

## Location and Extent Staff Report

**Date:** May 6, 2026  
**To:** Douglas County Planning Commission  
**From:** Trevor Bedford, AICP, Senior Planner *TB*  
Jeanette Bare, AICP, Current Planning Manager *TB for JB*  
Steven E. Koster, AICP, Deputy Director of Community Development *SK*  
**Subject:** 8500 C Moore Rd – Helitack Facility – Location and Extent  
**Project File:** LE2026-006

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**Planning Commission Hearing:** May 18, 2026 @ 6:00 p.m.

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### **I. EXECUTIVE SUMMARY**

Douglas County Facilities, Fleet & Emergency Support Services (FFESS) requests approval of a location and extent (L&E) for a Helitack facility consisting of a helicopter landing area and a 9,500 square-foot helicopter hangar, relocation of the K-9 training facility, and associated infrastructure at the existing Emergency Vehicle Operations Center (EVOC). The property is located southeast of the intersection of Moore Road and Waterton Road between the communities of Sterling Ranch, Plum Valley Heights, and Louviers.

The L&E project area is within the Chatfield Urban Area of the Douglas County 2040 Comprehensive Master Plan.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Douglas County  
Facilities, Fleet & Emergency Support Services (FFESS)  
100 Third Street  
Castle Rock, CO 80104

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

Tim Hallmark  
Douglas County FFESS Director  
100 Third Street  
Castle Rock, CO 80104

#### **C. Request**

The applicant requests approval of an L&E for the construction of a helicopter landing area, 9,500 square-foot helicopter hangar, relocation of the K-9 training facility, and associated infrastructure at the existing Emergency Vehicle Operations Course (EVOC).

#### **D. Location**

The project is located in northwest Douglas County southeast of the intersection of Moore Road and Waterton Road between the communities of Sterling Ranch, Plum Valley Heights, and Louviers. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions. There are two areas proposed for improvements: the Helitack facility located on east of Moore Road and the K-9 training facility located on the west side of Waterton Road.

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

Douglas County FFESS proposes to relocate its existing Helitack facility by constructing a helicopter landing area and a 9,500 square-foot helicopter hangar, and relocate the existing K-9 training facility at the existing EVOC facility. The existing Helitack facility area is approximately half a mile to the north of the proposed site and is on property owned by Sterling Ranch. The proposed site relocates the landing area to property owned by Douglas County and provides additional area to construct the 9,500-square-foot hangar for maintenance and year-round storage needs. The new location also provides areas for construction of future facilities to support emergency response and search and rescue operations.

The landing area and hangar are proposed in the southwest corner of the EVOC facility, approximately 500 feet east of Moore Road. An asphalt parking lot with 18 spaces will be constructed directly to the west of the hangar. This area will be surrounded by a 4-foot-tall chain link security fence approved by the Federal Aviation Administration (FAA). Access to the facility will be provided by a driveway connecting to an access road off of Moore Road at its intersection with West Trails South Drive with additional access points throughout the EVOC site. This project will additionally include drainage improvements and connections to water and sewer infrastructure to the hangar. LE2025-023 approved water and sewer infrastructure to run along the northern edge of the EVOC property through a proposed roadway. This plan proposed to extend water and sewer lines from that roadway along the western property line.

The existing K-9 training facility was approved with project ZR2023-009 and is located at the proposed Helitack facility. To avoid conflicts, the K-9 facility is proposed to be relocated to the southeastern portion of the EVOC site, on the west side of Waterton Road. This site is currently zoned Rural Residential. The relocated facility will be similar to the existing K-9 training area and will consist of a 80-foot by 220-foot area enclosed by 6-foot tall chain link fencing with slats. The area will include smaller fenced areas, decommissioned vehicles, connex units, sheds, and an obstacle course for training and simulation exercises. The K-9 training facility will connect to an existing unpaved road that connects to Waterton Road.

During construction, there is potential for intermittent traffic control needs on Moore Road. Access to properties along Moore Road will not be affected. The applicant does not expect significant traffic impacts post construction.

### III. CONTEXT

#### A. **Background**

EVOC was constructed in 2017 and currently serves as a driver training facility for the Douglas County Sheriff’s Office, Colorado Department of Transportation, and other agencies. A Location and Extent application, project file LE2025-023, was approved for infrastructure to support the EVOC site including additional access roads, water and sewer, and grading improvements.

The existing Helitack facility is approximately half a mile north of the proposed site on property owned by Sterling Ranch. This L&E relocates the Helitack facility to property owned by Douglas County. Additional improvements are expected in the future near the landing area and hangar, including an administration building and storage building to support emergency services and search and rescue operations, as a part of the planned Regional Joint Public Safety Training Complex (RJPSTC). These additional facilities will be submitted and reviewed as future L&E applications.

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

Adjacent lands include the Sterling Ranch Planned Development, and Agricultural One zoned properties.

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Sterling Ranch PD	Vacant and existing EVOC access
<b>South</b>	Agricultural One and Rural Residential	Vacant
<b>East</b>	Sterling Ranch PD	Vacant
<b>West</b>	Sterling Ranch PD	Vacant

### IV. PHYSICAL SITE CHARACTERISTICS

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

The project site is at the developed EVOC facility. The proposed location for the helicopter landing area is where the current K-9 training facility is located. After relocation of the K-9 facility, there do not appear to be any physical conditions present that could constrain the proposed project.

#### B. **Access**

Access points to the EVOC facility were approved as a part of LE2025-023. A driveway will be constructed from the Helitack facility to connect to the access point off of Moore Road, across from its intersection with West Trails South Drive. Additional access points to the facility are located in the southeast corner of the site and along the northern edge of the site, connecting to Waterton Road and Moore Road.

**C. Drainage and Erosion**

The applicant provided a drainage report, GESC plans, and soils reports for review. At the writing of this staff report, Public Works Engineering had not yet responded to the referral request. Approval of any necessary plans and permits will be required prior to commencement of construction.

**D. Floodplain**

There is no 100-year floodplain on portions of the site affected by this application. A 100-year floodplain crosses the EVOC property approximately 1,000 feet north of the proposed K-9 training facility.

**V. PROVISION OF SERVICES**

**A. Schools**

This is a nonresidential project that will not impact school services.

**B. Fire Protection**

South Metro Fire Rescue (SMFR) provides fire and emergency services to the site. At the writing of this staff report, SMFR had not yet responded to the referral request. The applicant will be required to obtain any approvals or permits necessary from SMFR prior to commencement of construction.

**C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. The Office of Emergency Management responded to the referral request providing full support of the project and noted that this is a significant investment in the long term public safety of Douglas County. At the writing of this staff report, responses had not been received from DCSO or E911.

**D. Water and Sanitation**

The project proposes to extend water and sewer to the site via a connection at the northern edge of the EVOC site. These utilities will be used for the proposed hangar and be available for future phases of the RJPSTC facility. Water will be used for offices, break rooms, restroom facilities, and fire suppression. The helicopter will not use water from these facilities for firefighting operations. At the writing of the staff report, Dominion Water and Sanitation District (DWSD) had not yet responded to the referral request. The applicant will be required to obtain any necessary permits from DWSD prior to construction.

**E. Utilities**

Area utility providers were provided a referral on this application. AT&T responded to the referral request with no conflicts. Xcel Energy responded with no apparent conflict and provided information regarding utility locates and potential permits for utility services. CORE Electric responded with no comments regarding the L&E and provided

information regarding service boundaries in the area. At the writing of this staff report, no response was received from CenturyLink or Comcast.

**F. 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: Construction Drawings approval, GESD report and plans approval, approval of any other necessary plans and permits.
- Building Division: Building permits.
- South Metro Fire Rescue: Any necessary permits.
- Dominion Water and Sanitation District: Any necessary permits.

**VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in progress were sent to adjacent property owners. At the preparation of the staff report, no members of the public had responded to courtesy notices. Any comments received will be provided prior to the hearing. Referral response requests were sent to required referral agencies on April 27, 2026. Referral responses are due at the conclusion of the referral period on May 11, 2026, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. 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.

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# Land Use Application

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

## PROJECT INFORMATION

Project Type: Location and Extent

Marketing Name: Emergency Vehicle Operation Center

Presubmittal Review Project Number: PS2026-096

## PROJECT SITE

Address: 8500 Moore Road

State Parcel Number(s): 2229-324-00-005

Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

## PROPERTY OWNER(S)

Name(s): Douglas County Board of County Commissioners

Address: 100 Third Street, Castle Rock, CO 80104

Phone: 303-660-7400

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

## AUTHORIZED REPRESENTATIVE

Name: Tim Hallmark, Director of Facilities, Fleet & Emergency Support Services

Company: Douglas County

Address: \_\_\_\_\_

Phone: 303-663-7275

Email: thallmark@douglasco.gov

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

## ACKNOWLEDGMENT

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

*Tim Hallmark*

04/17/2026

Applicant's Signature

Date

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

**Project Number (Office Use Only):**

## **PREBLE'S MEADOW JUMPING MOUSE**

### **What is the Preble's Meadow Jumping Mouse?**

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

### **Where does the mouse live?**

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

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

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

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

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

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

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

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

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

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

## PROJECT NARRATIVE AND COMMUNITY IMPACT REPORT

- Applicant:** Douglas County Department of Facilities, Fleet and Emergency Support Services (FFESS)
- Staff:** Tim Hallmark, Director of Facilities, Fleet & Emergency Support Services
- Project:** Helitack Hangar at the Regional Joint Public Safety Training Complex (RJPSTC) and DCSO K-9 Training Area at the Emergency Vehicle Operations Center (EVOC)
- Purpose:** Construction of the first building at the RJPSTC and relocation of the K-9 Training Area at EVOC
- Request:** Approval of the Location & Extent for the Helitack Hangar at the RJPSTC and K-9 Training Area at EVOC

### Background:

Location and Extent project LE2025-096 was approved in early 2026 and included relocating the primary access road into the EVOC to align with W. Trail South Drive and the construction of the central water and sanitary sewer lines to serve the site.

The 8-acre Regional Joint Public Safety Training Complex (RJPSTC) site is located on the southwest side of the County's EVOC and east of Moore Road. It is undeveloped except for a new access road and a portion of a 200,000-cubic yard dirt stockpile that is being exported to the Zebulon Park site. The EVOC training facility was constructed in 2017 and serves as a driver's training facility for the Sheriff's Office, Colorado Department of Transportation, other agencies, and teen driver training companies.

The Location & Extent for the current K-9 Training Area was approved in 2023.

Additional phases of facilities and improvements at RJPSTC and EVOC will be presented in future Location and Extent applications as funding allows.

### Proposed Improvements:

The proposed Location and Extent for the first building at the RJPSTC site. OEM's current Helitack operations is located approximately a half-mile to the north on Moore Road and would be relocated to this site. The Helitack needs to be relocated as the current site is scheduled for development by Sterling Ranch. The K-9 training area is proposed to be relocated to the southeast portion of the EVOC just west of Waterton Road to accommodate construction of the hangar and helipad.

The construction of these two facilities support the Sheriff's Office K-9 team and Office of Emergency Management (OEM). The following improvements will be included in the Location and Extent.

#### First phase of the Regional Joint Public Safety Training Complex (RJPSTC)

- Grading and construction of access roads and parking areas
- Connection to water and sanitary sewer
- FAA approved 4-foot tall chain link security fencing
- Construction of the 9,500 square foot Helitack hangar
- Construction of a helicopter landing pad

#### Relocation of the DCSO K-9 Training Area

- An 80-ft by 220-ft enclosed area (0.4 acres) with 6'-tall chain link fencing and access gates with sun barrier mesh or slats to prevent the dogs from looking through.
- Smaller fenced-in areas to replicate backyards with gated entrances. This replicates yard-to-yard searches.
- 10-ft by 10-ft Connex units are placed in simulated backyards. Tough sheds are safe-hide locations keeping dogs off equipment and locating suspects quickly and safely for officers. These obstacles create environmental obedience ensuring that the dogs will not hesitate when deployed.
- Decommissioned cars within the fenced-in areas to hide drugs, practice felony stops, and exercise K-9 deployments into vehicles.
- Mobile K-9 obstacle course for K-9 agility training.

#### **Community Impact:**

With the proposed improvements, there may be intermittent construction traffic control impacts on Moore Road. Current access to properties along Moore Road will not be affected. Grading, Erosion and Sediment Control (GESD) standards will be followed to reduce impacts from the construction of the facilities and limit the potential for erosion. The new southern access to EVOC will be completed before current one is closed to preserve access.

The community and future development will benefit from a new Helitack hangar for the Office of Emergency Management. The location of the hangar provides for a quicker response to wildfires when compared to Centennial Airport and utilized County-own property. The hangar will provide year-round storage and maintenance space for the helicopter. This will protect the County investment in providing wildfire and emergency response. The traffic levels for the hangar will stay the same as the current site.

#### **Compliance with Master Plan:**

The improvements at the RJPSTC promote the goal of providing “quality emergency services to County residents in the most cost effective manner possible” (CMP Goal 5-6). The relocation and the construction of Helitack hangar for the Office of Emergency Management will ensure that quality emergency service are available. The relocation of the K-9 training area maintains space for the DCSO K-9 unit to practice and training dogs that support the Sheriff’s Office. As offered in Policy 5-6A.1, these public safety improvements are being integrated and coordinated with the new neighboring development projects.

**Required Reports and Permits**

A Phase 3 Drainage Report will be completed with future development and site improvements. GESC Report and Plans will be submitted for review to Engineering and any required changes will be addressed. Utility plans have been coordinated with the providers and are under review with Engineering.

The traffic study provided for the hangar site to the north showed minimal offsite traffic impacts. Additional traffic studies will be provided with future phases of the Regional Joint Public Safety Training Complex.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

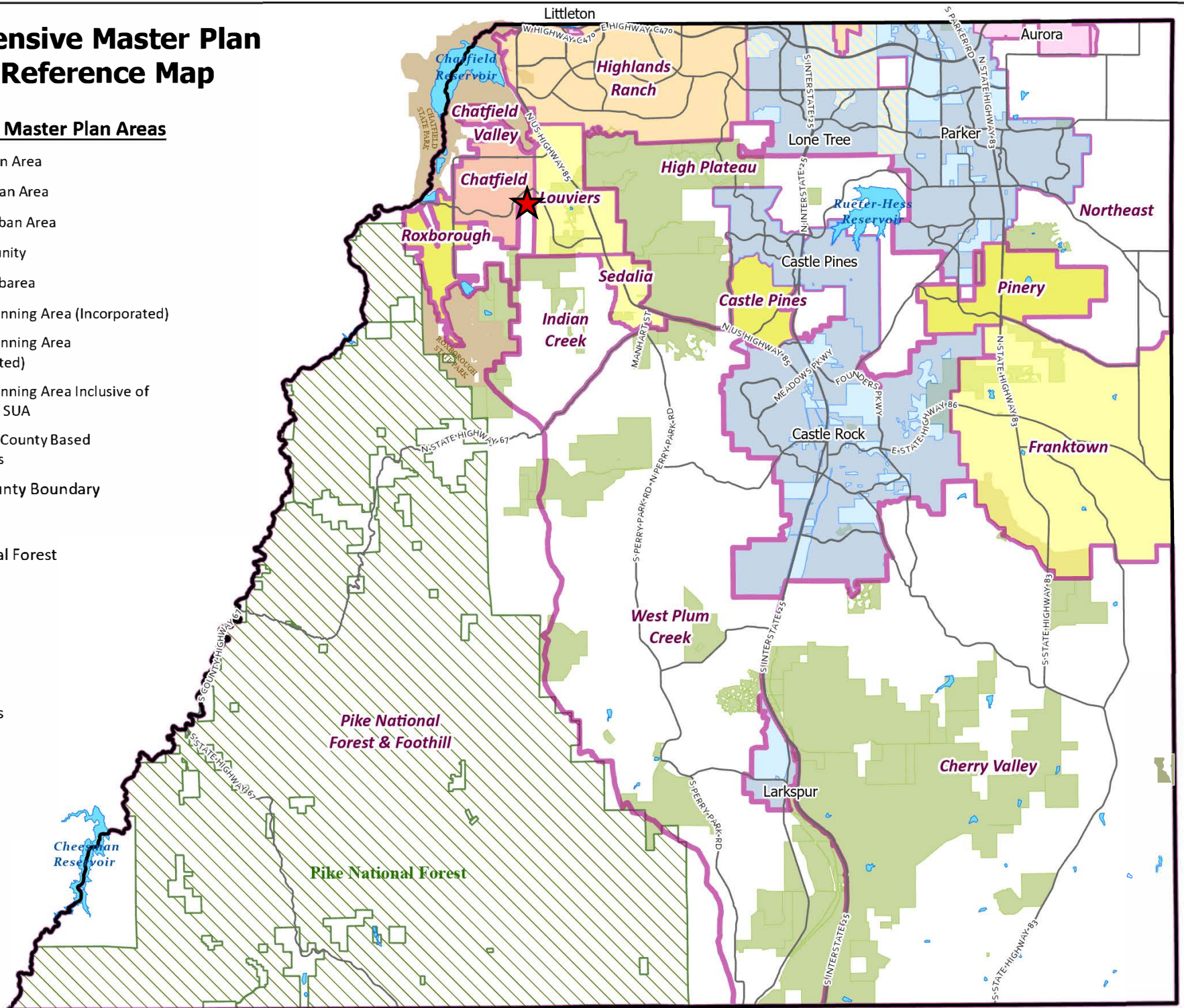
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

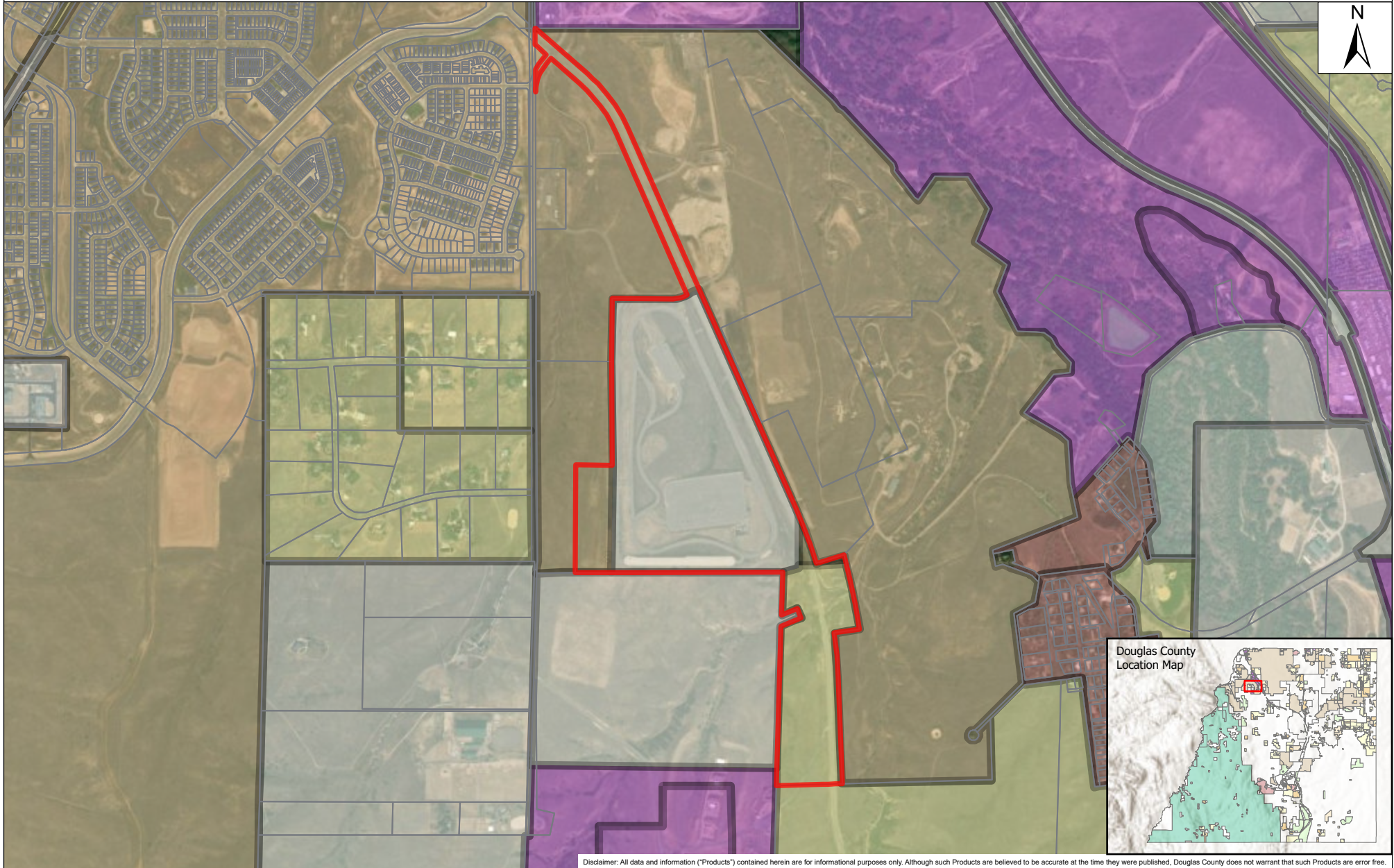
## Parks

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






## Roadways

- Major Roads





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- |   |   |
|---|---|
|  GI - GENERAL INDUSTRIAL  |  A1 - AGRICULTURAL ONE     |
|  PD - PLANNED DEVELOPMENT |  RR - RURAL RESIDENTIAL    |
|   |  SR - SUBURBAN RESIDENTIAL |



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

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**Referral Agency Response Report****Project Name:** 8500 C Moore Rd**Project File #:** LE2026-006**Date Sent:** 04/27/2026**Date Due:** 05/11/2026

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	04/28/2026	No Comment	No response necessary
Assessor	05/04/2026	Received: None	Awaiting Referral Response
AT&T Long Distance - ROW	04/30/2026	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Waterton Rd Littleton, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities. Please feel free to contact us with any questions or concerns.	No response necessary
Building Services	05/05/2026	Permit is required for structures, hanger, helipad, connex units, etc..... please visit Douglas county's web site for requirements and contact 303-660-7497 if you have any questions.	Information provided to applicant.
Chatfield Community Association		Awaiting Referral Response	Awaiting Referral Response
CenturyLink		Awaiting Referral Response :	Awaiting Referral Response
Comcast		Awaiting Referral Response :	Awaiting Referral Response

**Referral Agency Response Report**

**Project Name:** 8500 C Moore Rd

**Project File #:** LE2026-006

**Date Sent:** 04/27/2026

**Date Due:** 05/11/2026

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	05/06/2026	<p>Xcel Energy is the certificated electric utility provider for the parcel located in Section 32, Township 6 South, Range 68 West of the 6th P.M., Douglas County, Colorado, and will provide electric service in accordance with the rules and regulations established by the Public Utilities Commission (PUC). CORE Electric Cooperative has no comments regarding the Location and Extent within this area, as it lies within Xcel Energy’s service territory.</p> <p>The remaining acreage associated within Zebulon development, located within Section 33, will be served by CORE Electric Cooperative.</p>	No response necessary
Dominion Water and Sanitation District		Awaiting Referral Response	Awaiting Referral Response
Engineering Services		Awaiting Referral Response :	Awaiting Referral Response
Louviers Conservation Partnership		Awaiting Referral Response	Awaiting Referral Response
Office of Emergency Management	04/28/2026	Emergency Management is in full support of this project. The aviation building, associated site improvements, and future phases of this project represent a significant investment in long term public safety for Douglas County as it continues to grow and evolve.:	No response necessary
Plum Valley Heights HOA		Awaiting Referral Response	Awaiting Referral Response
Sheriff's Office		Awaiting Referral Response	Awaiting Referral Response
Sheriff's Office E911		Awaiting Referral Response	Awaiting Referral Response
South Metro Fire Rescue	<a href="#">Click here to enter text.</a>	Awaiting Referral Response	Awaiting Referral Response

**Referral Agency Response Report**

**Project Name:** 8500 C Moore Rd

**Project File #:** LE2026-006

**Date Sent:** 04/27/2026

**Date Due:** 05/11/2026

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	04/29/2026	<p>Received:                      Public Service Company of Colorado’s (PSCo) Right of Way &amp; Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict. Please be aware that PSCo owns and operates existing natural gas distribution facilities along N. Moore Road and along the southern property line where the helipad is proposed. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via Building and Remodeling   Partner Resources   Xcel Energy. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.</p>	Information provided to applicant



**Right of Way & Permits**

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

April 29, 2026

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

Attn: Trevor Bedford

**Re: 8500 C Moore Rd - Location and Extent, Case # LE2026-006**

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 that PSCo owns and operates existing natural gas distribution facilities along N. Moore Road and along the southern property line where the helipad is proposed.

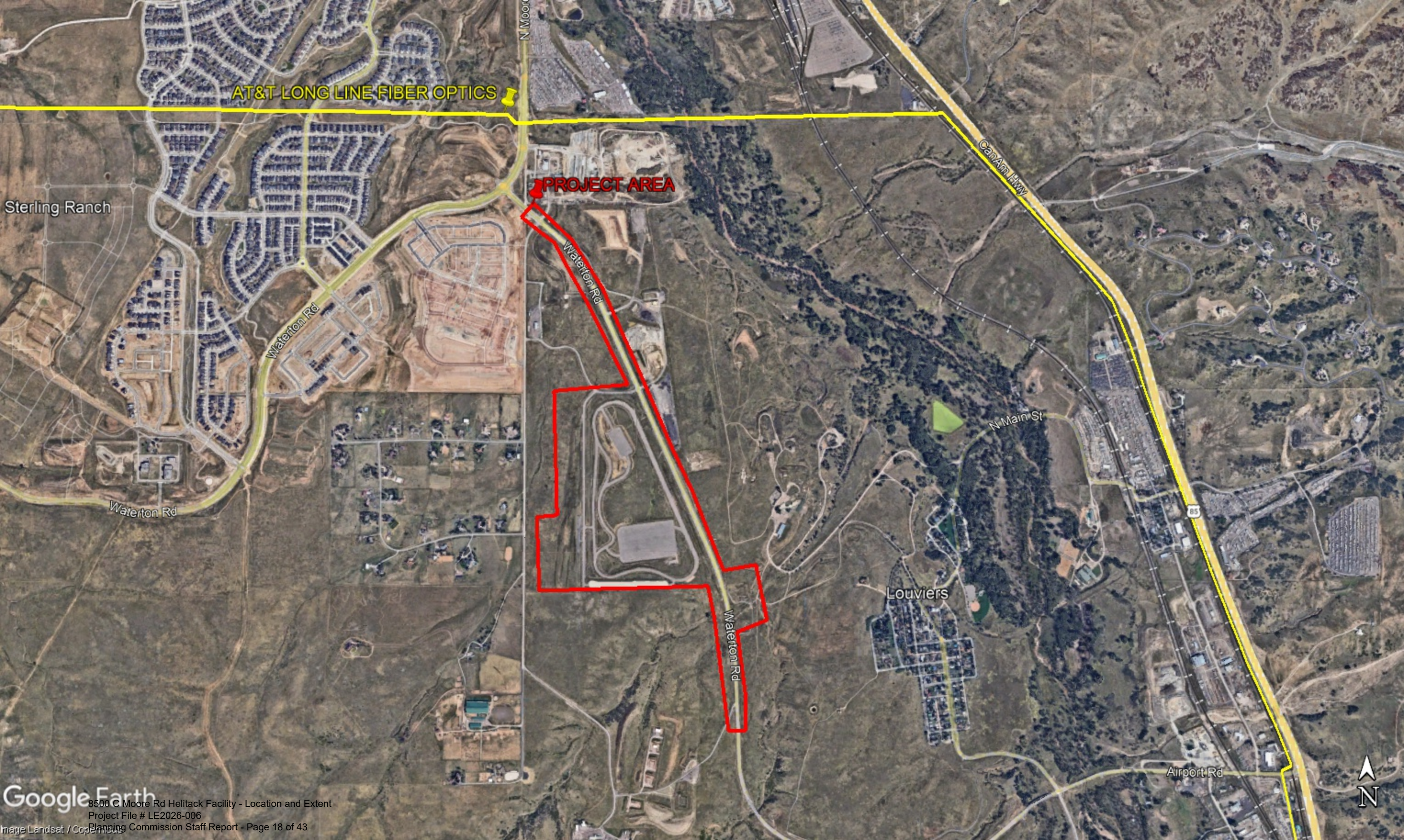
The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [Building and Remodeling | Partner Resources | Xcel Energy](#). It is then the responsibility of the developer to contact the Xcel Designer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

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

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

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

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



AT&T LONG LINE FIBER OPTICS

PROJECT AREA

Sterling Ranch

Waterton Rd

Waterton Rd

CanAm Hwy

N Main St

Waterton Rd

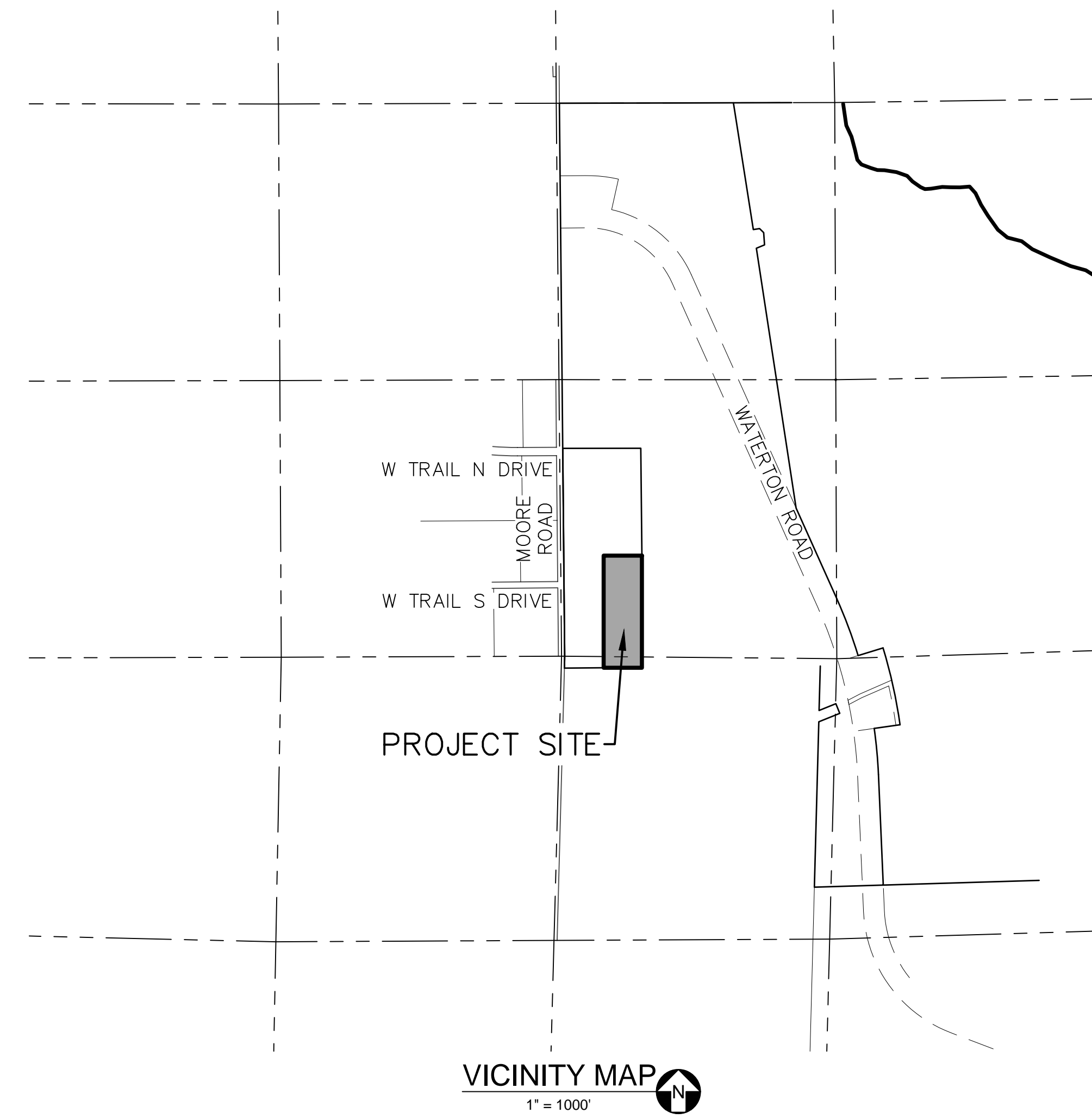
Louviers

Airport Rd



# REGIONAL JOINT PUBLIC SAFETY TRAINING COMPLEX AVIATION BUILDING CONSTRUCTION DOCUMENTS DOUGLAS COUNTY, CO

## LOCATION AND EXTENT PLANS



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- C4.4 - GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 1)
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- C4.6 - GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 3)

THESE CONSTRUCTION PLANS FOR REGIONAL JOINT PUBLIC SAFETY TRAINING CENTER WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

BRYAN FRANTZ  
COLLINS ENGINEERS, INC.

THIS CERTIFICATION APPLIES TO THE FOLLOWING SHEETS ONLY:

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- CO.1 - NOTES
- C1.0 - SITE PLAN
- C1.1 - FIRE ACCESS PLAN
- C1.2 - SITE DETAILS
- C1.3 - STANDARD DETAILS
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- C4.0 - GRADING EROSION AND SEDIMENT CONTROL PLAN - COVER
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- C4.5 - GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 2)
- C4.6 - GRADING EROSION AND SEDIMENT CONTROL PLAN DETAILS (SHEET 3)

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

**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:
  - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
  - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATORS, 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 PERMITEE 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 AND 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: N/A
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 THE PLANS SHALL BE VOID. CURB, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
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. TIE WALLS AND END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.
25. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
26. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
  - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
  - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
  - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
  - CDOT M & S STANDARDS
  - MUTCD
  - URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1.2 & 3
27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

**DOUGLAS COUNTY SIGNAGE AND STRIPING NOTES NOTES:**

- A. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE "COLORADO SUPPLEMENTAL MUTCD", THE DOUGLAS COUNTY "ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL" AND THE "DOUGLAS COUNTY SIGNAGE AND STRIPING SUPPLEMENT". FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M AND S STANDARDS".
- B. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS & MARKINGS SHALL BE PERFORMED BY DOUGLAS COUNTY. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD WILL BEGIN.
- C. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
- D. TYPE III LIGHTED BARRICADES SHALL BE SET AT ENDS OF ROADWAYS, SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" WARNING SIGN SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- E. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- F. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36" STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- G. A 7-FOOT MINIMUM HEIGHT SHALL BE MAINTAINED FROM BOTTOM OF SIGN PANEL TO THE TOP GRADE OF SIDEWALK (AT TOP GRADE OF PAVEMENT EDGE WHERE NO SIDEWALK EXISTS).
- H. DELINEATION OF ROADWAYS WITHOUT CURB AND GUTTER SHALL BE AS SPECIFIED IN THE CDOT "M AND S STANDARDS". SEE (SS-7) FOR RAISED MEDIAN SIGNS AND DELINEATION.
- I. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE ANY WARRANTY PERIOD, DOUGLAS COUNTY RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT AN UNFORESEEN SAFETY CONDITION WARRANTS SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- J. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL BE HIGH INTENSITY PRISMATIC RETROREFLECTIVE.
- K. ALL PUBLIC ROAD STREET NAME SIGNS SHALL HAVE DOUGLAS COUNTY LOGO ON LEFT SIDE OF SIGN.
- L. ALL REMOVED SIGNS SHALL BE RETURNED TO DOUGLAS COUNTY TRAFFIC SERVICES, CALL 303-663-6237 FOR DROP OFF LOCATION.
- M. CROSSWALKS: SHALL BE CONSTRUCTED OF MATERIAL SPECIFIED BY DOUGLAS COUNTY.
- N. SHALL BE "LONGITUDINAL" TYPE.
- O. SHALL LINE UP WITH HANDICAP RAMPS.
- P. SHALL BE CENTERED ON LANE LINES SO AS TO BE STRADDLED BY VEHICLES.
- Q. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
- R. METHYL-METHACRYLATE (MMA), EPOXY PAINT, PREFORMED THERMOPLASTIC, INLAY TAPE (STAMARK OR APPROVED EQUIVALENT), WATERBORNE TRAFFIC PAINT (PER CDOT SPECIFICATIONS), GLASS BEADS OR AS SPECIFIED BY ENGINEER.
- S. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS)
- T. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY DOUGLAS COUNTY ENGINEERING INSPECTION DEPARTMENT (CALL 303-660-7487) PRIOR TO APPLICATION OF FINAL STRIPING.

**GENERAL NOTES:**

1. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY AND/OR EASEMENT AND ALL ON-SITE UTILITY WORK SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF ADAMS COUNTY AND THE GRANTOR OF THE EASEMENT.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
3. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR CALLING THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AND COORDINATING FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING AND UTILITY WORK.
4. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
6. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
7. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
8. NO WORK SHALL BE BACKFILLED INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY.
9. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNERS REPRESENTATIVE.
10. SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
11. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
12. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THESE PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY NOT LIMITED TO NORMAL WORKING HOURS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING FEATURES TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITION, AT HIS OWN EXPENSE.
15. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO: UTILITIES, STRUCTURES, PAVING, LANDSCAPING, ETC.) SUCH THAT NO DAMAGE IS DONE TO SITE IMPROVEMENTS (I.E.: SAWCUTTING NEW PAVEMENT). SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
16. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT A PRIOR UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
17. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.
18. DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF CURB LINE IN CURBED AREA AND EXTERIOR FACE OF BUILDING, AND TO CENTERLINE OF UTILITIES, UNLESS OTHERWISE SPECIFIED.
19. USE ONLY DIMENSIONS PROVIDED ON THESE PLANS. DO NOT SCALE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES AND/OR MISSING INFORMATION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ADJACENT PARCELS DURING ALL HOURS OF OPERATION FOR THE BUSINESSES LOCATED ON THOSE PARCELS.
21. CONTRACTOR TO REFER TO DRAWINGS ISSUED BY THE ARCHITECT, TO ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY ENGINEER OF ANY ARCHITECT DISCREPANCIES.
22. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES. A COPY OF ALL APPLICABLE STANDARD DETAILS AND SPECIFICATIONS ARE INCORPORATED HEREIN BY REFERENCE.
23. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY IN TAKES WHERE ISLAND, ROADWAYS, PARKING LOTS, AND OTHER IMPROVEMENTS NOT MENTIONED ARE MOVED OR ADJUSTED TO GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL LANDSCAPED AREAS ARE PROPERLY IRRIGATED & THAT IRRIGATION SYSTEM FUNCTIONS PROPERLY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT CITY STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

**GRADING:**

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, AT THE CONTRACTORS EXPENSE.
2. THE CONTOUR LINES AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. ALL SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE UNLESS OTHERWISE INDICATED. REFER TO TYPICAL SECTIONS FOR MULCH, SOIL, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
3. TOP OF CURB AND SIDEWALK ELEVATIONS AT LOCATIONS OTHER THAN THE SIDEWALK AROUND THE BUILDING SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE UNDISBURSED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
6. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENT AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
7. CONTRACTOR SHALL COORDINATE TESTING ACTIVITIES WITH THE GEOTECHNICAL ENGINEER.
8. ALL GRADING, COMPACTION, AND PAVEMENT CONSTRUCTION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION.

**ADA NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
2. ALL ADA ACCESSIBLE PARKING SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION.
3. ALL ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%
4. ALL ADA ACCESSIBLE RAMP SLOPES SHALL BE LIMITED TO A MAXIMUM SLOPE OF 1:12 IN ANY DIRECTION.
5. ALL ADA ACCESSIBLE RAMPS SHALL MEET THE ADA REQUIREMENTS PER ADAAG SECTION 4.7 & 4.8.

**EROSION & SEDIMENT CONTROL:**

1. THESE CONSTRUCTION DRAWINGS ARE NOT COMPLETE WITHOUT THE MOST RECENTLY APPROVED STORMWATER MANAGEMENT (SWMP) PLANS.
2. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, OR EXCAVATION).
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OVERALL GRADING & EROSION CONTROL PLAN PREPARED FOR THE PROJECT.
4. CONTRACTOR TO ADJUST EROSION CONTROL MEASURES AS NEEDED FOR VARIOUS PHASES OF WORK.
5. CONTRACTOR TO ENSURE THAT NO DIRT AND SEDIMENT IS TRACKED ONTO ADJACENT STREETS AND WATERWAYS.
6. A GROUNDWATER DISCHARGE PERMIT IS REQUIRED FROM THE STATE ENGINEER'S OFFICE, PRIOR TO PUMPING IT OUT.
7. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH PERMIT FOR STORM WATER DISCHARGE.
8. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" (BMPs) SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMPs EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT, ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY EROSION CONTROL ADMINISTRATOR.
9. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPs, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
9. TOPSOIL SHALL BE STOCKPILED WITHIN LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE RE-VEGETATED, ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING MEASURES SPECIFIED IN THE EROSION CONTROL PLAN.
10. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
11. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
12. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
13. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
14. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. EROSION CONTROL ADMINISTRATOR SHALL BE NOTIFIED IMMEDIATELY.
15. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIAL EXPORTED FROM THE SITE, IS DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
17. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
18. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
19. PRIOR TO ACTUAL CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.

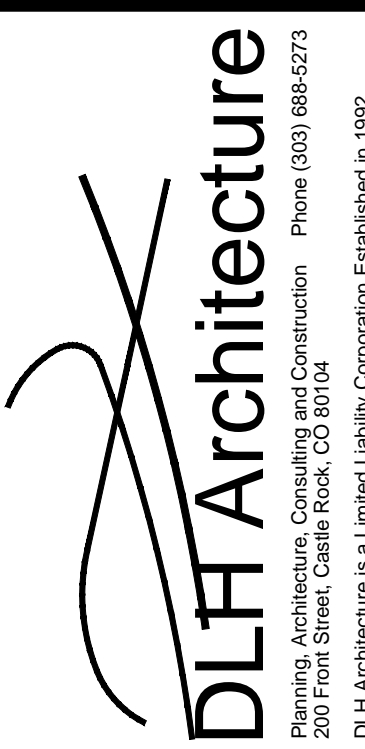
**UTILITIES:**

1. CONTRACTOR TO FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDINGS WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER AND ARCHITECT PRIOR TO BEGINNING UTILITIES CONSTRUCTION.
3. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF GREENWOOD VILLAGE.
4. THE CONTRACTOR SHALL CONSTRUCT ALL WATER SERVICE CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF GREENWOOD VILLAGE.
5. THE CONTRACTOR SHALL CONSTRUCT ALL ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION SERVICES IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
8. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. CONTRACTOR TO SET AND ADJUST ALL MANHOLE COVERS, INLET GRATES, WATER VALVES, CLEAN OUTS, AND ANY OTHER ACCESS COVERS TO FINISHED PAVEMENT SURFACE OR FINISHED GRADE.
10. ALL ON-SITE STORM DRAIN PIPES TO BE CLASS III RCP UNLESS OTHERWISE SPECIFIED.

**STORM SEWER:**

1. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
  - CENTER OF MANHOLES / CLEANOUTS
  - CENTER OF TOP BACK OF CURB FOR CURB INLETS
  - CENTER OF BOX FOR AREA INLETS
2. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
  - CENTER OF MANHOLES / CLEANOUTS
  - CENTER OF INLET BOX (CURB AND GRATE)
  - LENGTHS LISTED ARE 2D MEASUREMENTS
3. ALL THE CONDUIT LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE CONDUIT LINE. THE LOWER SEGMENT OF THE CONDUIT SHALL BE IN CONTACT WITH THE PREPARED BEDDING THROUGHOUT ITS FULL LENGTH BELL OR GROOVE ENDS OF CONCRETE PIPE CONDUITS AND OUTSIDE CIRCUMFERENTIAL LAPS OF METAL OR PLASTIC PIPE SHALL BE PLACED FACING UPSTREAM. SEE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION, SECTION 603.06 FOR FURTHER EXPLANATION.
4. WHEN JOINING CONDUITS, CONCRETE SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH AND EVEN. WHERE RUBBER GASKETS SHALL BE USED, ALL JOINTS SHALL CONFORM TO CDOT STANDARD 705.03. SEE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 603.06 & 603.07 FOR FURTHER EXPLANATION.
5. CONTRACTOR SHALL COORDINATE TIE-INS OF ROOF DOWNSPOUTS WITH MECHANICAL/ELECTRICAL/PLUMBING PLANS.

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW
DATE _____
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ENGINEERING DIVISION ACCEPTANCE BLOCK



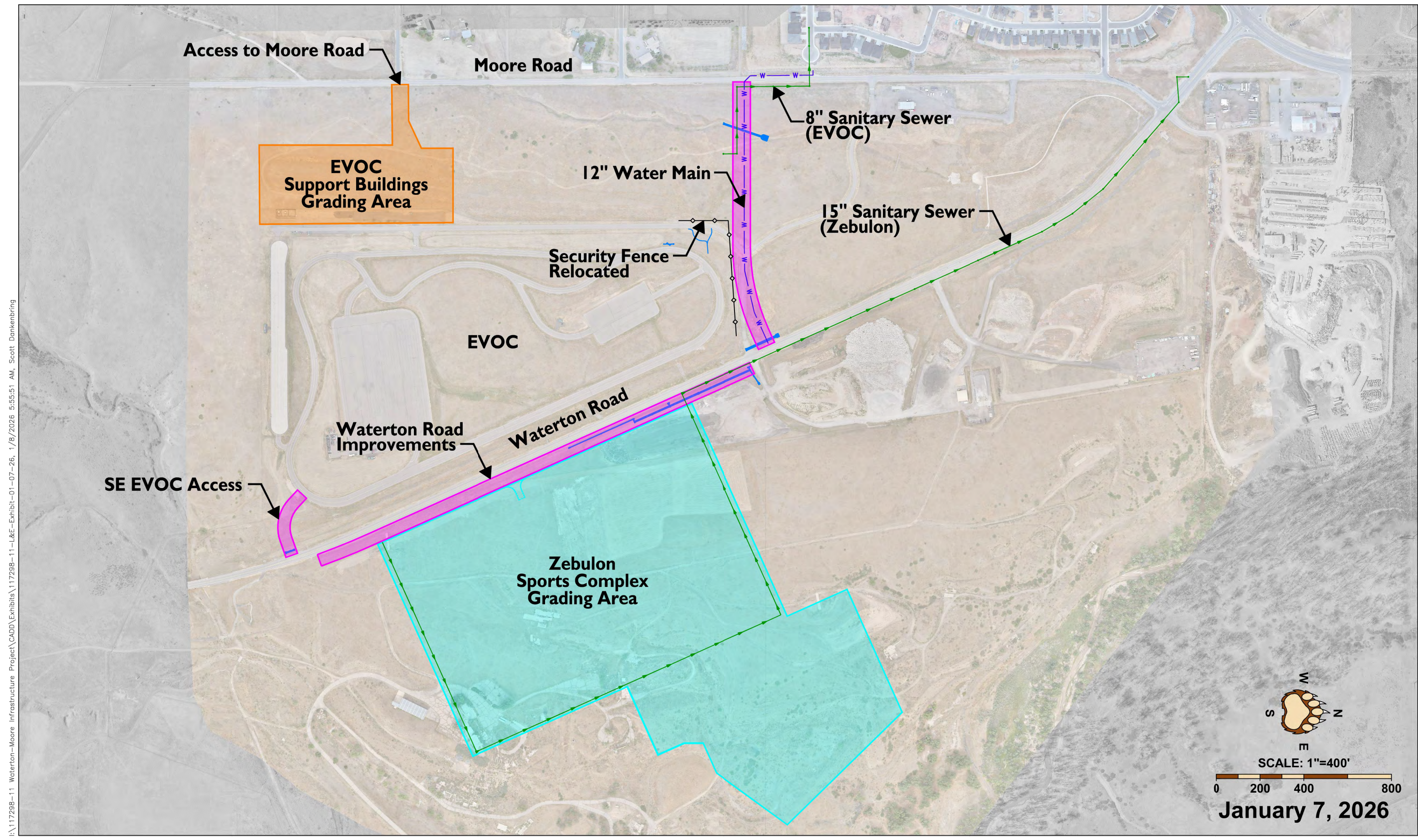
Douglas County - Regional Joint Public Safety Training Complex  
Aviation Building - RJPSTC  
8500 N Moore Rd, Littleton, CO 80125  
Douglas County Government

Project #: 2510  
Date: 04/15/2026  
Drawn By: BE  
Checked By: BMF  
Scale: as noted  
Revisions:

Sheet

C0.1

**NOTES**

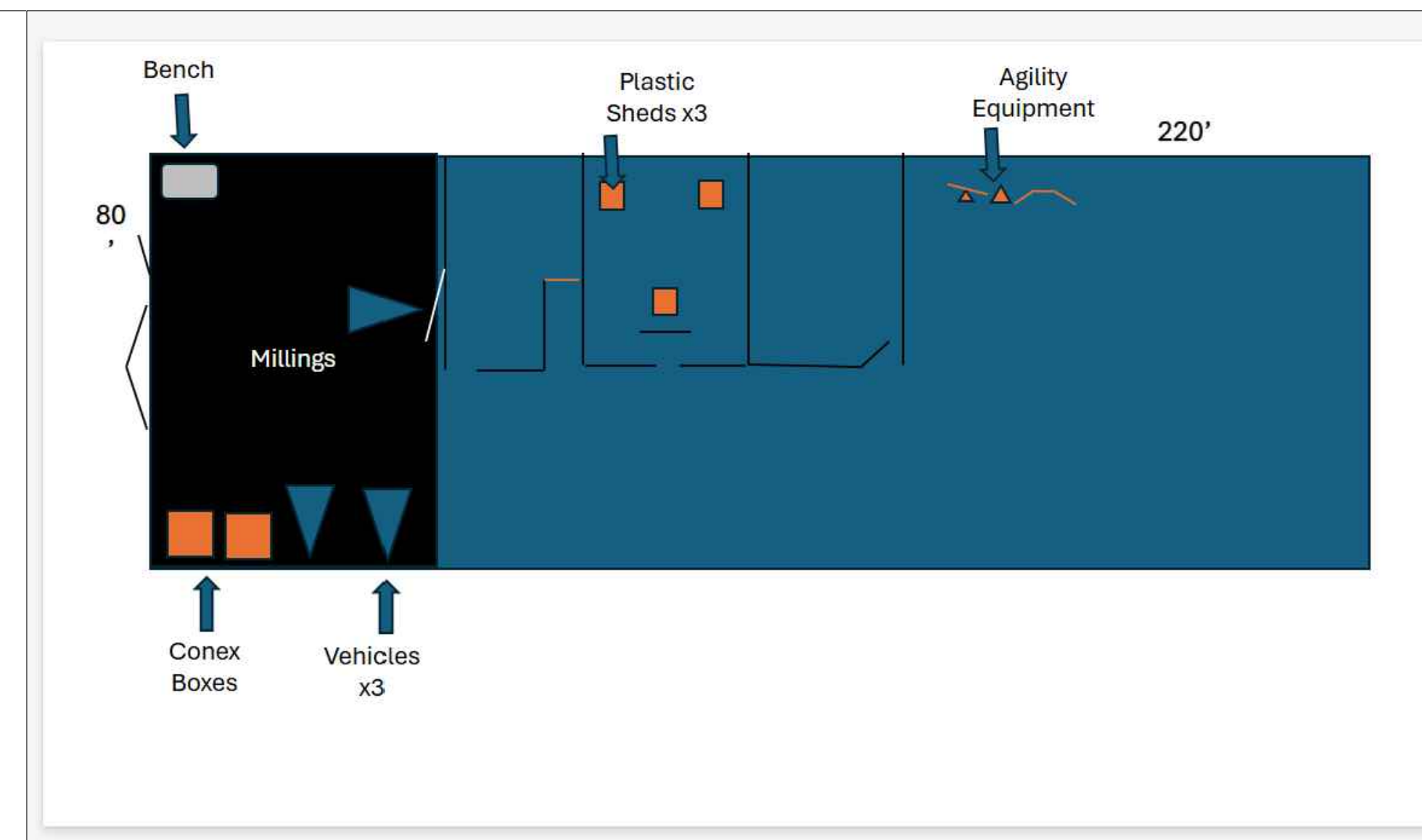
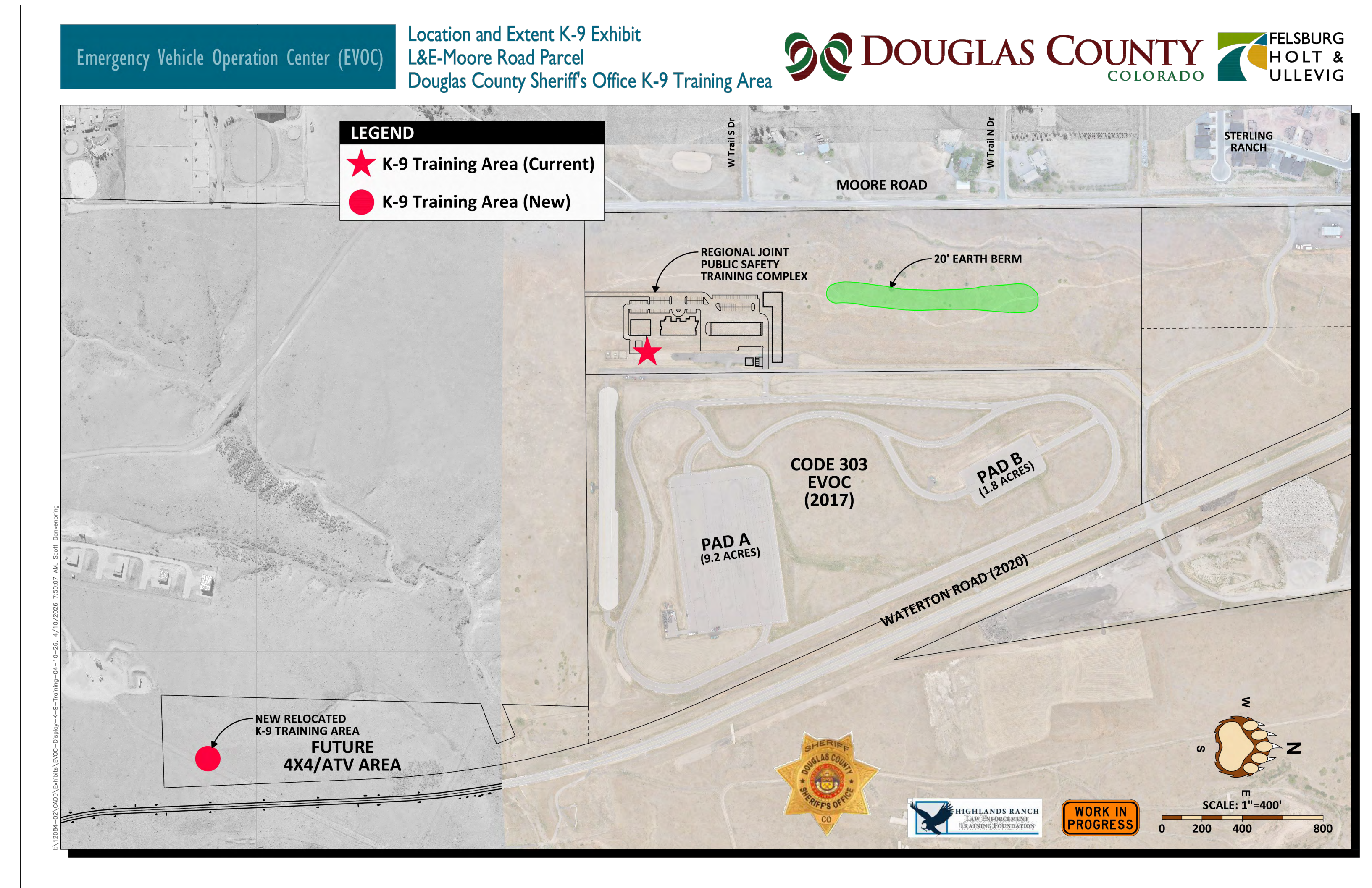


ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK



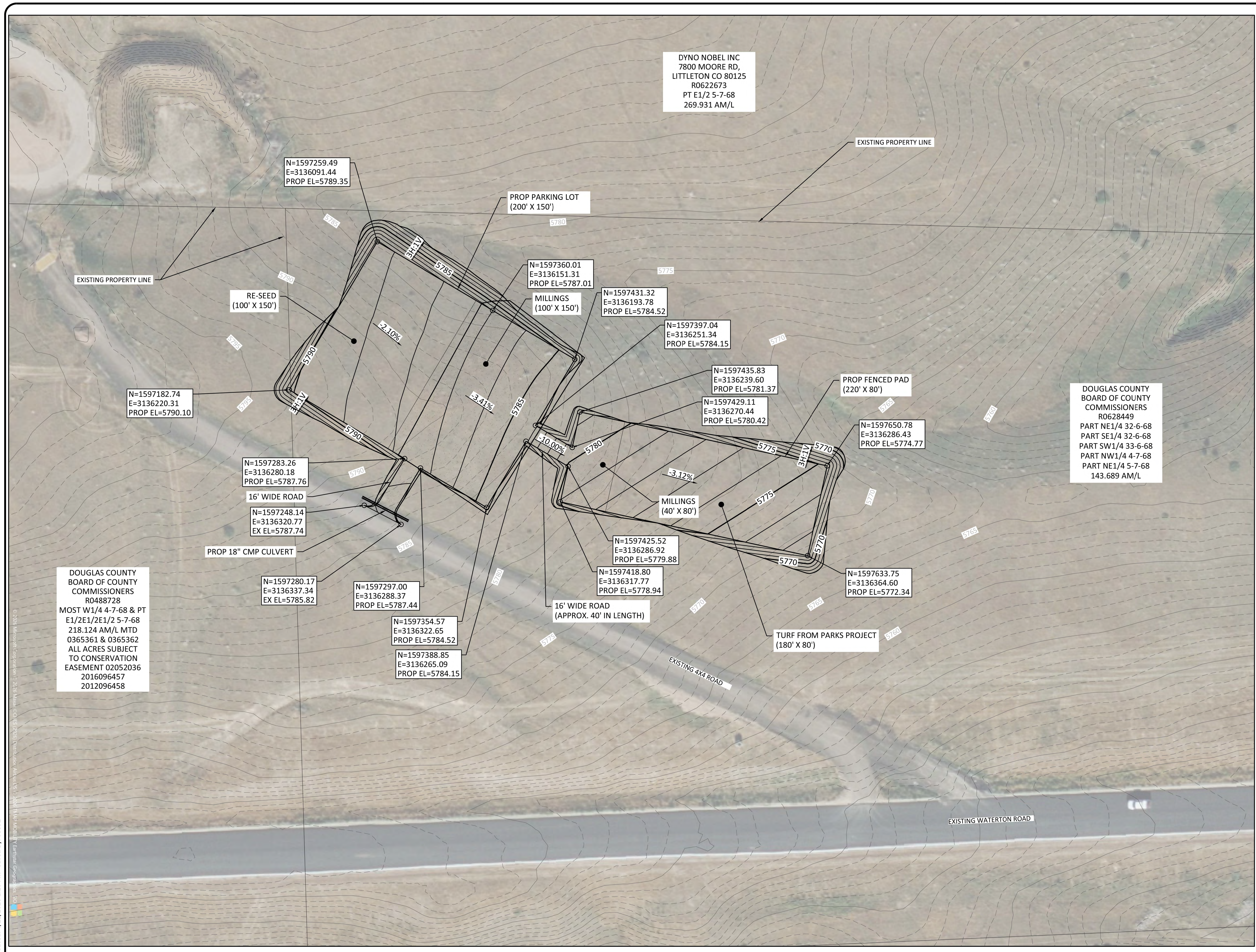
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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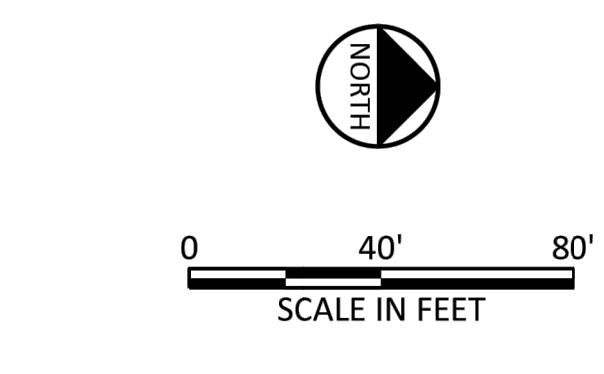
ENGINEERING DIVISION ACCEPTANCE BLOCK

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 Last Saved: 4/21/2026 1:10 PM Saved By: 08892



Plot Date: 4/21/2026 1:11 PM Plot By: 08892 Filename: N:\SW\Sheets\K-9 PARKING PADS\K-9 SHEET.dwg

- NOTES:**
- APPROXIMATE CUT/FILL  
 CUT = 1,916 CY  
 FILL = 1,856 CY  
 NET = 60 CY (CUT)
  - PROVIDED MILLINGS TO BE USED AS SURFACE TREATMENT FOR 1/2 OF THE PARKING LOT, THE 16' DRIVES, AND THE SOUTHERN 40' x 80' OF THE FENCED AREA.
  - THE NORTHERN 80' x 180' PORTION OF THE FENCED PAD IS TO BE TURF, TAKEN FROM PARKS PROJECTS.
  - THE SOUTHERN HALF OF THE PARKING LOT IS TO BE RE-SEEDDED.
  - NORTHERN PAD TO BE FENCED.
  - SITE TO BE GRADED SO THAT RUN-ON STORMWATER FLOWS ARE LIMITED OR AVOIDED.



DOUGLAS COUNTY	
K9 PARKING LOTS	CIVIL
GRADING LAYOUT	
SHEET	1
PRELIMINARY	SEQ. -

NO.	ISSUE	BY	DATE	PROJECT NUMBER	DATE	DESIGNED	ANY	DRAWN	BY	CHECKED	BY	APPROVED	BY	FILE NAME

VERIFY SCALE: Bar Scale is one inch on original drawing, 1" = 40' on this sheet, adjust scale, if not one inch on this sheet, adjust scale.

**FRESE NICHOLS**  
 5450 Greenwood Plaza Blvd  
 Suite 2040  
 Greenwood Village, CO 80111  
 Phone - (303) 664-6522  
 Web - www.fresenichols.com

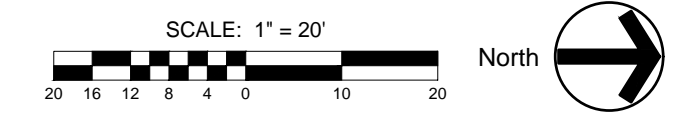
DYNO NOBEL INC  
 7800 MOORE RD,  
 LITTLETON CO 80125  
 R0622673  
 PT E1/2 5-7-68  
 269.931 AM/L

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS  
 R0628449  
 PART NE1/4 32-6-68  
 PART SE1/4 32-6-68  
 PART SW1/4 33-6-68  
 PART NW1/4 4-7-68  
 PART NE1/4 5-7-68  
 143.689 AM/L

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

PROPOSED	LEGEND	EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
	FENCE	
	PAINT MARKING	
	ACCESSIBLE PATH	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	

- NOTES:**
1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
  2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED "A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST, APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5940.05' (NAVD88).
  3. BUILDING GRID TAKEN FROM DRAWING "99%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
  4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.

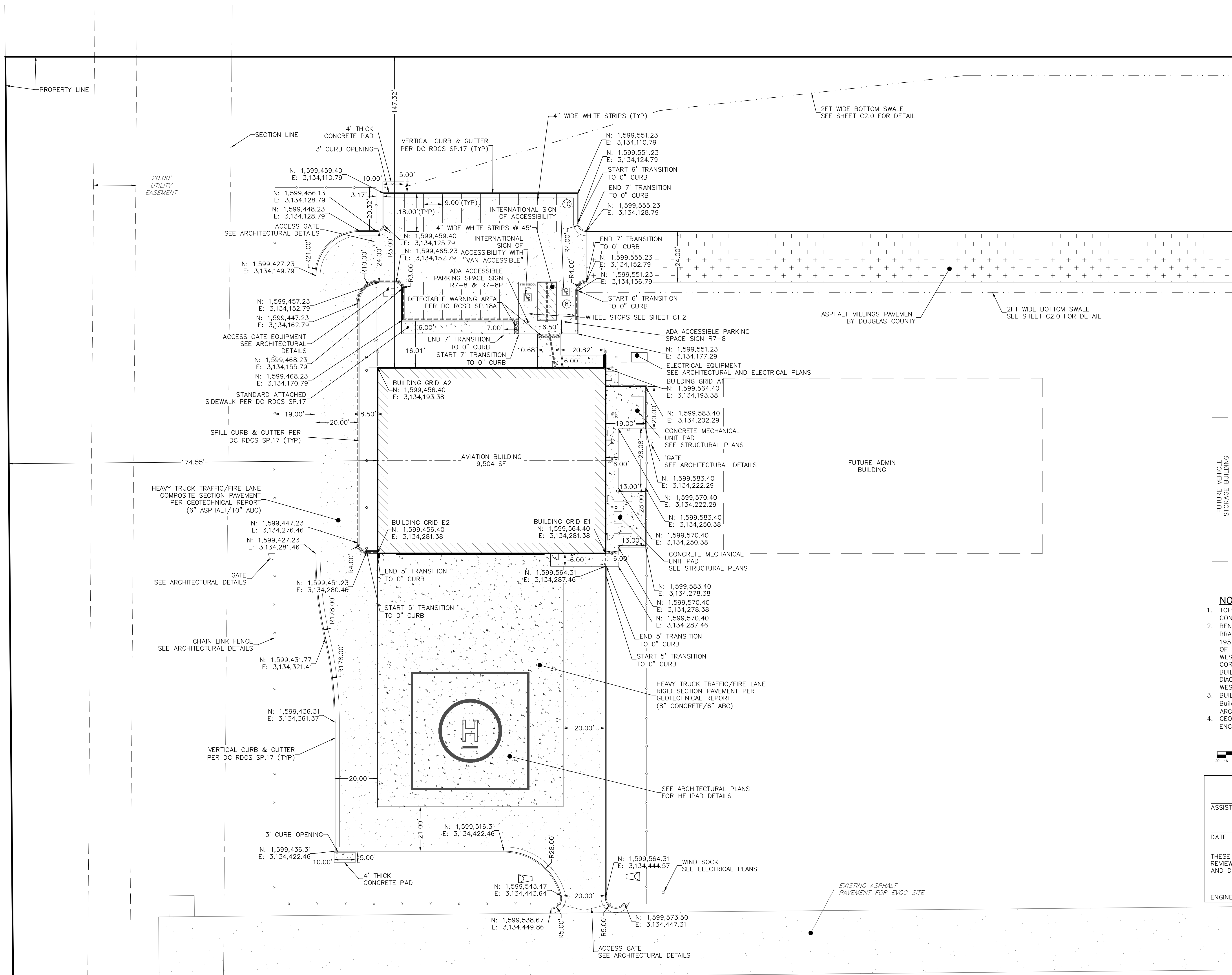


ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

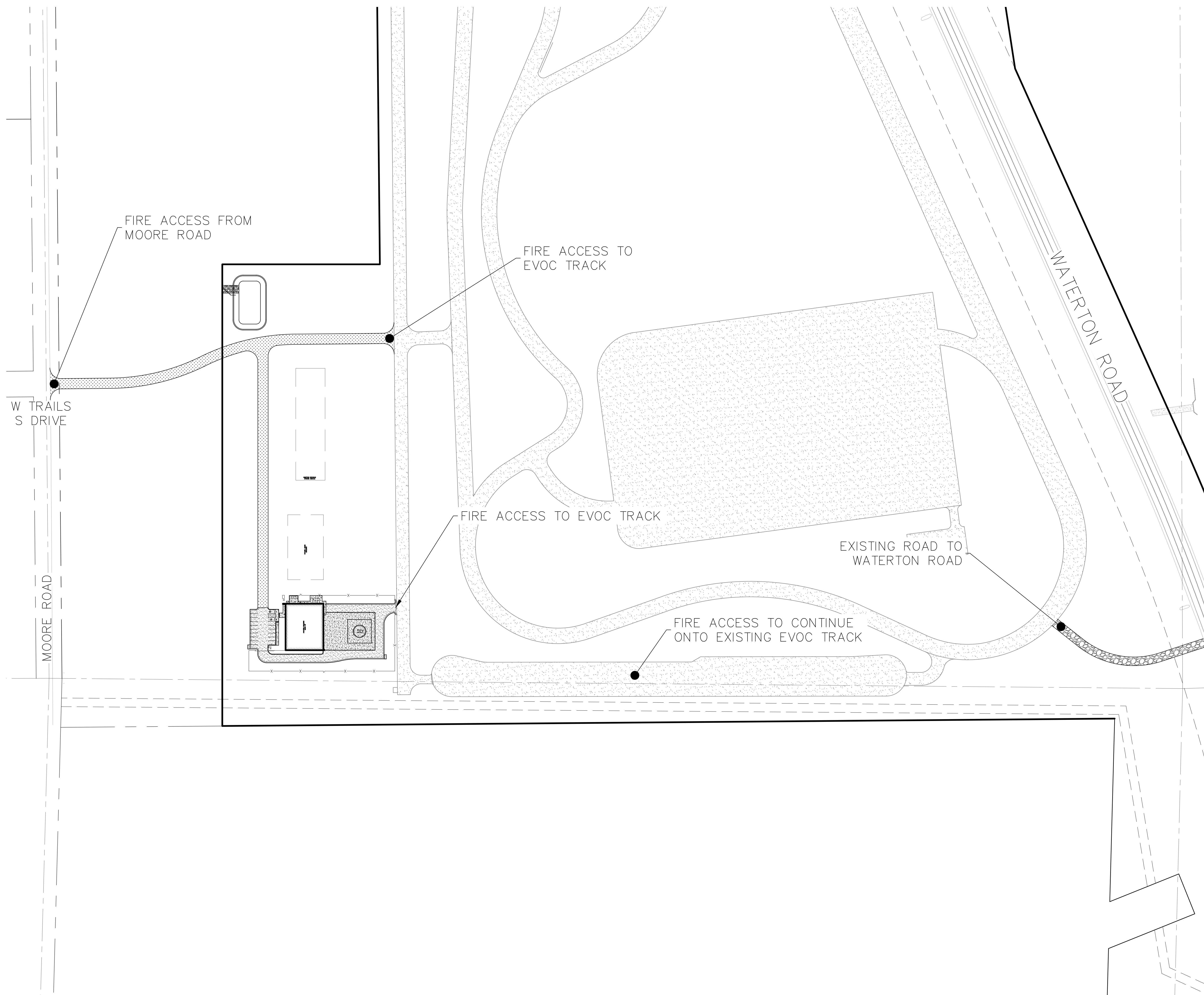
DATE \_\_\_\_\_

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ENGINEERING DIVISION ACCEPTANCE BLOCK



**1 SITE PLAN**  
 1" = 20'



- NOTES:**
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PROPOSED	LEGEND	EXISTING
	EASEMENT	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
	FENCE	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	PAINT MARKING	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	

SCALE: 1" = 100'

North

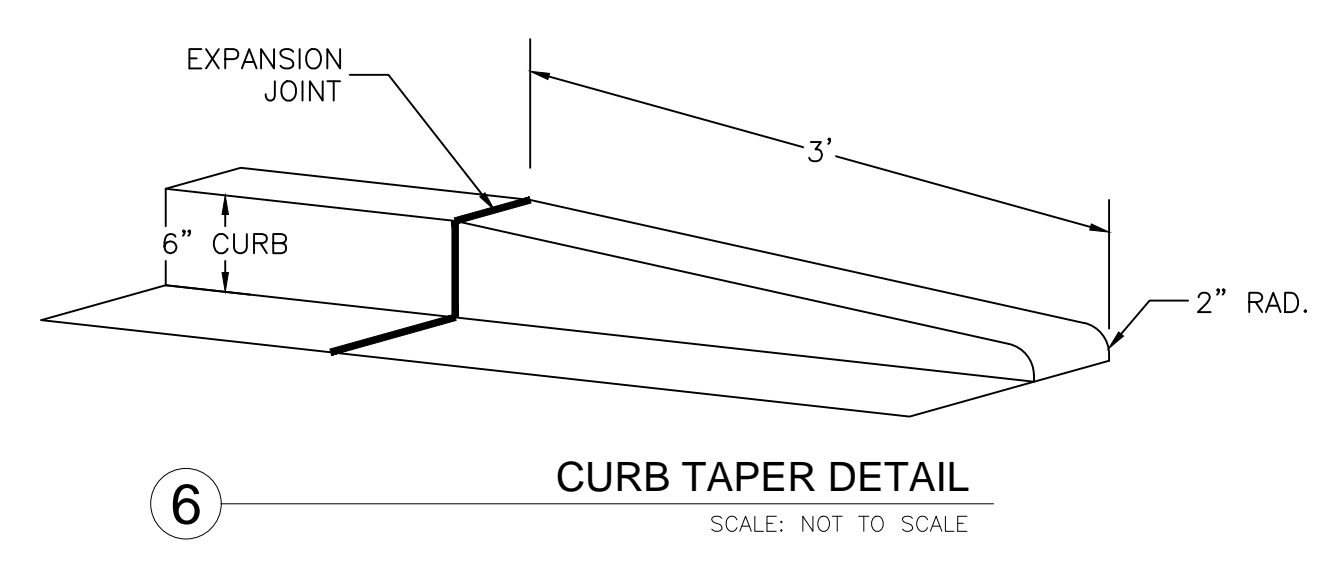
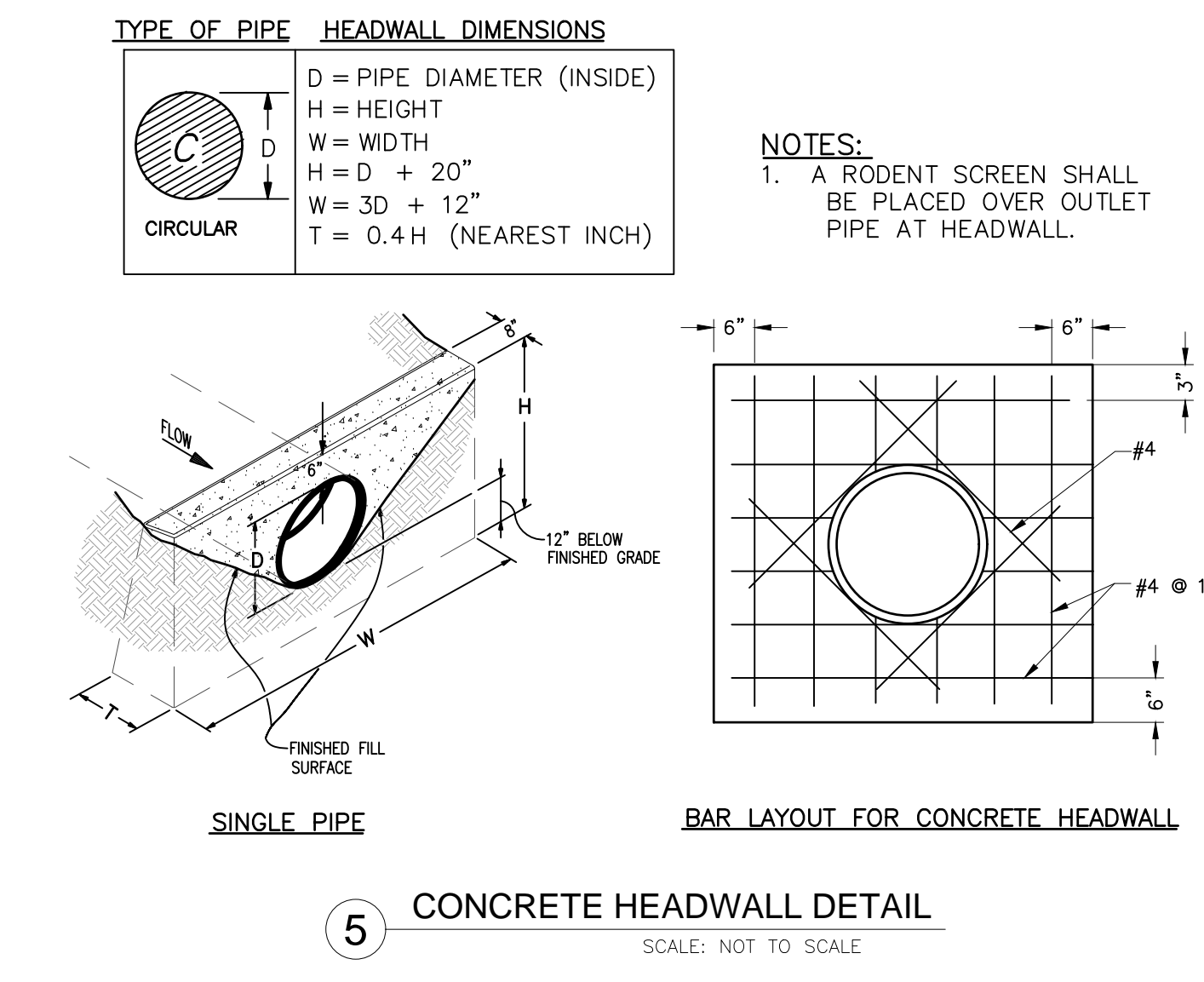
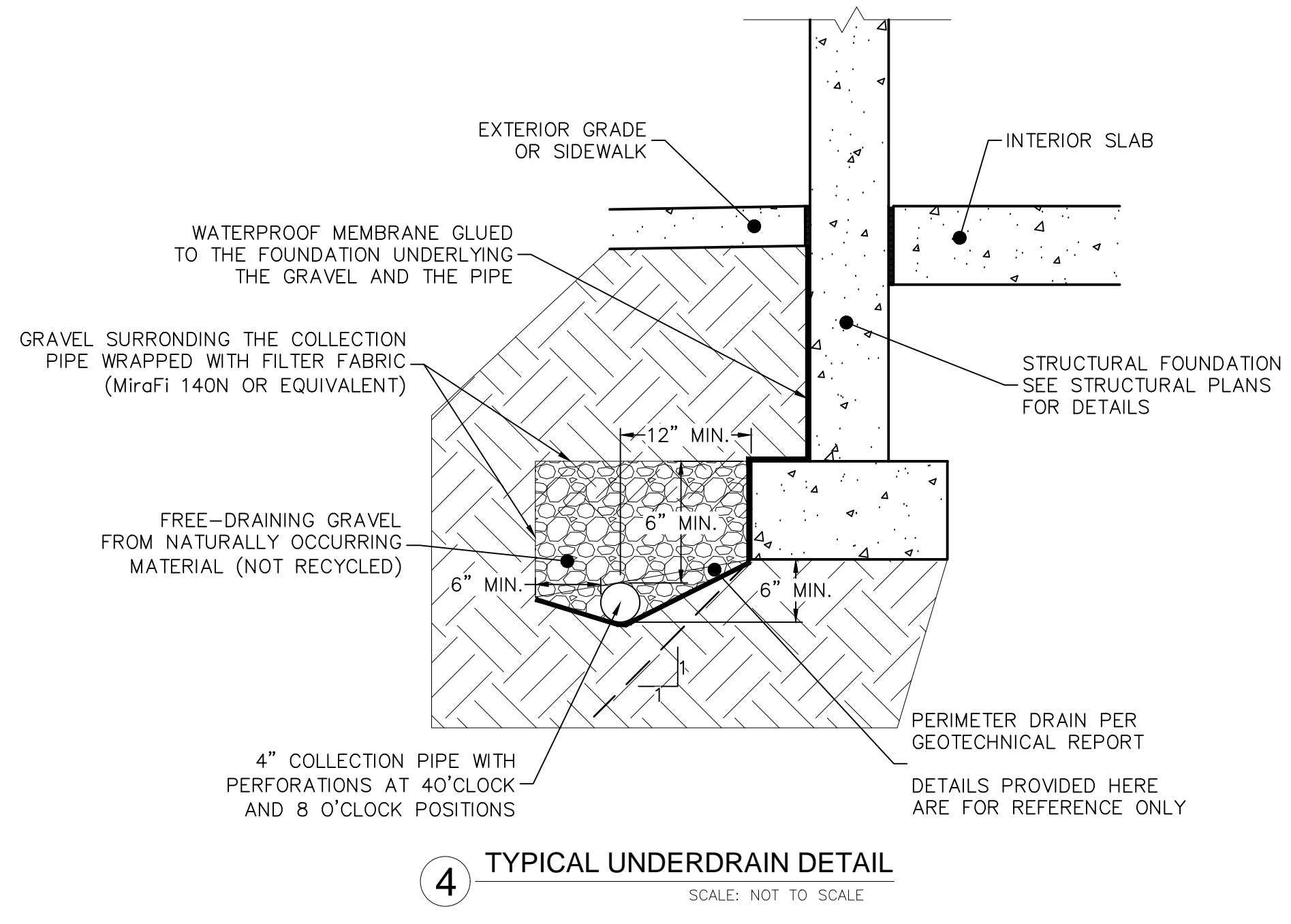
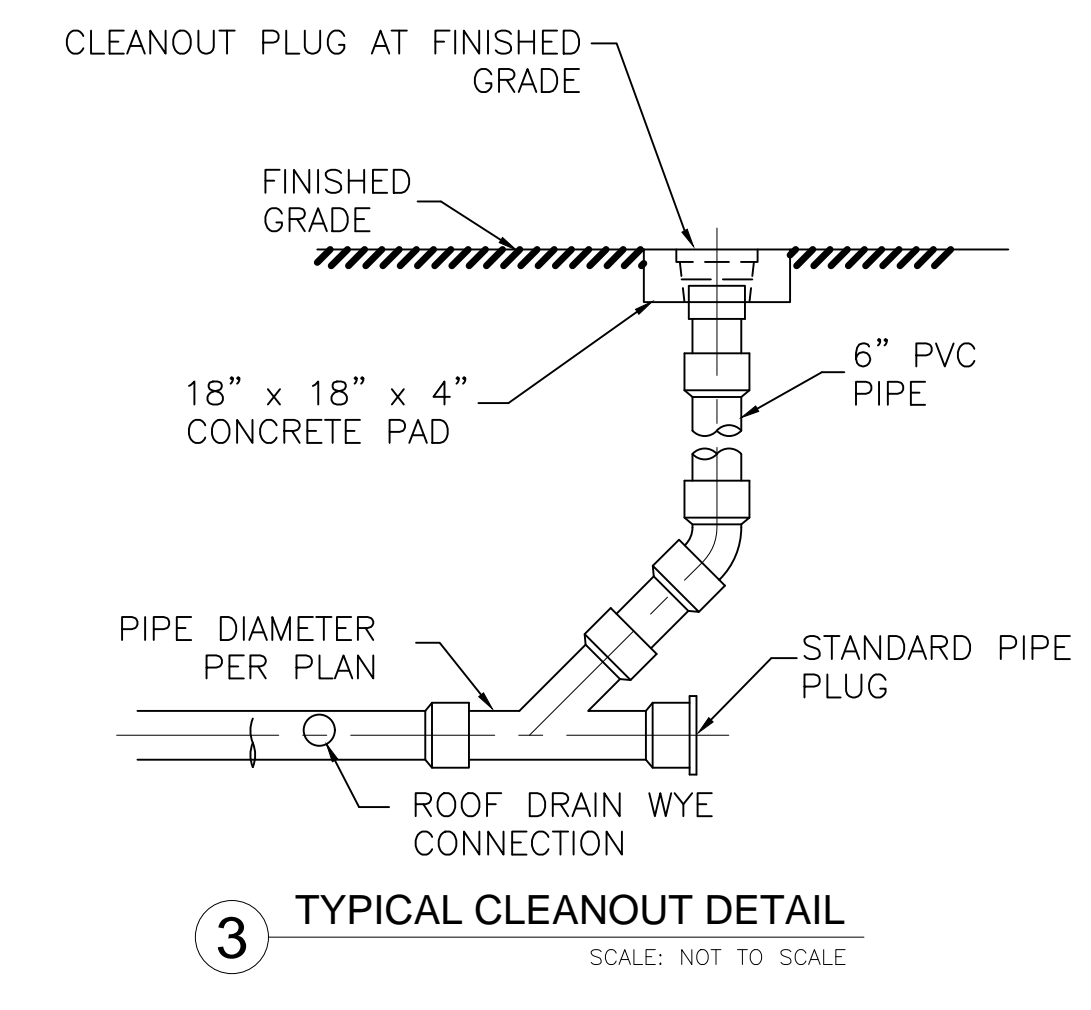
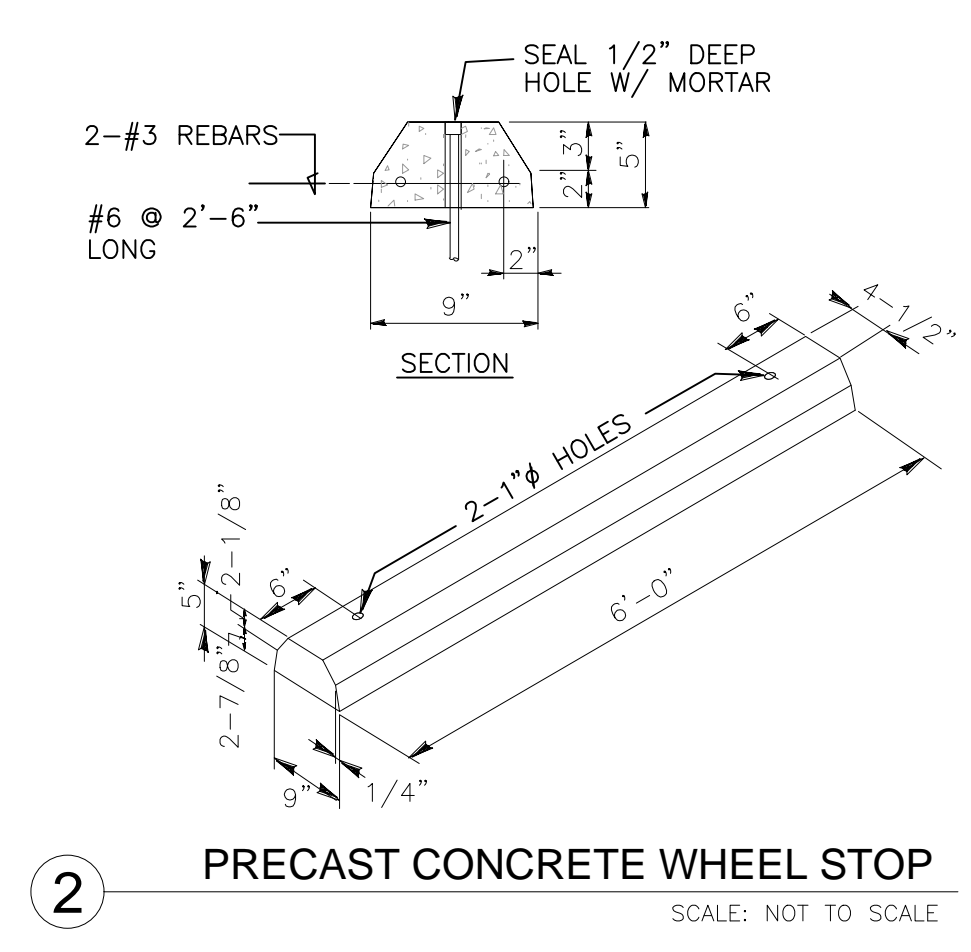
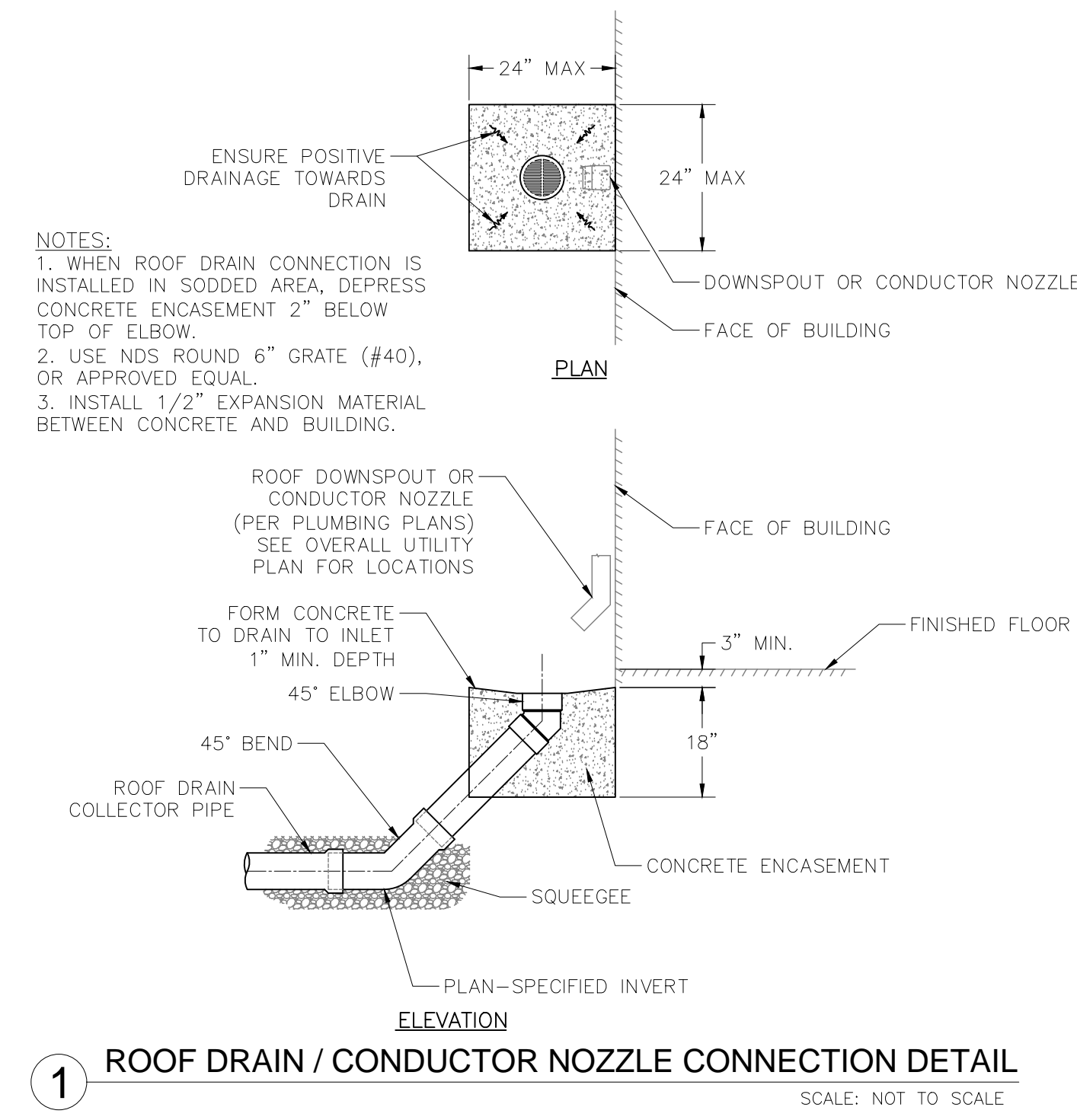
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE \_\_\_\_\_

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ENGINEERING DIVISION ACCEPTANCE BLOCK

1 FIRE ACCESS PLAN



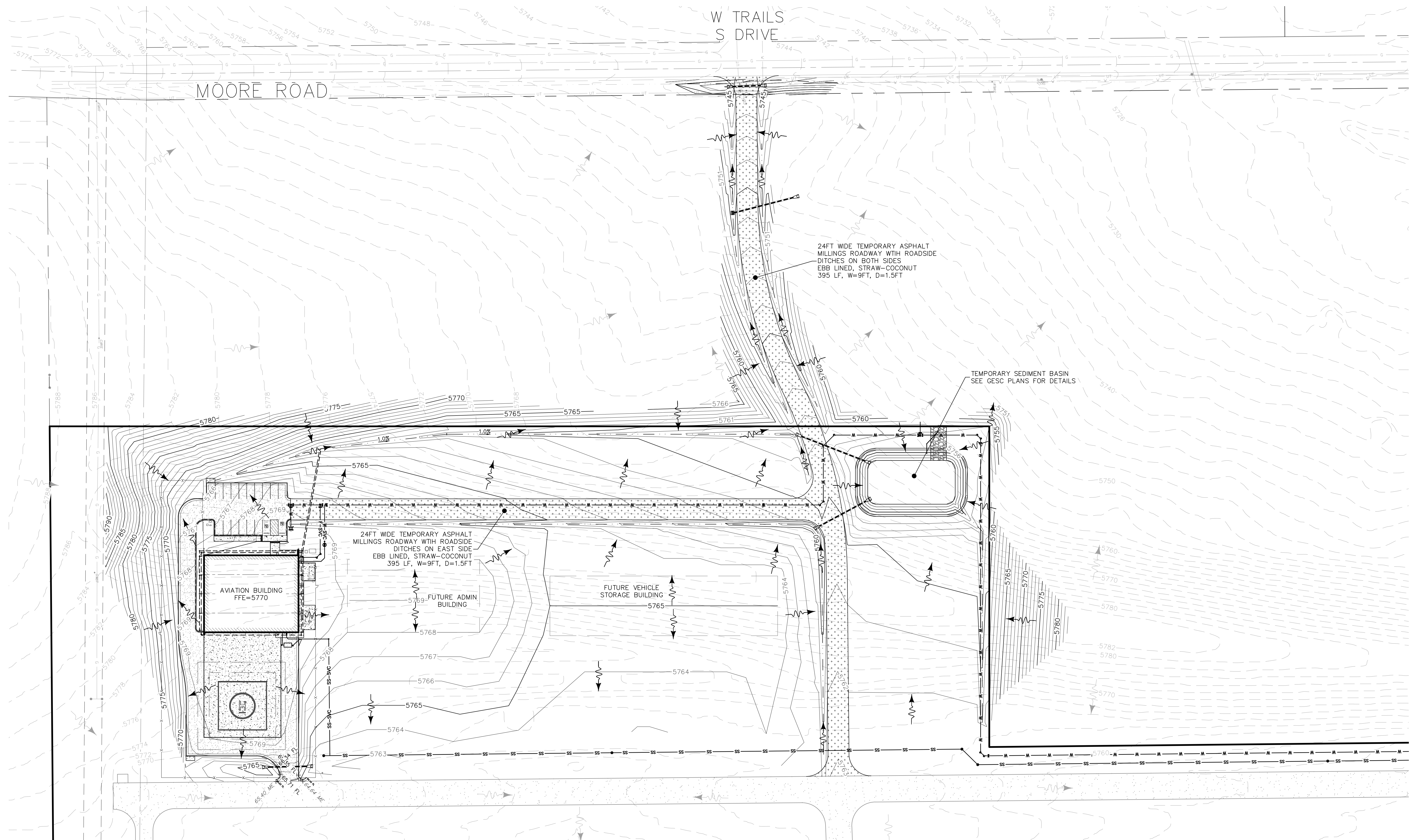
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE \_\_\_\_\_

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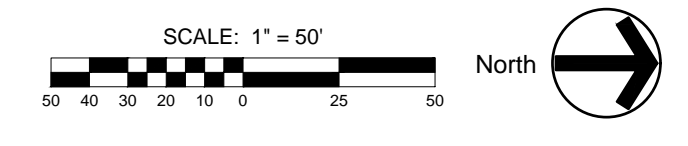
ENGINEERING DIVISION ACCEPTANCE BLOCK





- NOTES:**
1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
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  4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.

PROPOSED	EXISTING	LEGEND	PROPOSED	EXISTING

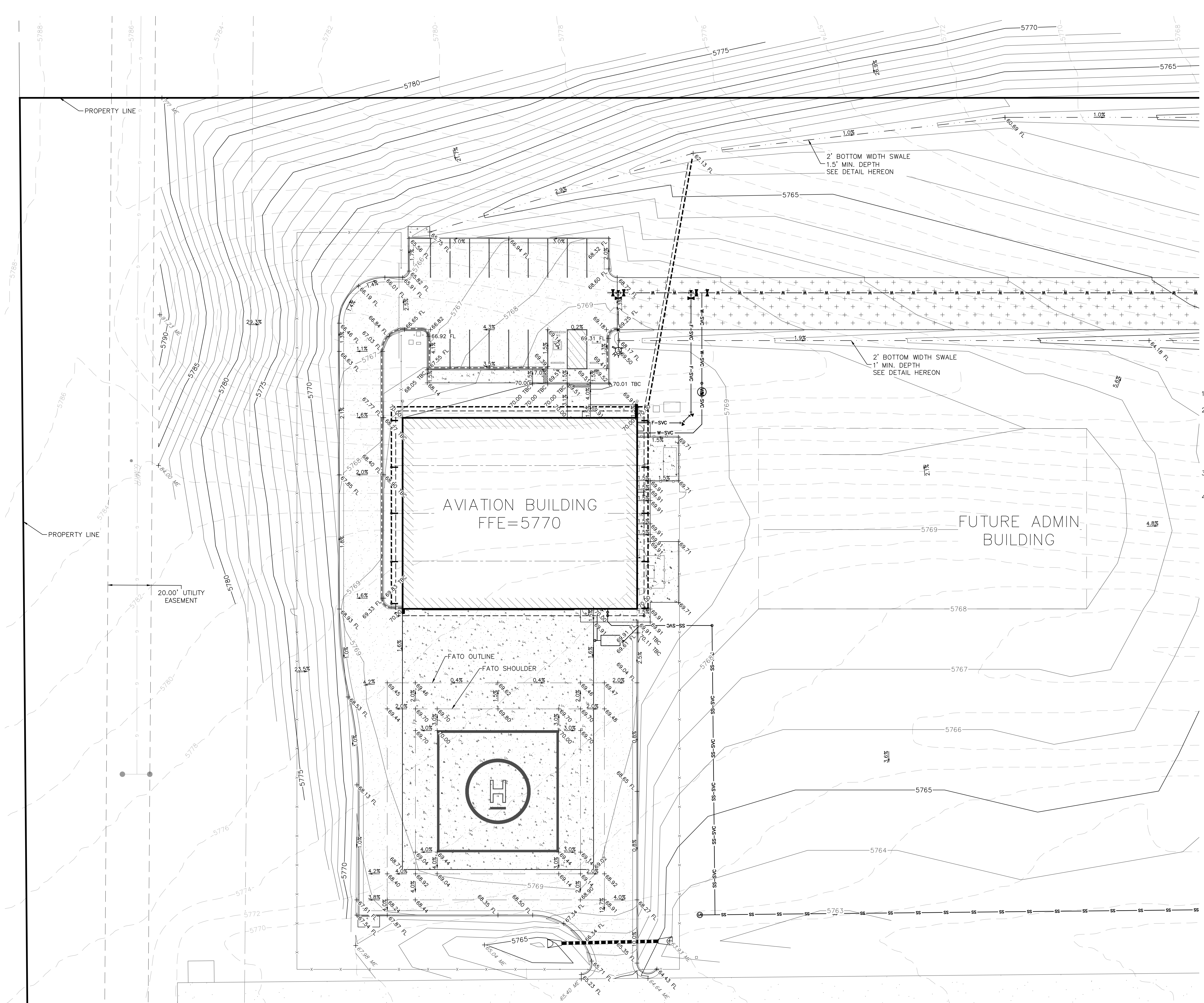


ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE \_\_\_\_\_

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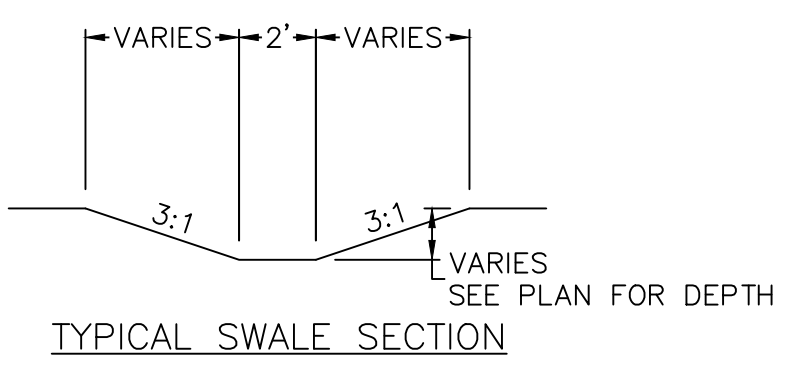
ENGINEERING DIVISION ACCEPTANCE BLOCK



PROPOSED	LEGEND	EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
	FENCE	
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	
	FLOW DIRECTION	

- ABBREVIATIONS:**
- BC - BEGINNING OF CURVE
  - EC - END OF CURVE
  - EX - EXISTING
  - FFE - FINISHED FLOOR ELEVATION
  - FL - FLOW LINE
  - GB - GRADE BREAK
  - ME - MATCH EXISTING
  - PRC - POINT OF REVERSE CURVE
  - TBC - TOP BACK OF CURB
  - TP - TANGENT POINT

- NOTES:**
1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
  2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED "A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
  3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
  4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.



SCALE: 1" = 20'

North

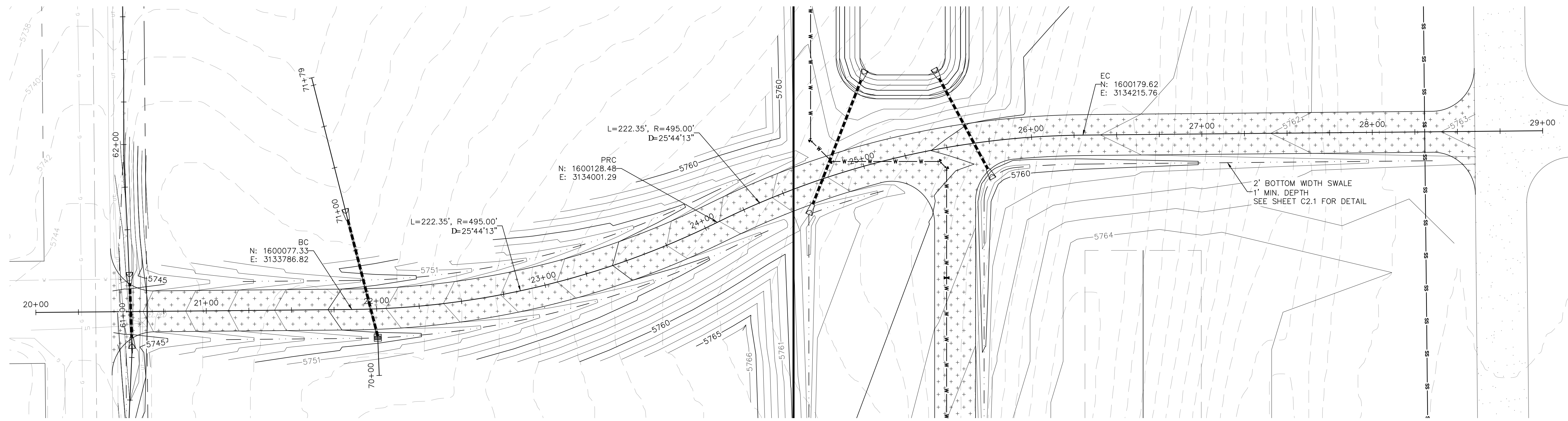
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

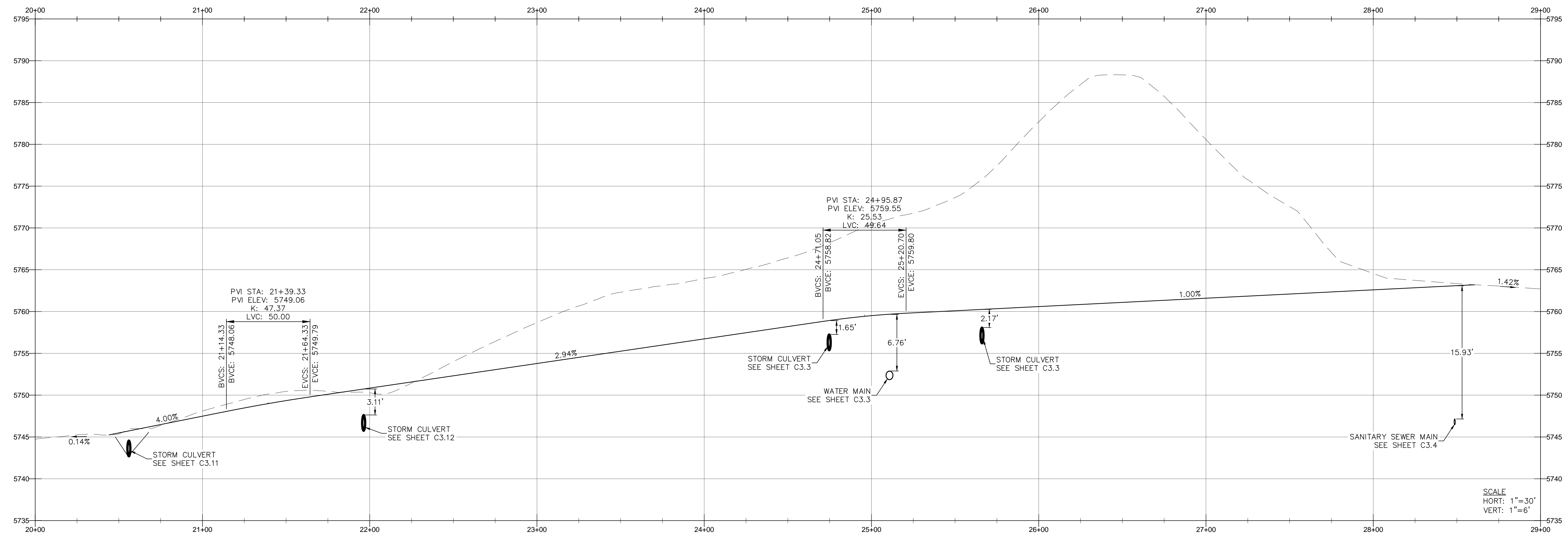
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ENGINEERING DIVISION ACCEPTANCE BLOCK

1 DETAILED GRADING PLAN



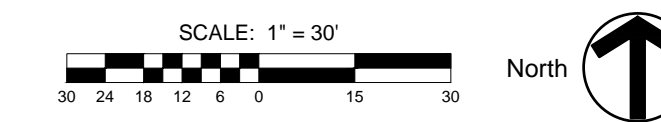
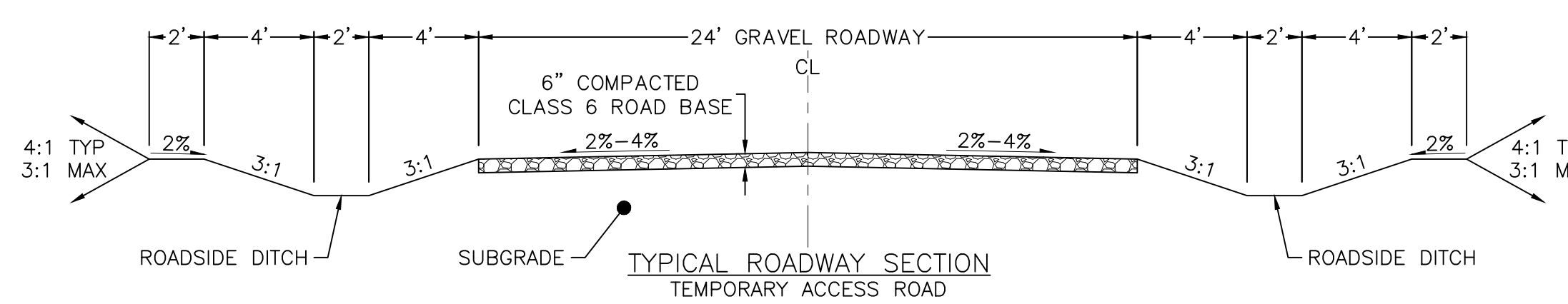
TEMPORARY ROAD 1 PLAN



TEMPORARY ROAD 1 PROFILE

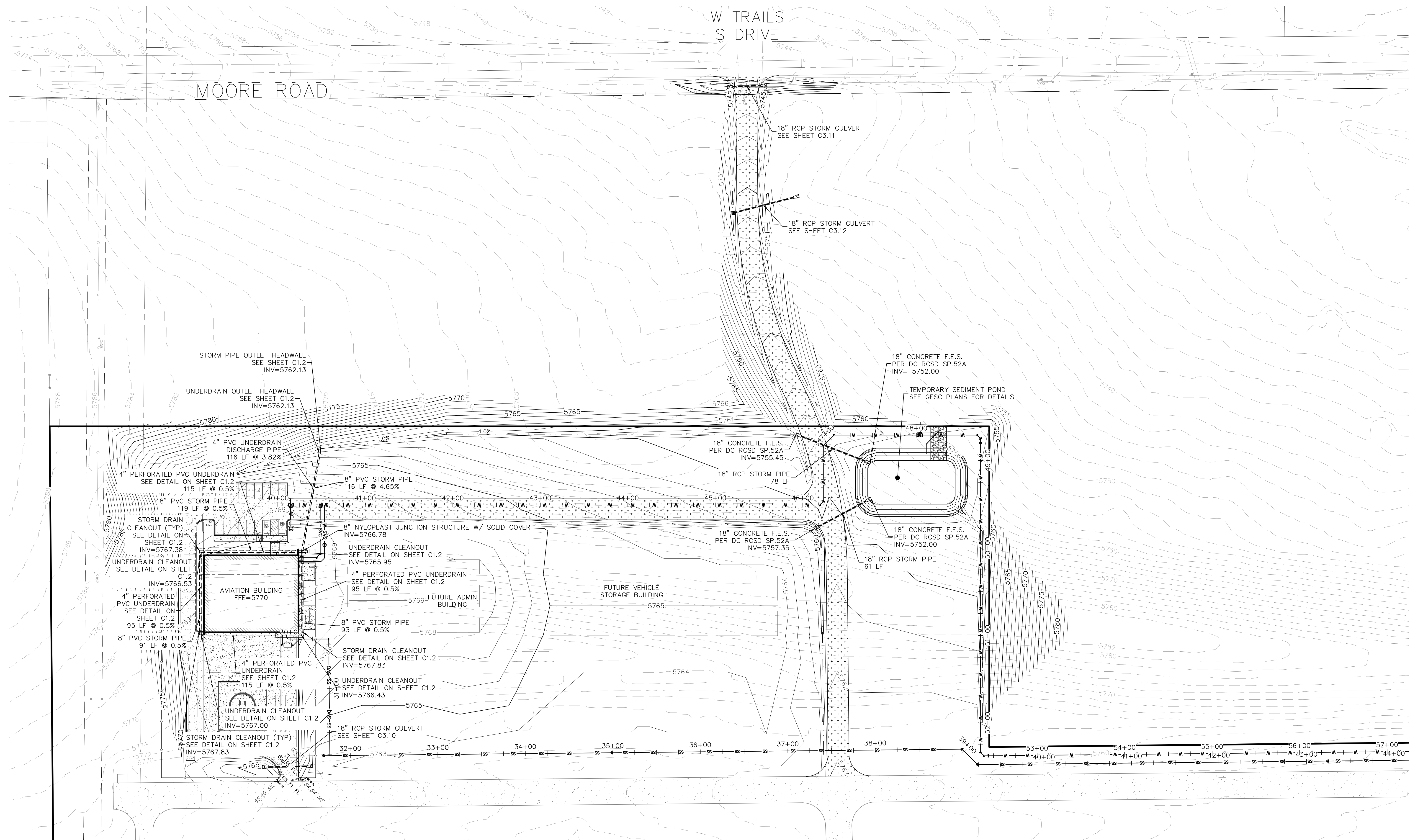
NOTES:

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4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW
DATE
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ENGINEERING DIVISION ACCEPTANCE BLOCK

1 ROADWAY PLAN AND PROFILE



- NOTES:**
1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
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  3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
  4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
  5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:  
 . CENTER OF MANHOLES / CLEANOUTS  
 . CENTER OF TOP BACK OF CURB FOR CURB INLETS  
 . CENTER OF BOX FOR AREA INLETS
  6. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:  
 . CENTER OF MANHOLES / CLEANOUTS  
 . CENTER OF INLET BOX (CURB AND GRATE)  
 . LENGTHS LISTED ARE 2D MEASUREMENTS
  7. ALL STORM SEWER TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
  8. ALL STORM SEWER TO HAVE WATER TIGHT JOINTS PER ASTM C443 STANDARD USING RUBBER GASKETS.
  9. ALL PROPOSED STORM SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
  10. ALL PROPOSED SANITARY SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
  11. NO CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE DISTRICT.
  12. TRACER WIRE IS REQUIRED ON ALL WATERLINES.
  13. COORDINATE ALL UTILITY CONNECTIONS AT BUILDING WITH PLUMBING PLANS.
  14. CONTRACTOR MUST OBTAIN NDDPS WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH.

SCALE: 1" = 50'

LEGEND

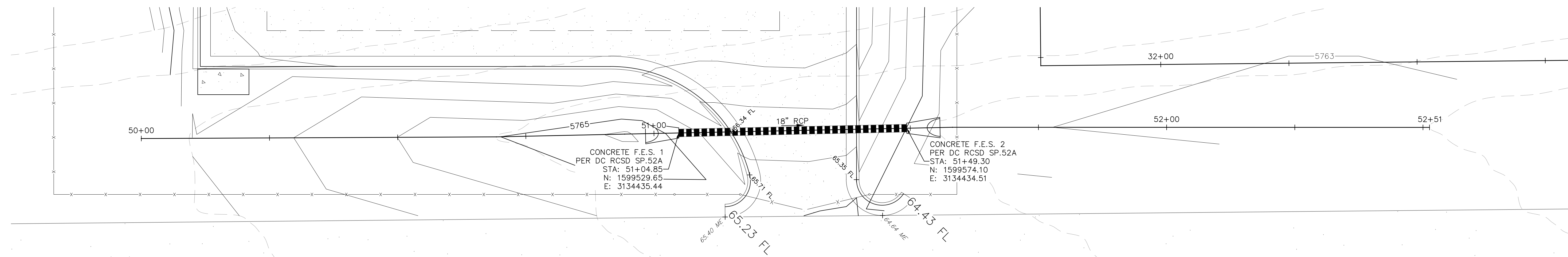
PROPOSED	EXISTING	PROPOSED	EXISTING
---EASEMENT	---EASEMENT	---ASPHALT	---ASPHALT
---STORM PIPE	---STORM PIPE	---STORM INLET	---STORM INLET
---BUILDING	---BUILDING	---FLARED END SECTION	---FLARED END SECTION
---SECTION LINE	---SECTION LINE	---CLEANOUT	---CLEANOUT
---ADJACENT PROPERTY LINE	---ADJACENT PROPERTY LINE	---W-SVC	---WATER MAIN LINE
---PROPERTY LINE	---PROPERTY LINE	---W-SVC	---WATER SERVICE LINE
---FLOWLINE	---FLOWLINE	---F-SVC	---FIRE SERVICE LINE
---FENCE	---FENCE	---SS	---SANITARY MAIN LINE
---PAINT MARKING	---PAINT MARKING	---SS-SVC	---SANITARY SERVICE LINE
---CURB & GUTTER	---CURB & GUTTER	---TEL	---TELEPHONE LINE
---SPILL CURB & GUTTER	---SPILL CURB & GUTTER	---GAS	---GAS LINE
---ASPHALT MILLINGS	---ASPHALT MILLINGS	---WV	---WATER VALVE
---CONCRETE	---CONCRETE	---KB	---KICKBLOCK
		---SM	---SANITARY MANHOLE

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

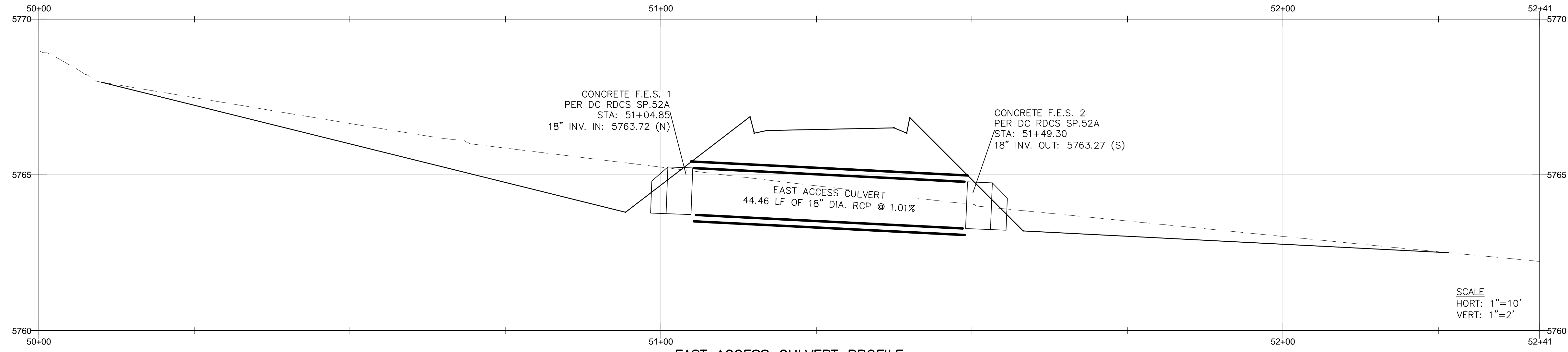
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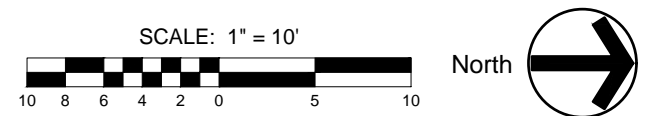
EAST ACCESS CULVERT PLAN



EAST ACCESS CULVERT PROFILE

**NOTES:**

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- BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
- GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
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  - CENTER OF MANHOLES / CLEANOUTS
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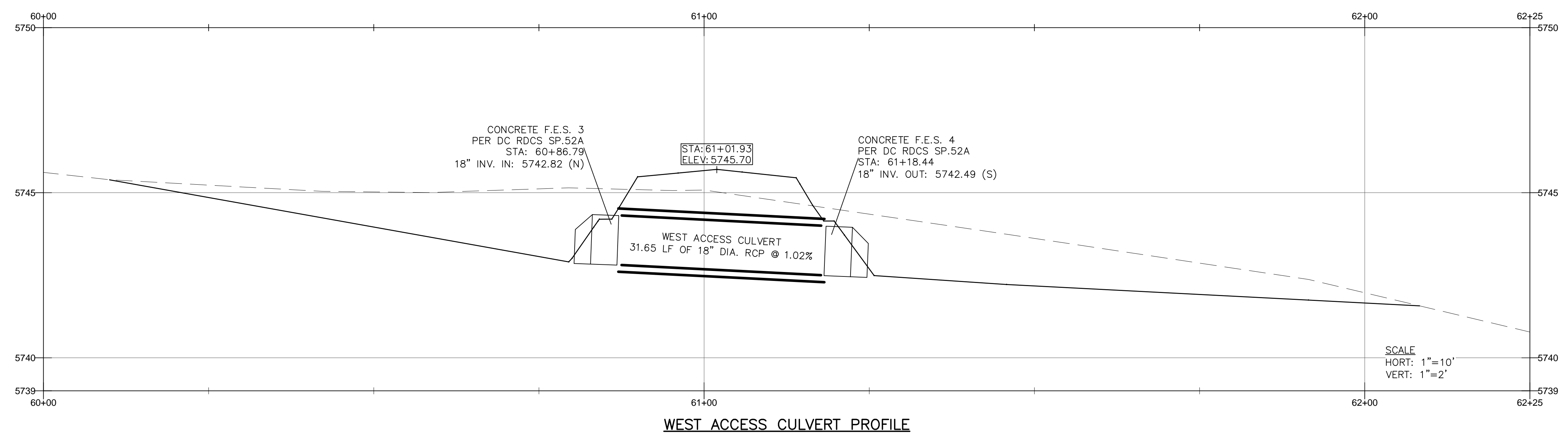
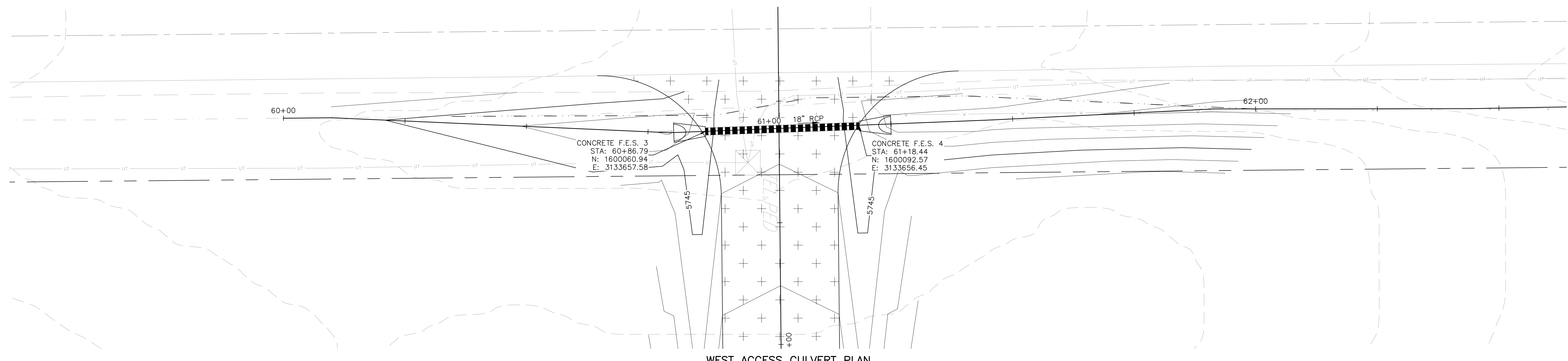
PROPOSED	EXISTING	LEGEND	PROPOSED	EXISTING

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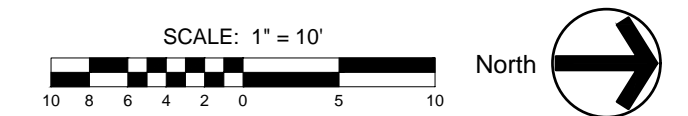
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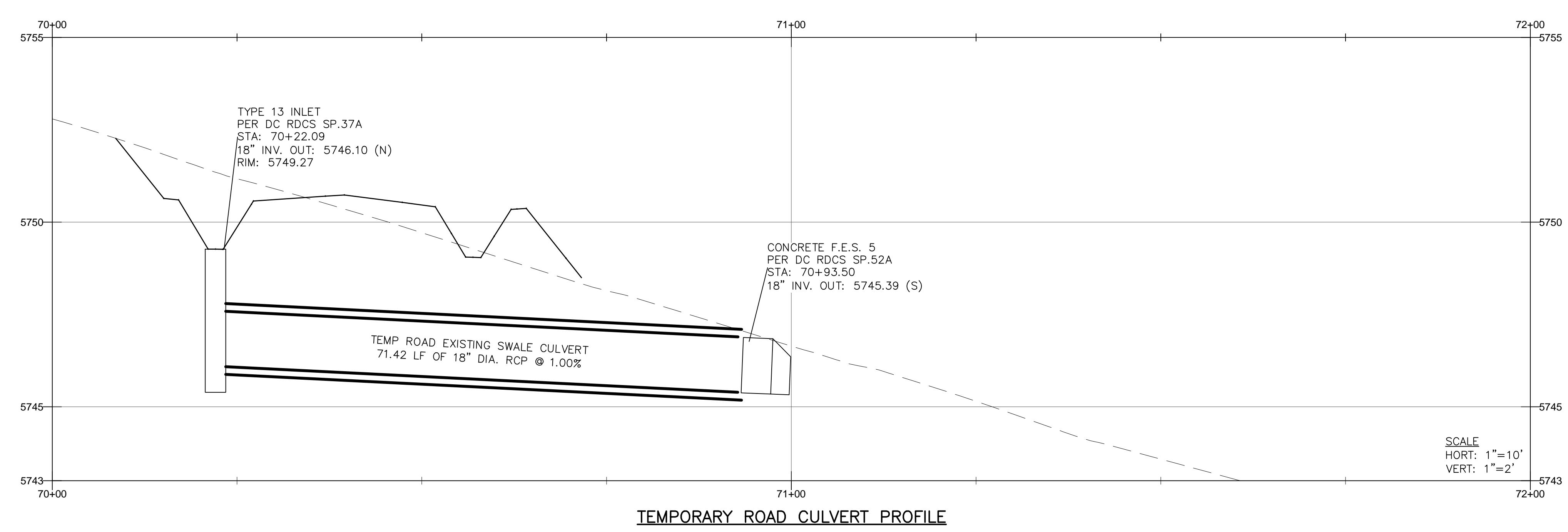
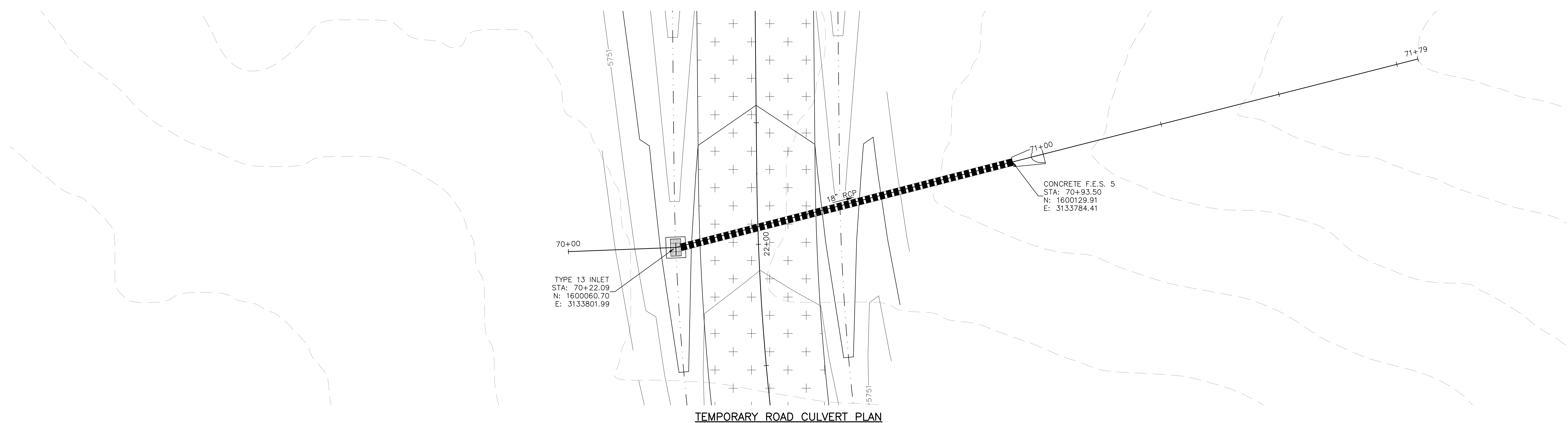
PROPOSED	EXISTING	LEGEND	PROPOSED	EXISTING

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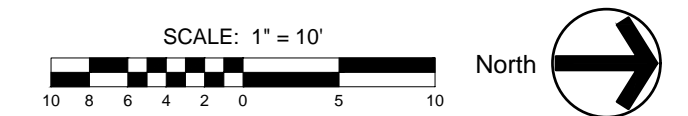
<b>PROPOSED</b>	<b>EXISTING</b>	<b>LEGEND</b>	<b>PROPOSED</b>	<b>EXISTING</b>

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

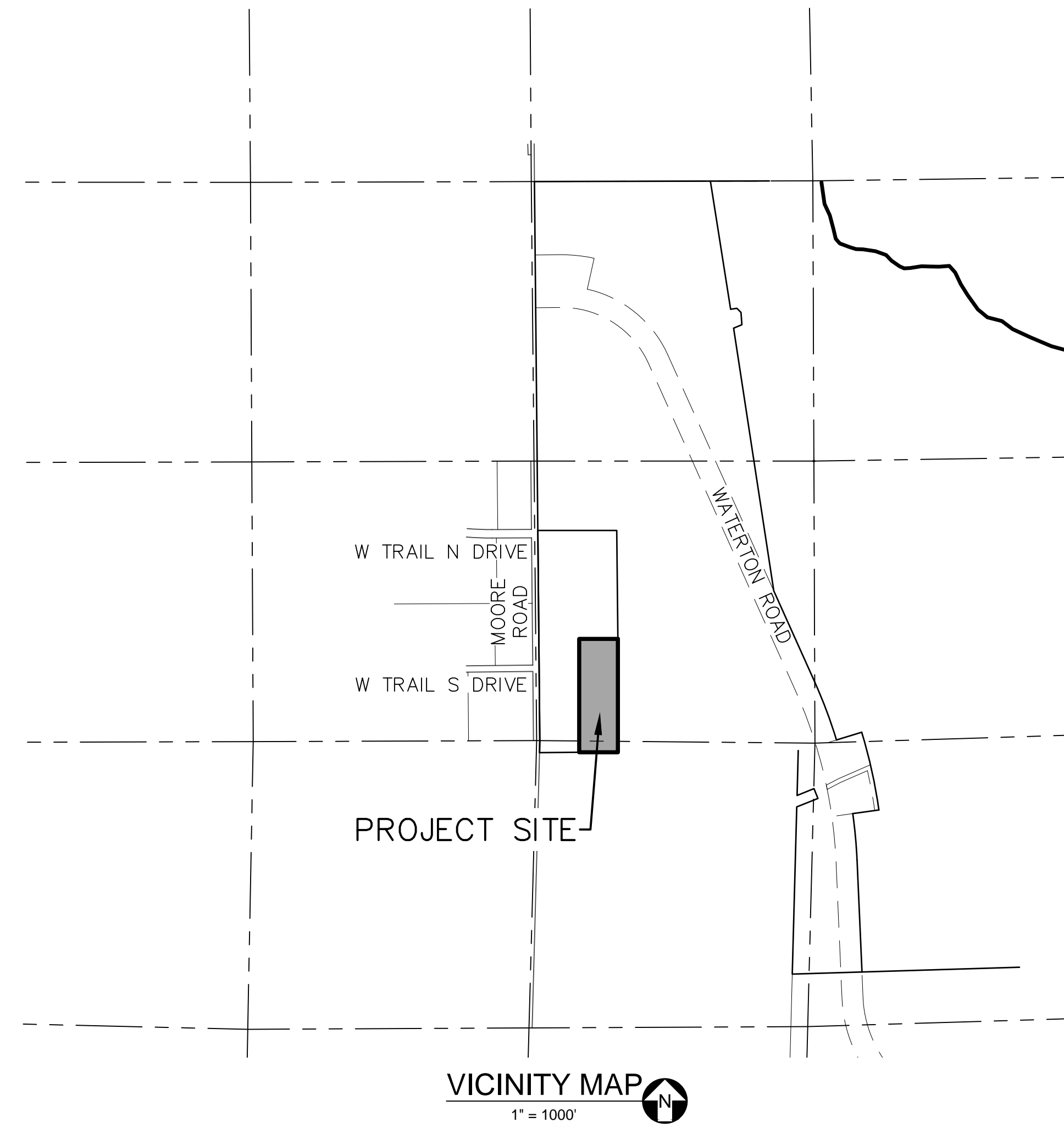
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ENGINEERING DIVISION ACCEPTANCE BLOCK



# REGIONAL JOINT PUBLIC SAFETY TRAINING COMPLEX AVIATION BUILDING GRADING, EROSION, AND SEDIMENT CONTROL PLAN DOUGLAS COUNTY, CO



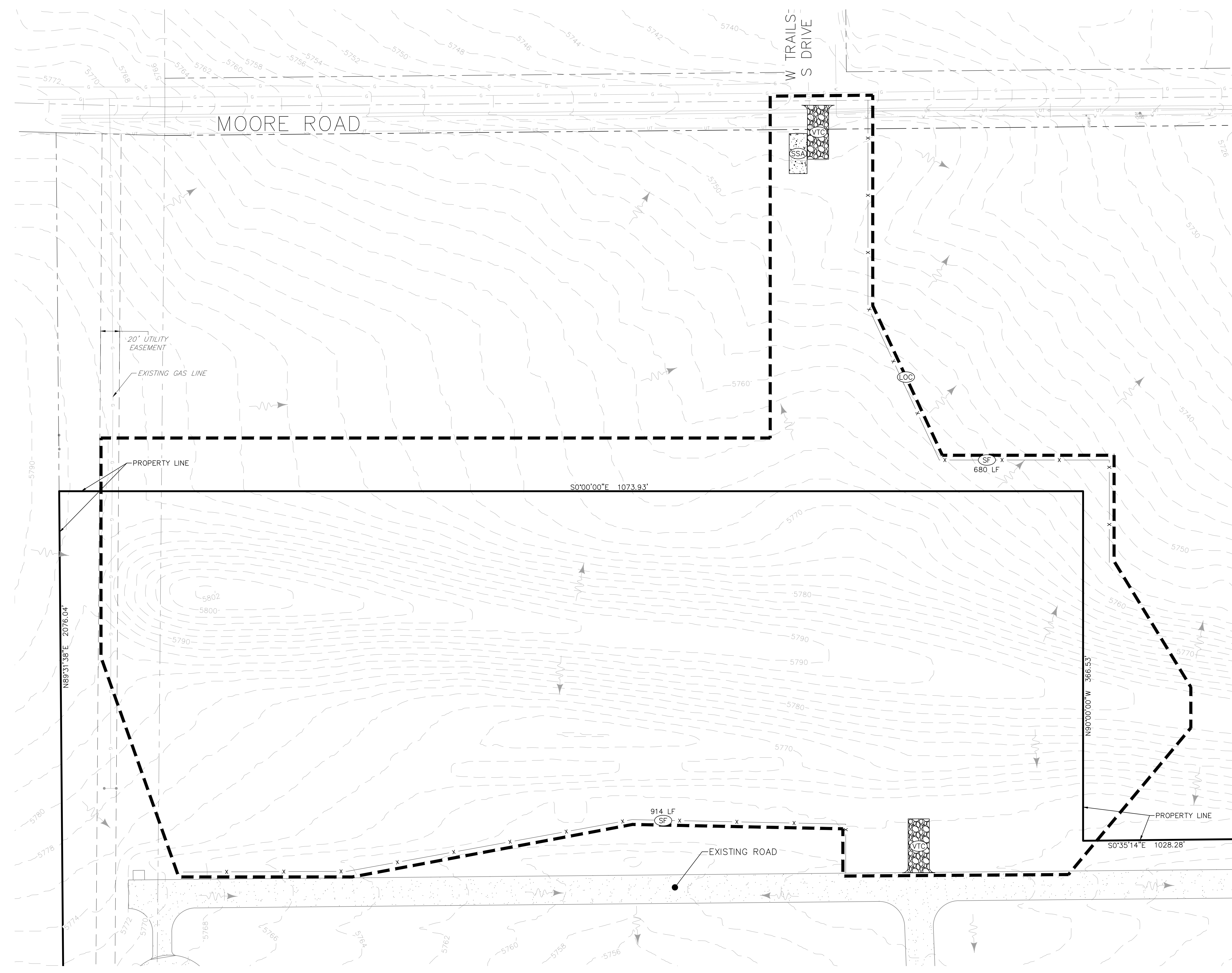
THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE DOUGLAS COUNTY FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA, AS AMENDED. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEE(S) DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED GESC PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS GESC PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEE(S) UNTIL SUCH TIME AS THE GESC PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.

THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY, AS AMENDED.

- SHEET INDEX**
- C4.0 - GESC COVER
  - C4.1 - GESC INTIAL
  - C4.2 - GESC INTERIM
  - C4.3 - GESC FINAL
  - C4.4 - DCG GESC PLAN STANDARD NOTES AND DETAILS (SHEET 1)
  - C4.5 - DCG GESC PLAN STANDARD NOTES AND DETAILS (SHEET 2)
  - C4.6 - DCG GESC PLAN STANDARD NOTES AND DETAILS (SHEET 3)

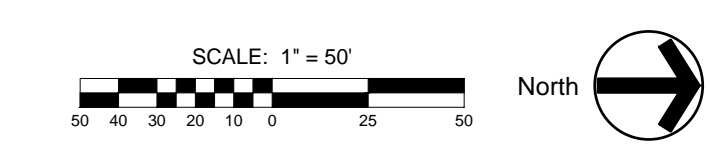
COLLINS ENGINEERS, INC. \_\_\_\_\_ DATE \_\_\_\_\_ PE NUMBER \_\_\_\_\_

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PROPOSED	LEGEND	EXISTING
	EASEMENT	
	STORM PIPE	
	BUILDING	
	SECTION LINE	
	ADJACENT PROPERTY LINE	
	PROPERTY LINE	
	FLOWLINE	
	FENCE	
	PAINT MARKING	
	CURB & GUTTER	
	SPILL CURB & GUTTER	
	ASPHALT MILLINGS	
	CONCRETE	
	ASPHALT	
	5800 MAJOR CONTOUR	
	5799 MINOR CONTOUR	
	STORM INLET	
	FLARED END SECTION	
	CLEANOUT	
	FLOW DIRECTION	

**NOTES:**  
 SEE COVER SHEET OF DOUGLAS COUNTY GESC STANDARD NOTES AND DETAILS (SHEET 1) FOR LEGEND OF BMP NAMES AND SYMBOLS.  
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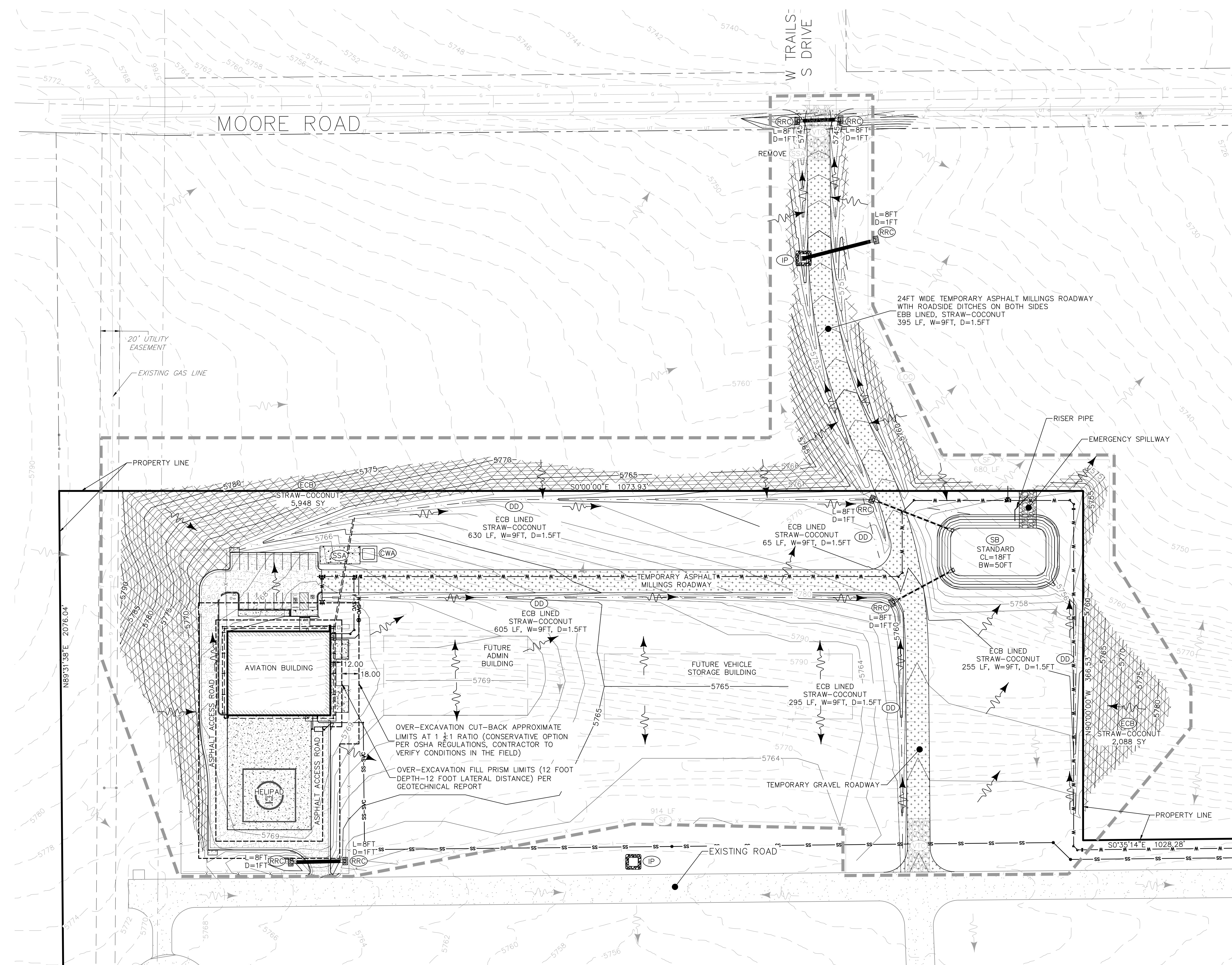


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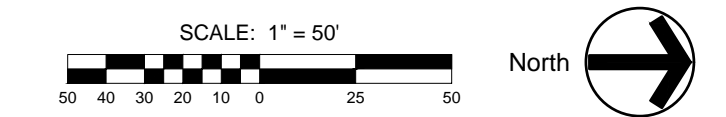


PROPOSED	LEGEND	EXISTING
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- SHADED BMPs WERE INSTALLED IN INITIAL STAGE AND SHALL BE LEFT IN PLACE IN INTERIM STAGE UNLESS OTHERWISE NOTED.
- ALL INTERIM EROSION AND SEDIMENT CONTROL BMPs INCLUDING DRILL SEEDING AND CRIMP MULCHING OF DISTURBED AREAS, MUST BE INSTALLED, INSPECTED, AND APPROVED BY THE COUNTY PRIOR TO THE ISSUANCE OF A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT FOR THE PURPOSE OF PAVING OR INSTALLATION OF CURB AND GUTTER.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY FACILITIES, CULVERTS, STORM DRAINS, AND OUTLET PROTECTION.
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EARTHWORK QUANTITIES	
CUT	166,795 CUYD
FILL	378 CUYD
NET	166,416 CUYD CUT

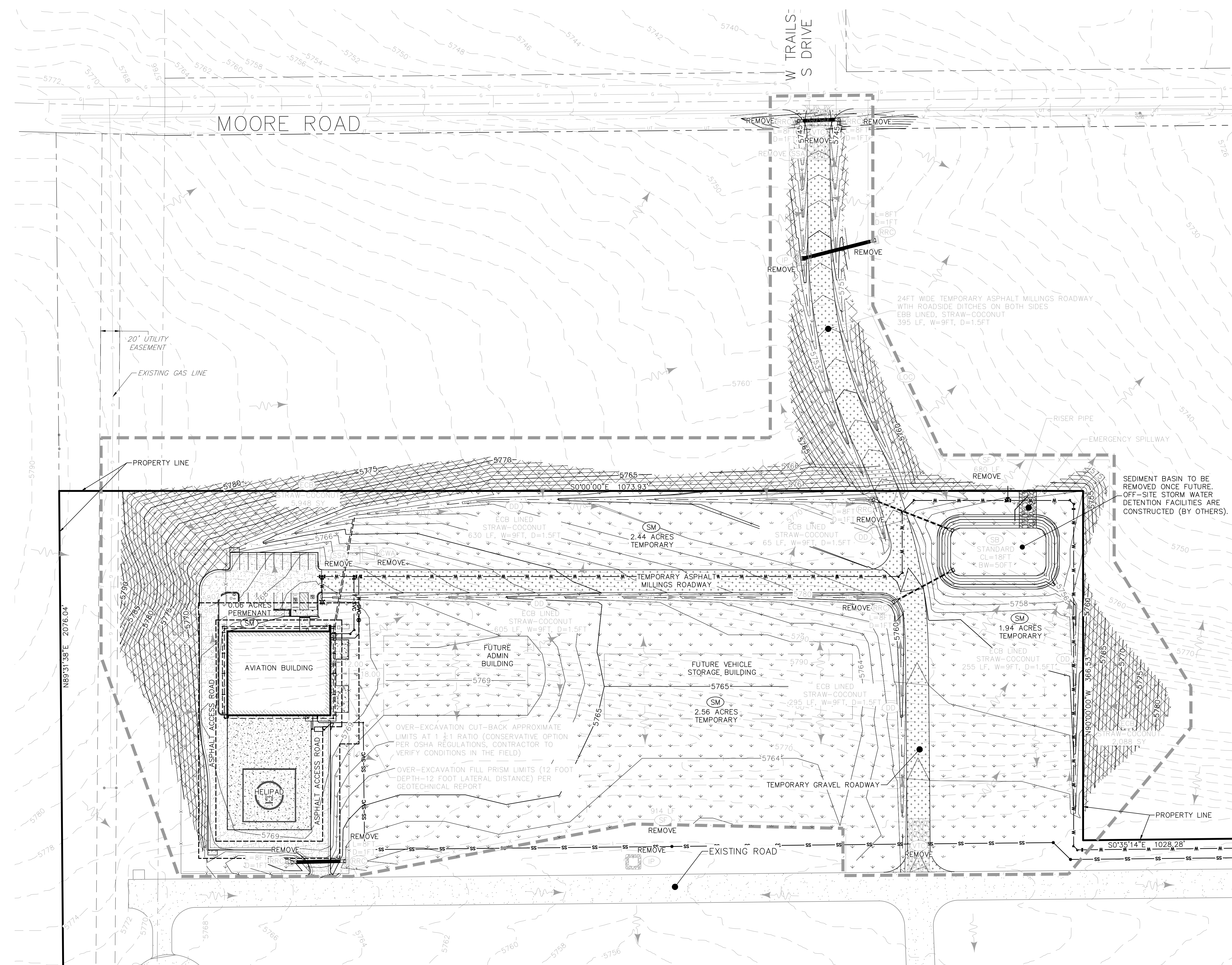


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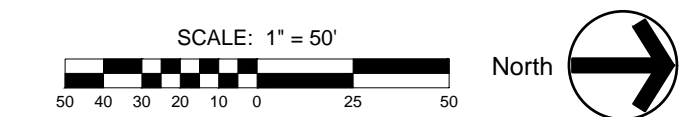
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**SILT FENCE INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - TYPE OF SILT FENCE (PERMANENT, TEMPORARY, OR LOW-GROWTH)
- ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER OR WITH SILT FENCE INSTALLATION MACHINE, NO ROAD WARE SHOULD BE USED FOR UPSTREAM SEGMENT AS NECESSARY.
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SPECIES	WEIGHT	VOL%	S.G./M.M.	POUNDS OF FULL PDS PER 1000 LBS.
BIG BLUESTEM	KAN	PMNS	10	1.1
YELLOW BROWSTRESS	CHEYENNE	PMNS	10	1.1
WHITEGRASS	BLACKHILL	PMNS	10	0.4
SODGESS GRAMA	WYOMING	PMNS	10	0.8
WESTERN WHEATGRASS	ARAPAHO	PMNS	10	1.8
BLUE GRAMA	HAYSTACK	PMNS	10	0.3
TROPICAL WHEATGRASS	OSYRHA	PMNS	10	1.1
PARKE PAMPERED	OSYRHA	PMNS	10	0.7
GREEN WHEATGRASS	LOGSDON	PMNS	10	1.1
CLONNEY WHEATGRASS	PINFOR	PMNS	5	0.8
STIMULATED WHEATGRASS	SODAK	PMNS	5	0.8
TOTAL				9.2

SPECIES	WEIGHT	VOL%	S.G./M.M.	POUNDS OF FULL PDS PER 1000 LBS.
SMOOTH BROWSTRESS	LINCOLN	PMNS	30	3.8
INTERMEDIATE WHEATGRASS	DAWE	PMNS	30	4.5
FURCENSEN WHEATGRASS	LUNA	PMNS	30	4.2
ANNUAL PERENNIAL	PLA	ACR	10	0.8
TOTAL				13.4

SPECIES	WEIGHT	VOL%	S.G./M.M.	POUNDS OF FULL PDS PER 1000 LBS.
BLUPALADIAS	TERESA	PMNS	20	2.2
BLUE GRAMA	HAYSTACK	PMNS	20	0.3
WESTERN WHEATGRASS	ARAPAHO	PMNS	20	3.2
SODGESS GRAMA	WYOMING	PMNS	20	1.8
TROPICAL WHEATGRASS	OSYRHA	PMNS	10	1.1
STIMULATED WHEATGRASS	SODAK	PMNS	10	1.2
TOTAL				11.0

**SEDIMENT CONTROL LOG INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG
- SEDIMENT CONTROL LOG INDICATED ON METAL SPEC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-RESTORATION ACTIVITIES.
- SEDIMENT CONTROL LOG SHALL CONSIST OF STAINP, CONCRETE, OR CONCRETE PILES.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 12".

**SEDIMENT CONTROL LOG MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT CONTROL LOGS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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**SEEDING AND MULCHING INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP
- SEDIMENT TRAP SHOULD BE CONSTRUCTED FROM METAL, FORM CONCRETE, OR CONCRETE PILES.
- SEDIMENT TRAP SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE SEDIMENT TRAP.
- THE TOP OF THE SEDIMENT TRAP SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE SEDIMENT TRAP.

**SILT FENCE MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR SILT FENCES IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
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**SLOPE DRAIN INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF SLOPE DRAIN
- SLOPE DRAIN SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE SLOPE DRAIN.
- THE TOP OF THE SLOPE DRAIN SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE SLOPE DRAIN.
- THE ENDS OF THE SLOPE DRAIN SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE SLOPE DRAIN.

**SLOPE DRAIN MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR SLOPE DRAINS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.

**FORD CROSSING INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF FORD CROSSING
- FORD CROSSING SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE FORD CROSSING.
- THE TOP OF THE FORD CROSSING SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE FORD CROSSING.
- THE ENDS OF THE FORD CROSSING SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE FORD CROSSING.

**FORD CROSSING MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR FORD CROSSINGS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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**SURFACE ROUGHENING INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF SURFACE ROUGHENING
- SURFACE ROUGHENING SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE SURFACE ROUGHENING.
- THE TOP OF THE SURFACE ROUGHENING SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE SURFACE ROUGHENING.
- THE ENDS OF THE SURFACE ROUGHENING SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE SURFACE ROUGHENING.

**SURFACE ROUGHENING MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR SURFACE ROUGHENING IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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**TEMPORARY SLOPE DRAIN INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF TEMPORARY SLOPE DRAIN
- TEMPORARY SLOPE DRAIN SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE TEMPORARY SLOPE DRAIN.
- THE TOP OF THE TEMPORARY SLOPE DRAIN SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE TEMPORARY SLOPE DRAIN.
- THE ENDS OF THE TEMPORARY SLOPE DRAIN SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE TEMPORARY SLOPE DRAIN.

**TEMPORARY SLOPE DRAIN MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR TEMPORARY SLOPE DRAINS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.

**TEMPORARY STREAM CROSSING INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF TEMPORARY STREAM CROSSING
- TEMPORARY STREAM CROSSING SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE TEMPORARY STREAM CROSSING.
- THE TOP OF THE TEMPORARY STREAM CROSSING SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE TEMPORARY STREAM CROSSING.
- THE ENDS OF THE TEMPORARY STREAM CROSSING SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE TEMPORARY STREAM CROSSING.

**TEMPORARY STREAM CROSSING MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR TEMPORARY STREAM CROSSINGS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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**VEHICLE TRACKING CONTROL INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF VEHICLE TRACKING CONTROL
- VEHICLE TRACKING CONTROL SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE VEHICLE TRACKING CONTROL.
- THE TOP OF THE VEHICLE TRACKING CONTROL SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE VEHICLE TRACKING CONTROL.
- THE ENDS OF THE VEHICLE TRACKING CONTROL SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE VEHICLE TRACKING CONTROL.

**VEHICLE TRACKING CONTROL MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR VEHICLE TRACKING CONTROLS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF STABILIZED STAGING AREA
- STABILIZED STAGING AREA SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE STABILIZED STAGING AREA.
- THE TOP OF THE STABILIZED STAGING AREA SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE STABILIZED STAGING AREA.
- THE ENDS OF THE STABILIZED STAGING AREA SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE STABILIZED STAGING AREA.

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR STABILIZED STAGING AREAS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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**SEEDING AND MULCHING MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR SEEDING AND MULCHING IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.
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**SURFACE ROUGHENING MAINTENANCE NOTES**

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- SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AT ALL TIMES TO REMAIN AS NECESSARY.

**TERRACING INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION AND LENGTH OF TERRACING
- TERRACING SHALL BE CONSTRUCTED WITH 12" MINIMUM OVERLAP OF THE TERRACING.
- THE TOP OF THE TERRACING SHALL BE A MINIMUM OF 8" HIGHER THAN THE TOP OF THE TERRACING.
- THE ENDS OF THE TERRACING SHALL BE MINIMUM OF 8" HIGHER THAN THE TOP OF THE TERRACING.

**TERRACING MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR TERRACING IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
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**VEHICLE TRACKING CONTROL MAINTENANCE NOTES**

- THE RECOMMENDED INSPECTION FREQUENCY FOR VEHICLE TRACKING CONTROLS IS DAILY, DURING AND AFTER ANY STORM EVENT AND WARE REMAINS AS NECESSARY.
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**VEHICLE TRACKING CONTROL MAINTENANCE NOTES**

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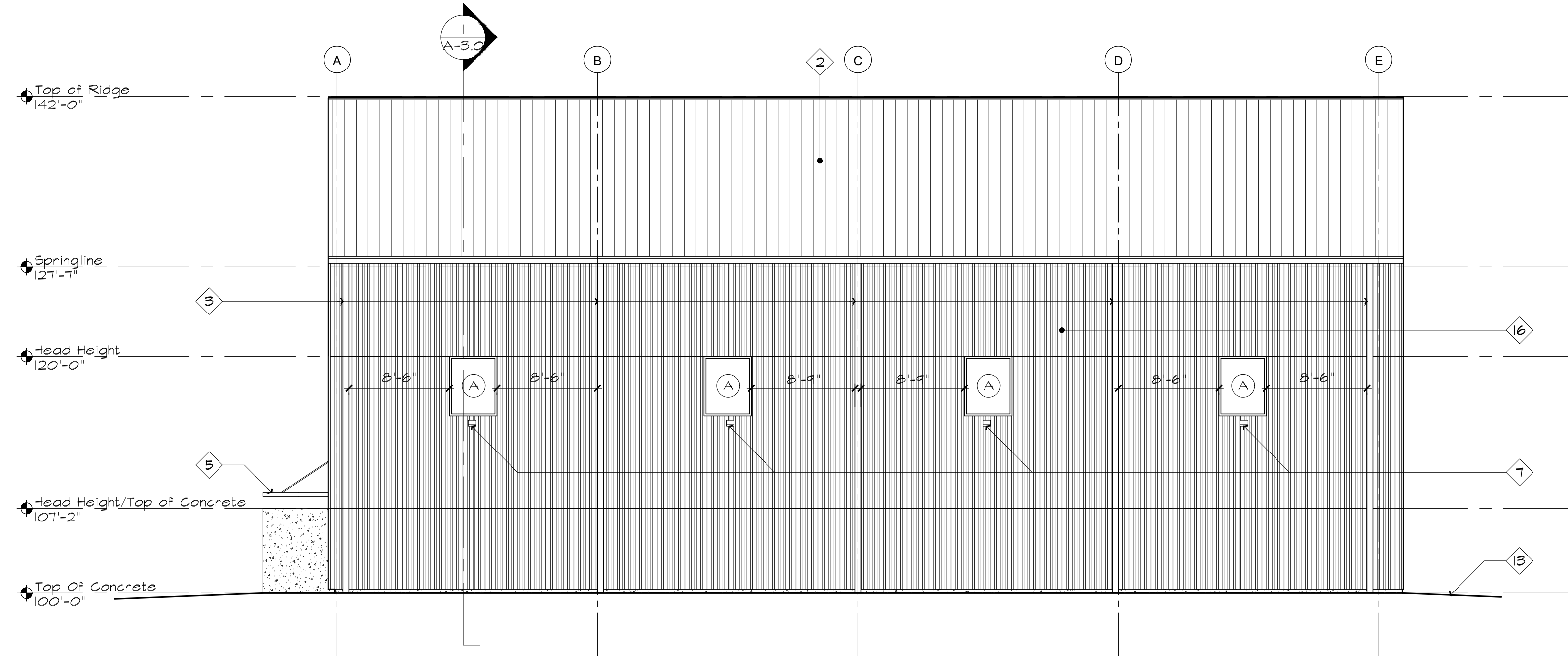
Sheet Revisions		NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.	<b>DOUGLAS COUNTY</b> COLORADO	<b>GESC</b> GRADING, EROSION, AND SEDIMENT CONTROL	<b>GESC PLAN</b> STANDARD NOTES AND DETAILS	<b>SHEET 3 OF 3</b>
1	DOUGLAS COUNTY REISSUE	1/17				

**Elevation Legend**

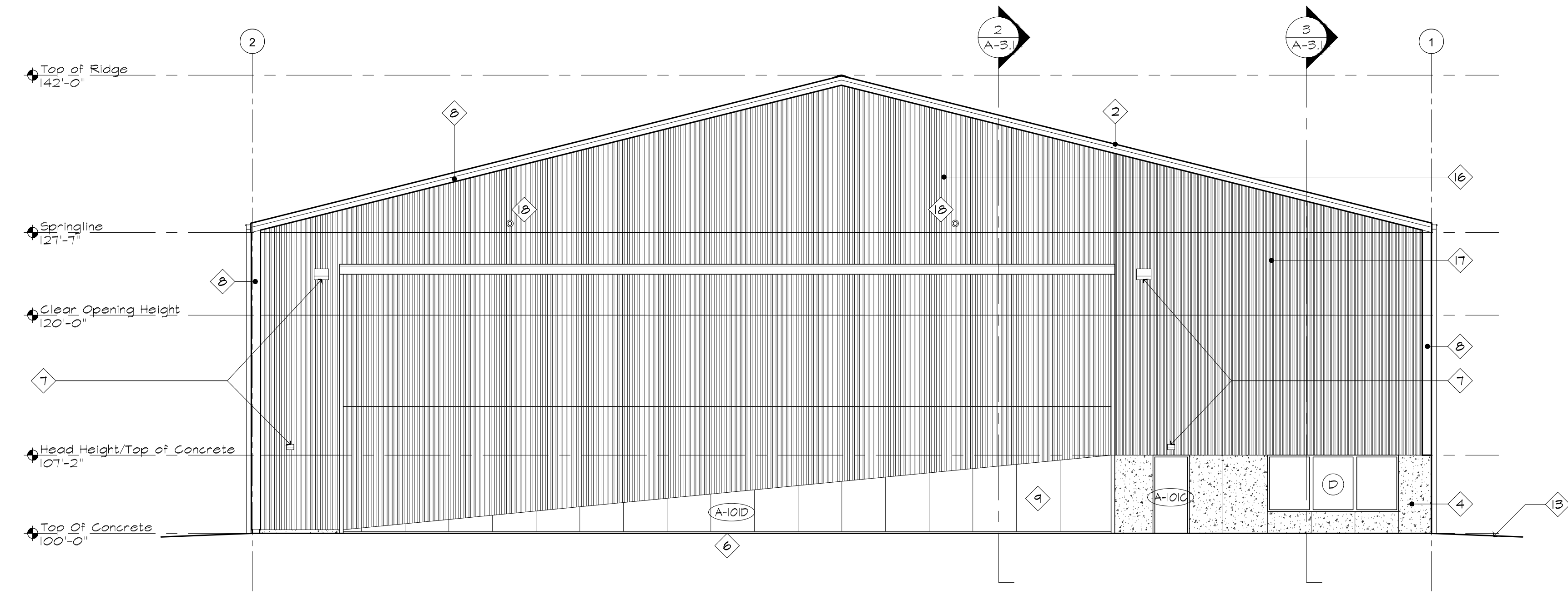
- |   |  |   |
|---|--|---|
| ① 1/4" Vertical Corrugated Metal Sheathing On Girts and on Furring on Concrete Stem Walls (Recess). | ④ Galvanized Overhang Fascia Panel, See Details.                                   | ⑧ Galvanized Standard Fascia Panel, See Details.  |
| ② Standing Seam Metal Roof, Pre-finished.   | ⑤ Hardie Architectural Panels, Paint, See Details.                                 | ⑨ 2 1/2" Vertical Corrugated Metal Sheathing On Girts and on Furring on Concrete Stem Walls (Recess). |
| ③ Box Style Down Spouts & Gutters, Galvanized.  | ⑥ 2 1/2" Vertical Corrugated Metal Sheathing on Steel Studs on Girts (Projection). | ⑩ 1/4" Vertical Corrugated Metal Sheathing on Steel Studs on Girts (Projection).                      |
| ④ Vertical Seam Plywood-Formed Concrete Stem Wall, Seal.  | ⑦ Louvers For Exhaust Fans, See Mechanical Plans, Paint.                           | ⑪ Gas Radiant Heater Five Per Manufacturer's Requirements, See Mechanical Drawings.                   |
| ⑤ Galvanized Canopy, See Details.   | ⑧ Exterior Package Unit and Ductwork, See Mechanical Plans and Site Plan.          |   |
| ⑥ Hangar Door, See Structural and Specs.  | ⑨ Slope Grade Away From Structure Typical.   |   |
| ⑦ Exterior Wall-mounted Lighting, See Electrical Drawings.  | ⑩ Knox Box for Fire Department Access.   |   |

**Window Schedule**

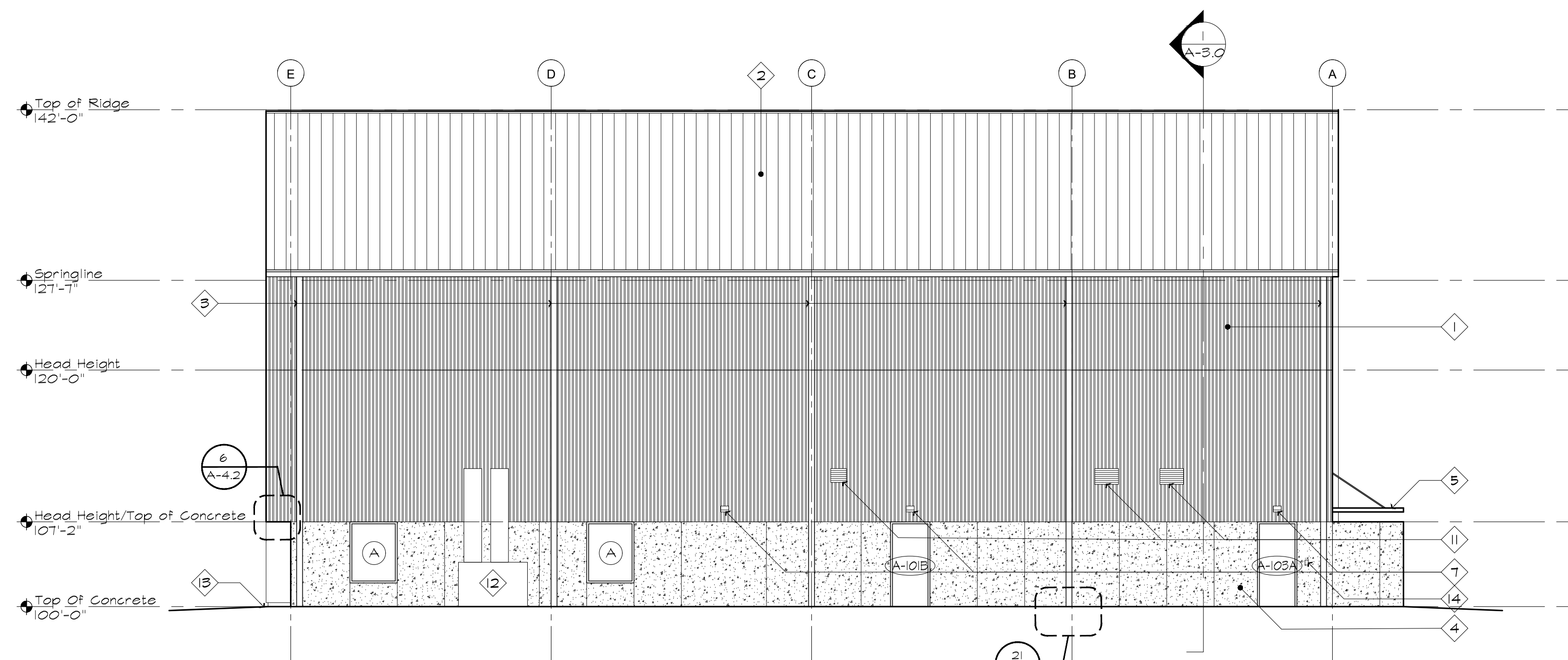
- |  |
|--|
| Ⓐ 4'-0" Wide X 5'-0" High Hollow Metal Window Exterior   |
| Ⓑ 8'-0" Wide X 5'-0" High Hollow Metal Windows Exterior  |
| Ⓒ 5'-4" Wide X 5'-0" High Hollow Metal Windows Exterior  |
| Ⓓ 12'-0" Wide X 5'-0" High Hollow Metal Windows Exterior |



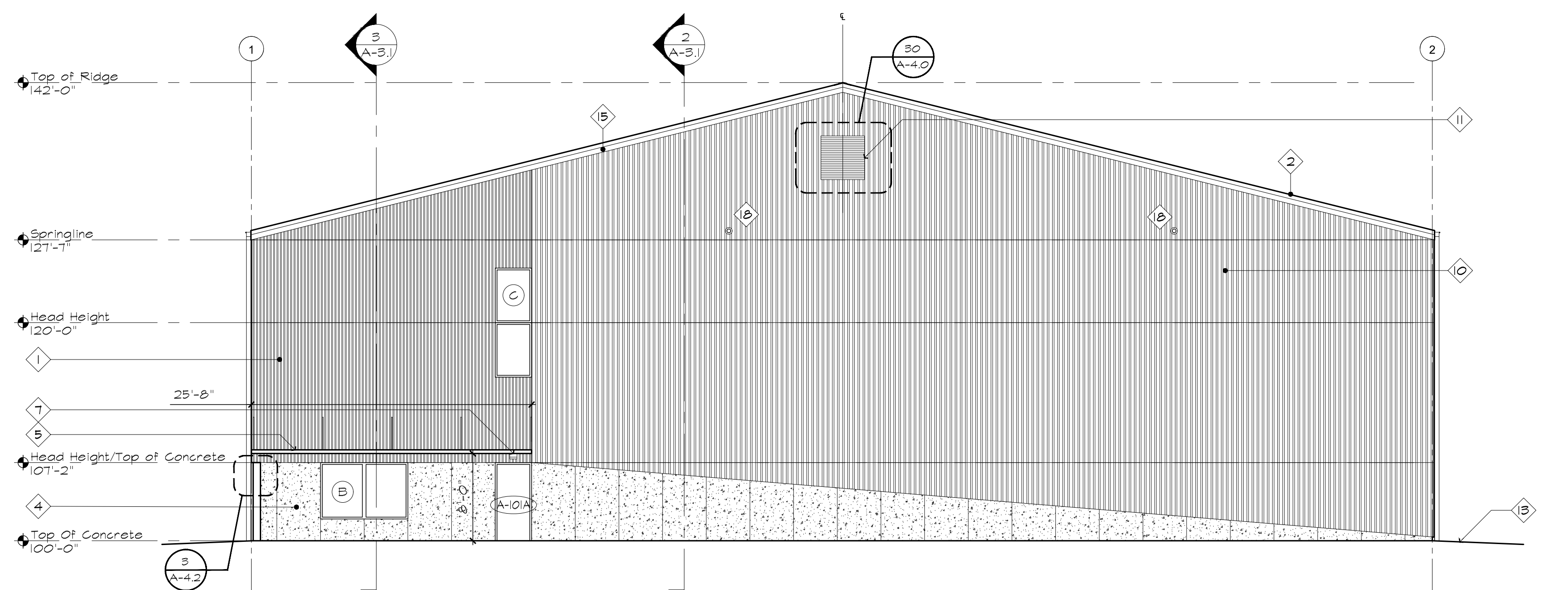
① South Elevation  
1/8" = 1'-0"



② East Elevation  
1/8" = 1'-0"



③ North Elevation  
1/8" = 1'-0"



④ West Elevation  
1/8" = 1'-0"

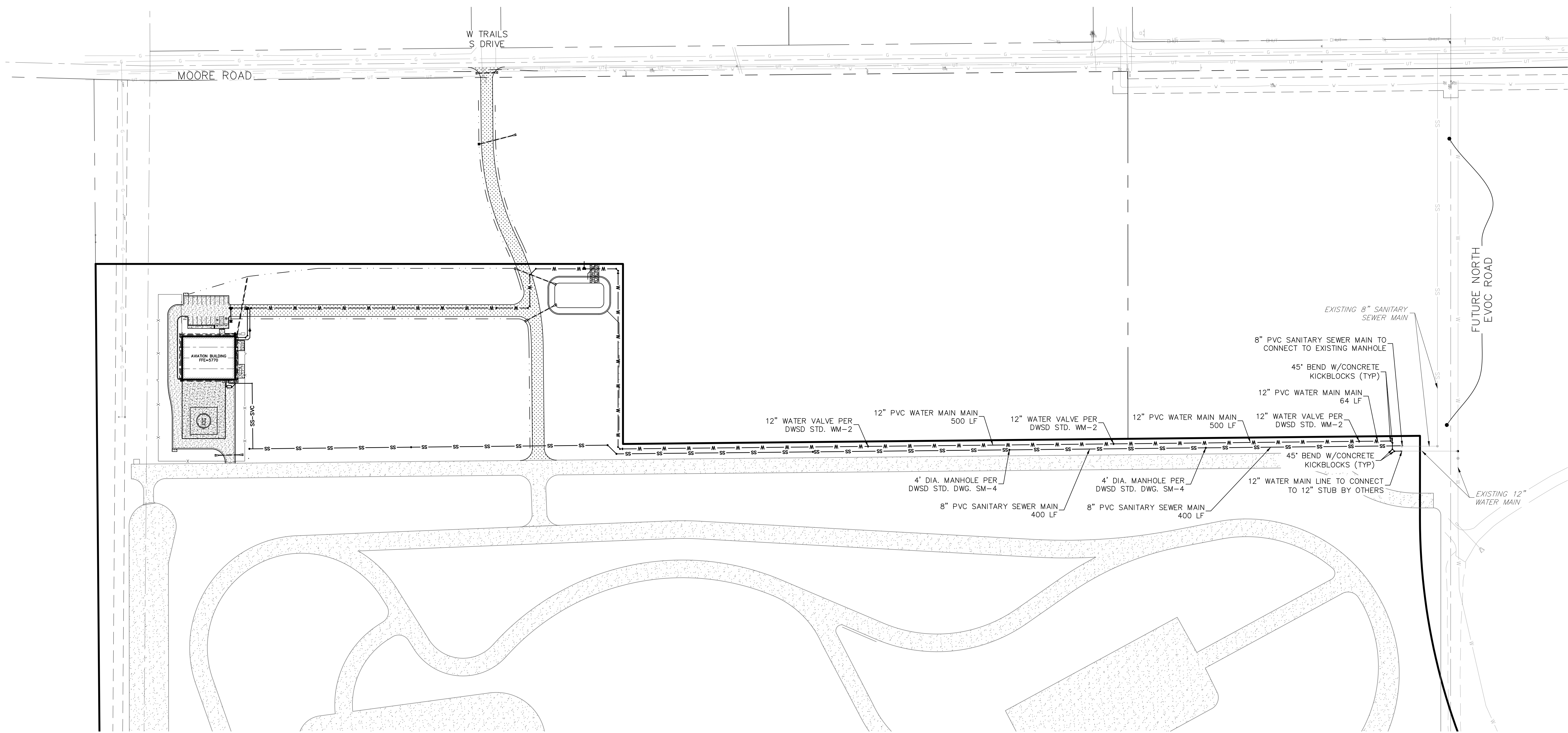
**Douglas County - Regional Joint Public Safety Training Complex**

Aviation Building - RJPSTC  
 Address TBA, Littleton, CO. 80125  
 Douglas County Government

Project #: 2510  
 Date: 04/09/26  
 Drawn By: JTR  
 Checked By: NNA  
 Scale: as noted  
 Revisions:

Sheet

**A-2.0**



**NOTES:**

1. TOPOGRAPHIC SURVEY COMPLETED BY AZTEC CONSULTANTS, INC. DATED 04/03/2023.
2. BENCHMARK: NGS POINT "A 307" BEING 3" BRASS CAP SET IN CONCRETE STAMPED "A 307 1951", LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST. APPROXIMATELY 72' NORTHWEST OF THE CORNER OF THE SOUTH METRO FIRE RESCUE BUILDING, AND 10' FROM THE CENTER OF THE DIAGONAL ON THE WOODEN FENCE TO THE WEST. ELEV= 5540.05' (NAVD88).
3. BUILDING GRID TAKEN FROM DRAWING "98%CD Building Plans Aviation.dwg" PROVIDED BY DLH ARCHITECTURE ON 03/11/2026.
4. GEOTECHNICAL REPORT PROVIDED BY GROUND ENGINEERING CONSULTANTS DATED 02/13/2026.
5. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
  - CENTER OF MANHOLES / CLEANOUTS
  - CENTER OF TOP BACK OF CURB FOR CURB INLETS
  - CENTER OF BOX FOR AREA INLETS
6. STORM / SANITARY SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
  - CENTER OF MANHOLES / CLEANOUTS
  - CENTER OF INLET BOX (CURB AND GRATE)
  - LENGTHS LISTED ARE 2D MEASUREMENTS
7. ALL STORM SEWER TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
8. ALL STORM SEWER TO HAVE WATER TIGHT JOINTS PER ASTM C443 STANDARD USING RUBBER GASKETS.
9. ALL PROPOSED STORM SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
10. ALL PROPOSED SANITARY SEWER SYSTEMS ARE PRIVATE UNLESS NOTED OTHERWISE.
11. NO CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE DISTRICT.
12. TRACER WIRE IS REQUIRED ON ALL WATERLINES.
13. COORDINATE ALL UTILITY CONNECTIONS AT BUILDING WITH PLUMBING PLANS.
14. CONTRACTOR MUST OBTAIN NPPES WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH.

PROPOSED		EXISTING		LEGEND		PROPOSED		EXISTING	
	EASEMENT		STORM PIPE		ASPHALT		STORM INLET		CLEANOUT
	BUILDING		FLARED END SECTION		WATER MAIN LINE		WATER SERVICE LINE		FIRE SERVICE LINE
	SECTION LINE		SANITARY MAIN LINE		SANITARY SERVICE LINE		TELEPHONE LINE		GAS LINE
	ADJACENT PROPERTY LINE		FENCE		WATER VALVE KICKBLOCK		SANITARY MANHOLE		
	FLOWLINE		PAINT MARKING						
	CURB & GUTTER		ASPHALT MILLINGS						
	SPILL CURB & GUTTER		CONCRETE						

SCALE: 1" = 100'

North

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK