



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, November 09, 2023, 6:30 P.M.
Council Chambers – 220 W. South Avenue
Revised Agenda

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org).

1. **CALL TO ORDER & ROLL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE MINUTES:** October 12, 2023
4. **PUBLIC HEARINGS**
 - A. **SUB2023-06: Kings Crown Preliminary Plat:** A request by Terrence and Fadile OMalley (Applicants and Property Owners) for a Preliminary Plat to plat 11.3 acres into one lot. The subject property is located east of the intersection of Ponderosa Way and Kings Crown Road, in Sections 19 and 30, T12S, R68W of the 6th P.M. (lying in the center of Paradise Estates Filing #3 and #4 – Paradise Ranch Addition), in the Suburban Residential (SR) zone. (QJ)
 - B. **ITEM PULLED – TO BE RESCHEDULED**

~~**SUB2023-05: Woodland Station Filing No. 2 Preliminary Plat:** A request by TAVA House Properties LLC (Applicant and Property Owner) for a Preliminary Plat to plat 6.63 acres into one lot and two tracts. The subject property is located west of Woodland Hardware in Section 24, T12S, R69W of the 6th P.M., (201 Saddle Club Avenue) in the Central Business District (CBD) zone. (QJ)~~
5. **REPORTS**
6. **ADJOURN**

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for October 12, 2023

Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Chair Ken Hartsfield called the meeting to order at 6:30 pm.

Present	Chair Hartsfield
Present	Vice-Chair Lee Brown
Present	Commissioner Don Dezellem
Present	Commissioner George Jones
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Shawn Nielsen
Staff Present:	Planning Director Karen Schminke
	Senior Planner C.J. Gates

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: With the removal of the yellow highlight on page 2 and the red time reference stamps on page 4, Vice-Chair Brown moved and Commissioner Nielsen seconded approving the July 13, 2023 Planning Commission Meeting Minutes.

YES: All.

NO: None.

Motion PASSES 7 – 0.

Chair Hartsfield presented approving the September 14, 2023 Planning Commission Meeting Minutes as submitted.

YES: Hartsfield, Dezellem, Jones, Kennedy, Nielsen.

NO: None.

Abstain: Brown, Larsen.

Motion PASSES 5 – 0 with two abstentions.

4. PUBLIC HEARINGS

A. CUP/SPR2023-03: Les Schwab Tire Center CUP/SPR and ROW Vacation: A request by applicant Derek Lutz (Farnsworth Group) and HSC Woodland Park, LLC (Property Owner) to consider a Conditional Use Permit and Site Plan Review, as well as a request to vacate the portion of Midland Avenue between Highway 67 and Burdette Street, for a proposed tire center store. The subject property is located at the NW corner of Midland Avenue and Highway 67 with a legal description of Lot 2, L. Clifford Filing No. 2, Woodland Park, Colorado and is zoned Service Commercial (SC). (QJ) ***Continued from September 14, 2023.***

Senior Planner Gates began his presentation of the application by reviewing the scheduling and public noticing history of this project. He then went over the staff report, including the site location on N. State Highway 67 and Midland Avenue, the background, history, current conditions of Lot 2, and the existing utilities, the constructed and no-constructed portions of Midland Avenue, and proposed vacation and access easement

areas of Midland Avenue. He reviewed the conditional use proposal of a six-bay “automotive and vehicle repair and maintenance shop” in the SC zone; the access is currently off of Midland Ave.; a proposed ROW vacation and request to establish a private shared access easement; showed the current surrounding property accesses; the proposed site plan, parking, preliminary landscape plan; proposed building elevations with a building height of 30’; building elevation designs which do not currently meet the City’s architectural guidelines, so staff recommends a condition to meet the guidelines. He then went over the CUP Analysis of the criteria in MC Section 18.57, as well as the proposed conditions of approval. He also went over MC Section 18.34 for the SPR Analysis, which is mostly redundant to the CUP Analysis. The ROW Vacation Analysis is covered in MC Section 12.08; noting that the access and existing utilities shall be covered in the easement agreement. Mr. Gates concluded his presentation noting that staff has received two public comments regarding this proposal; several referral agencies also commented, and their comments, suggestions, and proposed conditions were noted in the packets and in the conditions.

Planning Commission was advised to make two motions concerning this application; the first being recommendations for the CUP/SPR and the second being a motion related to the ROW vacation. Staff recommended **Planning Commission recommend to City Council: Approval of a conditional use permit and site plan to allow for a proposed “automotive and vehicle repair and maintenance shop” within the Service Commercial (SC) zone district, subject to the following conditions:**

1. Prior to issuance of a building permit, the applicant shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.
 - b. Infrastructure Zoning Development Permit, fees-in-lieu shall be submitted pursuant to MS 18.33.170.
 - c. ZDP’s and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings
 - ii. Final Drainage Report
 - iii. Final Landscaping Plan
 - iv. Final Site Plan
 - v. Final Floor Plans and Elevations
 - vi. Final Grading, Sediment and Erosion Control Plan with (BMP’s)
 - vii. Final Utility Plan (water, sewer, power, etc.)
 - viii. Final Photometric Plan
 - ix. CO Stormwater Permit. Stormwater Management
2. A final updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
3. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
4. The applicant must install two fire hydrants per the recommendation of the Chief of North East Teller County Fire Protection District.
5. The applicant shall amend the proposed building façade to better harmonize with the Woodland Park “mountain western” aesthetic.
6. The applicant must submit for and gain approval of an Access Permit with a striping plan from CDOT.

Staff recommendations for the ROW Vacation are **that the Planning Commission recommend to City Council: Approval of the request to vacate a portion of Midland Avenue between Highway 67 and Burdette Street, subject to the following conditions:**

1. An easement be established in the vacated area and the ROW Vacation Exhibit must label the vacated area as 'Access and General Utility Easement.'
2. The applicant must add a note to the ROW Vacation Exhibit that states: "All improvements within the easement are the property owner's responsibility. If those improvements are removed in the event of a repair or maintenance on the utility it will be the responsibility of the owner to replace said improvements (to include concrete, asphalt, fences, etc.)"
3. Property Owner Maintenance Agreement must be reviewed and approved by the City of Woodland Park prior to recording.

Planning Commissioners clarified with staff that: the Property Owner Maintenance Agreement would be between the property owners, not between the applicant and the City; that Midland Ave. is outside of the L. Clifford Addition plat; it's important that all the parties agree on the easement/access agreement.

The Commissioner also expressed concern that only a portion of the ROW is being vacated and since the remaining portion will not meet standards to improve it to a street, would it be prudent to vacate the entire ROW and thus the entirety of the ROW could be absorbed by the affected property owners. Senior Planner Gates said the applicant will speak to these issues. The utilities in the ROW include fiber/telecommunication lines, CORE (electric), water, and sanitary sewer lines. They run the length of the entire ROW vacation area up to Burdette and further west. The easement would serve both public and private utilities.

Chair Hartsfield invited the applicant to come forward with a presentation or comment. Derek Lutz, civil engineer with Farnsworth Group, the engineering firm representing Les Schwab, introduced himself. He gave a short overview of Les Schwab's business, giving the history of this challenging site to develop, thanking staff for their expertise in the CUP/SPR process, the reasoning behind the ROW vacation and easement proposal.

He stated they understand they will be required to meet the mountain west aesthetic, the property owners Daniel Duncan & Michael Gatt have signed an agreement for the easement and ROW vacation application (which would change their lot size if approved), but the access agreement is only for the Duncan and Les Schwab properties that border SH 67. Mr. Gatt's properties are accessed from Burdette Street. One of the conditions of approval for the ROW vacation is to create a utility easement so the City has access to the properties if any utilities need to be serviced. The front of the building will be facing SH 67. CDOT required that Les Schwab and Mr. Duncan's property share an access from SH 67. Since there is no public access easement on the proposed ROW vacation, Planning Commission can recommend a public access easement as an additional condition. The reason for the vacation of the road is to not have to maintain a 50' frontage/setback, and so that the City does not have to maintain Midland Avenue. Setback requirements were discussed further. Mr. Lutz noted the site plan being reviewed tonight is the only way the site can be developed by Les Schwab.

Clint Jamison, owner of Centerpoint CRE and property developer, introduced himself remotely over Zoom. He added that he negotiated the access with Mr. Duncan, which is finalized and ready to record as soon as the property is closed on. Les Schwab will be responsible for the maintenance of the access drive. The site plan has been revised 15-20 times, this is the only site plan that works for Les Schwab and meets City standards. Mr. Gatt is in agreement with the ROW vacation. Another colleague, Zack Graham, also on Zoom, has been involved in this project even before Mr. Lutz. He emphasized that it is not technically feasible to connect Midland Avenue between Hwy 67 and Coraline St., due to the topography. The applicant agrees with the conditions in the staff report and as modified tonight.

Chair Hartsfield opened the Public Comment.

John Necessary, property owner immediately adjacent to the west of the property under discussion, has owned his parcel since October 2022. He opposes the project due to noise and sound pressure concerns. He was a mechanic for 15 years, but stopped because of hearing loss. He thinks there are enough tire stores in Woodland Park and believes this project will ruin his property value. He knew the subject property was zoned commercial, but did not investigate the possible uses.

Jacqueline Gebert of 927 W. Midland Avenue opposes this project, pointing out that the applicant and City staff are on a first-name basis, that the Planning Commission hearing has been postponed twice, that there has been a lot of communication between the applicant and the City staff, thus it seems that the Staff is trying to push this forward despite it not being a good fit, the building is not retail, it's a loud business, public notification was not done correctly for the September meeting, the applicant laughed at the loss of a sled hill, that the City would lose City-owned property (Midland Avenue) by vacating the street, the building height of 30' is too high, that this will affect surrounding property owners, it's a round peg in a square hole, we don't need another tire shop, and it will not bring additional revenue.

With no one else wanting to provide comment, Chair Hartsfield closed the Public Comment and the applicant presented a rebuttal.

Zack Graham, the owner's representative for Les Schwab, shared a recent noise study for another property where noise readings were done 198 feet from that property boundary. The proposed open bay doors for this project are 192 feet from the western property boundary, and the study showed 64 dB measured, which is a no-risk decibel level.

Chair Hartsfield asked Commissioners if they had any questions of the applicant or staff. The Commission noted solid, 72" fencing is required between residential and commercial lots, no alternate barriers were discussed. The location of the proposed fence was discussed and shown on the site plan, it's approximately 135' from the west property line. Tire storage will be stored internally. Pedestrian access is to include the sidewalk on SH 67. The drainage will be underground, which is acceptable; the City Engineer has accepted the engineering code variance. City Utilities had no comments concerning tap allocation and water usage. The vacation of Midland Avenue, utilities will be public and private, so the agreement will have to be reviewed by the City. Noise is addressed by city code and state statute; some Commissioners expressed concern over the noise and suggested a sound barrier. Les Schwab would be open to looking into that. Proposed hours of operation are 8 AM – 6 PM, closed on Sundays. Les Schwab has done noise mitigation in Parker, with a wall bordering the residential area. Trees, wall and operating hours will attenuate the noise. The conditions concerning the access and utility easement, and the reasoning behind vacating Midland through most of the intersection of Midland and Burdette were also discussed. It was noted there is limited amount of Service Commercial in the City.

MOTION: Vice-Chair Brown moved, and Commissioner Dezellem seconded, to adopt the staff recommendation that the Planning Commission recommend to City Council: Approval of the request to vacate a portion of Midland Avenue between Highway 67 and Burdette Street, subject to the following conditions:

1. An easement be established in the vacated area and the ROW Vacation Exhibit must label the vacated area as 'Public Access and General Utility Easement.'
2. The applicant must add a note to the ROW Vacation Exhibit that states: "All improvements within the easement are the property owner's responsibility. If those improvements are removed in the event of a repair or maintenance on the utility it

will be the responsibility of the owner to replace said improvements (to include concrete, asphalt, fences, etc.)”

3. Property Owner Maintenance Agreement must be reviewed and approved by the City of Woodland Park prior to recording.

YES: Brown, Dezellem, Jones, Kennedy, Larsen, Nielsen, Hartsfield.

NO: None.

Motion carries 7 – 0.

City Council is currently scheduled for a First Reading of this Ordinance on November 2, 2023 and Public Hearing on November 16, 2023 at 6:30 p.m.

MOTION: Vice-Chair Brown moved, and Commissioner Larsen seconded, to adopt the staff recommendations for the CUP/SPR and recommend to City Council: Approval of a conditional use permit and site plan to allow for a proposed “automotive and vehicle repair and maintenance shop” within the Service Commercial (SC) zone district, subject to the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.
 - b. Infrastructure Zoning Development Permit, fees-in-lieu shall be submitted pursuant to MS 18.33.170.
 - c. ZDP's and Building Permits for all new construction, including:
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 - vii. Final Utility Plan (water, sewer, power, etc.)
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2. A final updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
3. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
4. The applicant must install two fire hydrants per the recommendation of the Chief of North East Teller County Fire Protection District.
5. The applicant shall amend the proposed building façade to better harmonize with the Woodland Park “mountain western” aesthetic.
6. The applicant must submit for and gain approval of an Access Permit with a striping plan from CDOT.
7. Identify the western portion of the site plan designating the area as a natural buffer area.

YES: Dezellem, Jones, Kennedy, Larsen, Nielsen, Hartsfield, Brown.

NO: None.

Motion carries 7 – 0.

City Council is currently scheduled for a First Reading of this Ordinance on November 2, 2023 and Public Hearing on November 16, 2023 at 6:30 p.m.

Director Schminke updated the Planning Commission on the status of the Short Term Rental Ordinance, noting that a special election for both the citizen proposed ordinance as well as the City Council proposed ordinance will be held on December 12, 2023.

A ten-minute recess was called. The meeting reconvened at 8:49 p.m. for a Work Session.

5. WORK SESSION

A. Code Review Project – Review & Discussion

6. ADJOURN: The meeting was adjourned at 9:31 p.m.

Approved this _____ day of _____, 2023 by

Ken Hartsfield, Chair

Agenda Item 4.A



Planning Commission Staff Report Public Hearing November 9, 2023

Agenda Item

Department

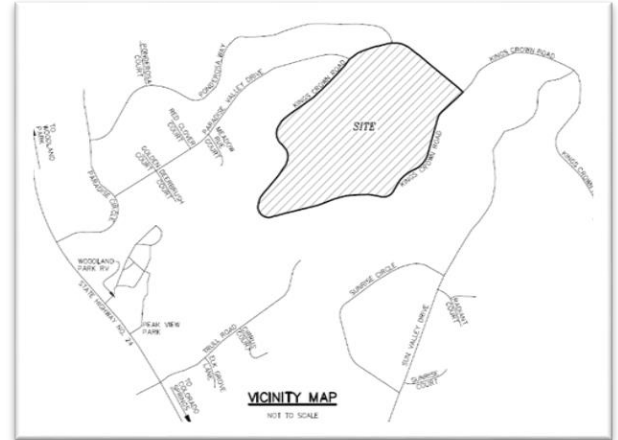
Presenter

4A

Planning

C.J. Gates
Senior Planner

Figure 1: Vicinity Map



AGENDA ITEM 4A

SUB2023-06: Kings Crown Preliminary Plat: A request by Terrence and Fadile OMalley (Applicants and Property Owners) for a Preliminary Plat to plat 11.3 acres into one lot. The subject property is located east of the intersection of Ponderosa Way and Kings Crown Road, in Sections 19 and 30, T12S, R68W of the 6th P.M. (lying in the center of Paradise Estates Filing #3 and #4 – Paradise Ranch Addition), in the Suburban Residential (SR) zone. (Q)

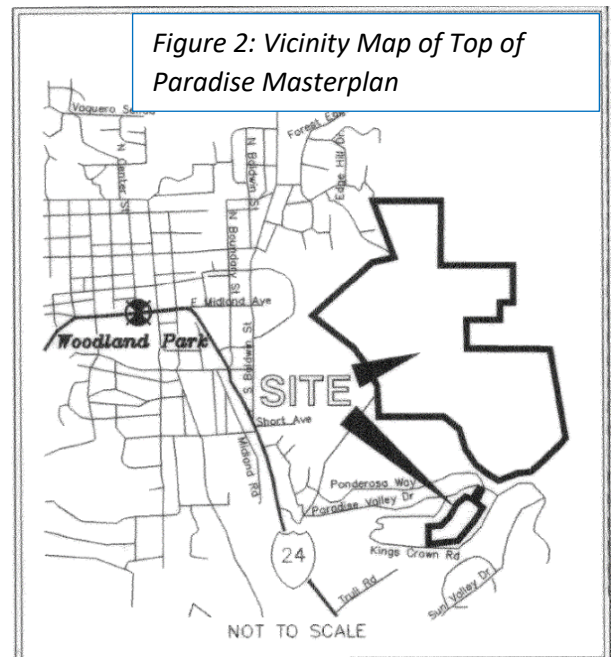
BACKGROUND

The subject property is located within the Top of Paradise Master Plan. In 2005, City Council approved the Amended Top of Paradise Master Plan encompassing 197.7 acres showing 175 lots and allowing up to a total of 190 lots in the SR zone. As seen on Figure 2, the Master Plan encompasses several subdivisions including Forest Edge Park Fourth addition, Forest Edge Park First Filing, Thunderbird Estates, and Paradise Estates Filing 1, 2, 3, 8, 9, 10 and Haven at Paradise.

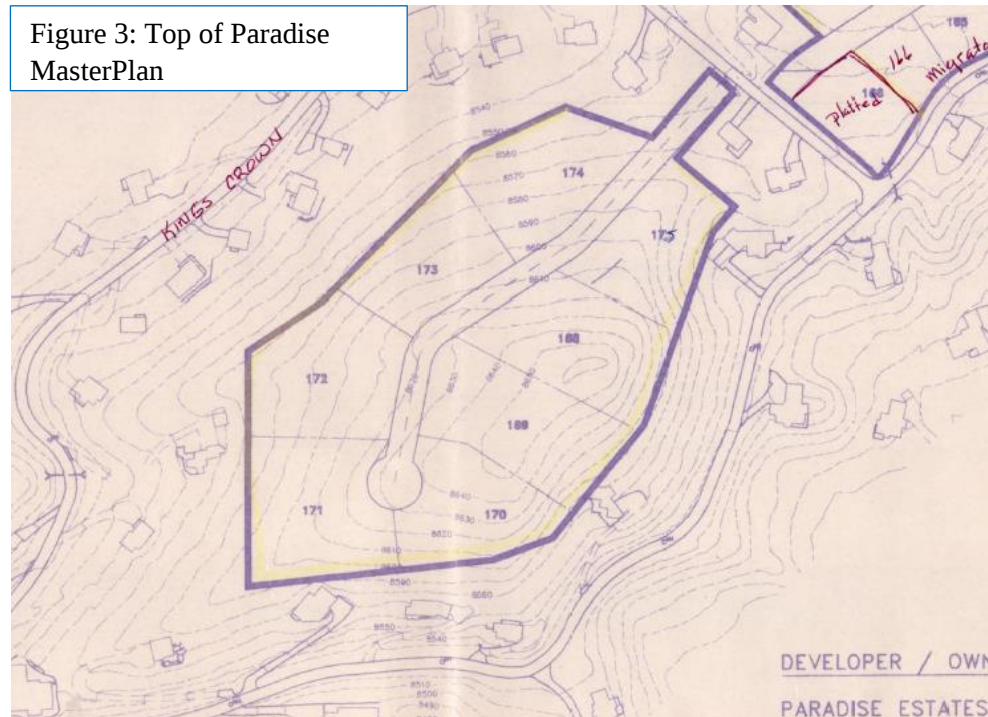
Other subdivisions located within the Amended Top of Paradise Master Plan area that have received Final Plat approvals include:

- 2006, Paradise of Colorado Filing 1 Final plat with 4 residential lots;
- 2008, the Paradise of Colorado Filing No. 2 Final Plat with 29 residential lots on 25.22 acres;
- 2017, Paradise of Colorado Filing No. 3 Final Plat with 3 residential lots;
- 2018, Paradise of Colorado Filing No. 4 containing 19.27 acres with 22 single-family residences and dedication of new streets (Locklin Way and a small portion of Thunder Ridge Drive); and
- 2019, the Highlands in Paradise Final Plat with 9 lots along Highland Court on 7.07 acres.

Figure 2: Vicinity Map of Top of Paradise Masterplan



As seen on Figure 3 below, the subject property was originally planned for a total of 8 residential lots per the approved 2005 Masterplan. The 11 acre parcel was never platted and still remains as one metes and bounds property. The applicants have recently purchased this property and applied for a Preliminary Plat for one residential lot.



SITE AND SURROUNDING PROPERTIES

Per the zoning map on Figure 4, the subject property which is outlined in red is zoned Suburban Residential (SR) and is bordered by other SR zoned land. The subject property is bordered by Paradise Estates Filings 1, 3 and 4.

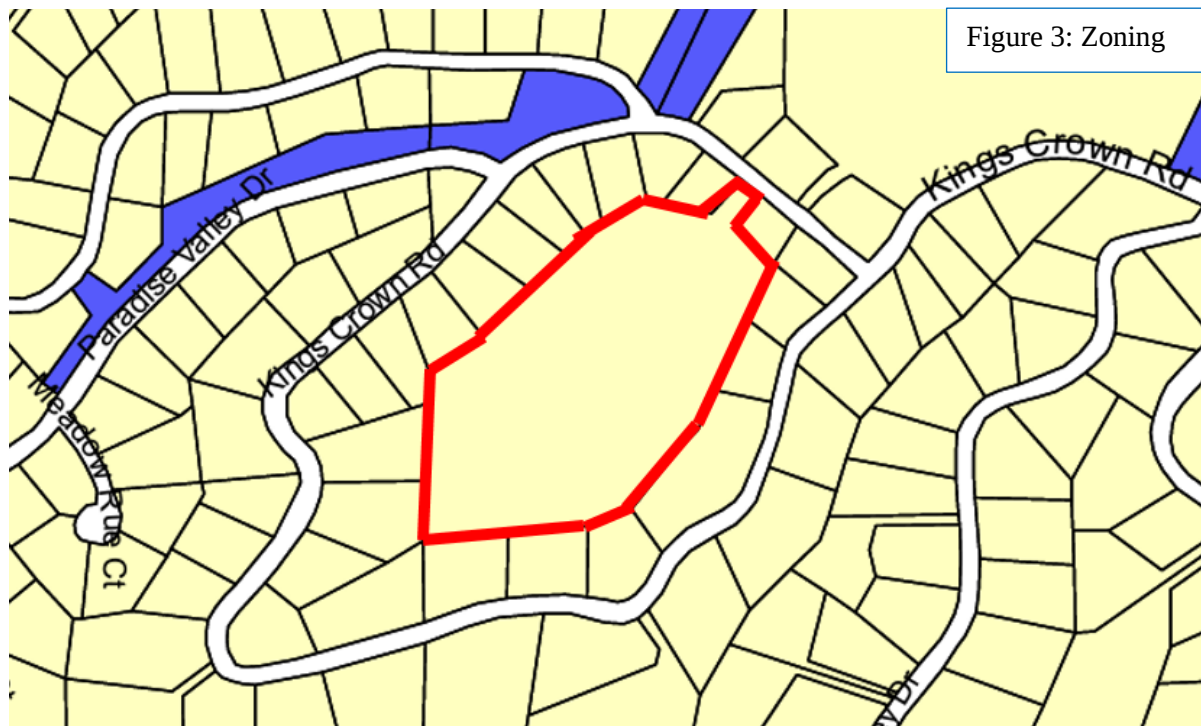


Figure 3: Zoning

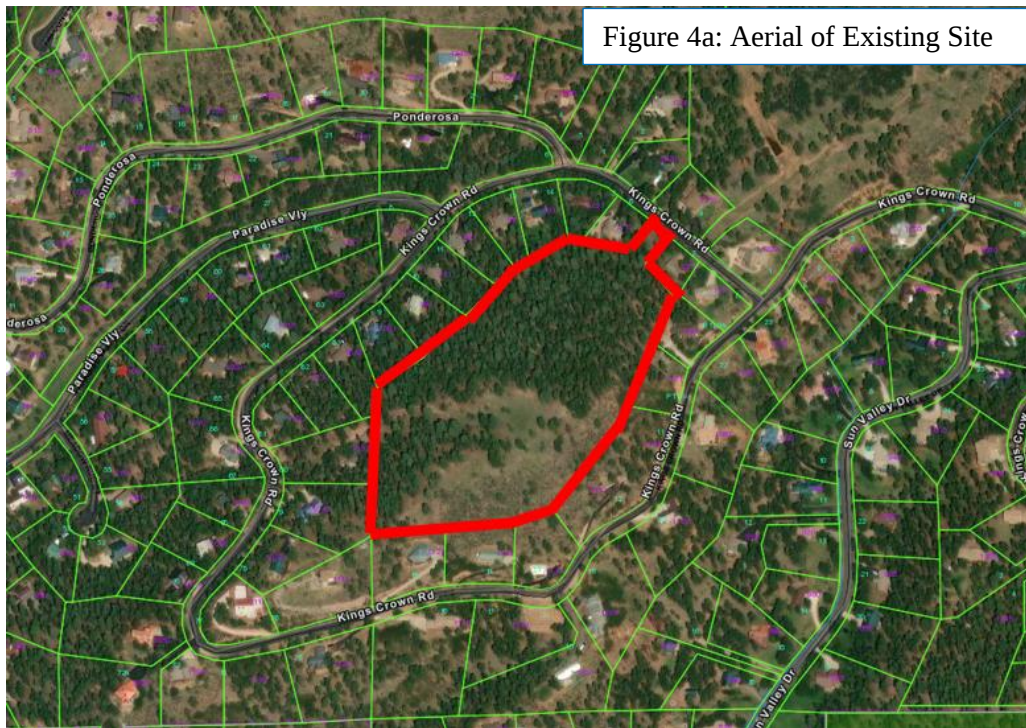
City of Woodland Park - Zoning Map

<u>Residential</u>	<u>Commercial</u>	<u>Other Zones</u>
Suburban Residential (SR)	Central Business District (CBD)	Public / Semi-Public Land (P/SPL)
Urban Residential (UR)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)
Multi-Family Residential Suburban (MFS)	Community Commercial	Agricultural (AG)
Multi-Family Residential Urban (MFU)	Service Commercial (SC)	City Limits
Mobile Home Park (MHP)	Heavy Service Commercial Light Industrial	

The uses and zone districts for the area immediately surrounding the subject property are as follows:

USE		ZONE
North	Paradise Estates Filing 3 & 4 – Single Family Homes	SR
South	Paradise Estates Filing 1 & 4 – Single Family Homes	SR
East	Paradise Estates Filing 1 & 3 – Single Family Homes	SR
West	Paradise Estates Filing 4 – Single Family Homes	SR

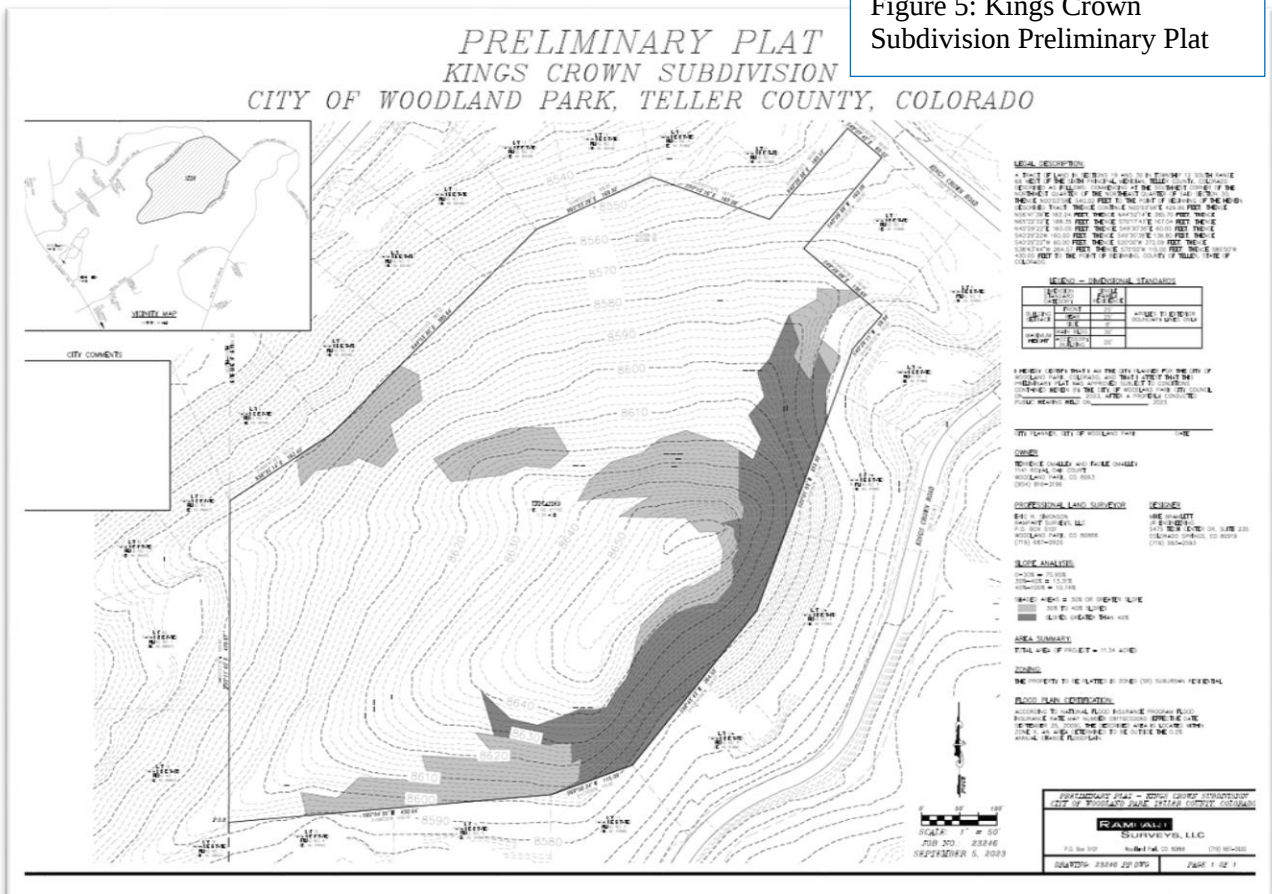
Figure 4a is an aerial photo of the subject property and Figure 4b is a Google street view looking southwest into the property from Kings Crown Rd.



CURRENT PROPOSAL

As stated, the applicants are requesting preliminary plat approval for a one lot subdivision. The applicants must go through this process due to Woodland Park code stating that a parcel must be a part of an official subdivision prior to receiving building permit. The applicants plan on submitting for a final plat once the preliminary plat is approved by City Council. Figure 5 below is the Preliminary Plat submittal which outlines the property lines of the one lot subdivision labeled Kings Crown Subdivision.

Figure 5: Kings Crown Subdivision Preliminary Plat



ANALYSIS OF PRELIMINARY PLAT AND FINDINGS

This Preliminary Plat application was reviewed under Title 17 Subdivisions of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Preliminary Plat application followed by a staff analysis. A full copy of the Preliminary Plat is attached to this Staff Report as part of the application.

Chapter 17.20 Preliminary Plat. The subdivision regulations contain platting standards for all types of subdivisions. The platting standards contain specifications relating to the form and content of the Preliminary Plat.

§17.20.010 Preparation process. *After the subdivider has received written comments from the city planner, a preliminary plat shall be prepared by a surveyor, architect, professional planner or professional engineer for presentation to the planning commission. The preliminary plat shall be processed as follows: Twenty-five blueline copies and one reproducible copy of the preliminary plat shall be presented to the city planner along with the required supplemental material at least twenty days prior to a regular planning commission meeting. If the plat is in compliance with these regulations, the city planner will furnish the following agencies with a copy for their review and comments; all public utilities companies, the school district, Teller County, and the State Highway Department (where a subdivision borders on a state highway). The city planner may delay a preliminary plat for one regularly scheduled planning commission meeting if further processing is required.*

Complies. The Preliminary Plat was discussed during several pre-application conferences with the applicant, applicant's engineer and City Staff prior to submittal of the application. The applicants decided to create only one lot with the 11.3 acres rather than 8 lots as planned on the Master Plan. The application was distributed to appropriate agencies for their review and comment.

§17.20.060 Design and drawing. *The Preliminary Plat shall be prepared as follows;*

- A. The design should be in accordance with the subdivider's plans for actual development and therefore, should be a true representation of the subdivision which may eventually be recorded.*
- B. The drawing shall be made at a scale of one-inch equals one hundred feet. A map of twenty-four (24) inches by thirty-six (36) inches is required. If more than one page then an index page shall be provided.*

Complies. The Preliminary Plat is a true representation of the subdivision as the applicant intends to record it in a final plat. The Plan does not include a utility plan due to the fact that utilities are already available in Kings Crown Road and, other than service lines to the proposed lot, the applicant is not proposing any new utility lines to be constructed.

§17.20.070 Information (A through Q).

Complies. This section is long list of technical information required to be contained on the Preliminary Plat which must be prepared by a licensed professional land surveyor. All criteria from this section has been reviewed by staff. The Preliminary Plat is determined acceptable at this time. Rampart Surveys, LLC is the Colorado licensed professional Land Surveyor.

§17.20.080 Supplemental Material. *The preliminary plat shall be accompanied by the following supplemental material:*

- A. A letter of intent addressed to the city council and planning commission containing the following:*

1. *A brief description of the tract, i.e. general location, physical features of the land, total acreage;*
2. *Existing and proposed zoning;*
3. *Proposed number of building sites and typical lot size;*
4. *Proposed structures;*
5. *A statement detailing how and when the subdivider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, trails and other utilities, i.e., electric, gas, telephone, as required;*
6. *Any proposed variances from the subdivision regulations;*
7. *Any additional information deemed necessary by the city staff;*
8. *Signature of the subdivider;*
9. *A written proposal explaining the subdivider's intent with regards to the dedication of parks, recreation areas, and open spaces and/or parks capital fees of land, the location within the tract or the amount of fees required for approval. (Continued)*

Complies. The letter of intent was submitted containing the necessary information required above.

- B. **Master Plan.** *When the preliminary plat covers only a part of the developer's contiguous holdings, twenty-five blueline copies and one reproducible copy of a proposed master plan for development of said contiguous holdings shall be furnished. A master plan need only be submitted with the first preliminary plat submitted for the area and shall be processed along with the first preliminary plat, if not previously processed.*

Not applicable. The Master Plan for this area was approved by City Council in 2005. No changes are proposed to other portions of the approved Master Plan.

- C. *One copy of the accurate names and mailing addresses of the owners of all immediately adjoining land as their names appear on the tax records of the municipality or county. Also to be included are the names, mailing addresses and phone numbers of individuals or firms to whom notice of public hearings and billings for required fees (recording plats, public notices, sign postings, etc.) are to be sent.*

Complies. Submitted with the application.

- D. *If evidence of a geological hazard is presented by the City at the sketch plan stage, the subdivider shall present geologic hazard information.*

Complies. A preliminary geotechnical investigation was performed on this property and a report was generated in June of 2023. It was found that No geological hazard is present.

- E. *One reproducible copy and two blueline copies of a twenty-four-inch by thirty-six-inch plat or plats showing the following 1 through 4 items [preliminary engineering for utilities and streets].*

Not applicable. The information within this code provision is not needed due to the fact that the applicant is not proposing any new public water and sewer systems and new streets. The future single family home will be served by service lines from existing infrastructure in Kings Crown Road.

F. *Applications for any proposed variances from the subdivision regulations. A petition for annexation where applicable. A PUD or other zoning change application where applicable.*

Not applicable. No variances are proposed.

G. *One copy of a preliminary utilities report as described in the city engineering specifications (if required).*

Not applicable. The Plan does not include a utility plan at this time due to the fact that the applicant is not proposing any new utility lines to be constructed. The one single family residence that is planned to be built will be served with service lines from existing utility lines located on Kings Crown Road.

H. *A letter from the surveyor of the plat stating the total area of lots by zone, the area of streets and alleys, and the area of proposed park sites or open spaces and other lands to be dedicated to the city.*

Not applicable. All open space requirements have been met with the previous developments within the Top of Paradise Master Plan. No open space was included in the original eight-lot subdivision of this parcel. The applicant is not required to dedicate any land for park sites or open space.

I. *Completed checklist of Teller County School District RE-2.*

Not applicable.

J. *Building envelopes and a driveway plan shall be submitted for all hillside lots showing the lot area from the street to the minimum building setback line at a scale of at least one inch equals one hundred feet, and showing a driveway location which conforms to city engineering specifications.*

Not applicable. This proposed single lot is of sufficient size so that identifying a building site is not an issue. The building envelope and a driveway plan will be submitted by the applicant at time a Single Family Residence Zoning Development Permit is requested. This process is handled administratively through the Planning Department. The applicant will also have to receive building permit from the Pikes Peak Regional Building Department.

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no public comment on the proposal.

Applications were referred to City departments including the City Attorney, the City Manager, the City Clerk, Utilities, Public Works, Police Department, Planning and Building and external agencies including Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Colorado Department of Transportation, Century Link/Lumen, and TDS Telecom.

STAFF RECOMMENDATION

That the Planning Commission recommend to City Council:

Approval of the Kings Crown Preliminary Plat to plat 11.3 acres into one lot subject to the following conditions:

1. Subject to recording a final plat for the subdivision.
2. Prior to any construction on the subject property, the applicant must submit for and gain approval of a Single Family Residence Zoning Development Permit through the City of Woodland Park Planning Department and a building permit through Pikes Peak Regional Building Department.

ATTACHMENTS

- A. Applicant Application
- B. Kings Crown Preliminary Plat Exhibit

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID	Project Name	Kings Crown Sub. - Prel. Plat		Project # EXT/Case #:	SUB2023-0
Permit Number	202309292	Site Address Number	TBD	PO Box	
Date Received:	9/27/2023	Site Address Name	Kings Crown Rd.	Mailing Address #	1141
Project Type	SUB	Lot Number		Block #	
Project Type Number	5	Subdivision	30-12-68 PT N2NE4	Filing	
Project Classification	Preliminary Plat	Applicant Business Name			
Residential or Commercial	Residential	App First Name	Terrence & Fadile	App Last Name	O'Malley
ZDP Required	☒	Public Review Required	☐	Lead Staff Person	CJ Gates
Board of Adjustment Date		Date Routed	9/28/2023		
Planning Commission Date		Comments Due Back to Planning	10/12/2023		
City Council (1st Reading)		Comments Rec'd	☐	Filed in Area:	
City Council (Public Hearing)				Senior Planner	

Comments Received

City Manager	☐	Building Dept	☐
City Clerk	☐	Fire District	☒
City Attorney	☐	Re-2	☐
Utilities Department	☒	URS	☐
City Engineer	☒	IREA	☐
City Inspector	☒	Black Hills	☐
Finance Department	☐	CDOT	☐
Planning Director	☒	CenturyLink	☐
City Planner	☒	TDS Telecom	☐
Police	☐	Other:	☐
Parks & Rec	☒		
Economic Development	☐		

Important Information

Administrator
Routing Instructions:

Planning Application Entry Form

[Print Record](#)[Go To Development Fees Receipt Form](#)

ID

Permit Number 202309292

Project # EXT/Case # SUB2023-06

Public Hearing Required ☒

Date Received 9/27/2023

Date Routed 9/28/2023

Date Initial Permit Approved

*Date Permit Paid

Open Permit Comments

*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type SUB

Project Type Number 5

Project Classification Preliminary Plat

Non-Profit, Residential or Commercial Residential

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SInS and TUPs

Project Name Kings Crown Sub. - Prel. Plat

Site Address Number TBD

Site Address Name Kings Crown Rd.

Lot Number

Block Number

Subdivision 30-12-68 PT N2NE4

Filing #

Applicant Business Name

App First Name Terrence & Fadile

App Last Name O'Malley

App Phone Number 954-816-3196

PO Box

Mailing Address Street # 1141

Mailing Address Street Name Royal Oak Ct.

City Woodland Park

State CO

Zip Code 80863

Owner First Name Terrence & Fadile

Owner Last Name O'Malley

Zone Class SR

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Senior Planner



2023 GENERAL APPLICATION

(Revised 1/1/2023)

received
9/27/2023

Project # 202309292

Case # SUB2023-06

Fee(s): See City of Woodland Park

Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

- | | | |
|---|---|--|
| ☐ Site Plan Review Permitted Use | ☐ Special Use Permit | ☒ Preliminary Plat |
| ☐ Site Plan Review Conditional Use | ☐ Planned Unit Development (PUD) | ☐ Exemption Plat |
| ☐ Conditional Use Permit | ☐ PUD Amendment | ☐ Final Plat |
| ☐ Zoning Change | ☐ Appeal | ☐ Townhouse Plat |
| ☐ Extension of Development | ☐ Variance | ☐ Condominium Plat |

1. Applicant Information

- a. Applicant Name TERRENCE + FADILE O'MALLEY
- b. Project Coordinator ☐ Property Owner ☒
- c. Mailing Address 1141 ROYAL OAK COURT, WOODLAND PARK, CO, 80863
- d. E-mail Address TERRY O'MALLEY75@GMAIL.COM
- e. Phone Numbers Home _____ Work _____ Mobile 954-816-3196

2. Property Owner Information (if different from above)

- a. Name SAME Project Contact? Yes ☒ No ☐
- b. Mailing Address _____
- c. E-mail Address _____
- d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

- a. Site Address TBD; KINGS CROWN RD., TELLER COUNTY TAX A/C: R0023264
- b. Lot _____ Block _____ Subdivision _____
- c. Property Zoning SCUBUR BAN RESIDENTIAL Lot Size 11.3 Acres ☒ Square Feet ☐

4. Is the property subject to covenants? Yes ☐ No ☒ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name KINGS CROWN
- b. Brief Description of Project/Request SINGLE FAMILY HOME

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact DAVID LANGLEY
- ii. Firm Name LANGLEY ARCHITECTS
- iii. Physical Address 350 W. HENRIETTA AVE., WOODLAND PARK, CO. 80863
- iv. Mailing Address SAME
- v. E-mail Address DAVID@DAVIDLANGLEY.COM
- vi. Phone Numbers: Business 719-687-3415 Mobile 719-330-7199

b. Engineer

- i. Project Contact MIKE BRAMLETT
- ii. Firm Name IR ENGINEERING, LLC
- iii. Physical Address 5475 TECH CENTER DRIVE, SUITE 235, COL. SPRINGS, CO, 80919
- iv. Mailing Address SAME
- v. E-mail Address MBRAMLETT@IRENGINEERING.COM
- vi. Phone Numbers: Business 719-593-2593 Mobile 719-659-7679

c. Planner

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

d. Surveyor

- i. Project Contact ERIC SIMONSON
- ii. Firm Name RAMPART SURVEYS, LLC
- iii. Physical Address 1050 TAMARAC PARKWAY, WOODLAND PARK, CO, 80863
- iv. Mailing Address P.O. BOX 5101, WOODLAND PARK, CO, 80866
- v. E-mail Address ERIC@RAMPARTLS.COM
- vi. Phone Numbers: Business 719-687-0920 Mobile _____

e. Other (specify role) CONSULTANT

- i. Project Contact CRAIG NELSON
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address CNELSON@BLUWOLF.COM
- vi. Phone Numbers: Business _____ Mobile 847-323-2438

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

→ Tenn O'Malley 9/25/23
Owner Date
→ Tenn 9/25/23
Owner Date

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

→ Tenn O'Malley / Tenn 9/25/23
Applicant Date

City Use Only

1. Submission Sept. 27, 2023, taken by CJ Gates
Fee Received Sept. 27, 2023, taken by CJ Gates
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on 9/27/23.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing Nov 9, 2023.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

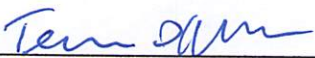
To: The City of Woodland Park - City Council & Planning Commission
From: Terrence & Fe OMalley
Date: August 16, 2023
Re: Letter of Intent – Preliminary Plat Application

By way of introduction, our names are Terrence & Fadile OMalley and we recently moved to Woodland Park from South Carolina.

1. We purchased a vacant, unplatted 11.3 acre tract of land commonly referred to as the "Top of Kings Crown". The Teller County Property Tax Account Number is: R0023264. The property is within the Paradise of Colorado Metro District and it is part of the Master Plan of Top of Paradise.
2. The site is currently zoned Suburban Residential. No zoning change is requested.
3. We are not subdividing the property into the eight lots contemplated in the Master Plan. Instead, we are platting for only one lot on the entire 11.3 acres on which our house will be built.
4. Our intention is to build one single family house to serve as our permanent residence. We expect our house to be approximately 4,000 square feet, with main level living space, a walkout with guest bedrooms, and an attached four car garage. A driveway will be built to meet Woodland Park City requirements and Fire Code requirements.
5. As for utilities, service lines will be constructed and tapped into the mains located on Kings Crown Rd. We do not expect to need a fire hydrant on the property.
6. No variances from the Subdivision Regulations are requested.
7. We assembled an excellent team of local professionals: Langley Architecture, JR Engineering, Rampart Surveys, Andre Leclercq of Alec Builders, and Craig Nelson in an advisory capacity. We are confident that this team will work closely with the City's Planners to ensure that all City requirements are met and things go smoothly.
8. It is our understanding that any parks, recreation and open space requirements have already been satisfied in the Top of Paradise by the initial developer.

We love this community and intend to be productive members of Woodland Park for many years. Please inform us if there is any additional information you might require. Thank you for your consideration.

Sincerely,



Terrence OMalley



Fadile OMalley

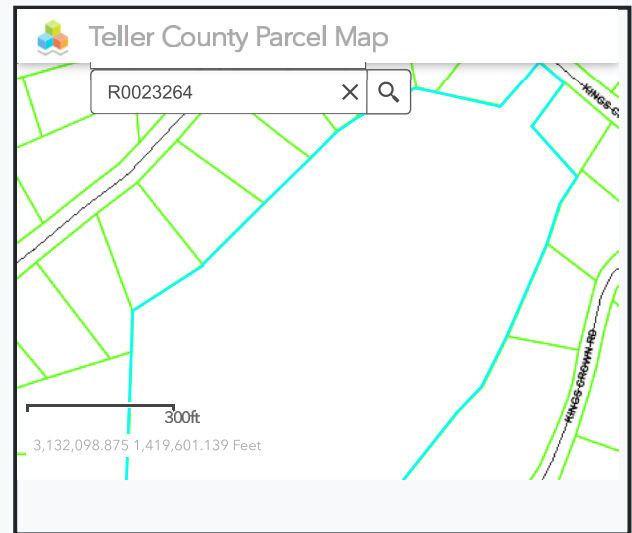
Teller County Property Records

Property Record

Acct No:R0023264



Map



[Full Screen Map](#) [Vacant Land Sales Map](#) [Comps Worksheet](#)

Ownership

Account No	R0023264
Parcel Id	6431.301000070
Notice of Value	PDF of 2023 Notice of Value
Actual	\$138,887
Assessed	\$38,750
Acct Type	Vacant Land
Owner Name	OMALLEY, TERENCE & FADILE
Mailing Address	1141 ROYAL OAK CT WOODLAND PARK, CO 808639023

Location

Physical Address	
School Dist	RE-2
Acres	11.300000
Map No.	6431
Tax Dist	64
Area	WP CENTRAL AREA
Brief Legal	30-12-68 PT N2NE4 (PARADISE RANCH ADD) - LYING IN CENTER OF PARADISE EST FILNG #3 & #4

Brief Legal Description is not intended for use on legal documents

Zoning

Land Attributes

Land Type	Abst Code	Acres
Vacant	0540	11.30

Building Information (provided by Assessor)

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
03/01/1994	417752	Warranty Deed	\$711,500
06/16/2023	LS-000130	Survey	\$0
07/27/2023	760474	Warranty Deed	\$950,000

Building Permits

Date	Permit No.	Description	Permit Issued By
------	------------	-------------	------------------

Property Tax History (provided by Treasurer)

Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\).](#)

[Tax Payment Web site](#)

Authority	Mil Levy	Amount
TELLER COUNTY	14.64	\$270.10
RE-2 SCHOOL DIST	27.924	\$515.19
CITY OF WOODLAND PARK	15.75	\$290.59
NE TELLER COUNTY FIRE	14.718	\$271.55
RAMPART LIBRARY	4.119	\$76.00
PARADISE OF CO METROPOLIT	25	\$461.25
UTE PASS REGIONAL HEALTH	3.99	\$73.62
TOTAL	106.1410	\$1,958.30

Tax Year	Tax Amount
2022	\$1,958.30
2021	\$1,950.82
2020	\$1,946.92
2019	\$1,936.92
2018	\$1,268.38

About

The contributing Teller County Offices keep the information shown on this web site as current and as accurate as possible

Disclaimer

The Information Provided on this site is as accurate and complete as reasonably possible. Use of this information is the sole responsibility of the user, and Teller County assumes no liability associated with the use or misuse of this information

Contributors

Assessor

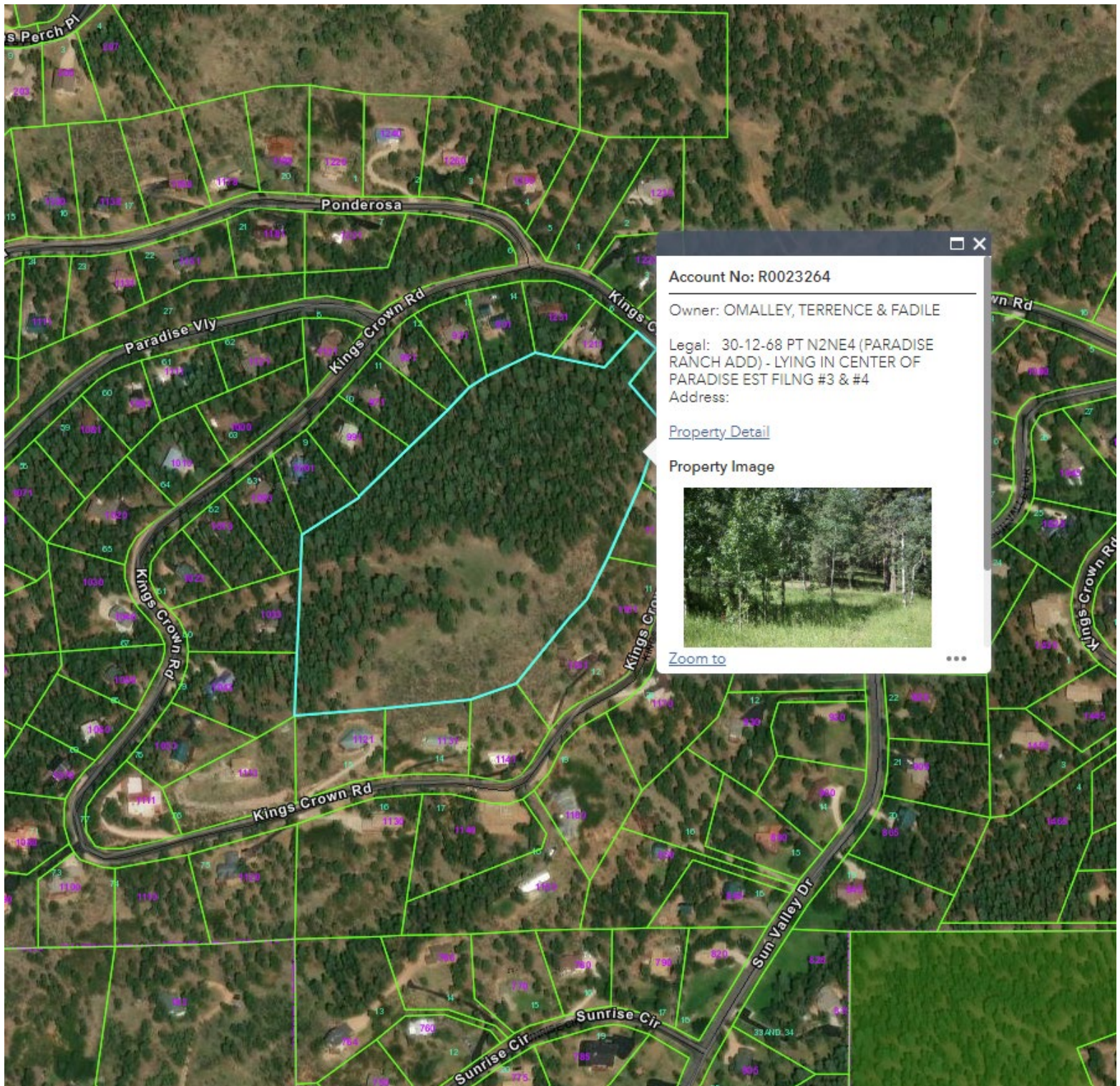
Treasurer

Clerk and Recorder

Community Development
Services Division (CDSD)

[Mail comments or suggestions to web developer](#)

Teller County Information Technology © 2022



Account No: R0023264

Owner: OMALLEY, TERRENCE & FADILE

Legal: 30-12-68 PT N2NE4 (PARADISE RANCH ADD) - LYING IN CENTER OF PARADISE EST FILNG #3 & #4
Address:

[Property Detail](#)

Property Image



[Zoom to](#)

AMENDED MASTER PLAN OF TOP OF PARADISE IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

APPROVALS:

THIS MASTER PLAN HAS BEEN APPROVED WITH RESPECT TO CONCEPT BY THE WOODLAND PARK CITY COUNCIL, THIS 4 DAY OF August, 2005.

MAYOR, WOODLAND PARK CITY COUNCIL

DATE

FOR THE CITY PLANNING COMMISSION,

DATE

NOTICE:

APPROVAL OF THIS MASTER PLAN WITH RESPECT TO CONCEPT DOES NOT PRE-SUPPOSE THE APPROVAL OF ANY PRELIMINARY OR FINAL PLATS FOR THIS PARCEL. CITY APPROVAL CONSTITUTES AN ACKNOWLEDGEMENT THAT GENERALLY THIS PLAN CONFORMS TO THE CITY'S COMPREHENSIVE PLAN FOR THIS AREA. CITY COUNCIL'S MASTER PLAN APPROVAL SHALL EXPIRE FIVE YEARS FROM THE DATE OF APPROVAL. APPROVAL MAY BE REVIEWED AND AMENDMENTS TO THIS MASTER PLAN SHALL BE ACCOMPLISHED BY RE-APPLICATION TO THE CITY PLANNING COMMISSION AND COUNCIL.

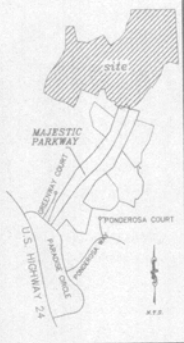
CITY COMMENTS

Original Approval on Aug. 4, 2005
and valid through Aug. 4, 2010

Approval was extended to Aug. 4, 2015
by City Council on Aug. 5, 2010

"conservation area"

VICINITY MAP



0' 200' 400'

SCALE 1" = 200'

JOB NO. 99441

JUNE 26, 2005

SHEET 1 OF 4

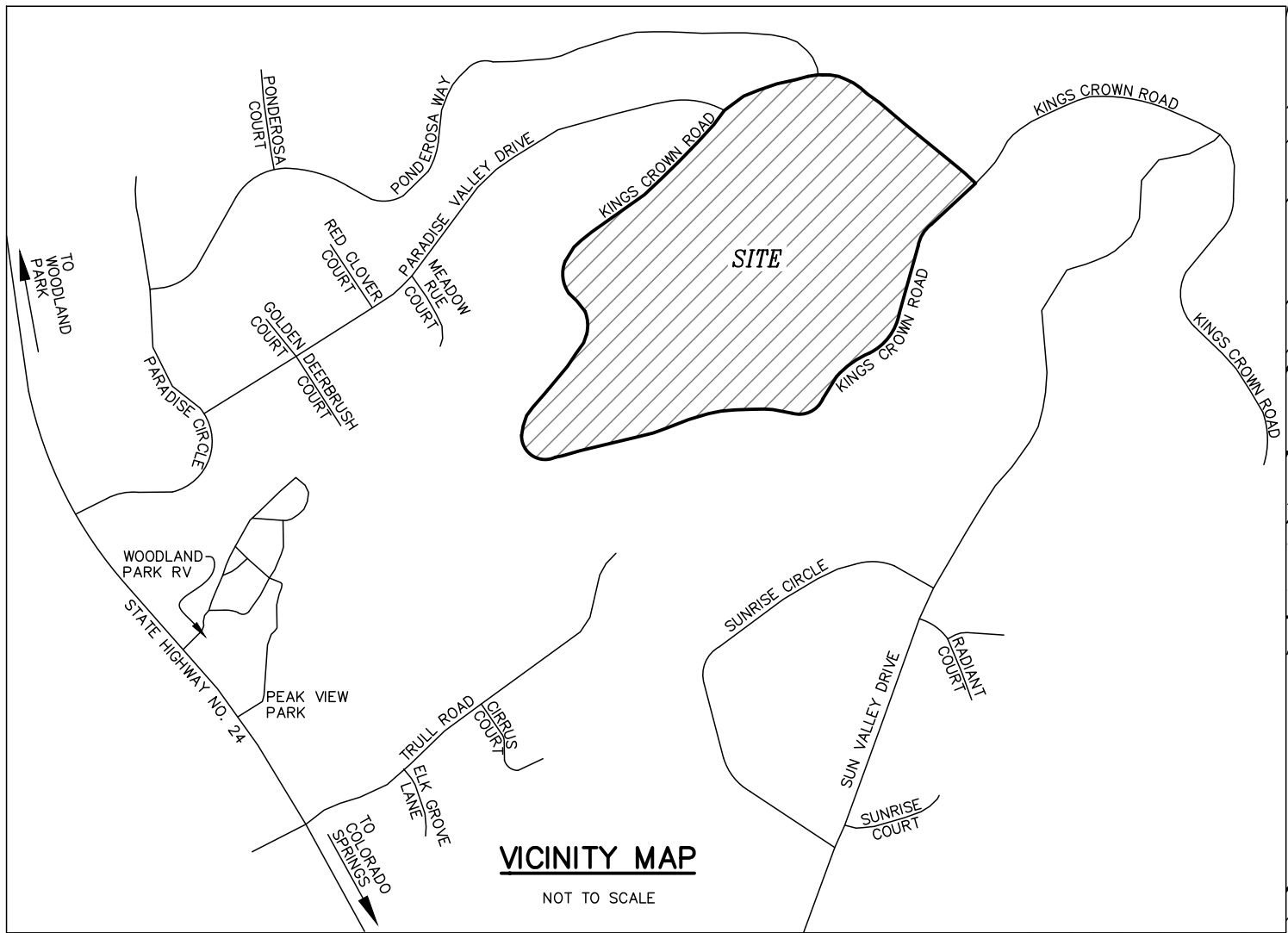
DEVELOPER / OWNER:

PARADISE ESTATES, INC.
P.O. BOX 9027
WOODLAND PARK, COLORADO 80866
719-687-9296

ROCKY MOUNTAIN LAND SERVICES

1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO
719-630-0559

PRELIMINARY PLAT
KINGS CROWN SUBDIVISION
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



CITY COMMENTS



LEGAL DESCRIPTION:
A TRACT OF LAND IN SECTIONS 19 AND 30 IN TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TELLER COUNTY, COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N00°03'58"E 540.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE N00°03'58"E 429.99 FEET; THENCE N56°41'39"E 162.24 FEET, THENCE N44°52'14"E 385.70 FEET, THENCE N65°22'22"E 188.35 FEET, THENCE S70°17'43"E 167.04 FEET; THENCE N40°29'22"E 160.00 FEET; THENCE S49°30'38"E 60.00 FEET; THENCE S40°29'22"W 160.00 FEET; THENCE S49°30'38"E 136.80 FEET; THENCE S40°29'22"W 60.00 FEET; THENCE S20°00'W 372.09 FEET; THENCE S38°43'44"W 264.57 FEET; THENCE S70°00'W 115.00 FEET; THENCE S85°00'W 430.00 FEET TO THE POINT OF BEGINNING, COUNTY OF TELLER, STATE OF COLORADO.

LEGEND - DIMENSIONAL STANDARDS			
DIMENSION STANDARD CATEGORY	SINGLE FAMILY RESIDENCE		APPLIES TO EXTERIOR BOUNDARY LINES ONLY
	FRONT	REAR	
BUILDING SETBACK	25'	25'	
	SIDE	8'	
MAXIMUM HEIGHT	MAIN BLDG.	30'	
	ACCESSORY BUILDING	20'	

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT WAS APPROVED SUBJECT TO CONDITIONS CONTAINED HEREIN BY THE CITY OF WOODLAND PARK CITY COUNCIL ON 2023, AFTER A PROPERLY CONDUCTED PUBLIC HEARING HELD ON 2023.

CITY PLANNER, CITY OF WOODLAND PARK DATE

OWNER
TERRENCE OMALLEY AND FADILE OMALLEY
1141 ROYAL OAK COURT
WOODLAND PARK, CO 8063
(954) 816-3196

PROFESSIONAL LAND SURVEYOR
ERIC R. SIMONSON
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

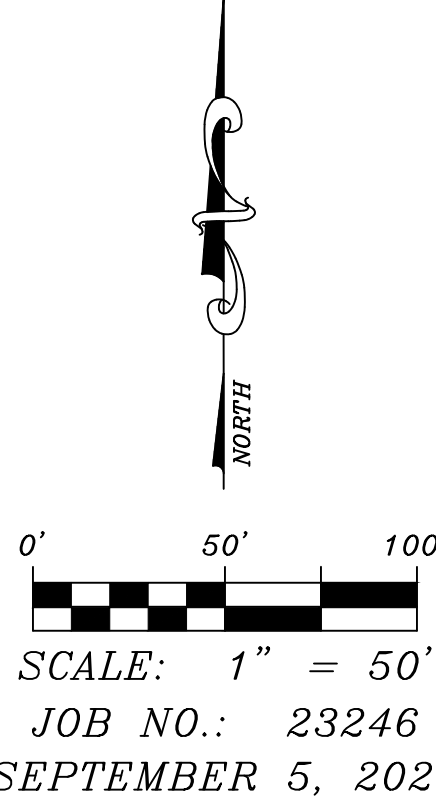
DESIGNER
MIKE BRAMLETT
JR ENGINEERING
5475 TECH CENTER DR. SUITE 235
COLORADO SPRINGS, CO 80919
(719) 593-2593

SLOPE ANALYSIS:
0-30% = 75.95%
30-40% = 13.31%
40-100% = 10.74%
SHADED AREAS = 30% OR GREATER SLOPE
30% TO 40% SLOPES
SLOPES GREATER THAN 40%

AREA SUMMARY:
TOTAL AREA OF PROJECT = 11.34 ACRES

ZONING:
THE PROPERTY TO BE PLATTED IS ZONED (SR) SUBURBAN RESIDENTIAL

FLOOD PLAIN CERTIFICATION:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0819C0206D (EFFECTIVE DATE SEPTEMBER 25, 2009), THE DESCRIBED AREA IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PRELIMINARY PLAT - KINGS CROWN SUBDIVISION
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 23246 PP.DWG PAGE 1 OF 1

**PRELIMINARY GEOTECHNICAL INVESTIGATION
KINGS CROWN PROPERTY
KINGS CROWN ROAD
WOODLAND PARK, COLORADO**

Prepared for:

TERRY OMALLEY
1141 Royal Oak Court
Woodland Park, Colorado 80863

Project No. CS19701-115-R1

June 21, 2023



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FIG. 1 – LOCATIONS OF EXPLORATORY BORINGS

FIG. 2 – SUMMARY LOGS OF EXPLORATORY BORINGS

FIG. 3 – GRADATION TEST RESULTS

FIG. 4 – GRADATION TEST RESULTS

TABLE 1 – SUMMARY OF LABORATORY TESTING

APPENDIX A – GUIDELINE SITE GRADING SPECIFICATIONS



SCOPE

This report presents the results of our Preliminary Geotechnical Investigation for the 11.3-acre Kings Crown Property in southeastern Woodland Park, Colorado (Fig. 1). The purpose of our investigation was to provide a preliminary indication of soil conditions for your due diligence assessment and planning. This report contains descriptions of subsurface conditions encountered in our exploratory borings and discussions of construction as influenced by geotechnical considerations. The scope was described in our Proposal and Service Agreement (CS-23-0087) dated May 24, 2023. Evaluation of the property for the presence of potentially hazardous materials (Environmental Site Assessment) was not included in our scope.

This report was prepared from data developed during field exploration, laboratory testing, engineering analysis, and experience with similar conditions. The information contained in this report was prepared for the exclusive use of Terry OMalley and is intended for planning purposes only. Additional investigations will be required to develop foundation and pavement design recommendations. A summary of our conclusions and recommendations follows. You should review the entire document.

SUMMARY

1. Strata encountered in our exploratory borings consisted of about 3 to 5.5 feet of silty, gravelly sand with occasional cobbles and boulders underlain by medium hard to very hard conglomeratic sandstone bedrock. Both borings met practical drilling refusal in sandstone at depths of 20 feet. Similar materials were observed in multiple cuts made into the hillside for driveway and residence construction along Kings Crown Road.
2. Groundwater was not encountered during drilling to depths of up to 20 feet. Groundwater is not expected to influence the proposed construction. Water levels may fluctuate seasonally, and develop or



rise in response to development, precipitation and landscape irrigation.

3. We believe spread footings underlain by natural material or new, moisture conditioned, and densely compacted fill will be appropriate. In the unlikely event expansive materials are encountered at the time of a design-level investigation, sub-excavation of expansive materials may be appropriate.
4. The primary geotechnical concerns that will influence site development and building performance are the presence of near surface hard bedrock and avoidance of steep slopes. These concerns can be mitigated with proper planning, engineering, design, and construction. We believe there are no geologic or geotechnical constraints at this site that would preclude development.
5. Surface drainage should be designed, constructed, and maintained to provide rapid removal of surface runoff away from the proposed residences. Conservative irrigation practices should be followed to avoid excessive wetting.
6. If roads will be gravel-surfaced, a minimum of 10 inches of aggregate base course or asphalt millings meeting CDOT Class 5 or 6 Specification can provide reliable all-weather access but will require periodic maintenance. If asphalt pavement is being considered, a pavement section of 5 inches of asphalt over a prepared subgrade can be preliminarily assumed for planning purposes for residential streets.

SITE CONDITIONS

The 11.3-acre Kings Crown Property is located on the southeast side of Woodland Park, Colorado (Fig. 1). The parcel lies within Section 30, Township 12 South, Range 68 West and is historically vacant land that was part of the Paradise Ranch dude ranch. The parcel is surrounded by single-family houses that are accessed directly from Kings Crown Road. The topographically highest part of the property is ridge that runs northeast to southwest with a broad, gently northwest sloping surface at an elevation of roughly 8,620 feet above mean sea level (msl). The northwest side of the property is densely populated with native pine trees. The southeast side of the ridge is a steep slope (roughly 40 percent) down towards Sun Valley Drive. A walking path that has been cleared to a width



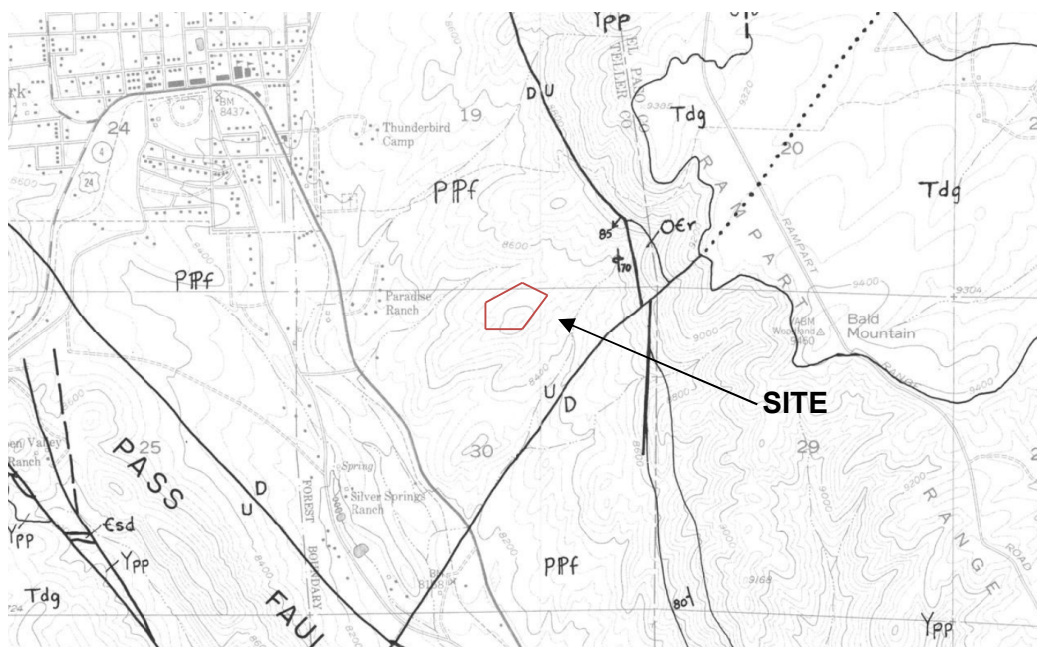
that allows small vehicle traffic is present to allow access to the top of the ridge from Kings Crown Road to the northeast.

PROPOSED DEVELOPMENT

A preliminary lot layout was provided for this investigation. Seven single-family residential lots are shown, three of which have been selected as possible build sites. The seven lots will be accessed by a single improved roadway. The roads and driveways may be gravel-surfaced or paved and will have buried utilities. Earthwork grading will be mostly limited to that required for access and construction. The lots will be left in a near-natural condition.

SITE GEOLOGY

The Reconnaissance Geologic Map of the Woodland Park Quadrangle by Reinhard A. Wobus and Glenn R. Scott, 1977 covers the project area. An excerpt is shown below. The site is underlain at shallow depth by the Fountain Formation (Map Symbol PPf), comprised of conglomeratic, arkosic sandstone. The surficial material is described as an arkosic-clast, loamy colluvium consisting of clayey, silty sand with cobbles and boulders. The conditions found in our borings confirm the existing mapping.



Excerpt showing the Kings Crown property, from Reconnaissance Geologic Map of the Woodland Park Quadrangle, United States Geological Survey, by Reihard A. Wobus and Glenn R. Scott, 1977

Seismicity

Based on available mapping, multiple inactive faults are present in the area. According to the USGS, Colorado's Front Range and eastern plains are considered low seismic hazard zones. The earthquake hazard exhibits higher risk in western Colorado compared to other parts of the state. The Denver Metropolitan area has experienced earthquakes within the past 100 years, shown to be related to deep drilling, liquid injection, and oil/gas extraction. Naturally occurring earthquakes along faults due to tectonic shifts are rare in this area.

The soil and bedrock at this site are not expected to respond unusually to seismic activity. The 2021 International Building Code (Section 16.13.2.2) defers the estimation of Seismic Site Classification to ASCE 7-22, a structural engineering publication. Updates from the previous versions of ASCE 7 include (1) incorporation of additional Site Classifications BC, CD, and DE, (2) removal of tabulated blow-count and shear-strength correlations to shear wave velocity, and (3) requires the engineer to reduce shear wave velocity values by a factor of 1.3



when empirically estimated or not directly measured. The table below summarizes ASCE 7-22 Site Classification Criteria.

ASCE 7-22 SITE CLASSIFICATION CRITERIA

Seismic Site Class	$\bar{v}_s$, Calculated Using Measured or Estimated Shear Wave Velocity Profile (ft/s)
A. Hard Rock	>5,000
B. Medium Hard Rock	>3,000 to 5,000
BC. Soft Rock	>2,100 to 3,000
C. Very Dense Sand or Hard Clay	>1,450 to 2,100
CD. Dense Sand or Very Stiff Clay	>1,000 to 1,450
D. Medium Dense Sand or Stiff Clay	>700 to 1,000
DE. Loose Sand or Medium Stiff Clay	>500 to 700
E. Very Loose Sand or Soft Clay	≥500
F. Soils requiring Site Response Analysis	See Section 20.2.1

Based on the results of our investigation, the reduced, empirically estimated average shear wave velocity values for the upper 100 feet range between 1481 and 1546 feet per second. We judge a Seismic Site Classification of C. The field penetration test results along with the empirical estimates imply that shear-wave velocity seismic tests to directly measure $\bar{v}_s$ could likely result in a better Seismic Site Classification. The subsurface conditions indicate low susceptibility to liquefaction from a materials and groundwater perspective.

INVESTIGATION

Subsurface conditions were investigated by drilling two exploratory borings at the approximate locations shown on Fig. 1. Five borings were originally planned however, the top of the site was not accessible due to unseasonably high precipitation and a very short investigation period. The boring locations were determined based on proposed building envelopes and access. We contacted the Utility Notification Center of Colorado to clear boring locations for conflicts with buried utilities. The borings were advanced to depths of 20 feet where practical auger drilling refusal was encountered using 4-inch diameter, continuous-flight auger and a truck-mounted drill rig. Our field representative observed drilling, logged the soils encountered in the borings, and obtained samples.



Graphical logs of the borings, including results of field penetration resistance tests and some laboratory test data, are presented on Figure 2.

Soil and bedrock samples were returned to our laboratory where they were examined, and tests were assigned. Laboratory tests included moisture content and dry density, Atterberg Limits, particle-size analysis (gradation and passing No. 200 sieve), and water-soluble sulfate content. Results of the gradation tests are presented in Figures 3 and 4 and the test results are summarized in Table 1.

SUBSURFACE CONDITIONS

Strata encountered in our exploratory borings consisted of about 3 to 5.5 feet of silty, gravelly sand with occasional cobbles and boulders underlain by medium hard to very hard conglomeratic sandstone bedrock. Both borings met practical drilling refusal in sandstone at depths of 20 feet. Similar materials were observed in multiple cuts made into the hillside for driveway and residence construction along Kings Crown Road. Some pertinent engineering characteristics of the soils and bedrock are described in more detail in the following paragraphs.

Natural Sand

Medium dense silty sand with gravels, cobbles, and boulders was encountered in both of our borings at the ground surface. One sample of the silty sand contained 33 percent silt and clay-sized material (passing the No. 200 sieve). We judge the sand to be non-expansive. One sample of the sand contained less than 0.1 percent water-soluble sulfates. The silty sand contained gravels and cobbles and occasional boulders that are not reflected in our samples.



Bedrock

Silty to clayey, conglomeratic sandstone bedrock was encountered in both borings beneath the surficial material. The bedrock was medium hard to very hard. Both borings encountered drilling refusal at depths of 20 feet. Four samples of sandstone contained 24 to 45 percent silt and clay-sized particles (passing the No. 200 sieve). The fines content of the samples may be higher than the in-situ values due to the material being ground and broken down during the drilling and sampling. The sandstone is likely non-expansive or has a low swell potential. Three samples of the sandstone had Liquid Limits of 19 to 31 and Plasticity Indices of 5 to 11.

Groundwater

Groundwater was not encountered during drilling to depths of up to 20 feet. Groundwater is not expected to influence the proposed construction. Water levels may fluctuate seasonally, and develop or rise in response to development, precipitation and landscape irrigation.

SITE DEVELOPMENT CONSIDERATIONS

The primary geotechnical concern that will influence site development and building performance is the presence of hard bedrock and avoidance of steep slopes. These concerns can be mitigated with proper planning, engineering, design and construction. We believe there are no geologic or geotechnical constraints at this site that would preclude development. The following sections provide site development recommendations.

Excavation

We believe most of the soil and bedrock penetrated by our exploratory borings can be excavated with typical heavy-duty equipment. Cobbles and



boulders may cause difficulties when grading. Excavations into hard bedrock may require rock buckets and rock teeth. We recommend the owner and the contractor become familiar with applicable local, state and federal safety regulations, including the current Occupational Safety and Health Administration (OSHA) Excavation and Trench Safety Standards. Based on our investigation and OSHA standards, we anticipate the sand will classify as Type C soil and the bedrock as Type A based on OSHA Standards governing excavations published in 29 CFR, Part 1926. Type A and C soil require maximum slope inclinations of 0.75H:1V and 1.5H: 1V, respectively for temporary excavations in dry conditions. Saturated soils may require flatter slopes or bracing. Excavation slopes specified by OSHA are dependent upon soil types and groundwater conditions encountered. The contractor's "competent person" should identify the soils encountered in the excavations and refer to OSHA standards to determine appropriate slopes. Stockpiles of soils and equipment should not be placed within a horizontal distance equal to one-half the excavation depth, from the edge of the excavation. A professional engineer should design excavations deeper than 20 feet.

Site Grading

Site grading will be required to establish level building pads and roads. Road construction is expected to require more in-depth site grading.

Vegetation, topsoil, and organic materials should be removed from the ground surface of areas to be filled. Soft or loose soils, if encountered, should be stabilized, or removed to expose stable material prior to placement of fill.

The properties of the fill will affect the performance of foundations, slabs-on-grade, and pavements. The onsite materials are generally suitable for use as grading fill, and excavation backfill, provided they are free of debris, vegetation/organics, and other deleterious materials. If imported fill is necessary, it should ideally consist of granular material with 100 percent passing the 2-inch



sieve, less than 35 percent material passing the No. 200 sieve, and exhibit relatively low plasticity. Samples of the proposed fill should be evaluated by our office prior to stockpiling on site.

The ground surface in areas to receive fill should be scarified deeply, moisture conditioned and compacted to a high density to establish a stable subgrade for fill placement. Granular materials placed as site grading fill should be moisture conditioned to within 2 percent of optimum and compacted to at least 95 percent of modified Proctor dry density (ASTM D 1557). Detailed recommendations for moisture conditioning, placement, and compaction of grading fill are set forth in Appendix A. Placement and compaction of the grading fill should be periodically observed and tested by our representative during construction.

Buried Utilities

Utility trench excavation can likely be accomplished using heavy-duty track hoes. Water and sewer lines are usually constructed beneath paved roads. Compaction of trench backfill can have a significant effect on the life and serviceability of pavements. We recommend trench backfill be moisture conditioned and compacted in accordance with the recommendations set forth in Appendix A. The placement and compaction of trench fill and backfill should be observed and tested by our firm during construction.

FOUNDATION AND FLOOR SYSTEM CONCEPTS

The following discussions are preliminary and are not intended for design or construction. Once planning for each residence has established the layout and elevations of the structure, design-level geotechnical investigations should be performed on a lot-specific basis.



Our investigation indicates non-expansive to low expansive sand and sandstone soils are present at the anticipated foundation depths. We expect spread footing foundations will likely be appropriate for the proposed single-family structures. We estimate maximum allowable bearing pressures of about 3,000 psf will be appropriate.

We expect slab-on-grade basement floors and garage floors will be appropriate for the proposed residences. Based on the results of this investigation, we expect the lots will have a low risk of poor slab-on-grade performance. Structural floors should be used in non-basement, finished living areas. A structural floor is supported by the foundation system. Design and construction issues associated with structural floors include ventilation and lateral loads. Where structurally supported floors are installed in basements or over a crawlspace, the required air space depends on the materials used to construct the floor and the potential expansion of the underlying materials.

PAVEMENTS

Pavement subgrade conditions are anticipated to consist of natural sand and sandstone or newly placed grading fill. These soils classify as an A-2-6 material and exhibit excellent to good pavement support characteristics. If roads will be gravel-surfaced, a minimum of 10 inches of aggregate base course or asphalt millings meeting CDOT Class 5 or 6 Specification can provide reliable all-weather access but will require periodic maintenance. If asphalt pavement is being considered, a pavement section of 5 inches of asphalt over a prepared subgrade can be preliminarily assumed for planning purposes for residential streets.

SUBSURFACE DRAINAGE

Surface water can penetrate relatively permeable backfill soils located adjacent to residences and collect at the bottom of relatively impermeable



foundation excavations, causing wet or moist conditions after construction. Foundation walls and grade beams should be designed to resist lateral earth pressures. Foundation drains should be constructed around the lowest excavation levels of basement and/or crawlspace areas. Foundation drains should drain to a positive gravity outlet or be connected to a sump pit where water can be removed by pumping if an underdrain is not provided.

SURFACE DRAINAGE

The performance of improvements will be influenced by surface drainage. When developing an overall drainage scheme, consideration should be given to drainage off of paved surfaces and away from each structure. The ground surface around the residences should be sloped to provide positive drainage away from the foundations. We recommend a slope of at least 10 percent for the first 10 feet surrounding each residence, where practical. Where possible, drainage swales should slope at least 2 percent. More slope is desirable. Variation from these criteria is acceptable in some areas. Roof downspouts and other water collection systems should discharge well beyond the limits of all backfill around structures.

Proper control of surface runoff is also important to control the erosion of surface soils. Sheet flow should not be directed over unprotected slopes. Water should not be allowed to pond at the crest of slopes. Permanent slopes should be prepared in such a way to reduce erosion.

Attention should be paid to compact the soils behind curb and gutter adjacent to streets and in utility trenches during the development. If surface drainage between preliminary development and construction phases is neglected, performance of the roadways, flatwork and foundations may be poor.



CONCRETE

Concrete in contact with soil can be subject to sulfate attack. We measured the water-soluble sulfate concentration in one sample at less than 0.1 percent. As indicated in our tests and ACI 332-20, the sulfate exposure class is *Not Applicable* or *RS0*.

SULFATE EXPOSURE CLASSES PER ACI 332-20

Exposure Classes		Water-Soluble Sulfate (SO ₄) in Soil ^A (%)
Not Applicable	RS0	< 0.10
Moderate	RS1	0.10 to 0.20
Severe	RS2	0.20 to 2.00
Very Severe	RS3	> 2.00

A) Percent sulfate by mass in soil determined by ASTM C1580

For this level of sulfate concentration, ACI 332-20 *Code Requirements for Residential Concrete* indicates there are no cement type requirements for sulfate resistance as indicated in the table below.



CONCRETE DESIGN REQUIREMENTS FOR SULFATE EXPOSURE PER ACI 332-20

Exposure Class	Maximum Water/Cement Ratio	Minimum Compressive Strength ^A (psi)	Cementitious Material Types ^B			Calcium Chloride Admixtures
			ASTM C150/C150M	ASTM C595/C595M	ASTM C1157/C1157M	
RS0	N/A	2500	No Type Restrictions	No Type Restrictions	No Type Restrictions	No Restrictions
RS1	0.50	2500	II	Type with (MS) Designation	MS	No Restrictions
RS2	0.45	3000	V ^C	Type with (HS) Designation	HS	Not Permitted
RS3	0.45	3000	V + Pozzolan or Slag Cement ^D	Type with (HS) Designation plus Pozzolan or Slag Cement ^E	HS + Pozzolan or Slag Cement ^E	Not Permitted

- A) Concrete compressive strength specified shall be based on 28-day tests per ASTM C39/C39M
- B) Alternate combinations of cementitious materials of those listed in ACI 332-20 Table 5.4.2 shall be permitted when tested for sulfate resistance meeting the criteria in section 5.5.
- C) Other available types of cement such as Type III or Type I are permitted in Exposure Classes RS1 or RS2 if the C3A contents are less than 8 or 5 percent, respectively.
- D) The amount of the specific source of pozzolan or slag to be used shall not be less than the amount that has been determined by service record to improve sulfate resistance when used in concrete containing Type V cement. Alternatively, the amount of the specific source of the pozzolan or slag to be used shall not be less than the amount tested in accordance with ASTM C1012/C1012M and meeting the criteria in section 5.5.1 of ACI 332-20.
- E) Water-soluble chloride ion content that is contributed from the ingredients including water aggregates, cementitious materials, and admixtures shall be determined on the concrete mixture ASTM C1218/C1218M between 29 and 42 days.

Superficial damage may occur to the exposed surfaces of highly permeable concrete, even though sulfate levels are relatively low. To control this risk and to resist freeze-thaw deterioration, the water-to-cementitious materials ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or high-water tables. Concrete should have a total air content of 6 percent $\pm$ 1.5 percent. We advocate damp-proofing of all foundation walls and grade beams in contact with the subsoils (including the inside and outside faces of garage and crawl space grade beams).



CONSTRUCTION OBSERVATIONS

This report has been prepared for the exclusive use of Terry OMalley for due diligence assessment and planning for the project. The information, conclusions, and recommendations presented herein are based upon consideration of many factors including, but not limited to, the type of structures proposed, the geologic setting, and the subsurface conditions we encountered. The conclusions and recommendations contained in the report are not valid for use by others. Standards of practice evolve in the area of geotechnical engineering. The recommendations provided are appropriate for about three years. If the site is not developed within about three years, we should be contacted to determine if we should update this report.

We recommend that CTL | Thompson, Inc. provide construction observation services to allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation. If others perform these observations, they must accept responsibility to judge whether the recommendations in this report remain appropriate.

GEOTECHNICAL RISK

The concept of risk is an important aspect with any geotechnical evaluation primarily because the methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgment and experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. Our recommendations represent our judgment of those measures that are necessary to increase the chances that the structures will perform satisfactorily. It is critical that all recommendations in this report are followed during construction.



LIMITATIONS

Our borings were drilled at the lower portion of the site to provide a general picture of subsurface conditions for preliminary assessment and planning purposes. The five borings planned for the investigation were reduced to two due to weather related access limitations of the truck-mounted drill rig. Variations in the subsoil conditions not indicated by our borings are possible.

We believe this investigation was conducted with that level of skill and care ordinarily used by geotechnical engineers practicing in this area at this time. No warranty, express or implied, is made.

If we can be of further service in discussing the contents of this report or in the analysis of the influence of subsoil conditions on design of the structures, please call.

CTL|THOMPSON, INC.

James Touchberry, E.I.
Staff Engineer

Reviewed by:

Jeffrey M. Jones, P.E.
Associate Engineer

JT:JMJ:cw

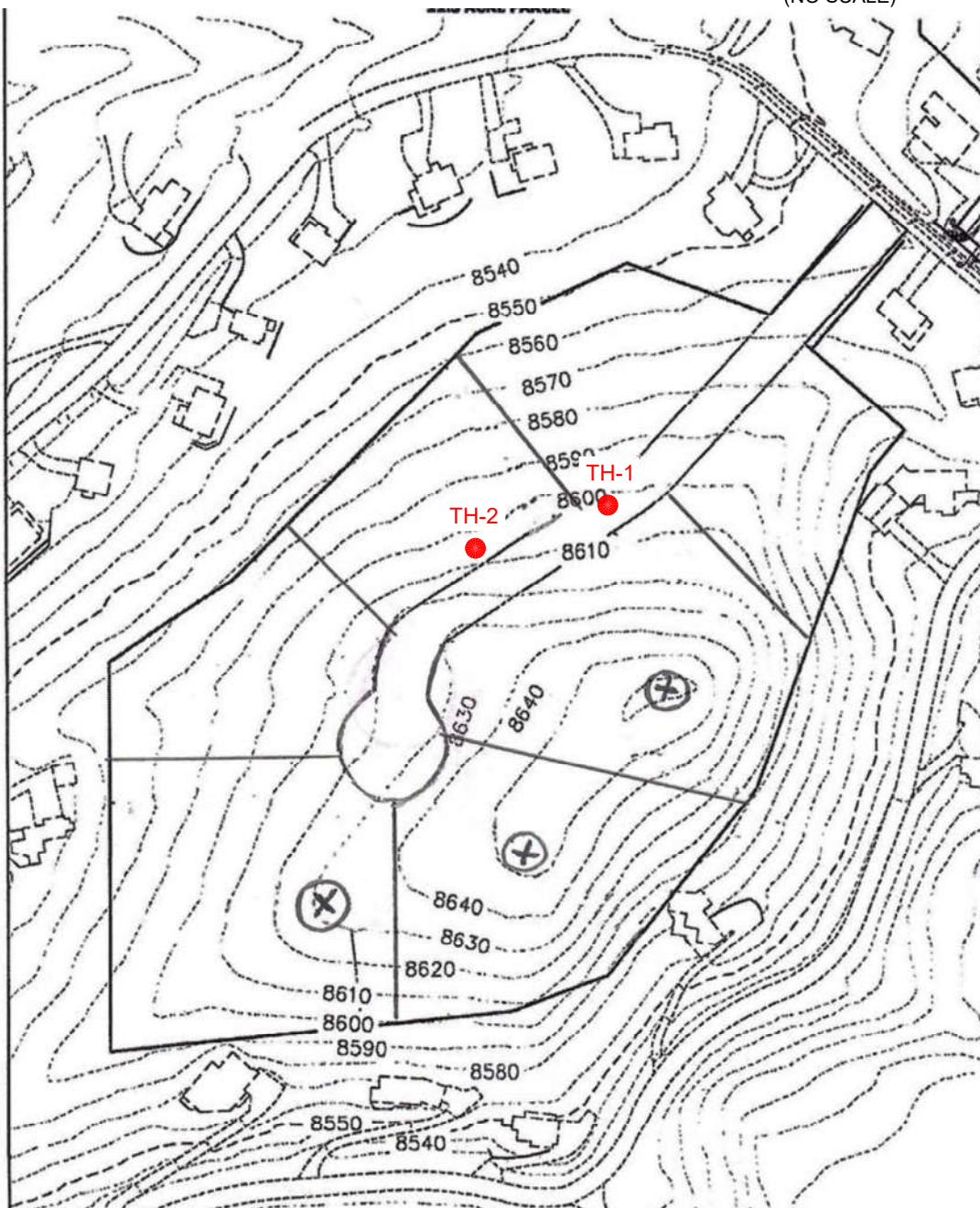
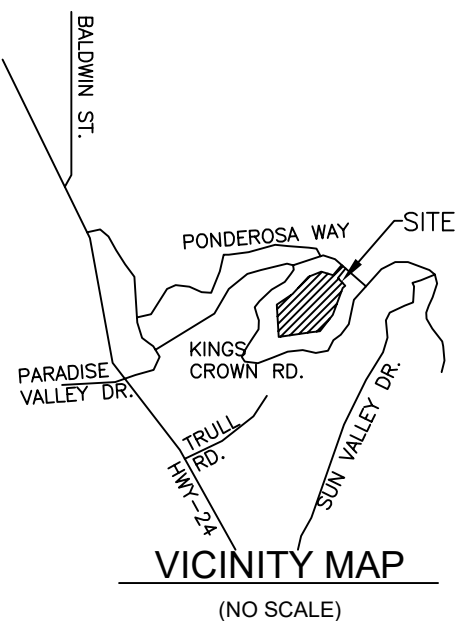
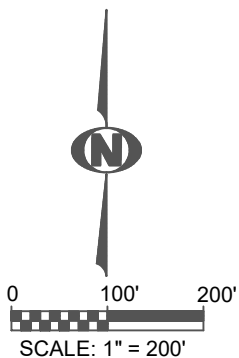
Via e-mail: terryomalley75@gmail.com, cnelson@bluwolf.com

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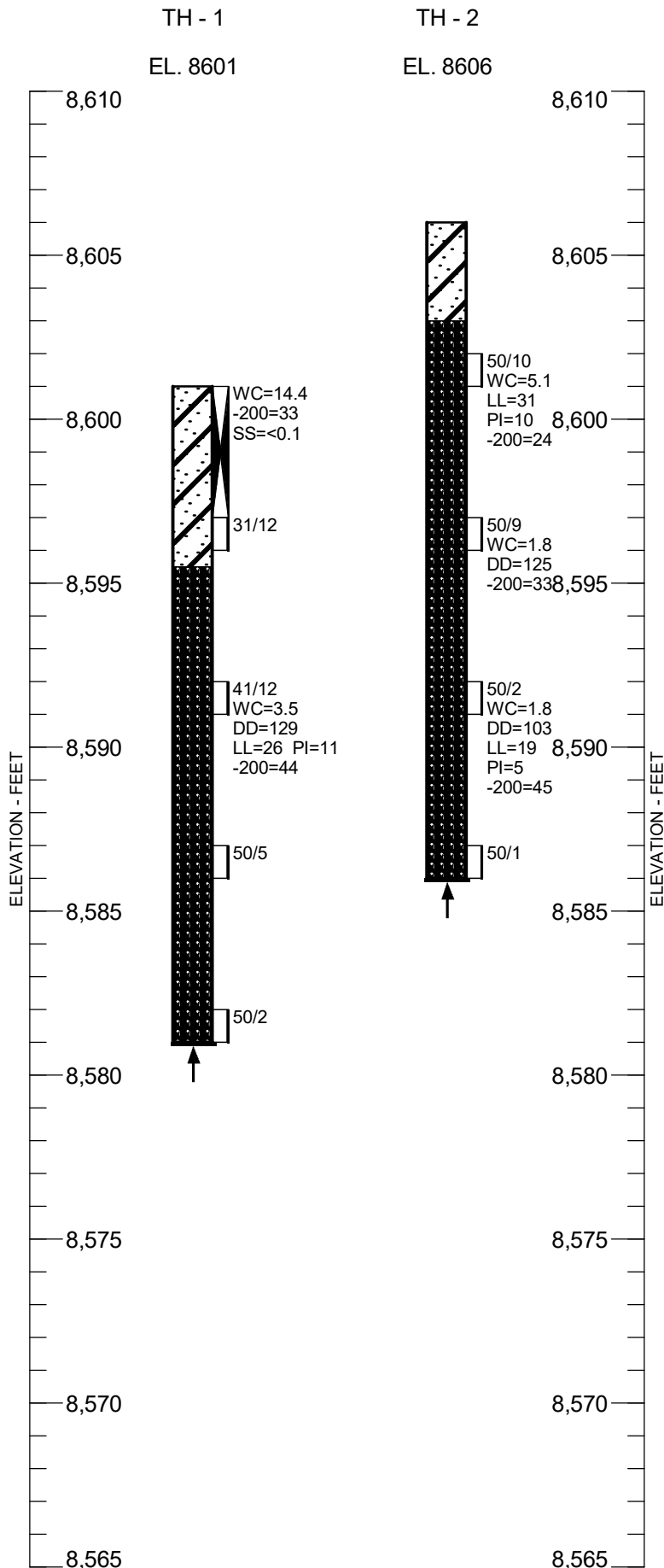
TH-1



APPROXIMATE LOCATION OF
EXPLORATORY BORING.



**Location of
Exploratory
Borings**



LEGEND:



SAND, SILTY, GRAVELLY, OCCASIONAL COBBLES AND BOULDERS, DENSE, SLIGHTLY MOIST, DARK TO RED BROWN (SM).



BEDROCK, SANDSTONE, SILTY TO CLAYEY, OCCASIONAL GRAVEL, MEDIUM HARD TO VERY HARD, SLIGHTLY MOIST, BROWN, LIGHT BROWN.



DRIVE SAMPLE. THE SYMBOL 50/10 INDICATES 50 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. SAMPLER 10 INCHES.



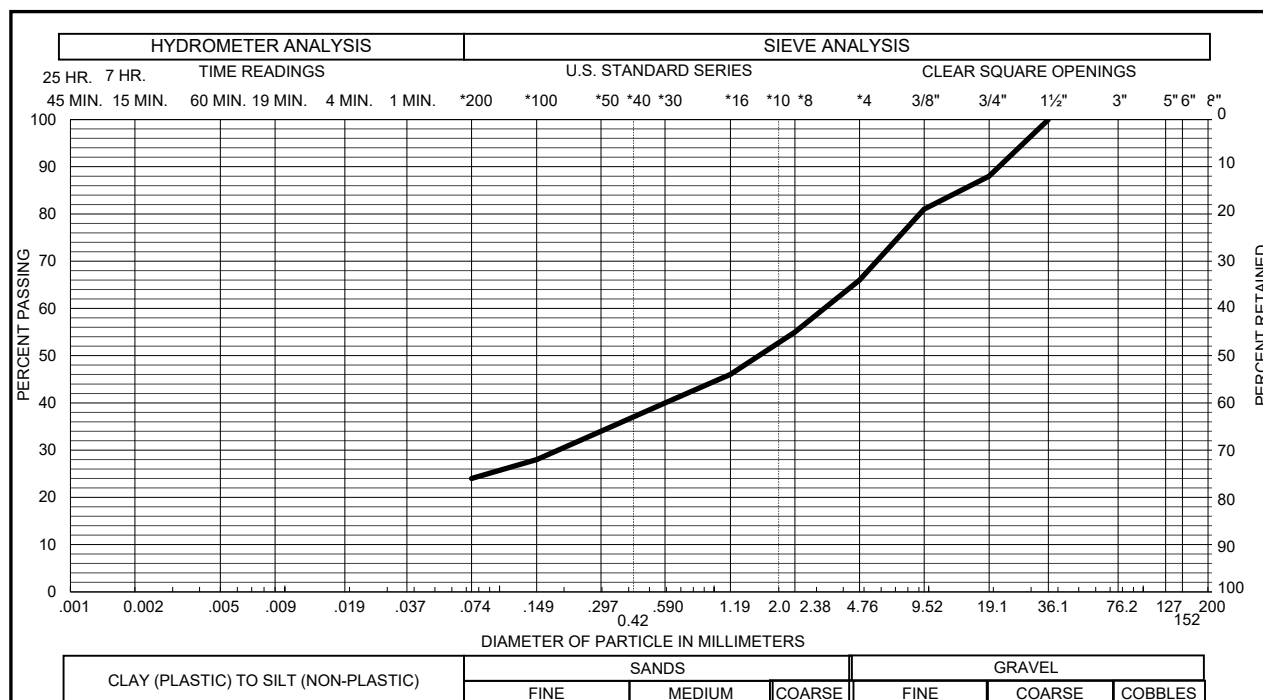
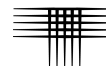
INDICATES BULK SAMPLE OBTAINED FROM AUGER CUTTINGS.



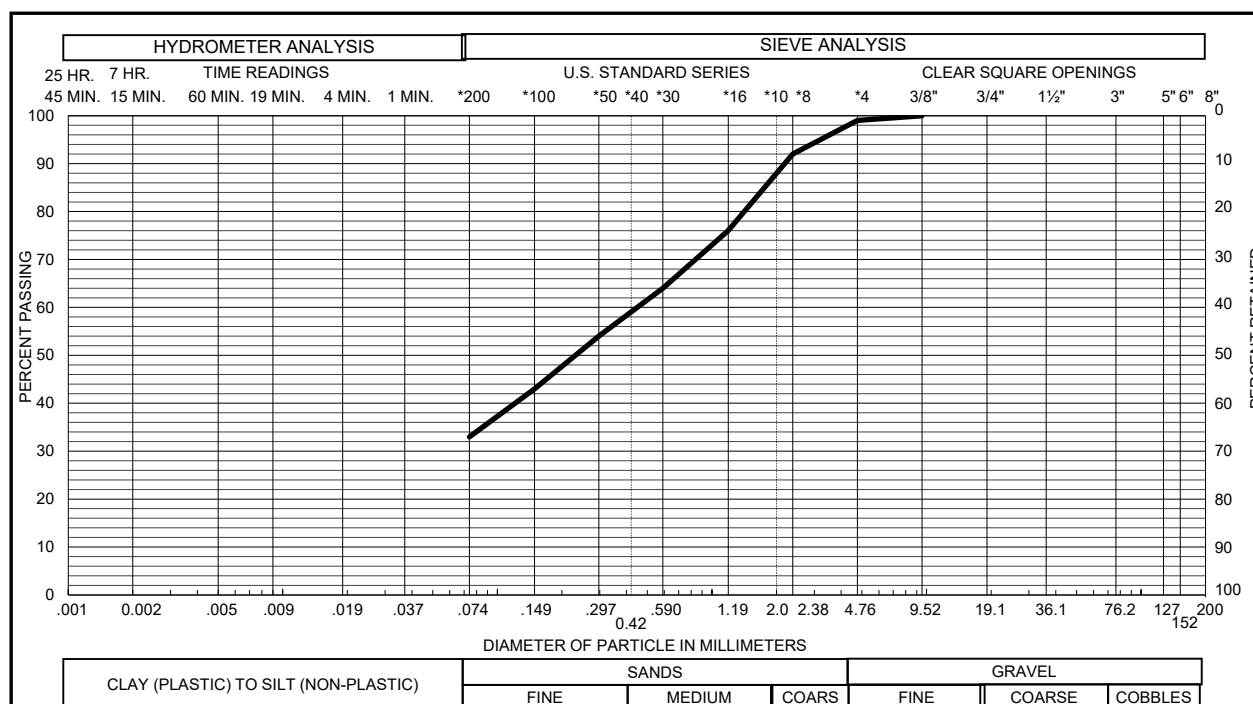
INDICATES PRACTICAL DRILL RIG REFUSAL.

NOTES:

1. THE BORINGS WERE DRILLED JUNE 2, 2023 USING A 4-INCH DIAMETER, CONTINUOUS-FLIGHT AUGER AND A CME-45, TRUCK-MOUNTED DRILL RIG.
2. THESE LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS, AND CONCLUSIONS AS CONTAINED IN THIS REPORT.
3. GROUNDWATER WAS NOT ENCOUNTERED IN THE EXPLORATORY BORINGS DURING THIS INVESTIGATION.
4. WC - INDICATES MOISTURE CONTENT. (%)
DD - INDICATES DRY DENSITY. (PCF)
LL - INDICATES LIQUID LIMIT.
(NV : NO VALUE)
PI - INDICATES PLASTICITY INDEX.
(NP : NON-PLASTIC)
-200 - INDICATES PASSING NO. 200 SIEVE. (%)
SS - INDICATES WATER-SOLUBLE SULFATE CONTENT. (%)



Sample of **SANDSTONE, CLAYEY** GRAVEL 34 % SAND 42 %
From **TH - 2 AT 4 FEET** SILT & CLAY 24 % LIQUID LIMIT 31
PLASTICITY INDEX 10



Sample of **SANDSTONE, SILTY** GRAVEL 1 % SAND 66 %
From **TH - 2 AT 9 FEET** SILT & CLAY 33 % LIQUID LIMIT _____
PLASTICITY INDEX _____

SUMMARY OF LABORATORY TESTING
CTL/T PROJECT NO. CS19701-115

[illegible]

* SWELL MEASURED UNDER ESTIMATED IN-SITU OVERBURDEN PRESSURE.
NEGATIVE VALUE INDICATES COMPRESSION.



APPENDIX A
GUIDELINE SITE GRADING SPECIFICATIONS
KINGS CROWN PROPERTY
WOODLAND PARK, COLORADO



GUIDELINE SITE GRADING SPECIFICATIONS

KINGS CROWN PROPERTY WOODLAND PARK, COLORADO

1. DESCRIPTION

This item consists of the excavation, transportation, placement, and compaction of materials, as necessary to achieve preliminary pavement and building pad elevations. These specifications also apply to compaction of materials that may be placed outside of the project.

2. GENERAL

The Soils Engineer will be the Owner's representative. The Soils Engineer will approve fill materials, method of placement, moisture contents and percent compaction.

3. CLEARING JOB SITE

The Contractor shall remove all trees, brush and rubbish before excavation or fill placement is begun. The Contractor shall dispose of the cleared material to provide the Owner with a clean, neat appearing job site. Cleared material shall not be placed in areas to receive fill or where the material will support structures of any kind.

4. SCARIFYING AREA TO BE FILLED

All topsoil, vegetable matter, and existing fill shall be removed from the ground surface upon which fill is to be placed. The surface shall then be plowed or scarified until the surface is free from ruts, hummocks or other uneven features that would pre-vent uniform compaction by the equipment to be used.

5. PLACEMENT OF FILL ON NATURAL SLOPES

Where natural slopes are steeper than 20 percent (5:1, horizontal to vertical) and fill placement is required, horizontal benches shall be cut into the hillside. The benches shall be at least 12 feet wide or 1-1/2 times the width of the compaction equipment and be provided at a vertical spacing of not more than 5 feet (minimum of two benches). Larger bench widths may be required by the Engineer. Fill shall be placed on completed benches as outlined within this specification.

6. COMPACTING AREA TO BE FILLED

After the foundation for the fill has been cleared and scarified, it shall be disced or bladed until it is free from large clods, brought to a workable moisture content and compacted.



7. FILL MATERIALS

Fill soils shall be free from vegetable matter or other deleterious substances and shall not contain rocks or lumps having a diameter greater than six (6) inches. Fill materials shall be obtained from cut areas shown on the plans or staked in the field by the Engineer or imported to the site.

8. MOISTURE CONTENT

For fill material classifying as CH or CL, the fill shall be moisture treated to be-tween 1 and 4 percent above optimum moisture content as determined by ASTM D 698 if it is to be placed within 15 feet of the final grade. For deep cohesive fill (greater than 15 feet below final grade), it shall be moisture conditioned to within ± 2 percent of optimum. Soils classifying as SM, SC, SW, SP, GP, GC, and GM shall be moisture treated to within 2 percent of optimum moisture content as determined by ASTM D 1557. Sufficient laboratory compaction tests shall be made to determine the optimum moisture content for the various soils encountered in borrow areas.

The Contractor may be required to add moisture to the excavation materials in the borrow area if, in the opinion of the Soils Engineer, it is not possible to obtain uniform moisture content by adding water on the fill surface. The Contractor may be re-quired to rake or disc the fill soils to provide uniform moisture content throughout the soils.

The application of water to embankment materials shall be made with any type of watering equipment approved by the Soils Engineer, which will give the desired results. Water jets from the spreader shall not be directed at the embankment with such force that fill materials are washed out.

Should too much water be added to any part of the fill, such that the material is too wet to permit the desired compaction to be obtained, all work on that section of the fill shall be delayed until the material has been allowed to dry to the required moisture content. The Contractor will be permitted to rework wet material in an approved manner to hasten its drying.

9. COMPACTION OF FILL AREAS

Selected fill material shall be placed and mixed in evenly spread layers. After each fill layer has been placed, it shall be uniformly compacted to not less than the specified percentage of maximum density. Granular fill placed less than 15 feet below final grade shall be compacted to at least 95 percent of maximum dry density as deter-mined in accordance with ASTM D 1557. Cohesive fills placed less than 15 feet below final grade shall be compacted to at least 95 percent of maximum dry density as deter-mined in accordance with ASTM D 698. For deep, cohesive fill (to be placed 15 feet or deeper below final grade), the material shall be compacted to at least 98 percent of maximum standard Proctor dry density (ASTM D 698). Granular fill placed more than 15 feet below final grade



shall be compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557). Deep fills shall be placed within 2 percent of optimum moisture content. Fill materials shall be placed such that the thickness of loose materials does not exceed 10 inches and the compacted lift thickness does not exceed 6 inches.

Compaction, as specified above, shall be obtained by the use of sheepsfoot rollers, multiple-wheel pneumatic-tired rollers, or other equipment approved by the Soils Engineer for soils classifying as claystone, CL, CH or SC. Granular fill shall be compacted using vibratory equipment or other equipment approved by the Soils Engineer. Compaction shall be accomplished while the fill material is at the specified moisture content. Compaction of each layer shall be continuous over the entire area. Compaction equipment shall make sufficient trips to ensure that the required density is obtained.

10. COMPACTION OF SLOPES

Fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compaction operations shall be continued until slopes are stable, but not too dense for planting, and there is no appreciable amount of loose soil on the slopes. Compaction of slopes may be done progressively in increments of 3 to 5 feet in height or after the fill is brought to its total height. Permanent fill slopes shall not exceed 3:1 (horizontal to vertical).

11. DENSITY TESTS

Field density tests will be made by the Soils Engineer at locations and depths of his/her choosing. Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests will be taken in compacted material below the disturbed surface. When density tests indicate the density or moisture content of any layer of fill or portion thereof is below that required, the particular layer or portion shall be reworked until the required density or moisture content has been achieved. The criteria for acceptance of fill shall be:

A. Moisture

The allowable ranges for moisture content of the fill materials specified above in "Moisture Content" are based on design considerations. The moisture shall be controlled by the Contractor so that moisture content of the compacted earth fill, as determined by tests performed by the Soils Engineer, shall be within the limits given. The Soils Engineer will inform the Contractor when the placement moisture is less than or exceeds the limits specified above and the Contractor shall immediately make adjustments in procedures as necessary to maintain placement moisture content within the specified limits.



B. Density

1. The average dry density of all material shall not be less than the dry density specified.
2. No more than 20 percent of the material represented by the samples tested shall be at dry densities less than the dry density specified.
3. Material represented by samples tested having a dry density more than 2 percent below the specified dry density will be rejected. Such rejected materials shall be reworked until a dry density equal to or greater than the specified dry density is obtained.

12. SEASONAL LIMITS

No fill material shall be placed, spread or rolled while it is frozen, thawing, or during unfavorable weather conditions. When work is interrupted by heavy precipitation, fill operations shall not be resumed until the Soils Engineer indicates the moisture content and density of previously placed materials are as specified.

13. NOTICE REGARDING START OF GRADING

The Contractor shall submit notification to the Soils Engineer and owner advising them of the start of grading operations at least three (3) days in advance of the starting date. Notification shall also be submitted at least three days in advance of any resumption dates when grading operations have been stopped for any reason other than adverse weather conditions.

14. REPORTING OF FIELD DENSITY TESTS

Density tests made by the Soils Engineer, as specified under "Density Tests" above, will be submitted progressively to the Owner. Dry density, moisture content and percent compaction will be reported for each test taken.

REPORT
of
Phase I Environmental Site Assessment
on the
Unaddressed, Structurally Undeveloped Property (~11.30 Acres)
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863
[ESA Project No: ESA-BC 23140]

June 5, 2023

Prepared By
ESA
A dba of LNForward LLC
(ENVIRONMENTAL SITE ASSESSMENTS)
P.O. Box 1027
COLORADO SPRINGS, COLORADO 80901-1027
(719) 473-8676

Report Ownership:

ESA has prepared this report in accordance with a contractual agreement with the herein stated Addressee for their confidential use only. This is a joint proprietary document of **ESA** and the Addressee. This report is not to be used, relied upon, or duplicated, in part or whole, without prior authorization.



Report of Phase I Environmental Site Assessment

on the: **Unaddressed, Structurally Undeveloped Property (~11.30 Acres)**
 Account Number R0023264 off of Kings Crown Road
 Woodland Park, Colorado 80863
 [ESA Project No: ESA-BC 23140]

June 5, 2023

Mr. Terrence O'Malley
1141 Royal Oak Court
Woodland Park, Colorado 80863

Dear Mr. O'Malley:

ESA has performed a Phase I Environmental Site Assessment in substantial conformance with ASTM Practice E 1527-21 on the subject property identified above. The property was inspected on June 2, 2023. This report documents the findings and conclusions of our assessment.

ESA

Bruce Schardt
Environmental Professional
Engineering Manager, **ESA**

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EXECUTIVE SUMMARY

The subject property is identified as the Unaddressed, Structurally Undeveloped Property (~11.3 Acres), Account Number R0023264 off of Kings Crown Road, Woodland Park, Colorado 80863, hereafter referred to as the “subject property” or “subject” unless specifically noted. The subject property’s Parcel Number is 6431.301000070 and the current owner is listed as Paradise Estates, Inc. The subject is located in the center of the loop created by Kings Crown Road, in eastern Woodland Park. The subject property is zoned Suburban Residential (SR) and is currently unoccupied. The subject is located in a residential-use area. Surrounding properties are residential properties, in all four cardinal directions. Historical references indicate that the subject has always been vacant, structurally undeveloped land.

The regulatory database search for this report was prepared by ERIS. The ERIS environmental sites radius report and physical settings reports (and related source documentation) are described in Section 4, below, and are provided in Appendices B through B-2). Summary of the results of the ERIS report, for the subject and surrounding properties are:

Subject Property: The subject property is not listed as an environmental site in any of the environmental databases searched by ERIS for this report.

Surrounding Properties: None of the sites identified in the ERIS report are considered to be a significant environmental risk to the subject property.

FINDINGS

Recognized Environmental Conditions (RECs). This Phase I Environmental Site Assessment, prepared in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-13, has not revealed any Recognized Environmental

Conditions (RECs) in connection with the subject property and no further investigation is recommended at this time.

[NOTE: According to ASTM Standard E 1527-21, Section 1.1.1, The term *recognized environmental conditions* means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substance or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property that pose a material threat of a future release to the environment.]

[CAUTION: This Executive Summary does not contain all the information that is found in this Phase I report. The report should be read in its entirety to obtain a more complete understanding of the information provided concerning the subject and surrounding properties and to aid in any decisions made or action(s) taken based on this information.]

1. INTRODUCTION

1.1. Purpose

Per ASTM E 1527-21, the purpose of the Phase I Environmental Site Assessment is to identify recognized environmental conditions in connection with the property:

The term *recognized environmental conditions* means; (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substance or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

1.2. Scope of Work and Methodology Employed

The scope of the Phase I Environmental Site Assessment includes the following:

- Reconnaissance of the subject property; research of the subject and other properties within appropriate search distances from the subject, as recommended under ASTM; in order to evaluate environmental conditions.
- An historical review of the subject property, including review of chain of title, aerial photographs, and historical street/city directories, as available.
- A review of regulatory agency information and records.
- Interviews with persons knowledgeable about the site and/or hazardous materials incidents, or violations at the subject or in the vicinity of the subject property.
- A report of findings and conclusions.

1.3. Limiting Conditions

This report was prepared in substantial conformance with the scope and limitations of ASTM Practice E-1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process [excerpted wording from ASTM is used in the following statements]. While the use of this practice is intended to constitute appropriate inquiry for purposes of CERCLA's innocent landowner defense, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with the subject property at a given time. The practice is intended to reflect a commercially prudent and reasonable inquiry.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property; and recognizes reasonable limits of time and cost. Appropriate inquiry does not mean an exhaustive assessment of a subject property.

ESA has made a good, prudent, and reasonable effort to identify any recognized environmental conditions that might affect the subject property, and attests to this report's findings. Nevertheless, **ESA's** obligations and liabilities are limited to fraudulent statements made herein, or gross negligence in preparation of this assessment. **ESA** assumes no responsibility for site conditions or activities which were beyond the scope of this report. Findings and conclusions stated herein are made within the limitation of the portions of the subject property which were visible and accessible during the **ESA** site reconnaissance, and are partially based on information gathered from other sources considered to be accurate and reliable.

2. SUBJECT PROPERTY DESCRIPTION

2.1. Location

The subject property is located in the NE ¼ of Section 30, Township 12 South, Range 68 West of the 6th Prime Meridian, Woodland Park, (Teller County) Colorado. As structurally unimproved property, no physical address has been assigned to the subject property yet, according to the Teller County Assessor's office.

2.2. Legal Description

The brief legal description of the subject property, according to the Teller County Assessor's information is: 30-12-68 Pt N2NE4 (Paradise Ranch Add) – Lying in Center of Paradise Est Filng #3 & #4. A copy of the legal description is provided in the Teller County Assessor's information in Appendix C.

2.3. Site and vicinity description

The subject property is identified as the Unaddressed, Structurally Undeveloped Property (~11.3 Acres), Account Number R0023264 off of Kings Crown Road, Woodland Park, Colorado 80863. The subject property's Parcel Number is 6431.301000070 and the current owner is listed as Paradise Estates, Inc. The subject is located in the center of the loop created by Kings Crown Road, in eastern Woodland Park. The subject property is zoned Suburban Residential (SR) and is currently unoccupied. The subject is located in a residential-use area. Surrounding properties are residential properties, in all four cardinal directions. Historical references indicate that the subject has always been vacant, structurally undeveloped land. Figures in Appendix A and site reconnaissance photographs in Appendix E should be referenced for additional description of the property.

2.4. Improvements and structures

The subject property is structurally unimproved. Site reconnaissance photographs in Appendix E should be referenced for additional description of the property.

2.5. Current use of the property

The property is currently unoccupied.

2.6. Prior uses of the property

Historical references indicate that the subject has always been vacant, structurally undeveloped land.

2.7. Current and prior uses of adjoining properties

The subject is located in a residential-use area that began to develop in the early 1980s. Neighboring properties, in all four cardinal directions, are residential properties.

3. USER SUPPLIED INFORMATION

According to ASTM 1527-21 and the Standards and Practices for the EPA “All Appropriate Inquires” (AAI) Final Rule (40 CFR Part 312), the “user” of the Phase I Environmental Site Assessment is required to provide certain information (if known) to assist the Environmental Professional in identifying possible recognized environmental conditions in relation to the subject property. A user may include without limitation a potential purchaser, owner, manager, or lender of a property. Ms. Andrea Rodriguez, representing the owning entity Paradise Estates, Inc., completed an environmental “owner” questionnaire provided by **ESA**. A copy of this completed questionnaire is provided in Appendix F. The following section summarizes the user supplied information as required to meet the AAI guidelines.

3.1. Title Records (Refer to Appendix C)

According to the records of the Teller County Assessor’s Office the current owner of the subject property is listed as Paradise Estates, Inc. Partial Records of Title from the Assessor’s office are included in Appendix C.

3.2. Environmental Liens

Ms. Rodrigues did not report any environmental liens (ELs) or activity and use limitations (AULs) concerning the subject property. In order to meet all appropriate inquiry (AAI) requirements stated in EPA Final Rule 40 CFR, Part 312 to qualify for CERCLA liability protection, a title search should be performed by a title company, which would identify any information concerning environmental liens or AUL’s recorded against the subject property. This title search is a “user” requirement and was not conducted by **ESA** as part of this Phase I Environmental Site Assessment.

3.3. Specialized Knowledge

Ms. Rodrigues stated she does not have specialized knowledge/experience related to the subject or surrounding properties.

3.4. Commonly Known or Reasonably Ascertainable Information

Ms. Rodrigues stated she was not certain of the past uses of the subject property. Ms. Rodrigues indicated she was not aware of chemicals and/or bulk petroleum-based products stored on the subject property, past or present. She stated she was not aware of any spills, releases, or environmental cleanups occurring on the subject.

3.5. Valuation Reduction for Environmental Issues

Ms. Rodrigues stated the purchase price of the subject had not been lowered below fair market value because of any contamination or environmental issue.

3.6. Owner, Property Manager, and Occupant Information

The owner and manager of the subject property is Paradise Estates, Inc., represented by Ms. Rodrigues, who can be contacted at (720) 220-8326. The subject is currently unoccupied.

3.7. Reason for Performing Phase I

Ms. Rodrigues stated this Phase I was being performed for the sale of the subject property.

4. RECORDS REVIEW

ERIS was contracted by *ESA* to provide the ASTM criteria radius map and source documentation (and Radius Report), based upon current regulatory and physical settings databases (see Appendices B through B-2).

4.1. Physical Characteristics Sources

4.1.1. Geology

According to the ERIS Property Setting Report (PSR) (Appendix B - 1), the geology in the area of the subject property is comprised of the Fountain FM of the Phanerozoic | Paleozoic | Carboniferous Pennsylvanian Permian Age.

4.1.2. Soils

According to the ERIS PSR report (Appendix B - 1), the soils underlying the subject property are characteristic of Tecolote very gravelly sandy loam, 40 to 70 percent slopes, very stony. A map of this soil type and the specific soil characteristics can be reviewed in the ERIS PSR report, Appendix B-1, pages 9 and 14. Grading, compaction, the importation of foreign fill material, and other human impact upon the soils could affect physical characteristics. A site specific geotechnical soil study by an appropriate engineering company should be performed prior to any future development on the subject property.

4.1.3. Topography

According to the ERIS PSR report (Appendix B-1), and the U.S. Geological Survey's, Topographic Map of Woodland Park, CO Quadrangle, the subject property has an

approximate median elevation of 8,599 feet above sea level. The subject property is located on a hill with the topographical gradient moving downward in all four cardinal directions. The gradient in the general area moves to the southwest.

4.1.4. Hydrology

According to the ERIS PSR report (Appendix B - 1) and based upon topographic contours with the subject property being located on a hilltop, the presumed hydrological gradient on the subject can move in all four cardinal directions from the crown of the hill. The inferred downward gradient in the general area is presumed to be to the southwest.

NOTE: Any assumptions made about apparent shallow groundwater flow are based on area topography as depicted on the topographic map described in Section 4.2.3. of this report and surface features observed during the site reconnaissance. Within the scope of this investigation, no subsurface data was obtained to determine the actual groundwater flow direction or hydraulic gradient beneath the subject property. Local factors, such as underground structures, seasonal fluctuations, soil and bedrock geology, water supply wells, utility lines, and other features may influence the actual direction of groundwater flow at and near the subject property. Site-specific groundwater flow can only be ascertained through the installation of at least three groundwater wells into the given transmissive zone being evaluated.

4.1.5. FEMA designation zones

According to the ERIS PSR report, and the FEMA Flood Hazard Map #08119CO206D, dated September 25, 2009, the subject property is apparently located in: OTHER AREAS, Zone X (unshaded); Areas determined to be outside the 2% annual floodplain. A copy of the FEMA map is provided in Appendix A.

4.1.6. Waterways

There are no waterways on the subject property.

4.2. Regulatory Database and Other Environmental Sources

The environmental sites found within the ASTM recommended search distance, around and including the subject property, are as follows in the table below:

ENVIRONMENTAL LISTINGS SUMMARY							
Database	Search Distance (Miles)	Subject Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	Total Plotted
Leaking Storage Tank list							
LST	0.500	-	-	-	1	NS	1
Voluntary Cleanup sites							
VCP	0.500	-	-	-	1	NS	1
Other ascertainable records							
MRDS	1.000	-	-	-	-	2	2
PDES	PO	-	1	NS	NS	NS	1
FINDS/FRS	PO	-	1	NS	NS	NS	1

NS = Not Searched

Any site listed in this table will be reviewed below.

NOTE: The subject property was not listed as an environmental site of any type in the environmental databases searched by ERIS for this report.

4.2.1. Leaking Storage Tank (LST) sites

The ERIS report listed one Leaking Storage Tank (LST) site located within ½ mile of the subject. This site is:

Site Name: Safeway Fuel Center #4613

Location: 1101 E Hwy 24 – ~0.50 mi. W of the subject

Comment: According to the ERIS report, the status of this LST site is listed as "Open" indicating a release of petroleum products has occurred which is currently under investigation and/or remediation, however; this LST site is located down gradient of the subject property. Based on the distance from and

being considered down gradient, there is no indication this LST site has had an adverse environmental impact on the subject property and none is anticipated.

4.2.2. Voluntary Cleanup and Redevelopment Program (VCP) sites

According to the ERIS report there is one (1) VCP site located within ½ mi. of the subject property. This site is:

Site Name: Paradise Lodge

Location: 910 E. US Highway 24 - ~0.47 mi. W of the subject

Comment: This site is considered located down gradient of the subject; therefore, there is no indication this VCP site has had an adverse environmental impact on the subject property and none is anticipated.

4.2.3. MRDS - Mineral Research Data System sites:

The ERIS report, there are two (2) MRDS sites located within one mile of the subject property. According to the ERIS report, these MRDS sites appear to be informational only with no indication these sites have had an adverse environmental impact on the subject property. These MRDS sites are:

Site Name	Address	In relation to the subject property		
		Miles	Direction	Gradient
UNKNOWN	EL PASO COUNTY	0.67	ENE	Down gradient
UNNAMED IRON MINE	TELLER COUNTY	0.99	SSE	Down gradient

4.2.4. Permitted Facilities Listing (PDES) sites:

According to the ERIS report, there is one (1) PDES sites located within ¼ mi. of the subject. This site is:

Site Name: The Haven at Paradise

Location: 1231-1187 Kings Crown Rd - ~0.02 mi NNE of subject

Comment: This site is listed as a PDES site for control of storm water runoff associated with construction activities. There was no indication of any violations, enforcements or corrective actions associated with this listings; therefore, there is no indication this PDES site has had an adverse environmental impact on the subject property.

4.2.5. FINDS/FRS - Facility Registry Service/Facility Index:

According to the ERIS report, there is one (1) FINDS/FRS site located within ¼ mi. of the subject. This site is:

Site Name: The Haven at Paradise

Location: 1231-1187 Kings Crown Rd - ~0.02 mi NNE of subject

Comment: The FINDS/FRS database contains; general facility information, Standard Industrial Classification (SIC) and North American Industrial Classification System (NAICS) codes, if assigned, and if the business/location is listed in a more specific environmental database, a "pointer" to that more specific environmental database where the site is listed. This listing contains a "pointer" to the more specific ICIS database because this site was listed in the PDES database (See Section 4.2.4 above). This listing is considered informational only with no indication this FINDS/FRS site has had an adverse environmental impact on the subject.

4.3. Historical Use Sources

4.3.1. Aerial photographs (Refer to Appendix A-1)

A review of aerial photographs provided by ERIS and available on Google Earth, Microsoft Research Maps, and the Colorado Oil and Gas Conservation Commission did not reveal any unreported historical activities that would likely have impacted the subject property. Aerial photographs reviewed are as follows:

1954, 1971: The subject property and surrounding properties are vacant and structurally undeveloped land.

1988: The subject still appears to be vacant, structurally undeveloped land. There is residential development surrounding the subject property.

1999, 2006, 2011, 2017: The subject and surrounding properties appear to be in current configuration.

4.3.2. Street/City Directories

Historical street/city (reverse) directories research was conducted by ERIS, typically in 5-year intervals depending upon directory availability. Since there is no physical address assigned for the subject property, there were no listings observed in the historical street/city directories research for the subject.

4.3.3. Sanborn Maps

The subject is not located in an area covered by Sanborn Fire Insurance Maps.

4.3.4. Historical Topographical Maps

Historical topographical maps provided by ERIS were reviewed by **ESA**. The maps provided were from 1954, 1976, 1985, 1994, 2013, 2016, and 2019. No potential environmental issues concerning the subject property were observed on any of these maps.

4.3.5. Well permit registries

According to the ERIS PSR report, there are currently no registered wells on the subject property (Appendix B-1).

4.3.6. Underground mining/subsidence

According to the ERIS PSR review of the Federal MINES database and the Colorado Geological Survey's, Colorado Front Range Inactive Coal Mine Data and Subsidence Information Map for Teller County, the subject is not underlain by coal mines and therefore, should not be prone to subsidence.

4.3.7. County Tax Assessors Office

The Parcel Number for the subject property is 6431.301000070. The Account Number is R0023264. Copies of the property information statements provided by the Teller County Assessors Office are provided in Appendix C.

4.3.8. City/County Planning Department

The subject property is zoned as Suburban Residential by the City of Woodland Park.

5. INTERVIEWS

5.1. Interview with subject property owner

On June 1, 2023, Ms. Andrea Rodrigues, representing the owning entity Paradise Estates, Inc., completed an environmental "owner" questionnaire provided by **ESA**. A copy of this completed questionnaire is provided in Appendix F and is summarized in Section 3. Ms. Rodrigues stated the subject property has been owned since 1994. Ms. Rodrigues indicated she was not aware of any environmental issues associated with the subject property. She also indicated that she was not aware, nor had ever been notified that a property around the subject having an adverse environmental impact on the subject property.

5.2. Interview with subject property site manager

Ms. Rodrigues indicated she did not use a property management company for the subject property.

5.3. Interview with subject property occupants

The subject property is currently unoccupied.

5.4. Interviews with local government officials

Based on the information provided in the ERIS report, no local government officials were interviewed for this assessment.

5.5. Interviews with previous owners

No previous owners were interviewed by **ESA**. Ms. Rodrigues indicated that she did not have any contact information for the previous owner to provide to **ESA**.

5.6. Previous investigations conducted on the subject property

No previous investigations were provided to **ESA** for review. Ms. Rodrigues indicated that she did not know of any previous environmental assessments or investigations conducted on the subject property.

6. SITE RECONNAISSANCE

On May 31, 2023, a site reconnaissance (site recon) was performed by Chris Schardt of **ESA**. **ESA** was unaccompanied during the site reconnaissance of the subject property. The weather at the time of the reconnaissance was partly cloudy with temperatures in the low 60s. Site reconnaissance photographs, providing evidence of current conditions, are included in Appendix E.

The following table describes the various items reviewed as part of the site reconnaissance:

During the SITE RECONNAISSANCE, were any observations noted concerning the following items:

	<u>YES</u>	<u>No</u>
Hazardous substance use, storage and disposal?		No
Underground or above ground storage tanks (UST's/AST's)?		No
Inspection for PCBs?		No
Construction debris?		No
Domestic or miscellaneous dumping?		No
Abandoned foundations, wells, etc?		No
Traps, sumps, drywells, and drains?		No
Significant stains or discolorations?		No
Erosion?		No
Backfill?		No
Surface water flow?		No
Surface water abnormalities?		No
Solid waste (including areas graded or filled that suggest trash, construction debris, demolition debris or solid waste disposal)		No
Biological indicators?		No
Unidentified pipes/vents (indication of sub-surface structures)?		No
Chemical storage or transfer points?		No
Miscellaneous?		No

Any item in the table above where a "YES" was indicated will be reviewed below.

7. DEVIATIONS AND NON-SCOPE ITEMS FROM THE ASTM 1527 STANDARD

7.1. Deviation(s)/Limitation(s) from ASTM E 1527-21 Standard

According to the ASTM Standard, historical research is to be conducted back to 1940 or the earliest development of the subject property, whichever is earlier. The earliest historical information **ESA** could locate on the subject property was a 1954 aerial photograph showing the subject as vacant, structurally undeveloped land. This lack of information prior to 1954 constitutes a “data gap”. Based on the interviews conducted and the amount of information available from 1954 to current, **ESA** believes this “data gap” does not significantly impact the findings and conclusions of this report.

Ms. Andrea Rodrigues, representing the owning entity Paradise Estates, Inc., did not report any environmental liens (ELs) or activity and use limitations (AULs) concerning the subject property. In order to meet all appropriate inquiry (AAI) requirements stated in EPA Final Rule 40 CFR, Part 312 to qualify for CERCLA liability protection, a title search should be performed by a title company, which would identify any information concerning environmental liens or AUL’s recorded against the subject property. This title search is a “user” requirement and, since this search is typically performed by a title company as part of the real estate or financial transaction, it was not conducted by **ESA** since this would be a duplication of effort and expense.

7.2. Phase I Non-Scope Items per ASTM E 1527-13

Asbestos containing building materials (ACBM), lead-based paint (LBP), radon, lead-in-drinking-water (LIW), indoor air quality, wetlands considerations and other potential environmental issues are not a part of the standard criteria for ASTM E 1527-21 process, as identified in Appendix X6 of the standard, and were not considered. Lack of consideration of these non-scope items in this report does not eliminate or imply that

those risks are not present on the subject property. If assessments for these non-scope items are needed, they should be contracted separately.

8. FINDINGS, OPINIONS, AND CONCLUSIONS

ESA has performed a Phase I Environmental Site Assessment in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-21, within the limitations and exceptions noted herein, at and on the property described as the Unaddressed, Structurally Undeveloped Property (~11.3 Acres), Account Number R0023264 off of Kings Crown Road, Woodland Park, Colorado 80863, which constitutes the subject property. Any exceptions to, or deletions from, this practice are described in the body of this report.

The regulatory database search for this report was prepared by ERIS. The ERIS environmental sites radius report and physical settings reports (and related source documentation) are described in Section 4 and are provided in Appendices B through B-2). Summary of the results of the ERIS report, for the subject and surrounding properties are:

Subject Property: The subject property is not listed as an environmental site in any of the environmental databases searched by ERIS for this report.

Surrounding Properties: None of the sites identified in the ERIS report are considered to be a significant environmental risk to the subject property.

FINDINGS

Recognized Environmental Conditions (RECs). This Phase I Environmental Site Assessment, prepared in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-13, has not revealed any Recognized Environmental Conditions (RECs) in connection with the subject property and no further investigation is recommended at this time.

[NOTE: According to ASTM Standard E 1527-21, Section 1.1.1, The term *recognized environmental conditions* means (1) the presence of hazardous substances or petroleum products in, on, or at the

subject property due to a release to the environment; (2) the likely presence of hazardous substance or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property that pose a material threat of a future release to the environment.]

9. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL(S)

I/(We) declare that, to the best of my (our) professional knowledge and belief, I (we) meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. I (We) have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. I (We) have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Chris Schardt
Environmental Professional



Bruce Schardt
Environmental Professional
Engineering Manager, **ESA**

10. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Follows



QUALIFICATION STATEMENT

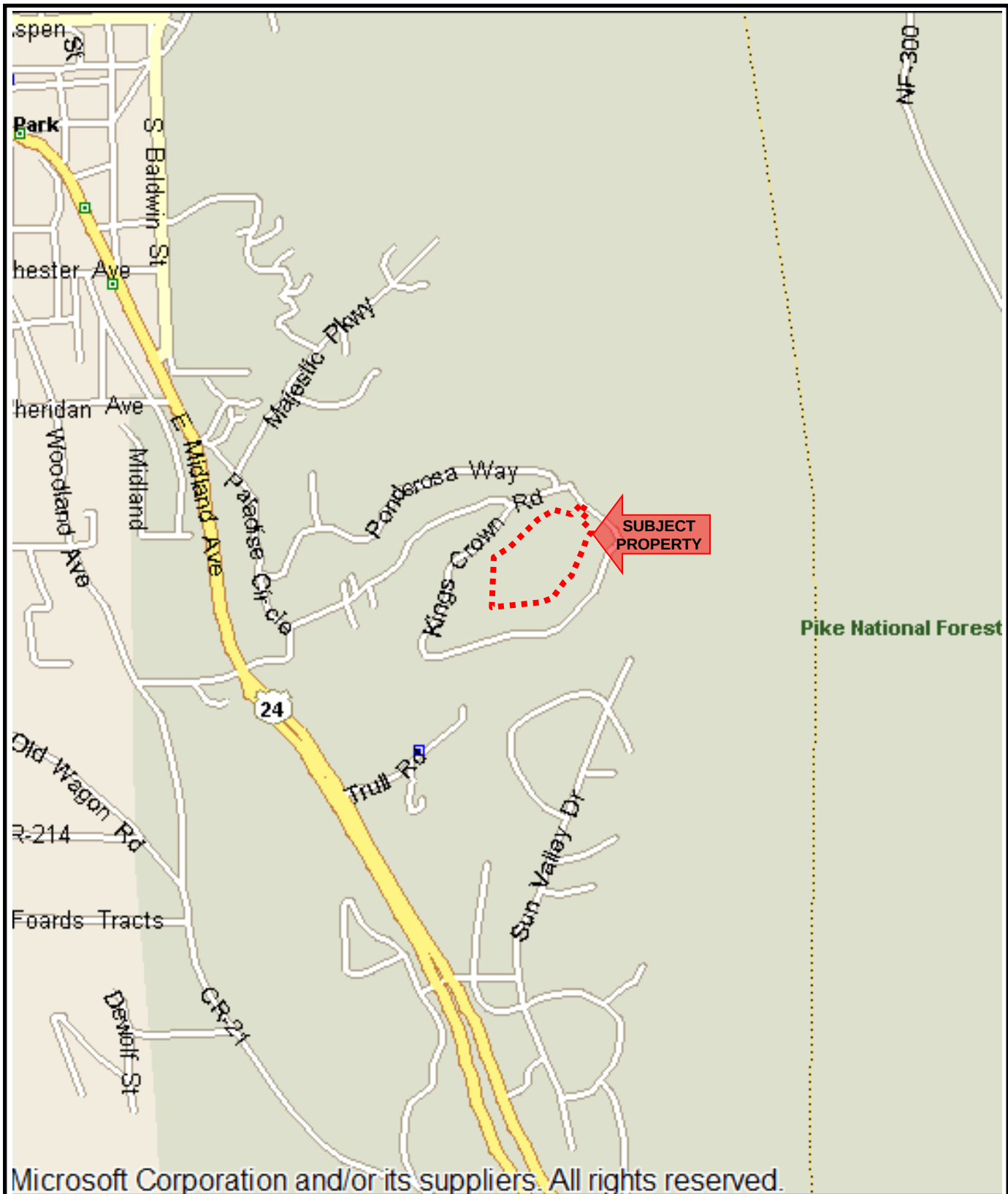
ESA was formed to provide Phase I Environmental Site Assessments and related consulting work. **ESA** is a Colorado Registered trade name company, owned and managed as a d/b/a of LNForward LLC. **ESA** is dedicated to meeting the needs of real estate professionals, lenders, attorneys, and investors who require high quality environmental reports.

Bruce Schardt, owner and engineering manager of **ESA**, is a qualified Environmental Professional working in the environmental consulting field since 2002. Mr. Schardt has conducted research, site reviews, report preparation, and Phase I assessments. In addition, Mr. Schardt also has experience that includes Phase II and Phase III work, encompassing subsurface drilling for analysis of soil and ground water for discovery and delineation of possible contamination. Mr. Schardt's environmental experience also includes mine investigations, surface water quality studies and GIS mapping and analysis. While this range of work will not be provided directly by **ESA**, his past experience will benefit **ESA's** clients in finding workable solutions, should the need arise for expanded environmental work. Mr. Schardt has over 15 years of experience in engineering and operations management of semiconductor and computer manufacturing companies. He is a graduate of the United States Military Academy (West Point), the only true military academy, (for my Naval and Air Force Academy friends), with a degree in nuclear engineering. Mr. Schardt is also an EPA-Approved AHERA certified and State of Colorado Asbestos Certified Building Inspector.

ESA has close business relationships with qualified project engineers for testing, project design, and remediation services. **ESA's** mission is to provide cost effective, competent, quality and reliable environmental consulting.

ESA provides service to a variety of clients including banks, attorneys, real estate brokerages, government agencies, and institutional asset managers. Examples of our client relationships include: Wachovia Small Business Capital, American National Bank, Classic Capital Group/Classic Companies, American Home Life Insurance Co., Wells Fargo Bank, Bank One, Vectra Bank, Peoples National Bank, and other lenders.

APPENDIX A

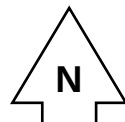


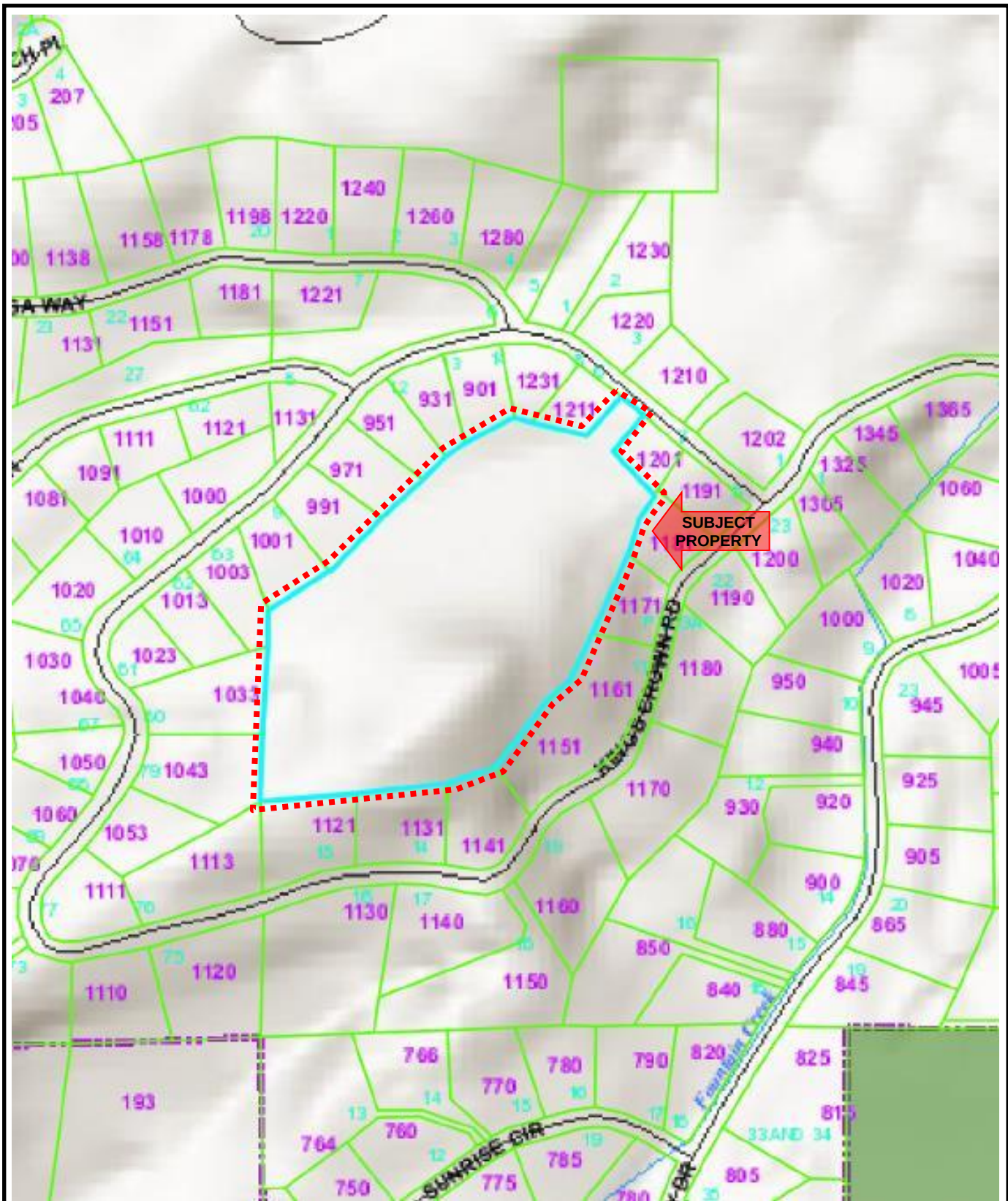
ESA

Proj No.: ESA-BC 23140

VICINITY MAP

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863



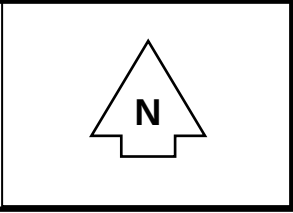


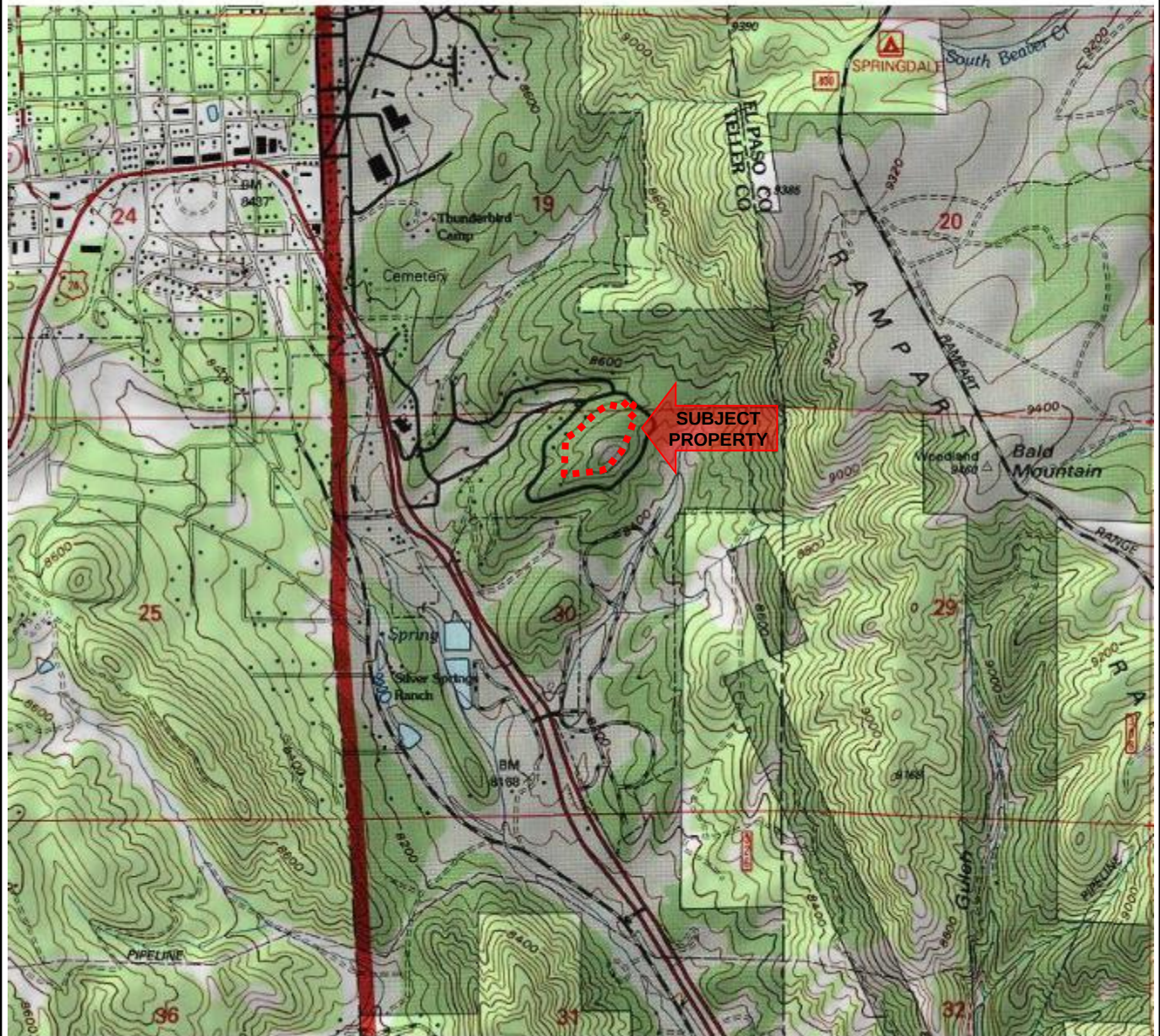

ESA

Proj No.: ESA-BC 23140

ASSESSOR's MAP
Teller County

Unaddressed, Structurally Unimproved Property
 Account Number R0023264 off of Kings Crown Road
 Woodland Park, Colorado 80863





0' W 105°03.000' W 105°02.000' W WGS84 105°01.000' W

0 1000 FEET 0 500 1000 METERS

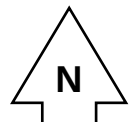
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



Proj No.: ESA-BC 23140

TOPOGRAPHICAL MAP **Woodland Park, CO Quad -1994**

Unaddressed, Structurally Unimproved Property
 Account Number R0023264 off of Kings Crown Road
 Woodland Park, Colorado 80863



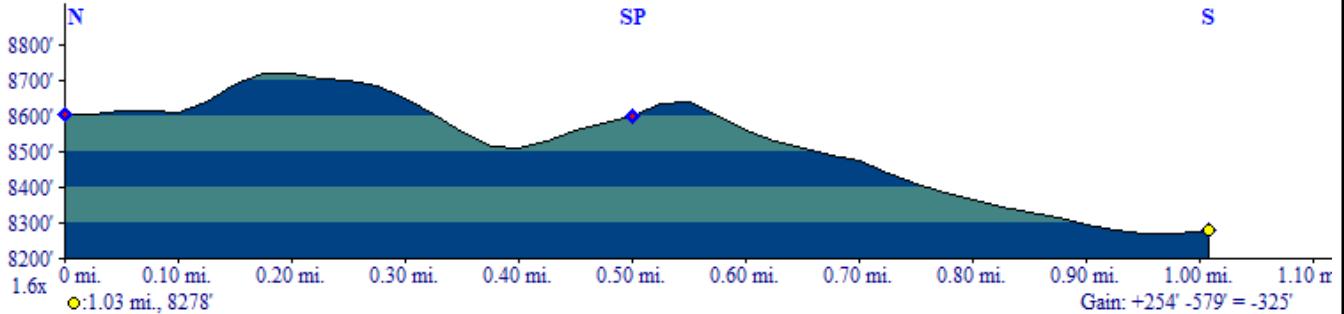
SUBJECT PROPERTY ELEVATION: 8,599 ft

TOPOGRAPHICAL CONTOUR: All Cardinal Directions

North to South

SP

S

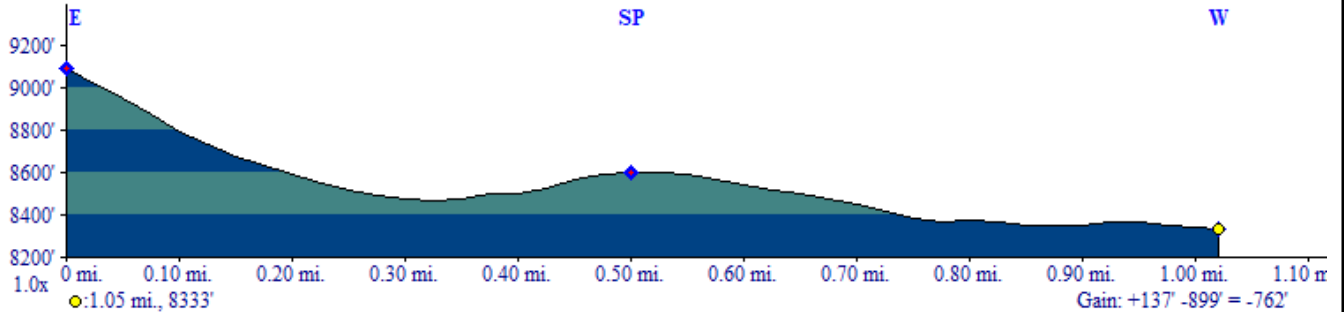


Profile created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

East to West

SP

W



Profile created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



Proj No.: ESA-BC 23140

ELEVATION PROFILES

Source: 2003 National Geographic Topographical Maps

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863



LEGEND

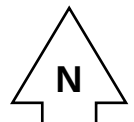
- ■ ■ ■ Property Boundary
(NOTE: Locations are approx.)



Proj No.: ESA-BC 23140

SITE/SUBJECT MAP

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863



National Flood Hazard Layer FIRMette

105°22'5"W 38°59'18"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AP
- 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

- 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

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER FEATURES

- Pin

MAP PANELS

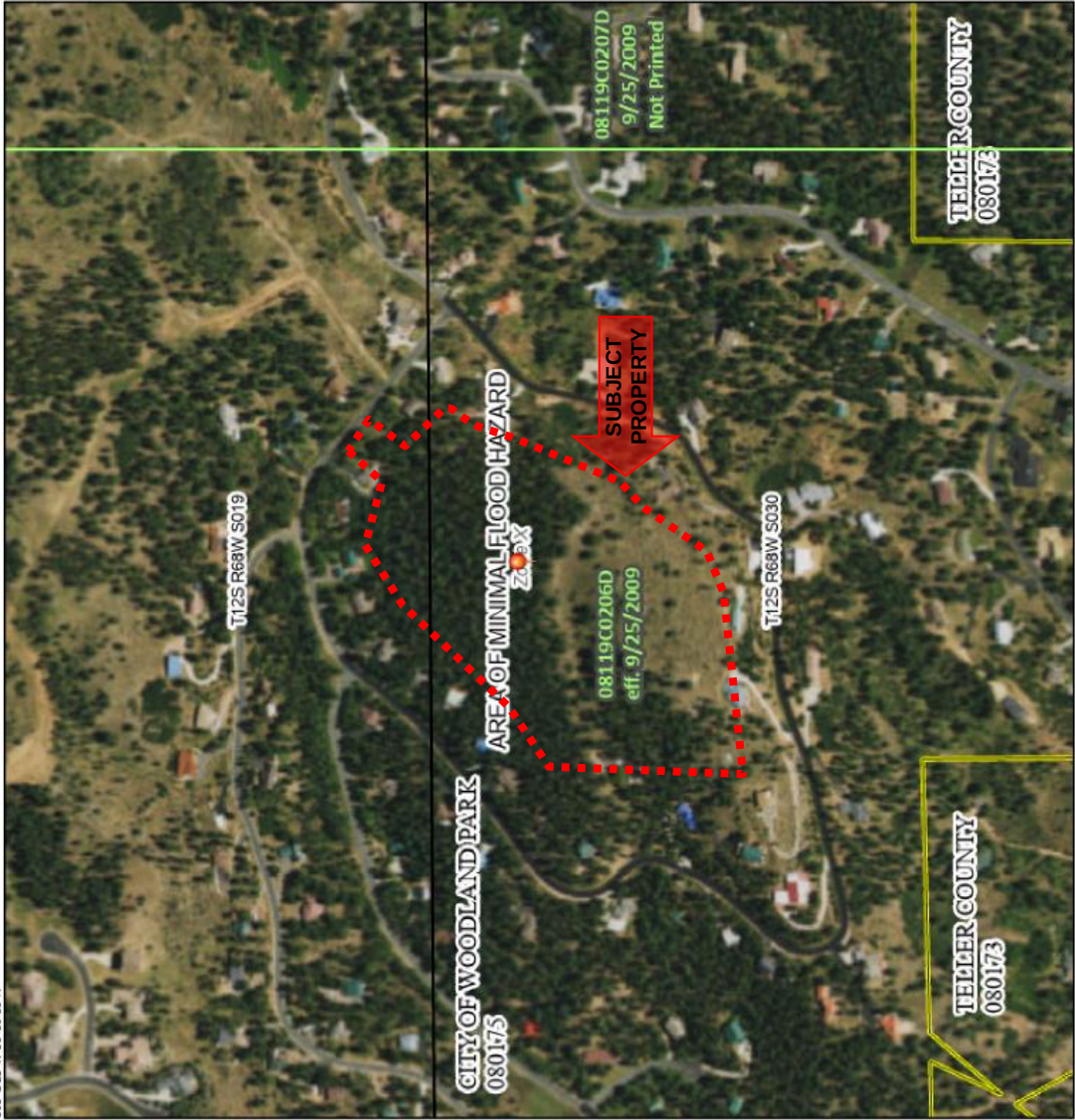
- Digital Data Available
- No Digital Data Available
- Unmapped

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 5/30/2023 at 11:47 AM 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.

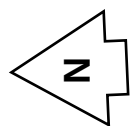


Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Proj No.: ESA-BC 23140

FEMA MAP

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863



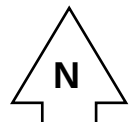
APPENDIX A - 1

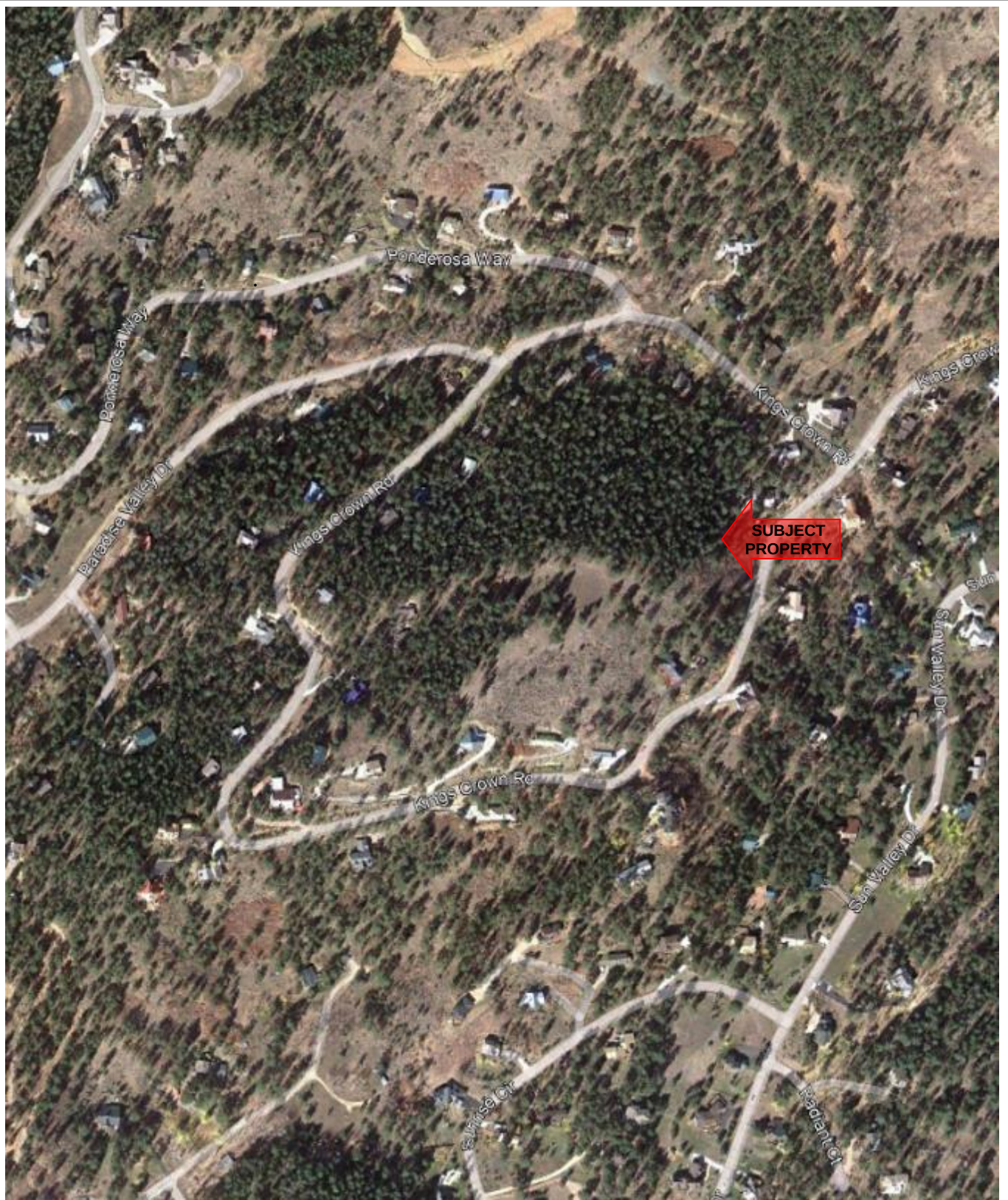


Proj No.: ESA-BC 23140

AERIAL PHOTOGRAPH - 2017
Source: Google Earth

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863

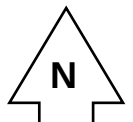


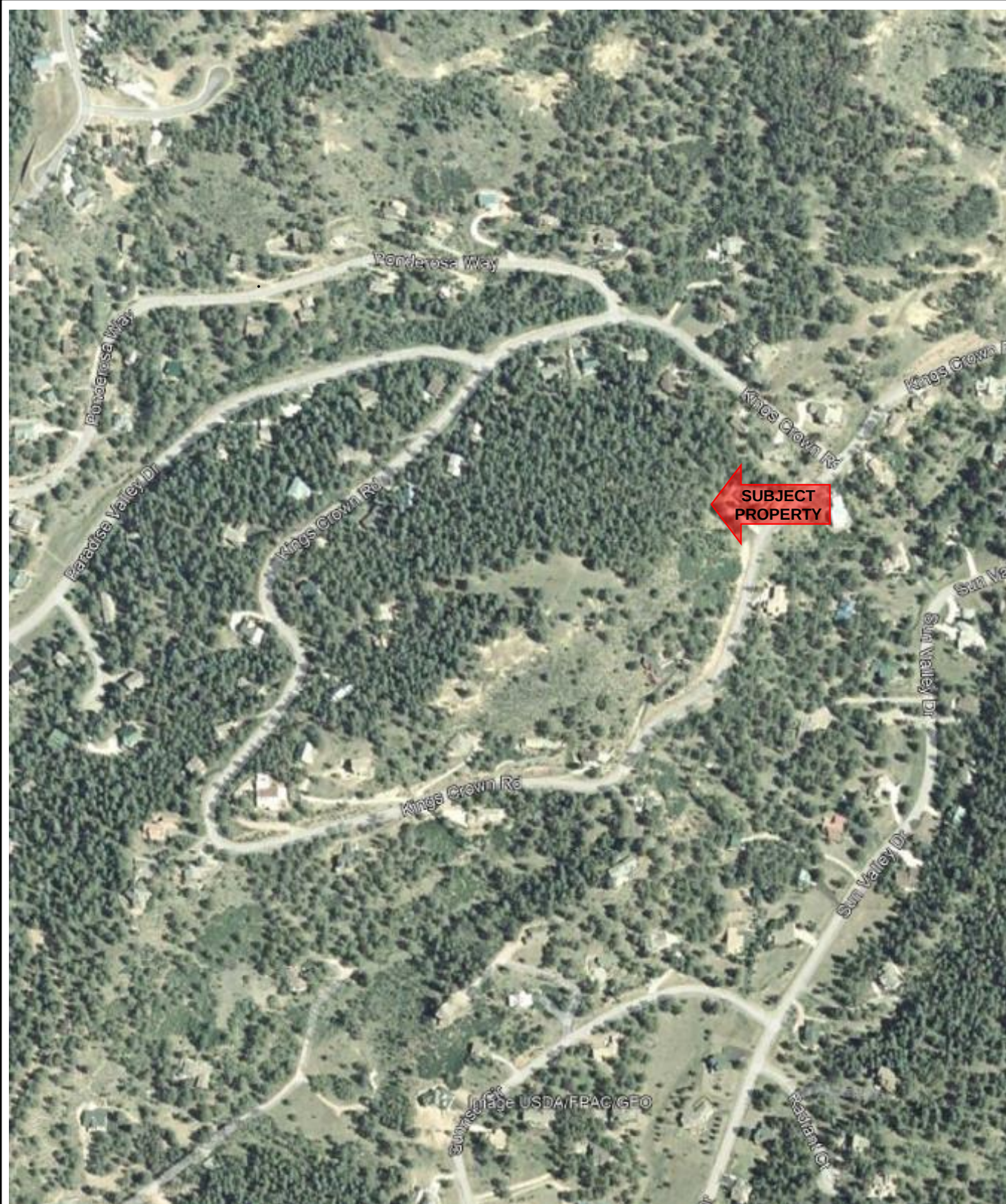


Proj No.: ESA-BC 23140

AERIAL PHOTOGRAPH - 2011
Source: Google Earth

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863

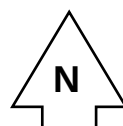




Proj No.: ESA-BC 23140

AERIAL PHOTOGRAPH - 2005
Source: Google Earth

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863



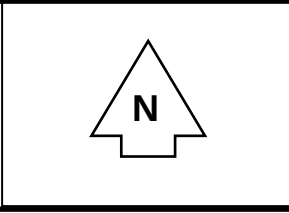


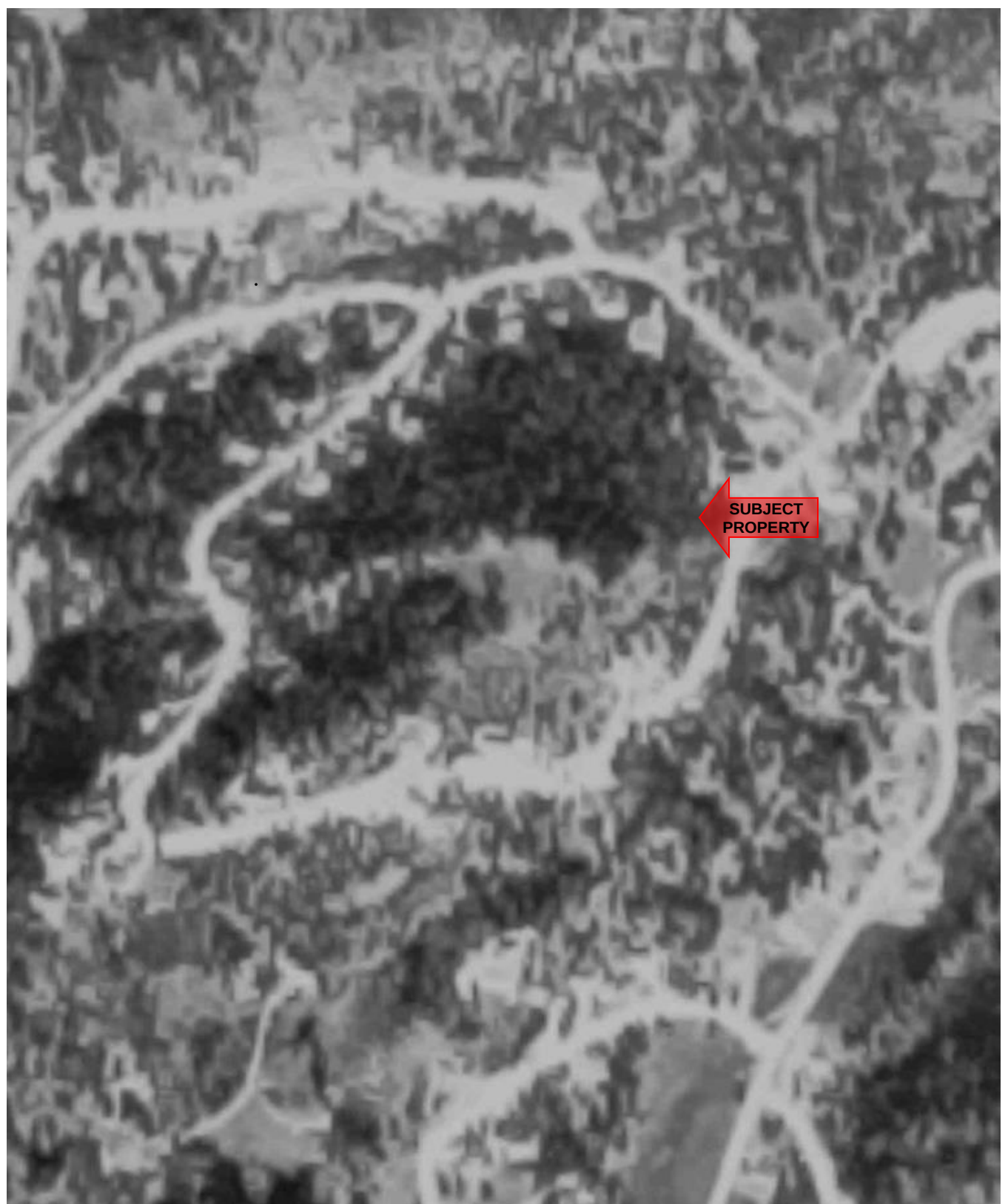
**ESA**

Proj No.: ESA-BC 23140

AERIAL PHOTOGRAPH - 1999
Source: Google Earth

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863

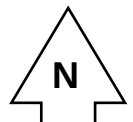




Proj No.: ESA-BC 23140

AERIAL PHOTOGRAPH - 1988
Source: ERIS

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863

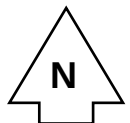




Proj No.: ESA-BC 23140

AERIAL PHOTOGRAPH - 1971
Source: ERIS

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863

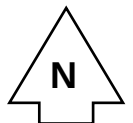




Proj No.: ESA-BC 23140

AERIAL PHOTOGRAPH - 1954
Source: ERIS

Unaddressed, Structurally Unimproved Property
Account Number R0023264 off of Kings Crown Road
Woodland Park, Colorado 80863



APPENDIX B



DATABASE REPORT

Project Property:	<i>R0023264 Kings Crown Road, Woodland Park CO 80863 Woodland Park Woodland Park CO 80863</i>
Project No:	<i>ESA-BC-23140</i>
Report Type:	<i>Database Report</i>
Order No:	<i>23052400896</i>
Requested by:	<i>ESA Colorado</i>
Date Completed:	<i>May 25, 2023</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: *R0023264 Kings Crown Road, Woodland Park CO 80863
Woodland Park Woodland Park CO 80863*

Project No: *ESA-BC-23140*

Coordinates:

Latitude:	<i>38.98443838</i>
Longitude:	<i>-105.03532589</i>
UTM Northing:	<i>4,315,050.29</i>
UTM Easting:	<i>496,940.40</i>
UTM Zone:	<i>UTM Zone 13S</i>

Elevation: *8,604 FT*

Order Information:

Order No: *23052400896*

Date Requested: *May 24, 2023*

Requested by: *ESA Colorado*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (with Project Boundaries)</i>
City Directory Search	<i>CD - 2 Street Search</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Topographic Map	<i>Topographic Maps</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

LANDFILL METHANE	Y	0.5	0	0	0	0	-	0
COVENANTS	Y	0.5	0	0	0	0	-	0
SUPERFUND NRD	Y	1	0	0	0	0	0	0
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HIST LF	Y	0.5	0	0	0	0	-	0
HIST LANDFILLS	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	1	-	1
LUST TRUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.125	0	0	-	-	-	0
TANKS	Y	PO	0	-	-	-	-	0
DTNK	Y	0.25	0	0	0	-	-	0
AUL	Y	0.125	0	0	-	-	-	0
VCP	Y	0.5	0	0	0	1	-	1
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

No County databases were selected to be included in the search.

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Additional Environmental Records</u>								
Federal								
FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	PO	0	-	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	PO	0	-	-	-	-	0
HIST TSCA	Y	PO	0	-	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	0.5	0	0	0	0	-	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	2	2
LM SITES	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ALT FUELS	Y	0.125	0	0	-	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

SPILLS	Y	PO	0	-	-	-	-	0
OG SPILLS	Y	PO	0	-	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
AIR PERMITS	Y	PO	0	-	-	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
ASBESTOS	Y	PO	0	-	-	-	-	0
HAZ GEN	Y	0.125	0	0	-	-	-	0
PDES	Y	PO	0	1	-	-	-	1
HAZ TSD	Y	0.5	0	0	0	0	-	0
HAZ CORRACT	Y	1	0	0	0	0	0	0
UMTRA	Y	0.5	0	0	0	0	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Total:	0	2	0	2	2	6
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* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	PDES	The Haven at Paradise	1231-1187 Kings Crown Rd. Woodland Park CO 80863	NNE	0.02 / 83.97	-86	17
1	FINDS/FRS	THE HAVEN AT PARADISE	1231-1187 KINGS CROWN RD. WOODLAND PARK CO 80863 Registry ID: 110071295093	NNE	0.02 / 83.97	-86	18
2	VCP	Paradise Lodge	910 E. US Highway 24 Woodland Park CO 80863	W	0.47 / 2,489.15	-286	19
3	LST	Safeway Fuel Center #4613	1101 E Hwy 24 Woodland Park 80863 CO Facility ID: 15444 Event ID Status: Closed, 17252 Open, 14018 Closed, 17299 Open	W	0.50 / 2,623.70	-303	20
4	MRDS	UNKNOWN	EL PASO COUNTY WOODLAND PARK CO 80863 Dep ID: 10265140	ENE	0.67 / 3,552.58	699	22
5	MRDS	UNNAMED IRON MINE	TELLER COUNTY WOODLAND PARK CO 80863 Dep ID: 10013853	SSE	0.99 / 5,247.29	-137	23

Executive Summary: Summary by Data Source

Standard

State

LST - Leaking Storage Tanks

A search of the LST database, dated Feb 1, 2023 has found that there are 1 LST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Safeway Fuel Center #4613	1101 E Hwy 24 Woodland Park 80863 CO	W	0.50 / 2,623.70	3
<i>Facility ID: 15444</i> <i>Event ID Status: Closed, 17252 Open, 14018 Closed, 17299 Open</i>				

VCP - Voluntary Cleanup and Redevelopment Program Sites

A search of the VCP database, dated Mar 20, 2023 has found that there are 1 VCP site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Paradise Lodge	910 E. US Highway 24 Woodland Park CO 80863	W	0.47 / 2,489.15	2

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Aug 18, 2022 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
THE HAVEN AT PARADISE	1231-1187 KINGS CROWN RD. WOODLAND PARK CO 80863	NNE	0.02 / 83.97	1
<i>Registry ID: 110071295093</i>				

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 2 MRDS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
UNKNOWN	EL PASO COUNTY WOODLAND PARK CO 80863	ENE	0.67 / 3,552.58	4
<i>Dep ID: 10265140</i>				

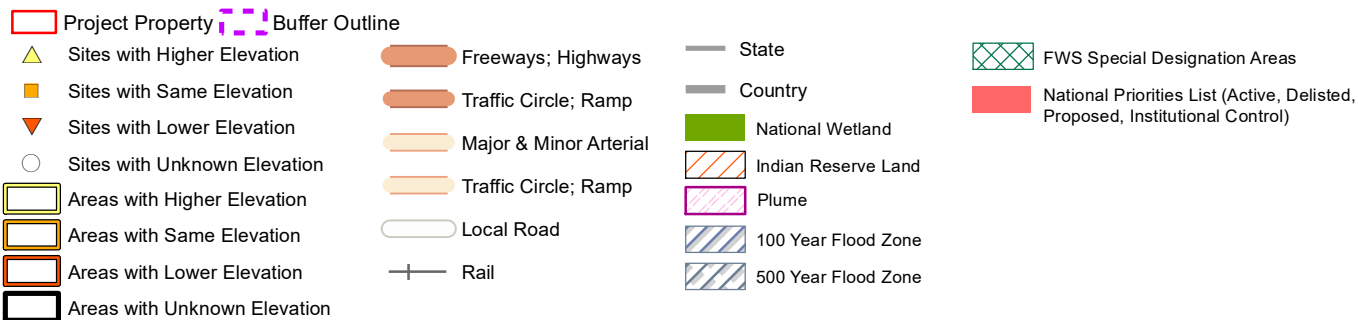
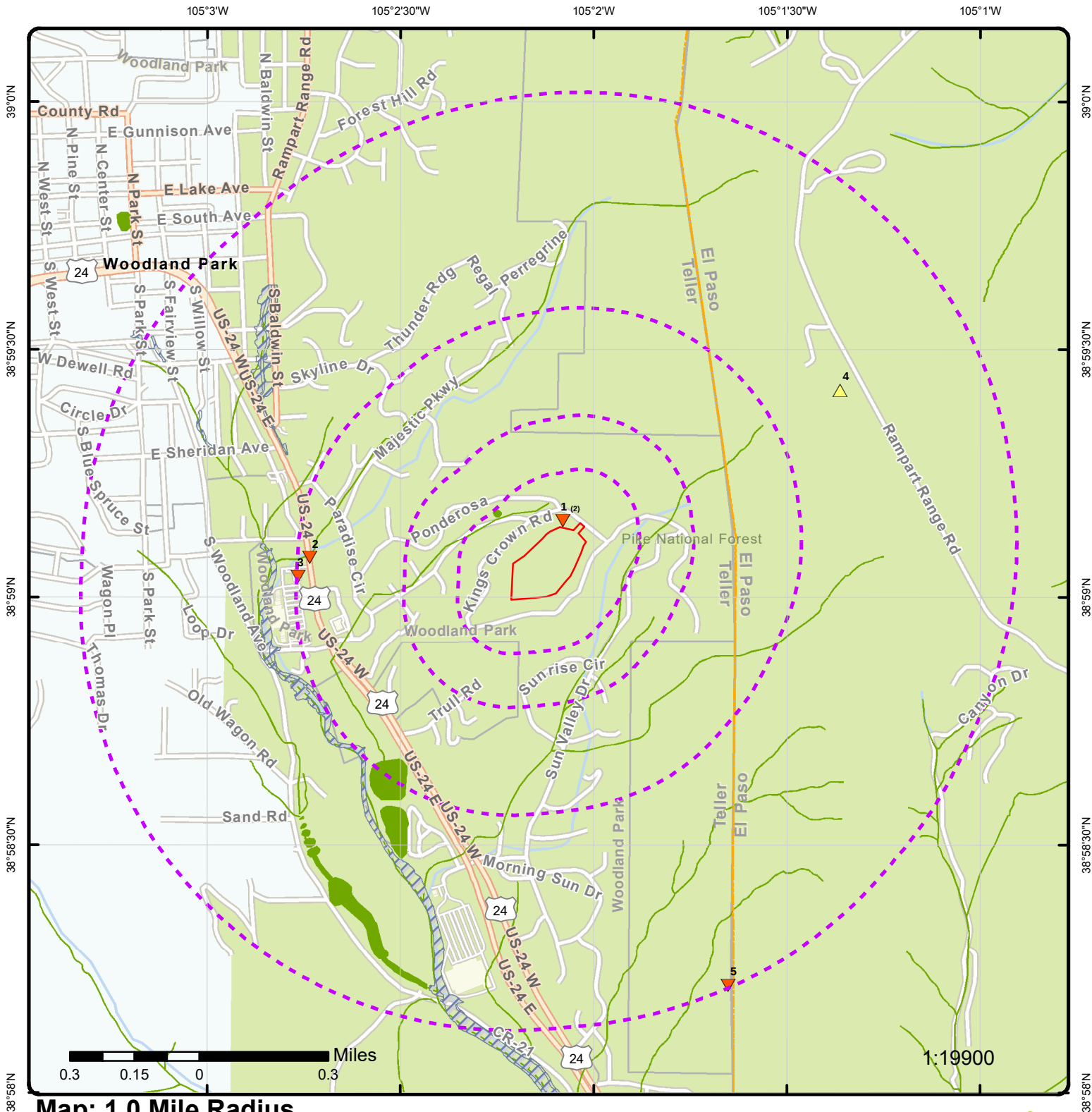
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
UNNAMED IRON MINE	TELLER COUNTY WOODLAND PARK CO 80863	SSE	0.99 / 5,247.29	<u>5</u>
<i>Dep ID: 10013853</i>				

State

PDES - Permitted Facilities Listing

A search of the PDES database, dated Mar 1, 2023 has found that there are 1 PDES site(s) within approximately 0.02 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
The Haven at Paradise	1231-1187 Kings Crown Rd. Woodland Park CO 80863	NNE	0.02 / 83.97	<u>1</u>



105°2'30"W

105°1'30"W

105°1'30"W

38°59'30"N

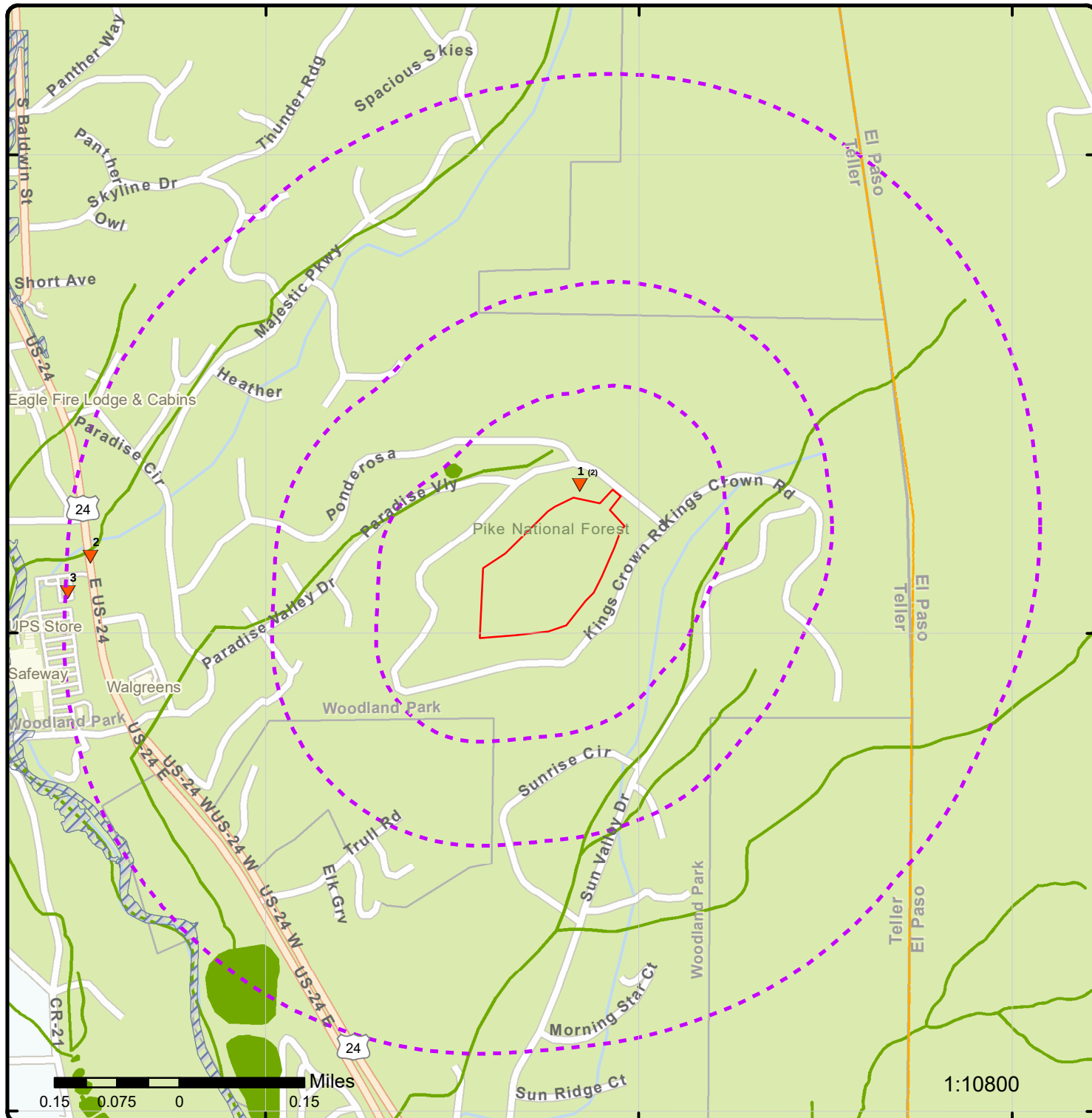
38°59'30"N

38°59'N

38°59'N

38°58'30"N

38°58'30"N

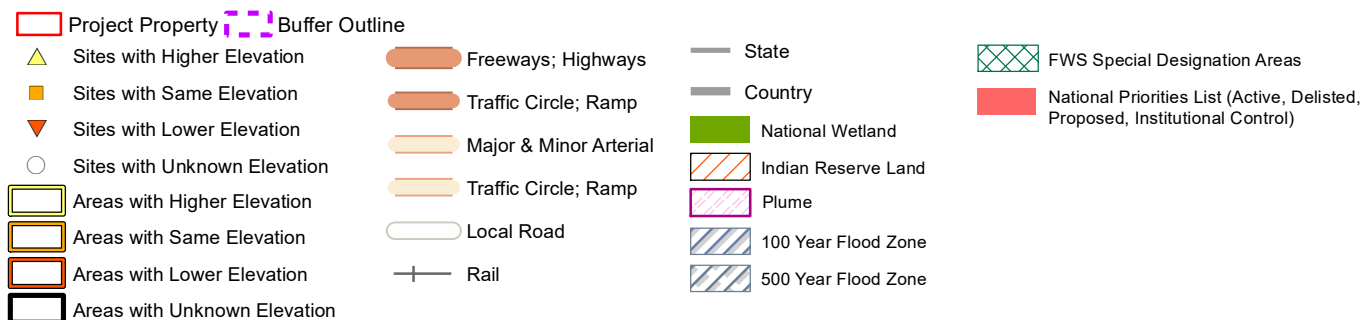


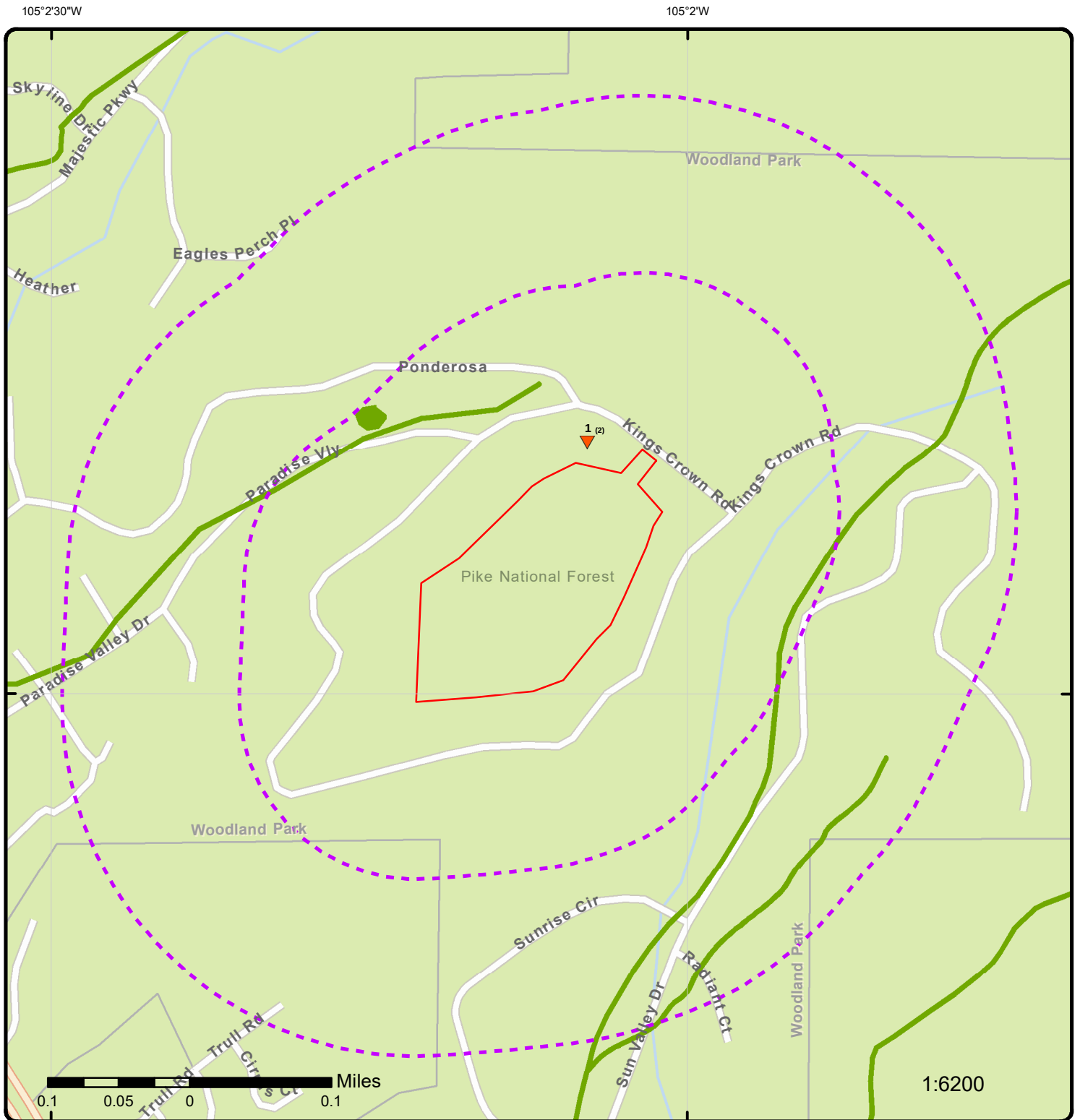
1:10800

Map: 0.5 Mile Radius

Order Number: 23052400896

Address: Woodland Park, Woodland Park, CO

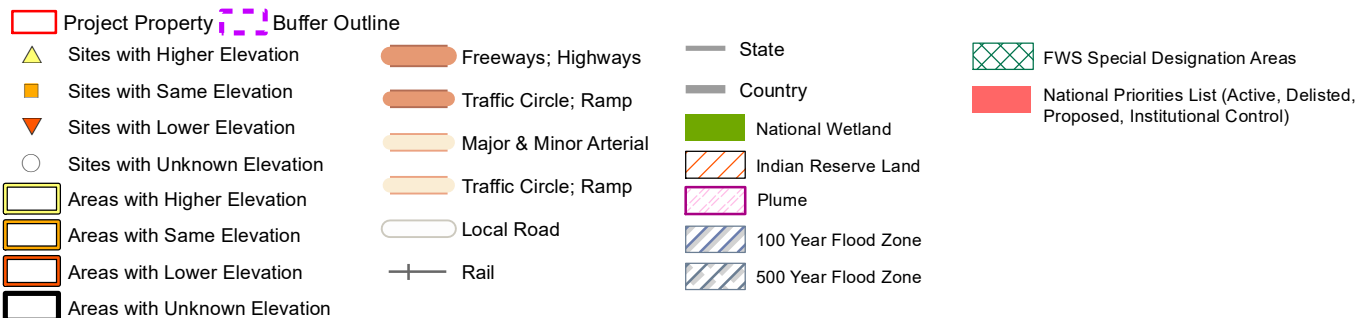




Map: 0.25 Mile Radius

Order Number: 23052400896

Address: Woodland Park, Woodland Park, CO



105°2'30"W

105°2'W

105°1'30"W

38°59'30"N

38°59'30"N

38°59'N

38°59'N

38°58'30"N

38°58'30"N



Aerial Year: 2018

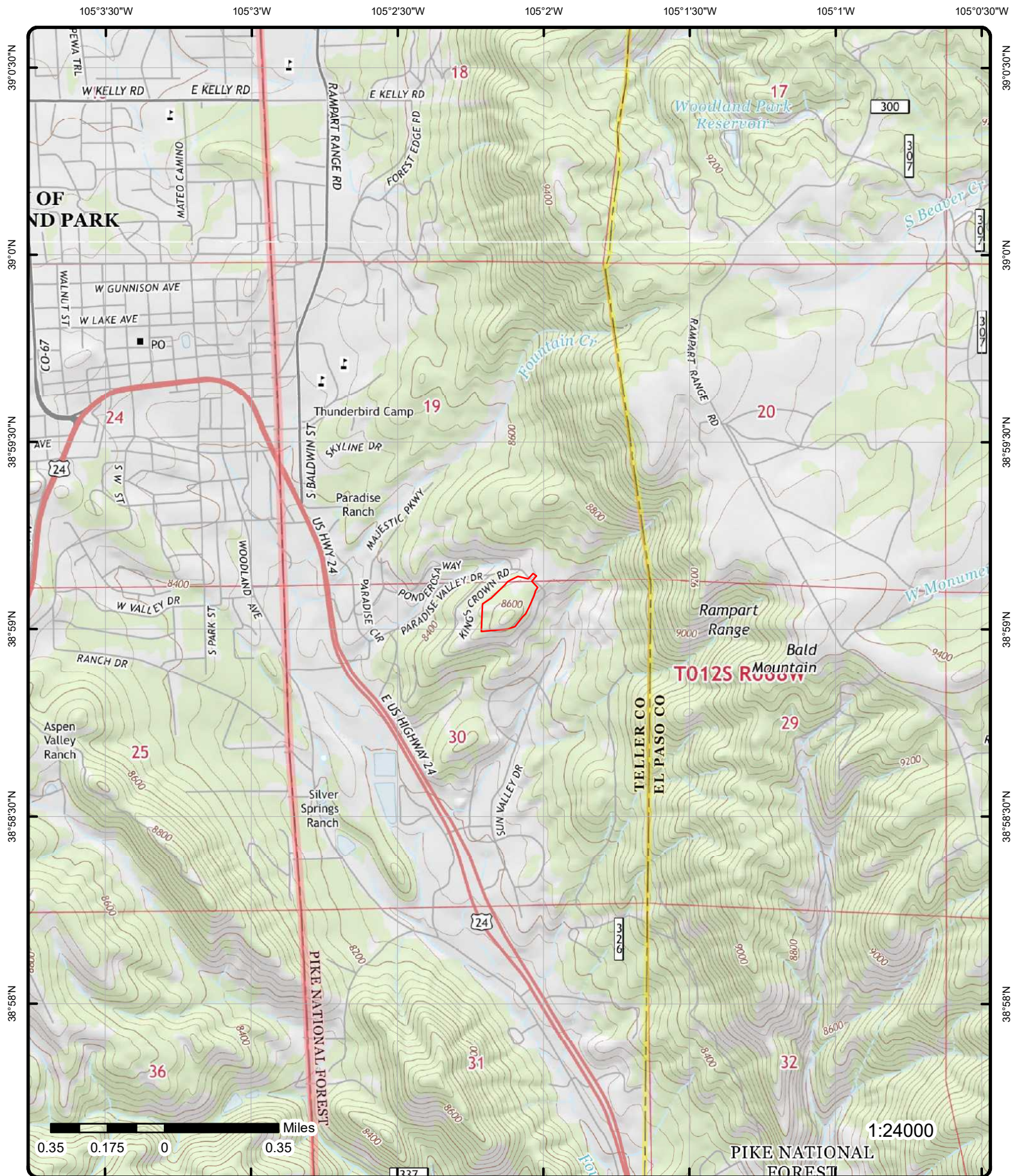
Address: Woodland Park, Woodland Park, CO

Source: ESRI World Imagery

Order Number: 23052400896



© ERIS Information Inc.



Topographic Map

Year: 2016

Order Number: 23052400896

Address: Woodland Park, CO

Quadrangle(s): Cascade, CO; Mount Deception, CO; Woodland Park, CO

Source: USGS Topographic Map



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	NNE	0.02 / 83.97	8,518.50 / -86	The Haven at Paradise 1231-1187 Kings Crown Rd. Woodland Park CO 80863	PDES
Permit ID: COR416919 Permit Status: Permit Sector: Construction Previous Permit ID: Regulation ID: Facility Name: The Haven at Paradise Facility Address: 1231-1187 Kings Crown Rd. Facility Address 2: Facility City: Woodland Park Facility State: CO Facility ZIP: 80863 Facility County: Teller Facility Latitude: 38.98605 Facility Longitude: -105.032703 Facility SIC Code: 1629 Facility Type: Water Category: Immediate Water: Receiving Water: Stream Segment: COARFO01a Fee Category: Add Fee Category 1: Add Fee Category 2: Add Fee Category 3: General Permit Tye: COR400000-Stormwater discharge associated with construction activities Compliance Tracking Status: SW Constr Start Date: 5/10/2022 Reuse Treater: Facility Class First: Facility Description: Fac Horizontal Coll. Method: Facility ICIS Ownership Type: Associated Pot W: SW Constr Total Acres: 35.77 Reuse Treater ID: SW Constr Disturb Acres: 35.77 Facility Class Second: Facility Reference Point: Major Minor: Minor Major River Basin: Total App on Average Flow No: Total App Design Flow No: Apprvd for Eltrnc Sub: SW Constr Activity: Residential SW Constr End Date: 12/31/2022 Permit SIC 1: 1629 Permit SIC 2: Permit SIC 3: Permit SIC 4: Permittee: Ventus LLC Former Permittee: Activity Desc: Issue Date: 6/1/2022 Effective Date: 6/1/2022 Expiration Date: 3/31/2024 Permit Sector1: Permit Sector2: Use category: Termination Date: Issuing Org Type: App Received Date: 5/31/2022 Ct Status Start Date: Ct Status End Date: Ct Status Reason: Workplan Year: UDF3:						
Facility Contact Facility Contact Org: Ska Group Facility Contact First Name: Frankie Facility Contact Last Name: Valenzuela Facility Contact Title: Development manager Facility Contact Address: 9477 Brook Lane Facility Contact City: Lonetree Facility Contact State: CO Facility Contact ZIP code: 80124						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility Contact Phone:		9172831506				
Facility Contact Email:		fvalenzuela@mail.ru				
<u>Billing</u>						
Billing Organization:		Ventus LLC				
Billing First Name:		Jonathan				
Billing Last Name:		James				
Billing Title:		Development Manager				
Billing Address:		1528 Coronado Beach Dr.				
Billing City:		Monument				
Billing State:		CO				
Billing ZIP Code:		80213				
Billing Phone:		303-748-7993				
Billing Email:		JWJames3@icloud.com				
Billing Country:						
<u>Engineering</u>						
Engineering Org:						
Engineering First Name:						
Engineering Last Name:						
Engineering Title:						
Engineering Address:						
Engineering City:						
Engineering State:						
Engineering ZIP Code:						
Engineering Phone:						
Engineering Email:		Ventus LLC				
<u>Legal</u>						
Legal First Name:		Jonathan				
Legal Last Name:		James				
Legal Title:		Development Manager				
Legal Address:		1528 Coronado Beach Dr.				
Legal City:		Monument				
Legal State:		CO				
Legal ZIP Code:		80132				
Legal Phone:		3037487993				
Legal Email:		jwjames3@icloud.com				
Legal Country:						
<u>Property Owner</u>						
Property Owner Org:		Ventus LLC				
Property Owner First Name:		Jonathan				
Property Owner Last Name:		James				
Property Owner Title:		Development Manager				
Property Owner Address:		1528 Coronado Beach Dr.				
Property Owner City:		Monument				
Property Owner State:		CO				
Property Owner ZIP Code:		80124				
Property Owner Phone:		3037487993				
Property Owner Email:		jwjames3@icloud.com				
<u>1</u>	2 of 2	NNE	0.02 / 83.97	8,518.50 / -86	THE HAVEN AT PARADISE 1231-1187 KINGS CROWN RD. WOODLAND PARK CO 80863	FINDS/FRS
Registry ID:		110071295093				
FIPS Code:		CO119				
HUC Code:		11020003				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Site Type Name: Location Description: Supplemental Location: Create Date: Update Date: Interest Types: SIC Codes: SIC Code Descriptions: NAICS Codes: NAICS Code Descriptions: Conveyor: Federal Facility Code: Federal Agency Name: Tribal Land Code: Tribal Land Name: Congressional Dist No: Census Block Code: EPA Region Code: County Name: US/Mexico Border Ind: Latitude: Longitude: Reference Point: Coord Collection Method: Accuracy Value: Datum: Source: Facility Detail Rprt URL: Data Source: Program Acronyms:		STATIONARY 08-JUL-22 ICIS-NPDES NON-MAJOR ICIS 05 081190101034025 08 TELLER 38.98605 -105.032703 CENTER OF A FACILITY OR STATION GPS - UNSPECIFIED NAD83 https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110071295093 Facility Registry Service - Single File				
NPDES:COR416919						

2	1 of 1	W	0.47 / 2,489.15	8,317.96 / -286	Paradise Lodge 910 E. US Highway 24 Woodland Park CO 80863	VCP
File No:	151015-1			Land Use Zoning:	COMMERCIAL	
Site No:	734			Jobs:	30	
ID:	1038			Project Active:	inactive	
Review Due Dt:	11/29/2015			Received Date:	10/15/2015	
Extension:	2			Content Type:	Application	
Actual Review Dt:	12/1/2015			Project ID Admin:	300	
REM Start Due Dt:				Acreage:	2.5	
REM Comp Due Dt:				FID (REST):	230	
Actual Cost:	\$1,710.00			Received Dt (REST):	10/14/2015, 7:00 PM	
Rebate:	\$290.00			County (REST):	Woodland Park	
Tax Credit:	69304			Latitude (REST):	38.984882	
App Type:	NAD			Longitude (REST):	-105.045517	
App Status:	APPROVAL					
Site:	Paradise Lodge					
Address:	910 E. US Highway 24					
City:	Woodland Park					
ZIP Code:	80863					
Site (REST):	Paradise Lodge					
Address (REST):	910 E. US Highway 24					
City (REST):	Woodland Park					
Zip Code (REST):	80863					
Data Source:	Colorado Department of Public Health and Environment (CDPHE); Colorado Environmental Records Search (REST Service); CDPHE Colorado VCUP Layer					

REST Site Detail(s)

Received D Dt:	2015-10-15 24:00:00 UTC	Sediment:
Review Due Dt:	2015-11-29 24:00:00 UTC	Soil:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Other Issue:				Ground Water:		
Application:		APPROVAL		Surface Water:		

<u>3</u>	1 of 1	W	0.50 / 2,623.70	8,301.04 / -303	Safeway Fuel Center #4613 1101 E Hwy 24 Woodland Park 80863 CO	LST
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Facility ID:	15444	Fac Name(CDLE):	Safeway Fuel Center #4613
Event ID:		Address(CDLE):	1039 E Hwy 24
Facility Name(OPS):	Safeway Fuel Center #4613	Fac Type(CDLE):	Retail
Facility Type(OPS):	Retail	Fac Category(CDLE):	Retail Gas Station
Fac Category(OPS):	Retail Gas Station	City(CDLE):	Woodland Park
Address(OPS):	1039 E Hwy 24	Zip(CDLE):	80863
City(OPS):	Woodland Park	County(CDLE):	Teller
Zip Code(OPS):	80863	State(CDLE):	CO
County(OPS):	Teller	Latitude(CDLE):	38.982658
State(OPS):	CO	Longitude(CDLE):	-105.046908
Lat Long(OPS):	38.982658 -105.046908		
Fac Name(COSTIS):	Safeway Fuel Center #4613		
Address (COSTIS):	1101 E Hwy 24 Woodland Park 80863		
County (COSTIS):	Teller		
Original Source:	Colorado Storage Tank Information System (COSTIS) (As of 18 October, 2021); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events		
Owner ID:	18457		
Owner Name:			

Events (CDLE) (As of 17 January, 2023)

Event ID:		Proj. Closure Date:	
Alt Event ID:		Category:	
Status:	Closed	Sardonyx ID:	
UST Tank Count:	2	MTBE Classifica:	
AST Tank Count:	0	Sum of Reimbur Amt:	
Source of Release:		Reviewer Full Name:	Michelle Howard
Cause of Release:		Logged On:	
Confirm Rel Dt:	12/7/2021	Logged By:	
Site Name:	Safeway Fuel Center #4613		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Events (CDLE) (As of 17 January, 2023)

Event ID:	17252	Proj. Closure Date:	
Alt Event ID:		Category:	
Status:	Open	Sardonyx ID:	
UST Tank Count:	2	MTBE Classifica:	
AST Tank Count:	0	Sum of Reimbur Amt:	
Source of Release:	Unknown	Reviewer Full Name:	Michelle Howard
Cause of Release:	Unknown	Logged On:	
Confirm Rel Dt:	9/26/2022	Logged By:	
Site Name:	Safeway Fuel Center #4613		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Events (CDLE) (As of 17 January, 2023)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Event ID:	14018				Proj. Closure Date:	
Alt Event ID:					Category:	
Status:	Closed				Sardonyx ID:	
UST Tank Count:	2				MTBE Classifica:	
AST Tank Count:	0				Sum of Reimbur Amt:	
Source of Release:	Other				Reviewer Full Name:	Michelle Howard
Cause of Release:	Physical Damage				Logged On:	3/15/2021
Confirm Rel Dt:	11/17/2019				Logged By:	
Site Name:	Safeway Fuel Center #4613					
Loc Addr:						
Loc Addr2:						
Loc Addr3:						
Aka Name:						
Aka Loc Addr:						

Events (CDLE) (As of 17 January, 2023)

Event ID:	17299				Proj. Closure Date:	
Alt Event ID:					Category:	
Status:	Open				Sardonyx ID:	
UST Tank Count:	2				MTBE Classifica:	
AST Tank Count:	0				Sum of Reimbur Amt:	
Source of Release:	Line - rupture				Reviewer Full Name:	
Cause of Release:	Phys/Mech Damage				Logged On:	
Confirm Rel Dt:	1/16/2023				Logged By:	
Site Name:	Safeway Fuel Center #4613					
Loc Addr:						
Loc Addr2:						
Loc Addr3:						
Aka Name:						
Aka Loc Addr:						

Facility (CDLE) (As of 17 January, 2023)

Owner Costis ID:	OWNR-18457	Type:	Retail
No of Active Tanks:	2	Facility Owner:	Safeway Stores 45 Inc.
No of Metred Prod:	40		

Events (COSTIS) (As of 18 October, 2021)

Event ID:	14018	Log Date:	3/15/2021 9:13:42 AM
Process Status Name:	Open		
Site Name:	Safeway Fuel Center #4613		
Facility Name:			
Address:	1101 E Hwy 24 Woodland Park CO 80863		
Loc Address:	1101 E Hwy 24 Woodland Park 80863		
Loc City:	Woodland Park		
Loc County:	Teller		

OPS Regulated Storage Tanks

No of Tanks:	2
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OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	17299	Phone:	(720) 326-1984
Release No:	REL-016291	City:	Woodland Park
Status:	Open	Zip:	80863
Release Date:	1/16/2023	State:	CO
Closure Date:		County:	Teller
NFA Type:		Latitude:	38.982658
Release Cause:	Phys/Mech Damage	Longitude:	-105.046908
Reimbursement Total:		Latitude Longitude:	38.982658, -105.046908

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Contact:	Michelle Howard
Release Source:	Line - rupture
Site Name:	Safeway Fuel Center #4613
Address:	1039 E Hwy 24
Email:	michelle.howard@state.co.us
Link :	https://socgov18.force.com/s/release/a183h000003Tk5g

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	17252	Phone:	(720) 326-1984
Release No:	REL-016212	City:	Woodland Park
Status:	Open	Zip:	80863
Release Date:	9/26/2022	State:	CO
Closure Date:		County:	Teller
NFA Type:	None	Latitude:	38.982658
Release Cause:	Unknown	Longitude:	-105.046908
Reimbursement Total:		Latitude Longitude:	38.982658, -105.046908
Contact:	Michelle Howard		
Release Source:	Unknown		
Site Name:	Safeway Fuel Center #4613		
Address:	1039 E Hwy 24		
Email:	michelle.howard@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003TZyy		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	14018	Phone:	(720) 326-1984
Release No:	REL-010249	City:	Woodland Park
Status:	Closed	Zip:	80863
Release Date:	11/17/2019	State:	CO
Closure Date:	9/1/2021	County:	Teller
NFA Type:	Tier I	Latitude:	38.982658
Release Cause:	Physical Damage	Longitude:	-105.046908
Reimbursement Total:		Latitude Longitude:	38.982658, -105.046908
Contact:	Michelle Howard		
Release Source:	Other		
Site Name:	Safeway Fuel Center #4613		
Address:	1039 E Hwy 24		
Email:	michelle.howard@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KXvH		

4	1 of 1	ENE	0.67 / 3,552.58	9,303.50 / 699	UNKNOWN EL PASO COUNTY WOODLAND PARK CO 80863	MRDS
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Dep ID:	10265140	I1:	27
Dev Status:	UNKNOWN	Latitude:	38.990295
Code List:	VRM	Longitude:	-105.022705
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10265140		

Commodity

I1:	95	Line:	1
Code:	VRM	Inserted By:	MAS migration
Commodity:	Vermiculite	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	Updated By:	USGS
Commodity Group:	Vermiculite	Update Date:	29-OCT-2002 09:02:21
Importance:	Primary		

Names

I1:	35	Inserted By:	MAS migration
Status:	Current	Insert Date:	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Site Name: Line:	Unknown 1				Updated By: Update Date:	USGS 29-OCT-02
5	1 of 1	SSE	0.99 / 5,247.29	8,467.47 / -137	UNNAMED IRON MINE TELLER COUNTY WOODLAND PARK CO 80863	MRDS
Dep ID: Dev Status: Code List: Url:	10013853 PAST PRODUCER FE http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10013853			I1: Latitude: Longitude:	29 38.970276 -105.027527	
Commodity						
I1: Code: Commodity: Commodity Type: Commodity Group: Importance:	86 FE Iron Metallic Iron Primary			Line: Inserted By: Insert Date: Updated By: Update Date:	1 MRDS migration 29-OCT-2002 09:00:24 USGS 29-OCT-2002 09:00:32	
Materials						
I1: Material: Ore or Gangue: Rec:	62 Hematite Ore 2			Inserted B: Insert Dat: Updated By: Update Dat:	MRDS migration 29-OCT-2002 09:44:3	
I1: Material: Ore or Gangue: Rec:	18 Goethite Ore 1			Inserted B: Insert Dat: Updated By: Update Dat:	MRDS migration 29-OCT-2002 09:44:3	
Names						
I1: Status: Site Name: Line:	92 Current Unnamed Iron Mine 1			Inserted By: Insert Date: Updated By: Update Date:	MRDS migration 29-OCT-02 USGS 29-OCT-02	

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 25, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 25, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jan 25, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jan 25, 2023

Inventory of Open Dumps, June 1985:

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jan 25, 2023

Comprehensive Environmental Response, Compensation and Liability Information System -

[CERCLIS](#)

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 23, 2023

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Jan 23, 2023

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 23, 2023

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 23, 2023

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 23, 2023

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 23, 2023

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jan 23, 2023

Federal Engineering Controls-ECs:[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 23, 2023

Federal Institutional Controls- ICs:[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 23, 2023

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Jan 25, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Jan 16, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Aug 8, 2022

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Aug 8, 2022

Historical Gas Stations:[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Aug 30, 2022

Petroleum Product and Crude Oil Rail Terminals:[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property:[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jan 25, 2023

Superfund Decision Documents:[SUPERFUND ROD](#)

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Mar 23, 2023

Formerly Utilized Sites Remedial Action Program:[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State**Methane Gas Study Sites:**[LANDFILL METHANE](#)

This Investigation of Methane Gas Hazards report was prepared by the Denver Office of Emergency Preparedness in 1981. The purpose of this study was to assess the actual and potential generation, migration, explosive and related problems associated with specified landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. The Colorado Department of Health selected eight landfills as priorities due to population density and potential hazards to population and property.

Government Publication Date: Jan 2, 1981

Environmental Covenants and Use Restrictions:[COVENANTS](#)

Boundaries of environmental covenant/environmental use restriction sites made available by the Colorado Department of Public Health & Environment (CDPHE). CDPHE has the authority to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. Land use restrictions may be used to ensure the cleanup remedy adequately protects human health and the environment when a contaminated site isn't cleaned up completely.

Government Publication Date: Apr 20, 2023

Superfund National Priorities List and Natural Resource Damages sites:**SUPERFUND NRD**

Boundaries of Superfund National Priorities List sites and Natural Resource Damages sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Mar 29, 2023

Superfund Sites:**SHWS**

A list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of Superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA). This list includes active Superfund sites, deleted sites, proposed sites, and natural resource damage sites.

Government Publication Date: Jun 29, 2022

Delisted Superfund Sites:**DELISTED SHWS**

Sites which once appeared on - but have since been removed from - the list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of Superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA).

Government Publication Date: Jun 29, 2022

Solid Waste Facilities and Landfills:**SWF/LF**

The Colorado Department of Public Health and Environment (CDPHE) regulates the management and disposal of solid waste and landfill facilities. This data is provided by the CDPHE's Hazardous Materials and Waste Management Division's Solid Waste Report and the Environmental Sites Search Map Application.

Government Publication Date: Nov 4, 2022

Historical Solid Waste (Closed or Abandoned Landfills):**HIST LF**

In the early 1980s the Hazardous Materials Waste Management Division of the Colorado Department of Public Health and Environment (CDPHE) conducted a survey of staff members and local agencies. The information gathered was compiled in 1984 for sites that were known or thought to have waste issues. The information is not complete and generally not very definitive or verifiable. This data became the Solid Waste Historical Data. The data is not maintained and has not been since the late 1980s.

Government Publication Date: 1984

Tri-County Historic Landfills:**HIST LANDFILLS**

A list of historical landfills made available by the Tri-County Health Department (TCHD). The TCHD serves Adams, Arapahoe, and Douglas Counties.

Government Publication Date: Jun 1, 2022

Registered Recycling Facilities:**RECYCLING**

This list of registered recycling facilities in Colorado is maintained by the Colorado Department of Public Health & Environment (CDPHE). This list includes primarily processing facilities for recyclable materials, such as material recovery facilities, industrial recycling operations, and recyclable material end user sites. Collection centers/drop-off locations are not included unless the site is also processing recyclable materials (separating, sorting, dismantling, grinding, baling, etc.).

Government Publication Date: Mar 13, 2023

Leaking Storage Tanks:**LST**

A list of leaking storage tank locations from the Colorado Storage Tank Information System (COSTIS) database, including those which have applied for reimbursement from the Petroleum Storage Tank Fund. This list is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE) and includes data compiled from applicable FOIA files, COSTIS files and other OPS datasets. Classified military tanks are excluded from this data.

Government Publication Date: Feb 1, 2023

LUST Trust Sites:**LUST TRUST**

The Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE) manages a Petroleum Storage Tank Fund (The Fund) that receives and processes applications to the Fund for reimbursement of costs related to assessment and cleanup of petroleum contaminated sites. Classified military tanks are excluded from this data.

Government Publication Date: Feb 1, 2023

Delisted Leaking Storage Tanks:**DELISTED LST**

This database contains a list of leaking storage tank sites and their Funds for reimbursement of costs related to assessment and cleanup that were removed from the Colorado Department of Labor and Employment (CDLE) database.

Government Publication Date: Feb 1, 2023

Underground Storage Tanks:

UST

A list of underground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This database is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE). Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets. Classified military tanks are excluded from this data.

Government Publication Date: Feb 1, 2023

Aboveground Storage Tanks:

AST

A list of aboveground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This list is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE). Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets. Classified military tanks are excluded from this data.

Government Publication Date: Feb 1, 2023

Storage Tank Information System (COSTIS):

TANKS

This storage tank listing is provided by the Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS). The OPS manages the Colorado Storage Tank Information System (COSTIS) database which stores information on these facilities. This tank data includes facilities with liquefied petroleum gas, liquefied natural gas, and compressed natural gas tanks which are not classified as either underground storage tanks or aboveground storage tanks. Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets. Classified military tanks are excluded from this data.

Government Publication Date: Feb 1, 2023

Delisted Storage Tanks:

DTNK

This database contains a list of closed storage tank sites that were removed from the Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE) Tank Information System.

Government Publication Date: Feb 1, 2023

Environmental Covenants and Environmental Use Restrictions List:

AUL

The Colorado Department of Public Health and Environment (CDPHE) maintains a list of sites that have environmental covenants and use restrictions in place. Land use restrictions may be used to ensure the cleanup remedy adequately protects human health and the environment when a contaminated site is not cleaned up completely.

Government Publication Date: Apr 20, 2023

Voluntary Cleanup and Redevelopment Program Sites:

VCP

The Voluntary Cleanup and Redevelopment Program (VCUP) of the Colorado Department of Public Health and Environment (CDPHE) was created in 1994 with the objective to facilitate the redevelopment and transfer of contaminated properties. This VCUP site listing includes applicable active and inactive sites from the CDPHE Voluntary Cleanup Open Records data file and map layer.

Government Publication Date: Mar 20, 2023

Brownfield Sites:

BROWNFIELDS

A list of Brownfields Program sites from the Hazardous Materials and Waste Management Division and the Colorado Environmental Records Search Interactive Map made available by the Colorado Department of Public Health and Environment (CDPHE). Sites which go untouched because of their real or perceived contamination can be rehabilitated using the CDPHE Brownfields Program.

Government Publication Date: Apr 3, 2023

Tribal**Leaking Underground Storage Tanks on Tribal/Indian Lands:**

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 8, which includes Colorado, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

Underground Storage Tanks on Tribal/Indian Lands:

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 8, which includes Colorado, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 20, 2023

Delisted Tribal Underground Storage Tanks:

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 20, 2023

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources**Federal****Facility Registry Service/Facility Index:**

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Aug 18, 2022

Toxics Release Inventory (TRI) Program:

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites:

PFAS NPL

List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Dec 28, 2022

Federal Agency Locations with Known or Suspected PFAS Detections:

PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. Sites on this list do not necessarily reflect the source/s of contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Jun 30, 2022

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

National Response Center PFAS Spills:

[ERNS PFAS](#)

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

Government Publication Date: Feb 23, 2022

PFAS NPDES Discharge Monitoring:

[PFAS NPDES](#)

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Feb 19, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

[PFAS TSCA](#)

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 9, 2023

PFAS Industry Sectors:

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Feb 8, 2023

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Jan 25, 2023

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

Government Publication Date: Oct 15, 2022

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Dec 11, 2022

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Dec 11, 2022

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Mar 31, 2021

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

[MINES](#)

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Nov 7, 2022

Surface Mining Control and Reclamation Act Sites:

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Aug 18, 2022

Mineral Resource Data System:

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 1, 2022

Alternative Fueling Stations:

[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Mar 23, 2023

Superfunds Consent Decrees:

[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023

Air Facility System:

[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Transformers:

[PCBT](#)

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 3, 2022

State

Spills:

[SPILLS](#)

A list of hazardous material spills and releases (including Meth Labs) that were reported to the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Apr 8, 2022

Colorado Oil and Gas Conservation Commission Spills:

[OG SPILLS](#)

A list of spills made available by the Colorado Oil and Gas Conservation Commission (COGCC).

Government Publication Date: Mar 15, 2023

Dry Cleaning Facilities:

[DRYCLEANERS](#)

A list of dry cleaners provided by the Colorado Department of Public Health and Environment (CDPHE) Hazardous Waste Compliance Assurance Unit and Stationary Sources Program.

Government Publication Date: Mar 14, 2023

Delisted Dry Cleaning Facilities:

[DELISTED DRYCLEANERS](#)

List of sites removed from the drycleaners database made available by the Department of Public Health & Environment.

Government Publication Date: Mar 14, 2023

Air Pollution Control Division Permitted Facilities:

[AIR PERMITS](#)

This list of Air Pollution Control Division Permitted Facilities is maintained by the Colorado Department of Public Health and Environment. The Stationary Sources Program evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions and maintains an inventory of air pollution emissions throughout the state.

Per- and Polyfluoroalkyl Substances (PFAS):

PFAS

A list of facilities that reported storing or using AFFF or Class B firefighting foam, other PFAS chemicals, have reported PFAS passthrough, or have detectable limits of PFAS in their discharge.

Government Publication Date: Dec 8, 2020

Asbestos Abatement and Demolition Projects:

ASBESTOS

A list of Asbestos Abatement and Demolition Projects made available by the Colorado Department of Public Health and Environment (CDPHE), Air Pollution Control Division.

Government Publication Date: Dec 28, 2017

Hazardous Waste Sites- Generator:

HAZ GEN

A list of hazardous waste generators. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Permitted Facilities Listing:

PDES

A list of permitted facilities tracked by the Water Quality Control Division of the Department of Public Health & Environment (DPHE). This list is the state version of the NPDES (National Pollution Discharge Elimination System).

Government Publication Date: Mar 1, 2023

Hazardous Waste Sites- Treatment, Storage & Disposal:

HAZ TSD

A list of facilities that treat, store, dispose, or recycle hazardous waste on-site. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Hazardous Waste Sites- Corrective Action:

HAZ CORRACT

A list of hazardous waste generators with corrective actions. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Uranium Mill Tailings Sites:

UMTRA

This list of former uranium mill sites in Colorado, with cleanup authorized by the Uranium Mill Tailings Remedial Action (UMTRA) program, was provided by the Colorado Department of Public Health and Environment. Because much of the cleanup is complete, the focus has shifted to primarily "Post-UMTRA issues," or the discovery of new uranium mill tailings material by private citizens, utility companies or local governments.

Government Publication Date: Sep 26, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX B - 1



Property Information

Order Number:	23052400896p
Date Completed:	May 25, 2023
Project Number:	ESA-BC-23140
Project Property:	R0023264 Kings Crown Road, Woodland Park CO 80863 Woodland Park Woodland Park CO 80863
Coordinates:	
Latitude:	38.98443838
Longitude:	-105.03532589
UTM Northing:	4315050.28931 Meters
UTM Easting:	496940.399098 Meters
UTM Zone:	UTM Zone 13S
Elevation:	8,604.27 ft
Slope Direction:	N

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Hydrologic Information.....	4
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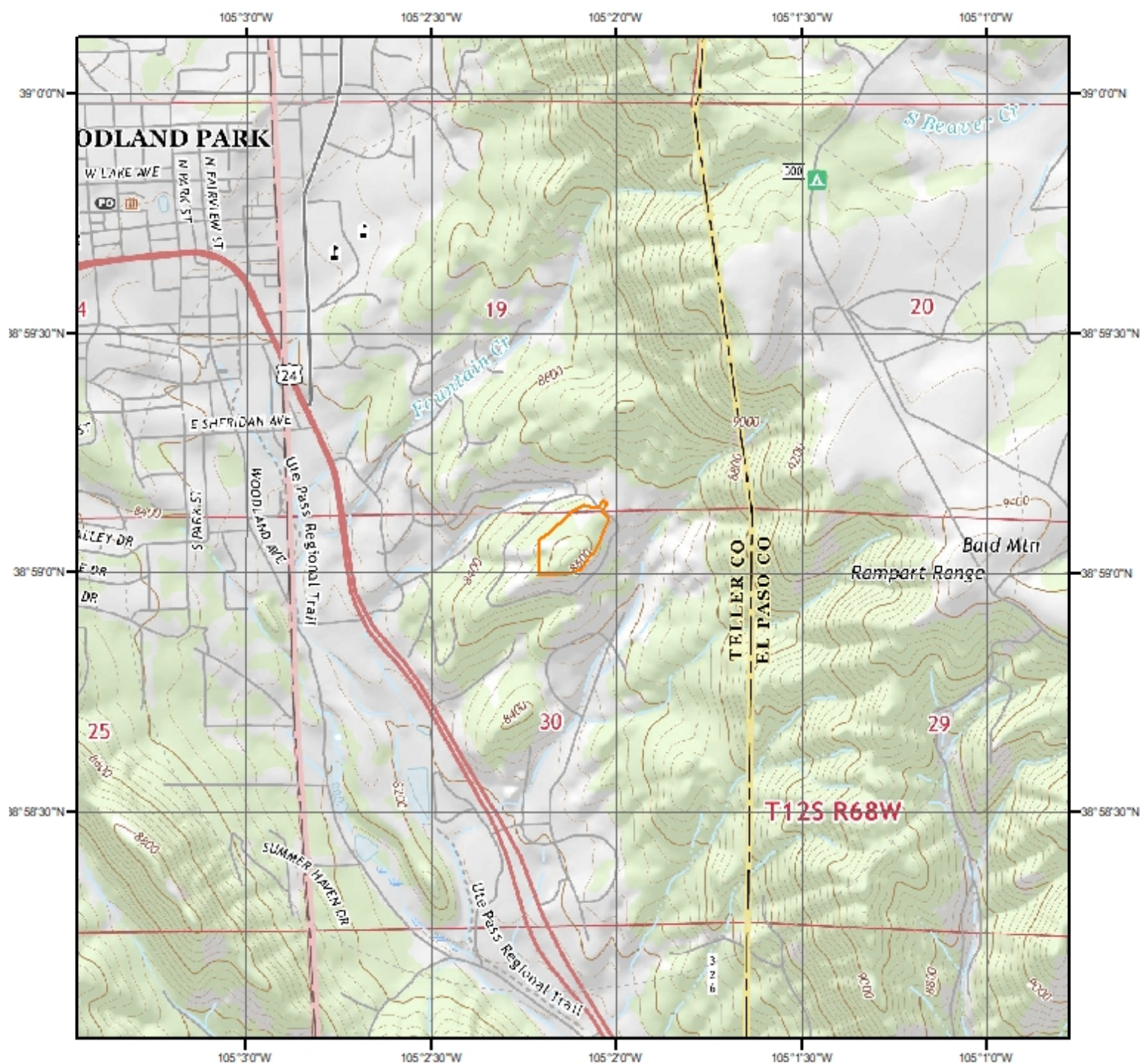
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2019)

0 0.2 0.4 0.8 Miles



Quadrangle(s): Woodland Park, CO; Mount Deception, CO

Source: USGS 7.5 Minute Topographic Map

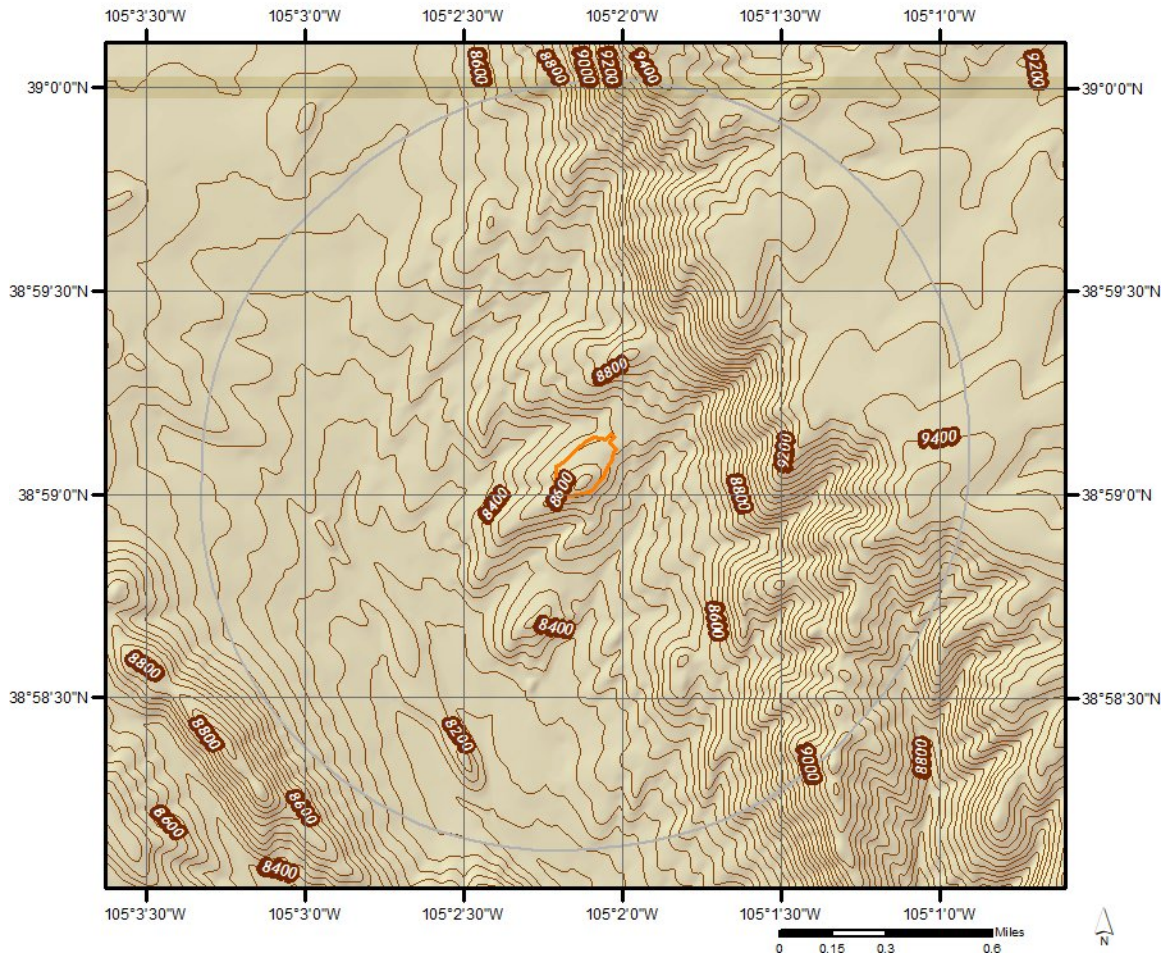


Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 8,604.27 ft
Slope Direction: N



Hydrologic Information

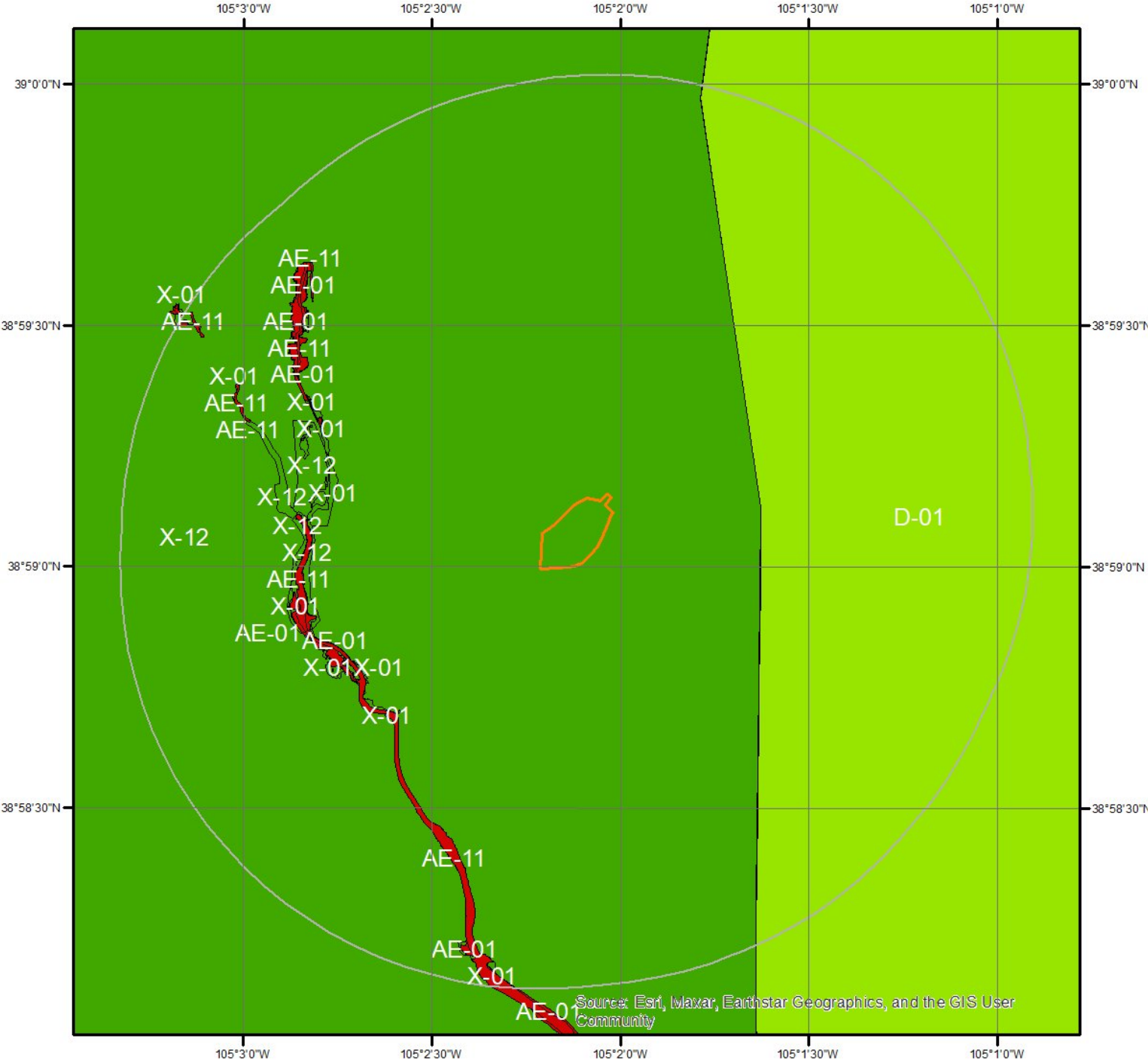


Wetland

This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- | | |
|-----------------------------------|-----------------|
| Estuarine and Marine Deepwater | Freshwater Pond |
| Estuarine and Marine Wetland | Lake |
| Freshwater Emergent Wetland | Other |
| Freshwater Forested/Shrub Wetland | Riverine |

Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED

Quadrangle(s):
Deception,CO

Woodland Park,CO; Mount

The ERIS logo consists of the letters "ERIS" in a bold, sans-serif font, followed by a stylized graphic of three stacked, horizontal bars of increasing height, resembling a staircase or a series of steps.

Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

Available FIRM Panels in area:	08041C0250G(effective:2018-12-07) 08041C0475G(effective:2018-12-07) 08041C0458G(effective:2018-12-07) 08119C0207D(effective:2009-09-25) 08119C0208D(effective:2009-09-25) 08119C0206D(effective:2009-09-25) 08119C0145D(effective:2009-09-25) 08119C0143D(effective:2009-09-25)
--------------------------------	--

Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone AE-11

Zone:	AE
Zone subtype:	FLOODWAY

Flood Zone D-01

Zone:	D
Zone subtype:	

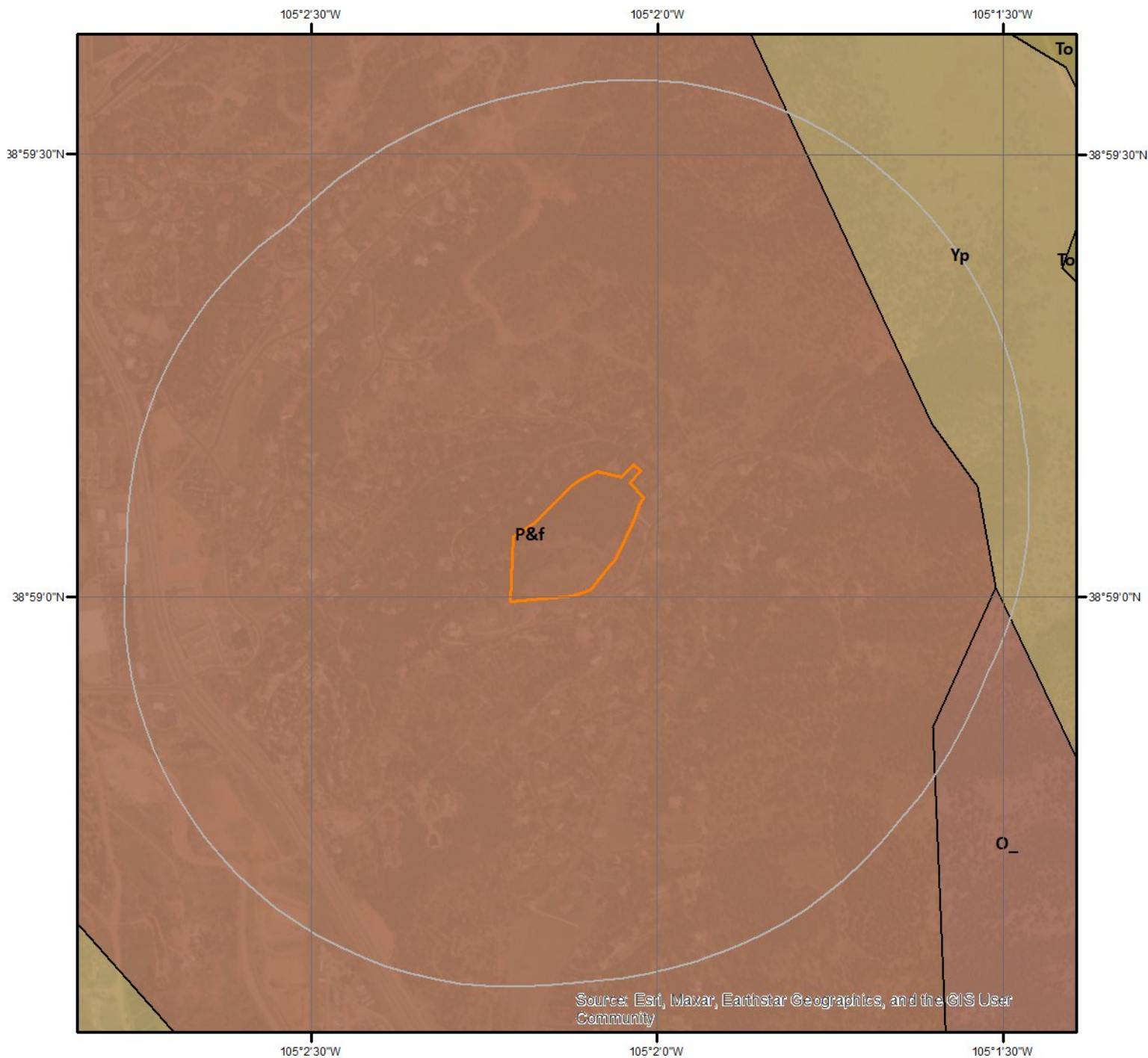
Flood Zone X-01

Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Flood Zone X-12

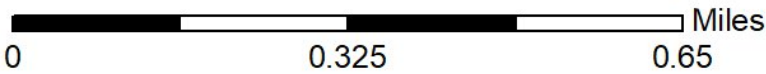
Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Yp

Unit Name:	Rocks of Pikes Peak Batholith (1000-m.y. age group)
Unit Age:	Proterozoic Mesoproterozoic
Primary Rock Type:	granite
Secondary Rock Type:	granodiorite
Unit Description:	Includes Pikes Peak, Mount Rosa, Windy Point, and Redskin Granites and unnamed rocks

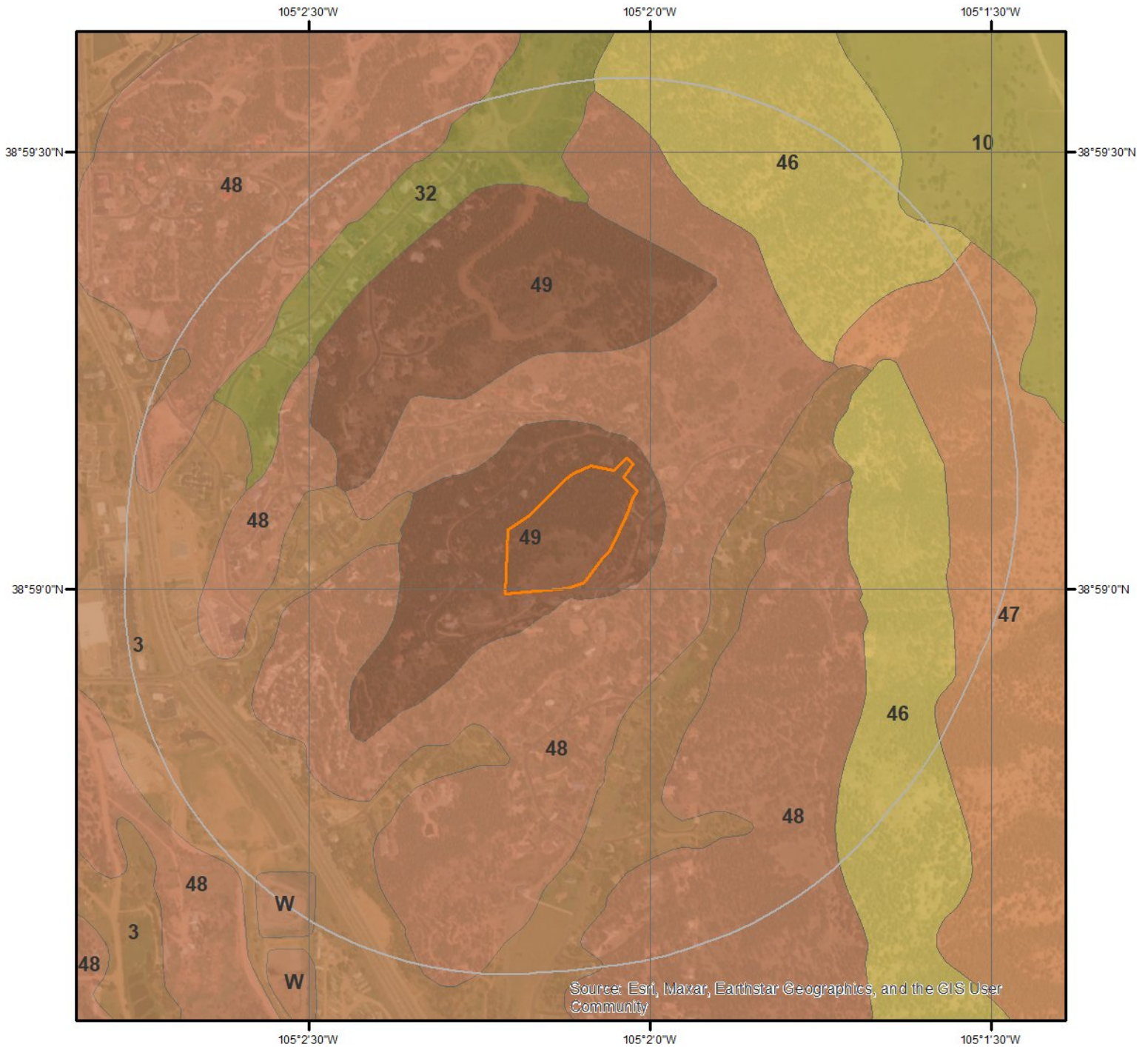
Geologic Unit P&f

Unit Name:	Fountain Fm
Unit Age:	Phanerozoic Paleozoic Carboniferous Pennsylvanian Permian
Primary Rock Type:	sandstone
Secondary Rock Type:	conglomerate
Unit Description:	Arkosic sandstone and conglomerate

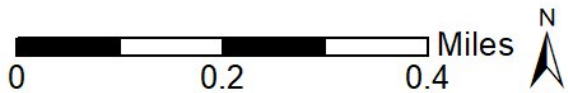
Geologic Unit O_

Unit Name:	Manitou Limestone and Sawatch Quartzite in Southern Front Range and Wet Mountains. One or more Ordovician Fms (Fremont Limestone, Harding Sandstone, and Manitou Dolomite), Dotsero Fm, Peerless Fm, and Sawatch Quartzite in west-ce
Unit Age:	Phanerozoic Paleozoic Cambrian Ordovician
Primary Rock Type:	limestone
Secondary Rock Type:	dolostone (dolomite)
Unit Description:	Dotsero Fm: Dolomite, in White River plateau only. Peerless Fm: sandstone and dolomite.

Soil Information



SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 10 (19.0%)

Map Unit Name:	Condie coarse sandy loam, 2 to 15 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Condie(80%)	
horizon Oe(0cm to 5cm)	Moderately decomposed plant material
horizon A1(5cm to 15cm)	Coarse sandy loam
horizon A2(15cm to 25cm)	Coarse sandy loam
horizon E(25cm to 51cm)	Very gravelly coarse sandy loam
horizon E/B(51cm to 81cm)	Very gravelly coarse sandy loam
horizon Bt1(81cm to 107cm)	Extremely gravelly sandy clay loam
horizon Bt2(107cm to 157cm)	Extremely gravelly coarse sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 10 - Condie coarse sandy loam, 2 to 15 percent slopes

Component: Condie (80%)

The Condie component makes up 80 percent of the map unit. Slopes are 2 to 15 percent. This component is on mountain slopes, mountains. The parent material consists of weathered from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Aquolls (10%)

Generated brief soil descriptions are created for major components. The Aquolls soil is a minor component.

Component: Sphinx (10%)

Generated brief soil descriptions are created for major components. The Sphinx soil is a minor component.

Map Unit 3 (10.83%)

Map Unit Name:	Boyett-Frenchcreek complex, 2 to 15 percent slopes
Bedrock Depth - Min:	137cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Boyett(50%)	
horizon Oi(0cm to 3cm)	Slightly decomposed plant material
horizon A(3cm to 15cm)	Sandy loam
horizon E(15cm to 25cm)	Gravelly coarse sandy loam

Soil Information

horizon Bt1(25cm to 43cm)	Gravelly sandy loam
horizon Bt2(43cm to 89cm)	Gravelly sandy loam
horizon Btk(89cm to 109cm)	Gravelly sandy loam
horizon Ck(109cm to 137cm)	Sandy loam
horizon R(137cm to 147cm)	Bedrock
Frenchcreek(35%)	
horizon A(0cm to 10cm)	Gravelly sandy loam
horizon Bw(10cm to 36cm)	Gravelly sandy loam
horizon C1(36cm to 76cm)	Very gravelly coarse sandy loam
horizon C2(76cm to 152cm)	Very gravelly loamy sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 3 - Boyett-Frenchcreek complex, 2 to 15 percent slopes

Component: Boyett (50%)

The Boyett component makes up 50 percent of the map unit. Slopes are 5 to 15 percent. This component is on mountains, ridges on stream terraces. The parent material consists of old alluvium over material weathered from arkosic sandstone and/or granite. Depth to a root restrictive layer, bedrock, lithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Frenchcreek (35%)

The Frenchcreek component makes up 35 percent of the map unit. Slopes are 2 to 15 percent. This component is on swales on stream terraces, mountains. The parent material consists of alluvium derived from granite and/or arkosic sandstone. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Perrypark (15%)

Generated brief soil descriptions are created for major components. The Perrypark soil is a minor component.

Map Unit 32 (0.68%)

Map Unit Name:	Perrypark coarse sandy loam, 1 to 15 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.
Major components are printed below	
Perrypark(80%)	
horizon A(0cm to 10cm)	Coarse sandy loam
horizon BA(10cm to 25cm)	Loam
horizon Bt(25cm to 58cm)	Sandy clay loam
horizon BC(58cm to 127cm)	Loam
horizon C(127cm to 152cm)	Gravelly sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 32 - Perrypark coarse sandy loam, 1 to 15 percent slopes

Soil Information

Component: Perrypark (80%)

The Perrypark component makes up 80 percent of the map unit. Slopes are 1 to 15 percent. This component is on valley sides, alluvial fans, mountains. The parent material consists of alluvium derived from arkose. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Perrypark (20%)

Generated brief soil descriptions are created for major components. The Perrypark (gravelly) soil is a minor component.

Map Unit 46 (9.08%)

Map Unit Name:	Sphinx-Rock outcrop complex, 15 to 80 percent slopes
Bedrock Depth - Min:	0cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Sphinx(60%)

horizon Oi(0cm to 3cm)	Slightly decomposed plant material
horizon A(3cm to 13cm)	Gravelly coarse sandy loam
horizon AC(13cm to 33cm)	Very gravelly loamy coarse sand
horizon Cr(33cm to 155cm)	Weathered bedrock

Rock outcrop(25%)

horizon R(0cm to 155cm)	Bedrock
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Component Description:

Minor map unit components are excluded from this report.

Map Unit: 46 - Sphinx-Rock outcrop complex, 15 to 80 percent slopes

Component: Sphinx (60%)

The Sphinx component makes up 60 percent of the map unit. Slopes are 15 to 70 percent. This component is on mountain slopes, mountains. The parent material consists of weathered from granite. Depth to a root restrictive layer, bedrock, paralithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Rock outcrop (25%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Component: Sphinx (10%)

Generated brief soil descriptions are created for major soil components. The Sphinx, dark surface soil is a minor component.

Component: Garber (5%)

Generated brief soil descriptions are created for major soil components. The Garber soil is a minor component.

Map Unit 47 (51.19%)

Map Unit Name:	Sphinx, warm-Rock outcrop complex, 15 to 80 percent slopes
Bedrock Depth - Min:	0cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Somewhat excessively drained

Soil Information

Hydrologic Group - Dominant:

D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Sphinx(60%)

horizon Oi(0cm to 3cm)

Slightly decomposed plant material

horizon A(3cm to 13cm)

Gravelly coarse sandy loam

horizon AC(13cm to 33cm)

Very gravelly loamy coarse sand

horizon Cr(33cm to 155cm)

Weathered bedrock

Rock outcrop(25%)

horizon R(0cm to 155cm)

Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 47 - Sphinx, warm-Rock outcrop complex, 15 to 80 percent slopes

Component: Sphinx (60%)

The Sphinx, warm component makes up 60 percent of the map unit. Slopes are 15 to 70 percent. This component is on mountain slopes, mountains. The parent material consists of weathered from granite. Depth to a root restrictive layer, bedrock, paralithic, is 10 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Rock outcrop (25%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Component: Sphinx (10%)

Generated brief soil descriptions are created for major soil components. The Sphinx, dark surface soil is a minor component.

Component: Garber (5%)

Generated brief soil descriptions are created for major soil components. The Garber soil is a minor component.

Map Unit 48 (7.58%)

Map Unit Name:

Tecolote very gravelly sandy loam, 15 to 40 percent slopes, very stony

Bedrock Depth - Min:

117cm

Watertable Depth - Annual Min:

Drainage Class - Dominant:

Well drained

Hydrologic Group - Dominant:

B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Tecolote(85%)

horizon Oi(0cm to 3cm)

Slightly decomposed plant material

horizon A(3cm to 8cm)

Very gravelly sandy loam

horizon E(8cm to 53cm)

Very cobbly sandy loam

horizon B/E(53cm to 79cm)

Very cobbly sandy clay loam

horizon Bt(79cm to 117cm)

Very cobbly sandy clay loam

horizon Cr(117cm to 155cm)

Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 48 - Tecolote very gravelly sandy loam, 15 to 40 percent slopes, very stony

Component: Tecolote (85%)

The Tecolote, very stony component makes up 85 percent of the map unit. Slopes are 15 to 40 percent. This component is on

Soil Information

mountains, mountain slopes. The parent material consists of cobbly or stony colluvium over weathered granite. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Tecolote (5%)

Generated brief soil descriptions are created for major components. The Tecolote (mollic) soil is a minor component.

Component: Tecolote (5%)

Generated brief soil descriptions are created for major components. The Tecolote (very deep) soil is a minor component.

Component: Tecolote (5%)

Generated brief soil descriptions are created for major components. The Tecolote (non-skel) soil is a minor component.

Map Unit 49 (1.58%)

Map Unit Name:	Tecolote very gravelly sandy loam, 40 to 70 percent slopes, very stony
Bedrock Depth - Min:	117cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Tecolote(85%)

horizon Oi(0cm to 3cm)	Slightly decomposed plant material
horizon A(3cm to 8cm)	Very gravelly sandy loam
horizon E(8cm to 53cm)	Very cobbly sandy loam
horizon B/E(53cm to 79cm)	Very cobbly sandy clay loam
horizon Bt(79cm to 117cm)	Very cobbly sandy clay loam
horizon Cr(117cm to 155cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 49 - Tecolote very gravelly sandy loam, 40 to 70 percent slopes, very stony

Component: Tecolote (85%)

The Tecolote, very stony component makes up 85 percent of the map unit. Slopes are 40 to 70 percent. This component is on mountain slopes, mountains. The parent material consists of cobbly or stony colluvium over weathered granite. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 85 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Tecolote (5%)

Generated brief soil descriptions are created for major components. The Tecolote (non-skel) soil is a minor component.

Component: Tecolote (5%)

Generated brief soil descriptions are created for major components. The Tecolote (mollic) soil is a minor component.

Component: Tecolote (5%)

Generated brief soil descriptions are created for major components. The Tecolote (very deep) soil is a minor component.

Map Unit W (0.05%)

Map Unit Name:	Water
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Soil Information

No more attributes available for this map unit

Component Description:

Minor map unit components are excluded from this report.

Map Unit: W - Water

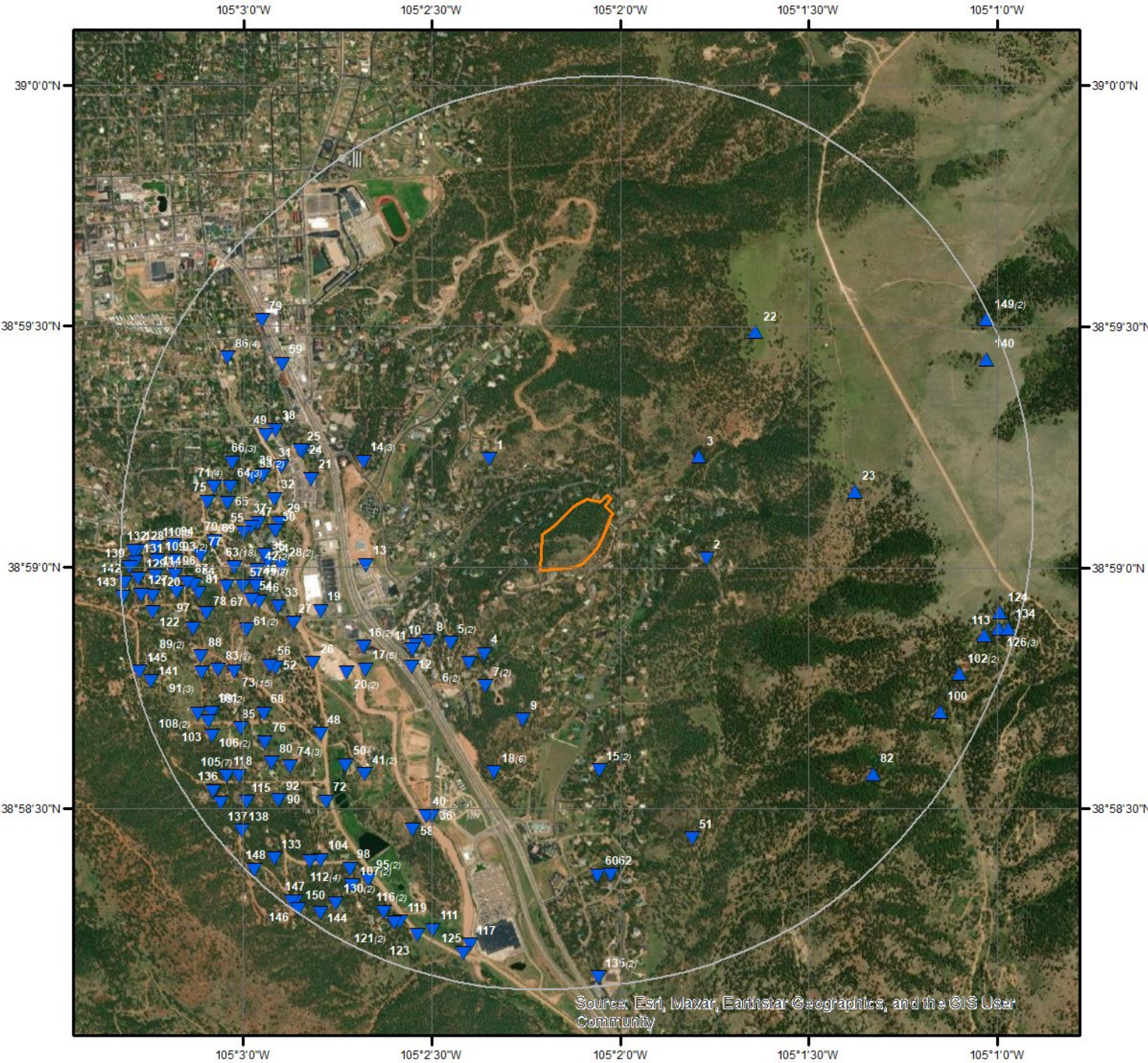
Component: Water (95%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

Component: Aquents (5%)

Generated brief soil descriptions are created for major soil components. The Aquents soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources



- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
12	CO0160095	2026.59	SW
79	CO0160250	4423.47	NW

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
No records found			

USGS National Water Information System

Map Key	Site Number	Distance (ft)	Direction
26	USGS-385848105024700	3090.36	WSW
27	USGS-385853105025000	3164.76	WSW
36	USGS-385829105022801	3388.71	SSW
38	USGS-385917105025300	3591.42	WNW
40	USGS-385829105022901	3421.03	SSW
87	USGS-385858105030700	4436.34	W
117	USGS-385813105022201	4805.82	SSW
125	USGS-385812105022301	4920.07	SSW

Wells from NWIS

Map Key	ID	Distance (ft)	Direction
No records found			

State Sources

Oil and Gas Pit Locations

Map Key	ID	Distance (ft)	Direction
No records found			

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
No records found			

Public Water Wells

Map Key	ID	Distance (ft)	Direction
No records found			

Wells and Additional Sources Summary

Water Wells Permit Database

Map Key	ID Key	Distance (ft)	Direction
1	C600007 272747	1146.75	NW
2	9097768 41724	1311.93	E
3	9097769 41724	1233.41	ENE
4	9098060 208134	1280.35	SW
5	0344022 94118	1459.92	SW
5	9097814 295562	1459.92	SW
6	0401352B 153723	1478.13	SW
6	0355490 94118	1478.13	SW
7	0401352A 94118	1621.62	SSW
7	0355499 94118	1621.62	SSW
8	9097754A 261056	1663.77	SW
9	0063141 460165	1903.74	SSW
10	9097754 63049	1830.82	SW
11	3657115 111265	1898.67	SW
13	9097747 126903	2191.72	W
14	9097805 8079	2416.68	WNW
14	9097802 158634	2416.68	WNW
14	9097864 205868	2416.68	WNW
15	9097737 274276	2588.87	S
15	9097826 246425	2588.87	S
16	9097821 152127	2421.78	WSW
16	0486349 256924	2421.78	WSW
17	C600052 131166	2536.09	WSW
17	C600054 32585	2536.09	WSW
17	9209371 353268	2536.09	WSW
17	9097727 353268	2536.09	WSW
17	9097798 246531	2536.09	WSW
18	9097750 187830	2618.25	SSW
18	C600028 34174	2618.25	SSW
18	0102451 260962	2618.25	SSW
18	9097790 329561	2618.25	SSW
18	9097940 3651	2618.25	SSW
18	9097742 106836	2618.25	SSW
19	9097949 190820	2813.38	WSW
20	0279551 72329	2758.89	WSW
20	0915912 37505	2758.89	WSW
21	3614603 291704	2978.51	WNW
22	0219858B 138084	2780.24	NE
23	0219858A 138084	3059.89	E
24	0405727 274741	3181.11	WNW
25	0257809I 308040	3209.02	WNW
28	0416127 78384	3252.14	W
28	0416127 434031	3252.14	W
29	0230438 80125	3296.57	W
30	9097914 197224	3347.99	W
31	9098305 39317	3380.24	WNW
32	9098009 83310	3384.84	W
33	0306787 134974	3327.93	WSW
34	0244885 33052	3416.92	W
35	0205091 333004	3463.36	W
37	3641970 322617	3565.43	W
39	9098253 316081	3577.46	W
41	9097849 155312	3395.37	SW
41	9097881 332246	3395.37	SW
42	0517983 77626	3550.67	W
42	0517983B 186902	3550.67	W
43	9098098 250131	3565.37	W
44	9098098 423457	3568.28	W
44	9098098 423456	3568.28	W
45	0249991 196988	3573.15	W
45	0247896 236776	3573.15	W

Wells and Additional Sources Summary

46	0402659 354270	3554.89	WSW
47	9098056 231379	3642.02	W
48	0325243 291571	3452.51	SW
49	9097801 3743	3685.32	WNW
50	0096238 282635	3471.63	SW
51	0095676 158070	3728.27	SSE
52	0387299 108921	3546.24	WSW
53	0469574A 141526	3705.36	W
53	0469574 141526	3705.36	W
54	3663336 15944	3646.55	WSW
55	9054921 189745	3740.25	W
56	9098052 336726	3607.18	WSW
57	9097865 296673	3747.16	W
58	3660394 205344	3648.73	SSW
59	9097752 105836	3900.51	WNW
60	9097928 356703	3899.81	S
61	3669740 220072	3764.84	WSW
61	3669740 457753	3764.84	WSW
62	0215894 41627	3913.79	S
63	9054929 169149	3841.72	W
63	9097746 366691	3841.72	W
63	C600053 61123	3841.72	W
63	0231438 69035	3841.72	W
63	0900116 281419	3841.72	W
63	0288560 312770	3841.72	W
63	9097902 280891	3841.72	W
63	9097806 137552	3841.72	W
63	9054931 268192	3841.72	W
63	9097933 242775	3841.72	W
63	9097785 95690	3841.72	W
63	C600048 185347	3841.72	W
63	C600055 75556	3841.72	W
63	9097748 287255	3841.72	W
63	9054932 146353	3841.72	W
63	9097749 371931	3841.72	W
63	9097855 74835	3841.72	W
63	9055416 69912	3841.72	W
64	0304114A 82551	3957.73	W
64	0304114B 233697	3957.73	W
64	0015290 82551	3957.73	W
65	3673365 167344	3961.53	W
66	9097845 158638	3991.26	WNW
66	9097847 271529	3991.26	WNW
66	9097795 295176	3991.26	WNW
67	9098182 49502	3946.89	W
68	3659572 38881	3920.73	WSW
69	0437089 145511	4105.58	W
70	0034576 183462	4112.92	W
70	0437326 183462	4112.92	W
71	9098325 128040	4155.25	W
71	9098325 416630	4155.25	W
71	9098325 416629	4155.25	W
71	9098325 458956	4155.25	W
72	0202564 317344	3973.68	SW
73	9097852 243751	4050.48	WSW
73	10024063 464754	4050.48	WSW
73	10004548 375913	4050.48	WSW
73	9097825 145590	4050.48	WSW
73	9097780 169566	4050.48	WSW
73	9097812 194796	4050.48	WSW
73	9097816 105991	4050.48	WSW
73	9097838 216261	4050.48	WSW
73	C600051 296806	4050.48	WSW
73	10004548 375914	4050.48	WSW
73	9097930 419452	4050.48	WSW
73	C600050 296806	4050.48	WSW

Wells and Additional Sources Summary

73	10024063 464755	4050.48	WSW
73	9097815 310945	4050.48	WSW
73	9097946 110631	4050.48	WSW
74	9098073 445347	4000.44	SW
74	9098073 445348	4000.44	SW
74	9098073 200642	4000.44	SW
75	0228216 94089	4215.14	W
76	0289152 110318	4085.34	SW
77	0539156 145511	4262.34	W
78	0288357 336000	4233.83	WSW
80	9098246 153547	4160.47	SW
81	0233625 271810	4302.79	W
82	0488576 312306	4489.07	SE
83	0478352 39290	4239.65	WSW
83	0478352 457753	4239.65	WSW
84	0546671 145511	4348.44	W
85	0296193 355011	4264.72	WSW
86	9097831 21914	4526.56	WNW
86	C600026 348933	4526.56	WNW
86	9055016 305635	4526.56	WNW
86	0022668 280704	4526.56	WNW
88	0112047 74253	4397.98	WSW
89	0008860 376690	4428.36	WSW
89	0202154 366635	4428.36	WSW
90	0018417 24981	4377.04	SW
91	9097759 295540	4442.73	WSW
91	9097863 373972	4442.73	WSW
91	9097863 373973	4442.73	WSW
92	0329128 24981	4386.82	SW
93	0534997 314911	4581.89	W
93	0441813 181709	4581.89	W
94	3601516 320009	4611.99	W
95	9097856 486	4456.64	SSW
95	0023948 292937	4456.64	SSW
96	0523736 285495	4587.91	W
97	0425363 198232	4573.78	W
98	9098183 240011	4459.21	SW
99	3661557B 395311	4497.49	WSW
99	3661557B 395310	4497.49	WSW
100	0246406 330955	4779.71	ESE
101	3661557A 160615	4513.30	WSW
102	0243690 435356	4804.36	ESE
102	0243690 18080	4804.36	ESE
103	0269424 313654	4586.93	WSW
104	9098254 341535	4581.16	SW
105	0903967 321407	4591.88	SW
105	9097731 375251	4591.88	SW
105	9097955 23383	4591.88	SW
105	9097745 99668	4591.88	SW
105	9097810 44689	4591.88	SW
105	9097912 296448	4591.88	SW
105	9097731 375252	4591.88	SW
106	9097996 387336	4625.80	WSW
106	9097996 387337	4625.80	WSW
107	3652181 386959	4625.80	SSW
107	3652181 386957	4625.80	SSW
108	3683134 375913	4666.00	WSW
108	3683134 375914	4666.00	WSW
109	0442039 100600	4808.31	W
110	3635087 102165	4840.31	W
110	3635087 404200	4840.31	W
110	3635087 404201	4840.31	W
111	9097757 126657	4734.48	SSW
112	9098164 466825	4674.17	SW
112	9098164 389196	4674.17	SW
112	9098164 389195	4674.17	SW

Wells and Additional Sources Summary

112	9098164 466824	4674.17	SW
113	9084887 65266	4916.19	ESE
114	0524033 16672	4834.02	W
115	0200360 159768	4705.84	SW
116	0211551 371142	4740.16	SSW
116	0211551 371143	4740.16	SSW
118	9098220 249838	4723.67	SW
119	0440917 257973	4771.32	SSW
120	3605414 241964	4874.82	W
121	0374401 90344	4807.22	SSW
121	0342704 206144	4807.22	SSW
122	0373392 141061	4903.00	W
123	0246982 125784	4853.56	SSW
124	0403790 83458	5026.73	E
126	0235587 218563	5069.28	ESE
126	0235587 407414	5069.28	ESE
126	0235587 407415	5069.28	ESE
127	0393068 302846	5023.82	W
128	0417748 10495	5068.35	W
129	0393067 302846	5046.97	W
129	0393067 418391	5046.97	W
129	0393067 418392	5046.97	W
130	3694117 371143	4925.12	SSW
130	3694117 412033	4925.12	SSW
131	0408996 396024	5080.00	W
132	0408990 136142	5117.46	W
133	9098169 152342	4940.13	SW
134	0223096 219412	5179.33	ESE
135	9097762 65426	5177.58	S
135	9097763 87948	5177.58	S
136	0447577 233018	4965.88	SW
137	0103062A 71883	4975.08	SW
138	0541840 162896	4987.66	SW
139	10019361 458098	5161.57	W
140	0015138 100697	5038.00	ENE
141	0522254 175066	5089.69	WSW
142	0393066 302846	5223.16	W
143	0393069 268647	5248.12	W
144	0359790 247562	5130.40	SW
145	9097906 136403	5193.80	WSW
146	0284012 135990	5183.09	SW
147	9055307 176750	5216.23	SW
148	0370138 116306	5211.09	SW
149	0301738A 100697	5233.60	ENE
149	0301738 100697	5233.60	ENE
150	0415897 399695	5248.47	SW

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *TELLER* County: **1**
Federal EPA Radon Zone for *EL PASO* County: **1**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *TELLER* County

No Measures/Homes:	3
Geometric Mean:	57.6
Arithmetic Mean:	99.7
Median:	71.6
Standard Deviation:	104.2
Maximum:	215
% >4 pCi/L:	100
% >20 pCi/L:	67
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of Colorado conducted during 1986-87. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Area Radon Information for *EL PASO* County

No Measures/Homes:	113
Geometric Mean:	2.7
Arithmetic Mean:	4.7
Median:	3
Standard Deviation:	6.5
Maximum:	46.4
% >4 pCi/L:	36
% >20 pCi/L:	4
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of Colorado conducted during 1986-87. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

Wells from NWIS

FED USGS

The U.S. Geological Survey's National Water Information System (NWIS) is the nation's principal repository of water resources data. The NWIS includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIW dataset contains select Site Types from the overall NWIS Sites data, limited to the following Group Site Types only: Groundwater Group Site Types: Well, Collector or Ranney type well, Hyporheic-zone well, Interconnected Wells, Multiple wells; Spring Group Site Type: Spring; and Other Group Site Types: Aggregate groundwater use, Cistern.

Appendix

State Sources

Oil and Gas Pit Locations

PITS

The Colorado Oil and Gas Conservation Commission (COGCC) maintains this list of oil and gas pit locations within Colorado. This data contains over 10,000 oil and gas related pit locations. The Colorado Department of Natural Resources (DNR) notes that data and information provided by the DNR is provided as is without warranty of any kind, and that DNR is not responsible and shall not be liable for damages of any kind arising out of the use of data or information provided herein.

Oil and Gas Wells

OGW

A list of active and plugged wells - including active and expired well permits provided by Department of Natural Resources, Oil & Gas Conservation Commission.

Public Water Wells

WATER WELLS

The statewide water wells data consists of water levels information for each well. The data was made available by Colorado Decision Supports System under the development and improvement by the Colorado Water Conservation Board (CWCB) and the Colorado Division of Water Resources (DWR). The well latitude and longitude information represents physical location of the wells.

Water Wells Permit Database

WATER WELLS

Water wells application and permit database maintained by the Colorado Department of Natural Resources' Division of Water Resources. This database includes statewide well applications and permits issued by the department.

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Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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APPENDIX B - 2

ERIS City Directory Search

as of 05/30/2023

Project Property:

Product Description:

Notes to Client:

ERIS Order No:

R0023264 Kings Crown Road, Woodland Park CO 80863 - Woodland Park, Woodland Park, CO 80863 US

CD - 2 Street Search

23052400896

ADDRESS	YEAR	LISTING	COMMENTS	SOURCE	CITY	COUNTY	STATE
0 KINGS CROWN RD	1980	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
	1975	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
	1970	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
	1965-66	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
	1962	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
410 KINGS CROWN RD	2000	STEVE PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
901 KINGS CROWN RD	2016	KORI SCHULTE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	BOB W FOEPEL	RESIDENTIAL; RESIDEN	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
931 KINGS CROWN RD	2016	DAVID WALLINGFORD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	JEANNE & GEOR PARKHURST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1989-90	NP		COLE	WOODLAND PARK	TELLER	CO
951 KINGS CROWN RD	2003	MICHAEL & SUZANNE FARMER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	MICHAEL & SUZANNE FARMER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	FARMER MICHAEL		POLKS	WOODLAND PARK	TELLER	CO
	1996	FARMER SUZANNE		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	JOEL T JUNKER		COLE	WOODLAND PARK	TELLER	CO
	1985	JOEL T JUNKER		COLE	WOODLAND PARK	TELLER	CO
971 KINGS CROWN RD	2022	DANIEL STRILICH	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	K H MCQUAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	K H MCQUAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	MCQUAY K H		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	DONALD WADE		COLE	WOODLAND PARK	TELLER	CO
991 KINGS CROWN RD	2022	JOHN MILLER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	JOHN MILLER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	SUZANNE MILLER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JOHN MILLER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	SUZANNE MILLER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	LARRY MOORE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1989-90	NP		COLE	WOODLAND PARK	TELLER	CO
1000 KINGS CROWN RD	2022	MARK CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	BARBARA CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	MARK CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	BARBARA CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	NANCY CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JARED CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	GRANT CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	MARK CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	NANCY CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	JARED CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	MARK CONGIARDO	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	J DEATHERAGE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	J DEATHERAGE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	DEATHERAGE J		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	D DECRAUSAZ		COLE	WOODLAND PARK	TELLER	CO
	1989-90	WARREN A BROOKS		COLE	WOODLAND PARK	TELLER	CO
	1985	D DECRAUSAZ		COLE	WOODLAND PARK	TELLER	CO
	1985	WARREN A BROOKS		COLE	WOODLAND PARK	TELLER	CO
1001 KINGS CROWN RD	2022	CHARLES GRAYBILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	CHARLES GRAYBILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	PAMELA GRAYBILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	CHARLES GRAYBILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	C & P GRAYBILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	ROBERT & KAREN LECOUR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	ROBERT & KAREN LECOUR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	LECOUR KAREN		POLKS	WOODLAND PARK	TELLER	CO
	1996	LECOUR ROBERT		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	K M KIMMEL		COLE	WOODLAND PARK	TELLER	CO
1003 KINGS CROWN RD	1985	K M KIMMEL		COLE	WOODLAND PARK	TELLER	CO
	2022	SHARON GRENOBLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	LEVERNE GRENOBLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	SHARON GRENOBLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	LEVERNE GRENOBLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	L E GRENOBLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	DWAYNE PRESTWOOD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	DWAYNE PRESTWOOD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	PRESTWOOD DWAYNE		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	DWAYNE PRESTWOOD		COLE	WOODLAND PARK	TELLER	CO
1010 KINGS CROWN RD	1985	LARRY J WILLIAMS		COLE	WOODLAND PARK	TELLER	CO
	2022	KAREN POLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	KAREN POLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	KAREN POLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	TRACEY POLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	KAREN POLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	KAREN POLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	WILLIAM T POLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1989-90	WILLIAM ROGERS		COLE	WOODLAND PARK	TELLER	CO
	1985	GANE J KOZLESKI		COLE	WOODLAND PARK	TELLER	CO
1013 KINGS CROWN RD	2022	WILLIAM GRAHAM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	DEBBIE GRAHAM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	DEBBIE GRAHAM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	WILLIAM GRAHAM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1989-90	HOWARD E HILBURN		COLE	WOODLAND PARK	TELLER	CO
	1985	HOWARD E HILBURN		COLE	WOODLAND PARK	TELLER	CO
1020 KINGS CROWN RD	2022	TIMM TEWS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	TIMM TEWS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	CYNTHIA TEWS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	TIMM TEWS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	CYNTHIA TEWS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	ROBERT & LINDA GITTINS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	ROBERT & LIND GITTINS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	GITTINS LINDA		POLKS	WOODLAND PARK	TELLER	CO
	1996	GITTINS ROBERT		POLKS	WOODLAND PARK	TELLER	CO
1023 KINGS CROWN RD	2011	RICHARD NIGBOR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO

	2008	RICHARD NIGBOR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	DENNIS R ERMEL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	JOHN FRANCKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	JOHN & JOANNE FRANCKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	ERMEL DENNIS R		POLKS	WOODLAND PARK	TELLER CO
	1989-90	JOHN FRANCKS		COLE	WOODLAND PARK	TELLER CO
	1985	WILLIAM JACOBS		COLE	WOODLAND PARK	TELLER CO
1033 KINGS CROWN RD	2016	STANFORD SUTHERLAND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	BURT RIVEIRE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	PAUL M & TRIS WILLIAMS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	PAUL M & TRIS WILLIAMS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	WILLIAMS TRISH		POLKS	WOODLAND PARK	TELLER CO
	1996	WILLIAMS PAUL M		POLKS	WOODLAND PARK	TELLER CO
	1989-90	BILL MYSLIK		COLE	WOODLAND PARK	TELLER CO
	1985	JOSEPH F SHEA		COLE	WOODLAND PARK	TELLER CO
1043 KINGS CROWN RD	2022	JOY BOSTIAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	CHARLES BOSTIAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	JOY BOSTIAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	CHARLES BOSTIAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	ANITA BOSTIAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	CHUCK & JOY BOSTIAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	NEIL HOWARD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	NEIL HOWARD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	HOWARD NELL		POLKS	WOODLAND PARK	TELLER CO
1050 KINGS CROWN RD	2011	MARK PELLETIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	RACHEL PELLETIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	P A HANKIN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	THOMAS A RIECK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	THOMAS A RIECK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	RIECK THOMAS A		POLKS	WOODLAND PARK	TELLER CO
	1989-90	DAVID BETHUNE		COLE	WOODLAND PARK	TELLER CO
	1985	THOMAS E JOHNSON		COLE	WOODLAND PARK	TELLER CO
1053 KINGS CROWN RD	2022	GLEN MCMURRY JR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	BRITTANY MCMURRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	GLEN MCMURRY JR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	BRITTANY MCMURRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	CAROLINE MCMURRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
1060 KINGS CROWN RD	2022	JAMES FARMER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1989-90	SAUL FORSTER		COLE	WOODLAND PARK	TELLER CO
	1985	NP		COLE	WOODLAND PARK	TELLER CO
1070 KINGS CROWN RD	2008	JAMES T DOOLY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	JON & LOIS DEVAUX	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	JAMES T DOOLY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	JAMES T DOOLY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	DOOLY JAMES T		POLKS	WOODLAND PARK	TELLER CO
	1989-90	JAMES T DOOLY		COLE	WOODLAND PARK	TELLER CO
1080 KINGS CROWN RD	2020	GEORGE KERRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	VIRGINIA KERRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	GEORGE KERRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	VIRGINIA KERRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	GEORGE KERRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	GEORGE & VIRGINIA KERRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	BOB & MOLLY LORD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	BOB & MOLLY LORD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	LORD BOB		POLKS	WOODLAND PARK	TELLER CO
	1996	LORD MOLLY		POLKS	WOODLAND PARK	TELLER CO
	1989-90	N ETEZADI - TABRIZI		COLE	WOODLAND PARK	TELLER CO
1090 KINGS CROWN RD	2022	DONALD PETERS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	DONALD PETERS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	DONALD PETERS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	DONALD PETERS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1989-90	J HALVERSON		COLE	WOODLAND PARK	TELLER CO
	1985	THOMAS TUCKER		COLE	WOODLAND PARK	TELLER CO
1100 KINGS CROWN RD	2022	CATHLEEN KIRK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	CATHLEEN KIRK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	ROBERT KIRK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	CATHLEEN KIRK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	ROBERT KIRK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	CATHLEEN KIRK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	ROBERT & CATHLEEN KIRK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	RICHARD K CONWAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	RICHARD K CONWAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	CONWAY RICHARD K		POLKS	WOODLAND PARK	TELLER CO
	1989-90	RICHARD K CONWAY		COLE	WOODLAND PARK	TELLER CO
1111 KINGS CROWN RD	2022	EARLE BROWN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	EARLE BROWN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	EARLE BROWN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	DANUTA BROWN III	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	LAURA BROWN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	C KARNER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	JEANNE PARKHURST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	GEORGE PARKHURST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	JEANNE & GEORGE PARKHURST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	JEANNE & GEORGE PARKHURST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	PARKHURAT GEORGE		POLKS	WOODLAND PARK	TELLER CO
	1996	PARKHURST JEANNE		POLKS	WOODLAND PARK	TELLER CO
1113 KINGS CROWN RD	2022	BRUNO MATTEI	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	BRUNO MATTEI	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	BRUNO MATTEI	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	CAROLYN MATTEI	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	BRUNO MATTEI	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	CAROLYN MATTEI	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	WILLIAM H MCKITRICK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	WILLIAM H MCKITRICK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	WILLIAM H MCKITRICK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	MCKITRICK WILLIAM H		POLKS	WOODLAND PARK	TELLER CO
	1989-90	WM H MCKITRICK		COLE	WOODLAND PARK	TELLER CO
	1985	WM H MCKITRICK		COLE	WOODLAND PARK	TELLER CO
1120 KINGS CROWN RD	2022	SCOTT STEARMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	HERMINE STEARMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	SCOTT STEARMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO

	2016	HERMINE STEARMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	SCOTT STEARMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	HERMINE STEARMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
1121 KINGS CROWN RD	2008	JAMES JONES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	DAVID CRAIN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	DAVID CRAIN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	CRAIN DAVID		POLKS	WOODLAND PARK	TELLER CO
	1989-90	DAVID CRAIN		COLE	WOODLAND PARK	TELLER CO
	1985	DAVID CRAIN		COLE	WOODLAND PARK	TELLER CO
1130 KINGS CROWN RD	2022	CHARLES OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	CHARLES OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	HELGI OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	CHARLES OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	HELGI OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	CHARLES OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	CHARLES A OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	CHARLES A OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	CHARLES A OAKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	OAKS CHARLES A		POLKS	WOODLAND PARK	TELLER CO
	1989-90	CHARLES A OAKS		COLE	WOODLAND PARK	TELLER CO
	1985	CHARLES A OAKS		COLE	WOODLAND PARK	TELLER CO
1131 KINGS CROWN RD	2008	MICHAEL GAGLIONE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	STEPHEN HALL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	STEPHEN HALL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	HALL STEPHEN		POLKS	WOODLAND PARK	TELLER CO
	1989-90	DARYLL HOLME		COLE	WOODLAND PARK	TELLER CO
1141 KINGS CROWN RD	2008	R & D HUEBNER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1989-90	CARL POWERS		COLE	WOODLAND PARK	TELLER CO
	1989-90	PAIGE MELTON		COLE	WOODLAND PARK	TELLER CO
1150 KINGS CROWN RD	2022	EVA COCKRILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2022	ALVIN STEPHENS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	EVA COCKRILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	ALVIN STEPHENS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	EVA COCKRILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	ALVIN STEPHENS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	STEPHEN COCKRILL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	CHARLES I JACKSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1989-90	STEVE BUCHANAN	RESIDENTIAL	COLE	WOODLAND PARK	TELLER CO
1151 KINGS CROWN RD	2022	JULIE ABBOTT	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2022	REGINALD ABBOTT	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	JULIE ABBOTT	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	JULIE ABBOTT	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	REGINALD ABBOTT	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	JULIE JABAAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1989-90	JOHN PRESSPRICH		COLE	WOODLAND PARK	TELLER CO
1160 KINGS CROWN RD	2022	YVETTE NEUMANN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	YVETTE NEUMANN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	YVETTE NEUMANN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	CHARLES D GOBLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	CHARLES D GOBLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	GOBLE CHARLES D		POLKS	WOODLAND PARK	TELLER CO
1161 KINGS CROWN RD	1996	JABAAY JULIE		POLKS	WOODLAND PARK	TELLER CO
1170 KINGS CROWN RD	2022	DAVID SAEMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	DAVID SAEMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
1180 KINGS CROWN RD	2016	PENNY NARAIN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	IAN NARAIN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	PENNY NARAIN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
1181 KINGS CROWN RD	2022	STEVE COWLES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	STEVE COWLES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	STEVE COWLES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	TANDY COWLES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	STEVE & TANDY COWLES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	STEVE & TANDY COWLES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	STEVE & TANDY COWLES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	COWLES STEVE		POLKS	WOODLAND PARK	TELLER CO
	1996	COWLES TANDY		POLKS	WOODLAND PARK	TELLER CO
	1989-90	STEVE COWLES		COLE	WOODLAND PARK	TELLER CO
1191 KINGS CROWN RD	2008	MICHAEL T WIESBROOK	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	GARY & CATHY WILSHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	GARY & CATHY WILSHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	WILSHER GARY		POLKS	WOODLAND PARK	TELLER CO
	1996	WILSHER CATHY		POLKS	WOODLAND PARK	TELLER CO
	1989-90	NP		COLE	WOODLAND PARK	TELLER CO
1200 KINGS CROWN RD	2022	JOHN SWINDLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	JOHN SWINDLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	JOHN SWINDLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	ROBIN SWINDLE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	JOHN & BARBARA STARR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	BOB STEELE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	BOB STEELE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	1996	STEELE BOB		POLKS	WOODLAND PARK	TELLER CO
	1996	STEELE SHEILA		POLKS	WOODLAND PARK	TELLER CO
	1989-90	BOB STEELE		COLE	WOODLAND PARK	TELLER CO
	1989-90	CRAIG STEELE		COLE	WOODLAND PARK	TELLER CO
1201 KINGS CROWN RD	2022	SUZANNE JONES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	SUZANNE JONES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	SUZANNE JONES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
1202 KINGS CROWN RD	2022	PAUL ASHLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2022	DEBORAH ASHLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	DEBORAH ASHLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	LEAH ASHLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	PAUL ASHLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	DEBORAH ASHLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
1210 KINGS CROWN RD	2022	ROBERT MULL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2020	ROBERT MULL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2016	ROBERT MULL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	ROBERT MULL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2011	MARCENE ETCHIESON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2008	ROBERT MULL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2003	SCOTT D MURRAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
	2000	S MURRAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO

	2000	SCOTT D MURRAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	MURRAY SCOTT D		POLKS	WOODLAND PARK	TELLER	CO
1211 KINGS CROWN RD	2008	AL & RITA SPARKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	AL & RITA SPARKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	AL & RITA SPARKS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	SPARKS AL		POLKS	WOODLAND PARK	TELLER	CO
	1996	SPARKS RLTA		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	NP		COLE	WOODLAND PARK	TELLER	CO
1220 KINGS CROWN RD	2022	MICHAEL BUCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	MARILYN STOREY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	MICHAEL STOREY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	VELVET & LARRY TALLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	JILLIAN OCONNOR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1989-90	KEN ROWND		COLE	WOODLAND PARK	TELLER	CO
	1989-90	DYLAN GAUTHIER		COLE	WOODLAND PARK	TELLER	CO
1230 KINGS CROWN RD	2022	KEITH MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	ALYSSA MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JAIME MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	VIRGINIA MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	ALYSSA MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	KEITH MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	KEITH P MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	KEITH P MEIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	MELER KEITH P		POLKS	WOODLAND PARK	TELLER	CO
1231 KINGS CROWN RD	2022	BONITA LADUE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	BONITA LADUE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	BONITA LADUE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	MICHAEL & VIC BISHOP	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	MICHAEL & VIC BISHOP	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	BISHOP VICKI		POLKS	WOODLAND PARK	TELLER	CO
	1996	BISHOP MICHAEL		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	MICHAEL BISHOP		COLE	WOODLAND PARK	TELLER	CO
1305 KINGS CROWN RD	2022	JOHN HOELCHSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	JOHN HOELCHSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	CAROLYN HOELSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JOHN HOELCHSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	CAROLYN HOELSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	JOHN HOELCHSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	CAROLYN HOELCHSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
1325 KINGS CROWN RD	2022	NORMAN BROWN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	HELEN BROWN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	NORMAN BROWN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	WILLIAM J WALSH	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	WILLIAM J WALSH	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	WALSH WILLIAM J		POLKS	WOODLAND PARK	TELLER	CO
1345 KINGS CROWN RD	2022	SCOTT MOSHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	SCOTT MOSHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	SCOTT MOSHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	JAMES & WANDA D ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	JAMES D & WANDA M ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	JAMES D & WANDA M ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	ANDERSON WANDA		POLKS	WOODLAND PARK	TELLER	CO
	1996	ANDERSON JAMES D		POLKS	WOODLAND PARK	TELLER	CO
1365 KINGS CROWN RD	2022	DONNA GET	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	DONNA GET	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	DONNA GET	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	TRIEBOLD PALEONTOLOGY	OTHER TECHNICAL CON	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
	2008	MICHAEL & J TRIEBOLD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	RICK & LISA SHARP	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	SCOTT STEARMAN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	SHARP LISA		POLKS	WOODLAND PARK	TELLER	CO
	1996	SHARP RICK		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	SCOTT STEARMAN		COLE	WOODLAND PARK	TELLER	CO
1410 KINGS CROWN RD	2022	CHRISTOPHER MIRABELLA	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	CHRISTOPHER MIRABELLA	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	STEVE PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	STEPHEN & LESLIE PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	STEPHEN & LESLIE PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	MULTI TENANT RESIDENTIAL		POLKS	WOODLAND PARK	TELLER	CO
1420 KINGS CROWN RD	2022	GRANT DRUMMOND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	ASHLEY TERRY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	GINA DRUMMOND	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JIM GARDNER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	STACY MARVER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	JIM GARDNER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	JIM GARDNER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	ALFREDO NEVAREZ	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	ALFREDO NEVAREZ	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	NEVAREZ ALFREDO		POLKS	WOODLAND PARK	TELLER	CO
1430 KINGS CROWN RD	2022	JAMES SCHRIEVER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	JAMES SCHRIEVER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JAMES SCHRIEVER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	WOODLAND ACQUISITION LLC	MERGERS & ACQ	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
	2011	JAMES SCHRIEVER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	SUSAN SCHRIEVER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	C EASTON BEYMER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	KENDALL & LINDSEY BEYMER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	C EASTON BEYMER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	KENDALL & LINDSEY BEYMER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	MULTI TENANT RESIDENTIAL		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	C EASTON BEYMER		COLE	WOODLAND PARK	TELLER	CO
1445 KINGS CROWN RD	2022	KURT WEGNER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
1455 KINGS CROWN RD	2011	JOHN REINSMA	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	REONA REINSMA	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	JOHN REINSMA	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	JOHN REINSMA	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	REINSMA JOHN		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	JOHN REINSMA		COLE	WOODLAND PARK	TELLER	CO
0 PARADISE VALLEY DR	1980	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
	1975	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
	1970	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO

	1965-66	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
	1962	STREET NOT LISTED		COLE	WOODLAND PARK	EL PASO TELLER	CO
105 PARADISE VALLEY DR	1985	LARRY P CONDON		COLE	WOODLAND PARK	TELLER	CO
179 PARADISE VALLEY DR	1985	ALAN B BOATZ		COLE	WOODLAND PARK	TELLER	CO
189 PARADISE VALLEY DR	1985	JON WADE		COLE	WOODLAND PARK	TELLER	CO
	1985	H LUNSFORD		COLE	WOODLAND PARK	TELLER	CO
951 PARADISE VALLEY DR	2011	KARIN DRISCOLL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	CHRISTOPHER DRISCOLL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	FRANCIS DRISCOLL	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	TERRY & CHRIS RUBIN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	JOHN & CAROLYN HOELCHSCHER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	TIM & SHIRLEY LYNCH	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	LYNCH TIM		POLKS	WOODLAND PARK	TELLER	CO
	1996	LYNCH SHIRLEY		POLKS	WOODLAND PARK	TELLER	CO
981 PARADISE VALLEY DR	2022	JOHN MARLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	JOHN MARLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JOHN MARLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	BRIAN GUSTAFSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	DEBORAH REYNOLDS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	JOHN F SMITH	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	JOHN T DR MARLEY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	SMITH JOHN F		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	JIM M LANDT		COLE	WOODLAND PARK	TELLER	CO
	1985	RICHARD L EMERSON		COLE	WOODLAND PARK	TELLER	CO
1001 PARADISE VALLEY DR	2022	DES PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2022	WALTER PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	DES PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	DES PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	WALTER PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	W D PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	W D PAYNE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	PAYNE W D		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	W D PAYNE		COLE	WOODLAND PARK	TELLER	CO
1031 PARADISE VALLEY DR	2022	BRENT SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	BRENT SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	BRENT SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	STACY SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	BRENT SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	STACY SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	BRENT & STACY SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	BRENT & STACY SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	BRENT & STACY SCHUBLOOM	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	SCHUBLOOM BRENT		POLKS	WOODLAND PARK	TELLER	CO
	1996	SCHUBLOOM STACY		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	JOHN J VONARB		COLE	WOODLAND PARK	TELLER	CO
	1985	DARYL P JONES		COLE	WOODLAND PARK	TELLER	CO
1041 PARADISE VALLEY DR	2022	DAVID GUEST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	AMY GUEST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	AMY GUEST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	BRANDON GUEST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	DAVID GUEST	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	HOUSER & DONNA SIKES	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	CHARLES J RAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	CHARLES J RAY	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	RAY CHARLES J		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	NP		COLE	WOODLAND PARK	TELLER	CO
	1985	DOUGLAS A WEEKS		COLE	WOODLAND PARK	TELLER	CO
1051 PARADISE VALLEY DR	2011	GARY ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	WILD WIND REALTY	OFFICES OF REAL ESTATE	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
	2011	BARBARA ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	CONNIE ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	JASON ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	KARI ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	GARY & CONNIE ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	GARY & CONNIE CHILDREN ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	GARY & CONNIE ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	GARY & CONNIE CHILDREN ANDERSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	ANDERSON GARY		POLKS	WOODLAND PARK	TELLER	CO
	1996	ANDERSON CONNIE		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	GARY ANDERSON		COLE	WOODLAND PARK	TELLER	CO
1061 PARADISE VALLEY DR	2008	AARON SPAANS	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	RAYMOND BEVIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	RAYMOND BEVIER	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	BEVIER RAYMOND		POLKS	WOODLAND PARK	TELLER	CO
	1989-90	PAUL E LEMIEUX		COLE	WOODLAND PARK	TELLER	CO
	1985	PAUL E LEMIEUX		COLE	WOODLAND PARK	TELLER	CO
1081 PARADISE VALLEY DR	2022	FRANCIS LAROCHE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2022	LAROCHE, SARA R	CLINICS; OFFICES OF ALL OTHER	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
	2020	FRANCIS LAROCHE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2020	LAROCHE, SARA R	CLINICS; OFFICES OF ALL OTHER	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
	2016	SARA LAROCHE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	LAROCHE, SARA R	OFFICES OF ALL OTHER	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
	2016	FRANCIS LAROCHE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	MADDIE LAROCHE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1989-90	BILL STOGNER		COLE	WOODLAND PARK	TELLER	CO
	1985	BILL STOGNER		COLE	WOODLAND PARK	TELLER	CO
1091 PARADISE VALLEY DR	2020	KATHLEEN EDIE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	KATHLEEN EDIE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	WILLIAM EDIE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	KATHLEEN EDIE	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1989-90	T SHERECK		COLE	WOODLAND PARK	TELLER	CO
	1985	MARC SHERECK		COLE	WOODLAND PARK	TELLER	CO
1111 PARADISE VALLEY DR	2022	TENNIE GOEN	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2016	JOHN TAYLOR	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2011	BLUE SPRUCE NRSY & LANDSCPG	LANDSCAPING SVCS	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
	2008	BLUE SPRUCE NRSY & LANDSCPG	LANDSCAPE CONTRACTORS	DIGITAL BUSINESS DIREC	WOODLAND PARK	TELLER	CO
1121 PARADISE VALLEY DR	2011	STEPHEN RICHARDSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2008	STEPHEN RICHARDSON	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2003	DAVID J MCDONALD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	2000	DAVID J MCDONALD	RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK		CO
	1996	MCDONALD DAVID J		POLKS	WOODLAND PARK	TELLER	CO

1131 PARADISE VALLEY DR	2020	CHERYL KUHTZ
	2016	CHERYL KUHTZ
	2008	ANNE LENNOX
	2008	DAVID MASON

RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO
RESIDENTIAL	DIGITAL BUSINESS DIREC	WOODLAND PARK	CO

APPENDIX C

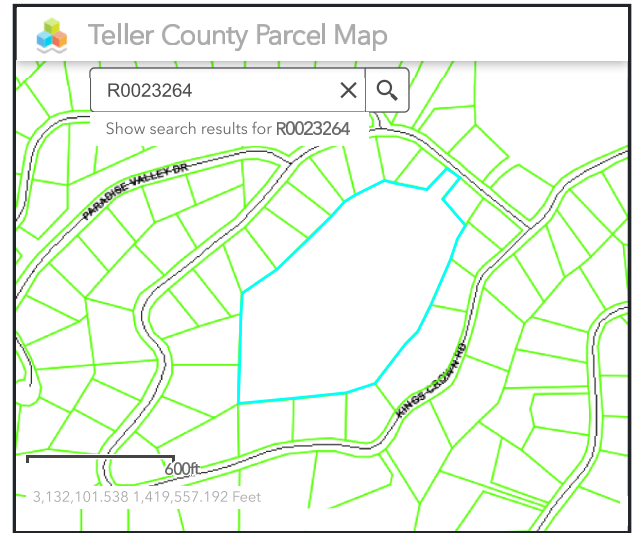
Teller County Property Records

Property Record

Acct No:R0023264



Map



[Full Screen Map](#) [Vacant Land Sales Map](#) [Comps Worksheet](#)

Ownership

Account No	R0023264
Parcel Id	6431.301000070
Notice of Value	PDF of 2023 Notice of Value
Actual	\$138,887
Assessed	\$38,750
Acct Type	Vacant Land
Owner Name	PARADISE ESTATES INC
Mailing Address	1012 S COPPER KEY CT GILBERT, AZ 85233

Location

Physical Address	
School Dist	RE-2
Acres	11.300000
Map No.	6431
Tax Dist	64
Area	WP CENTRAL AREA
Brief Legal	30-12-68 PT N2NE4 (PARADISE RANCH ADD) - LYING IN CENTER OF PARADISE EST FILNG #3 & #4

Brief Legal Description is not intended for use on legal documents

Zoning

Zoned SR

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Land Attributes

Land Type	Abst Code	Acres
Vacant	0540	11.30

Building Information (provided by Assessor)

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
03/01/1994	417752	Warranty Deed	\$711,500

Building Permits

Date	Permit No.	Description	Permit Issued By
------	------------	-------------	------------------

Property Tax History (provided by Treasurer)

Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\).](#)

[Tax Payment Web site](#)

Authority	Mil Levy	Amount
TELLER COUNTY	14.64	\$270.10
RE-2 SCHOOL DIST	27.924	\$515.19
CITY OF WOODLAND PARK	15.75	\$290.59
NE TELLER COUNTY FIRE	14.718	\$271.55
RAMPART LIBRARY	4.119	\$76.00
PARADISE OF CO METROPOLIT	25	\$461.25
UTE PASS REGIONAL HEALTH	3.99	\$73.62
TOTAL	106.1410	\$1,958.30

Tax Year	Tax Amount
2022	\$1,958.30
2021	\$1,950.82
2020	\$1,946.92
2019	\$1,936.92
2018	\$1,268.38

About

The contributing Teller County Offices keep the information shown on this web site as current and as accurate as possible

Disclaimer

The Information Provided on this site is as accurate and complete as reasonably possible. Use of this information is the sole responsibility of the user, and Teller County assumes no liability associated with the use or misuse of this information

Contributors

Assessor
Treasurer
Clerk and Recorder
Community Development
Services Division (CDSD)

[Mail comments or suggestions to web developer](#)

Teller County Information Technology © 2022

APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CITATION OF SOURCES/DEFINITIONS

I. Regulatory Database Sources

ERIS was contracted to provide the ASTM E 1527-21 criteria radius map and source documentation (ERIS Property Settings Report (PSR) and physical settings information, based upon current environmental databases (reference Appendices B through B-2)

II. Environmental Setting Sources

Colorado Geological Survey - Geologic and Hydrologic Data

Teller County Assessor's Office - Property Data, Ownership

Teller County Clerk and Recorder's Office - Transfer of Title

Teller County Planning Department - Aerial Photographs, Zoning

Microsoft Research Maps, Colorado Oil and Gas Conservation Commission, and Google Earth – Aerial Photographs

III. Other

United States Geological Survey (USGS), 7.5 Minute Series Topographic Map, *Woodland Park, CO Quadrangle*.

United States Department of Agriculture, Natural Resource Conservation Service, *Soil Survey of Teller County*.

U.S. Fish and Wildlife Service, *National Wetland Inventory Map, Woodland Park, CO Quadrangle*.

IV. Regulatory Source Definitions

EPA: Refers to the United States Environmental Protection Agency, charged with protecting public health and the environment.

CERCLA: Refers to the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the primary law that established a comprehensive government response system for handling hazardous waste contamination from past activities, current spills and non-continuous release sites.

CERCLIS: EPA database which identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impact on human health and the environment.

SARA: Refers to the Superfund Amendments and Reauthorization Act of 1986 (to CERCLA), which contains provisions specifying who is liable to pay for cleanup of contamination caused by past activities

Superfund was created to provide federal funding for site characterization and cleanup until costs can be recovered from the Potentially Responsible Parties (PRPs) of the contamination. The following liability standards were established:

- 1) Strict Liability - The law applies regardless of whether intent or prior knowledge of the situation was present;
- 2) Joint and Several Liability - Each party owning or involved with the property can be made responsible for the total cleanup costs;
- 3) Retroactive Liability - Parties can be held responsible for actions occurring prior to the law regardless of past practice or approvals;
- 4) Unending Liability - Liability for a problem on a site does not end with transfer of property, but extends as long as the problem exists;
- 5) Innocent Landowner Defense - Protection from liability if "all appropriate inquiry into the previous ownership and uses of the property" has been made prior to its transfer.

NPL: Refers to the CERCLA established National Priorities List which lists properties with the highest priority for cleanup.

SARA Title III: Part of the Emergency Planning and Community Right to Know Act (EPCRA), which requires operators of facilities to notify local emergency planning committee (often the local fire department) and state emergency response commission of any release or handling of reportable quantities of hazardous substances.

RCRA: Refers to the Resource Conservation and Recovery Act of 1980, implements procedure for the identification, tracking, safe management and disposal of hazardous materials and solid waste.

RCRA TSD: A facility at which hazardous materials are transported, stored, or disposed.

RCRA Generator: A facility that generates hazardous materials.

ERNS: Refers to EPA's Emergency Response Notification System, which maintains lists of releases or spills of reportable quantities of hazardous substances.

APPENDIX E



01. Near the south corner of Subject Property (SP) looking northeast (NE) along the SE boundary.



02. Near the south corner looking north across SP.



03. Near the south corner of SP looking NW along the SW boundary.



04. Near the west corner of SP looking SE along the SW boundary.



05. Near the west corner looking east across SP.



06. Near the west corner of SP looking WNW along the NW boundary.



07. Near the north corner of SP looking SW along the NW boundary.



08. Near the north corner looking south across SP.



09. Near the north corner of SP looking SE along the NE boundary.



10. Near the east corner of SP looking NW along the NE boundary.



11. Near the east corner of SP looking west across SP.



12. Near the east corner of SP looking SW along the SE boundary.



13. Residential properties located adjacent north of SP.



14. Residential properties located adjacent south of SP.



15. Residential properties located adjacent east of SP.



16. Residential properties located adjacent west of SP.

APPENDIX F

ESA

Environmental Site Assessments

Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-21

Subject Property Address or Description:

Unaddressed, Structurally Undeveloped Property off Kings Crown Road, Account Number R0023264

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the owner of the subject property for which a Phase I Environmental Site Assessment is being conducted must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Environmental cleanup liens that are filed or recorded against the site:

Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law? NO

If yes, please describe the lien and provide supporting documentation:

2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry:

Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law? NO

If yes, please describe the AUL and provide supporting documentation:

3. Specialized knowledge or experience of the person seeking to qualify for the LLP

As the owner of the subject property, do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals, processes, etc., used by this type of business? NO

ESA

Environmental Site Assessments

Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-21

If yes, please describe this specialized knowledge or experience:

4. Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.

Has the purchase price of this property been lowered below fair market value because of any contamination or some type of environmental issue? no

If yes, please describe the reasons for the lower purchase price:

5. Commonly known or reasonably ascertainable information about the property.

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the owner:

A. Do you know the past uses of the property? (if "Yes", what?)

no

B. Do you know of chemicals that are present or once were present at the property?

no

C. Do you know of any petroleum based products that are present or were once present on the subject property (in 5-gal or greater size containers, barrels, or tanks)? no

D. Do you know of any spills or other chemical releases that have taken place at the property? no

E. Do you know of any environmental cleanups that have taken place at the property?

no

If yes, please describe the information:

ESA

Environmental Site Assessments

Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-21

6. Do you know of any special permits need for the operation of the business or businesses that have occupied the subject property?

- Waste water discharge permit? no
- Air emissions permit? no
- Any other type of permits? no

7. Are any of the following items or activities present, or have been present, on the subject property (check any applicable item):

Yes No			Yes No			Yes No		
Underground Storage Tank(s)		X	Clarifiers, pits or sumps, oil/water separators (sand or grease traps)		X	In-ground hydraulic lifts (typically for vehicles)		X
Aboveground Storage Tank(s)		X	Water wells (active or abandoned)		X	Manufacturing or metal fabrication		X
Heating Oil Tanks		X	Oil or gas wells		X	Dry cleaning		X
			Monitoring wells		X			

Other: _____

Please describe any item identified above: _____

8. The degree of obviousness of the presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.

As the owner of the subject property, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

no

If yes, please describe the information:

Co Springs Office:
Denver Office:

P.O. Box 1027, Colorado Springs, CO 80901
P.O. Box 4971, Greenwood Village, CO 80155

Phone: (719) 473-8676
Phone: (303) 721-8600

ESA

Environmental Site Assessments

Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-21

9. Are you aware or have you ever been notified that another property around yours has caused or had an environmental impact to your property.

NO

If yes, please describe which property and a brief description of the issue: _____

10. Are there any prior environmental reports concerning the subject property or related addresses? NO

If yes, can you provide copies of these reports or know where **ESA** can get copies of these reports? _____

Additional Information

Do you have contact information for the previous owner of the subject property? NO

If "yes", please provide contact info: _____

How long have you owned the subject property? Since 1994

Description of current activity on the subject property? Vacant property

Do you have a company or individual managing the property for you? NO

If "yes", who? _____

Do you have any knowledge of past ownership or activity on the subject property that would be of environmental concern? NO

What is the reason the Phase I is being conducted? for potential sale of the property

Completed by:

Signature: _____

Printed Name: Andrea Rodriguez

ESA

Environmental Site Assessments

Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-21

Title: President
Contact #: 720-220-8326
Date: 6-1-2023

Co Springs Office:
Denver Office:

P.O. Box 1027, Colorado Springs, CO 80901
P.O. Box 4971, Greenwood Village, CO 80155

Phone: (719) 473-8676
Phone: (303) 721-8600

ESA

Environmental Site Assessments

Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-21

Additional Notes:

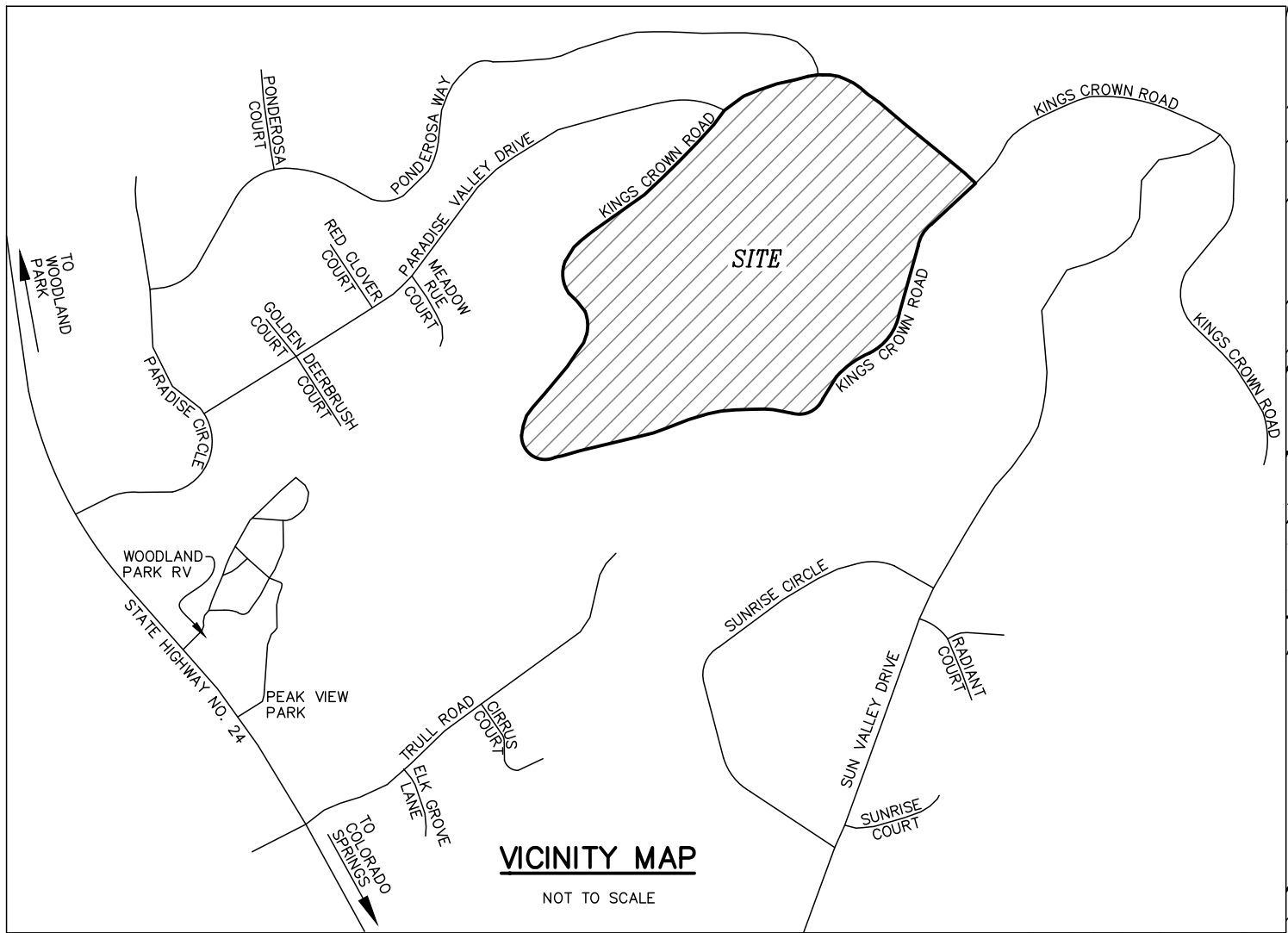
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Phone: (303) 721-8600

END OF REPORT

PRELIMINARY PLAT
KINGS CROWN SUBDIVISION
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



CITY COMMENTS



LEGAL DESCRIPTION:

A TRACT OF LAND IN SECTIONS 19 AND 30 IN TOWNSHIP 12 SOUTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TELLER COUNTY, COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N00°03'58"E 540.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE N00°03'58"E 429.99 FEET; THENCE N56°41'39"E 162.24 FEET, THENCE N44°52'14"E 385.70 FEET, THENCE N65°22'22"E 188.35 FEET, THENCE S70°17'43"E 167.04 FEET; THENCE N40°29'22"E 160.00 FEET; THENCE S49°30'38"E 60.00 FEET; THENCE S40°29'22"W 160.00 FEET; THENCE S49°30'38"E 136.80 FEET; THENCE S40°29'22"W 60.00 FEET; THENCE S20°00'W 372.09 FEET; THENCE S38°43'44"W 264.57 FEET; THENCE S70°00'W 115.00 FEET; THENCE S85°00'W 430.00 FEET TO THE POINT OF BEGINNING, COUNTY OF TELLER, STATE OF COLORADO.

LEGEND - DIMENSIONAL STANDARDS

DIMENSION STANDARD CATEGORY	SINGLE FAMILY RESIDENCE	
BUILDING SETBACK	FRONT	25'
	REAR	25'
	SIDE	8'
MAXIMUM HEIGHT	MAIN BLDG.	30'
	ACCESSORY BUILDING	20'
		APPLIES TO EXTERIOR BOUNDARY LINES ONLY

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT WAS APPROVED SUBJECT TO CONDITIONS CONTAINED HEREIN BY THE CITY OF WOODLAND PARK CITY COUNCIL ON 2023, AFTER A PROPERLY CONDUCTED PUBLIC HEARING HELD ON 2023.

CITY PLANNER, CITY OF WOODLAND PARK DATE

OWNER

TERRENCE OMALLEY AND FADILE OMALLEY
1141 ROYAL OAK COURT
WOODLAND PARK, CO 8063
(954) 816-3196

PROFESSIONAL LAND SURVEYOR

ERIC R. SIMONSON
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

DESIGNER

MIKE BRAMLETT
JR ENGINEERING
5475 TECH CENTER DR. SUITE 235
COLORADO SPRINGS, CO 80919
(719) 593-2593

SLOPE ANALYSIS:

0-30% = 75.95%
30-40% = 13.31%
40-100% = 10.74%

SHADED AREAS = 30% OR GREATER SLOPE

30% TO 40% SLOPES
SLOPES GREATER THAN 40%

AREA SUMMARY:

TOTAL AREA OF PROJECT = 11.34 ACRES

ZONING:

THE PROPERTY TO BE PLATTED IS ZONED (SR) SUBURBAN RESIDENTIAL

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0819C0206D (EFFECTIVE DATE SEPTEMBER 25, 2009), THE DESCRIBED AREA IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PRELIMINARY PLAT - KINGS CROWN SUBDIVISION
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 23246 PP.DWG

PAGE 1 OF 1

0' 50' 100'
SCALE: 1" = 50'
JOB NO.: 23246
SEPTEMBER 5, 2023