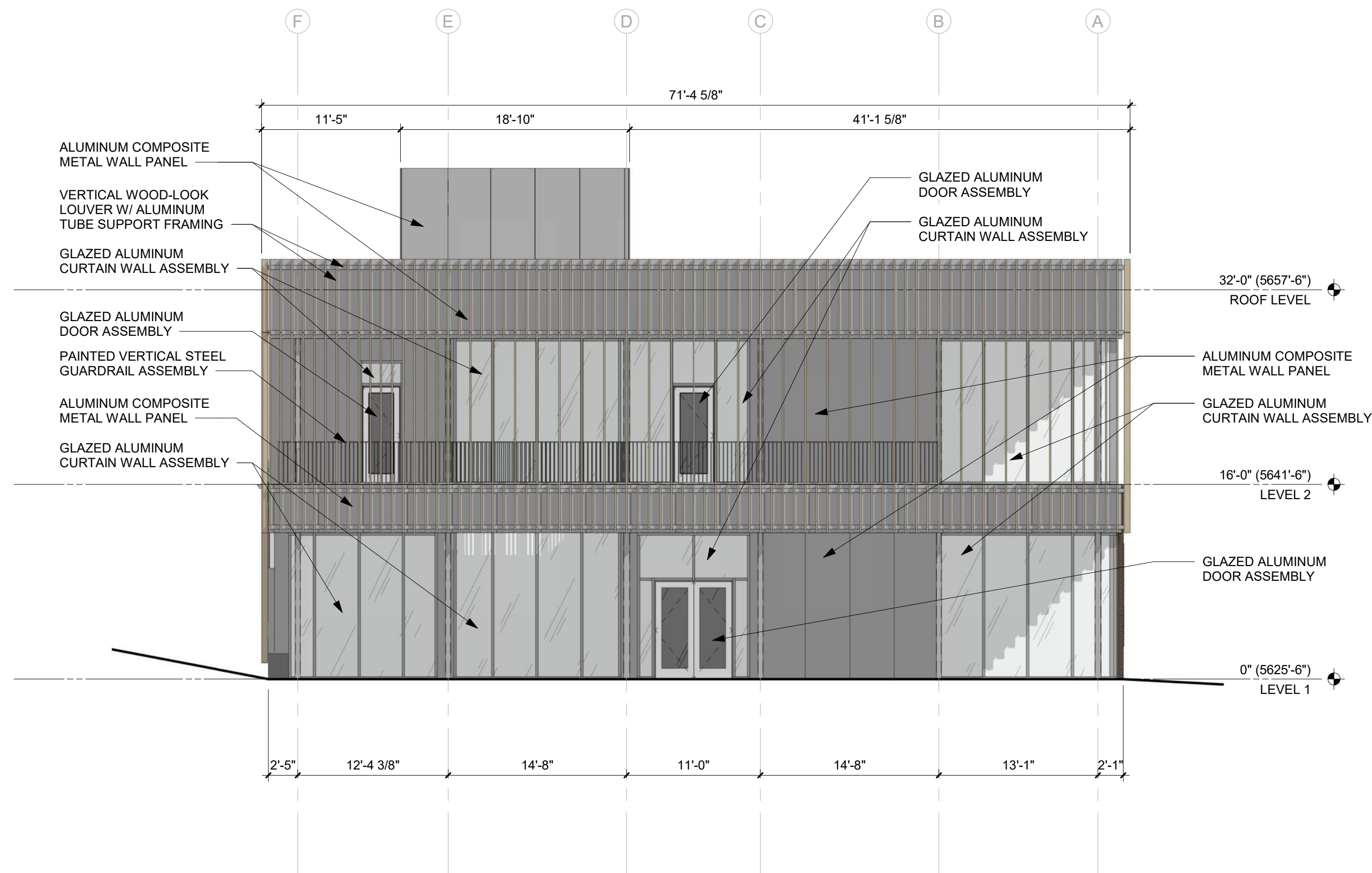
SHEET

9 of 13





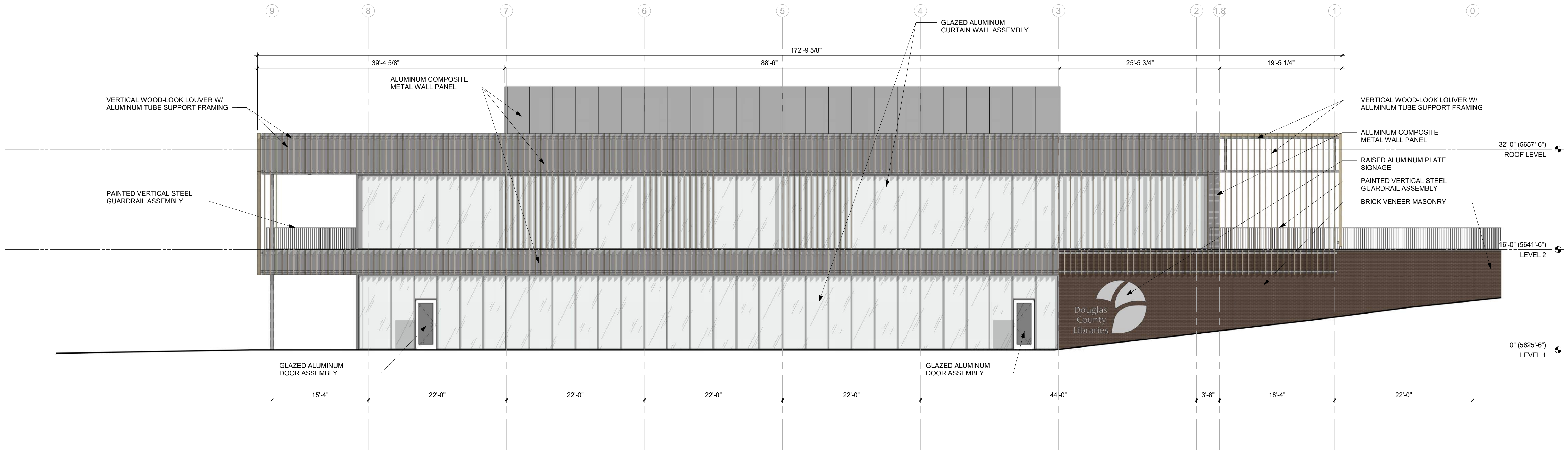




1 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



PERSPECTIVE VIEW - NORTHEAST CORNER  
FOR REFERENCE ONLY



2 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"

REVISIONS  
DESCRIPTION

DATE  
BY

DRAWN STE  
CHECKED DAP  
DESIGNED STE  
FILENAME 0001\_BUILDING ELEVATIONS

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

BUILDING ELEVATIONS

OPN  
ARCHITECTS

Back40  
Landscape Architecture

TST  
TST, INC.  
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748 WHALERS WAY  
SUITE 200 FOR COLLINS  
COLORADO 80525  
PHONE: 970.226.0557

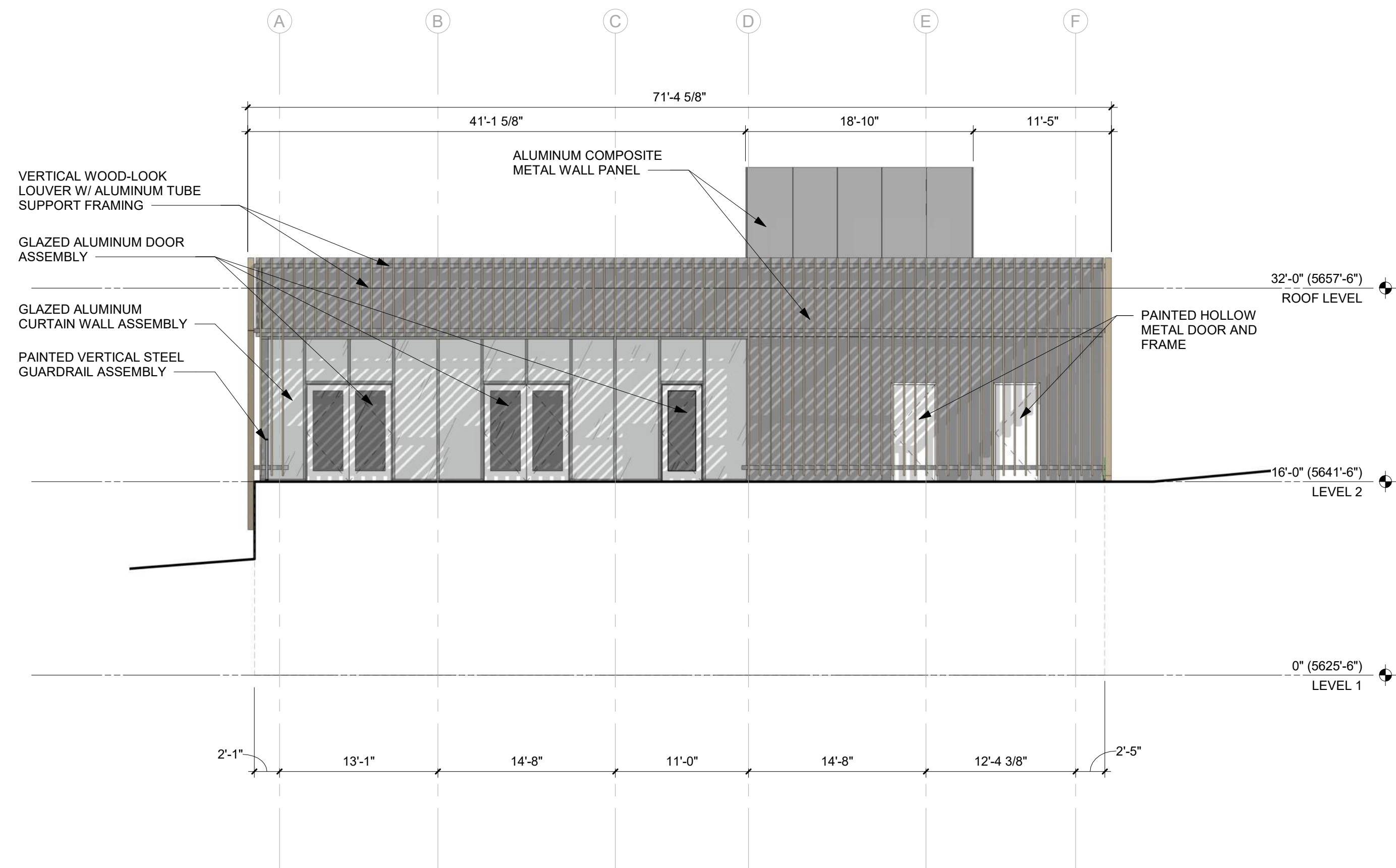
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SCALE N/A

DATE November 20, 2025

SHEET 11 OF 13

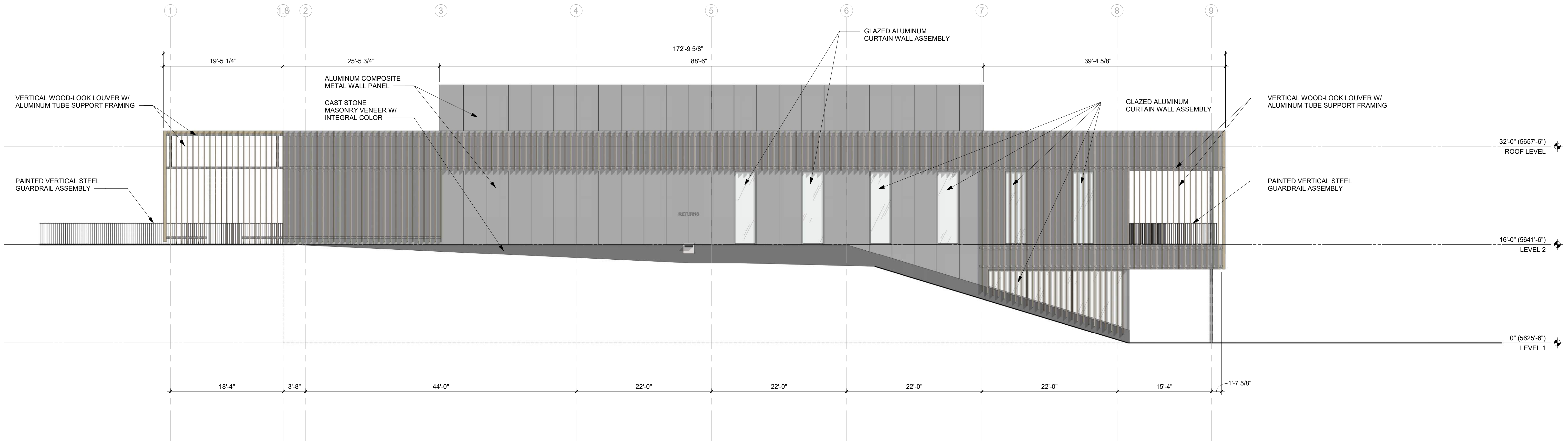




1 EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"



PERSPECTIVE VIEW - SOUTHEAST CORNER  
FOR REFERENCE ONLY



2 EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"

DESCRIPTION		DATE	BY
DRAWN		STE	
CHECKED		DAP	
DESIGNED		STE	
FILENAME		0001_BUILDING ELEVATIONS	
STERLING RANCH FILING 1, LOT X DOUGLAS COUNTY LIBRARIES (L&E)			
BUILDING ELEVATIONS			
<div>OPN</div> <div>ARCHITECTS</div>			
<div>Back40</div> <div>LandscapeArchitecture</div>			
<div>TST</div> <div>TST, INC.</div> <div>CONSULTING ENGINEERS</div> <div>748 WHALERS WAY</div> <div>SUITE 200 FOR COLLINS</div> <div>COLORADO 80525</div> <div>PHONE: 970.226.0557</div>			
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SCALE		N/A	
DATE		November 20, 2025	
SHEET		12 OF 13	

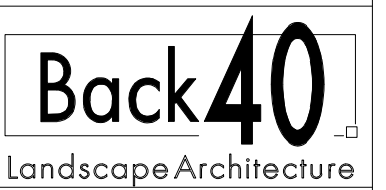
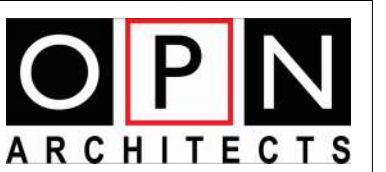




REVISIONS		DESCRIPTION
BY	DATE	
DRAWN		STE
CHECKED		DAP
DESIGNED		STE
FILENAME		0001_BUILDING MATERIALS

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

# BUILDING MATERIALS



JOB NO. 1296.001.00

SCALE

N/A

DATE  
November 20, 2025

SHEET

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