

## Location and Extent Staff Report

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

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

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### **I. EXECUTIVE SUMMARY**

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

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

### **II. APPLICATION INFORMATION**

#### **A. Property Owner**

Denver Water Board  
1600 W. 12<sup>th</sup> Avenue  
Denver, Colorado 80204

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

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

#### **C. Request**

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

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

#### **D. Location**

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

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

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

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

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

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

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

### III. CONTEXT

#### A. Background

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

#### B. Adjacent Land Uses and Zoning

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

#### Zoning and Land Use

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

### IV. PHYSICAL SITE CHARACTERISTICS

#### A. Site Characteristics and Constraints

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

**B. Access**

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

**C. Drainage and Erosion**

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

**D. Floodplain**

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

**V. PROVISION OF SERVICES**

**A. Fire Protection**

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

**B. Sheriff Services**

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

**C. Water and Sanitation**

This trailhead will be upgraded with portable sanitation services.

**D. Utilities**

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

**E. Other Required Processes and Permits**

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

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

**VI. PUBLIC NOTICE AND INPUT**

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

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

**VII. STAFF ASSESSMENT**

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

| <b><u>ATTACHMENTS</u></b>                              | <b><u>PAGE</u></b> |
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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: \_\_\_\_\_

Marketing Name: \_\_\_\_\_

Presubmittal Review Project Number: \_\_\_\_\_

### PROJECT SITE

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

State Parcel Number(s): \_\_\_\_\_

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

### PROPERTY OWNER(S)

Name(s): \_\_\_\_\_

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

Phone: \_\_\_\_\_

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

### AUTHORIZED REPRESENTATIVE

Name: \_\_\_\_\_

Company: \_\_\_\_\_

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

Phone: \_\_\_\_\_

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

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

### ACKNOWLEDGMENT

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

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

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

**Applicant:** Douglas County Parks, Trails and Building Grounds

Nick Giauque, Parks Program Manager

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

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

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

**Community Impacts:**

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

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

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

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

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

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

***Preliminary Project Schedule:***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

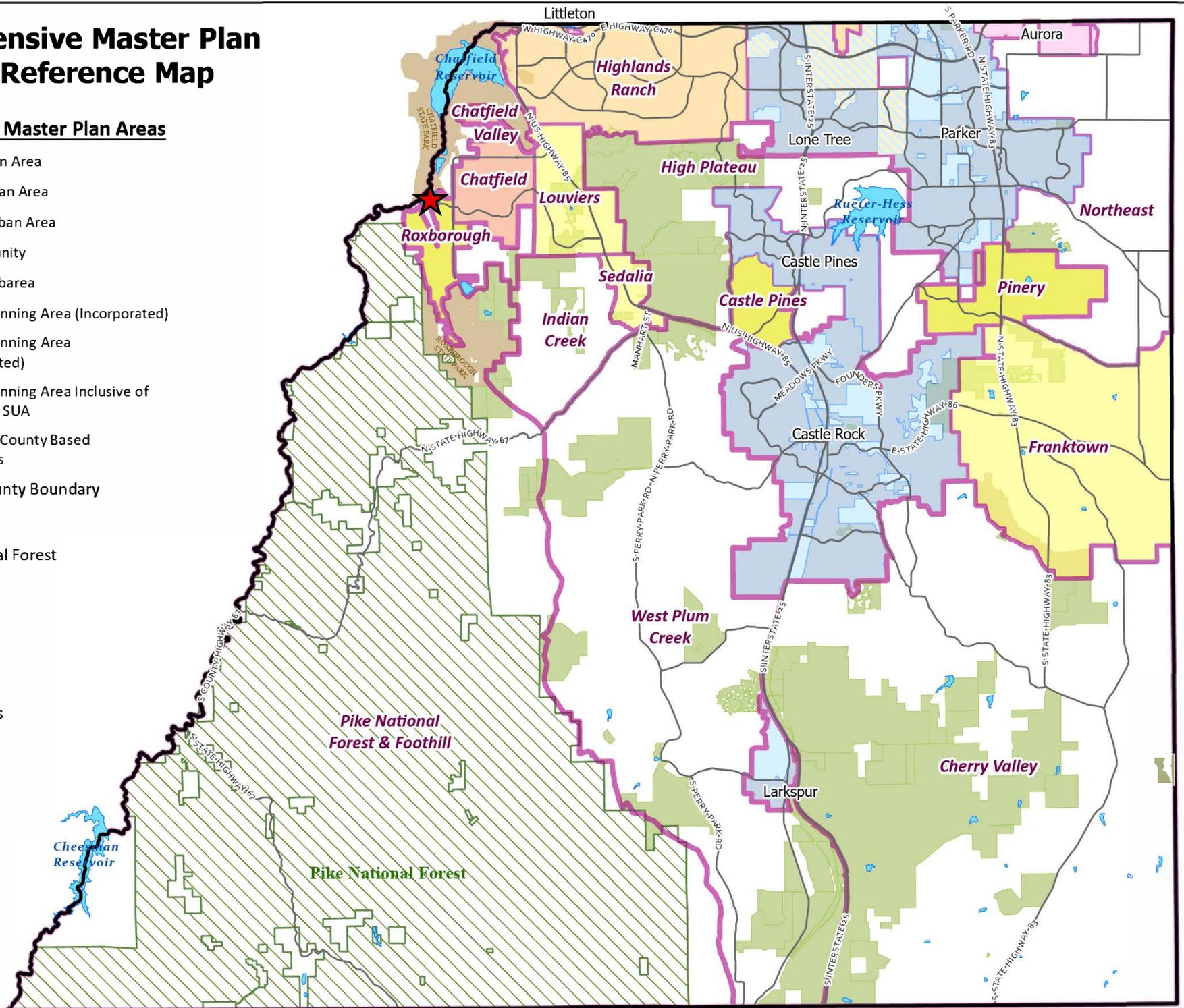
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



High Line Canal Origin Trailhead

Project File: LE2026-002

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# LE2026-002 High Line Canal Origin Trailhead



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

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

# LE2026-002 High Line Canal Origin Trailhead



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

**Referral Agency Response Report**

**Project Name:** High Line Canal Origin Trailhead

**Project File #:** LE2026-002

**Date Sent:** 02/23/2026

**Date Due:** 03/16/2026

| Agency                                 | Date Received | Agency Response  | Response Resolution                                       |
|--|---------------|--|---|
| Addressing Analyst                     | 03/02/2026    | <p>Verbatim response:<br/>The proposed address is 10909 WATERTON ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p> |   |
| Assessor                               | 02/23/2026    | No Comment.  | No response necessary                                     |
| AT&T Long Distance - ROW               | 02/26/2026    | <p>Verbatim response:<br/>There is a possibility of conflict along Waterton Rd. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist.</p>   | Utility Locates will be called prior to any construction. |
| Building Services                      |               | No response received as of staff report preparation.   |   |
| CenturyLink                            |               | No response received as of staff report preparation.   |   |
| Chatfield Community Association        |               | No response received as of staff report preparation.   |   |
| Arrowhead Shores                       |               | No response received as of staff report preparation.   |   |
| Chatfield Farms 1-A                    |               | No response received as of staff report preparation.   |   |
| Chatfield Farms 1-B HOA                |               | No response received as of staff report preparation.   |   |
| Chatfield Farms Estates HOA            |               | No response received as of staff report preparation.   |   |
| Colorado Division of Water Resources   |               | No response received as of staff report preparation.   |   |
| Comcast                                |               | No response received as of staff report preparation.   |   |
| CORE Electric Cooperative              |               | No response received as of staff report preparation.   |   |
| Dominion Water and Sanitation District |               | No response received as of staff report preparation.   |   |
| Douglas County Health Department       |               | No response received as of staff report preparation.   |   |
| Engineering Services                   |               | No response received as of staff report preparation.   |   |

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

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





## MEMORANDUM

**TO:** Douglas County Public Works Department

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

**DATE:** November 24, 2025

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

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

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

### EXISTING TRANSPORTATION NETWORK

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

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

### SUMMARY OF TEMPORARY TRANSPORTATION IMPACTS

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

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High Line Canal Origin Trailhead Design Project – Traffic Evaluation

Page 2

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

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





December 18, 2025

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

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

Dear Mr. Phillips

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

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

The proposed improvements for this project include:

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

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

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

December 18, 2025

Josh Phillips

Page 2

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

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

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

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

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

Sincerely,

**FELSBURG HOLT & ULLEVIG**



Chad D. Twiss

Water Resources Engineer

# National Flood Hazard Layer FIRMMette



105°5'45"W 39°29'27"N



## Legend

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

|                             |  |   |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                             |  | Regulatory Floodway   |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                             |  | Area with Flood Risk due to Levee Zone D  |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                             |  | Effective LOMRs   |
|                             |  | Area of Undetermined Flood Hazard Zone D  |
| GENERAL STRUCTURES          |  | Channel, Culvert, or Storm Sewer  |
|                             |  | Levee, Dike, or Floodwall   |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                             |  | 17.5 Coastal Transect   |
|                             |  | Base Flood Elevation Line (BFE)   |
|                             |  | Limit of Study  |
|                             |  | Jurisdiction Boundary   |
|                             |  | Coastal Transect Baseline   |
|                             |  | Profile Baseline  |
|                             |  | Hydrographic Feature  |
| MAP PANELS                  |  | Digital Data Available  |
|                             |  | No Digital Data Available   |
|                             |  | Unmapped  |

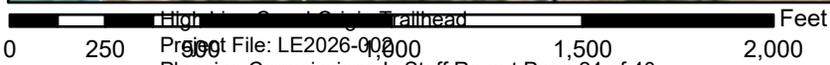


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

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

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



1:6,000

105°5'8"W 39°28'59"N

## MEMORANDUM

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

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

**DATE:** December 18, 2025

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

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

### **Project Location and Description**

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

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

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

## Existing Drainage Facilities and Conditions

### Major Drainage

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

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

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

### Minor Drainage

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

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

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

## Proposed Drainage Facilities

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

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

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

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

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

## Water Quality

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

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

## Floodplain

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

## Grading, Erosion, and Sediment Control (GESC) Plans

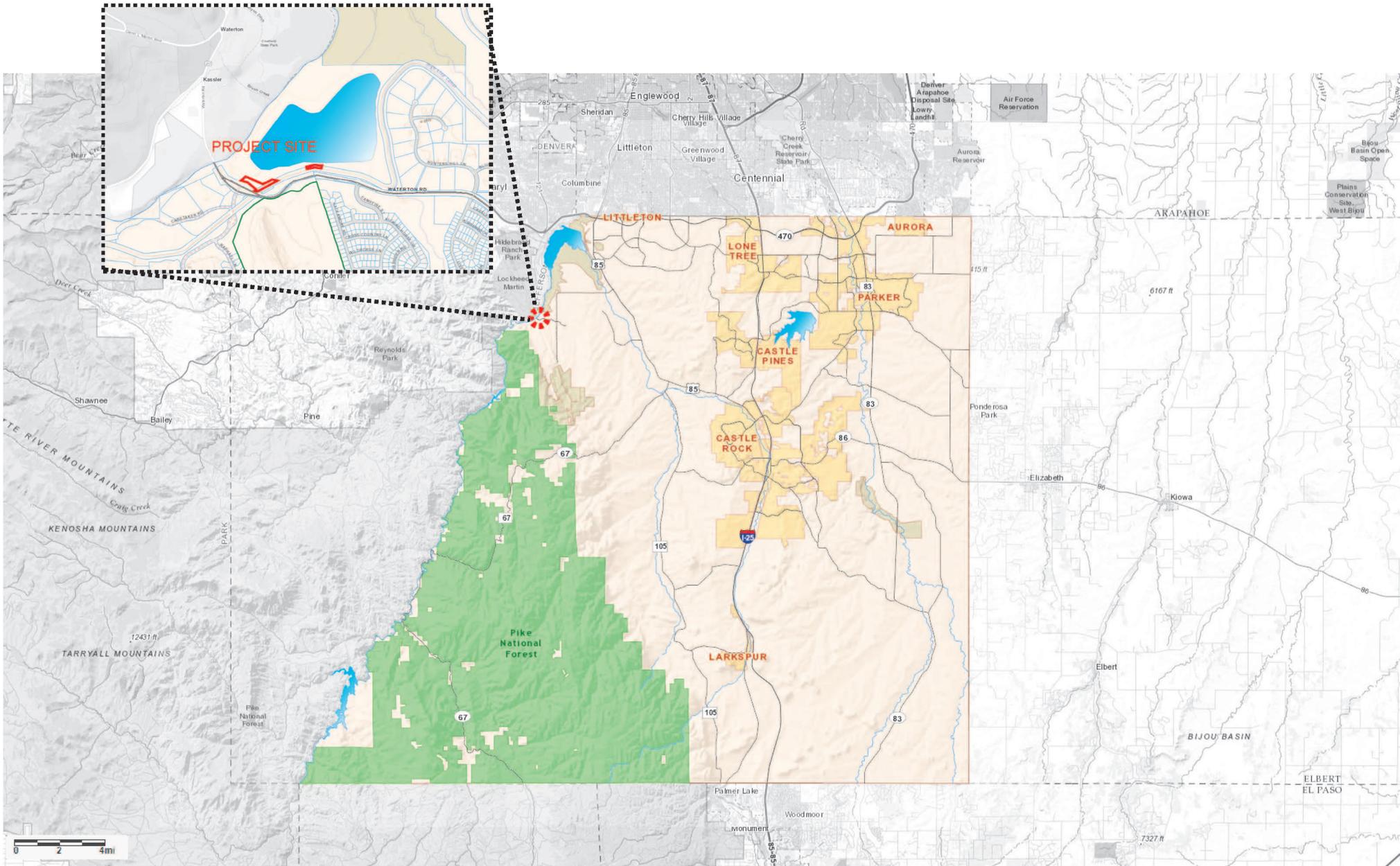
Because the project will disturb less than 1 acre, a Colorado Discharge Permit System permit from the Colorado Department of Public Health and Environment will not be required. Based on the proposed site plans and the proximity of waterways it is anticipated that GESC plans will be required and approved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

December 18, 2025

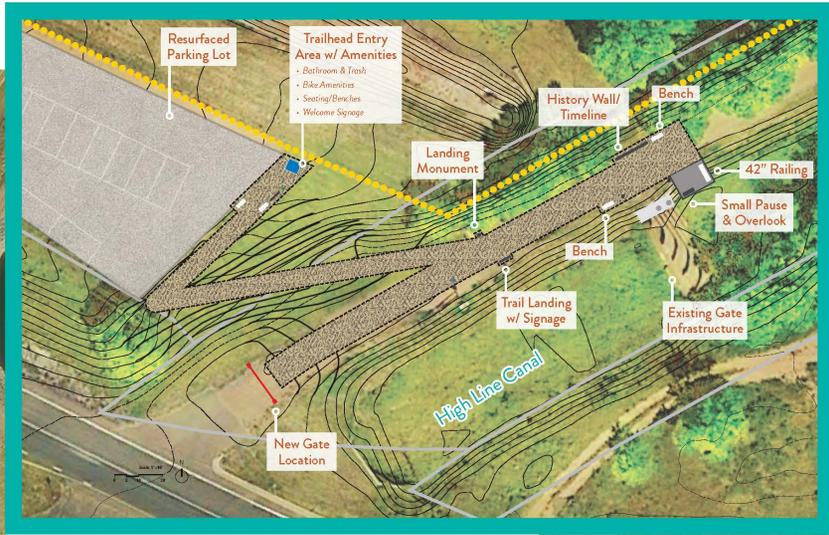
Drainage Design Memorandum – HLC Conservancy Project 4 – Origin Story – L&E 90% Design Submittal  
Page 4

## **Conclusion**

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



**HIGH LINE CANAL ORIGIN TRAILHEAD  
VICINITY MAP**



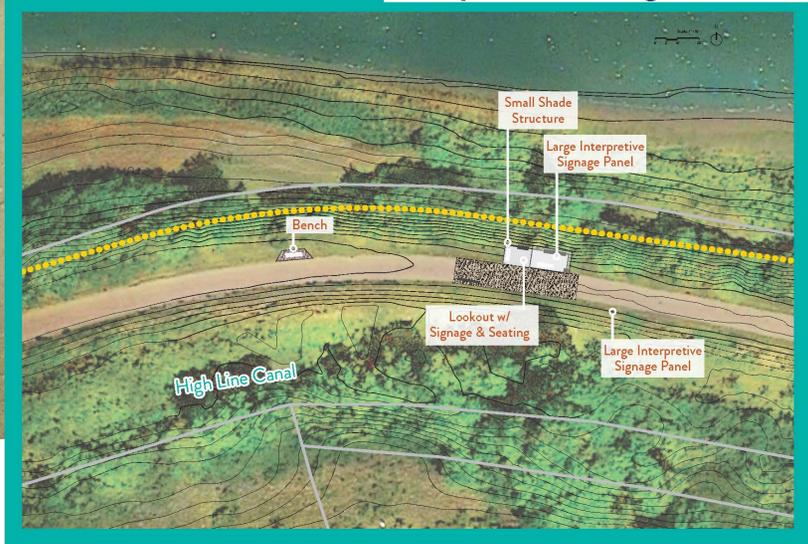
Trailhead Landing and North Overlook

**4 Continued Interpretation**

Additional historical canal signage to continue through mile marker 3

Included interpretation areas to include:

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



Interpretive Landing and Lookout



**HIGH LINE CANAL**  
ORIGIN TRAILHEAD IMPROVEMENTS

# Interpretive Landing and Lookout



## HIGH LINE CANAL ORIGIN TRAILHEAD IMPROVEMENTS



**LEGEND**

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

REVISIONS / SUBMISSIONS

| NO. | DATE       | DESCRIPTION            | BY |
|-----|------------|------------------------|----|
| 1   | 11/2/2024  | 30% PROGRESS DOCUMENTS | WW |
| 2   | 8/2/2024   | 60% PROGRESS DOCUMENTS | WW |
| 3   | 12/18/2023 | 90% PROGRESS DOCUMENTS | WW |
|     |            |                        |    |
|     |            |                        |    |

STAMP



CLIENT



PROJECT

**HIGH LINE CANAL - ORIGIN  
TRAILHEAD IMPROVEMENTS**



ISSUE  
**90% PROGRESS SET**

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

SHEET TITLE  
EXISTING CONDITIONS

SHEET NO.  
5 OF 27 **L101**



**LEGEND**

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

**REFERENCE NOTES**

- 1 FIELD VERIFY TREE PROTECTION LIMITS ON SITE WITH OWNER AND PROJECT MANAGER. ALL LANDSCAPING WITHIN TREE PROTECTION TO BE PRESERVED. ANY WORK CONDUCTED IN THE TREE PROTECTION ZONE TO BE DONE BY HAND.
- 2 CONTRACTOR TO LIMIT DISTURBANCE/REMOVAL OF EXISTING VEGETATION AS MUCH AS POSSIBLE. VEGETATION / DEBRIS CLEARING TO BE CONFIRMED WITH PM PRIOR TO REMOVAL.
- 3 APPROXIMATE EXTENTS OF CRUSHER FINE TRAIL WORK. EXACT EXTENTS DEPENDENT ON CONSTRUCTION IMPACT / DISTURBANCE.

**SITE DETAIL KEYNOTES**

|  |  |                               |
|--|--|-------------------------------|
| <b>0.0 EXISTING CONDITIONS</b>         |  |                               |
| 0.1 EXISTING GRAVEL TRAIL              |  | SEE EXISTING CONDITIONS       |
| 0.2 EXISTING GRAVEL PARKING LOT        |  | SEE EXISTING CONDITIONS       |
| 0.3 TREE PROTECTION                    |  | DTL. 1 / SHT. L401            |
| 0.4 EXISTING SIGN                      |  | FIELD VERIFY- TO BE RELOCATED |
| 0.5 EXISTING GATE                      |  | FIELD VERIFY- TO BE RELOCATED |
| <b>1.0 SURFACES</b>                    |  |                               |
| 1.0 CRUSHER FINES                      |  | DTL. 2 / SHT. L401            |
| 1.1 MESH GRATING                       |  | SEE SPECS                     |
| 1.2 COBBLE SWALE                       |  | DTL. 3 / SHT. L401            |
| <b>2.0 EXTERIOR IMPROVEMENTS</b>       |  |                               |
| 2.1 LANDSCAPE BOULDER - RETAINING      |  | DTL. 4 / SHT. L401            |
| 2.2 STACKED STONE BENCHES              |  | DTL. 1 / SHT. L402            |
| 2.3 POST WITH DOG BAG DISPENSER        |  | FIELD VERIFY- TO BE RELOCATED |
| 2.4 BIKE PUMP STATION                  |  | DTL. 2 / SHT. L402            |
| 2.5 PORTA-POTTY AND ENCLOSURE          |  | BY OWNER                      |
| 2.6 TRASH                              |  | FIELD VERIFY- TO BE RELOCATED |
| 2.7 SIGN TYPE B - WAYFINDING MAP KIOSK |  | FIELD VERIFY- TO BE RELOCATED |
| 2.8 INTERPRETIVE SIGN - TIMELINE       |  | DTL. 2 / SHT. L405            |
| 2.9 INTERPRETIVE SIGN - LOW            |  | DTL. 1 / SHT. L405            |
| 2.10 INTERPRETIVE SIGN - RAILING       |  | DTL. 3 / SHT. L402            |
| 2.11 MONUMENT PILLAR - SINGLE          |  | DTL. 4 / SHT. L402            |
| 2.12 MONUMENT PILLAR - DOUBLE          |  | DTL. 5 / SHT. L402            |
| 2.13 STRUCTURE                         |  | DTL. 1-4 / SHT. L407          |
| 2.14 OVERLOOK RAILING                  |  | DTL. 1-4 / SHT. L406          |
| 2.15 RULES AND REGULATIONS SIGN        |  | FIELD VERIFY- TO BE RELOCATED |
| 2.16 RELOCATED GATE                    |  | FIELD VERIFY- TO BE RELOCATED |
| 2.17 STUMP                             |  | DTL. 1 / SHT. L403            |
| 2.18 STUMP -DONOR                      |  | DTL. 4 / SHT. L403            |
| 2.19 SWALE DRAIN                       |  | DTL. 2 / SHT. L404            |
| 2.20 PARKING SPACE MARKERS             |  | DTL. 4 / SHT. L404            |
| <b>3.0 PLANTING</b>                    |  |                               |
| 3.0 TREE                               |  | SEE SPECS                     |
| 3.1 NATIVE SEEDING                     |  | SEE SPECS                     |

REVISIONS / SUBMISSIONS

| NO. | DATE       | DESCRIPTION            | BY |
|-----|------------|------------------------|----|
| 1   | 11/2/2024  | 30% PROGRESS DOCUMENTS | WW |
| 2   | 8/2/2024   | 60% PROGRESS DOCUMENTS | WW |
| 3   | 12/18/2023 | 90% PROGRESS DOCUMENTS | WW |

STAMP



CLIENT



PROJECT

**HIGH LINE CANAL - ORIGIN  
TRAILHEAD IMPROVEMENTS**



ISSUE

**90% PROGRESS SET**

SHEET INFO

DRAWN BY: MW, WV  
CHECKED BY: WW, KC

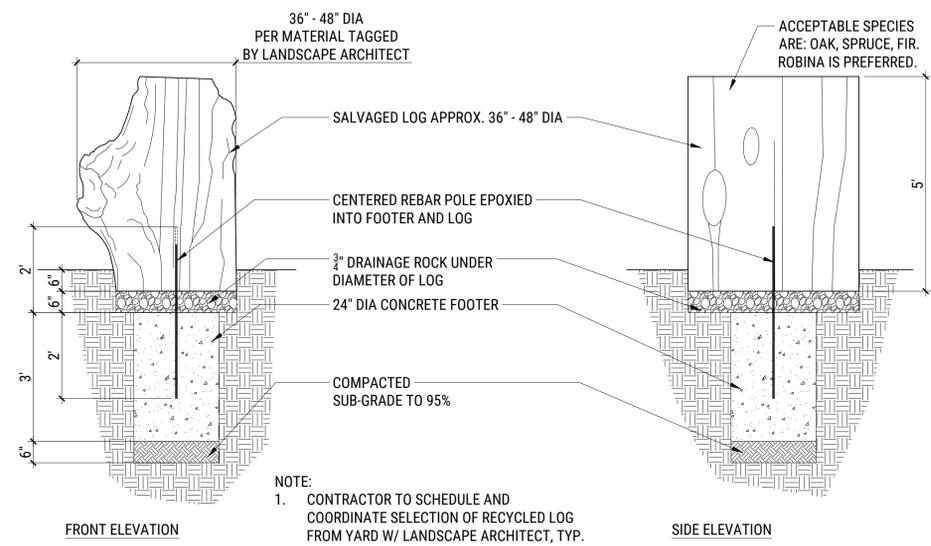
SHEET TITLE

REFERENCE SITE PLAN

SHEET NO.

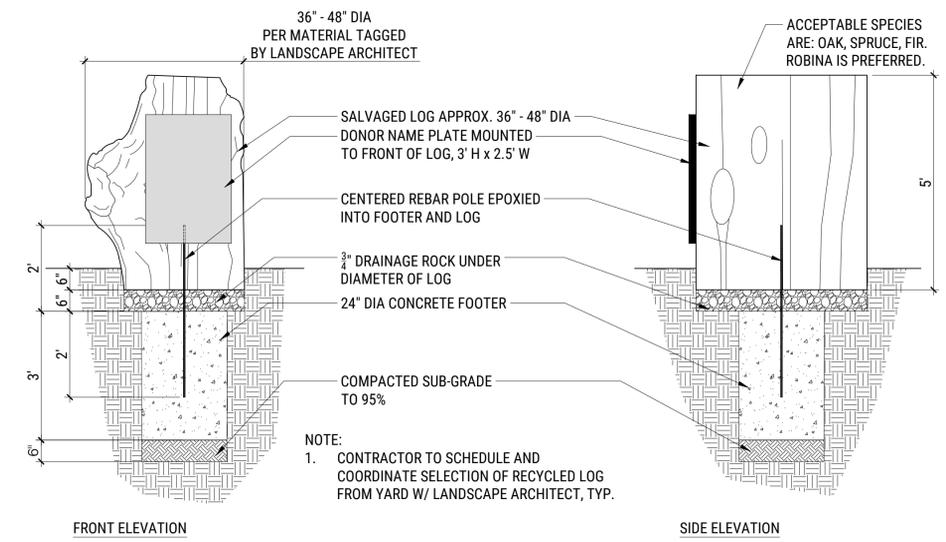
10 OF 27

**L200**



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

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

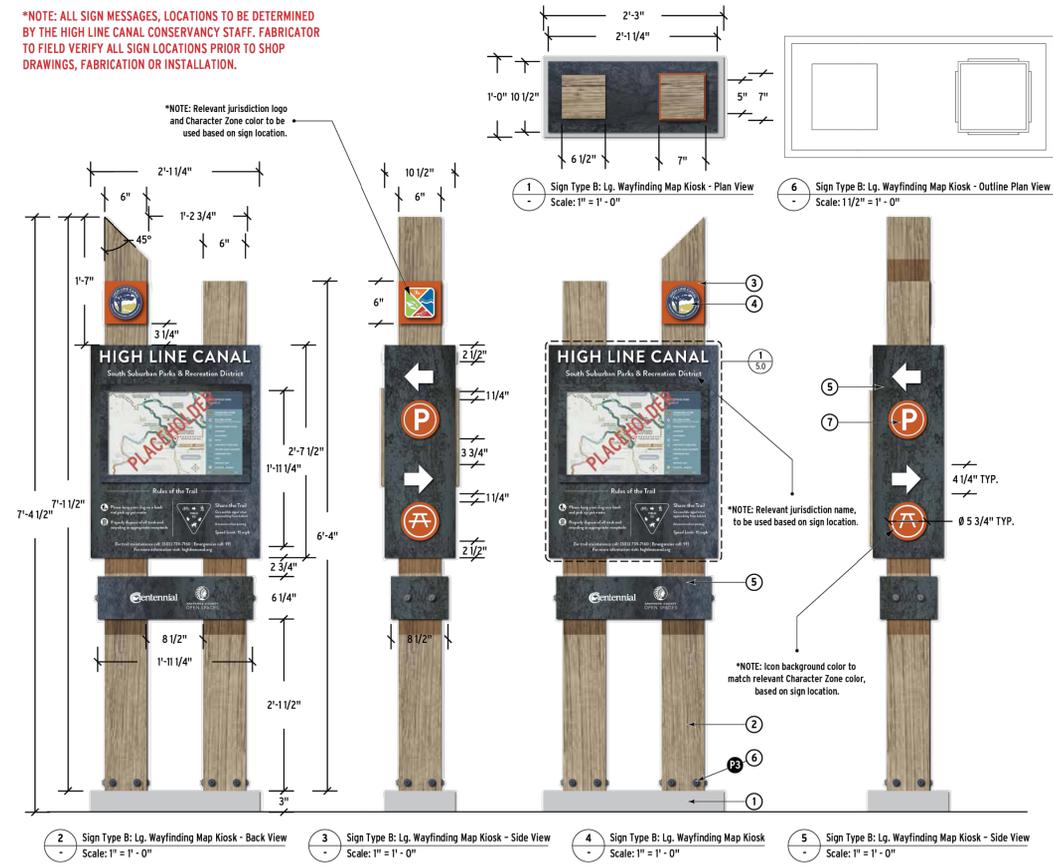


NOTE:  
1. CONTRACTOR TO SCHEDULE AND COORDINATE SELECTION OF RECYCLED LOG FROM YARD W/ LANDSCAPE ARCHITECT, TYP.

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

**SITE DETAIL KEYNOTES**

|                                  |  |                               |
|----------------------------------|--|-------------------------------|
| <b>0.0 EXISTING CONDITIONS</b>   | 0.1 EXISTING GRAVEL TRAIL              | SEE EXISTING CONDITIONS       |
|                                  | 0.2 EXISTING GRAVEL PARKING LOT        | SEE EXISTING CONDITIONS       |
|                                  | 0.3 TREE PROTECTION                    | DTL. 1 / SHT. L401            |
|                                  | 0.4 EXISTING SIGN                      | FIELD VERIFY- TO BE RELOCATED |
|                                  | 0.5 EXISTING GATE                      | FIELD VERIFY- TO BE RELOCATED |
| <b>1.0 SURFACES</b>              | 1.0 CRUSHER FINES                      | DTL. 2 / SHT. L401            |
|                                  | 1.1 MESH GRATING                       | SEE SPECS                     |
|                                  | 1.2 COBBLE SWALE                       | DTL. 3 / SHT. L401            |
| <b>2.0 EXTERIOR IMPROVEMENTS</b> | 2.1 LANDSCAPE BOULDER - RETAINING      | DTL. 4 / SHT. L401            |
|                                  | 2.2 STACKED STONE BENCHES              | DTL. 1 / SHT. L402            |
|                                  | 2.3 POST WITH DOG BAG DISPENSER        | FIELD VERIFY- TO BE RELOCATED |
|                                  | 2.4 BIKE PUMP STATION                  | DTL. 2 / SHT. L402            |
|                                  | 2.5 PORTA-POTTY AND ENCLOSURE          | BY OWNER                      |
|                                  | 2.6 TRASH                              | FIELD VERIFY- TO BE RELOCATED |
|                                  | 2.7 SIGN TYPE B - WAYFINDING MAP KIOSK | FIELD VERIFY- TO BE RELOCATED |
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|                                  | 2.13 STRUCTURE                         | DTL. 1-4 / SHT. L407          |
|                                  | 2.14 OVERLOOK RAILING                  | DTL. 1-4 / SHT. L406          |
|                                  | 2.15 RULES AND REGULATIONS SIGN        | FIELD VERIFY- TO BE RELOCATED |
|                                  | 2.16 RELOCATED GATE                    | FIELD VERIFY- TO BE RELOCATED |
|                                  | 2.17 STUMP                             | DTL. 1 / SHT. L403            |
|                                  | 2.18 STUMP - DONOR                     | DTL. 4 / SHT. L403            |
|                                  | 2.19 SWALE DRAIN                       | DTL. 2 / SHT. L404            |
|                                  | 2.20 PARKING SPACE MARKERS             | DTL. 4 / SHT. L404            |
| <b>3.0 PLANTING</b>              | 3.0 TREE                               | SEE SPECS                     |
|                                  | 3.1 NATIVE SEEDING                     | SEE SPECS                     |



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

REVISIONS / SUBMISSIONS

| NO. | DATE       | DESCRIPTION            | BY |
|-----|------------|------------------------|----|
| 1   | 11/22/2024 | 30% PROGRESS DOCUMENTS | WW |
| 2   | 8/2/2024   | 60% PROGRESS DOCUMENTS | WW |
| 3   | 12/18/2023 | 90% PROGRESS DOCUMENTS | WW |

STAMP



CLIENT



PROJECT  
**HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS**



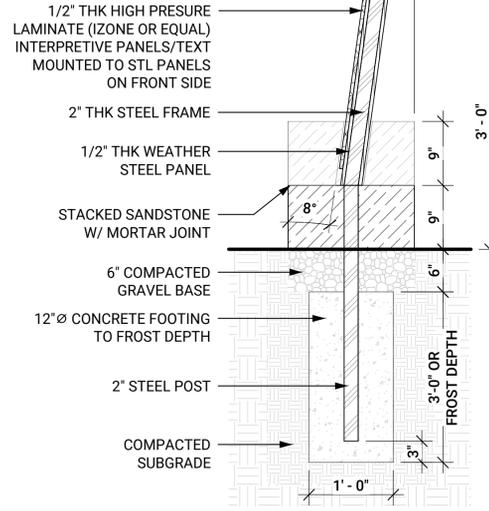
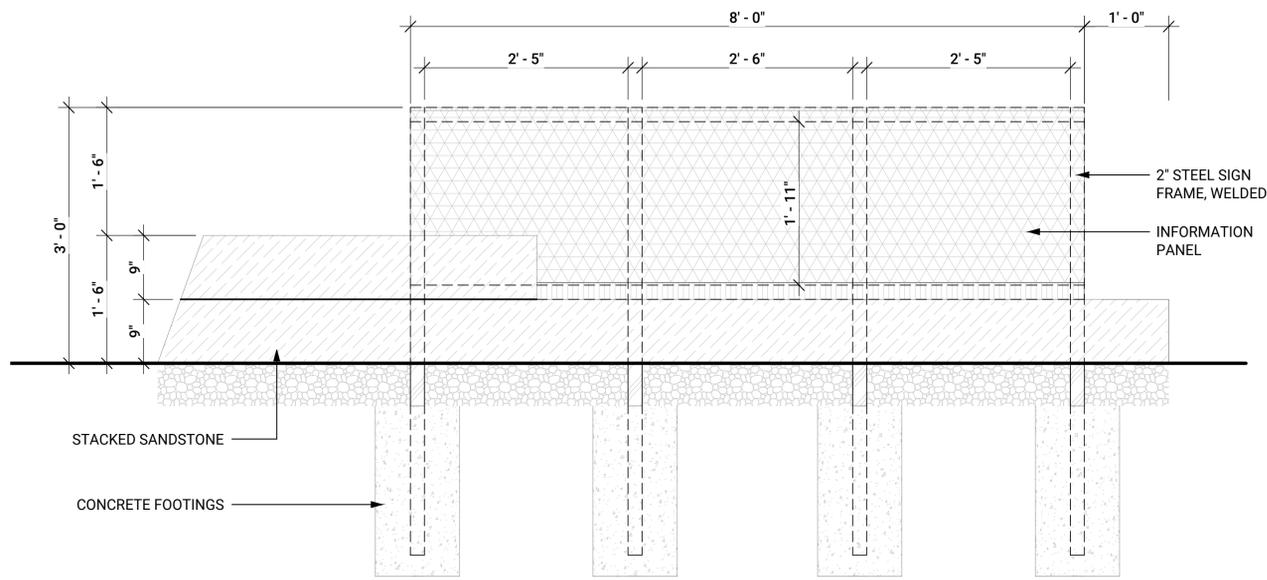
ISSUE  
**90% PROGRESS SET**

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

SHEET TITLE  
**LANDSCAPE DETAILS**

SHEET NO.  
16 OF 27

**L403**

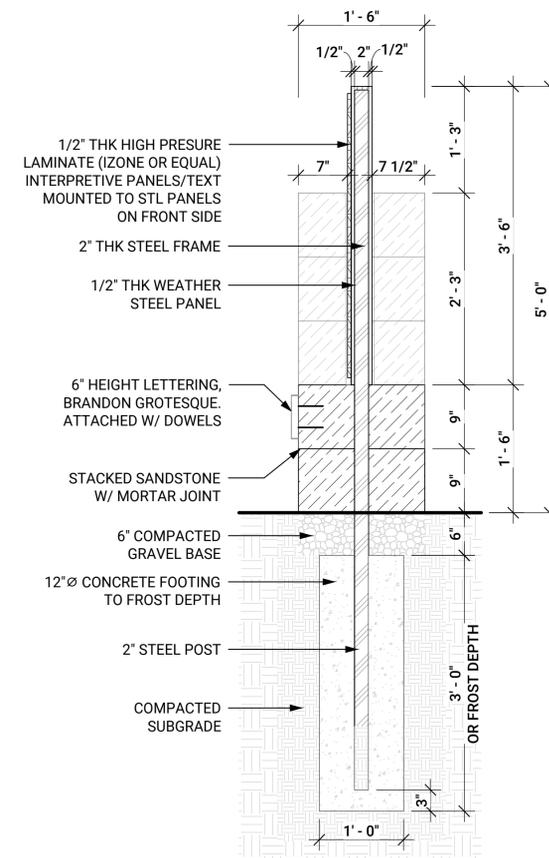
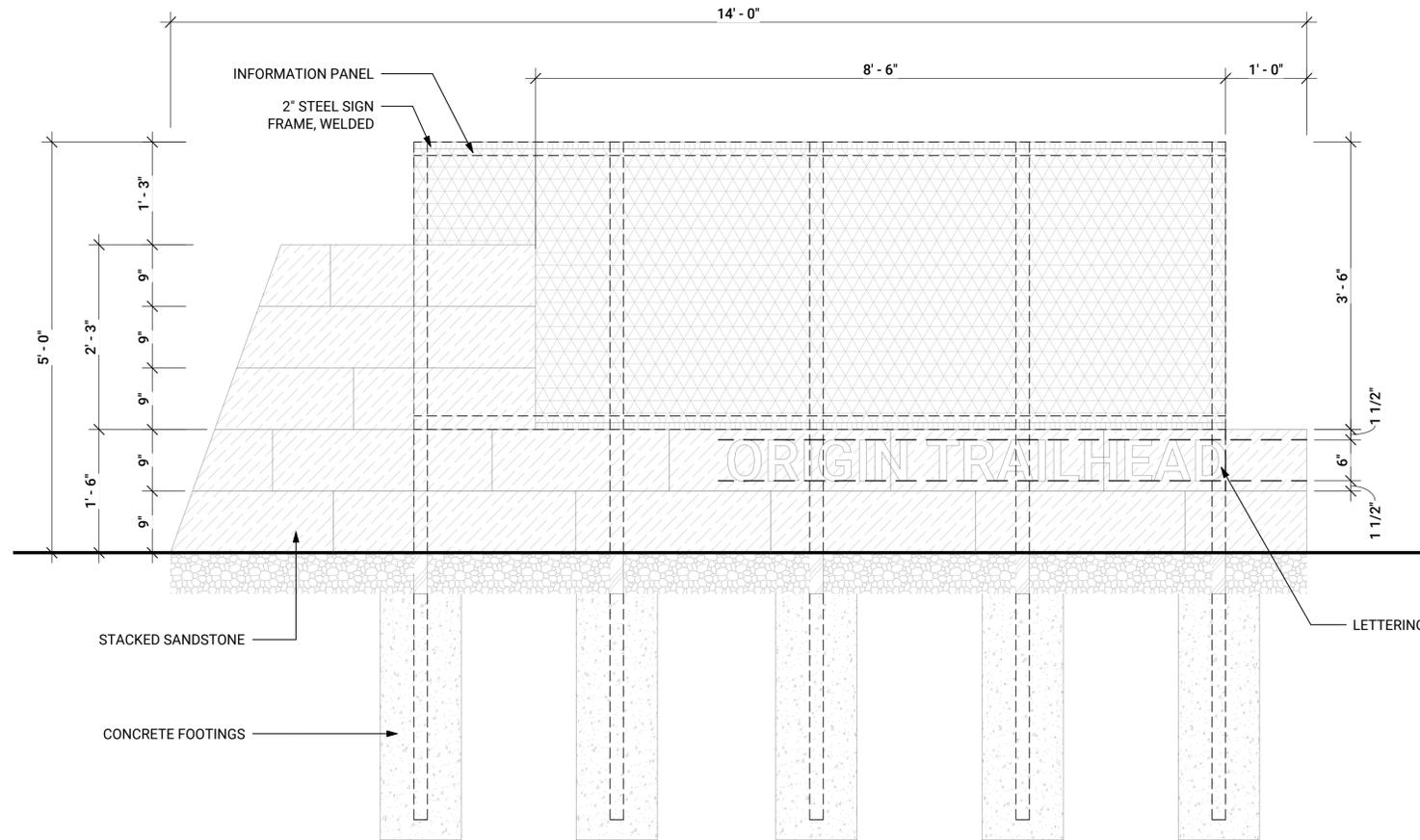


**SITE DETAIL KEYNOTES**

|            |                                    |                               |
|------------|------------------------------------|-------------------------------|
| <b>0.0</b> | <b>EXISTING CONDITIONS</b>         |                               |
| 0.1        | EXISTING GRAVEL TRAIL              | SEE EXISTING CONDITIONS       |
| 0.2        | EXISTING GRAVEL PARKING LOT        | SEE EXISTING CONDITIONS       |
| 0.3        | TREE PROTECTION                    | DTL. 1 / SHT. L401            |
| 0.4        | EXISTING SIGN                      | FIELD VERIFY- TO BE RELOCATED |
| 0.5        | EXISTING GATE                      | FIELD VERIFY- TO BE RELOCATED |
| <b>1.0</b> | <b>SURFACES</b>                    |                               |
| 1.0        | CRUSHER FINES                      | DTL. 2 / SHT. L401            |
| 1.1        | MESH GRATING                       | SEE SPECS                     |
| 1.2        | COBBLE SWALE                       | DTL. 3 / SHT. L401            |
| <b>2.0</b> | <b>EXTERIOR IMPROVEMENTS</b>       |                               |
| 2.1        | LANDSCAPE BOULDER - RETAINING      | DTL. 4 / SHT. L401            |
| 2.2        | STACKED STONE BENCHES              | DTL. 1 / SHT. L402            |
| 2.3        | POST WITH DOG BAG DISPENSER        | FIELD VERIFY- TO BE RELOCATED |
| 2.4        | BIKE PUMP STATION                  | DTL. 2 / SHT. L402            |
| 2.5        | PORTA-POTTY AND ENCLOSURE          | BY OWNER                      |
| 2.6        | TRASH                              | FIELD VERIFY- TO BE RELOCATED |
| 2.7        | SIGN TYPE B - WAYFINDING MAP KIOSK | FIELD VERIFY- TO BE RELOCATED |
| 2.8        | INTERPRETIVE SIGN - TIMELINE       | DTL. 2 / SHT. L405            |
| 2.9        | INTERPRETIVE SIGN - LOW            | DTL. 1 / SHT. L405            |
| 2.10       | INTERPRETIVE SIGN - RAILING        | DTL. 3 / SHT. L402            |
| 2.11       | MONUMENT PILLAR - SINGLE           | DTL. 4 / SHT. L402            |
| 2.12       | MONUMENT PILLAR - DOUBLE           | DTL. 5 / SHT. L402            |
| 2.13       | STRUCTURE                          | DTL. 1-4 / SHT. L407          |
| 2.14       | OVERLOOK RAILING                   | DTL. 1-4 / SHT. L406          |
| 2.15       | RULES AND REGULATIONS SIGN         | FIELD VERIFY- TO BE RELOCATED |
| 2.16       | RELOCATED GATE                     | FIELD VERIFY- TO BE RELOCATED |
| 2.17       | STUMP                              | DTL. 1 / SHT. L403            |
| 2.18       | STUMP - DONOR                      | DTL. 4 / SHT. L403            |
| 2.19       | SWALE DRAIN                        | DTL. 2 / SHT. L404            |
| 2.20       | PARKING SPACE MARKERS              | DTL. 4 / SHT. L404            |
| <b>3.0</b> | <b>PLANTING</b>                    |                               |
| 3.0        | TREE                               | SEE SPECS                     |
| 3.1        | NATIVE SEEDING                     | SEE SPECS                     |

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

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



**METAL FABRICATION NOTES:**

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

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

REVISIONS / SUBMISSIONS

| NO. | DATE       | DESCRIPTION            | BY |
|-----|------------|------------------------|----|
| 1   | 11/12/2024 | 30% PROGRESS DOCUMENTS | WW |
| 2   | 8/2/2024   | 60% PROGRESS DOCUMENTS | WW |
| 3   | 12/18/2025 | 90% PROGRESS DOCUMENTS | WW |

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HIGHLANDS RANCH, CO 80130

PROJECT

**HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS**



ISSUE

**90% PROGRESS SET**

SHEET INFO

DRAWN BY: MW, WV  
CHECKED BY: WW, KC

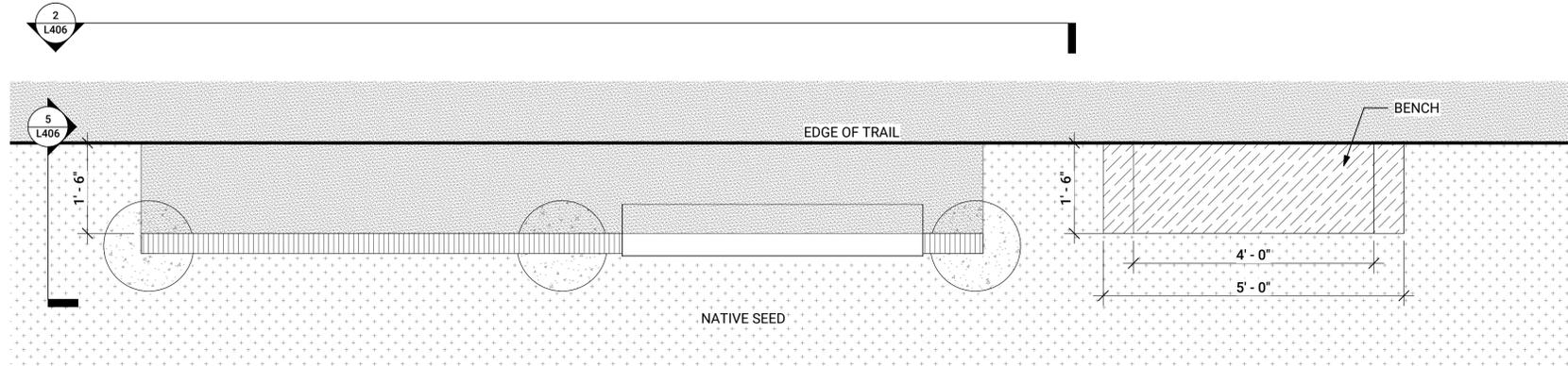
SHEET TITLE

LANDSCAPE DETAILS

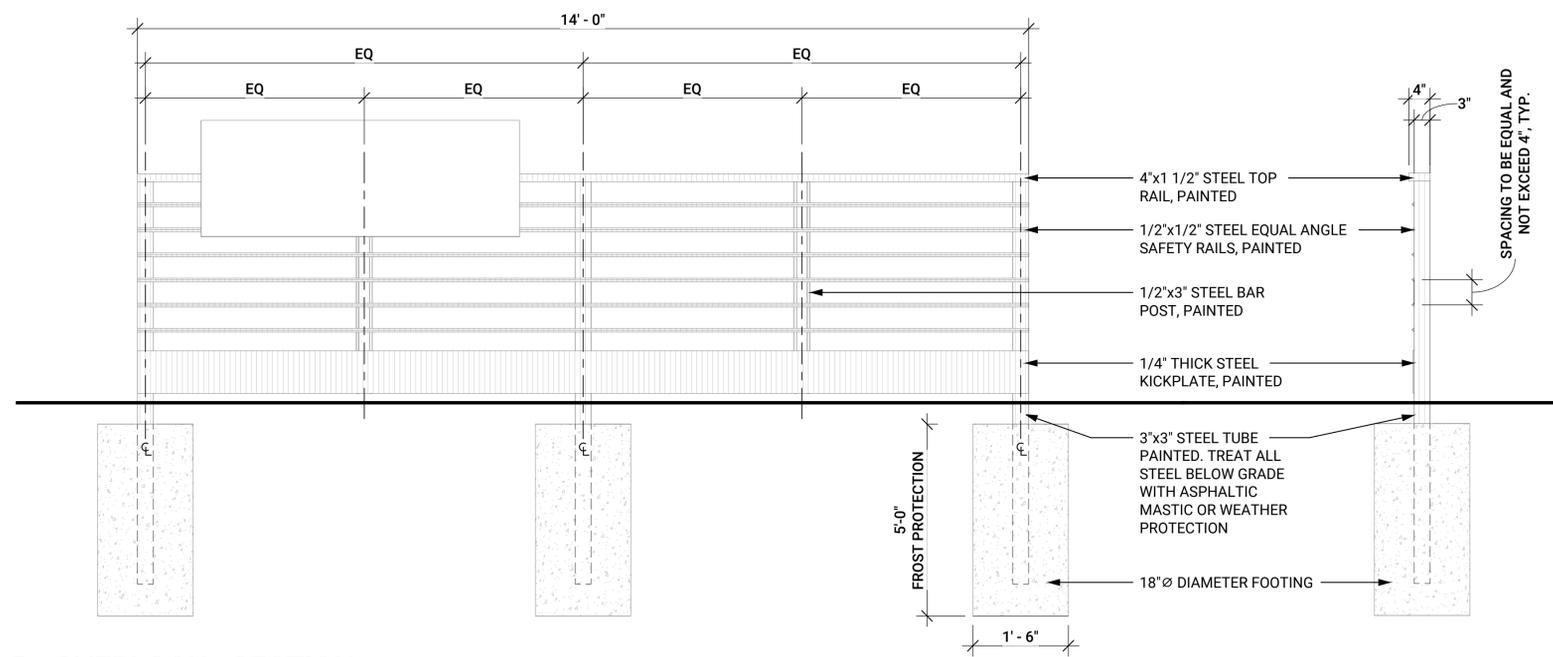
SHEET NO.

18 OF 27

**L404**



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



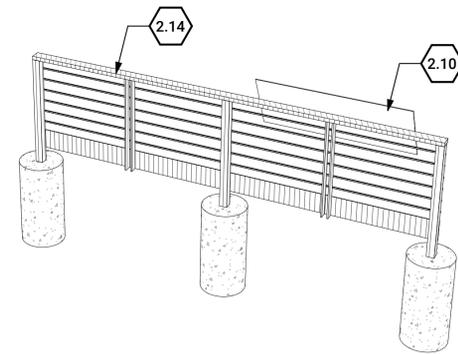
**2 OVERLOOK - SECTION**  
3/4" = 1'-0"

**SITE DETAIL KEYNOTES**

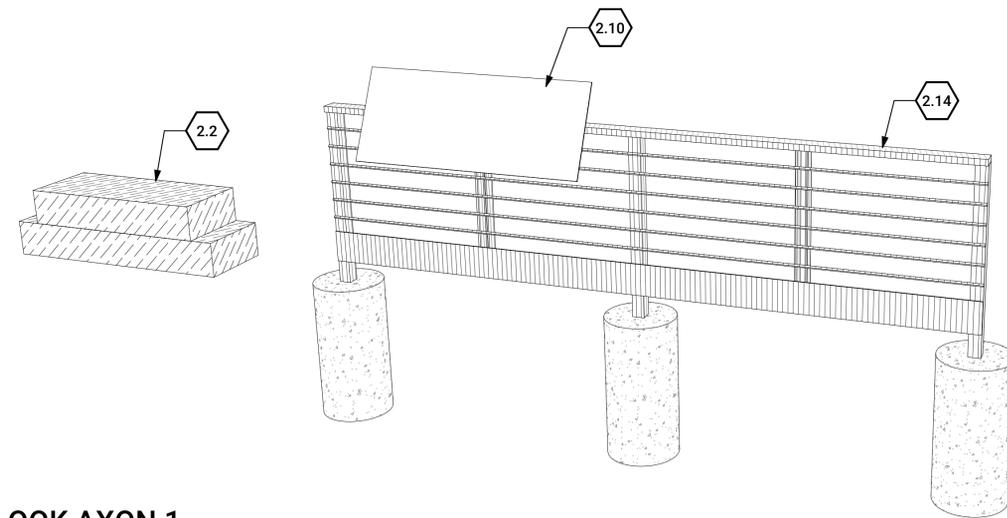
- 0.0 EXISTING CONDITIONS**
  - 0.1 EXISTING GRAVEL TRAIL SEE EXISTING CONDITIONS
  - 0.2 EXISTING GRAVEL PARKING LOT SEE EXISTING CONDITIONS
  - 0.3 TREE PROTECTION DTL. 1 / SHT. L401
  - 0.4 EXISTING SIGN FIELD VERIFY- TO BE RELOCATED
  - 0.5 EXISTING GATE FIELD VERIFY- TO BE RELOCATED
- 1.0 SURFACES**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

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

**3 OVERLOOK AXON 2**



**4 OVERLOOK AXON 1**



REVISIONS / SUBMISSIONS

| NO. | DATE       | DESCRIPTION            | BY |
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| 1   | 11/12/2024 | 30% PROGRESS DOCUMENTS | VW |
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| 3   | 12/18/2025 | 90% PROGRESS DOCUMENTS | VW |

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PROJECT

**HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS**

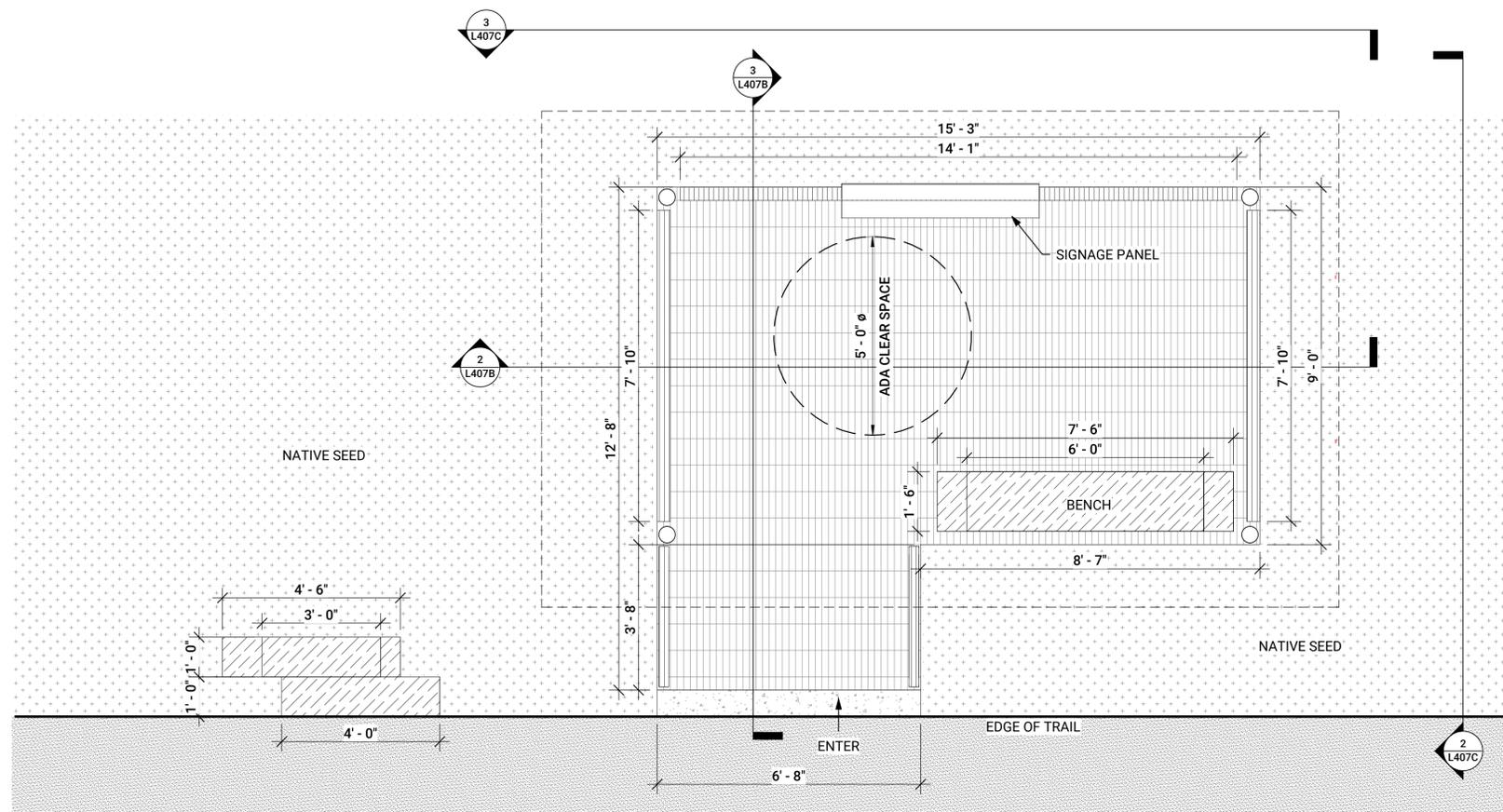


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**90% PROGRESS SET**

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

SHEET TITLE  
LANDSCAPE DETAILS

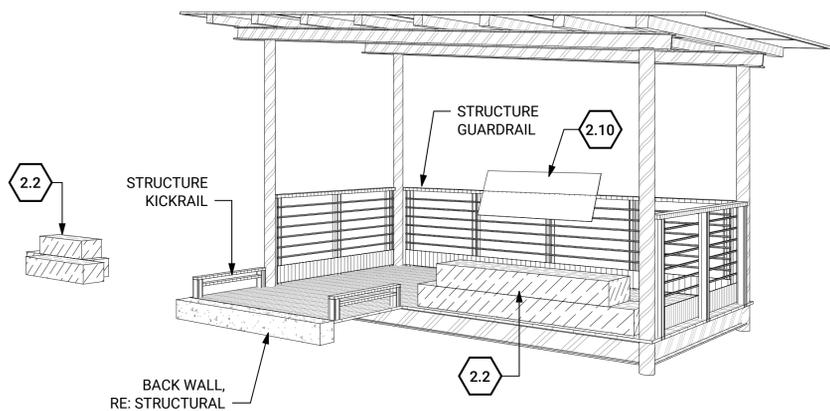
SHEET NO.  
19 OF 27 **L406**



1  
L407C

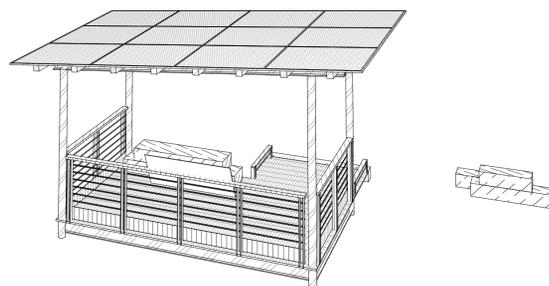
**1** STRUCTURE - ARCHITECTURAL PLAN  
1/2" = 1'-0"

\* REFER TO STRUCTURAL



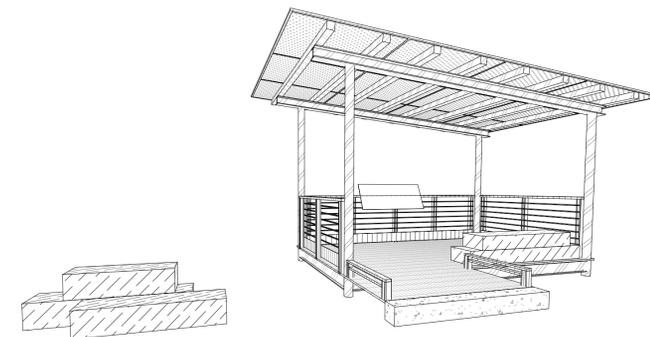
**2** STRUCTURE AXON 1

\* REFER TO STRUCTURAL



**3** STRUCTURE AXON 2

\* REFER TO STRUCTURAL



**4** STRUCTURE AXON 3

\* REFER TO STRUCTURAL

**SITE DETAIL KEYNOTES**

|            |                                    |                               |
|------------|------------------------------------|-------------------------------|
| <b>0.0</b> | <b>EXISTING CONDITIONS</b>         |                               |
| 0.1        | EXISTING GRAVEL TRAIL              | SEE EXISTING CONDITIONS       |
| 0.2        | EXISTING GRAVEL PARKING LOT        | SEE EXISTING CONDITIONS       |
| 0.3        | TREE PROTECTION                    | DTL. 1 / SHT. L401            |
| 0.4        | EXISTING SIGN                      | FIELD VERIFY- TO BE RELOCATED |
| 0.5        | EXISTING GATE                      | FIELD VERIFY- TO BE RELOCATED |
| <b>1.0</b> | <b>SURFACES</b>                    |                               |
| 1.0        | CRUSHER FINES                      | DTL. 2 / SHT. L401            |
| 1.1        | MESH GRATING                       | SEE SPECS                     |
| 1.2        | COBBLE SWALE                       | DTL. 3 / SHT. L401            |
| <b>2.0</b> | <b>EXTERIOR IMPROVEMENTS</b>       |                               |
| 2.1        | LANDSCAPE BOULDER - RETAINING      | DTL. 4 / SHT. L401            |
| 2.2        | STACKED STONE BENCHES              | DTL. 1 / SHT. L402            |
| 2.3        | POST WITH DOG BAG DISPENSER        | FIELD VERIFY- TO BE RELOCATED |
| 2.4        | BIKE PUMP STATION                  | DTL. 2 / SHT. L402            |
| 2.5        | PORTA-POTTY AND ENCLOSURE          | BY OWNER                      |
| 2.6        | TRASH                              | FIELD VERIFY- TO BE RELOCATED |
| 2.7        | SIGN TYPE B - WAYFINDING MAP KIOSK | FIELD VERIFY- TO BE RELOCATED |
| 2.8        | INTERPRETIVE SIGN - TIMELINE       | DTL. 2 / SHT. L405            |
| 2.9        | INTERPRETIVE SIGN - LOW            | DTL. 1 / SHT. L405            |
| 2.10       | INTERPRETIVE SIGN - RAILING        | DTL. 3 / SHT. L402            |
| 2.11       | MONUMENT PILLAR - SINGLE           | DTL. 4 / SHT. L402            |
| 2.12       | MONUMENT PILLAR - DOUBLE           | DTL. 5 / SHT. L402            |
| 2.13       | STRUCTURE                          | DTL. 1-4 / SHT. L407          |
| 2.14       | OVERLOOK RAILING                   | DTL. 1-4 / SHT. L406          |
| 2.15       | RULES AND REGULATIONS SIGN         | FIELD VERIFY- TO BE RELOCATED |
| 2.16       | RELOCATED GATE                     | FIELD VERIFY- TO BE RELOCATED |
| 2.17       | STUMP                              | DTL. 1 / SHT. L403            |
| 2.18       | STUMP - DONOR                      | DTL. 4 / SHT. L403            |
| 2.19       | SWALE DRAIN                        | DTL. 2 / SHT. L404            |
| 2.20       | PARKING SPACE MARKERS              | DTL. 4 / SHT. L404            |
| <b>3.0</b> | <b>PLANTING</b>                    |                               |
| 3.0        | TREE                               | SEE SPECS                     |
| 3.1        | NATIVE SEEDING                     | SEE SPECS                     |

**METAL FABRICATION NOTES:**

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

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| 1   | 11/12/2024 | 30% PROGRESS DOCUMENTS | WW |
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| 3   | 12/18/2023 | 90% PROGRESS DOCUMENTS | WW |

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PROJECT

**HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS**



ISSUE

**90% PROGRESS SET**

SHEET INFO

DRAWN BY: MW, WV  
CHECKED BY: WW, KC

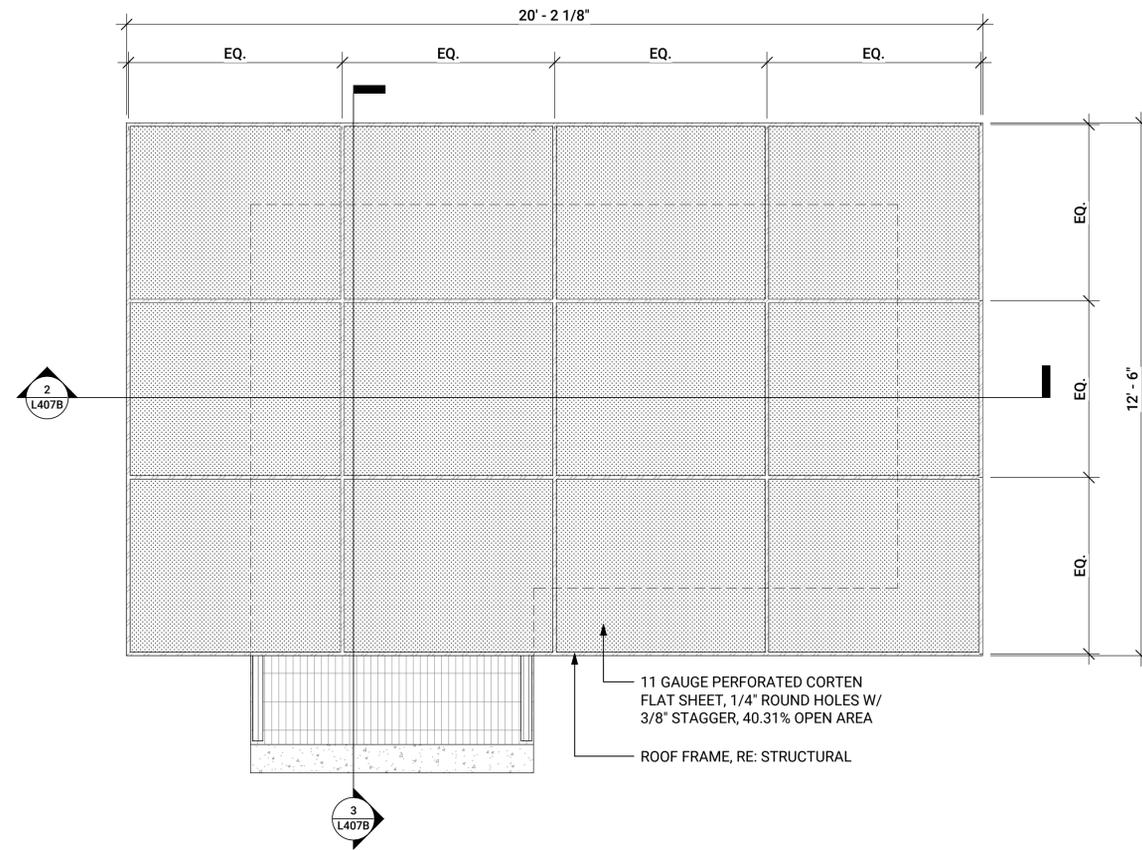
SHEET TITLE

LANDSCAPE DETAILS

SHEET NO.

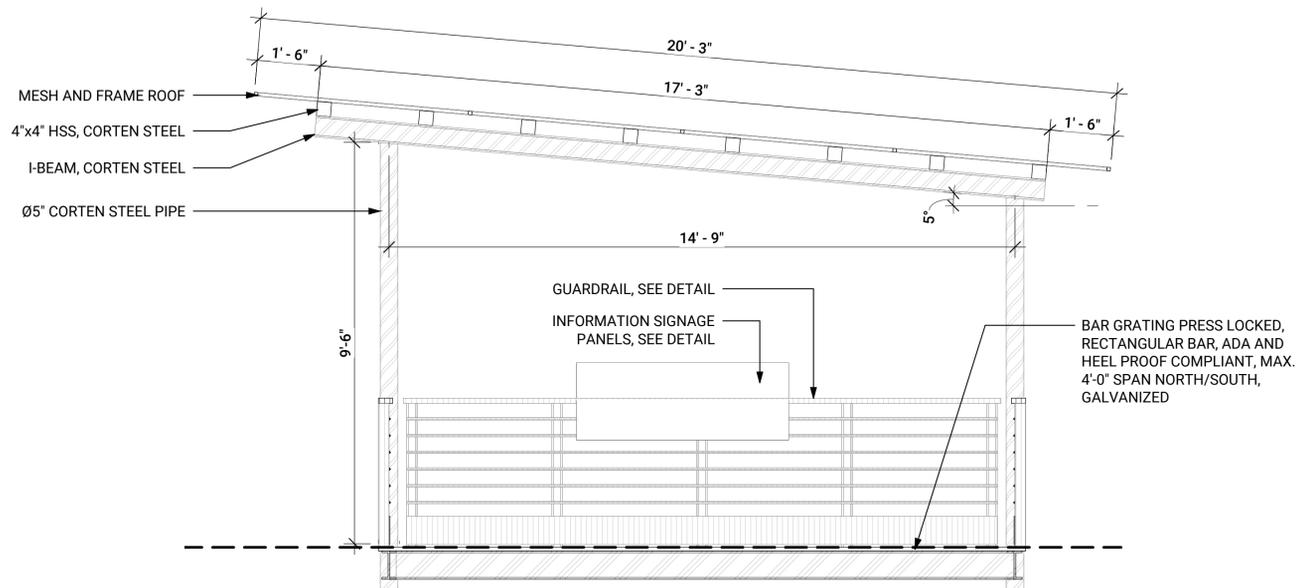
20 OF 27

**L407A**



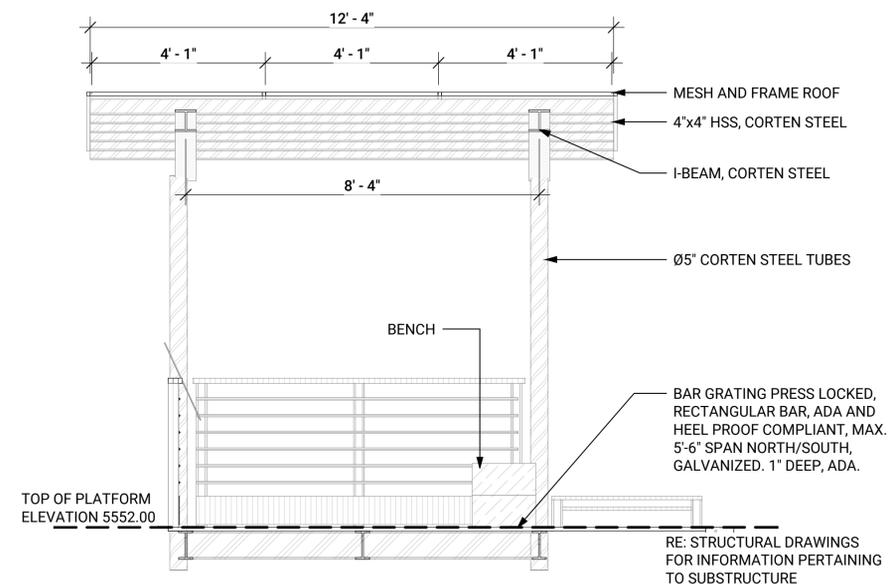
# 1 STRUCTURE ROOF PLAN

1/2" = 1'-0"  
\* REFER TO STRUCTURAL



# 2 STRUCTURE - SECTION A

1/2" = 1'-0"  
\* REFER TO STRUCTURAL



# 3 STRUCTURE - SECTION B

1/2" = 1'-0"  
\* REFER TO STRUCTURAL

## SITE DETAIL KEYNOTES

|                                  |                                    |                               |
|----------------------------------|------------------------------------|-------------------------------|
| <b>0.0 EXISTING CONDITIONS</b>   |                                    |                               |
| 0.1                              | EXISTING GRAVEL TRAIL              | SEE EXISTING CONDITIONS       |
| 0.2                              | EXISTING GRAVEL PARKING LOT        | SEE EXISTING CONDITIONS       |
| 0.3                              | TREE PROTECTION                    | DTL. 1 / SHT. L401            |
| 0.4                              | EXISTING SIGN                      | FIELD VERIFY- TO BE RELOCATED |
| 0.5                              | EXISTING GATE                      | FIELD VERIFY- TO BE RELOCATED |
| <b>1.0 SURFACES</b>              |                                    |                               |
| 1.0                              | CRUSHER FINES                      | DTL. 2 / SHT. L401            |
| 1.1                              | MESH GRATING                       | SEE SPECS                     |
| 1.2                              | COBBLE SWALE                       | DTL. 3 / SHT. L401            |
| <b>2.0 EXTERIOR IMPROVEMENTS</b> |                                    |                               |
| 2.1                              | LANDSCAPE BOULDER - RETAINING      | DTL. 4 / SHT. L401            |
| 2.2                              | STACKED STONE BENCHES              | DTL. 1 / SHT. L402            |
| 2.3                              | POST WITH DOG BAG DISPENSER        | FIELD VERIFY- TO BE RELOCATED |
| 2.4                              | BIKE PUMP STATION                  | DTL. 2 / SHT. L402            |
| 2.5                              | PORTA-POTTY AND ENCLOSURE          | BY OWNER                      |
| 2.6                              | TRASH                              | FIELD VERIFY- TO BE RELOCATED |
| 2.7                              | SIGN TYPE B - WAYFINDING MAP KIOSK | FIELD VERIFY- TO BE RELOCATED |
| 2.8                              | INTERPRETIVE SIGN - TIMELINE       | DTL. 2 / SHT. L405            |
| 2.9                              | INTERPRETIVE SIGN - LOW            | DTL. 1 / SHT. L405            |
| 2.10                             | INTERPRETIVE SIGN - RAILING        | DTL. 3 / SHT. L402            |
| 2.11                             | MONUMENT PILLAR - SINGLE           | DTL. 4 / SHT. L402            |
| 2.12                             | MONUMENT PILLAR - DOUBLE           | DTL. 5 / SHT. L402            |
| 2.13                             | STRUCTURE                          | DTL. 1-4 / SHT. L407          |
| 2.14                             | OVERLOOK RAILING                   | DTL. 1-4 / SHT. L406          |
| 2.15                             | RULES AND REGULATIONS SIGN         | FIELD VERIFY- TO BE RELOCATED |
| 2.16                             | RELOCATED GATE                     | FIELD VERIFY- TO BE RELOCATED |
| 2.17                             | STUMP                              | DTL. 1 / SHT. L403            |
| 2.18                             | STUMP - DONOR                      | DTL. 4 / SHT. L403            |
| 2.19                             | SWALE DRAIN                        | DTL. 2 / SHT. L404            |
| 2.20                             | PARKING SPACE MARKERS              | DTL. 4 / SHT. L404            |
| <b>3.0 PLANTING</b>              |                                    |                               |
| 3.0                              | TREE                               | SEE SPECS                     |
| 3.1                              | NATIVE SEEDING                     | SEE SPECS                     |

### METAL FABRICATION NOTES:

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

| REVISIONS / SUBMISSIONS |            |                        |    |
|-------------------------|------------|------------------------|----|
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|                         | 11/12/2024 | 30% PROGRESS DOCUMENTS | WW |
|                         | 8/2/2024   | 60% PROGRESS DOCUMENTS | WW |
|                         | 12/18/2023 | 90% PROGRESS DOCUMENTS | WW |

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PROJECT

**HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS**



ISSUE

**90% PROGRESS SET**

SHEET INFO

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

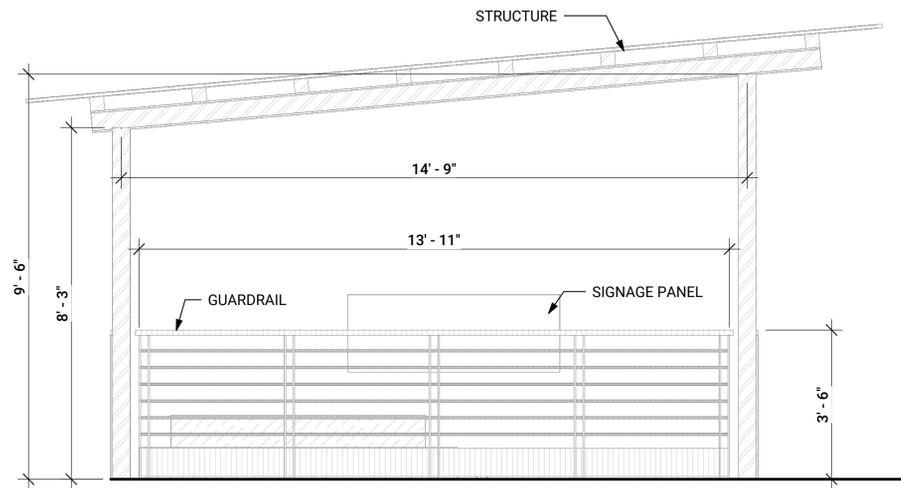
SHEET TITLE

LANDSCAPE DETAILS

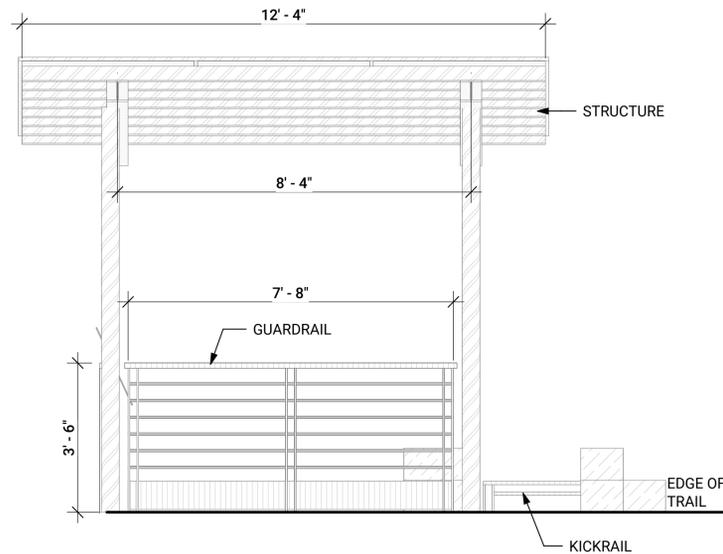
SHEET NO.

21 OF 27

**L407B**



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



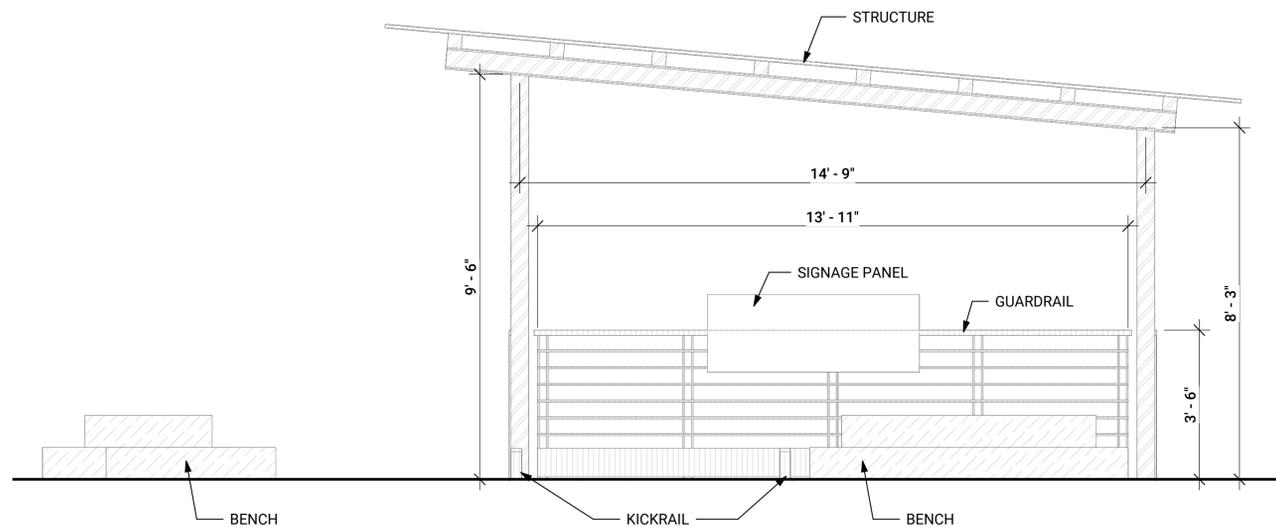
**4** STRUCTURE - ELEVATION D  
1/2" = 1'-0"

**SITE DETAIL KEYNOTES**

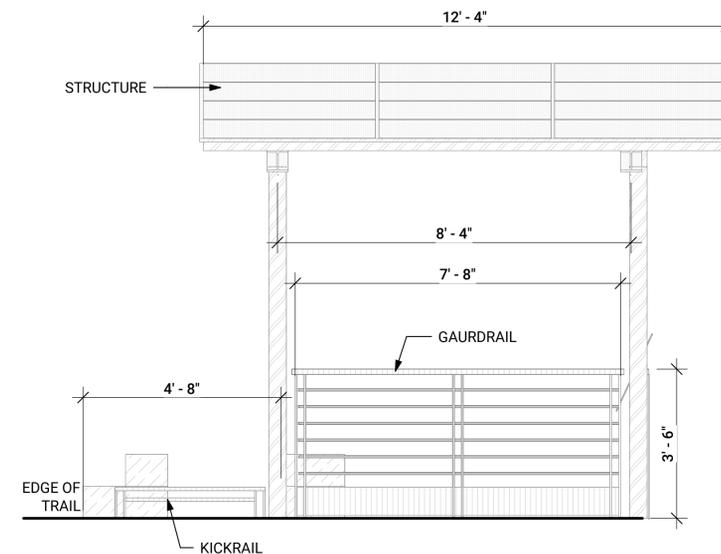
|  |                               |
|--|-------------------------------|
| <b>0.0</b> EXISTING CONDITIONS         | SEE EXISTING CONDITIONS       |
| 0.1 EXISTING GRAVEL TRAIL              | SEE EXISTING CONDITIONS       |
| 0.2 EXISTING GRAVEL PARKING LOT        | DTL. 1 / SHT. L401            |
| 0.3 TREE PROTECTION                    | FIELD VERIFY- TO BE RELOCATED |
| 0.4 EXISTING SIGN                      | FIELD VERIFY- TO BE RELOCATED |
| 0.5 EXISTING GATE                      | FIELD VERIFY- TO BE RELOCATED |
| <b>1.0</b> SURFACES                    |                               |
| 1.0 CRUSHER FINES                      | DTL. 2 / SHT. L401            |
| 1.1 MESH GRATING                       | SEE SPECS                     |
| 1.2 COBBLE SWALE                       | DTL. 3 / SHT. L401            |
| <b>2.0</b> EXTERIOR IMPROVEMENTS       |                               |
| 2.1 LANDSCAPE BOULDER - RETAINING      | DTL. 4 / SHT. L401            |
| 2.2 STACKED STONE BENCHES              | DTL. 1 / SHT. L402            |
| 2.3 POST WITH DOG BAG DISPENSER        | FIELD VERIFY- TO BE RELOCATED |
| 2.4 BIKE PUMP STATION                  | DTL. 2 / SHT. L402            |
| 2.5 PORTA-POTTY AND ENCLOSURE          | BY OWNER                      |
| 2.6 TRASH                              | FIELD VERIFY- TO BE RELOCATED |
| 2.7 SIGN TYPE B - WAYFINDING MAP KIOSK | FIELD VERIFY- TO BE RELOCATED |
| 2.8 INTERPRETIVE SIGN - TIMELINE       | DTL. 2 / SHT. L405            |
| 2.9 INTERPRETIVE SIGN - LOW            | DTL. 1 / SHT. L405            |
| 2.10 INTERPRETIVE SIGN - RAILING       | DTL. 3 / SHT. L402            |
| 2.11 MONUMENT PILLAR - SINGLE          | DTL. 4 / SHT. L402            |
| 2.12 MONUMENT PILLAR - DOUBLE          | DTL. 5 / SHT. L402            |
| 2.13 STRUCTURE                         | DTL. 1-4 / SHT. L407          |
| 2.14 OVERLOOK RAILING                  | DTL. 1-4 / SHT. L406          |
| 2.15 RULES AND REGULATIONS SIGN        | FIELD VERIFY- TO BE RELOCATED |
| 2.16 RELOCATED GATE                    | FIELD VERIFY- TO BE RELOCATED |
| 2.17 STUMP                             | DTL. 1 / SHT. L403            |
| 2.18 STUMP -DONOR                      | DTL. 4 / SHT. L403            |
| 2.19 SWALE DRAIN                       | DTL. 2 / SHT. L404            |
| 2.20 PARKING SPACE MARKERS             | DTL. 4 / SHT. L404            |
| <b>3.0</b> PLANTING                    |                               |
| 3.0 TREE                               | SEE SPECS                     |
| 3.1 NATIVE SEEDING                     | SEE SPECS                     |

**METAL FABRICATION NOTES:**

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



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



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

REVISIONS / SUBMISSIONS

| NO. | DATE       | DESCRIPTION            | BY |
|-----|------------|------------------------|----|
| 1   | 11/2/2024  | 30% PROGRESS DOCUMENTS | WW |
| 2   | 8/2/2024   | 60% PROGRESS DOCUMENTS | WW |
| 3   | 12/18/2025 | 90% PROGRESS DOCUMENTS | WW |

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PROJECT

**HIGH LINE CANAL - ORIGIN**  
TRAILHEAD IMPROVEMENTS



ISSUE

**90% PROGRESS SET**

SHEET INFO

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

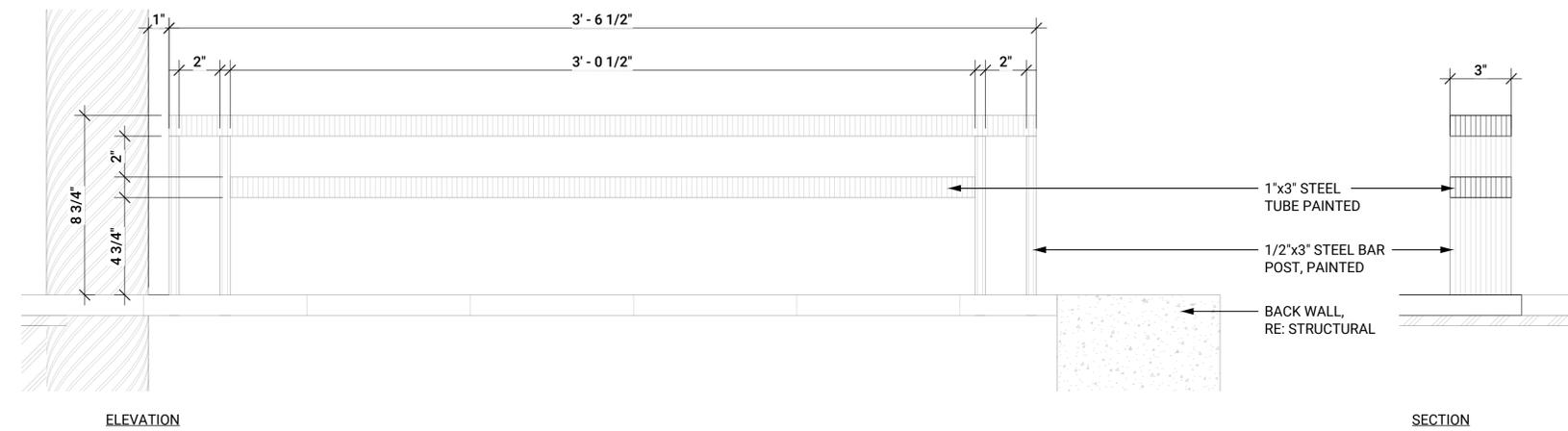
SHEET TITLE

LANDSCAPE DETAILS

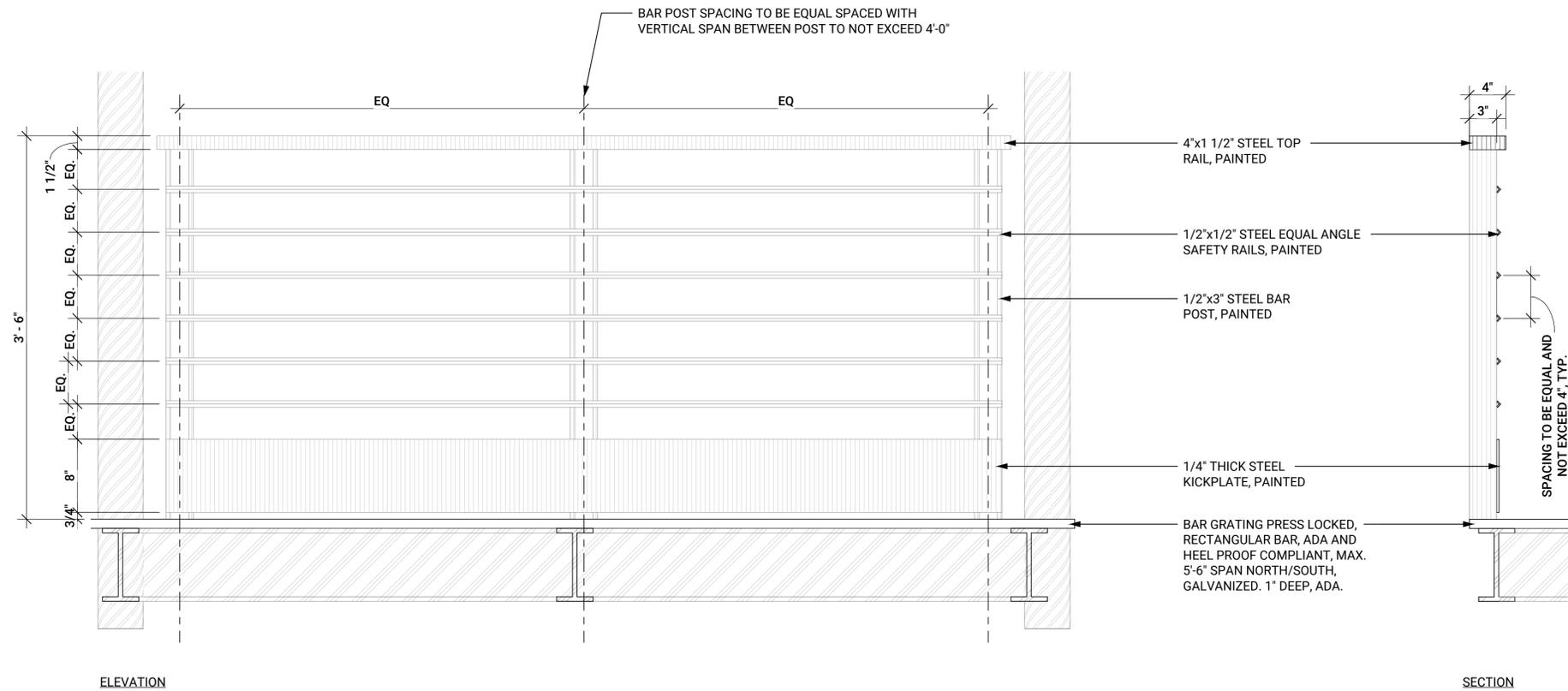
SHEET NO.

22 OF 27

**L407C**



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



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

**SITE DETAIL KEYNOTES**

|            |                                    |                               |
|------------|------------------------------------|-------------------------------|
| <b>0.0</b> | <b>EXISTING CONDITIONS</b>         |                               |
| 0.1        | EXISTING GRAVEL TRAIL              | SEE EXISTING CONDITIONS       |
| 0.2        | EXISTING GRAVEL PARKING LOT        | SEE EXISTING CONDITIONS       |
| 0.3        | TREE PROTECTION                    | DTL. 1 / SHT. L401            |
| 0.4        | EXISTING SIGN                      | FIELD VERIFY- TO BE RELOCATED |
| 0.5        | EXISTING GATE                      | FIELD VERIFY- TO BE RELOCATED |
| <b>1.0</b> | <b>SURFACES</b>                    |                               |
| 1.0        | CRUSHER FINES                      | DTL. 2 / SHT. L401            |
| 1.1        | MESH GRATING                       | SEE SPECS                     |
| 1.2        | COBBLE SWALE                       | DTL. 3 / SHT. L401            |
| <b>2.0</b> | <b>EXTERIOR IMPROVEMENTS</b>       |                               |
| 2.1        | LANDSCAPE BOULDER - RETAINING      | DTL. 4 / SHT. L401            |
| 2.2        | STACKED STONE BENCHES              | DTL. 1 / SHT. L402            |
| 2.3        | POST WITH DOG BAG DISPENSER        | FIELD VERIFY- TO BE RELOCATED |
| 2.4        | BIKE PUMP STATION                  | DTL. 2 / SHT. L402            |
| 2.5        | PORTA-POTTY AND ENCLOSURE          | BY OWNER                      |
| 2.6        | TRASH                              | FIELD VERIFY- TO BE RELOCATED |
| 2.7        | SIGN TYPE B - WAYFINDING MAP KIOSK | FIELD VERIFY- TO BE RELOCATED |
| 2.8        | INTERPRETIVE SIGN - TIMELINE       | DTL. 2 / SHT. L405            |
| 2.9        | INTERPRETIVE SIGN - LOW            | DTL. 1 / SHT. L405            |
| 2.10       | INTERPRETIVE SIGN - RAILING        | DTL. 3 / SHT. L402            |
| 2.11       | MONUMENT PILLAR - SINGLE           | DTL. 4 / SHT. L402            |
| 2.12       | MONUMENT PILLAR - DOUBLE           | DTL. 5 / SHT. L402            |
| 2.13       | STRUCTURE                          | DTL. 1-4 / SHT. L407          |
| 2.14       | OVERLOOK RAILING                   | DTL. 1-4 / SHT. L406          |
| 2.15       | RULES AND REGULATIONS SIGN         | FIELD VERIFY- TO BE RELOCATED |
| 2.16       | RELOCATED GATE                     | FIELD VERIFY- TO BE RELOCATED |
| 2.17       | STUMP                              | DTL. 1 / SHT. L403            |
| 2.18       | STUMP -DONOR                       | DTL. 4 / SHT. L403            |
| 2.19       | SWALE DRAIN                        | DTL. 2 / SHT. L404            |
| 2.20       | PARKING SPACE MARKERS              | DTL. 4 / SHT. L404            |
| <b>3.0</b> | <b>PLANTING</b>                    |                               |
| 3.0        | TREE                               | SEE SPECS                     |
| 3.1        | NATIVE SEEDING                     | SEE SPECS                     |

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PROJECT

**HIGH LINE CANAL - ORIGIN TRAILHEAD IMPROVEMENTS**



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CHECKED BY: WW, KC

SHEET TITLE

LANDSCAPE DETAILS

SHEET NO.

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**L407D**