



City of Woodland Park

City Council

November 16, 2023 at 6:30 PM

AGENDA

5:00 PM Executive Session, upstairs conference room - Pursuant to C. R. S. Section 24-6-402(4)(f)(I) for discussion of a personnel matter, specifically the hiring of a new City Manager; and C.R.S. Section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators related to the hiring of a new City Manager.

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
- 4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
- 5. CONSENT CALENDAR**
 - A.** Approval of the October 2023 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.
(Presenter Interim City Manager/Finance Director Vassalotti)
 - B.** Approval of the November 2, 2023 City Council Meeting Minutes.
(Presenter Deputy City Manager/City Clerk Leclercq)
- 6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
- 7. UNFINISHED BUSINESS**
(Public Comment may be heard)
- 8. ORDINANCES ON INITIAL POSTING**
(Public comment may be heard)
 - A.** Approve Ordinance No. 1465, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for the General Fund and set the Public Hearing for December 7, 2023. (A)
(Presenter, Finance Director Aaron Vassalotti)
 - B.** Approve Ordinance No. 1466, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for All Funds Except the General Fund and set the Public Hearing for December 7, 2023. (A)
(Presenter, Finance Director Aaron Vassalotti)
- 9. PUBLIC HEARINGS**
(Public comment may be heard)

- A.** A Request by Derek Lutz, PE of Farnsworth Group to Consider Ordinance No. 1463, Series 2023, an Ordinance Vacating that Portion of Midland Avenue Right-Of-Way Between Highway 67 and Burdette Street and Establish a Public Access and General Utility Easement in Woodland Park, Teller County, Colorado. (QJ) (Presenter Senior Planner, CJ Gates)
- B.** A Request by Derek Lutz, PE of Farnsworth Group Consider Ordinance No. 1464, Series 2023, An Ordinance Granting a Conditional Use Permit with a Site Plan Review for the Purpose of Allowing an Automotive Vehicle Repair and Maintenance Shop on Lot 2, L. Clifford Filing No. 2 (902 W. Midland Avenue) in the Service Commercial (SC) Zone. (QJ) (Presenter Senior Planner, CJ Gates)

10. NEW BUSINESS

(Public comment may be heard)

- A.** A request by New Life Holding Corporation (Applicant & Property Owner) to approve the First Amendment to Subdivision Development Agreement for Yuyo Subdivision, a Minor Subdivision of Lot 1, Yuyo Subdivision, located at 1121 Sturman Parkway in the Sturman Planned Unit Development (PUD) zone district. (A) (Presenter Planning Director Karen Schminke)

11. REPORTS

(Public comment not necessary)

- A.** Mayor's Report
- B.** Council Reports
- C.** City Attorney's Report
- D.** City Manager's Report

12. ADJOURNMENT

Key to agenda abbreviations:

(A) Administrative- matters involving day-to-day decisions such as approving contracts, hiring staff and the procurement of goods and services. Administrative actions generally do not require formal actions by the elected body.

(L)Legislative- typically in the policy arena; legislative matters affect large areas and large groups of people, such as enacting dog regulations or amending the City code. Legislative action generally involves motions, resolutions and ordinances.

(QJ)Quasi-Judicial- apply general rules to a specific interest, such as zoning change affecting a single piece of property, or a special use permit. Quasi-Judicial actions generally involve adjudication, sometimes in writing, but not a resolution or ordinance. Decision for Quasi-Judicial proceedings are made exclusively based upon the testimony presented on the record. Ex-parte communication (communication outside the official hearing) between elected officials and citizens is not permitted on Quasi-Judicial



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Aaron Vassalotti, Finance Director

DATE: November 16, 2023

SUBJECT: Approval of the October 2023 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.
(Presenter Interim City Manager/Finance Director Vassalotti)

BACKGROUND: Approval of the October 2023 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

RECOMMENDATION: Approval of the October 2023 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

ATTACHMENTS: 1. Statement of Expenditures-October 2023



City of Woodland Park Staff Report for City Council

Meeting Date: November 16, 2023

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
5B	Finance	Aaron Vassalotti Finance Director

ITEM:

October 2023 Statement of Expenditures

BACKGROUND:

The City Council receives and approves the Statement of Expenditures for each month.

DISCUSSION:

Please review the following and attached check registers in support of the Statement of Expenditures.

Summary

October 2023	
Accounts Payable Checks	1,222,314.84
Payroll Checks	505,050.29
CEBT	89,645.39
Vectra Visa credit card EFT	30,540.33
Total	1,847,550.85

The Elected Officials expenditures for October 2023 are attached as a separate report.

STAFF RECOMMENDATION:

Approve October 2023 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

City of Woodland Park
Year End Payment Register

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
120	EFT	A	WEX BANK Sept 2023 WEX Bill	5187 92335192	1	13,848.77 13,848.77	0.00 0.00	13,848.77 13,848.77	10/04/2023	HP	44919
117483	CHK	A	BADGER METER INC CELLULAR LTE UNIT	4278 80139084	1	2,632.62 2,632.62	0.00 0.00	2,632.62 2,632.62	10/05/2023		44907
117484	CHK	A	BIRCHAM'S 09/23 CHARGES	75 363079	1	225.19 225.19	0.00 0.00	225.19 225.19	10/05/2023		44907
117485	CHK	A	BLACK HILLS ENERGY 09/2023 CHARGES 09/2023 CHARGES 09/2023 CHARGES 09/2023 CHARGES	4035 9212023 9212023 9212023 9212023	4	4,748.66 4,748.66 4,748.66 4,748.66 4,748.66	0.00 0.00 0.00 0.00 0.00	4,748.66 3,423.60 139.51 261.97 923.58	10/05/2023		44907
117486	CHK	A	BLUETARP FINANCIAL EQUIPMENT	4474 52605152	1	2,679.39 2,679.39	0.00 0.00	2,679.39 2,679.39	10/05/2023		44907
117487	CHK	A	CAPITAL ONE, N.A. 09/2023 CHARGES	5298 9192023	1	283.16 283.16	0.00 0.00	283.16 283.16	10/05/2023		44907
117488	CHK	A	CHAD MILDBRANDT BARTENDING - UPCC	5159 10032023	1	140.00 140.00	0.00 0.00	140.00 140.00	10/05/2023		44907
117489	CHK	A	CINTAS CORPORATION NO 2 UNIFORMS - FLEET UNIFORMS - FLEET	4977 4167752874 4169165802	2	336.06 167.70 168.36	0.00 0.00 0.00	336.06 167.70 168.36	10/05/2023		44907
117490	CHK	A	CIRSA 4th Q DEDUCTIBLE 4TH Q WORKERS COMP	144 232075 W23664	2	114,345.66 76,928.66 37,417.00	0.00 0.00 0.00	114,345.66 76,928.66 37,417.00	10/05/2023		44907
117491	CHK	A	COLO SPRINGS UTILITIES 2ND Q CONVEYANCE FEE	1172 09202023	1	45,612.24 45,612.24	0.00 0.00	45,612.24 45,612.24	10/05/2023		44907
117492	CHK	A	DEEP ROCK WATER SERVICE	5263 21072370093023	1	132.87 132.87	0.00 0.00	132.87 132.87	10/05/2023		44907
117493	CHK	A	FOXWORTH - GALBRAITH LUMBER CO 09/2023 CHARGES 09/2023 CHARGES 09/2023 CHARGES	96 9302023 9302023 9302023	3	474.09 474.09 474.09 474.09	0.00 0.00 0.00 0.00	474.09 195.60 28.95 249.54	10/05/2023		44907
117494	CHK	A	GALLS, LLC CREDIT UNIFORM NAME PLATES - WPPD UNIFORM JACKETS	5221 025274035 025746070 025804848	3	407.04 89.00- 15.54 480.50	0.00 0.00 0.00 0.00	407.04 89.00- 15.54 480.50	10/05/2023		44907
117495	CHK	A	GOTO COMMUNICATIONS, INC. 10/23 CHARGES	5410 IN7102301747	1	2,690.34 2,690.34	0.00 0.00	2,690.34 2,690.34	10/05/2023		44907
117496	CHK	A	GOVOS 10/23 MUNIREVS	5349 INV-3208	1	2,120.50 2,120.50	0.00 0.00	2,120.50 2,120.50	10/05/2023		44907
117497	CHK	A	GRAINGER INC. PARTS - F&G	282 9846692615	1	181.88 181.88	0.00 0.00	181.88 181.88	10/05/2023		44907

City of Woodland Park
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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
117498	CHK	A	IMAGE BEARERS CLEANING LLC 10/23 CLEANING	5082 3501	1	8,132.75 8,132.75	0.00 0.00	8,132.75 8,132.75	10/05/2023		44907
117499	CHK	A	JOHN BREITENSTEIN OFFICIAL - P&R	5540 10032023	1	185.00 185.00	0.00 0.00	185.00 185.00	10/05/2023		44907
117500	CHK	A	JOHNSON CONTROLS SECURITY SOLU ACCESS CONTROL - PD	5259 39197103	1	3,594.42 3,594.42	0.00 0.00	3,594.42 3,594.42	10/05/2023		44907
117501	CHK	A	KUBWATER RESOURCES INC COMPOST - WWTP	4643 12005	1	11,304.00 11,304.00	0.00 0.00	11,304.00 11,304.00	10/05/2023		44907
117502	CHK	A	MELISSA ABSHER OFFICIAL - P&R	5539 09272023	1	135.00 135.00	0.00 0.00	135.00 135.00	10/05/2023		44907
117503	CHK	A	USLBM OPERATING CO 3009 LLCV 03/2023 SALES TAX REFUND	1 09222023	1	51,984.53 51,984.53	0.00 0.00	51,984.53 51,984.53	10/05/2023		44907
117504	CHK	A	STEVE VARNER TRAINING REIMBURSEMENT	1 10022023	1	381.36 381.36	0.00 0.00	381.36 381.36	10/05/2023		44907
117505	CHK	A	CAROL BARRETT REIMB. FOR MEDICARE COPAY	1 10022023A	1	180.00 180.00	0.00 0.00	180.00 180.00	10/05/2023		44907
117506	CHK	A	STEVE PLUTT REIMBURSEMENT- CEMETERY	1 10042023	1	21.60 21.60	0.00 0.00	21.60 21.60	10/05/2023		44907
117507	CHK	A	LAURA WYLLIE UTILITY REFUND	1 1758.03	1	100.00 100.00	0.00 0.00	100.00 100.00	10/05/2023		44907
117508	CHK	A	JOHN & CARMEN THIGPEN UTILITY REFUND	1 5633.03	1	11.92 11.92	0.00 0.00	11.92 11.92	10/05/2023		44907
117509	CHK	A	SHANNON WHALEN YOUTH SOCCER REFUND	1 61337052	1	58.00 58.00	0.00 0.00	58.00 58.00	10/05/2023		44907
117510	CHK	A	RALPH NICOSIA UTILITY REFUND UTILITY REFUND UTILITY REFUND	1 859.09 859.09 859.09	3	22.42 22.42 22.42 22.42	0.00 0.00 0.00 0.00	22.42 12.21 9.71 0.50	10/05/2023		44907
117511	CHK	A	NORTHERN SAFETY &INDUSTRIAL CO EARMUFFS	2417 905710327	1	108.76 108.76	0.00 0.00	108.76 108.76	10/05/2023		44907
117512	CHK	A	PEAK VIEW ROOFING LLC DRAIN INSTALLATION	5324 103839	1	8,265.00 8,265.00	0.00 0.00	8,265.00 8,265.00	10/05/2023		44907
117513	CHK	A	PLANT ENGINEERING CONSULTANTS, HVAC for UPPC	5391 15858	1	151.85 151.85	0.00 0.00	151.85 151.85	10/05/2023		44907
117514	CHK	A	PRIMARY ARMS LLC Ballistic/riot helmets & visor	5479 INV-536090	1	16,430.90 16,430.90	0.00 0.00	16,430.90 16,430.90	10/05/2023		44907
117515	CHK	A	PRIORITY RESEARCH BACKGROUND CHECKS	4392 1104421	1	49.50 49.50	0.00 0.00	49.50 49.50	10/05/2023		44907

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117516	CHK	A	QUADIENT, INC 10/23-01/24 SERVICE PAK	5209 60473465	1	105.00 105.00	0.00 0.00	105.00 105.00	10/05/2023		44907
117517	CHK	A	RED LEG BREWING CO LLC BEER ORDER	5531 RL-12962	1	41.57 41.57	0.00 0.00	41.57 41.57	10/05/2023		44907
117518	CHK	A	SILL-TERHAR MOTORS INC New police unit	4533 170045	1	42,090.00 42,090.00	0.00 0.00	42,090.00 42,090.00	10/05/2023		44907
117519	CHK	A	SPRUCE NETWORKS, LLC Network Engineering Support	5437 1011	1	2,016.00 2,016.00	0.00 0.00	2,016.00 2,016.00	10/05/2023		44907
117520	CHK	A	RED BARON CAR WASH 09/23 CHARGES	4191 2320	1	349.29 349.29	0.00 0.00	349.29 349.29	10/05/2023		44907
117521	CHK	A	TDS BROADBAND LLC BROADBAND SERVICE 09/23-10/23 CHARGES 10/23 CHARGES 10/23 CHARGES 10/23 CHARGES	5335 09252023 09252023A 09252023B 09252023C 09252023D	5	5,741.46 1,603.18 2,573.87 92.45 638.78 833.18	0.00 0.00 0.00 0.00 0.00 0.00	5,741.46 1,603.18 2,573.87 92.45 638.78 833.18	10/05/2023		44907
117522	CHK	A	TRACTOR SUPPLY COMPANY 09/2023 CHARGES	4753 9302023	1	109.99 109.99	0.00 0.00	109.99 109.99	10/05/2023		44907
117523	CHK	A	UBEO BUSINESS SERVICES 10-23 FORMAT PRINTER	5490 4258667	1	107.80 107.80	0.00 0.00	107.80 107.80	10/05/2023		44907
117524	CHK	A	UPS STORE #1374 08/2023 CHARGES 08/2023 CHARGES	416 8312023 8312023	2	248.97 248.97 248.97	0.00 0.00 0.00	248.97 16.29 232.68	10/05/2023		44907
117525	CHK	A	WIDNER JURAN LLP CITY COUNCIL	5537 9999.1	1	831.00 831.00	0.00 0.00	831.00 831.00	10/05/2023		44907
117526	CHK	A	WILSON WILLIAMS LLP 09/23 LEGAL FEES	5287 299	1	13,235.34 13,235.34	0.00 0.00	13,235.34 13,235.34	10/05/2023		44907
117530	CHK	A	ACA SECURITY, INC QUARTERLY MONITORING	4212 20552	1	330.00 330.00	0.00 0.00	330.00 330.00	10/11/2023		44948
117531	CHK	A	BADGER METER INC METER ITEM	4278 1607106	1	36,000.00 36,000.00	0.00 0.00	36,000.00 36,000.00	10/11/2023		44948
117532	CHK	A	BASLINE ENGINEERING CORPORATI 08/23 PROFESSIONAL SERVICES 08/23 PROFESSIONAL SERVICES	5408 29208 29209	2	5,643.75 367.25 5,276.50	0.00 0.00 0.00	5,643.75 367.25 5,276.50	10/11/2023		44948
117533	CHK	A	BOBCAT OF THE ROCKIES, LLC FILTER F&G	3724 66150899	1	97.33 97.33	0.00 0.00	97.33 97.33	10/11/2023		44948
117534	CHK	A	BRIAN E. BUNDY ACCT. SUPPORT SERVICES	5208 10062023	1	800.00 800.00	0.00 0.00	800.00 800.00	10/11/2023		44948
117535	CHK	A	BURLAP BAG CLOTHING/BOOTS UNIFORM - KEES	1356 23-12284	2	315.40 197.60	0.00 0.00	315.40 197.60	10/11/2023		44948

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			UNIFORM - SPIKES	23-12365		117.80	0.00	117.80			
117536	CHK	A	CASELLE INC	2356	2	513.00	0.00	513.00	10/11/2023		44948
			10/23 CONTRACT	127755		513.00	0.00	333.45			
			10/23 CONTRACT	127755		513.00	0.00	179.55			
117537	CHK	A	CENTURYLINK	4342	2	420.62	0.00	420.62	10/11/2023		44948
			09/2023 CHARGES	9252023		420.62	0.00	146.36			
			09/2023 CHARGES	9252023		420.62	0.00	274.26			
117538	CHK	A	CHANEY PEST ELIMINATION	5484	2	180.00	0.00	180.00	10/11/2023		44948
			07/23-10/23 SERVICE	23719		90.00	0.00	90.00			
			10/23 SERVICE	24165		90.00	0.00	90.00			
117539	CHK	A	CHRISTOPHER DEISLER	5377	1	316.00	0.00	316.00	10/11/2023		44948
			TRAVEL REIMBURSEMENT	10092023		316.00	0.00	316.00			
117540	CHK	A	COLORADO ANALYTICAL LAB	4028	2	212.00	0.00	212.00	10/11/2023		44948
			LAB SERVICES - WWTP	230912043		93.00	0.00	93.00			
			LAB SERVICES - WWTP	230912045		119.00	0.00	119.00			
117541	CHK	A	CORE ELECTRIC COOPERATIVE	5316	4	38,862.88	0.00	38,862.88	10/11/2023		44948
			09/2023 CHARGES	10022023		38,862.88	0.00	5,845.20			
			09/2023 CHARGES	10022023		38,862.88	0.00	10,580.72			
			09/2023 CHARGES	10022023		38,862.88	0.00	11,246.12			
			09/2023 CHARGES	10022023		38,862.88	0.00	11,190.84			
117542	CHK	A	DOCUMART COPIES & PRINTING	3252	1	195.00	0.00	195.00	10/11/2023		44948
			BUSINESS CARDS - PD	374940		195.00	0.00	195.00			
117543	CHK	A	ECONO SIGNS AND BARRICADE	4831	1	2,738.95	0.00	2,738.95	10/11/2023		44948
			SIGNAGE - ST	10-984886		2,738.95	0.00	2,738.95			
117544	CHK	A	EL PASO CTY PUBLIC HEALTH LABO	241	1	294.00	0.00	294.00	10/11/2023		44948
			09/23 BACTERIOLOGICAL TESTS	EHS202112271		294.00	0.00	294.00			
117545	CHK	A	EMPLOYERS COUNCIL SERVICES, IN	5099	1	57.00	0.00	57.00	10/11/2023		44948
			BACKGROUND CHECKS	0000481126		57.00	0.00	57.00			
117546	CHK	A	EVERBANK, N.A.	5541	1	594.00	0.00	594.00	10/11/2023		44948
			10/23 CONTRACT	9728761		594.00	0.00	594.00			
117547	CHK	A	GALLS, LLC	5221	3	157.39	0.00	157.39	10/11/2023		44948
			UNIFORM - WPPD	025648875		75.60	0.00	75.60			
			UNIFORM - WPPD	025661411		4.59	0.00	4.59			
			UNIFORM - WPPD	025895994		77.20	0.00	77.20			
117548	CHK	A	GAZETTE, THE	276	1	47.75	0.00	47.75	10/11/2023		44948
			09/23 LEGAL EXPENSES	09302023		47.75	0.00	47.75			
117549	CHK	A	GRAINGER INC.	282	5	3,931.87	0.00	3,931.87	10/11/2023		44948
			BATTERY - WWTP	9829073841		64.78	0.00	64.78			
			SUPPLIES - WWTP	9835563652		50.59	0.00	50.59			
			SIGNAGE - WWTP	9835563660		155.20	0.00	155.20			
			BLADES - WTP	9845169524		3,640.05	0.00	3,640.05			
			SHIPPING BOX - WWTP	9853544345		21.25	0.00	21.25			

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117550	CHK	A	HAYNES MECHANICAL SYSTEMS 2023 HVAC Agreement	3359 22047	1	10,216.00 10,216.00	0.00 0.00	10,216.00 10,216.00	10/11/2023		44948
117551	CHK	A	HINKLE & COMPANY, PC 2022 AUDIT	5035 13481	1	8,900.00 8,900.00	0.00 0.00	8,900.00 8,900.00	10/11/2023		44948
117552	CHK	A	IRON MOUNTAIN RE-PACK	1376 HWC775	1	58.48 58.48	0.00 0.00	58.48 58.48	10/11/2023		44948
117553	CHK	A	JACK'S TIRE & OIL MANAGEMENT C #11 TIRES	5215 23-0455181-088	1	653.27 653.27	0.00 0.00	653.27 653.27	10/11/2023		44948
117554	CHK	A	LAB INSTRUMENT SPECIAL. SUPPLIES - WWTP	3250 24789	1	585.44 585.44	0.00 0.00	585.44 585.44	10/11/2023		44948
117555	CHK	A	LABCHEM INC LAB SUPPLIES - WWTP	4244 60057	1	442.65 442.65	0.00 0.00	442.65 442.65	10/11/2023		44948
117556	CHK	A	LEXIS NEXIS ACCURINT ACCURINT SERVICES	3379 1209360-20230930	1	35.00 35.00	0.00 0.00	35.00 35.00	10/11/2023		44948
117557	CHK	A	LOGAN SIMPSON DESIGN INC Development Code Finalization	5282 32593	1	680.00 680.00	0.00 0.00	680.00 680.00	10/11/2023		44948
117558	CHK	A	MATT'S RADIATOR SALES & SVCS REPAIR LEAKS - #8	2951 7495	1	85.00 85.00	0.00 0.00	85.00 85.00	10/11/2023		44948
117559	CHK	A	MCNEILL GRAVE MARKER CO. GRAVE MARKERS - CEMETERY	2360 16077	1	616.42 616.42	0.00 0.00	616.42 616.42	10/11/2023		44948
117560	CHK	A	DEPT. OF REVENUE LIQUOR ENFORC TAKEOUT APPLICATION FEE-UPCC	1 10042023A	1	11.00 11.00	0.00 0.00	11.00 11.00	10/11/2023		44948
117561	CHK	A	LES DANCNER 23TR434 REFUND-OVERPAYMENT	1 10052023	1	60.00 60.00	0.00 0.00	60.00 60.00	10/11/2023		44948
117562	CHK	A	JOEL SMITH UNIFORM REIMBURSEMENT	1 10072023	1	362.70 362.70	0.00 0.00	362.70 362.70	10/11/2023		44948
117563	CHK	A	DAVID KEATHLEY UNIFORM REIMBURSEMENT	1 10092023	1	50.00 50.00	0.00 0.00	50.00 50.00	10/11/2023		44948
117564	CHK	A	LAUNDRY LLC DRY CLEANING - CHRISTMAS BOWS	1 2023-156	1	101.08 101.08	0.00 0.00	101.08 101.08	10/11/2023		44948
117565	CHK	A	SUBSITE ELECTRONICS PARTS	1 93291909	1	139.01 139.01	0.00 0.00	139.01 139.01	10/11/2023		44948
117566	CHK	A	MUNICIPAL TREATMENT EQUIPMENT TUBE ASSY-WTP	451 001894	1	617.24 617.24	0.00 0.00	617.24 617.24	10/11/2023		44948
117567	CHK	A	NAPA AUTO PARTS 09/2023 CHARGES 09/2023 CHARGES	2048 9302023 9302023	2	1,268.25 1,268.25 1,268.25	0.00 0.00 0.00	1,268.25 1,121.53 146.72	10/11/2023		44948
117568	CHK	A	PIPESTONE EQUIPMENT, LLC	5127	1	699.37	0.00	699.37	10/11/2023		44948

City of Woodland Park
Year End Payment Register

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			RUBBER KIT-WTP	14651		699.37	0.00	699.37			
117569	CHK	A	UNCC UTILITY NOTIFICATION CNTR	2012	2	344.43	0.00	344.43	10/11/2023		44948
			UTILITY LOCATES	223091554		344.43	0.00	223.87			
			UTILITY LOCATES	223091554		344.43	0.00	120.56			
117570	CHK	A	USA BLUEBOOK	5471	1	1,269.21	0.00	1,269.21	10/11/2023		44948
			SUPPLIES - WWTP	INV00131164		1,269.21	0.00	1,269.21			
117571	CHK	A	VERIZON	3856	2	888.85	0.00	888.85	10/11/2023		44948
			08/2023 CHARGES	9942980364		888.85	0.00	770.68			
			08/2023 CHARGES	9942980364		888.85	0.00	118.17			
117572	CHK	A	WEX HEALTH INC	5283	1	83.00	0.00	83.00	10/11/2023		44948
			09/23 FSA	0001813579-IN		83.00	0.00	83.00			
117573	CHK	A	WOODLAND HARDWARE & RENTAL	2739	4	1,362.53	0.00	1,362.53	10/11/2023		44948
			09/2023 CHARGES	9302023		1,362.53	0.00	464.15			
			09/2023 CHARGES	9302023		1,362.53	0.00	110.91			
			09/2023 CHARGES	9302023		1,362.53	0.00	699.01			
			09/2023 CHARGES	9302023		1,362.53	0.00	88.46			
124	EFT	A	VECTRA BANK COLORADO	4705	4	30,540.33	0.00	30,540.33	10/17/2023	HP	44980
			Sept 2023 Visa Bill	09302023		30,540.33	0.00	874.59			
			Sept 2023 Visa Bill	09302023		30,540.33	0.00	11,498.94			
			Sept 2023 Visa Bill	09302023		30,540.33	0.00	386.98			
			Sept 2023 Visa Bill	09302023		30,540.33	0.00	17,779.82			
122	EFT	A	COLO STATE DEPT OF REVENUE	183	2	445.31	0.00	445.31	10/18/2023	HP	44961
			3rd Qtr 2023 State Sales Tax	10202023		445.31	0.00	455.64-			
			3rd Qtr 2023 State Sales Tax	10202023		445.31	0.00	900.95			
117574	CHK	A	A TO Z RECREATION, LLC	5411	2	30,861.22	0.00	30,861.22	10/19/2023		44962
			MW Dog Park Shelter	3671		29,999.00	0.00	29,999.00			
			PERMIT FEE	3671A		862.22	0.00	862.22			
117575	CHK	A	A-ONE CHIPSEAL	4296	1	48,024.89	0.00	48,024.89	10/19/2023		44962
			2023 CHIPSEAL #2	13184-02		48,024.89	0.00	48,024.89			
117576	CHK	A	ALLIE OSSINGER	5542	1	143.00	0.00	143.00	10/19/2023		44962
			OFFICIAL - P&R	10162023		143.00	0.00	143.00			
117577	CHK	A	APPLIED CONTROL EQUIPMENT LLLP	5177	1	1,794.07	0.00	1,794.07	10/19/2023		44962
			PSI SIGNAL INPUT	CD99129711		1,794.07	0.00	1,794.07			
117578	CHK	A	BADGER METER INC	4278	2	7,290.66	0.00	7,290.66	10/19/2023		44962
			METER ITEM	1607107		3,645.33	0.00	3,645.33			
			METER ITEM	1609992		3,645.33	0.00	3,645.33			
117579	CHK	A	BECKER ARENA PRODUCTS, INC.	1992	1	30,088.00	0.00	30,088.00	10/19/2023		44962
			Hockey Rink Dasher&Sheilding	610144		30,088.00	0.00	30,088.00			
117580	CHK	A	BIRCHAM'S	75	1	587.69	0.00	587.69	10/19/2023		44962
			LOANER COPY CHARGES	363394		587.69	0.00	587.69			
117581	CHK	A	BRYCE STARBUCK	5533	1	75.00	0.00	75.00	10/19/2023		44962

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			LIGHT AND SOUND	10162023		75.00	0.00	75.00			
117582	CHK	A	CHAD MILDBRANDT BARTENDING - UPCC	5159 10112023	1	279.00 279.00	0.00 0.00	279.00 279.00	10/19/2023		44962
117583	CHK	A	COLO SPRINGS UTILITIES 3RD Q CONVEYANCE FEE	1172 10052023	1	64,764.99 64,764.99	0.00 0.00	64,764.99 64,764.99	10/19/2023		44962
117584	CHK	A	DALE WINTERS OFFICIAL - P&R	5500 10162023	1	152.00 152.00	0.00 0.00	152.00 152.00	10/19/2023		44962
117585	CHK	A	GRAINGER INC. MAINTENANCE SET - WWTP	282 9858875041	1	545.84 545.84	0.00 0.00	545.84 545.84	10/19/2023		44962
117586	CHK	A	J&J DAVIS INC POSTAGE MACHINE INK CARTRIDGE	5001 23408	1	212.00 212.00	0.00 0.00	212.00 212.00	10/19/2023		44962
117587	CHK	A	MBI CONTRACTORS ESCROW REFUND-926 LOCKLIN WAY	1 10102023	1	5,500.00 5,500.00	0.00 0.00	5,500.00 5,500.00	10/19/2023		44962
117588	CHK	A	MELODY KLEMA REIMBURSE CONFERENCE MEAL	1 10112023	1	27.00 27.00	0.00 0.00	27.00 27.00	10/19/2023		44962
117589	CHK	A	LISA M. RECTOR 008422 REFUND	1 10122023A	1	277.33 277.33	0.00 0.00	277.33 277.33	10/19/2023		44962
117590	CHK	A	MARGARET ZAPALSKA 327936 REFUND	1 10122023B	1	5,793.19 5,793.19	0.00 0.00	5,793.19 5,793.19	10/19/2023		44962
117591	CHK	A	MARGARET ZAPALSLEA 330764 REFUND	1 10122023C	1	2,393.56 2,393.56	0.00 0.00	2,393.56 2,393.56	10/19/2023		44962
117592	CHK	A	JULIE LYONS 328604 REFUND	1 10122023D	1	2,637.75 2,637.75	0.00 0.00	2,637.75 2,637.75	10/19/2023		44962
117593	CHK	A	HONORATA SMITH 330758 REFUND	1 10122023E	1	3,681.17 3,681.17	0.00 0.00	3,681.17 3,681.17	10/19/2023		44962
117594	CHK	A	EMILIANO GUZMAN 330760 REFUND	1 10122023F	1	8,921.06 8,921.06	0.00 0.00	8,921.06 8,921.06	10/19/2023		44962
117595	CHK	A	JEFFREY DAMEC 331056 REFUND	1 10122023G	1	1,166.22 1,166.22	0.00 0.00	1,166.22 1,166.22	10/19/2023		44962
117596	CHK	A	IBAT FBO, ROSHEK UTILITY REFUND	1 2413.02	1	150.00 150.00	0.00 0.00	150.00 150.00	10/19/2023		44962
117597	CHK	A	PETTY CASH - CITY HALL Q2 Q3 PETTY CASH DISBURSEMENTS	691 10112023	1	105.46 105.46	0.00 0.00	105.46 105.46	10/19/2023		44962
117598	CHK	A	PITNEY BOWES GLOBAL FINANCIAL 10/23 POSTAGE METER LEASE	2479 3318142063	1	90.00 90.00	0.00 0.00	90.00 90.00	10/19/2023		44962
117599	CHK	A	SNO-WHITE LINEN & UNIFORM, INC EVENT EXPENSE EVENT EXPENSE	581 S0142625 S0142626	3	588.96 416.71 114.75	0.00 0.00 0.00	588.96 416.71 114.75	10/19/2023		44962

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			EVENT EXPENSE	S0142921		57.50	0.00	57.50			
117600	CHK	A	TDS BROADBAND LLC	5335	1	89.95	0.00	89.95	10/19/2023		44962
			11/23 CHARGES	10062023		89.95	0.00	89.95			
117601	CHK	A	UNITED STATES PLASTIC CORP.	2779	1	16.06	0.00	16.06	10/19/2023		44962
			PVC & BUNG - WWTP	7190869		16.06	0.00	16.06			
117602	CHK	A	WASTE MANAGEMENT WOODLAND PARK	3004	1	40.28	0.00	40.28	10/19/2023		44962
			DEER DISPOSAL	0006357-2517-9		40.28	0.00	40.28			
117605	CHK	A	AMERICAN RED CROSS	857	2	247.00	0.00	247.00	10/26/2023		44986
			INSTRUCTOR COURSE	22626861		83.00	0.00	83.00			
			LIFEGUARDING INSTRUCTOR	22631230		164.00	0.00	164.00			
117606	CHK	A	ASCAP AMERICAN SOCIETY COMPOS.	1887	1	456.56	0.00	456.56	10/26/2023		44986
			2024 LICENSE FEE	200011131754		456.56	0.00	456.56			
117607	CHK	A	AXON ENTERPRISE, INC.	5008	1	21,251.09	0.00	21,251.09	10/26/2023		44986
			Axon Taser & Body Cameras	INUS168154		21,251.09	0.00	21,251.09			
117608	CHK	A	BASLINE ENGINEERING CORPORATI	5408	3	5,678.25	0.00	5,678.25	10/26/2023		44986
			07/23 PROFESSIONAL SERVICES	28845		310.25	0.00	310.25			
			07/23 PROFESSIONAL SERVICE	28846		2,562.00	0.00	2,562.00			
			09/23 PROFESSIONAL SERVICES	29351		2,806.00	0.00	2,806.00			
117609	CHK	A	BASIS PARTNERS	5431	1	882.00	0.00	882.00	10/26/2023		44986
			city Hall Security/P&R Door	905		882.00	0.00	882.00			
117610	CHK	A	BEVERAGE DISTRIBUTORS	1132	1	302.40	0.00	302.40	10/26/2023		44986
			LIQUOR	112686077		302.40	0.00	302.40			
117611	CHK	A	BRIAN E. BUNDY	5208	1	800.00	0.00	800.00	10/26/2023		44986
			ACCT. SUPPORT SERVICES	10202023		800.00	0.00	800.00			
117612	CHK	A	BURLAP BAG CLOTHING/BOOTS	1356	1	111.15	0.00	111.15	10/26/2023		44986
			UNIFORM - SHELTON	23-12438		111.15	0.00	111.15			
117613	CHK	A	CEM SALES & SERVICE	5373	2	3,790.76	0.00	3,790.76	10/26/2023		44986
			EQUIPMENT/PARTS	161395		1,943.00	0.00	1,943.00			
			MOTOR - WAC	161396		1,847.76	0.00	1,847.76			
117614	CHK	A	CHAD MILDBRANDT	5159	1	124.00	0.00	124.00	10/26/2023		44986
			BARTENDING - UPCC	10242023		124.00	0.00	124.00			
117615	CHK	A	CINTAS FIRE PROTECTION	3604	1	144.05	0.00	144.05	10/26/2023		44986
			INSPECTION - PD	0F47852600		144.05	0.00	144.05			
117616	CHK	A	CITY OF WOODLAND PARK	1030	1	800.00	0.00	800.00	10/26/2023		44986
			COSTUME CORNHOLE-CASH	10242023		800.00	0.00	800.00			
117617	CHK	A	COLORADO ANALYTICAL LAB	4028	2	253.00	0.00	253.00	10/26/2023		44986
			LAB SERVICES - WWTP	231003030		119.00	0.00	119.00			
			LAB SERVICES - WWTP	231003033		134.00	0.00	134.00			
117618	CHK	A	CPS DISTRIBUTORS, INC	194	1	404.16	0.00	404.16	10/26/2023		44986

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Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			IRRIGATION SUPPLIES - F&G	0012888153-001		404.16	0.00	404.16			
117619	CHK	A	DAVE HALTER	5424	1	972.00	0.00	972.00	10/26/2023	VOID	44986
			IRRIGATION SYSTEM REPAIR	10042023		972.00	0.00	972.00			
117620	CHK	A	DOCUMART COPIES & PRINTING	3252	2	275.00	0.00	275.00	10/26/2023		44986
			BUSINESS CARDS	375267		275.00	0.00	220.00			
			BUSINESS CARDS	375267		275.00	0.00	55.00			
117621	CHK	A	DYCHES, STANLEY LEE JR.	4932	1	131.00	0.00	131.00	10/26/2023		44986
			OFFICIAL - P&R	10192023		131.00	0.00	131.00			
117622	CHK	A	ELECTRIC SERVICE OF COLORADO L	4369	1	1,128.09	0.00	1,128.09	10/26/2023		44986
			POND PUMP - F&G	7125		1,128.09	0.00	1,128.09			
117623	CHK	A	FARIS MACHINERY CO.	1712	1	436.18	0.00	436.18	10/26/2023		44986
			PARTS - ST	A17077		436.18	0.00	436.18			
117624	CHK	A	GALLS, LLC	5221	2	224.80	0.00	224.80	10/26/2023		44986
			UNIFORM - WPPD	025937355		147.60	0.00	147.60			
			UNIFORM - WPPD	025937359		77.20	0.00	77.20			
117625	CHK	A	GRAINGER INC.	282	1	258.96	0.00	258.96	10/26/2023		44986
			CO2 ALARM - WWTP	9862900363		258.96	0.00	258.96			
117626	CHK	A	INTERSTATE CHEMICAL CO, INC.	2387	1	7,989.68	0.00	7,989.68	10/26/2023		44986
			SODIUM HYPOCHLORITE - WTP	553214		7,989.68	0.00	7,989.68			
117627	CHK	A	KIMLEY-HORN AND ASSOCIATES, INC	5164	1	35,000.00	0.00	35,000.00	10/26/2023		44986
			Amendment 2. Hwy 67 Widening	096883003-0923		35,000.00	0.00	35,000.00			
117628	CHK	A	LAW FIRM OF SUZANNE M. ROGERS,	5054	1	2,631.10	0.00	2,631.10	10/26/2023		44986
			09/2023 LEGAL SERVICES	10172023		2,631.10	0.00	2,631.10			
117629	CHK	A	JOHN & CARMEN THIGPEN	1	1	38.08	0.00	38.08	10/26/2023		44986
			UTILITY REFUND	5633.03A		38.08	0.00	38.08			
117630	CHK	A	PINNACLE SIGNS & GRAPHICS, LLC	5198	1	354.82	0.00	354.82	10/26/2023		44986
			SIGNAGE - F&G	INV-7173		354.82	0.00	354.82			
117631	CHK	A	PIPESTONE EQUIPMENT, LLC	5127	1	5,482.46	0.00	5,482.46	10/26/2023		44986
			EQUIPMENT - WTP	14693		5,482.46	0.00	5,482.46			
117632	CHK	A	RAMPART SUPPLY, INC.	528	3	987.40	0.00	987.40	10/26/2023		44986
			SUPPLIES - F&G	2970806-00		1,391.15	0.00	1,391.15			
			CREDIT	2983060-00		440.40-	0.00	440.40-			
			SUPPLIES	2987804-00		36.65	0.00	36.65			
117633	CHK	A	SCHMIDT CONSTRUCTION	559	1	826.62	0.00	826.62	10/26/2023		44986
			ASPHALT - ST	2841994		826.62	0.00	826.62			
117634	CHK	A	SGS ACCUTEST INC.	4859	1	426.25	0.00	426.25	10/26/2023		44986
			09/23 WATER QUALITY TEST	52160150461		426.25	0.00	426.25			
117635	CHK	A	SOUTHERN GLAZER'S WINE & SPIRI	2805	1	355.94	0.00	355.94	10/26/2023		44986
			LIQUOR ORDER	3252131		355.94	0.00	355.94			

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117636	CHK	A	T-MOBILE	5494	4	4,012.50	0.00	4,012.50	10/26/2023		44986
			09/2023 CHARGES	9212023		4,012.50	0.00	176.13			
			09/2023 CHARGES	9212023		4,012.50	0.00	3,337.63			
			09/2023 CHARGES	9212023		4,012.50	0.00	313.74			
			09/2023 CHARGES	9212023		4,012.50	0.00	185.00			
117637	CHK	A	TELLER COUNTY WASTE	4158	1	970.00	0.00	970.00	10/26/2023		44986
			11/23 PORTABLE RESTROOMS	55573		970.00	0.00	970.00			
117638	CHK	A	TEN POINT SALES & MARKETING LL	3852	1	73,268.00	0.00	73,268.00	10/26/2023		44986
			InterMountain Sales	30329		73,268.00	0.00	73,268.00			
117639	CHK	A	THE AQUEOUS SOLUTION, INC.	3016	2	2,127.16	0.00	2,127.16	10/26/2023		44986
			CHEMICALS - WAC	INS-13696		640.19	0.00	640.19			
			CHEMICALS - WAC	INS-13714		1,486.97	0.00	1,486.97			
117640	CHK	A	THE TRANSLATION & INTERPETING	5543	1	297.00	0.00	297.00	10/26/2023		44986
			INTERPRETER	18322		297.00	0.00	297.00			
117641	CHK	A	UPS STORE #1374	416	2	178.38	0.00	178.38	10/26/2023		44986
			09/2023 CHARGES	9302023		178.38	0.00	97.09			
			09/2023 CHARGES	9302023		178.38	0.00	81.29			
117642	CHK	A	USA BLUEBOOK	5471	2	959.32	0.00	959.32	10/26/2023		44986
			PAINT & LOCATOR	INV00151334		959.32	0.00	335.76			
			PAINT & LOCATOR	INV00151334		959.32	0.00	623.56			
117643	CHK	A	VELOCITY CONSTRUCTORS, INC.	4203	1	310,238.65	0.00	310,238.65	10/26/2023		44986
			D.O.V.E 3R Booster Station	8		310,238.65	0.00	310,238.65			
117644	CHK	A	VERIZON	3856	2	771.46	0.00	771.46	10/26/2023		44986
			09/2023 CHARGES	9945389572		771.46	0.00	671.61			
			09/2023 CHARGES	9945389572		771.46	0.00	99.85			
117645	CHK	A	VERO BROADBAND, LLC	5423	5	12,077.78	0.00	12,077.78	10/26/2023		44986
			10/23 CHARGES	10.02.2023		9,711.97	0.00	710.58			
			10/23 CHARGES	10.02.2023		9,711.97	0.00	491.55			
			10/23 CHARGES	10.02.2023		9,711.97	0.00	491.55			
			10/23 CHARGES	10.02.2023		9,711.97	0.00	8,018.29			
			10/2023 CHARGES	10.02.2023A		2,365.81	0.00	2,365.81			
117646	CHK	A	WAXIE SANITARY SUPPLY	4189	1	254.03	0.00	254.03	10/26/2023		44986
			CUSTODIAL SUPPLIES - WAC	81996282		254.03	0.00	254.03			
REGISTER TOTALS			Checks: 161	Voids: 1	226	1,222,314.84	0.00	1,222,314.84			

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Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
19163	Lifeguard	1	204.75	16.66	188.09	45205
19164	Lifeguard	1	96.73	7.40	89.33	45205
19165	Lifeguard	1	32.24	2.46	29.78	45205
19166	Lifeguard	1	447.81	46.27	401.54	45205
19167	Maint. Worker I - PBG	1	1,797.95	506.90	1,291.05	45205
19168	Municipal Judge	1	626.52	77.30	549.22	45219
19169	Lifeguard	1	121.81	9.31	112.50	45219
19170	Lifeguard	1	179.13	13.71	165.42	45219
19171	Coordinator	1	1,258.75	209.27	1,049.48	45219
19172	Lifeguard	1	32.24	2.47	29.77	45219
19173	Lifeguard	1	447.81	46.25	401.56	45219
19174	Maint. Worker I - PBG	1	1,888.00	532.56	1,355.44	45219
53411	Fleet Mechanic I	1	2,367.99	676.25	1,691.74	45205
53412	Lifeguard	1	225.23	21.56	203.67	45205
53413	Police Officer II	1	2,438.64	631.76	1,806.88	45205
53414	Fitness Instructor	1	26.39	2.01	24.38	45205
53415	Lieutenant	1	3,463.32	859.39	2,603.93	45205
53416	Sergeant	1	4,846.70	1,056.94	3,789.76	45205
53417	Police Officer I	1	2,711.19	705.29	2,005.90	45205
53418	Help Desk Technician	1	1,712.00	403.34	1,308.66	45205
53419	Lifeguard	1	44.36	3.40	40.96	45205
53420	Dispatcher I	1	1,959.00	512.44	1,446.56	45205
53421	WTO	1	1,809.60	430.49	1,379.11	45205
53422	Utility Billing Techni	1	2,112.00	704.45	1,407.55	45205
53423	Planner	1	2,868.74	911.78	1,956.96	45205
53424	Grant Analyst	1	2,680.92	446.71	2,234.21	45205
53425	Crew Chief-Streets	1	2,983.50	820.29	2,163.21	45205
53426	Water Fitness Instruct	1	507.55	45.83	461.72	45205
53427	Support Servcs Coord	1	1,972.95	318.34	1,654.61	45205
53428	Dispatcher	1	1,928.49	378.73	1,549.76	45205
53429	MUNICIPAL COURT CLERK	1	1,603.21	345.33	1,257.88	45205
53430	MWI	1	1,518.40	368.63	1,149.77	45205
53431	Police Officer II	1	3,049.47	571.26	2,478.21	45205
53432	Sergeant	1	3,989.68	1,830.23	2,159.45	45205
53433	MWI	1	1,840.59	420.05	1,420.54	45205
53434	Pool Attendant	1	2,303.25	773.22	1,530.03	45205
53435	MWII - Field Services	1	1,878.29	447.36	1,430.93	45205
53436	Chief of Police	1	4,988.80	1,326.17	3,662.63	45205
53437	Police Officer II	1	2,806.22	576.45	2,229.77	45205
53438	Lifeguard	1	249.11	22.06	227.05	45205
53439	PT Snow Plowing	1	1,976.06	315.52	1,660.54	45205
53440	Police Officer I	1	2,144.77	529.36	1,615.41	45205
53441	Accounting Manager	1	3,672.00	1,257.30	2,414.70	45205
53442	MWI	1	1,450.40	228.48	1,221.92	45205
53443	Sales Tax Accountant	1	2,170.14	368.54	1,801.60	45205
53444	Lifeguard	1	14.33	1.10	13.23	45205
53445	Lifeguard	1	21.50	1.64	19.86	45205
53446	Lifeguard	1	773.82	109.31	664.51	45205
53447	PT Snow Plowing	1	1,369.96	230.26	1,139.70	45205
53448	Police Officer I	1	2,808.07	778.70	2,029.37	45205
53449	Lifeguard	1	539.18	57.90	481.28	45205

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
53450	Senior Planner	1	3,360.00	989.25	2,370.75	45205
53451	Lifeguard	1	211.58	18.19	193.39	45205
53452	MW I	1	1,614.08	595.09	1,018.99	45205
53453	Lifeguard	1	492.81	51.70	441.11	45205
53454	Lifeguard	1	508.46	53.89	454.57	45205
53455	Dispatcher I	1	1,939.08	734.63	1,204.45	45205
53456	Communications Coordinator	1	2,320.12	655.72	1,664.40	45205
53457	Finance Admin. Asst./C	1	1,998.56	658.20	1,340.36	45205
53458	Police Officer II	1	2,896.21	775.96	2,120.25	45205
53459	Dispatcher II	1	2,050.16	482.49	1,567.67	45205
53460	HR Manager	1	3,585.55	1,286.68	2,298.87	45205
53461	Police Officer II	1	2,925.47	553.30	2,372.17	45205
53462	MWI	1	1,733.96	372.37	1,361.59	45205
53463	Parks and Rec Director	1	4,535.20	1,587.95	2,947.25	45205
53464	WWTO	1	1,637.11	555.07	1,082.04	45205
53465	MWII - Field Services	1	1,810.40	431.01	1,379.39	45205
53466	Lifeguard	1	317.36	30.28	287.08	45205
53467	Lifeguard	1	381.00	38.14	342.86	45205
53468	Lead Lifeguard	1	1,021.14	204.95	816.19	45205
53469	Event Center Coordinat	1	2,000.00	522.80	1,477.20	45205
53470	Lifeguard	1	180.86	13.83	167.03	45205
53471	Construction Inspector	1	2,884.80	1,130.60	1,754.20	45205
53472	Maintenance Worker II - Stree	1	2,389.66	500.76	1,888.90	45205
53473	Assistant Aquatics Manager	1	1,923.20	463.15	1,460.05	45205
53474	DCM - City Clerk	1	5,488.80	2,740.37	2,748.43	45205
53475	Lifeguard	1	27.30	2.10	25.20	45205
53476	Lifeguard	1	28.66	2.18	26.48	45205
53477	Dispatcher II	1	2,569.75	717.10	1,852.65	45205
53478	WWTO	1	1,827.47	607.60	1,219.87	45205
53479	MWI	1	1,678.86	253.49	1,425.37	45205
53480	Police Officer III	1	4,744.90	997.53	3,747.37	45205
53481	WWTO B	1	2,588.27	563.00	2,025.27	45205
53482	Presiding Municipal Co	1	1,530.81	248.73	1,282.08	45205
53483	P&R Sports Site Supv	1	491.12	43.58	447.54	45205
53484	Lifeguard	1	187.69	15.36	172.33	45205
53485	UPCC-ASSISTANT	1	622.32	112.92	509.40	45205
53486	Lifeguard	1	363.40	28.80	334.60	45205
53487	Sports Site Supervisor	1	1,972.95	395.56	1,577.39	45205
53488	Victims Advocate Coord	1	3,197.15	1,436.33	1,760.82	45205
53489	Lifeguard	1	334.43	32.59	301.84	45205
53490	Fleet Mechanic I	1	2,205.60	671.97	1,533.63	45205
53491	MWII Streets	1	1,652.80	273.49	1,379.31	45205
53492	PT Victim Advocate	1	936.00	145.93	790.07	45205
53493	Superintendent	1	3,709.60	1,304.38	2,405.22	45205
53494	Water Fitness Instruct	1	31.67	2.42	29.25	45205
53495	Lifeguard	1	221.70	18.97	202.73	45205
53496	Program Coordinator	1	756.50	141.97	614.53	45205
53497	Lieutenant	1	3,636.49	1,685.38	1,951.11	45205
53498	Dispatcher	1	1,753.94	639.52	1,114.42	45205
53499	CMO Admin Assist	1	2,080.60	417.73	1,662.87	45205
53500	Planning Director	1	4,573.87	2,086.44	2,487.43	45205

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
53501	Public Works Director	1	5,525.28	1,606.88	3,918.40	45205
53502	Dispatcher I	1	1,918.04	565.85	1,352.19	45205
53503	Systems Admin	1	2,524.28	552.31	1,971.97	45205
53504	MWII Streets	1	1,992.00	551.97	1,440.03	45205
53505	PT Meter Reader	1	561.60	62.85	498.75	45205
53506	Utilities Supervisor	1	2,981.22	1,173.20	1,808.02	45205
53507	MWIII Streets	1	2,234.40	547.22	1,687.18	45205
53508	Permit Technician	1	1,179.44	313.24	866.20	45205
53509	MW II	1	2,923.44	1,082.98	1,840.46	45205
53510	GSI Tech	1	2,170.14	524.83	1,645.31	45205
53511	Lifeguard	1	51.19	3.91	47.28	45205
53512	Fitness Instructor	1	51.89	3.97	47.92	45205
53513	Lead Lifeguard	1	675.27	104.45	570.82	45205
53514	WWTP Chief Operator	1	3,671.07	1,442.36	2,228.71	45205
53515	Lifeguard	1	199.37	16.25	183.12	45205
53516	Fleet Crew Chief	1	2,868.74	986.50	1,882.24	45205
53517	Police Officer I	1	2,780.74	680.27	2,100.47	45205
53518	Lifeguard	1	548.12	60.47	487.65	45205
53519	Lifeguard	1	388.08	38.69	349.39	45205
53520	Lifeguard	1	348.08	34.63	313.45	45205
53521	Dispatch Supervisor	1	2,998.53	938.21	2,060.32	45205
53522	Sergeant	1	3,005.18	1,011.22	1,993.96	45205
53523	Police Officer I	1	2,269.89	308.09	1,961.80	45205
53524	Crew Chief - PBG	1	3,037.08	869.82	2,167.26	45205
53525	Administrative Services Direct	1	6,354.40	2,027.65	4,326.75	45205
53526	Police Officer II	1	3,460.31	929.12	2,531.19	45205
53527	Sergeant	1	3,586.61	1,053.01	2,533.60	45205
53528	PT Meter Reader	1	923.52	133.64	789.88	45205
53529	Zoning/Code Compliance	1	2,090.82	711.91	1,378.91	45205
53530	Aquatic Manager	1	3,179.19	986.82	2,192.37	45205
53531	WTP CHIEF OPERATOR	1	4,364.74	2,202.92	2,161.82	45205
53532	Utilities Director	1	5,527.82	2,528.93	2,998.89	45205
53533	Lifeguard	1	179.13	13.70	165.43	45205
53534	Sports Site Coordinator	1	380.24	38.10	342.14	45205
53535	Front Desk Representative	1	871.20	119.84	751.36	45205
53536	WTO	1	7,879.16	2,350.43	5,528.73	45205
53537	Fleet Mechanic I	1	2,282.40	655.45	1,626.95	45219
53538	Lifeguard	1	416.33	64.28	352.05	45219
53539	Police Officer II	1	2,214.58	581.90	1,632.68	45219
53540	Fitness Instructor	1	26.39	2.02	24.37	45219
53541	Lieutenant	1	3,463.32	859.38	2,603.94	45219
53542	Sergeant	1	3,256.45	712.29	2,544.16	45219
53543	Police Officer I	1	2,711.19	705.29	2,005.90	45219
53544	Help Desk Technician	1	1,712.00	403.35	1,308.65	45219
53545	Lifeguard	1	133.09	10.18	122.91	45219
53546	Dispatcher I	1	1,959.00	512.45	1,446.55	45219
53547	WTO	1	1,652.80	389.76	1,263.04	45219
53548	Utility Billing Techni	1	2,112.00	704.47	1,407.53	45219
53549	Planner	1	2,868.74	911.78	1,956.96	45219
53550	Grant Analyst	1	2,505.92	418.27	2,087.65	45219
53551	Crew Chief-Streets	1	3,150.23	870.89	2,279.34	45219

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
53552	Water Fitness Instruct	1	623.73	65.17	558.56	45219
53553	Support Servcs Coord	1	1,797.95	295.44	1,502.51	45219
53554	Dispatcher	1	1,753.49	339.86	1,413.63	45219
53555	MUNICIPAL COURT CLERK	1	1,744.93	379.19	1,365.74	45219
53556	MWI	1	1,518.40	368.64	1,149.76	45219
53557	Police Officer II	1	2,730.74	514.38	2,216.36	45219
53558	Sergeant	1	3,199.31	1,603.16	1,596.15	45219
53559	MWI	1	1,406.69	315.78	1,090.91	45219
53560	Pool Attendant	1	2,303.25	773.21	1,530.04	45219
53561	MWII - Field Services	1	1,878.29	447.36	1,430.93	45219
53562	Chief of Police	1	4,988.80	1,326.17	3,662.63	45219
53563	Police Officer II	1	2,795.65	575.03	2,220.62	45219
53564	Lifeguard	1	64.84	4.96	59.88	45219
53565	Police Officer I	1	2,518.87	598.32	1,920.55	45219
53566	Accounting Manager	1	3,672.00	1,257.28	2,414.72	45219
53567	MWI	1	1,450.40	228.47	1,221.93	45219
53568	Sales Tax Accountant	1	1,995.14	326.47	1,668.67	45219
53569	Lifeguard	1	27.30	2.09	25.21	45219
53570	Lifeguard	1	143.30	10.96	132.34	45219
53571	Lifeguard	1	136.14	10.42	125.72	45219
53572	Lifeguard	1	612.61	73.85	538.76	45219
53573	PT Snow Plowing	1	1,181.00	188.91	992.09	45219
53574	Police Officer I	1	2,808.07	778.70	2,029.37	45219
53575	Lifeguard	1	255.94	23.58	232.36	45219
53576	Senior Planner	1	3,360.00	989.25	2,370.75	45219
53577	Lifeguard	1	47.78	3.66	44.12	45219
53578	MW I	1	1,614.08	595.08	1,019.00	45219
53579	Lifeguard	1	673.72	87.64	586.08	45219
53580	Lifeguard	1	610.84	73.53	537.31	45219
53581	Dispatcher I	1	1,869.00	719.27	1,149.73	45219
53582	Communications Coordinator	1	2,320.12	655.71	1,664.41	45219
53583	Finance Admin. Asst./C	1	1,980.01	653.56	1,326.45	45219
53584	Police Officer II	1	2,647.18	727.45	1,919.73	45219
53585	Dispatcher II	1	2,050.16	482.49	1,567.67	45219
53586	HR Manager	1	3,585.55	1,286.68	2,298.87	45219
53587	Police Officer II	1	2,877.90	544.92	2,332.98	45219
53588	Lifeguard	1	199.50	16.26	183.24	45219
53589	MWI	1	1,586.16	339.28	1,246.88	45219
53590	Parks and Rec Director	1	4,535.20	1,587.95	2,947.25	45219
53591	WWTO	1	1,637.11	555.08	1,082.03	45219
53592	MWII - Field Services	1	1,727.80	408.16	1,319.64	45219
53593	Lifeguard	1	525.53	56.20	469.33	45219
53594	Lifeguard	1	392.43	40.02	352.41	45219
53595	Lead Lifeguard	1	1,021.14	204.96	816.18	45219
53596	Event Center Coordinat	1	2,000.00	522.79	1,477.21	45219
53597	Lifeguard	1	252.53	23.33	229.20	45219
53598	Construction Inspector	1	2,884.80	1,130.59	1,754.21	45219
53599	Maintenance Worker II - Stree	1	2,065.60	426.48	1,639.12	45219
53600	Assistant Aquatics Manager	1	1,923.20	463.13	1,460.07	45219
53601	DCM - City Clerk	1	5,488.80	2,740.37	2,748.43	45219
53602	Lifeguard	1	30.71	2.34	28.37	45219

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
53603	Lifeguard	1	32.24	2.47	29.77	45219
53604	Dispatcher II	1	2,326.30	633.92	1,692.38	45219
53605	WWTO	1	1,827.47	607.59	1,219.88	45219
53606	MWI	1	1,484.68	229.64	1,255.04	45219
53607	Police Officer III	1	2,847.06	677.01	2,170.05	45219
53608	WWTO B	1	2,413.27	521.61	1,891.66	45219
53609	Presiding Municipal Co	1	595.32	56.54	538.78	45219
53610	P&R Sports Site Supv	1	157.86	12.07	145.79	45219
53611	Lifeguard	1	214.99	18.45	196.54	45219
53612	UPCC-ASSISTANT	1	622.32	112.92	509.40	45219
53613	Lifeguard	1	363.40	28.80	334.60	45219
53614	Sports Site Supervisor	1	1,797.95	357.68	1,440.27	45219
53615	Victims Advocate Coord	1	4,396.03	1,844.79	2,551.24	45219
53616	Lifeguard	1	334.43	32.58	301.85	45219
53617	Fleet Mechanic I	1	2,205.60	671.98	1,533.62	45219
53618	MWII Streets	1	1,947.21	344.36	1,602.85	45219
53619	PT Victim Advocate	1	1,080.00	179.84	900.16	45219
53620	Superintendent	1	3,709.60	1,304.39	2,405.21	45219
53621	Water Fitness Instruct	1	26.39	2.03	24.36	45219
53622	Lifeguard	1	205.07	16.68	188.39	45219
53623	Program Coordinator	1	956.25	189.20	767.05	45219
53624	Lifeguard	1	150.47	11.51	138.96	45219
53625	Lieutenant	1	3,636.49	1,685.38	1,951.11	45219
53626	Dispatcher	1	1,743.04	635.87	1,107.17	45219
53627	CMO Admin Assist	1	1,905.60	396.33	1,509.27	45219
53628	Planning Director	1	4,573.87	2,086.44	2,487.43	45219
53629	Public Works Director	1	5,525.28	1,606.89	3,918.39	45219
53630	Dispatcher I	1	1,743.04	527.96	1,215.08	45219
53631	Systems Admin	1	2,524.28	552.32	1,971.96	45219
53632	MWII Streets	1	1,920.00	533.81	1,386.19	45219
53633	PT Meter Reader	1	486.72	51.24	435.48	45219
53634	Utilities Supervisor	1	2,981.22	1,173.20	1,808.02	45219
53635	MWIII Streets	1	2,195.09	537.49	1,657.60	45219
53636	Permit Technician	1	1,499.94	385.51	1,114.43	45219
53637	MW II	1	2,923.44	1,082.99	1,840.45	45219
53638	GSI Tech	1	1,995.14	483.45	1,511.69	45219
53639	Lifeguard	1	156.98	12.01	144.97	45219
53640	Fitness Instructor	1	51.89	3.97	47.92	45219
53641	Lead Lifeguard	1	477.63	60.58	417.05	45219
53642	WWTP Chief Operator	1	3,538.38	1,410.28	2,128.10	45219
53643	Lifeguard	1	162.86	12.46	150.40	45219
53644	Fleet Crew Chief	1	2,868.74	986.50	1,882.24	45219
53645	Police Officer I	1	2,132.30	534.44	1,597.86	45219
53646	Lifeguard	1	518.70	54.68	464.02	45219
53647	Dispatch Supervisor	1	2,998.53	938.20	2,060.33	45219
53648	Sergeant	1	3,005.18	1,011.21	1,993.97	45219
53649	Police Officer I	1	2,094.89	277.56	1,817.33	45219
53650	Crew Chief - PBG	1	2,862.08	827.42	2,034.66	45219
53651	Administrative Services Direct	1	6,354.40	2,027.66	4,326.74	45219
53652	Police Officer II	1	4,022.39	1,062.64	2,959.75	45219
53653	Sergeant	1	4,150.14	1,210.14	2,940.00	45219

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
53654	PT Meter Reader	1	1,019.72	145.01	874.71	45219
53655	Zoning/Code Compliance	1	2,090.82	711.92	1,378.90	45219
53656	Aquatic Manager	1	3,095.86	963.77	2,132.09	45219
53657	WTP CHIEF OPERATOR	1	4,364.74	2,035.16	2,329.58	45219
53658	Utilities Director	1	5,527.82	2,533.46	2,994.36	45219
53659	Lifeguard	1	111.06	8.50	102.56	45219
53660	Sports Site Coordinator	1	659.60	71.45	588.15	45219
53661	Front Desk Representative	1	871.20	119.86	751.34	45219
			505,050.29	146,085.28	358,965.01	



City of Woodland Park

Staff Report for City Council

Meeting Date: November 16, 2023

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
Interoffice Memorandum	Finance	Aaron Vassalotti Finance Director

ITEM:

Monthly Report of Mayor and Council Expenses

The following is a summary of the Council and Mayor Expenses for October 2023.

October 2023

Description	Budget	Month Exp	YTD Exp	Balance	% Expended
Economic Development	\$15,000.00	\$0.00	\$15,000.00	\$0.00	100%
Miscellaneous expenses	\$17,950.00	\$0.00	\$55.00	\$17,895.00	0%
Training/Travel	\$10,000.00	\$831.00	\$11,036.27	-\$1,036.27	110%
Supplies	\$150.00	\$0.00	\$94.36	\$55.64	63%
Meetings/Mileage/Meals	\$3,000.00	\$46.30	\$2,262.11	\$737.89	75%
Special Projects	\$500.00	\$0.00	\$0.00	\$500.00	0%
Total	\$46,600.00	\$877.30	\$28,447.74	\$18,152.26	61%



City of Woodland Park

November 2, 2023 at 6:30 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following a work session for the 2024 City Budget, Mayor LaBarre called the regularly scheduled work session to order.

The following Council members were in attendance: Mayor LaBarre, Mayor Pro-tem Case, Councilmember Neal, Councilmember Nakai, Councilmember Zuluaga, Councilmember Harvey and Councilmember Connors.

The following staff members were in attendance: Interim City Manager Vassalotti, Deputy City Manager/City Clerk Leclercq, Chief of Police Diesler, Utilities Director Wiley and IT Technician Barnes.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Consideration of appointment to the Planning Commission - applicant Koal Middleton.
(Presenter Deputy City Manager/City Clerk Leclercq)

City Clerk Leclercq shared that there are currently two openings on the Planning Commission with terms expiring January 2026. Leclercq shared that the City Clerk's Office continues to advertise for these positions and that she recently received an application from Koal Middleton. Leclercq shared that Mr. Middleton meets the requirements to be on the Planning Commission and she introduced Mr. Middleton. Following a brief interview with Mr. Middleton from the City Council, the following motion was made.

Motion: To appoint Koal Middleton to the planning Commission with a term expiring January 2026. Case/Connors. Motion carried 7-0.

- B. Proclamation of the City of Woodland Park declaring November 15, 2023 as Artists Sunday.
(Presenter Owner and Artist of Reserve Our Gallery, Gayle Gross)

Gayle Gross, owner and Artist of Reserve Our Gallery, shared information on Artists Sunday.

Mayor LaBarre read the Proclamation into the record.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A.** Approval of the October 5 and October 19, 2023 Regular City Council Meeting Minutes.
(Deputy City Manager/City Clerk Leclercq)

Mayor LaBarre introduced the items on the Consent Calendar. The Council requested to separate out some of the items for discussion.

The following motion was made.

To approve the October 5, and October 19, 2023 Council Meeting Minutes, Initial Postings of Ordinance No. 1463, Series 2023 and Ordinance No. 1464, Series 2023. Zuluaga/Neal. Motion carried 7-0.

Following discussion of questions regarding the Statement of Expenditures and the Additional Scope and Fee for Drainage Analysis on Browning Avenue, the following motion was made.

To approve the September 2023 Statement of Expenditures and the Additional Scope and Fee for Drainage Analysis on Browning Avenue. Neal/Nakai. Motion carried 7-0.

- B.** A Request from Derek Lutz, PE of the Farnsworth Group to Consider Ordinance No. 1463, Series 2023, on initial posting, an Ordinance Vacating That Portion of Midland Avenue Right-Of-Way between Highway 67 and Burdette Street and Establish a Public Access and General Utility Easement in Woodland Park, Teller County, Colorado and set the Public Hearing for November 16, 2023. (QJ) (Presenter Senior Planner CJ Gates)
- C.** A Request from Derek Lutz, PE of the Farnsworth Group to Consider Ordinance No. 1464, Series 2023, on initial posting, an Ordinance Granting a Conditional Use Permit with a Site Plan Review for the Purpose of Allowing an Automotive Vehicle Repair and Maintenance Shop on Lot 2, L. Clifford Filing No. 2 (902 W. Midland Avenue), in the Service Commercial (SC) Zone and set the Public Hearing for November 16, 2023. (QJ) (Presenter Senior Planner CJ Gates)
- D.** Approval of the September 2023 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.
(Presenter Interim City Manager/Finance Director Vassalotti)
- E.** Approval of Additional Scope and Fee for Drainage Analysis on Browning Ave Between the City of Woodland Park and Wilson and Co for \$68,328.
(Presenter Public Works Director Schmitt)

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

Kitten Walker, a Woodland Park resident, shared that she appreciated Councilmembers Connors and Zuluaga going to bat for the citizens over the mill levy.

Tim Northrup, a Woodland Park resident shared that he would like to see a rebuttal period for citizens following their public comments. Northrup shared that the County allows citizens to do rebuttals and he would like to see Council do the same.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

9. PUBLIC HEARINGS

(Public comment may be heard)

10. NEW BUSINESS

(Public comment may be heard)

- A.** Approval of Resolution No. 909, Series 2023, a Resolution Establishing the Form and Procedures for the December 12, 2023 Special Municipal Election. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

City Clerk Leclercq reviewed Resolution No. 909, series 2023, which establishes the form and procedures for the December 12, 2023, Special Election. Leclercq shared that the election would be a mail ballot election. Leclercq shared that she would be using leased equipment from Es&S for voting machines and that she would be the Designated Election Official.

Following review of the Resolution, Mayor LaBarre opened up the Public Comment.

Tim Northrup, a Woodland Park Resident resident, shared that he is opposed to using machines and would like to see the ballots hand counted.

City Clerk Leclercq shared the benefits of using the voting machines with the Council.

The following motion was made.

Motion: to approve Resolution No. 909, Series 2023, a Resolution Establishing the Form and Procedures for the December 12, 2023 Special Municipal Election. Case/Nakai. Motion carried 7-0.

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor LaBarre shared the upcoming events for the next two weeks.

B. Council Reports

Mayor Pro-tem Case thanked the Council for the discussion and decision to reduce the mil levy and for giving back to the community.

Councilmember Zuluaga shared that the Keep Woodland Park Beautiful Committee is in the process of updating their by-laws.

Councilmember Connors shared that Teller County is becoming a Purple Heart County like Woodland Park did when it became a Purple Heart City. Connors also shared information on the upcoming Veteran's Day Dinner.

Councilmember Harvey asked for an update on the IGA with the School Board from City Attorney Wilson. Wilson shared that the School Board is softening a bit and is agreeable to meeting with the Council after the Election.

C. City Attorney's Report

D. City Manager's Report

12. ADJOURNMENT

The time being 7:12 pm and there being no further City business, Mayor LaBarre adjourned the meeting.

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS ____ DAY OF _____,2023

Hilary LaBarre, Mayor



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Aaron Vassalotti, Finance Director

DATE: November 16, 2023

SUBJECT: Approve Ordinance No. 1465, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for the General Fund and set the Public Hearing for December 7, 2023. (A) (Presenter, Finance Director Aaron Vassalotti)

BACKGROUND: Approve Ordinance No. 1465, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for the General Fund and set the Public Hearing for December 7, 2023

RECOMMENDATION: Approve Ordinance No. 1465, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for the General Fund and set the Public Hearing for December 7, 2023

ATTACHMENTS: 1. 2024 Budget Ordinances 1465 1466



City of Woodland Park Staff Report for City Council

Meeting Date: November 16, 2023

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
8A	Finance	Aaron Vassalotti Finance Director

ITEM:

Ordinance No. 1465 and Ordinance No. 1466 Series 2023

Consider on initial posting and set the Public Hearing for December 7, 2023 for Ordinance No. 1465, Series 2023: “AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2024 BUDGET YEAR FOR GENERAL FUND (100)” and Ordinance No. 1466, Series 2023: “AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2024 BUDGET YEAR FOR ALL FUNDS EXCEPT THE GENERAL FUND (100).”

BACKGROUND:

In accordance with the City Charter, the City Manager prepared and submitted a budget to City Council by October 15, 2023. Over the course of several Council meetings and work sessions, staff and Council reviewed and discussed the proposed draft of the recommended 2024 budget.

DISCUSSION:

Tonight is the initial posting and setting of the Public Hearing for the 2024 budget appropriation ordinances. Adopting the two Ordinances following a Public Hearing on December 7, 2023, will appropriate sums of money that will allow for the expenditure of revenues in each fund in the amount and for the purpose as set forth in the Ordinances. The budget document with the line item detail has been provided.

RECOMMENDED ACTION:

Consider Ordinance No. 1465 and Ordinance No. 1466, Series 2023 and set Public Hearings for December 7, 2023.

CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1465, SERIES 2023

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2024 BUDGET YEAR FOR GENERAL FUND (100).

WHEREAS, the City Council has adopted the annual budget for the General Fund (100) in accordance with the City Charter on December 7, 2023; and

WHEREAS, the City Council has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures in the fund as set forth in said budget or has made appropriations to expend a portion of fund balance for capital outlays, acquisitions, and improvements; and

WHEREAS, it is not only required by the City Charter, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the City.

NOW, THEREFORE THIS ORDINANCE:

THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO
ORDAINS;

That an Ordinance entitled “AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2024 BUDGET YEAR FOR GENERAL FUND (100).” be and the same is hereby adopted as follows:

Section 1. That the following sums are appropriated from the revenue or fund balance of each fund to each fund, for the purpose stated:

GENERAL FUND

Budgeted Revenue	<u>\$ 15,263,501</u>
Current Operating Expenditures	
Elected Officials	\$ 32,600
City Manager	542,856
City Clerk	496,621
Municipal Court	152,333
Planning and Building	613,291
Inter/Nondepartmental	1,045,207
Education Support	3,254,482
Finance	656,431

Parks, Buildings and Grounds	1,056,838
Information Technology	394,374
Police	3,371,782
Public Works Administration	444,073
Fleet Maintenance	551,118
Street Operations	735,881
, Total Current Operating Expenditures	13,347,887
Debt Service Expenditures	707,688
Capital Outlay Expenditures	796,075
Transfers Out	<u>736,780</u>
Total General Fund Expenditures and Transfers Out	<u>\$ 15,588,430</u>

Section 2. This Ordinance shall be in full force and effect on and after January 1, 2024 after adoption and publication required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 7th DAY OF DECEMBER 2023.

Hilary LaBarre, Mayor Pro Tem

ATTEST:

Suzanne Leclercq, City Clerk

CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1466, SERIES 2023

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2024 BUDGET YEAR FOR ALL FUNDS EXCEPT THE GENERAL FUND (100).

WHEREAS, the City Council has adopted the annual budget in accordance with the City Charter on December 7, 2023; and

WHEREAS, the City Council has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures in each fund as set forth in said budget or has made appropriations to expend a portion of fund balance for capital outlays, acquisitions, and improvements; and

WHEREAS, it is not only required by the City Charter, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the City.

NOW, THEREFORE THIS ORDINANCE:

THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO
ORDAINS;

That an Ordinance entitled “AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2024 BUDGET YEAR FOR ALL FUNDS EXCEPT THE GENERAL FUND (100).” be and the same is hereby adopted as follows:

Section 1. That the following sums are appropriated from the revenue or fund balance of each fund to each fund, for the purpose stated:

GRANTS FUND

Budgeted Revenues	
Victim Assistance Law Enforcement (VALE) grant	\$ 66,691
Victims of Crimes Act Grant (VOCA) grant	57,950
American Rescue Plan (ARPA) grant	0
Use of Fund Balance	441,147
Total Sources	<u>\$ 535,788</u>

Victim Assistance Law Enforcement (VALE)	\$ 66,691
Victims of Crimes Act (VOCA)	57,950
American Rescue Plan (ARPA)	441,147
Total Grant Fund Expenditures	<u>\$ 535,788</u>
<u>DOWNTOWN DEVELOPMENT AUTHORITY</u>	
Budgeted Revenues	\$ 1,019,769
Total Sources	<u>\$ 1,019,769</u>
Current Operating Expenditures	\$ 202,692
Debt Service Expenditures	364,907
Total Downtown Development Authority Fund Expenditures	<u>\$ 567,599</u>
<u>CULTURE AND RECREATION FUND</u>	
Budgeted Revenues	<u>\$ 1,454,630</u>
Current Operating Expenditures	
Parks and Recreation	\$ 395,935
Cultural Center	188,546
Aquatic Center	870,149
Total Culture and Recreation Fund Expenditures	<u>\$ 1,454,630</u>
<u>LODGING TAX FUND</u>	
Budgeted Revenues	\$ 309,938
Use of Fund Balance	11,452
Total Sources	<u>\$ 321,390</u>
Transfer to General Fund	<u>\$ 321,390</u>
Total Lodging Tax Fund Transfer Out	<u>\$ 321,390</u>
<u>CONSERVATION TRUST FUND</u>	
Budgeted Revenues	\$ 75,300
Use of Fund Balance	0
Total Sources	<u>\$ 75,300</u>
Transfer to General Fund	\$ 0
Transfer to Culture and Recreation Fund	75,000
Total Conservation Trust Fund Transfer Out	<u>\$ 75,000</u>
<u>STREET CAPITAL IMPROVEMENT FUND</u>	
Budgeted Revenues	\$ 3,253,300
Use of Fund Balance	4,563,944
Total Sources	<u>\$ 7,817,244</u>

Capital Outlay Expenditures	\$ 7,307,163
Transfers Out	<u>510,081</u>
Total Street Capital Improvement Fund Expenditures and Transfers Out	<u>\$ 7,817,244</u>

STORMWATER MANAGEMENT FUND

Budgeted Revenues	\$ 185,000
Use of Fund Balance	<u>0</u>
Total Sources	<u>185,000</u>
Capital Outlay Expenditures	\$ 2,400
Transfer Out	<u>165,675</u>
Total Stormwater Management Fund Expenditures	<u>\$ 168,075</u>

WATER UTILITY ENTERPRISE FUND

Budgeted Revenues	\$ 2,912,700
Use of Funds Available	<u>3,634,786</u>
Total Sources	<u>\$ 6,547,486</u>
Current Operating Expenditures	\$ 2,188,986
Capital Outlay Expenditures	4,358,500
Total Water Utility Enterprise Fund Expenditures	<u>\$ 6,547,486</u>

WASTEWATER UTILITY ENTERPRISE FUND

Budgeted Revenues	\$ 2,499,900
Use of Funds Available	<u>0</u>
Total Sources	<u>\$ 2,499,900</u>
Current Operating Expenditures	\$ 1,554,786
Capital Outlay Expenditures	493,200
Debt Service Expenditures	<u>449,822</u>
Total Wastewater Utility Enterprise Fund Expenditures	<u>\$ 2,497,808</u>

Section 2. This Ordinance shall be in full force and effect on and after January 1, 2024 after adoption and publication required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 7th DAY OF DECEMBER 2023.

Hilary LaBarre, Mayor Pro Tem

ATTEST:

Suzanne Leclercq, City Clerk



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Aaron Vassalotti, Finance Director

DATE: November 16, 2023

SUBJECT: Approve Ordinance No. 1466, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for All Funds Except the General Fund and set the Public Hearing for December 7, 2023. (A)
(Presenter, Finance Director Aaron Vassalotti)

BACKGROUND: Approve Ordinance No. 1466, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for All Funds Except the General Fund and set the Public Hearing for December 7, 2023.

RECOMMENDATION: Approve Ordinance No. 1466, Series 2023 on initial posting, an Ordinance Appropriating Sums of Money to the Various Funds, in the Amounts and for the Purpose set Fourth for the City of Woodland Park, Colorado for the 2024 Budget Year for All Funds Except the General Fund and set the Public Hearing for December 7, 2023.

ATTACHMENTS: None



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: CJ Gates, Senior Planner

DATE: November 16, 2023

SUBJECT: A Request by Derek Lutz, PE of Farnsworth Group to Consider Ordinance No. 1463, Series 2023, an Ordinance Vacating that Portion of Midland Avenue Right-Of-Way Between Highway 67 and Burdette Street and Establish a Public Access and General Utility Easement in Woodland Park, Teller County, Colorado. (QJ) (Presenter Senior Planner, CJ Gates)

BACKGROUND: Attached is a detailed report that pertains to this Ordinance 1463. This report also applies to the next agenda item regarding Ordinance 1464.

RECOMMENDATION: Recommend to approve Ordinance No. 1464, Series 2023, An Ordinance Granting a Conditional Use Permit with a Site Plan Review for the Purpose of Allowing an Automotive Vehicle Repair and Maintenance Shop on Lot 2, L. Clifford Filing No. 2 (902 W. Midland Avenue) in the Service Commercial (SC) Zone. (QJ)

ATTACHMENTS:

1. Les Schwab - CC Staff Report
2. Ordinance 1463 -Midland.Ave L_Clifford Add
3. 2023.10.12 PC Meeting Minutes - DRAFT Revised
4. Les Schwab - CUP Application Packet
5. Les Schwab - Midland Ave. Vacation of ROW - Application
6. NETCFPD Comment
7. CORE Comment - CUP
8. CORE Comment - ROW Vacation
9. CDOT Comment
10. Public Comment



City Council Staff Report Public Hearing November 16, 2023

Agenda Item

Department

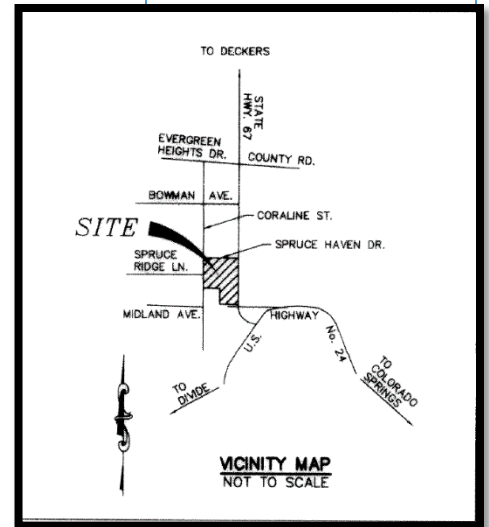
Presenter

9A-9B

Planning

C.J. Gates
Senior Planner

Figure 1: Vicinity Map



AGENDA ITEM 9A-9B

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)

BACKGROUND

The subject property is located within the L. Clifford Addition Subdivision which was originally approved by the City Council in 2002. The first plat consisted of a total of three lots, two residential lots and one commercial lot. In 2004, Lot 1 of the L. Clifford Addition was rezoned from Community Commercial (CC) to Service Commercial (SC) per Ordinance No 983, Series 2004. In 2014, the L. Clifford Addition Filing No. 2 was approved by City Council which subdivided lot 1 of Filing 1 into two lots as seen on Figure 2 below. Lot 1 of Filing 2 is where Tractor Supply operates and the subject property (lot 2) is where the applicant is proposing approval of a Conditional Use Permit to allow for a Les Schwab Tire Center.



Figure 2: Clifford Addition Filing No. 2 (2014)

Shown on the L. Clifford Addition is Midland Avenue right-of-way (ROW) which runs along the southern property line of the subject property from Highway 67 to the west beyond Coraline Street. Within this ROW, a portion of the road has been constructed adjacent to Highway 67 which primarily provides access to the north side of Big D Motorsports. Another portion of Midland Avenue has been constructed from Coraline Street approximately 200 feet to its eastern terminus. While utilities have been located within this portion of the ROW, due to the steep grade of the land in between these two street stubs, this remaining portion of Midland Ave is not planned to be constructed. The unconstructed portion of Midland Avenue is outlined in blue in Figure 3. Lastly, the portion of the ROW highlighted in yellow on Figure 3, is the portion of the ROW that the applicant is proposing to vacate.

Figure 3: Arial photo of subject property & Midland Ave.



SITE AND SURROUNDING PROPERTIES

Per the zoning map on Figure 4, the subject property is zoned Service Commercial (SC) and is bordered by additional commercial zoned property occupied by Tractor Supply to the north. To the northeast across Midland Ave, is land zoned Urban Residential (UR) which has been developed with single family homes. To the southeast is land zoned Central Business District (CBD) that has been developed with several businesses including Big D Motorsports. To the west and southwest of the subject property are additional single family residential developments zoned UR that is part of the L. Clifford Addition.

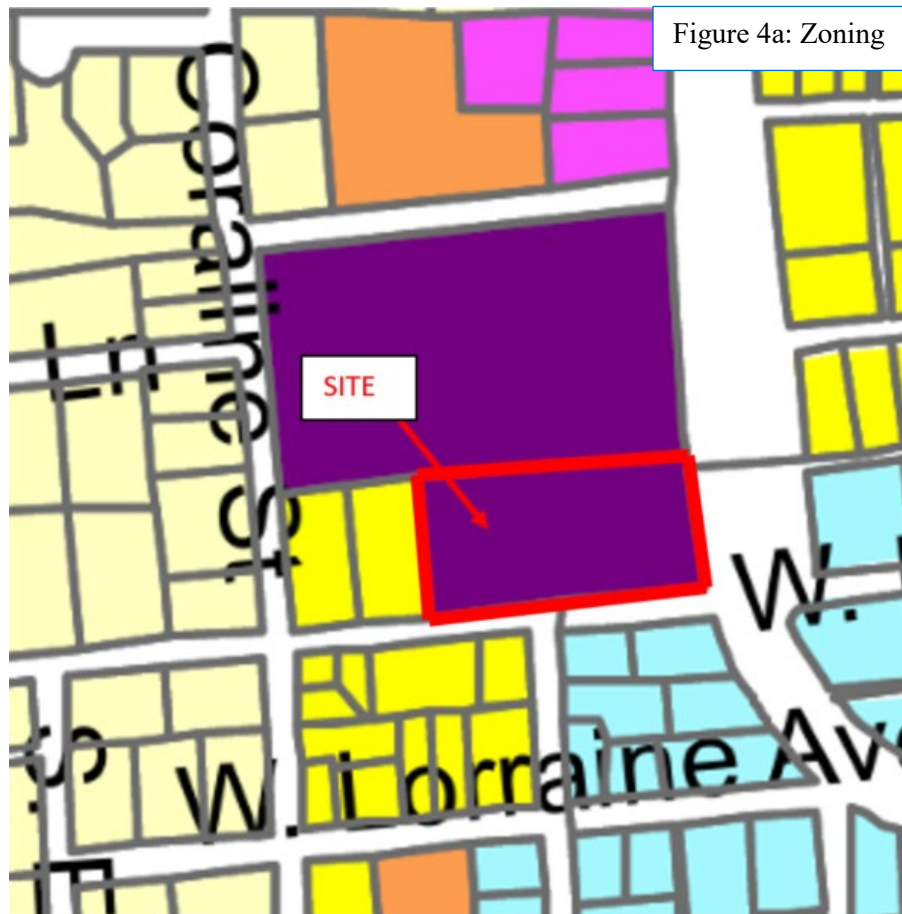


Figure 4a: Zoning

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/Northeast	Tractor Supply/ Single family homes	SC/UR
South/Southeast	Commercial Business and Highlands Addition Residential Subdivision	CBD/UR
East	Highway 67 and Commercial Business	CBD
West/Southwest	Single family homes	UR

Figure 4b below is the Future Land Use Map that comes from the City of Woodland Park Comprehensive Master Plan. The subject property which is outlined in red is labeled as “Downtown Mixed Use”



Figure 5a– 5c are photos of the subject property.

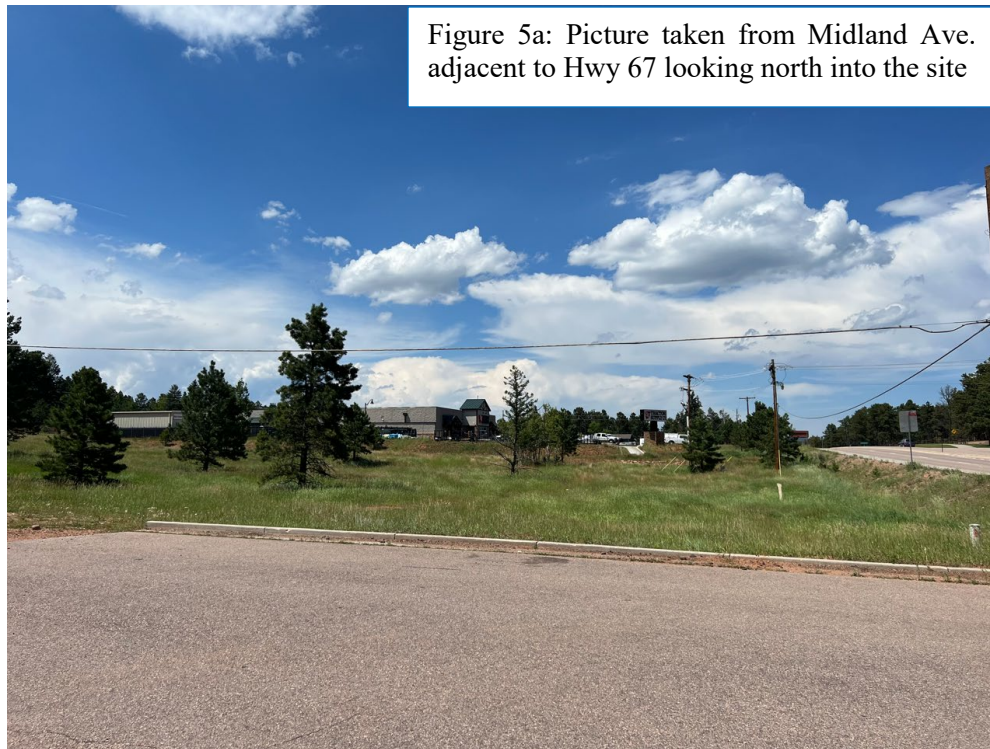
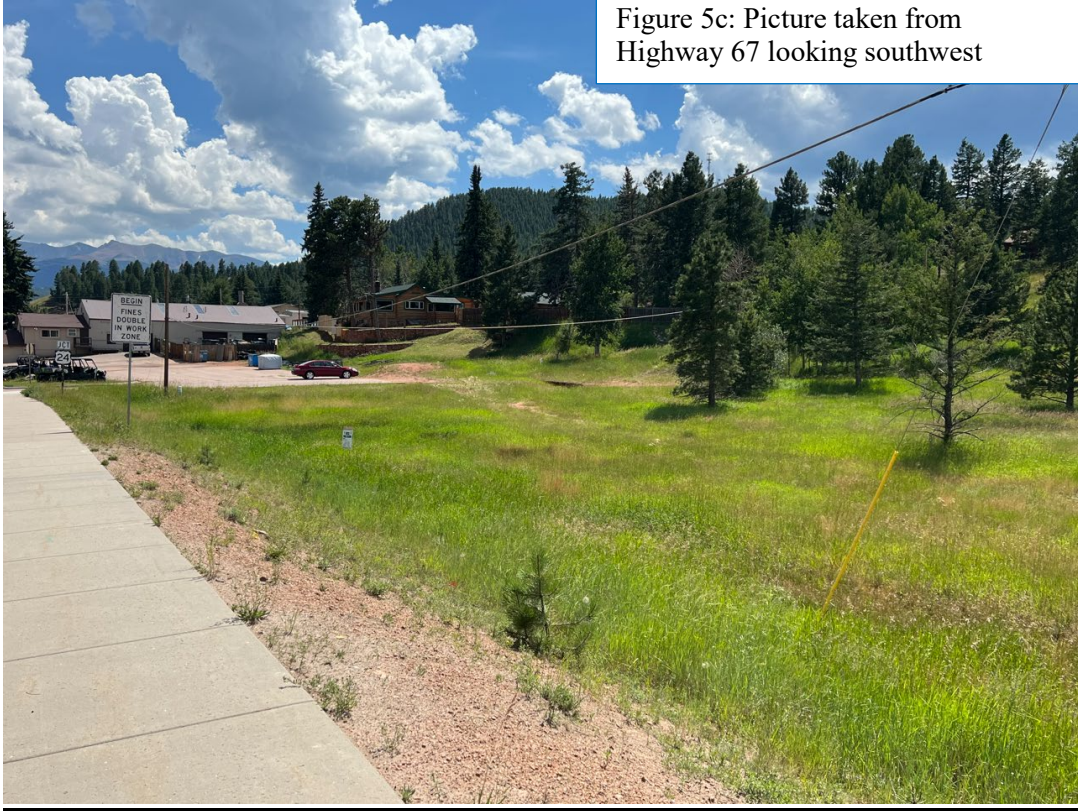


Figure 5c: Picture taken from Highway 67 looking southwest



CURRENT PROPOSAL

Derek Lutz of Farnsworth Group (Applicant) and HSC Woodland Park, LLC (Property Owner) is requesting a Conditional Use Permit (CUP) and Site Plan review to allow for a 6-bay Les Schwab Tire Center building to be constructed on Lot 2 of the L. Clifford Addition Filing 2. The subject property is located within the SC zone district. Within chapter 18.9 of the City of Woodland Park Municipal Code, "Automotive and vehicle repair and maintenance shops" is listed as a Conditional Use within the SC zone. The current proposal includes a new 10,334 square-foot building that includes car bays and a showroom, 34 space parking lot, reconfigured access to Highway 67, utility connections, and other associated improvements required for the development of the site.

The subject property is currently being accessed off of Highway 67 through Midland Ave. As previously stated, while utilities have been established within the ROW, only a small portion of Midland Ave. has been developed as a usable street. Due to the steep grade in the undeveloped portion of the ROW, the applicant is proposing a portion of Midland Ave. be vacated and a private shared access easement be established and improved to provide access to this property as well as the adjacent commercial properties to the south. The vacation and proposed access easement is shown in Figure 6 below and a full depiction is included within the applicant's site plan which is attached hereto.

As seen on Figure 6a below, the subject property as well as the commercial properties to the south (outlined in red) are currently using the same access point. If the applicant's request is approved, the shared access easement will serve all commercial properties within Figure 6a. As stated, the shared access easement is proposed to be private and owned and maintained by the property owners.

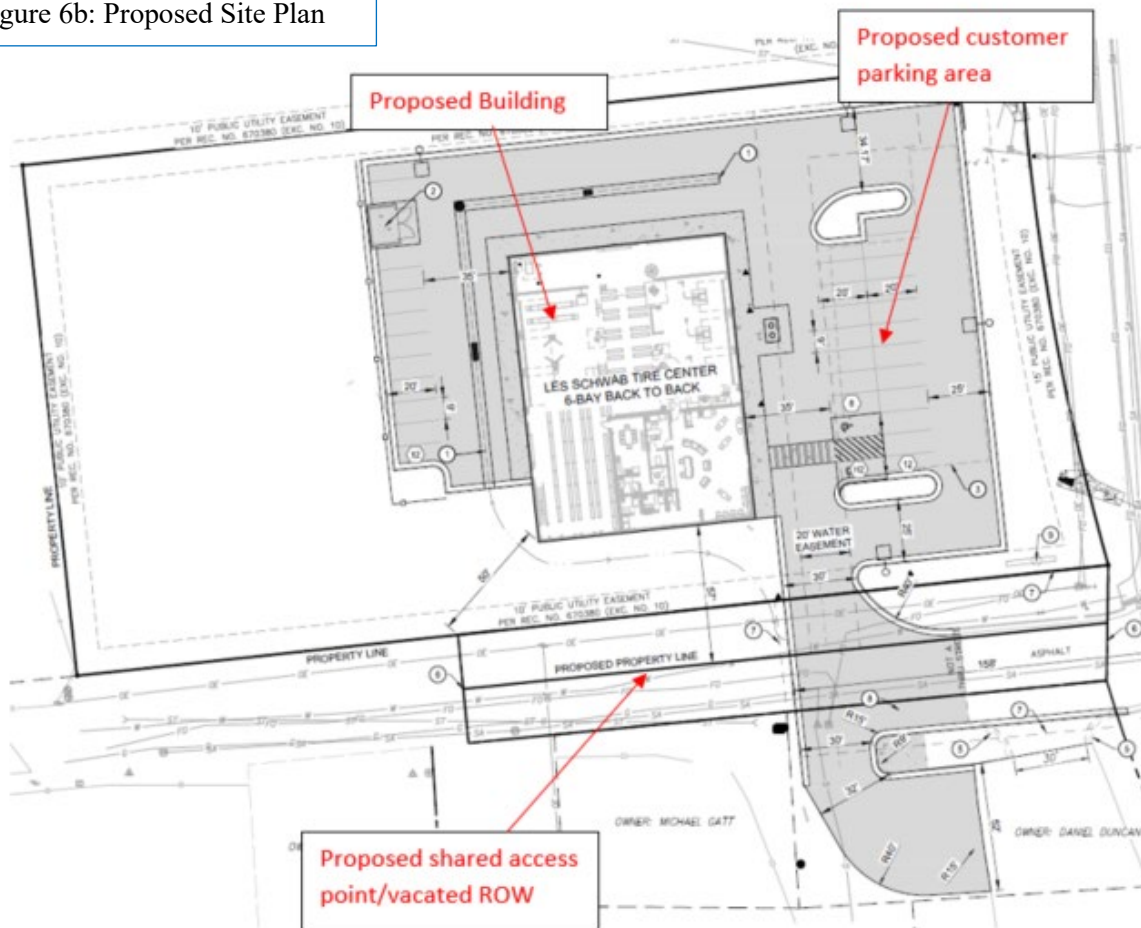


PROPOSED SITE PLAN & ELEVATIONS

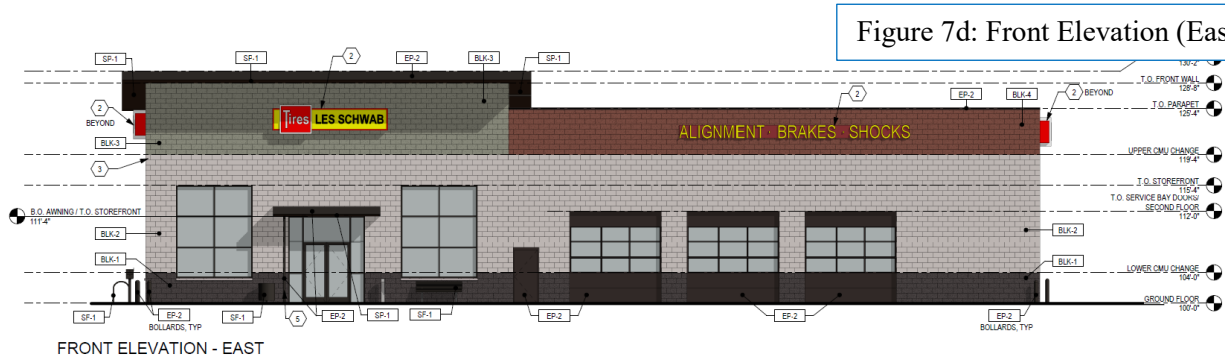
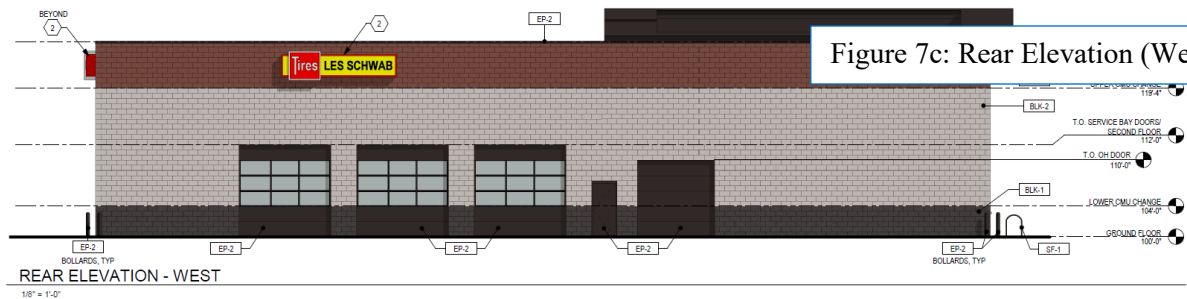
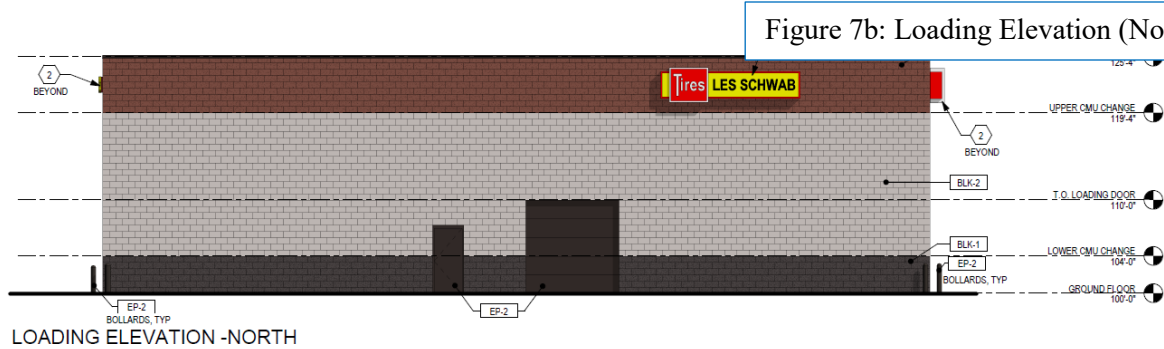
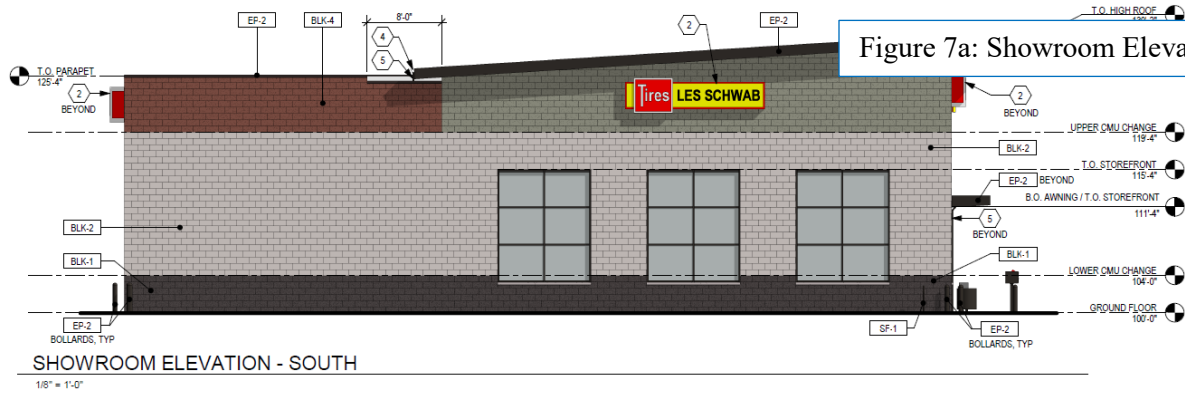
Figure 6b is the proposed site plan which is also attached within the application. As seen here, the applicant is proposing a 10,334 square-foot building on the eastern portion of the site. The proposed site plan includes a parking area with a total of 34 parking spaces which is 12 parking spots above the City requirement.

Within the application attached hereto, the applicant has included a preliminary landscape plan. The preliminary landscape plan points out that the western portion of the property is to remain as it currently exists with mature pine trees in order to create a buffer in between the proposed tire center and the existing residential properties to the west and southwest.

Figure 6b: Proposed Site Plan



Figures 7a-7d are renderings of the proposed elevations for the proposed tire center. The building is planned to be a total of 30 feet in height. The proposed building material consists of different colored concrete masonry unit blocks, metal accents, and a soffit panel with a wood grain finish. Staff found that the proposed building does not have a significant mix of materials and does not meet the Woodland Park Architectural design guidelines.



REFERRALS

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.

The NE Teller County Fire Protection District Fire Chief submitted a comment on July 18, 2023 stating that the applicant is required to install two fire hydrants on the site. NETCFPD's full comment is attached hereto.

CORE Electric submitted a comment via email on July 27, 2023 and their full comments are also attached hereto. CORE's comments outlined that CORE Electric Cooperative has existing underground/overhead electric facilities on the subject property. CORE Electric Cooperative will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE Electric Cooperative's current extension policies. The applicant will be required to provide the transformer and EUSERC (metering) cabinet locations on the plans. The applicant will be required meet clearance and grade requirements near existing and future electric infrastructure.

ANALYSIS OF CONDITIONAL USE PERMIT AND FINDINGS

Municipal code section §18.57 *Conditional Use Permit* regulates the review of conditional use permit requests. §18.57.040.A states: *"The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional use permit, even though meeting the minimal standards of the chapter and code, may be denied, if it is determined that the development and use is not in the best interest of the city."* §18.57.040.B specifies the standards by which all conditional uses must comply in order to receive approval.

Below is a listing of the applicable CUP standards from Code Section 18.57 complete with staff's analysis.

1. *The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.*

Complies. The proposed commercial development includes a new building, parking lot, reconfigured access to Highway 67, utility connection, and other associated improvements required for the development of the site. The subject site is located adjacent to an existing residential neighborhood. The applicant has outlined the plan to buffer the residential use from the proposed commercial use to the east. The proposal includes the plan to keep the western portion of the site heavily vegetated with existing trees.

2. *The proposed development and use shall not endanger the public health and welfare.*

Complies. The use poses no threat to public health and welfare. Zoning of the site supports the specific activities that are proposed for the subject property.

3. *The proposed development and use shall not substantially injure the value of vicinity properties.*

Complies. The subject property is zoned SC which allows the proposed use with the approval of a Conditional Use Permit. Within the attached application, the applicant has provided a preliminary landscape plan that will buffer the neighboring residential use from the proposed commercial use. Staff has also identified within the City red-line comments attached here to

that the applicant must install a screening fence on the west end of the property to further screen the use from the existing single family homes.

4. *The proposed development and use shall be in harmony with the area in which it is to be located.*

Complies. The proposed use is allowed with a conditional use permit within the Service Commercial Zone District. It is adjacent to other established commercial uses and the western portion of the site will provide a substantial buffer between this new use and the established residences.

5. *The proposed development and use shall conform to the provisions, objectives and policies of all city plans, adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements and downtown redevelopment.*

Complies. The development is consistent with the following principles and goals as specified in the City's Comprehensive Plan and future land use map.

Economic Development Objective 1.2: Retain area business and assist with expansion or adding complementary businesses to create clusters and critical mass.

Land Use and Growth Objective 1.1: Ensure that new development fits the intent of the Future Land Use Map and uses the land and community resources. Facilities efficiently and in an environmentally sensitive manner. All new development should contribute to Woodland Park's mountain western identity.

The Future Land Use Map found within the City of Woodland Park Comprehensive Master Plan labels this parcel as "Downtown Mixed Use".

6. *The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications.*

May Comply. Staff provided a copy of the City redline comments on the applicant's proposed site plan to the applicant. Within the redline comments, staff has called out specific issues including location and installation of fire hydrants, proper fencing for a buffer to residential areas, and issues related to proper striping for the new intersection configuration. Per condition of approval number 2, the applicant must submit a final site plan resolving all issues on the attached redline plans. Due to the cancellation of the past Planning Commission Hearing, staff has had more time to review a revised site plan that the applicant sent on September 1, 2023. As stated, a final site plan application must be processed administratively through the Planning Department.

7. *The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.*

May Comply. The applicant has submitted a Traffic Impact Analysis which is also attached hereto. The application was referred to Colorado Department of Transportation (CDOT) for review. CDOT provided comments on September 26th, 2023 that stated the applicant must submit for and gain approval of an access permit which includes a striping plan. Per CDOT's

comments, the site civil plans will need to include a drawing that modifies the striping on Highway 67 to include a left turn lane at Midland Ave. As seen later within the report, this requirement is an additional condition of approval. CDOT's full comment letter is attached hereto.

8. *The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.*

Complies. The development plan has been prepared with care to minimize impacts to existing topography conserving unique features where feasible. Surface drainage is handled with an underground detention pond sited to reduce impacts. Final site grading and drainage are reviewed and inspected by the City Engineer and must be approved administratively during the construction document phase of the application process.

9. *The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage.*

Complies. The proposed development will be served by municipal water and wastewater; the Utilities Department has no issue with the proposed water usage. During their review the Utilities Department had minor comments that will be resolved during the Final Site Plan submittal. The final utility plan must be submitted by the applicant and reviewed and approved administratively by the City of Woodland Park Utilities Department.

10. *The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity.*

May Comply. This application was referred to North East Teller County Fire Protection District during the referral period. Chief Lambert send an email to staff on July 18, 2023 stating the applicant must install two fire hydrants on the site in order to accommodate the Fire Protection District.

11. *The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas and other aesthetic enhancement measures, as required by the city council. (Ord. 589-1993 § 6(part), 1993)*

May Comply. The application may comply if the applicant adheres with the City's architectural design standards.

SITE PLAN REVIEW CRITERIA AND FINDINGS

Municipal code section §18.34 Site Plan regulates the review of site plan reviews. §18.34.010 states: *"In order to ensure a quality development in the city, it is essential that new development meet minimum standards for the design, construction and the use of such developments to complement existing uses, to insure adequate utility and service systems, and to promote the health, safety and welfare of the city's citizens. (Ord. No. 966-2003, § 2, 4-3-2003)."* § 18.34.070 specifies the standards by which all conditional uses must comply in order to receive approval. The proposed site plan was analyzed within the CC zone district

A. *The proposed development shall conform to the provisions, objectives, and policies of all city plans, adopted and in effect at the time of application, including but not limited to: growth management, transportation, utilities, capital improvements, and downtown redevelopment.*

Complies. The development is consistent with the following principles and goals as specified in the City's Comprehensive Plan and future land use map.

Economic Development Objective 1.2: Retain area business and assist with expansion or adding complementary businesses to create clusters and critical mass.

Land Use and Growth Objective 1.1: Ensure that new development fits the intent of the Future Land Use Map and uses the land and community resources. Facilities efficiently and in an environmentally sensitive manner. All new development should contribute to Woodland Park's mountain western identity.

B. *The proposed development shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to: zoning, subdivision, mobile homes, utilities, buildings and construction, business regulations, and engineering specifications.*

May Comply. Staff provided a copy of the City redline comments on the applicant's proposed site plan to the applicant. Within the redline comments, staff has called out specific issues including location and instillation of fire hydrants, proper fencing for a buffer to residential areas, and issues related to proper striping for the new intersection configuration. Per condition of approval number 2, the applicant must submit a final site plan resolving all issues on the attached redline plans. Due to the cancelation of the past Planning Commission Hearing, staff has had more time to review a revised site plan that the applicant sent on September 1, 2023. As stated, a final site plan application must be processed administratively through the Planning Department.

C. *The proposed development shall be designed, constructed, and maintained to accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site.*

May Comply. The applicant has submitted a Traffic Impact Analysis which is also attached hereto. The application was referred to Colorado Department of Transportation (CDOT) for review. CDOT provided comments on September 26th, 2023 that stated the applicant must submit for and gain approval of an access permit which includes a striping plan. Per CDOT's comments, the site civil plans will need to include a drawing that modifies the striping on Highway 67 to include a left turn lane at Midland Ave. As seen later within the report, this requirement is an additional condition of approval. CDOT's full comment letter is attached hereto.

D. *The proposed development shall be designed, constructed, and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features.*

Complies. The development plan has been prepared with care to minimize impacts to existing topography conserving unique features where feasible. Surface drainage is handled with an

underground detention pond sited to reduce impacts. Final site grading and drainage are reviewed and inspected by the City Engineer and must be approved administratively during the construction document phase of the application process.

E. The proposed development shall be designed, constructed, and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.

Complies. The proposed development will be served by municipal water and wastewater; the Utilities Department has no issue with the proposed water usage. During their review the Utilities Department had minor comments that will be resolved during the Final Site Plan submittal. The final utility plan must be submitted by the applicant and reviewed and approved administratively by the City of Woodland Park Utilities Department.

F. The proposed development shall be designed, constructed, and maintained to not unduly increase the public danger of fire, explosion, and other safety hazards upon the public, and persons residing or working on the site and vicinity.

May Comply. This application was referred to North East Teller County Fire Protection District during the referral period. Chief Lambert send an email to staff on July 18, 2023 stating the applicant must install two fire hydrants on the site in order to accommodate the Fire Protection District.

G. The proposed development shall be designed, constructed and maintained to not unduly diminish or impair but to become compatible with the use and enjoyment of vicinity property. To such end the development may be required to provide architectural design schemes and fixtures such as, but not limited to, fencing, landscaping, and buffer areas.

May Comply. The application may comply if the applicant adheres with the City's architectural design standards.

ROW VACATION CRITERIA AND FINDINGS

This request is subject to Municipal Code (MC) chapter 12.08 Vacation of Public Rights-of-Way and the City's right to vacate public rights of way is specified as follows:

§12.08.030 City right to vacate

The City Council, by ordinance, may vacate any street, alley, easement or public right-of-way or part thereof located within the corporate limits of the city, subject to the provisions of the City Charter and the Constitution and statutes of the state.

This vacation request was reviewed and assessed to ensure compliance with the applicable sections of MC Chapter 12.08 as follows:

§12.08.010 Policy declaration – The City declares the following to be its general policy regarding vacation of streets, alleys, easements and public rights-of-way:

The vacation of streets, alleys, easements and public rights-of-way shall be considered based on its effect on utilities located in said rights-of-way, emergency services assess, feasibility of road construction, access to lots abutting the vacation, area traffic patterns and adjacent landowners input.

May Comply. The vacation may comply with this policy. While no adverse effects are expected from the granting of this vacation, since this vacation includes land that currently is unimproved, due to the existing utilities the proposed easement must accommodate those. The new easement will need to provide for access and general utilities.

§12.08.020 Vesting of title upon vacation – Whenever any roadway has been conveyed to, or acquired by, the city for use as a street, alley, easement or public right-of-way, and thereafter is vacated, title to the lands included within such street, alley, easement or public right-of-way or so much thereof as may be vacated shall vest, subject to the same encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues as follows:

- A. In the event that a street, alley, easement or public right-of-way, which constitutes the exterior boundary of a subdivision or other tract of land, is vacated, title to the street, alley, easement or public right-of-way shall vest in the owners of the land abutting the vacated street, alley, easement or public right-of-way, at the time the street, alley, easement or public right-of-way was acquired for public use, was a part of the subdivided land, or was a part of the adjacent land.*
- B. In the event that less than the entire width of a street, alley, easement or public right-of-way is vacated, title to the vacated portion shall vest in the owners of the land abutting such vacated portion.*
- C. In the event that a street, alley, easement or public right-of-way bounded by straight lines is vacated, title to the vacated street, alley, easement or public right-of-way shall vest in the owners of the abutting land, each abutting owner taking to the center of the street, alley, easement or public right-of-way, except as provided in subsections A and B of this section. In the event that the boundary lines of abutting lands do not intersect the roadway at a right angle, the land included within such roadway shall vest as provided in subsection D.*
- D. In all instances not specifically proved for, title to the vacated roadway shall vest in the owners of the abutting land, each abutting owner taking that portion of the vacated roadway to which his land or any part thereof is nearest in proximity.*
- E. No portion of a roadway upon vacation, shall accrue to an abutting roadway.*

Complies. This type of vacation falls under §12.08.020. Portions of the right of way would be vested to the subject property (lot 2 of the L. Clifford Addition), and Lots 1 & 7 of the Oxford Square Subdivision.

§12.08.040 Vacation of roadway on boundary lines. – If a roadway constitutes the boundary lines of the city, it may be vacated only by joint action of the board of county commissioners and the city council.

Complies. This vacation is completely contained within the City, so this section does not apply.

§12.08.050 Connecting public road required – No roadway or part thereof shall be vacated so as to leave any land adjoining the street, alley, easement or public right-of-way without an established public road connecting the land with another established public road.

Complies. If the vacation is approved, all portions of land will still be connected to public right-of-way. The area being vacated will be legally conveyed to the adjacent properties and will continue to have access to Highway 67 via an access and utility easement.

§12.08.060 Reservation of land for utility uses – In the event of vacation of rights-of-way or easements may be reserved for the continued use of existing sewer, gas, water or similar pipelines and appurtenances, for ditches, canals, or drainage and appurtenances, and for electric, telephone and similar lines and appurtenances.

May Comply. Current utilities exist within the platted ROW including but not limited to overhead electric, water main, fiber optic, natural gas, storm drainage, and sanitary sewer. No changes to the listed utilities or existing infrastructure are proposed. These utilities would remain in place if the vacation of ROW is approved. Additionally, the proposed right-of-way vacation was referred to staff departments, and outside agencies that service these utilities. The City of Woodland Park Utility Department commented: “The City must retain all easements and please add a note that 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.)

§12.08.070 Procedure for requesting a vacation – Any person desiring the vacation of any street, alley, easement or other public rights-of-way, located within the city, shall file with the city clerk the following at least thirty(30) days prior to the next regular scheduled planning commission meeting:

A completed application form; Plat and legal description of proposed vacation; plat shall be drawn by a registered land surveyor and shall be on eight and one-half inches by eleven-inch paper whenever possible; A processing fee as established by city council;

The names and addresses of all adjacent property owners.

Complies. A complete application meeting the above criteria has been submitted to staff, and is attached to this staff report.

§12.08.080 Hearing – Planning Commission and City Council action. – The planning commission shall hold a public hearing on the vacation request. Notice of the public hearing shall be published in the official city newspaper at least seven days prior to the public hearing. The property proposed to be vacated shall be posted at least ten days prior to the public hearing and notices shall be sent to adjacent property owners at least ten days prior to the public hearing. The planning commission shall recommend approval or disapproval to the council, or table the request until the next regularly scheduled meeting.

The planning commission shall make its written recommendations to the city council.

The city council shall conduct a public hearing concerning the proposed recommendations by the planning commission, which recommendation shall be part of the council records for such hearing. Notice of public hearing shall be published at least seven days prior to the public hearing, the notice for the city council public hearing may be done at the same time as the notice for the planning commission hearings.

Complies. The Planning Commission public hearing is scheduled for September 14, 2023 and the City Council public hearing is scheduled for November 16th. All public hearing notices have been published, mailed, and posted per Municipal Code requirements.

§12.08.090 Vacation to be accomplished by ordinance – After the public hearing, if the council elects to proceed with the vacation, the actual vacation of any property within the street, alley, easement or other public right-of-way within the city shall be accomplished by ordinance.

Complies. A draft ordinance will be created and presented to the City Council prior to the Public Hearing.

§12.08.100 Recording of vacation ordinance – An ordinance for vacation of any street, alley, easement or public right-of-way, once duly passed and effective, shall be filed with the office of the county clerk and recorder for Teller County.

Complies. If passed, the ordinance will be recorded with Teller County.

§12.08.110 Reimbursement to City – In addition to the processing fee, the applicant shall reimburse the city for all publishing, posting, ordinance drafting and filing costs.

Complies. These are typical costs that all applicants are subject to, and are billed upon closing the file.

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. Prior to the Planning Commission hearing staff received two public comments on the proposal and are attached hereto.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on October 12, 2023 (minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission voted unanimously to recommend City Council approve the request to vacate a portion of Midland Avenue between Highway 67 and Burdette Street, subject to the following conditions:

1. A general utility and access 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 one of the utilities, it will be the responsibility of the property 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.

The Planning Commission also voted unanimously to recommend City Council approve a conditional use permit and site plan to allow for an automotive vehicle repair and maintenance shop and within the Service Commercial (SC) zone district, subject to the following conditions:

1. Prior to the 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
 - 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 Plan
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. The applicant must submit an updated preliminary site plan designating the western portion of the property as a "Natural buffer area".

ATTACHMENTS

1. Ordinance No. 1463, Series 2023 (Midland Ave ROW Vacation)
2. Ordinance No. 1464, Series 2023 (CUP/SPR)
3. October 12, 2023 DRAFT Planning Commission Minutes
4. Applicant CUP Application
5. Applicant ROW Vacation Application
6. NETCFPD Comment
7. CORE CUP Application Comment
8. CORE ROW Vacation Application Comment
9. CDOT Comment
10. Public Comment

CITY OF WOODLAND PARK, COLORADO

ORDINANCE NO. 1463, SERIES 2023

AN ORDINANCE VACATING THAT PORTION OF MIDLAND AVENUE RIGHT-OF-WAY BETWEEN HIGHWAY 67 AND BURDETTE STREET AND ESTABLISH A PUBLIC ACCESS AND GENERAL UTILITY EASEMENT IN WOODLAND PARK, TELLER COUNTY, COLORADO.

WHEREAS, the City Council, after public hearing with notice as required by law, finds that it is in the best interest of the citizens of the City of Woodland Park to grant the requested vacation; and

WHEREAS, no land adjoining the public right-of-way requested to be vacated would be left, by reason of this vacation, without an established public road or public access easement connecting said land with another established public road.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

That the Ordinance entitled “AN ORDINANCE VACATING THAT PORTION OF MIDLAND AVENUE BETWEEN HIGHWAY 67 AND BURDETTE STREET AND ESTABLISH A PUBLIC ACCESS AND GENERAL UTILITY EASEMENT IN WOODLAND PARK, TELLER COUNTY, COLORADO,” be and is hereby adopted as follows:

Section 1. The portion of the right of way labeled Midland Avenue as shown in Exhibit A is hereby vacated by the City of Woodland Park.

Section 2. A public access and general utility easement be established in the vacated area and the ROW Vacation Exhibit must label the vacated area as “Public Access and General Utility Easement”.

Section 3. 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 one of the utilities, it will be the responsibility of the property owner to replace said improvements (to include concrete, asphalt, fences etc.)”

Section 4. Property Owner Maintenance Agreement must be reviewed and approved by the City of Woodland Park prior to recording.

Section 5. This Ordinance shall be in full force and effect from and after its publication as required by law.

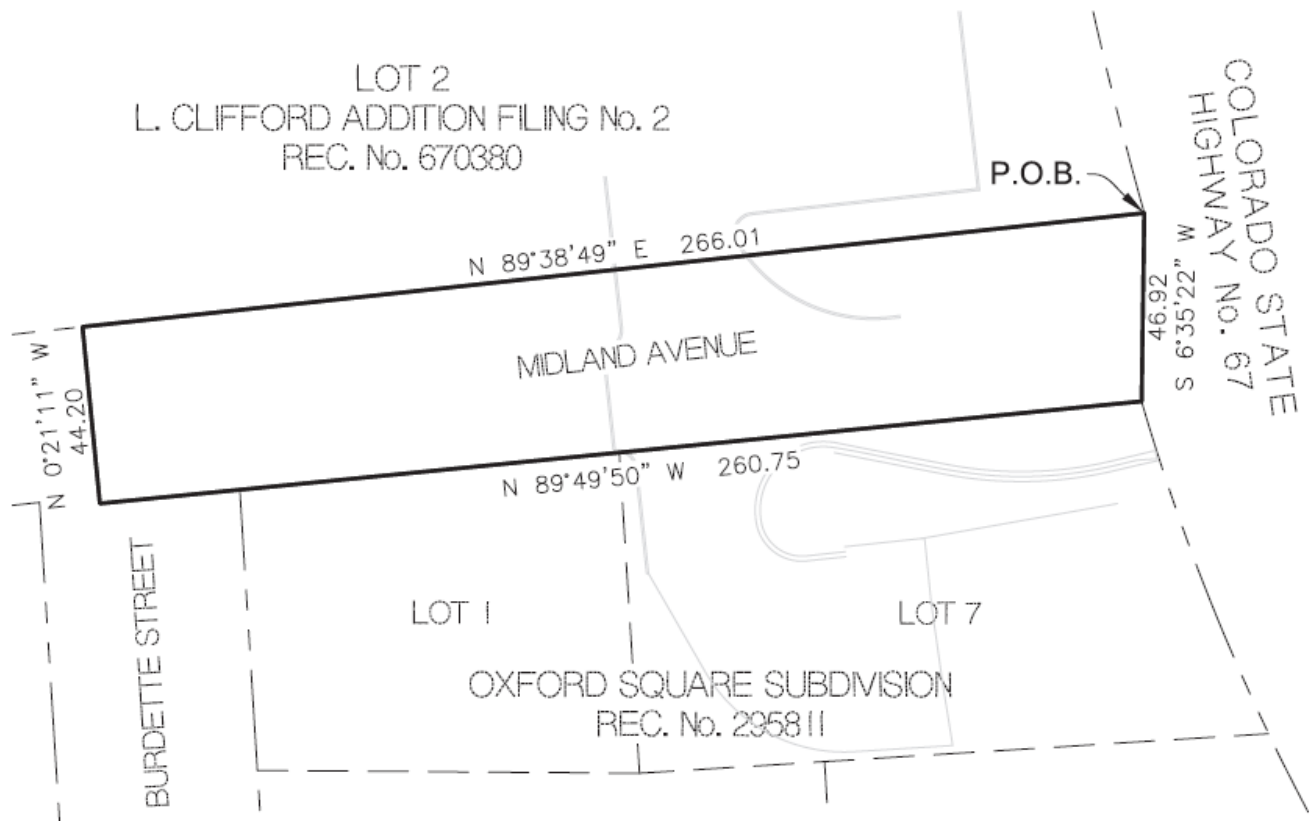
PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS _____ DAY OF _____, 2023.

The Honorable Mayor Hilary LaBarre

ATTEST:

City Clerk Suzanne Leclercq

ORDINANCE 1463, SERIES 2023 – EXHIBIT A



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:
 - 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.
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

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID		Project Name	Les Schwab Tire Center CUP/SPR2023-02		Project # EXT/Case #:	CUP/SPR2	
Permit Number	202307195	Site Address Number			PO Box		
Date Received:	7/5/2023	Site Address Name			Mailing Address #	223	
Project Type	CUP/SPR	Lot Number	2	Block #		Mailing Street	Willow Street
Project Type Number	2 /	Subdivision	L. Clifford	Filing #	2	App Phone	970-232-1218
Project Classification	CUP/SPR	Applicant Business Name	Farnsworth Group				
Residential or Commercial	Commercial	App First Name	Derek	App Last Name	Lutz		

ZDP Required	☐	Public Review Required	☒	Lead Staff Person	CJ Gates
Board of Adjustment Date			Date Routed		
Planning Commission Date	9/14/2023		Comments Due Back to Planning		
City Council (1st Reading)	10/5/2023		Comments Rec'd	☐	Filed in Area:
City Council (Public Hearing)	10/19/2023				Planner Office

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 202307195

Project # EXT/Case # CUP/SPR2023-02

Public Hearing Required ☐

Date Received 7/5/2023

Date Routed

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 CUP/SPR

Project Type Number 2 / 4

Project Classification CUP/SPR

Non-Profit, Residential or Commercial Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPs

Project Name Les Schwab Tire Center CUP

Site Address Number

Site Address Name

Lot Number 2

Block Number

Subdivision L. Clifford

Filing # 2

Applicant Business Name Farnsworth Group

App First Name Derek

App Last Name Lutz

App Phone Number 970-232-1218

PO Box

Mailing Address Street # 223

Mailing Address Street Name Willow Street

City Fort Collins

State CO

Zip Code 80526

Owner First Name HSC Woodland Park,

Owner Last Name

Zone Class SC

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

Planner Office

City of Woodland Park Development Fees Receipt

Print
Record



ID Project Name Les Schwab Tire Center CUP/SPR2023-02
Project # 202307195 Site Address # Site Address
Project # EXT/Case # CUP/SPR2023-0 Lot # 2 Block # Subdivision L. Clifford
Date Initial Permit Approved Filing # 2
Project Type CUP/SPR Applicant Business Name Farnsworth Group
Project Type Number 2 / 4 App First Name Derek App Last Name Lutz
Project Classification CUP/SPR Filed in Area: Planner Office
Residential or Commercial Commercial

Building Fees	<u>\$0.00</u>	Account Number 100-000-3433 PPRBD Building Fees
Regional Park Fee	<u>\$0.00</u>	Account Number 100-000-3651
Water Plant Investment Fee	<u>\$0.00</u>	Account Number 510-343-3465
Water Physical Connection	<u>\$0.00</u>	Account Number 510-342-3462
Sewer Plant Investment Fee	<u>\$0.00</u>	Account Number 520-348-3475
Sewer Physical Connection	<u>\$0.00</u>	Account Number 520-347-3472
Water Right Fee	<u>\$0.00</u>	Account Number 510-344-3468 WATER Rights Fees
Reimbursement Agreement	<u>\$0.00</u>	Account Number 520-000-1920
Stormwater Capital Fee	<u>\$0.00</u>	Account Number 420-000-3486
Transportation Capital Fee	<u>\$0.00</u>	Account Number 410-000-3654
Water Development Fee	<u>\$0.00</u>	Account Number 510-343-3467
Zoning Development Permit Fee	<u>\$1,281.00</u>	Account Number 100-000-3431
Other Fees	<u>\$0.00</u>	Account Number
Description of Other Fees	<u>CUP Review = \$690.00, SPR Review = \$591.00</u>	
Use Tax Fee	<u>\$0.00</u>	Account Number 100-000-3142
Total Amount Due	<u>\$1,281.00</u>	Date Permit Paid: <u> </u>

Amount Received \$0.00 Rec'd By Date Payment Received Check #



CITY OF WOODLAND PARK

[FOLLOW](#)

[220 W SOUTH AVE](#)
[WOODLAND PARK, CO 80863](#)
[+1 719-687-9246](#)

<https://WWW.CITY-WOODLANDPARK.ORG>

Subtotal \$1,281.00
Total Taxes \$0.00

Total \$ 1,281.00

Derek
Lutz

PAYMENT ID: 4D11SX8DSHT1R

[Hide Details](#)

Card: Visa 4237
July 06, 2023, 1:22 PM
Method: TELEPHONE ORDER
Auth ID: 001768
Reference ID: 318700502673
Authorizing Network: VISA

DATE
July 06, 2023
1:22 pm

VISA

4237

View the Privacy Policies for
[Clover](#)





2023 GENERAL APPLICATION

(Revised 1/1/2023)

Project # **202307195**
Case # **CUP/SPR2023-03**
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Received 7/5/2023

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 Derek Lutz, PE (Farnsworth Group)
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 223 Willow St. Fort Collins, CO 80526
- d. E-mail Address dlutz@f-w.com
- e. Phone Numbers Home _____ Work 970-232-1218 Mobile 815-600-4894

2. Property Owner Information (if different from above)

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

3. Site Information

- a. Site Address Midland Avenue and Highway 67, Woodland Park, CO
- b. Lot 2 Block _____ Subdivision L. Clifford Filing No. 2
- c. Property Zoning SC Lot Size 1.97 Acres ☒ Square Feet ☐
(Service Commercial)

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 Les Schwab Tire Center - Woodland Park, CO
- b. Brief Description of Project/Request We are requesting a Site Plan Review and Conditional Use Permit be approved for the construction and operation of a 6-Bay Les Schwab Tire Center building with associated parking lot, utility connections, and other required improvements.

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 Brad Nelson
- ii. Firm Name Farnsworth Group
- iii. Physical Address 5613 DTC Parkway, Suite 100, Greenwood Village, CO 80111
- iv. Mailing Address 5613 DTC Parkway, Suite 100, Greenwood Village, CO 80111
- v. E-mail Address bnelson@f-w.com
- vi. Phone Numbers: Business 303-692-8838 Mobile 303-917-7993

b. Engineer

- i. Project Contact Derek Lutz
- ii. Firm Name Farnsworth Group
- iii. Physical Address 223 Willow Street, Fort Collins, CO 80524
- iv. Mailing Address 223 Willow Street, Fort Collins, CO 80524
- v. E-mail Address dlutz@f-w.com
- vi. Phone Numbers: Business 970-232-1218 Mobile 815-600-4894

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 Mark Johannes
- ii. Firm Name Compass Surveying and Mapping
- iii. Physical Address 3253 W. Carefree Circle, Colorado Springs, CO 80917
- iv. Mailing Address 3253 W. Carefree Circle, Colorado Springs, CO 80917
- v. E-mail Address mark@csamllc.com
- vi. Phone Numbers: Business 719-354-4120 Mobile _____

e. Other (specify role) _____

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

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

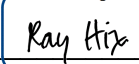
7. Applicable Code Sections

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.


7/3/2023
 Owner Date

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.


7/3/2023
 Applicant Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
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

July 3, 2023

City of Woodland Park

Attn: Ben Schmitt, PE

Re: Project Narrative

Dear Mr. Schmitt:

The proposed Les Schwab Tire Center includes a new building, parking lot, reconfigured access to Highway 67, utility connections, and other associated improvements required for the development of the site. The site plan drawings show all the proposed improvements. The proposed development will meet the following criteria set forth by the City of Woodland Park Code of Ordinances:

Site Plan Review – Conditional Use: Chapters 18.33, 18.34, 18.39 and 18.57

Variance: Chapter 18.60

A variance is requested for underground stormwater detention to be utilized on-site. Due to the significant steep slopes on the west side of the property, the site plan cannot accommodate enough room for a traditional surface level stormwater detention pond. Therefore, underground detention must be utilized to manage stormwater runoff.

Aside from the requested variance for underground stormwater detention, the proposed development complies with all other criteria set forth by the City of Woodland Park Code of Ordinances, Engineering Specifications, and Drainage Criteria Manual.

Sincerely,

FARNSWORTH GROUP, INC.

Derek Lutz, PE
Project Engineer



2023 SITE PLAN REVIEW SUBMITTAL REQUIREMENTS
CITY OF WOODLAND PARK
 (Revised 1/1/2023)

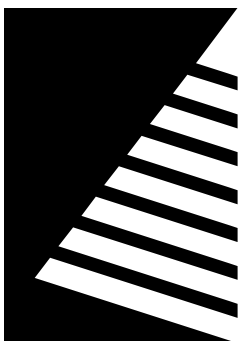
**LES SCHWAB SITE PLAN REVIEW
 - CONDITIONAL USE**

The site plan and application shall contain and include the following criteria and information (please check completed boxes). This completed form **MUST** be submitted with the application:

Applicant Check	City Check	Submittal Requirement
☒		Complete Application. A completed application for site plan review upon forms supplied by the Planning Department
☐		Application Fee. See fee sheet available in City Planning & Building Department or on City website (www.city-woodlandpark.org) under Planning & Building Department/Development Fees.
☒		Adjoiners List. A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
☒		Warranty Deed or Title Policy. Documents proving ownership of subject property.
☐		Plans. One (1) set of 24" x 36" sheet(s)
☐		One (1) set of 11" x 17" sheet(s)
☒		Adobe Portable Document Format (.pdf) formatted for printing on 24"x36" sheet(s). May be submitted on compact flash drive.
Supplemental Materials. Supplemental materials to be included with all applications are as follows:		
☒		Architectural drawings, renderings, or other graphic illustrations of structures, landscaping, and accessory infrastructure
☒		Drainage plan (3 copies)
☒		Grading plan
☒		Landscape plan
☒		Traffic report/study (3 copies)
Site Plan. A site plan containing and including the following criteria and information:		
☒		Prepared by a qualified individual with appropriate signature, date and seal affixed;
☒		Indicate the name of the proposed development, submittal phase, and the words "Site Plan";

Applicant Check	City Check	Submittal Requirement
Site Plan, continued.		
A site plan containing and including the following criteria and information:		
☒		Be drawn at a scale to clearly show the entire project and site characteristics [one inch equals thirty feet (1" = 30') is preferred];
☒		A vicinity map indicating the location of the site;
☒		Date of preparation, scale, and north arrow (designated as true north);
☒		The location, exterior horizontal dimensions and height of all existing and/or proposed structures and/or uses with reference to property lines;
☒		Property lines, dimensions, and known monuments;
☒		Location, dimensions and names of on-site and adjacent streets, trails, public rights-of-way and sidewalks;
☒		Location, dimensions and intent of existing and proposed easements;
☒		Location, number, and dimensions of all parking areas, driveways, driving lanes, loading areas and parking formula used;
☒		Locations of existing and proposed utilities, including: water, sewer, drainage, fire, electricity, gas, phone, and cable television infrastructure;
☒		General direction of off-site topography;
☒		Location and extent of streams, watercourses, and floodplains or other hazards;
☒		Landscaped areas;
☒		Location of existing and proposed signs;
☒		Areas for solid waste disposal containers and typical enclosure detail, if applicable;
☒		Zoning district, special district and city boundaries;
☒		Area and extent of snow storage areas;
☒		Adjacent existing and proposed uses;
☒		On-site topography at two-foot (2') contour intervals referenced to U.S. Geological Survey datum;
☒		Location and extent of all traffic control devices and signs;
☒		Location and extent of exterior lighting fixtures and a typical detail diagram;
☒		Location and extent of fences and buffer areas, if applicable. For purposes of this section, a buffer area shall be defined as a strip of land or appropriate method to separate one type of land use from another use which may be incompatible;
☒		Location and extent of areas in excess of thirty percent (30%) slope;

Applicant Check	City Check	Submittal Requirement
Site Plan, continued. A site plan containing and including the following criteria and information:		
☒		Indicate any lands or areas to be retained as open space and/or future expansion;
☒		Additional reasonable site plan information requested by the Planning Department to aid in the review and evaluation of the development;
☒		Minimum four by four inch (4" x 4") box for listing of approval conditions and restrictions;
☒		Indicate the total square footage of new impervious surface area and existing impervious surface area.
☒		The following certifications shall be shown and executed on site plans through the <u>public hearing</u> process: <i>(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.</i> _____ Date Owner(s) <i>I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein, City of Woodland Park, Planning Department, by the City of Woodland Park Planning Commission on _____ 20____, after a properly conducted Public Hearing by the City Council held on _____, 20____.</i> _____ Date City Planner City of Woodland Park
☐		The following certifications shall be shown and executed on the permitted use site plans through the administrative review process: <i>(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.</i> _____ Date Owner(s) <i>I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.</i> _____ Date City Planner City of Woodland Park
☒		Waivers or Modifications. The above stated criteria and standards may be amended, waived or modified upon a written request with a recommendation by the planning commission to city council resulting in a the favorable vote of the majority of the members present of the city council.



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
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ELEVATION GENERAL NOTES:

- A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
H. REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
J. PROVIDE SIGNAGE FOR THE FIRE PUMP ROOM COMPLIANT WITH MINNESOTA BUILDING CODE SECTION 902.1.2

ELEVATION KEY NOTES:

1. MASONRY CONTROL JOINT, REF STRUCTURAL & 2/A503.
2. SIGNAGE BY CARLSON SIGN, REF 5/A506 FOR ATTACHMENT DETAIL.
3. ADDRESS NUMBER LOCATION, CW/ AHJ.
4. GUTTER, REF SPECS
5. DOWNSPOUT, REF SPECS

MATERIAL LEGEND:

BLK-1	ANGELUS CMU SPLIT FACE, (ONYX)
BLK-2	ANGELUS CMU BURNISHED, (MISSION WHITE)
BLK-3	ANGELUS CMU PRECISION, (GREYSTONE)
BLK-4	ANGELUS CMU SPLIT FACE, (LADERA RED)
SP-1	SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
SF-1	SITE FURNISHINGS IN BLACK, TRASH RECEPTICLE AND BENCH
EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
MTL-1	PAC-CLAD FLUSH METAL PANEL - COLONIAL RED

HIGHWAY 67 AND MIDLAND AVENUE
WOODLAND PARK, CO 80863
**LES SCHWAB TIRE CENTER -
WOODLAND PARK, CO**



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FOR APPROVAL

07.03.2023
PROJECT# | 0230935.00
DESIGNED BY | BN
DRAWN BY | EM
REVISIONS

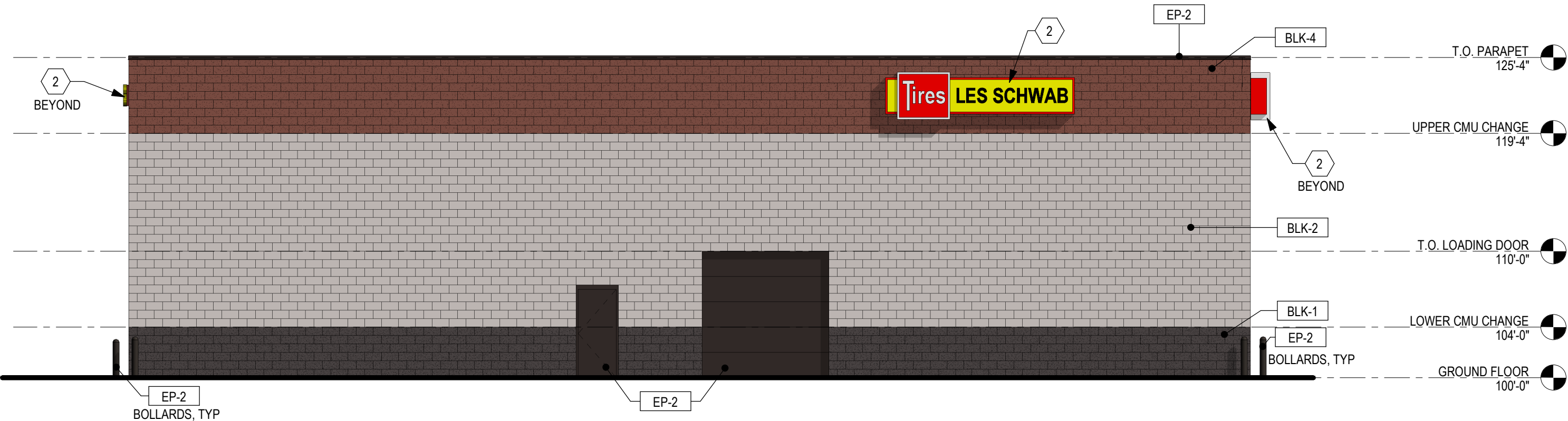
COLOR EXTERIOR
ELEVATIONS

A02



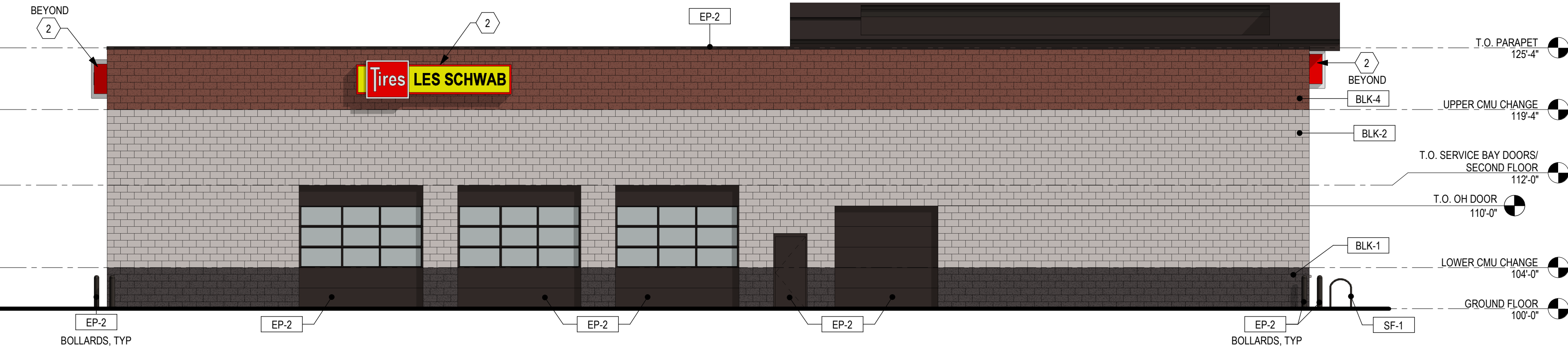
SHOWROOM ELEVATION - SOUTH

1/8" = 1'-0"



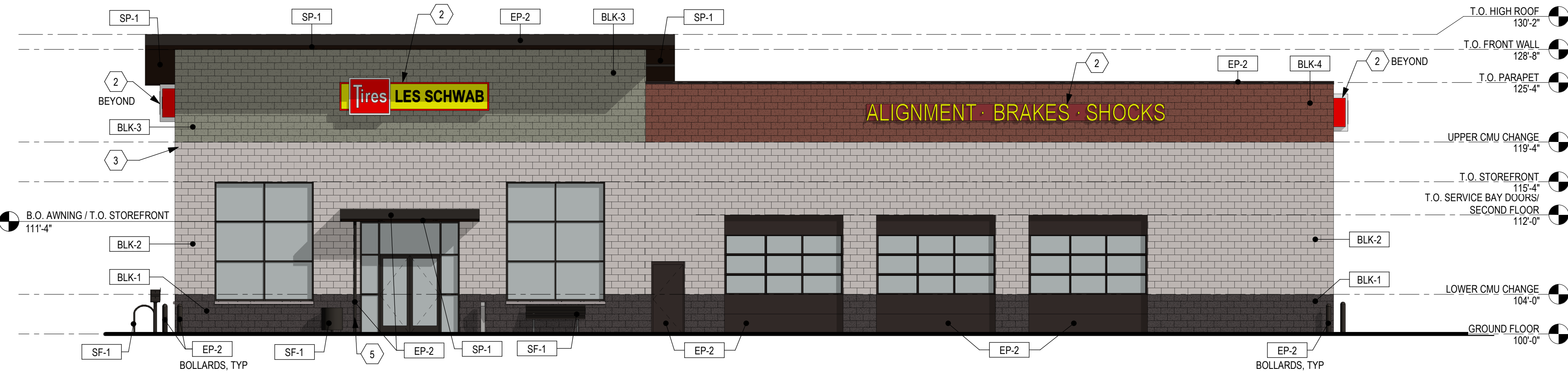
LOADING ELEVATION - NORTH

1/8" = 1'-0"



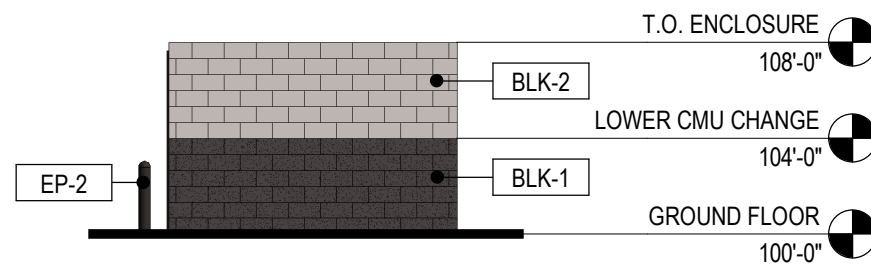
REAR ELEVATION - WEST

1/8" = 1'-0"



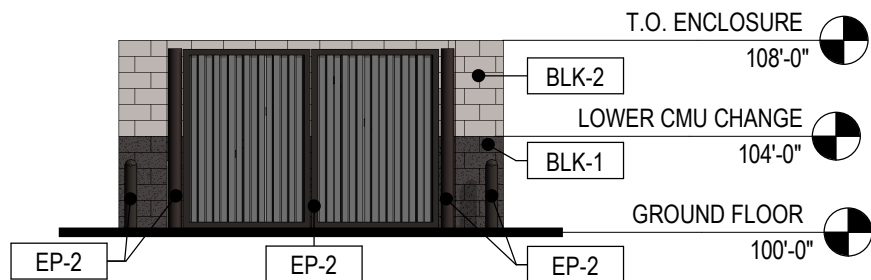
FRONT ELEVATION - EAST

1/8" = 1'-0"



TRASH ENCLOSURE - SIDE

1/8" = 1'-0"



TRASH ENCLOSURE - FRONT

1/8" = 1'-0"

LES SCHWAB

SITE PLAN CONDITIONAL USE SUBMITTAL

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE WOODLAND PARK, CO 80863

Section - Quarter Section Information

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C-201	WATER SERVICE LINE PLAN AND PROFILE
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C-507	EROSION AND SEDIMENT CONTROL DETAILS

LOCATION MAP



UTILITY CONTACTS

CITY OF WOODLAND PARK PUBLIC WORKS
220 W SOUTH AVENUE, WOODLAND PARK, CO 80866
PUBLIC WORKS DIRECTOR: BEN SCHMITT
EMAIL: bschmitt@city-woodlandpark.org
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DEVELOPER/OWNERS INFORMATION

LES SCHWAB TIRE CENTERS
20900 COOLEY ROAD
BEND, OREGON 97701
PH: (541) 447-4136

(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ City Planner
City of Woodland Park



PROJECT NO.: 0230112.00

DATE: 06/30/2023

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

LES SCHWAB

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST CITY OF WOODLAND PARK STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, COLORADO DEPARTMENT OF TRANSPORTATION AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE NORTHEAST TELLER COUNTY FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS, IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.

3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE, AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.

4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED CITY OF WOODLAND PARK PERSONNEL.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.

6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CITY CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR CITY APPROVAL BY THE CITY OF WOODLAND PARK PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.

8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE CITY OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM CITY ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE CITY ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCCO.ORG).

9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION," THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY. TO ALL PROJECTS BEING PLACED TO ANY EXISTING UNDERGROUND SURFACE DISTURBING ACTIVITIES AT THE SITE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION AND ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED CITY PERSONNEL.

12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.

13. PRIOR TO THE BEGINNING OF WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE CITY, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.

14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF WOODLAND PARK STANDARDS AND SPECIFICATION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE APPROVED EROSION CONTROL PLAN. THE CITY OF WOODLAND PARK MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE CITY OF WOODLAND PARK.

15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE CITY ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.

16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE CITY OF WOODLAND PARK STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE CITY. CITY ENGINEER'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES, AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.

17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE CITY ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE CITY OF WOODLAND PARK STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE CITY ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE CITY ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE CITY SHALL NOT SUPERVISE SET OUT WORK, OR GIVE LINE AND GRADE STAKES.

18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.

19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE CITY ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE CITY ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.

20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE. WHENEVER SO ORDERED BY THE CITY ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.

21. EXCEPT IN CASES OF EMERGENCY, MAINTENANCE, OR PROTECTION OF WORK ALREADY COMPLETED, NO WORK SHALL BE ALLOWED BETWEEN THE HOURS OF 7 P.M. AND 7 A.M.; NOR ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS UNLESS APPROVED BY THE CITY ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7 A.M. TO 4 P.M. ON REGULAR CITY BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. HOWEVER, SUCH INSPECTORS SHALL REMAIN EMPLOYEES OF THE CITY FOR ALL PURPOSES. REQUESTS FOR OVERTIME SHALL BE MADE TO THE CITY ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE CITY PRIOR TO FINAL ACCEPTANCE.

22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE CITY ENGINEER, THE INSTRUCTIONS GIVEN BY THE CITY ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.

23. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY HAND EXCAVATION REQUIRED AT FOOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.

24. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.

25. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.

26. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE CITY OF WOODLAND PARK.

27. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:

a. "THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE CITY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM."

28. REMOVAL DIMENSIONS ARE TO EDGE OF PAVEMENT (E.O.P.) UNLESS NOTED OTHERWISE.

29. HORIZONTAL CONTROL COORDINATES ARE TO FLOWLINE, CENTER OF PIPELINE, OR VALVE BOXES UNLESS NOTED OTHERWISE.

30. THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES. VEHICLE TRACKING MATS SHALL BE PLACED AT ALL CONSTRUCTION ACCESS POINTS TO PAVED STREETS.

31. THE CONTRACTOR SHALL SAWCUT ALL EDGES OF EXISTING PAVEMENT THAT ARE TO BE REMOVED. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO CREATE A SMOOTH WORKING EDGE AND TO PLACE BACKFILL AND PAVEMENT SECTION PER PROJECT SPECIFICATIONS AND THE GEOTECHNICAL RECOMMENDATIONS TO ENSURE THAT SETTLEMENT DOES NOT OCCUR.

32. ALL CONCRETE SIDEWALK AND/OR CURB AND GUTTER DAMAGED, CRACKED, OR BROKEN BY CONSTRUCTION ACTIVITIES ADJACENT TO THE PROJECT PROPERTY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY DISTURBED LANDSCAPED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION WITH THE SAME SIZE, COLOR, DEPTH, AND MATERIALS AS EXISTING.

33. ALL DISTURBED NATIVE AREAS SHALL BE RESTORED AND REVEGETATED WITH APPROVED LOCALLY ADAPTED VEGETATION AS APPROVED BY THE OWNER AND IN LINE WITH SITES REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR "FINAL STABILIZATION" OF THE DISTURBED PROJECT LIMITS PER THE TERMS AND CONDITIONS REQUIRED BY THE CITY OF WOODLAND PARK STORMWATER QUALITY MANAGEMENT PLAN (SWMP). FINAL STABILIZATION IS REQUIRED WHEN ALL GROUND SURFACE DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70-PERCENT OF PRE-DISTURBANCE LEVELS, AND EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE REQUIRED VEGETATIVE COVER BY TEMPORARY WATERING OR IRRIGATION AND BY MAINTAINING TEMPORARY EROSION CONTROL MEASURES UNTIL THE 70-PERCENT PLANT DENSITY IS MET.

34. ALL GRADING, DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF WOODLAND PARK REQUIREMENTS AND SUSTAINABLE SITES REQUIREMENTS.

35. CONTRACTOR SHALL REPAIR, IRRIGATE AND REPLACE ANY SOD THAT IS IMPACTED OR DISTURBED BY CONSTRUCTION.

36. ALL WORK INVOLVING TREES TO BE REMOVED, REPLACED OR DISPOSED OF SHALL BE IN ACCORDANCE WITH DIRECTION FROM THE OWNER AND THE REGULATIONS OF THE CITY OF WOODLAND PARK. STUMPS MAY BE GROUND TO FINISHED GRADE AS DIRECTED BY OWNER. TREE(S) REMAINING ON-SITE SHOULD BE PROTECTED FROM CONSTRUCTION/EQUIPMENT ACTIVITIES. THE TREE TRUNK MUST BE PROTECTED. NO STOCKPILING OF MATERIALS OR FILL WITHIN THE CRITICAL ROOT ZONE OF THE TREE IS PERMITTED.

37. THE CONTRACTOR HAS THE DISCRETION TO FIELD ADJUST VALVE BOX LOCATIONS AND WATERLINE, IRRIGATION, OR ELECTRICAL ALIGNMENTS BASED ON UNFORESEEN FIELD CONDITIONS OR BASED ON UTILITY POT-HOLE RESULTS IN ORDER TO AVOID CONFLICTS WITH EXISTING INFRASTRUCTURE OR TREES. COORDINATE FIELD ADJUSTMENTS WITH ENGINEER.

CITY OF WOODLAND PARK WATERLINE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

2. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UCCO) (811) OR (1-800-922-1987) FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE, WATER, SEWER, AND STORM SEWER THREE (3) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CONTACTING ANY TIER II UTILITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS EXCEPT WHERE ALTERNATES HAVE BEEN DESIGNED INTO THE PROJECT AND APPROVED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVED BY AUTHORIZED CITY OF WOODLAND PARK PERSONNEL.

4. ALL NEW WATER MAINS TWELVE (12") INCHES OR LESS SHALL BE PVC PRESSURE PIPE WITH RUBBER RING JOINT GASKETS OR HIGH DENSITY POLYETHYLENE (HDPE) WITH HEAT FUSION WELDED JOINTS. UNLESS OTHERWISE SPECIFIED. PVC PIPE SHALL CONFORM TO THE LATEST EDITION OF AWWA C900 AND HDPE PIPE SHALL CONFORM TO THE LATEST EDITION OF AWWA C906. PIPE O.D. SHALL BE EQUIVALENT TO DUCTILE IRON PIPE SIZES (DIP).

5. FIRE HYDRANTS SHALL BE LIMITED TO THE FOLLOWING MANUFACTURERS, OR APPROVED EQUAL, APPROVED IN WRITING BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE, AND SHALL BE PAINTED ACCORDING TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS PRIOR TO ACCEPTANCE.

• WATERLOUS - 5¼ INCH PACER FIRE HYDRANT, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.

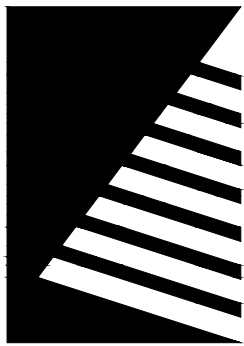
• MUELLER COMPANY - 5¼ INCH CENTURIUM, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.

• CLOW - 5¼ INCH MEDALLION, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.

6. THE CONTRACTOR SHALL FURNISH TO THE DESIGN ENGINEER ALL FIELD MODIFICATIONS AND OTHER CHANGES TO THE APPROVED CONSTRUCTION DRAWINGS FOR INCLUSION IN THE "AS-BUILT" DRAWINGS. THE "AS-BUILT" DRAWINGS WILL BE CERTIFIED/STAMPED AND SIGNED BY THE PROFESSIONAL ENGINEER BEFORE SUBMITTING TO THE CITY OF WOODLAND PARK.

7. THERE SHALL BE A MINIMUM OF SEVEN (7') FEET OF COVER OVER ALL WATER MAINS AND SERVICE LINES TO FINISHED GRADE.

8. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY OF WOODLAND PARK PERSONNEL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES OR AFTER CONSTRUCTION ACTIVITIES HAVE BEEN INTERRUPTED FOR THREE (3) MONTHS OR LONGER OR IF THERE WAS A CHANGE OF THE OWNER/ CONTRACTOR.



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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-002

PROJECT NO.: 0230112.00

UTILITY CONTACTS



Water Main:

NAME

COMPANY NAME

PHONE

EMAIL

Sanitary Service:

NAME

COMPANY NAME

PHONE

EMAIL

Fire Department:

NAME

COMPANY NAME

PHONE

EMAIL

Electric Service:

NAME

COMPANY NAME

PHONE

EMAIL

Gas:

NAME

COMPANY NAME

PHONE

EMAIL

Communications:

NAME

COMPANY NAME

PHONE

EMAIL

City of Montrose:

NAME

COMPANY NAME

PHONE

EMAIL

ABBREVIATIONS

&

AND

-

APPROXIMATE

@

AT

°

DEGREE

#

NUMBER

%

PERCENT

±

PLUS OR MINUS

AGG

AGGREGATE

ALT

ALTERNATIVE

APPROX

APPROXIMATE

AVE.

AVENUE

BC

BACK OF CURB

BLVD.

BOULEVARD

BM

BENCHMARK

BMP

BEST MGMT. PRACTICE

BOT

BOTTOM

BW

BACK OF WALK

C & G

CURB AND GUTTER

C to C

CENTER TO CENTER

CIP

CAST-IN-PLACE

CL

CENTERLINE

CMP

CORRUGATED METAL PIPE

CONC

CONCRETE

CS

COMBINED SEWER

CTR

COURT

CTRV

CULVERT

DEPT

DEPARTMENT

DIA

DIAMETER

DR.

DRIVE

DT

DRAIN TILE

DWG

DRAWING

DWGS

DRAWINGS

E

EAST

EG

EXISTING GRADE

EL

ELEVATION

ELE

ELEVATION

ELEV

ELEVATION

EQ

EQUAL

EXP

EXPANSION

EXST

EXISTING

FF

FINISH FLOOR ELEVATION

FG

FRAME AND GRAME

FG

FINISHED GRADE

FH

FIRE HYDRANT

FIN

FINISH

FL

FLOW LINE

FLR

FLOOR

FM

FORCE MAIN

FTG

FOOTING

G

GROUND ELEVATION

GALV

GALVANIZED

GV

GATE VALVE

HDWL

HEADWALL

HMA

HOT MIX ASPHALT

HORIZ

HORIZONTAL

HW

HIGH WATER

HWY

HIGHWAY

ID

INSIDE DIAMETER

CDOT

COLORADO DEPARTMENT OF TRANSPORTATION

JT

JOINT

LAT

LATITUDE

LF

LINEAR FEET

LONG

LONGITUDE

LS

LUMP SUM

LT

LEFT

MAX

MAXIMUM

MES

METAL END SECTION

MH

MANHOLE

MIN

MINIMUM

MISC

MISCELLANEOUS

N

NORTH

NO.

NUMBER

NTS

NOT TO SCALE

OD

OUTSIDE DIAMETER

OD

PAVEMENT ELEVATION

PC

POINT OF CURVATURE

PL

PROPERTY LINE

POC

POINT OF CURVE

POI

POINT OF INTERSECTION

POT

POINT OF TANGENT

PRELIM

PRELIMINARY

PROP

PROPERTY

PT

POINT OF TANGENCY

PVC

POLYVINYL CHLORIDE

PVI

POINT OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

QTY

QUALITY

R

RADIUS

RAD

RADIUS

RC

REVERSE CURVE

RCP

REINFORCED CONCRETE PIPE

RD

ROAD

REINF

REINFORCED

RET

RETAINING

ROW

RIGHT-OF-WAY

RR

RAILROAD

RT

RIGHT

S

SOUTH

SA

SANITARY SEWER

SECT

SECTION

SHT

SHEET

SPCL

SPECIAL

ST

STORM SEWER

ST.

STREET

STA

STATION

STD

STANDARD

TBD

TO BE DETERMINED

TBF

TRENCH BACKFILL

TC

TOP OF CURB ELEVATION

TRW

TOP RETAINING WALL ELEVATION

TW

TOP OF WALK ELEVATION

TY

TYPE

TYP

TYPICAL

VC

VERTICAL CURVE

VERT

VERTICAL

W

WEST

WM

WATER MAIN

UNIT ABBREVIATIONS

AC

ACRE

CU

CUBIC

CU

CUBIC FEET

CFS

CUBIC FEET PER SECOND

CY

CUBIC YARD

DF

DEGREE FAHRENHEIT

EA

EACH

FT

FEET OR FOOT

IN.

INCHES

LBS

POUNDS

PSF

POUNDS PER SQUARE FEET

PSI

POUNDS PER SQUARE INCH

Q

FLOW RATE

SF

SQUARE FEET

SY

SQUARE YARD

EXISTING SYMBOLS



BENCHMARK



CONTROL POINT



PK NAIL



IRON PIPE



RIGHT-OF-WAY MARKER



BOLLARD



BORE HOLE



SIGN



MAILBOX



SATELLITE



FLOW LINE



DECIDUOUS TREE W/SIZE



EVERGREEN TREE W/SIZE



SHUTOFF VALVE



VALVE



RECORD INFORMATION



PROPERTY LINE



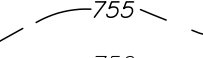
RIGHT-OF-WAY



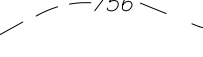
WOODEN FENCE



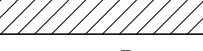
CHAIN LINK FENCE



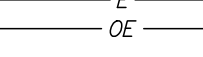
CONTOUR LINE MAJOR



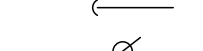
CONTOUR LINE MINOR



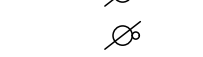
BUILDING LINE



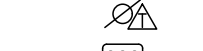
UNDERGROUND ELECTRIC LINE



OVERHEAD ELECTRIC LINE



UTILITY DOWN GUY

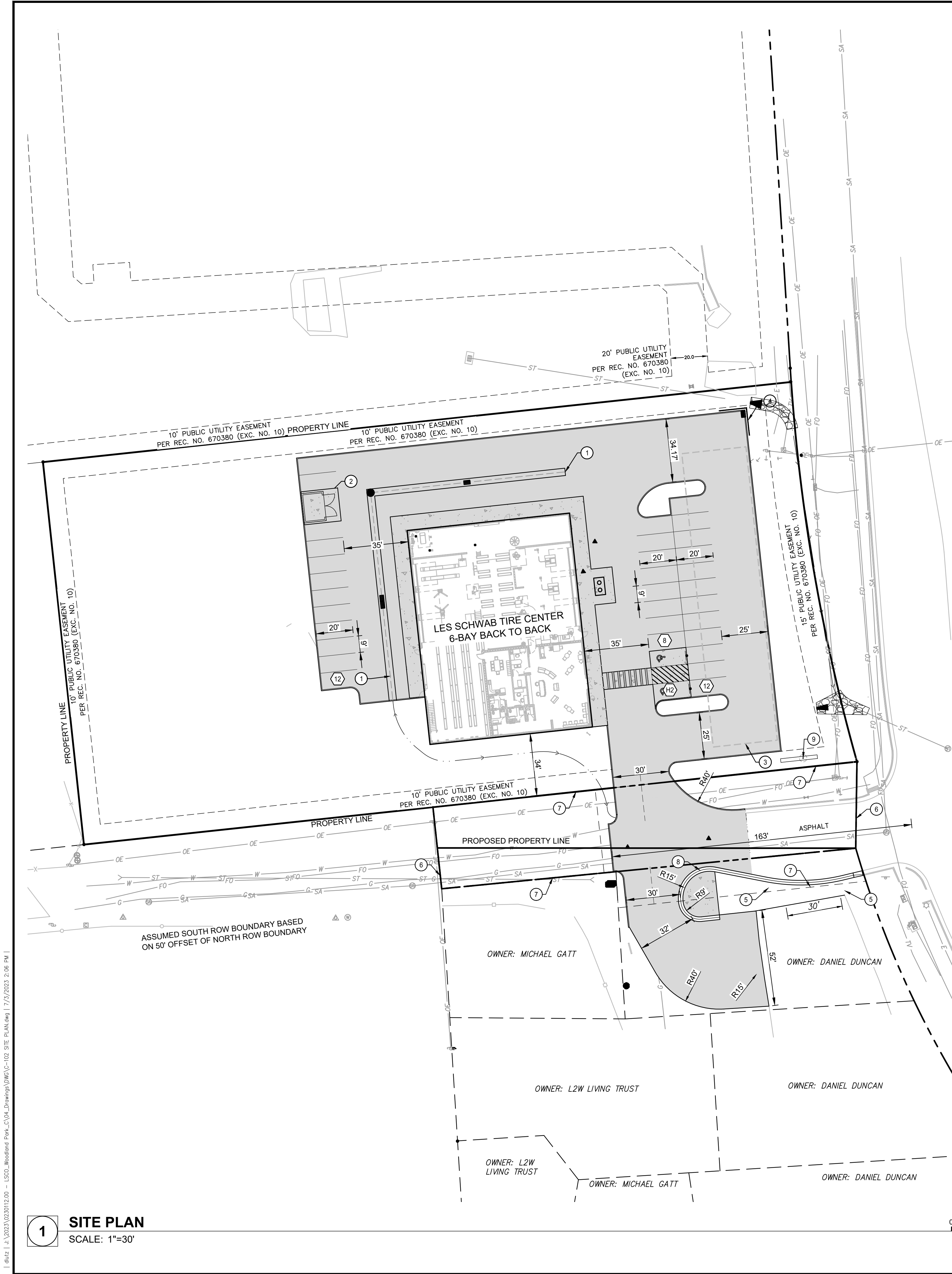


UTILITY POLE

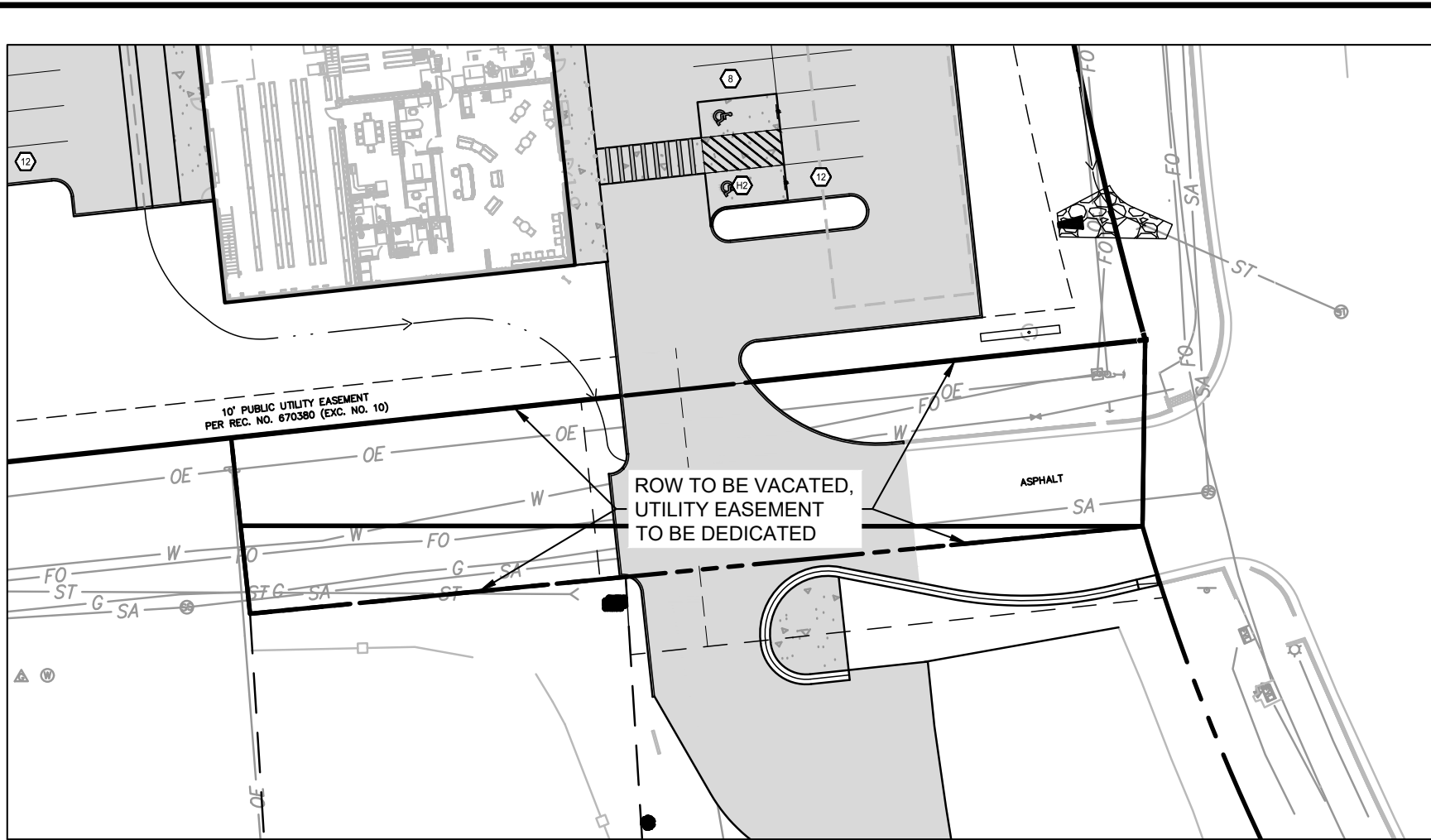


UTILITY POLE DROP

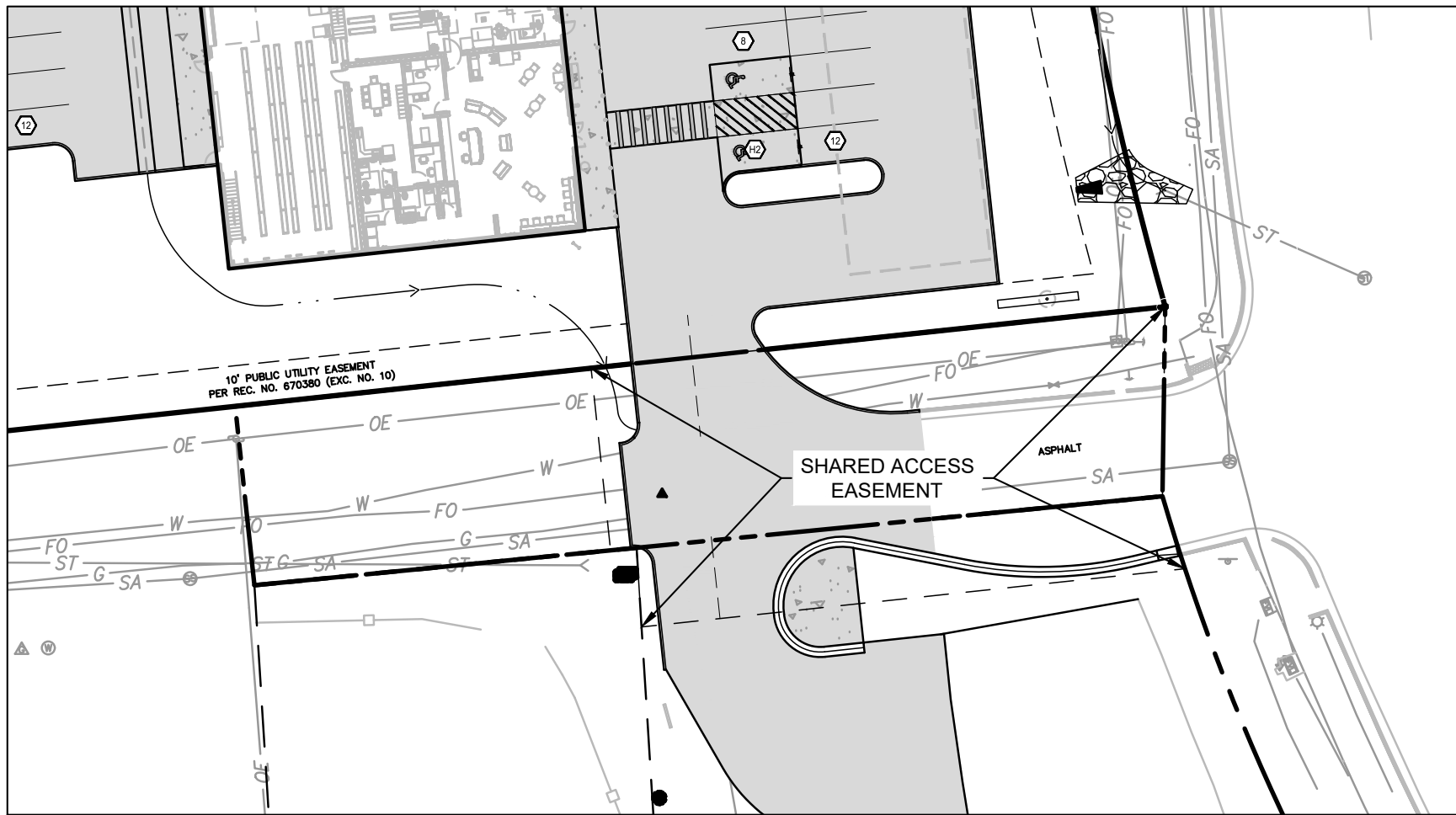




1 SITE PLAN
SCALE: 1"=30'



2 ROW TO BE VACATED
SCALE: 1"=40'



3 SHARED ACCESS EASEMENT
SCALE: 1"=40'

KEYNOTES

- 2' CONCRETE PAN
- TRASH ENCLOSURE
- UNDERGROUND DETENTION
- CONCRETE RETAINING WALL
- EXISTING ENTRANCE CURB TO BE REMOVED
- EXISTING ROW TO BE VACATED, SEE INSET 3 ON THIS SHEET
- PROPOSED UTILITY AND SHARED ACCESS EASEMENT, SEE INSETS ON THIS SHEET
- DEPRESSED CURB AND GUTTER
- SINGLE POLE MOUNTED SIGN

NOTES

- THE EXISTING ACCESS TO BIG D MOTORSPORTS FROM MIDLAND AVENUE IS TO BE RELOCATED APPROXIMATELY 90-FT TO THE WEST TO ALIGN WITH THE PROPOSED ACCESS OF LES SCHWAB. THE EXISTING MIDLAND AVE ROW IS TO BE VACATED FROM HWY 67 TO THE WESTERN PROPERTY LINE OF THE OXFORD SQUARE SUBDIVISION. A UTILITY AND SHARED ACCESS EASEMENT WILL BE DEDICATED IN THE SAME AREA WITH NEW PROPERTY LINE FOR THE ADJACENT PROPERTIES.

PARKING SUMMARY

BUILDING SIZE:	10,344 SF
PARKING REQUIREMENTS:	3 SPACES PER REPAIR BAY
REQUIRED PARKING:	24 SPACES
#STANDARD SPACES:	32 SPACES
#ACCESSIBLE SPACES:	2 SPACES
PROVIDED TOTAL PARKING:	34 SPACES

SITE SUMMARY

TOTAL LOT SQUARE FOOTAGE:	85,915 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	40,611 SF
OVERALL SITE IMPERVIOUSNESS BASED ON WEIGHTED IMPERVIOUSNESS FROM DRAINAGE CRITERIA:	46%

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Date _____ Owner(s) _____

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Date _____ City Planner
City of Woodland Park



Farnsworth GROUP

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FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET NUMBER:

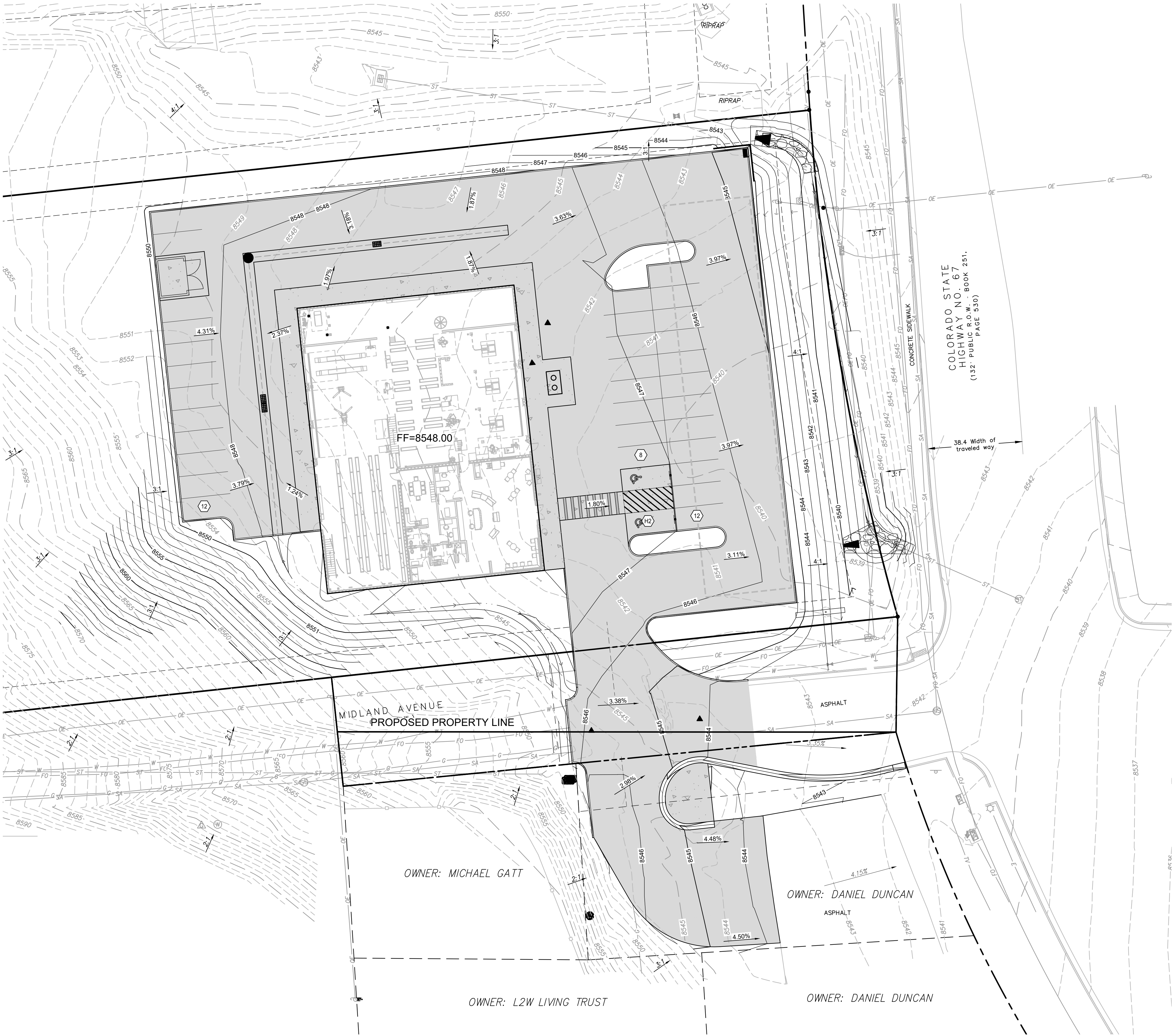
SITE PLAN

SHEET NUMBER:

C-102

PROJECT NO.: 0230112.00

[Date: 1/1/2023 10:24:12.00 - L500_Woodland Park_CV04_Drawings\DWG\C-103 GRADING PLAN.dwg | 7/3/2023 2:06 PM]



1 GRADING PLAN

SCALE: 1"=20'

LEGEND

- SF SILT FENCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- RS ROCK SOCKS, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- CWA CONCRETE WASHOUT, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- CE CONSTRUCTION ENTRANCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- IP INLET PROTECTION, RE: EROSION CONTROL AND SEDIMENT CONTROL DETAILS, SHEET C-508

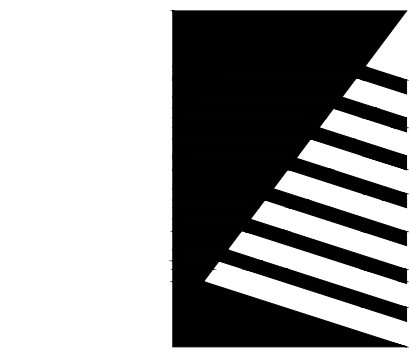
NOTES

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City of Woodland Park



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ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

GRADING PLAN

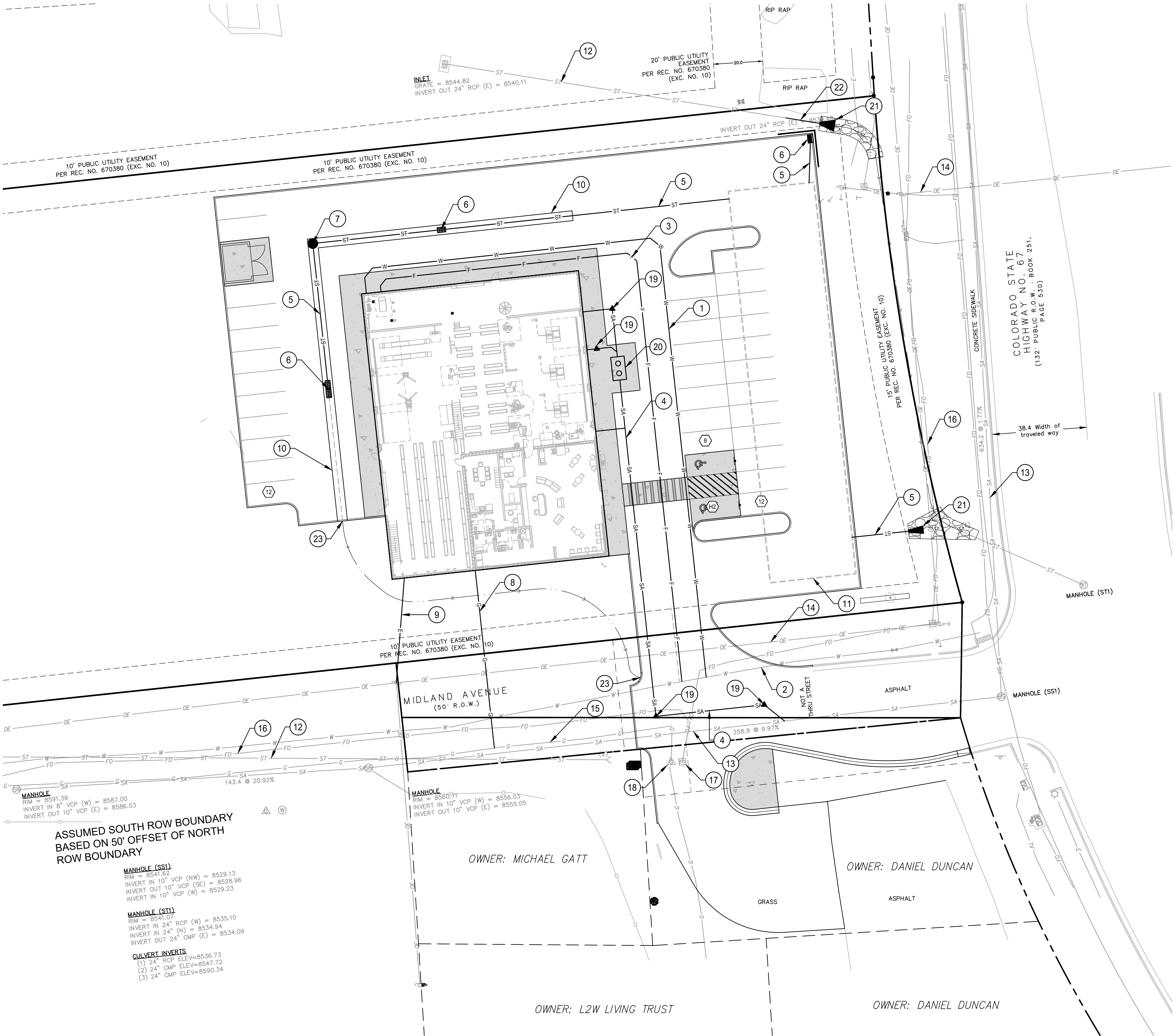
SHEET NUMBER:

C-103

PROJECT NO.: 0230112.00

I:\data\j_s_2023\0230112.00 - L500_Woodland Park_CV\Drawings\DWG\C-104 UTILITY PLAN.dwg | 7/2/2023 12:40 PM |

1 UTILITY PLAN
SCALE: 1"=20'



KEYNOTES

- 1-1/2" WATER SERVICE LINE
- EXISTING WATERLINE
- 8" FIRE SERVICE LINE
- 6" SANITARY SERVICE LINE
- 18" HDPE STORM DRAIN LINE
- INLET
- STORM DRAIN MANHOLE
- GAS SERVICE
- ELECTRICAL SERVICE
- 4' CONCRETE PAN
- APPROX LIMITS OF UNDERGROUND DETENTION
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC PEDESTAL TO BE RELOCATED
- EXISTING GAS METER TO BE RELOCATED
- SANITARY CLEANOUT
- SAND/OIL INTERCEPTOR
- FLARED END SECTION
- 24" RCP STORM DRAIN LINE, SEE NOTE 1
- 4' WIDE CURB CUT

NOTES

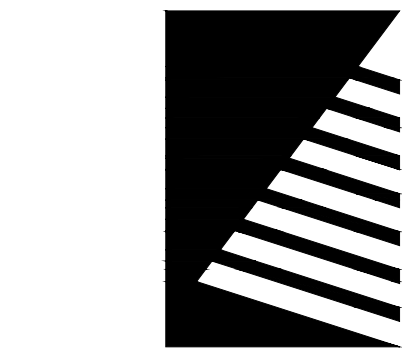
1. EXTEND EXISTING 24" RCP STORM DRAIN PIPE 20 LF INCLUDING FES. CONSTRUCT AT EXISTING SLOPE. CONSTRUCT RIPRAP OUTFALL.

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Project Status
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PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

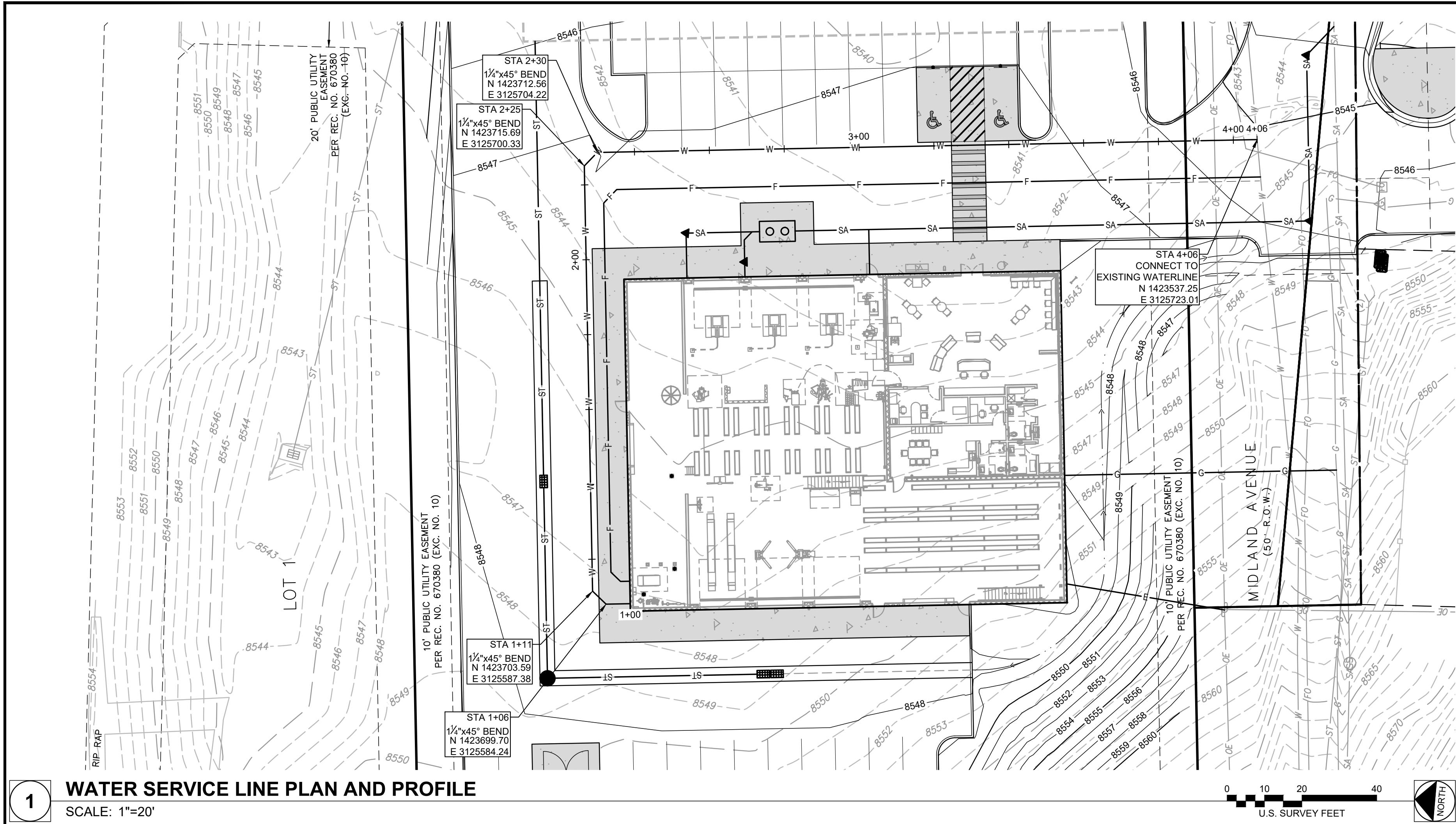
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UTILITY PLAN

SHEET NUMBER:

C-104

PROJECT NO.: 0230112.00

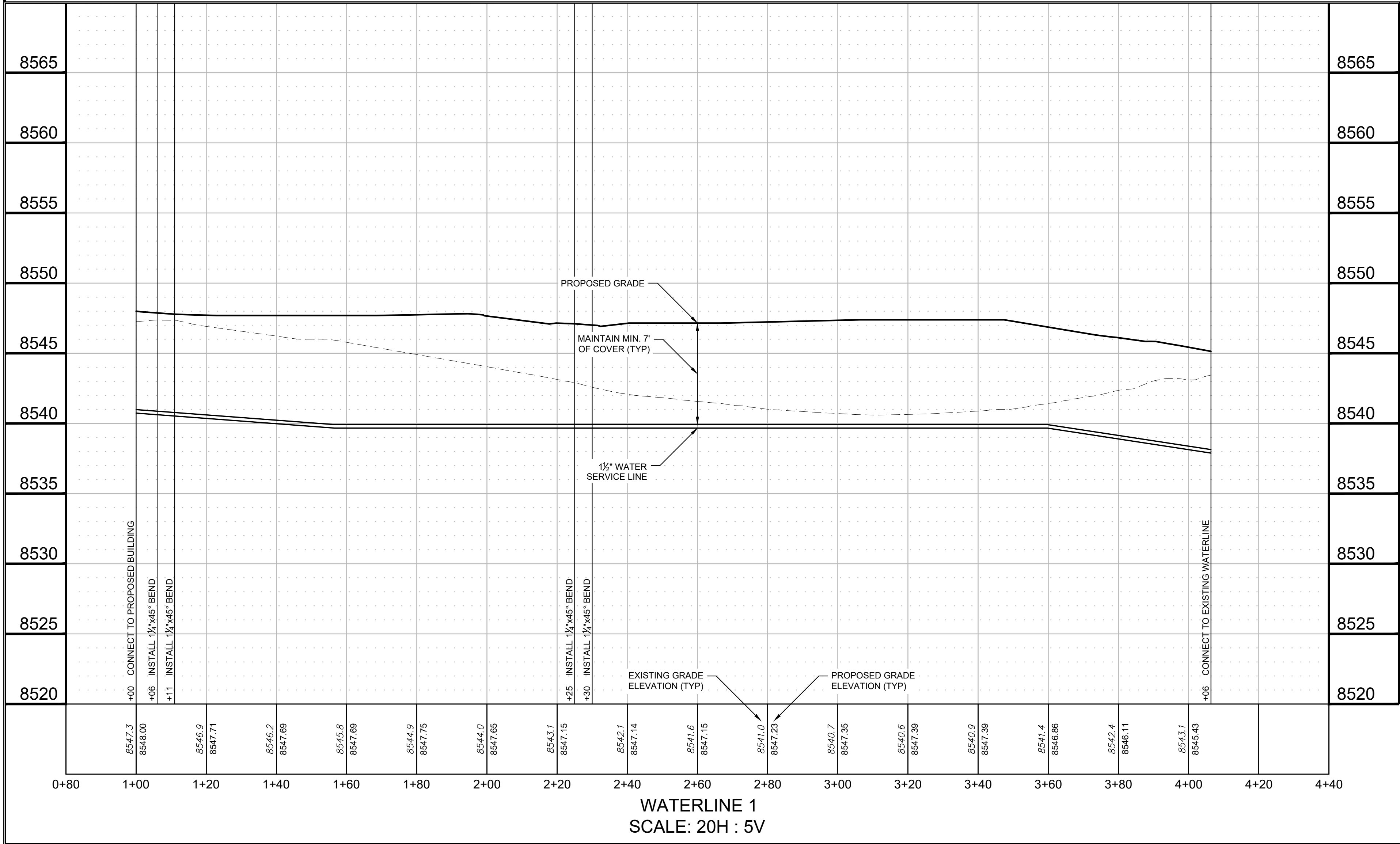


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PROJECT:
LES SCHWAB

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CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

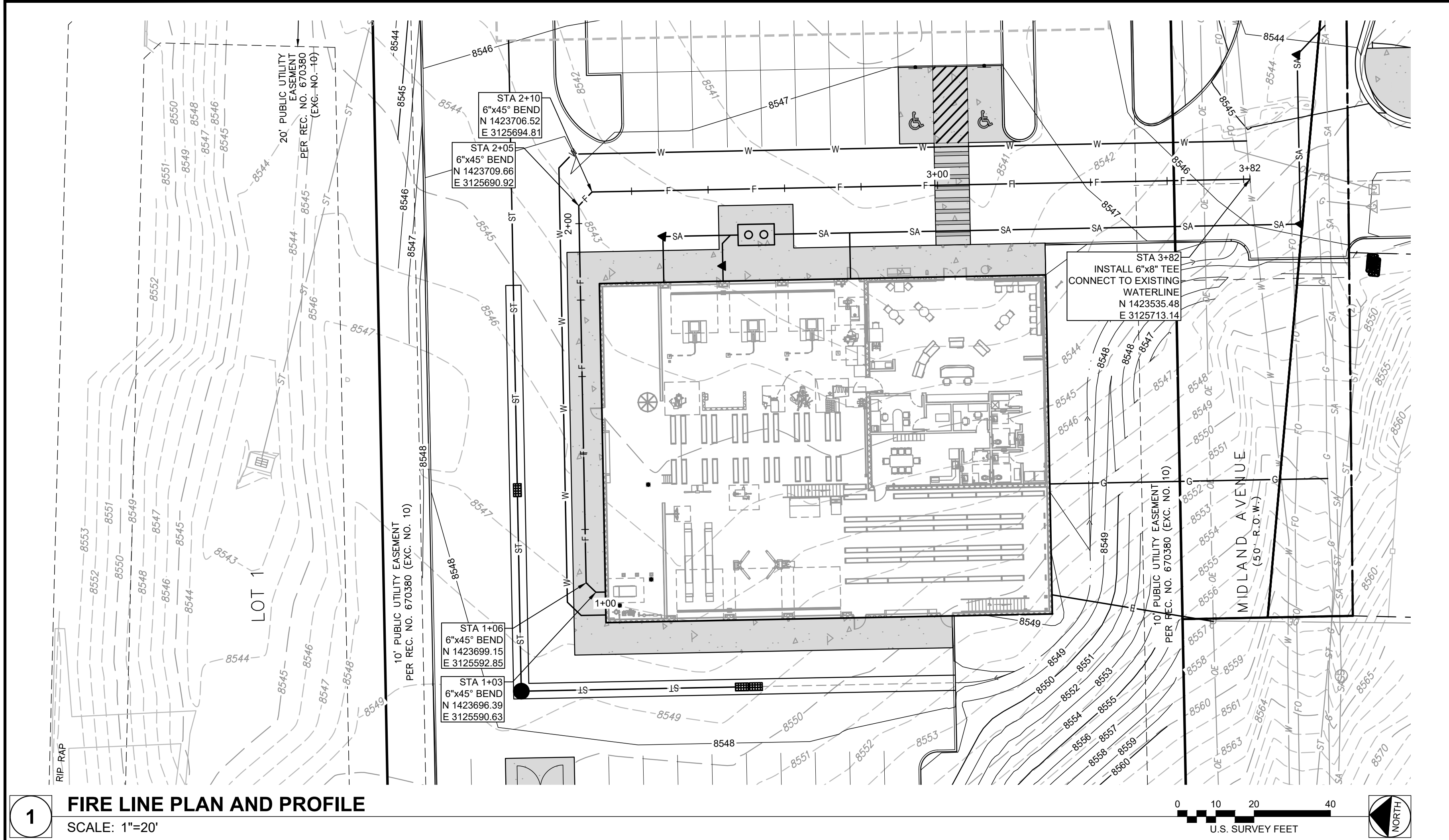
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**WATER SERVICE LINE
PLAN AND PROFILE**

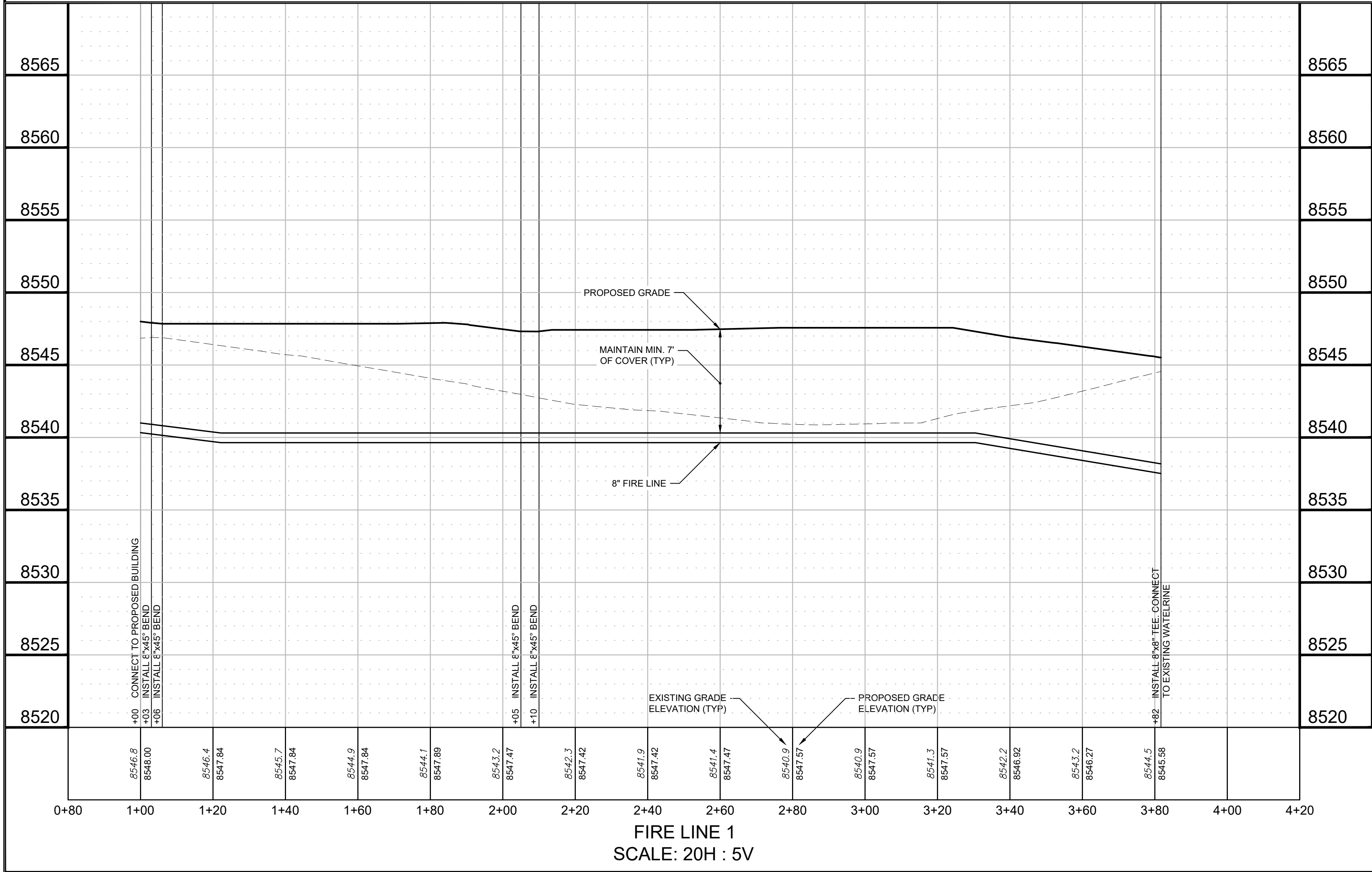
SHEET NUMBER:

C-201

PROJECT NO.: 0230112.00



1 FIRE LINE PLAN AND PROFILE
SCALE: 1"=20'

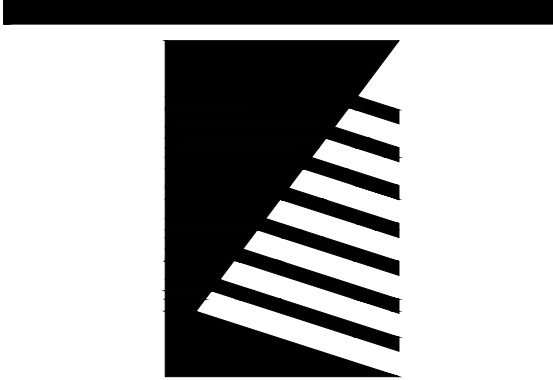


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ISSUE:
DATE: DESCRIPTION:



Project Status
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PROJECT:
LES SCHWAB

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CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

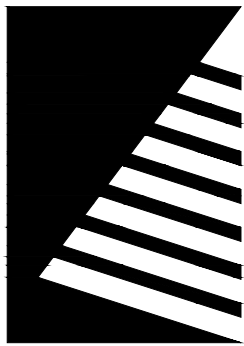
SHEET TITLE:

**FIRE LINE PLAN AND
PROFILE**

SHEET NUMBER:

C-202

PROJECT NO.: 0230112.00



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PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

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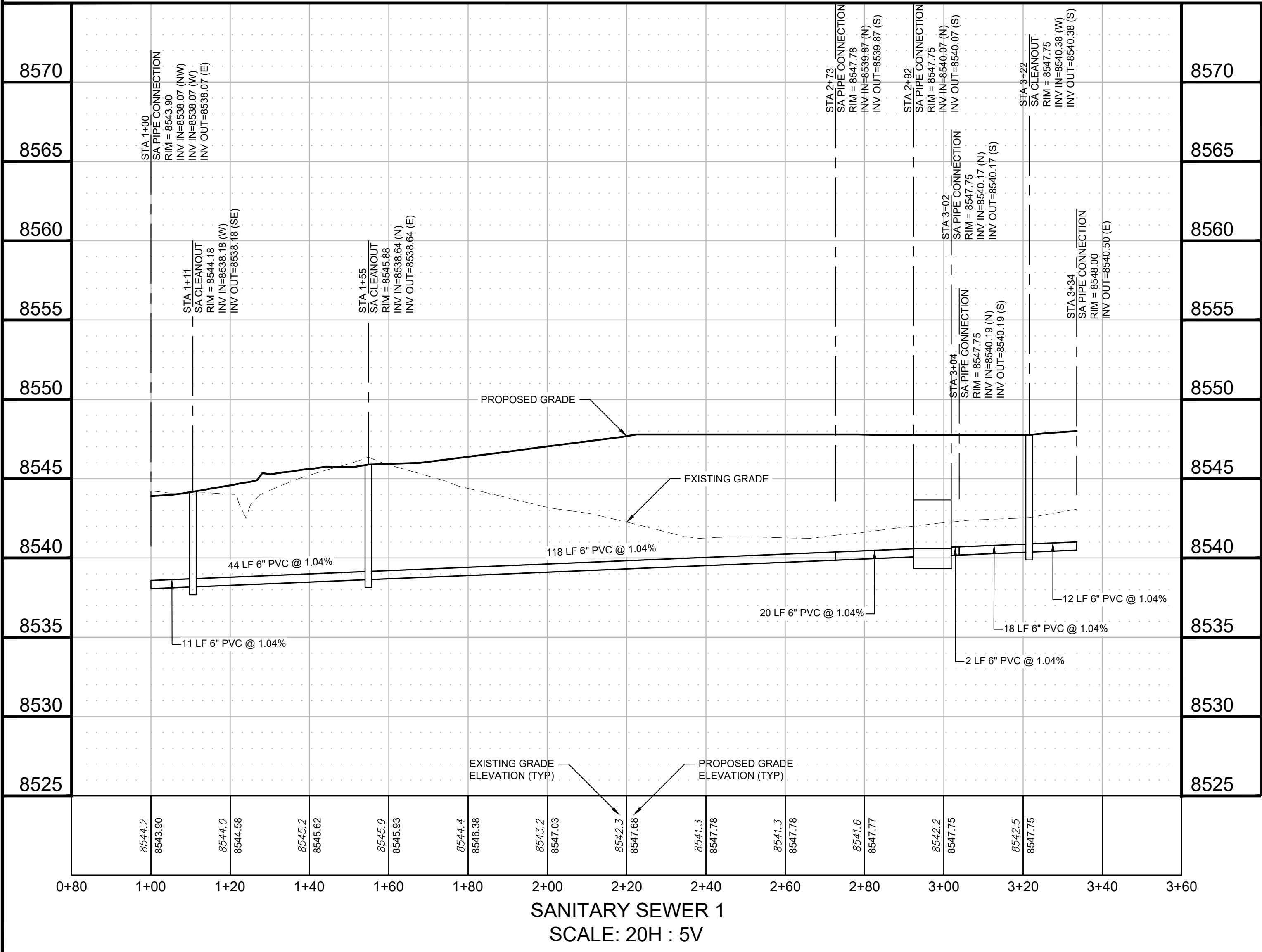
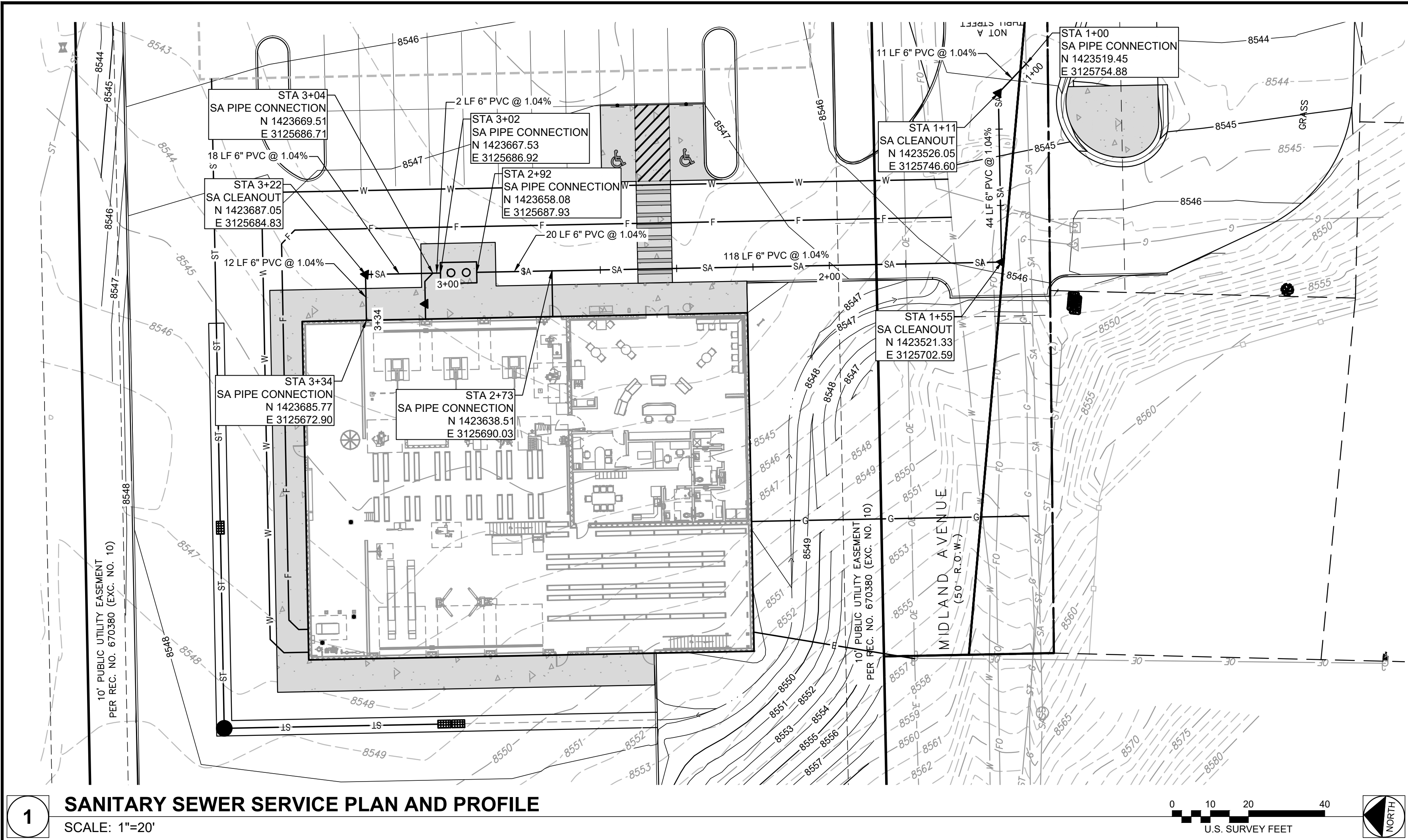
SHEET TITLE:

SANITARY SEWER
SERVICE PLAN AND
PROFILE

SHEET NUMBER:

C-203

PROJECT NO.: 0230112.00



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City of Woodland Park

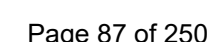


**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

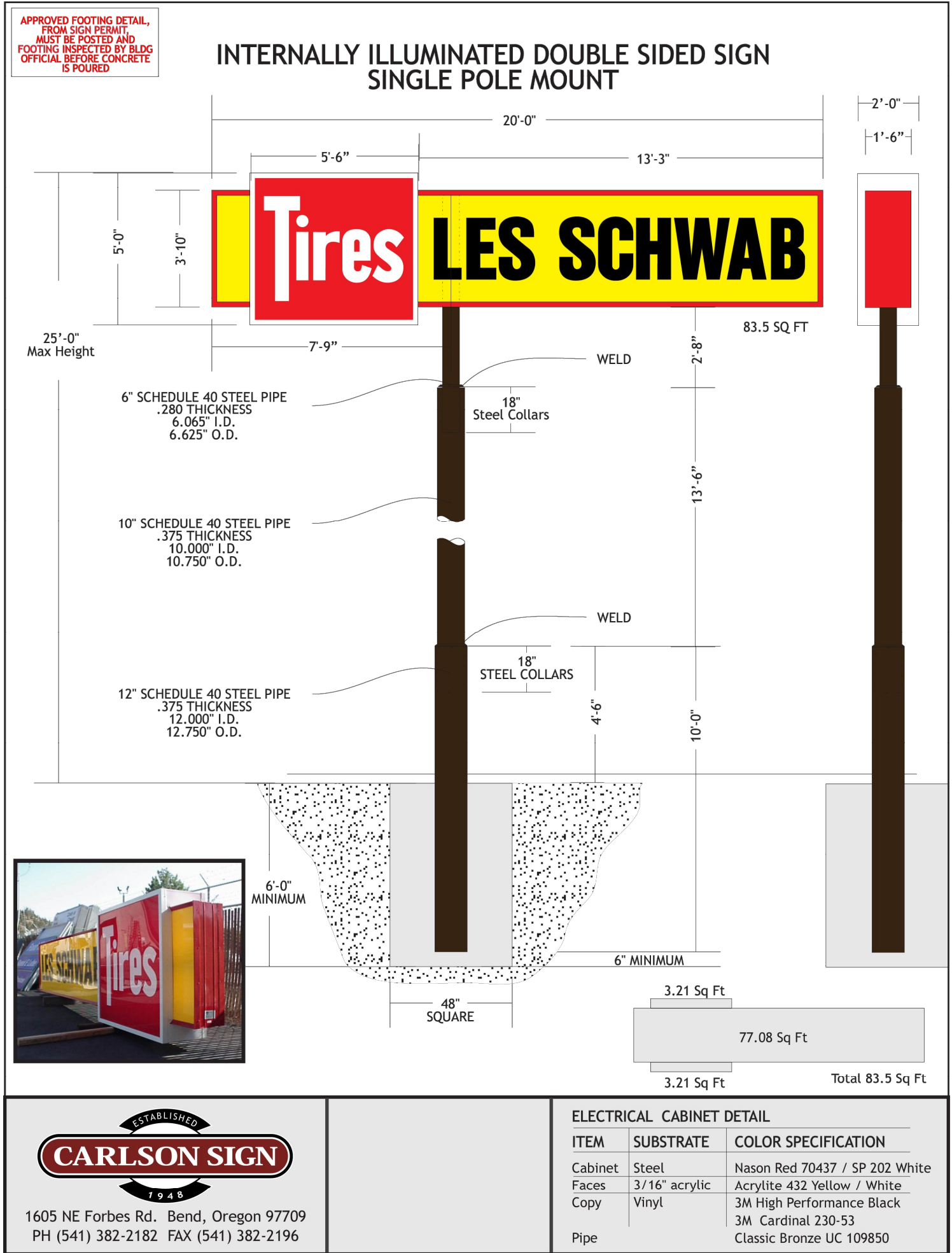
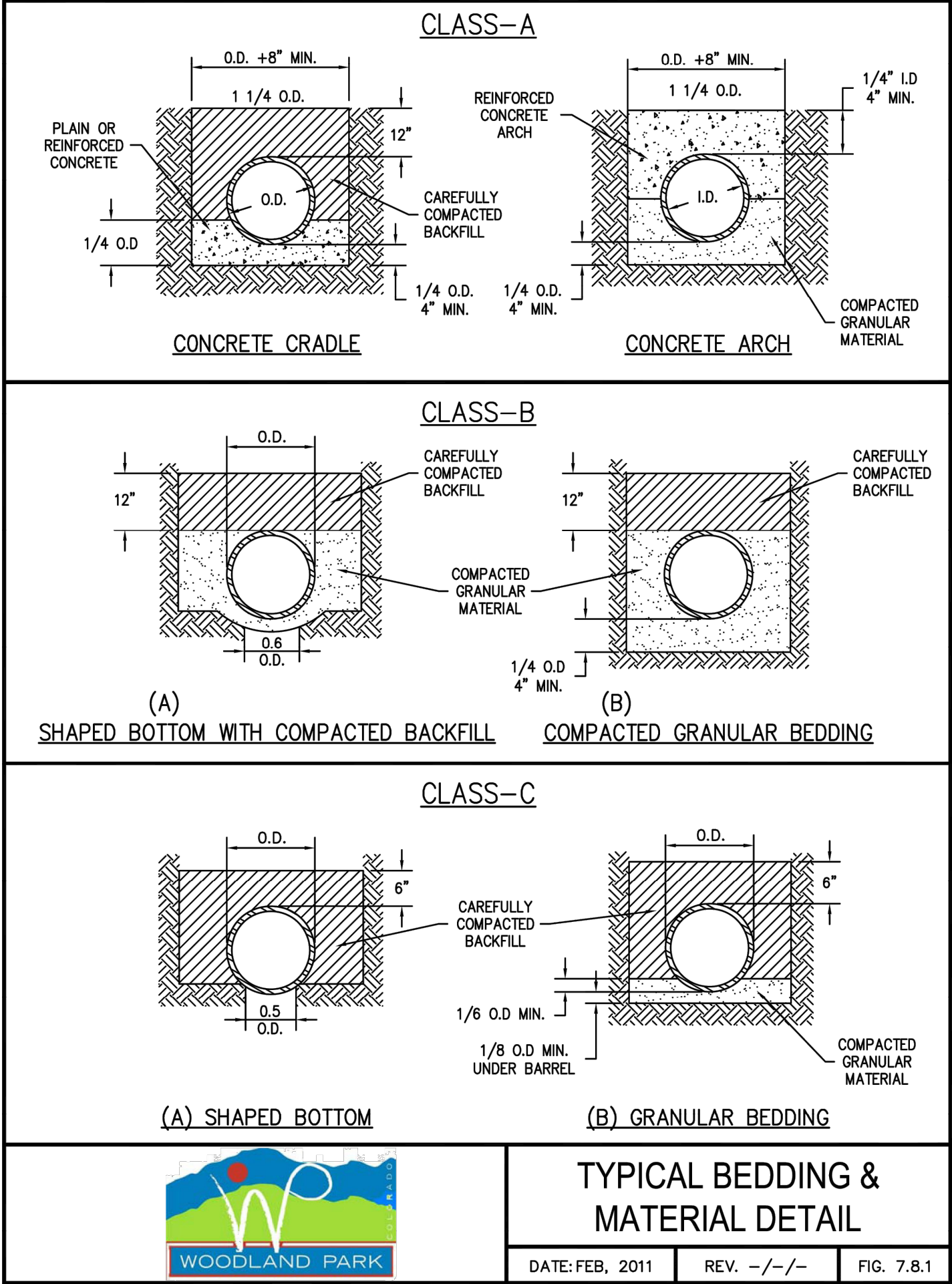
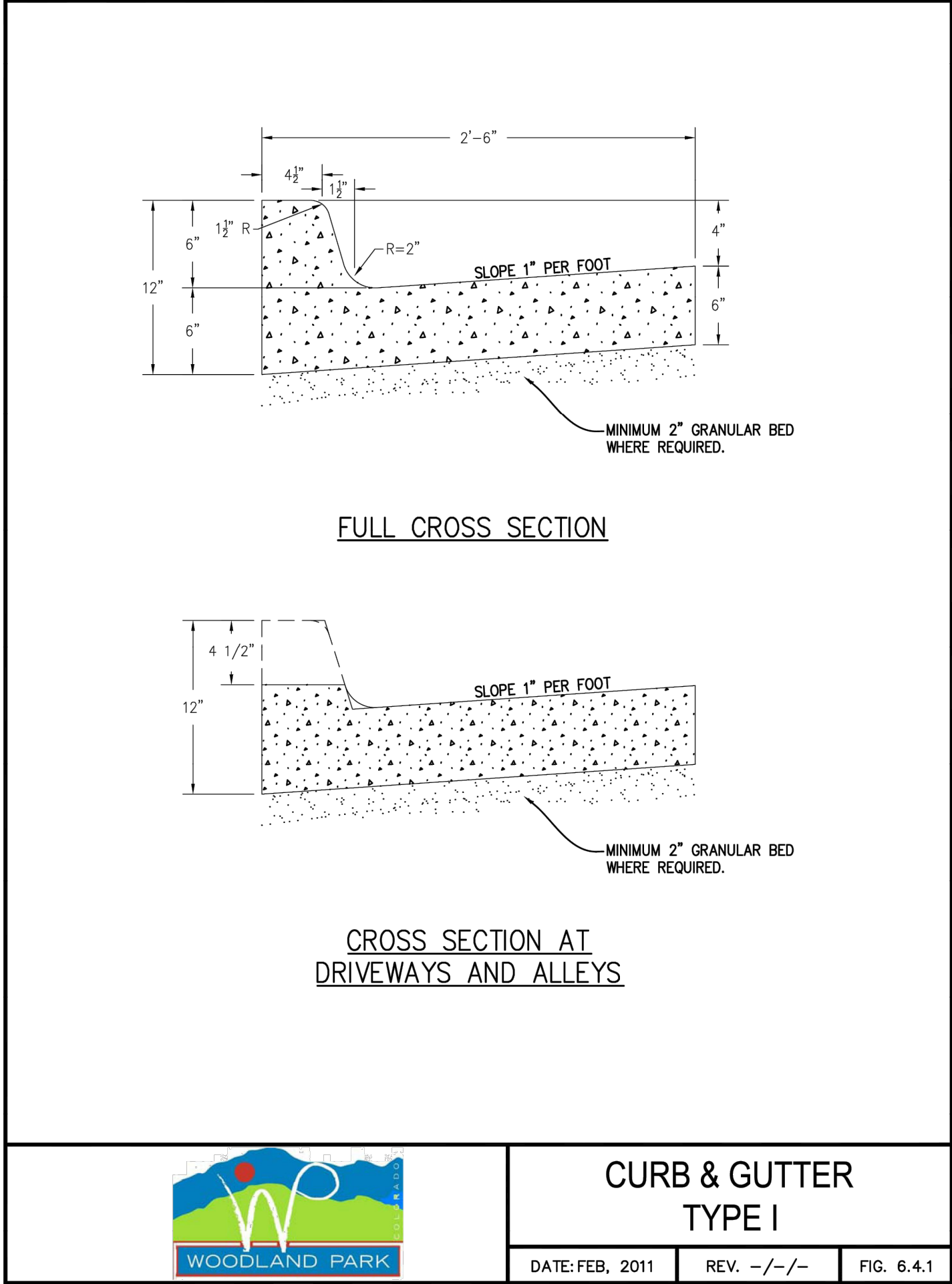
STORM DRAIN PLAN AND PROFILE

C-204

PROJECT NO.: 0230112.00



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(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

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Date _____ City Planner
City of Woodland Park



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Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

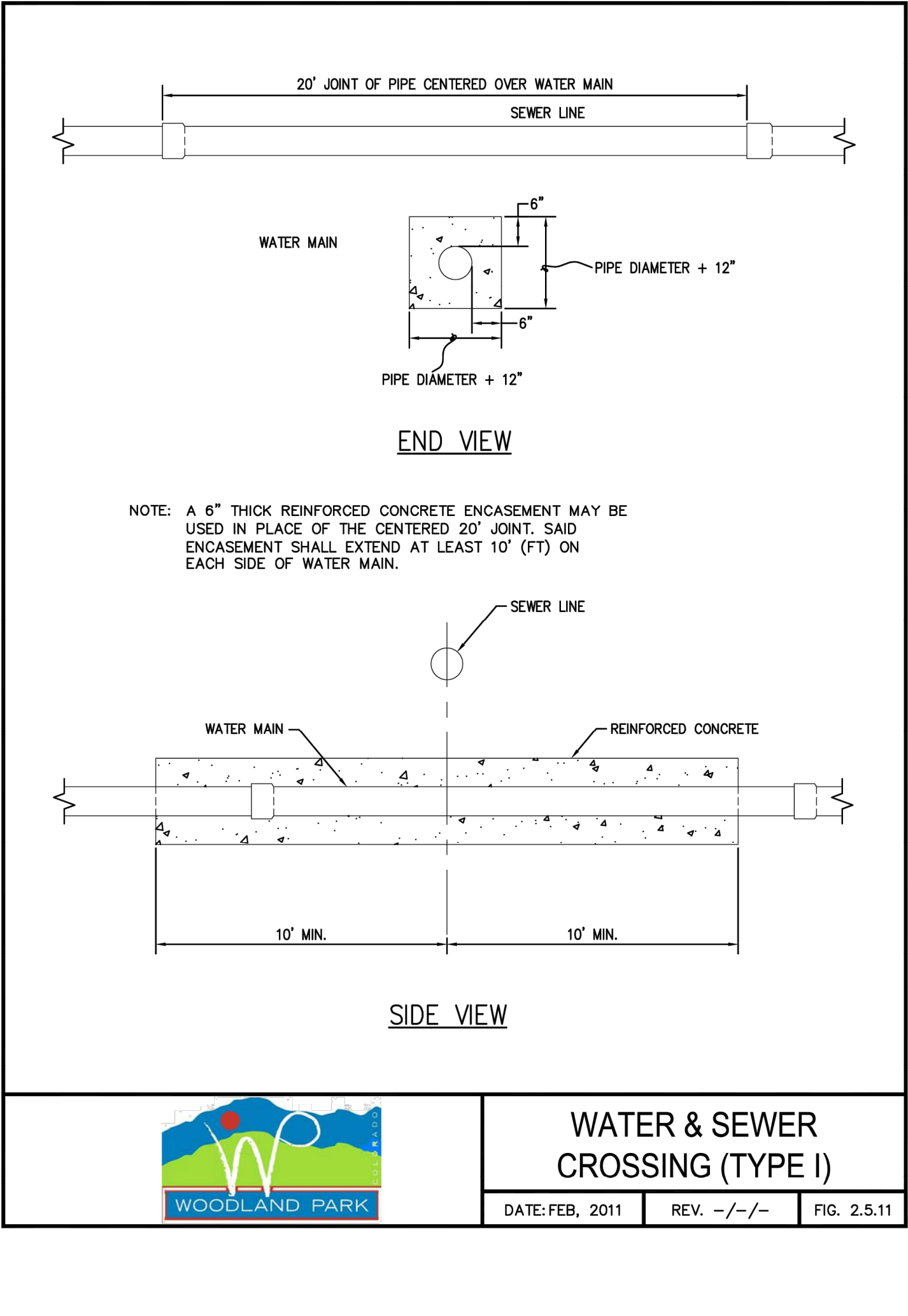
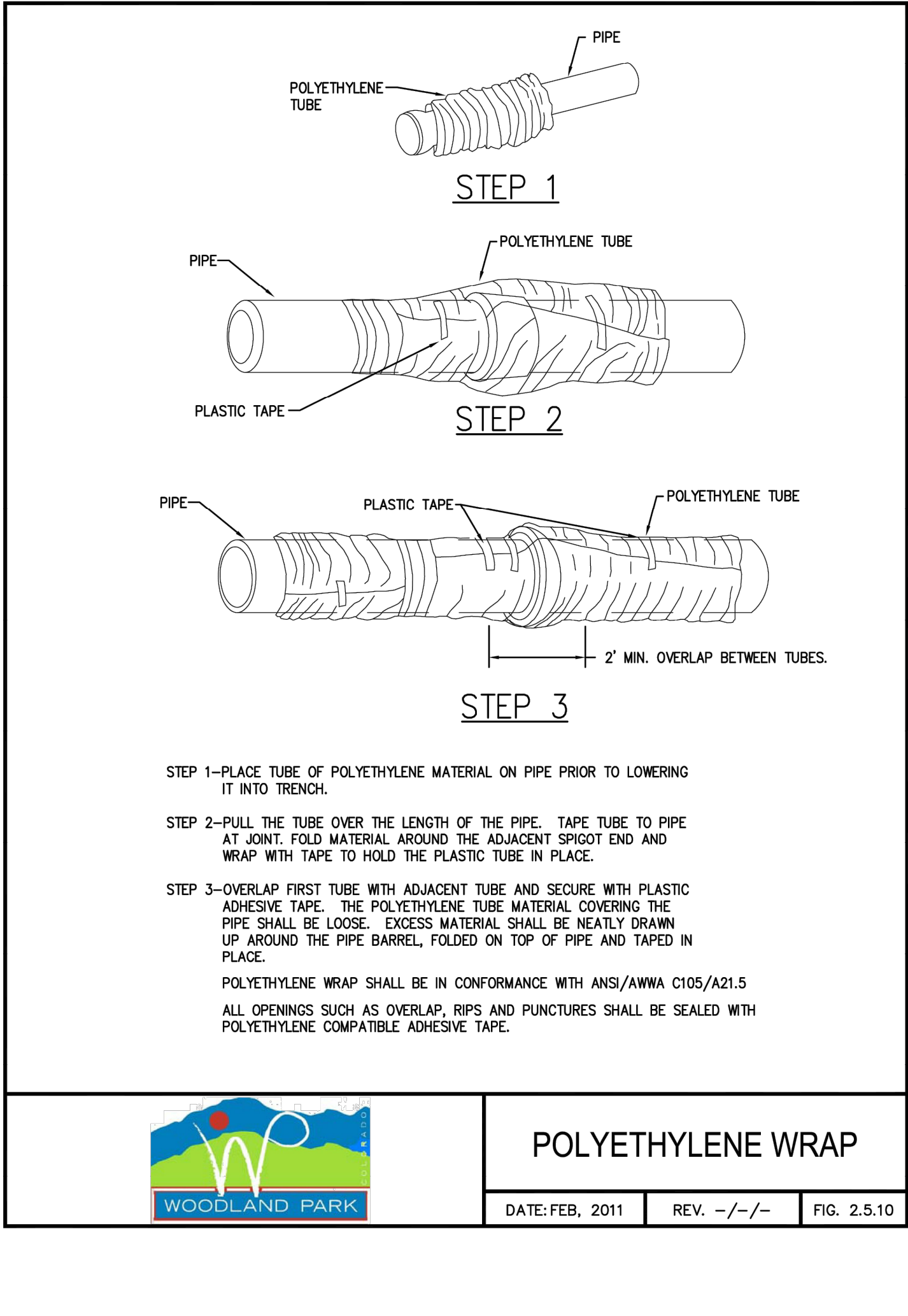
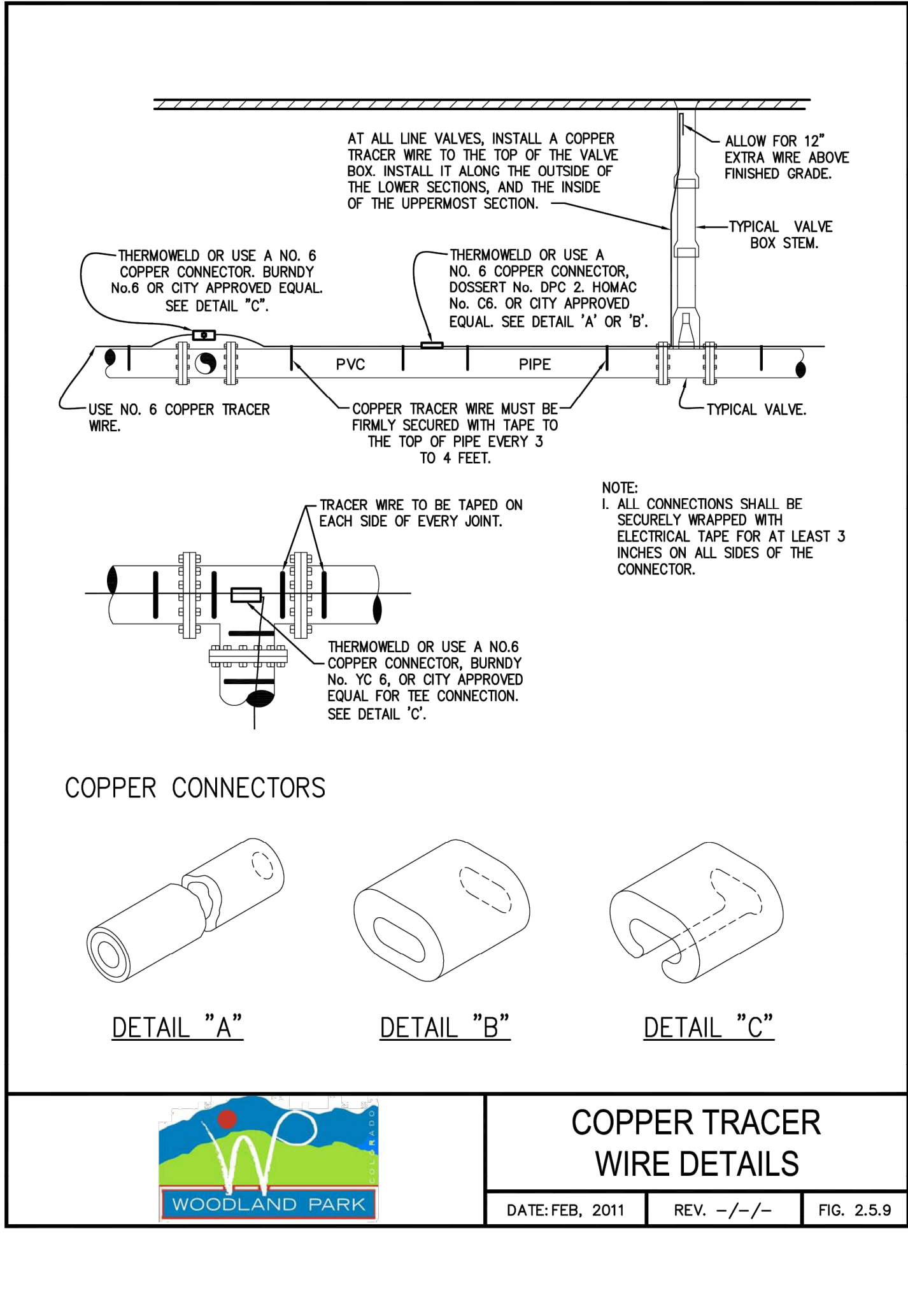
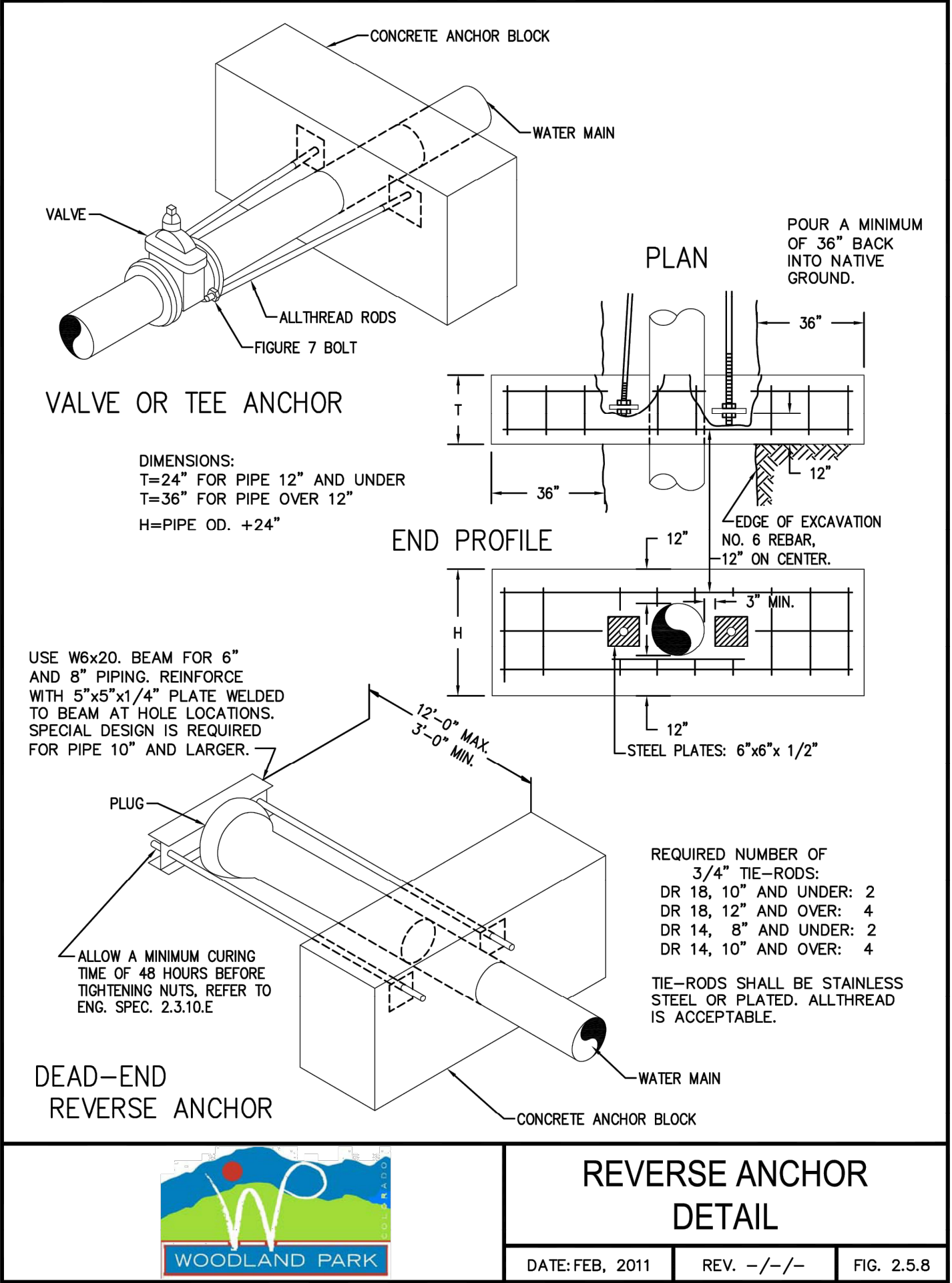
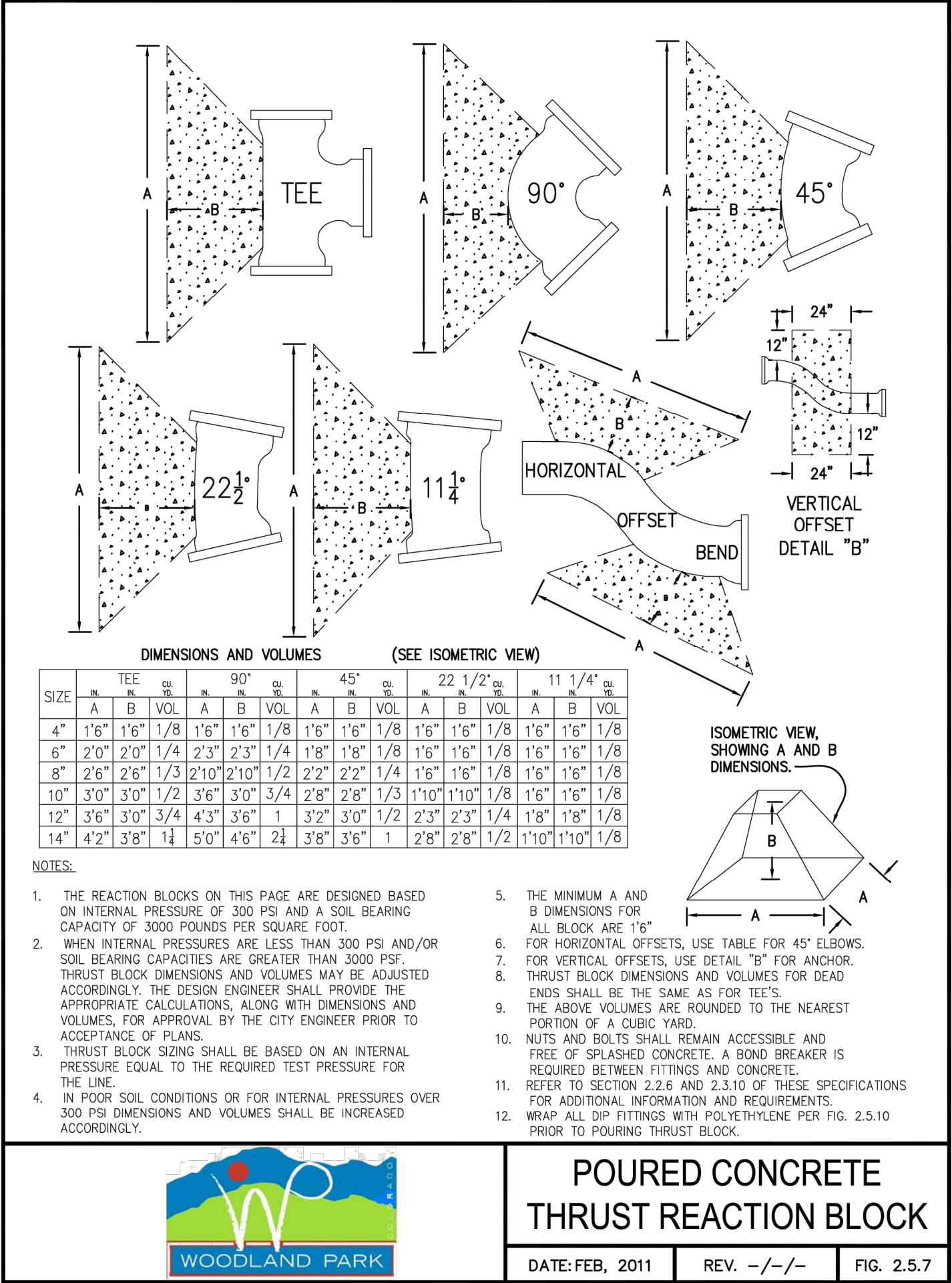
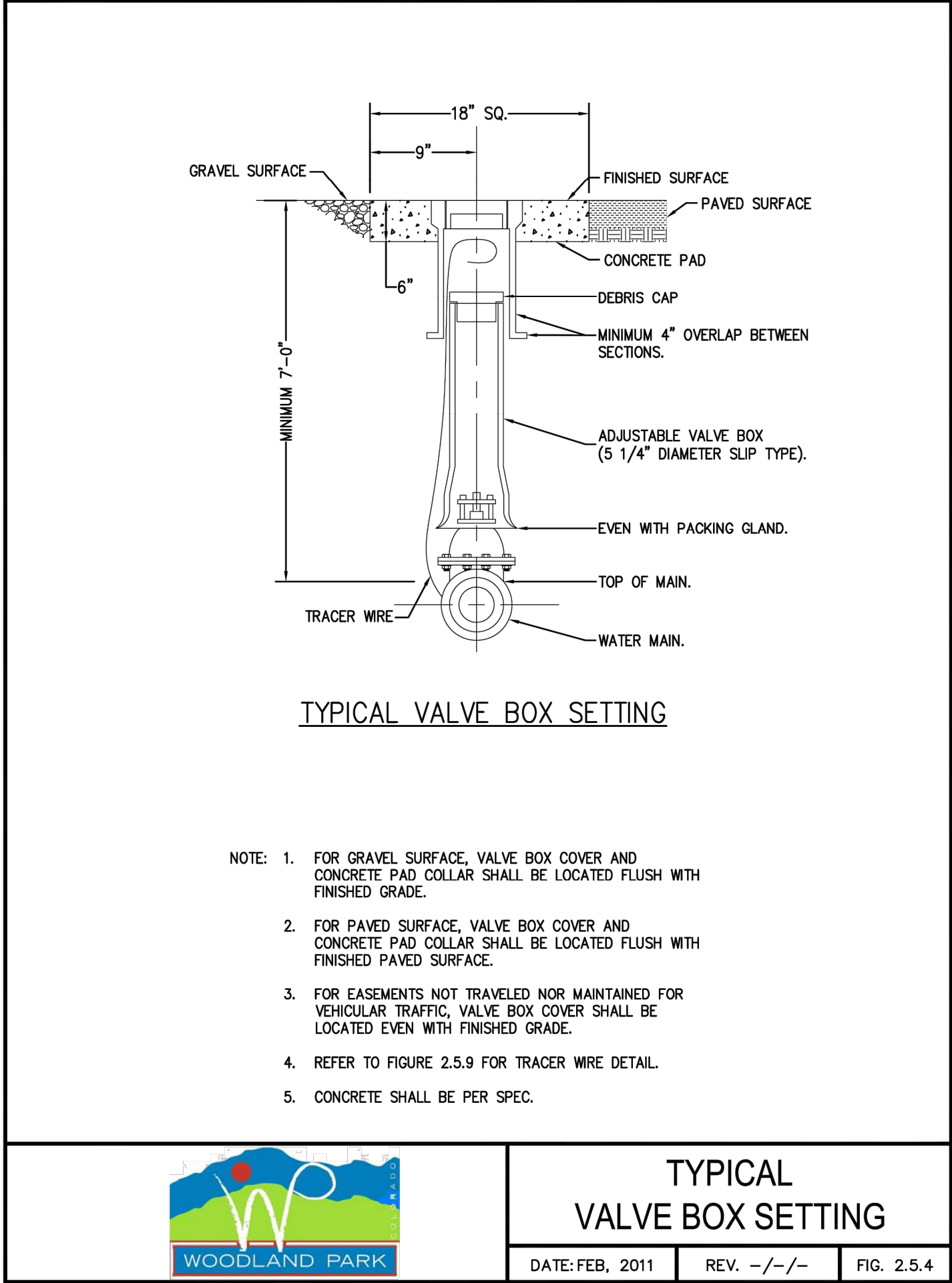
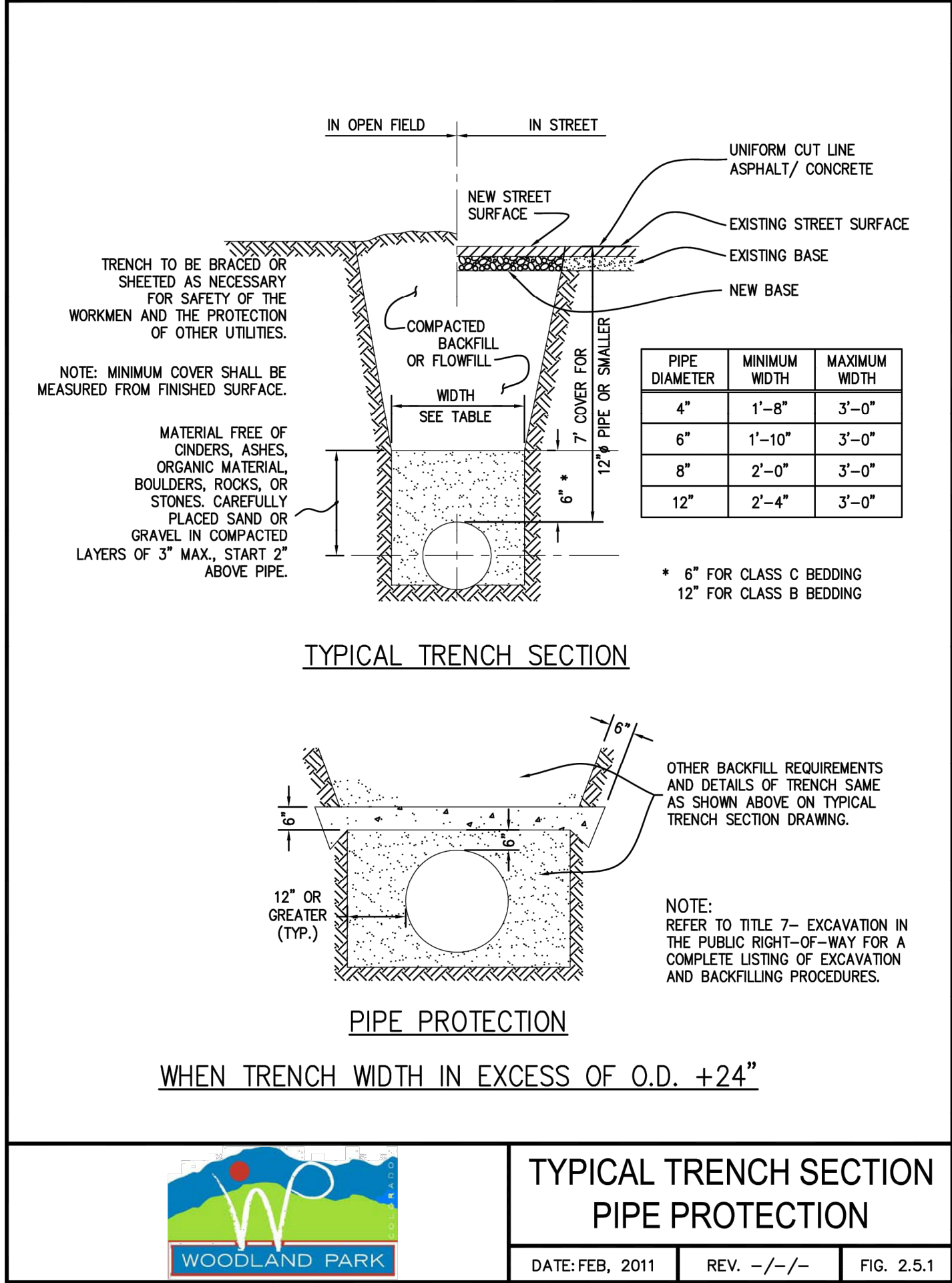
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CIVIL DETAILS

SHEET NUMBER:

C-501

PROJECT NO.: 0230112.00

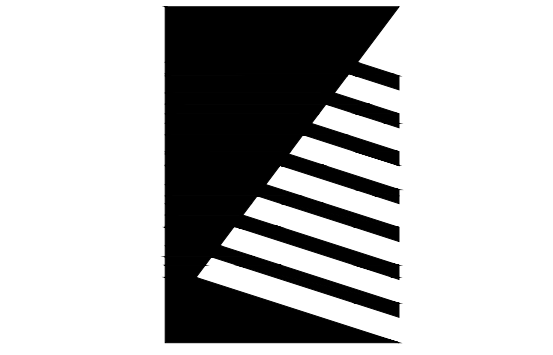


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PROJECT:
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DATE: 06/30/2023
DESIGNED: DKL
DRAWN: DJM
REVIEWED: TRB

FIELD BOOK NO.:

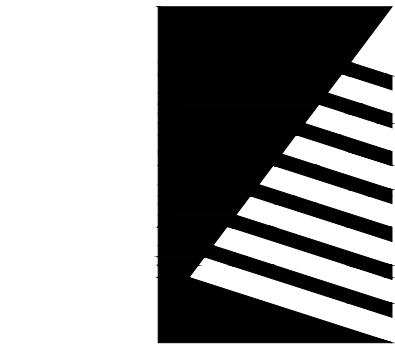
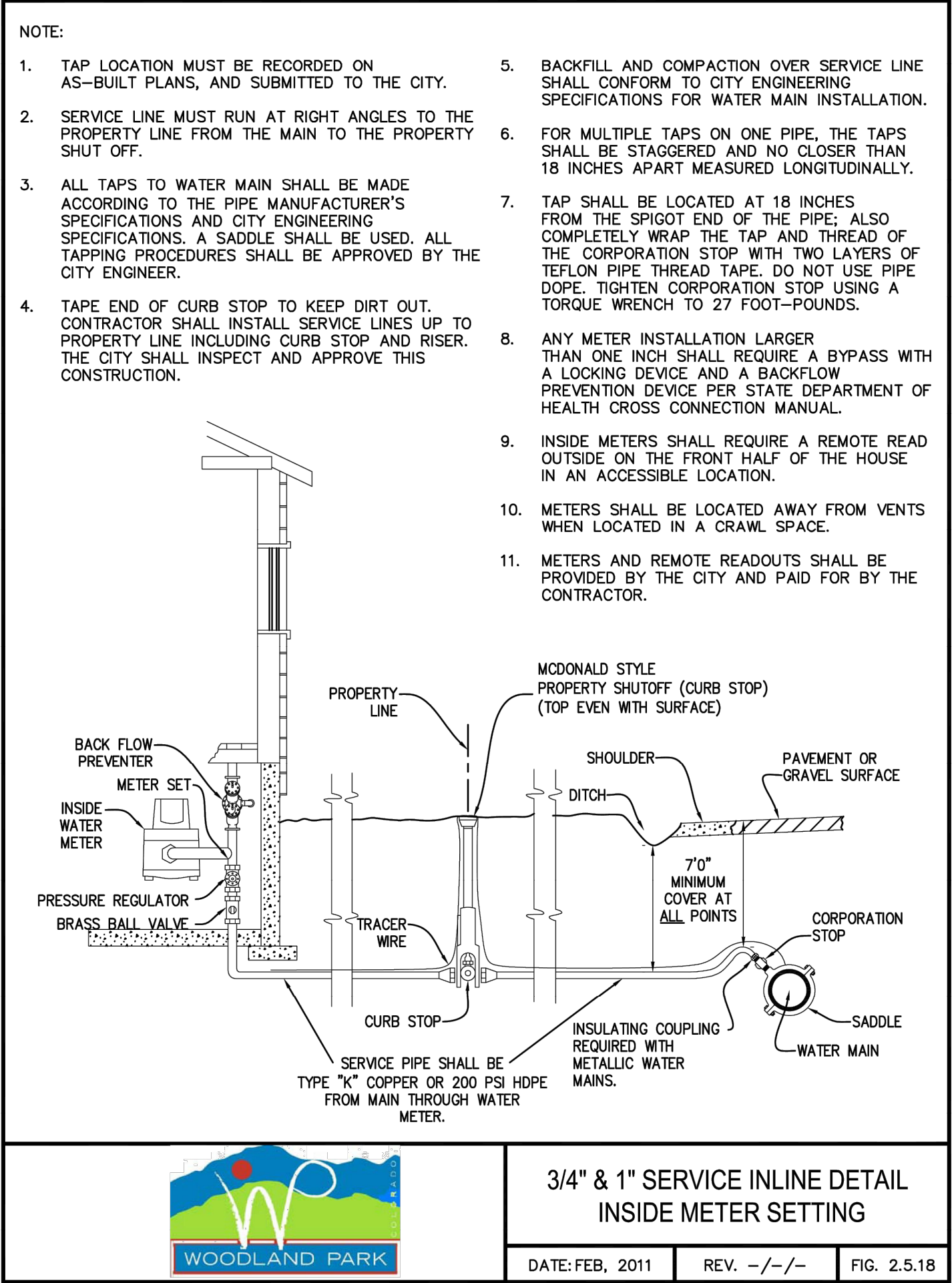
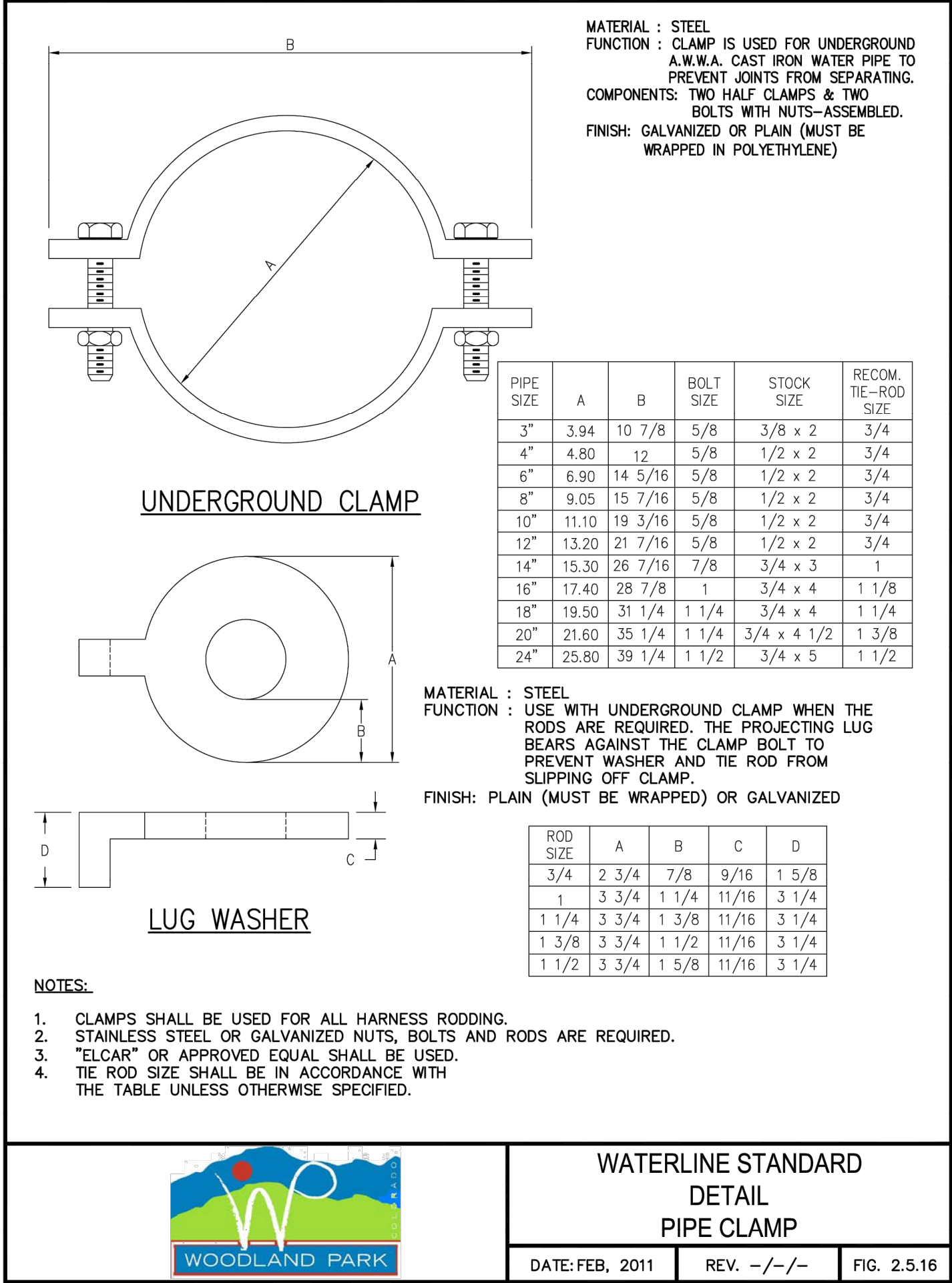
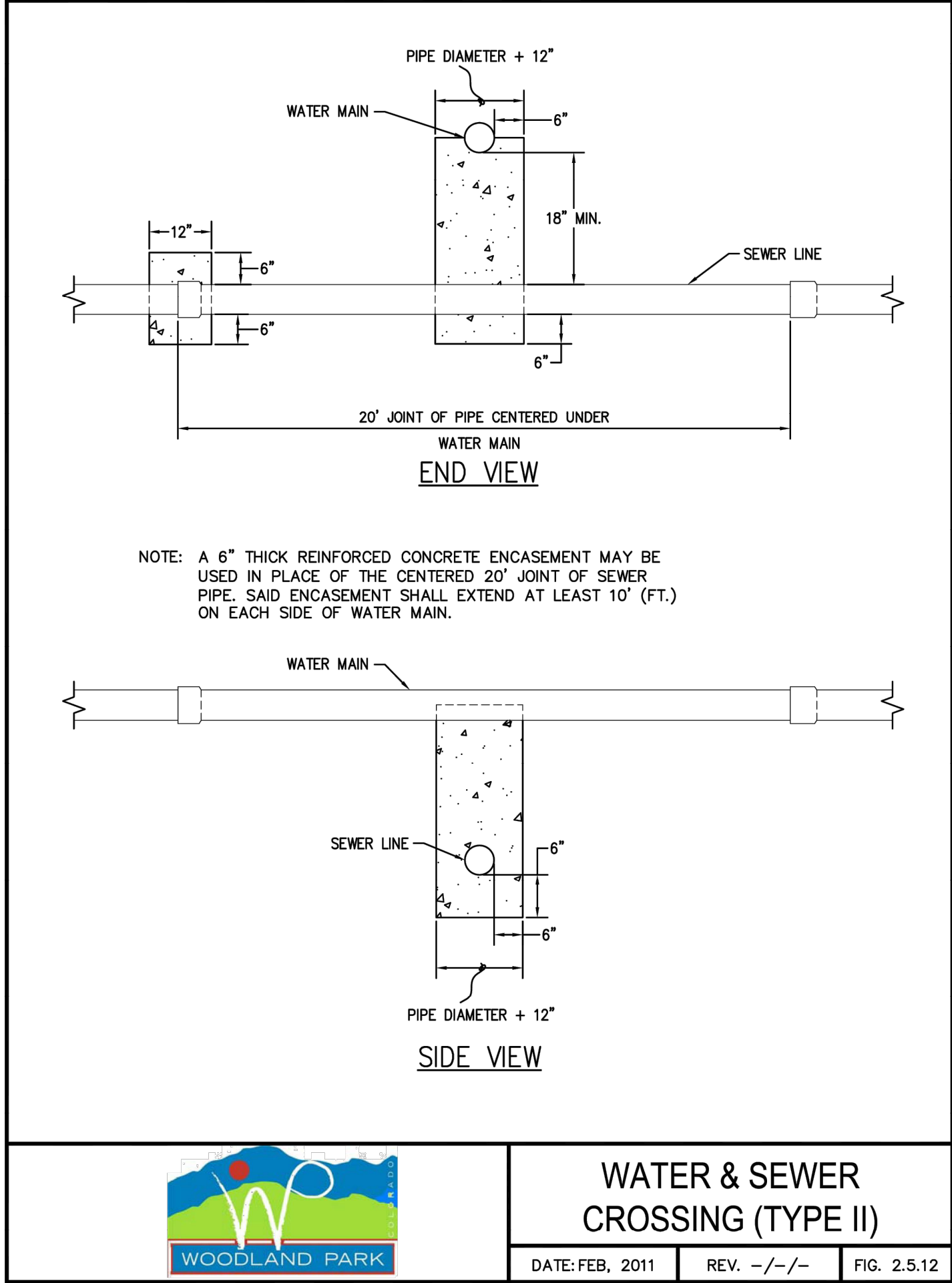
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WATER DETAILS

SHEET NUMBER:

C-502

PROJECT NO.: 0230112.00

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WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

WATER DETAILS

SHEET NUMBER:

C-503

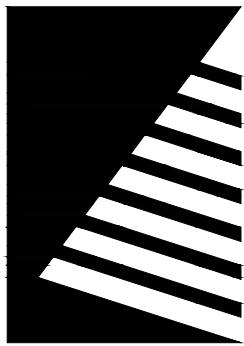
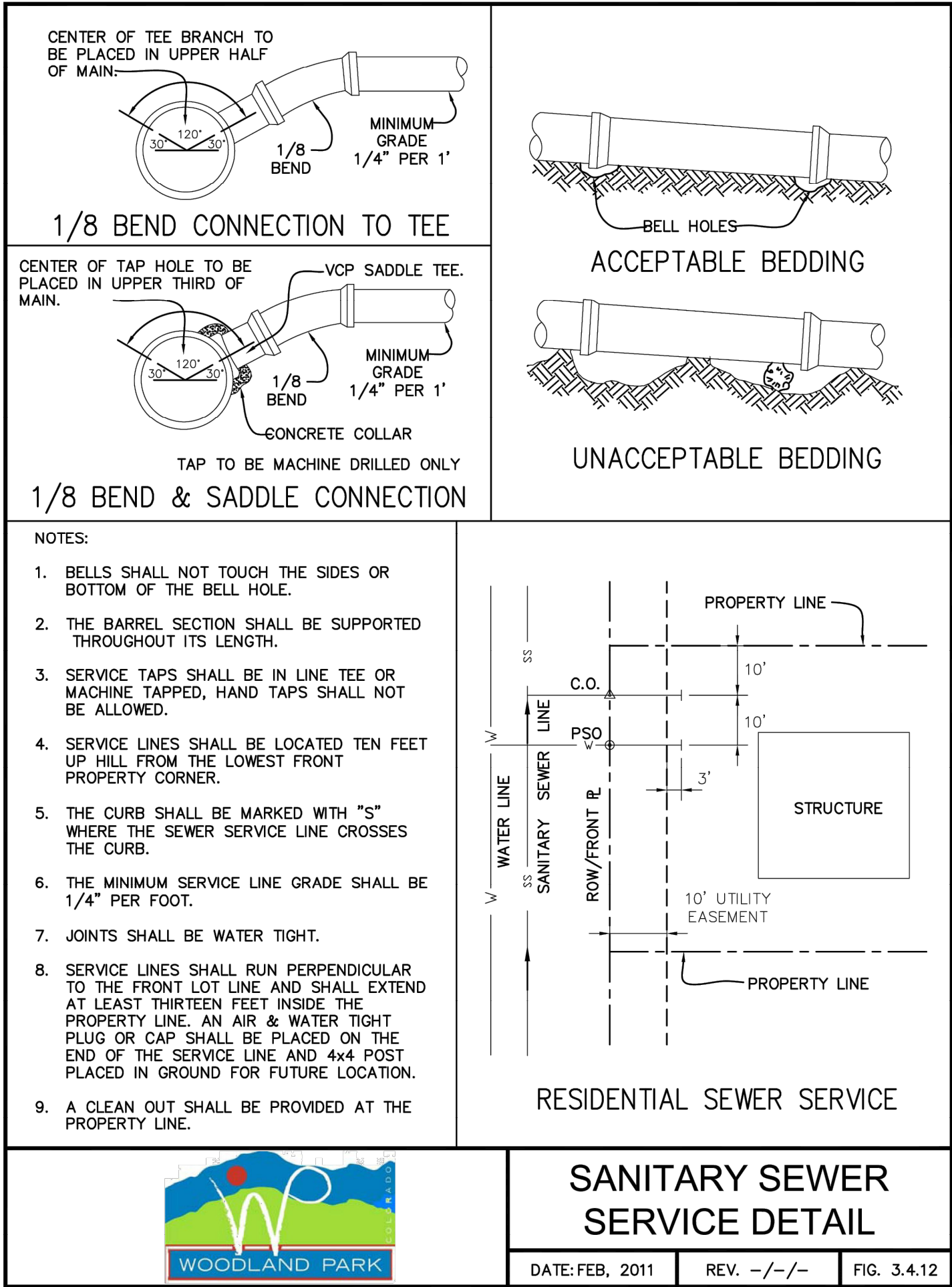
PROJECT NO.: 0230112.00

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HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

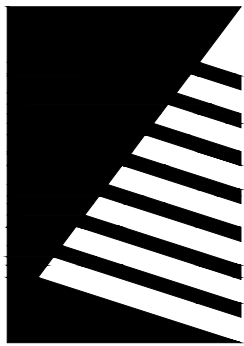
DATE:	06/30/2023
DESIGNED:	DKL
DRAWN:	DJM
REVIEWED:	TRB
FIELD BOOK NO.:	

SHEET TITLE:
SANITARY SEWER DETAILS

SHEET NUMBER:

C-504

PROJECT NO.: 0230112.00



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Project Status
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PROJECT:
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LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

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WOODLAND PARK, CO 80863

DATE: 06/30/2023

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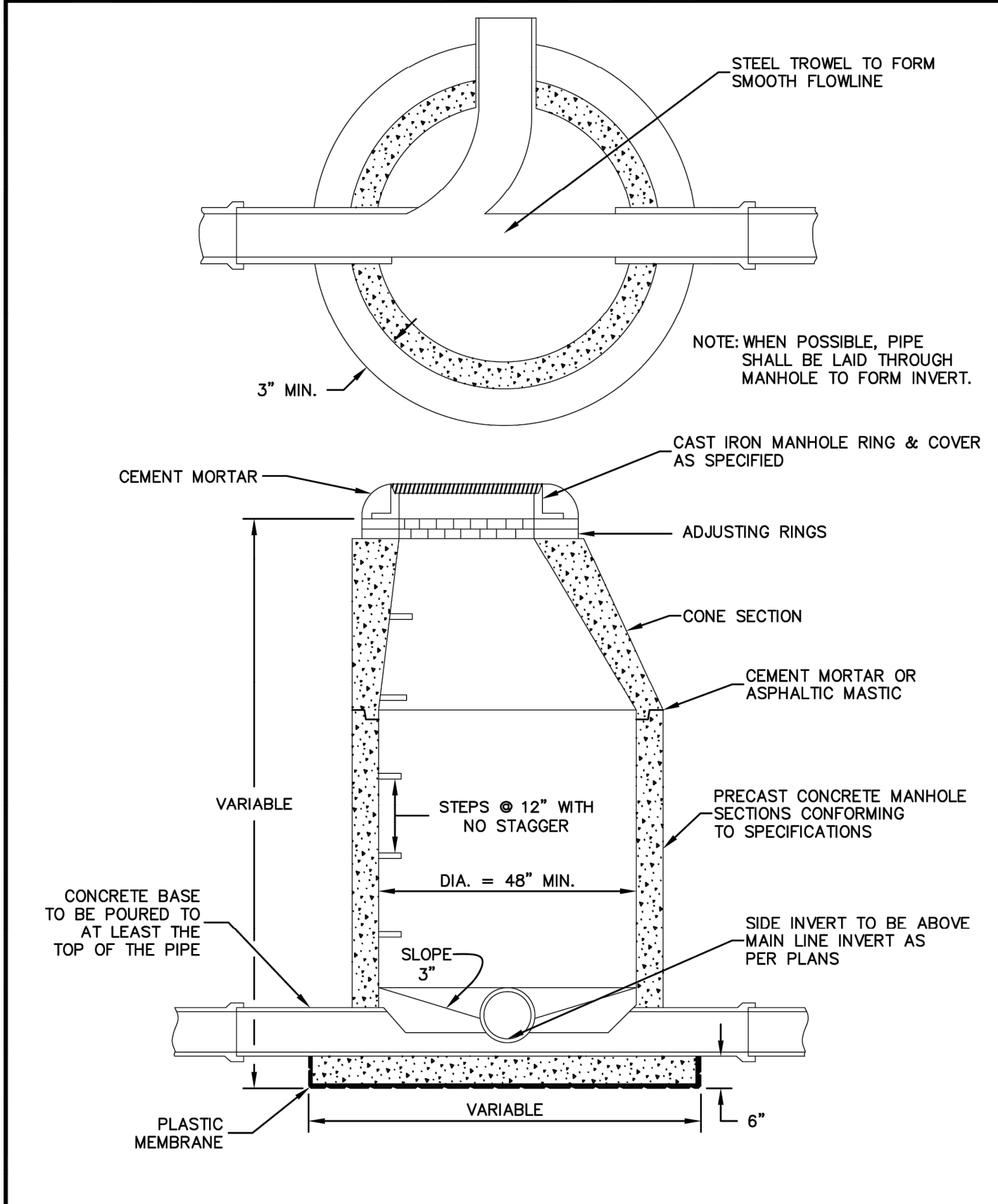
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STORM DRAIN
DETAILS

SHEET NUMBER:

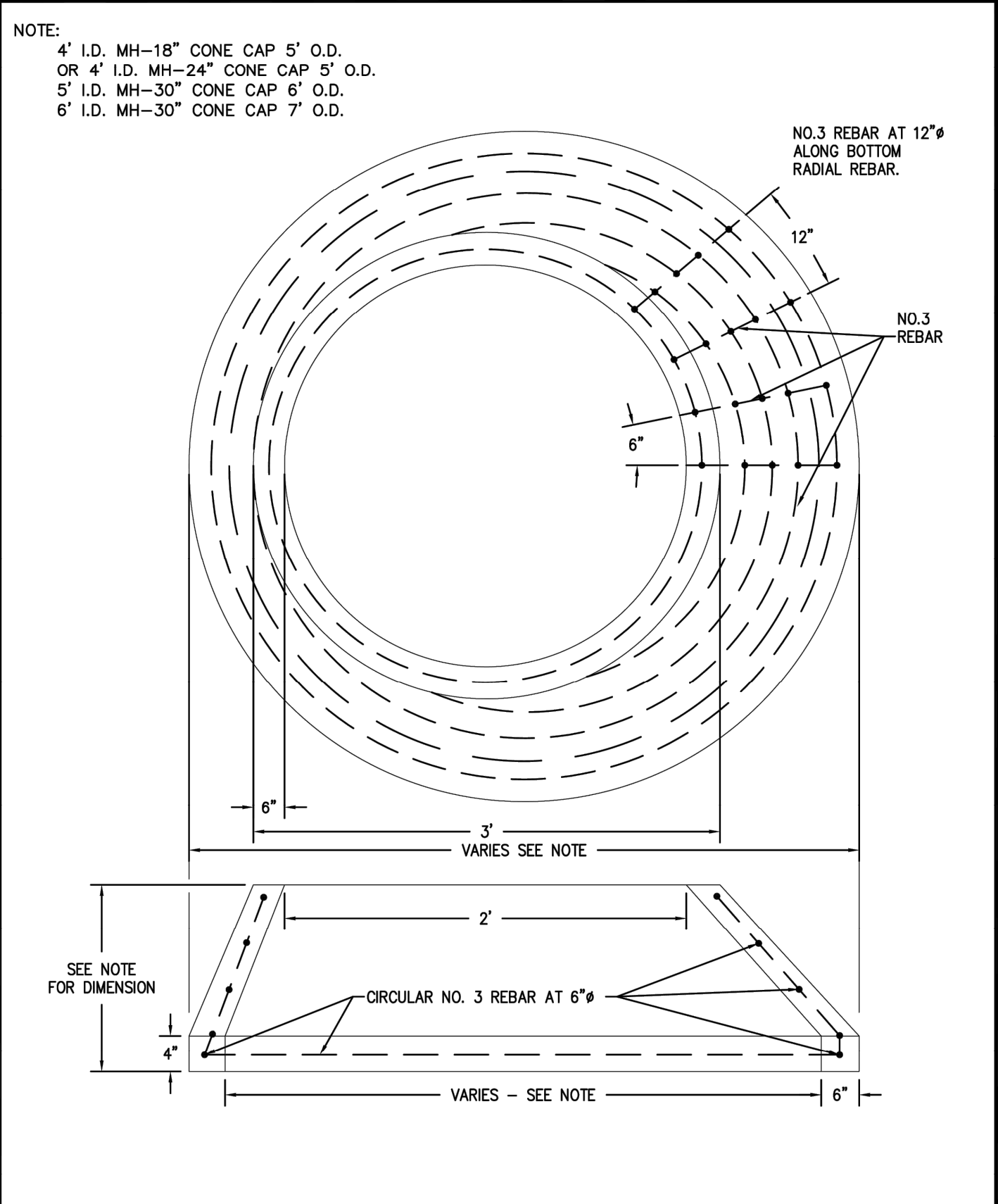
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PROJECT NO.: 0230112.00



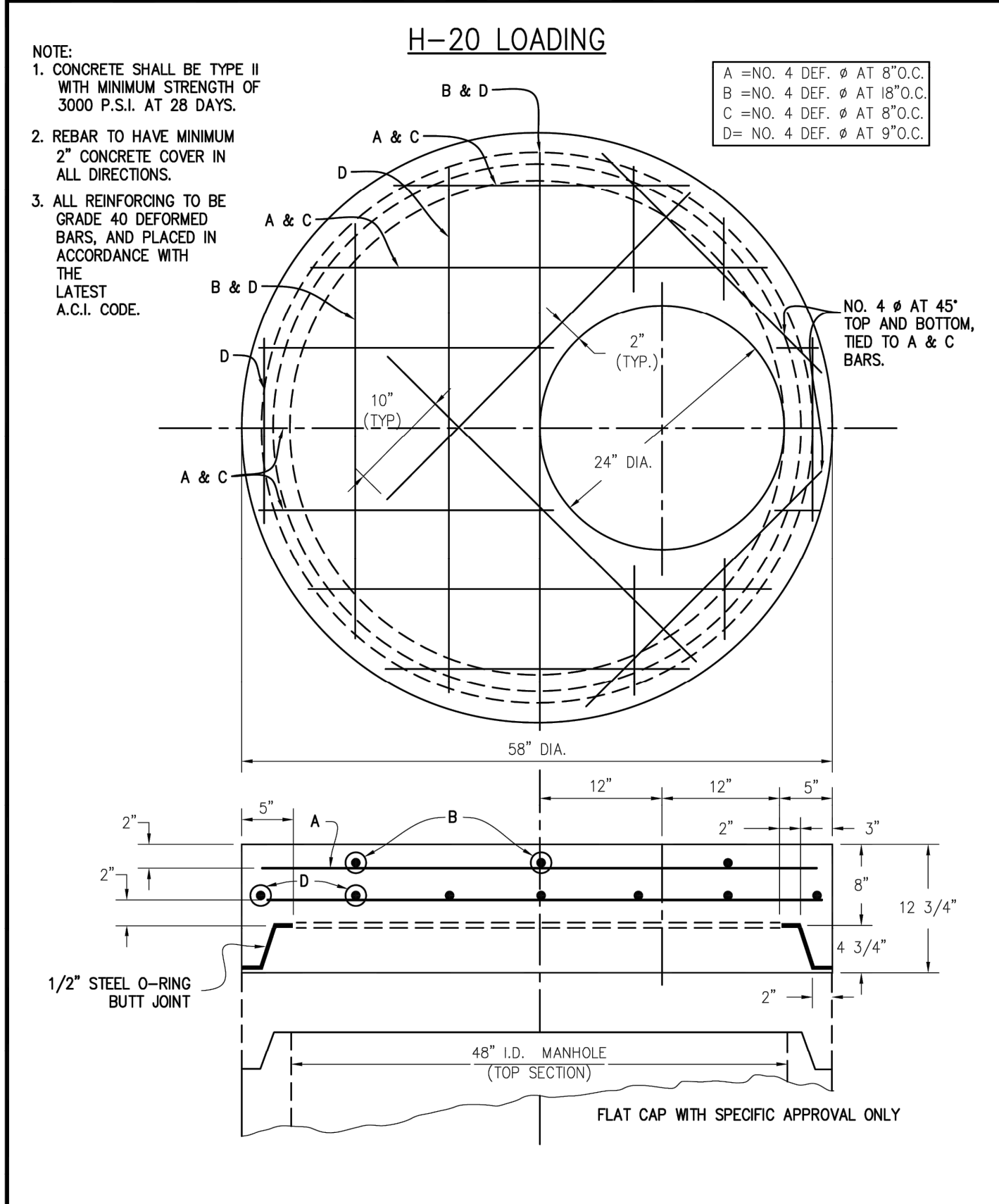
STANDARD MANHOLE
CONSTRUCTION

DATE: FEB, 2011 REV. -/-/- FIG. 3.4.1



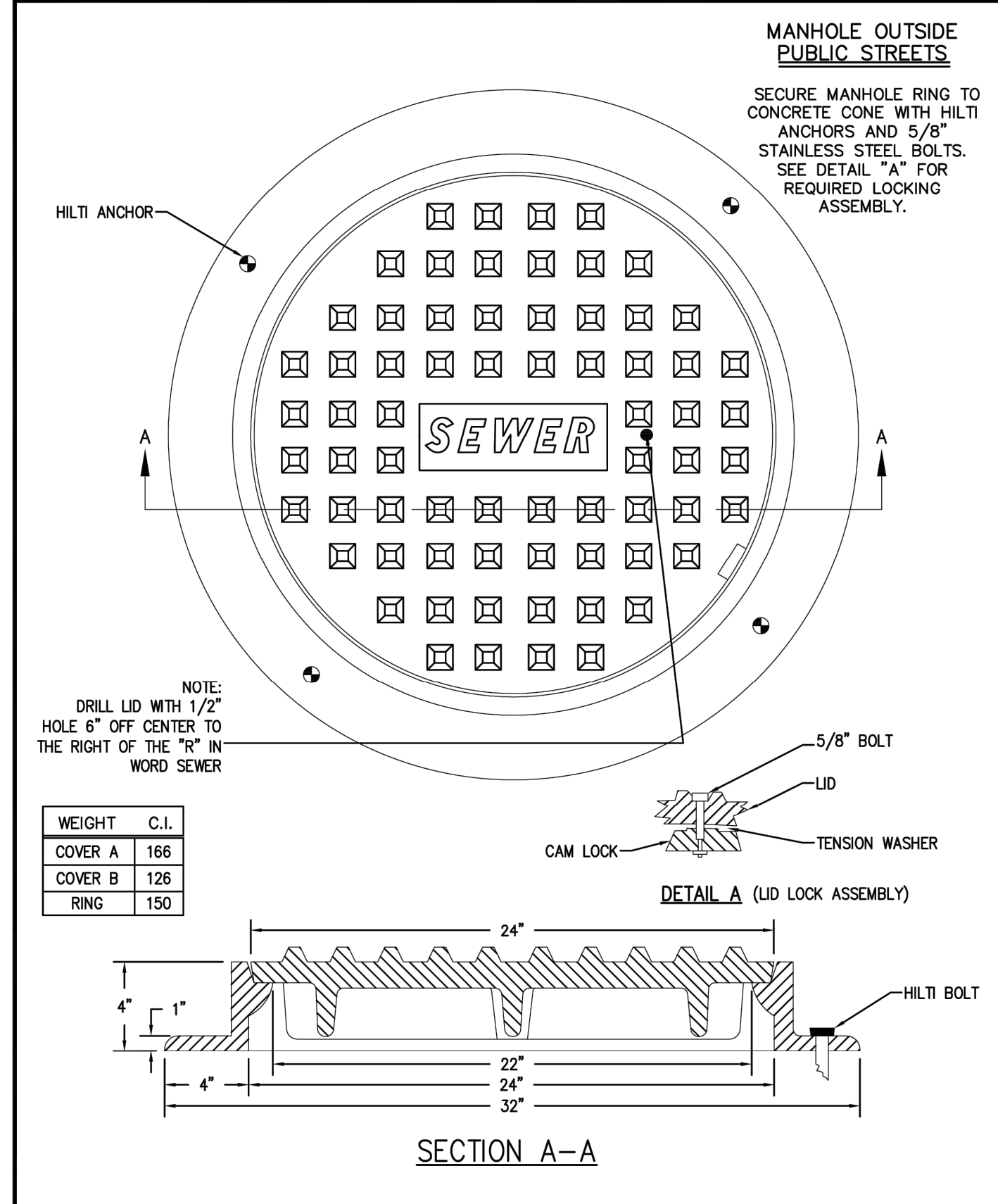
STANDARD CONCRETE
MANHOLE CONE CAP

DATE: FEB, 2011 REV. -/-/- FIG. 3.4.2



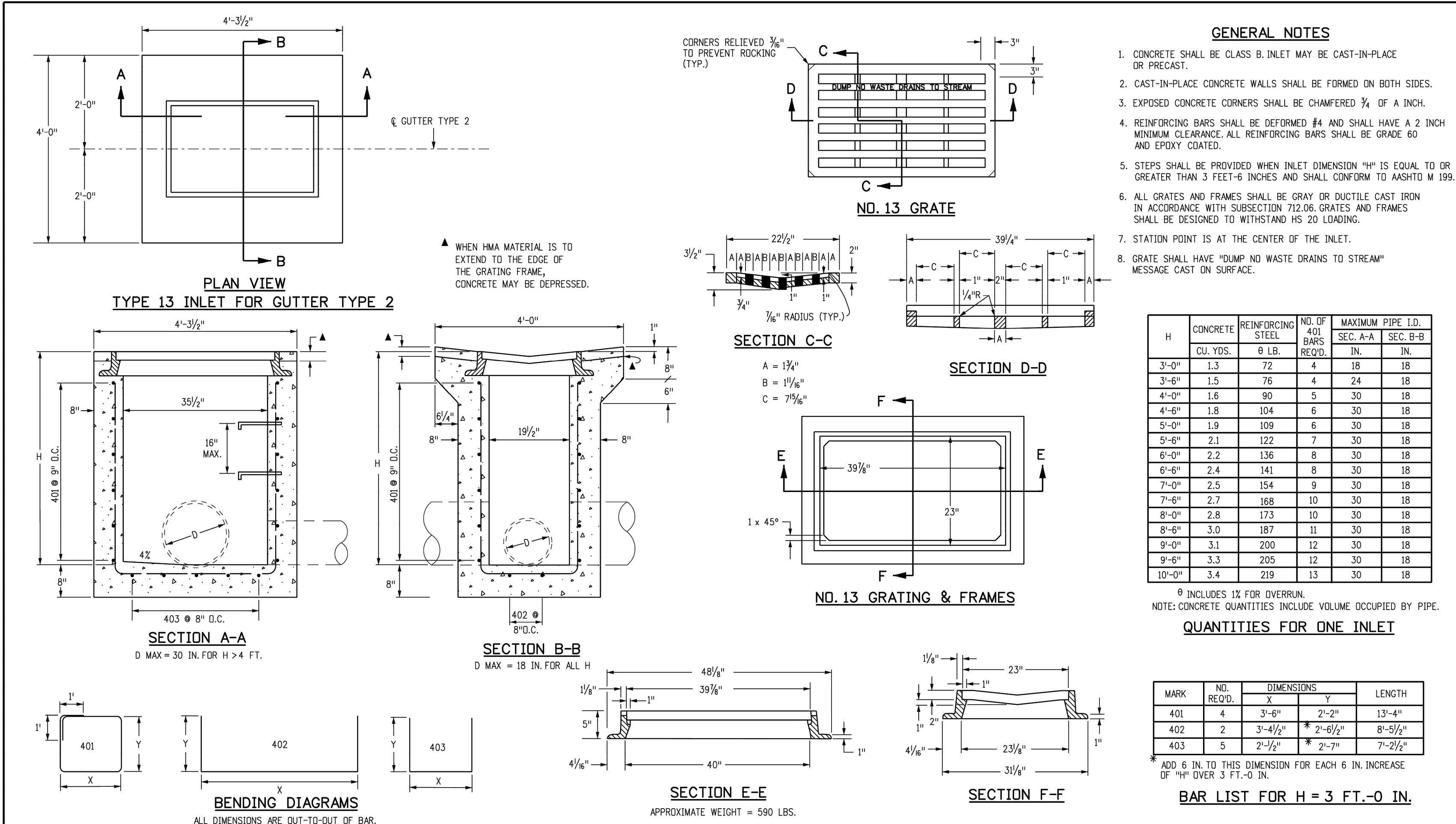
48" PRE-CAST CONCRETE
MANHOLE DECK

DATE: FEB, 2011 REV. -/-/- FIG. 3.4.5



MANHOLE RING
AND COVER

DATE: FEB, 2011 REV. -/-/- FIG. 3.4.7



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{1}{4}$ OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

H	CONCRETE CU. YDS.	REINFORCING STEEL # LB.	NO. OF 401 BARS REQ'D.	MAXIMUM PIPE I.D. SEC. A-A SEC. B-B IN.
3'-0"	1.3	72	4	18
3'-6"	1.5	76	4	18
4'-0"	1.6	90	5	30
4'-6"	1.8	104	6	30
5'-0"	1.9	109	6	30
5'-6"	2.1	122	7	30
6'-0"	2.2	136	8	30
6'-6"	2.4	141	8	30
7'-0"	2.5	154	9	30
7'-6"	2.7	168	10	30
8'-0"	2.8	173	10	30
8'-6"	3.0	187	11	30
9'-0"	3.1	200	12	30
9'-6"	3.3	205	12	30
10'-0"	3.4	219	13	30

0 INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

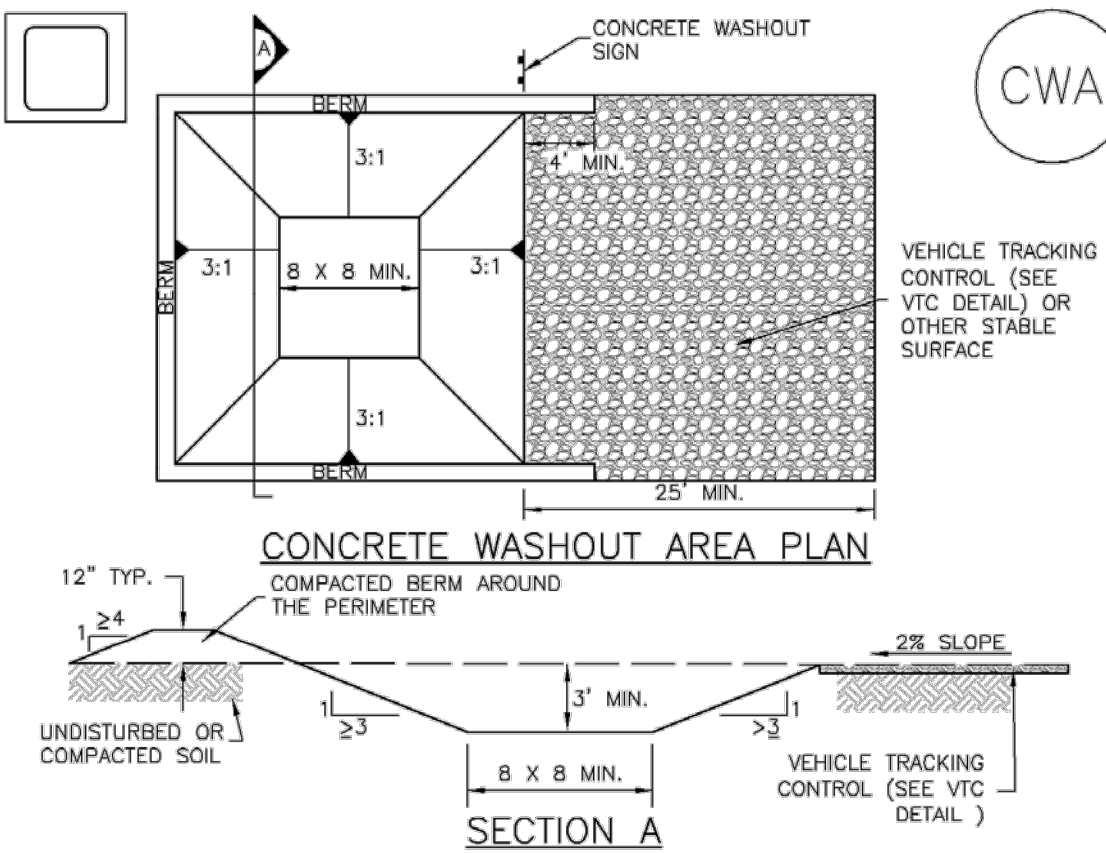
MARK	NO. REQ'D.	DIMENSIONS X Y	LENGTH
401	4	3'-6" 2'-2"	13'-4"
402	2	3'-4 1/2" * 2'-6 1/2"	8'-5 1/2"
403	5	2'-1/2" * 2'-7"	7'-2 1/2"

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

BAR LIST FOR H = 3 FT.-0 IN.

Computer File Information				Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	CONCRETE INLET TYPE 13 Issued by the Project Development Branch: July 31, 2019	STANDARD PLAN NO. M-604-13 Standard Sheet No. 1 of 1 Project Sheet Number:	
Creation Date: 07/31/19				Date:	Comments:				
Designer Initials: JBK	(C=)								
Last Modification Date: 07/31/19	(C=)								
Detailer Initials: LTA	(C=)								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(C=)								

I:\monizet\j_0203\0230112.00 - L3CO_Woodland Park_C-507 EROSION AND SEDIMENT CONTROL DETAILS.dwg | 6/29/2023 1:15 PM |



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- COORDINATE CWA INSTALLATION LOCATION WITH C.O.R.
- DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

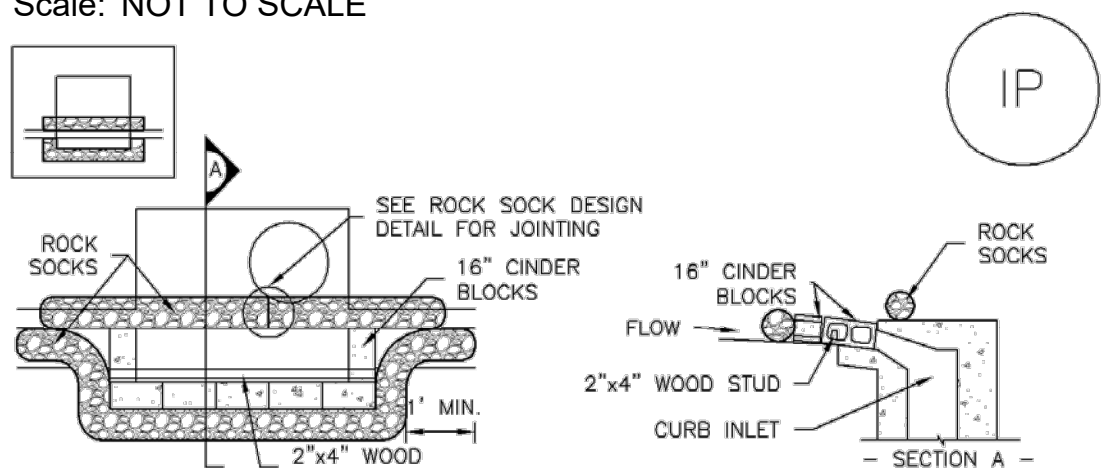
CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

1 CONCRETE WASHOUT AREA

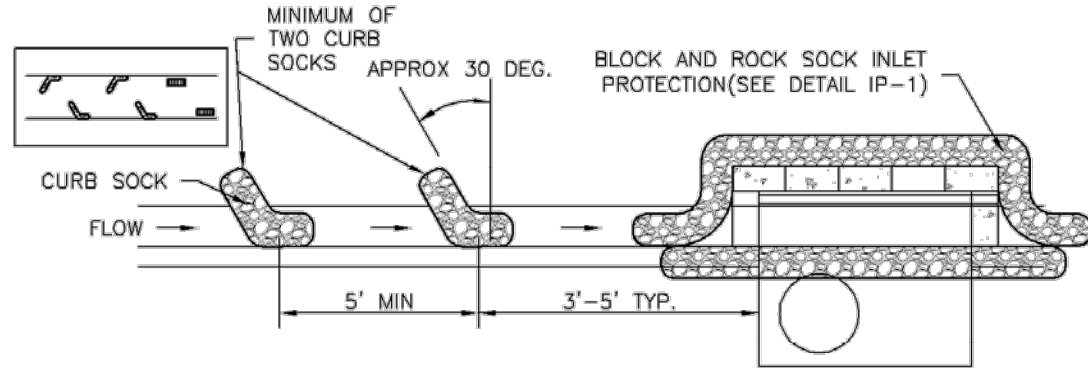
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IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



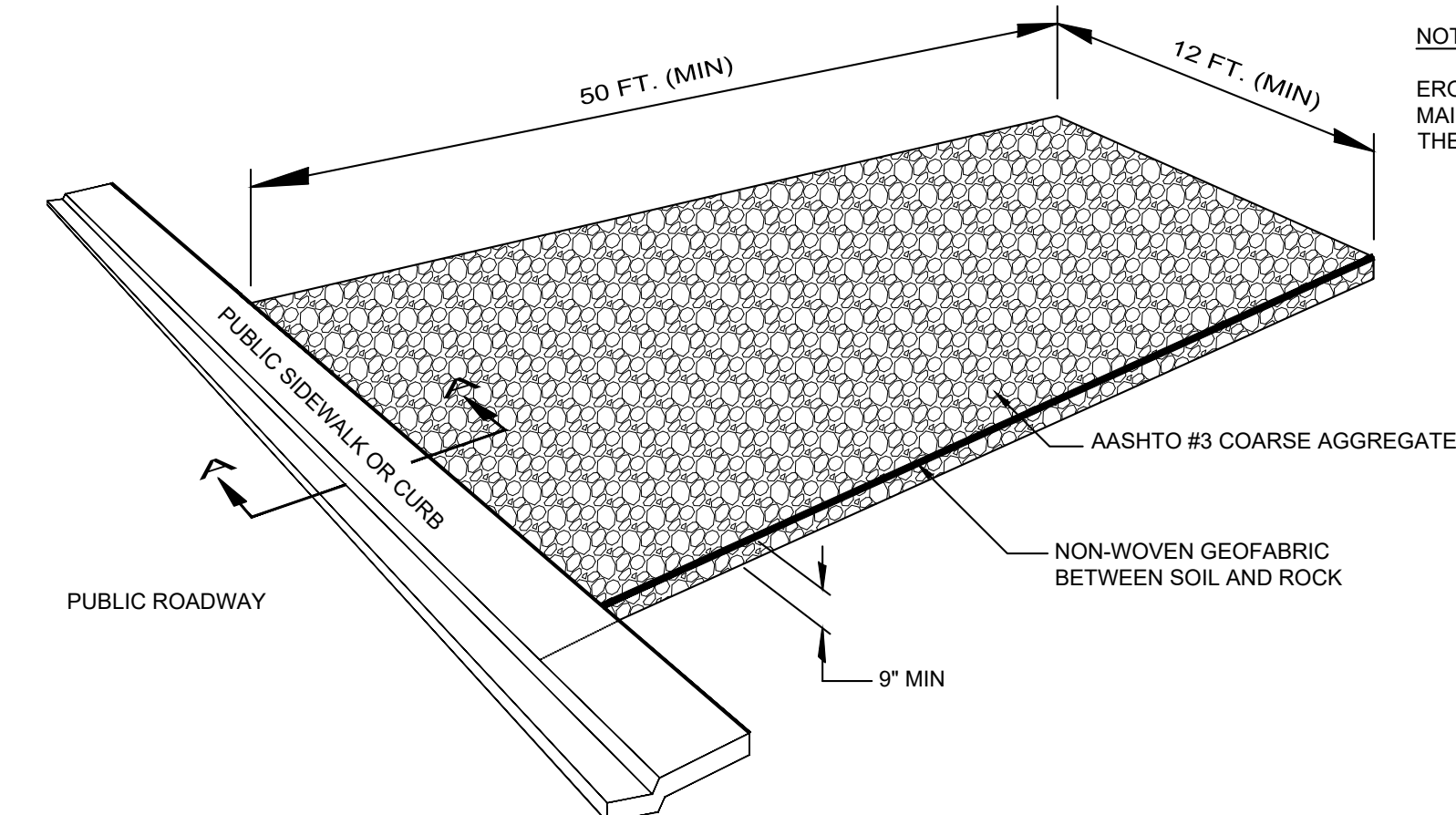
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
- SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
- AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

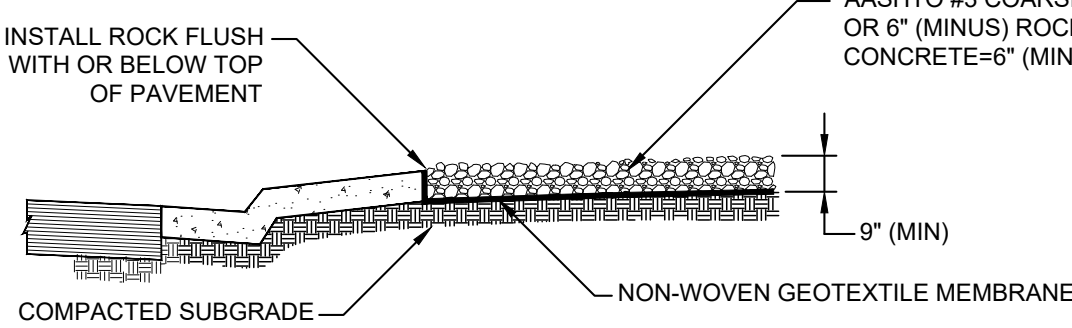
5 INLET PROTECTION DETAIL

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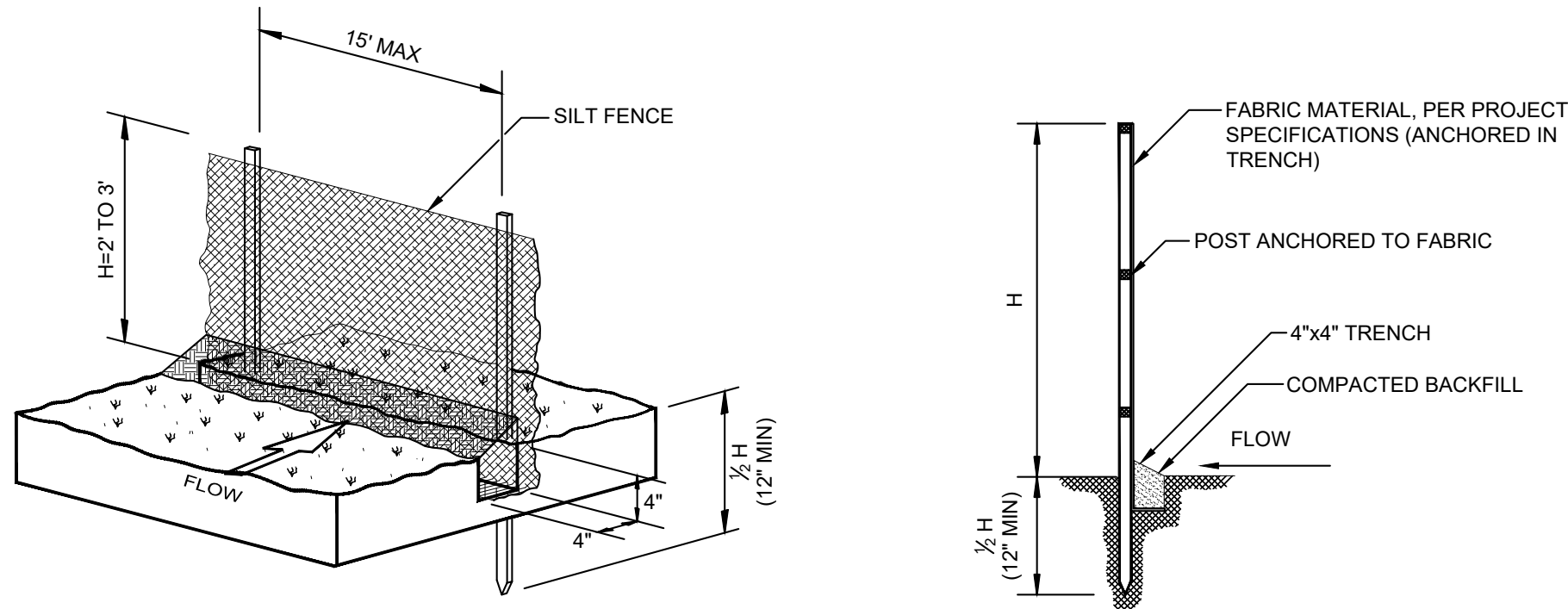
- ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION
- PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES



SECTION A-A

3 CONTRUCTION ENTRANCE PAD DETAIL

Scale: NOT TO SCALE

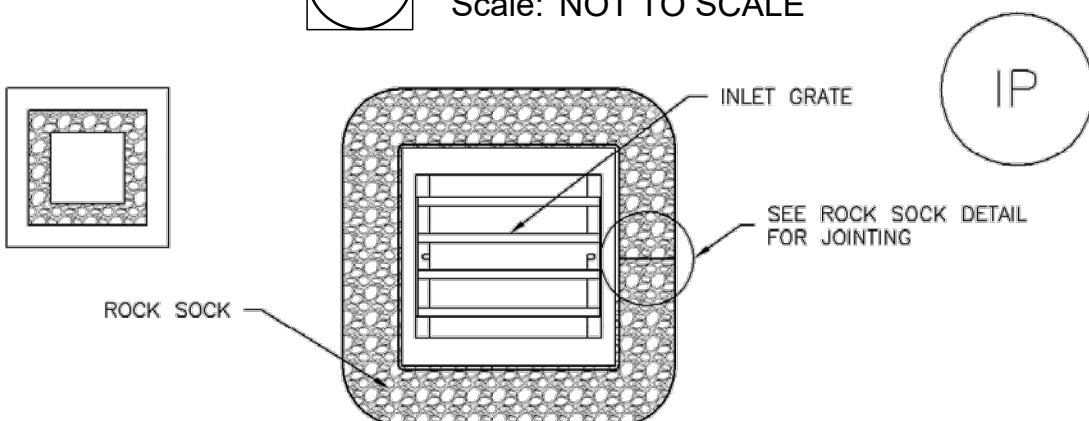


NOTE:

EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

4 SILT FENCE DETAIL

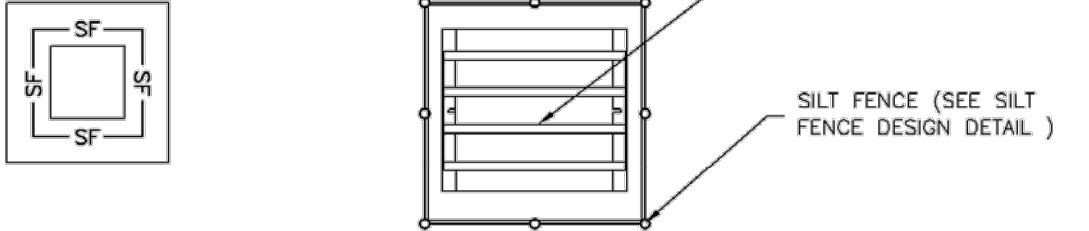
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IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
- STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION
 - TYPE OF INLET PROTECTION (IP-3)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACES EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

NOTES:

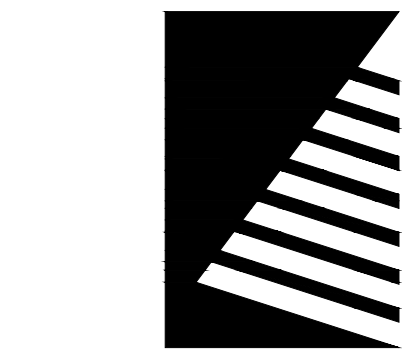
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALL AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ City Planner
City of Woodland Park



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Engineers | Architects | Surveyors | Scientists

ISSUE:

DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:

LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

EROSION AND
SEDIMENT CONTROL
DETAILS

SHEET NUMBER:

C-507

PROJECT NO.: 0230112.00

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE ORGANIC MULCH RINGS; REFER TO LANDSCAPE MATERIAL SCHEDULE THIS SHEET. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED WITH SPECIFIED METAL EDGER. REFER TO LANDSCAPE MATERIAL SCHEDULE THIS SHEET. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS TO RECEIVE SPECIFIED ROCK MULCH. ROCK SHALL BE PLACED OVER MIRAFI MIRASCAPE E FABRIC OR APPROVED EQUAL. REFER TO LANDSCAPE MATERIAL SCHEDULE, THIS SHEET.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
21. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
22. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
23. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
25. REFER TO CIVIL FOR HORIZONTAL CONTROL PLANS.

DRYLAND SEED NOTES

1. THESE NOTES ARE INTENDED TO DESCRIBE THE TREATMENT OF LANDSCAPE INSTALLATIONS DURING THE FIRST GROWING SEASON ONLY. SUBSEQUENT SEASONS MAY REQUIRE DIFFERENT TASKS. THE CONTRACTOR IS RESPONSIBLE FOR READING AND UNDERSTANDING THE SPECIFICATIONS AND PROJECT MANUALS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PERFORMING ALL TASKS AND MAINTAINING THE STANDARDS OUTLINED IN THESE NOTES AND THOSE ITEMS IN THE SPECIFICATIONS. IN THE CASES OF CONFLICTING INFORMATION, THE HIGHER STANDARD WILL BE EXPECTED OF THE CONTRACTOR.
2. REQUIREMENTS FOR EROSION AND SEDIMENTATION CONTROL AS STATED IN LOCAL CODES SHALL APPLY.
3. CONTRACTOR SHALL BE REQUIRED TO TURN OVER SEED LABELS UPON INSPECTION. SEED AND SEED LABELS SHALL CONFORM TO CURRENT STATE AND FEDERAL REGULATIONS AND BE SUBJECT TO TESTING PROVISIONS OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS.
4. THE SEEDBED SHALL BE WELL SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT SEED CAN BE PLACED AT THE SEEDING DEPTH SPECIFIED. THE SEEDBED SHALL BE REASONABLY FREE OF WEEDS. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHALL BE TILLED TO BREAKUP ROOTING RESTRICTIVE LAYERS AND THEN HARROWED, ROLLED OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
5. AT THE RISK OF THE OWNER, SEEDING MAY OCCUR ANY TIME WHEN WEATHER CONDITIONS PERMIT EXCEPT WHEN THE GROUND IS FROZEN. IT IS HIGHLY RECOMMENDED THAT SEEDING OF NON-IRRIGATED DRYLAND GRASSES OCCUR BETWEEN OCTOBER 1 AND MAY 1 TO TAKE ADVANTAGE OF NATURAL MOISTURE.
6. SEED SHALL BE DRILL. SEEDED IN MANNER SUCH THAT AFTER SURFACE IS RAKED AND ROLLED, SEED SHALL HAVE 1/4" OF COVER. ACCOMPLISH SEEDING BY 'RANGELAND' TYPE DRILLS. ANY FURROWS LEFT BY DRILL SEEDING SHALL BE LEFT IN PLACE TO DISCOURAGE EROSION AND ENCOURAGE SEED AND SOIL CONTACT. WHEN USING A DRILL TYPE SEEDER, THE SEEDER SHOULD COVER THE AREA TWICE. THE FIRST PASS AND SECOND PASSES SHOULD BE PERPENDICULAR TO EACH OTHER. EACH PASS OF THE SEEDER SHOULD APPLY APPROXIMATELY ½ OF THE REQUIRED SEEDING RATE.
7. HYDRO OR HYDRAULIC SEEDING MAY BE USED IN AREAS WITH GREATER THAN 3:1 SLOPES THAT ARE NOT SUITED FOR DRILLING. SEEDING AND MULCHING SHALL NOT OCCUR IN ONE APPLICATION. SEED RATES SHALL BE TWO TIMES DRILL SEED RATES.
8. BROADCAST SEED SHALL BE HAND RAKED OR DRAGGED TO A DEPTH AS REQUIRED BY THE SEED. THE SEED RATE SHALL BE INCREASED BY THREE TIMES THE DRILL SEED RATES.
9. MULCH SHALL BE APPLIED AT A RATE OF 2 ½ TONS PER ACRE AND SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE, LONG STEMMED GRASS OR HAY, OR LONG STEMMED STRAW OF OATS, WHEAT OR RYE. AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE TEN INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER. MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHED. IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DISK LAND PACKER DESIGNED TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING. HYDRO MULCH IS REQUIRED ON SLOPES EXCEEDING 3:1. APPLICATION OF EROSION CONTROL NETTING IS REQUIRED ON SLOPES EXCEEDING 3:1 WHERE SURFACE DRAINAGE IS PRESENT.
10. FINAL ACCEPTANCE OF SEEDED AREAS WILL NOT BE GRANTED UNTIL OWNER'S REPRESENTATIVE IS SATISFIED WITH GERMINATION AND A FULL STAND OF GRASS IS IN A VIGOROUS GROWING CONDITION, WITH CONSISTENCY AND COMPLETION OF COVERAGE. DURING THIS TIME, CONTRACTOR IS RESPONSIBLE FOR WATERING, MOWING, SPRAYING, WEEDING FERTILIZING AND ALL RELATED WORK AS NECESSARY TO ENSURE THAT SEEDED AREAS ARE TURNED OVER IN A VIGOROUS GROWING CONDITION. PROVIDE ALL SUPERVISION, LABOR, MATERIAL AND EQUIPMENT TO MAINTAIN SEEDED AREAS.
11. NON-IRRIGATED NATIVE SEEDED AREAS SHALL BE MOWED A MINIMUM OF THREE TIMES DURING THE FIRST YEAR. ONE MOWING SHALL OCCUR IN THE SPRING OF THE YEAR, SIX WEEKS AFTER THE GRASSES BEGIN GROWING, OR BEFORE WEEDS REACH AN OVERALL HEIGHT OF EIGHT INCHES, OR BEFORE WEEDS BEGIN TO FLOWER, WHICHEVER COMES FIRST. THE SECOND MOWING SHALL OCCUR THE FIRST WEEK OF JULY. THE THIRD MOWING SHALL OCCUR IN THE FALL, AFTER GRASSES HAVE COMPLETED GROWING AND DEVELOPED SEED HEADS. ADDITIONAL MOWINGS MAY BE REQUIRED TO CONTROL WEED GROWTH. ADDITIONAL MOWINGS MUST BE PRE-AUTHORIZED BY THE OWNER, AT LEAST ONE WEEK BEFORE COMMENCEMENT OF WORK. MOWING SHALL BE RESCHEDULED IF THE GROUND IS WET, AND A POTENTIAL EXISTS FOR CAUSING SURFACE DAMAGE FROM EQUIPMENT.
12. SEEDED AREAS SHALL, AFTER ONE YEAR, SHALL CONTAIN A DOMINANT VEGETATION OF GRASS. THERE SHALL BE NO LARGE CONTINUOUS BARE SPOTS GREATER THAN NINE SQUARE FEET. IF ON SITE INSPECTIONS DETERMINE THAT GERMINATION OF ANY SEEDED AREA DOES NOT COMPLY WITH THESES NOTES OR LOCAL CODES, RE-SEEDING MAY BE REQUIRED.
13. THE TYPE OF A SEED MIX USED WILL DEPEND UPON THE FOLLOWING FACTORS: TEMPORARY VS. PERMANENT REVEGETATION; TIME OF YEAR; SOIL TYPE AND SLOPE. AS A GENERAL RULE, TEMPORARY REVEGETATION WILL UTILIZE ANNUAL GRASSES WHILE PERMANENT REVEGETATION SHOULD UTILIZE PERENNIAL GRASSES.

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
GL SH	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	LOW	40'-50'	30'-40'
PO TR	3	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL	MOD	30'-40'	25'-30'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
PI PO	3	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	LOW	50'-80'	30'-40'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
PR PB	7	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	2'-3'	5'-6'
RI AL	8	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	LOW	5'-6'	5'-6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
JU BR	4	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
JU CC	5	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NOTES		
NA SE	21,422 SF	NATIVE SEED	NATIVE MOUNTAIN MIX	SEED				

NATIVE MOUNTAIN MIX BY PAWNEE BUTTES SEED, INC.

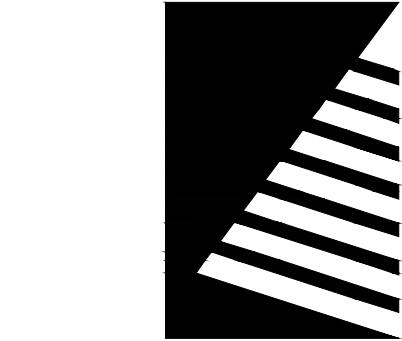
COMMON NAME
STREAMBANK WHEATGRASS
MOUNTAIN BROMEGRASS
SLENDER WHEATGRASS
BLUE WILDRYE
ARIZONA FESCUE
SANDBERG BLUEGRASS
PRAIRIE JUNEGRASS
TUFTED HAIRGRASS

SEED RATE: 50.00 PLS/ACRE

*IF BROADCAST METHOD IS USED, RATES SHALL BE DOUBLED

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	ROCK MULCH	MOUNTAIN GRANITE	PIONEER	COLORADO SPRINGS	BROWN, RED, GREY, CREAM	1 1/2"		3" MINIMUM DEPTH OVER WEED BARRIER, SEE LANNSCAPE NOTE 18
M-02	ORGANCI MULCH	WASHINGTON CEDAR (GORILLA HAIR)	PIONEER	COLORADO SPRINGS	CEDAR BROWN	SEE PLAN	4&5 / LP501	
M-03	METAL EDGER	INTERLOCKING / ROLL TOP	RYERSON OR EQUAL	N/A	GREEN	4" X 14 GAUGE	1 / LP501	SEE LANDSCAPE NOTE



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ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO.:

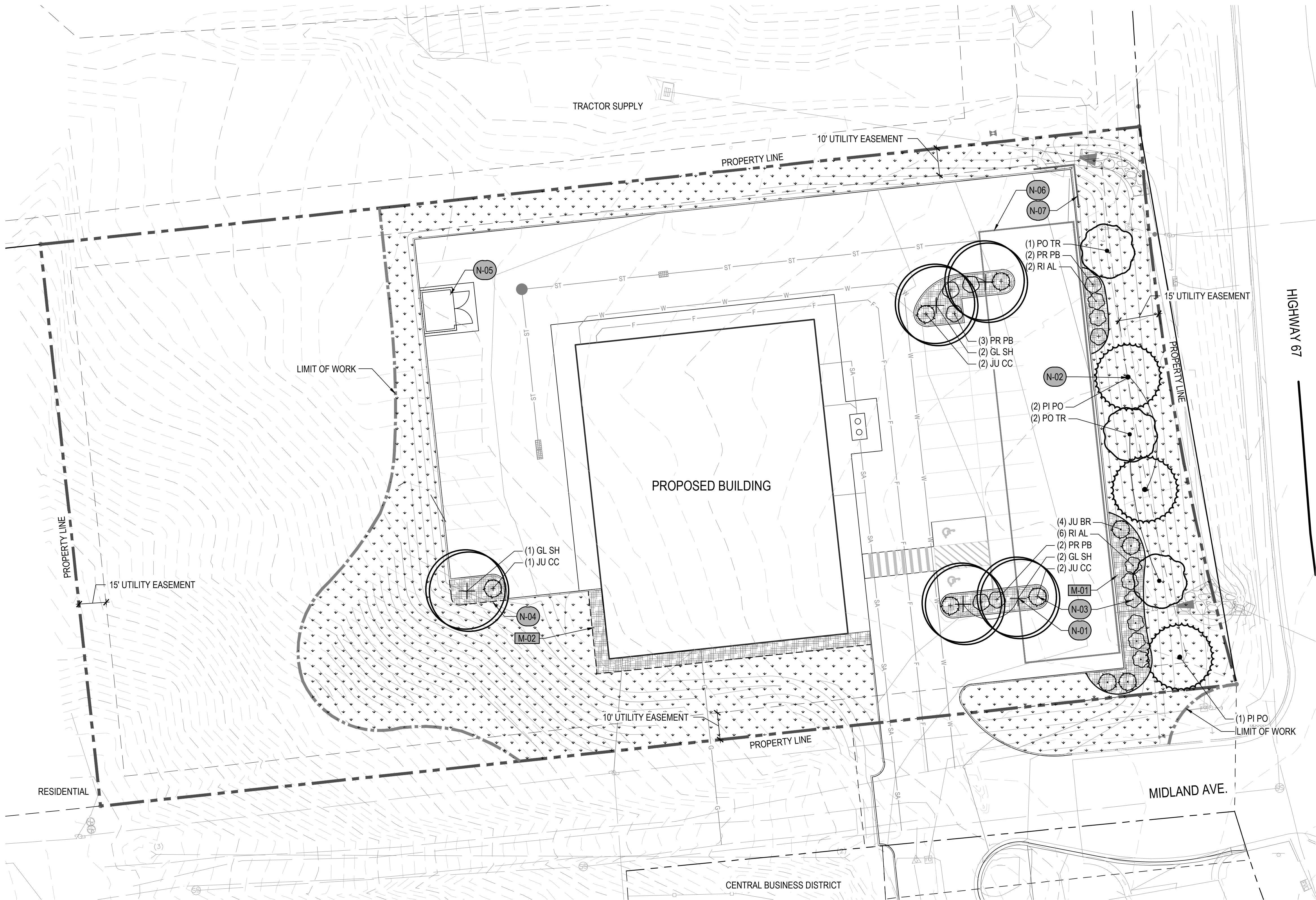
SHEET TITLE:

LANDSCAPE NOTES AND SCHEDULES



LP001

PROJECT NO.: 0230112.00



LEGEND	
	PROPERTY LINE
	LIMIT OF WORK
	EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	SPADE EDGER

CODE	DESCRIPTION
M-01	ROCK MULCH

M-03	METAL EDGER
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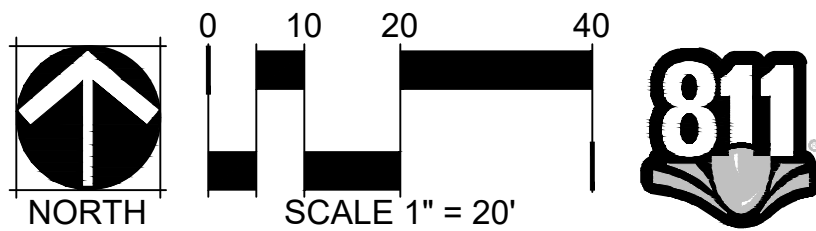
CODE	DESCRIPTION
NA SE	NATIVE SEED

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	TREE PLANTING DETAIL	4 / LP501
N-02	TREE PLANTING - SLOPE DETAIL	5 / LP501
N-03	SHRUB PLANTING DETAIL	3 / LP501
N-04	SPADE CUT EDGE	2 / LP501
N-05	PROPOSED TRASH ENCLOSURE; RE: ARCH	
N-06	UNDERGROUND DETENTION; RE: CIVIL	
N-07	RETAINING WALL; RE: CIVIL	

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	COMMON NAME
GL SH	SHADEMASTER LOCUST
PO TR	QUAKING ASPEN
EVERGREEN TREES	COMMON NAME
PI PO	PONDEROSA PINE
DECIDUOUS SHRUBS	COMMON NAME
PR PB	CREeping WESTERN SAND CHERRY
RI AL	ALPINE CURRANT
EVERGREEN SHRUBS	COMMON NAME
JU BR	BROADMOOR JUNIPER
JU CC	CALGARY CARPET JUNIPER



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LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
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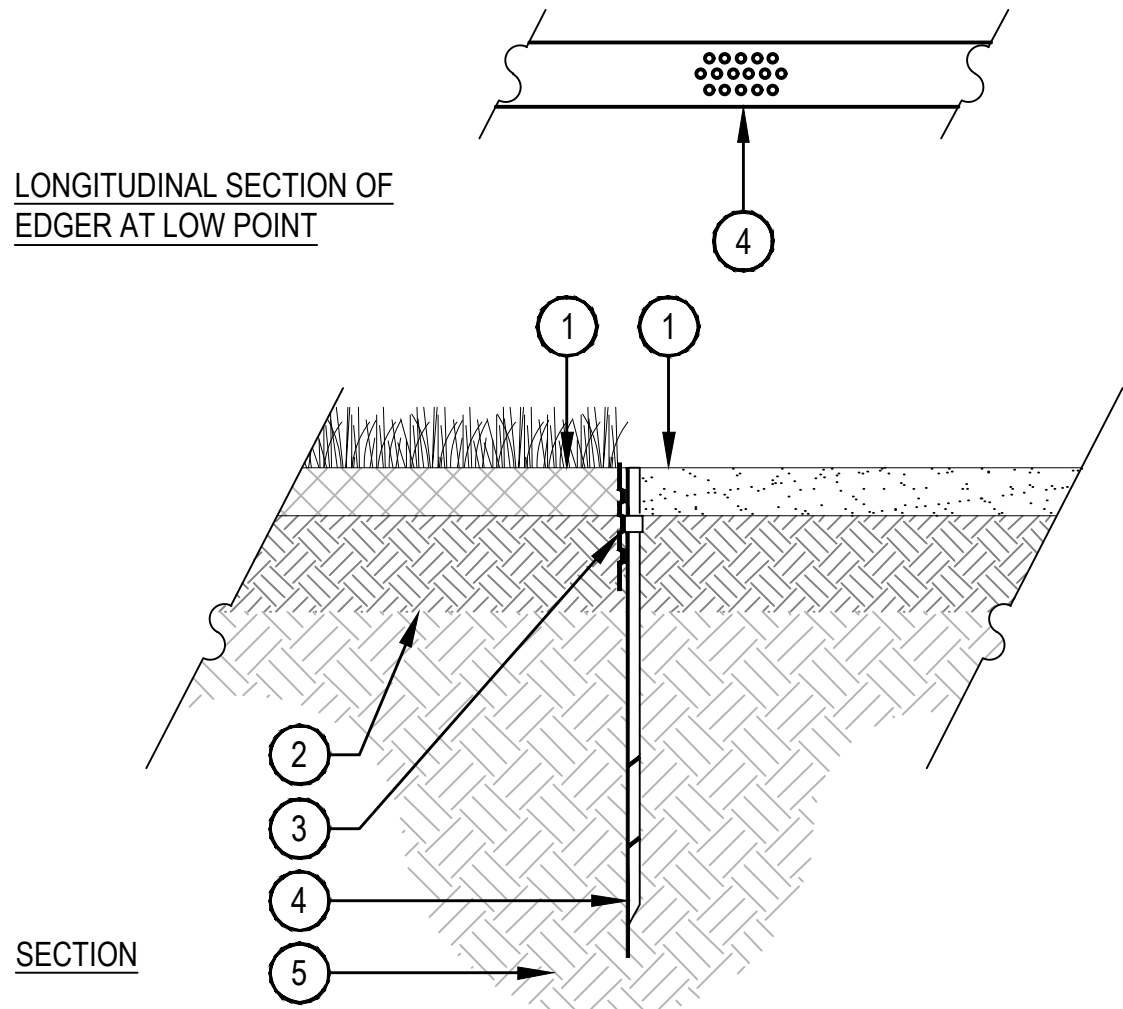
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LANDSCAPE PLAN

SHEET NUMBER:

LP101

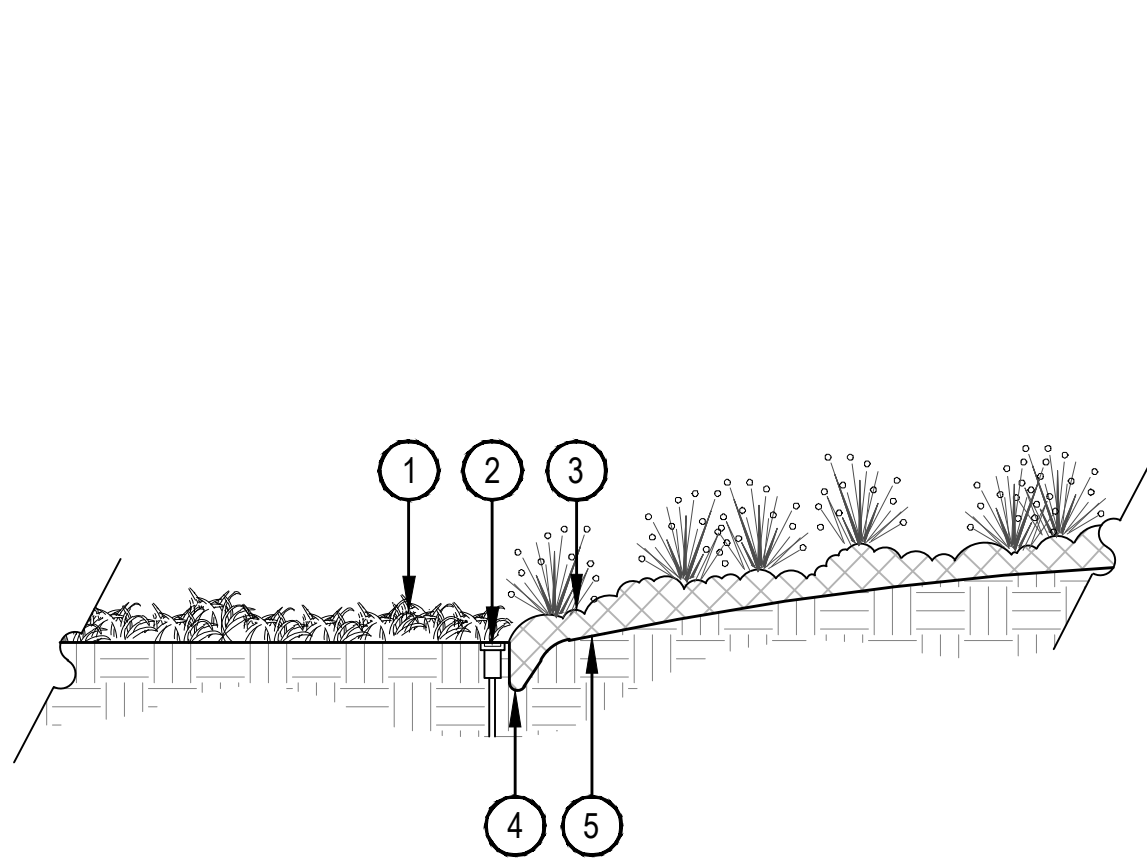
PROJECT NO.: 0230112.00



- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
 3. ENSURE POSITIVE DRAINAGE.

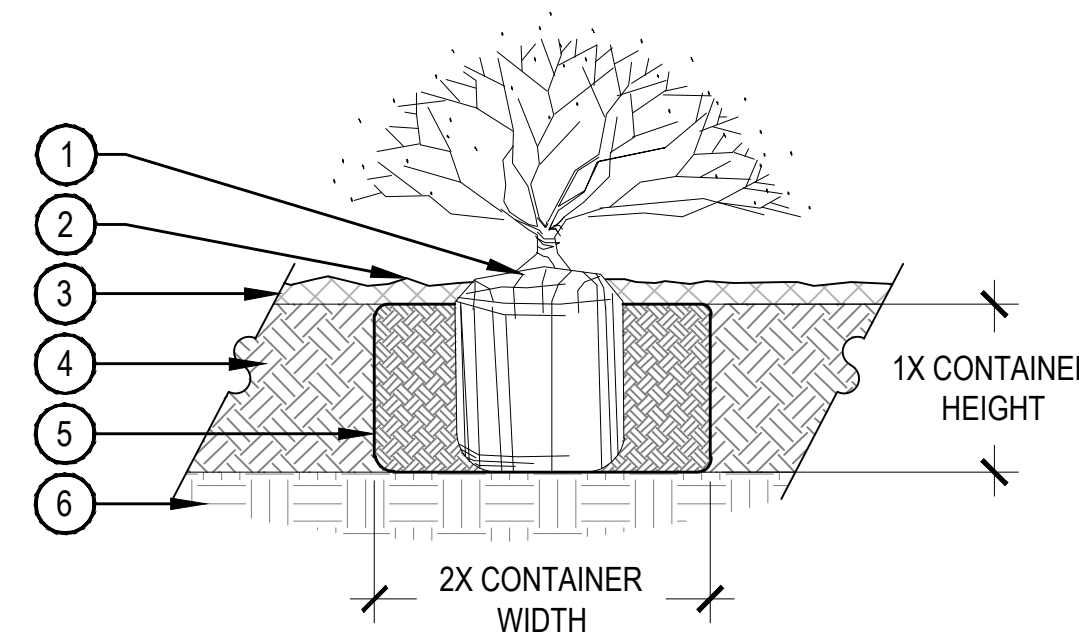
1 METAL EDGER

SCALE: 1" = 1'-0"



- 1 FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 AMENDED SOIL PER SPECIFICATIONS
- 3 METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- 4 EDGER STAKE
- 5 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

- 1 NATIVE SEED
- 2 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- 3 PLANTING BED
- 4 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADE EDGE
- 5 SPECIFIED DEPTH OF MULCH



- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED ROCK MULCH
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

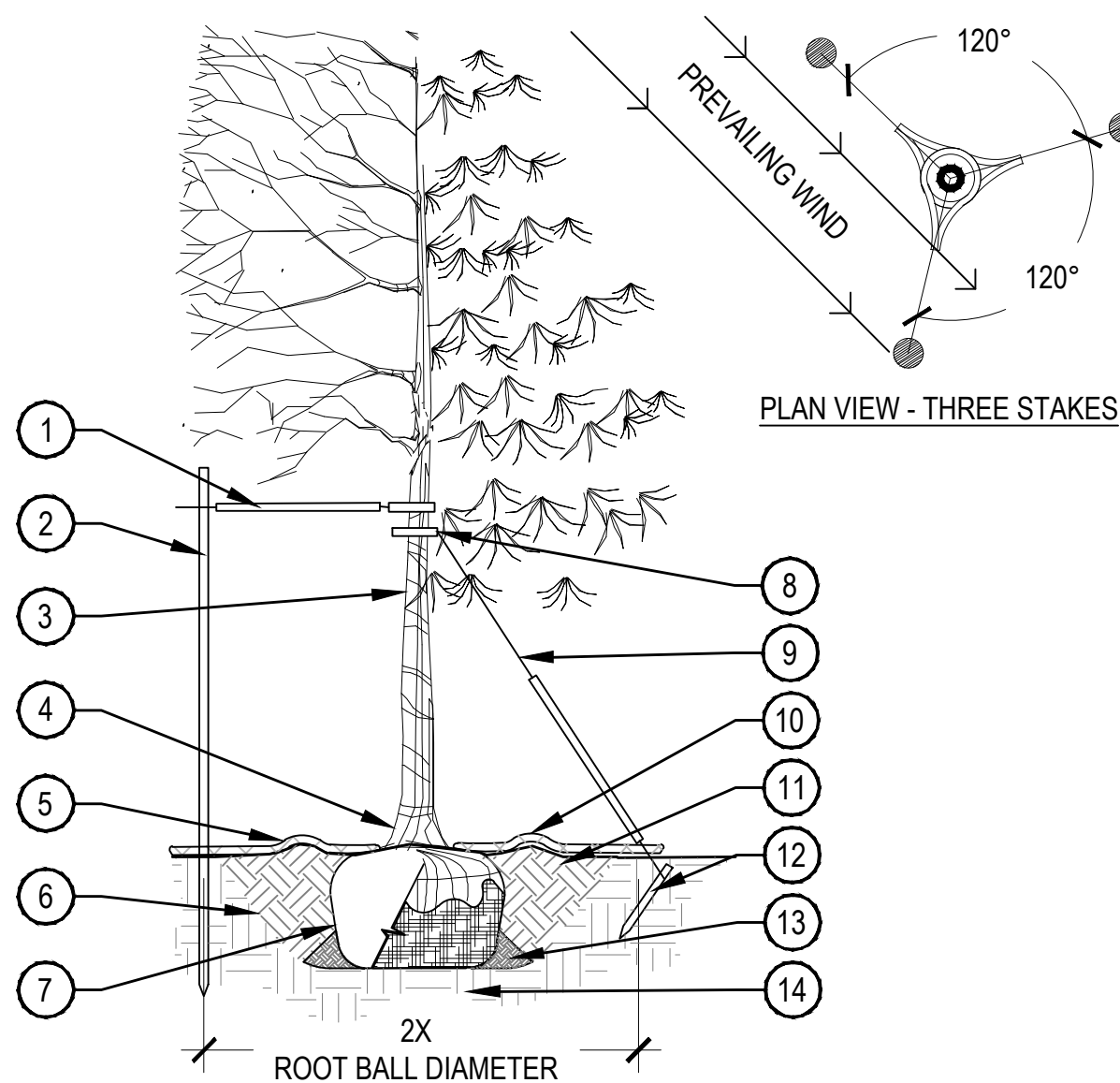
3 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

4 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

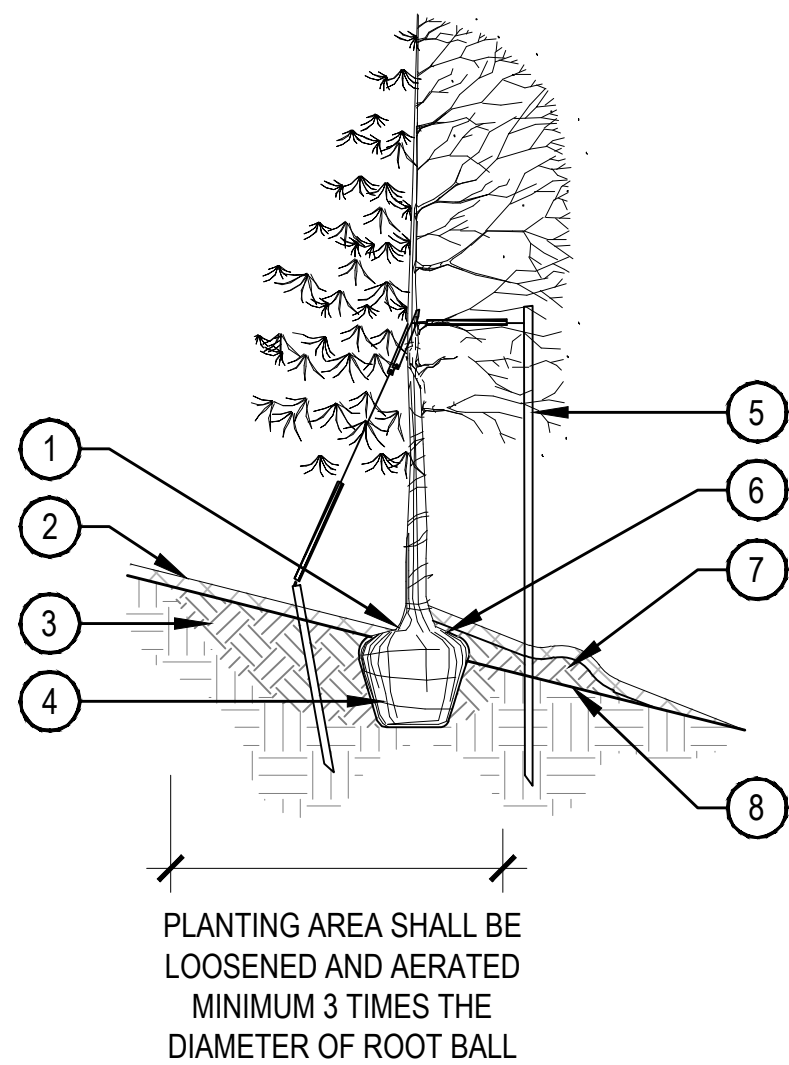


- 1 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- 4 PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 5 2'-0" RADIUS ORGANIC MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH. REFER TO LANDSCAPE MATERIAL SCHEDULE SHEET LP001
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 12 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

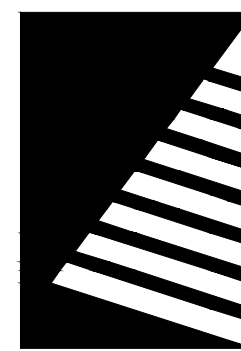
- NOTES:
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOTBALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL MIXED WITH MAXIMUM 20% ORGANIC MATERIAL.
 2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
 3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
 4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
 5. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

5 TREE PLANTING ON SLOPE

SCALE: 1/4" = 1'-0"



- 1 TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 2 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK. REFER TO LANDSCAPE MATERIAL SCHEDULE LP001
- 3 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 4 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 5 REFER TO TYPICAL TREE PLANTING DETAIL, DETAIL 4 THIS SHEET, FOR STAKING AND GUYING
- 6 ROPES AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- 7 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 8 EXISTING GRADE



Farnsworth GROUP

223 WILLOW STREET
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www.f-w.com
Engineers | Architects | Surveyors | Scientists

NORRIS DESIGN

PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

ISSUE:
DATE: DESCRIPTION:



Project Status

NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO.:

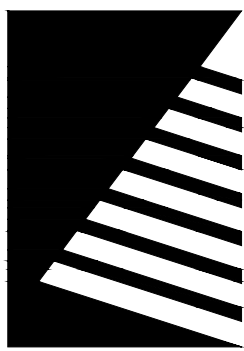
SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

LP501

PROJECT NO.: 0230112.00



Farnsworth GROUP

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: JPG

DRAWN: MP

REVIEWED: APC

FIELD BOOK NO.:

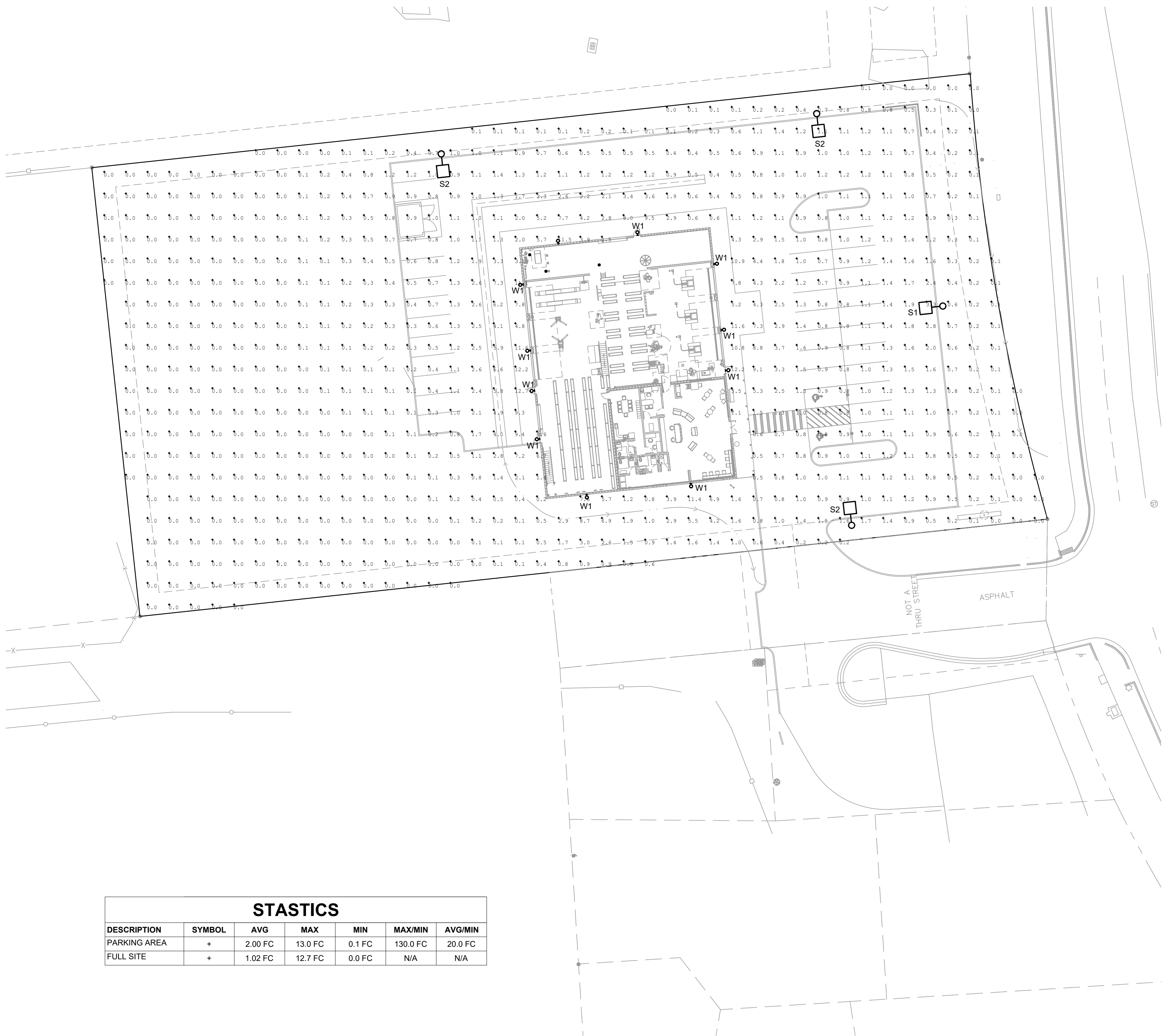
SHEET TITLE:

SITE PHOTOMETRIC
PLAN

SHEET NUMBER:

ES-101

PROJECT NO.: 0230112.00

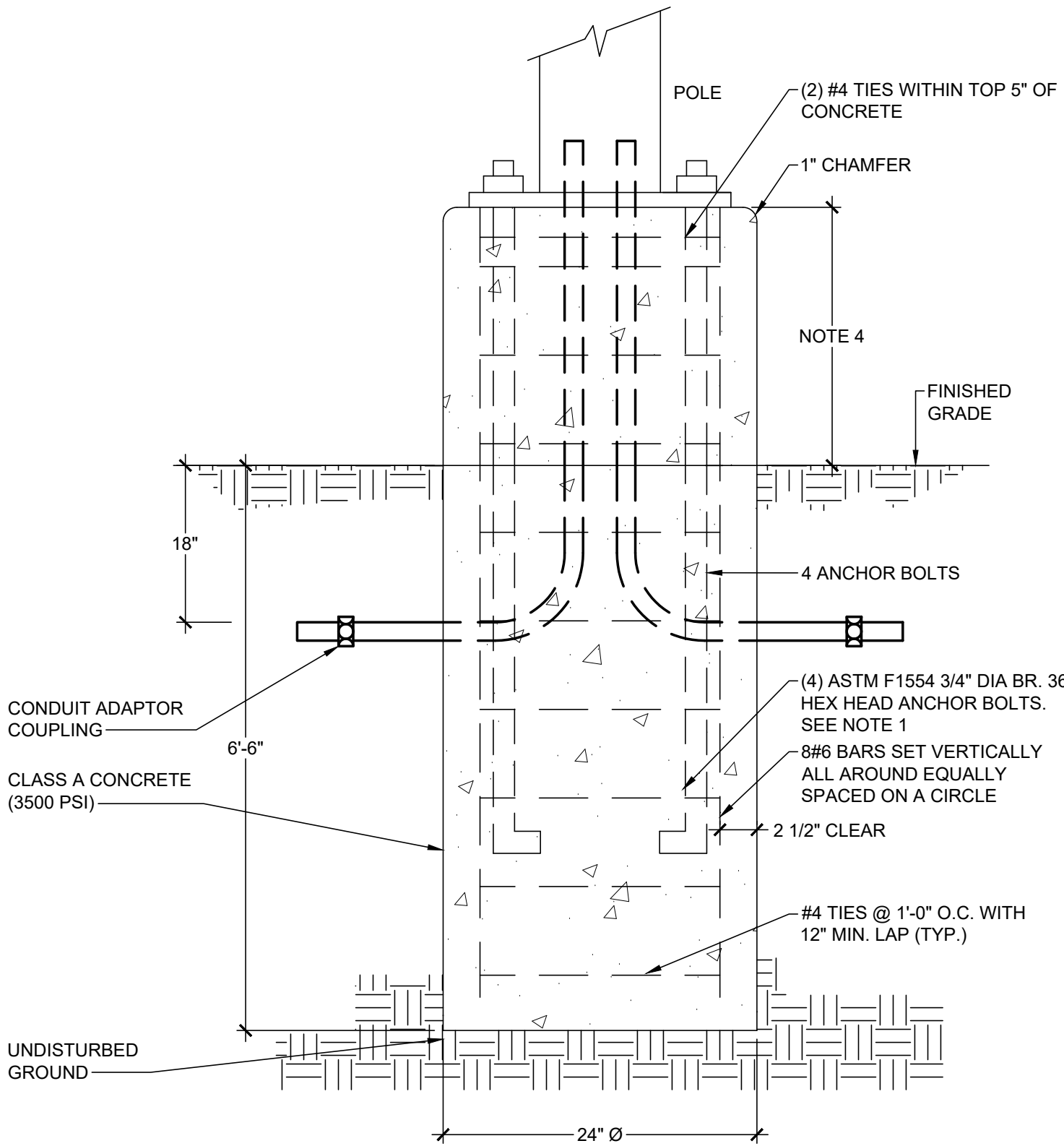


(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ City Planner
City of Woodland Park



NOTES:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
- CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
- PROVIDE INSULATING GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
- VARIES - 2'-0" AFG IN PARKING LOT AREAS AND IN AREAS SUBJECT TO VEHICULAR DAMAGE; 6" AFG IN ALL AREAS WHERE NOT SUBJECT TO VEHICULAR DAMAGE.

STASTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING AREA	+	2.00 FC	13.0 FC	0.1 FC	130.0 FC	20.0 FC
FULL SITE	+	1.02 FC	12.7 FC	0.0 FC	N/A	N/A

2 LIGHTING POLE FOUNDATION DETAIL
SCALE: NOT TO SCALE

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=30'

LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	LUMINAIRE SERIES	SOURCE (TYPE/COLOR TEMP/CRI)	VOLTAGE	LOAD (VA)	LUMEN OUTPUT	FINISH	MOUNTING	DESCRIPTION
S1	MCGRAW-EDISON	GLEON GALLEON SERIES	LED, 4000K, 70CRI	208V	129	15,877	BRONZE	25'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE III WITH SPILL CONTROL DISTRIBUTION, HOUSE SIDE SHIELD, MOTION SENSOR FOR DIMMING OPERATION
S2	MCGRAW-EDISON	GLEON GALLEON SERIES	LED, 4000K, 70CRI	208V	129	15,970	BRONZE	25'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE IV FORWARD THROW DISTRIBUTION, HOUSE SIDE SHIELD, MOTION SENSOR FOR DIMMING OPERATION
W1	COOPER	LUMARK SERIES	LED, 5000K, 70CRI	120V	58	6,129	CARBON BRONZE	14'-0" AFG	WALL PACK WITH PHOTOCELL AND UNOCCUPIED DIMMING TO 50%
NOTES: A. REMOVE ALL FINGER PRINTS FROM LENSES, REFLECTORS, AND LOUVERS FOLLOWING LIGHT FIXTURE INSTALLATION. B. FOR APPROVAL OF FIXTURES FROM MANUFACTURERS OTHER THAN THOSE LISTED, PROPOSED FIXTURES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER TEN BUSINESS DAYS PRIOR TO BID FOR REVIEW. FINAL DETERMINATION OF "EQUAL" STATUS FOR BIDDING SHALL BE THE SOLE DETERMINATION OF THE ARCHITECT/ENGINEER. C. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.									

Project	Catalog #	Type	S1
Prepared by	Notes	Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details

Number of Light Squares	'A' Width	'B' Standard Arm Length	'B' Extended Arm Length	'B' OM Arm Length	'B' OML Length	'B' OMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTE: For selection requirements and additional line art, see Mounting Details section.

- NOTE:
1. View these drawings (designs) closely to confirm qualification. Not all product variations are DCL qualified.
 2. Do not use for 3000K CCT and warmer only.



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May 24, 2023 7:50 PM

McGraw-Edison

GLEON Galleon

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON-Galleon	SA1-1 Square	A-600mA	722-700K, 2200K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA2-2 Square	B-800mA	722-700K, 2700K	120-277V	T2-Type II Roadway	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA3-3 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA4-4 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II Roadway	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA5-5 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA6-6 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA7-7 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA8-8 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA9-9 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray
BA-GLEON-Galleon	SA10-10 Square	B-800mA	722-700K, 3000K	120-277V	T2-Type II	Black-Arm for Round or Square Pole	AP-Gray

NOTE:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our page 9751001 for additional support information.
2. Design/Drawn/Constructed/Qualified. Refer to our page 9751001 for additional support information.
3. Design/Drawn/Constructed/Qualified. Refer to our page 9751001 for additional support information.
4. Not available with 120V/277V.
5. Not available with 120V/277V.
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Product Family	Camera Type	Data Backhaul
L-LuminaSafe Technology	D-Standard Dome Camera H-High-Resolution Dome Camera Z-Zero Motion P/T Camera	C-Cellular, No SIM A-Cellular, ATIS V-Cellular, Verizon S-Cellular, Sprint



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Project	Catalog #	Type	S2
Prepared by	Notes	Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

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McGraw-Edison

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100. Not available with 120V/277V.

Product Family	Camera Type	Data Backhaul
L-LuminaSafe Technology	D-Standard Dome Camera H-High-Resolution Dome Camera Z-Zero Motion P/T Camera	C-Cellular, No SIM A-Cellular, ATIS V-Cellular, Verizon S-Cellular, Sprint



PSS00020EN page 2
May 24, 2023 7:50 PM

DESCRIPTION

The patented Lumen Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

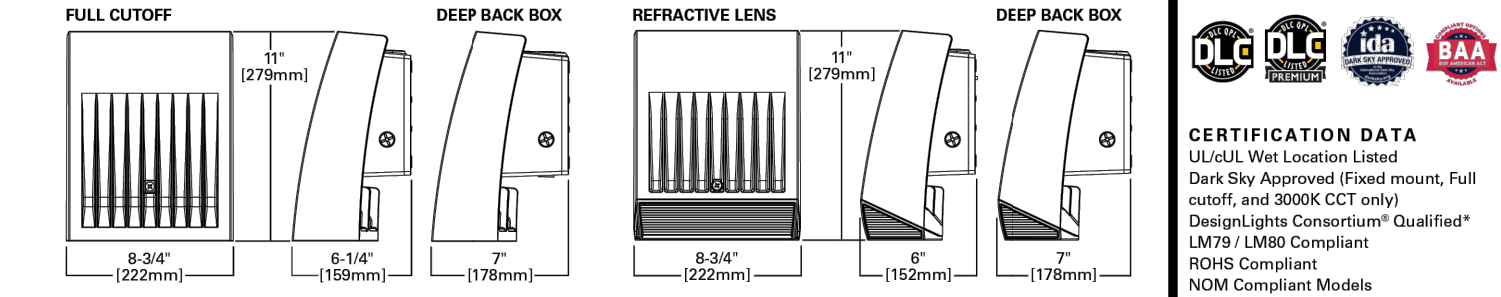
assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

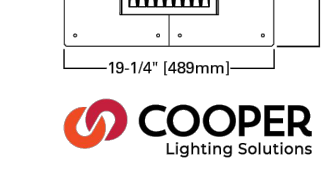
Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

DIMENSIONS



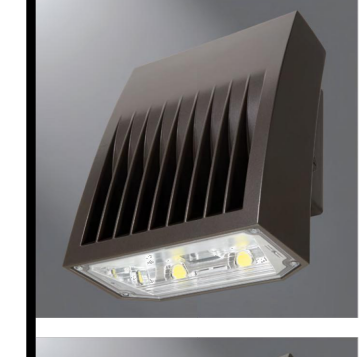
NOTE: For selection requirements and additional line art, see Mounting Details section.



*www.designlights.org

Lumark

Project	Catalog #	Type	W1
Prepared by	Notes	Date	



XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA
UL Listed, Wet Location Listed
Dark Sky Approved (Fixed mount, Full cutoff, and 5000K CCT only)
DesignLights Consortium® Qualified
LM79/LM80 Compliant
ROHS Compliant
NOM Compliant Models
30 Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
RoHS Prohibited Ann 10, P1:
XTOR68, XTOR81, XTOR126-0.6

Traffic Impact Analysis

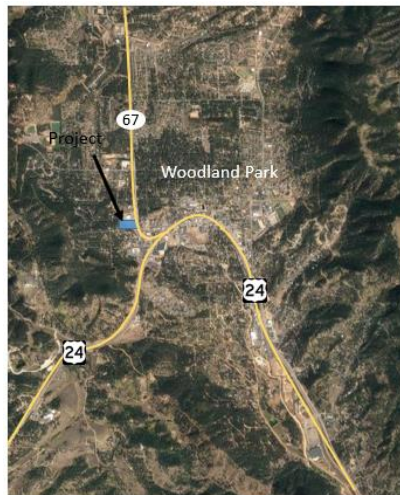
For
Colorado Department of Transportation (CDOT)
State Highway Access Permit Application

Prepared For:

Les Schwab Tire Center

**Northwest corner of
State Highway 67 and Midland Ave**

Woodland Park, CO



September 2022

1 Project Characteristics

This traffic impact analysis is prepared in conjunction with the Colorado Department of Transportation (CDOT) Access associated with the proposed Les Schwab Tire Center in Woodland Park, CO (Project).

1.1 Size, Type & Location

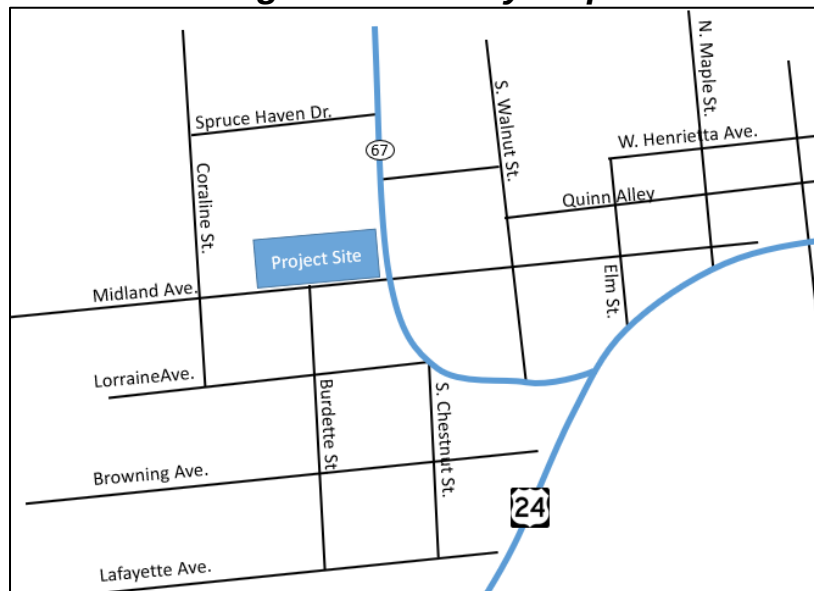
The Project will be a new 10,483 square foot (SF) tire center located at the northwest corner of the intersection of State Highway (SH) 67 and Midland Ave. in Woodland Park. The project will access Midland Ave. from the north of the road.

This evaluation will look at 2043 for long-range traffic conditions.

SH 67's highway geometry transitions at the access to Midland Ave. To the south of Midland Ave., SH 67's highway geometry generally consists of two-lanes in each direction with a two-way left turn lane. North of the Midland Ave., SH 67 is a four-lane divided highway with a raised median.

Midland Ave. currently is not fully built to the west of the intersection. The Project will complete this road through the west property line.

Figure 1: Vicinity Map



1.2 Site Access Location and Configuration

The access to the site is located on the north side of Midland Ave. The following shows the proposed site circulation and accesses to Midland Ave.

Figure 2: Site Circulation and Proposed Accesses



1.3 Trip Generation

This Project trip generation forecast is based on the ITE Trip Generation Manual (11th Edition). The trip generation was calculated for Land Use Code 848 (Tire Store) in order to calculate the net increase in vehicular trips the development will generate during the weekday A.M. and P.M. peak hours.

Table 1: Trip Generation Data

Data Source	Peak Period (Peak Hour Generator)	Average Rate	Trip Ends. Vs.		Fitted Curve Equation	% Entering	% Exiting	Project GFA	Peak Hour Trips		
									In	Out	TOTAL
ITE Trip Generation 11th Edition - Land Use Code 848 (Tire Store)	AM	2.61	1000	SF of GFA	Not Given	64	36	10483	18	10	28
	PM	3.75	1000	SF of GFA	Not Given	43	57	10483	17	22	39

1.4 Trip Distribution

Trips for the Project were distributed into directions on a percentage basis, based entirely on existing traffic counts on SH 67 and US 24.

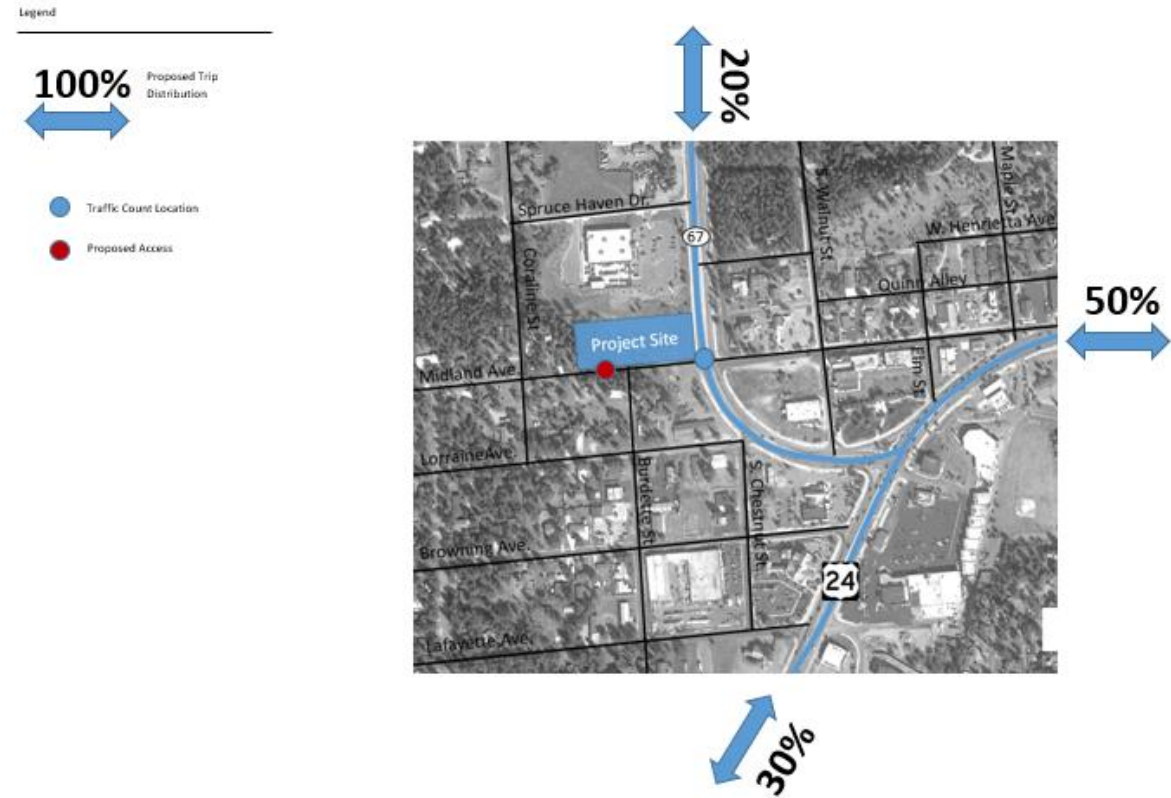
It is assumed that all trips will be made by passenger vehicles, so modal split is not necessary.

The estimated trip distribution can be found on Figure 3. Site generated traffic assignment can be found on Figure 4.

***Table 2: Overall Project Trip Distribution
From the Site***

Direction	Distribution
North of Project: To/From North	20%
South of Project: To/From East	50%
South of Project: To/From West	30%

Figure 3: Map of Project Trip Distribution



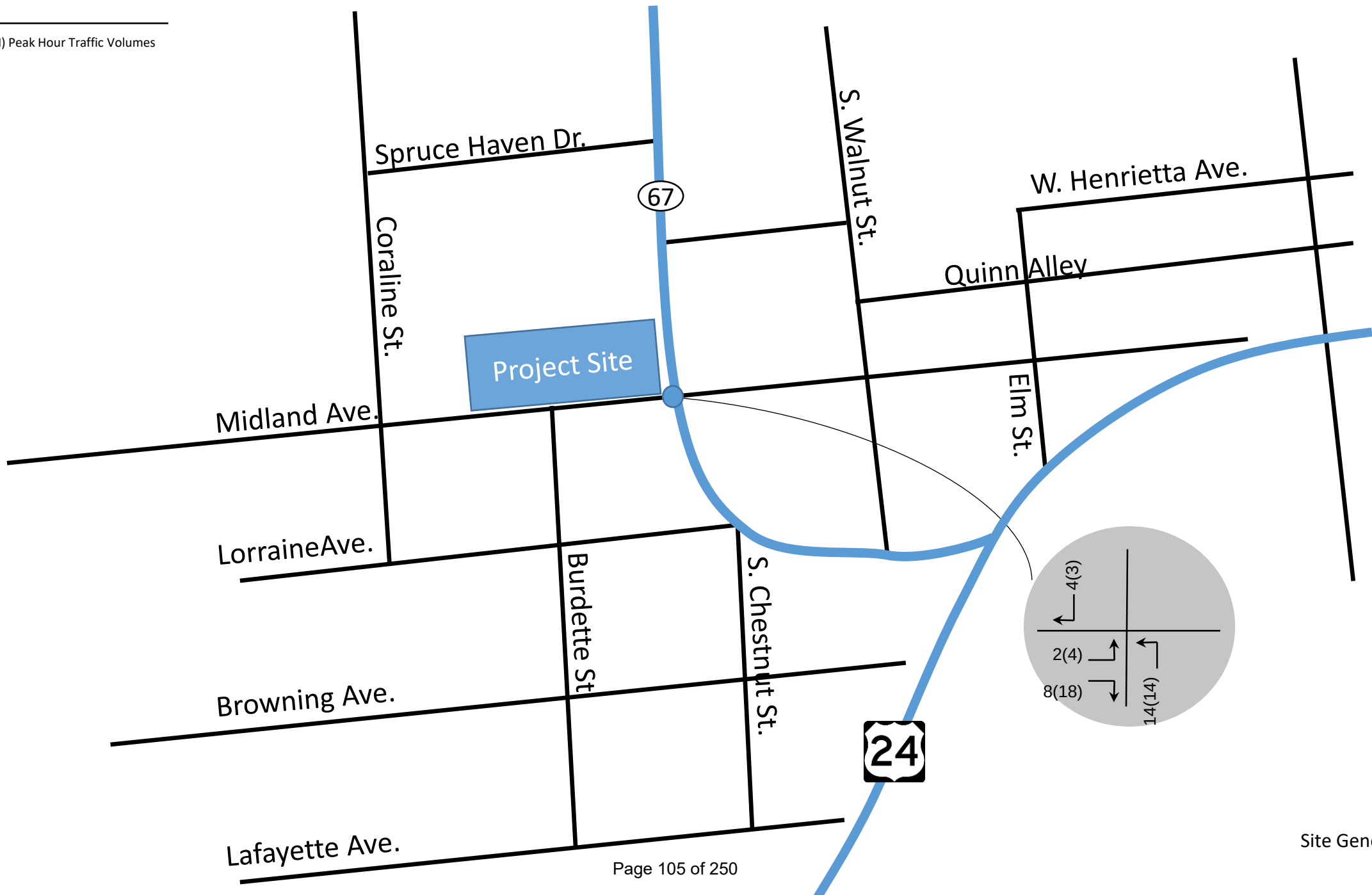


Figure 4
Site Generated Traffic
Assignment

2 Existing & Projected Traffic Volumes

2.1 Existing Traffic Volumes

Existing peak hour turning movement counts were conducted at the study intersection on Wednesday, September 7th, 2022

Traffic counts at the intersection mentioned above were conducted in the vicinity of the Project site. The counts included weekday AM and PM Peak hour turning movement counts at this intersection.

The traffic counts did not account for heavy vehicle percentages.

Figure 5 depicts existing traffic volumes, and count sheets are shown in Appendix A.

Intersection geometry and traffic control, as well as existing levels of service, can be found on Figure 6. Level of Service (LOS) worksheets for the existing volumes can be found in Appendix B.

LOS is a qualitative measure of traffic operational conditions, based on roadway capacity and roadway delay. The 2010 *Highway Capacity Manual* defines six levels of service, ranging from A to F, with LOS A representing the best possible operating conditions and LOS representing over-capacity, or congested conditions.

For the Buildout time horizon, all intersections meet or exceed the City of Woodland Park and CDOT's standards.

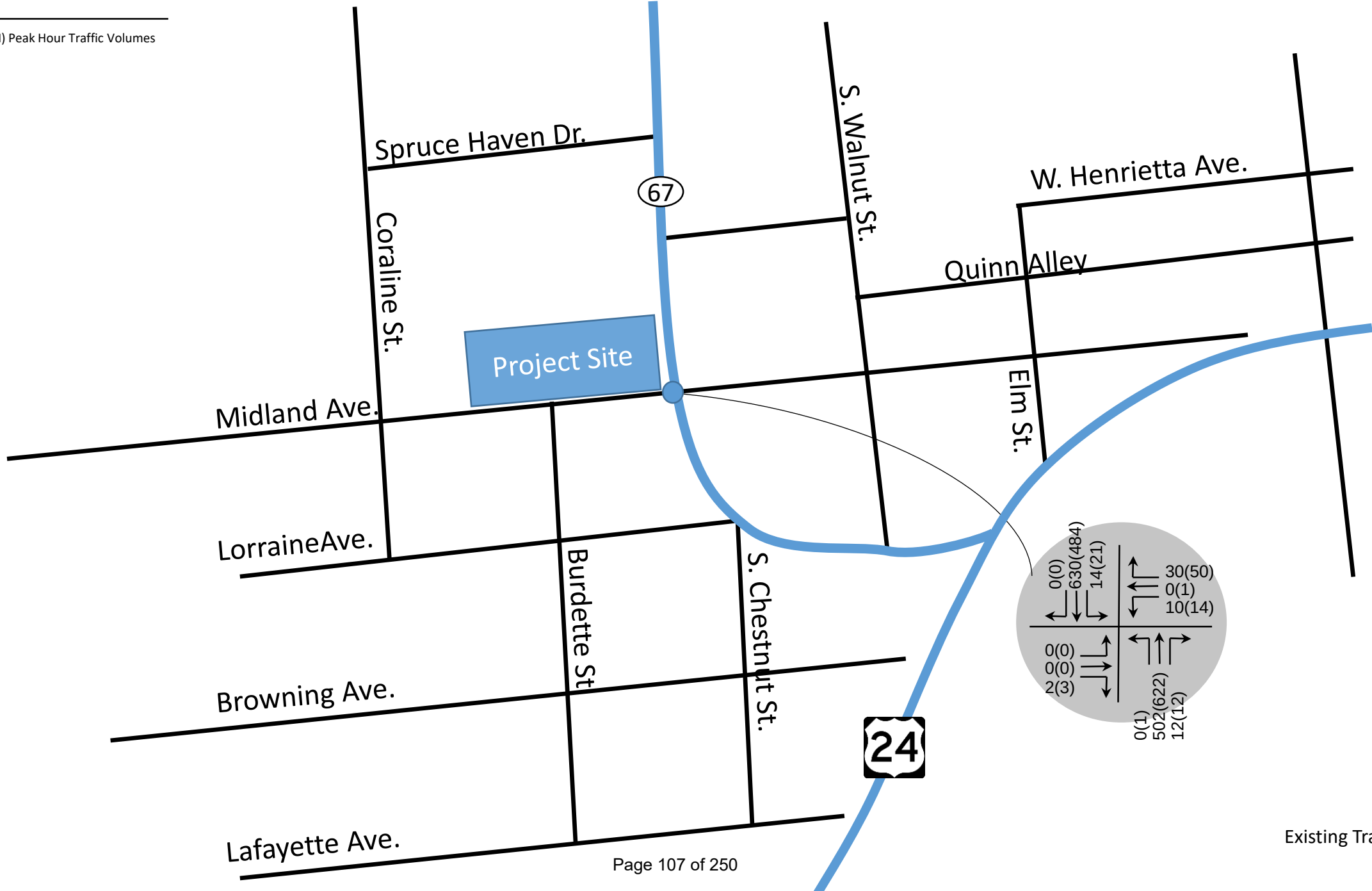


Figure 5
Existing Traffic Volumes

Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

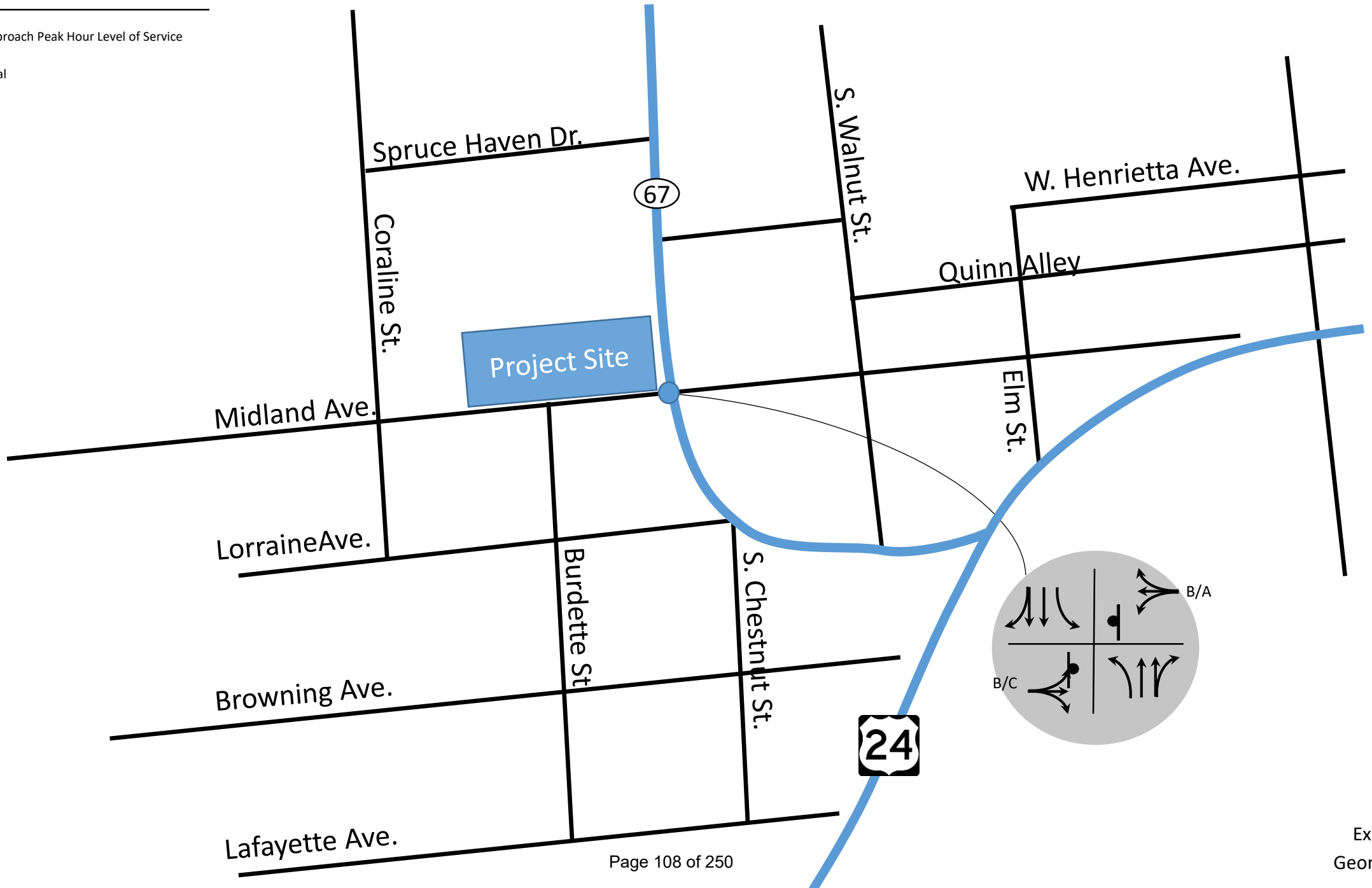


Figure 6
Existing Traffic
Geometry & LOS

2.2 Buildout Total Traffic Volumes

Background traffic represents the level of traffic activity that would be present on area roadways regardless of the proposed Project.

For the Buildout Total traffic scenario, the existing traffic volumes (previously presented in Figure 5) were used as background traffic volumes. The site generated traffic volumes (previously presented in Figure 4) were added to these volumes to produce the Buildout Total Traffic Volumes found in Figure 7.

The existing intersection geometrics and existing traffic control are summarized in Figure 8. Appendix C includes the LOS worksheets.

For the Buildout Total time horizon, all intersections meet or exceed the City of Woodland Park and CDOT's standards.

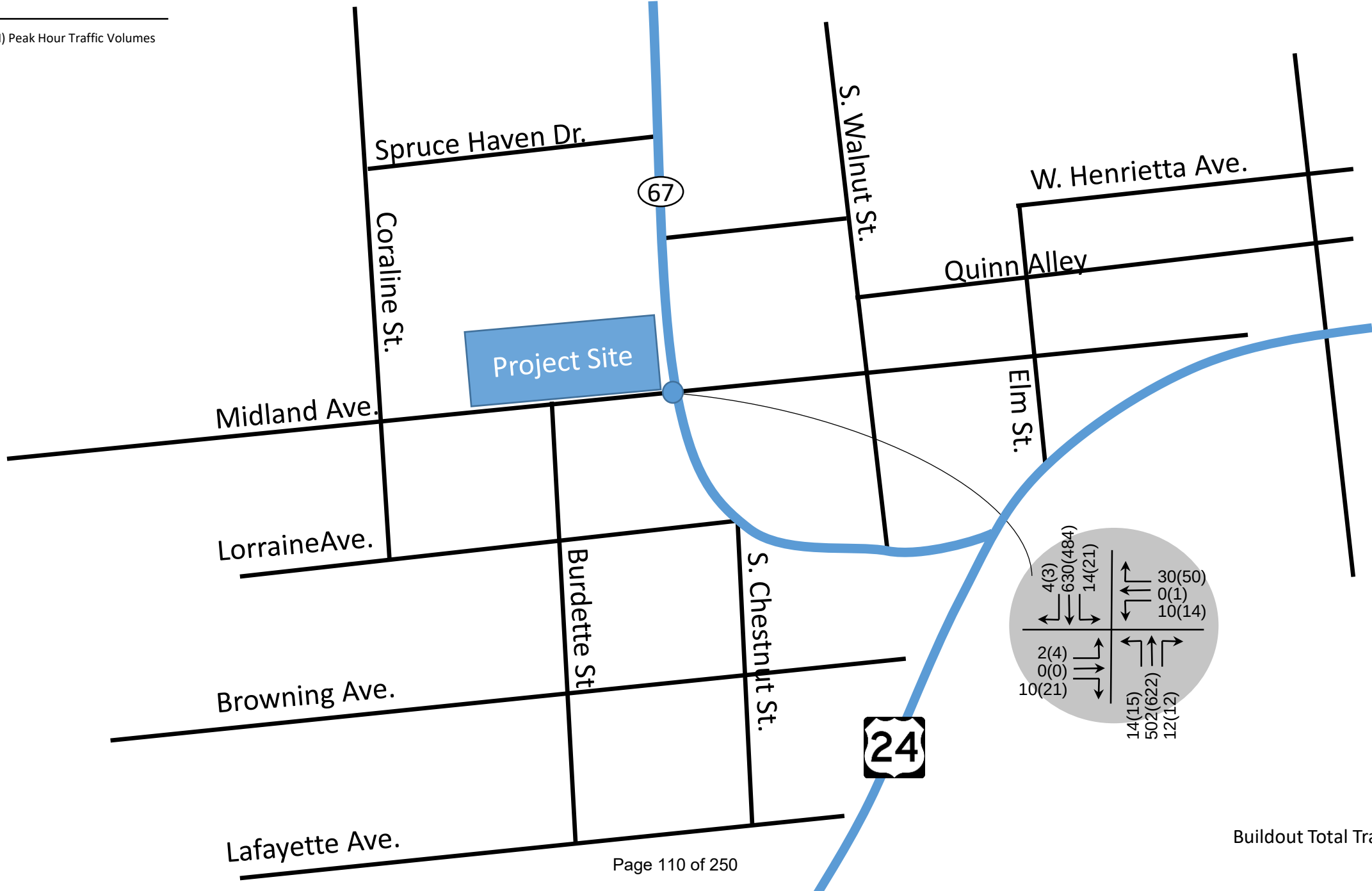


Figure 7
Buildout Total Traffic Volumes

Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

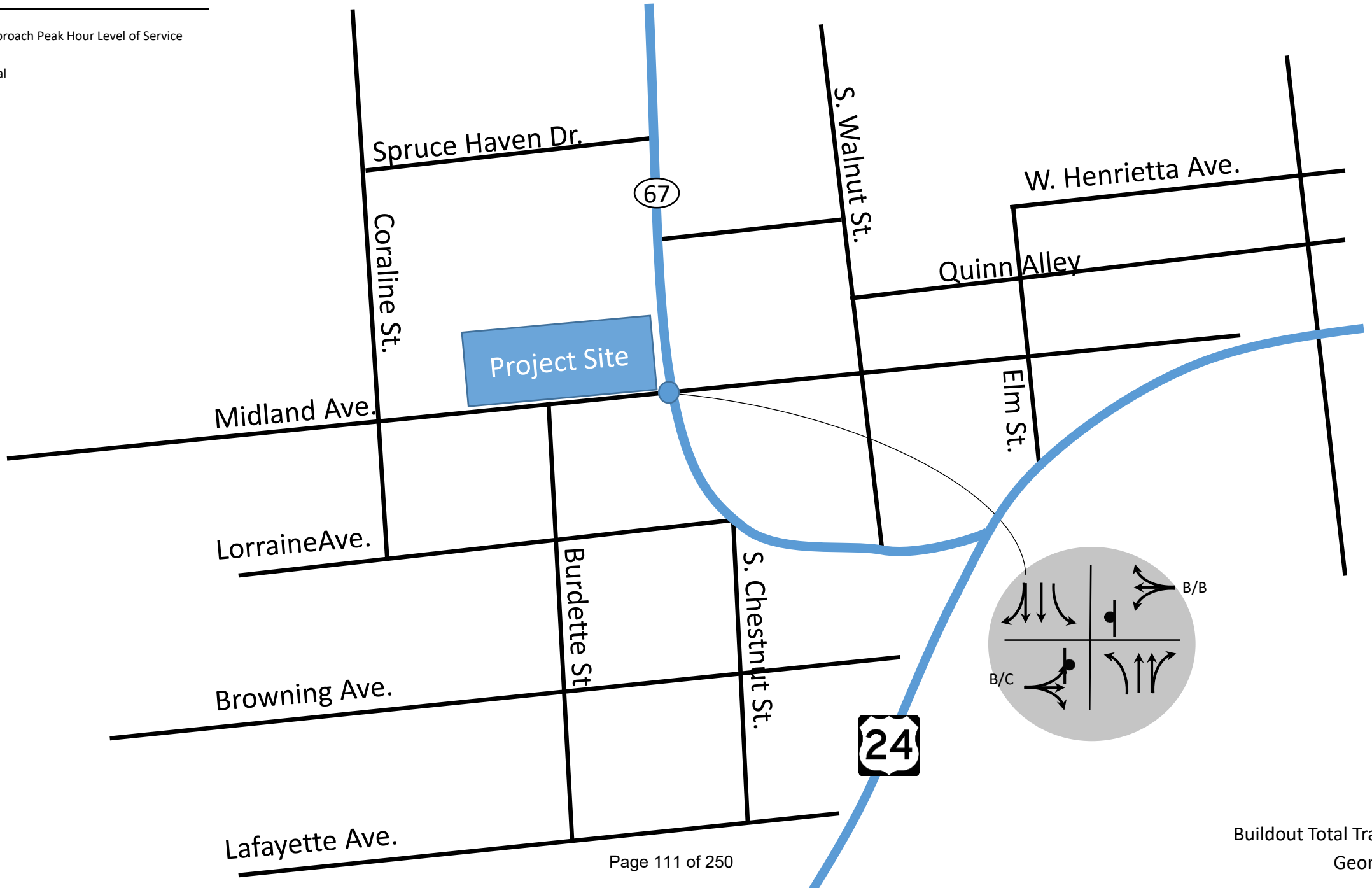


Figure 8
Buildout Total Traffic Volume
Geometry & LOS

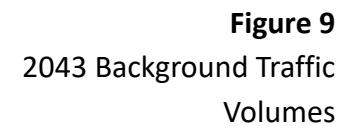
2.3 Long Range Background 2043 Traffic Volumes

A 20-year growth factor of 1.23 was used on area roadways, according to the Colorado Department of Transportation. This is equivalent to an average annual growth rate of 1.04 percent.

The average annual growth rate over twenty years was applied to existing traffic volumes for the counted intersection. These predicted background volumes in 2043 are shown in Figure 9.

The site generated project traffic volume (from Figure 4) was then added to each turning movement.

Figure 9 shows the predicted volumes at all intersections in the study area. Figure 10 depicts the projected geometry and LOS for the Long Range 2039 Background + Committed traffic volumes. LOS worksheets are provided in Appendix D.



Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

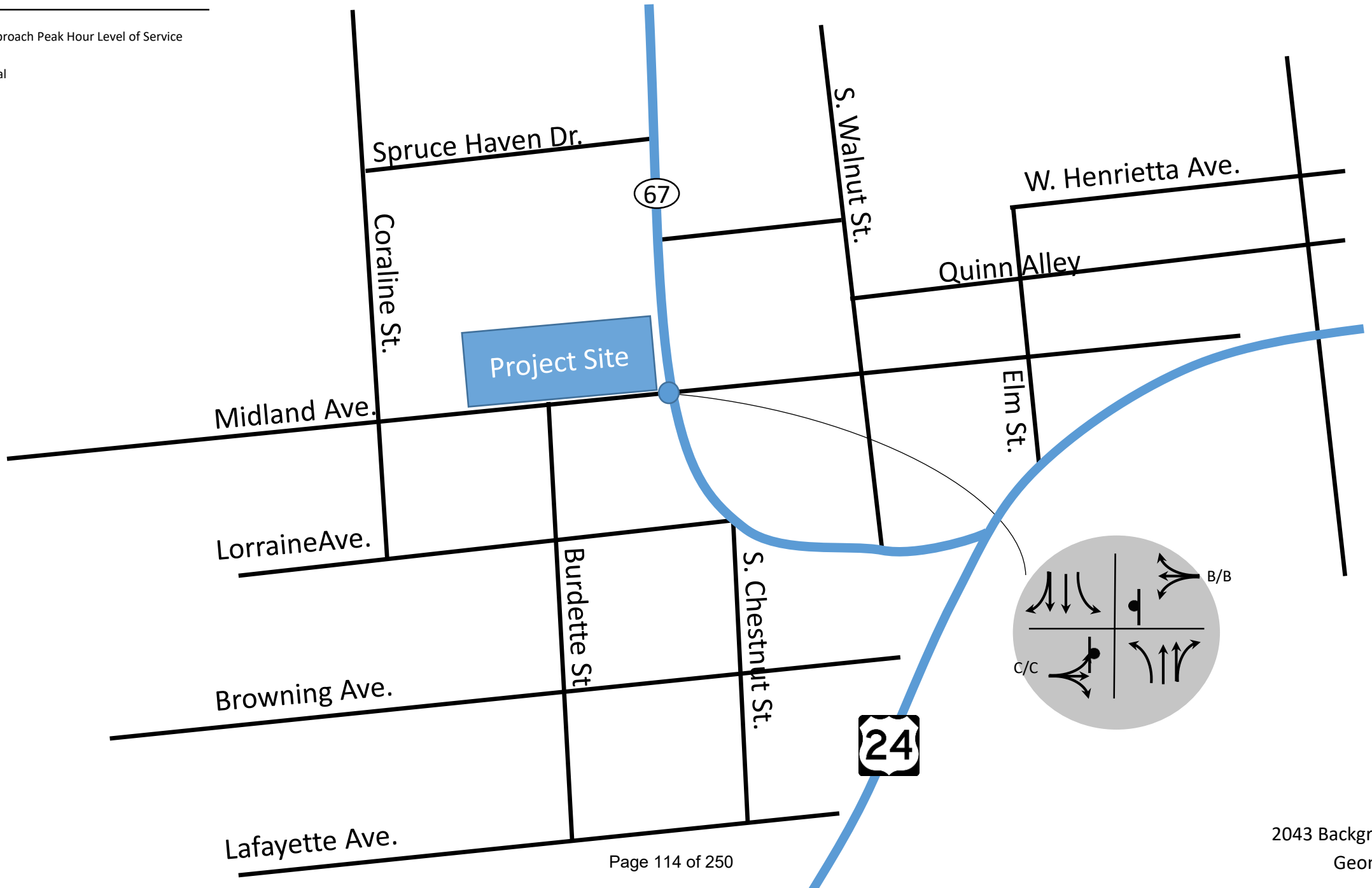


Figure 10
2043 Background Traffic
Geometry & LOS

2.4 2043 Total Traffic Volumes (Background 2043 + Project)

For the 2043 Total traffic scenario, the site generated traffic volumes from Figure 4 were added to the Background 2043 volumes in Figure 9.

The total traffic volumes shown on Figure 11 represent the traffic anticipated by both background and Project site generated traffic. Figure 12 depicts the anticipated LOS and geometrics, as analyzed on the LOS worksheets shown Appendix E.

For the 2043 Total time horizon, all intersections meet or exceed the City of Woodland Park and CDOT's standards.

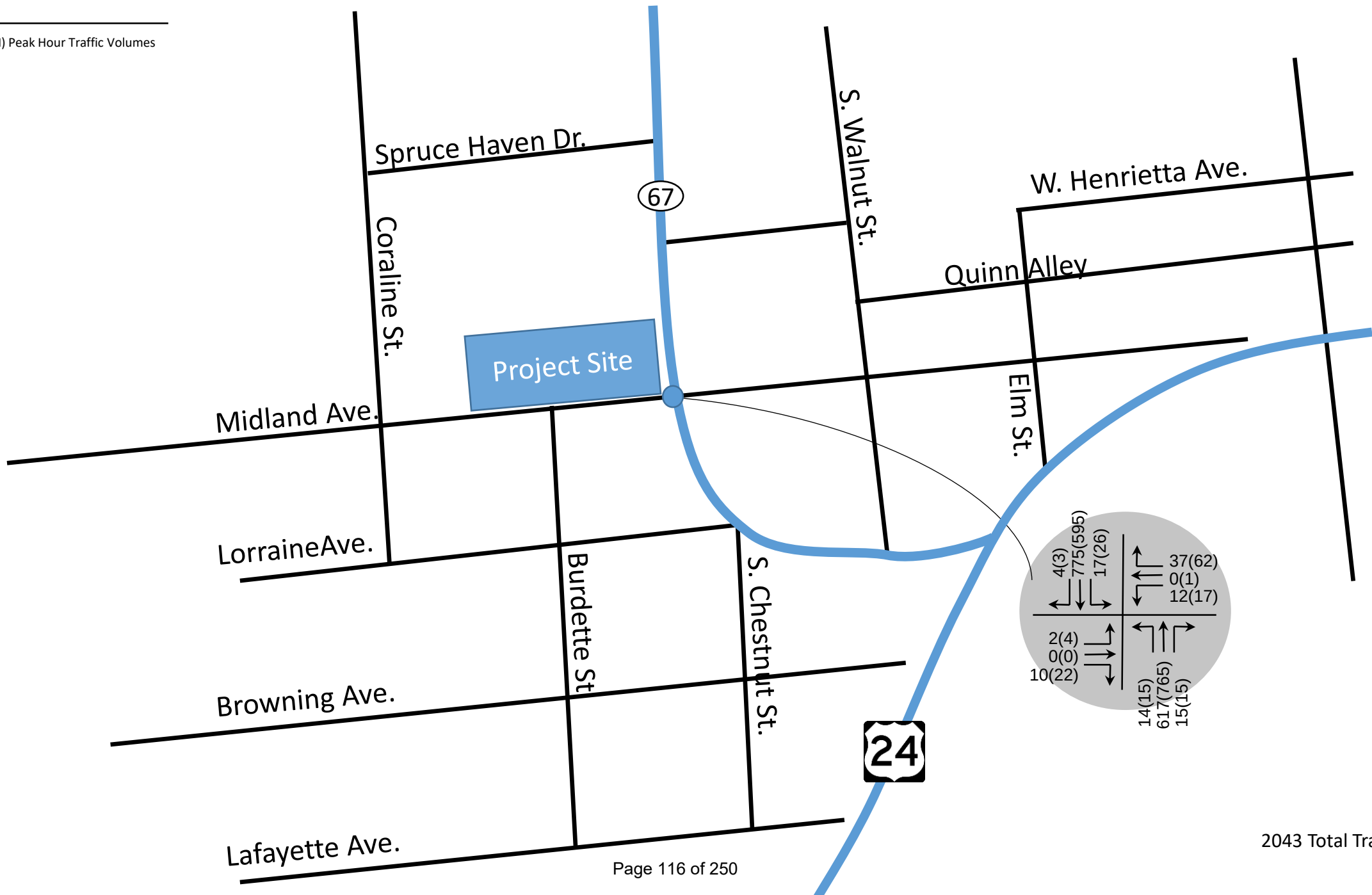


Figure 11
2043 Total Traffic Volumes

Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

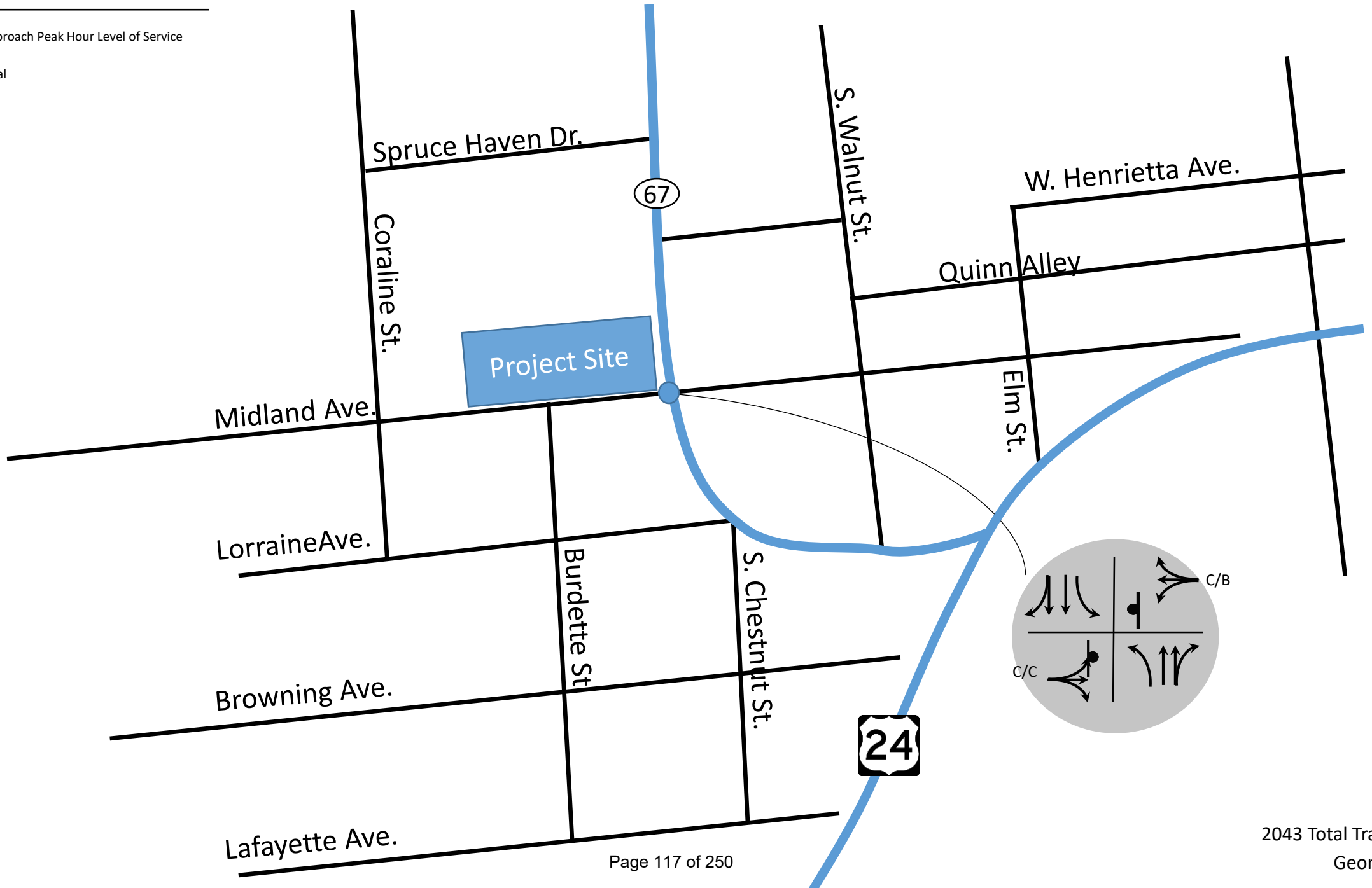


Figure 12
2043 Total Traffic Volume
Geometry & LOS

3 Auxiliary Lane & Sight Distance Evaluation

3.1 Exclusive Turn Lane Recommendations

This section of SH 67 is classified by CDOT as “NR-B” Non-Rural Arterial, which is the basis for CDOT turn lane warrants. The existing speed limit is 35 mph in both directions for both roads.

As shown in the table below, a left turn deceleration lane with taper and additional storage length is required on SH 67 northbound at Midland Ave. The Project may be able to utilize the existing two-way left-turn lane with restriping to accommodate this requirement. The Project should coordinate with CDOT regarding this left turn deceleration lane construction.

Comparison of Turning Volumes to Turn Lane Warrants SH 67 at Midland Ave.

Auxiliary Lane	Total 20-year Volume (vph)	Warrants (vph)	Lane Warranted?
Left Turn Deceleration Lane (inbound)	Peak Hour Left Ingress Turning Volume = 14(AM)/15(PM)	10 vph	Yes
Right Turn Deceleration Lane (inbound)	Peak Hour Right Ingress Turning Volume = 4(AM)/3(PM)	25 vph	No
Left Turn Acceleration Lane (outbound)	N/A	Generally not required if posted speed is less than 45 mph	No
Right Turn Acceleration Lane (outbound)	N/A	Generally not required if posted speed is less than 45 mph	No

4 Conclusion

The Project is a new Tire Store at the northwest corner of SH 67 and Midland Ave. in Woodland Park, CO.

The traffic impacts of the additional traffic produced by the Project were evaluated under the Buildout Total and 2043 Total conditions. In general, the existing roadway system will have sufficient reserve capacity to accommodate Project-related traffic.

With the addition of a northbound left turn deceleration lane on SH 67 at the Midland Ave. intersection, the Project will meet or exceed the requirements of the City of Woodland Park and CDOT.

Appendix A - Traffic Counts



(303) 216-2439
www.alltrafficdata.net

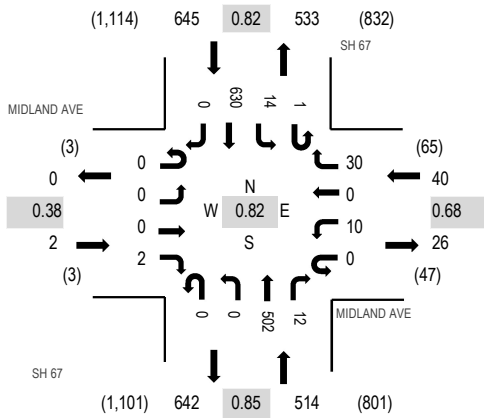
Location: 1 SH 67 & MIDLAND AVE AM

Date: Wednesday, September 7, 2022

Peak Hour: 07:30 AM - 08:30 AM

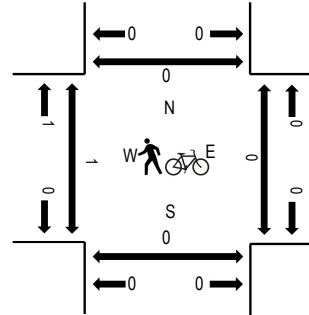
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	MIDLAND AVE Eastbound				MIDLAND AVE Westbound				SH 67 Northbound				SH 67 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	0	0	0	1	0	0	0	0	59	0	0	1	112	0	173	1,065	0	0	0	0
7:15 AM	0	0	0	0	0	3	0	2	0	0	69	2	0	2	128	0	206	1,158	1	0	0	0
7:30 AM	0	0	0	0	0	0	0	8	0	0	139	0	0	0	173	0	320	1,201	1	0	0	0
7:45 AM	0	0	0	0	0	5	0	10	0	0	149	2	0	7	193	0	366	1,072	0	0	0	0
8:00 AM	0	0	0	0	0	2	0	4	0	0	101	6	0	3	150	0	266	918	0	0	0	0
8:15 AM	0	0	0	2	0	3	0	8	0	0	113	4	1	4	114	0	249		0	0	0	0
8:30 AM	0	0	0	0	0	0	0	9	0	0	67	4	1	5	104	1	191		0	0	0	0
8:45 AM	0	0	1	0	0	0	1	9	0	1	83	2	0	4	111	0	212		0	0	0	0
Count Total	0	0	1	2	0	14	1	50	0	1	780	20	2	26	1,085	1	1,983		2	0	0	0
Peak Hour	0	0	0	2	0	10	0	30	0	0	502	12	1	14	630	0	1,201		1	0	0	0



(303) 216-2439
www.alltrafficdata.net

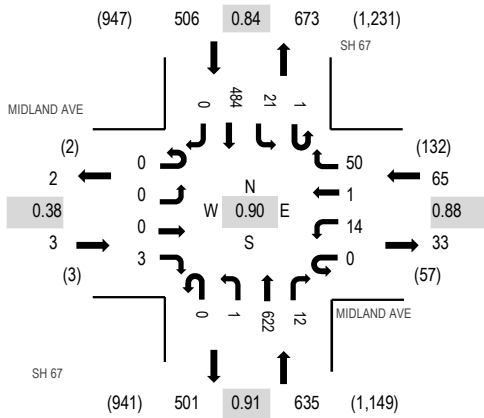
Location: 1 SH 67 & MIDLAND AVE PM

Date: Wednesday, September 7, 2022

Peak Hour: 04:45 PM - 05:45 PM

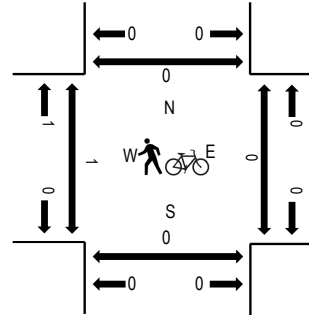
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	MIDLAND AVE Eastbound				MIDLAND AVE Westbound				SH 67 Northbound				SH 67 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	0	0	0	5	0	15	0	0	125	2	1	1	126	0	275	1,062	0	0	0	0
4:15 PM	0	0	0	0	0	6	0	12	0	0	130	3	0	2	100	0	253	1,122	1	0	0	0
4:30 PM	0	0	0	0	0	1	0	11	0	0	122	2	1	6	112	0	255	1,190	0	0	0	0
4:45 PM	0	0	0	0	0	5	0	10	0	0	149	3	0	2	110	0	279	1,209	0	0	0	0
5:00 PM	0	0	0	0	0	5	0	14	0	0	159	6	0	5	146	0	335	1,169	0	0	0	0
5:15 PM	0	0	0	2	0	1	0	15	0	1	172	2	1	7	120	0	321		0	0	0	0
5:30 PM	0	0	0	1	0	3	1	11	0	0	142	1	0	7	108	0	274		1	0	0	0
5:45 PM	0	0	0	0	0	3	0	14	0	0	127	3	0	5	87	0	239		0	0	0	0
Count Total	0	0	0	3	0	29	1	102	0	1	1,126	22	3	35	909	0	2,231		2	0	0	0
Peak Hour	0	0	0	3	0	14	1	50	0	1	622	12	1	21	484	0	1,209		1	0	0	0

Appendix B – Existing Traffic LOS

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Traffic Vol, veh/h	0	0	2	10	0	30	0	502	12	14	630	0
Future Vol, veh/h	0	0	2	10	0	30	0	502	12	14	630	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	2	11	0	33	0	546	13	15	685	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	988	1274	343	926	1268	280	685	0	0	559	0	0
Stage 1	715	715	-	553	553	-	-	-	-	-	-	-
Stage 2	273	559	-	373	715	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	201	166	653	224	167	717	904	-	-	1008	-	-
Stage 1	388	433	-	485	513	-	-	-	-	-	-	-
Stage 2	710	509	-	620	433	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	190	164	653	221	164	717	904	-	-	1008	-	-
Mov Cap-2 Maneuver	190	164	-	221	164	-	-	-	-	-	-	-
Stage 1	388	427	-	485	513	-	-	-	-	-	-	-
Stage 2	678	509	-	609	427	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.5		13.7		0		0.2	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	904	-	-	653	459	1008	-
HCM Lane V/C Ratio	-	-	-	0.003	0.095	0.015	-
HCM Control Delay (s)	0	-	-	10.5	13.7	8.6	-
HCM Lane LOS	A	-	-	B	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0	-

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	3	14	1	50	1	622	12	21	484	0
Future Vol, veh/h	0	0	3	14	1	50	1	622	12	21	484	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	3	15	1	54	1	676	13	23	526	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	913	1263	263	994	1257	345	526	0	0	689	0	0
Stage 1	572	572	-	685	685	-	-	-	-	-	-	-
Stage 2	341	691	-	309	572	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	228	168	735	199	170	651	1037	-	-	901	-	-
Stage 1	472	502	-	404	447	-	-	-	-	-	-	-
Stage 2	647	444	-	676	502	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	204	163	735	194	165	651	1037	-	-	901	-	-
Mov Cap-2 Maneuver	204	163	-	194	165	-	-	-	-	-	-	-
Stage 1	471	489	-	403	446	-	-	-	-	-	-	-
Stage 2	590	443	-	656	489	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	9.9		15.3		0		0.4					
HCM LOS	A		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1037	-	-	735	419	901	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.004	0.169	0.025	-	-				
HCM Control Delay (s)	8.5	0	-	9.9	15.3	9.1	-	-				
HCM Lane LOS	A	A	-	A	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.6	0.1	-	-				

Appendix C – Buildout Total Traffic LOS

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Traffic Vol, veh/h	2	0	10	10	0	30	14	502	12	14	630	4
Future Vol, veh/h	2	0	10	10	0	30	14	502	12	14	630	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	11	11	0	33	15	546	13	15	685	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1020	1306	345	956	1302	280	689	0	0	559	0	0
Stage 1	717	717	-	583	583	-	-	-	-	-	-	-
Stage 2	303	589	-	373	719	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	191	159	651	213	160	717	901	-	-	1008	-	-
Stage 1	387	432	-	465	497	-	-	-	-	-	-	-
Stage 2	681	494	-	620	431	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	177	153	651	203	154	717	901	-	-	1008	-	-
Mov Cap-2 Maneuver	177	153	-	203	154	-	-	-	-	-	-	-
Stage 1	378	426	-	454	485	-	-	-	-	-	-	-
Stage 2	634	482	-	601	425	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	13.2		14.1		0.3		0.2	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	901	-	-	450 439	1008	-	-
HCM Lane V/C Ratio	0.017	-	-	0.029 0.099	0.015	-	-
HCM Control Delay (s)	9.1	0.1	-	13.2 14.1	8.6	-	-
HCM Lane LOS	A	A	-	B B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1 0.3	0	-	-

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↙	↕	
Traffic Vol, veh/h	4	0	21	14	1	50	15	622	12	21	484	3
Future Vol, veh/h	4	0	21	14	1	50	15	622	12	21	484	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	23	15	1	54	16	676	13	23	526	3
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	945	1295	265	1024	1290	345	529	0	0	689	0	0
Stage 1	574	574	-	715	715	-	-	-	-	-	-	-
Stage 2	371	721	-	309	575	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	217	161	733	190	162	651	1034	-	-	901	-	-
Stage 1	471	501	-	388	433	-	-	-	-	-	-	-
Stage 2	622	430	-	676	501	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	190	153	733	177	154	651	1034	-	-	901	-	-
Mov Cap-2 Maneuver	190	153	-	177	154	-	-	-	-	-	-	-
Stage 1	459	488	-	378	422	-	-	-	-	-	-	-
Stage 2	554	419	-	638	488	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.6		15.9		0.3		0.4					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1034	-	-	503	400	901	-	-				
HCM Lane V/C Ratio	0.016	-	-	0.054	0.177	0.025	-	-				
HCM Control Delay (s)	8.5	0.1	-	12.6	15.9	9.1	-	-				
HCM Lane LOS	A	A	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.2	0.6	0.1	-	-				

Appendix D – Long Range Background 2043 Traffic LOS

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	12	0	37	0	617	15	17	775	0
Future Vol, veh/h	0	0	2	12	0	37	0	617	15	17	775	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	2	13	0	40	0	671	16	18	842	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1214	1565	421	1136	1557	344	842	0	0	687	0	0
Stage 1	878	878	-	679	679	-	-	-	-	-	-	-
Stage 2	336	687	-	457	878	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	137	110	581	157	112	652	789	-	-	903	-	-
Stage 1	309	364	-	408	449	-	-	-	-	-	-	-
Stage 2	652	446	-	553	364	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	108	581	154	110	652	789	-	-	903	-	-
Mov Cap-2 Maneuver	127	108	-	154	110	-	-	-	-	-	-	-
Stage 1	309	357	-	408	449	-	-	-	-	-	-	-
Stage 2	612	446	-	540	357	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	11.2		16.6		0		0.2					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	789	-	-	581	364	903	-	-				
HCM Lane V/C Ratio	-	-	-	0.004	0.146	0.02	-	-				
HCM Control Delay (s)	0	-	-	11.2	16.6	9.1	-	-				
HCM Lane LOS	A	-	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.5	0.1	-	-				

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Traffic Vol, veh/h	0	0	4	17	1	62	1	765	15	26	595	0
Future Vol, veh/h	0	0	4	17	1	62	1	765	15	26	595	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	4	18	1	67	1	832	16	28	647	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1122	1553	324	1222	1545	424	647	0	0	848	0	0
Stage 1	703	703	-	842	842	-	-	-	-	-	-	-
Stage 2	419	850	-	380	703	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	161	112	672	136	114	579	934	-	-	785	-	-
Stage 1	394	438	-	325	378	-	-	-	-	-	-	-
Stage 2	582	375	-	614	438	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	137	108	672	131	110	579	934	-	-	785	-	-
Mov Cap-2 Maneuver	137	108	-	131	110	-	-	-	-	-	-	-
Stage 1	393	422	-	324	377	-	-	-	-	-	-	-
Stage 2	512	374	-	588	422	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.4		20.1		0		0.4					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	934	-	-	672	325	785	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.006	0.268	0.036	-	-				
HCM Control Delay (s)	8.9	0	-	10.4	20.1	9.8	-	-				
HCM Lane LOS	A	A	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	1.1	0.1	-	-				

Appendix E – 2043 Total Traffic LOS

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Traffic Vol, veh/h	2	0	10	12	0	37	14	617	15	17	775	4
Future Vol, veh/h	2	0	10	12	0	37	14	617	15	17	775	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	11	13	0	40	15	671	16	18	842	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1246	1597	423	1166	1591	344	846	0	0	687	0	0
Stage 1	880	880	-	709	709	-	-	-	-	-	-	-
Stage 2	366	717	-	457	882	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	130	105	579	149	106	652	787	-	-	903	-	-
Stage 1	308	363	-	391	435	-	-	-	-	-	-	-
Stage 2	626	432	-	553	362	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	117	100	579	141	101	652	787	-	-	903	-	-
Mov Cap-2 Maneuver	117	100	-	141	101	-	-	-	-	-	-	-
Stage 1	298	356	-	379	422	-	-	-	-	-	-	-
Stage 2	569	419	-	532	355	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	15.7		17.3		0.3		0.2	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	787	-	-	349	345	903	-
HCM Lane V/C Ratio	0.019	-	-	0.037	0.154	0.02	-
HCM Control Delay (s)	9.7	0.1	-	15.7	17.3	9.1	-
HCM Lane LOS	A	A	-	C	C	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.5	0.1	-

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕		↕	↕↕	
Traffic Vol, veh/h	4	0	22	17	1	62	14	765	15	26	595	3
Future Vol, veh/h	4	0	22	17	1	62	14	765	15	26	595	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	24	18	1	67	15	832	16	28	647	3
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1152	1583	325	1250	1576	424	650	0	0	848	0	0
Stage 1	705	705	-	870	870	-	-	-	-	-	-	-
Stage 2	447	878	-	380	706	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	153	108	671	129	109	579	932	-	-	785	-	-
Stage 1	393	437	-	313	367	-	-	-	-	-	-	-
Stage 2	560	364	-	614	437	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	101	671	118	102	579	932	-	-	785	-	-
Mov Cap-2 Maneuver	127	101	-	118	102	-	-	-	-	-	-	-
Stage 1	381	421	-	303	356	-	-	-	-	-	-	-
Stage 2	478	353	-	571	421	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	14.6		21.3		0.3		0.4					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	932	-	-	404	307	785	-	-				
HCM Lane V/C Ratio	0.016	-	-	0.07	0.283	0.036	-	-				
HCM Control Delay (s)	8.9	0.1	-	14.6	21.3	9.8	-	-				
HCM Lane LOS	A	A	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.2	1.1	0.1	-	-				

Drainage Report

Les Schwab
Woodland Park
Hwy 67 & Midland Avenue
Woodland Park, CO 80863

June 30, 2023



Prepared By:

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Farnsworth Group Job No. 0230112.00



"This report and plan for the preliminary drainage design of Les Schwab Woodland Park was prepared by me (or under my direct supervision) in accordance with the provisions of City of Woodland Park Drainage Design and Technical Criteria and was designed to comply with the provisions thereof. I understand that City of Woodland Park does not and will not assume liability for drainage facilities designed by others.

SIGNATURE: 
Derek Lutz

Registered Professional Engineer State of Colorado No. 59606

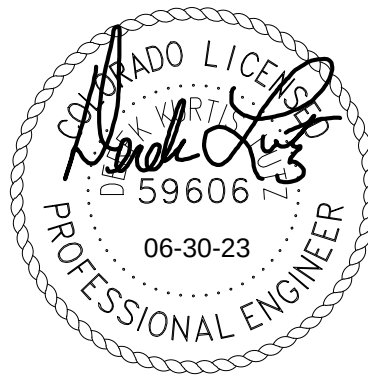


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I. GENERAL LOCATION AND DESCRIPTION

A. LOCATION

The proposed development is located within the city of Woodland Park, Teller County, Colorado. Midland Avenue borders the site to the south, and Highway 67 borders the site to the east. Site location lies within the northwest one-quarter of section 24, township 12 south, range 69 west of the prime meridian. Refer to the vicinity map in Appendix B.

The only existing drainage facility on-site is a ditch located to the north of the site. No major drainageways exist on-site. To the north of the site is 919 Spruce Haven Drive, currently occupied by a retail store. To the west of the site is 920 W. Midland Avenue, currently a single-family residence. The lots to the south are currently vacant.

B. DESCRIPTION OF PROPERTY

The general intent of this project is to design and construct a Les Schwab Tire Center, a tire retail location. Site features will include the tire store and service center, storage areas, and parking areas. Overall site area is 1.75 acres. Current ground cover is comprised of native grasses and coniferous trees. The site generally drains from west to east, with a ditch beyond the northern property edge.

Soil on-site is entirely Plome-Pimsby complex at 5% to 40% slopes, with B hydrologic soil group. See the NRCS Soil map in Appendix B. The only existing drainage facility on-site is a grassed swale located around the north and west of the site, ending at the storm inlet in the southeast portion of the site.

II. DRAINAGE BASINS AND SUBBASINS

A. MAJOR BASIN DESCRIPTION

The site is located within the Fountain Creek drainage basin according to the Woodland Park Stormwater Master Plan. Soils within the Fountain Creek drainage basin are majority hydrologic soil group B with outcroppings of group D. Land use within the basin consists of low-to-medium development, evergreen forests, and some agricultural land. According to the WPSMP, the site is located wholly within area B83, which extends to the west and drains to element C62 to the southeast. This area comprises 0.258 square miles, and experiences 5-year and 100-year peak flows of 80.3 cfs and 308.8 cfs respectively. FEMA's Flood Insurance Rate Map classifies the site as not being within a flood hazard zone. See the FEMA Firmette in Appendix B

B. SUB-BASIN AND SITE DRAINAGE

Rainfall on the site historically drains from west to southeast. Hydrologic calculations for existing conditions show a total 5-year storm flow of 0.60 cfs and a 100-year storm flow of 7.79 cfs. Offsite flows entering the site are negligible. Drainage on-site consists of one basin, containing the full

1.75 acres if the site to be developed for Les Schwab. Historic runoff has negligible impacts on adjacent properties. Ultimately all site flows are conveyed to Fountain Creek to the southeast.

III. DRAINAGE DESIGN CRITERIA

A. DEVELOPMENT CRITERIA REFERENCE

Historic basin characteristics were referenced from the City of Woodland Park Stormwater Master Plan, published November 2015. Hydrologic calculations were performed using the technical guidelines in the Woodland Park Drainage Criteria Manual. Design charts, tables, graphs, and equations used in the design of the stormwater management plan are included in the appendices of this report. The Rational Method was used to estimate the storm water runoff for the site. Rainfall data came from the NOAA Atlas 14. Values were selected based on the time of concentration for each storm event. Runoff coefficients selected from WPDCM were used in the Rational Method equation. The design recurrence intervals for the minor and major storms are the 5-year, and 100-year storm events. Soils on site were determined from the NRCS Soil Survey for this project. The predominate hydrological soil group identified on site is Type B.

The Rational Method was used to calculate runoff at specific design points. An Autodesk Storm and Sanitary Analysis model was created to size storm pipes on site. See the SSA information in Appendix A. All the storm pipes on site have been sized to convey the 100-year runoff. The Autodesk Storm and Sanitary Analysis model was also used to calculate the hydraulic grade lines. The 100-year storm hydraulic grade line elevation shall be a minimum of 1.0 foot below all manhole lid, inlet grate and inlet curb opening elevations. Storm inlets were sized using the MHFD-Inlet spreadsheet.

B. HYDROLOGIC CRITERIA

Data from the NOAA Atlas 14 was referenced to identify the design rainfall levels. Design rainfall for a 5-minute time of concentration was found to be 4.31 inches per hour for the 5-year minor design storm, and 8.93 inches per hour for the 25-year major design storm. See the NOAA Atlas data table in Appendix A.

Runoff from the site was calculated using the rational method, as described in chapter 6 section 4 of the Woodland Park Drainage Criteria Manual. The equation used is shown below:

$$Q = C \cdot I \cdot A \quad (\text{Eq. 6-2})$$

In which:

Q = the maximum rate of runoff (cubic feet per second [cfs])

C = the runoff coefficient that is the ratio between the runoff volume from an area and the average rainfall depth over a given duration for that area

I = the average intensity of rainfall for a duration equal to the time of concentration (in/hr)

A = basin area (acres).

As specified in the Woodland Park Drainage Criteria Manual chapter 3, the recurrence interval for the minor design storm was chosen to be 5 years, and the recurrence interval for the major design storm was chosen to be 100 years.

Detention discharge and storage was calculated using the Detention Basin Volume Estimating Workbook version 2.35, originally developed and released in January 2015 for the Urban Drainage and Flood Control District of Denver Colorado and modified in July 2015 for the City of Woodland Park by Wright Water Engineers, Inc. Detention storage volumes were calculated using the Rational-Modified FAA method within the aforementioned workbook.

IV. DRAINAGE FACILITY DESIGN

A. GENERAL CONCEPT

Drainage facilities on the site are designed to catch stormwater on the developed area, route it via concrete pans and pipes to an underground detention facility on the eastern side of the site, before being released into existing storm lines running east of the site under Highway 67. Stormwater from the site will ultimately be conveyed to Fountain Creek to the southeast. Offsite runoff entering the site is negligible, and any such runoff will be captured by inlets on the western side of the developed area.

Western portions of the site which will remain undeveloped will be captured by inlets on the western portion of parking area. These inlets will be specifically sized to handle the flows from this tributary area. Stormwater runoff from the proposed building roof will be routed to downspouts on the east and west sides of the building, which will discharge via sheet flow to inlets within the parking area. All inlets will flow to an underground detention facility, before being discharged to the east of the site.

B. SPECIFIC DETAILS

Five proposed on-site basin flow paths are described as follows.

Sub-basin P-1 is the western portion of the building roof. Runoff from P-1 sheet flows across the roof to the west and is captured by roof drains. These roof drains discharge stormwater from the

roof into sub-basin P-2, where it will be captured again and conveyed via an 18" reinforced concrete pipe to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-2 is the western portion of the parking lot. Runoff from P-2 sheet flows west from the building to the east across the parking area, is conveyed along a concrete pan in the center of the drive aisle and captured by a CDOT Type 13 inlet in the center side of the western parking lot. Additional runoff from the undeveloped portion of the site to the west runs down the existing hill, into the parking lot, and sheet flows to the concrete pan. The runoff will then be conveyed in an 18" storm drain to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-3 is the northern portion of the parking lot. Runoff from P-3 sheet flows north from the building to the south across the parking area, is conveyed along a concrete pan, and is captured by a CDOT Type 13 inlet in the center of the parking aisle. The runoff will then be conveyed in an 18" storm drain to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-4 is the eastern portion of the building roof. Runoff from P-4 sheet flows east across the roof and is captured by roof drains. These roof drains discharge stormwater from the roof into sub-basin P-5, where it will be captured again and conveyed via an 18" reinforced concrete pipe to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-5 is the eastern portion of the parking lot. Runoff from P-5 sheet flows northwest from the building to the east across the parking area, is conveyed along curb and gutter, and captured by a CDOT type 13 inlet on the northeast corner of the parking lot. The runoff will then be conveyed in an 18" storm drain to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Total flow rates for the minor (five-year) storm were calculated to be 3.38 cubic feet per second. Total flow rates for the major (one-hundred-year) storm were calculated to be 9.00 cfs. Refer to the Rational method calculations in Appendix A. All storm flows will be routed to an underground detention facility and municipal storm sewer, causing negligible effect upon adjacent properties. A summary of approximate hydrologic conditions and flow rates is shown below:

DRAINAGE SUMMARY TABLE

DESIGN POINT	TRIBUTARY SUB-BASIN	AREA (acres)	C ₅	C ₁₀₀	Q5 (cfs)	Q100 (cfs)	Imperv %	DRAINAGE STRUCTURE REMARKS
1	P-1	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains West
2	P-2	0.87	0.22	0.45	0.60	2.57	16.8%	CDOT Inlet Type 13 West
3	P-3	0.12	0.90	0.96	0.45	1.00	100.0%	CDOT Inlet Type 13 North
4	P-4	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains East
5	P-5	0.52	0.76	0.86	1.58	3.69	83.0%	Denver No. 16 Inlet
H1	H-1	1.75	0.08	0.35	0.36	3.25	0.0%	Historic basin low point.

The majority of runoff from the proposed site will originate from sub-basin P-2, which includes the western parking area and undeveloped portions of the site, and sub-basin P-5 which comprises the eastern parking area. Further calculation specifics for the flowrates shown above can be found in Appendix A.

Existing drainage facilities on-site are comprised of a grass swale north of the property boundary, which contains an inlet grate and reinforced concrete pipe directing flow to the east. The reinforced concrete pipe terminates in a grassed swale beyond the eastern edge of the site, which flows south to an inlet connected to a storm sewer underneath Highway 67.

Development of the site will add a total 0.88 acres of impervious surface, taking the site imperviousness from the existing 0% up to 52%. To mitigate the increase of runoff generated by the site, a total of 3 inlets flowing into sewer pipes will convey storm flows to a dedicated on-site underground detention facility.

Flood control volumes for the underground detention facility were calculated using empirical equations found in the City of Woodland Park Drainage Criteria Manual. A volume of 0.066 acre-feet was determined for the five-year minor storm, and a volume of 0.160 acre-feet was determined for the 100-year major storm. A Water Quality Capture Volume for the site was calculated to be 0.031 acre-feet. The underground detention facility will be sized to accommodate these volumes and will be further developed for later submissions. See the Imperviousness/Runoff Coefficients calculations in Appendix A for the detailed calculation of the flood control volumes and WQCV. Historic release rates were calculated for the site and found to be 0.36 cfs for the minor storm and 3.26 cfs for the major storm. The underground detention facility's release structure will be designed to not exceed these release rates. See the Release Rate calculations in Appendix A.

Development of the Les Schwab site will have negligible impact on upstream and downstream properties. Flows entering the site from upstream are negligible. All stormwater runoff from the site will be captured, detained, and released at pre-development rates into municipal stormwater infrastructure. Overall flow patterns across the site will remain similar to predevelopment conditions, with runoff travelling from west to east before entering the municipal stormwater infrastructure system. The addition of a building on-site required positive drainage away from the structure, which was routed into storm drains flowing to the east.

On-site drainage infrastructure and detention facilities will be maintained by Les Schwab. All drain lines and the underground detention facility will be located underneath parking area pavement for ease of access.

An orifice plate will be installed on the outlet of the underground detention facility in order to treat and drain the Water Quality Capture Volume within 40 hours and will be sized to provide discharge rates consistent with pre-development conditions. See the WQCV Outlet calculations in Appendix A.

C. CONCLUSIONS

The drainage design for the site complies with the criteria outlined within the City of Woodland Park Drainage Criteria Manual. A wavier/variance for the on-site underground detention facility was requested. Due to site grading and access constraints the development had to be located as shown on the site plan; this left no room for above ground detention on the site, so underground detention was required. Stormwater infrastructure on-site will be contained and released at rates and with structures designed to control damage from runoff including erosion and flooding. Properties upstream of the developed area will be unaffected by the development, and properties downstream from the developed area will experience negligible change in stormwater due to controlled release rates designed to match pre-development conditions. Water quality treatment measures involve detention of on-site stormwater in tandem with a Water Quality Capture Volume orifice plate at the outlet structure.

V. APPENDICES

APPENDIX A: HYDROLOGIC AND HYDRAULIC COMPUTATIONS

NOAA Atlas 14 – Tabulated data, location, IDF curves.

Runoff – Historic and Developed, with T_c , runoff coefficients, percent impervious values.

Detention – Storage volumes provided, release rates, outlet structures, parking area inlets.

Hydraulic Structures – Pipes, inlets, outfalls with capacity, flow depth, velocities, HGL.

APPENDIX B: DRAINAGE PLANS

Site Location Maps – Major basin, sub-basins, floodplain, site location.

Historic and Developed Drainage Plan – contours, benchmarks, acreage, runoff coefficients, property lines, easements.

APPENDIX A

Hydrologic and Hydraulic Computations



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.77 (2.29-3.42)	3.32 (2.75-4.10)	4.31 (3.54-5.34)	5.21 (4.25-6.49)	6.56 (5.17-8.69)	7.70 (5.88-10.4)	8.93 (6.52-12.4)	10.3 (7.10-14.7)	12.1 (8.00-18.1)	13.7 (8.69-20.6)
10-min	2.03 (1.68-2.51)	2.44 (2.01-3.01)	3.16 (2.59-3.91)	3.82 (3.11-4.75)	4.81 (3.79-6.36)	5.64 (4.30-7.58)	6.54 (4.77-9.07)	7.51 (5.20-10.8)	8.89 (5.86-13.2)	10.0 (6.37-15.1)
15-min	1.65 (1.36-2.04)	1.98 (1.63-2.44)	2.57 (2.11-3.18)	3.10 (2.53-3.86)	3.91 (3.08-5.17)	4.59 (3.50-6.16)	5.32 (3.88-7.37)	6.10 (4.23-8.77)	7.22 (4.77-10.7)	8.13 (5.18-12.2)
30-min	1.05 (0.864-1.29)	1.25 (1.03-1.55)	1.63 (1.33-2.01)	1.96 (1.60-2.45)	2.47 (1.95-3.27)	2.90 (2.21-3.90)	3.36 (2.45-4.66)	3.86 (2.67-5.54)	4.57 (3.01-6.79)	5.14 (3.27-7.73)
60-min	0.643 (0.531-0.792)	0.759 (0.626-0.937)	0.973 (0.799-1.20)	1.17 (0.956-1.46)	1.48 (1.17-1.97)	1.75 (1.33-2.35)	2.03 (1.49-2.83)	2.35 (1.63-3.38)	2.80 (1.85-4.17)	3.17 (2.02-4.77)
2-hr	0.381 (0.317-0.466)	0.446 (0.369-0.546)	0.567 (0.468-0.697)	0.682 (0.559-0.843)	0.863 (0.688-1.14)	1.02 (0.786-1.37)	1.19 (0.879-1.65)	1.38 (0.968-1.98)	1.66 (1.11-2.46)	1.88 (1.21-2.82)
3-hr	0.286 (0.238-0.348)	0.330 (0.274-0.402)	0.414 (0.343-0.507)	0.497 (0.409-0.613)	0.630 (0.506-0.833)	0.747 (0.579-1.00)	0.877 (0.651-1.21)	1.02 (0.720-1.46)	1.23 (0.828-1.82)	1.41 (0.910-2.10)
6-hr	0.180 (0.151-0.218)	0.205 (0.171-0.248)	0.253 (0.211-0.308)	0.302 (0.250-0.370)	0.382 (0.310-0.503)	0.453 (0.355-0.604)	0.533 (0.399-0.732)	0.623 (0.443-0.885)	0.755 (0.513-1.11)	0.865 (0.565-1.28)
12-hr	0.114 (0.096-0.137)	0.129 (0.108-0.155)	0.159 (0.133-0.192)	0.189 (0.157-0.229)	0.237 (0.194-0.310)	0.281 (0.221-0.371)	0.329 (0.248-0.448)	0.383 (0.275-0.540)	0.463 (0.317-0.674)	0.529 (0.348-0.775)
24-hr	0.069 (0.059-0.083)	0.080 (0.067-0.095)	0.099 (0.083-0.119)	0.118 (0.099-0.142)	0.148 (0.121-0.191)	0.174 (0.138-0.228)	0.204 (0.155-0.275)	0.236 (0.171-0.330)	0.283 (0.196-0.409)	0.323 (0.215-0.470)
2-day	0.040 (0.034-0.047)	0.046 (0.039-0.055)	0.058 (0.049-0.069)	0.070 (0.059-0.083)	0.088 (0.072-0.112)	0.103 (0.082-0.134)	0.121 (0.092-0.161)	0.140 (0.102-0.193)	0.167 (0.117-0.240)	0.190 (0.128-0.274)
3-day	0.029 (0.025-0.034)	0.033 (0.029-0.039)	0.042 (0.036-0.049)	0.050 (0.042-0.059)	0.062 (0.052-0.080)	0.074 (0.059-0.095)	0.086 (0.066-0.114)	0.099 (0.073-0.137)	0.119 (0.083-0.170)	0.135 (0.091-0.194)
4-day	0.023 (0.020-0.028)	0.027 (0.023-0.032)	0.033 (0.028-0.039)	0.039 (0.033-0.047)	0.049 (0.041-0.062)	0.058 (0.046-0.074)	0.067 (0.052-0.089)	0.077 (0.057-0.107)	0.093 (0.065-0.132)	0.105 (0.071-0.151)
7-day	0.016 (0.014-0.019)	0.018 (0.015-0.021)	0.022 (0.019-0.026)	0.026 (0.022-0.031)	0.032 (0.026-0.040)	0.037 (0.030-0.047)	0.043 (0.033-0.056)	0.049 (0.036-0.066)	0.058 (0.041-0.081)	0.065 (0.044-0.093)
10-day	0.013 (0.011-0.015)	0.014 (0.012-0.017)	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.025 (0.021-0.031)	0.029 (0.023-0.036)	0.033 (0.025-0.043)	0.037 (0.027-0.050)	0.043 (0.031-0.061)	0.048 (0.033-0.069)
20-day	0.009 (0.007-0.010)	0.010 (0.008-0.011)	0.012 (0.010-0.014)	0.014 (0.012-0.016)	0.016 (0.014-0.020)	0.018 (0.015-0.023)	0.021 (0.016-0.027)	0.023 (0.017-0.031)	0.026 (0.018-0.036)	0.028 (0.020-0.040)
30-day	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.013)	0.013 (0.011-0.015)	0.014 (0.011-0.018)	0.016 (0.012-0.020)	0.017 (0.013-0.023)	0.019 (0.014-0.026)	0.021 (0.014-0.029)
45-day	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.009)	0.008 (0.007-0.010)	0.010 (0.008-0.012)	0.011 (0.009-0.013)	0.012 (0.009-0.015)	0.013 (0.010-0.017)	0.014 (0.010-0.019)	0.015 (0.010-0.021)
60-day	0.005 (0.004-0.005)	0.005 (0.004-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.010)	0.009 (0.007-0.011)	0.010 (0.007-0.012)	0.010 (0.008-0.014)	0.011 (0.008-0.015)	0.012 (0.008-0.016)

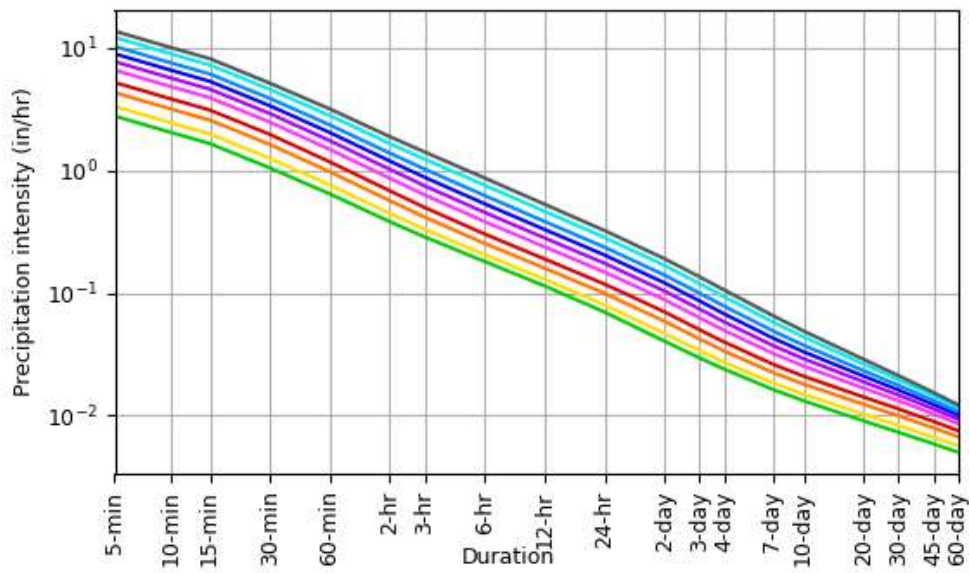
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

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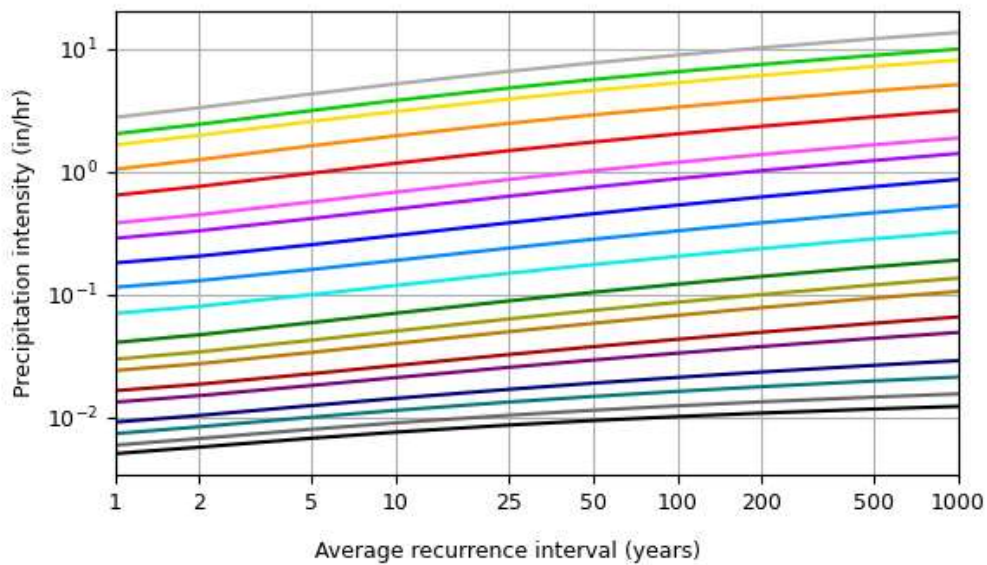
PF graphical

PDS-based intensity-duration-frequency (IDF) curves

Latitude: 38.9942°, Longitude: -105.0545°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000

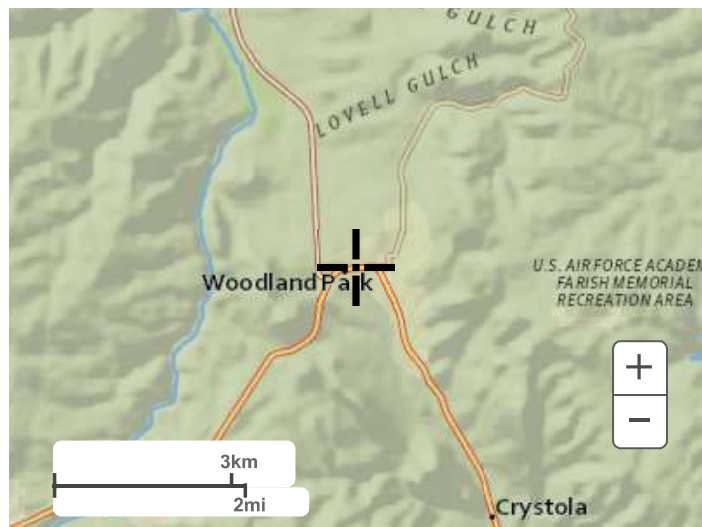


Duration
5-min
10-min
15-min
30-min
60-min
2-hr
3-hr
6-hr
12-hr
24-hr
2-day
3-day
4-day
7-day
10-day
20-day
30-day
45-day
60-day

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Maps & aeriels

Small scale terrain



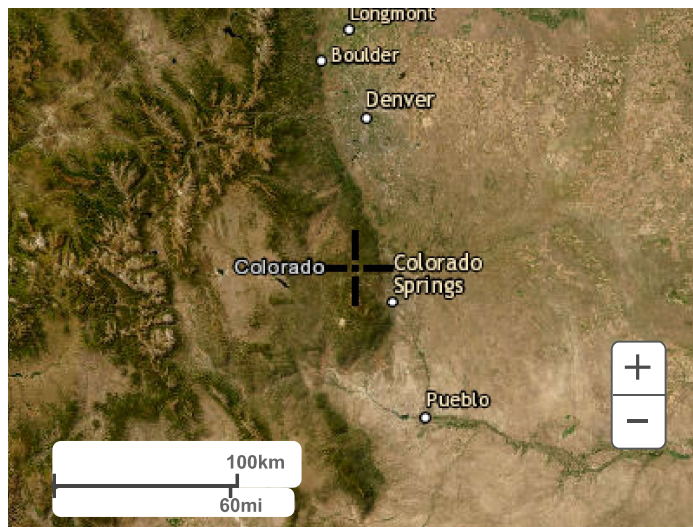
Large scale terrain



Large scale map



Large scale aerial



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Les Schwab Woodland Park
COMPOSITE C AND IMPERVIOUS AREA CALCULATION

Project Number: 0230112.00
Design Engineer: DL
Date: 6/14/2023

DESIGN CRITERIA:

MHFD Urban Storm Drainage Criteria Manual
Woodland Park Drainage Criteria Manual

BASINS:

Values obtained from Table 6-5 of Woodland Park Criteria Manual
NRCS soil group B used.

C VALUE	C ₅	C ₁₀₀	% Impervious
Drives and Walks	0.90	0.96	100.0%
Roofs	0.73	0.81	90.0%
Lawns	0.08	0.35	0.0%

Design Point	A _{total} (acres)	A _{total} (sq. ft)	A _{paved} (acres)	A _{roof} (acres)	A _{lawns} (acres)			Percent Impervious
						C ₅	C ₁₀₀	
1	0.12	5172	0.00	0.12	0.00	0.73	0.82	90%
2	0.87	37848	0.15	0.00	0.72	0.22	0.45	17%
3	0.12	5071	0.12	0.00	0.00	0.90	0.96	100%
4	0.12	5172	0.00	0.12	0.00	0.73	0.82	90%
5	0.52	22713	0.43	0.00	0.09	0.76	0.86	83%

Les Schwab Woodland Park

TIME OF CONCENTRATION

Project Number: 0221490.00

Design Engineer: DL

Date: 12/21/2022

DESIGN CRITERIA:

MHFD Urban Storm Drainage Criteria Manual

Woodland Park Drainage Criteria Manual

EQUATIONS:

$$T_c = T_i + T_t$$

$$T_i = [0.395 * (1.1 - C_s) * \sqrt{L_i}] / \text{cuberooroot}(S_o)$$

Equation 6-3 from MHFD

Chapter 6

CONSTRAINTS:

$$T_t = L_t / (60 * K * (S_o^{1/2}))$$

L_t = Length of waterway

S_o = Slope of waterway (ft/ft)

K = Conveyance Factor

MHFD Table 6-2 NRCS Conveyance Factors, K

Type of Land Surface	Conveyance Factor, K
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas/swales	20

BASINS:

SUB-BASIN					INITIAL/OVERLAND			TRAVEL TIME						Final	REMARKS
DATA					TIME (t _i)			(t _t)					T _C		
DESIGN	Sub-basin	C _s	AREA	Imperv	LENGTH	SLOPE	Ti	LENGTH	SLOPE	K	Tt	Tc=Ti+Tt	T _C Urban		
POINT			Ac	%	Ft	ft/ft	Min	Ft	ft/ft		Min	Min	CHECK	Min	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
1	P-1	0.77	0.12	90%	44	0.02	3.33	75	0.01	20	0.81	4.14	Tc<5	5.00	Tc minimum 5 minutes
2	P-2	0.17	0.87	17%	215	0.15	10.11	40	0.01	20	0.47	10.58	Tc<5	10.58	Tc minimum 5 minutes
3	P-3	0.86	0.12	100%	43	0.03	2.04	51	0.08	20	0.15	2.19	Tc<5	5.00	Tc minimum 5 minutes
4	P-4	0.77	0.12	90%	44	0.02	3.28	75	0.01	20	0.81	4.08	Tc<5	5.00	Tc minimum 5 minutes
5	P-5	0.72	0.52	83%	101	0.03	4.92	140	0.01	20	1.51	6.42	Tc<5	6.42	Tc minimum 5 minutes

Les Schwab Woodland Park

RATIONAL METHOD - 5 YEAR STORM

Project Number: 0221490.00

Design Engineer: DL

EQUATIONS:

$$Q = C_5 \cdot I_5 \cdot A$$

Q= peak discharge (cfs)

C= runoff coefficient

I= rainfall intensity (in/hr)

A= drainage area (ac)

BASINS:

		DIRECT RUNOFF					
Design Point (1)	Sub-basin (2)	AREA Ac (3)	Runoff Coeff (C5) (4)	t _c Min (5)	C(A) Ac (6)	I In/Hr (7)	Q Cfs (8)
1	P-1	0.12	0.73	5.00	0.087	4.31	0.37
2	P-2	0.87	0.22	10.58	0.189	3.16	0.60
3	P-3	0.12	0.90	5.00	0.105	4.31	0.45
4	P-4	0.12	0.73	5.00	0.087	4.31	0.37
5	P-5	0.52	0.76	6.42	0.396	3.99	1.58

Les Schwab Woodland Park

RATIONAL METHOD - 100 YEAR STORM

Project Number: 0221490.00

Design Engineer: DL

EQUATIONS:

$$Q = C_{100} \cdot I_{100} \cdot A$$

Q= peak discharge (cfs)

C= runoff coefficient

I= rainfall intensity (in/hr)

A= drainage area (ac)

BASINS:

		DIRECT RUNOFF					
Design Point (1)	Sub-basin (2)	AREA Ac (3)	Runoff Coef (C100) (4)	t _c Min (5)	C(A) Ac (6)	I In/Hr (7)	Q Cfs (8)
1	P-1	0.12	0.82	5.00	0.098	8.93	0.87
2	P-2	0.87	0.45	10.58	0.393	6.54	2.57
3	P-3	0.12	0.96	5.00	0.112	8.93	1.00
4	P-4	0.12	0.82	5.00	0.097	8.93	0.87
5	P-5	0.52	0.86	6.42	0.446	8.26	3.69

Les Schwab Woodland Park

DRAINAGE SUMMARY

Project #: 0221490.00

Design Eng: DL

DRAINAGE SUMMARY TABLE

DESIGN POINT	TRIBUTARY SUB-BASIN	AREA (acres)	C ₅	C ₁₀₀	Q5 (cfs)	Q100 (cfs)	Imperv %	DRAINAGE STRUCTURE REMARKS
1	P-1	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains West
2	P-2	0.87	0.22	0.45	0.60	2.57	16.8%	CDOT Inlet Type 13 West
3	P-3	0.12	0.90	0.96	0.45	1.00	100.0%	CDOT Inlet Type 13 North
4	P-4	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains East
5	P-5	0.52	0.76	0.86	1.58	3.69	83.0%	Denver No. 16 Inlet
H1	H-1	1.75	0.08	0.35	0.36	3.25	0.0%	Historic basin low point.

Project: Les Schwab - Woodland Park

Project No.: _____

Subject: Imperiousness / Runoff Coefficients

Total area tributary to detention = 76,022 sf (1.75 Acres)		% Imper	S-yr C	100-yr C
Soil type B	Roof Area = 10,344 sf	90%	0.73	0.81
	Pavement = 30,270 sf	100%	0.90	0.96
	Lawns = 35,408 sf	0%	0.08	0.35

$$C_s = \frac{(10344 \cdot 0.73) + (30270 \cdot 0.90) + (35408 \cdot 0.08)}{76,022} = 0.495$$

$$C_{100} = \frac{(10344 \cdot 0.81) + (30270 \cdot 0.96) + (35408 \cdot 0.35)}{76,022} = 0.655$$

$$\% \text{ Imper} = \frac{(10344 \cdot 0.9) + (30270 \cdot 1.0) + (35408 \cdot 0)}{76,022} = 0.5206 = 52.1\%$$

Flood Control Volume

$$V_s = [(0.77 \cdot I - 2.65) / 1000] A \rightarrow \frac{(0.77 \cdot 52.1) - 2.65}{1000} \cdot 1.75 = \boxed{0.066 \text{ ac-ft}}$$

$$V_{100} = [(1.78 \cdot I - 0.002 I^2 - 3.56) / 900] A \rightarrow \frac{(1.78(52.1) - 0.002(52.1)^2 - 3.56)}{900} (1.75) = \boxed{0.16 \text{ ac-ft}}$$

$$WQCV = a(0.91I^3 - 1.19I^2 + 0.78I) \quad a = 1.0 \quad I = 0.521$$

$$WQCV = 1.0(0.91(0.521)^3 - 1.19(0.521)^2 + 0.78(0.521)) = 0.212 \text{ watershed-in}$$

$$V = \frac{WQCV}{12} \cdot A = \frac{0.212}{12} \cdot 1.75 = \boxed{0.031 \text{ ac-ft}}$$

Project: Les Schwab - Woodland ParkSubject: Release Rates

Project No.: _____

Historic release rate: $Q = C \cdot I \cdot A$

$$C_5 = 0.08$$

$$I_5 = 2.57 \text{ for } t_c = 15 \text{ ms}$$

$$A = 1.75 \text{ ac}$$

$$C_{100} = 0.35$$

$$I_{100} = 5.32 \text{ for } t_c = 15 \text{ ms}$$

$$A = 1.75 \text{ ac}$$

$$Q_5 = 0.08 \cdot 2.57 \cdot 1.75 = \boxed{0.36 \text{ cfs}}$$

$$Q_{100} = 0.35 \cdot 5.32 \cdot 1.75 = \boxed{3.26 \text{ cfs}}$$

STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET

Project: **Woodland Park - Les Schwab**

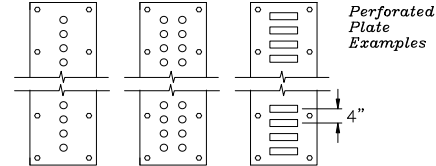
Basin ID: _____

WQCV Design Volume (Input):

Catchment Imperviousness, I_p = 52.1 percent
 Catchment Area, A = 1.75 acres
 Depth at WQCV outlet above lowest perforation, H = 1 feet
 Vertical distance between rows, h = 4.00 inches
 Number of rows, N_L = 3.00
 Orifice discharge coefficient, C_o = 0.60
 Slope of Basin Trickle Channel, S = 0.005 ft / ft
 Time to Drain the Pond = 40 hours

Diameter of holes, D = 0.673 inches
 Number of holes per row, N = 1
 OR

Height of slot, H = _____ inches
 Width of slot, W = _____ inches



Watershed Design Information (Input):

Percent Soil Type A = _____ %
 Percent Soil Type B = 100 %
 Percent Soil Type C/D = _____ %

Outlet Design Information (Output):

Excess Urban Runoff Volume (From 'Full-Spectrum Sheet') = 0.589 watershed inches
 N/A
 Excess Urban Runoff Volume (From 'Full-Spectrum Sheet') = 0.089 acre-feet
 Outlet area per row, A_o = 0.36 square inches
 Total opening area at each row based on user-input above, A_o = 0.36 square inches
 Total opening area at each row based on user-input above, A_o = 0.002 square feet

3

Central Elevations of Rows of Holes in feet																							
Row 1	Row 2	Row 3	Row 4	Row 5	Row 6	Row 7	Row 8	Row 9	Row 10	Row 11	Row 12	Row 13	Row 14	Row 15	Row 16	Row 17	Row 18	Row 19	Row 20	Row 21	Row 22	Row 23	Row 23
8540.00	8540.33	8540.67																					
Collection Capacity for Each Row of Holes in cfs																							
8540.00	0.0000	0.0000	0.0000																				0.00
8540.25	0.0060	0.0000	0.0000																				0.01
8540.50	0.0084	0.0049	0.0000																				0.01
8540.75	0.0103	0.0077	0.0034																				0.02
8541.00	0.0119	0.0097	0.0068																				0.03
8541.25	0.0133	0.0114	0.0091																				0.03
8541.50	0.0146	0.0129	0.0108																				0.04
8541.75	0.0157	0.0142	0.0124																				0.04
8542.00	0.0168	0.0154	0.0137																				0.05
8542.25	0.0179	0.0165	0.0150																				0.05
8542.50	0.0188	0.0175	0.0161																				0.05
8542.75	0.0197	0.0185	0.0172																				0.06
8543.00	0.0206	0.0194	0.0182																				0.06
8543.25	0.0215	0.0203	0.0191																				0.06
8543.50	0.0223	0.0212	0.0200																				0.06
8543.75	0.0230	0.0220	0.0209																				0.07
8544.00	0.0238	0.0228	0.0217																				0.07
8544.25	0.0245	0.0236	0.0225																				0.07
8544.50	0.0252	0.0243	0.0233																				0.07
8544.75	0.0259	0.0250	0.0240																				0.08
8545.00	0.0266	0.0257	0.0248																				0.08
8545.25	0.0273	0.0264	0.0255																				0.08
8545.50	0.0279	0.0271	0.0262																				0.08
8545.75	0.0285	0.0277	0.0268																				0.08
8546.00	0.0292	0.0283	0.0275																				0.08
8546.25	0.0298	0.0290	0.0281																				0.09
8546.50	0.0303	0.0296	0.0287																				0.09
8546.75	0.0309	0.0302	0.0293																				0.09
8547.00	0.0315	0.0307	0.0299																				0.09
8547.25	0.0320	0.0313	0.0305																				0.10
8547.50	0.0326	0.0319	0.0311																				0.10
8547.75	0.0331	0.0324	0.0317																				0.10
8548.00	0.0337	0.0330	0.0322																				0.10
8548.25	0.0342	0.0335	0.0328																				0.10
8548.50	0.0347	0.0340	0.0333																				0.10
8548.75	0.0352	0.0345	0.0338																				0.10
8549.00	0.0357	0.0350	0.0344																				0.11
8549.25	0.0362	0.0355	0.0349																				0.11
8549.50	0.0367	0.0360	0.0354																				0.11
8549.75	0.0372	0.0365	0.0359																				0.11
8550.00	0.0376	0.0370	0.0364																				0.11
8550.25	0.0381	0.0375	0.0368																				0.11
8550.50	0.0386	0.0380	0.0373																				0.11
8550.75	0.0390	0.0384	0.0378																				0.12
Override Area Row 1	Override Area Row 2	Override Area Row 3	Override Area Row 4	Override Area Row 5	Override Area Row 6	Override Area Row 7	Override Area Row 8	Override Area Row 9	Override Area Row 10	Override Area Row 11	Override Area Row 12	Override Area Row 13	Override Area Row 14	Override Area Row 15	Override Area Row 16	Override Area Row 17	Override Area Row 18	Override Area Row 19	Override Area Row 20	Override Area Row 21	Override Area Row 22	Override Area Row 23	Override Area Row 24

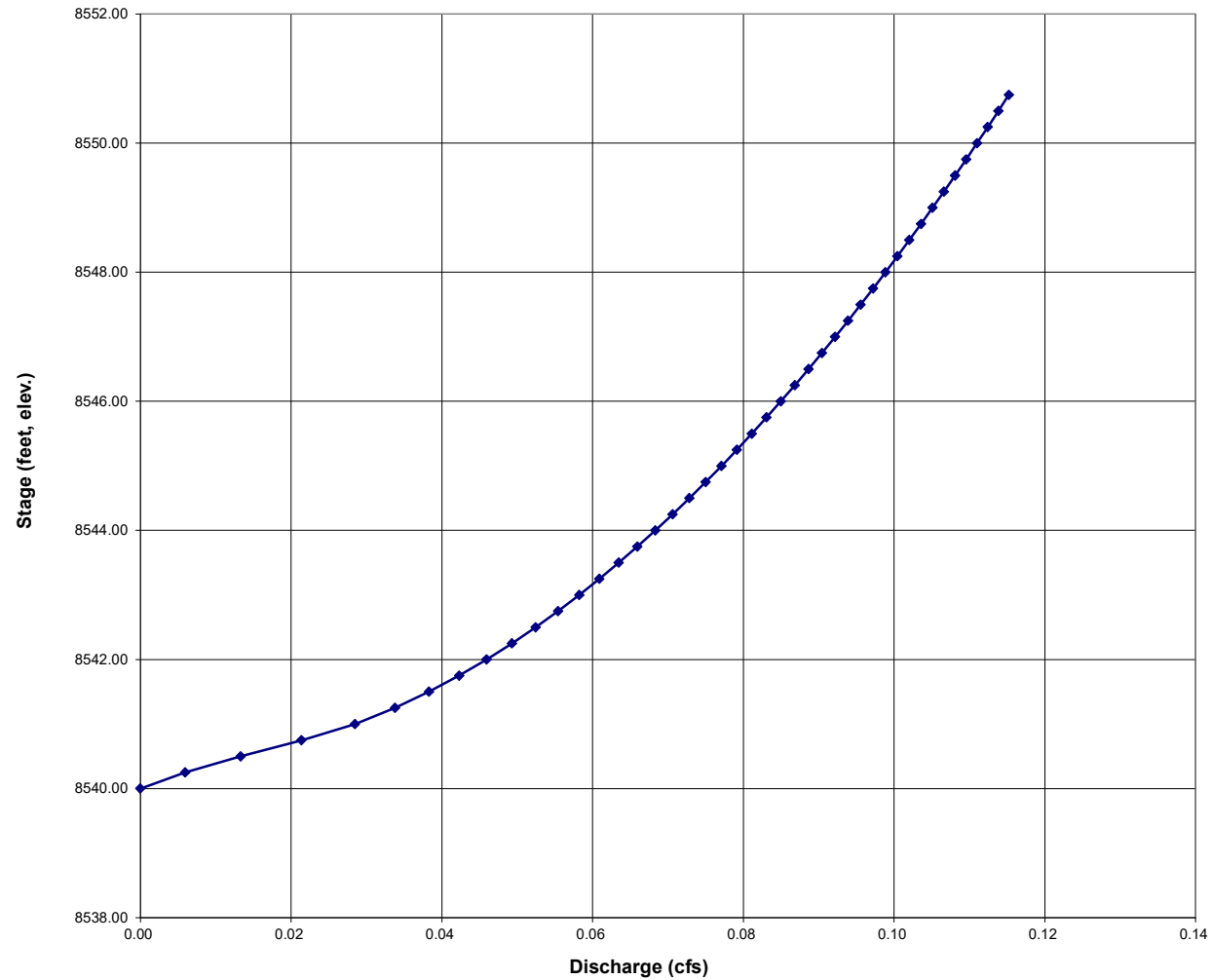
STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET

Worksheet

Project: **Woodland Park - Les Schwab**

Basin ID: _____

STAGE-DISCHARGE CURVE FOR THE WQCV OUTLET STRUCTURE

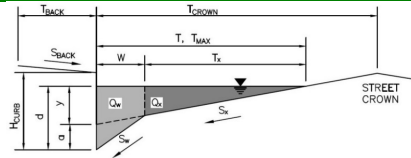


ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Les Schwab - Woodland Park

Inlet ID: Inlet Type 13 West

**Gutter Geometry:**

Maximum Allowable Width for Spread Behind Curb
 Side Slope Behind Curb (leave blank for no conveyance credit behind curb)
 Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

$T_{BACK} = 16.5$ ft
 $S_{BACK} = 0.033$ ft/ft
 $n_{BACK} = 0.013$

Height of Curb at Gutter Flow Line
 Distance from Curb Face to Street Crown
 Gutter Width
 Street Transverse Slope
 Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)
 Street Longitudinal Slope - Enter 0 for sump condition
 Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$H_{CURB} = 2.00$ inches
 $T_{CROWN} = 16.5$ ft
 $W = 2.00$ ft
 $S_X = 0.033$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_D = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm
 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm
 Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	10.0	16.5	ft
$d_{MAX} =$	4.0	6.0	inches

Maximum Capacity for 1/2 Street based On Allowable Spread

Water Depth without Gutter Depression ($T * S_X * 12$)
 Vertical Depth between Gutter Lip and Gutter Flowline ($W * S_W * 12$)
 Gutter Depression ($d_c - (W * S_X * 12)$)
 Water Depth at Gutter Flowline ($y + a$)
 Allowable Spread for Discharge outside the Gutter Section ($T - W$)
 Gutter Flow to Design Flow Ratio by FHWA HEC-22 method (Eq. 7-7)
 Discharge outside the Gutter Section, carried in Section T_X
 Discharge within the Gutter Section ($Q_T - Q_X - Q_{BACK}$)
 Discharge Behind the Curb (e.g., sidewalk, driveways, & lawns)
 Maximum Flow Based On Allowable Spread
 Flow Velocity within the Gutter Section
 $V*d$ Product: Flow Velocity times Gutter Flowline Depth

	Minor Storm	Major Storm	
$y =$	3.96	6.53	inches
$d_c =$	2.0	2.0	inches
$a =$	1.20	1.20	inches
$d =$	5.16	7.73	inches
$T_X =$	8.0	14.5	ft
$E_o =$	0.515	0.325	
$Q_X =$	0.0	0.0	cfs
$Q_W =$	0.0	0.0	cfs
$Q_{BACK} =$	0.0	0.0	cfs
$Q_T =$	SUMP	SUMP	cfs
$V =$	0.0	0.0	fps
$V*d =$	0.0	0.0	

Maximum Capacity for 1/2 Street based on Allowable Depth

Theoretical Water Spread
 Theoretical Spread for Discharge outside the Gutter Section ($T - W$)
 Gutter Flow to Design Flow Ratio by FHWA HEC-22 method (Eq. 7-7)
 Theoretical Discharge outside the Gutter Section, carried in Section T_{XTH}
 Actual Discharge outside the Gutter Section, (limited by distance T_{CROWN})
 Discharge within the Gutter Section ($Q_d - Q_X$)
 Discharge Behind the Curb (e.g., sidewalk, driveways, & lawns)
 Total Discharge for Major & Minor Storm (Pre-Safety Factor)
 Average Flow Velocity Within the Gutter Section
 $V*d$ Product: Flow Velocity Times Gutter Flowline Depth
 Slope-Based Safety Factor for Minor/Major Storm depth reduction, $d \geq 6"$
 Max Flow based on Allowable Depth (Safety Factor Applied)
 Resultant Flow Depth at Gutter Flowline (Safety Factor Applied)
 Resultant Flow Depth at Street Crown (Safety Factor Applied)

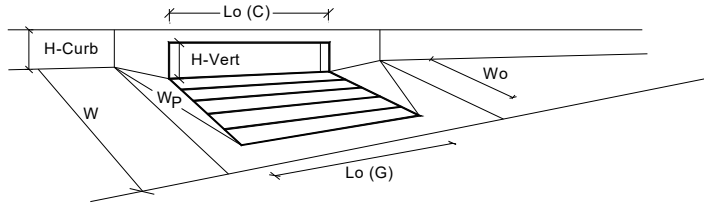
	Minor Storm	Major Storm	
$T_{TH} =$	7.1	12.1	ft
$T_{XTH} =$	5.1	10.1	ft
$E_o =$	0.677	0.435	
$Q_{XTH} =$	0.0	0.0	cfs
$Q_X =$	0.0	0.0	cfs
$Q_W =$	0.0	0.0	cfs
$Q_{BACK} =$	0.0	0.0	cfs
$Q =$	SUMP	SUMP	cfs
$V =$	0.0	0.0	fps
$V*d =$	0.0	0.0	
$R =$	SUMP	SUMP	
$Q_d =$	SUMP	SUMP	cfs
$d =$			inches
$d_{CROWN} =$			inches

MINOR STORM Allowable Capacity is not applicable to Sump Condition
 MAJOR STORM Allowable Capacity is not applicable to Sump Condition

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.02 (August 2022)



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT/Denver 13 Valley Grate	Type =	CDOT/Denver 13 Valley Grate		
Local Depression (additional to continuous gutter depression 'a' from above)		a_{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	4.0	6.0	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		L_o (G) =	3.00	3.00	feet
Width of a Unit Grate		W_o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	0.43	0.43	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C_f (G) =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C_w (G) =	3.30	3.30	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C_o (G) =	0.60	0.60	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		L_o (C) =	N/A	N/A	feet
Height of Vertical Curb Opening in Inches		H_{vert} =	N/A	N/A	inches
Height of Curb Orifice Throat in Inches		H_{throat} =	N/A	N/A	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	N/A	N/A	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	N/A	N/A	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C_f (C) =	N/A	N/A	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C_w (C) =	N/A	N/A	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C_o (C) =	N/A	N/A	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d_{Grate} =	0.36	0.52	ft
Depth for Curb Opening Weir Equation		d_{Curb} =	N/A	N/A	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	0.63	0.94	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{combination}$ =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
WARNING: Inlet Capacity < Q Peak for Major Storm		Q_a =	1.0	2.6	cfs
		$Q_{PEAK REQUIRED}$ =	0.8	4.5	cfs

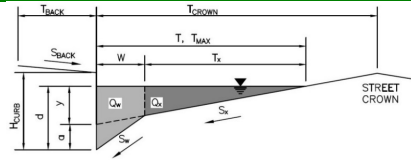
Double Inlet will be used, so total inlet interception capacity increases to:
 $Q_5 = 2.0$ cfs
 $Q_{100} = 5.2$ cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Les Schwab - Woodland Park

Inlet ID: Inlet Type 13 North

**Gutter Geometry:**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} =$	22.5	ft
$S_{BACK} =$	0.030	ft/ft
$n_{BACK} =$	0.013	

$H_{CURB} =$	2.00	inches
$T_{CROWN} =$	22.5	ft
$W =$	2.00	ft
$S_x =$	0.030	ft/ft
$S_w =$	0.083	ft/ft
$S_o =$	0.000	ft/ft
$n_{STREET} =$	0.013	

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	10.0	22.5	ft
$d_{MAX} =$	4.0	8.0	inches
	☐	☐	

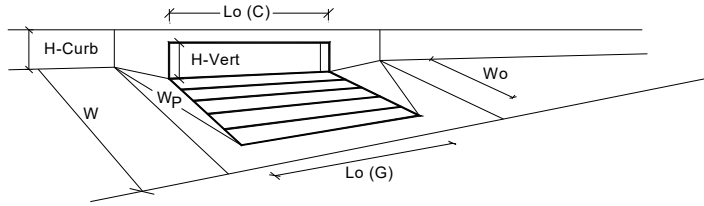
MINOR STORM Allowable Capacity is not applicable to Sump Condition

MAJOR STORM Allowable Capacity is not applicable to Sump Condition

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.02 (August 2022)



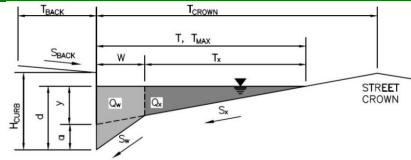
Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT/Denver 13 Valley Grate	Type =	CDOT/Denver 13 Valley Grate		
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	4.0	8.0	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		L _o (G) =	3.00	3.00	feet
Width of a Unit Grate		W _o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	0.43	0.43	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _f (G) =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	3.30	3.30	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	0.60	0.60	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		L _o (C) =	N/A	N/A	feet
Height of Vertical Curb Opening in Inches		H _{vert} =	N/A	N/A	inches
Height of Curb Orifice Throat in Inches		H _{throat} =	N/A	N/A	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	N/A	N/A	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	N/A	N/A	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _f (C) =	N/A	N/A	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	N/A	N/A	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	N/A	N/A	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d _{Grate} =	0.36	0.69	ft
Depth for Curb Opening Weir Equation		d _{Curb} =	N/A	N/A	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	0.63	1.00	
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
Inlet Capacity IS GOOD for Minor and Major Storms (>Q Peak)		Q _a =	1.0	4.1	cfs
		Q _{PEAK REQUIRED} =	0.5	1.0	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Les Schwab - Woodland Park

Inlet ID: Denver No. 16 Inlet

**Gutter Geometry:**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} =$ ft
 $S_{BACK} =$ ft/ft
 $n_{BACK} =$

$H_{CURB} =$ inches
 $T_{CROWN} =$ ft
 $W =$ ft
 $S_x =$ ft/ft
 $S_y =$ ft/ft
 $S_o =$ ft/ft
 $n_{STREET} =$

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$			ft
$d_{MAX} =$			inches
	☐	☐	

MINOR STORM Allowable Capacity is not applicable to Sump Condition

MAJOR STORM Allowable Capacity is not applicable to Sump Condition

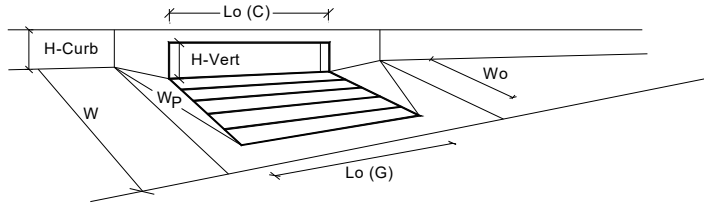
$Q_{allow} =$

Minor Storm	Major Storm

 cfs

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.02 (August 2022)



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	Denver No. 16 Combination	Type =	Denver No. 16 Combination		
Local Depression (additional to continuous gutter depression 'a' from above)		a_{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.8	7.0	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		$L_o (G)$ =	3.00	3.00	feet
Width of a Unit Grate		W_o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	0.31	0.31	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_f (G)$ =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	3.60	3.60	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	0.60	0.60	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		$L_o (C)$ =	3.00	3.00	feet
Height of Vertical Curb Opening in Inches		H_{vert} =	8.50	8.50	inches
Height of Curb Orifice Throat in Inches		H_{throat} =	5.25	5.25	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	0.00	0.00	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_f (C)$ =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	3.70	3.70	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	0.66	0.66	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d_{Grate} =	0.51	0.61	ft
Depth for Curb Opening Weir Equation		d_{Curb} =	0.32	0.42	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	0.91	1.00	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{combination}$ =	0.91	1.00	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
Inlet Capacity IS GOOD for Minor and Major Storms (>Q Peak)		Q_a =	5.3	6.8	cfs
		$Q_{PEAK REQUIRED}$ =	1.7	4.1	cfs

Les Schwab Montrose

AutoCAD SSA Pipe Report 100-YR Storm

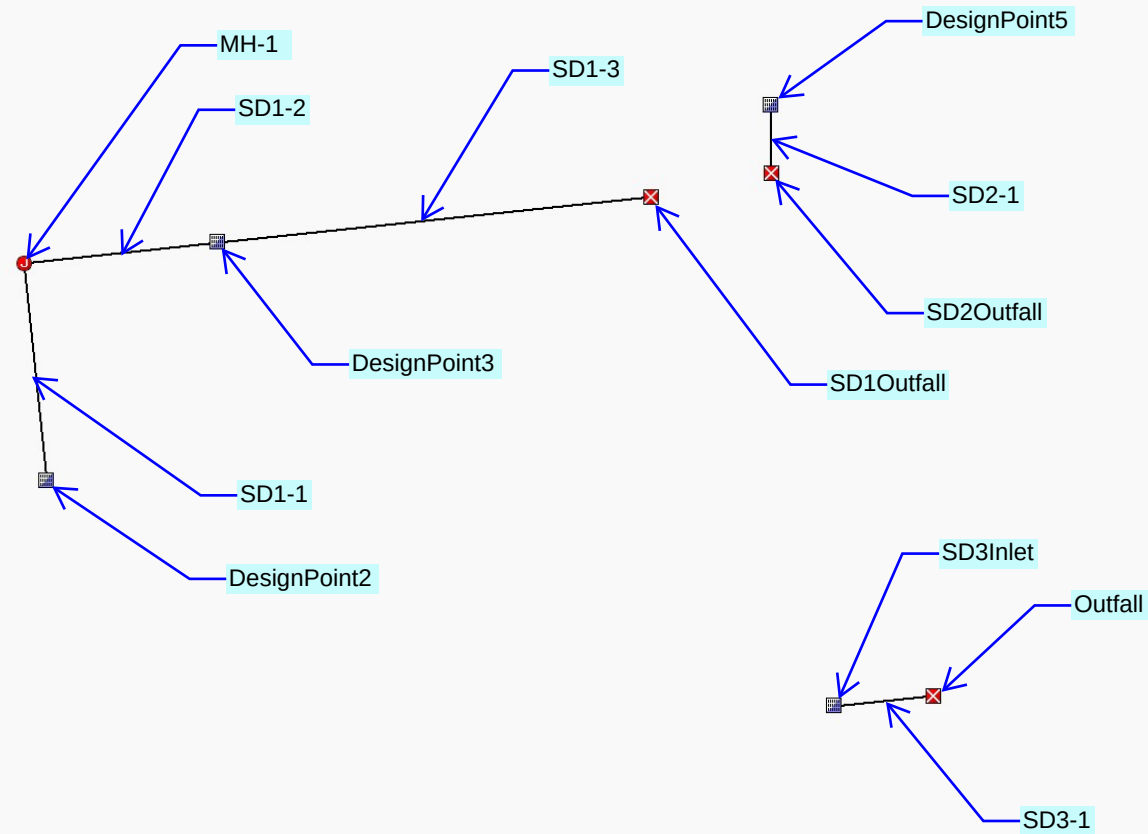
Label	Start Node	Stop Node	Length (ft)	Pipe Diam. (in)	Flow (cfs)	Full Flow Capacity (cfs)	Velocity (ft/sec)	Invert Up (ft)	Invert Down (ft)	Slope (%)	HGL In (ft)	HGL Out (ft)
SD1-1	DesignPoint2	MH-1	58	18	2.43	11.15	4.67	8543.30	8542.43	1.500	8543.80	8542.93
SD1-2	MH-1	DesignPoint3	53	18	2.43	11.11	4.63	8542.33	8541.54	1.490	8542.93	8542.05
SD1-3	DesignPoint3	SD1Outfall	118	18	3.00	11.12	5.09	8541.44	8539.68	1.490	8542.05	8540.23
SD2-1	DesignPoint5	SD2Outfall	18	18	4.16	11.15	4.90	8539.95	8539.68	1.500	8540.68	8540.41
SD3-1	SD3Inlet	Outfall	29	18	7.97	12.87	6.49	8538.74	8538.16	2.000	8539.70	8539.12

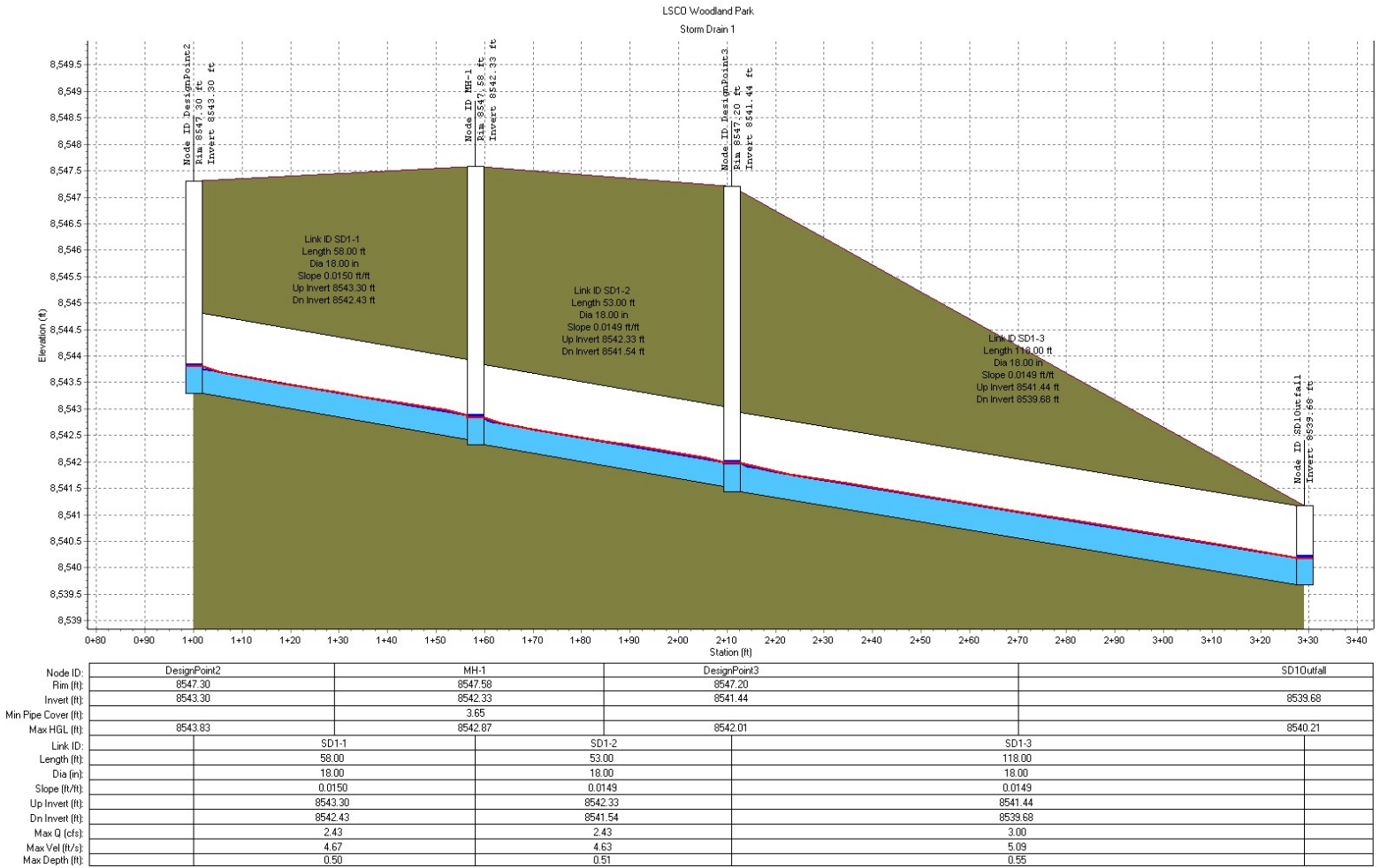
AutoCAD SSA Node Report 25-YR Storm

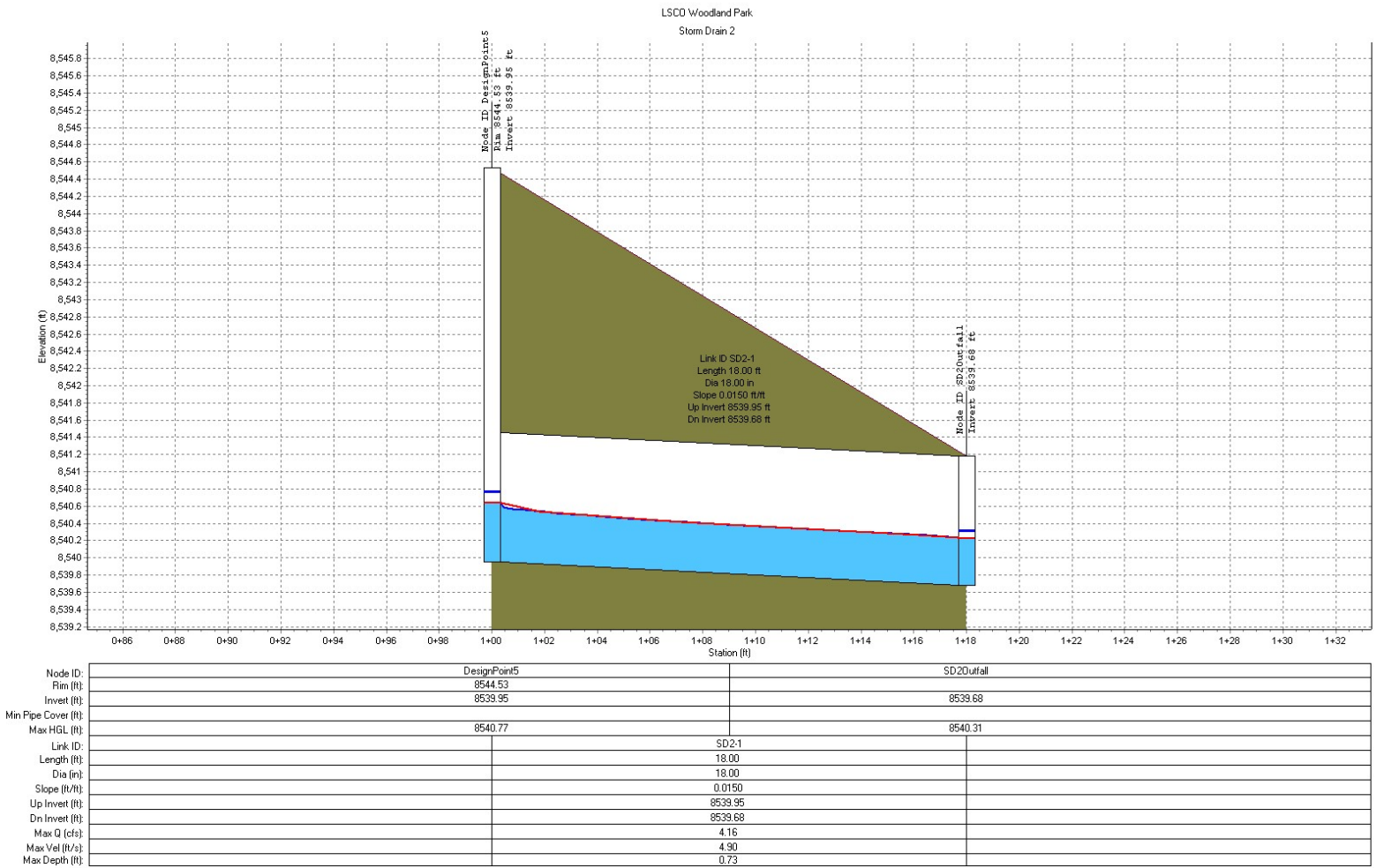
Label	Type	Flow (cfs)	Rim Elevation	Elevation (Invert Out)
MH-1	Junction	2.43	8547.58	8542.33
DesignPoint2	Inlet	2.45	8547.30	8543.30
DesignPoint3	Inlet	1.03	8547.20	8541.44
DesignPoint5	Inlet	4.16	8544.53	8539.95
SD3Inlet	Inlet	7.16	8545.53	8538.74

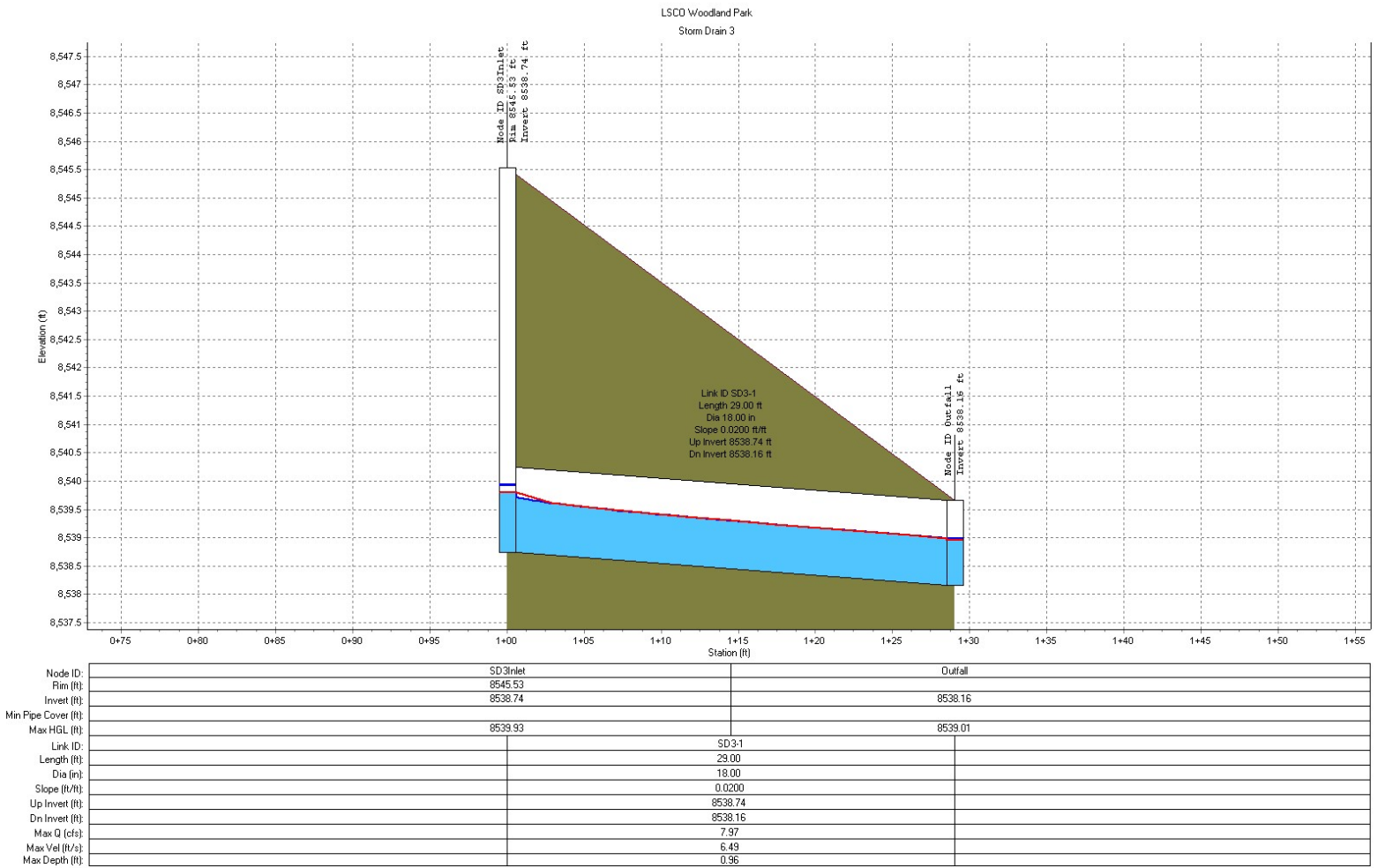
Manning's "n" value	0.0150
Minimum Velocity (fps)	4.63
Maximum Velocity (fps)	6.49

Les Schwab Woodland Park Pipe Network



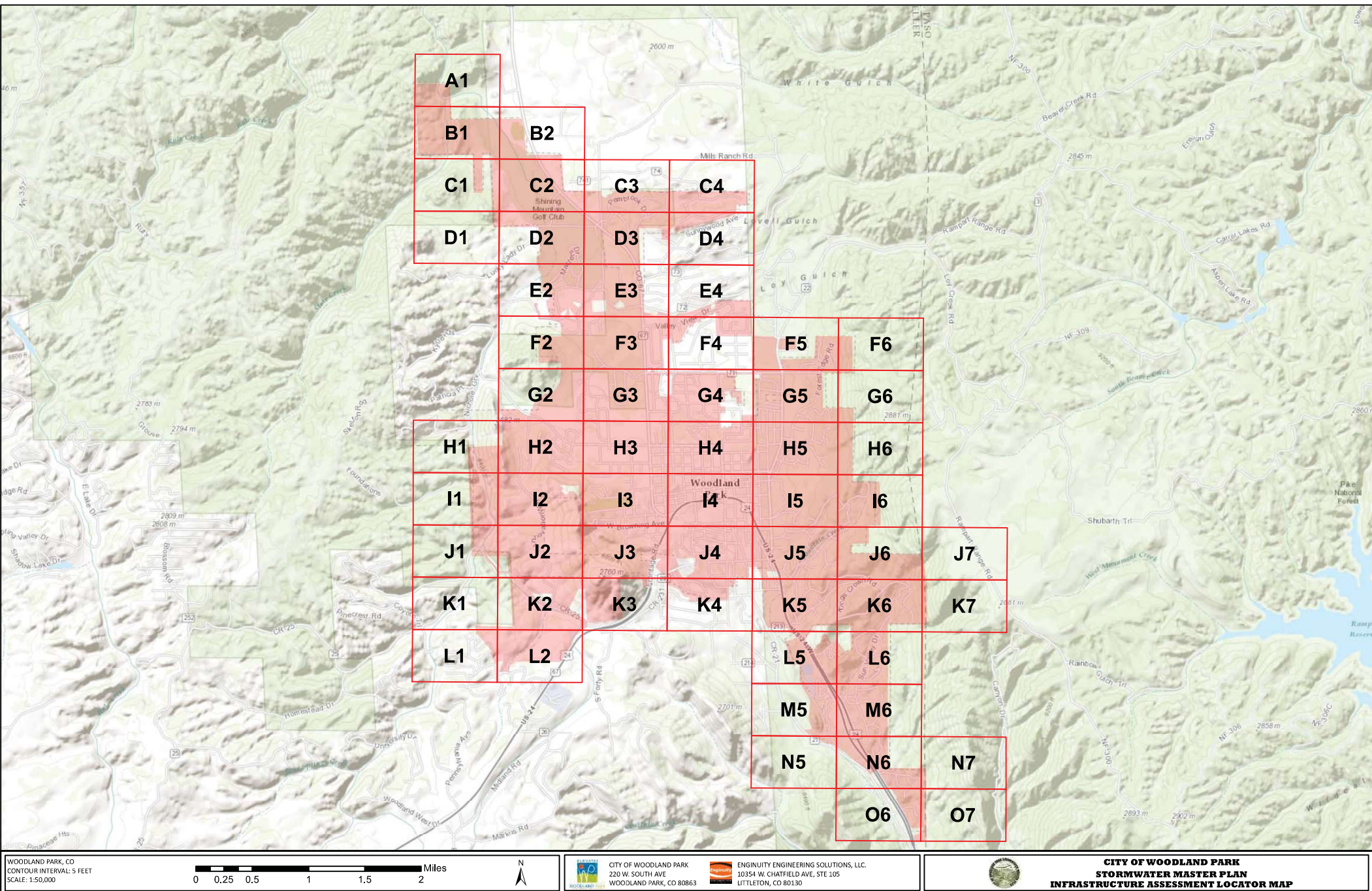


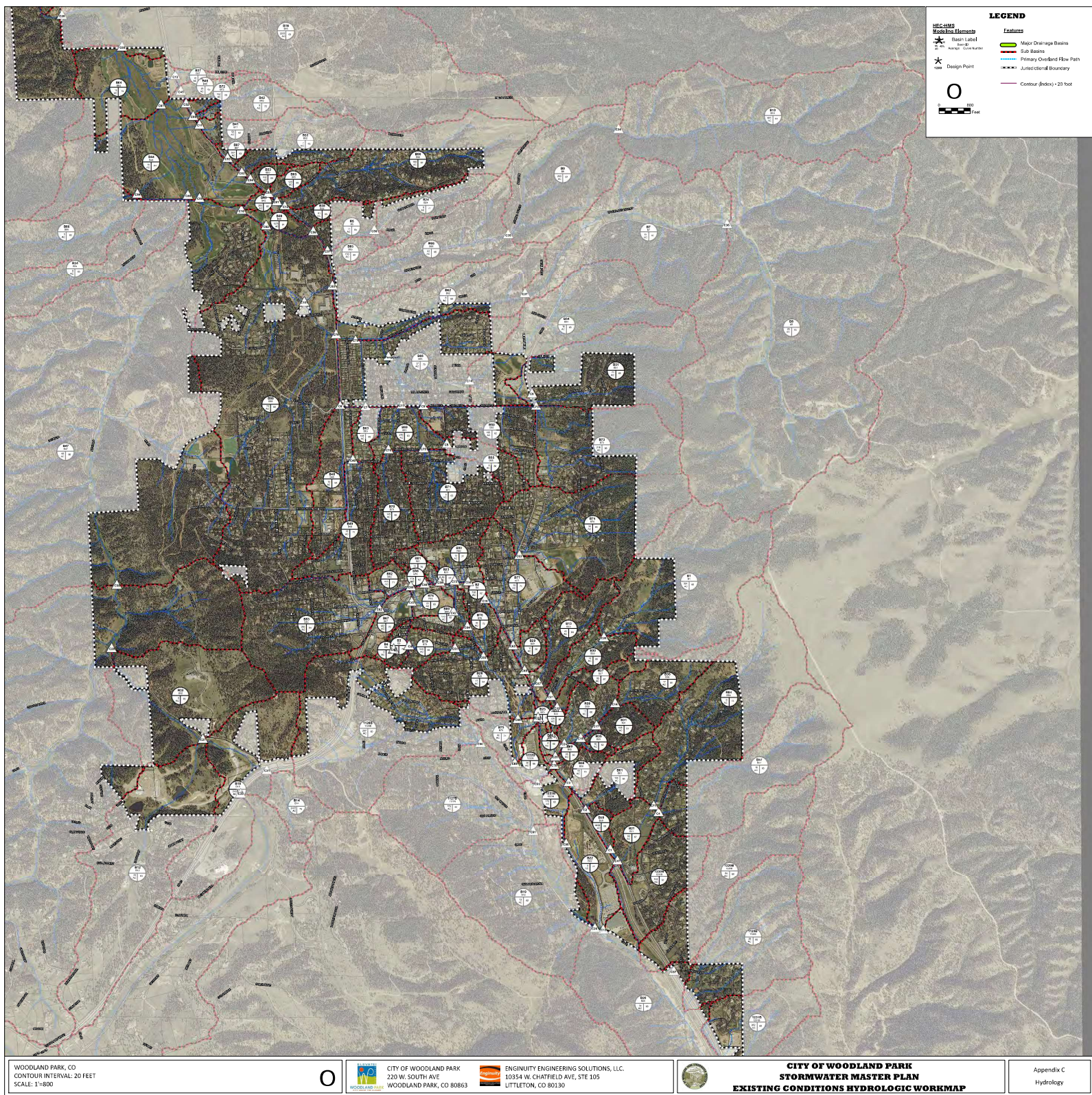




APPENDIX B

Drainage Plans





WOODLAND PARK, CO
 CONTOUR INTERVAL: 20 FEET
 SCALE: 1"=800'

0

CITY OF WOODLAND PARK
 220 W. SOUTH AVE
 WOODLAND PARK, CO 80863

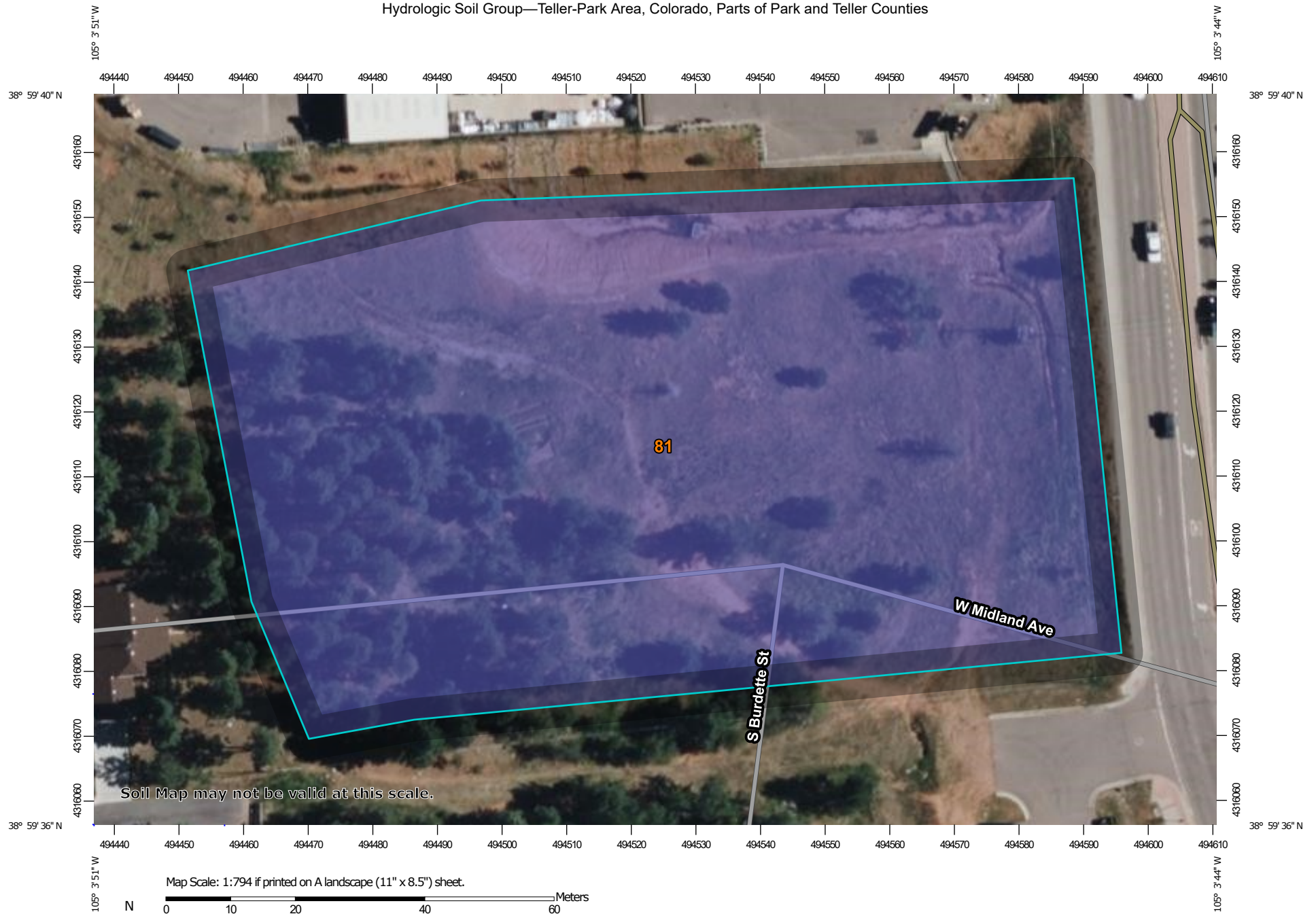
ENGINEUTY ENGINEERING SOLUTIONS, LLC.
 10354 W. CHATFIELD AVE, STE 105
 LITTLETON, CO 80130



CITY OF WOODLAND PARK
STORMWATER MASTER PLAN
EXISTING CONDITIONS HYDROLOGIC WORKMAP

Appendix C
 Hydrology

Hydrologic Soil Group—Teller-Park Area, Colorado, Parts of Park and Teller Counties



Map Scale: 1:794 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 35 70 140 210 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 13N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey
Page 173 of 250

6/21/2023
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Teller-Park Area, Colorado, Parts of Park and Teller Counties
 Survey Area Data: Version 14, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
81	Plome-Pimsby complex, 5 to 40 percent slopes	B	2.5	100.0%
Totals for Area of Interest			2.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette



105°4'6"W 38°59'53"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

105°3'29"W 38°59'25"N

Page 177 of 250

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

Legend

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

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



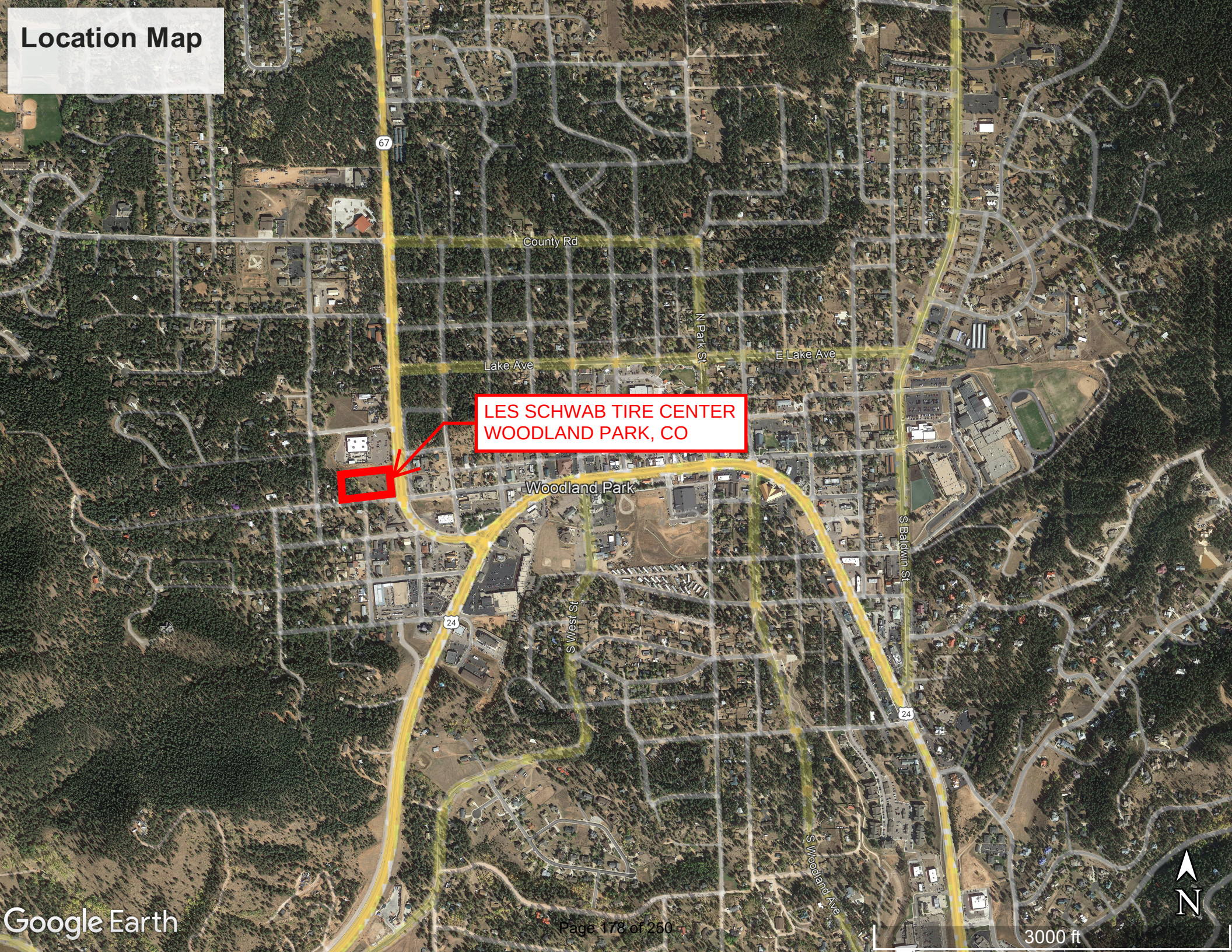
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **6/21/2023 at 3:46 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

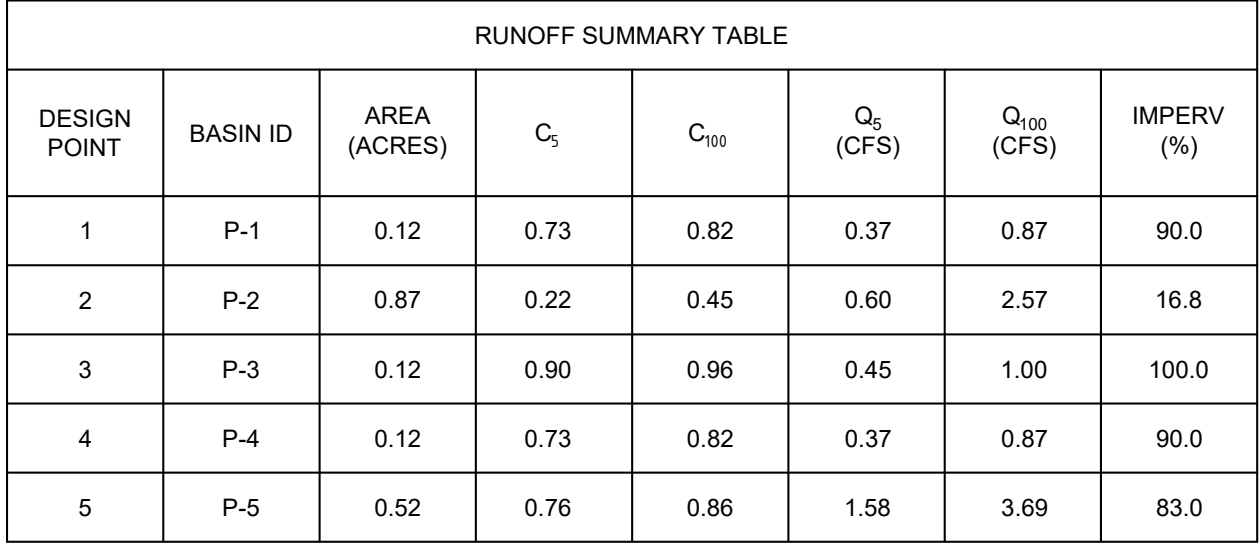
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Location Map



**LES SCHWAB TIRE CENTER
WOODLAND PARK, CO**





I:\mormon\1_0230112\0230112.00 - L302 - Woodland Park_Civil_Drawings\DWG\100 - HISTORIC DRAINAGE PLAN.dwg | 6/30/2023 8:36 AM |



1 DRAINAGE PLAN
SCALE: 1"=20'

LEGEND

- DIRECTION OF FLOW
- 5801 PROPOSED MINOR CONTOUR
- 5800 PROPOSED MAJOR CONTOUR
- SUB-BASIN BOUNDARY
- DESIGN POINT
- SUB-BASIN ID
- PERCENT IMPERVIOUS (%)
- ACRES



Farnsworth GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

HISTORIC DRAINAGE PLAN

SHEET NUMBER:

D-100

PROJECT NO.: 0230112.00



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Commitment No.: NCS-1137092-OR1

Property Address: Highway 67 and Midland Avenue, Woodland
Park, CO 80863

Revision No.:

Issuing Office: 200 SW Market Street, Suite 250,
Portland, OR 97201

Phone Number: (503)795-7600

Issuing Office File No.: NCS-1137092-OR1

SCHEDULE A

1. Commitment Date: July 08, 2022 at 5:00 PM
2. Policy or Policies to be issued:
 - (a) ☒ ALTA® Owner's Policy (6-17-06)
Proposed Insured: A Purchaser To Be Determined
Proposed Policy Amount: \$1,000.00
 - (b) ☐ ALTA® Loan Policy (6-17-06)
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is a Leasehold Estate created by that certain unrecorded Lease Agreement dated _____, 2022, by and between HSC Woodland Park, LLC, an Alabama limited liability company, as Lessor, and _____, as Lessee, and as evidenced by that certain Memorandum of Lease recorded _____, 2022 at Reception No. _____, in the records of the Clerk and Recorder of _____ County, Colorado.
4. The Title is, [at the Commitment Date, vested in:](#)

HSC Woodland Park, LLC, an Alabama limited liability company
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Commitment No.: NCS-1137092-OR1

The Land referred to herein below is situated in the County of Teller, State of Colorado, and is described as follows:

Lot 2, L. Clifford Addition Filing No. 2, A Replat of Lot 1, L. Clifford Addition, located in the Northwest One-Quarter (NW1/4) of Section 24, Township 12 South, Range 69 West of the 6th P.M., in the City of Woodland Park, Teller County, Colorado, according to the plat thereof recorded March 28, 2014 at Reception No. [670380](#).

For informational purposes only: APN: 6329.242820020

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Commitment No.: NCS-1137092-OR1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.

NOTE: Tax certificate(s) must be ordered by or provided to the Company at least one week prior to closing.

6. Local ordinances may impose inchoate liens on the Land for unpaid water, sewer, stormwater drainage, or other utilities charges. If this transaction includes a sale of the Land, a Utilities Agreement and/or escrow is required.
7. Evidence that all assessments for common expenses, if any, have been paid.
8. Receipt by the Company of an ALTA/NSPS Land Title Survey, certified to First American Title Insurance Company, and in form and content satisfactory to the Company. The Company reserves the right to make further requirements and/or exceptions upon review of this survey.
9. Recordation of a Memorandum of Lease satisfactory to the Company, between HSC Woodland Park, LLC, an Alabama limited liability company, as Lessor, and _____, as Lessee.
10. Receipt by the Company of the Lease to be insured hereunder, and all amendments and modifications thereto, if any.

NOTE: This commitment is subject to further requirements and/or exceptions upon review of this lease agreement.

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11. Estoppel Affidavit from HSC Woodland Park, LLC, an Alabama limited liability company, as Landlord under the Lease, which contains the following:
 - (i) consent to the sale/assignment of the leasehold interest,
 - (ii) statement that the Lease and all amendments thereto are in full force and effect,
 - (iii) statement that there are no existing defaults, or conditions or events that could ripen into default,
 - (iv) the remaining lease term (noting extensions or options), and
 - (v) affirmation that the lease is still valid and enforceable.
12. Receipt by the Company of the following documentation for HSC Woodland Park, LLC, a Alabama limited liability company:

Operating Agreement, and all amendments thereto, if any.

Certificate of Good Standing issued by the Alabama Secretary of State.

NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the above item(s).
13. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by HSC Woodland Park, LLC, an Alabama limited liability company.
14. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by A Purchaser To Be Determined.
15. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Commitment No.: NCS-1137092-OR1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any water rights, claims of title to water, in, on or under the Land.
8. Any existing leases or tenancies.
9. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of L. Clifford Addition, recorded August 19, 2002 at Reception No. [537665](#).
10. Ordinance No. 604, Series 2003, for water and sewer tap transfer, recorded October 22, 2003 at Reception No. [557238](#).

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11. Ordinance No. 983, Series 2004, for zoning change, recorded March 1, 2004 at Reception No. [562628](#).
12. Covenants, conditions, restrictions and provisions as set forth in Declaration of Restrictive Covenants recorded March 28, 2014 at Reception No. [670379](#), but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.
13. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of L. Clifford Addition Filing No. 2, recorded March 28, 2014 at Reception No. [670380](#).
14. Covenants, conditions, restrictions and provisions as set forth in Declaration of Restrictive Covenants recorded March 28, 2014 at Reception No. [670383](#), but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.
15. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Lease recorded _____, 2022, at Reception No. _____.

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
- B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**

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- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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Planning Application Entry Form

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

ID

Permit Number 202308247

Project # EXT/Case # VAC2023-01

Public Hearing Required ☐

Date Received 8/8/2023

Date Routed 8/15/2023

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 VAC

Project Type Number 12

Project Classification Public ROW

Non-Profit, Residential or Commercial Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SInS and TUPs

Project Name Vacate Midland Ave. ROW -

Site Address Number

Site Address Name

Lot Number Adjacent to L2

Block Number

Subdivision L. Clifford Addition

Filing # 2

Applicant Business Name HSC Woodland Park

App First Name Daniel Duncan

App Last Name Michael Gatt

App Phone Number 251-243-0708

PO Box

Mailing Address Street # 345

Mailing Address Street Name Park Avenue 8th Floor

City New York

State NY

Zip Code 10154

Owner First Name HSC Woodland Park

Owner Last Name

Zone Class SC

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

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID		Project Name	Vacate Midland Ave. ROW - L. Clifford Add. # 2		Project # EXT/Case #:	VAC2023-0	
Permit Number	202308247	Site Address Number		PO Box			
Date Received:	8/8/2023	Site Address Name		Mailing Address #	345		
Project Type	VAC	Lot Number	Adjacent t	Block #		Mailing Street	
Project Type Number	12	Subdivision	L. Clifford Addition	Filing	2	App Phone	251-243-0708
Project Classification	Public ROW	Applicant Business Name	HSC Woodland Park				
Residential or Commercial	Commercial	App First Name	Daniel Duncan	App Last Name	Michael Gatt		

ZDP Required	☒	Public Review Required	☐	Lead Staff Person	CJ Gates
Board of Adjustment Date		Date Routed	8/15/2023	Comments Due Back to Planning	9/6/2023
Planning Commission Date	9/14/2023	Comments Rec'd	☐	Filed in Area:	Senior Planner
City Council (1st Reading)	10/5/2023				
City Council (Public Hearing)	10/19/2023				

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:



**VACATION OF A PUBLIC
RIGHT-OF-WAY
2023 Application Form
(Revised 1/1/2023)**

received
8/8/2023

Project # 202308247
Fees:
ROW Vacation=\$991.00
(Plus publication and recording fees)

1. Applicant Information (Include all property owners involved with the vacation request)

Property Owner (First and Last Name)	#1	#2	#3
	HSC Woodland Park, LLC	Daniel Duncan	Michael Gatt
Mailing Address	345 Park Avenue 8th Floor New York, NY 10154	1700 County Rd 782 Woodland Park, CO 80863	PO Box 276 Woodland Park, CO 80866
E-Mail Address	<u>ray@hixsmedeker.com</u>	booneduncan@gmail.com	
Phone Numbers	<u>251.243.0708</u>	719-243-3526	

2. Property Information

- a. Street Address Highway 67 & Midland Avenue
- b. Legal Description (Lot, Block, Subdivision) Lot 2, L. Clifford Addition Filing No. 2, A Replat of Lot 1, L. Clifford Addition, located in the Northwest One-Quarter (NW1/4) of Section 24, Township 12 South, Range 69 West of the 6th P.M., in the City of Woodland Park, Teller County, Colorado, according to the plat thereof recorded March 28, 2014 at Reception No. 670380.
- c. Zone District Service Commercial

3. Vacation/Establish Easement Request Information

- a. Provide a General Description of the Area Requested to be Vacated/Established
Approximately 230 LF of Midland Avenue from Hwy 67 heading west.
- b. Reason for Request A Les Schwab Tire Center is being developed on the lot on the north side of Midland Avenue. City of Woodland Park staff recommend vacating the existing Midland Ave ROW to create a private shared access easement to provide access to the adjacent properties.
- c. What Utilities or Drainage Facilities Exist in the Area? Overhead electric, water main, fiber optic, natural gas, storm drainage, sanitary sewer are all present in the existing Midland Ave ROW.
- d. Will Any Lots Be Denied Street Access If This Vacation Is Approved?
Yes ☐ No ☒ If Yes, Please Describe A shared access easement will be established to provide access to all three impacted lots.

4. Submittal Requirements

The following information must be submitted with the application pursuant to Chapter 12.08 for the vacation of streets, alleys, easement, or other public rights of way.

Applicant Check	City Check	Submittal Requirements:
☒		Complete Application A completed application for a vacation upon forms supplied by the Planning Department.
☐		Application Fee As outlined on page one.
☐		Recording/Publication Fees Teller County Clerk and Recorder charges fees to record documents. You will be billed for these costs plus publication costs incurred by the Planning Department. <i>Recording fees: \$13.00 for the first page, \$5.00 for each page thereafter, plus \$2.00 e-file fee.</i>
☒		Adjoiners List (Required only for Vacation of Right of Way) A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
☒		Proof Of Ownership Warranty deed or title policy.
☒		Exhibit/Drawing An exhibit or drawing by a registered land surveyor showing the proposed easement or right of way vacation. The exhibit shall be drawn on 8 1/2" x 11" paper. A legal description of the subject property is also required.

5. Certification

I (we) do hereby declare and affirm that I (we) am (are) the owner(s) of the subject property(s) affected by this vacation request.

➔ Owner H. Carter Date 8/7/23

➔ Owner _____ Date _____

Owner _____ Date _____

City Use Only	
1.	Submission _____, 20____, taken by _____
2.	Review and Approval from the Utility Service Companies IREA (electric) _____ Century Link (phone) _____ Black Hills (natural gas) _____ Baja (cable TV) _____
3.	Public Hearing Notices Posted On _____, 20____ Published on _____, 20____ Property Owner Notification _____, 20____

4. Submittal Requirements

The following information must be submitted with the application pursuant to Chapter 12.08 for the vacation of streets, alleys, easement, or other public rights of way.

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5. Certification

I (we) do hereby declare and affirm that I (we) am (are) the owner(s) of the subject property(s) affected by this vacation request.

➡ Owner _____ Date _____

➡ Owner  _____ Date 8-8-23

City Use Only	
1.	Submission _____, 20____, taken by _____
2.	Review and Approval from the Utility Service Companies IREA (electric) _____ Century Link (phone) _____ Black Hills (natural gas) _____ Baja (cable TV) _____
3.	Public Hearing Notices Posted On _____, 20____ Published on _____, 20____ Property Owner Notification _____, 20____

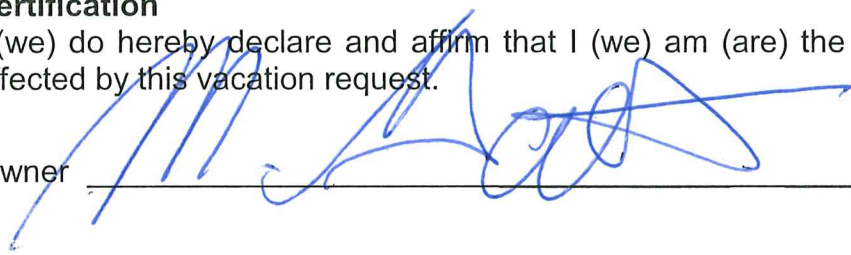
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☐		Adjoiners List (Required only for Vacation of Right of Way) A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
☐		Proof Of Ownership Warranty deed or title policy.
☐		Exhibit/Drawing An exhibit or drawing by a registered land surveyor showing the proposed easement or right of way vacation. The exhibit shall be drawn on 8 1/2" x 11" paper. A legal description of the subject property is also required.

5. Certification

I (we) do hereby declare and affirm that I (we) am (are) the owner(s) of the subject property(s) affected by this vacation request.

Owner  Date 8-8-2023

Owner _____ Date _____

Owner _____ Date _____

City Use Only	
1.	Submission _____, 20____, taken by _____
2.	Review and Approval from the Utility Service Companies IREA (electric) _____ Century Link (phone) _____ Black Hills (natural gas) _____ Baja (cable TV) _____
3.	Public Hearing Notices Posted On _____, 20____ Published on _____, 20____ Property Owner Notification _____, 20____

July 3, 2023

City of Woodland Park

Attn: Ben Schmitt, PE

Re: Adjoiners List

Dear Mr. Schmitt:

The following is a list of adjacent property owners within 150' of the proposed Les Schwab Tire Center at Midland Avenue and Highway 67:

	Physical Address	Owner	Mailing Address
1	919 Spruce Haven Dr	TS Woodland LLC C/O Ladder Capital Finance LLC	345 Park Avenue 8 th Floor New York, NY 10154
2	920 W Midland Ave	John Necessary	920 W Midland Ave
3	103 N Coraline St	Lindsay & Natividad Orellana	103 N Coraline St
4	919 W Midland Ave	Melissa Absher	919 W Midland Ave
5	927 W Midland Ave	Jaqueline Gebert	104 Pine Ridge Ave Woodland Park, CO 80863
6	107 S Coraline St	Charley Schoenberger	107 S Coraline St
7	909 W Midland Ave	Katherine Cushing	7860 E Benson Hwy Unit 145 Tuscon, AZ 85756
8	101 S Burdette St	James Raciti	2769 Slice Ct SE Rio Rancho, NM 87124
9	Lot 1 Oxford Square Sub	Michael Gatt	PO Box 276 Woodland Park, CO 80866
10	816 S Burdette St	L2W Living Trust	570 Pembroke Dr Woodland Park, CO 80863
11	Lot 7 Oxford Square Sub	Daniel Duncan	1700 County Rd 782 Woodland Park, CO 80863
12	Lot 6 Oxford Square Sub	Daniel Duncan	1700 County Rd 782 Woodland Park, CO 80863

Sincerely,

FARNSWORTH GROUP, INC.

Derek Lutz
Project Engineer

670382

Page 1 of 3

Krystal Brown, Clerk & Recorder

Teller County, Colorado

RP \$0.00

03-28-2014 02:25 PM Recordings Fee \$21.00



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: March 26, 2014
\$ 85.00

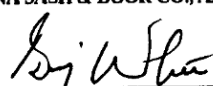
THIS DEED, made on **March 26, 2014** by **ARIZONA SASH & DOOR CO., AN ARIZONA CORPORATION** Grantor(s), of the State of **TEXAS** for the consideration of **(\$850,000.00) *** Eight Hundred Fifty Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **HSC WOODLAND PARK, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **P.O. BOX 130, 805 TRIONE AVENUE DAPHNE, AL 36526**, State of **ALABAMA**, the following real property in the County of **Teller**, and State of **Colorado**, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: **902 W. MIDLAND AVENUE/919 SPRUCE HAVEN DRIVE WOODLAND PARK CO 80863**

with all its appurtenances and warrants the title to the same, subject to *general taxes and assessments for the year 2014 and subsequent years and those specific Exceptions described on Exhibit B attached hereto and made a part hereof.*

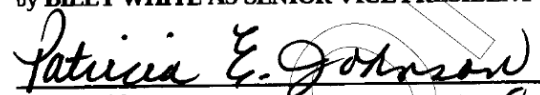
ARIZONA SASH & DOOR CO., AN ARIZONA CORPORATION


BILLY WHITE, SENIOR VICE PRESIDENT

State of **TEXAS**

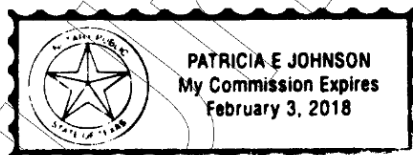
County of **COLLIN**

The foregoing instrument was acknowledged before me on this day of March 26, 2014
by **BILLY WHITE AS SENIOR VICE PRESIDENT OF ARIZONA SASH & DOOR CO., AN ARIZONA CORPORATION**


Notary Public

My commission expires 2-3-2018

When Recorded Return to: **HSC WOODLAND PARK, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**
P.O. BOX 130, 805 TRIONE AVENUE DAPHNE, AL 36526



670382 03-28-2014 02:25 PM Page 2 of 3

EXHIBIT A

LOTS 1 AND 2, L. CLIFFORD ADDITION FILING NO. 2, A REPLAT OF LOT 1, L. CLIFFORD ADDITION, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M, IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED March 28, 2014 AT RECEPTION NO. 670380.

Form 13084 01/2011 wd.odt

Warranty Deed (Photographic)

SC55044093

{18576598}

670382 03-28-2014 02:25 PM Page 3 of 3

EXHIBIT B EXCEPTIONS**Property Address: 902 W. MIDLAND AVENUE/919 SPRUCE HAVEN DRIVE WOODLAND PARK CO 80863**

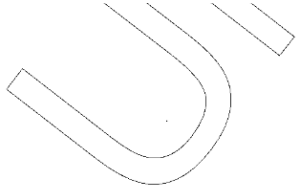
ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED August 05, 2013, REVISED AUGUST 19, 2013, SEPTEMBER 17, 2013, NOVEMBER 26, 2013, DECEMBER 5, 2013 AND LAST REVISED JANUARY 17, 2014 PREPARED BY KEVIN F. LLOYD FOR AND ON BEHALF OF RAMPART SURVEYS, INC., JOB NO. 13133:

A: EXISTING OVERHEAD UTILITIES OVER THE NORTHEASTERLY CORNER OF THE SUBJECT PREMISES.

B: EXISTING GUY WIRE OVER AN EASTERLY PORTION OF THE SUBJECT PREMISES.

C: EXISTING TELEPHONE PEDESTALS LYING TO THE WEST OF THE 15-FOOT UTILITY EASEMENT ADJACENT TO THE EAST LINE OF THE SUBJECT PREMISES.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF L. CLIFFORD ADDITION FILING NO. 2, A REPLAT OF LOT 1, L. CLIFFORD ADDITION, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P. M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, RECORDED March 28, 2014 AT RECEPTION NO. 670379.



Form 13100

08/2008

b2exhibit.escrow.odt

SC55044093

{18577046}

Filed for record the _____

452666 09/16/1996 01:20PM Page 1 Of 1
Constance R. Joiner, Clerk & Recorder, Teller CountyRECORDED *6.00*

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That PHILIP J. EYEN of the County of EL PASO and State of COLORADO for the consideration of Twenty Two Thousand Five Hundred and 00/100 (\$22,500.00) dollars in hand paid hereby sell convey to MICHAEL GATT whose legal address is (including road or street address if applicable) P.O. BOX 276, WOODLAND PARK, COLORADO 80866 *in Joint Tenancy* of the County of TELLER and State of COLORADO the following Real Property situated in the County of TELLER and State of Colorado, to wit:

LEGAL DESCRIPTION:

Lots 1 and 4,
OXFORD SQUARE SUBDIVISION,
according to the recorded plat and the Engineer's Statement recorded DECEMBER 7, 1981 in Drawer 42 Card 305,
Teller County, Colorado.

State Documentary Fee
Date 9-16-96
\$ 2.25

PROPERTY ADDRESS: 816 WEST LORRAINE STREET, WOODLAND PARK, COLORADO 80863

with all its appurtenances and warrant(s) the title to same, subject to easements, restrictions, reservations, covenants, and rights of way of record.
Taxes for the year 1996 and subsequent years.

Signed and delivered this 12th day of September, 1996

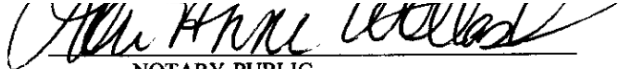
Philip J. Eyen
PHILIP J. EYEN

STATE OF Colorado
County of Teller

The foregoing instrument as acknowledged before me
this 12th day of September, 1996 by PHILIP J. EYEN

Witness my hand and official seal.
My commission expires 11/16/97

STATE OF _____ }
County of _____ } ss


NOTARY PUBLIC

The foregoing instrument was acknowledged before me
this _____ day of _____ 19_____
by _____ as _____ President
and _____ as _____ Secretary of
_____ a corporation.

Witness my hand and official seal.
My commission expires _____

NOTARY PUBLIC

* IF JOINT TENANCY IS NOT DESIRED,
STRIKE PHRASE BETWEEN ASTERISKS.

T2C 30573

740694

07/19/2021 03:39 PM Total Pages: 2

Doc Fee: \$0.00, Total Fees: \$18.00

Krystal Brown, Clerk and Recorder, Teller County, CO

**PERSONAL REPRESENTATIVE'S DEED
(Distribution)**

THIS DEED is made by **James P. Oaks and Marjanna Mercer, as Co-Personal Representatives of the Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, deceased, Grantor, to Daniel Wayne Duncan, Grantee**, whose legal address is 1700 County Rd 782, Woodland Park, Colorado 80863 of the County of Teller, State of Colorado.

WHEREAS, the decedent died on the date of November 28, 2020 and Grantor was duly appointed *Personal Representative of said Estate by the District Court in and for the County of El Paso, State of Colorado*, Probate No. 2020PR31557, on the date of January 12, 2021, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby, sell and convey unto Grantee, as the person entitled to distribution, the following described real property situate in the County of Teller, State of Colorado:

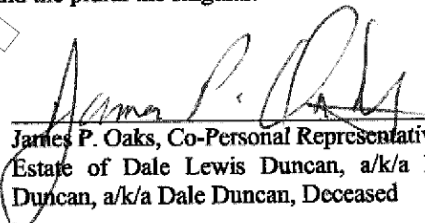
Lot 5, Oxford Square Subdivision, County of Teller, State of Colorado.
also known by street and number as: 180 N SH 67, Woodland Park, CO 80863

And Lots 6 and 7, Oxford Square Subdivision, County of Teller, State of Colorado.

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to *general property taxes for the year 2021*.

As used herein, the singular includes the plural and the plural the singular.

Executed July 12, 2021.


James P. Oaks, Co-Personal Representative of the
Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, Deceased

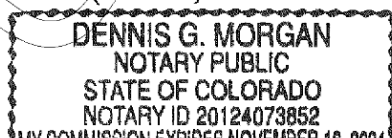
STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

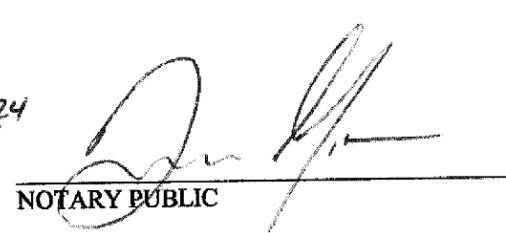
The foregoing instrument was acknowledged before me this 12th day of July, 2021, by James P. Oaks as Co-Personal Representative of the Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, Deceased.

Witness my hand and official seal.

My commission expires: November 16, 2024

(SEAL)




NOTARY PUBLIC

NOTARY PUBLIC STATE OF COLORADO

740694

07/19/2021 03:39 PM Page 2 of 2


Marjanna Mercer, Co-Personal Representative of
the Estate of Dale Lewis Duncan, a/k/a Dale L.
Duncan, a/k/a Dale Duncan, Deceased

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 9th day of July, 2021, by Marjanna Mercer as Co-Personal Representative of the Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, Deceased.

Witness my hand and official seal.

My commission expires: 07.19.2023

(SEAL)


NOTARY PUBLIC

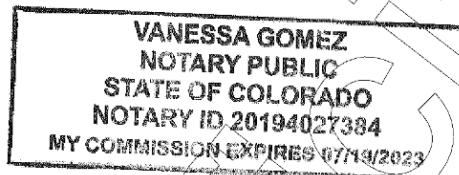




EXHIBIT A

Legal Description – Portion of Midland Avenue to be vacated

That portion of Midland Avenue, City of Woodland Park, Teller County, Colorado described as follows:

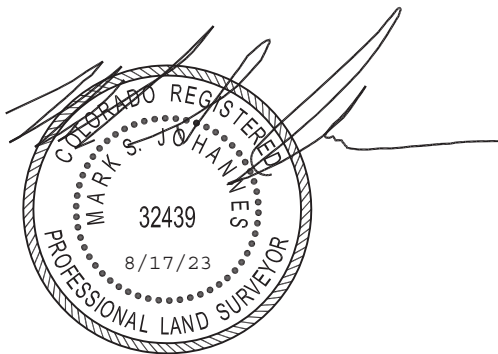
Beginning at the southeast corner of Lot 2, L. Clifford Addition Filing No. 2;

- 1) thence South 6 degrees 35 minutes 22 seconds West 46.94 feet to the northeast corner of Lot 7, Oxford Square Subdivision;
- 2) thence along the north line of Lot 7 and of Lot 1, said Oxford Square Subdivision, and its westerly projection North 89 degrees 49 minutes 50 seconds West 260.75 feet;
- 3) thence North 0 degrees 21 minutes 11 seconds West 44.20 feet to the south line of said Lot 2;
- 4) thence along said south line North 89 degrees 38 minutes 49 seconds East 266.01 feet to the point of beginning.

Containing a calculated area of 11,958 square feet, more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

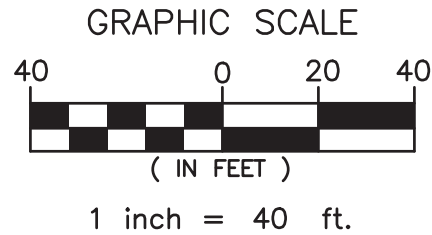
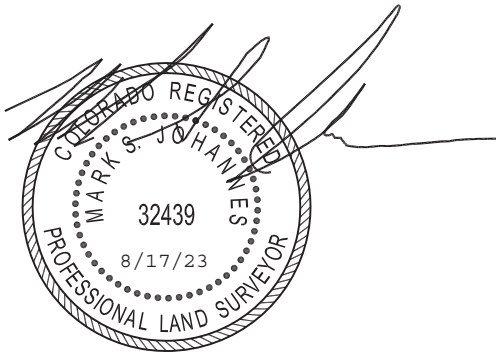
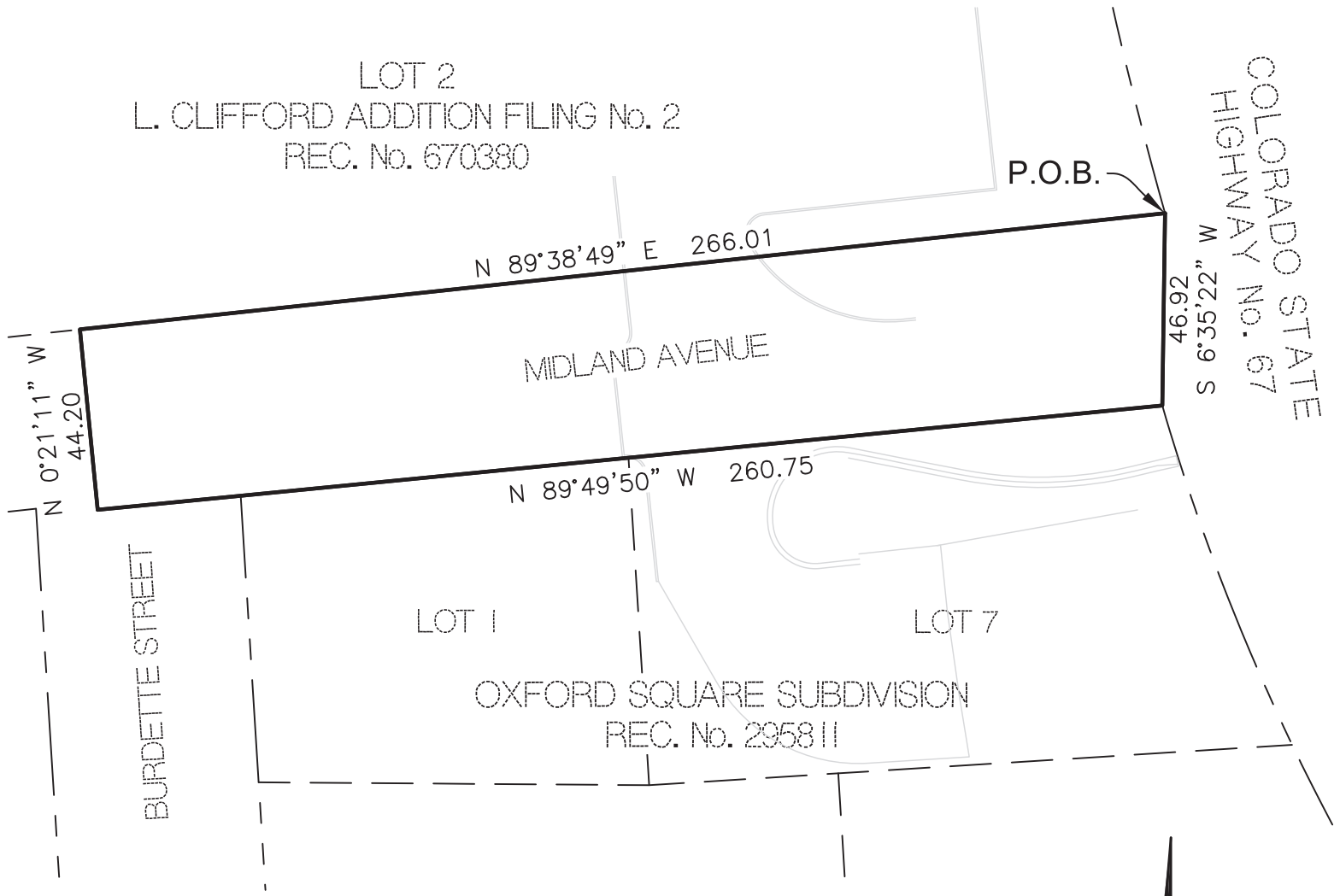
The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

EXHIBIT B

PORTION OF MIDLAND AVENUE TO BE VACATED



NOTE:

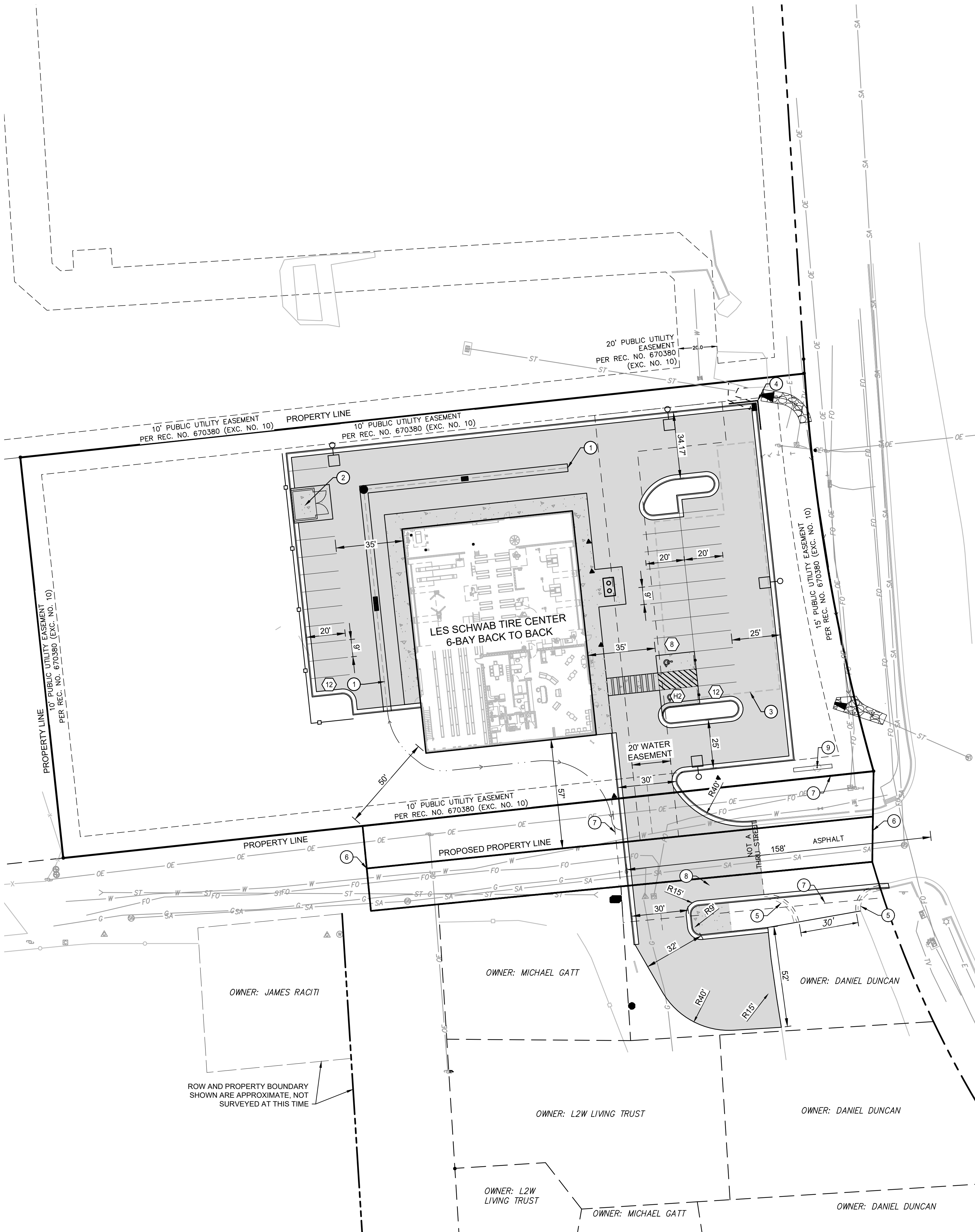
This exhibit does not represent a monumented land survey and is only intended to depict the attached legal description.

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

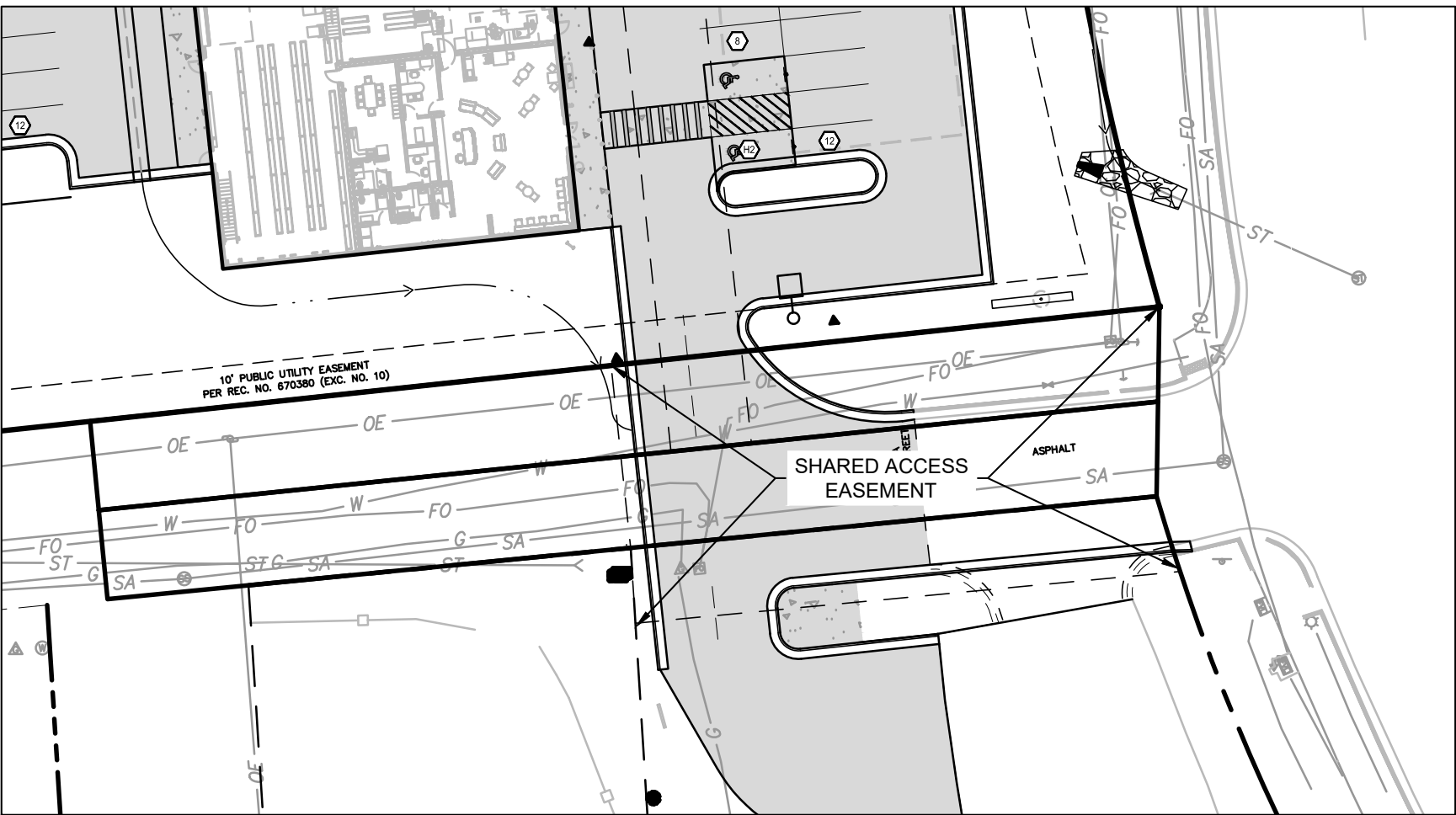
PROJECT No. 22097
DATE: AUGUST 17, 2023
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 1 OF 1

I:\data\j_s_2023\0230112.00 - L502_Woodland Park_CV04_Drawings\DWG\C-102 SITE PLAN.dwg | 8/17/2023 3:44 PM |

1 SITE PLAN
SCALE: 1"=30'



2 ROW TO BE VACATED
SCALE: 1"=40'



3 SHARED ACCESS EASEMENT
SCALE: 1"=40'



KEYNOTES

- 1 2' CONCRETE PAN
- 2 TRASH ENCLOSURE
- 3 UNDERGROUND DETENTION
- 4 CONCRETE RETAINING WALL
- 5 EXISTING ENTRANCE CURB TO BE REMOVED
- 6 EXISTING ROW TO BE VACATED, SEE INSET 3 ON THIS SHEET
- 7 PROPOSED SHARED ACCESS EASEMENT, SEE INSET ON THIS SHEET
- 8 DEPRESSED CURB AND GUTTER
- 9 SINGLE POLE MOUNTED SIGN

NOTES

- THE EXISTING ACCESS TO BIG D MOTORSPORTS FROM MIDLAND AVENUE IS TO BE RELOCATED APPROXIMATELY 90-FT TO THE WEST TO ALIGN WITH THE PROPOSED ACCESS OF LES SCHWAB. THE EXISTING MIDLAND AVE ROW IS TO BE VACATED FROM HWY 67 TO THE WESTERN PROPERTY LINE OF THE OXFORD SQUARE SUBDIVISION. A UTILITY AND SHARED ACCESS EASEMENT WILL BE DEDICATED IN THE SAME AREA WITH NEW PROPERTY LINE FOR THE ADJACENT PROPERTIES.

PARKING SUMMARY

BUILDING SIZE:	10,344 SF
PARKING REQUIREMENTS:	3 SPACES PER REPAIR BAY
REQUIRED PARKING:	24 SPACES
#STANDARD SPACES:	32 SPACES
#ACCESSIBLE SPACES:	2 SPACES
PROVIDED TOTAL PARKING:	34 SPACES

SITE SUMMARY

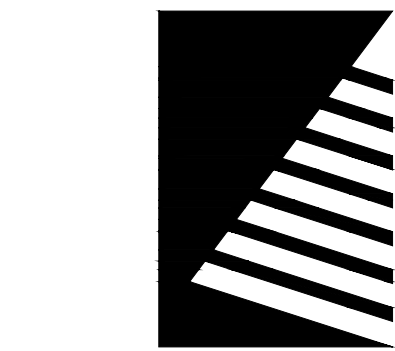
TOTAL LOT SQUARE FOOTAGE:	85,915 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	40,611 SF
OVERALL SITE IMPERVIOUSNESS BASED ON WEIGHTED IMPERVIOUSNESS FROM DRAINAGE CRITERIA:	46%

(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ City Planner
City of Woodland Park



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 08/17/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-102

PROJECT NO.: 0230112.00

From: [Tyler Lambert](#)
To: [Christopher Gates](#)
Cc: [Tyler Lambert](#)
Subject: RE: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.
Date: Tuesday, July 18, 2023 1:37:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)

[EXTERNAL]

Access should work good for FD. I don't see fire hydrants on the plans. They will need 2. 1 in the Island as you come into the parking lot and 1 within 100' of the FDC area near the back corner.



Tyler Lambert, Fire Chief

Northeast Teller County FPD
1010 Evergreen Heights Dr.
Woodland Park, CO 80863
(719) 687-1866 x 4
tlambert@netellerfire.org
www.netellerfire.org

From: Christopher Gates <cgate@city-woodlandpark.org>
Sent: Friday, July 7, 2023 8:40 AM
To: Chris Deisler <cdeisler@city-woodlandpark.org>; Karen Schminke <kschminke@city-woodlandpark.org>; Tyler Lambert <tlambert@netellerfire.org>; BKaufman@core.coop; richie.bailey@blackhillscorp.com; patricia.riber@blackhillscorp.com; ken.davis2@lumen.com; arthur.gonzales@state.co.us; adam.lancaster@state.co.us
Subject: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.



Christopher Gates shared a folder with you

Good Morning Review Team,

Please see attached link for a new Conditional Use Permit Application for a Les Schwab Tire Center here in Woodland Park. Please review the attached application and forward any comments to me (cgates@city-woodlnadpark.org) by July 28, 2023. Thank you.

 [Les Schwab CUPSPR-2023-02](#)



This link will work for anyone.

Open

From: [Brooks Kaufman](#)
To: [Christopher Gates](#)
Subject: RE: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.
Date: Thursday, July 27, 2023 7:41:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)
[image010.png](#)
[Bldr-Dev Service Requirements - Aug 2022 Final.pdf](#)
[CORE MARKUP COMMENTS LS Woodland Park - Civil Drawings. 7-27-23pdf.pdf](#)
[CORE MARKUP COMMENTS LS Woodland Park - Landscape Drawings 7-27-23.pdf](#)

[EXTERNAL]

Dear Mr. Gates

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

CORE Electric Cooperative has existing underground/overhead electric facilities on the subject property. CORE Electric Cooperative will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE Electric Cooperative's current extension policies.

The applicant will be required to provide the transformer and EUSERC (metering) cabinet locations on the plans. The applicant will be required meet clearance and grade requirements near existing and future electric infrastructure.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: Christopher Gates <cgates@city-woodlandpark.org>

Sent: Friday, July 7, 2023 8:40 AM

To: Chris Deisler <cdeisler@city-woodlandpark.org>; Karen Schminke <kschminke@city-woodlandpark.org>; Tyler Lambert <tlambert@netellerfire.org>; Brooks Kaufman <BKaufman@core.coop>; richie.bailey@blackhillscorp.com; patricia.riber@blackhillscorp.com; ken.davis2@lumen.com; arthur.gonzales@state.co.us; adam.lancaster@state.co.us

Subject: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Christopher Gates shared a folder with you

Good Morning Review Team,

Please see attached link for a new Conditional Use Permit Application for a Les Schwab Tire Center here in Woodland Park. Please review the attached application and forward any comments to me (cgates@city-woodlandpark.org) by July 28, 2023. Thank you.



[Les Schwab CUPSPR-2023-02](#)

This link will work for anyone.



Open

LES SCHWAB

SITE PLAN CONDITIONAL USE SUBMITTAL

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE WOODLAND PARK, CO 80863

Section - Quarter Section Information

INDEX OF DRAWINGS

Sheet Number	Sheet Title
CIVIL	
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	LEGENDS AND ABBREVIATIONS
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN
C-201	WATER SERVICE LINE PLAN AND PROFILE
C-202	FIRE LINE PLAN AND PROFILE
C-203	SANITARY SEWER SERVICE PLAN AND PROFILE
C-204	STORM DRAIN PLAN AND PROFILE
C-501	CIVIL DETAILS
C-502	WATER DETAILS
C-503	WATER DETAILS
C-504	SANITARY SEWER DETAILS
C-505	STORM DRAIN DETAILS
C-506	STORM DRAIN DETAILS
C-507	EROSION AND SEDIMENT CONTROL DETAILS

LOCATION MAP



UTILITY CONTACTS

CITY OF WOODLAND PARK PUBLIC WORKS
220 W SOUTH AVENUE, WOODLAND PARK, CO 80866
PUBLIC WORKS DIRECTOR: BEN SCHMITT
EMAIL: bschmitt@city-woodlandpark.org
PH: (719) 687-5204



ENGINEER/DESIGNER INFORMATION

FARNSWORTH GROUP
223 WILLOW STREET
FORT COLLINS, COLORADO 80524
PH: (970) 484-7477

DEVELOPER/OWNERS INFORMATION

LES SCHWAB TIRE CENTERS
20900 COOLEY ROAD
BEND, OREGON 97701
PH: (541) 447-4136

(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ City Planner
City of Woodland Park



PROJECT NO.: 0230112.00

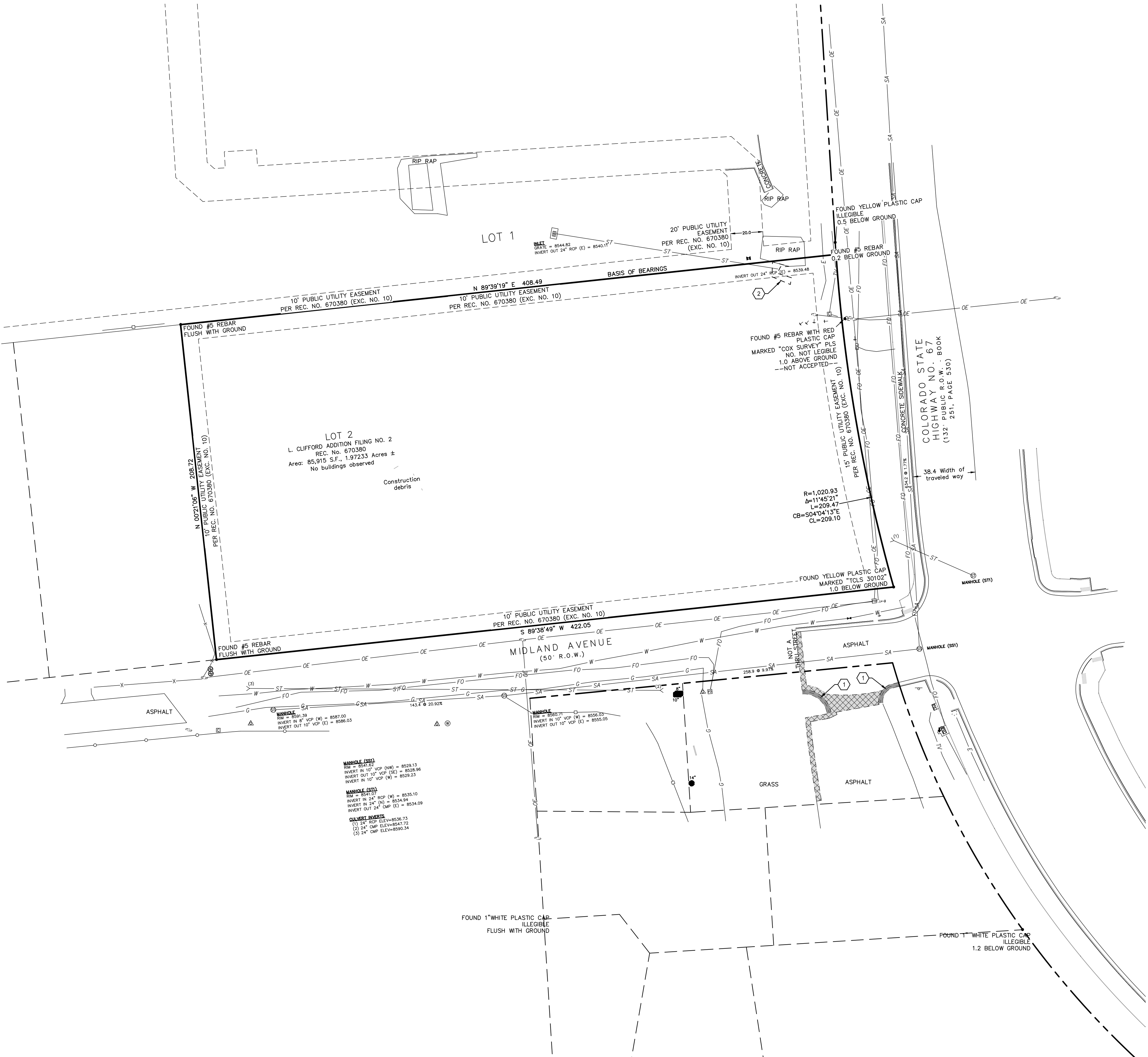
DATE: 06/30/2023

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

LES SCHWAB

I:\dwg\1_2\2023\0230112.00 - LES2_Woodland Park_CV\Drawings\DWG\1-101 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg | 7/3/2023 10:10 AM |

1 GRADING PLAN
SCALE: 1"=30'



LEGEND

- BOUNDARY MONUMENT FOUND
- CABLE TV PEDESTAL
- < CULVERT
- ↓ GUY WIRE
- UTILITY POLE
- FIBER-OPTIC PEDESTAL
- FIBER-OPTIC VAULT
- △ GAS METER
- SANITARY SEWER MANHOLE
- STORM INLET RECTANGULAR
- STORM MANHOLE
- WATER VALVE
- X— SPLIT RAIL OR WOOD FENCE
- FO— FIBER OPTIC
- OE— OVERHEAD ELECTRIC
- SA— SANITARY SEWER
- ST— STORM DRAIN
- E— UNDERGROUND ELECTRIC
- G— UNDERGROUND GAS
- T— UNDERGROUND TELEPHONE
- TV— UNDERGROUND TV
- W— WATER LINE

KEYNOTES

- 1 REMOVE CURB AND GUTTER
- 2 REMOVE RIPRAP

(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

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Date _____ City Planner
City of Woodland Park

Farnsworth GROUP
223 WILLOW STREET
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(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

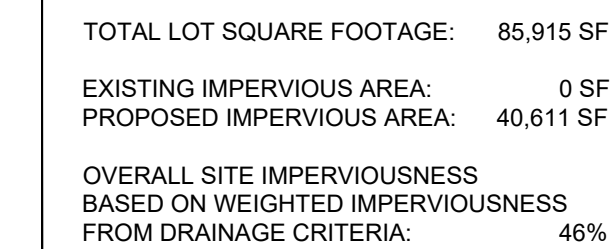
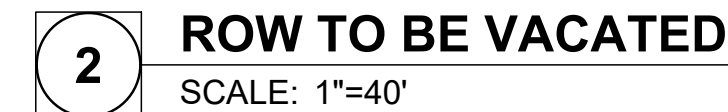
DATE: 06/30/2023
DESIGNED: DKL
DRAWN: DJM
REVIEWED: TRB
FIELD BOOK NO.:

SHEET NUMBER:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C-101

PROJECT NO.: 0230112.00



Date _____ City Planner _____
City of Woodland Park



C-102

PROJECT NO.: 0230112.00



SCALE: 1"=20'



	SILT FENCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
	ROCK SOCKS, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
	CONCRETE WASHOUT, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
	CONSTRUCTION ENTRANCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
	INLET PROTECTION, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508

I/we hereby certify that I am, we are) the owners of this property and that I, we shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ City Planner _____
City of Woodland Park



223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

[illegible]

Project Status

PROJECT:
LES SCHWAB

**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

GRADING PLAN

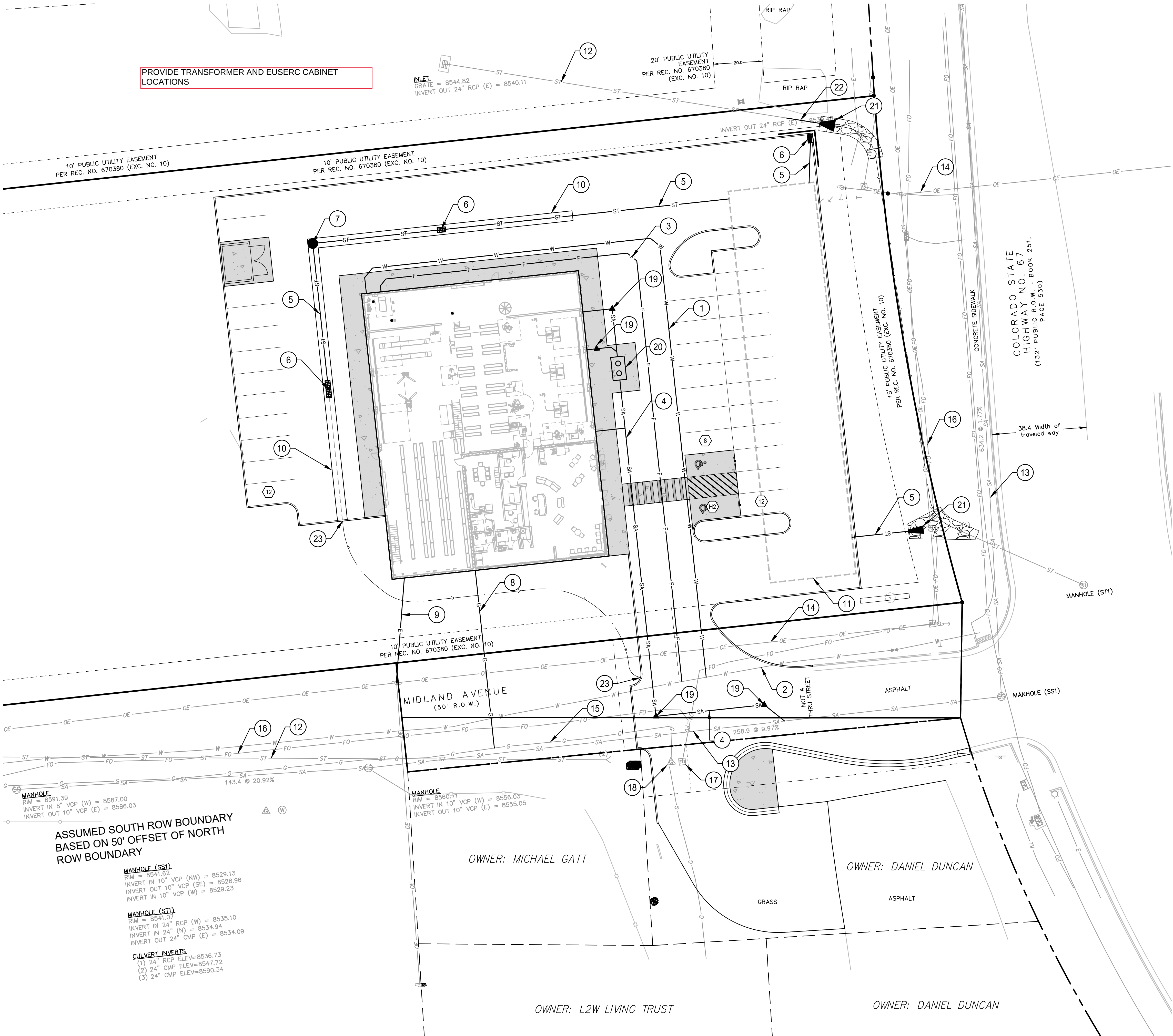
SHEET NUMBER: _____

C-103

PROJECT NO.: 0230112.00

I:\data\j...2023\0230112.00 - L500_Woodland Park_CV\Drawings\DWG\C-104 UTILITY PLAN.dwg | 7/2/2023 12:40 PM |

1 UTILITY PLAN
SCALE: 1"=20'



PROVIDE TRANSFORMER AND EUSERC CABINET LOCATIONS

INLET
GRATE = 8544.82
INVERT OUT 24" RCP (E) = 8540.11

20' PUBLIC UTILITY EASEMENT
PER REC. NO. 670380
(EXC. NO. 10)

INVERT OUT 24" RCP (E)

15' PUBLIC UTILITY EASEMENT
PER REC. NO. 670380 (EXC. NO. 10)

COLORADO STATE
HIGHWAY NO. 67
PUBLIC R.O.W. - BOOK 251.
(132' PUBLIC R.O.W.)

MANHOLE (ST1)

MANHOLE (SS1)

ASSUMED SOUTH ROW BOUNDARY
BASED ON 50' OFFSET OF NORTH
ROW BOUNDARY

MANHOLE (SS1)
RIM = 8541.62
INVERT IN 10" VCP (NW) = 8529.13
INVERT OUT 10" VCP (SE) = 8528.96
INVERT IN 10" VCP (W) = 8529.23

MANHOLE (ST1)
RIM = 8541.07
INVERT IN 24" RCP (W) = 8535.10
INVERT IN 24" (N) = 8534.94
INVERT OUT 24" CMP (E) = 8534.09

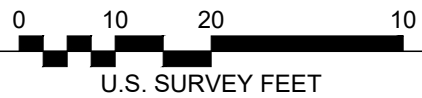
CULVERT INVERTS
(1) 24" RCP ELEV=8536.73
(2) 24" CMP ELEV=8547.72
(3) 24" CMP ELEV=8590.34

OWNER: MICHAEL GATT

OWNER: DANIEL DUNCAN

OWNER: L2W LIVING TRUST

OWNER: DANIEL DUNCAN



KEYNOTES

- 1-1/2" WATER SERVICE LINE
- EXISTING WATERLINE
- 8" FIRE SERVICE LINE
- 6" SANITARY SERVICE LINE
- 18" HDPE STORM DRAIN LINE
- INLET
- STORM DRAIN MANHOLE
- GAS SERVICE
- ELECTRICAL SERVICE
- 4' CONCRETE PAN
- APPROX LIMITS OF UNDERGROUND DETENTION
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC PEDESTAL TO BE RELOCATED
- EXISTING GAS METER TO BE RELOCATED
- SANITARY CLEANOUT
- SAND/OIL INTERCEPTOR
- FLARED END SECTION
- 24" RCP STORM DRAIN LINE, SEE NOTE 1
- 4' WIDE CURB CUT

NOTES

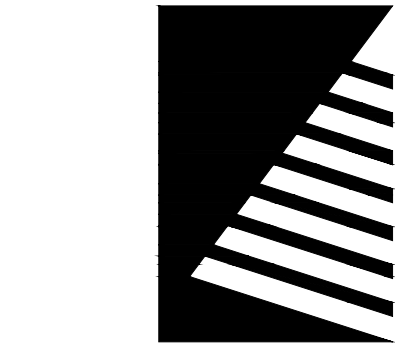
1. EXTEND EXISTING 24" RCP STORM DRAIN PIPE 20 LF INCLUDING FES. CONSTRUCT AT EXISTING SLOPE. CONSTRUCT RIPRAP OUTFALL.

(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date _____ Owner(s) _____

I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date _____ City Planner
City of Woodland Park



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

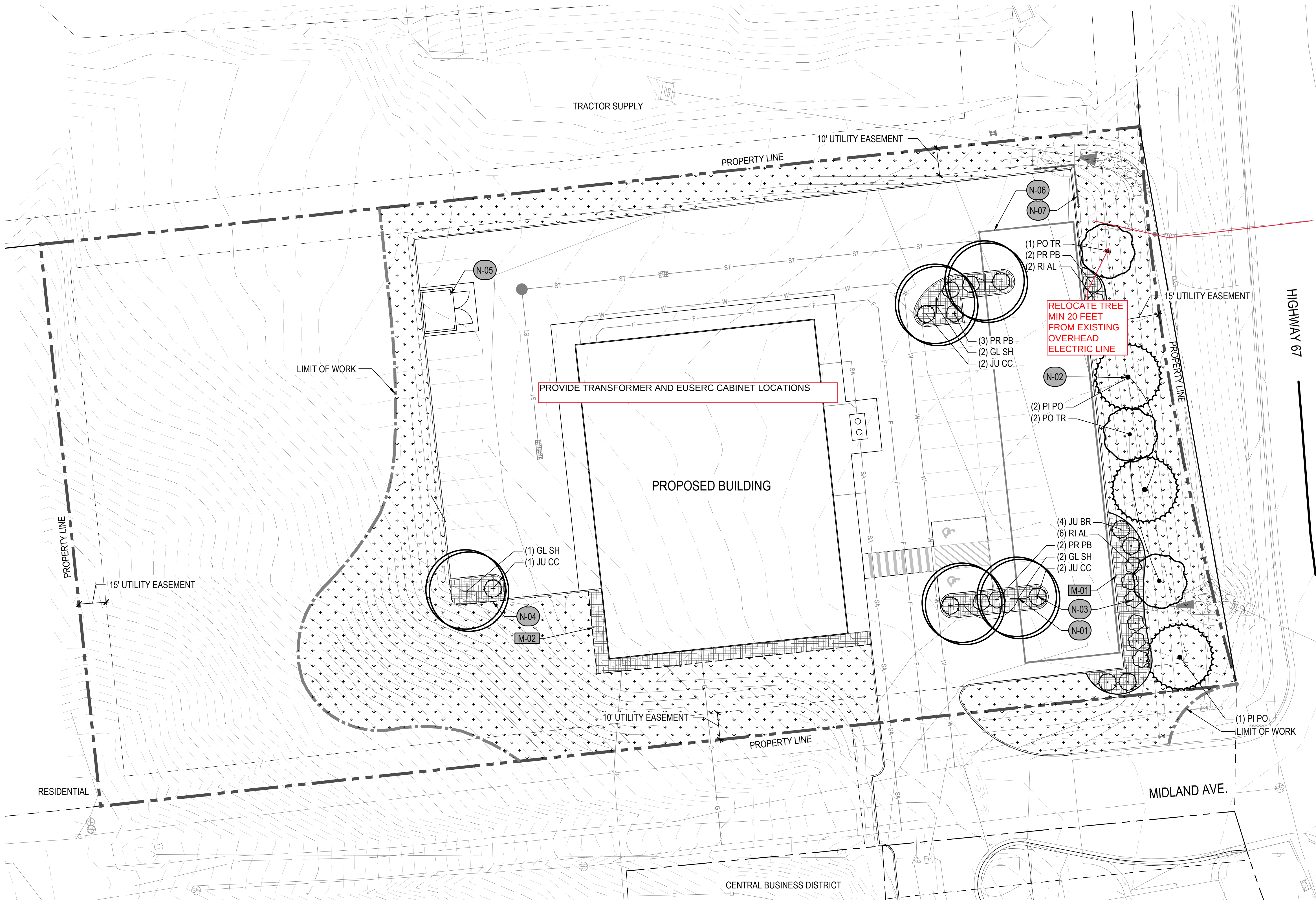
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-104

PROJECT NO.: 0230112.00



LEGEND	
	PROPERTY LINE
	LIMIT OF WORK
	EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	SPADE EDGER

CODE	DESCRIPTION
M-01	ROCK MULCH

M-03	METAL EDGER
------	-------------

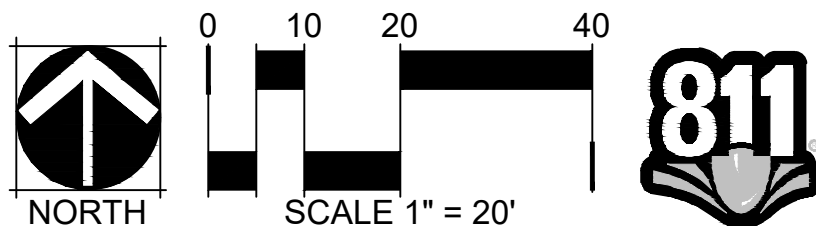
CODE	DESCRIPTION
NA SE	NATIVE SEED

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	TREE PLANTING DETAIL	4 / LP501
N-02	TREE PLANTING - SLOPE DETAIL	5 / LP501
N-03	SHRUB PLANTING DETAIL	3 / LP501
N-04	SPADE CUT EDGE	2 / LP501
N-05	PROPOSED TRASH ENCLOSURE; RE: ARCH	
N-06	UNDERGROUND DETENTION; RE: CIVIL	
N-07	RETAINING WALL; RE: CIVIL	

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	COMMON NAME
GL SH	SHADEMASTER LOCUST
PO TR	QUAKING ASPEN
EVERGREEN TREES	COMMON NAME
PI PO	PONDEROSA PINE
DECIDUOUS SHRUBS	COMMON NAME
PR PB	CREeping WESTERN SAND CHERRY
RI AL	ALPINE CURRANT
EVERGREEN SHRUBS	COMMON NAME
JU BR	BROADMOOR JUNIPER
JU CC	CALGARY CARPET JUNIPER



Farnsworth
GROUP

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NORRIS
DESIGN
PEOPLE • PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP101

PROJECT NO.: 0230112.00

From: [Brooks Kaufman](#)
To: [Christopher Gates](#)
Subject: RE: Midland Ave ROW Vacation (Les Schwab)
Date: Friday, August 25, 2023 9:21:48 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[CORE MARKUP COMMENTS Les Schwab Woodland Park REPLAT.pdf](#)

[EXTERNAL]

Dear Mr. Gates

CORE Electric Cooperative will require the applicant to define the utility easement or provide utility easement has shown. In addition, the proposed sign may not encroach into the existing utility easement as shown.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: Christopher Gates <cgates@city-woodlandpark.org>

Sent: Friday, August 18, 2023 11:02 AM

To: Chris Deisler <cdeisler@city-woodlandpark.org>; Tyler Lambert <tlambert@netellerfire.org>;
richie.bailey@blackhillscorp.com; patricia.riber@blackhillscorp.com; ken.davis2@lumen.com;
arthur.gonzales@state.co.us; adam.lancaster@state.co.us; Brooks Kaufman
<BKaufman@core.coop>; Chris Deisler <cdeisler@city-woodlandpark.org>

Cc: Karen Schminke <kschminke@city-woodlandpark.org>; David Burgess <dburgess@city-woodlandpark.org>

Subject: Midland Ave ROW Vacation (Les Schwab)

[CAUTION:] This email is from an external source. Do not open links or attachments unless you trust the sender and confirm the content's safety.

Good Morning All,

Please see attached for the Midland Ave ROW Vacation (Les Schwab) application for you all to review.

As you all know, you have seen the Les Schwa CUP application come through for review and this is the Right of Way Vacation portion of that application. Please take an extensive review and forward any comments to CJ Gates (cgates@city-woodlandpark.org) by August 29, 2023.

Please let me know if you have any questions. Thank you.

Respectfully,

C.J. Gates

Senior Planner

City of Woodland Park

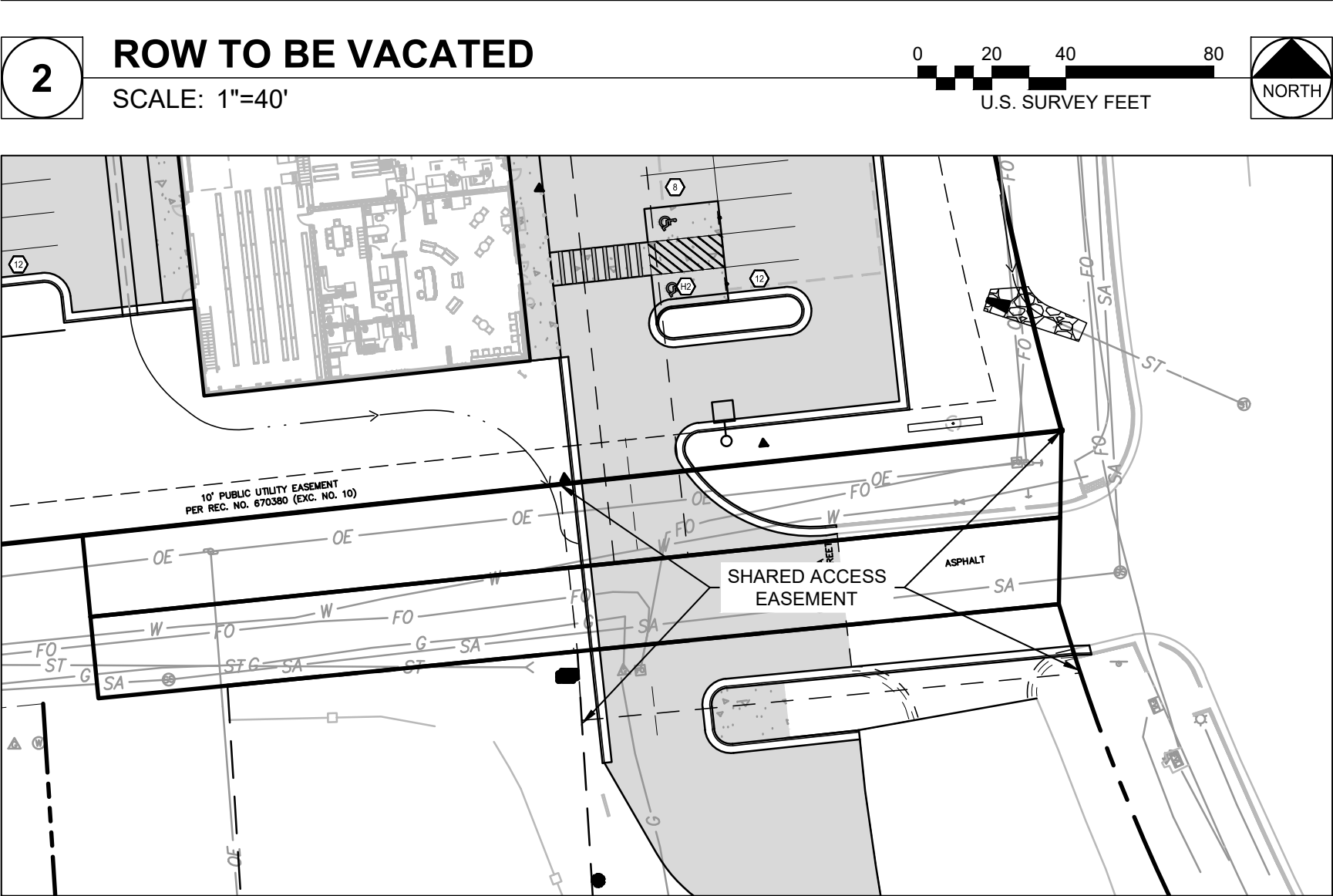
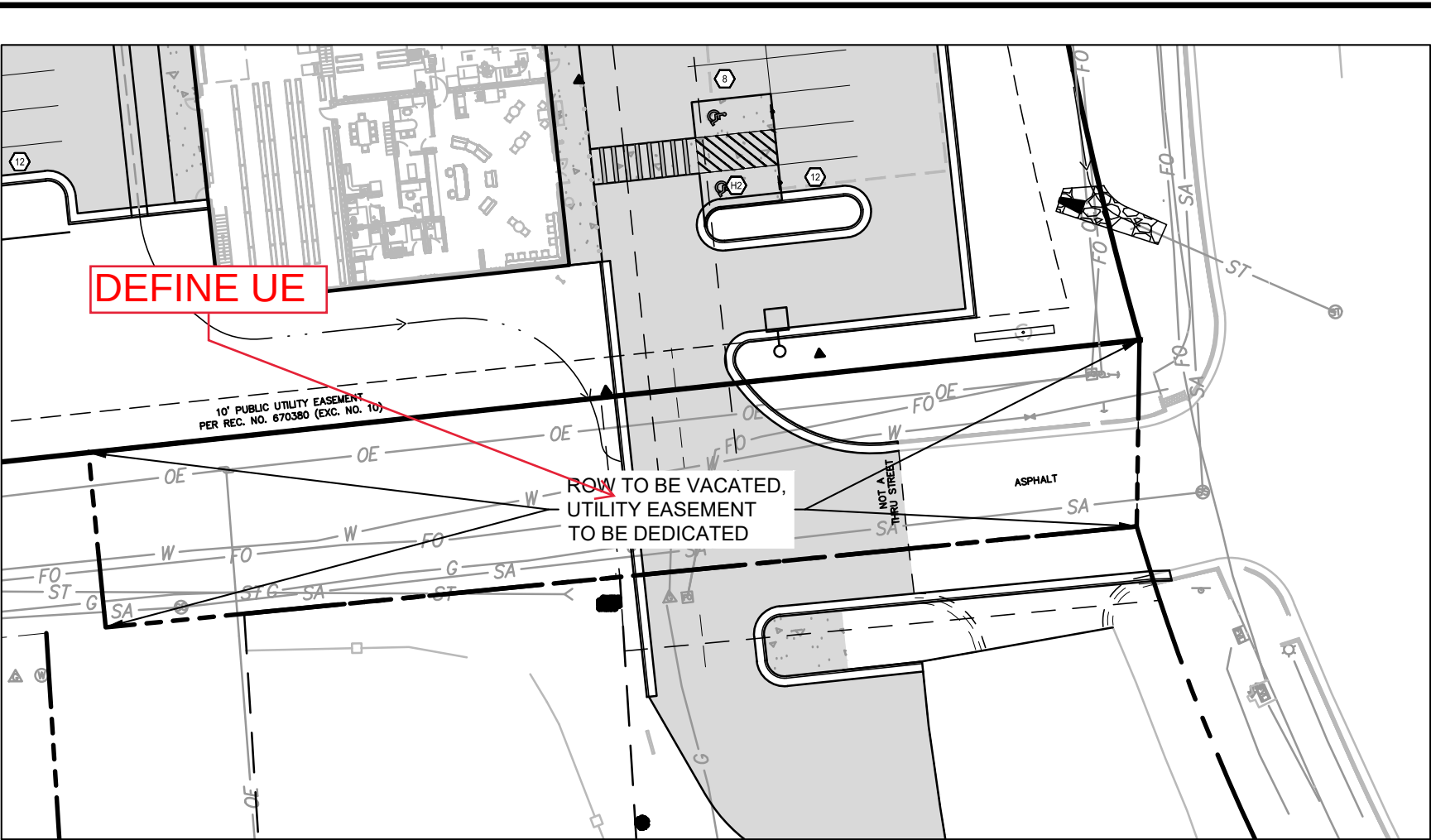
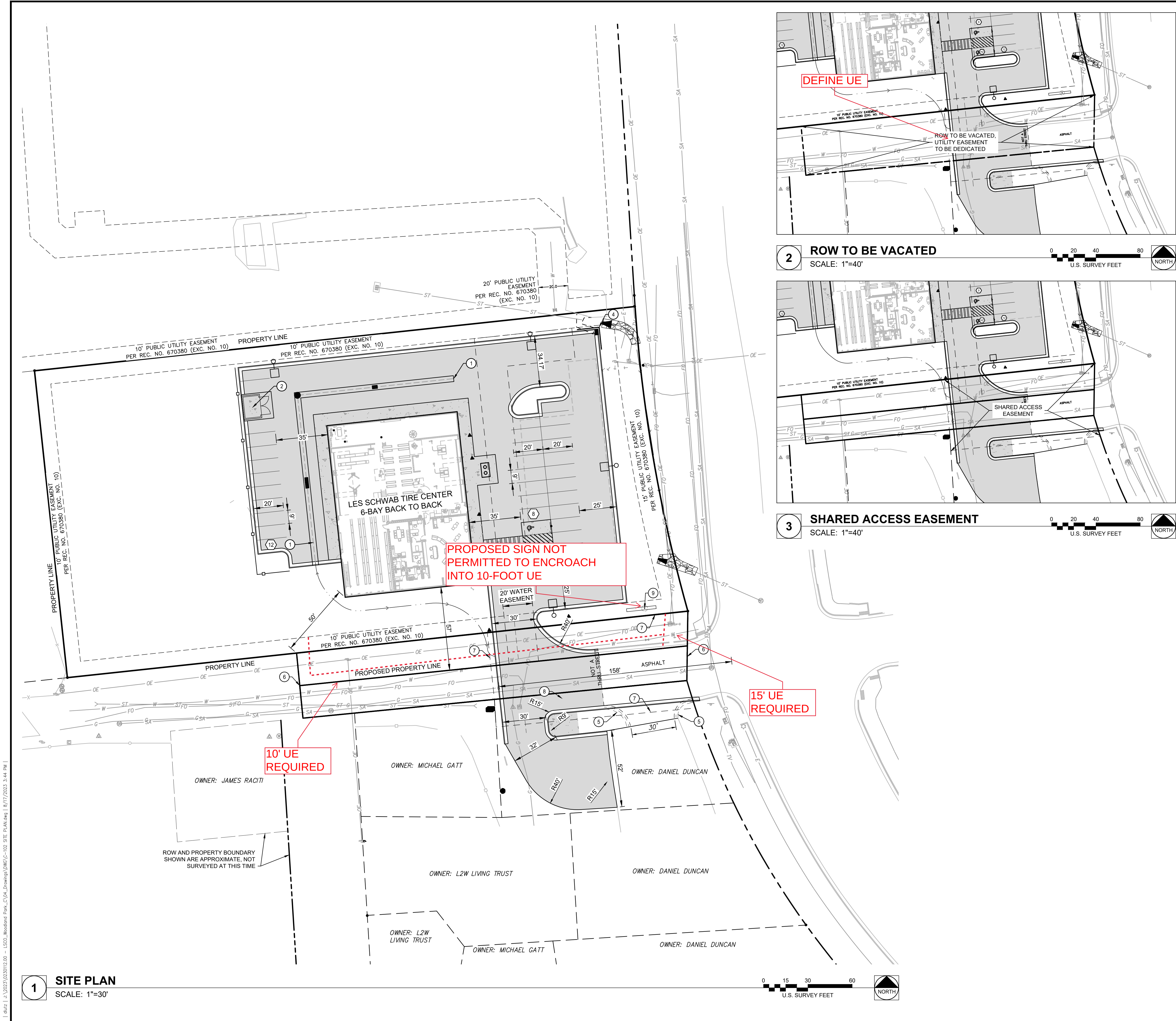
220 W. South Avenue

cgates@city-woodlandpark.org

O: (719) 687 5209

C: (719) 325-6096





KEYNOTES

- 1 2' CONCRETE PAN
- 2 TRASH ENCLOSURE
- 3 UNDERGROUND DETENTION
- 4 CONCRETE RETAINING WALL
- 5 EXISTING ENTRANCE CURB TO BE REMOVED
- 6 EXISTING ROW TO BE VACATED, SEE INSET 3 ON THIS SHEET
- 7 PROPOSED SHARED ACCESS EASEMENT, SEE INSET ON THIS SHEET
- 8 DEPRESSED CURB AND GUTTER
- 9 SINGLE POLE MOUNTED SIGN

NOTES

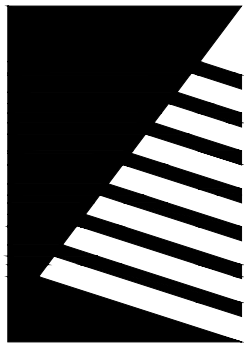
1. THE EXISTING ACCESS TO BIG D MOTORSPORTS FROM MIDLAND AVENUE IS TO BE RELOCATED APPROXIMATELY 90-FT TO THE WEST TO ALIGN WITH THE PROPOSED ACCESS OF LES SCHWAB. THE EXISTING MIDLAND AVE ROW IS TO BE VACATED FROM HWY 67 TO THE WESTERN PROPERTY LINE OF THE OXFORD SQUARE SUBDIVISION. A UTILITY AND SHARED ACCESS EASEMENT WILL BE DEDICATED IN THE SAME AREA WITH NEW PROPERTY LINE FOR THE ADJACENT PROPERTIES.

PARKING SUMMARY

BUILDING SIZE:	10,344 SF
PARKING REQUIREMENTS:	3 SPACES PER REPAIR BAY
REQUIRED PARKING:	24 SPACES
#STANDARD SPACES:	32 SPACES
#ACCESSIBLE SPACES:	2 SPACES
PROVIDED TOTAL PARKING:	34 SPACES

SITE SUMMARY

TOTAL LOT SQUARE FOOTAGE:	85,915 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	40,611 SF
OVERALL SITE IMPERVIOUSNESS BASED ON WEIGHTED IMPERVIOUSNESS FROM DRAINAGE CRITERIA:	46%



Farnsworth GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE:	08/17/2023
DESIGNED:	DKL
DRAWN:	DJM
REVIEWED:	TRB

FIELD BOOK NO.:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C-102

PROJECT NO.: 0230112.00

I:\data\j_v\2023\0230112.00 - L502_Woodland Park_C\04_Drawings\DWG\C-102 SITE PLAN.dwg | 8/17/2023 3:44 PM |



COLORADO
Department of Transportation
Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

September 26, 2023

SH67D
City of Woodland Park

Christopher Gates - Senior Planner
City of Woodland Park-Planning and Building
220 W South Avenue
Woodland Park, CO 80866

RE: Les Schwab Tire Center - CUPSPR-2023-02

Dear Beritt,

I am in receipt of a referral request for comments for Les Schwab Tire Center a new 10,483-SF tire center located at the northwest corner of the intersection of SH67D and Midland Ave. in Woodland Park. Access will be gained from Midland Avenue with minor intersection improvements and one access relocation of the 4-Wheel Center further to the west to allow for better access to roadway flows. After review of submitted documents, we have the following comments:

CDOT has no comments for the Right of Way Vacation and the new proposed arrangement.

Traffic

The Traffic Impact Analysis dated September 2022 by Roxann Hayes Consulting has been reviewed by a CDOT Traffic Operations and their comments are:

- The site civil plans will need to include a drawing that modifies the striping on SH67 to include a left turn lane at Midland Avenue. Red line comments were previously made on a submittal. Please submit with Access Permitting a Striping Plan for review and approval from CDOT.

Hydraulics

A Drainage Report dated June 30, 2023 by Farnsworth Group has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- In the event of back-to-back 100-yr storms, where the underground detention would be at full capacity, does the increase in runoff from existing create capacity issues at the downstream CDOT storm drain?
- The proposed access was not included in the drainage analysis. Please include in your analysis.
- Given the added impervious and runoff discharging directly into SH67, verify that the existing CDOT facilities maintain capacity. Please provide a statement of such.



Access

CDOT Access review of the submittal has been completed and my comments are as follows:

- SH67D is near this location is Categorized as NR-B and in part access can be granted at the existing intersection for the connecting roadway of Midland Avenue a locale Woodland Park Street.
- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- A single access permit is required for this development for the connection of Midland Avenue.
- Roadway improvements will be required and detailed in the Access Permit terms and conditions.
- An Access Application has been submitted to CDOT, but it was incomplete. Arthur Gonzales has emailed Derek Lutz with what was needed.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Adam Lancaster at (719) 562-5540 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Lancaster.

Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file



From: [Kay Cushing](#)
To: [Christopher Gates](#)
Subject: Conditional Use permit for corner of Midland avenue
Date: Tuesday, July 25, 2023 5:37:32 PM

[EXTERNAL]

Hi CJ Gates—this is Kay Cushing and you and I spoke earlier today about the conditional use permit for the NW corner of midland Avenue and I am writing to express my concerns about any changes which might occur to Midland Avenue. I own the property at 907 Midland Avenue, which is right where the road is blocked off—the last house on the west side of Midland. I am especially concerned that there might be an attempt to open that road and I want to object to that now. Either myself, or a member of my family, has owned that property since 1973 or 1974 and due to the steepness of the grade it was never able to be a through street. I hope that it remains a closed road and that is clear from both the top and bottom of the road so that off-roaders or anyone else doesn't try to use it.

Thanks for your consideration of this issue.

--Kay Cushing

From: [John Necessary](#)
To: [Christopher Gates](#)
Subject: Regarding CUP/SPR2023-02 request for Conditional Use permit and Site Plan Review for proposed Tire Center
Date: Monday, September 18, 2023 6:43:02 PM

[EXTERNAL]

Mr. Gates,

I wanted to provide my concerns and protests to this project in writing. As stated at the Planning review meeting on September 14th, I was not notified of this meeting. As the adjacent property owner I find this "shady" at best. I do intend to follow up on my rights of notification and would like to know from your office why I was not notified? I find this unacceptable and it also plays into my feelings on this "proposed" plan. I feel that it has probably already been decided.

I object to the project as the adjacent property owner due to the noise that will be generated by this business. I am a Disabled Veteran working for the Department of Defense. I am mandated to work from home at least 2 days a week and up to 5 days per week. 3-5 days a week is my normal. This business will most defiantly impact my ability to work from home as dictated by my current position within the DoD.

I was a mechanic for 15 years and have been around Automotive shops and Tire shops my entire life. I know first hand the noise level generated by these facilities. Tire shops especially with Air guns running all day and the extremely loud "bead pop" for every single tire that is inflated. When we were talking outside of the hall, I don't remember the Chair's name and do not see what I thought it was listed in the directory, mentioned a "Variances" and "sound wall". It would have to be a very very tall wall as I am above the proposed building site.

Furthermore, my property was just assessed this year at \$651,071 which is an increase of \$187,977 in assessed value in one year! I did not appeal this as my realtor told me that the value was close and would be close to accurate if interest rates had not jumped as they have. NOW with the possibility of the is project moving forward, he has advised me that this value is WAY too high having that type of a business RIGHT next door. This is all unacceptable.

I am not sure what other information I can provide except for my objections. I will forward the information that I have found to support the noise levels.

v/r

John Necessary

970-773-3981

920 West Midland Ave.
Woodland Park CO 80863



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: CJ Gates, Senior Planner

DATE: November 16, 2023

SUBJECT: A Request by Derek Lutz, PE of Farnsworth Group Consider Ordinance No. 1464, Series 2023, An Ordinance Granting a Conditional Use Permit with a Site Plan Review for the Purpose of Allowing an Automotive Vehicle Repair and Maintenance Shop on Lot 2, L. Clifford Filing No. 2 (902 W. Midland Avenue) in the Service Commercial (SC) Zone. (QJ) (Presenter Senior Planner, CJ Gates)

BACKGROUND: Please see the detailed report for the prior agenda item 9.A. This detailed report pertains to both Ordinance 1464 and 1463.

RECOMMENDATION: Recommend to approve Ordinance No. 1464, Series 2023, An Ordinance Granting a Conditional Use Permit with a Site Plan Review for the Purpose of Allowing an Automotive Vehicle Repair and Maintenance Shop on Lot 2, L. Clifford Filing No. 2 (902 W. Midland Avenue) in the Service Commercial (SC) Zone. (QJ)

ATTACHMENTS: 1. Ordinance No. 1464 Les Schwab CUP and SPR

CITY OF WOODLAND PARK ORDINANCE NO. 1464, SERIES 2023

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT WITH A SITE PLAN REVIEW FOR THE PURPOSE OF ALLOWING AN AUTOMOTIVE VEHICLE REPAIR AND MAINTENANCE SHOP ON LOT 2, L. CLIFFORD FILING NO. 2, (902 W. MIDLAND AVENUE) IN THE SERVICE COMMERCIAL (SC) ZONE

WHEREAS, the City of Woodland Park has received a request for a Conditional Use Permit with Site Plan Review for the purpose of allowing for an automotive vehicle repair and maintenance shop (with a legal description of Lot 2, L. Clifford Addition Filing No. 2 at 902 W. Midland Avenue) within the Service Commercial (SC) Zone District; and

WHEREAS, an application to establish said conditional use has been accepted and considered pursuant to Municipal Code Chapter 18.57; and

WHEREAS, pursuant to Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on October 12, 2023 and recommended approval based on evidence contained in the staff report and presented at public hearing; and

WHEREAS, City Council considered the request, the Planning Commission recommendation, the staff recommendation, and after holding a public hearing on November 16, 2023, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting a Conditional Use Permit; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO,
ORDAINS:

Section 1. Approval. The Conditional Use Permit for the purpose of allowing an automotive vehicle repair and maintenance shop on Lot 2 of the L. Clifford Addition Filing No 2 is hereby approved subject to the following conditions:

1. Prior to the 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
 - 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 Plan
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. The applicant must submit an updated preliminary site plan designating the western portion of the property as a “Natural buffer area”.

Section 2. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS _____ DAY OF _____, 2023.

The Honorable Mayor Hilary LaBarre

ATTEST: _____
City Clerk Suzanne Leclercq



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: November 16, 2023

SUBJECT: A request by New Life Holding Corporation (Applicant & Property Owner) to approve the First Amendment to Subdivision Development Agreement for Yuyo Subdivision, a Minor Subdivision of Lot 1, Yuyo Subdivision, located at 1121 Sturman Parkway in the Sturman Planned Unit Development (PUD) zone district. (A) (Presenter Planning Director Karen Schminke)

BACKGROUND: See attached detailed report.

RECOMMENDATION: Approve the First Amendment to Subdivision Development Agreement Yuyo Subdivision, a Minor Subdivision of Lot 1, Yuyo Subdivision with the requirement this document, including Exhibits, be recorded in the Teller County Clerk and Records Office._

ATTACHMENTS:

1. Yuyo Rescind CC Staff Report 2023-1116
2. Yuyo SDA 1st Amendment with Exhibits
3. Yuyo Subdivision Plat



City Council Staff Report November 16, 2023

Agenda Item

Department

Presenter

10.A.

Planning

Karen Schminke, AICP
Planning Director

AGENDA ITEM

A request by New Life Holding Corporation (Applicant & Property Owner) to amend the Subdivision Development Agreement and rescind the final plat for Yuyo Subdivision, a one lot subdivision located at 1121 Sturman Parkway in the Sturman Planned Unit Development (PUD) zone district. (A)

BACKGROUND

When developing a subdivision the developer/subdivider has the option of either completing all the infrastructure improvements prior to requesting approval of the final plat, or entering into a Subdivision Development Agreement (SDA) with the City of Woodland Park. Yuyo Subdivision was approved in June 2021 along with a Subdivision Development Agreement (SDA) and associated Escrow Agreement (EA). The SDA and EA provided the necessary assurances that the developer would install the required water line to service this subdivision.

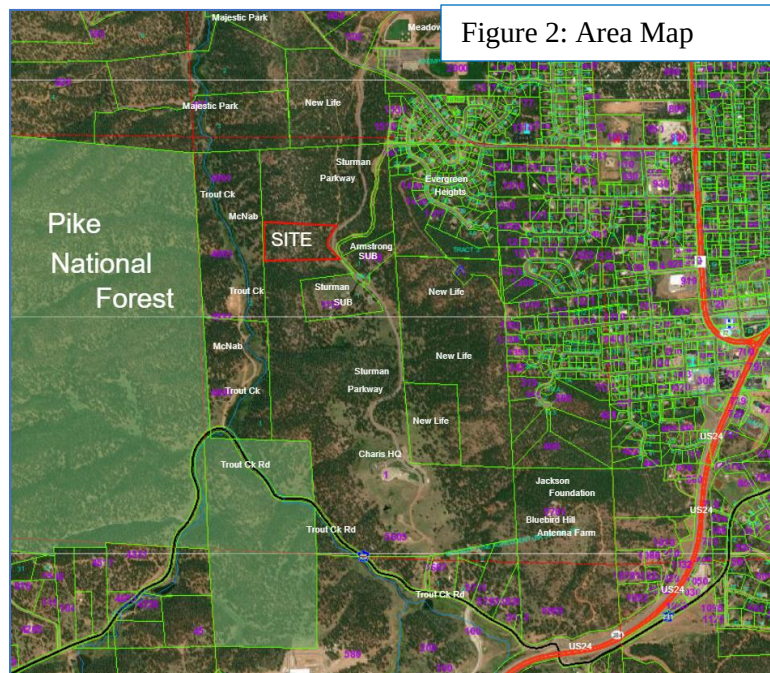
This one lot subdivision was carved out of a 222.5 acre parcel (refer to Figure 2) with the intent of building a home at this location. The property owner/developer has since changed their mind and no longer desires to build on this lot, therefore the water line, as required by the SDA, is no longer needed.

Attached for your consideration is a document that, if approved and recorded, would release the developer from their obligations of the SDA and EA, as well as rescind the subdivision plat. Approving this amendment to the agreement

Figure 1: Vicinity Map



Figure 2: Area Map



will also result in the City refunding \$2,133.00 that had been previously collected for Park Capital Fees. These fees are collected at the time new residential lots are platted and since there will no longer be a residential lot, these funds should be returned to the property owner.

RECOMMENDATION

Approve the First Amendment to Subdivision Development Agreement Yuyo Subdivision, a Minor Subdivision of Lot 1, Yuyo Subdivision with the requirement this document, including Exhibits, be recorded in the Teller County Clerk and Records Office.

**FIRST AMENDMENT TO SUBDIVISION DEVELOPMENT AGREEMENT
YUYO SUBDIVISION
A MINOR SUBDIVISION OF LOT 1, YuYo Subdivision**

THIS FIRST AMENDMENT TO AGREEMENT (this "Amendment") is made and entered into this 4 day Nov, 2023 by and between the CITY OF WOODLAND PARK (the "City"), and New Life Holding Corporation (the Developer") (each a "Party" and together the "Parties").

RECITALS

WHEREAS, the Developer and the City entered into a Subdivision Development Agreement dated June 16th, 2021 ("Original Agreement") for the development of the YUYO SUBDIVISION; and

WHEREAS, the subdivision plat for YUYO Subdivision was recorded in the Teller County Clerk and Recorder's office on July 16, 2021 at Reception No. 740646; and

WHEREAS, the Developer, the City, and UMB Bank N.A. entered into an Escrow Agreement dated June 16, 2021 ("Original Escrow Agreement") for the YUYO SUBDIVISION; and

WHEREAS, as part of normal business in developing a residential lot, the City charges a development fee which the Developer paid on June 29, 2021; and

WHEREAS, the parties now wish to rescind the subdivision and thereby, to amend the Original Agreement and Original Escrow Agreement as provided herein;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein, the City and the Developer agree as follows:

1. **RESCISSION OF SUBDIVISION:** The YUYO SUBDIVISION as legally described in the Original Agreement, attached as Exhibit A, is hereby rescinded. All plans, maps, plats, plots, or other documents delineating the subdivision are to be considered null and void.
2. **RECISSION OF ESCROW:** The Developer, the City, and UMB Bank N.A. entered into the Original Escrow Agreement, attached as Exhibit B, to secure funding for the YUYO SUBDIVISION. The Original Escrow Agreement is hereby rescinded.
3. **REFUND OF DEVELOPMENT FEE:** As part of the Original Agreement, the Developer was required to pay a development fee of \$2,133, that fee shall now be refunded.
4. **FUTURE DEVELOPMENT:** In the event that the Developer wishes to develop the property in the future, the Developer must reapply for a subdivision plat in accordance with City's subdivision regulations, as well as satisfy all other

requirements and obligations as set forth by the City, County, and State laws and regulations at the time of the future application.

5. RELEASE OF OBLIGATIONS: The Developer is released from all obligations, responsibilities, and liabilities under the Original Agreement pertaining to the rescinded subdivision, subject to any continuing obligations explicitly stated in this Amendment or by law.
6. TERMINATION OF ORIGINAL AGREEMENT: The Original Agreement is hereby terminated in its entirety, effective as of the date of this Termination. Except as provided in this Termination, all obligations of the parties under the Original Agreement are hereby extinguished.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment.

CITY OF WOODLAND PARK, COLORADO

ATTEST:

BY: _____
Mayor - Hilary Labarre

By: _____
City Clerk - Suzanne Leclercq

New Life Holdings Corporation. _____

Name: Chris L. Sues
Title: Managing Director

STATE OF COLORADO)
) S.S.
COUNTY OF TELLER)

The foregoing instrument was acknowledged before me this 6th day of November, 2023 by CHRIS L SUES of New Life Holding Corporation.

Witness my hand and official seal.

My commission expires Oct. 4th 2026

ES

Notary Public



SUBDIVISION DEVELOPMENT AGREEMENT
YUYO SUBDIVISION

A MINOR SUBDIVISION OF LOT 1, YuYo Subdivision

THIS AGREEMENT, made and entered into this 16th day June, 2021 by and between the City of Woodland Park, hereinafter called "City", and, New Life Holding Corporation (property owner) hereinafter called the "Developer" as follows:

WHEREAS, the property which is subject to this agreement is Lot 1, YuYo Subdivision within the City of Woodland Park, County of Teller, Colorado, and the Developer has submitted their plat, the YuYo Subdivision, a Minor Subdivision of Lot 1, YuYo Subdivision, for the subject property to the City for approval as required by City Council; and

WHEREAS, the Developer and City desire to provide for the orderly development of the subject area now submitted to platting and provide for all matters required by the Subdivision Regulations, Engineering Specifications, Zoning Ordinance and all other applicable requirements of the City; and

WHEREAS, the parties hereto wish to make an equitable agreement defining various terms concerning the construction/installation of such facilities;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

A. GENERAL CONDITIONS

1. Developer agrees as follows:

a. To develop the platted area in accordance with the Subdivision Regulations, Engineering Specifications, Zoning Ordinance and all other applicable requirements of the City.

b. To install and construct the following public improvements: approximately 700 foot long extension of the water main line; and all other improvements necessary to develop the area in accordance with the Subdivision Regulations, Engineering Specifications, Zoning Ordinance, and all other applicable requirements of the City. All public improvements shall be installed in accordance with the engineering plans filed with and approved by the City Engineer.

c. To obtain, place, and keep current with the City, a letter of credit, or other acceptable assurance, for the purpose of guaranteeing to the City, the installation, interim maintenance and final acceptance by the City of all public improvements in accordance with the Subdivision Regulations, Engineering specifications, Zoning Ordinance, and all other applicable requirements of the City. The amount of the letter of credit will be equal to one hundred and fifty percent (150%) of the construction cost, as estimated by the Developer and approved by the City Engineer. The amount of this acceptable assurance is hereby set at \$ 55,030.50 as shown on Exhibit A attached hereto. The Developer shall remain liable for all costs of completion in excess of this amount.

d. Developer shall further: Maintain all public improvements in the subdivision until these improvements have received initial acceptance by the City for maintenance. Developer agrees to warrant workmanship and material for one year from date of initial acceptance by the City.

e. Developer agrees that after final acceptance by the City Engineer of all public improvements, said improvements shall become the sole and exclusive property of the City free from any liens, claims, or encumbrances.

2. All improvements shall be completed prior to Certificate of Occupancy of the new residence at 1121 Sturman Parkway OR no later than June 17, 2022 unless an extension is granted as outlined in Municipal Code Section 17.28.030. Street paving (if any) shall not be completed until all water, drainage, and other utilities are installed and initially accepted by the City unless otherwise approved by the City Engineer.

3. It is agreed and understood:

a. All construction installation shall be done and accomplished in accordance with City Ordinances, Engineering Specifications, rules and regulations and standards in effect at the time of the execution of this document and under the observation of the City.

b. The construction cost for all public improvements shall be borne by Developer.

c. Any costs for engineering, construction staking, and right-of-way acquisition shall be borne by Developer.

d. If desired by the City, portions of the improvements may be placed in service when completed, but such use and occupation shall not constitute an acceptance of said portions.

e. In order to obtain any releases of collateral, the Developer shall be required to submit to the City satisfactory documentation confirming proof of payment for contractor service, materials, professional services and other expenditures related to the installation/construction of the applicable public improvements or that upon release by the City, the financial institution providing the assurance, will make payment to the appropriate parties for the services, materials or other expenditures related to the applicable public improvements.

f. Where acceptable assurances have not expired, the City may, at its option, which shall not be unreasonably withheld, allow building permits for construction on lot 1 for which the subdivision improvements detailed herein have been started but not completed. The City shall not authorize issuance of a certificate of occupancy unless the water line has been initially accepted by the City Engineer and the one year warranty period has commenced.

B. UTILITY REIMBURSEMENT

Not Applicable.

C. SPECIAL REQUIREMENTS

1. Developer shall pay Park Capital Fees in an amount equal to \$2,133.00/residential lot prior to recording of the final plat. (Total is 1 lot X \$2,133.00 = \$2,133.00).
2. The Developer shall provide "as-built" construction drawings of the public improvements to the City prior to initial acceptance.

D. RIGHTS

It is further agreed that the rights and remedies of the City provided in this Agreement shall not be exclusive and are in addition to any other rights or remedies provided by law. In the event the City is required to pursue legal action to enforce the terms of this Agreement and prevails, the Developer shall be liable for reimbursement of the City's court costs and attorney fees resulting therefrom.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

CITY OF WOODLAND PARK, COLORADO

BY:



Mayor Pro-Tem Hilary Labarre

ATTEST:



City Clerk

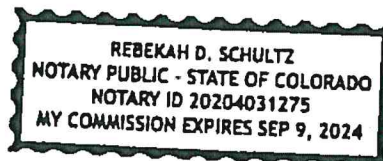
New Life Holdings Corporation:


Developer

STATE OF COLORADO)

) S.S.

COUNTY OF TELLER)



The foregoing instrument was acknowledged before me this 16th day of June, 2021 by Rebekah Schultz.

Witness my hand and official seal.

My commission expires 9/9/24


Notary Public

WATER EXTENSION COST ESTIMATE

Project Name: Yuyo Subdivision
Developer: New Life Holding Corporation
Engineer: L Ducett, P.E.

Unit Description	Quantity	Units	Unit Cost	Cost
Water Distribution				
8" Main line	704	LF	\$47.50	\$33,440.00
Fire Hydrant Assembly	1	EA	\$3,247.00	\$3,247.00
Subtotal Water Distribution:				\$36,687.00

This is an estimate only. Actual construction costs may vary.

ESCROW AGREEMENT

THIS Escrow Agreement (this “**Agreement**”) made and entered into as of this 16th day of June 2021 by and among New Life Holding Corporation, a Colorado corporation (“**Depositor**”), City of Woodland Park, Colorado (“**Recipient**”) and UMB Bank, N.A., as Escrow Agent, a national banking association organized and existing under the laws of the United States of America (the “**Escrow Agent**”).

RECITALS

A. Depositor and Recipient wish to establish an escrow account with Escrow Agent to provide for certain payments related to the Subdivision Development Agreement between the Depositor and Recipient.

B. Depositor and Recipient desires that UMB Bank, N.A. act as Escrow Agent, and Escrow Agent is willing to act in such capacity.

AGREEMENT

NOW, THEREFORE, Depositor, Recipient and Escrow Agent agree to the terms of this Agreement as follows:

1. Commencement of Duties. Depositor, shall transfer to the Escrow Agent certain funds from time to time (the “**Escrowed Funds**”). Upon receipt of the Escrowed Funds, the duties and obligations of each of the parties to this Agreement will commence.

2. Operation of the Escrow. Upon receipt of the Joint Disbursement Request attached as Exhibit B hereto signed by Depositor and Recipient, the Escrow Agent shall pay all or a portion of the Escrow Deposits to Recipient pursuant to the wire instructions included in accordance with such Joint Disbursement Request.

3. Escrowed Funds. Upon receipt of the Escrowed Funds, the Escrow Agent shall hold the Escrowed Funds in escrow pursuant to the terms of this Agreement. Until such time as the Escrowed Funds shall be distributed by the Escrow Agent as provided herein, the Escrowed Funds shall be invested and reinvested as directed in writing by the Depositor. If no such written investment direction is received, the Escrow Agent shall invest and re-invested the Escrowed Funds in the UMB Money Market Deposit CT (sweep 108).

4. Duties of the Escrow Agent. The Escrow Agent shall have no duties or responsibilities other than those expressly set forth in this Agreement, and no implied duties or obligations shall be read into this Agreement against the Escrow Agent. The Escrow Agent is not a party to, or bound by, any other agreement among the Depositor and any person, and the Escrow Agent’s duties shall be determined solely by reference to this Agreement. The Escrow Agent shall have no duty to enforce any obligation of any person, other than as provided herein. The Escrow Agent shall be under no liability to anyone by reason of any failure on the part of any party hereto or any maker, endorser or other signatory of any document or any other person to perform such person’s obligations under any such document.

5. Liability of the Escrow Agent: Indemnification. The Escrow Agent acts hereunder as a depository only. The Escrow Agent is not responsible or liable in any manner for the sufficiency, correctness, genuineness or validity of this Escrow Agreement or with respect to the form of execution of the same. The Escrow Agent shall not be liable for any action taken or omitted by it, or any action suffered by it to be taken or omitted, in good faith, and in the exercise of its own best judgment, and may rely conclusively and shall be protected in acting upon any order, notice, demand, certificate, opinion or advice of counsel (including counsel chosen by the Escrow Agent), statement, instrument, report or other paper or document (not only as to its due execution and the validity and effectiveness of its provisions, but also as to the truth and acceptability of any information therein contained) which is believed by the Escrow Agent to be genuine and to be signed or presented by the proper person(s). The Escrow Agent shall not be held liable for any error in judgment made in good faith by an officer or employee of the Escrow Agent unless it shall be proved that the Escrow Agent was grossly negligent in ascertaining the pertinent facts or acted intentionally in bad faith. The Escrow Agent shall not be bound by any notice of demand, or any waiver, modification, termination or rescission of this Agreement or any of the terms hereof, unless evidenced by a writing delivered to the Escrow Agent signed by the proper party or parties and, if the duties or rights of the Escrow Agent are affected, unless it shall give its prior written consent thereto.

The Escrow Agent may consult legal counsel in the event of any dispute or question as to the construction of any provisions hereof or its duties hereunder, and it shall incur no liability and shall be fully protected in acting in accordance with the opinion or instructions of such counsel.

The Escrow Agent shall not be responsible, may conclusively rely upon and shall be protected, indemnified and held harmless by Depositor for the sufficiency or accuracy of the form of, or the execution, validity, value or genuineness of any document or property received, held or delivered by it hereunder, or of the signature or endorsement thereon, or for any description therein; nor shall the Escrow Agent be responsible or liable in any respect on account of the identity, authority or rights of the persons executing or delivering or purporting to execute or deliver any document, property or this Agreement.

In the event that the Escrow Agent shall become involved in any arbitration or litigation relating to the Escrowed Funds, the Escrow Agent is authorized to comply with any decision reached through such arbitration or litigation.

Depositor hereby agree to indemnify the Escrow Agent for, and to hold it harmless against any loss, liability or expense incurred in connection herewith without gross negligence or willful misconduct on the part of the Escrow Agent, including without limitation legal or other fees arising out of or in connection with its entering into this Agreement and carrying out its duties hereunder, including without limitation the costs and expenses of defending itself against any claim of liability in the premises or any action for interpleader. The Escrow Agent shall be under no obligation to institute or defend any action, suit, or legal proceeding in connection herewith, unless first indemnified and held harmless to its satisfaction in accordance with the foregoing, except that the Escrow Agent shall not be indemnified against any loss, liability or expense arising out of its own gross negligence or willful misconduct. Such indemnity shall survive the termination or discharge of this Agreement or resignation of the Escrow Agent.

6. The Escrow Agent's Fee. Escrow Agent shall be entitled to fees and expenses for its regular services as Escrow Agent as set forth in Exhibit A. Additionally, Escrow Agent is entitled to fees for extraordinary services and reimbursement of any out of pocket and extraordinary costs and expenses, including, but not limited to, attorneys' fees. Escrow Agent shall have a first lien upon all Escrowed Funds for the purposes of paying its fees and expenses. All of the Escrow Agent's compensation, costs and expenses shall be paid by Depositor

7. Security Interests. No party to this Escrow Agreement shall grant a security interest in any monies or other property deposited with the Escrow Agent under this Escrow Agreement, or otherwise create a lien, encumbrance or other claim against such monies or borrow against the same.

8. Dispute. In the event of any disagreement between the undersigned or the person or persons named in the instructions contained in this Agreement, or any other person, resulting in adverse claims and demands being made in connection with or for any papers, money or property involved herein, or affected hereby, the Escrow Agent shall be entitled to refuse to comply with any demand or claim, as long as such disagreement shall continue, and in so refusing to make any delivery or other disposition of any money, papers or property involved or affected hereby, the Escrow Agent shall not be or become liable to the undersigned or to any person named in such instructions for its refusal to comply with such conflicting or adverse demands, and the Escrow Agent shall be entitled to refuse and refrain to act until: (a) The rights of the adverse claimants shall have been fully and finally adjudicated in a Court assuming and having jurisdiction of the parties and money, papers and property involved herein or affected hereby, or (b) All differences shall have been adjusted by agreement and the Escrow Agent shall have been notified thereof in writing, signed by all the interested parties.

9. Resignation of Escrow Agent. Escrow Agent may resign or be removed, at any time, for any reason, by written notice of its resignation or removal to the proper parties at their respective addresses as set forth herein, at least 30 days before the date specified for such resignation or removal to take effect; upon the effective date of such resignation or removal:

(a) All cash and other payments and all other property then held by the Escrow Agent hereunder shall be delivered by it to such successor Escrow Agent as may be designated in writing by the Depositor, whereupon the Escrow Agent's obligations hereunder shall cease and terminate;

(b) If no such successor Escrow Agent has been designated by such date, all obligations of the Escrow Agent hereunder shall, nevertheless, cease and terminate, and the Escrow Agent's sole responsibility thereafter shall be to keep all property then held by it and to deliver the same to a person designated in writing by the Depositor or in accordance with the directions of a final order or judgment of a court of competent jurisdiction.

(c) Further, if no such successor Escrow Agent has been designated by such date, the resigning or removed Escrow Agent may petition any court of competent jurisdiction for the appointment of a successor agent; further the resigning or removed Escrow Agent

may pay into court all monies and property deposited with Escrow Agent under this Agreement.

10. Notices. All notices, demands and requests required or permitted to be given under the provisions hereof must be in writing and shall be deemed to have been sufficiently given, upon receipt, if (i) personally delivered, (ii) sent by telecopy and confirmed by phone or (iii) mailed by registered or certified mail, with return receipt requested, delivered as follows:

- | | |
|-----------------------------|--|
| (1) If to Depositor: | New Life Holding Corporation
1 Innovation Way
Woodland Park, CO 80863
Attn: Billy Epperhart/CEO |
| (2) If to Recipient: | City of Woodland Park, Colorado
P.O. Box 9007
220 W. South Avenue
Woodland Park, CO 80866
Attn: Sally Riley/Planning Director |
| (3) If to the Escrow Agent: | UMB Bank, N.A.
1670 Broadway
Denver, CO 80202
Attn: Sara Schmitt
Email: Sara.Schmitt@umb.com |

11. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado without regard to the principles of conflicts of law.

12. Binding Effect; Benefit. This Agreement shall be binding upon and inure to the benefit of the permitted successors and assigns of the parties hereto.

13. Modification. This Agreement may be amended, modified or terminated at any time by a writing executed by Depositor, Recipient and the Escrow Agent.

14. Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law. The parties hereto agree the transactions described herein may be conducted and related documents may be sent and stored by electronic means.

15. Headings. The section headings contained in this Agreement are inserted for convenience only, and shall not affect in any way, the meaning or interpretation of this Agreement.

16. Severability. This Agreement constitutes the entire agreement among the parties and supersedes all prior and contemporaneous agreements and undertakings of the parties in

connection herewith. No failure or delay of the Escrow Agent in exercising any right, power or remedy may be, or may be deemed to be, a waiver thereof; nor may any single or partial exercise of any right, power or remedy preclude any other or further exercise of any right, power or remedy. In the event that any one or more of the provisions contained in this Agreement, shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, then to the maximum extent permitted by law, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement.

17. Earnings Allocation: Tax Matters: Patriot Act Compliance. The Depositor and Recipient agrees to provide the Escrow Agent completed Forms W-9 (or Forms W-8, in the case of non-U.S. persons) and other forms and documents that the Escrow Agent may reasonably request (collectively, "Tax Reporting Documentation") at the time of execution of this Agreement and any information reasonably requested by the Escrow Agent to comply with the USA Patriot Act of 2001 and Bank Secrecy Act, as amended from time to time. Depositor shall be treated as the owner of the Escrowed Funds for federal and state income tax purposes and Depositor will report all income, if any, that is earned on, or derived from, the Escrowed Funds as its income, in such proportions, in the taxable year or years in which such income is properly includible and pay any taxes attributable there.

[SIGNATURE PAGES FOLLOW]

DEPOSITOR:

New Life Holding Corporation

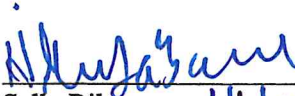
By: 

Name: Billy Epperhart

Title: Chief Executive Officer

RECIPIENT:

City of Woodland Park

By: 

Name: ~~Sally Riley~~

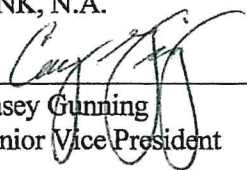
Hilary LaBarre

Title: ~~Planning Director~~

Mayor Pro Tem H/L

ESCROW AGENT:

UMB BANK, N.A.

By: 

Name: Casey Gunning

Title: Senior Vice President

EXHIBIT A

ESCROW FEES AND EXPENSES OF ESCROW AGENT

Acceptance Fee	\$500/one-time
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For initial services including review, execution and delivery of the agreements and all supporting documents, acceptance of the appointment and establish accounts of the agreement and all supporting documents. This is a one-time fee payable at the time of the closing. The acceptance fee (i.e. for administrative review time) and any out-of-pocket expenses will be payable whether or not the transaction closes.

Administration Fee	\$1,000/per annum
--------------------	-------------------

For ordinary services of the escrow including normal administration of the account, payable annually in advance, with the first installment payable at the time of the closing. This schedule of fees applies to our present understanding of the transaction. Should the transaction terms change, UMB reserves the right to modify our pricing.

In connection with the initial review of documents, UMB will not require reimbursement for any legal fees that it may incur through the use of in-house counsel. Administration fees and other fees and expenses will be billed annually in advance.

The fees, charges and expenses specified herein are for the typical and customary services as escrow agent. Fees for additional or extraordinary services not now part of the customary services provided, such as special services during defaults, additional government reporting requirements, or document amendments will be charged at the then current rates for such services. Extraordinary expenses, such as legal fees and travel expenses, shall be invoiced to the client based upon the actual out of pocket cost to the escrow agent. UMB reserves the right to renegotiate its current fee schedule to correspond with changing economic conditions, inflation, and changing requirements relating to the day to day service delivery.

EXHIBIT B

_____, 2021

UMB Bank, N.A.
Corporate Trust & Escrow Services
1670 Broadway
Denver, CO 80202
Sara.Schmitt@umb.com

JOINT DISBURSEMENT REQUEST

Ladies and Gentlemen:

Reference is made to the Escrow Agreement among New Life Holding Corporation, a Colorado corporation ("Depositor"), City of Woodland Park, Colorado ("Depositor"), and UMB Bank, n.a. as Escrow Agent dated as of June 16, 2021 (the "Escrow Agreement"). All capitalized words and phrases used herein shall have the meaning as in the Escrow Agreement unless the context otherwise requires.

In accordance with the terms of the Escrow Agreement, Depositor and Recipient hereby jointly authorize and direct you to pay the sum of (US) [\$amount to be paid] from the Escrow Funds directly to:

[Payee]
[Address]
[Payment Instructions-wire/check]

DEPOSITOR

By: NEW LIFE HOLDING CORPORATION

By: _____

RECIPIENT

By: CITY OF WOODLAND PARK, COLORADO

By: _____

YUYO SUBDIVISION
A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23,
TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M.,
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT NEW LIFE HOLDING CORPORATION, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED UNPLATTED PARCEL:

TO WIT:

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, TROUT CREEK SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 691288 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID NW1/4, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 1 OF SAID TROUT CREEK SUBDIVISION BEARS S02°19'38"E (PER THE RECORDED PLAT), A DISTANCE OF 2262.78 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S02°19'38"E ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 1040.08 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N87°40'22"E, A DISTANCE OF 1038.63 FEET TO A POINT ON THE WESTERLY LINE OF THAT 60.00 FOOT RIGHT OF WAY EASEMENT RECORDED UNDER RECEPTION NO. 446013 OF SAID COUNTY RECORDS;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1.) THENCE S56°05'30"W, A DISTANCE OF 10.84 FEET TO A POINT OF CURVATURE;
- 2.) THENCE ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 97°26'23", AN ARC LENGTH OF 476.18 FEET (THE LONG CHORD OF WHICH BEARS S07°22'19"W, A LONG CHORD DISTANCE OF 420.84 FEET) TO A POINT OF TANGENCY;
- 3.) THENCE S41°20'53"E, A DISTANCE OF 59.55 FEET;

THENCE S87°40'22"W, A DISTANCE OF 995.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2;

THENCE N02°19'38"W ALONG SAID EASTERLY LINE, A DISTANCE OF 466.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 10.00 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BEING A PORTION OF THAT PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AS DESCRIBED IN THOSE DOCUMENTS RECORDED UNDER RECEPTION NO'S. 446013 AND 466914 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF (E1/2 NW1/4) OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO, AND BEING ALL OF THE AFOREMENTIONED EASEMENT LYING NORTHERLY OF THE FOLLOWING LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARING USED HEREIN IS BASED UPON AN ASSUMED BEARING OF S88°36'31"E, A DISTANCE OF 1390.79 FEET BETWEEN THE NORTH ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED PLS NO. 6842 AND THE EAST ONE-SIXTEENTH CORNER COMMON TO SAID SECTION 23 AND SECTION 14 OF SAID TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED PLS NO. 25369.

BEGINNING AT THE MOST SOUTHERLY CORNER OF ARMSTRONG SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 487070 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF SAID PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT;

THENCE S38°34'25"W PERPENDICULAR TO SAID EASEMENT, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID EASEMENT AND THE POINT OF TERMINUS OF THE LINE HEREIN DESCRIBED.

TOGETHER WITH A SIXTY FOOT (60') EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT AS DESCRIBED UNDER RECEPTION NO'S. 446012 AND 489440 OF SAID COUNTY RECORDS, AND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4 SW1/4) OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO.

SAID EASEMENTS ALSO DESCRIBED IN QUIT CLAIM DEED RECORDED JUNE 21, 2019 AT RECEPTION NO. 716971.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PARCEL TO BE REPLATTED INTO A LOT AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "YUYO SUBDIVISION" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

WITNESS MY HAND THIS 8th DAY OF July, 2021.

Billy Epperhart
NEW LIFE HOLDING CORPORATION, A COLORADO NON-PROFIT CORPORATION

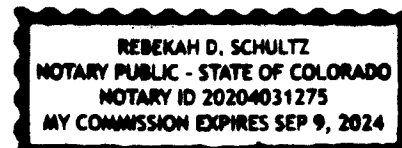
STATE OF COLORADO } ss
COUNTY OF TELLER }

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF July, 2021, C.E., BY BILLY EPPERHART AS CEO OF NEW LIFE HOLDING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 9/9/24
Billy Epperhart
NOTARY PUBLIC

(SEAL)



PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 27th DAY OF May, 2021.

John De Vaux
CHAIRMAN, PLANNING COMMISSION

Sally Riley
CITY PLANNER

CITY COUNCIL CERTIFICATE:

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF ANY PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO THIS 17th DAY OF June, 2021.

Al Lundberg
MAYOR PRO-TEM

Suzanne Leclercq
CITY CLERK

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL, SIGNED THIS 16 DAY OF July, 2021.

SM
COUNTY TREASURER

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WOODLAND PARK, AND THAT I AUTHORIZE THIS PLAN OF LAND DIVISION.

Billy Epperhart
NEW LIFE HOLDING CORPORATION, A COLORADO NON-PROFIT CORPORATION

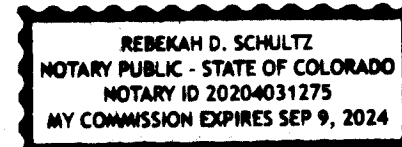
STATE OF COLORADO } ss
COUNTY OF TELLER }

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF July, 2021, C.E., BY BILLY EPPERHART AS CEO OF NEW LIFE HOLDING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 9/9/24
Billy Epperhart
NOTARY PUBLIC

(SEAL)



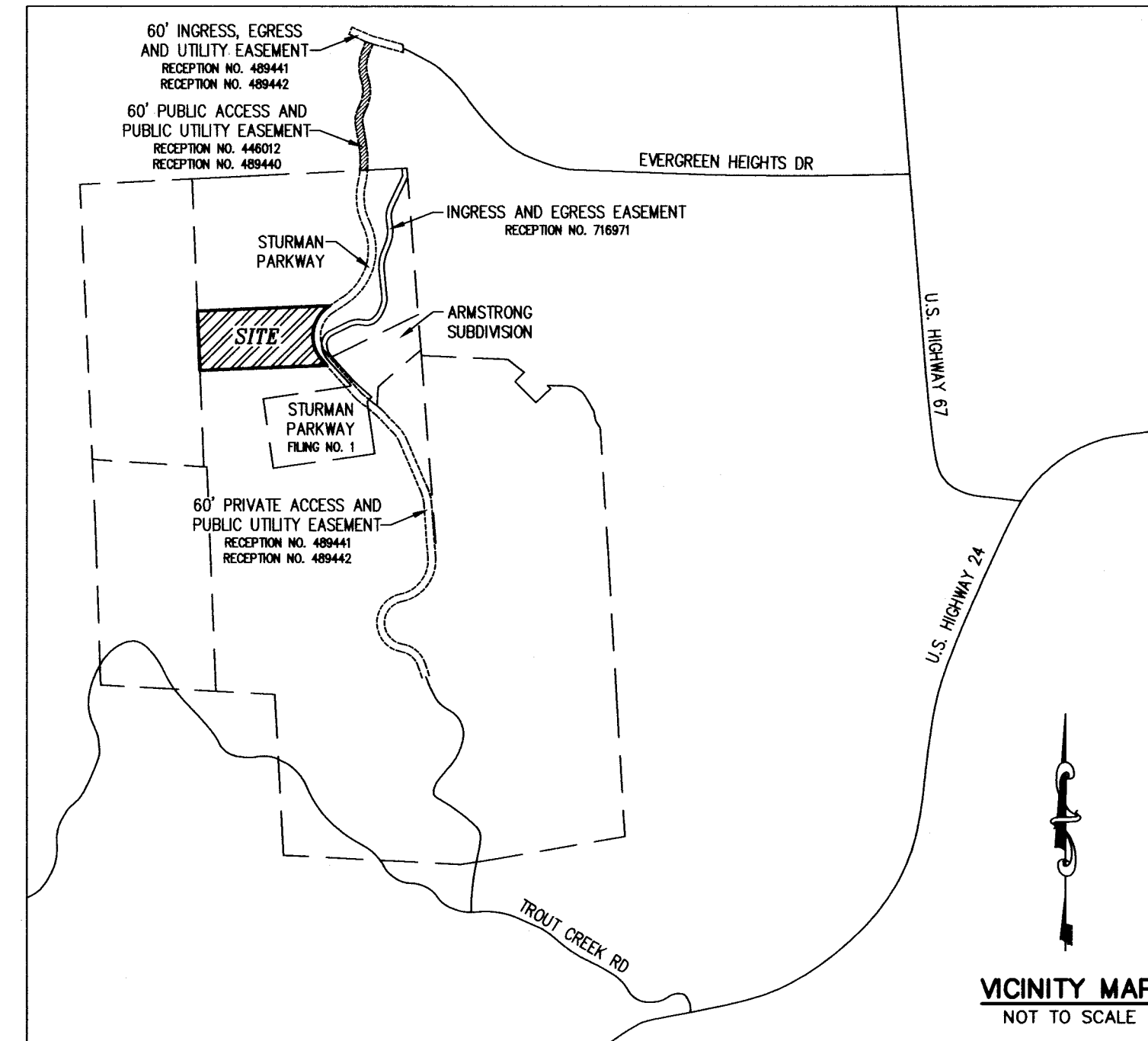
RECORDING:

STATE OF COLORADO } ss
COUNTY OF TELLER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3 O'CLOCK P.M., THIS 16th DAY OF July, 2021, C.E., AND IS DULY RECORDED UNDER RECEPTION NUMBER 740646 OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEE: \$23.00

BY: Frances Ashton, Deputy Clerk & Recorder
TELLER COUNTY CLERK AND RECORDER



EASEMENTS:

IN ADDITION TO THOSE SHOWN, ALL LOTS ARE HEREBY PLATTED WITH A 10' FRONT AND SIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND A 20' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT.

FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08190C02020 (MAP REVISED SEPTEMBER 25, 2009), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SUBDIVIDER/OWNER:

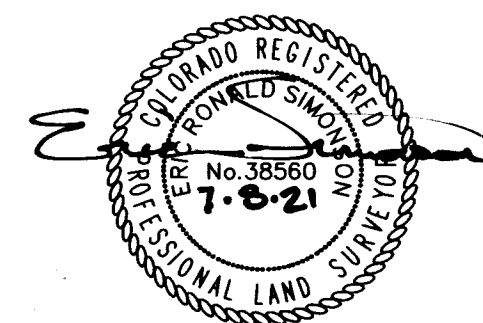
NEW LIFE HOLDING CORPORATION
1 INNOVATION WAY, STE. B
WOODLAND PARK, COLORADO 80863-3303
719-660-5511

PREPARED BY:

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

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.



ERIC SIMONSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

WILDFIRE HAZARD:

THE SUBDIVIDER AGREES TO MITIGATE THE WILDFIRE HAZARD AS PROPOSED IN THE WILDFIRE MITIGATION PLAN PRODUCED BY THE WOODLAND PARK FIELD OFFICE OF THE COLORADO STATE FOREST SERVICE DECEMBER 2020. MITIGATION AS PROPOSED INCLUDES, BUT IS NOT LIMITED TO, HOME HARDENING AND A DEFENSIBLE SPACE (E.G. TREE THINNING, LIMBING AND PRUNING, REMOVING DEAD WOOD) A MINIMUM WIDTH OF 50 FEET ON EACH SIDE OF THE DRIVEWAY AND 100 FEET WIDE TO THE NORTH, EAST AND WEST OF THE HOUSE AND 150 FEET SOUTH OF THE HOUSE. ALL WILDFIRE MITIGATION WITHIN THE DEFENSIBLE SPACE SHALL BE COMPLETE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (C/O) FOR THE RESIDENCE. MITIGATION BEYOND THE DEFENSIBLE SPACE ON LOT 1 SHALL BE COMPLETED WITHIN 5 YEARS OF THE C/O.

NOTES:

1.) ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S02°19'38"E (PER THE PLAT OF TROUT CREEK SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 691288 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER), A DISTANCE OF 2262.78 FEET (OF RECORD) BETWEEN THE NORTHEAST CORNER OF LOT 2, OF SAID TROUT CREEK SUBDIVISION, AS MONUMENTED BY A 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560", AND THE SOUTHEAST CORNER OF SAID LOT 2, AS MONUMENTED BY A 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560".

2.) ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE PLATTED DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P=".

3.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED UPON A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO.: F0695892-310-LGE-SEA (EFFECTIVE DATE: DECEMBER 22, 2020 AT 8:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B EXCEPTIONS:

1. AND 6. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
2. THE PROPERTY IS SUBJECT TO ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
3. THE PROPERTY IS SUBJECT TO EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. THE PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
5. THE PROPERTY IS SUBJECT TO (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7. THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN ANNEXATION AGREEMENT RECORDED APRIL 3, 1996 AT RECEPTION NO. 445808.
8. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 4, 1992 AT RECEPTION NO. 399023.
9. THE PROPERTY IS SUBJECT TO EASEMENTS, NOTES AND NOTICES AS DISCLOSED ON THE PLAT OF YUYO SUBDIVISION TO BE RECORDED. SAID PLAT MUST PROVIDE FOR ACCESS.
- 4.) ALL LINEAL UNITS DEPICTED ON THIS FINAL PLAT ARE U.S. SURVEY FEET.

5.) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

6.) THE PRIMARY STRUCTURE SHALL NOT EXCEED 35 FEET IN HEIGHT MEASURED FROM MEAN GRADE TO THE PEAK OF THE ROOF AND ANY ACCESSORY STRUCTURE SHALL NOT EXCEED 20' MEASURED FROM MEAN GRADE TO THE PEAK OF THE ROOF. NO BUILDING OR STRUCTURE SHALL PROJECT INTO ANY SETBACK AND SETBACKS (FRONT, REAR, SIDES) ARE HEREBY ESTABLISHED AT 25 FEET FROM ALL PROPERTY LINES.

7.) DUE TO STEEP SLOPES, THIS LOT IS CONSIDERED A HILLSIDE LOT. HILLSIDE LOTS SHALL REQUIRE PROOF OF A FOUNDATION AND RETAINING WALL DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

8.) THE SUBDIVIDER SHALL BE RESPONSIBLE FOR INSTALLING THE WATER MAIN TO SERVICE LOT 1 WHICH MAIN SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR LOT 1. WHILE THE CITY SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR INSTALLATION OF THE WATER MAIN, IT SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL CITY REQUIREMENTS AND MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO OPERATION. THE PROPERTY OWNERS/OWNER OF THE 60-FOOT INGRESS/EGRESS EASEMENT (STURMAN PARKWAY) ARE RESPONSIBLE FOR ANY SURFACE IMPROVEMENTS WITHIN THE EASEMENT. THE CITY IS NOT RESPONSIBLE FOR REPLACEMENT OF ANY SURFACE IMPROVEMENTS WITHIN THE INGRESS/EGRESS EASEMENT IN THE EVENT OF INFRASTRUCTURE REPAIR/REPLACEMENT. THE CITY WILL BACKFILL TO THE EXISTING GRADE IN THE EVENT OF ANY REPAIR/REPLACEMENT.

9.) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ARE OBLIGATED TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH THE APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL AND FURTHER CONTINUING COMPLIANCE WITH WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

WATER AVAILABILITY DISCLAIMER:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S MASTER PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES, WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE MASTER PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING ANY LOTS IN THIS PLAT.

REVISION DATE (PER COMMENTS): JUNE 8, 2021
DATE OF PREPARATION: MARCH 29, 2021

**YUYO SUB. - PORT. OF NW1/4 OF SEC. 23, T12S, R69W
OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, CO**

**RAMPART
SURVEYS, LLC**

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

DRAWING: 20577FP.DWG

PAGE 1 OF 2

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