



**PUBLIC NOTICE
BOARD OF ADJUSTMENT
Monday, November 20, 2023, 6:30 P.M.
Council Chambers – 220 W. South Avenue
Woodland Park, Colorado
AGENDA**

This is a hybrid Zoom and in-person meeting. To Zoom - link from the City calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Board and written comments are encouraged and should be submitted to the Secretary in advance of the meeting. Individuals wishing to be heard during the Public Hearing are encouraged to be prepared and will generally be limited to five (5) minutes, unless otherwise approved by the Chairman, in order to allow everyone the opportunity to be heard. Public comments are expected to be constructive. Please sign in to speak on a particular agenda item. For more information, call 719-687-5202.

1. ORDER & ROLL CALL

2. MINUTES: June 19, 2023

3. REQUESTS / PUBLIC HEARINGS:

A. ITEM PULLED – TO BE RESCHEDULED

~~VAR2023-07: Teller County Water and Sanitation District #1 Setback~~

~~Variance:~~ A request by Jerry Duncan (Applicant) and Teller County Water and Sanitation District #1 (Property Owner) for a 1-foot setback variance on the eastern side of the building facing Piute Trail (from 25 feet required by MC §18.12.040.A to 24 feet) and a 6-foot setback variance on the western side of the building (from 25 feet required by MC §18.12.040.B to 19 feet) to accommodate a 24' X 26' building to house water treatment equipment on Lot 1, Park View Estates Filing No. 3 (201 Piute Trail) in the Suburban Residential (SR) zone district.

- B. VAR2023-08: Victory Life Church Height Variance:** A request by Seth Emerson of Kingdom Design Group (Applicant) and Legacy Title Holding Company (Property Owner) for a 5-foot height variance (from 30-feet required by MC §18.17.030 to 35-feet) to accommodate one two-story church building for Victory Life Church. The subject property is located north of the intersection of Highway 24 and Trout Creek Road in Sections 23 & 26, T12S, R69W of the 6th P.M., also known as "Gold Mountain" (5955 Trout Creek Road) in the Agricultural (AG) zone district.

4. REPORTS:

5. ADJOURN

WOODLAND PARK BOARD OF ADJUSTMENT

MEETING MINUTES – June 19, 2023

*City of Woodland Park, 220 W. South Avenue, Woodland Park, CO and by Zoom.
This meeting was a hybrid in-person and virtual electronic meeting. A Zoom link was posted on the front-page of the City website. Public input in the form of written comment submitted in advance of the meeting was encouraged and public comment in real time at the meeting was made.*

1. ORDER AND ROLL CALL. Order was called at 6:30 p.m. with attendance as follows:

Present	Chair Lou Ramon
Present	Vice Chair Nick Abercrombie
Present	Regular Member Jim Rumsey
Present	Regular Member Valerie Lundy
Present	Regular Member Kevin O'Neill
Staff Present	Planning Director/BOA Secretary Karen Schminke
	Senior Planner CJ Gates

The Pledge of Allegiance was recited.

2. APPROVE MINUTES: Approval of the April 17, 2023 Minutes

Abercrombie noted a clarification on the minutes from April 17, 2023 regarding that each member from the public would be afforded 5 minutes each to speak.

MOTION: Abercrombie made a motion to approve the minutes as amended from the April 17th meeting; Lundy seconded. Motion passed unanimously.

3. REQUESTS / PUBLIC HEARINGS:

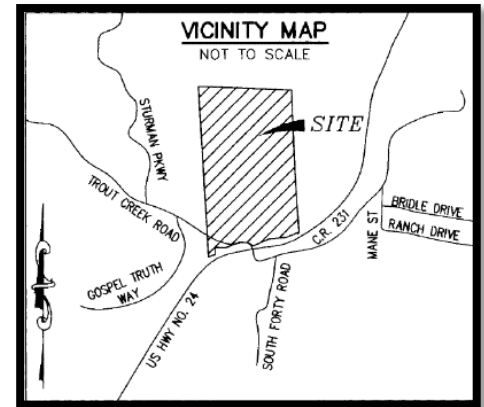
4. REPORTS. Director Schminke reported that at the upcoming Planning Commission meeting, they will not be discussing the code update. Director Schminke also reported that staff had not received any new variance applications and there would not be a BoA hearing on July 17th.

5. ADJOURN. Chair Ramon adjourned the meeting at 6:42 p.m.

Approved by: _____
Lou Ramon, Chair *Date*

STAFF REPORT

PROJECT: VAR2023-08 Victory Life Church Height Variance
APPLICANT: Seth Emerson – KDG Architect
OWNER: Legacy Title Holding Company
REQUEST: Vary Maximum Height Restriction from 30 feet to 35 feet for a new 2-story Church building
LOCATION: 5955 Trout Creek Road
ZONE: Agricultural (AG) District
STAFF: CJ Gates, Senior Planner



I. BACKGROUND

The subject property is 66.37 acres in size, zoned agriculture (AG) and is located north-east of the intersection of Trout Creek Road and Colorado State Highway 24 (Figure 1). The Gordon Jackson Foundation, LLC transferred the subject property to the new owner, Legacy Title Holding Company, on May 17, 2023. The subject property is described with a metes and bounds legal description and has never been platted. Currently existing on the subject property are power lines with easements that are owned and maintained by Colorado Springs Utilities. There are also several transmission towers located in the northern portion of the property.

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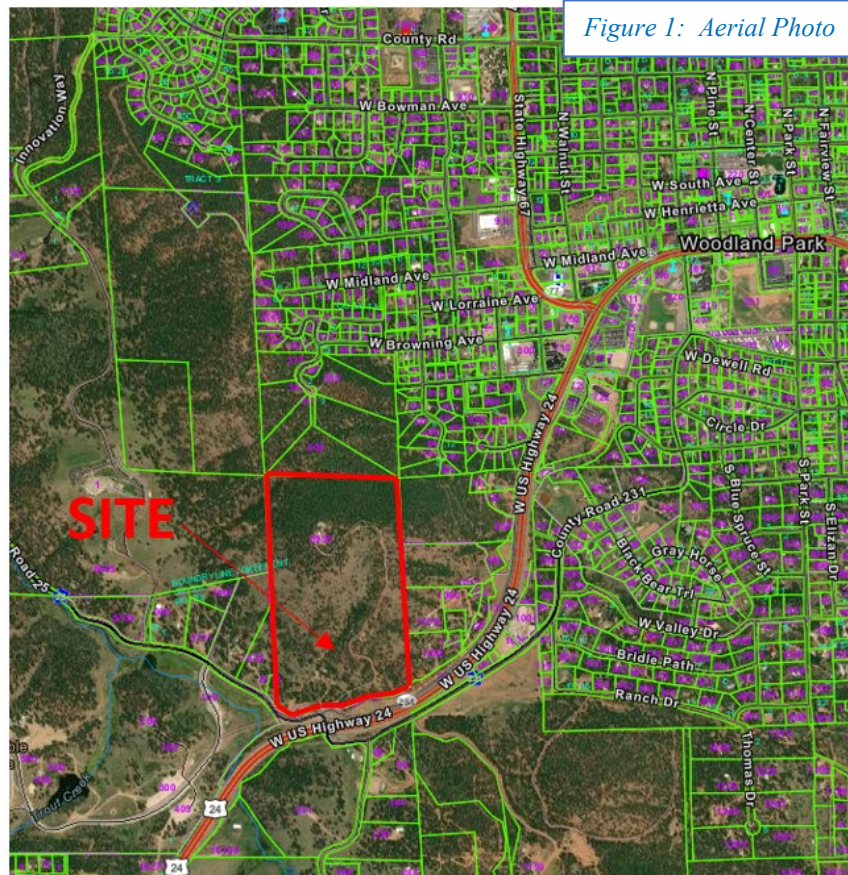


Figure 1: Aerial Photo

The property owner would like to construct a new church building for Victory Life Church on the subject property. Per M.C. Section 18.09.090 K.4., a Church can be sited in the AG zone district through a Conditional Use Permit (CUP) and an associated Site Plan Review process, which will be heard by the Planning Commission and City Council. The applicant is seeking the height variance first as the building height limitation will affect the overall building design and site development.

The subject property was annexed into the City of Woodland Park March 9, 2001. The associated annexation agreement prescribes that development above 8,775' in elevation is limited to trails, gazebos, or sitting areas.

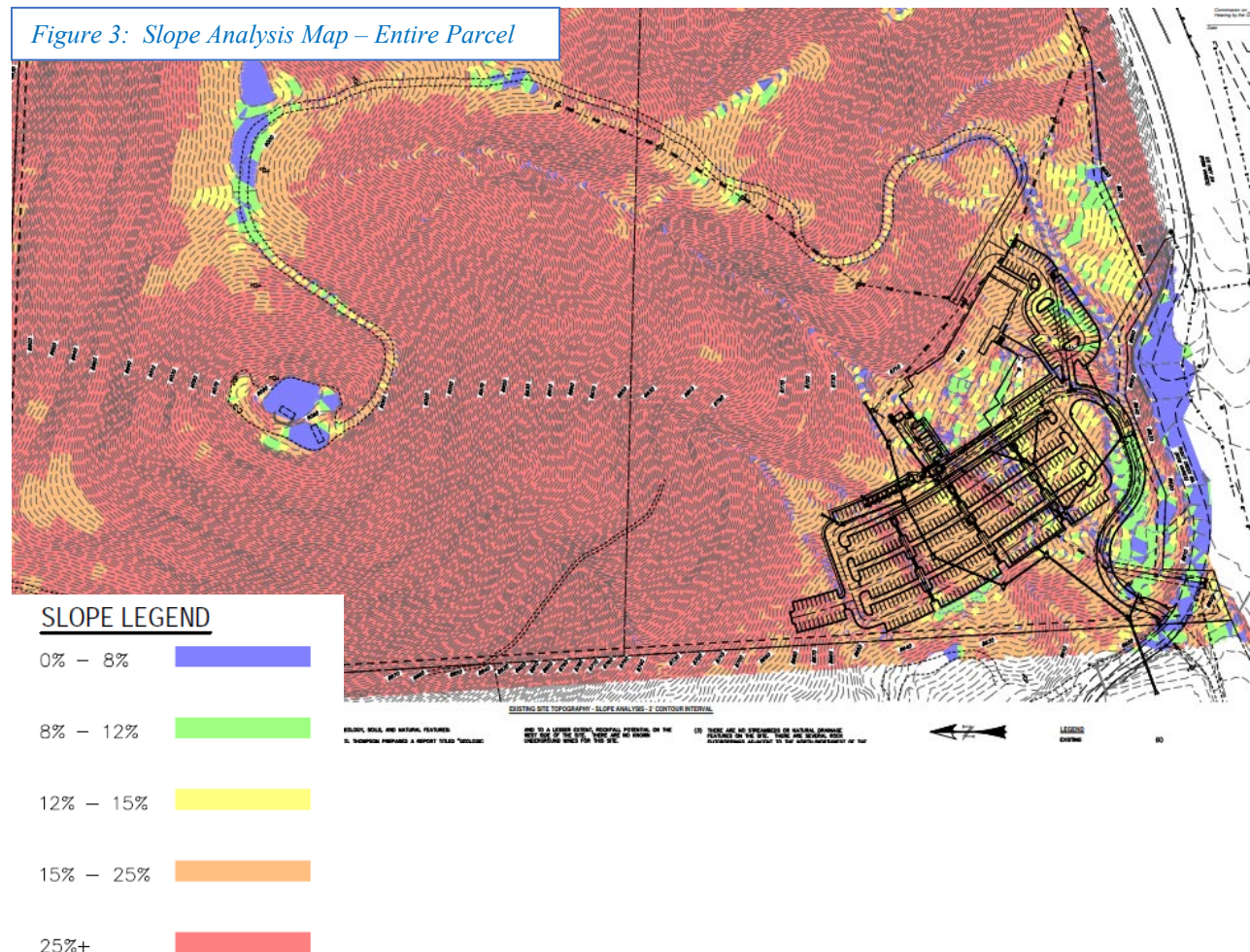
Victory life Church previously requested a 15' height variance to construct a 45'tall two-story church building at this site. The item was presented to the Board of Adjustment (BoA) at public hearing on April 17, 2023. While the BoA found that special conditions and circumstances exist at the subject property that were not a result of the Applicant's action, the BoA voted to disapprove the application for the 15" height variance as requested because the variance would confer special privilege and significantly higher structure that what other properties having similar topography were permitted to construct within the AG district.

Figure 2 below depicts the proposed site plan for the church in the southern portion of the subject property. The proposed Church building is planned to be a total of 38,440 total square feet and includes a main sanctuary, youth sanctuary, outdoor patio and other amenities. A map of the entire parcel can be found in the application packet which is attached to this report.

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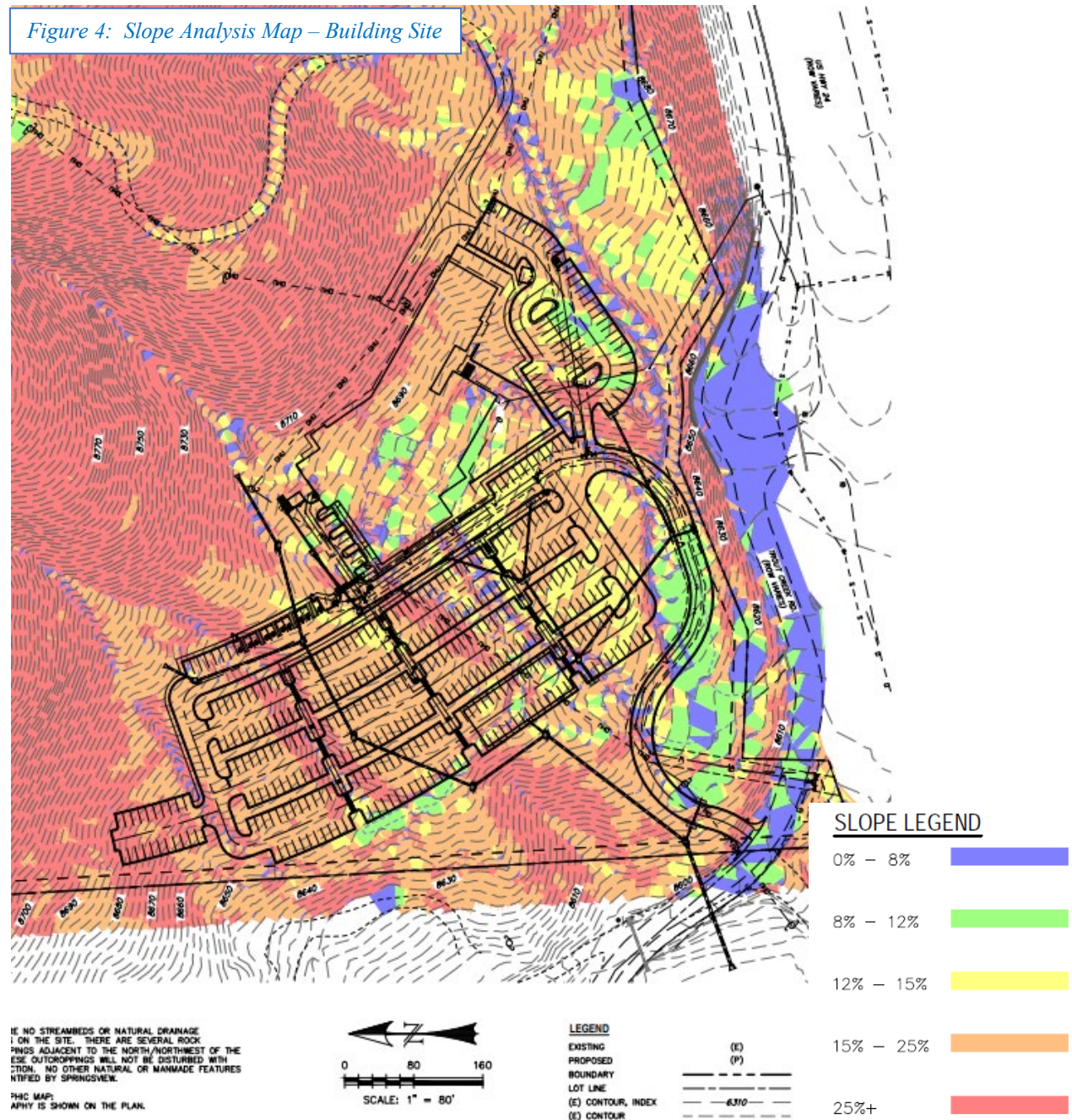
In 2001, the owner of the property at the time Mr. Gordon Jackson and the City of Woodland Park entered into an annexation agreement for the subject property. Within this agreement, there are a list of conditions of annexation and staff would like to specifically touch on one. Condition number 7 reads “The petitioner agrees to protect the ridgeline and sloped areas above an elevation of 8,775 feet through the designated open space. The designated open space area may be developed with structures, which are considered appurtenant to open space areas such as trails, gazebos, or sitting areas.” According to the applicant’s site plan submittal, the highest point of the roof is proposed to be at an elevation of approximately 8,715 feet in elevation which is 60’ below the height restriction of 8,775.

Figure 3 below is a snapshot of the slope analysis map for the entire parcel. As shown on the map, each color indicates a different slope percentage that currently exists on the site. The color blue indicates the least amount of slope (0% - 8%) and red indicates the greatest amount of slope (25 %+). The slope analysis map indicates that a majority of the parcel has an existing slope of greater than 25%, especially the northern portion of the subject property.



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Figure 4 provides more detail regarding how the building are parking are proposed for the portion of the property where the slopes are less.



As seen on both Figures 3 & 4, the southern portion of the site is still subject to significant slopes. Also existing on the site are utility lines with associated access easements which further reduces the building area. The power lines and easements are owned and maintained by the City

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of Colorado Springs. With the combination of the topography of the site and existing power lines, the applicant has identified the development area of this parcel is limited to approximately 4 acres in size. In order to accommodate the exceptionally sloping topography of the site, the proposed building is planned to be built into the existing hillside and will include a walk-out condition at the main level of the building.

For reference, building height is measured as prescribed in Code section **§18.06.080**:

"Height of building" means the vertical distance from the finished grade (average finished elevation of the ground around the structure) to the highest point of the roof."

The applicant has submitted color renderings of the building elevations for the proposed Church. In the figures 4a-4d below, the applicant has called out the average grade with a thin red dotted line. Figure 4d provides additional information where the applicant has provided a dark dotted red line identifying the existing grade of the site at the proposed building location. This existing grade line illustrates the significant slopes found at the southern portion of the site.

The measurement from the lowest grade to the highest point of the roof is 42'-6". However, the Woodland Park Code states that building height is measured using the *average finished elevation* (also known as *average finished grade*) to the highest point of the roof. In applying the definition, the building height is 35-feet.

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Figure 4a: Elevations

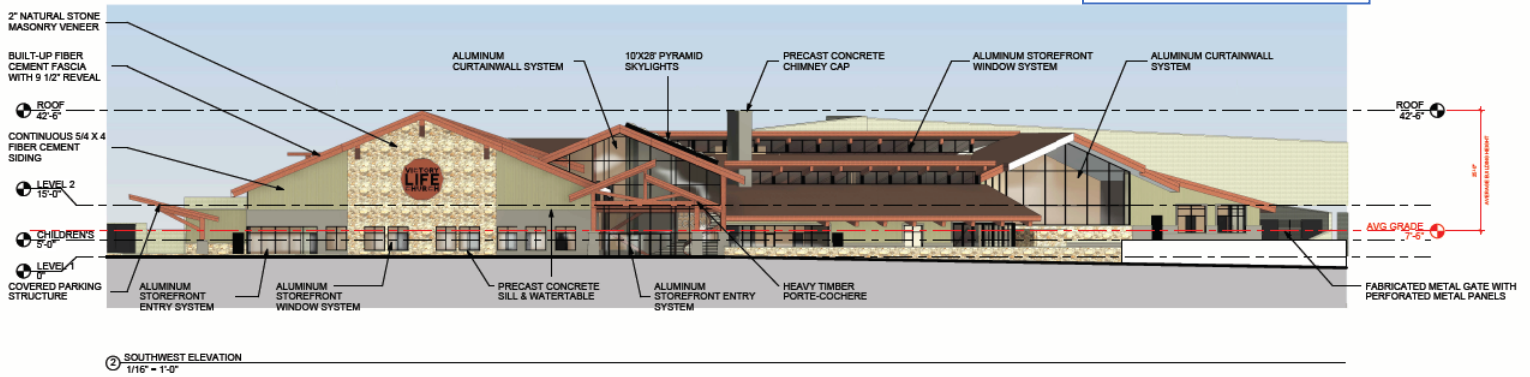
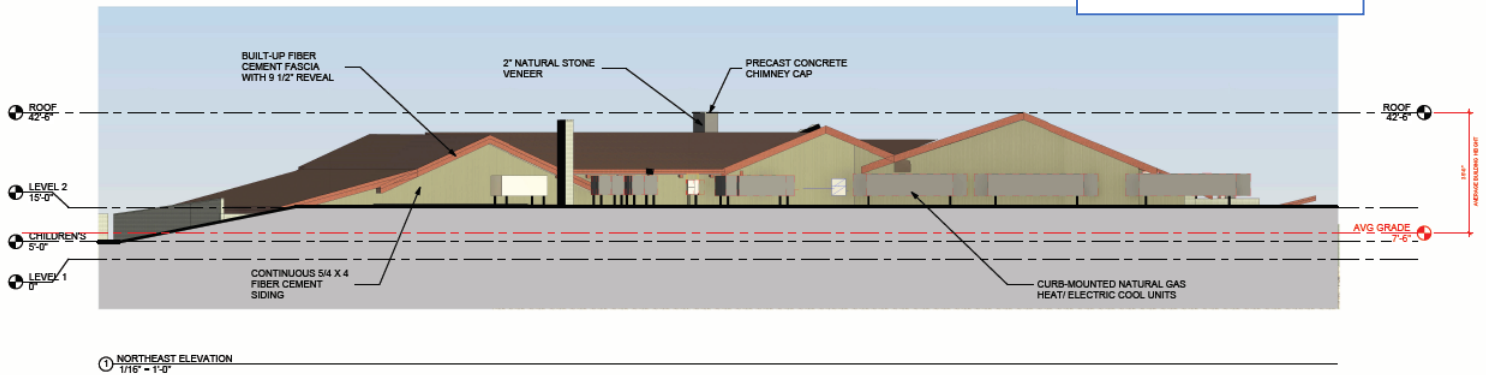


Figure 4b: Elevations



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Figure 4c: Elevations

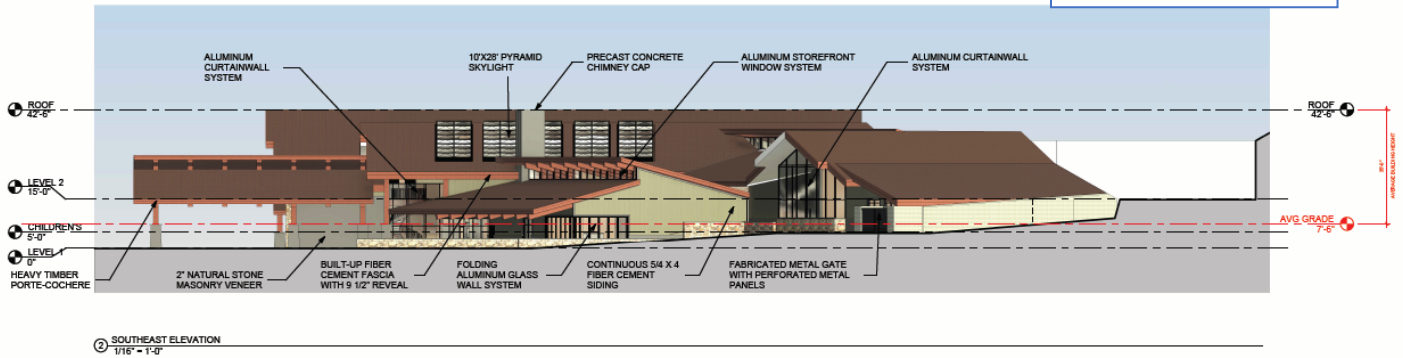
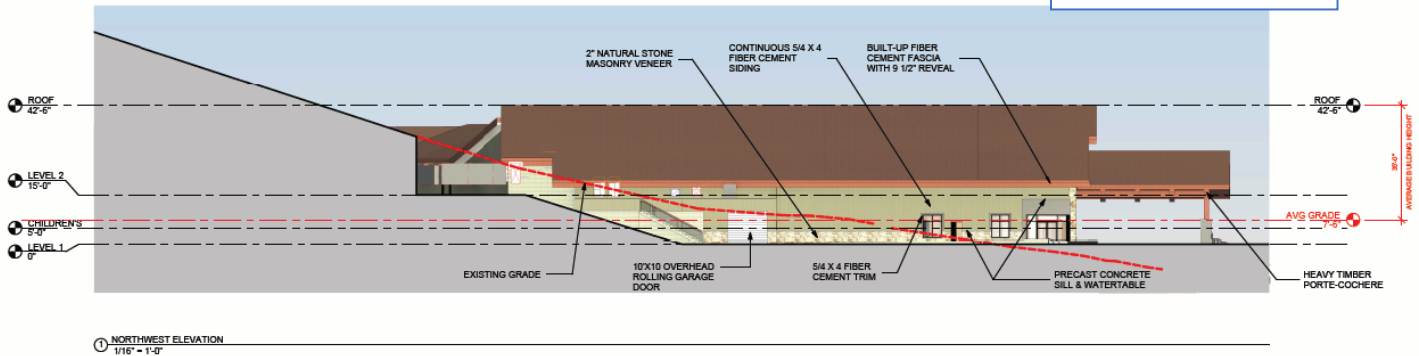


Figure 4d: Elevations



III. PROCESS

Zoning variances are subject to the requirements of *Chapter 18.60* of the Municipal Code. Section *18.60.010* states that where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation or condition peculiar to a particular piece of property, the strict application of any provision of *Title 18 Zoning* would result in exceptional, demonstrable, unnecessary hardship, the Board of Adjustment (BoA) has the power to grant a variance from such strict application so as to relieve such demonstrable difficulties or hardships. If a variance is granted, the BoA may prescribe appropriate conditions in conformity with the Zoning Regulations (§*18.60.060*). Before granting a variance, the BoA must make the findings specified in §*18.60.040*. Also, unless the limitations of §*18.60.050.A* and *B* are met (see below), a variance cannot be granted.

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Notice of the BoA public hearing was sent to adjacent property owners at least ten days prior to the public hearing, signs were posted on the property for at least ten days immediately prior to the public hearing, and a public notice was published in the Pikes Peak Courier at least seven days prior to the hearing. Staff has received zero comments from citizens regarding the application.

The Application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the Fire Department, and the Woodland Park Police Department.

IV. APPLICATION for a VARIANCE

Section 18.60.020 requires the applicant to demonstrate how the variance meets all the following conditions:

1. That there exists special conditions and circumstances of the type specified in Section 18.60.010, which are peculiar to the land, structure, or building involved and which are not applicable to other lands or structures in the same district;

- Staff found that special conditions and circumstances do exist due to the significant topographical slope of the site. At what appears to be the most extreme point on the northern portion of the property which makes that portion of the parcel unbuildable. As previously mentioned within the staff report, the building is proposed to be constructed on the southern portion of the site where the slopes are not as steep but are still significant.

2. The said special conditions and circumstances do not result from the actions of the applicant;

- Staff found that the significant grade change as well as existing power lines and easements on site is a special circumstance, and was not caused by actions of the applicant.

3. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations;

- Staff found that the denial of the variance would likely deprive the applicant of the ability to construct the proposed church building on the subject property. This parcel is zoned AG and Churches, synagogues, and other places of worship are subject to a Conditional Use Permit. Per section 18.57 of the Woodland Park Municipal Code, the Conditional Use permit is a public hearing process that must be heard before the Planning Commission and ultimately approved by City Council. As previously noted, the applicant is requesting a height variance prior to the Conditional Use Permit process.

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4. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the board to other lands or structures in the same district.*

- If granted, the applicant will not receive special privileges denied to other lands or structures in the same zone district. Development of this property with the proposed church use is still subject to a conditional use permit process through the City of Woodland Park.

V. SECTION 18.60.050.A and B LIMITATIONS

Section 18.60.050 provides the following:

A. *No nonconforming structures in the same district, and no permitted or nonconforming structures in other districts shall be considered grounds for the issuance of a variance.*

B. *Under no circumstances shall the board grant a variance to allow a use not permitted under the terms of this title in the district involved or any use expressly or by implication prohibited by the terms of this title in said district.*

- The limitations of §18.60.050.B are met since places of worship are permitted through a conditional use permit under the terms of *Title 18* within the AG zone district. Also, limitations of §18.60.050.A are met because no nonconforming use of lands or structures in the same district, and no permitted or nonconforming use of land or structure in other districts, have been used as grounds for the issuance of this variance.

VI. FINDINGS

The BoA shall consider each application and grant or deny it according to the provisions of Municipal Code §18.60.040. Findings are provided below, complete with staff's analysis. In granting a variance, the BoA may prescribe appropriate conditions in conformity with Municipal Code *Title 18*.

18.60.040.A. *That the representations in the application are valid.*

Analysis: Staff found the representations in the application valid. A written application complete with fee was submitted on October 19, 2023. Staff finds that the application demonstrates the existence of special conditions and circumstances peculiar to the land. Staff bases this on the lot's extreme topography and the existing power lines and associated easements. To resolve this issue, the Applicant is requesting a height variance to allow for the construction of the two-story Church.

18.60.040.B. *That the reasons set forth in the application justify the granting of the variance that will make possible the reasonable use of the land or structure.*

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Analysis: Staff found the justification provided by the application was sufficient for staff to recommend granting the variance as requested. With the significant grade change, the size of the variance request does not exceed the hardships found on the site.

18.60.040.C. That the granting of the variance will be in harmony with the general purpose and intent of the comprehensive plan and Title 18 Zoning and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

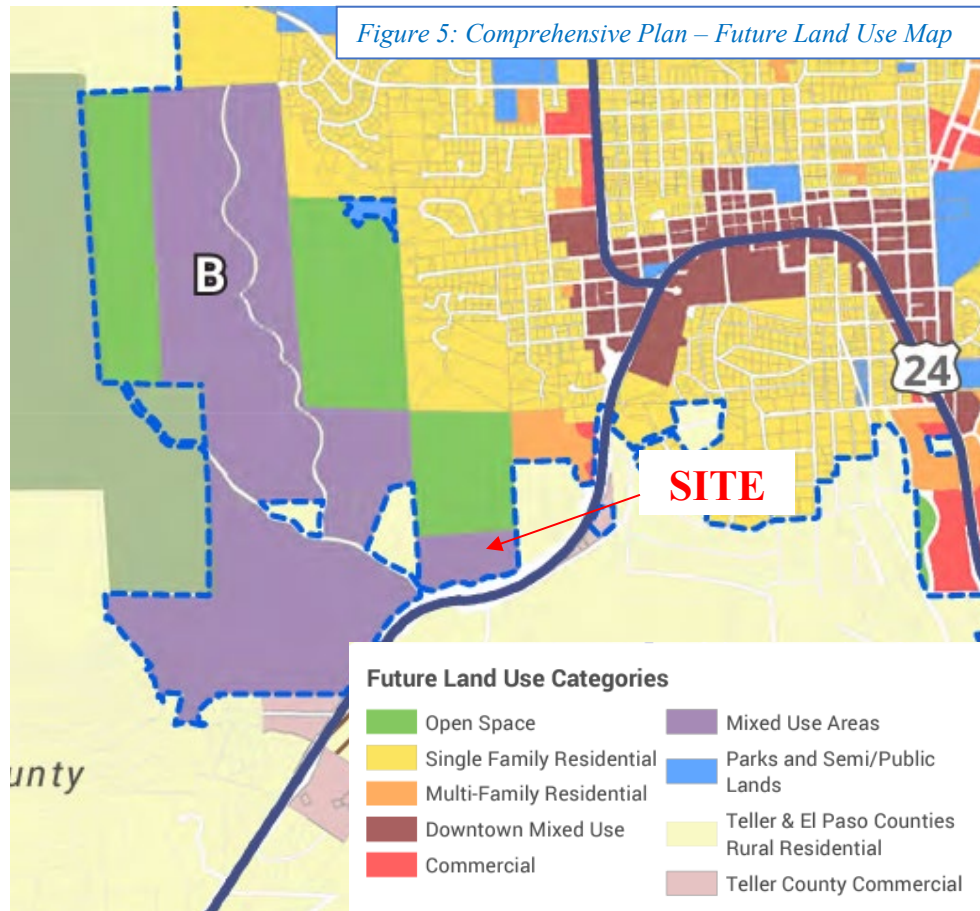
Analysis: Staff found that if granted, this variance will conform with the general purpose and intent of the comprehensive plan. As shown on the Comprehensive Plan's Future Land Use Map (Figure 5), the northern portion of the subject parcel is labeled at "open space" while the southern portion of the site where the proposed church would be constructed is labeled as "mixed use". The plan identifies several areas as "mixed use" and this site is associated with area B, which is defined as: "Area B is comprised of the approved Sturman PUD and Sanctuary PUD (Charis Bible College). The Sanctuary PUD will have event space, a café, educational facilities, and group quarter housing for students." Additionally, page 21 of the *Envision Woodland Park 2030* comprehensive plan provides the following guidance for using the Future Land Use Map:

WOODLAND PARK FUTURE LAND USE MAP DESCRIPTION

The Future Land Use Map provides guidance for rezoning requests, annexation proposals, new development, and redevelopment projects within the City limits. Its purpose is to honor the City's existing zoning map while providing both direction and flexibility for a sustainable balance of uses in future development or redevelopment proposals. Comments and direction provided by the community have been incorporated in land use descriptions and designations. Within the unincorporated areas of Teller County surrounding Woodland Park, the map identifies the type of low impact growth that may occur within the planning area and at the gateways to Woodland Park.

The Future Land Use Map identifies locations for the most appropriate future land use within the broad categories. The land use designation of each area is based on what is currently in place; what the community would like to see more of; and identification of harmonious uses that do not infringe on the existing land uses. Water use is a major consideration in land use planning and ensures that a diversity of land uses are planned for with the amount of water available. A more detailed description of each land use designation is listed below:

STAFF REPORT



VII. STAFF RECOMMENDATION

Staff recommends approval of the 5-foot variance to allow for a maximum building height of 35' for construction of a two-story Church at 5955 Trout Creek Road.

Attachments

- A. Application

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID		Project Name	Victory Life Church Height VAR #2		Project # EXT/Case #:	VAR2023-0
Permit Number	202310324	Site Address Number	5955	PO Box	232	
Date Received:	10/19/2023	Site Address Name	Trout Creek Road		Mailing Address #	-
Project Type	VAR	Lot Number	-	Block #	-	Mailing Street
Project Type Number	11	Subdivision	(unplatted)		Filing	-
Project Classification	Height Variance	Applicant Business Name	Kingdom Design Group, LLC			
Residential or Commercial	Commercial	App First Name	Seth	App Last Name	Emerson	

ZDP Required	☒	Public Review Required	☒	Lead Staff Person	CJ Gates
Board of Adjustment Date	11/20/2023	Date Routed	10/20/2023		
Planning Commission Date		Comments Due Back to Planning	11/6/2023		
City Council (1st Reading)		Comments Rec'd	☐	Filed in Area:	
City Council (Public Hearing)				CJ's 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

202310324

Project # EXT/Case #

VAR2023-08

Public Hearing Required



Date Received

10/19/2023

Date Routed

10/20/2023

Date Initial Permit Approved

***Date Permit Paid**

10/19/2023

Open Permit Comments

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

Project Type

VAR

Project Type Number

11

Project Classification

Height Variance

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

Victory Life Church Height V

Site Address Number

5955

Site Address Name

Trout Creek Road

Lot Number

-

Block Number

-

Subdivision

(unplatted)

Filing #

-

Applicant Business Name

Kingdom Design Gro

App First Name

Seth

App Last Name

Emerson

App Phone Number

719-900-2490

PO Box

232

Mailing Address Street #

-

Mailing Address Street Name

-

City

Woodland Park

State

CO

Zip Code

80866

Owner First Name

Legacy Title Holding

Owner Last Name

-

Zone Class

AG

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

☐

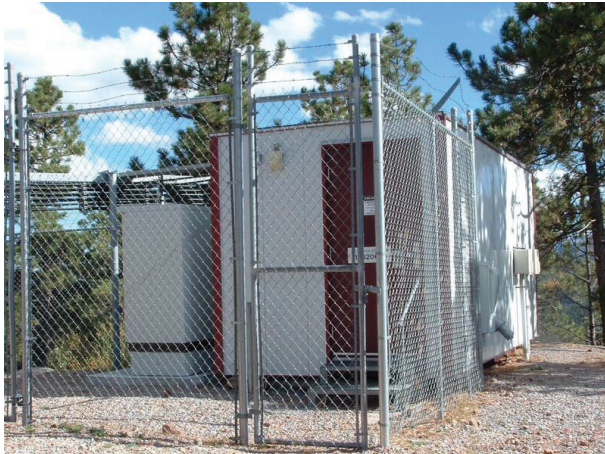
Filed in Area

CJ's office

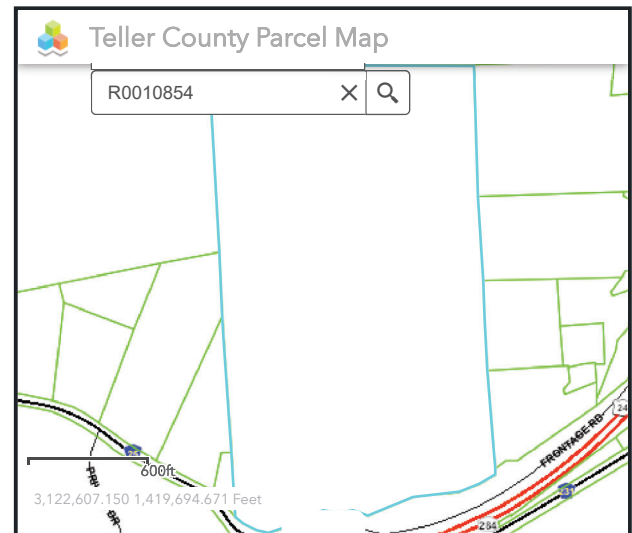
Teller County Property Records

Property Record

Acct No:R0010854



Map



[Full Screen Map](#) [Commercial Sales Map](#) [Comps Worksheet](#)

Ownership

Account No	R0010854
Parcel Id	6029.261000010
Notice of Value	PDF of 2023 Notice of Value
Actual	\$1,094,381
Assessed	\$87,220
Acct Type	Mixed Use Comm
Owner Name	LEGACY TITLE HOLDING COMPANY, AN OKLAHOMA NONPROFIT CORP
Mailing Address	PO BOX 427 DURANT, OK 747020427

Location

Physical Address	5955 TROUT CREEK RD
School Dist	RE-2
Acres	66.370000
Map No.	6029
Tax Dist	60
Area	WP CENTRAL AREA
Brief Legal	23-12-69 SE4SE4; 26-12-69 PT E2NE4 N OF HWY 24 EXC PT DESC AT B688 P189 AND EXC PT DESC AT 504971

Brief Legal Description is not intended for use on legal documents

Zoning

Zoned AG

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

Land Attributes

Land Type	Abst Code	Acres
Residential	1112	65.87
Commercial	2130	0.50

Building Information (provided by Assessor)

Building ID	1	Abst code	1212	Year built	1925
Occupancy	Single Family Residential	% Occ	100%	Adj Yr Blt	1925
Style	Ranch 1 Story	Baths	1.00	Remodeled	
SQFT	1066	Stories		% Remodeled	%
Bed Rooms	2.00	Story Ht	0	Roof Type	Gable
Rooms	4	Foundation	18 Concrete	Roof	Composition Shingle
Exterior	Frame Siding	Condition	Average	HeatType	Forced Air
Interior	Drywall				

Quality	Fair
----------------	------

Inventory Bldg Type	Description	Units	Year
Add On	Masonry Sgl 1 Story Fireplace Average	1	1925
Add On	Shed Frame Average	1020	1925

Building ID	2	Abst code	2230	Year built	1996
Occupancy	Equipment Building	% Occ	100%	Adj Yr Blt	1996
Style	Equipment Building	Baths	0.00	Remodeled	
SQFT	360	Stories	1	% Remodeled	%
Bed Rooms	0.00	Story Ht	8	Roof Type	Flat
Rooms	0	Foundation		Roof	
Exterior		Condition	Average	HeatType	Heat Pump Individual Unit
Interior					
Quality	Average				

Building ID	4	Abst code	2230	Year built	1992
Occupancy	Equipment Building	% Occ	100%	Adj Yr Blt	1992
Style	Equipment Building	Baths	0.00	Remodeled	
SQFT	180	Stories	1	% Remodeled	%
Bed Rooms	0.00	Story Ht	8	Roof Type	Flat
Rooms	0	Foundation		Roof	
Exterior		Condition	Average	HeatType	Heat Pump Individual Unit
Interior					
Quality	Fair Plus				

Building ID	5	Abst code	2230	Year built	1993
Occupancy	Equipment Building	% Occ	100%	Adj Yr Blt	1993
Style	Equipment Building	Baths	0.00	Remodeled	
SQFT	432	Stories	1	% Remodeled	%
Bed Rooms	0.00	Story Ht	8	Roof Type	Flat
Rooms	0	Foundation		Roof	
Exterior		Condition	Average	HeatType	Heat Pump Individual Unit
Interior					
Quality	Fair				

Building ID	6	Abst code	2230	Year built	1992
Occupancy	Equipment Building	% Occ	100%	Adj Yr Blt	1992
Style	Equipment Building	Baths	0.00	Remodeled	
SQFT	160	Stories	1	% Remodeled	%
Bed Rooms	0.00	Story Ht	8	Roof Type	Flat
Rooms	0	Foundation		Roof	
Exterior		Condition	Average	HeatType	Heat Pump Individual Unit
Interior					

Quality Fair

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
05/15/2000	504972	Easement	\$0
02/15/2001	515591	Plat	\$0
04/16/2001	517057	Plat	\$0
01/29/2002	529392	Easement	\$0
10/26/2004	573005	Warranty Deed	\$0
12/31/2007	613958	Special Warranty Deed	\$0
05/21/2018	707824	Easement	\$0
05/21/2018	707825	Easement	\$0
05/21/2018	707826	Easement	\$0
05/21/2018	707827	Easement	\$0
05/21/2018	707897	Easement	\$0
05/21/2018	707898	Easement	\$0
12/02/2022	LS-000104	Survey	\$0
05/16/2023	758835	Warranty Deed	\$975,000

Building Permits

Date	Permit No.	Description	Permit Issued By
10/17/2000	A19390	Commercial	Teller County
05/09/2003	A25552	Commercial	Teller County
03/29/2007	A32466	Electric	Teller County
10/02/2009	A36738	On Site	Teller County

Property Tax History (provided by Treasurer)

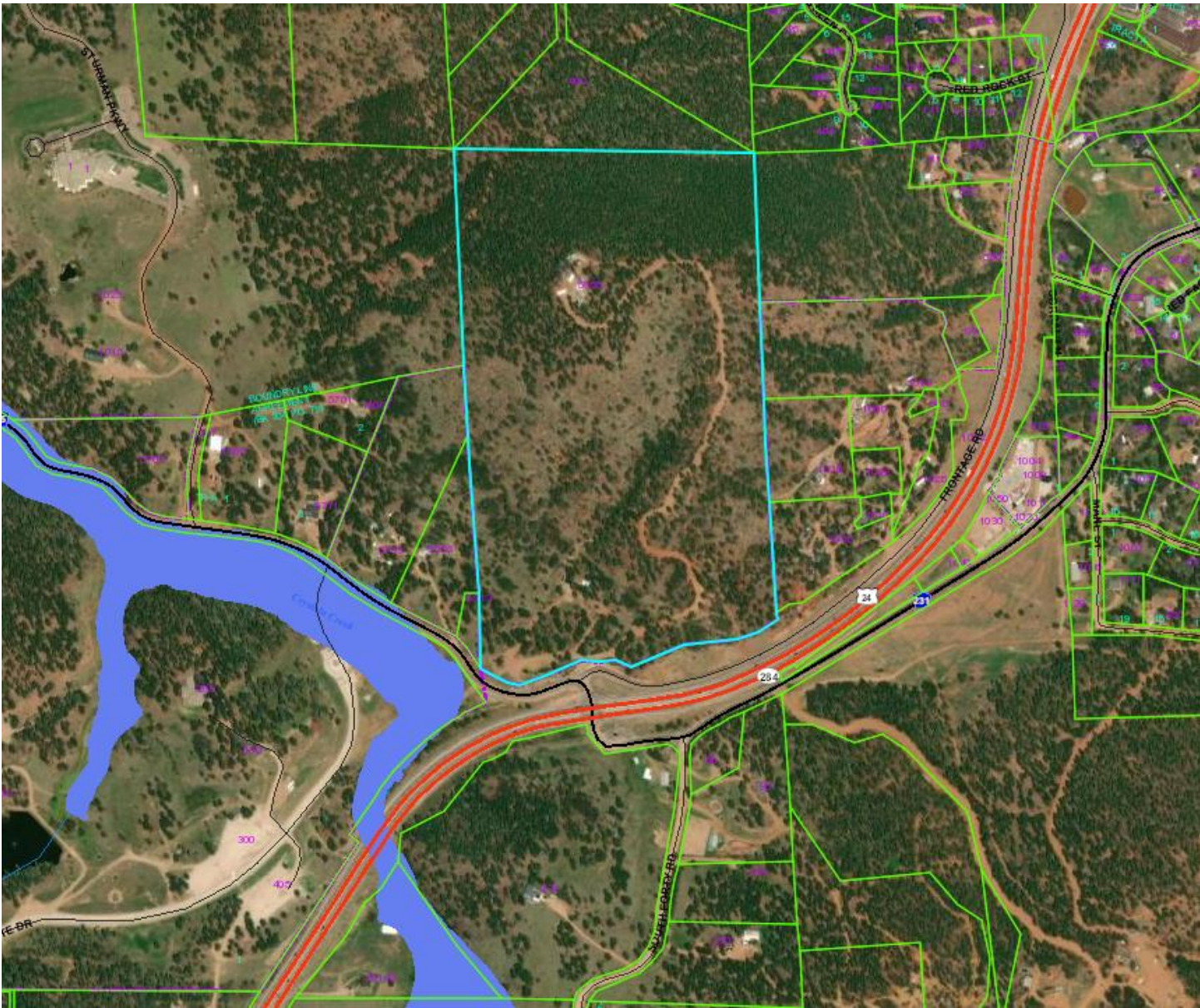
Delinquent taxes are not shown on this website.

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

[Tax Payment Web site](#)

Authority	Mil Levy	Amount
TELLER COUNTY	14.64	\$644.01
RE-2 SCHOOL DIST	27.924	\$1,228.38
CITY OF WOODLAND PARK	15.75	\$692.84
NE TELLER COUNTY FIRE	14.718	\$647.45
RAMPART LIBRARY	4.119	\$181.20
UTE PASS REGIONAL HEALTH	3.99	\$175.52
TOTAL	81.14100	\$3,569.40

Tax Year	Tax Amount
2022	\$3,569.40
2021	\$3,882.56
2020	\$3,632.14





BOARD OF ADJUSTMENT CHECKLIST FOR VARIANCES

FINDINGS: Per Chapter 18.60 (Variances) of the Woodland Park Municipal Code, the Board of Adjustment (“the board”) shall consider the application and grant or deny it according to the provisions of Chapter 18.60. In granting a variance, the board may prescribe appropriate conditions in conformity with Title 18.

Section 18.60.010. The application shall demonstrate existence of a hardship, such as:

- ☐ Exceptional narrowness, shallowness or shape of property.
- ☒ Exceptional topography of property.
- ☒ Other extraordinary or exceptional situation or condition peculiar to property.

Section 18.60.020. The applicant shall submit written application with a site plan for a variance demonstrating that all of the following conditions exist:

- ☒ There exists hardships which are peculiar to the land, structure, or building and are not applicable to other lands or structures in the same zone district.
- ☒ The hardships did not result from actions of the present or past owner/applicant.
- ☒ The literal interpretation of Title 18 would deprive the applicant/property owner of rights commonly enjoyed by other properties in the same zone district.
- ☒ If granted, the applicant/property owner will not confer special privileges denied to other lands or structures in the same zone district.

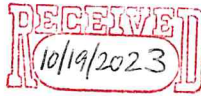
Section 18.60.040. The BOA shall make the following findings:

- A. That the representations in the application are valid.
- B. That the variance is justified and will make possible the reasonable use of the land or structure.
- C. That the variance will be in harmony with the general purpose and intent of the comprehensive plan and Title 18 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



2023 GENERAL APPLICATION

(Revised 1/1/2023)



Project # 202310324
Case # VAR2023-08
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

- a. Applicant Name Seth Emerson
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address PO Box 232 Woodland Park, CO 80866
- d. E-mail Address seth@kdgarchitect.com
- e. Phone Numbers Home _____ Work (719)900-2490 Mobile (719)685-6627

2. Property Owner Information (if different from above)

- a. Name Legacy Title Holding Corporation Project Contact? Yes ☒ No ☐
- b. Mailing Address P.O. Box 427 Durant OK 74702
- c. E-mail Address cody.maynard@vl.church
- d. Phone Numbers Home _____ Work (580)920-1791 Mobile _____

3. Site Information

- a. Site Address 5955 Trout Creek Road
- b. Lot _____ Block _____ Subdivision _____
- c. ^x Property Zoning AG Lot Size 66.37 Acres ☒ Square Feet ☐

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

5. Project Information

- a. Project Name Victory Life Church - Woodland Park
- b. Brief Description of Project/Request Construct a New Church Building for Victory Life Church. A height variance of 5' is requested. Total height of 35'.

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 Seth Emerson
- ii. Firm Name Kingdom Design Group, LLC
- iii. Physical Address 150 Morning Sun Drive, Suite 101 Woodland Park, CO 80863
- iv. Mailing Address _____
- v. E-mail Address seth@kdgarchitect.com
- vi. Phone Numbers: Business (719)900-2490 Mobile (719)685-6627

b. Engineer

- i. Project Contact David Mijares
- ii. Firm Name Catamount Engineering
- iii. Physical Address 321 Henrietta Ave. Suite A Woodland Park, CO 80863
- iv. Mailing Address PO Box 21 Woodland Park, CO 80866
- v. E-mail Address david@catamounteng.com
- vi. Phone Numbers: Business (719)337-8351 Mobile _____

c. Planner

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

d. Surveyor

- i. Project Contact Eric Simonson
- ii. Firm Name Rampart Surveys, LLC
- iii. Physical Address 1050 Tamarac Pkwy. Woodland Park, CO 80866
- iv. Mailing Address PO Box 5101 Woodland Park, CO 80866
- v. E-mail Address eric@rampartlls.com
- vi. Phone Numbers: Business (719)687-0920 Mobile _____

e. Other (specify role) Owner's Rep

- i. Project Contact Alan Camp
- ii. Firm Name N/A
- iii. Physical Address 3412 W. University Durant, OK 74701
- iv. Mailing Address P.O. Box 427 Durant, OK 74702
- v. E-mail Address alan.camp@vlchurch.com
- vi. Phone Numbers: Business (830) 920-7191 Mobile (303) 917-5790

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

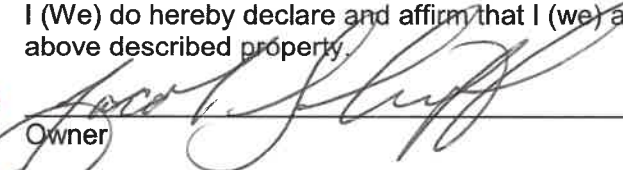
7. Applicable Code Sections

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 Zoning	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.
Special Planning Development	ite plan regulations, but the applicant should file a zoning change, including how the Special Planning Development fits into the Comprehensive Plan
Appeal	ite plan regulations sections 17.20.070, and 17.20.080
Variance	Chapter 18.54
Preliminary Plat	Chapter 18.60
Exemption Plat	Chapter 17.20 plus applicable subdivision sections
Final Plat	Section 17.52.030 plus applicable subdivision sections
Townhouse Plat	Chapter 17.24 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.



 Owner _____ Date 8/22/2023



 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.



 Applicant _____ Date 8/15/2023

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

Legacy Title Holding Corporation
PO Box 427 Durant, OK 74702

October 19, 2023

Re:
Victory Life Church - Woodland Park
Height Variance

Letter of Intent

Project Description:

Legacy Title Holding Corporation, whose representative is the Applicant is seeking to construct a new Church Building for Victory Life Church and developing the Site located at 5955 Trout Creek Road with associated access, parking, utilities and drainage improvements. The land is zoned Agricultural (AG) and is located within the City of Woodland Park, North of the intersection of Highway 24 and Trout Creek Road. The property is bordered to the North by vacant land (zoned SR), to the East by a mix of Residential and vacant land (zoned MFS and unzoned within the City of Woodland Park) and to the West by a mix Residential and vacant land (unzoned within the City of Woodland Park) and Mixed Use Residential (zoned PUD).

Special conditions and circumstances exist at the subject property that are not a result of the present owner's actions. These special conditions include an exceptionally steeply sloped topography. In order to accommodate the exceptionally sloping topography of the site, the new Church Building will be built into the hillside and will have a walk-out condition at the Main level. Per the AG zoning, the maximum building height is 30 feet. Victory Life Church, whose representative is the Applicant, is requesting a variance to that code be granted to allow for the construction a new Church Building to a maximum height of 35 feet when measured vertically from the average finished elevation of the ground around the structure to the highest point of the roof.

Justification of the 5 foot variance to maximum building height:

1. There are hardships which are peculiar to this land that are not applicable to other lands in the AG zone district. These hardships did not result from the present owner's action and include the existence of utility (power) lines, an access easement with the City of Colorado Springs and an extremely steep topography, with a grade in excess of 37% immediately behind the utility (power) lines. These conditions create an exceptional condition peculiar to this property. As a result, the total development area of approximately 66.37 acres is significantly reduced to only about 4 acres of buildable land.
2. In order to comply with the height requirements per Title 18.17.030 and continue to implement a quality design standard consistent with the desired mountain-western theme throughout Woodland Park, the building would likely need to be reduced to a single story. This would unfairly limit the rights of the Church to determine their own functional requirements and fulfill the needs of their congregation. This would also increase the footprint within the limited development area and increase the site disturbance.
3. Subject to a Conditional Use permit, Churches, synagogues and other places of worship are permitted uses per Title 18.09.090 within all established districts of Woodland Park, including AG. Conditional Use permits have been granted to similar places of worship including but not limited to: Our Lady of the Woods Church, Woodland Park Church of the Nazarene and Mountain View United Methodist Church. These and other similar permitted uses have also been granted variances related to Architectural requirements for places of worship, in keeping with the desired mountain-western aesthetic, allowing for an increase in maximum allowed height within their respective districts.
4. Currently there are 2 other properties that exist in the same (AG) zone district. These properties are vacant land and share the same extremely steep topography as the subject property. Since no other structures have been proposed or built by other properties in the same zone district, approval of the height variance and the literal interpretation of Title 18 would neither deprive nor confer special privileges to the property owner.

758835

05/17/2023 02:19 PM Total Pages: 2

Doc Fee: \$97.50, Total Fees: \$115.50

Stephanie Kees, Clerk and Recorder, Teller County, CO



State Documentary Fee
Date: May 16, 2023
\$97.50

General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

This Deed, effective as of May 16th, 2023, signed on the date(s) acknowledged below, by Grantor(s), **GORDON JACKSON FOUNDATION, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **5955 TROUT CREEK ROAD, WOODLAND PARK, CO 80863**, City or Town of **WOODLAND PARK**, County of **Teller** and State of **Colorado**, for the consideration of **(\$975,000.00) ***Nine Hundred Seventy Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **LEGACY TITLE HOLDING COMPANY, AN OKLAHOMA NONPROFIT CORPORATION**, whose street address is **PO BOX 427, Durant, OK 74702**, City or Town of **Durant**, County of **Bryan** and State of **Oklahoma**, the following real property in the County of **Teller** and State of **Colorado**, to wit:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26 LYING NORTH OF HIGHWAY 24 IN TOWNSHIP 12 SOUTH, RANGE 69 WEST FO THE 6TH P.M., TELLER COUNTY, COLORADO, EXCEPT THOSE PORTIONS DESCRIBED IN DEED RECORDED AUGUST 30, 1993 IN BOOK 688 AT PAGE 189 AND MAY 16, 2000 AT RECEPTION NO. 504971.

also known by street and number as: **5955 TROUT CREEK ROAD, WOODLAND PARK, CO 80863**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **LEGACY TITLE HOLDING COMPANY, AN OKLAHOMA NONPROFIT CORPORATION**
PO BOX 427, Durant, OK 74702





E-RECORDED

State Documentary Fee
Date: May 16, 2023
\$97.50

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

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also known by street and number as: **5955 TROUT CREEK ROAD, WOODLAND PARK, CO 80863**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **LEGACY TITLE HOLDING COMPANY, AN OKLAHOMA NONPROFIT CORPORATION**
PO BOX 427, Durant, OK 74702



Statement of Authority - Seller

SIGNATURE PAGE

GORDON JACKSON FOUNDATION, LLC, A COLORADO
LIMITED LIABILITY COMPANY

PIKES PEAK REAL ESTATE FOUNDATION INC., ITS
MEMBER/MANAGER

By:


SAMUEL CLARK, AUTHORIZED AGENT

State of **Colorado**

)

)ss.

County of **EL PASO**

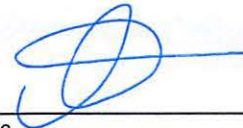
)

The foregoing instrument was acknowledged before me on this day of 10 MAY 23 by **SAMUEL CLARK AS AUTHORIZED
AGENT OF PIKES PEAK REAL ESTATE FOUNDATION INC. AS MEMBER/MANAGER OF GORDON JACKSON FOUNDATION, LLC, A
COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires:

10 May 25


Notary Public

SHARON DALY PATTERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134022242
My Commission Expires: May 06, 2025

TD-1000
Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. **This document is not recorded, is kept confidential, and is not available for public inspection.**

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents, subject to a documentary fee, are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of \$25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Address and/or legal description of the real property sold: Please do not use P.O. Box numbers

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26 LYING NORTH OF HIGHWAY 24 IN TOWNSHIP 12 SOUTH, RANGE 69 WEST FO THE 6TH P.M., TELLER COUNTY, COLORADO, EXCEPT THOSE PORTIONS DESCRIBED IN DEED RECORDED AUGUST 30, 1993 IN BOOK 688 AT PAGE 189 AND MAY 16, 2000 AT RECEPTION NO. 504971.

2. Type of Property purchased: ☐ Single Family Residential ☐ Townhome ☐ Condominium ☐ Multi-Unit Res ☒ Commercial
☐ Industrial ☐ Agricultural ☐ Mixed Use ☐ Vacant Land ☐ Other _____

3. Date of Closing: May 16, 2023

Date of Contract if different than date of closing: September 15, 2022

4. Total sale price: Including all real and personal property. \$975,000.00

Contracted price (if different from final sale price) \$ _____

5. List any personal property included in the transaction that materially impacts the total sale price. Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description

Approximate Value

_____	\$ _____
_____	\$ _____
_____	\$ _____
Personal Property Total:	\$ _____

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sales price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.

☐ Yes ☒ No If yes, value \$ _____

If yes, does this transaction involve a trade under IRS Code Section 1031? ☐ Yes ☒ No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.

☒ Yes ☐ No If no, interest purchased: _____ %

8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction.

☐ Yes ☒ No

9. Please Mark type of sale:

☐ Builder (new construction) ☒ Public (MLS or Broker Representation) ☐ Private (For Sale By Owner)

☐ Other (describe) _____

10. Mark any of the following that apply to the condition of the improvements at the time of purchase:

☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage



11. Type of financing: (mark all that apply)

- ☒ None (all cash or cash equivalent)
☐ New/Mortgage Lender (government-backed or conventional bank loan)
☐ New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
☐ Seller (buyer obtained a mortgage directly from the seller)
☐ Assumed (buyer assumed an existing mortgage)
☐ Combination or Other: Please explain

12. Total amount financed: _____

13. Terms:

- ☐ Variable Starting interest rate % _____
☐ Fixed Interest rate % _____
Length of time _____ years
Balloon Payment ☐ Yes ☐ No If yes, amount \$0.00 Due Date _____

14. Mark any that apply:

- ☐ Seller assisted down payment
☐ Seller concessions
☐ Special terms of financing.

If marked, please specify: _____

15. Was an independent appraisal obtained in conjunction with this transaction? ☒ No ☐ Yes

For properties **OTHER THAN** residential (Residential is defined as: single family detached, townhomes, apartments, and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

16. Did the purchase price include a franchise or license fee? ☐ Yes ☒ No

If yes, franchise or license fee value? _____

17. Did the purchase price involve an installment land contract? ☐ Yes ☒ No

If yes, date of contract: _____

18. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?

- ☐ Yes ☒ No

Remarks: Please include any additional information concerning the sale you may feel is important.

19. Signed on this day of May 16, 2023

Have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number.

Signature of ☒ Grantee(Buyer) ☐ or Grantor(Seller)

(SEE ATTACHED "SIGNATURE PAGE")

20. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

LEGACY TITLE HOLDING COMPANY, AN OKLAHOMA NONPROFIT CORPORATION

PO BOX 427, Durant, OK 74702

Phone: _____

Email: _____

Legacy Title Holding Corporation
PO Box 427 Durant, OK 74702

October 19, 2023

Re:
Victory Life Church - Woodland Park
Height Variance

Adjoiners List

Physical Address	Owner	Mailing Address
400 Golden Eagle Place Woodland Park, CO 80863	Shinko Trust	1067 E US Highway 24 #210 Woodland Park, CO 80863
385 Golden Eagle Place Woodland Park, CO 80863	Shinko Trust	1067 E US Highway 24 #210 Woodland Park, CO 80863
380 Golden Eagle Place Woodland Park, CO 80863	Shinko Trust	1067 E US Highway 24 #210 Woodland Park, CO 80863
464 Evergreen Court Park, CO 80863	Stewart, Benjamin	464 Evergreen Court Woodland Woodland Park, CO 80863
850 W US 24 Woodland Park, CO 80863	Skyline South LLC, A Colorado LLC	822 W US Highway 24 Woodland Park, CO 80863
1022 W US 24 Woodland Park, CO 80863	Brownlee, Aaron J	1022 W US Highway 24 Woodland Park, CO 80863
1010 W US 24 Woodland Park, CO 80863	Morin, Daniel P	740 Dickman Ave Monterey, CA 93940
1052 W US 24 Woodland Park, CO 80863	Allen, Blake J	108 Canon Ave Manitou Springs, CO 80829
CR 25 Woodland Park, CO 80863	Rooks, Franklin D	PO Box 832 Woodland Park, CO 80866
5835 CR 25 Woodland Park, CO 80863	Rooks, Franklin D & Vickie M	PO Box 832 Woodland Park, CO 80866
5793 CR 25 Woodland Park, CO 80863	Rooks, Franklin D & Vickie M	PO Box 832 Woodland Park, CO 80866
1 Innovation Way Woodland Park, CO 80863	New Life Holding Corporation	1 Innovation Way Ste B Woodland Park, CO 80863

PRELIMINARY DRAINAGE REPORT
FOR
VICTORY LIFE CHURCH

OCTOBER 2023

Prepared for:

VICTORY LIFE CHURCH
70 Morning Sun Drive, Suite C
Woodland Park, CO 80863

Prepared By:



JOB NUMBER:22-372

CONDITIONS:

PRELIMINARY DRAINAGE REPORT

FOR

VICTORY LIFE CHURCH

PURPOSE

The purpose of this drainage report is to identify existing drainage patterns, establish conceptual developed outfall and detention scenarios from the development, and confirm compliance with current City of Woodland Park Drainage Criteria. The proposed development of a single church located on an agriculturally zoned 66.37-acre parcel within the City of Woodland Park. The parcel is not a part of a larger development PUD and will require detention approximating historic release from impervious areas of development.

GENERAL LOCATION AND DESCRIPTION

The proposed Victory Life Church is located in the Southeast 1/4 Section 23 and East half of the Northeast 1/4 of Section 23, Township 12 South, Range 69 West of the 6th principal meridian. The proposed development is previously unplatted and contains 66.37 acres to be developed within the City of Woodland Park. The proposed development is bounded to the north and east by undeveloped large residential lots within the City of Woodland Park, to the east by undeveloped portions of Andrew Womack Ministries, and unincorporated large residential lots, and south by CDOT ROW (SH 24) and Trout Creek Road. The parcel will connect to existing infrastructure within the CDOT ROW and Trout Creek Road.

The parcel contains telecommunication infrastructure at the crest of the ridge and fiber optic and electrical infrastructure traverse portions of the development. A gravel driveway is installed from Trout Creek Road to the proposed development site and the antennae infrastructure. The majority of the parcel is undeveloped, excepting the antennae installation site and abandoned mobile home units in the lower portion of the parcel. Church development is proposed in the southern portion of the parcel containing lower slope gradient than the upper (northern) portion of the site. Some grading for roadway access, antennae installation, and previous mobile home residence is evident on the site. The development proposes a single private driveway connection to Trout Creek Road at the southwest corner of frontage. The proposed development consists of regrading, utility infrastructure, roadway construction, retaining wall construction, and church construction.

Existing soils on the site consist of 34 percent Plome-Pimsby complex (Hydrologic Group 'B' soil) and 66 percent Catamount-Guffy complex (Hydrologic Group 'D' soil) as determined by the Natural Resources Conservation Service Web Soil Survey. Hydrologic Group 'D' soils have been used in hydrologic calculations. The parcel flows from the high point and saddle in the north central portion of the site generally south forming well defined natural swales towards Trout Creek along the southern parcel boundary. The parcel is predominantly ungraded and vegetative cover consists of native grasses and shrubs with moderate coniferous tree cover.

The parcel generally flows from north central high point and saddle at grades in excess of 33% in the upper reaches to approximately 20% in the lower portions where development is proposed to Trout Creek Road and existing 18" CMP culvert crossings which outfall directly to the adjacent reach of Trout Creek.

No portion of the development is contained within a FEMA designated floodplain per FIRM panel 08119C0202D, effective September 25, 2009.

EXISTING DRAINAGE

As the Basin contains the crest and saddle where the antennae are located no offsite basins contribute to the development. Existing portions of the parcel not proposed for development are modeled as 'Off-Site' basins for the purpose of the analysis. The northern portion of the development draining to the north and not proposed for development was not included in the analysis.

Basins OS-1 (6.06 Acres, $Q_5=2.7$ cfs, $Q_{100}=17.3$ cfs), OS-2 (12.56 Acres, $Q_5=4.7$ cfs, $Q_{100}=31.3$ cfs), OS-3 (1.30 Acres, $Q_5=3.0$ cfs, $Q_{100}=6.3$ cfs) and OS-4 (0.73 Acres, $Q_5=0.4$ cfs, $Q_{100}=2.9$ cfs) consist of areas to remain undisturbed south of the ridge and conveyed through the development site. Basin OS-1 enters the northwest corner of the site and is conveyed in an existing natural swale to the westerly 18" CMP culvert crossing of Trout Creek Road. Basin OS-2 enters the central portion of the site and is conveyed in a natural drainage through the center of the site to the central 18" CMP culvert crossing of Trout Creek Road. Basin OS-3 enters the eastern portion of the proposed development and flows to the roadside ditch along the northerly edge of Trout Creek Road which conveys runoff to the ultimate outfall at DP-E3 (18" CMP culvert).

The portion of the onsite basins proposed for development were modeled as corresponding EX basins:

Basin EX1 (2.25 Acres, $Q_5=1.1$ cfs, $Q_{100}=7.5$ cfs)

Basin EX2 (3.65 Acres, $Q_5=1.5$ cfs, $Q_{100}=9.9$ cfs)

Basin EX3 (2.61 Acres, $Q_5=1.3$ cfs, $Q_{100}=8.7$ cfs)

Basin EX4 (0.31 Acres, $Q_5=0.1$ cfs, $Q_{100}=0.9$ cfs)

Combined outfall at design point E1 of basins OS1 and EX1 contributing to outfall at the westerly 18" CMP culvert are $Q_5=3.2$ cfs and $Q_{100}=21.4$. Combined outfall at E2 of contributing basins OS2, OS3, OS4, EX2, EX3, and EX4 at design point E2 are $Q_5=5.8$ cfs and $Q_{100}=37.8$.

DEVELOPED DRAINAGE BASINS

The intent of the proposed development is to follow closely to existing drainage patterns. Excess runoff generated by proposed redevelopment or changes in drainage patterns will be directed to proposed on-site private detention. Due to the exceptional grade on the site underground detention in the lower tier of parking is conceptually proposed. Proposed underground detention will release flows consistent with existing condition peak flows to downstream properties.

The Rational method was used to determine runoff quantities for developed basins. Peak runoff for the, 5-YR, and 100-YR frequency storm were provided for each basin. Conservatively, additional travel time for pipe routing was not utilized in attenuating peak flows and additive flows

were utilized beyond inlet capture providing 5-YR and 100-YR analysis. No developed off-site flows enter the site in the developed condition. In this preliminary drainage report Basin A was modeled as undetained. The final drainage report will develop underground detention scenario for all of Basin A.

BASIN A-

Basin A (undetained) (6.17 Acres, $Q_5=13.6$ cfs, $Q_{100}=33.3$ cfs)

Basin A consists of the portion of the development tributary to the proposed on-site private underground detention. Analysis including development of individual inlets, pipe systems, and conveyance will be developed in a final drainage report developed in coordination with final construction drawings. 'A' Basins consist of buildings (modeled with C values for roof), roadway and sidewalk improvements (modeled as pavement) and landscape areas (modeled as landscape). The basins are generally tributary to roadway improvements and are conveyed within curb and gutter sections to Type R inlets in sump condition in the parking lot.

Basin A will require detention to be developed in the final drainage report equating overall release from the development to historic levels at design point P2.

BASIN B-

Basin B (undetained) (0.76 Acres, $Q_5=1.2$ cfs, $Q_{100}=4.1$ cfs)

Basin B consists of the driveway landscaped areas situated below the underground detention and tributary to design point P3 upstream of design point P2. Basin B will be undetained and will require over detention of Basin A to equate overall release from the development to historic levels at design point P2.

BASIN C-

Basin C1 (0.97 Acres, $Q_5=0.6$ cfs, $Q_{100}=3.3$ cfs)

Basin C2 (0.56 Acres, $Q_5=0.6$ cfs, $Q_{100}=2.5$ cfs)

Basin C3 (0.29 Acres, $Q_5=0.2$ cfs, $Q_{100}=1.0$ cfs)

C Basins consist predominantly of undeveloped or landscape areas directly tributary to Trout Creek Road. Basin C2 contains the lower portion of the proposed driveway directly tributary to Trout Creek Road. C Basins will be undetained and will require over detention of Basin A to equate overall release from the development to historic levels and design points P1 and P2.

Development of Victory Life Church proposes to collect upstream (off-site) runoff within existing natural swales utilizing flared end sections and headwalls. Private on-site pipe systems will convey off-site flows through the site to direct outfall to Trout Creek south of Trout Creek Road addressing existing sediment deposit within existing roadway. Proposed runoff at design point P1 of $Q_5=1.0$ cfs, $Q_{100}=5.7$ cfs is less than historic flows at coincident design point E1 of $Q_5=3.2$ cfs, $Q_{100}=21.4$ cfs. Proposed runoff at existing Trout Creek Culvert (design point P2) of

$Q_5=1.6$ cfs, $Q_{100}=8.6$ cfs is significantly less than historic flows at coincident design point E2 of $Q_5=5.8$ cfs, $Q_{100}=37.8$ cfs. As modeled, undetained flows from the overall site are in excess of historic contribution to Trout Creek. Final Drainage Report will include development of proposed detention scenario to limit overall contribution to Trout Creek below historic levels.

4-STEP PROCESS

RUNOFF REDUCTION

The development addresses Low Impact Development strategies primarily through the utilization of landscaped swales where grades allow within the development. Additionally Impervious areas were intentionally routed through receiving pervious areas to allow for infiltration of stormwater in conveyance.

TREAT AND SLOW RELEASE

On-site flow is directed to the existing on-site private underground storage and release will be designed to match historic release rates at downstream design points.

CHANNEL STABILIZATION

The ultimate recipient of runoff from the site is Trout Creek. Flows generated within the site are tributary to the proposed underground detention on-site. Peak flows generated within the site are required to match historic runoff condition.

SOURCE CONTROLS

A Grading and Erosion Control Plan will be approved by City of Woodland Park prior to any soil disturbance. The erosion control plan will include specific source control BMP's as well as defined overall site management practices for the construction period. The CDPHE Stormwater Management Plan (SWMP) narrative will address materials storage and spill containment during construction operations.

DRAINAGE METHODOLOGY

This drainage report was prepared in accordance to the criteria established in the City of Woodland Park Drainage Criteria Manual, as revised March 2014.

The rational method for drainage basin study areas of less than 130 acres was utilized in the analysis. For the Rational Method, flows were calculated for the 5 and 100-year recurrence intervals. The average runoff coefficients, 'C' values, are taken from Table 6-5 and the Intensity-Duration-Frequency curves are taken from Figure 6-2 of the City's Drainage Criteria Manual. Time of concentration for overland flow and storm drain flow are calculated per Section 4.2 of the City Drainage Criteria Manual. Calculations for the Rational Method are shown in the Appendix of this report.

Analysis of street conveyance, inlets, and swale and pipe conveyance systems will be developed in the Final Drainage report required with final plat and construction drawing submittal.

SUMMARY

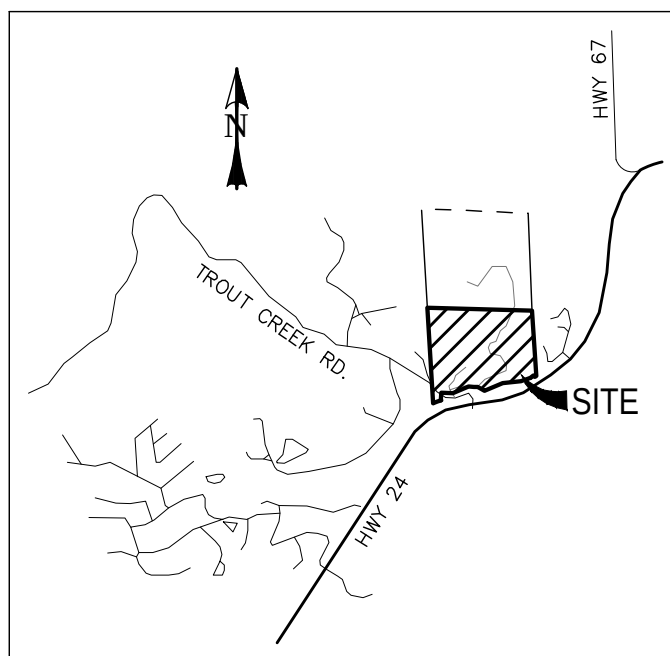
Development of the Victory Life Church with anticipated detention facilities limiting runoff to Trout Creek will not adversely affect the downstream and surrounding developments.

REFERENCES:

City of Woodland Park Drainage Criteria Manual, revised March 2014

Natural Resources Conservation Service Web Soil Survey

APPENDIX

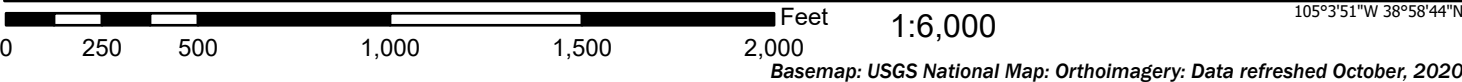


VICINITY MAP
SCALE: N.T.S.

National Flood Hazard Layer FIRMMette



105°4'28"W 38°59'12"N



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 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
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.

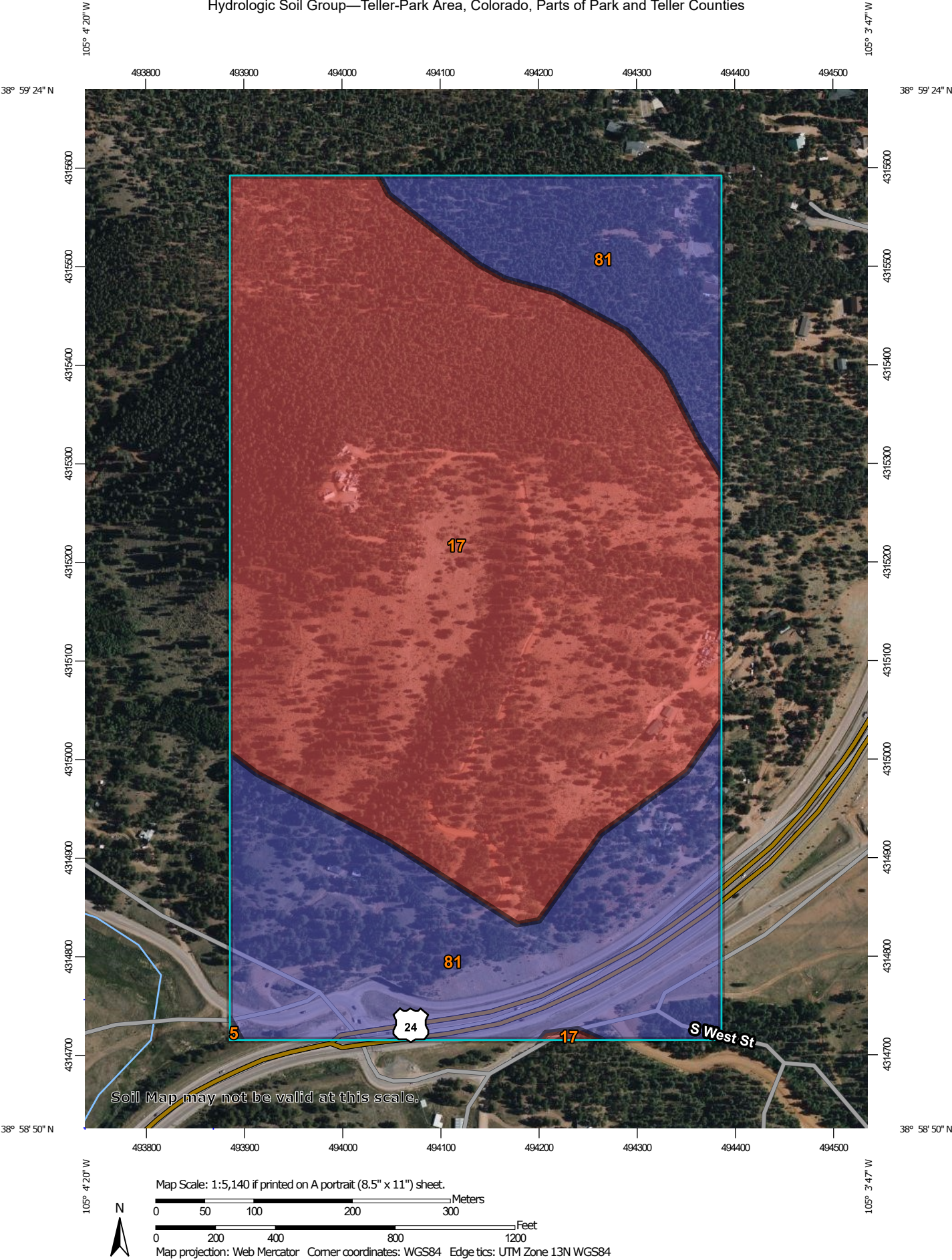
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/3/2023 at 12:13 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.

CALCULATIONS

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



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
5	Altman-Cowd association, 8 to 25 percent slopes	C	0.0	0.0%
17	Catamount-Guffey complex, 15 to 40 percent slopes	D	71.8	65.9%
81	Plome-Pimsby complex, 5 to 40 percent slopes	B	37.1	34.0%
Totals for Area of Interest			109.0	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

							CONVEYANCE TC							TT				
BASIN	AREA TOTAL (Acres)	C ₅	C ₁₀₀	Length (ft)	Height (ft)	TI (min)	Length (ft)	Height (ft)	C _v	Slope (%)	Velocity (fps)	TC (min)	TOTAL (min)	I ₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (c.f.s.)	Q ₁₀₀ (c.f.s.)	
OS1 Undeveloped	6.06	0.16	0.51	300	130	8.5 E1 E2	360 441 878	244 85 126	5 5 10	67.8% 19.3% 14.4%	4.1 2.2 3.8	1.5 3.3 3.9	13.3	2.74	5.60	2.7	17.3	
OS2 Undeveloped	12.56	0.16	0.51	205	40	9.1 E3 E2	1208 727 134	258 48 8	5 5 10	21.4% 6.6% 6.0%	2.3 1.3 2.4	8.7 9.4 0.9	17.8	2.35	4.88	4.7	31.3	
OS3 Undeveloped	1.30	0.16	0.51	300	78	10.0 E4 E3 E2	122 451 361 1317	44 68 32 108	5 5 5 10	36.1% 15.1% 8.9% 8.2%	3.0 1.9 1.5 2.9	0.7 3.9 4.0 7.7	10.7	3.03	6.29	3.0	6.3	
OS4 Undeveloped	0.73	0.16	0.51	240	120	7.2 E2	60 568	42 60	5 10	70.0% 10.6%	4.2 3.3	0.2 2.9	7.5	3.69	7.70	0.4	2.9	
EX1 Undeveloped	2.25	0.16	0.51	159	34	7.8	282	48	5	17.0%	2.1	2.3	10.1	3.15	6.54	1.1	7.5	
EX2 Undeveloped	3.65	0.16	0.51	187	28	9.5 E2	568 134	74 8	5 10	13.0% 6.0%	1.8 2.4	5.2 0.9	14.7	2.62	5.34	1.5	9.9	
EX3 Undeveloped	2.61	0.16	0.51	130	30	6.9 E3 E2	321 361 134	38 32 8	5 5 10	11.8% 8.9% 6.0%	1.7 1.5 2.4	3.1 4.0 0.9	10.0	3.16	6.54	1.3	8.7	
EX4 Undeveloped	0.31	0.16	0.51	199	29	9.9 E3 E2	317 295 134	30 14 8	5 10 10	9.5% 4.7% 6.0%	1.5 2.2 2.4	3.4 2.3 0.9	13.3	2.74	5.60	0.1	0.9	

Calculated by: DLM
Date: 10/03/23

							CONVEYANCE TC						TT				
BASIN	AREA TOTAL (Acres)	C ₅	C ₁₀₀	Length	Height	TI	Length	Height	C _V	Slope	Velocity	TC	TOTAL	I ₅	I ₁₀₀	Q ₅	Q ₁₀₀
				(ft)	(ft)	(min)	(ft)	(ft)		(%)	(fps)	(min)	(min)	(in/hr)	(in/hr)	(c.f.s.)	(c.f.s.)
A ROOF PAVEMENT LANDSCAPE	6.17	0.70	0.82	121	2	6.8	694	24	20	3.5%	3.7	3.1	9.9	3.17	6.55	13.6	33.3
	1.14	0.75	0.81														
	3.51	0.90	0.96														
	1.52	0.19	0.52														
B ROOF PAVEMENT LANDSCAPE	0.76	0.40	0.65	90	10	5.5	382	48	20	12.6%	7.1	0.9	6.3	4.00	8.30	1.2	4.1
	0.00	0.75	0.81														
	0.22	0.90	0.96														
	0.54	0.19	0.52														
C1 ROOF PAVEMENT LANDSCAPE	0.97	0.19	0.52	100	7	8.6	222	63	5	28.4%	2.7	1.4	10.0	3.16	6.54	0.6	3.3
	0.00	0.75	0.81														
	0.00	0.90	0.96														
	0.97	0.19	0.52														
C2 ROOF PAVEMENT LANDSCAPE	0.56	0.32	0.60	100	13	6.1	151	11	5	7.3%	1.3	1.9	7.9	3.60	7.47	0.6	2.5
	0.00	0.75	0.81														
	0.10	0.90	0.96														
	0.46	0.19	0.52														
C3 ROOF PAVEMENT LANDSCAPE	0.29	0.19	0.52	100	5	9.7	90	10	5	11.1%	1.7	0.9	10.6	3.06	6.30	0.2	1.0
	0.00	0.75	0.81														
	0.00	0.90	0.96														
	0.29	0.19	0.52														

Calculated by: _____
Date: _____

DESIGN POINT	AREA TOTAL (Acres)			TT				
		C ₅	C ₁₀₀	TOTAL	I ₅	I ₁₀₀	Q ₅	Q ₁₀₀
				(min)	(in/hr)	(in/hr)	(c.f.s.)	(c.f.s.)
E4	3.91	0.16	0.51	14.6	2.61	5.39	1.6	10.7
BASIN OS3	1.30	0.16	0.51	14.6				
BASIN EX3	2.61	0.16	0.51	10.0				
E3	16.21	0.16	0.51	27.3	1.75	3.59	4.5	29.7
BASIN OS 2	12.56	0.16	0.51	27.3				
BASIN EX2	3.65	0.16	0.51	14.7				
E2	21.16	0.16	0.51	28.2	1.70	3.50	5.8	37.8
BASIN OS4	0.73	0.16	0.51	7.5				
BASIN EX4	0.31	0.16	0.51	13.3				
DP E4	3.91	0.16	0.51	14.58				
DP E3	16.21	0.16	0.51	28.17				
E1	8.31	0.16	0.51	16.6	2.44	5.06	3.2	21.4
BASIN OS1	6.06	0.16	0.51	16.6				
BASIN EX1	2.25	0.16	0.51	10.1				

Calculated by: DLM

Date: 4/04/23

DESIGN POINT	AREA TOTAL (Acres)	C ₅	C ₁₀₀	TC	I ₅	I ₁₀₀	Q ₅	Q ₁₀₀
				(min)	(in/hr)	(in/hr)	(c.f.s.)	(c.f.s.)
P3 BASIN C3 BASIN C2	0.85 0.29 0.56	0.27 0.19 0.32	0.57 0.52 0.60	10.6 10.6 7.9	3.06	6.30	0.7	3.1
P2 DP P3 DP P1	2.55 0.85 1.70	0.21 0.27 0.18	0.53 0.57 0.52	10.6 10.6 10.0	3.06	6.30	1.6	8.6
P1 BASIN OS4 BASIN C1	1.70 0.73 0.97	0.18 0.16 0.19	0.52 0.51 0.52	10.0 7.5 10.0	3.16	6.54	1.0	5.7
P6 BASIN OS2 BASINOS1	18.62 12.56 6.06	0.16 0.16 0.16	0.51 0.51 0.51	17.8 17.8 13.3	2.35	4.88	7.0	46.3
P5 BASIN A DP P6	24.79 6.17 18.62	0.29 0.70 0.16	0.59 0.82 0.51	17.8 9.9 17.8	2.35	4.88	17.1	71.1
P4 BASIN B DP P5	25.55 0.76 24.79	0.30 0.40 0.29	0.59 0.65 0.59	17.8 6.35 17.8	2.35	4.88	17.8	73.5

Calculated by: _____
Date: _____

Gravel parking areas, storage areas, and access drives shall be analyzed based on an imperviousness of 80%. This is due to the potential for gravel areas being paved over time by property owners and the resulting adverse impacts on the stormwater management facilities and adjacent properties.

There are some circumstances where the selection of impervious percentage values may require additional investigation due to unique land characteristics (e.g., recent burn areas). When these circumstances arise, it is the designer's responsibility to verify that the correct land use assumptions are made.

When multiple sub-basins are delineated, a composite C value can be calculated:

$$C_c = (C_1A_1 + C_2A_2 + C_3A_3 + \dots C_iA_i) / A_t \quad (\text{Eq. 6-3})$$

Where:

C_c = composite runoff coefficient for total area

C_i = runoff coefficient for subarea corresponding to surface type or land use

A_i = area of surface type corresponding to C_i (units must be the same as those used for total area)

A_t = total area of all subareas for which composite runoff coefficient applies

i = number of surface types in the drainage area.

Table 6-5. Runoff Coefficients for Rational Method (UDFCD 2001)

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients											
		2-year		5-year		10-year		25-year		50-year		100-year	
		HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D
Business													
Commercial Areas	95	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.87	0.87	0.88	0.88	0.89
Neighborhood Areas	70	0.45	0.49	0.49	0.53	0.53	0.57	0.58	0.62	0.60	0.65	0.62	0.68
Residential													
1/8 Acre or less	65	0.41	0.45	0.45	0.49	0.49	0.54	0.54	0.59	0.57	0.62	0.59	0.65
1/4 Acre	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
1/3 Acre	30	0.18	0.22	0.25	0.30	0.32	0.38	0.39	0.47	0.43	0.52	0.47	0.57
1/2 Acre	25	0.15	0.20	0.22	0.28	0.30	0.36	0.37	0.46	0.41	0.51	0.46	0.56
1 Acre	20	0.12	0.17	0.20	0.26	0.27	0.34	0.35	0.44	0.40	0.50	0.44	0.55
Industrial													
Light Areas	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Heavy Areas	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Parks and Cemeteries													
Parks and Cemeteries	7	0.05	0.09	0.12	0.19	0.20	0.29	0.30	0.40	0.34	0.46	0.39	0.52
Playgrounds	13	0.07	0.13	0.16	0.23	0.24	0.31	0.32	0.42	0.37	0.48	0.41	0.54
Railroad Yard Areas	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
Undeveloped Areas													
Historic Flow Analysis-- Greenbelts, Agriculture	2	0.03	0.05	0.09	0.16	0.17	0.26	0.26	0.38	0.31	0.45	0.36	0.51
Pasture/Meadow	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Forest	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Exposed Rock	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Offsite Flow Analysis (when landuse is undefined)	45	0.26	0.31	0.32	0.37	0.38	0.44	0.44	0.51	0.48	0.55	0.51	0.59
Streets													
Paved	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Gravel	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Drive and Walks													
Drive and Walks	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Roofs	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Lawns	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50

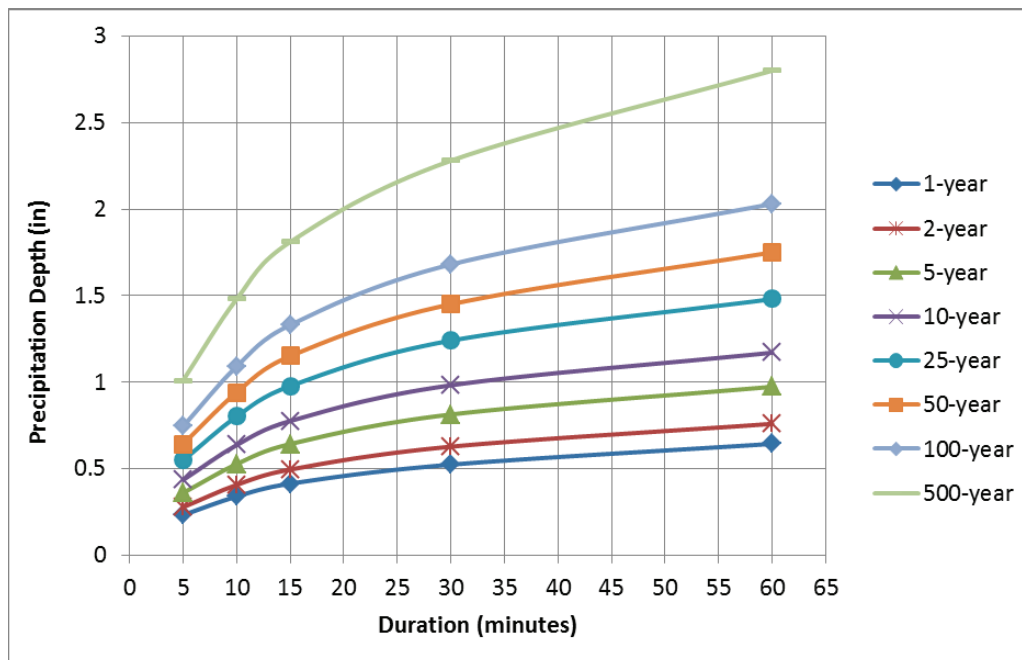


Figure 6-1. Depth-Duration-Frequency Relationships for Woodland Park, Colorado (from NOAA Atlas 14)

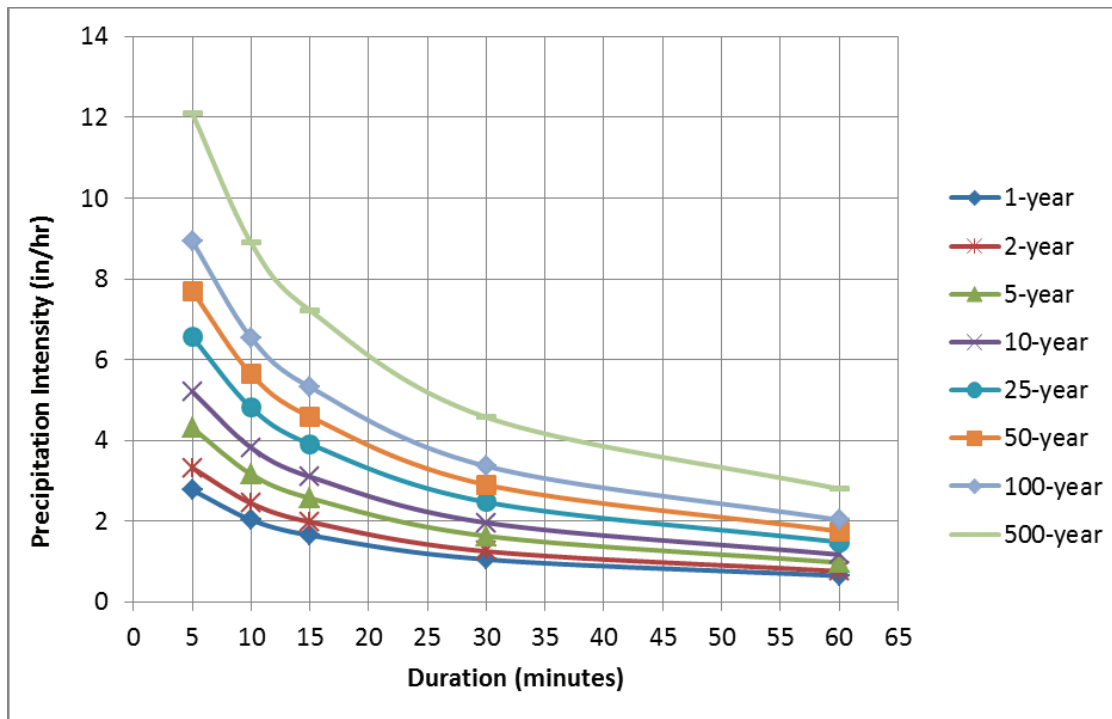
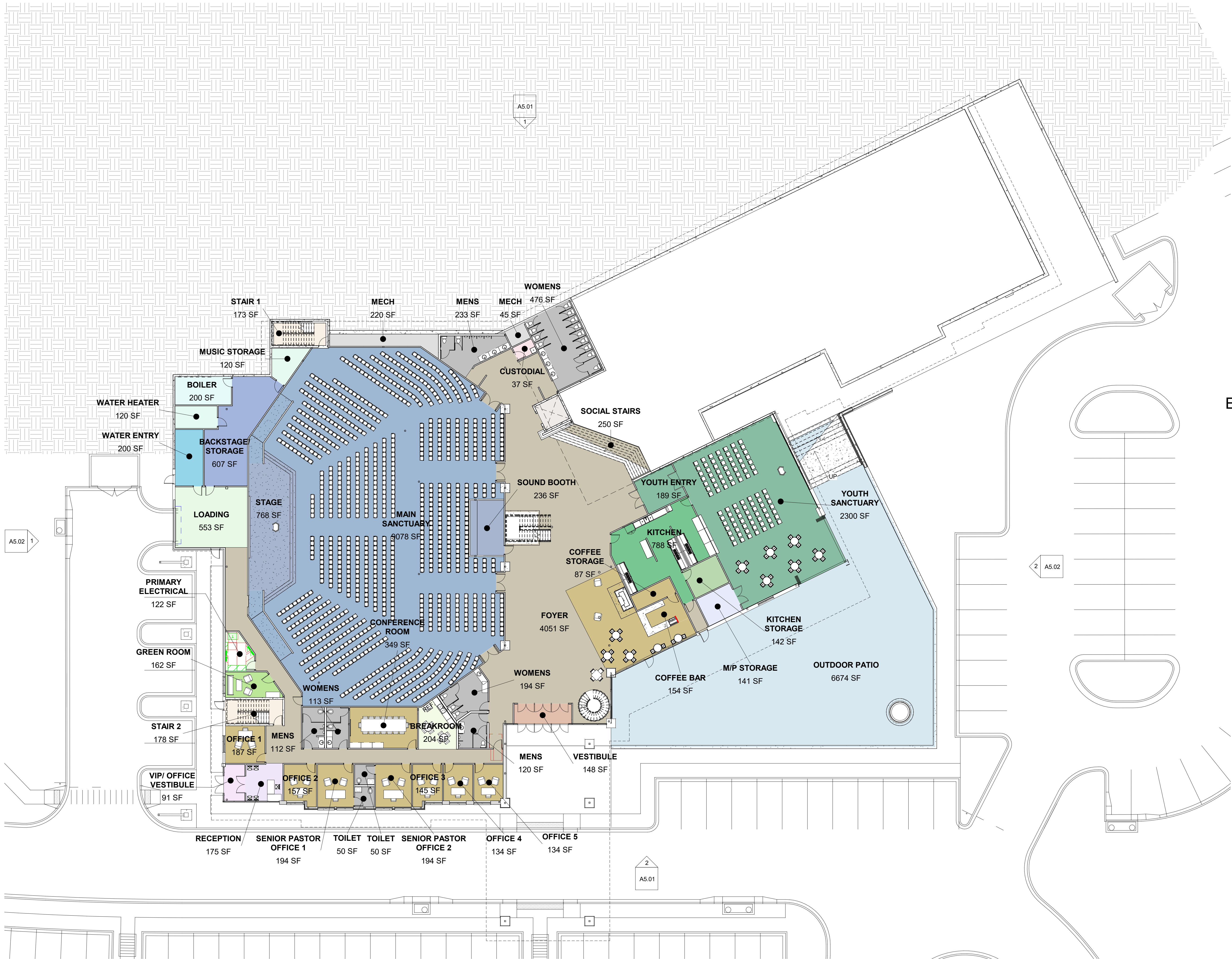


Figure 6-2. Intensity-Duration-Frequency Relationships for Woodland Park, Colorado (from NOAA Atlas 14)

DRAINAGE MAP



KEYNOTES

SPECIALTY
EQUIPMENT LEGEND

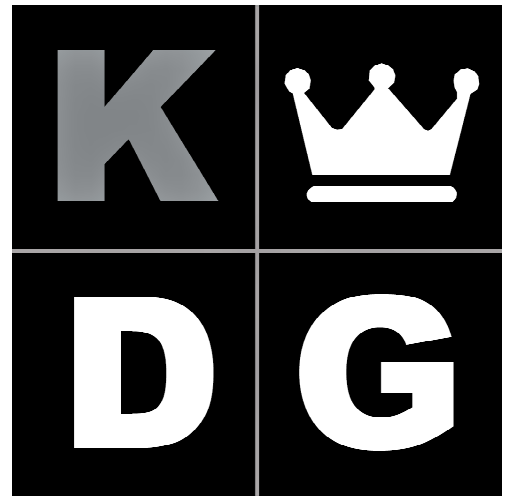
REFER TO SHEET G1.03 FOR TYPICAL
MOUNTING HEIGHTS

PLAN LEGEND

- 100 DOOR TYPE - SEE SHEET A10.01
- W1 WALL ASSEMBLY TYPE - SEE SHEET G2.01
- A WINDOW TYPE - SEE SHEET A10.05

PLAN NOTES

- DIMENSIONS ARE TO EXTERIOR FACE OF STUD. STUD IS IN LINE WITH FOUNDATION WALL BELOW.
- ALL UNIT PLANS MAY BE BUILT AS OPPOSITE HAND DEPENDING ON THE LOCATION IN THE BUILDING. REFER TO OVERALL PLANS.
- 1ST AND 3RD FLOORS ARE SIMILAR IN ALL BUILDINGS.
- BUILDING EXTERIOR DIMENSIONS ARE SYMMETRICAL ABOUT THE Y AXIS.
- UNLESS OTHERWISE NOTED ALL INTERIOR WALLS WILL BE TYPE W3
- UNLESS OTHERWISE NOTED DOORS HAVE 4" BETWEEN ROUGH OPENING OF JAMB AND ADJACENT WALL.
- DOOR TAGS FOR UNITS ARE LOCATED ON ENLARGED PLANS.
- UNLESS OTHERWISE NOTED, CENTER LIGHT FIXTURES IN ROOMS



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VLC NEW CHURCH
FACILITY

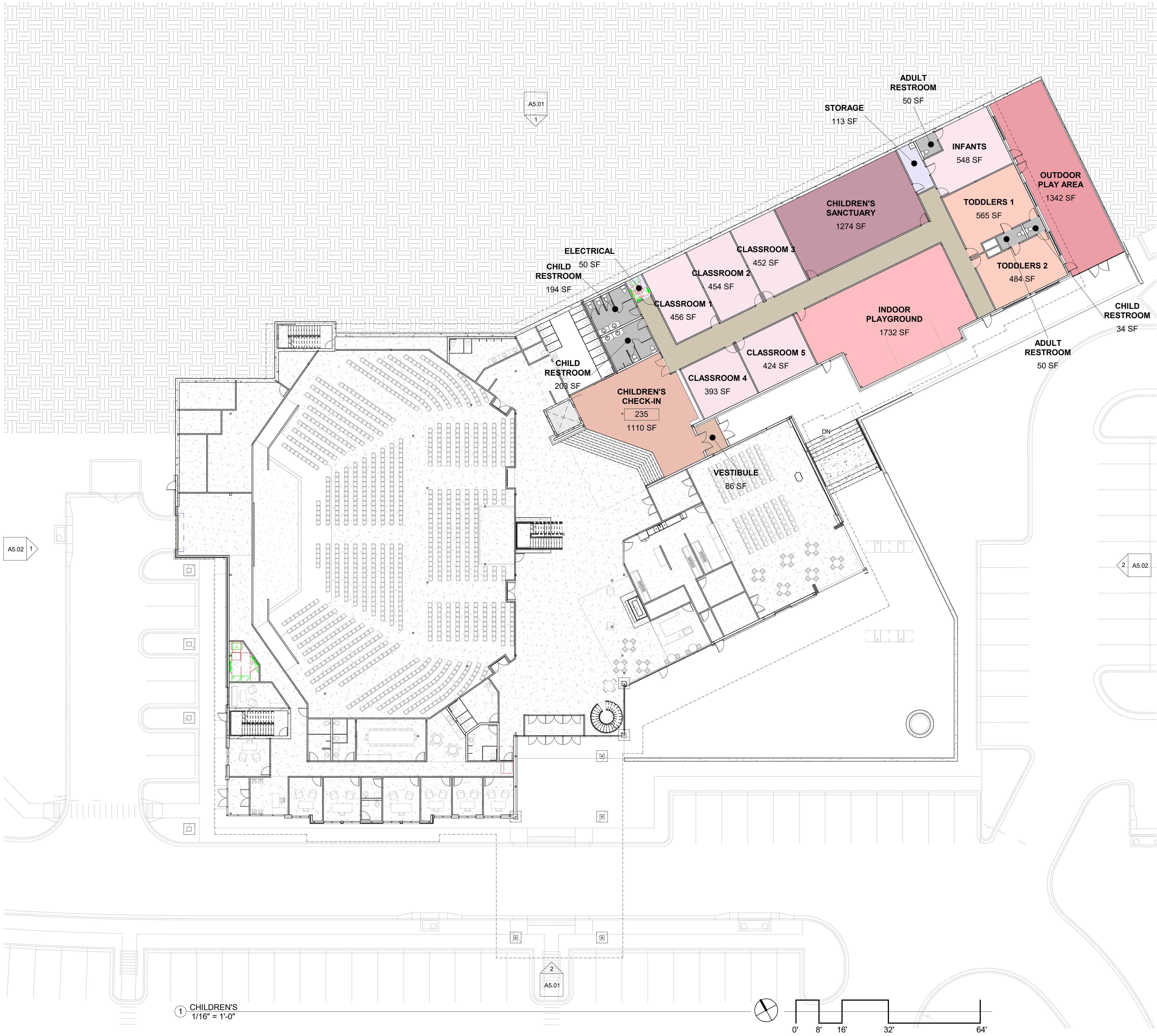
NO.	DESCRIPTION	DATE
1	PERMIT SET	3/31/22

21-004 03/29/22

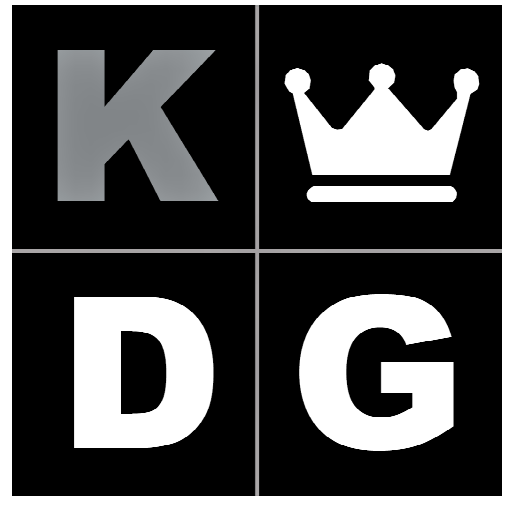
LEVEL 1
FLOOR PLAN

A1.00

10/3/2023 1:42:42 PM



KEYNOTES



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PLAN LEGEND

- 100 DOOR TYPE - SEE SHEET A10.01
- W1 WALL ASSEMBLY TYPE - SEE SHEET G2.01
- A WINDOW TYPE - SEE SHEET A10.05
- PT SPECIALTY EQUIPMENT LABEL
- A STOREFRONT TYPE
- NAME ELEV. LEVEL MARKER
- 1 PLAN/DETAIL NUMBER
1/4" = 1'-0"
- Ref A5.01 EXTERIOR ELEVATION REFERENCE
- 1 Ref A1.01 INTERIOR ELEVATION REFERENCE
- DETAIL NUMBER 1
DRAWING SHEET LOCATION A1.01
- BUILDING SECTION 1 Ref A1.01
- WALL SECTION 1 Ref A1.01
- DETAIL SECTION 1 A1.01
- CJ CONTROL JOINT

PLAN NOTES

- DIMENSIONS ARE TO EXTERIOR FACE OF STUD. STUD IS IN LINE WITH FOUNDATION WALL BELOW.
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- UNLESS OTHERWISE NOTED, CENTER LIGHT FIXTURES IN ROOMS.



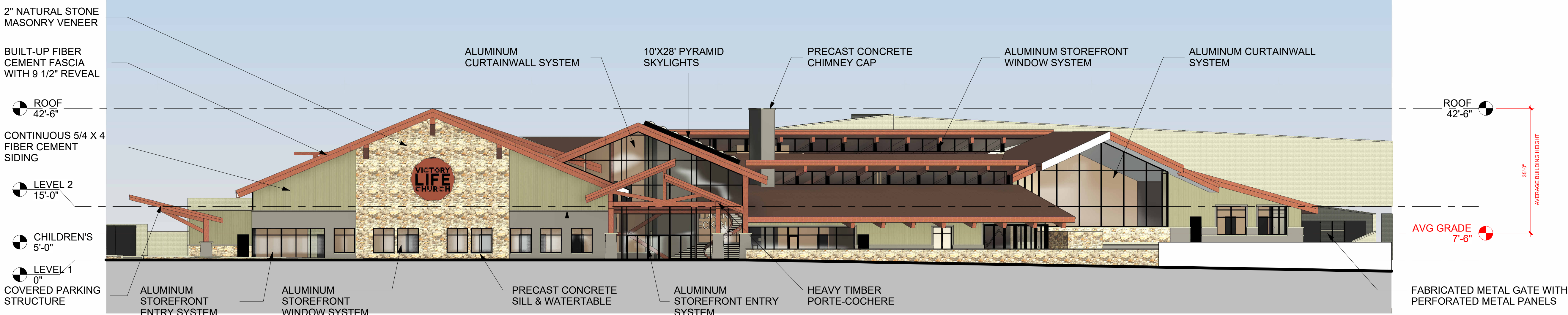
VLC NEW CHURCH FACILITY

NO.	DESCRIPTION	DATE
1	PERMIT SET	3/31/22

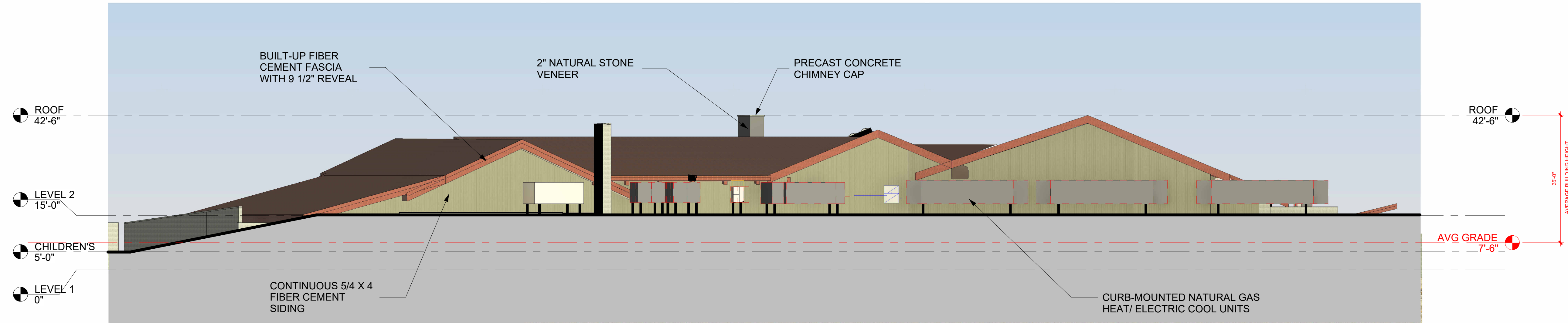
21-004 03/29/22

CHILDREN'S LEVEL FLOOR PLAN

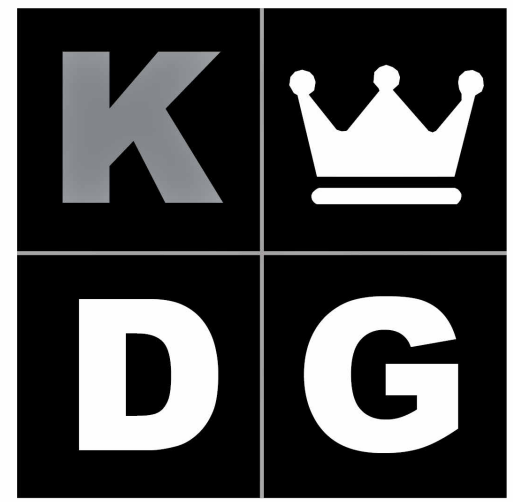
A1.01



② SOUTHWEST ELEVATION
1/16" = 1'-0"



① NORTHEAST ELEVATION
1/16" = 1'-0"



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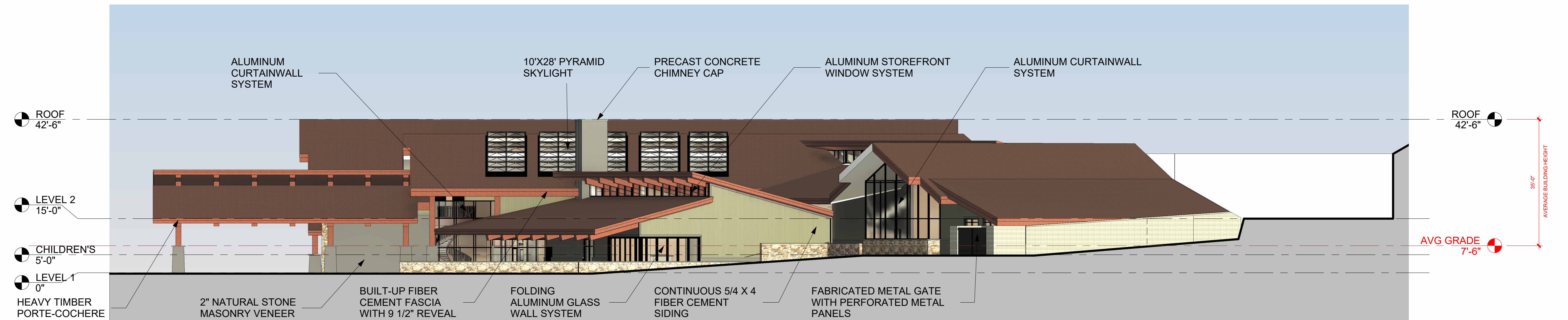
VLC NEW CHURCH FACILITY

NO.	DESCRIPTION	DATE
1	PERMIT SET	3/31/22

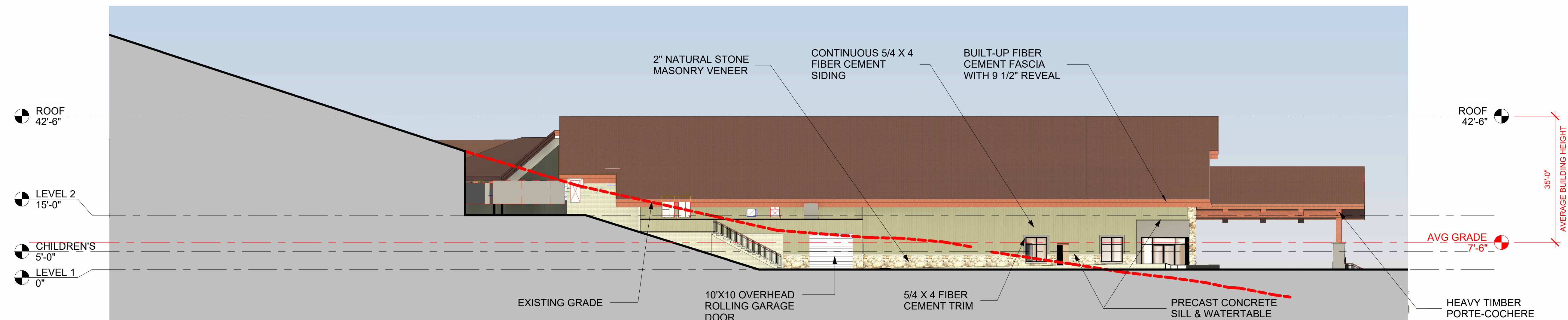
21-004 03/29/22

EXTERIOR
ELEVATIONS

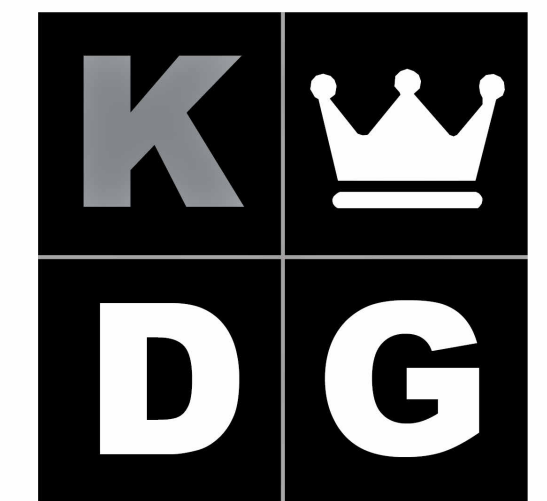
A5.01



2 SOUTHEAST ELEVATION
1/16" = 1'-0"



1 NORTHWEST ELEVATION
1/16" = 1'-0"



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VLC NEW CHURCH FACILITY

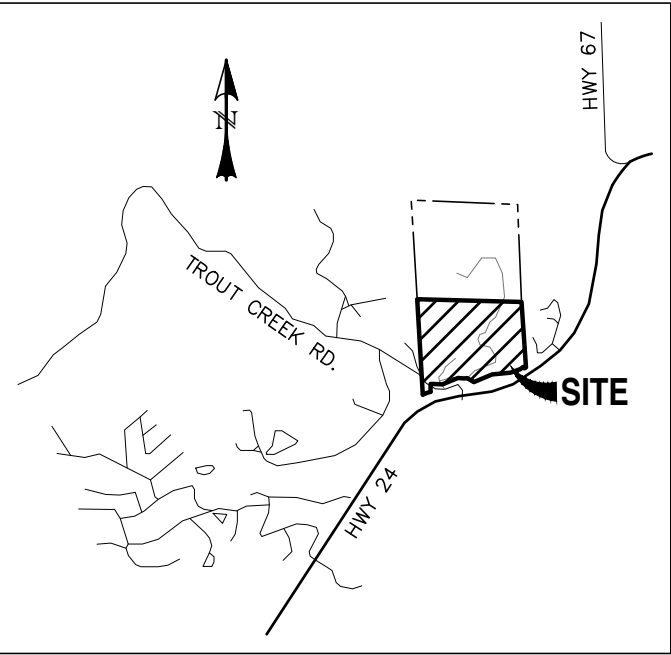
NO.	DESCRIPTION	DATE
1	PERMIT SET	3/31/22

21-004 03/29/22

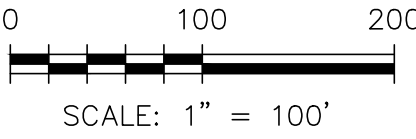
EXTERIOR
ELEVATIONS

A5.02

10/19/2023 1:46:14 PM



VICINITY MAP
SCALE: N.T.S.



DRAINAGE BASINS			
BASIN	AREA (ACRES)	Q5 (CFS)	Q100 (CFS)
OS1	6.06	2.70	17.30
OS2	12.56	4.70	31.30
OS3	1.30	3.00	6.30
OS4	0.73	0.40	2.90
EX1	2.25	1.10	7.50
EX2	3.65	1.50	9.90
EX3	2.61	1.30	8.70
EX4	0.31	0.10	0.90

DESIGN POINTS			
DESIGN POINT	DESCRIPTION	Q5 (CFS)	Q100 (CFS)
E1	OVERLAND FLOW	3.20	21.40
E2	OVERLAND FLOW	5.80	37.80
E3	OVERLAND FLOW	4.50	29.70
E4	OVERLAND FLOW	1.60	10.70

DRAINAGE LEGEND

BASIN IDENTIFIER

BASIN AREA [AC]

DESIGN POINT IDENTIFIERS

PIPE DESIGN POINT

DRAINAGE BASIN BOUNDARY

SURFACE SHEET FLOW DIRECTION

EXISTING MAJOR CONTOUR (10')

EXISTING MINOR CONTOUR (2')

PROPOSED MAJOR CONTOUR (10')

PROPOSED MINOR CONTOUR (2')

EXISTING
PROPOSED
FUTURE

(E)
(P)
(F)

SLOPE/DIRECTION

(E) STORM SEWER
(P) STORM SEWER, INLET, OUTFALL

1.00%

(P) BOUNDARY

REV.	DESCRIPTION	DATE

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VICTORY LIFE CHURCH

70 MORNING SUN DRIVE
SUITE C
WOODLAND PARK, CO 80863

NOT FOR
CONSTRUCTION

CATAMOUNT
ENGINEERING

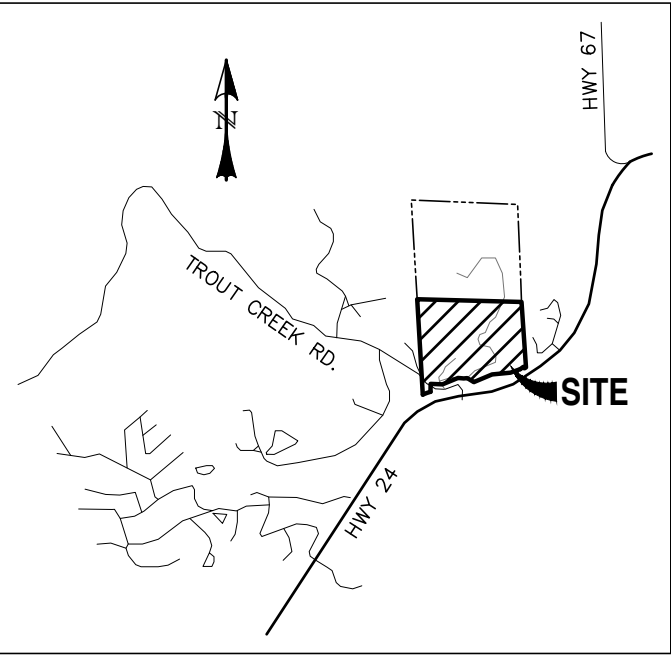
321 W. HENRIETTA AVE
WOODLAND PARK, CO 80863
PO BOX 221

(719) 428-2124

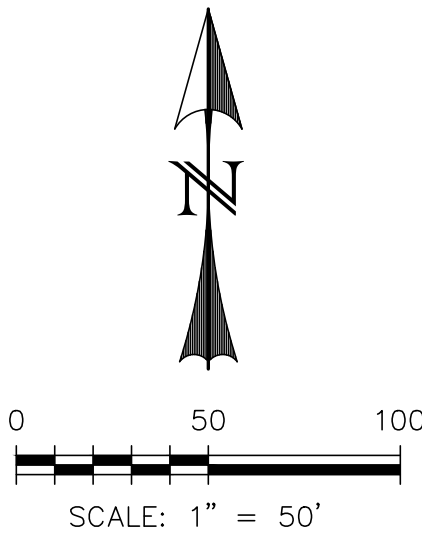
VICTORY LIFE CHURCH

EXISTING DRAINAGE MAP

DESIGNED BY:	DLM	DRAWN BY:	SLP
SCALE:	1" = 40'	DATE:	04/03/23
JOB NUMBER	23-372	SHEET	1 OF 2



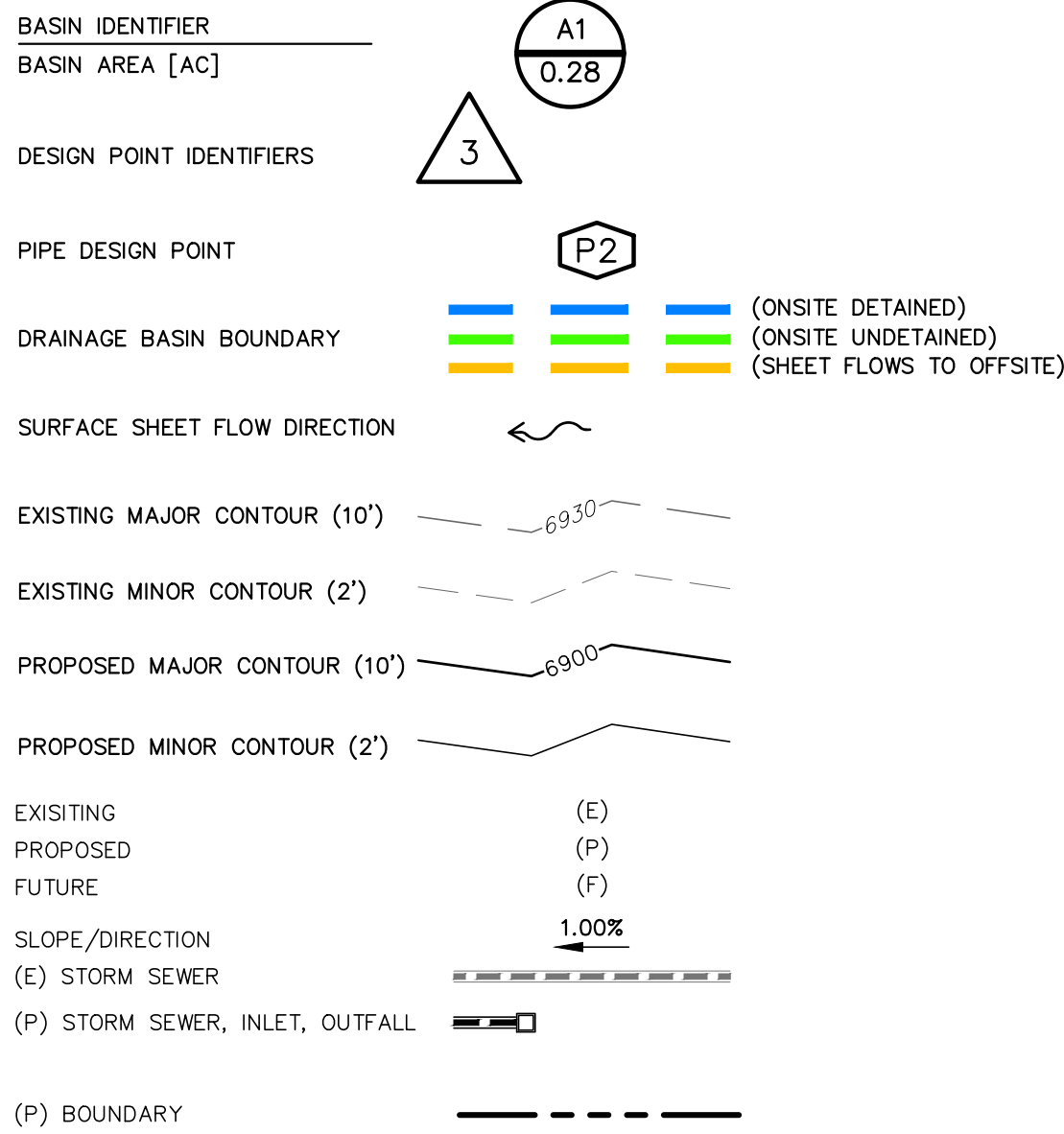
VICINITY MAP
SCALE: N.T.S.



DRAINAGE BASINS			
BASIN	AREA (ACRES)	Q5 (CFS)	Q100 (CFS)
A	6.17	13.60	33.30
B	0.76	1.20	4.10
C1	0.97	0.60	3.30
C2	0.56	0.60	2.50
C3	0.29	0.20	1.00

DESIGN POINTS			
DESIGN POINT	DESCRIPTION	Q5 (CFS)	Q100 (CFS)
P1	OVERLAND	1.00	5.70
P2	PIPE OUTFALL	1.60	8.60
P3	PIPE OUTFALL	0.70	3.10
P4	PIPE	17.80	73.50
P5	PIPE	17.10	71.10
P6	PIPE	7.00	46.30

DRAINAGE LEGEND



REV.	DESCRIPTION	DATE

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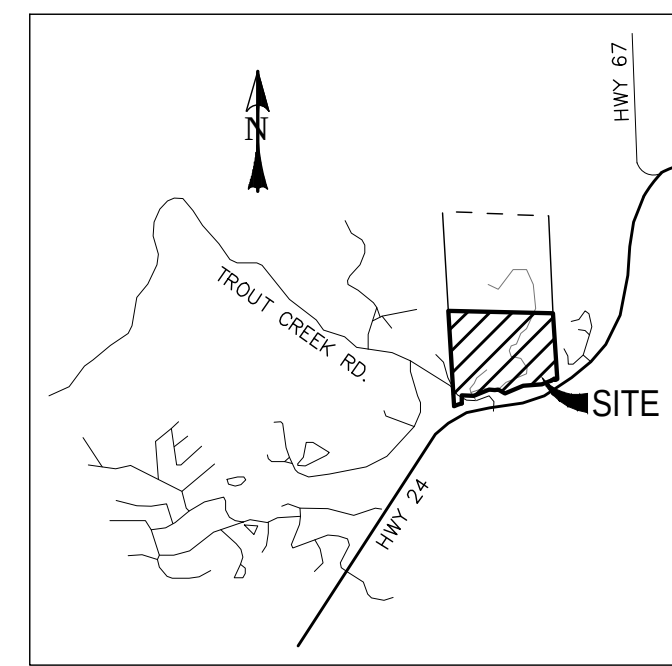
VICTORY LIFE CHURCH
PROPOSED DRAINAGE MAP

DESIGNED BY: DLM	DRAWN BY: SLP
SCALE: 1" = 50'	DATE: 04/03/23
JOB NUMBER	SHEET
23-372	1 OF 2

VICTORY LIFE CHURCH

DEVELOPMENT PLAN

CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.

AGENCY CONTACTS:

OWNER: LEGACY TITLE HOLDING CORPORATION
PO BOX 427
DURANT, OK 74702

WOODLAND PARK: CITY OF WOODLAND PARK
DEPARTMENT OF PLANNING
KAREN SCHMINKE
220 W. SOUTH AVE
WOODLAND PARK, CO 80866
(719) 687-5202

ENGINEER: CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE SUITE A
WOODLAND PARK, CO 80866
DAVID L. MIJARES, PE (719) 337-8351

WATER/SEWER: CITY OF WOODLAND PARK
UTILITY DEPARTMENT
220 W. SOUTH AVENUE
WOODLAND PARK, CO 80866
KIP WILEY (719) 687-520

ELECTRIC: IREA/CORE
DAVID COKER
(720) 733-5486

GAS: BLACK HILLS ENERGY
(719) 546-5812

BAJA BROADBAND: WILLIAM TRUJILLO
William.Trujillo@tdstelecom.com

TELEPHONE: CENTURY LINK
BILL GATTI
(719) 502-1019

The following certifications shall be shown and executed on site plans through the public hearing process:

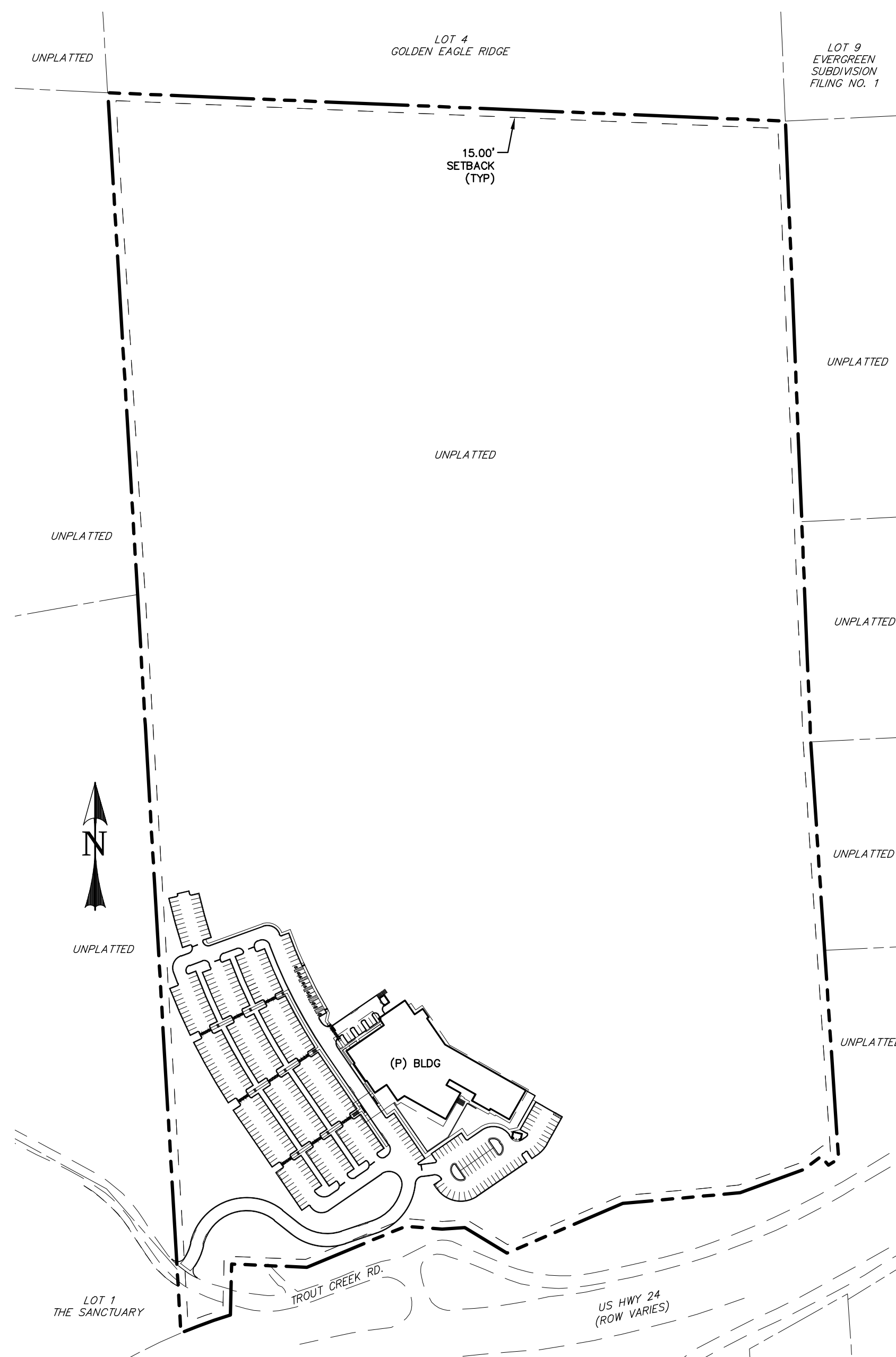
(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

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, 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____.

Date _____ City Planner _____
City of Woodland Park _____

APPROVAL CONDITIONS & RESTRICTIONS



SITE MAP

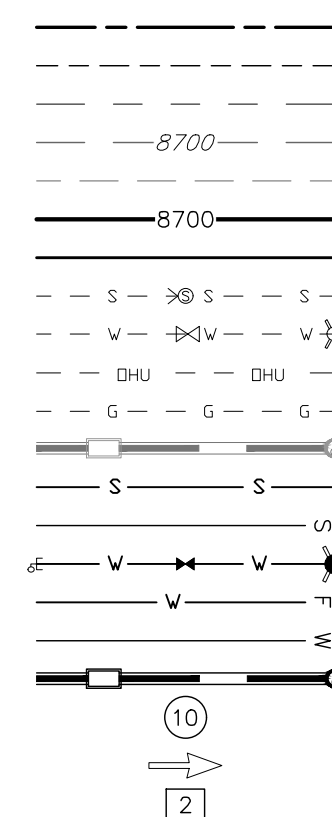
SCALE: N.T.S

LEGEND

EXISTING
PROPOSED
CURB AND GUTTER
EASEMENT
BUILDING
DRAINAGE
GRADING
LANDSCAPE
PUBLIC
PRIVATE
UNDERGROUND
UTILITY
SANITARY
SEWER
SERVICE
WATER
SIDEWALK
TRASH ENCLOSURE
ADDRESS
FINISH FLOOR ELEV.
PROPERTY BOUNDARY
RIGHT-OF-WAY

(E)	LOT LINE
(P)	EASEMENT
C&G	SETBACK
ESMT	(E) CONTOUR, INDEX
BLDG	(E) CONTOUR
DR	(P) CONTOUR, INDEX
GR	(P) CONTOUR
LS	(E) SANITARY MAIN, MH
PUB	(E) WATER MAIN, VALVE, FH
PVT	(E) OVERHEAD UTILITY
UG	(E) GAS MAIN
UT	(E) STORM SEWER, INLET, MH
SAN	(P) SANITARY MAIN, MH
SWR	(P) SANITARY SEWER SERVICE
SVC	(P) WATER MAIN, BOV, VALVE, FH
WTR	(P) FIRE LINE
SW	(P) WATER SERVICE
TR	(P) STORM SEWER, INLET, MH
	(P) PARKING STALLS

TRAFFIC FLOW
CURB TYPE CALL-OUT



26.00' FL-FL

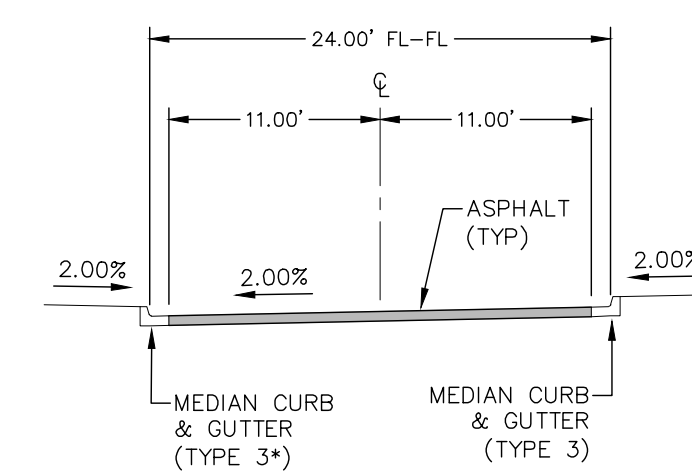
12.00' CL 12.00'

2.00% 2.00%

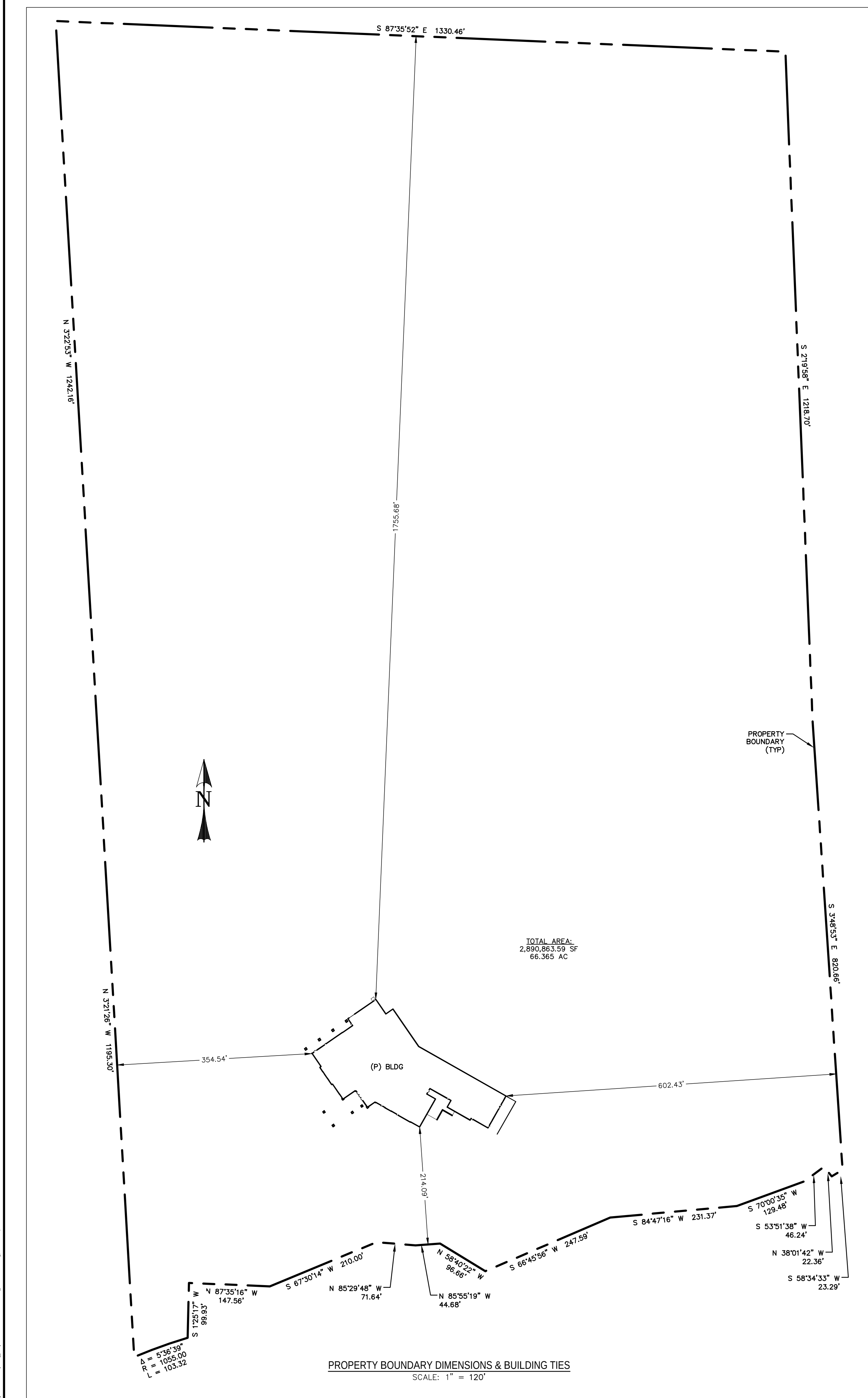
ASPHALT (TYP)

MEDIAN CURB & GUTTER (TYPE 1)

TYPICAL SECTION - SITE ACCESS DRIVE (PRIVATE)
SCALE: N.T.S.



TYPICAL SECTION - PARKING LOT ACCESS DRIVE (PRIVATE)
SCALE: N.T.S.



REV.	DESCRIPTION	DATE



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PREPARED FOR:

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70 MORNING SUN DRIVE
SUITE C
WOODLAND PARK, CO 80863

NOT FOR
CONSTRUCTION



VICTORY LIFE CHURCH

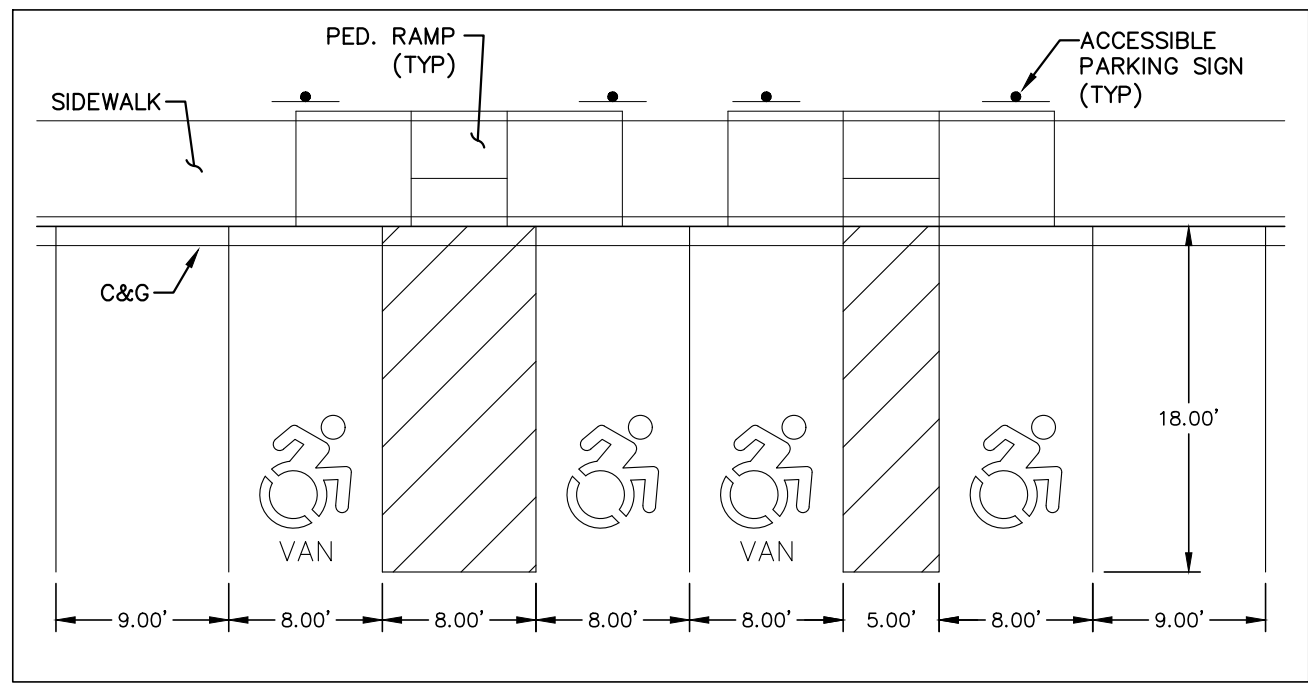
DEVELOPMENT PLAN

DRAWN BY: MGP

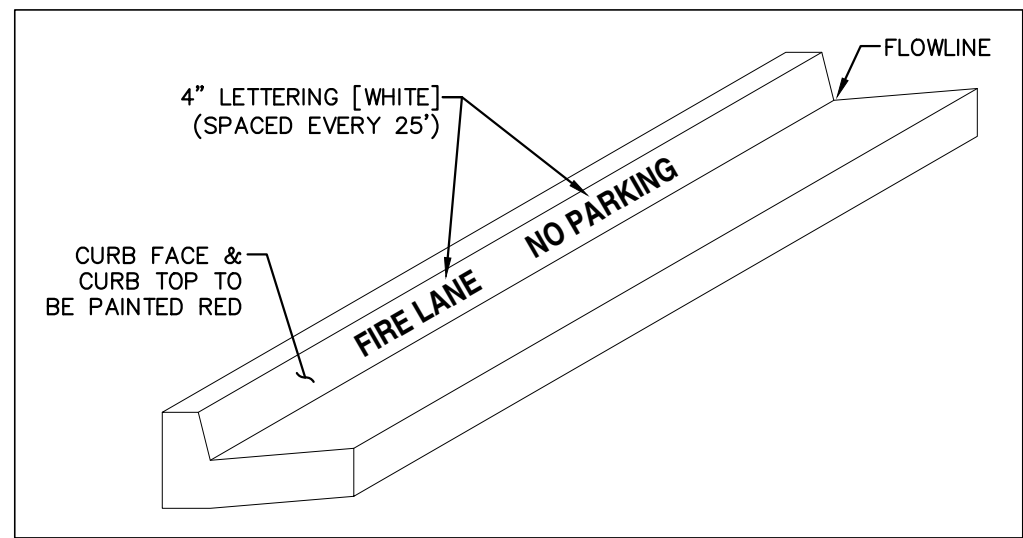
SCALE:	N/A	DATE:	04/03/23
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JOB NUMBER	SHEET
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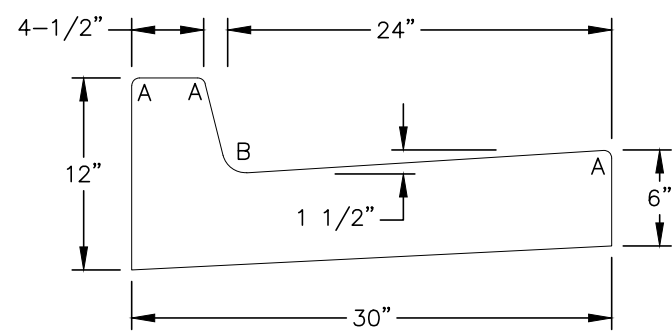
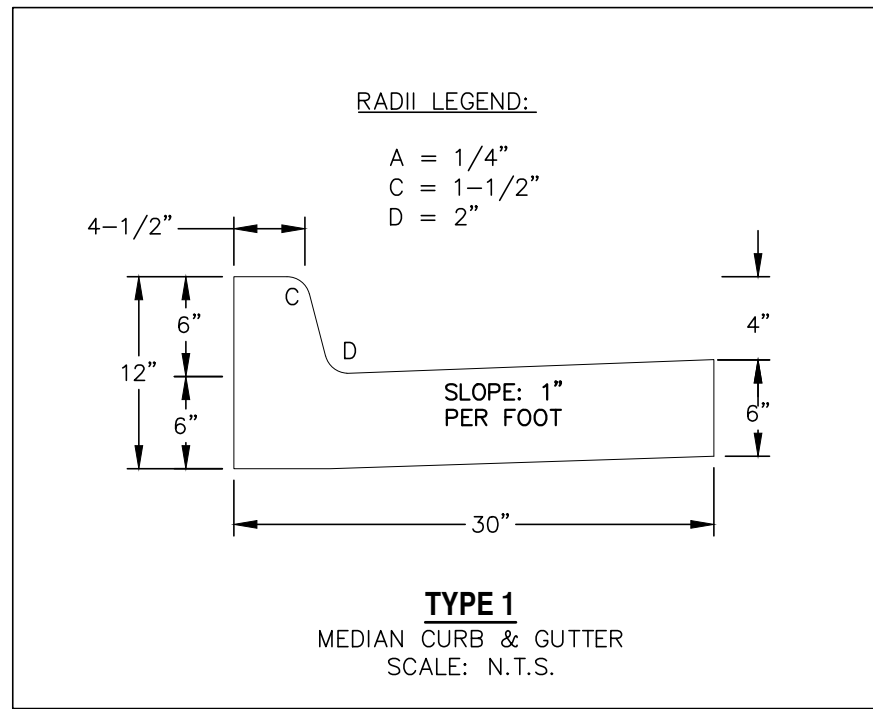
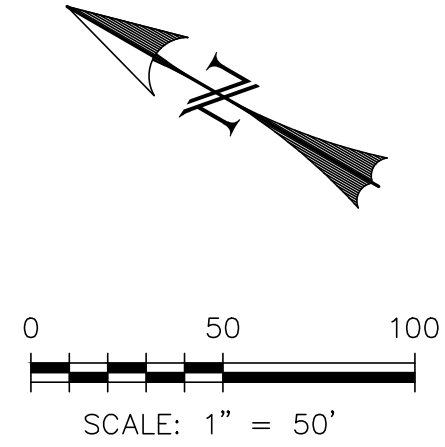
23-372 1 OF 5



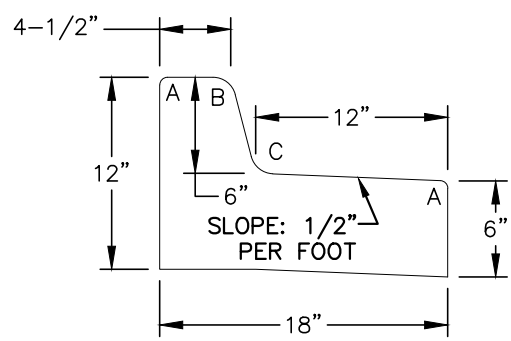
HANDICAP PARKING STALL DETAIL
SCALE: N.T.S.



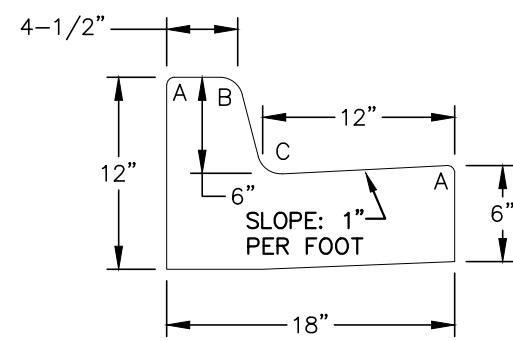
FIRE LANE CURB MARKING DETAIL
SCALE: N.T.S.



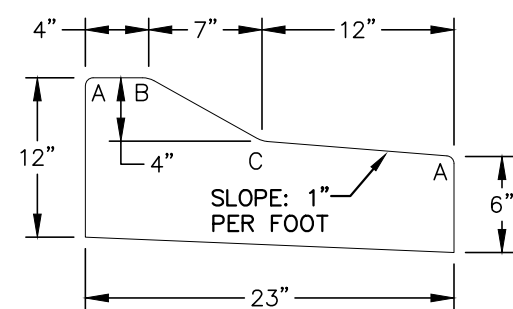
TYPE 2
6" VERTICAL CURB & GUTTER
SCALE: N.T.S.



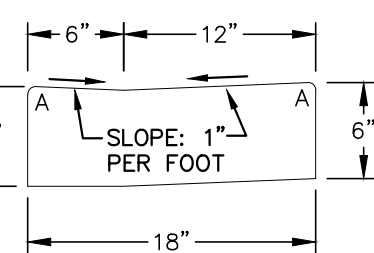
TYPE 3
MEDIAN CURB & GUTTER [SPILL]
SCALE: N.T.S.



TYPE 3*
MEDIAN CURB & GUTTER [CARRY]
SCALE: N.T.S.



TYPE 4
MOUNTABLE CURB & GUTTER
SCALE: N.T.S.



TYPE Z
ZERO HEIGHT CURB & GUTTER
SCALE: N.T.S.

RADI LEGEND:
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"

The following certifications shall be shown and executed on site plans through the public hearing process:

(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)

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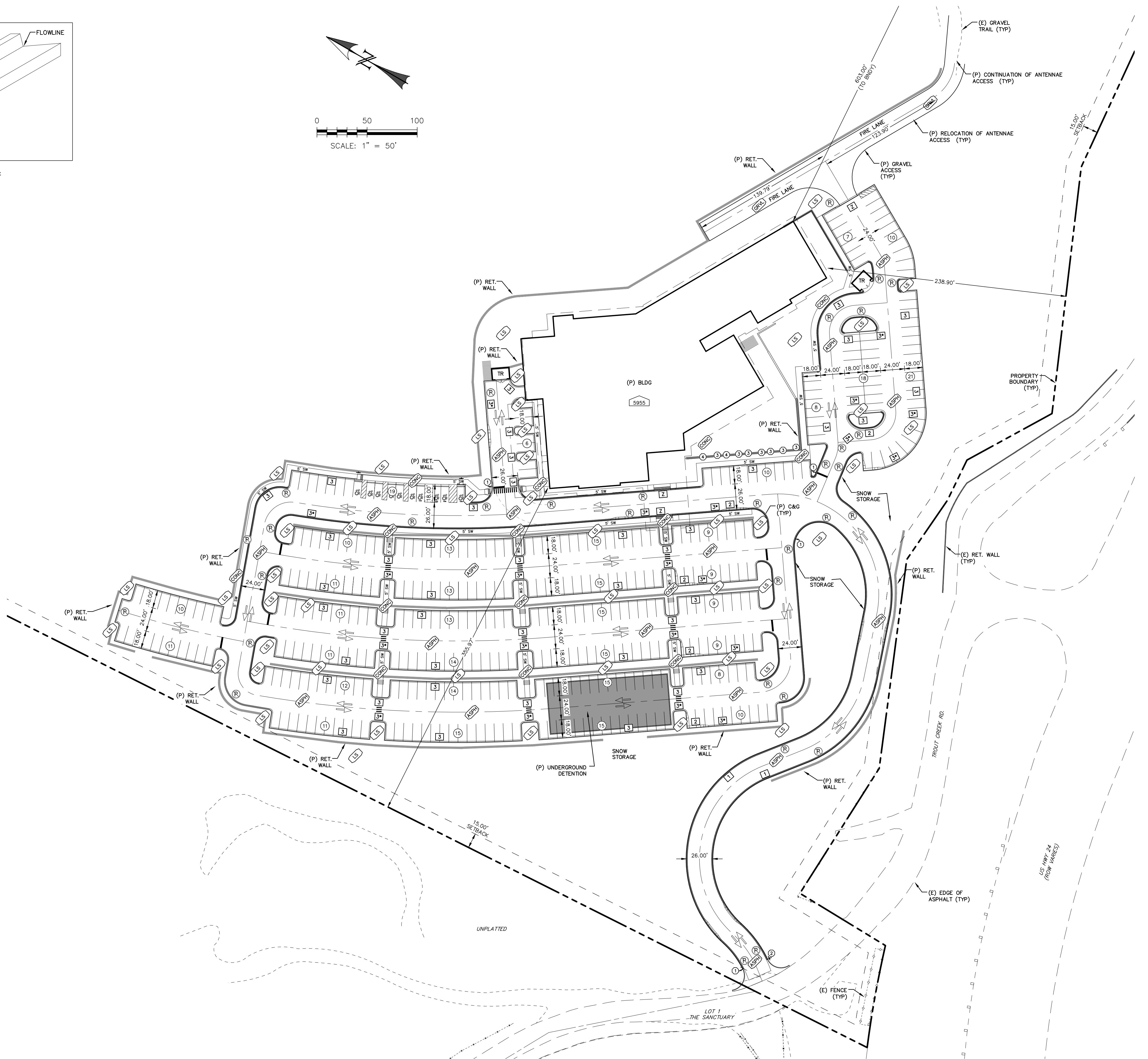
Date City Planner
City of Woodland Park

LEGEND

- EXISTING (E)
PROPOSED (P)
TRASH ENCLOSURE TR
TRAFFIC FLOW
(P) PARKING STALLS
(P) R1-1 (STOP SIGN - 30"x30")
(P) D-3 (STREET NAME)
[6" HEIGHT; 4" LETTERING]
(P) R7-8 w/ R7-8P
& PENALTY SIGN
(P) R7-8 & PENALTY SIGN
ASPHALT ASPH
CONCRETE CONC
LANDSCAPE LS
NO PARKING FIRE LANE
DESIGNATION
ADDRESS

- (P) CONIFEROUS TREES (PONDEROSA PINE OR SIMILAR)
(P) ORNAMENTAL TREES (ROCKY MOUNTAIN GLOW MAPLE OR SIMILAR)
(P) ROCK MULCH 2"-4" WITH NATIVE SHRUBS (EX. ARCTIC DOGWOOD)
(P) UPLAND GRASS MIX (SHEEP FESCUE, CANBY BLUEGRASS, SWITCHGRASS, ETC.)

* A FULL LANDSCAPE PLAN IS REQUIRED WITH CONSTRUCTION DRAWING SUBMITTAL



REV.	DESCRIPTION	DATE

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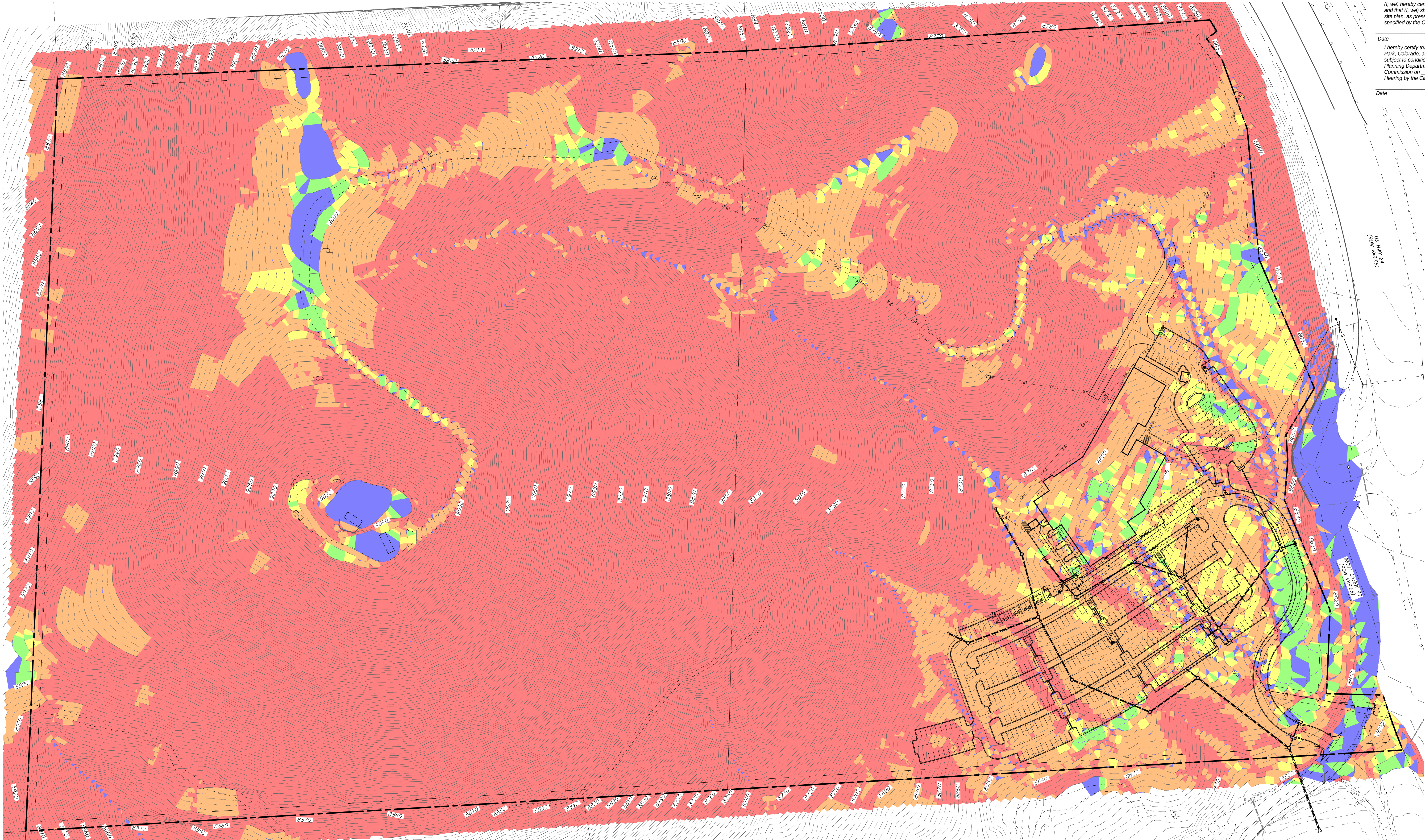
PREPARED FOR:
VICTORY LIFE CHURCH
70 MORNING SUN DRIVE
SUITE C
WOODLAND PARK, CO 80863

NOT FOR
CONSTRUCTION

CATAMOUNT
ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719) 428-2124

VICTORY LIFE CHURCH
SITE PLAN

DESIGNED BY: DLM	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/03/23
JOB NUMBER	SHEET
23-372	2 OF 5



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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.

Date _____ Owner(s) _____

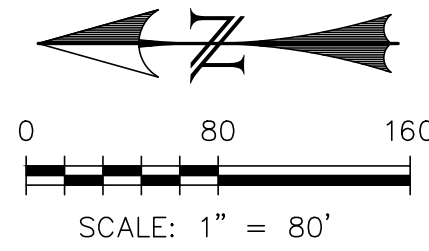
I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein, City of Woodland Park, Planning Department, by the City of Woodland Park Planning Commission on _____ 20____ after a properly conducted Public Hearing by the City Council held on _____ 20____.

Date _____ City Planner _____
City of Woodland Park

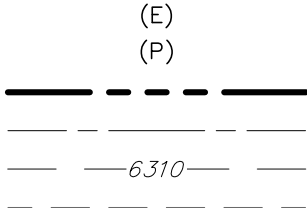
LAND SUITABILITY ANALYSIS COMPONENTS/NOTES/Written TEXT:

- a. SLOPE ANALYSIS:
-SLOPE ANALYSIS AND TOPOGRAPHY IS SHOWN ON THIS PLAN.
- b. VEGETATION AND WILDLIFE:
-THE EXISTING SITE HAS ALREADY HAD SOME PAD-SITE GRADING ON IT. IT HAS BEEN RESEED WITH A NATIVE SEED MIX. THERE ARE SEVERAL JUNIPER PINES ON THE HILLSIDE ABOVE THE SITE WHICH WILL NOT BE DISTURBED WITH THIS PROJECT.
- (1) THERE ARE NO KNOWN COLORADO FOREST SERVICE DEFINED ECOSYSTEMS ON THE SITE.
- (2) THE EXISTING SITE IS COVERED IN GRASSES. THE SURROUNDING AREA IS ALREADY DEVELOPED WITH RESIDENTIAL, OFFICE, AND INDUSTRIAL USES, THEREFORE THE RISK OF WILDFIRE IS VERY LOW FOR THIS SITE.
- (3) THERE ARE NO KNOWN WILDLIFE HABITAT OR MITIGATION CORRIDORS ON THIS SITE.
- c. GEOLOGY, SOILS, AND NATURAL FEATURES:
(1) CTL THOMPSON PREPARED A REPORT TITLED "GEOLOGIC HAZARDS EVALUATION AND GEOTECHNICAL INVESTIGATION, PIKES PEAK ATHLETICS AQUATICS CENTER, ELKTON DRIVE, COLORADO SPRINGS, CO," DATED DECEMBER 4, 2015. THIS REPORT DID NOT IDENTIFY ANY GEOLOGIC HAZARDS BELIEVED TO PRECLUDE DEVELOPMENT FOR THE INTENDED USE. POTENTIAL GEOLOGIC HAZARDS THAT WERE IDENTIFIED THAT MAY POSE CONSTRAINTS TO DEVELOPMENT INCLUDE THE OCCURRENCE OF UNDOCUMENTED FILL AND EXPANSIVE SOILS, AND TO A LESSER EXTENT, ROCKFALL POTENTIAL ON THE WEST SIDE OF THE SITE. THERE ARE NO KNOWN UNDERGROUND MINES FOR THIS SITE.
- (2) EXISTING SOILS ON THE SITE CONSIST MOSTLY OF TRUCKTON LOAMY SAND (SCS MAP SYMBOL 95). THIS SOIL IS WELL-DRAINED AND PERMEABILITY IS MODERATELY RAPID. AVAILABLE WATER CAPACITY IS MODERATE. SURFACE RUNOFF IS SLOW, AND THE HAZARD OF EROSION IS MODERATE TO HIGH. THE SOIL IS WELL-SUITED FOR DEVELOPMENT.
- (3) THERE ARE NO STREAMBEDS OR NATURAL DRAINAGE FEATURES ON THE SITE. THERE ARE SEVERAL ROCK OUTCROPPINGS ADJACENT TO THE NORTH/NORTHWEST OF THE SITE. THESE OUTCROPPINGS WILL NOT BE DISTURBED WITH CONSTRUCTION. NO OTHER NATURAL OR MANMADE FEATURES WERE IDENTIFIED BY SPRINGSVIEW.
- d. TOPOGRAPHIC MAP:
-TOPOGRAPHY IS SHOWN ON THE PLAN.

EXISTING SITE TOPOGRAPHY - SLOPE ANALYSIS - 2' CONTOUR INTERVAL



- LEGEND**
- EXISTING
PROPOSED
BOUNDARY
LOT LINE
(E) CONTOUR, INDEX
(E) CONTOUR



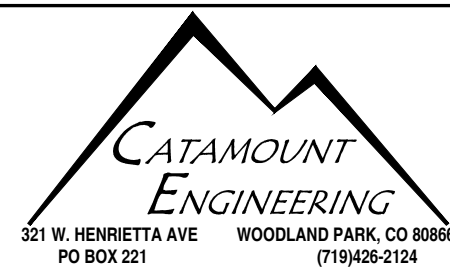
- SLOPE LEGEND**
- 0% - 8%
8% - 12%
12% - 15%
15% - 25%
25%+

REV.	DESCRIPTION	DATE



PREPARED FOR:
VICTORY LIFE CHURCH

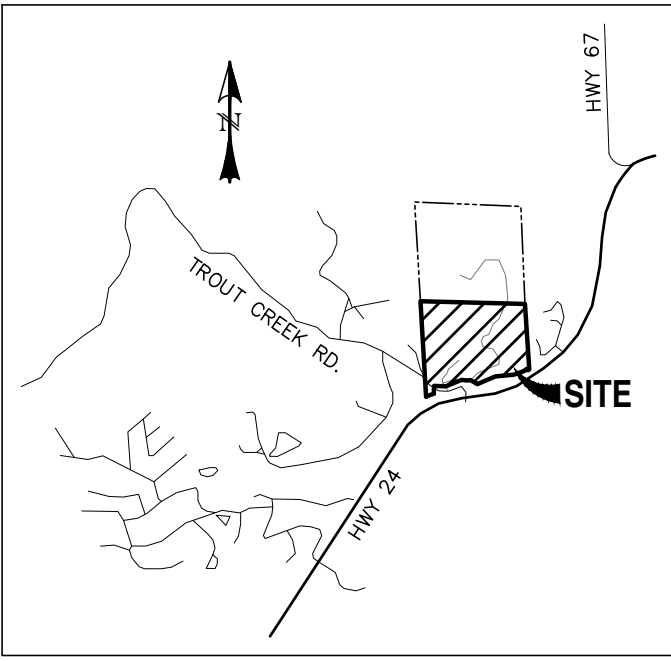
70 MORNING SUN DRIVE, STE. C
WOODLAND PARK, CO 80863



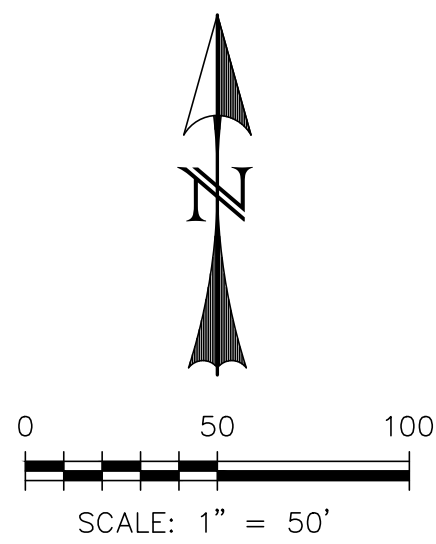
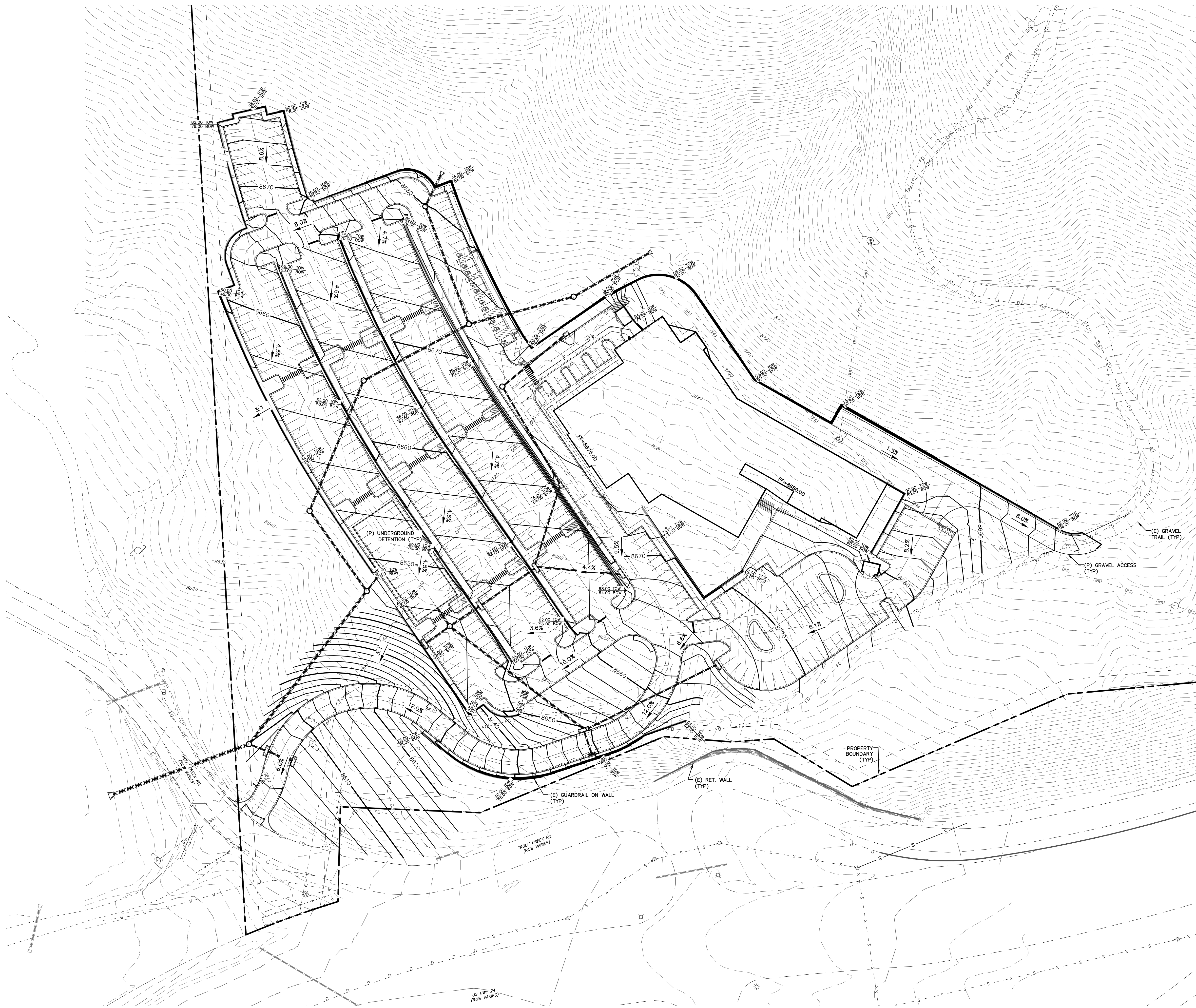
VICTORY LIFE CHURCH

SLOPE ANALYSIS

DRAWN BY:	MGP
SCALE:	1" = 80'
DATE:	04/03/23
JOB NUMBER	23-372
SHEET	3 OF 5



VICINITY MAP
SCALE: N.T.S.



The following certifications shall be shown and executed on site plans through the public hearing process:

(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, 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____.

Date _____ City Planner
City of Woodland Park

EXISTING	(E)
PROPOSED	(P)
BOUNDARY	_____
RIGHT-OF-WAY	_____
(E) CONTOUR, INDEX	_____ 100 _____
(E) CONTOUR	_____ 100 _____
(P) CONTOUR, INDEX	_____ 100 _____
(P) CONTOUR	_____ 100 _____
PARKING SPACE COUNT	⊗

REV.	DESCRIPTION	DATE

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BENCHMARK:
NATIONAL GEODETIC SURVEY POINT "B174"
ELEVATION: 8208.88 (NAVD88)

PREPARED FOR:
VICTORY LIFE CHURCH

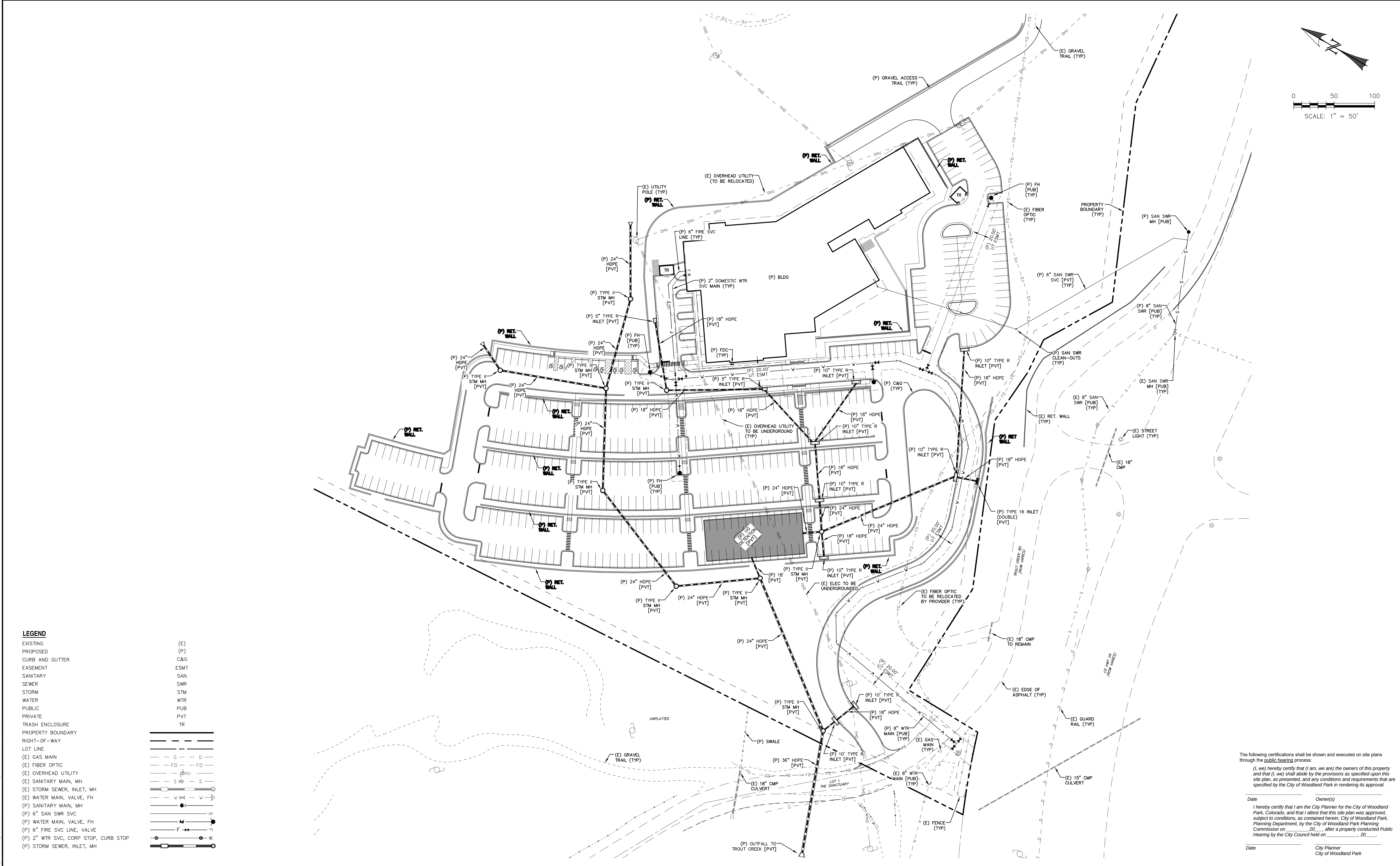
70 MORNING SUN DRIVE, STE. C
WOODLAND PARK, CO 80863



VICTORY LIFE CHURCH

PRELIMINARY GRADING PLAN

DESIGNED BY:	DLM	DRAWN BY:	DLM
SCALE:	1" = 50'	DATE:	03/17/23
JOB NUMBER	22-372	SHEET	4 OF 5



LEGEND

- EXISTING
- PROPOSED
- CURB AND GUTTER
- EASEMENT
- SANITARY
- SEWER
- STORM
- WATER
- PUBLIC
- PRIVATE
- TRASH ENCLOSURE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- (E) GAS MAIN
- (E) FIBER OPTIC
- (E) OVERHEAD UTILITY
- (E) SANITARY MAIN, MH
- (E) STORM SEWER, INLET, MH
- (E) WATER MAIN, VALVE, FH
- (P) SANITARY MAIN, MH
- (P) 6" SAN SWR SVC
- (P) WATER MAIN, VALVE, FH
- (P) 6" FIRE SVC LINE, VALVE
- (P) 2" WTR SVC, CORP STOP, CURB STOP
- (P) STORM SEWER, INLET, MH

- (E)
- (P)
- C&G
- ESMT
- SAN
- SWR
- STM
- WTR
- PUB
- PVT
- TR

The following certifications shall be shown and executed on site plans through the public hearing process:
(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, 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____.
Date _____ City Planner
City of Woodland Park

REV.	DESCRIPTION	DATE



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PREPARED FOR:
VICTORY LIFE CHURCH
70 MORNING SUN DRIVE
SUITE C
WOODLAND PARK, CO 80863

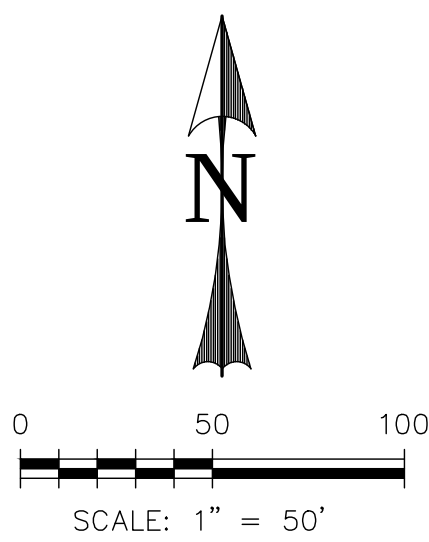
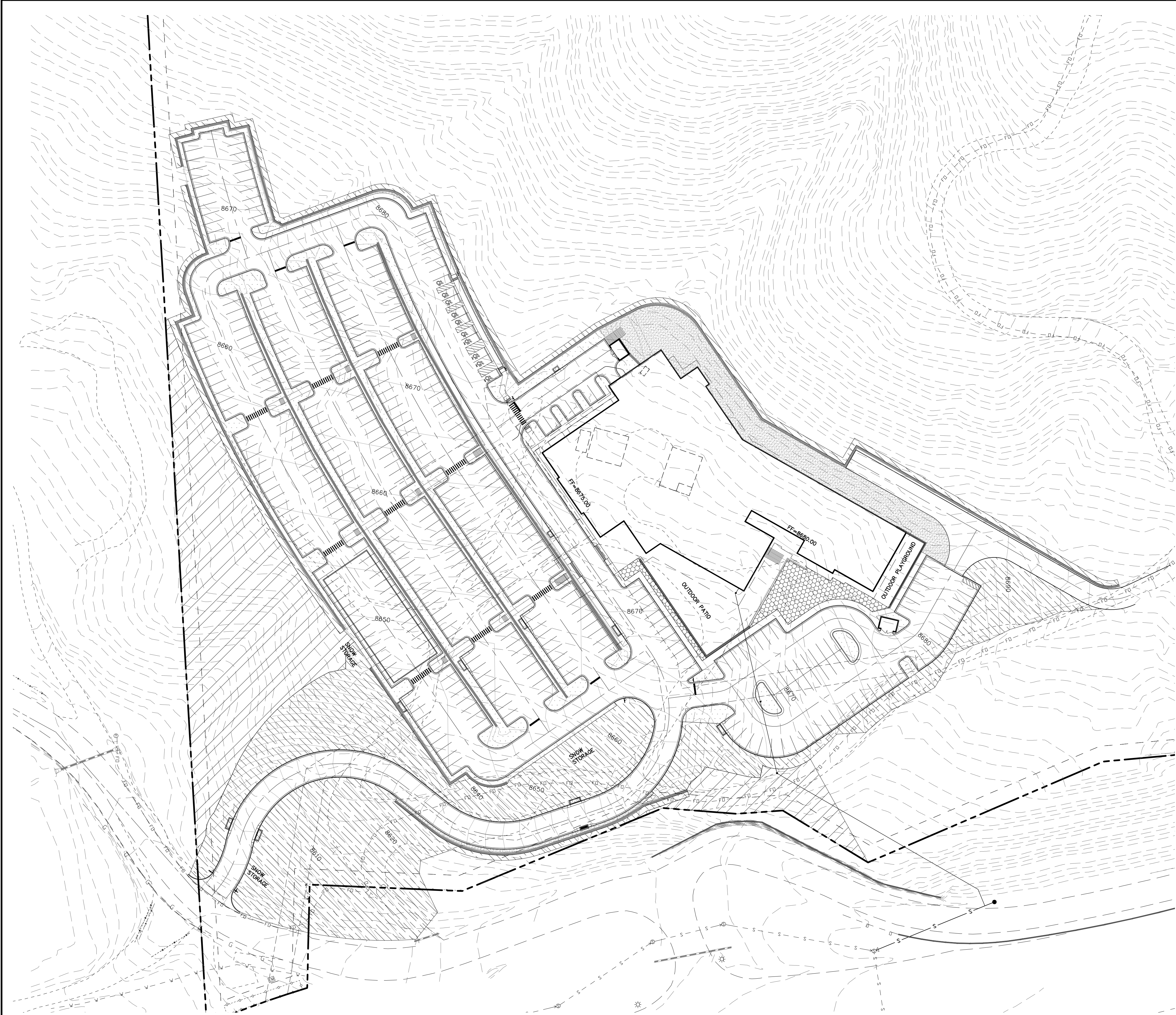
NOT FOR
CONSTRUCTION



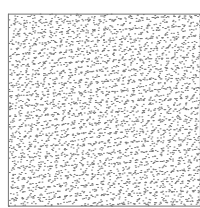
CATAMOUNT
ENGINEERING
321 W. HENRIETTA AVE
WOODLAND PARK, CO 80863
PO BOX 221 (719) 428-2124

VICTORY LIFE CHURCH
PRELIMINARY UTILITY PLAN

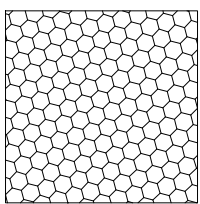
DESIGNED BY: DLM	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/03/23
JOB NUMBER	SHEET
23-372	5 OF 5



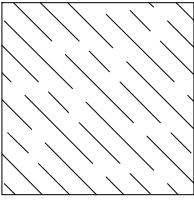
FINAL LANDSCAPE DESIGN - LANDSCAPE KEY



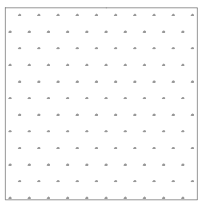
GRAVEL INTERIOR AREAS
NO PLANT MATERIALS. PROPOSED
EQUIPMENT AREA AND WALL BORDERS
AREA: 13,027 S.F.



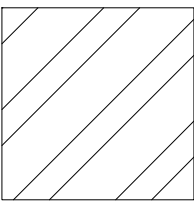
ENHANCED INTERIOR LANDSCAPE AREAS:
PLANT MATERIAL SHALL BE: NATIVE DECIDUOUS
AND EVERGREEN TREES, NATIVE AND DECIDUOUS
SHRUBS AND FLOWERING SHRUBS,
ORNAMENTAL GRASSES, GROUND COVERS.
AREA: 4,033 S.F.



DISTURBED NATIVE AREAS:
TO BE RESTORED TO A NATIVE STATE
VIA NATIVE GRASSES WITH WILDFLOWER MIX
BLEND WHERE APPROPRIATE
AREA: 71,507 S.F.



PARKING LOT PERIMETER AND INTERIOR
ISLANDS:
REQ.: ONE (1) TREE FOR EVERY 10 PARKING
SPACES.
PROPOSED SPACES: 425
REQ TREES: 43



NON-DISTURBED NATIVE AREAS:
TREES MAY REQUIRE PRUNING &
THINNING
AREA: 42,609 S.F.

PLANT MATERIAL SHALL BE:
NATIVE DECIDUOUS & EVERGREEN TREES
NATIVE DECIDUOUS & EVERGREEN SHRUBS
ORNAMENTAL GRASSES, GROUND COVERS
AREA: 27,215 S.F.

PRELIMINARY LANDSCAPE - LINEWORK KEY

EXISTING	(E)
PROPOSED	(P)
BOUNDARY	_____
RIGHT-OF-WAY	=====
LOT LINE	_____
BES SECTION LINE	_____
(E) CONTOUR, INDEX	---100---
(E) CONTOUR	-----
(P) CONTOUR, INDEX	---100---
(P) CONTOUR	-----
LIMITS OF DISTURBANCE	=====
(E) SWALE	--->--->--->---
(P) SWALE	--->--->--->---



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REV.	DESCRIPTION	DATE

PREPARED FOR:
VICTORY LIFE CHURCH

70 MORNING SUN DRIVE
SUITE C
WOODLAND PARK, CO 80863



CATAMOUNT
ENGINEERING
321 W. HENRIETTA AVE WOODLAND PARK, CO 80863
PO BOX 221 (719) 428-2124

VICTORY LIFE CHURCH

PRELIMINARY LANDSCAPE PLAN

DESIGNED BY:	DLM	DRAWN BY:	SLP
SCALE:	1" = 50'	DATE:	10/02/23
JOB NUMBER		SHEET	
		2 OF 3	

N:\Customer\Submittal\Projects\2023\23-02_Victory Life Church\Submittal\23-02_Victory Life Church Landscape\23-02_Victory Life Church Landscape.dwg, 2023-10-04 14:46:46

N:\Customer\Submittal\Projects\2023\23-02_Victory Life Church\Submittal\23-02_Victory Life Church Landscape.dwg, 2023-10-04 14:46:46

CONTRACTOR RESPONSIBILITY:

CONSTRUCTION DOCUMENTS INCLUDE CONSTRUCTION PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR READING ALL DOCUMENTS ASSOCIATED WITH THE INSTALLATION OF IRRIGATION AND PLANT MATERIAL PRIOR TO COMMENCING INSTALLATION (INCLUDING CITY INSTALLATION AND PLANTING GENERAL NOTES REQUIREMENTS – THIS SHEET).

CONTRACTOR IS RESPONSIBLE FOR CONTACTING PROJECT LANDSCAPE ARCHITECT OR IRRIGATION DESIGNER WITH QUESTIONS REGARDING DISCREPANCIES WITHIN THESE DOCUMENTS. REQUEST FOR SUBSTITUTIONS OR RELOCATION OF MATERIALS MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD.

MATERIAL INSPECTIONS:

1. LANDSCAPE INSPECTION AND APPROVAL:

PRE-DELIVERY INSPECTION: ALL PLANT MATERIALS SHALL BE AVAILABLE AT ONE SITE FOR VISUAL INSPECTION PRIOR TO INSTALLATION. INSPECTIONS OF NEW PLANTS ARE PRIMARILY FOR QUALITY, SIZE AND VARIETY, BUT OTHER REQUIREMENTS ARE NOT WAIVED EVEN THOUGH VISUAL INSPECTION RESULTS IN APPROVAL. PLANTS MAY BE INSPECTED WHERE GROWING, BUT INSPECTION AT THE PLACE OF GROWTH SHALL NOT PRECLUDE THE RIGHT OF REJECTION AT THE SITE. REJECTED PLANTS AND OTHER MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH SUITABLE SPECIMENS.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF ANY AND ALL MATERIALS AND PLANTS WHICH, IN HIS/HER OPINION, FAIL TO MEET SPECIFICATIONS.

2. IRRIGATION INSPECTIONS: NOTIFICATION FOR IRRIGATION SYSTEM INSPECTION WHILE TRENCH IS OPEN SHALL BE GIVEN 2 WEEKS IN ADVANCE OF REQUESTED INSPECTION DATE

AFFIDAVIT INSPECTIONS:

1. LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD SHALL BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO CLIENT SEEKING OCCUPANCY PERMIT FOR AFFIDAVIT INSPECTION. SEE CITY OF COLORADO SPRINGS REQUIREMENTS, INSTALLATION, VERIFICATION AND DEFERRAL –CODE SECTION 309 – (THIS SHEET)

GENERAL PLANTING NOTES:

1. Exact locations, elevations and configurations of utilities, structures, existing plants and natural features are the responsibility of the user and shall be field verified prior to any work, including material orders. Caution shall be exercised during all field work: surveying, locators, hand digging, pilot holes and/or other appropriate methods may be required for subsurface work. Contact local utilities locating services at least 2 business days (not including the day of the actual notice) prior to excavation work. Utility Notification Center of Colorado 12600 W. Colfax Ave., Suite B–310, Lakewood, CO 80215 (800)–922–1987.

2. TOPSOIL STOCKPILING: See Grading Plan for stockpiling, mound soil no higher than 1.3 m (4 feet) high for less than 1 year and preferably less than 6 months. Cover (SEE NATIVE SEED MIX) to prevent soil erosion and contamination by weeds."

3. WEED CONTROL: Apply pre/post emergent herbicides per manufactures recommendations (see specifications for manufacture's products). Prepare all sod areas and planting beds before planting by applying herbicide as per label directions to weed or grass growth in planting areas on site. Do not proceed with landscape installation until weed growth has been controlled.

4. SOIL AMENDMENTS:

Spread the following amendments to ALL landscape areas. Amendments are per the submitted soils report and approved by the City.

- Add 3 cu. yds. Ecogro Class I Compost (an A–1 Organics Product) or an approved plant based compost equal, per 1,000 s.f.
- Add 3 lbs. Nitrogen (N) per 1,000 s.f. for turf and shrub bed areas (For each 1/10 lb of Nitrogen apply 1/4 lb Urea)
- Add 4 lbs. Phosphorus (P205) per 1,000 s.f.
- Add 2 lbs. Potassium (K2O) per 1,000 s.f.

Prior to spreading amendments rip (till) ALL existing soil to a depth of eight (8) inches minimum (see project specifications) All parking lot islands shall be tilled and soil amendments added to a depth of 30" (see project specifications).

Apply soil amendments to a 1" depth before incorporating into soil (3 cubic yards of compost amendment will cover cover 1000 sf area at a 1" depth) to ALL landscape areas. Cultivate (till) soil amendments into the 8" depth.

Contractor shall submit all soil amendment receipts from supplier to the Landscape Architect. Receipts shall illustrate soil amendment mix per the specifications above and the amount (cubic yards) ordered for the project.

5. TREE & SHRUB PIT BACKFILL MIXTURE: shall be 70% native soil and 30% organic mix.

6. IRRIGATION: An automatic irrigation shall be installed. All trees and shrubs in planting beds shall be drip irrigated. Fescue Sod and native seed areas are to be irrigated by pop-up and/or spray heads. Native seed areas will be irrigated for establishment purposes only. Rain sensors will be required (see Irrigation sheets – this document).

7. PLANT LIST: Codes for the species (scientific name), size, and quantity required to complete the planting, are listed and indicated by symbol in the drawings. In the event discrepancies occur between information indicated in the schedule and information indicated by symbol on the drawings, the information indicated by symbol on the drawings shall govern.

8. FORM: All plants shall conform to the ANSI Z60.1. and Colorado Nursery Act. Provide plant material well formed, true to species or variety, free from injuries and disfigurement, unless otherwise approved by the Landscape Architect. Trees shall be fully branched in proportion to width and height. Trees, both deciduous and evergreen, shall have relatively straight trunks and one central leader (trees shall not be "poled"), unless otherwise approved by the Landscape Architect. Shrubs shall be provided that have the height and number of primary stems as recommended by ANSI Z60.1. An acceptable plant shall be well shaped with sufficient well-spaced side branches recognized by the ANLA (American Nurserymen and Landscaper Association) as typical for the variety grown in the region.

9. HEALTH: Provide healthy plant material. Plant material shall be free from disease, defects such as disfiguring knots, sunscald, windburn or bark abrasions, infestations or injury and have a vigorous root system. Root balls shall be free of weeds. If necessary, spray plant material at time of installation and periodically as required to exclude infestation until final acceptance.

10. SIZE: The minimum acceptable sizes of plants measured before pruning with branches in normal position, shall conform to measurements as specified in the plant list furnished. Height and spread dimensions refer to main body of plant and not from branch or root tip to tip. Measure trees and shrubs with branches in normal position. Measure trunk caliper 6" above ground up to and including 4" caliper size and 12" above ground for larger sizes. The sizes identified are minimum sizes; plant material smaller than specified is unacceptable. Plants larger than specified may be used, if approved, at no additional cost.

11. PRUNING: All plants shall not have been pruned after selection by the Landscape Architect or Contractor at either the supplier's nursery or the Contractor's work site, except as otherwise provided herein, (See Specs).

12. IDENTIFICATION: All plant materials shall be identified by means of a grower's label affixed to the plant. The grower's label shall give the data necessary to indicate conformance to specifications. Use durable waterproof labels with water-resistant ink which will remain legible for at least 60 days.

13. SUBSTITUTIONS: No substitutions accepted, except with the written permission of the Landscape Architect or owners authorized representative.

14. TREE STAKES & GUYS: For deciduous trees: Lodgepole Pine 1–1/2"–2" diameter post, 8' long with bottom end pencil pointed. For evergreen trees, steel "T" posts, 30" bottom portion with anchor intact. Guying Material: ArborTie manufactured by Deep Root Partners, L.P. (800) 458–7668 or approved equal. Submit sample to Owner's Authorized Representative for approval a minimum of two (2) weeks prior to delivery on-site. Color: Green.

15. TREE WRAP: Standard nursery crepe tape not less than 4" wide, designed to prevent winter sun-scald. Secured every 24" by taping. Do not use duct tape.

16. COBBLE MULCH: Unless otherwise noted, all planting beds for trees and shrubs shall be mulched with COBBLE MULCH. Apply X"–X" size of cobble/river (Blue Gray or Cottonwood cobble) rock as indicated on drawings over geo-textile fabric layer. Place cobble in entire designated area to minimum depth of 6"–10". Individual trees shall have a wood mulch ring 3' to 4' in diameter. Individual shrubs shall have a wood mulch ring 1½ the size of the rootball.

17. WOOD MULCH: Where indicated on the plans for areas designated to receive WOOD MULCH all planting, including individual plant wood mulch rings shall be mulched with three too four inches (3"–4") of shredded wood cedar mulch. Cedar mulch shall be a fibrous material, not chipped or chunks, (see specs for acceptable type), and watered in after installation.

18. BOULDERS: Landscape Boulders shall be XXXXXX Boulders, 2'–4' in diameter as supplied by C&C Sand and Stone Co 1–719–577–9900 or approved equal. Boulders placed within the line of sight shall not exceed 3' in height.

19. GEO-TEXTILE FABRIC: Underlayment fabric for weed barrier – USED IN ROCK & COBBLE MULCH DESIGNATED AREAS ONLY – shall have a nominal weight of of 3.5 oz. per square yard with a permeability of 0.7 cm/sec. minimum (see project specifications).

20. EDGER: All edger shall be 14 gauge – 4" high by ⅜" thick by 10' lengths. Color shall be green.

21. SOD: Composition: Colorado grown Texas Hybrid Blugrass / Survivalist Tall Fescue (or approved equal) turf-type having a healthy, vigorous root system that has been regularly watered, mowed, fertilized and sprayed for weeds in the sod nursery. Each piece of sod shall have a sandy-loam soil base. Sod shall be free from other grasses, insects and their eggs, stones and debris, and a minimum of one year old.

Recommended Blend: Survivalist Tall Fescue

- 47% Grande II (Tall Fescue)
- 47% SR8650 (Tall Fescue)
- 6% Spitfire (Texas hybrid bluegrass)

Or approved equal

NATIVE SEED: Native seed shall be Rocky Mountain Native Mix as supplied by Arkansas Valley Seed Company or approved equal. Mix shall contain the following seed mix:

- 20% Slender Wheatgrass
- 20% Mountain Brome
- 15% Green Needlegrass
- 15% Thickspike Wheatgrass
- 10% Rocky Mountain Fescue
- 5% Blue Grama (Coated)
- 5% Indian Ricegrass
- 5% Sandberg Bluegrass
- 5% Bottlebrush Squirreltail

New seeding: Broadcast at 10–25 LBS per acre or drill at 15–20 Lbs per acre

WILD FLOWER MIX: Shall be Rocky Mountain Wildflower Mix as supplied by Arkansas Valley Seed Company or approved equal

See spec for mix contents

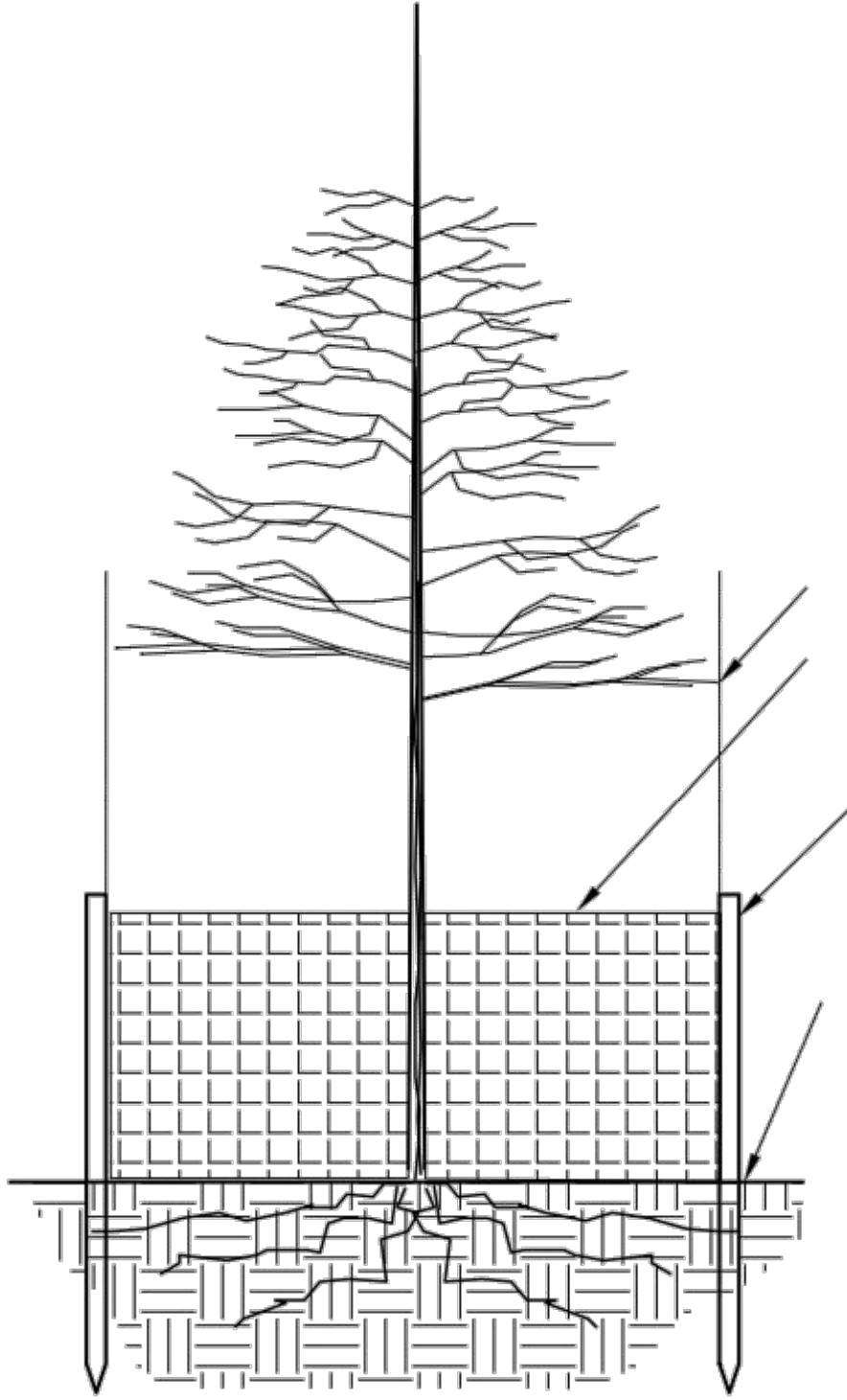
Mix wildflower half and half with native seed mix. Broadcast per Native Seed Mix

CITY OF WOODLAND PARK
MAINTENANCE REQUIREMENTS

Landscape Planting and Maintenance:
Landscaping shall not be installed or maintained in any location that constitutes a hazard or infringement to the public health, safety and welfare.

Planting areas adjacent to parking or vehicular circulation areas shall be protected from vehicular intrusion or damage from excessive vehicular lubricants or fuel.

Landscape shall be regularly maintained. Dead, diseased or missing plants must be replaces with the same type as provided in the approved landscape plan. Replacement must occur withi the next planting season, not to exceed twelve months.



LANDSCAPE PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	App. B Key	Mature Width	Planting Size	Notes
TREES							
abco	x	Abies concolor	White Fir	45678SA	20"–30'	6' Ht.	
aogl	x	Acer glabrum	Rocky Mountain Maple	45687S	15"–20'	1.5" Cal .	
actahw	x	'Acer tataricum ' 'Hot Wings'	Hot Wings Tatarian Maple	457A	15"–20'	1.5" Cal .	
plpubbe	x	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	678S	10"–15'	6' ht.	
plpubbe	x	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	678S	10"–15'	8' ht.	
potr	x	Populus tremuloides	Quaking Aspen	478S	20"–30'	1' Min. Cal.	Multi Trunk
Percent Signature Trees: (60% minimum – Policy 311.3k)				Signature Trees ±: —43— —43— = 100% Signature Trees Total No. of Trees: —43—			
SHRUBS							
jusabr	x	Juniperus sabina 'Scandla'	Scandl Juniper	568A	6"–8'	#5	
mare	x	Mahonia repens	Creeping Mahonia		12"–18"	#1	
pimugo	x	Pinus mugo 'Mops'	Minature Mugo Pine		2'–3'	#5	
potgrf	x	Potentilla fruticosa 'Gold Finger'	Gold Flame Potentilla	4567S	3'–4'	#5	
rial	x	Ribes alpinum	Alpine Currant	5678A	3'–6'	#5	
riau	x	Ribes aureum	Yellow Flowering Currant	24567DA	4'–6'	#5	
syor	x	Symphoricarpos oreophilus	Mountain Snowberry	457SA	2'–4'	#5	
syvu	x	Syringa Vulgaris	Common Purple Lilac	568DA	8'–12'	#5	
Percent Signature Shrubs: (60% minimum – Policy 311.3k)				Signature Shrubs ±: —0— —0— = 100% Signature Shrubs Total No. of Shrubs: —0—			
GRASSES							
coackf	x	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A (L)	2'	#1	
ange	x	Andropogon gerardii	Big Bluestem Grass		2'–3'	#1	
PERENNIALS							
coackf	x	Hemerocallis 'Stella de Oro'	Dwarf Gold Daylily		12"–18"	4" Pots	

DISCLAIMER:

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

REV.	DESCRIPTION	DATE



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PREPARED FOR:

VICTORY LIFE CHURCH

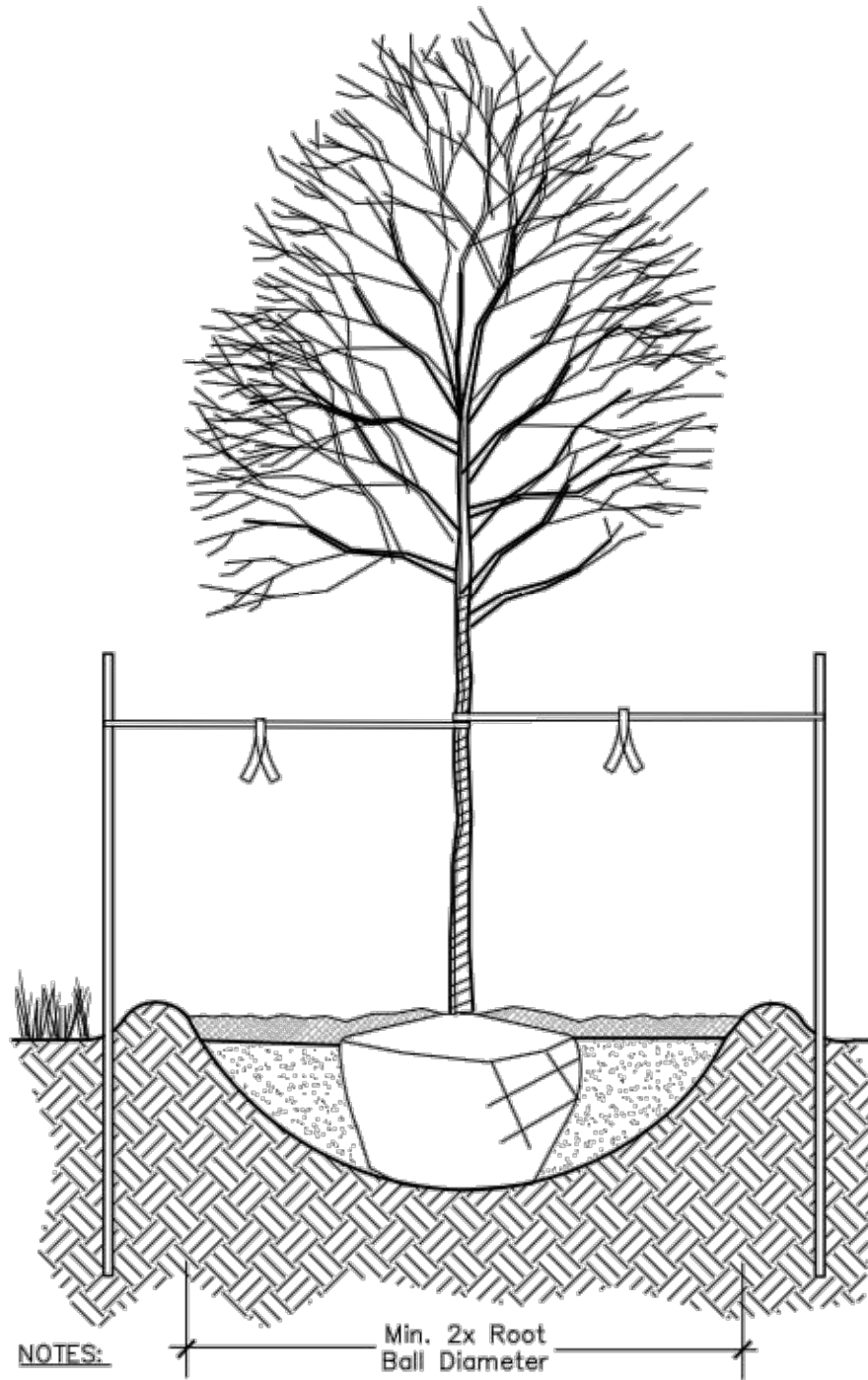
70 MORNING SUN DRIVE
SUITE C
WOODLAND PARK, CO 80863



VICTORY LIFE CHURCH

PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: DLM	DRAWN BY: SLP
SCALE: N/A	DATE: 10/02/23
JOB NUMBER 21–332	SHEET 2 OF 3

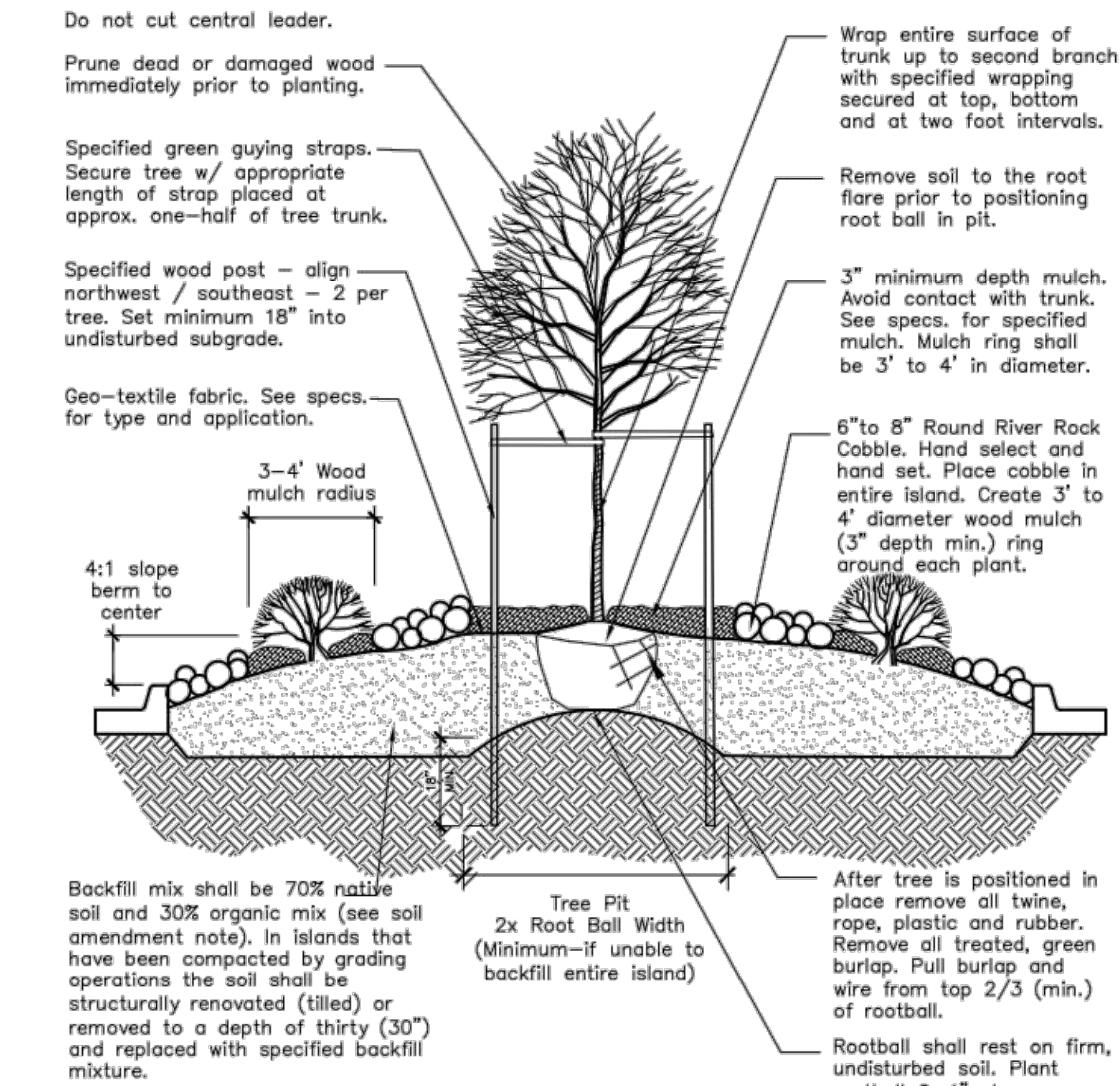


NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the pit, not the top of the rootball.
2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
4. Structural Pruning should
5. Do not fertilize for at least one growing season.
6. Keep plants moist and shaded until planted.

A DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

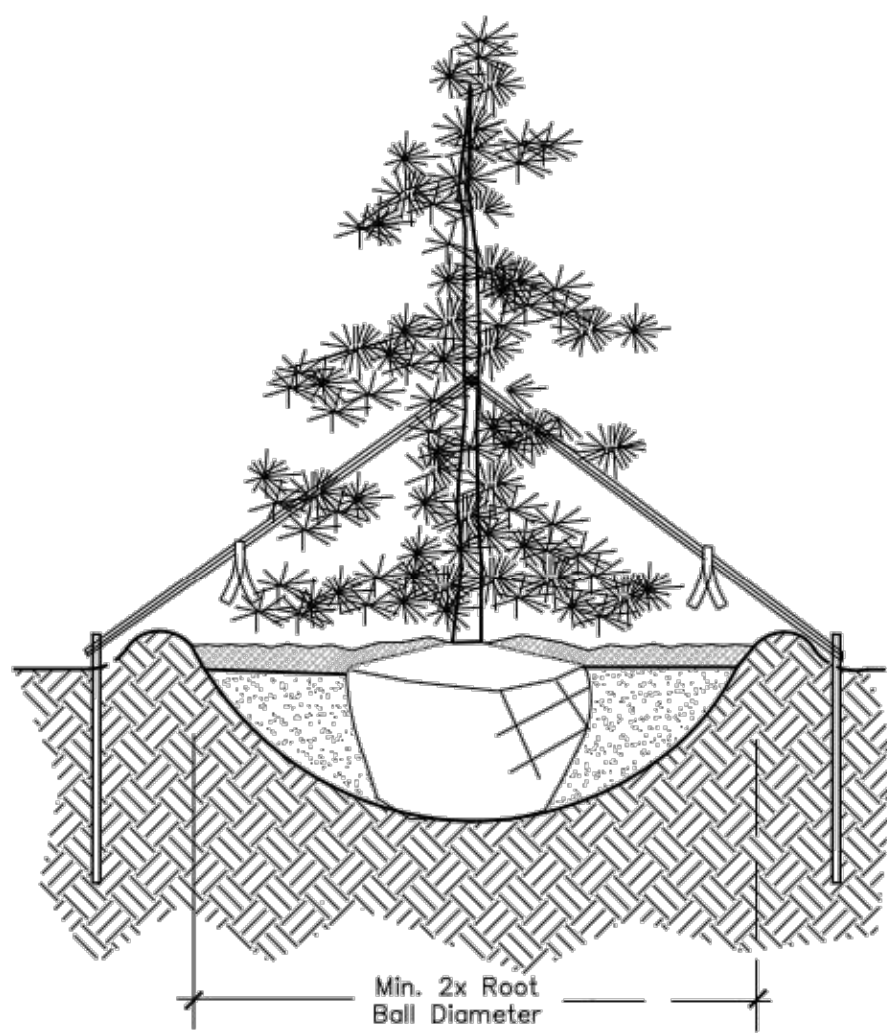


NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the top of the rootball.
2. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
2. Do not fertilize for at least one growing season.
3. Keep plants moist and shaded until planted.

B PLANTING FOR PARKING LOT ISLANDS & SHRUB BEDS w/ COBBLE & WOOD MULCH RINGS

NTS

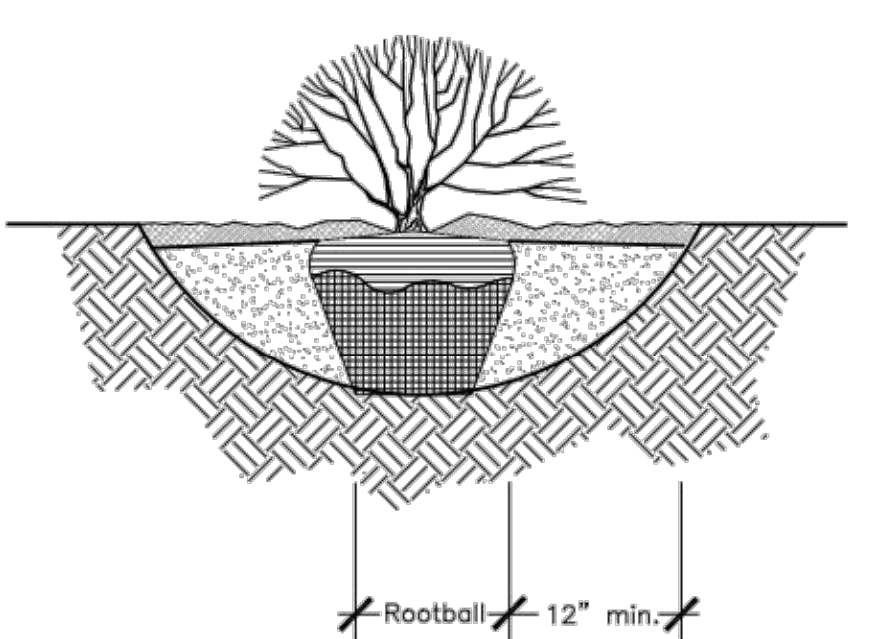


NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the top of the rootball.
2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
4. Structural Pruning should
5. Do not fertilize for at least one growing season.
6. Keep plants moist and shaded until planted.

C EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

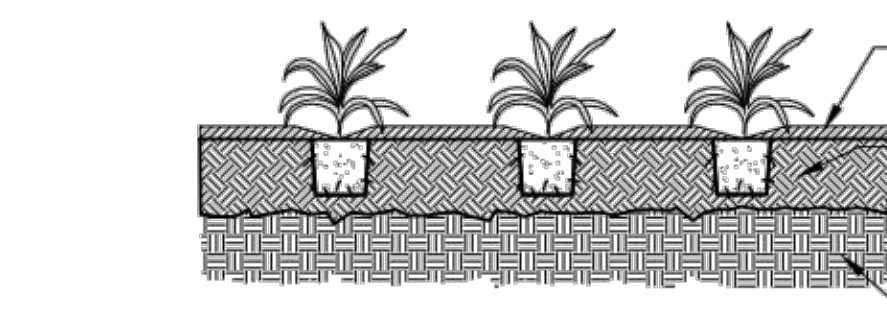


NOTES:

1. Prune only dead or broken branches and weak or narrow crotches.
2. Keep plants moist and shaded until planted.
3. Do not fertilize for at least one growing season.
4. Amended backfill shall be 1/3 compost and 2/3 Native and or imported topsoil.
5. All shrubs in rock areas to receive shredded mulch rings,
6. Deep water all plants at time of planting
7. On slopes plant rootball at grade and provide saucer rim on down hill side. Water in at planting.

D SHRUB PLANTING DETAIL

NOT TO SCALE

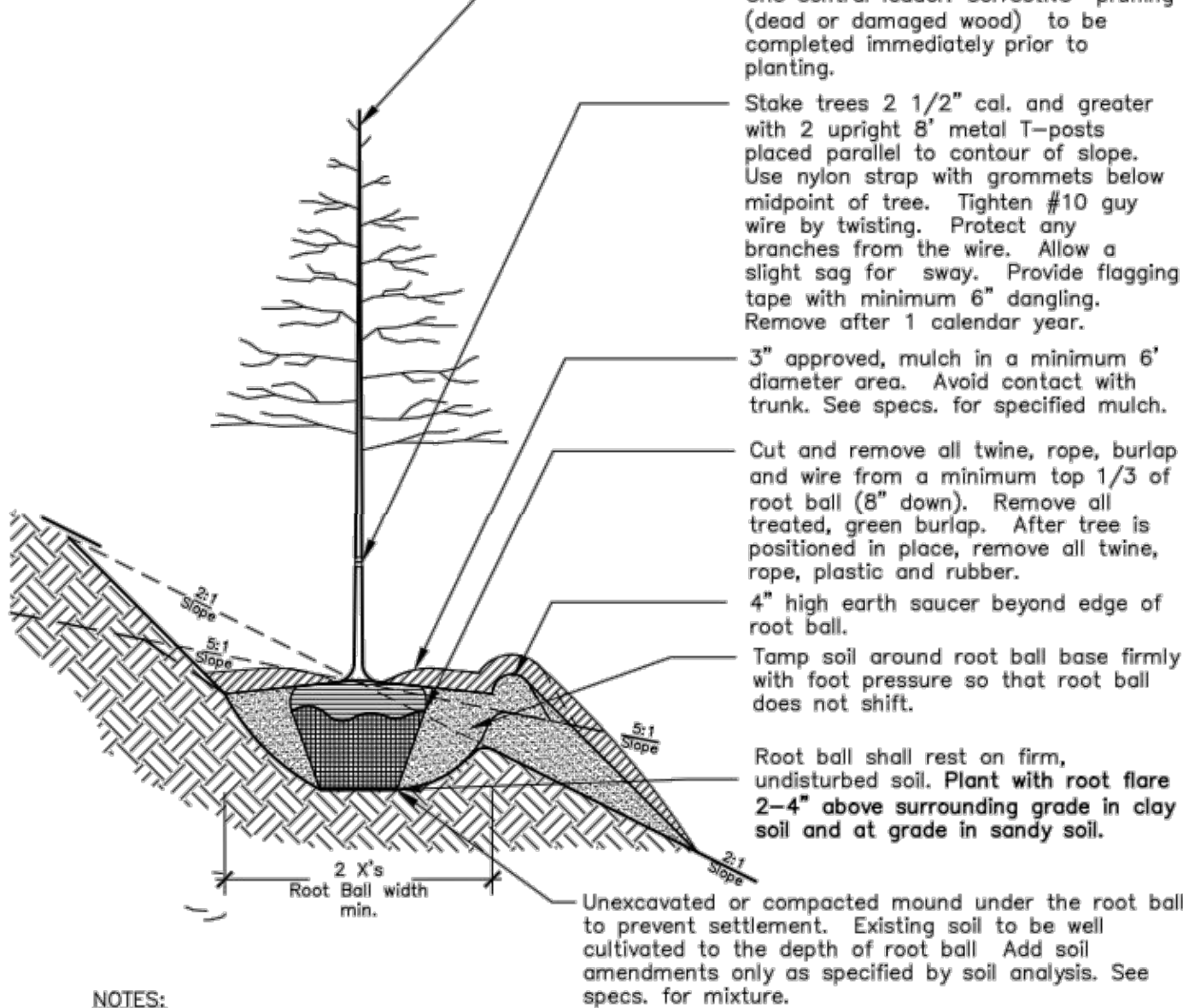


NOTES:

1. Keep plants moist and shaded until planting.
2. Plant ground covers and perennials level and at grade.
3. Prune all dead or broken parts prior to planting.
4. Amended backfill shall be 1/3 compost and 2/3 native and/or imported topsoil.
5. all perennials planted in rock mulch areas to have organic mulch rings around base of the plant.

E PERENNIAL/ GROUND COVER PLANTING

NOT TO SCALE

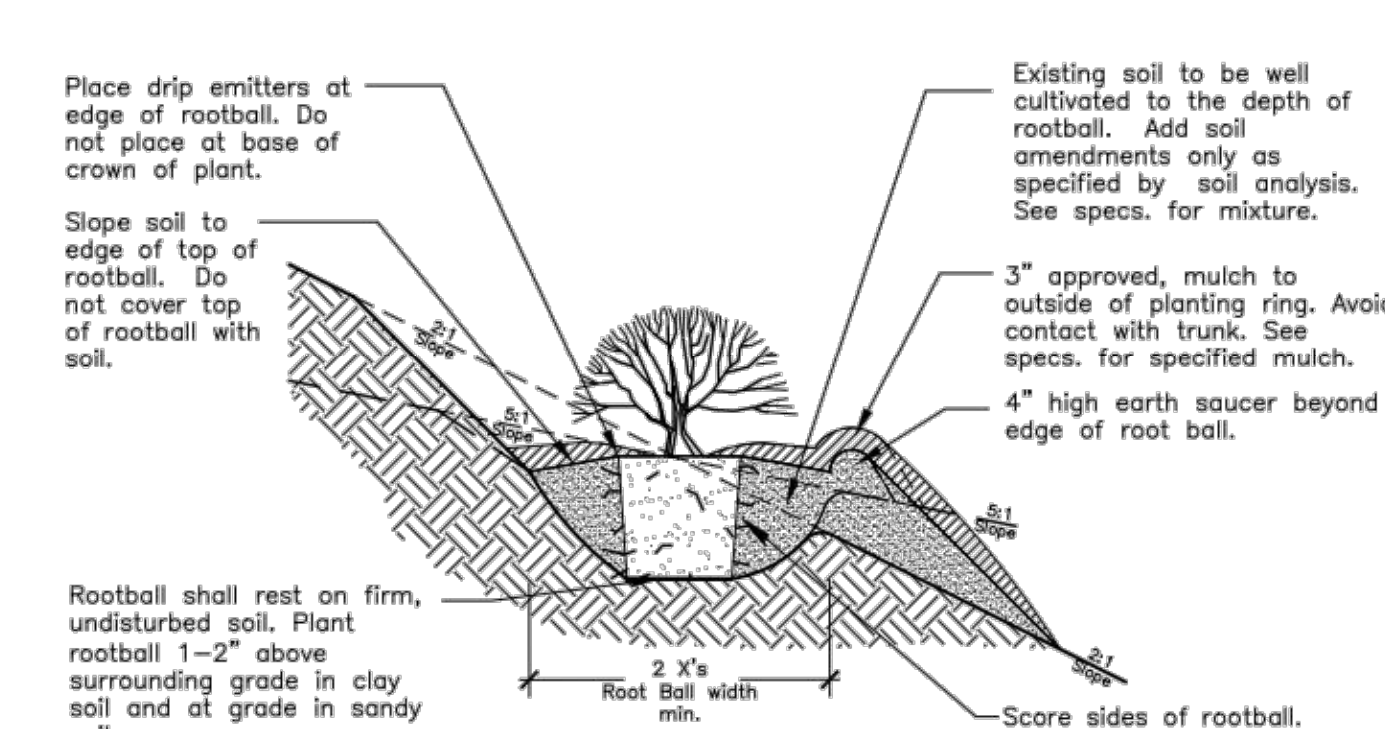


NOTES:

1. Mark the north side of the tree in the nursery, and rotate tree to face north at the site possible.
2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
4. Stake only when necessary. Stake trees 2" cal. and smaller with metal post on prevailing wind side.
5. Do not wrap trunk unless required on exposed sites for species with thin bark. Use electrical tape, not duct tape. Do not use twine. Wrap in November and remove in spring.
6. Do not fertilize for at least one growing season.
7. Keep plants moist and shaded until planted.

F TREE PLANTING ON SLOPE

NOT TO SCALE

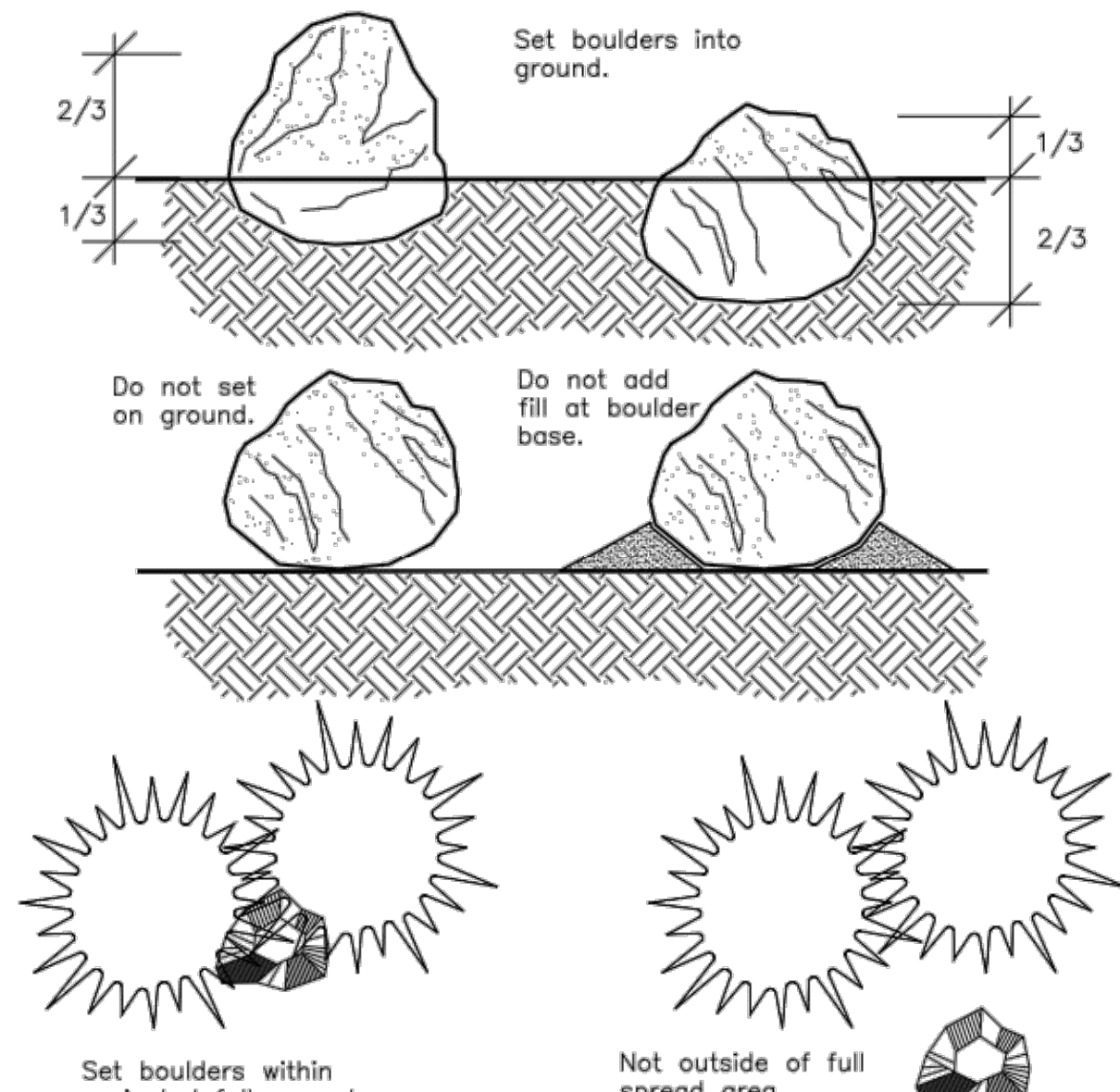


NOTE:

1. Keep plants moist and shaded until planted.
2. For pot bound container only: make 4-5 vertical cuts in rootball 1/2" deep. Plant immediately.
3. For rootbind at the bottom of ball: split rootball vertically all the way through bottom to halfway to top. Spread the two halves over a mound of soil in the planting hole.
4. For burlapped plants: Remove all burlap if possible without breaking the rootball or remove a minimum of 1/2 of the burlap from the top portion. Remove all treated burlap.
5. On slopes, plant rootball at grade and provide saucer rim on downhill side.
6. Water in at planting.
7. Corrective pruning (dead or damaged wood) to be completed after planting.
8. Do not fertilize for at least one growing season.

G SHRUB PLANTINGS ON SLOPES

NTS



Notes:

1. Place boulders into ground so that 1/3 or 2/3 of boulder is above grade.
2. Do not place boulders directly onto grade level. Nor should topsoil be added to base of boulder in order to achieve 1/3 or 2/3 setting depth.
3. Place boulders according to landscape plan and within drip line of plant at maturity where applicable.
4. Boulders placed within the line of sight shall not exceed 3' in height.

H BOULDER PLACEMENT DETAIL

NTS

DISCLAIMER:

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

REV.	DESCRIPTION	DATE



Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

PREPARED FOR:
VICTORY LIFE CHURCH
70 MORNING SUN DRIVE
SUITE C
WOODLAND PARK, CO 80863

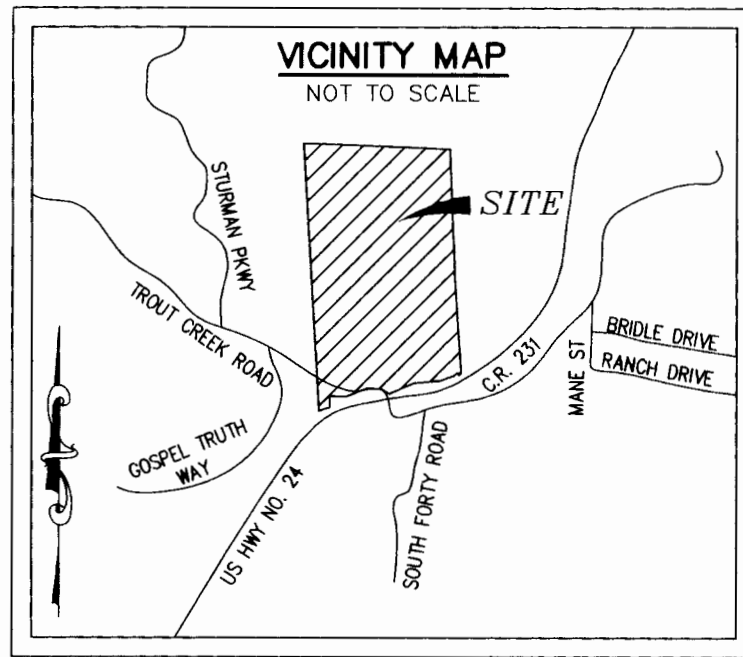
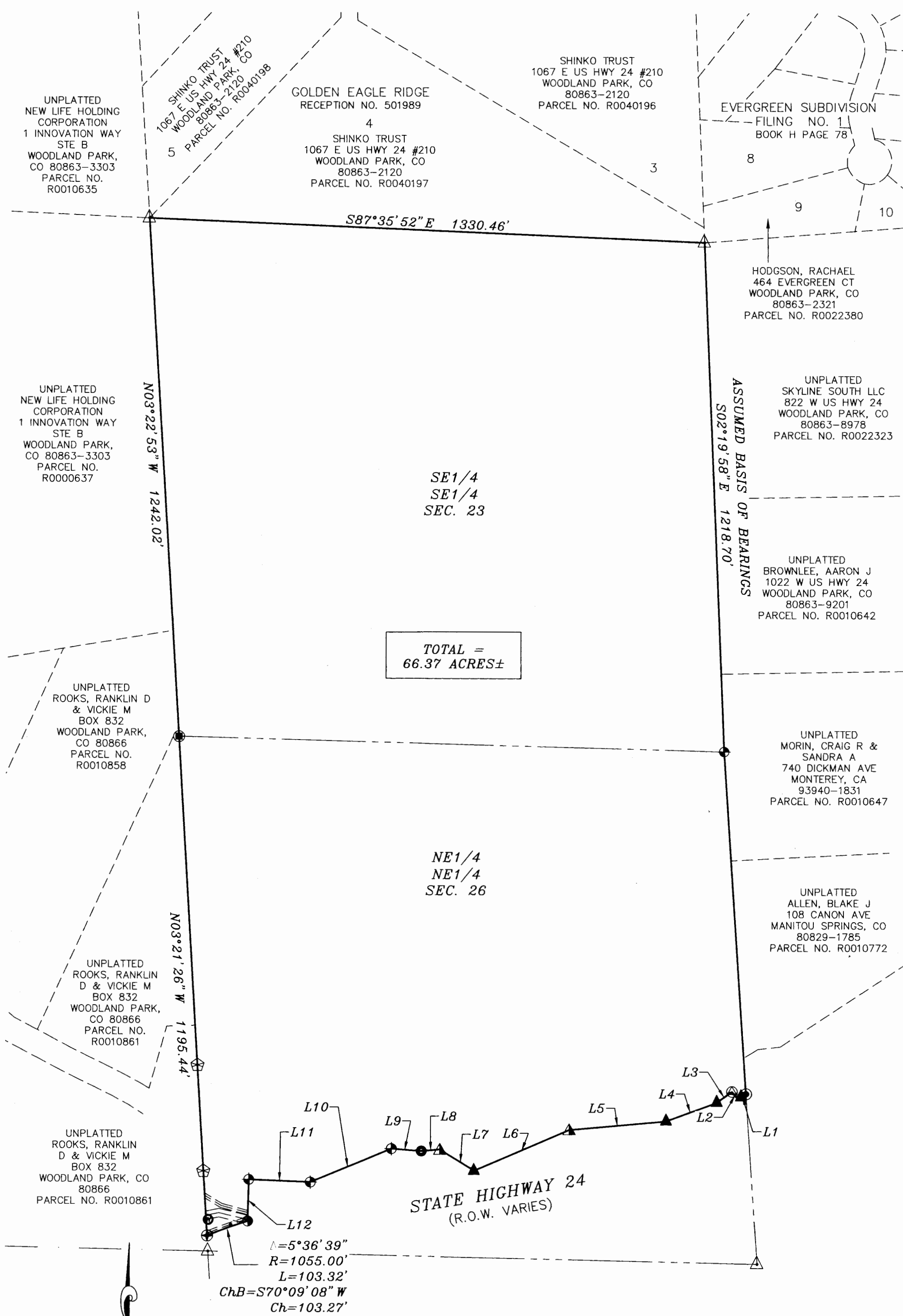


VICTORY LIFE CHURCH

PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: DLM	DRAWN BY: SLP
SCALE: N/A	DATE: 10/02/23
JOB NUMBER 21-332	SHEET 3 OF 3

ALTA/NSPS LAND TITLE SURVEY
THE SE1/4 OF THE SE1/4 OF SEC. 23 & A PORTION OF THE NE1/4 OF THE
NE1/4 OF SEC. 26, T.12.S., R.69W. OF THE 6th P.M., CITY OF WOODLAND PARK
TELLER COUNTY, COLORADO



LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26 LYING NORTH OF HIGHWAY 24 IN TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., TELLER COUNTY COLORADO, EXCEPT THOSE PORTIONS DESCRIBED IN DEED RECORDED AUGUST 30, 1993 IN BOOK 688 AT PAGE 189 AND MAY 16, 2000 AT RECEPTION NO. 504971.

SAID PARCEL CONTAINS 66.37 ACRES OF LAND, MORE OR LESS.

NOTES:

- ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S02°19'58"E, A DISTANCE OF 1218.70 FEET BETWEEN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., AS MONUMENTED BY A 3/4"x30" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965" AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., AS MONUMENTED BY A 3-1/4" CDOT ALUMINUM CAP STAMPED "PLS 9014 PROJECT CXFC43-24-21".
- THE PROPERTY LINES AS DEPICTED ON THIS MAP ARE BASED ON THE DIMENSIONS AS SHOWN ON THE LAND SURVEY PLAT RECORDED IN BOOK 12LS OF LAND SURVEY PLATS AT PAGES 7 AND 8 UNDER DEPOSIT NO. 1146 ON DECEMBER 29, 2008 IN THE OFFICE OF THE TELLER COUNTY CLERK AND RECORDER. REFER TO SAID LAND SURVEY PLAT FOR ALL CAP DETAILS.
- THIS ALTA/NSPS LAND TITLE SURVEY 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 AN ALTA COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY ORDER NO. SC55107907 (EFFECTIVE DATE 09/13/2022 AT 5:00 P.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, PART II (EXCEPTIONS) IN THE ABOVE REFERENCED COMMITMENT::

- 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
- THE PROPERTY IS SUBJECT TO EXISTING LEASES AND/OR TENANCIES.
- THE PROPERTY IS SUBJECT TO A LEASE IN FAVOR OF INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, A COLORADO CORPORATION, AS EVIDENCED IN LEASE RECORDED OCTOBER 13, 1983 UNDER RECEPTION NO. 316344. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GENERAL RIGHT-OF-WAY EASEMENT RECORDED APRIL 16, 1984 UNDER RECEPTION NO. 321761. (THIS EASEMENT DESCRIPTION IS TOO VAGUE TO PLOT ACCURATELY BUT APPEARS TO BE REFERRING TO THE OVERHEAD ELECTRIC LINE AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RIGHT-OF-WAY EASEMENT RECORDED SEPTEMBER 30, 1992 UNDER RECEPTION NO. 398792. (DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RIGHT-OF-WAY EASEMENT RECORDED NOVEMBER 13, 1992 UNDER RECEPTION NO. 401513. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT/DRS RECORDED NOVEMBER 13, 1992 UNDER RECEPTION NO. 401514. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GENERAL RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 04, 1992 UNDER RECEPTION NO. 402155. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RULING OF REFEREE AND DECREE OF THE WATER COURT RECORDED SEPTEMBER 22, 2000 UNDER RECEPTION NO. 509810.
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED OCTOBER 17, 1997 UNDER RECEPTION NO. 468374, AND RE-RECORDED NOVEMBER 21, 1997 UNDER RECEPTION NO. 468630. (THE BOUNDARY OF SAID EASEMENT IS NOT SPECIFICALLY DEFINED IN THE INSTRUMENT OF CONVEYANCE. (THE LIMITS OF THE ACTUAL FACILITY ARE SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PERMANENT EASEMENT RECORDED MAY 16, 2000 UNDER RECEPTION NO. 504972. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO THE EFFECT OF ORDINANCE NO. 873, SERIES 2001, RECORDED MARCH 09, 2001 UNDER RECEPTION NO. 515591. (ANNEXATION)
- THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON GOLD MOUNTAIN ADDITION ANNEXATION PLAT RECORDED APRIL 16, 2001 UNDER RECEPTION NO. 517057.
- THE PROPERTY IS SUBJECT TO THE EFFECT OF ORDINANCE NO. 903, SERIES 2001, RECORDED AUGUST 23, 2001 UNDER RECEPTION NO. 522513.
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED FEBRUARY 06, 2002 UNDER RECEPTION NO. 528392. (DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO A LEASE IN FAVOR OF AMERICAN TOWERS, INC., A DELAWARE CORPORATION AS EVIDENCED IN MEMORANDUM OF LEASE RECORDED MAY 13, 2009, UNDER RECEPTION NO. 626358. (NOT PLOTTABLE)
- THE PROPERTY IS SUBJECT TO THE EFFECT OF ORDINANCE NO. 1133, SERIES 2010, RECORDED AUGUST 13, 2010 UNDER RECEPTION NO. 637572.
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND ASSIGNMENT AGREEMENT RECORDED JUNE 25, 2018 UNDER RECEPTION NO. 707824. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND ASSIGNMENT AGREEMENT RECORDED JUNE 25, 2018 UNDER RECEPTION NO. 707825. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND ASSIGNMENT AGREEMENT RECORDED JUNE 25, 2018 UNDER RECEPTION NO. 707826. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND ASSIGNMENT AGREEMENT RECORDED JUNE 25, 2018 UNDER RECEPTION NO. 707827. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND ASSIGNMENT AGREEMENT RECORDED JUNE 25, 2018 UNDER RECEPTION NO. 707897. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND ASSIGNMENT AGREEMENT RECORDED JUNE 25, 2018 UNDER RECEPTION NO. 707898. (AS SHOWN HEREON)
- THE PROPERTY IS SUBJECT TO SUCH EASEMENTS OR OTHER RIGHTS FOR THE ACCESS, MAINTENANCE, USE AND SUPPORT OF BUILDINGS AND IMPROVEMENTS SITUATED ON AND EXCEPTED FROM THE LAND DESCRIBED HEREIN, AS MAY BE IMPLIED FROM THE SEVERANCE OF THE TITLE TO BUILDING AND IMPROVEMENTS GRANTED TO THE CITY OF COLORADO SPRINGS AS DISCLOSED BY THE TELLER COUNTY ASSESSOR (PARCEL NO. R0047752).
- ALL LINEAL UNITS DEPICTED ON THIS ALTA/NSPS LAND TITLE SURVEY ARE U.S. SURVEY FEET.
- STRUCTURES ARE AS SHOWN HEREON.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN HEREIN.

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- FOUND REBAR AND 1-1/4" ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 3/4" REBAR AND 3-1/4" ALUMINUM CAP STAMPED "PLS 19625"
- FOUND 3/4" x 30" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965"
- FOUND REBAR AND RED CAP STAMPED "RMLS LS 19625"
- FOUND 3-1/4" CDOT ALUMINUM CAP STAMPED "PLS NO. 9014 PROJECT CXFC43-24-21"
- FOUND 3-1/4" CDOT ALUMINUM CAP STAMPED "PLS NO. 28276 PROJECT 89498"
- FOUND 3-1/4" CDOT ALUMINUM CAP STAMPED "PLS NO. 28276 PROJECT 89498" (2' WITNESS CORNER UNLESS OTHERWISE NOTED)
- FOUND 3-1/4" CDOT BRASS CAP STAMPED "AWP5005-2" (R.O.W. MARKER)
- FOUND 1/2" IRON PIPE (NO CAP)
- FOUND 5/8" REBAR (NO CAP)
- OVERHEAD ELECTRIC
- POWER/UTILITY POLE
- GUY WIRE
- WATER VALVE
- WELL
- UNDERGROUND GAS
- WATER LINE
- FIBER OPTIC LINE
- BOOK 688 PAGE 189 RECEPTION NO. 504971
- GRAVEL
- CONCRETE

ZONING INFORMATION:

INFORMATION HEREIN OBTAINED BY THE TELLER COUNTY ASSESSOR'S OFFICE AND THE CURRENT CITY OF WOODLAND PARK ZONING ORDINANCE NO. 1383-2019 (SUPP. NO. 20-2021) PASSED NOVEMBER 19, 2020 AND UPDATED MARCH 3, 2021

PARCEL A ZONING: CITY CONTROLLED -AG

HEIGHT RESTRICTION: 30' MAXIMUM

SETBACKS:

(RESIDENTIAL OR GARAGE)	(ACCESSORY)
25' FRONT SETBACK	100' FRONT SETBACK
25' REAR SETBACK	100' REAR SETBACK
25' SIDE SETBACK	100' SIDE SETBACK

SURVEYOR'S CERTIFICATION:

TO: LEGACY TITLE HOLDING COMPANY, AN OKLAHOMA NONPROFIT CORPORATION, LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND THEIR SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 3, 4, 6(a), 6(b), 7(a), 8, 11 (OBSERVED EVIDENCE), 11(b), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 1, 2022.



TO: ERIC SIMONSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920

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.

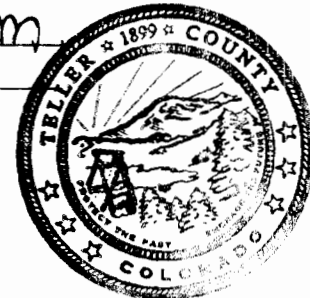
FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08119C02020 (MAP REVISED SEPTEMBER 25, 2009), THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS 16th DAY OF December, 2022, A.D. AT 2:40 O'CLOCK PM
IN BOOK 19LS OF LAND SURVEY PLATS AT PAGE 89, DEPOSIT NUMBER 1732
OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER.

BY: Frances Ashton
DEPUTY COUNTY CLERK AND RECORDER



ALTA/NSPS-PORT. OF SEC. 23 & 26, T.12S., R.69W. OF THE 6th P.M.,
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART
SURVEYS, LLC

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

22522_ALTA.DWG

PAGE 1 OF 2

*AERIAL TOPOGRAPHIC SURVEY – ASPEN VALLEY RANCH
SEC. 23, 25 & 26, T. 12 S., R. 69 W. OF THE 6th P.M., TELLER COUNTY, CO*



AERIAL TOPO SURVEY – ASPEN VALLEY RANCH
SEC. 25 & 26, T12S, R69W, TELLER CO., CO

**RAMPART
SURVEYS**

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

DRAWING: 08097TOP.DWG

PAGE 1 OF 1

Colorado Statewide GIS Data - 811 Now What's Below - 1125 Kelly Johnson Blvd, Ste 301 - Colorado Springs, CO 80920 - 719.536.0037 - www.me-engineers.com



811

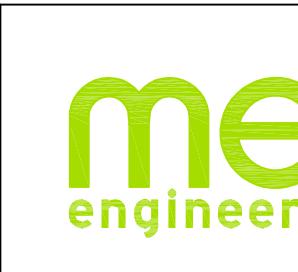
now what's below.

Call 72 hours before you dig.

For more details visit:
www.call811.com

REV.	DESCRIPTION	DATE

PREPARED FOR:
VICTORY LIFE CHURCH
70 MORNING SUN DRIVE, STE C WOODLAND PARK, CO 80863



ME Engineers, Inc.

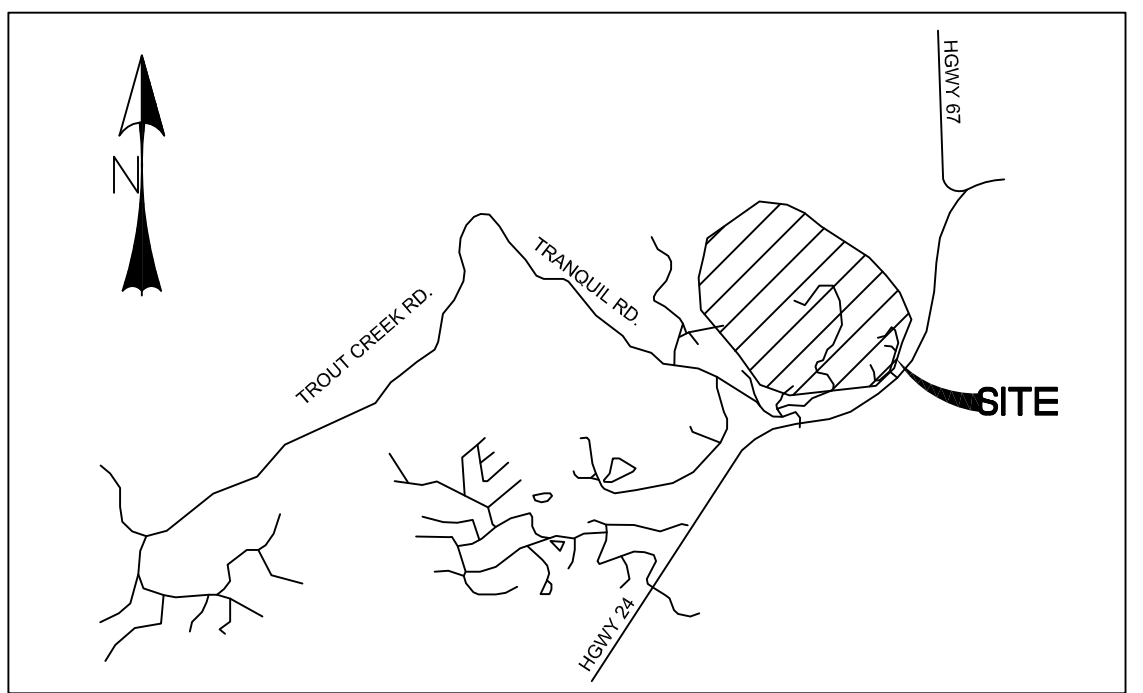
1125 Kelly Johnson Blvd, Ste 301
Colorado Springs, CO 80920
719.536.0037
www.me-engineers.com

VICTORY LIFE CHURCH
LIGHTING CALCULATIONS

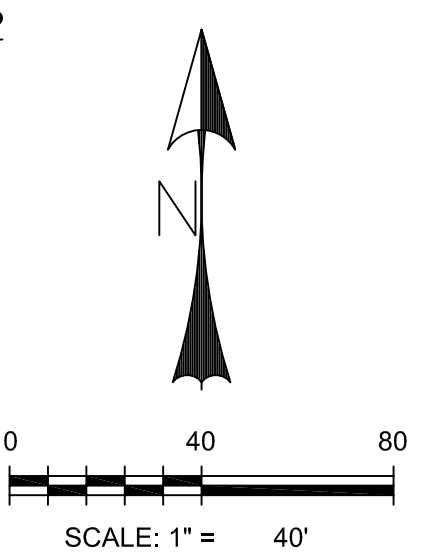
DESIGNED BY: ELE	DRAWN BY: ELE
SCALE: 1" = 40'	DATE: 10/2/23
JOB NUMBER	SHEET
CS23016.00	1 OF 1



Coordinate System	Unit	Zone	Projection	Reference	UTM	Zone	Reference	UTM	Reference



VICINITY MAP
SCALE: N.T.S.



APPROVAL CONDITIONS & RESTRICTIONS

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

