



**REVISED AGENDA**  
**WOODLAND PARK PLANNING COMMISSION**  
**Thursday, March 28, 2024, 6:30 P.M.**  
**Council Chambers – 220 W. South Avenue**  
**No Work Session**  
**All Items Rescheduled from March 14, 2024**

*Zoom link from the calendar at the bottom of the front page of the City website ([www.city-woodlandpark.org](http://www.city-woodlandpark.org)).*

1. **CALL TO ORDER & ROLL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE MINUTES:** February 22, 2024
4. **PUBLIC HEARINGS**
  - A. **(SUB2024-02) Kings Crown Final Plat:** A request by Terrence and Fadile OMalley (Applicants and Property Owners) for a Final Plat to plat 11.3 acres into one lot. The subject property is located east of the intersection of Ponderosa Way and Kings Crown Road, in Sections 19 and 30, T12S, R68W of the 6<sup>th</sup> P.M. (lying in the center of Paradise Estates Filing #3 and #4 – Paradise Ranch Addition), in the Suburban Residential (SR) zone. **(QJ)**

*The City Council Public Hearing is scheduled for Thursday, April 18, 2024, 6:30 P.M.*
  - B. **(PUD2024-02 & SUB 2024-01) Pines at Stone Ridge PUD/Preliminary Plat Extension:** Request by Kevin Kofford (applicant) and Craig O'Boyle, Go Beyond, LLC (Property Owner) for approval of a 2-year extension of the approved Pines at Stone Ridge portion of the Stone Ridge Village Planned Unit Development (PUD) and a one (1) year extension of the approved Pines at Stone Ridge preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6<sup>th</sup> PM, in the City of Woodland Park, Teller County, CO). **(QJ)**

*The City Council Public Hearing is scheduled for Thursday, April 18, 2024, 6:30 P.M.*
  - C. **(PUD2024-03 & SUB 2024-03) Pines at Tamarac PUD and Preliminary Plat Amendment:** A request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district. **(QJ)**

*The City Council Public Hearing is scheduled for Thursday, April 18, 2024, 6:30 P.M.*
5. **REPORTS**
6. **ADJOURN**

For more information, please contact the Planning Department 719.687.5202



# WOODLAND PARK PLANNING COMMISSION

## MEETING MINUTES for February 22, 2024

### Council Chambers, 220 W. South Avenue, Woodland Park

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

#### 1. CALL TO ORDER & ROLL:

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

|         |                                 |
|---------|---------------------------------|
| Present | Commissioner Koal Middleton     |
| Present | Commissioner Don Hoying         |
| Present | Commissioner Larry Larsen       |
| Present | Commissioner Kenneth Kennedy    |
| Present | Commissioner George Jones       |
| Present | Commissioner Don Dezelle        |
| Present | Vice-Chair Lee Brown (via Zoom) |
| Present | Chair Ken Hartsfield            |

Staff Present: Senior Planner CJ Gates  
Planning Director Karen Schminke (via Zoom)

#### 2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** The January 11, 2024 Planning Commission minutes were approved unanimously with the spelling correction of Commissioner Larsen's last name on page 4.

#### 4. PUBLIC HEARINGS

- A. **PUD2024-01 (ZDP # 202401013):** A request by William L. Page for a two-year extension of the time limit to begin construction of the Best Western Hotel in Gold Hill Square South Building #6, Lots 2 & 3 Page's Subdivision (703, 717, 719 Gold Hill Place) in the Planned Unit Development (PUD) zone district pursuant to Municipal Code §18.30.050. (**QJ**)

Chair Hartsfield introduced Item 4.A. Commissioner Larsen disclosed that while he had worked with Mr. Page on a number of projects decades ago, he would be able to review the current application fairly. A conflict of interest does not exist.

Senior Planner Gates presented the staff report beginning with the history of the original approval and various extensions. The original approval of the Best Western Hotel was approved by City Council approved in February 2016; then granted a 2-year extensions for in 2018, 2020 and 2022. If approved, this extension request will expire on February 4, 2026. Staff found the proposed development is still consistent with the Comprehensive Plan, existing zoning regulations, and other standards. Updated renderings from the application packet were shown. The Best Western Hotel Extension was referred to the required internal and external departments and agencies. Staff received two comments: CDOT stated that all future signage and utility work must comply with CDOT standards; and City Engineering stated that if and when development occurs, the applicant will need to perform a new traffic and drainage study.

Planner Gates concluded his presentation stating that since there are no regulations to assess, staff does not have a position or recommendation on this extension request. The recommendation being, if the Planning Commission finds that an extension is warranted

and recommends that City Council grant the two-year extension to February 3, 2026, then the approving resolution should clearly state that the development is subject to all the conditions and dimensional standards specified with the original approval of PUD15-001 in January 2016.

Planning Commission clarified that CDOT would also require an access permit.

Chair Hartsfield invited the applicant to present the application.

William (Bill) Page, represents Gold Hill Square South LLC stated he would like to extend this project and wishes the extension period was longer than two years.

Commissioners asked Mr. Page about the possible timeline. He responded that it depends on national economy, lodging market saturation & absorption, and noted that Cripple Creek has recently built new hotel facilities that will increase traffic. Best Western's market study showed this was an excellent site in the Colorado Springs area because of local attractions and growth in Woodland Park. The cost of financing has slowed any kind of construction, including housing. He would like an extension so when market conditions are right, and financing is approved, the project is ready to go. Mr. Page guessed it would be five years plus or minus before the project would commence.

Commissioners asked about the existing leases currently using this building. Mr. Page answered that he has been timing new leases to five-year increments so that if opportunity is right and it's economically feasible, the project can proceed. The current leases expire in August 2025.

Chair Hartsfield opened the public comment portion of the meeting.

Linda Martin on Zoom, of Woodland Park, stated she has attended personally or via Zoom each time Mr. Page has requested an extension. She expressed concern that approval of this extension would set a precedent for all the other businesses that want to build in Woodland Park, which may not be a good thing right now. She noted that Mr. Page is waiting to see how the economy goes, and stated that if Democrats get elected to the President's office, then the economy will not improve.

The Planning Commission clarified with Ms. Martin that the precedent would be for allowing companies to apply for multiple extensions.

With no one else wishing to speak, Chair Hartsfield closed the public comment. The applicant did not have a rebuttal.

Planning Commission had additional questions for staff. Staff confirmed that extension requests are relatively common and that if the extension is approved, the applicant has another two years to submit a development application. Next steps in the process are an administrative Site Plan Review (SPR) which would be reviewed by all the internal departments and external agencies and the applicant would have to address any comments for approval. Then the applicant would apply to PPRBD for building permits for the building.

The Commissioners noted that since the applicant has not submitted any development applications except for the PUD Amendment/Preliminary Plat and their extensions, there is still a lot a work to do. This application is the extension of the entitlements only, there is a lot of work to do related to construction drawings and permits. If the application was not extended, the applicant would have to start the PUD Amendment application process over,

pay all the application fees, and go through the public hearing process to re-gain the presently approved entitlements.

The Commission asked about Code Changes and Planning Director Schminke stated, that the codes affecting this application have not changed since initial approval in 2016, nor is the City anticipating any code changes. Most of the current code review is restructuring and does not affect the PUD code process. Also, the City has not seen accelerated demand for changing development in this location.

Vice-Chair Brown reminded the Commission that a few years ago the applicant had lease commitments which have been resolved. Extending this amendment another two years would extend the entitlements for a total of ten years and he believes that a decade is a long enough time for a PUD proposal. He supports this extension but expressed concern about future potential extension requests.

The Planning Commission asked about using this opportunity to review the details of the approval (i.e. appropriate use, height, etc.). Staff clarified that this application was publicly noticed as an extension and the past approval cannot be modified, but this extension request could be denied, and it is very appropriate for Planning Commission to inquire about the status of the development, such as site plans or a Zoning Development Permit application. Several Commissioners noted that Mr. Page has invested in keeping this PUD amendment active, and they don't feel compelled to make him start over at this time since it doesn't affect the property or the PUD.

Commissioner Larsen added that he supports the extension for several reasons: the code hasn't changed, so there are no new criteria or requirements; and the area/neighborhood hasn't changed significantly in the last eight years. Commissioner Hoying added the proposed use still fits in the comprehensive plan, and there is no significant disagreement in the community. Staff confirmed that this requested extension will go before City Council on March 21<sup>st</sup> for their decision.

With no further discussion, the Chair called for a motion.

**MOTION:** Commissioner Kennedy moved, and Commissioner Larsen seconded, that the Planning Commission recommend to City Council, in accordance with the staff report, the following: Approval of a request by William L. Page for a two-year extension (to February 4, 2026) of the time limit to begin construction of the Best Western Hotel in Gold Hill Square South Building #6, Lots 2 & 3 Page's Subdivision (703, 717, 719 Gold Hill Place) in the Planned Unit Development (PUD) zone district pursuant to Municipal Code §18.30.050 subject to the following conditions:

1. the development is subject to all the conditions and dimensional standards specified with the original approval of PUD15-001 in January 2016.

With no additional discussion, the Chair called for the vote:

**YES: Middleton, Hoyne, Larsen, Kennedy, Jones, Dezellum, Brown, Hartsfield**

**NO: None.**

**Motion carries 8 – 0.**

This item is scheduled for public hearing with City Council on March 21, 2024 at 6:30 p.m.

5. **REPORTS:** Senior Planner Gates had no reports. The next Planning Commission meeting is on March 14, 2024 at 6:30 p.m.
6. **ADJOURN:** The meeting was adjourned at 7:11 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by

\_\_\_\_\_  
Ken Hartsfield, Chair

DRAFT



# Planning Commission Staff Report Public Hearing March 14, 2024

Agenda Item

4A

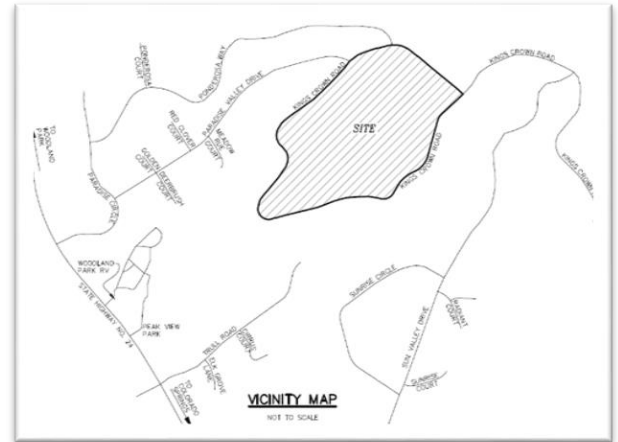
Department

Planning

Presenter

C.J. Gates  
Senior Planner

Figure 1: Vicinity Map



## AGENDA ITEM 4A

**SUB2024-02 Kings Crown Final Plat:** A request by Terrence and Fadile OMalley (Applicants and Property Owners) for a Final Plat to plat 11.3 acres into one lot. The subject property is located east of the intersection of Ponderosa Way and Kings Crown Road, in Sections 19 and 30, T12S, R68W of the 6th P.M. (lying in the center of Paradise Estates Filing #3 and #4 – Paradise Ranch Addition), in the Suburban Residential (SR) zone. (QJ)

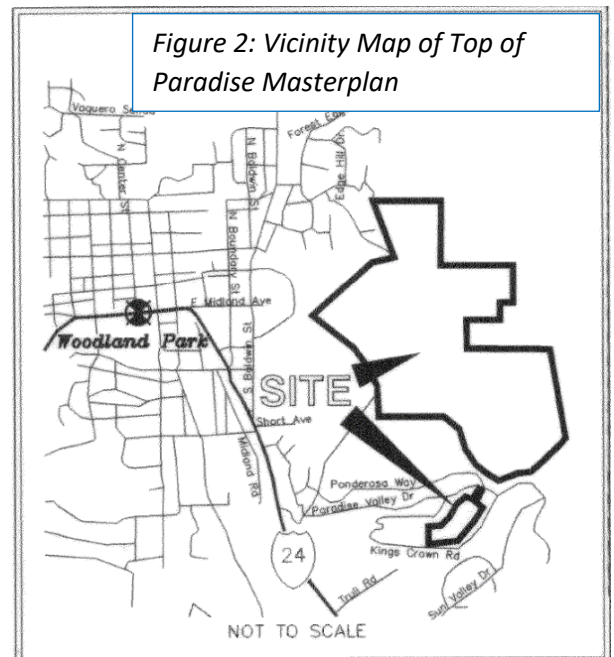
## BACKGROUND

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

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

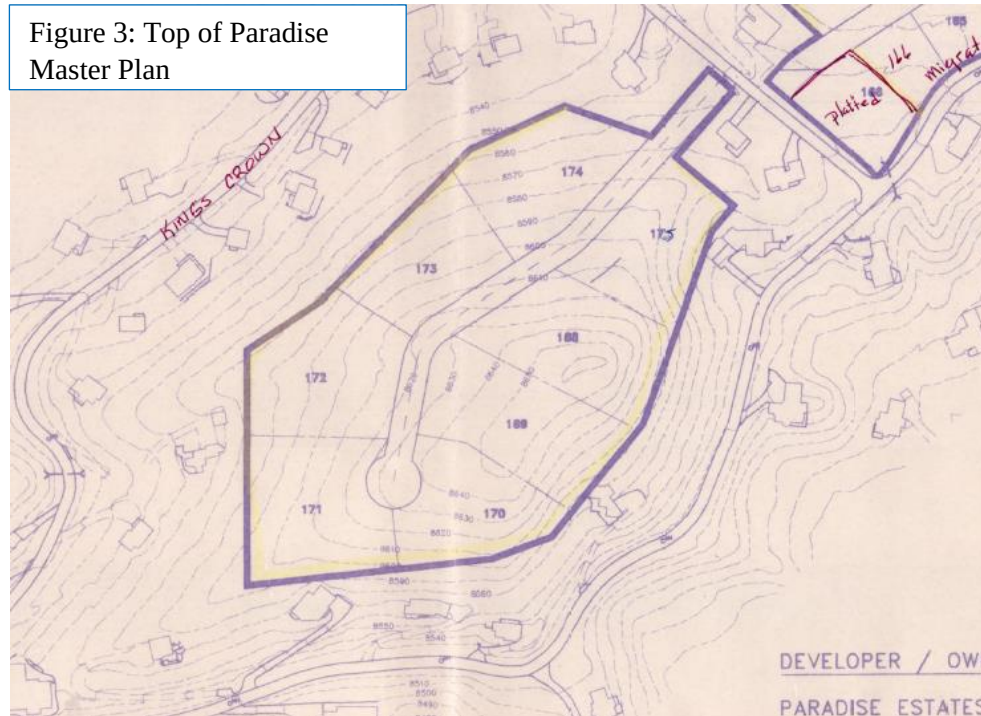
- 2006, Paradise of Colorado Filing 1 Final plat with 4 residential lots;
- 2008, the Paradise of Colorado Filing No. 2 Final Plat with 29 residential lots on 25.22 acres;
- 2017, Paradise of Colorado Filing No. 3 Final Plat with 3 residential lots;
- 2018, Paradise of Colorado Filing No. 4 containing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

Figure 2: Vicinity Map of Top of Paradise Masterplan





As seen on Figure 3 below, the subject property was originally planned for a total of 8 residential lots per the approved 2005 Masterplan. The 11 acre parcel was never platted and still remains as one metes and bounds property. The applicants recently purchased this property and received approval for a Preliminary Plat by the City Council on January 4, 2024 to configure the property in one large lot. The applicants are now applying for the Final Plat as the final step in the process.



## SITE AND SURROUNDING PROPERTIES

Per the zoning map on Figure 4, the subject property which is outlined in red is zoned Suburban Residential (SR) and is bordered by other SR zoned land. The subject property is bordered by Paradise Estates Filings 1, 3 and 4. The uses and zone districts for the area immediately surrounding the subject property are as follows:

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

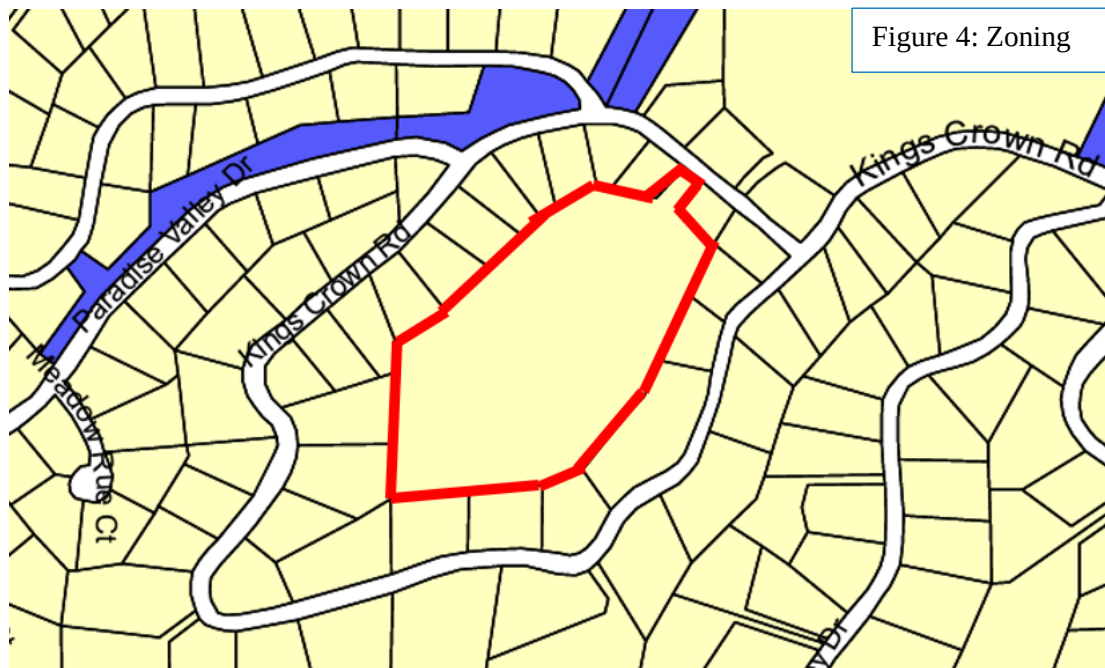


Figure 4: Zoning

### City of Woodland Park - Zoning Map

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

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

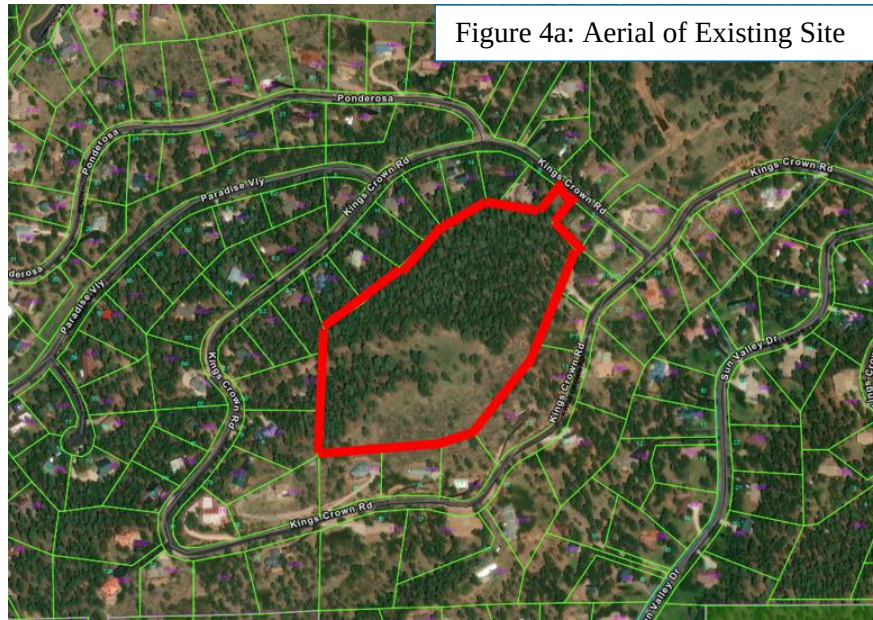


Figure 4a: Aerial of Existing Site



Figure 4b: Google Street View looking southwest into the site from Kings Crown Rd.

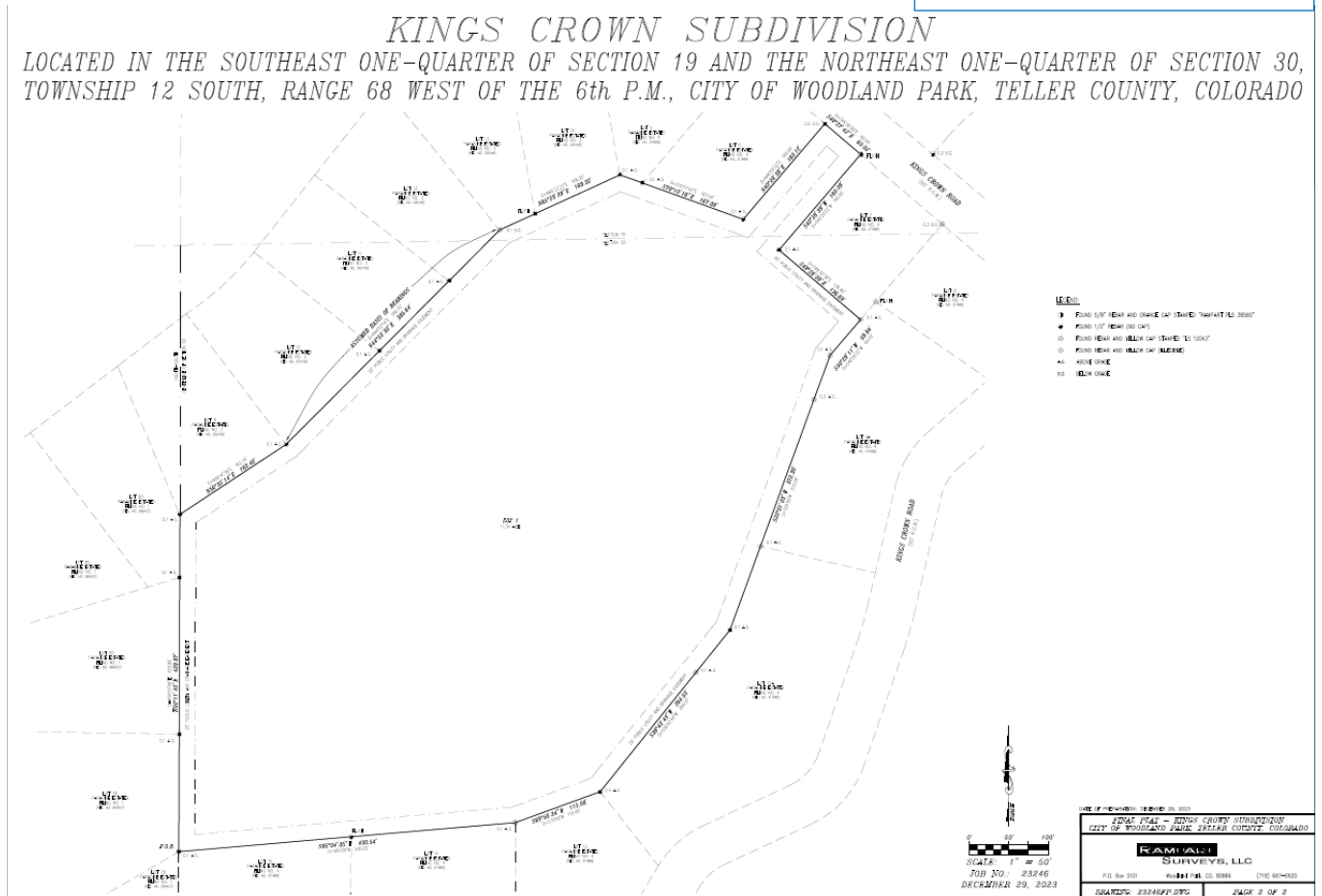
## CURRENT PROPOSAL

The applicants are requesting Final Plat approval for a one lot subdivision consistent with the previously approved Preliminary Plat. The applicants must go through this process due to Woodland Park code stating that a parcel must be a part of an official subdivision prior to



receiving building permit. Figure 5 below is the proposed Final Plat submittal which outlines the property lines of the one lot subdivision labeled Kings Crown Subdivision.

Figure 5: Kings Crown Subdivision Preliminary Plat



Since this is a one lot subdivision located in an area with existing infrastructure, a Subdivision Development Agreement is not required. Kings Crown Road was constructed previously and this one lot subdivision does trigger the need for any improvements. There are existing public utilities located in the Kings Crown right-of-way that have capacity to service this one lot subdivision.

## ANALYSIS OF FINAL PLAT AND FINDINGS

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

***§17.24.70 Completed plat preparation A. The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute on that portion of the approved preliminary plat which is proposed for immediate recording.***

**Complies.** The Final Plat design does conform to the preliminary plat. The preliminary plat was approved by the City of Woodland Park City Council on January 4, 2024.

**17.24.080 Information.** *Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.*

**Complies.** The applicant has included all required information on the Final Plat.

**§17.40.050 – Streets – Frontage.** *No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.*

**Complies.** The proposed lot has sufficient frontage.

**§17.40.170 – Easements.** *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot lines abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then easement or alley on the rear lot lines in the subdivision shall be at lease twenty foot in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer of water shall be required with the width to be determined in accordance with the city engineering specifications.*

**Complies.** All proposed easements meet standards set forth in §17.40.170.

**§17.40.210 – Lots.** *The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots on compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.*

**Complies.** Staff believes that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on the subject property in compliance with the zoning ordinance and in driveway access to buildings on the proposed lot from the existing street.

**§17.40.250 – Land use intensity ratios.** *Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.*

**Complies.** Each lot shall have a maximum site coverage of 20% of the lot area. Plat note 7 covers this regulation.

**§17.36.020 – Park capital fees or dedication of land.** *Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by the city council per resolution for public parks, recreation areas and open space. The city council based upon advisement from the parks and recreation advisory board and subsequent recommendation by*

*the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication on the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.*

**Complies.** All open space requirements have been met with the previous developments within the Top of Paradise Master Plan. No open space was included in the original eight-lot subdivision of this parcel. The applicant is not required to dedicate any land for park sites or open space. The City of Woodland Park's Parks and Recreation Board unanimously approved the Kings Crown Final Plat with no recommended conditions.

## **REFERRALS AND NOTIFICATIONS**

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

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

## **PARKS AND RECREATION BOARD RECOMMENDATION**

Consistent with the requirement of City Code Section 17.24.040, The Parks and Recreation Advisory Board (PRAB) reviewed the proposed plat at their February 7, 2024. PRAB unanimously (7-0) approved the Kings Crown Final Plat with no recommended conditions.

## **STAFF RECOMMENDATION**

**That the Planning Commission recommend to City Council:**

Approval of the Kings Crown Final Plat to plat 11.3 acres into one lot.

## **ATTACHMENTS**

- A. Applicant Application
- B. Approved Kings Crown Preliminary Plat
- C. Kings Crown Final Plat Exhibit

# Planning Application Entry Form

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

ID

Permit Number

Project # EXT/Case #

Public Hearing Required

☐

Date Received

Date Routed

Date Initial Permit Approved

**\*Date Permit Paid**

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

Project Type

Project Type Number

Project Classification

Non-Profit, Residential or Commercial

**NOTE:** Above Field required only for SINS and TUPs

Project Name

Site Address Number

Site Address Name

Lot Number

Block Number

Subdivision

Filing #

Applicant Business Name

App First Name

App Last Name

App Phone Number

PO Box

Mailing Address Street #

Mailing Address Street Name

City

State

Zip Code

Owner First Name

Owner Last Name

Zone Class

Applicant Project Value

Open Permit Comments

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

## 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





## 2024 GENERAL APPLICATION

(Revised 1/1/2024)

received  
1/25/2024

Project # 202401017

Case # SUB 2024-02

Fee(s): See City of Woodland Park

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

### Type of Application (Check one or more as applicable)

- |                                                           |                                                         |                                                |
|-----------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Site Plan Review Permitted Use   | <input type="checkbox"/> Special Use Permit             | <input type="checkbox"/> Preliminary Plat      |
| <input type="checkbox"/> Site Plan Review Conditional Use | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Exemption Plat        |
| <input type="checkbox"/> Conditional Use Permit           | <input type="checkbox"/> PUD Amendment                  | <input checked="" type="checkbox"/> Final Plat |
| <input type="checkbox"/> Zoning Change                    | <input type="checkbox"/> Appeal                         | <input type="checkbox"/> Townhouse Plat        |
| <input type="checkbox"/> Extension of Development         | <input type="checkbox"/> Variance                       | <input type="checkbox"/> Condominium Plat      |

### 1. Applicant Information

- a. Applicant Name TERRENCE + FADILE O'MALLEY
- b. Project Coordinator ☐ Property Owner ☒
- c. Mailing Address 1141 ROYAL OAK COURT, WOODLAND PARK, CO, 80863
- d. E-mail Address TERRYOMALLEY175@gmail.com
- e. Phone Numbers Home \_\_\_\_\_ Work \_\_\_\_\_ Mobile 954-816-3196

### 2. Property Owner Information (if different from above)

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

### 3. Site Information

- a. Site Address \_\_\_\_\_
- b. Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_
- c. Property Zoning SUBURBAN RESIDENTIAL Lot Size 11.3 Acres ☒ Square Feet ☐

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

### 5. Project Information

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

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

**5. Consultant Information** (if applicable)

**a. Architect**

- i. Project Contact DAVID LANGLEY
- ii. Firm Name LANGLEY ARCHITECTS
- iii. Physical Address 350 W. HENRIETTA AVE., WOODLAND PARK, CO, 80863
- iv. Mailing Address P.O. BOX 5858, WOODLAND PARK, CO, 80866
- v. E-mail Address DAVID@DAVIDLANGLEY.COM
- vi. Phone Numbers: Business 719-686-0500 Mobile \_\_\_\_\_

**b. Engineer**

- i. Project Contact RYAN BURNS
- ii. Firm Name JR ENGINEERING, LLC
- iii. Physical Address 5475 TECH CENTER DRIVE, STE 335, COL. SPRINGS, CO, 80919
- iv. Mailing Address SAME
- v. E-mail Address RBURNS@JRENGINEERING.COM
- vi. Phone Numbers: Business 303-267-6178 Mobile 203-577-8656

**c. Planner**

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

**d. Surveyor**

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

**e. Other** (specify role) CONSULTANT

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

## 6. Submittal Requirements

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

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

## 7. Applicable Code Sections

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

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

## 8. Certification of Ownership

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

➡ Tom O'Neil 1/24/23  
Owner Date  
➡ Tom O'Neil 1/24/23  
Owner Date

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

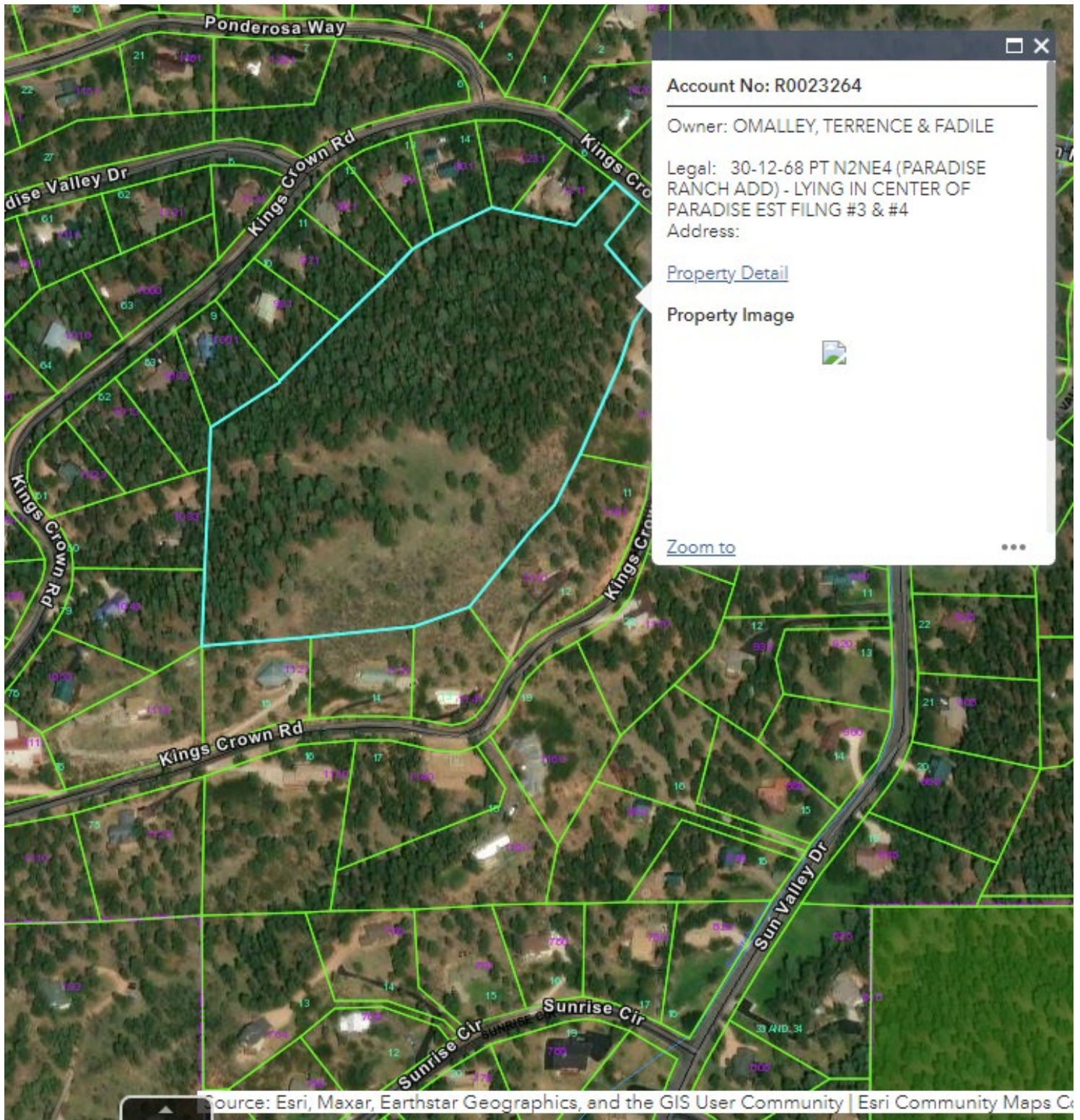
I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

➡ Tom O'Neil 1/24/23  
Applicant Date



**City Use Only**

1. Submission \_\_\_\_\_, 20\_\_\_\_, taken by \_\_\_\_\_  
Fee Received \_\_\_\_\_, 20\_\_\_\_, taken by \_\_\_\_\_
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on \_\_\_\_/\_\_\_\_/\_\_\_\_.
3. Public Hearing Notice  
Published \_\_\_\_\_, 20\_\_\_\_  
Posted \_\_\_\_\_, 20\_\_\_\_  
Adjacent Property Notification \_\_\_\_\_, 20\_\_\_\_.
4. Planning Commission Public Hearing \_\_\_\_\_, 20\_\_\_\_.  
Board of Adjustment Public Hearing (when applicable) \_\_\_\_\_, 20\_\_\_\_.
5. City Council First Reading of Ordinance (if applicable) \_\_\_\_\_, 20\_\_\_\_.  
City Council Public Hearing \_\_\_\_\_, 20\_\_\_\_.  
Notes \_\_\_\_\_  
\_\_\_\_\_
6. Letter of Approval/Denial to applicant sent \_\_\_\_\_, 20\_\_\_\_.
7. Additional Information  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Account No: R0023264

Owner: OMALLEY, TERRENCE & FADILE

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

Address:

[Property Detail](#)

Property Image



[Zoom to](#)

...

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps C

**DRAINAGE LETTER  
FOR  
KINGS CROWN PARCEL DEVELOPMENT**

**Prepared For:**

**Terrence OMalley  
1141 Royal Oak Ct.  
Woodland Park, CO 80863**

**January 23, 2024  
Project No. 25283.00**

**Prepared By:  
JR Engineering, LLC  
5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
719-593-2593**



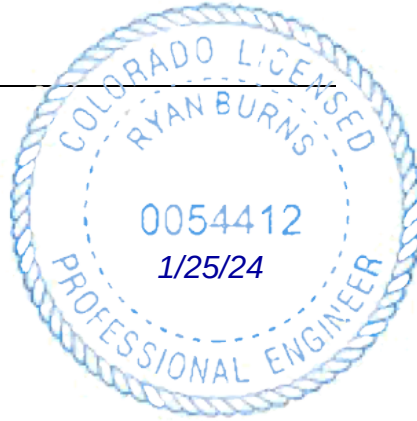
DRAINAGE LETTER FOR  
KINGS CROWN PARCEL DEVELOPMENT

**Engineer's Statement**

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



Ryan Burns, Colorado P.E. 0054412  
For and On Behalf of JR Engineering, LLC



CITY OF WOODLAND PARK:

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

Conditions:

## Table of Contents

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### APPENDIX

- Appendix A – Vicinity Map, Soil Descriptions, FEMA Floodplain Map
- Appendix B – Hydrologic Calculations
- Appendix C – Hydraulic Calculations
- Appendix D – Reference Material
- Appendix E – Drainage Maps

## **PURPOSE**

---

This document is the Drainage Letter for Kings Crown Parcel Development. The purpose of this report is to identify on-site and off-site drainage patterns, culvert locations, areas tributary to the site, and to safely route developed storm water to adequate outfall facilities.

## **GENERAL SITE DESCRIPTION**

---

### **LOCATION**

The Kings Crown Parcel Development, hereby referred to as ‘the site’, consists of a tract of land with an area of 11.34 acres in Sections 19 and 30 in Township 12 South, Range 68 West of the Sixth Principal Meridian, County of Teller, and State of Colorado.

### **DESCRIPTION OF PROPERTY**

The 11.34 acre project site is generally located approximately 350 feet south of the intersection of Kings Crown Road and Ponderosa Way. The site is bounded to the north by Lot 9 – 15 of Paradise Estates Filing No. 3 and Lot 4 and 6 of Paradise Estates Filing No. 4. The site is bounded to the west by Lot 79, 80, and 83 of Paradise Estates Filing No. 1. The site is bounded to the east and south by Kings Crown Road and Lot 7 – 15 of Paradise Estates Filing No. 4.

The existing site is undeveloped and heavily covered in trees and native vegetation. Only an existing dirt road is located on-site. The existing site in general has a split drainage pattern and drains in all directions from the ridge located on-site.

Soil characteristics of the site are comprised of Tecolote loam belonging to hydrologic soil Group B. Hydrologic soil Group B soils have a moderate infiltration rate and consists of deep well drained soils with a moderate rate of water transmission. Refer to the soil survey mapping in Appendix A.

## **EXISTING DRAINAGE CONDITIONS**

---

### **EXISTING SUB-BASIN DRAINAGE**

The site contains four on-site existing sub-basins totaling approximately 11.3 acres and one off-site sub-basin of approximately 0.4 acres. Refer to the existing basin and design point summary Tables 1 and 2 at the end of this section for basin and design point flows. All existing hydrologic calculations are included in Appendices B. See the existing conditions drainage map in Appendix E.

Existing basin OS1 is approximately 0.40 acres and consists of undeveloped woodlands located off-site part of Lot 7 of Paradise Estates Filing No. 4 and part of Kings Crown Roadway. Flows from this basin sheet flow north towards DPO1 ( $Q_5=0.1$  cfs,  $Q_{100}=0.9$  cfs) located at the northeastern site

## DRAINAGE LETTER FOR KINGS CROWN PARCEL DEVELOPMENT

boundary. Flows then briefly flow on-site within Basin EX1 before following the historic path northwest flowing off-site along Kings Crown Road.

Existing basin EX1 is approximately 6.62 acres and consists of undeveloped woodlands and an existing dirt trail. Flows from this basin sheet flow south to north towards DP1 ( $Q_5=1.4$  cfs,  $Q_{100}=13.1$  cfs) located at the northern site boundary. Flows then follow the historic path to the north sheet flowing un-concentrated off-site to adjacent Lot 9 – 15 of Paradise Estates Filing No. 3 and Lot 4 and 6 of Paradise Estates Filing No. 4.

Existing basin EX2 is approximately 0.90 acres and consists of undeveloped woodlands. Flows from this basin sheet flow southwest to northeast towards DP2 ( $Q_5=0.2$  cfs,  $Q_{100}=2.1$  cfs) located at the eastern site boundary. Flows then follow the historic path to the east sheet flowing off-site to adjacent Lot 9 – 10 of Paradise Estates Filing No. 4.

Existing basin EX3 is approximately 1.54 acres and consists of undeveloped woodlands. Flows from this basin sheet flow east to west towards DP3 ( $Q_5=0.3$  cfs,  $Q_{100}=2.8$  cfs) located at the western site boundary. Flows then follow the historic path to the west sheet flowing off-site to adjacent Lot 79 – 80 of Paradise Estates Filing No. 1.

Existing basin EX4 is approximately 2.27 acres and consists of undeveloped woodlands. Flows from this basin sheet flow north to south towards DP4 ( $Q_5=0.5$  cfs,  $Q_{100}=5.0$  cfs) located at the southern site boundary. Flows then follow the historic path to the south sheet flowing off-site to adjacent Lot 11 – 15 of Paradise Estates Filing No. 4.

**Table 1:** Existing Basin Summary

| BASIN SUMMARY TABLE    |                 |                       |       |           |                |                |                    |
|------------------------|-----------------|-----------------------|-------|-----------|----------------|----------------|--------------------|
| Tributary<br>Sub-basin | Area<br>(acres) | Percent<br>Impervious | $C_5$ | $C_{100}$ | $t_c$<br>(min) | $Q_5$<br>(cfs) | $Q_{100}$<br>(cfs) |
|                        |                 |                       |       |           |                |                |                    |
| EX1                    | 6.62            | 0%                    | 0.08  | 0.35      | 13.3           | 1.4            | 13.1               |
| EX2                    | 0.90            | 0%                    | 0.08  | 0.35      | 10.0           | 0.2            | 2.1                |
| EX3                    | 1.54            | 0%                    | 0.08  | 0.35      | 15.1           | 0.3            | 2.8                |
| EX4                    | 2.27            | 0%                    | 0.08  | 0.35      | 10.6           | 0.5            | 5.0                |
| OS1                    | 0.40            | 3%                    | 0.10  | 0.37      | 11.2           | 0.1            | 0.9                |



DRAINAGE LETTER FOR  
KINGS CROWN PARCEL DEVELOPMENT

**Table 2:** Existing Design Point Summary

| DESIGN POINT SUMMARY TABLE |                |                  |
|----------------------------|----------------|------------------|
| DP                         | Q <sub>5</sub> | Q <sub>100</sub> |
|                            | Total          | Total            |
| 1                          | 1.4            | 13.1             |
| 2                          | 0.2            | 2.1              |
| 3                          | 0.3            | 2.8              |
| 4                          | 0.5            | 5.0              |
| O1                         | 0.1            | 0.9              |

## PROPOSED DRAINAGE CONDITIONS

---

### PROPOSED SUB-BASIN DRAINAGE

The site contains four on-site proposed sub-basins totaling approximately 11.3 acres and one off-site sub-basin of approximately 0.4 acres. Refer to the proposed basin and design point summary Tables 3 and 4 at the end of this section for basin and design point flows. All proposed hydrologic and hydraulic calculations are included in Appendices B and C respectively. See the proposed conditions drainage map in Appendix E.

Basin OS1 is approximately 0.40 acres and consists of undeveloped woodlands located off-site part of Lot 7 of Paradise Estates Filing No. 4 and part of Kings Crown Roadway. Flows from this basin sheet flow north towards DPO1 ( $Q_5=0.1$  cfs,  $Q_{100}=0.9$  cfs) located at the northeastern site boundary. Flows then enter into Basin A within a proposed swale flow, which directs flow to the proposed 18" RCP culvert under the driveway. Flows then follow the historic path to the northwest flowing off-site along Kings Crown Road.

Basin A is approximately 6.63 acres and consists of undeveloped woodlands, a proposed asphalt driveway, two proposed landscape walls, and a proposed single-family house. Flows from the house are directed to the north to follow the historic conditions. Flows from this basin sheet flow south to north towards DP1 ( $Q_5=2.8$  cfs,  $Q_{100}=16.6$  cfs) located at the northern site boundary. Flows then follow the historic path to the north sheet flowing un-concentrated off-site to adjacent Lot 9 – 15 of Paradise Estates Filing No. 3 and Lot 4 and 6 of Paradise Estates Filing No. 4.

Basin B is approximately 0.92 acres and consists of undeveloped woodlands. This basin is the same as existing Basin EX2 with no proposed development, only slight grading changes. Flows from this basin sheet flow southwest to northeast towards DP2 ( $Q_5=0.2$  cfs,  $Q_{100}=2.1$  cfs) located at the eastern site boundary. Flows then follow the historic path to the east sheet flowing off-site to adjacent Lot 9 – 10 of Paradise Estates Filing No. 4.

# DRAINAGE LETTER FOR KINGS CROWN PARCEL DEVELOPMENT

Basin C is approximately 1.54 acres and consists of undeveloped woodlands. This basin is the same as existing Basin EX3 with no proposed development. Flows from this basin sheet flow east to west towards DP3 ( $Q_5=0.3$  cfs,  $Q_{100}=2.8$  cfs) located at the western site boundary. Flows then follow the historic path to the west sheet flowing off-site to adjacent Lot 79 – 80 of Paradise Estates Filing No. 1.

Basin D is approximately 2.24 acres and consists of undeveloped woodlands. This basin is the same as existing Basin EX4 with no proposed development. Flows from this basin sheet flow north to south towards DP4 ( $Q_5=0.5$  cfs,  $Q_{100}=5.0$  cfs) located at the southern site boundary. Flows then follow the historic path to the south sheet flowing off-site to adjacent Lot 11 – 15 of Paradise Estates Filing No. 4.

**Table 3:** Proposed Basin Summary

| BASIN SUMMARY TABLE |              |                    |       |           |             |             |                 |
|---------------------|--------------|--------------------|-------|-----------|-------------|-------------|-----------------|
| Tributary Sub-basin | Area (acres) | Percent Impervious | $C_5$ | $C_{100}$ | $t_c$ (min) | $Q_5$ (cfs) | $Q_{100}$ (cfs) |
| A                   | 6.63         | 7%                 | 0.14  | 0.39      | 10.5        | 2.8         | 16.6            |
| B                   | 0.92         | 0%                 | 0.08  | 0.35      | 10.0        | 0.2         | 2.1             |
| C                   | 1.54         | 0%                 | 0.08  | 0.35      | 15.1        | 0.3         | 2.8             |
| D                   | 2.24         | 0%                 | 0.08  | 0.35      | 10.6        | 0.5         | 5.0             |
| OS1                 | 0.40         | 3%                 | 0.10  | 0.37      | 11.2        | 0.1         | 0.9             |

**Table 4:** Proposed Design Point Summary

| DESIGN POINT SUMMARY TABLE |       |           |
|----------------------------|-------|-----------|
| DP                         | $Q_5$ | $Q_{100}$ |
|                            | Total | Total     |
| 1                          | 2.8   | 16.6      |
| 2                          | 0.2   | 2.1       |
| 3                          | 0.3   | 2.8       |
| 4                          | 0.5   | 5.0       |
| O1                         | 0.1   | 0.9       |

The proposed development of the site will cause a slight increase in one of the sub-basin flows and not affect the remaining four sub-basins. Proposed Basin A is representative of existing Basin EX1, which flows to DP1. The proposed driveway, landscape walls, and single-family house located within Basin A in the proposed condition result in an increase of 1.4 cfs in the 5-year storm and 3.5 cfs in the 100-year storm. The historic drainage pattern is unaltered as runoff is designed to sheet flow overland and leave the site un-concentrated along the northern boundary. The increase in flows will not adversely affect downstream properties. Proposed Basins B-D represent existing Basins

## DRAINAGE LETTER FOR KINGS CROWN PARCEL DEVELOPMENT

EX2-EX4 respectively. Flows from these sub-basins at design points 2-4 are the same in the existing and proposed conditions, and thus will have no negative impacts to downstream properties. A proposed 18" RCP culvert under the driveway will direct off-site flows from Basin OS1 following the historic path. The proposed culvert will be protected with Type L soil riprap sized per the minimum dimensions provided in Appendix C. HY-8 culvert calculations are also shown within Appendix C for the minor and major storms. Due to the low flow anticipated in the minor storms ( $Q_5=0.1$  cfs), the minimum velocity was not achieved even with an increase in culvert slope. It will be the responsibility of the owner to ensure this culvert remains in good condition and convey flows as designed.

### **FLOODPLAIN STATEMENT**

Based on the FEMA FIRM Map 08119C0206D, dated September 25, 2009, this site lies within Zone X. Zone X defines areas that are determined to be outside of the 500-year floodplain. Refer to Appendix A for the FIRM Map.

### **DRAINAGE AND BRIDGE FEES**

The site lies to the east of the East Fork of Fountain Creek. No basins fees have been assigned for this area sub-basin of Fountain Creek. Reference material on the Fountain Creek DBPS is found in Appendix D.

### **SUMMARY**

---

The proposed Kings Crown Parcel Development drainage improvements including culverts were designed to meet or exceed the City of Woodland Park Drainage Criteria. The site runoff, storm drainage system and appurtenances associated with the proposed development will not adversely affect the off-site drainageways or surrounding developments. This letter meets the latest City of Woodland Park Drainage Criteria requirements for this site.

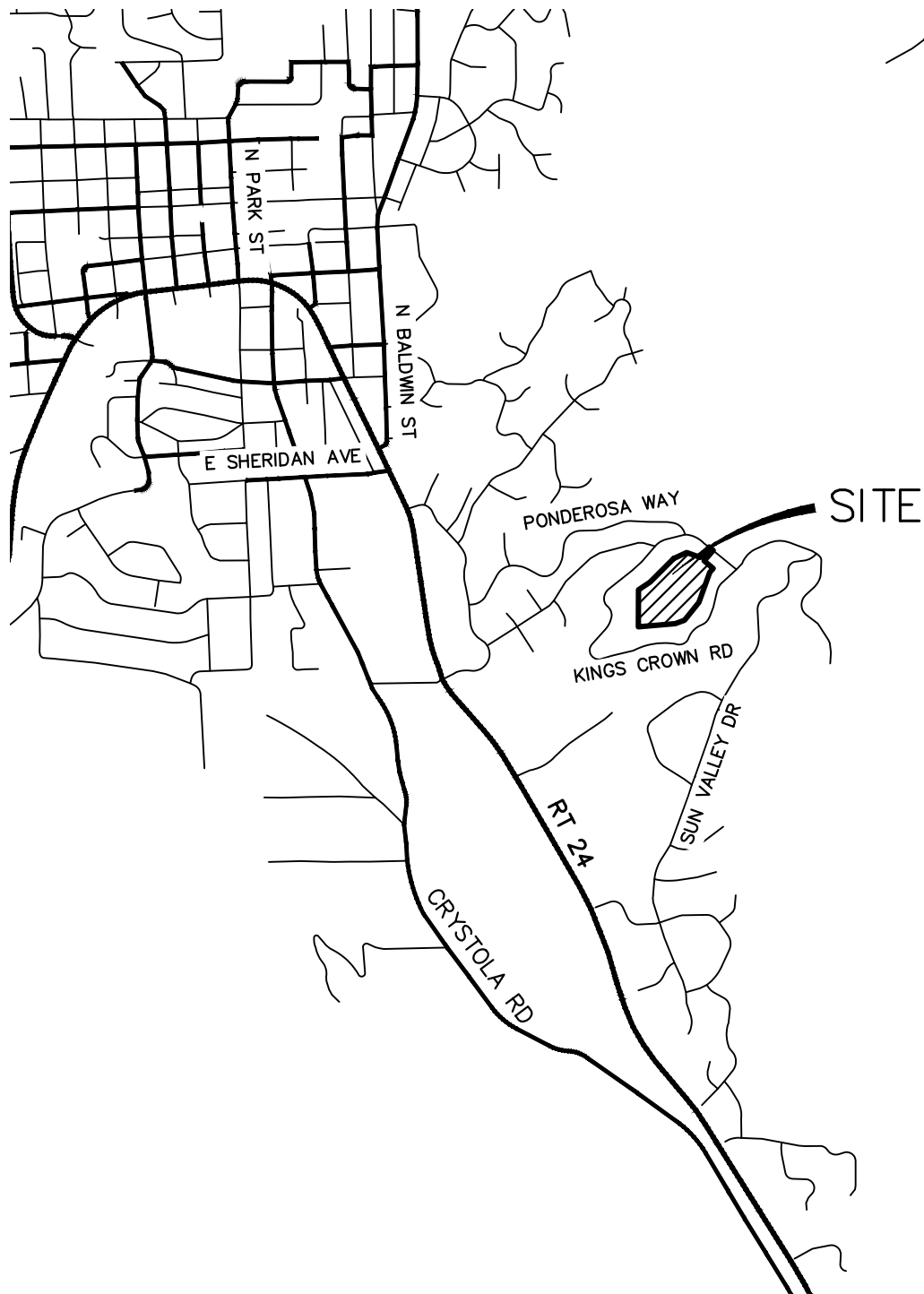
## REFERENCES

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1. City of Woodland Park Drainage Criteria Manual (DCM); City of Woodland Park, March 2014.
  2. Urban Storm Drainage Criteria Manual (Volumes 1, 2, and 3), Urban Drainage and Flood Control District, June 2001.
  3. “Hydrologic Group Rating for Teller County Area, Colorado”, USDA-Natural Resources Conservation Service, National Cooperative Soil Survey. Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>. [June 21, 2017]
  4. “Fountain Creek Drainage Basin Planning Study Volume I”, Muller Engineering Company, Inc. July, 1994
-

**Appendix A**  
**Vicinity Map, Soil Descriptions, FEMA Floodplain Map**





2000 1000 0 2000



ORIGINAL SCALE: 1" = 2000'

VICINITY MAP  
KINGS CROWN  
JOB NO. 25283.00  
08/30/2023  
SHEET 1 OF 1

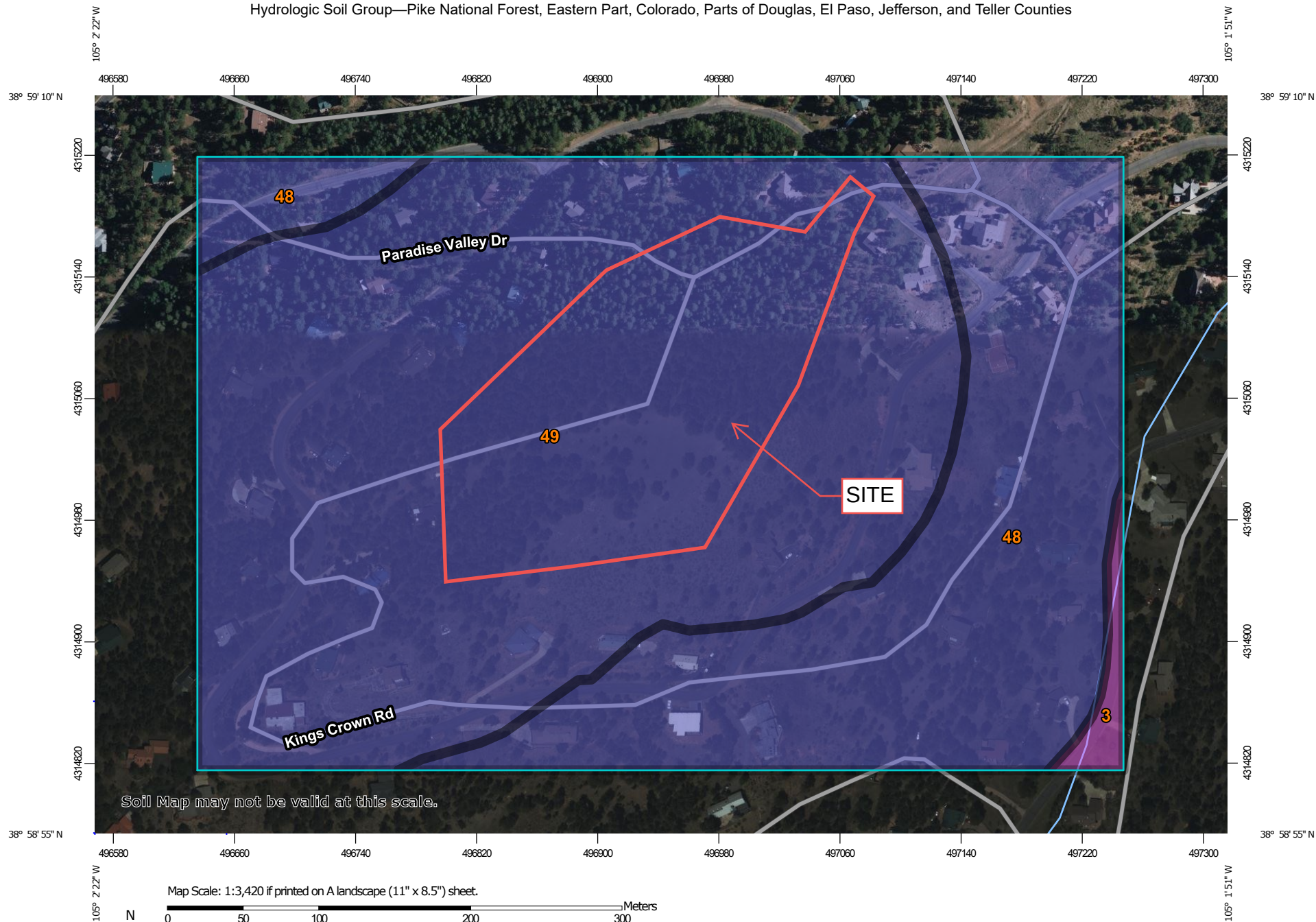


**J·R ENGINEERING**

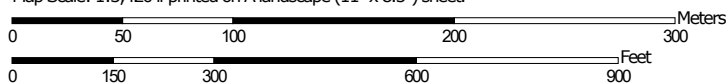
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

# Hydrologic Soil Group—Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties



Map Scale: 1:3,420 if printed on A landscape (11" x 8.5") sheet.



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



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

1/11/2024  
Page 1 of 4

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

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

#### Soil Rating Lines

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

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties  
 Survey Area Data: Version 10, Aug 24, 2023

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

Date(s) aerial images were photographed: May 18, 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 |
|-----------------------------|------------------------------------------------------------------------|--------|--------------|----------------|
| 3                           | Boyett-Frenchcreek complex, 2 to 15 percent slopes                     | A      | 0.7          | 1.1%           |
| 48                          | Tecolote very gravelly sandy loam, 15 to 40 percent slopes, very stony | B      | 19.9         | 32.5%          |
| 49                          | Tecolote very gravelly sandy loam, 40 to 70 percent slopes, very stony | B      | 40.7         | 66.4%          |
| Totals for Area of Interest |                                                                        |        | 61.3         | 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



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD88). These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, N/NGS12  
National Geodetic Survey  
SSMC-2, #3202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

**Base Map** information shown on this FIRM was provided in digital format by Teller County. These data are current as of 2007.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study Report* (which contains *authoritative hydraulic data*) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a *Flood Insurance Study Report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

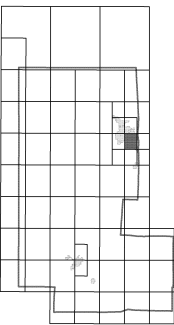
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA Map (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.

Teller County Vertical Datum Offset Table

| Flooding Source          | Vertical Datum Offset (ft) |
|--------------------------|----------------------------|
| East Fork Fountain Creek | 4.2                        |
| East Fork Paint Pony     | 4.2                        |
| Fountain Creek           | 4.2                        |
| Lovell Gulch             | 4.2                        |
| Loy Gulch                | 4.2                        |
| Paint Pony               | 4.2                        |
| Trout Creek              | 4.2                        |

Example: To convert Fountain Creek elevations to NAVD 88, 4.2 feet were added to the NGVD 29 elevations.

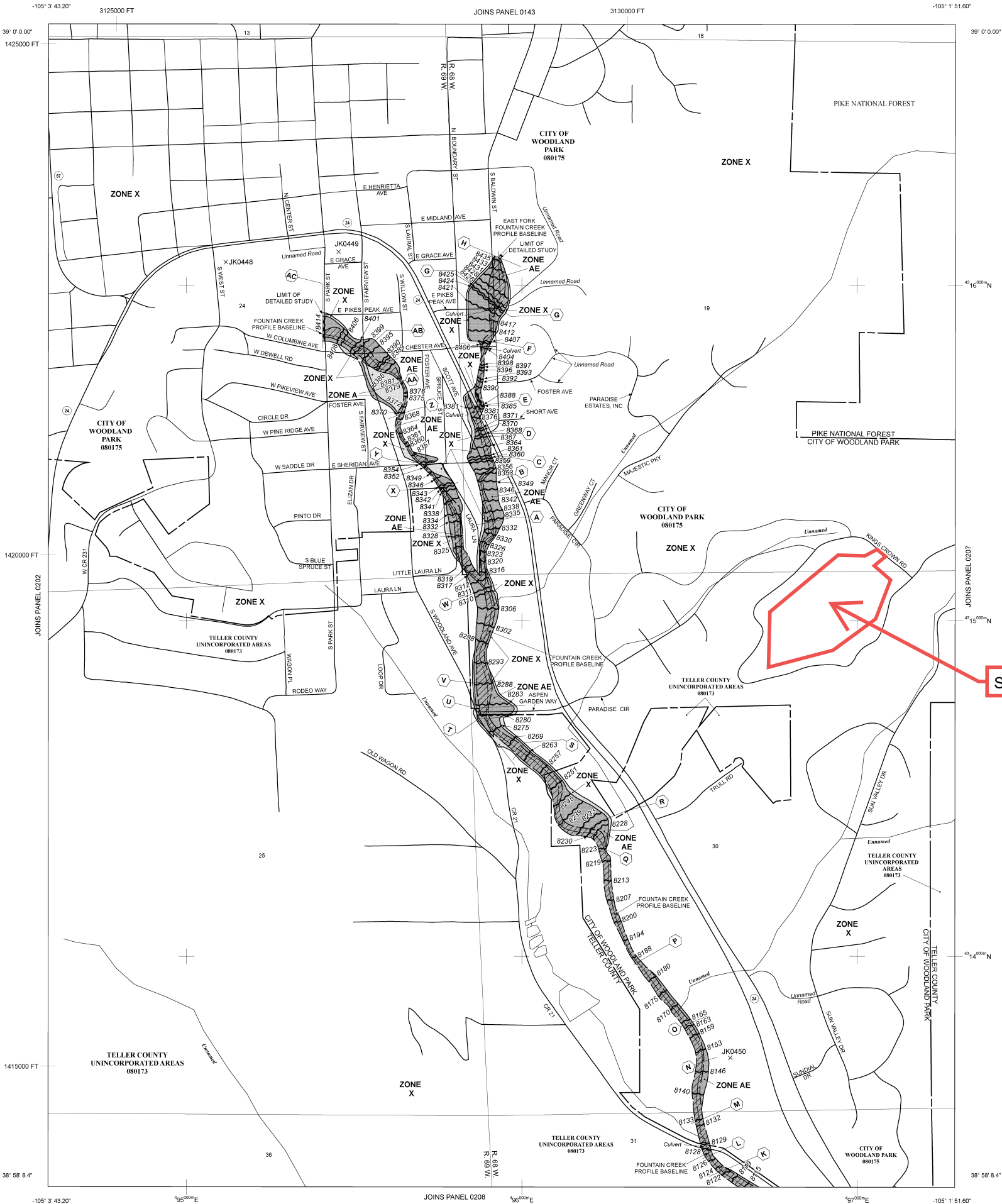
Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).



Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 12 SOUTH.

## LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.  
**ZONE AE** Base Flood Elevations determined.  
**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.  
**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary  
 Zone D boundary  
 CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet\*  
 Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line

Transect line

97° 07' 30.00" 32° 22' 30.00" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

6000000 FT 1000-meter Universal Transverse Mercator grid ticks, zone 13

5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORIES

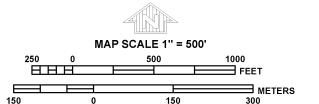
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP September 30, 1988

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL SEPTEMBER 25, 2009 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**PANEL 0206D**

## FIRM

FLOOD INSURANCE RATE MAP  
TELLER COUNTY,  
COLORADO  
AND INCORPORATED AREAS

PANEL 0206 OF 0415

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

| COMMUNITY     | NUMBER | PANEL | SUFFIX |
|---------------|--------|-------|--------|
| TELLER COUNTY | 080173 | 0206  | D      |
| WOODLAND PARK | 080175 | 0206  | D      |
| CITY OF       |        |       |        |

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER

08119C0206D

MAP REVISED

SEPTEMBER 25, 2009

Federal Emergency Management Agency



## **Appendix B**

### **Hydrologic Calculations**

## COMPOSITE % IMPERVIOUS & COMPOSITE RUNOFF COEFFICIENT CALCULATIONS - EXISTING CONDTIONS

Subdivision: Kings Crown Parcel Development  
 Location: Woodland Park

Project Name: Kings Crown Parcel Development  
 Project No.: 25283.00  
 Calculated By: GAG  
 Checked By: \_\_\_\_\_  
 Date: 1/22/24

| Basin ID      | Total Area (ac) | Hardscape (100% Impervious) |                  |           |                 | Gravel (80% Impervious) |                  |           |                 | Lawns (0% Impervious) |                  |           |                 | Basins Total Weighted C |                  | Basins Total Weighted % Imp. |
|---------------|-----------------|-----------------------------|------------------|-----------|-----------------|-------------------------|------------------|-----------|-----------------|-----------------------|------------------|-----------|-----------------|-------------------------|------------------|------------------------------|
|               |                 | C <sub>5</sub>              | C <sub>100</sub> | Area (ac) | Weighted % Imp. | C <sub>5</sub>          | C <sub>100</sub> | Area (ac) | Weighted % Imp. | C <sub>5</sub>        | C <sub>100</sub> | Area (ac) | Weighted % Imp. | C <sub>5</sub>          | C <sub>100</sub> |                              |
|               |                 |                             |                  |           |                 |                         |                  |           |                 |                       |                  |           |                 |                         |                  |                              |
| EX1           | 6.62            | 0.90                        | 0.96             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 6.62      | 0.0%            | 0.08                    | 0.35             | 0.0%                         |
| EX2           | 0.90            | 0.90                        | 0.96             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 0.90      | 0.0%            | 0.08                    | 0.35             | 0.0%                         |
| EX3           | 1.54            | 0.90                        | 0.96             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 1.54      | 0.0%            | 0.08                    | 0.35             | 0.0%                         |
| EX4           | 2.27            | 0.90                        | 0.96             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 2.27      | 0.0%            | 0.08                    | 0.35             | 0.0%                         |
| OS1           | 0.40            | 0.90                        | 0.96             | 0.01      | 2.5%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 0.39      | 0.0%            | 0.10                    | 0.37             | 2.5%                         |
|               |                 |                             |                  |           |                 |                         |                  |           |                 |                       |                  |           |                 |                         |                  |                              |
| TOTAL ON-SITE | 11.33           |                             |                  |           |                 |                         |                  |           |                 |                       |                  |           |                 |                         |                  | 0.0%                         |

# STANDARD FORM SF-2 EXISTING CONDITIONS TIME OF CONCENTRATION

Subdivision: Kings Crown Parcel Development  
Location: Woodland Park

Project Name: Kings Crown Parcel Development  
Project No.: 25283.00  
Calculated By: GAG  
Checked By: \_\_\_\_\_  
Date: 1/22/24

| SUB-BASIN |           |                        |                |                |                  | INITIAL/OVERLAND  |                    |                      | TRAVEL TIME         |                    |     |             |                      | tc CHECK                   |                   |                                | FINAL                |
|-----------|-----------|------------------------|----------------|----------------|------------------|-------------------|--------------------|----------------------|---------------------|--------------------|-----|-------------|----------------------|----------------------------|-------------------|--------------------------------|----------------------|
| DATA      |           |                        |                |                |                  | (T <sub>i</sub> ) |                    |                      | (T <sub>t</sub> )   |                    |     |             |                      | (URBANIZED BASINS)         |                   |                                |                      |
| BASIN ID  | D.A. (ac) | Hydrologic Soils Group | Impervious (%) | C <sub>5</sub> | C <sub>100</sub> | L (ft)            | S <sub>o</sub> (%) | t <sub>i</sub> (min) | L <sub>t</sub> (ft) | S <sub>t</sub> (%) | K   | VEL. (ft/s) | t <sub>t</sub> (min) | COMP. t <sub>c</sub> (min) | TOTAL LENGTH (ft) | Urbanized t <sub>c</sub> (min) | t <sub>c</sub> (min) |
|           |           |                        |                |                |                  |                   |                    |                      |                     |                    |     |             |                      |                            |                   |                                |                      |
| EX1       | 6.62      | B                      | 0%             | 0.08           | 0.35             | 300               | 28.0%              | 10.6                 | 190                 | 23.0%              | 2.5 | 1.2         | 2.6                  | 13.3                       | 490.0             | 26.7                           | 13.3                 |
| EX2       | 0.90      | B                      | 0%             | 0.08           | 0.35             | 245               | 38.0%              | 8.7                  | 0                   | 0.0%               | 2.5 | 0.0         | 0.0                  | 8.7                        | 245.0             | 26.0                           | 10.0                 |
| EX3       | 1.54      | B                      | 0%             | 0.08           | 0.35             | 300               | 15.0%              | 13.1                 | 140                 | 20.0%              | 2.5 | 1.1         | 2.1                  | 15.1                       | 440.0             | 26.6                           | 15.1                 |
| EX4       | 2.27      | B                      | 0%             | 0.08           | 0.35             | 225               | 18.0%              | 10.6                 | 0                   | 0.0%               | 2.5 | 0.0         | 0.0                  | 10.6                       | 225.0             | 26.0                           | 10.6                 |
| OS1       | 0.40      | B                      | 3%             | 0.10           | 0.37             | 165               | 9.0%               | 11.2                 | 0                   | 0.0%               | 2.5 | 0.0         | 0.0                  | 11.2                       | 165.0             | 25.6                           | 11.2                 |
|           |           |                        |                |                |                  |                   |                    |                      |                     |                    |     |             |                      |                            |                   |                                |                      |

NOTES:

$$t_c = t_i + t_t$$

Equation 6-2 
$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_o^{0.33}}$$

Equation 6-3

Where:

t<sub>c</sub> = computed time of concentration (minutes)

t<sub>i</sub> = overland (initial) flow time (minutes)

t<sub>t</sub> = channelized flow time (minutes).

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t}$$

Where:

t<sub>i</sub> = overland (initial) flow time (minutes)  
C<sub>5</sub> = runoff coefficient for 5-year frequency (from Table 6-4)  
L<sub>i</sub> = length of overland flow (ft)  
S<sub>o</sub> = average slope along the overland flow path (ft/ft).

Equation 6-4 
$$t_t = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$$

Equation 6-5

Where:

t<sub>t</sub> = channelized flow time (travel time, min)  
L<sub>t</sub> = waterway length (ft)  
S<sub>o</sub> = waterway slope (ft/ft)  
V<sub>t</sub> = travel time velocity (ft/sec) = K√S<sub>o</sub>  
K = NRCS conveyance factor (see Table 6-2).

Where:

t<sub>c</sub> = minimum time of concentration for first design point when less than t<sub>c</sub> from Equation 6-1.  
L<sub>t</sub> = length of channelized flow path (ft)  
i = imperviousness (expressed as a decimal)  
S<sub>t</sub> = slope of the channelized flow path (ft/ft).

Table 6-2. NRCS Conveyance factors, K

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

Use a minimum t<sub>c</sub> value of 5 minutes for urbanized areas and a minimum t<sub>c</sub> value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.

# STANDARD FORM SF-3 - EXISTING CONDITIONS

## STORM DRAINAGE SYSTEM DESIGN

### (RATIONAL METHOD PROCEDURE)

Subdivision: Kings Crown Parcel Development  
 Location: Woodland Park  
 Design Storm: 5-Year

Project Name: Kings Crown Parcel Development  
 Project No.: 25283.00  
 Calculated By: GAG  
 Checked By:  
 Date: 1/22/24

| STREET | Design Point | DIRECT RUNOFF |           |               |             |          |           |         | TOTAL RUNOFF |          |           |         | STREET/SWALE             |          |           | PIPE             |          |           |                    | TRAVEL TIME |                |             | REMARKS                                                                                              |
|--------|--------------|---------------|-----------|---------------|-------------|----------|-----------|---------|--------------|----------|-----------|---------|--------------------------|----------|-----------|------------------|----------|-----------|--------------------|-------------|----------------|-------------|------------------------------------------------------------------------------------------------------|
|        |              | Basin ID      | Area (Ac) | Runoff Coeff. | $t_c$ (min) | C*A (Ac) | I (in/hr) | Q (cfs) | $t_c$ (min)  | C*A (ac) | I (in/hr) | Q (cfs) | $Q_{street/swale}$ (cfs) | C*A (ac) | Slope (%) | $Q_{pipe}$ (cfs) | C*A (ac) | Slope (%) | Pipe Size (inches) | Length (ft) | Velocity (fps) | $t_r$ (min) |                                                                                                      |
|        | O1           | OS1           | 0.40      | 0.10          | 11.2        | 0.04     | 2.95      | 0.1     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Off-site basin sheet flows overland to DPO1<br>Follows historic path off-site along Kings Crown Road |
|        | 1            | EX1           | 6.62      | 0.08          | 13.3        | 0.53     | 2.70      | 1.4     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP1<br>Follows historic path off-site to the properties to the north         |
|        | 2            | EX2           | 0.90      | 0.08          | 10.0        | 0.07     | 3.14      | 0.2     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP2<br>Follows historic path off-site to the properties to the east          |
|        | 3            | EX3           | 1.54      | 0.08          | 15.1        | 0.12     | 2.50      | 0.3     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP3<br>Follows historic path off-site to the properties to the west          |
|        | 4            | EX4           | 2.27      | 0.08          | 10.6        | 0.18     | 3.04      | 0.5     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP4<br>Follows historic path off-site to the properties to the south         |
|        |              |               |           |               |             |          |           |         |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             |                                                                                                      |

#### Notes:

Street and Pipe C\*A values are determined by  $Q/i$  using the catchment's intensity value.

# STANDARD FORM SF-3 - EXISTING CONDITIONS

## STORM DRAINAGE SYSTEM DESIGN

### (RATIONAL METHOD PROCEDURE)

Subdivision: Kings Crown Parcel Development  
 Location: Woodland Park  
 Design Storm: 100-Year

Project Name: Kings Crown Parcel Development  
 Project No.: 25283.00  
 Calculated By: GAG  
 Checked By:  
 Date: 1/22/24

| Description                                                                                       | Design Point | DIRECT RUNOFF |           |               |             |          |           |         | TOTAL RUNOFF |          |           |         | STREET/SWALE             |          |           | PIPE             |          |           |                    | TRAVEL TIME |                |             | REMARKS                                                                                              |
|---------------------------------------------------------------------------------------------------|--------------|---------------|-----------|---------------|-------------|----------|-----------|---------|--------------|----------|-----------|---------|--------------------------|----------|-----------|------------------|----------|-----------|--------------------|-------------|----------------|-------------|------------------------------------------------------------------------------------------------------|
|                                                                                                   |              | Basin ID      | Area (ac) | Runoff Coeff. | $t_c$ (min) | C*A (ac) | I (in/hr) | Q (cfs) | $t_c$ (min)  | C*A (ac) | I (in/hr) | Q (cfs) | $Q_{street/swale}$ (cfs) | C*A (ac) | Slope (%) | $Q_{pipe}$ (cfs) | C*A (ac) | Slope (%) | Pipe Size (inches) | Length (ft) | Velocity (fps) | $t_r$ (min) |                                                                                                      |
|                                                                                                   | O1           | OS1           | 0.40      | 0.37          | 11.2        | 0.15     | 6.18      | 0.9     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Off-site basin sheet flows overland to DPO1<br>Follows historic path off-site along Kings Crown Road |
|                                                                                                   | 1            | EX1           | 6.62      | 0.35          | 13.3        | 2.32     | 5.64      | 13.1    |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP1<br>Follows historic path off-site to the properties to the north         |
|                                                                                                   | 2            | EX2           | 0.90      | 0.35          | 10.0        | 0.32     | 6.57      | 2.1     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP2<br>Follows historic path off-site to the properties to the east          |
|                                                                                                   | 3            | EX3           | 1.54      | 0.35          | 15.1        | 0.54     | 5.23      | 2.8     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP3<br>Follows historic path off-site to the properties to the west          |
|                                                                                                   | 4            | EX4           | 2.27      | 0.35          | 10.6        | 0.79     | 6.36      | 5.0     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP4<br>Follows historic path off-site to the properties to the south         |
|                                                                                                   |              |               |           |               |             |          |           |         |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             |                                                                                                      |
| Notes:<br>Street and Pipe C*A values are determined by Q/i using the catchment's intensity value. |              |               |           |               |             |          |           |         |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             |                                                                                                      |



## COMPOSITE % IMPERVIOUS & COMPOSITE RUNOFF COEFFICIENT CALCULATIONS - PROPOSED CONDTIONS

Subdivision: Kings Crown Parcel Development  
 Location: Woodland Park

Project Name: Kings Crown Parcel Development  
 Project No.: 25283.00  
 Calculated By: GAG  
 Checked By:  
 Date: 1/22/24

| Basin ID      | Total Area (ac) | Hardscape (100% Impervious) |                  |           |                 | Roofs (90% Impervious) |                  |           |                 | Gravel (80% Impervious) |                  |           |                 | Lawns (0% Impervious) |                  |           |                 | Basins Total Weighted C |                  | Basins Total Weighted % Imp. |
|---------------|-----------------|-----------------------------|------------------|-----------|-----------------|------------------------|------------------|-----------|-----------------|-------------------------|------------------|-----------|-----------------|-----------------------|------------------|-----------|-----------------|-------------------------|------------------|------------------------------|
|               |                 | C <sub>5</sub>              | C <sub>100</sub> | Area (ac) | Weighted % Imp. | C <sub>5</sub>         | C <sub>100</sub> | Area (ac) | Weighted % Imp. | C <sub>5</sub>          | C <sub>100</sub> | Area (ac) | Weighted % Imp. | C <sub>5</sub>        | C <sub>100</sub> | Area (ac) | Weighted % Imp. | C <sub>5</sub>          | C <sub>100</sub> |                              |
|               |                 |                             |                  |           |                 |                        |                  |           |                 |                         |                  |           |                 |                       |                  |           |                 | C <sub>5</sub>          | C <sub>100</sub> |                              |
|               |                 |                             |                  |           |                 |                        |                  |           |                 |                         |                  |           |                 |                       |                  |           |                 |                         |                  |                              |
| A             | 6.63            | 0.90                        | 0.96             | 0.34      | 5.1%            | 0.73                   | 0.81             | 0.09      | 1.2%            | 0.59                    | 0.70             | 0.06      | 0.7%            | 0.08                  | 0.35             | 6.14      | 0.0%            | 0.14                    | 0.39             | 7.1%                         |
| B             | 0.92            | 0.90                        | 0.96             | 0.00      | 0.0%            | 0.73                   | 0.81             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 0.92      | 0.0%            | 0.08                    | 0.35             | 0.0%                         |
| C             | 1.54            | 0.90                        | 0.96             | 0.00      | 0.0%            | 0.73                   | 0.81             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 1.54      | 0.0%            | 0.08                    | 0.35             | 0.0%                         |
| D             | 2.24            | 0.90                        | 0.96             | 0.00      | 0.0%            | 0.73                   | 0.81             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 2.24      | 0.0%            | 0.08                    | 0.35             | 0.0%                         |
| OS1           | 0.40            | 0.90                        | 0.96             | 0.01      | 2.5%            | 0.73                   | 0.81             | 0.00      | 0.0%            | 0.59                    | 0.70             | 0.00      | 0.0%            | 0.08                  | 0.35             | 0.39      | 0.0%            | 0.10                    | 0.37             | 2.5%                         |
|               |                 |                             |                  |           |                 |                        |                  |           |                 |                         |                  |           |                 |                       |                  |           |                 |                         |                  |                              |
| TOTAL ON-SITE | 11.33           |                             |                  |           |                 |                        |                  |           |                 |                         |                  |           |                 |                       |                  |           |                 |                         |                  | 4.1%                         |

STANDARD FORM SF-2 PROPOSED CONDITIONS  
TIME OF CONCENTRATION

Subdivision: Kings Crown Parcel Development  
Location: Woodland Park

Project Name: Kings Crown Parcel Development  
Project No.: 25283.00  
Calculated By: GAG  
Checked By: \_\_\_\_\_  
Date: 1/22/24

| SUB-BASIN |           |                        |                |                |                  | INITIAL/OVERLAND  |                    |                      | TRAVEL TIME         |                    |      |             |                      | t <sub>c</sub> CHECK       |                   |                                | FINAL |
|-----------|-----------|------------------------|----------------|----------------|------------------|-------------------|--------------------|----------------------|---------------------|--------------------|------|-------------|----------------------|----------------------------|-------------------|--------------------------------|-------|
| DATA      |           |                        |                |                |                  | (T <sub>i</sub> ) |                    |                      | (T <sub>t</sub> )   |                    |      |             |                      | (URBANIZED BASINS)         |                   |                                |       |
| BASIN ID  | D.A. (ac) | Hydrologic Soils Group | Impervious (%) | C <sub>5</sub> | C <sub>100</sub> | L (ft)            | S <sub>o</sub> (%) | t <sub>i</sub> (min) | L <sub>t</sub> (ft) | S <sub>t</sub> (%) | K    | VEL. (ft/s) | t <sub>t</sub> (min) | COMP. t <sub>c</sub> (min) | TOTAL LENGTH (ft) | Urbanized t <sub>c</sub> (min) |       |
|           |           |                        |                |                |                  |                   |                    |                      |                     |                    |      |             |                      |                            |                   |                                |       |
| A         | 6.63      | B                      | 7%             | 0.14           | 0.39             | 300               | 28.0%              | 10.0                 | 190                 | 23.0%              | 15.0 | 7.2         | 0.4                  | 10.5                       | 490.0             | 25.5                           | 10.5  |
| B         | 0.92      | B                      | 0%             | 0.08           | 0.35             | 245               | 38.0%              | 8.7                  | 0                   | 0.0%               | 2.5  | 0.0         | 0.0                  | 8.7                        | 245.0             | 26.0                           | 10.0  |
| C         | 1.54      | B                      | 0%             | 0.08           | 0.35             | 300               | 15.0%              | 13.1                 | 140                 | 20.0%              | 2.5  | 1.1         | 2.1                  | 15.1                       | 440.0             | 26.6                           | 15.1  |
| D         | 2.24      | B                      | 0%             | 0.08           | 0.35             | 225               | 18.0%              | 10.6                 | 0                   | 0.0%               | 2.5  | 0.0         | 0.0                  | 10.6                       | 225.0             | 26.0                           | 10.6  |
| OS1       | 0.40      | B                      | 3%             | 0.10           | 0.37             | 165               | 9.0%               | 11.2                 | 0                   | 0.0%               | 2.5  | 0.0         | 0.0                  | 11.2                       | 165.0             | 25.6                           | 11.2  |
|           |           |                        |                |                |                  |                   |                    |                      |                     |                    |      |             |                      |                            |                   |                                |       |

NOTES:

$t_c = t_i + t_t$

Where:

t<sub>c</sub> = computed time of concentration (minutes)

t<sub>i</sub> = overland (initial) flow time (minutes)

t<sub>t</sub> = channelized flow time (minutes).

$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t}$

Where:

t<sub>t</sub> = channelized flow time (travel time, min)

L<sub>t</sub> = waterway length (ft)

S<sub>o</sub> = waterway slope (ft/ft)

V<sub>t</sub> = travel time velocity (ft/sec) = K√S<sub>o</sub>

K = NRCS conveyance factor (see Table 6-2).

Equation 6-2

$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_o^{0.33}}$

Where:

t<sub>i</sub> = overland (initial) flow time (minutes)

C<sub>5</sub> = runoff coefficient for 5-year frequency (from Table 6-4)

L<sub>i</sub> = length of overland flow (ft)

S<sub>o</sub> = average slope along the overland flow path (ft/ft).

Equation 6-4

$t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

Where:

t<sub>c</sub> = minimum time of concentration for first design point when less than t<sub>c</sub> from Equation 6-1.

L<sub>t</sub> = length of channelized flow path (ft)

i = imperviousness (expressed as a decimal)

S<sub>t</sub> = slope of the channelized flow path (ft/ft).

Equation 6-3

Table 6-2. NRCS Conveyance factors, K

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

Equation 6-5

Use a minimum t<sub>c</sub> value of 5 minutes for urbanized areas and a minimum t<sub>c</sub> value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.

STANDARD FORM SF-3 - PROPOSED CONDITIONS  
STORM DRAINAGE SYSTEM DESIGN  
(RATIONAL METHOD PROCEDURE)

Subdivision: Kings Crown Parcel Development  
Location: Woodland Park  
Design Storm: 5-Year

Project Name: Kings Crown Parcel Development  
Project No.: 25283.00  
Calculated By: GAG  
Checked By:  
Date: 1/22/24

| STREET | Design Point | DIRECT RUNOFF |           |               |                      |          |           |         | TOTAL RUNOFF         |          |           |         | STREET/SWALE                    |          |           | PIPE                    |          |           |                    | TRAVEL TIME |                |                      | REMARKS                                                                                                                         |
|--------|--------------|---------------|-----------|---------------|----------------------|----------|-----------|---------|----------------------|----------|-----------|---------|---------------------------------|----------|-----------|-------------------------|----------|-----------|--------------------|-------------|----------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------|
|        |              | Basin ID      | Area (Ac) | Runoff Coeff. | t <sub>c</sub> (min) | C*A (Ac) | I (in/hr) | Q (cfs) | t <sub>c</sub> (min) | C*A (ac) | I (in/hr) | Q (cfs) | Q <sub>street/swale</sub> (cfs) | C*A (ac) | Slope (%) | Q <sub>pipe</sub> (cfs) | C*A (ac) | Slope (%) | Pipe Size (inches) | Length (ft) | Velocity (fps) | t <sub>t</sub> (min) |                                                                                                                                 |
|        | O1           | OS1           | 0.40      | 0.10          | 11.2                 | 0.04     | 2.95      | 0.1     |                      |          |           |         |                                 |          |           |                         |          |           |                    |             |                |                      | Off-site basin sheet flows overland to DPO1. Crosses proposed culvert.<br>Follows historic path off-site along Kings Crown Road |
|        | 1            | A             | 6.63      | 0.14          | 10.5                 | 0.90     | 3.06      | 2.8     |                      |          |           |         |                                 |          |           |                         |          |           |                    |             |                |                      | Sheet flows overland to DP1<br>Follows historic path off-site to the properties to the north                                    |
|        | 2            | B             | 0.92      | 0.08          | 10.0                 | 0.07     | 3.14      | 0.2     |                      |          |           |         |                                 |          |           |                         |          |           |                    |             |                |                      | Sheet flows overland to DP2<br>Follows historic path off-site to the properties to the east                                     |
|        | 3            | C             | 1.54      | 0.08          | 15.1                 | 0.12     | 2.50      | 0.3     |                      |          |           |         |                                 |          |           |                         |          |           |                    |             |                |                      | Sheet flows overland to DP3<br>Follows historic path off-site to the properties to the west                                     |
|        | 4            | D             | 2.24      | 0.08          | 10.6                 | 0.18     | 3.04      | 0.5     |                      |          |           |         |                                 |          |           |                         |          |           |                    |             |                |                      | Sheet flows overland to DP4<br>Follows historic path off-site to the properties to the south                                    |
|        |              |               |           |               |                      |          |           |         |                      |          |           |         |                                 |          |           |                         |          |           |                    |             |                |                      |                                                                                                                                 |

Notes:  
Street and Pipe C\*A values are determined by Q/i using the catchment's intensity value.

STANDARD FORM SF-3 - PROPOSED CONDITIONS  
STORM DRAINAGE SYSTEM DESIGN  
(RATIONAL METHOD PROCEDURE)

Subdivision: Kings Crown Parcel Development  
Location: Woodland Park  
Design Storm: 100-Year

Project Name: Kings Crown Parcel Development  
Project No.: 25283.00  
Calculated By: GAG  
Checked By:  
Date: 1/22/24

| Description                                                                                       | Design Point | DIRECT RUNOFF |           |               |             |          |           |         | TOTAL RUNOFF |          |           |         | STREET/SWALE             |          |           | PIPE             |          |           |                    | TRAVEL TIME |                |             | REMARKS                                                                                                                         |
|---------------------------------------------------------------------------------------------------|--------------|---------------|-----------|---------------|-------------|----------|-----------|---------|--------------|----------|-----------|---------|--------------------------|----------|-----------|------------------|----------|-----------|--------------------|-------------|----------------|-------------|---------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                   |              | Basin ID      | Area (ac) | Runoff Coeff. | $t_c$ (min) | C*A (ac) | I (in/hr) | Q (cfs) | $t_c$ (min)  | C*A (ac) | I (in/hr) | Q (cfs) | $Q_{street/swale}$ (cfs) | C*A (ac) | Slope (%) | $Q_{pipe}$ (cfs) | C*A (ac) | Slope (%) | Pipe Size (inches) | Length (ft) | Velocity (fps) | $t_t$ (min) |                                                                                                                                 |
|                                                                                                   | O1           | OS1           | 0.40      | 0.37          | 11.2        | 0.15     | 6.18      | 0.9     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Off-site basin sheet flows overland to DPO1. Crosses proposed culvert.<br>Follows historic path off-site along Kings Crown Road |
|                                                                                                   | 1            | A             | 6.63      | 0.39          | 10.5        | 2.59     | 6.41      | 16.6    |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP1<br>Follows historic path off-site to the properties to the north                                    |
|                                                                                                   | 2            | B             | 0.92      | 0.35          | 10.0        | 0.32     | 6.57      | 2.1     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP2<br>Follows historic path off-site to the properties to the east                                     |
|                                                                                                   | 3            | C             | 1.54      | 0.35          | 15.1        | 0.54     | 5.23      | 2.8     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP3<br>Follows historic path off-site to the properties to the west                                     |
|                                                                                                   | 4            | D             | 2.24      | 0.35          | 10.6        | 0.78     | 6.36      | 5.0     |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             | Sheet flows overland to DP4<br>Follows historic path off-site to the properties to the south                                    |
|                                                                                                   |              |               |           |               |             |          |           |         |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             |                                                                                                                                 |
| Notes:<br>Street and Pipe C*A values are determined by Q/i using the catchment's intensity value. |              |               |           |               |             |          |           |         |              |          |           |         |                          |          |           |                  |          |           |                    |             |                |             |                                                                                                                                 |

## **Appendix C**

### **Hydraulic Calculations**

# Kings Crown Parcel Development-Driveway Culvert HY-8 Culvert Analysis Report

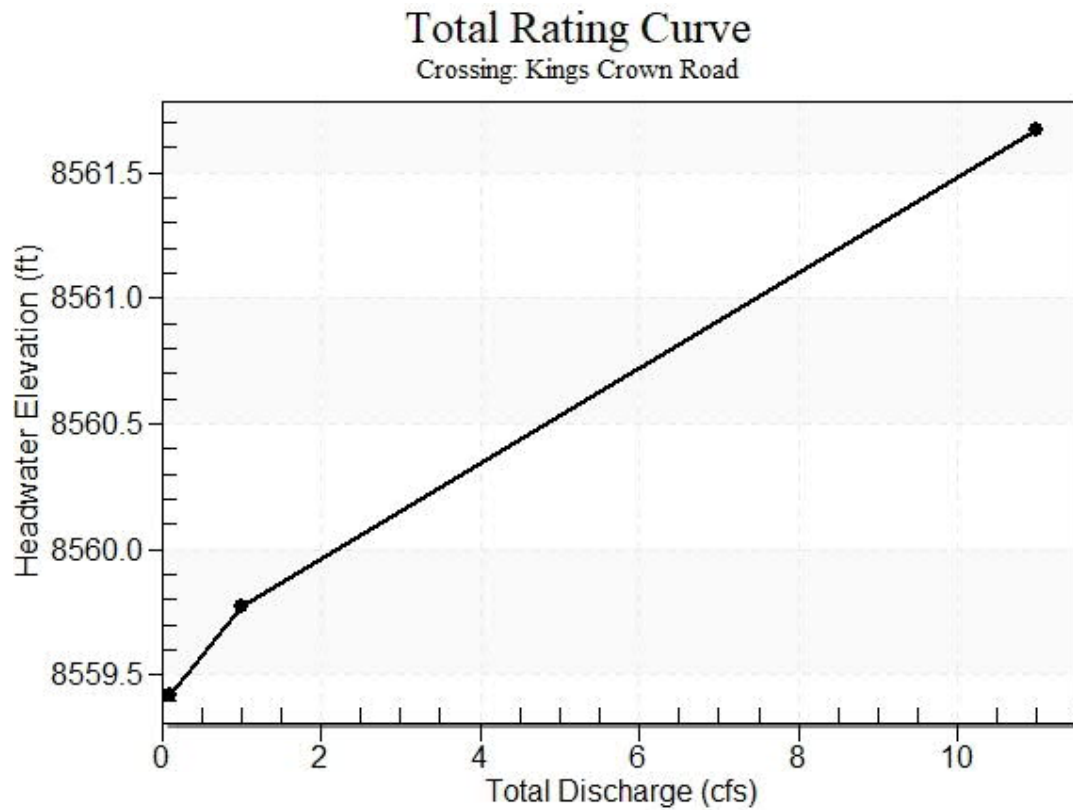
## Crossing Discharge Data

Discharge Selection Method: User Defined

**Table 1 - Summary of Culvert Flows at Crossing: Kings Crown Road**

| Headwater Elevation (ft) | Total Discharge (cfs) | Driveway Culvert Discharge (cfs) | Roadway Discharge (cfs) | Iterations  |
|--------------------------|-----------------------|----------------------------------|-------------------------|-------------|
| 8559.42                  | 0.10                  | 0.10                             | 0.00                    | 1           |
| 8559.77                  | 1.00                  | 1.00                             | 0.00                    | 1           |
| 8561.66                  | 10.52                 | 10.52                            | 0.00                    | Overtopping |

## Rating Curve Plot for Crossing: Kings Crown Road





**Table 2 - Culvert Summary Table: Driveway Culvert**

| Total Discharge (cfs) | Culvert Discharge (cfs) | Headwater Elevation (ft) | Inlet Control Depth (ft) | Outlet Control Depth (ft) | Flow Type | Normal Depth (ft) | Critical Depth (ft) | Outlet Depth (ft) | Tailwater Depth (ft) | Outlet Velocity (ft/s) | Tailwater Velocity (ft/s) |
|-----------------------|-------------------------|--------------------------|--------------------------|---------------------------|-----------|-------------------|---------------------|-------------------|----------------------|------------------------|---------------------------|
| 0.10                  | 0.10                    | 8559.42                  | 0.154                    | 0.0*                      | 1-S2n     | 0.086             | 0.116               | 0.086             | 0.075                | 2.426                  | 1.756                     |
| 1.00                  | 1.00                    | 8559.77                  | 0.503                    | 0.0*                      | 1-S2n     | 0.264             | 0.373               | 0.264             | 0.179                | 4.770                  | 3.123                     |

\* Full Flow Headwater elevation is below inlet invert.

\*\*\*\*\*

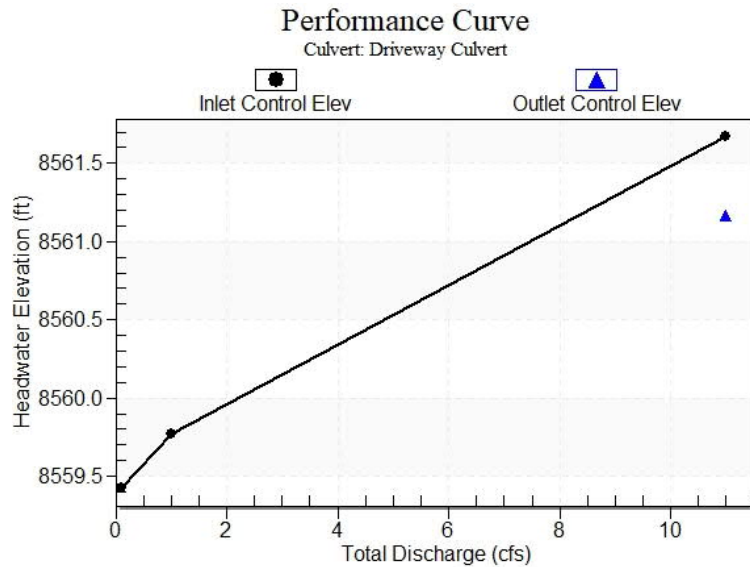
Straight Culvert

Inlet Elevation (invert): 8559.27 ft, Outlet Elevation (invert): 8558.64 ft

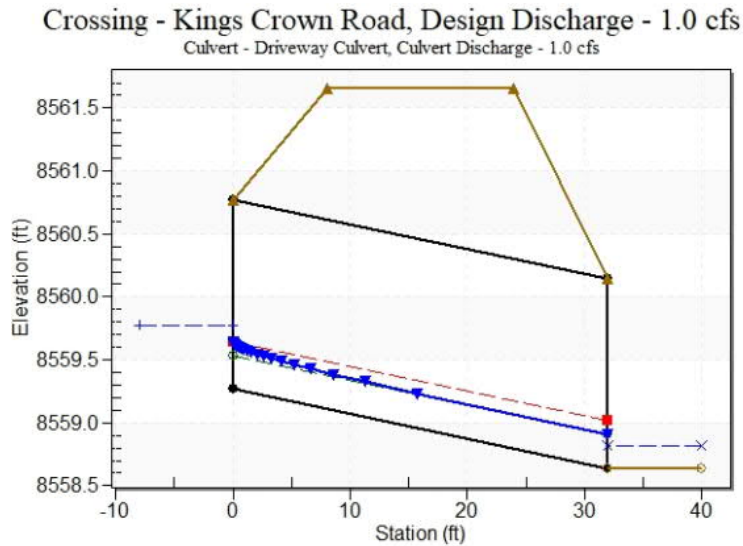
Culvert Length: 32.01 ft, Culvert Slope: 0.0197

\*\*\*\*\*

**Culvert Performance Curve Plot: Driveway Culvert**



**Water Surface Profile Plot for Culvert: Driveway Culvert**



### Site Data - Driveway Culvert

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 8559.27 ft

Outlet Station: 32.00 ft

Outlet Elevation: 8558.64 ft

Number of Barrels: 1

### Culvert Data Summary - Driveway Culvert

Barrel Shape: Circular

Barrel Diameter: 1.50 ft

Barrel Material:

Embedment: 0.00 in

Barrel Manning's n: 0.0130

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall

Inlet Depression: None

**Table 3 - Downstream Channel Rating Curve (Crossing: Kings Crown Road)**

| Flow (cfs) | Water Surface Elev (ft) | Depth (ft) | Velocity (ft/s) | Shear (psf) | Froude Number |
|------------|-------------------------|------------|-----------------|-------------|---------------|
| 0.10       | 8558.72                 | 0.08       | 1.76            | 0.47        | 1.59          |
| 1.00       | 8558.82                 | 0.18       | 3.12            | 1.12        | 1.84          |

### Tailwater Channel Data - Kings Crown Road

Tailwater Channel Option: Triangular Channel

Side Slope (H:V): 10.00 (\_:1)

Channel Slope: 0.1000

Channel Manning's n: 0.0300

Channel Invert Elevation: 8558.64 ft

### Roadway Data for Crossing: Kings Crown Road

Roadway Profile Shape: Constant Roadway Elevation

Crest Length: 100.00 ft

Crest Elevation: 8561.66 ft

Roadway Surface: Paved

Roadway Top Width: 16.00 ft

# PIPE OUTFALL RIPRAP SIZING CALCULATIONS

Subdivision: Kings Crown Parcel Development  
Location: Woodland Park

Project Name: Kings Crown Parcel Development  
Project No.: 25283.00  
Calculated By: GAG  
Checked By: \_\_\_\_\_  
Date: 1/22/24

|                                            | STORM DRAIN SYSTEM |              |              | Notes                                        |
|--------------------------------------------|--------------------|--------------|--------------|----------------------------------------------|
|                                            | DESIGN POINT-O1    | DESIGN POINT | DESIGN POINT |                                              |
| $Q_{100}$ (cfs):                           | 1.0                |              |              | Flows are the greater of proposed vs. future |
| Conduit                                    | Pipe               |              |              |                                              |
| $D_c$ , Pipe Diameter (in):                | 18                 |              |              |                                              |
| $W$ , Box Width (ft):                      | N/A                |              |              |                                              |
| $H$ , Box Height (ft):                     | N/A                |              |              |                                              |
| $Y_t$ , Tailwater Depth (ft):              | 0.60               |              |              | If unknown, use $Y_t/D_c$ (or $H$ )=0.4      |
| $Y_t/D_c$ or $Y_t/H$                       | 0.40               |              |              |                                              |
| $Q/D^{2.5}$ or $Q/(WH^{3/2})$              | 0.36               |              |              |                                              |
| Supercritical?                             | No                 |              |              |                                              |
| $Y_n$ , Normal Depth (ft) [Supercritical]: |                    |              |              |                                              |
| $D_a$ , $H_a$ (in) [Supercritical]:        | N/A                |              |              | $D_a=(D_c+Y_n)/2$                            |
| Riprap $d_{50}$ (in) [Supercritical]:      | N/A                |              |              |                                              |
| Riprap $d_{50}$ (in) [Subcritical]:        | 0.45               |              |              |                                              |
| Required Riprap Size:                      | L                  |              |              | Fig. 9-38 or Fig. 9-36                       |
| $d_{50}$ (in):                             | 9                  |              |              |                                              |
| Expansion Factor, $1/(2 \tan \theta)$ :    | 6.70               |              |              | Read from Fig. 9-35 or 9-36                  |
| $\theta$ :                                 | 0.07               |              |              |                                              |
| Erosive Soils?                             | No                 |              |              |                                              |
| Area of Flow, $A_t$ (ft <sup>2</sup> ):    | 0.14               |              |              | $A_t=Q/V$                                    |
| Length of Protection, $L_p$ (ft):          | -8.5               |              |              | $L=(1/(2 \tan \theta))(A_t/Y_t - D)$         |
| Min Length (ft)                            | 4.5                |              |              | Min L=3D or 3H                               |
| Max Length (ft)                            | 15.0               |              |              | Max L=10D or 10H                             |
| Min Bottom Width, $T$ (ft):                | 0.2                |              |              | $T=2*(L_p*\tan \theta)+W$                    |
| Design Length (ft)                         | 4.5                |              |              |                                              |
| Design Width (ft)                          | 0.2                |              |              |                                              |
| Riprap Depth (in)                          | 18                 |              |              | Depth=2( $d_{50}$ )                          |
| Type II Bedding Depth (in)*                | 6                  |              |              | *Not used if Soil Riprap                     |
| Cutoff Wall                                | No                 |              |              |                                              |
| Cutoff Wall Depth (ft)                     |                    |              |              | Depth of Riprap and Base                     |
| Cutoff Wall Width (ft)                     |                    |              |              |                                              |

Note: No Type II Base to be used if Soil Riprap is specified within the plans

\* For use when the flow in the culvert is supercritical (and less than full).

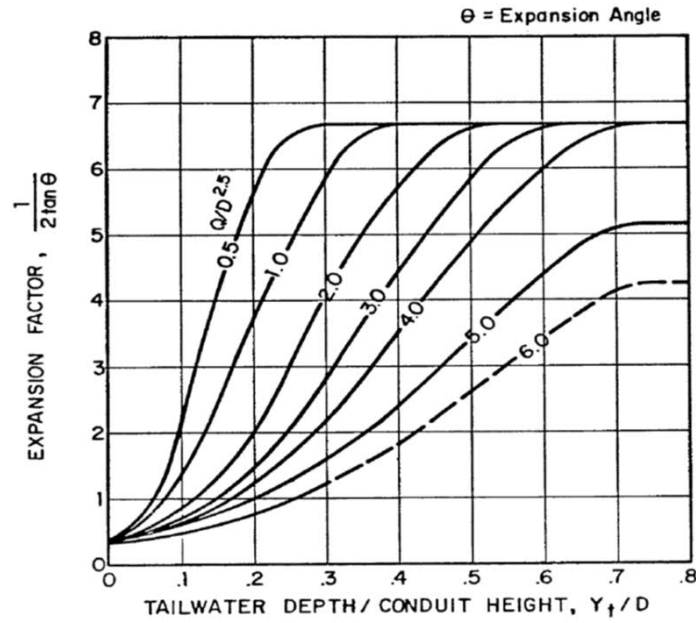


Figure 9-35. Expansion factor for circular conduits

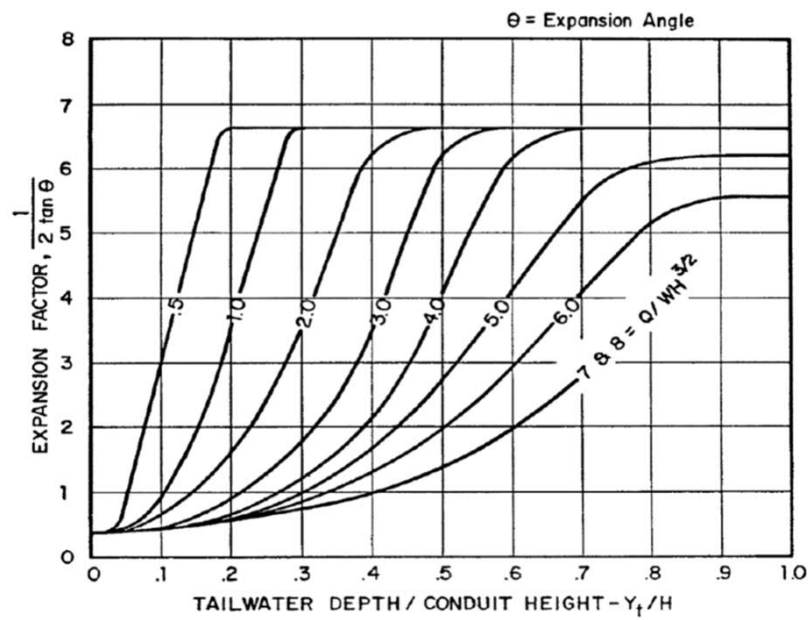


Figure 9-36. Expansion factor for rectangular conduits

## **Appendix D**

### **Reference Material**

**FOUNTAIN CREEK DRAINAGE BASIN  
PLANNING STUDY**

**VOLUME I**

Prepared For:

**THE CITY OF COLORADO SPRINGS**  
P.O. Box 1575  
Colorado Springs, Colorado B0901

Prepared By:

**MULLER ENGINEERING COMPANY, INC.**  
Irongate 2, Suite 100  
777 South Wadsworth Boulevard  
Lakewood, Colorado B0226  
MEC Project No. 9117

July, 1994

### 3.0 FOUNTAIN CREEK AND BASIN RESOURCE CHARACTERISTICS

#### 3.1 STUDY AREA LOCATION

For hydrologic purposes, the study area includes the total drainage basin above the downstream study limit, including the Monument Creek drainage basin area. The Fountain Creek drainage basin upstream of the confluence encompasses an area of approximately 120 square miles and at the downstream study limits the drainage basin encompasses approximately 420 square miles incorporating both Fountain and Monument Creek drainage basins. The entire drainage basin is shown on the Vicinity Map (Figure 3.1-1).

The alternative concepts for drainageways along Fountain Creek were investigated for that section of Fountain Creek lying within the incorporated southwest area of Colorado Springs, El Paso County, Colorado. The stream corridor which is the subject of this evaluation extends approximately 7.3 miles from a point 3,500 feet downstream of Circle Drive, upstream to and beyond the confluence with Monument Creek to approximately 33rd Street (westerly City limits).

#### 3.2 GEOGRAPHY

##### Physiography

The physiography of the Fountain Creek watershed to the west of the Monument and Fountain Creek confluence is characterized by mountain ranges and river valleys. To the east of the confluence, the physiography of the watershed is characterized by gentle sloping plains. This sudden contrast from mountains to plains is regionally a unique geographic position along the Colorado Front Range. Elevations in the Fountain Creek watershed range from 14,110 feet at Pikes Peak to 5,948 feet at the confluence with Monument Creek to 5,800 feet at the downstream study boundary. The drastic changes in elevations from the high points in the watershed to the outskirts of Colorado Springs are covered over relatively short distances. Hydrologically, this physiological setting creates very variable flooding situations.

Fountain Creek is a perennial stream that originates in Teller County, near the town of Woodland Park. Fountain Creek's source is from the mountains of the Rampart Range, approximately seven miles northwest of Pikes Peak. The headwaters are fed from snowmelt, rainfall and springs. Fountain Creek flows in a southeasterly direction through a narrow, steep-walled canyon for about 22 miles before joining Monument Creek in west Colorado Springs at the junction of U.S. 24 (Midland Expressway) and I-25. The canyon is straight and well drained with ground cover including aspen, spruce, and pine trees. The transition through the foothills area varies from rough sharp-crested ridge formations to gently sloping, narrow-topped mesas covered with cedar, oak, pine and pinon trees. The stream emerges on the high plains near the upstream boundary of the study reach in Colorado Springs.



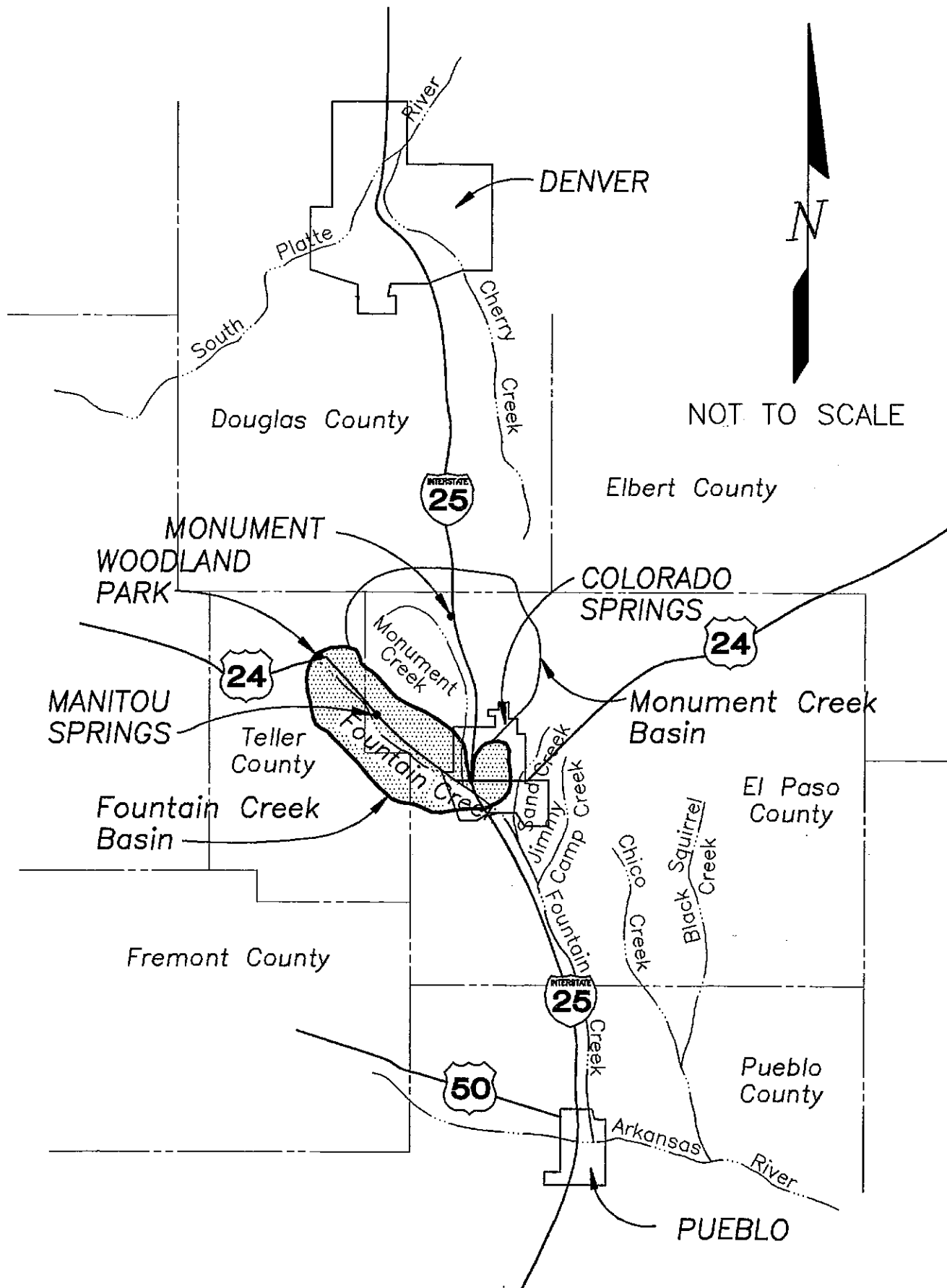


FIGURE 3.1-1  
Vicinity Map

In the study reach above the Monument and Fountain Creek confluence, the valley width averages about 400 feet with a stream bed slope average of approximately 90 feet per mile. Along the reach in the Manitou Springs area the channel is severely constricted by bridges and building foundations with the channel varying in width from 12 to 50 feet and an estimated average channel capacity of 2,000 cfs. In the study reach downstream of the confluence, the average stream bed slope is approximately 63 feet per mile. The channel in this reach varies in width from 80 to 130 feet and has an estimated average capacity of 8,000 cfs.

The Fountain Creek streambed is composed mostly of some bedrock, some weathered bedrock, mostly sand, and smaller amounts of rock and boulders. Vegetation densities within the channel and on the overbanks vary throughout the study reach from sparse to heavily vegetated regions. Fountain Creek is an alluvial, mobile bed stream which is, hydraulically, subject to fluctuations between aggradation and degradation from reach to reach in the stream corridor. Its upper reaches have a limited tendency to armor.

Agricultural water rights on Fountain Creek are continually being converted to municipal and industrial uses. Irrigation is essentially non-existent along the stream corridor due to the dense development in the area. Only two active diversion structures exist within or near the stream corridor; one is for municipal water supply purposes and the second is for irrigation. The municipal water supply diversion structure is owned by the City of Colorado Springs and is located just upstream of the upstream boundary of the stream corridor. The irrigation diversion structure is owned by the Fountain Mutual Irrigation Company and is located adjacent to the Colorado Springs wastewater treatment facility at the downstream end of the stream corridor.

Several utilities cross Fountain Creek along the stream corridor. Water, wastewater, gas, and electric facilities were researched from the Colorado Springs Department of Utilities records, and this information is available as reference documents for this study. Also researched in this study were the jurisdictional dams within the Fountain Creek watershed. Approximately thirty dams were identified from State records; five of these dams are controlled by the Colorado Springs Water Department. This supporting information is part of Volume III.

Urban development continues to grow throughout Colorado Springs and along the stream corridor. The development of Manitou Springs, Colorado City and Colorado Springs had a dramatic impact on Fountain Creek. Channel realignment for railroad and highway development, mining, utilities construction and land development resulted in such significant changes to Fountain Creek that it bears little resemblance to its "natural" condition. Solid waste and other urban refuse, floodplain filling and intense development of its riparian area have degraded the streams ecologic, aesthetic and recreational value, and the Creek primarily functions as an urban drainageway.

### Climate

Within the watershed, precipitation and temperature vary considerably due to altitude differences and wind patterns. Annual precipitation normals within the watershed vary from 24.27 inches at Lake Moraine to 13.19 inches at Colorado

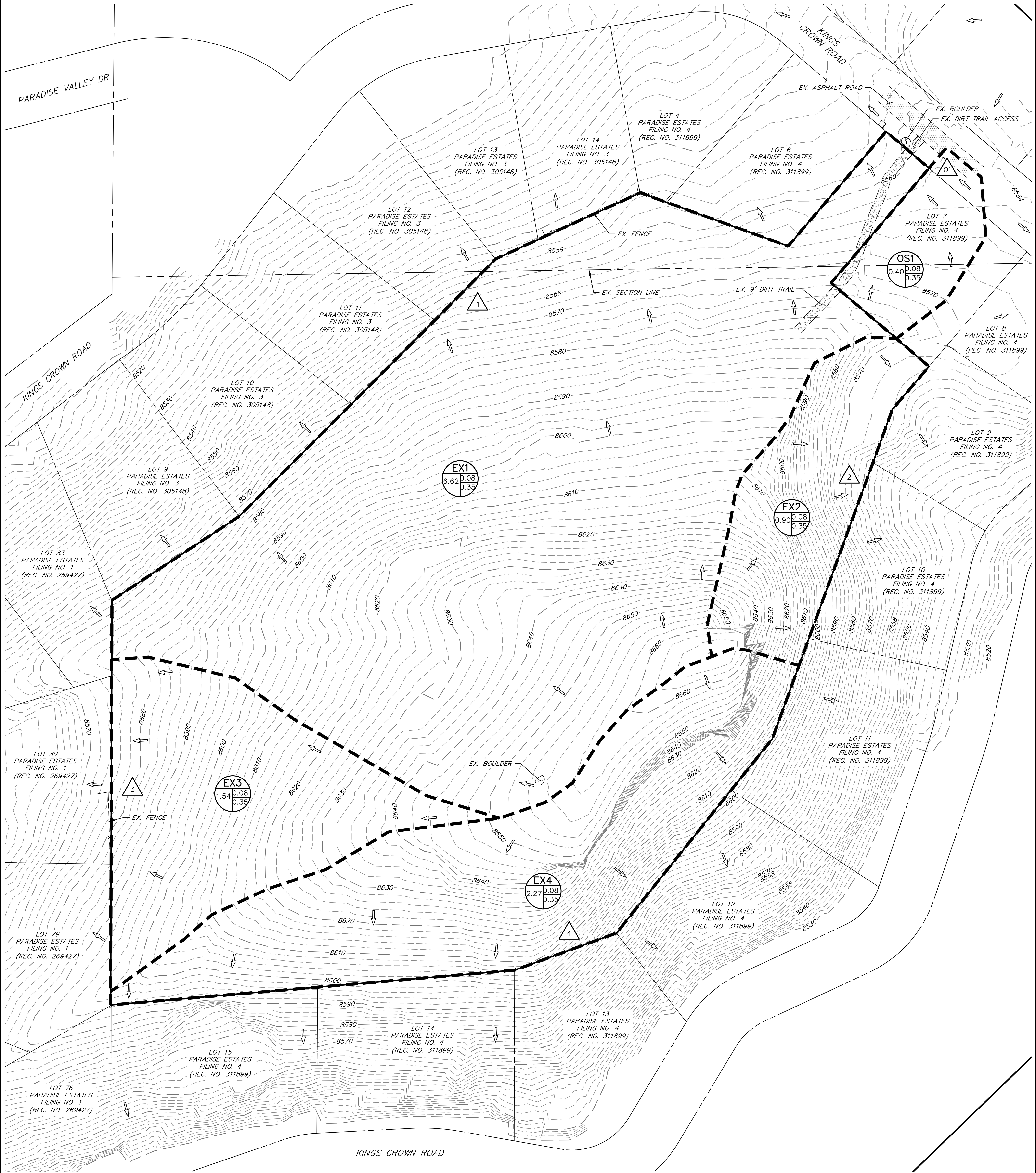
## **Appendix E**

### **Drainage Maps**



# KINGS CROWN PARCEL DEVELOPMENT

## EXISTING DRAINAGE MAP

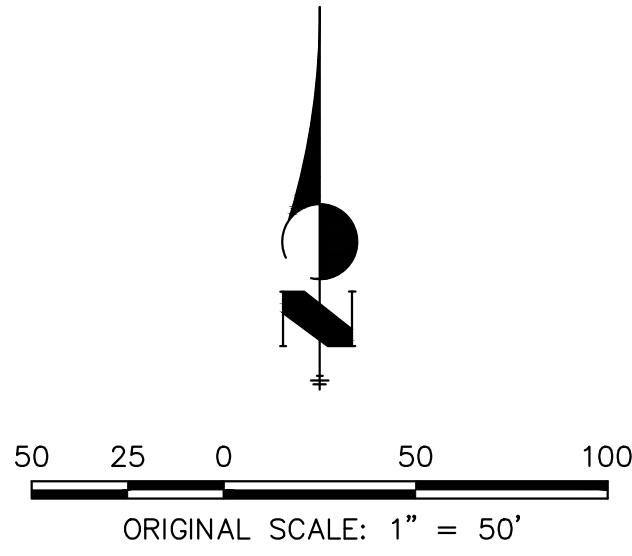


### LEGEND

|                           | EXISTING                                   | PROPOSED                                 |
|---------------------------|--------------------------------------------|------------------------------------------|
| SECTION LINE              | ---                                        | ---                                      |
| BOUNDARY LINE             | ---                                        | ---                                      |
| PROPERTY LINE             | ---                                        | ---                                      |
| EASEMENT LINE             | ---                                        | ---                                      |
| RIGHT OF WAY              | ---                                        | ---                                      |
| CENTERLINE                | ---                                        | ---                                      |
| STORM SEWER               | ---                                        | ---                                      |
| SWALE/WATERWAY FLOWLINE   | ---                                        | ---                                      |
| INDEX CONTOUR             | ---                                        | ---                                      |
| INTERMEDIATE CONTOUR      | ---                                        | ---                                      |
| BASIN ID                  | <div><div>ID</div><div>ACCS100</div></div> | <div><div>ID</div><div>CS100</div></div> |
| DESIGN POINT DESIGNATION  | 1                                          | 1                                        |
| FLOW DIRECTION (PROPOSED) | →                                          | →                                        |
| FLOW DIRECTION (EXISTING) | →                                          | →                                        |
| SUB-BASIN DRAINAGE AREA   | ---                                        | ---                                      |

| BASIN SUMMARY TABLE |              |                    |                |                  |                      |                      |                        |
|---------------------|--------------|--------------------|----------------|------------------|----------------------|----------------------|------------------------|
| Tributary Sub-basin | Area (acres) | Percent Impervious | C <sub>s</sub> | C <sub>100</sub> | t <sub>c</sub> (min) | Q <sub>s</sub> (cfs) | Q <sub>100</sub> (cfs) |
| EX1                 | 6.62         | 0%                 | 0.08           | 0.35             | 13.3                 | 1.4                  | 13.1                   |
| EX2                 | 0.90         | 0%                 | 0.08           | 0.35             | 10.0                 | 0.2                  | 2.1                    |
| EX3                 | 1.54         | 0%                 | 0.08           | 0.35             | 15.1                 | 0.3                  | 2.8                    |
| EX4                 | 2.27         | 0%                 | 0.08           | 0.35             | 10.6                 | 0.5                  | 5.0                    |
| OS1                 | 0.40         | 3%                 | 0.10           | 0.37             | 11.2                 | 0.1                  | 0.9                    |

| DESIGN POINT SUMMARY TABLE |                |                  |
|----------------------------|----------------|------------------|
| DP                         | Q <sub>s</sub> | Q <sub>100</sub> |
|                            | Total          | Total            |
| 1                          | 1.4            | 13.1             |
| 2                          | 0.2            | 2.1              |
| 3                          | 0.3            | 2.8              |
| 4                          | 0.5            | 5.0              |
| O1                         | 0.1            | 0.9              |



KINGS CROWN PARCEL DEVELOPMENT  
EXISTING DRAINAGE MAP  
JOB NO. 25283.00  
01/22/2024  
SHEET 1 OF 1

**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



The site plan illustrates a residential development with 15 lots, each labeled with its lot number, filing number, and recording information. The lots are distributed across the site, with some located along Kings Crown Road and others in the interior. The plan shows topographic contours at 5-foot intervals, ranging from 8540 to 8660 feet. Proposed features include a 18-inch FES (Fire Escape System) culvert, a 2-inch (maximum) landscape wall, a 4-inch (maximum) landscape wall, a proposed asphalt driveway, a proposed single family home, and a proposed asphalt driveway (typical). The plan also shows existing features such as a fence, section line, boulder, and dirt trail access. A proposed headwall is shown at the top right. The plan includes a 'BASIN SUMMARY TABLE' in the bottom right corner, which provides a summary of the drainage basins and their characteristics.

| BASIN SUMMARY TABLE |              |                    |                |                  |                      |                      |                        |
|---------------------|--------------|--------------------|----------------|------------------|----------------------|----------------------|------------------------|
| Tributary Sub-basin | Area (acres) | Percent Impervious | C <sub>s</sub> | C <sub>100</sub> | t <sub>c</sub> (min) | Q <sub>s</sub> (cfs) | Q <sub>100</sub> (cfs) |
| A                   | 6.63         | 7%                 | 0.14           | 0.39             | 10.5                 | 2.8                  | 16.6                   |
| B                   | 0.92         | 0%                 | 0.08           | 0.35             | 10.0                 | 0.2                  | 2.1                    |
| C                   | 1.54         | 0%                 | 0.08           | 0.35             | 15.1                 | 0.3                  | 2.8                    |
| D                   | 2.24         | 0%                 | 0.08           | 0.35             | 10.6                 | 0.5                  | 5.0                    |
| OS1                 | 0.40         | 3%                 | 0.10           | 0.37             | 11.2                 | 0.1                  | 0.9                    |

| DESIGN POINT SUMMARY TABLE |                |                  |
|----------------------------|----------------|------------------|
| DP                         | Q <sub>5</sub> | Q <sub>100</sub> |
|                            | Total          | Total            |
| 1                          | 2.8            | 16.6             |
| 2                          | 0.2            | 2.1              |
| 3                          | 0.3            | 2.8              |
| 4                          | 0.5            | 5.0              |
| O1                         | 0.1            | 0.9              |

16.00'

2.00' GRAVEL SHOULDER

12.00' ASPHALT

2.00' GRAVEL SHOULDER

2% (MIN)

2% (MAX)

3:1 (MAX)

TIE INTO EX. GRADE

3:1 (MAX)

2% (MIN)

AGGREGATE BASE COURSE

HMA

COMPACTED SUBGRADE

|       |
|-------|
| 4100  |
| Total |
| 16.6  |
| 2.1   |
| 2.8   |
| 5.0   |
| 0.9   |

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'



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A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.wireengineering.com](http://www.wireengineering.com)



KINGS CROWN SUBDIVISION  
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19 AND THE NORTHEAST  
ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF  
THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT TERRENCE OMALLEY AND FADILE OMALLEY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND IN SECTIONS 19 AND 30 IN TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TELLER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N00°03'58"E 540.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE N00°03'58"E 429.99 FEET; THENCE N56°41'39"E 162.24 FEET, THENCE N44°52'14"E 385.70 FEET, THENCE N65°22'22"E 188.35 FEET, THENCE S70°17'43"E 167.04 FEET; THENCE N40°29'22"E 160.00 FEET; THENCE S49°30'38"E 60.00 FEET; THENCE S40°29'22"W 160.00 FEET; THENCE S49°30'38"E 136.80 FEET; THENCE S40°29'22"W 60.00 FEET; THENCE S20°00'W 372.09 FEET; THENCE S38°43'44"W 264.57 FEET; THENCE S70°00'W 115.00 FEET; THENCE S85°00'W 430.00 FEET TO THE POINT OF BEGINNING, COUNTY OF TELLER, STATE OF COLORADO.

SAID TRACT CONTAINS 11.34 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT TO BE PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

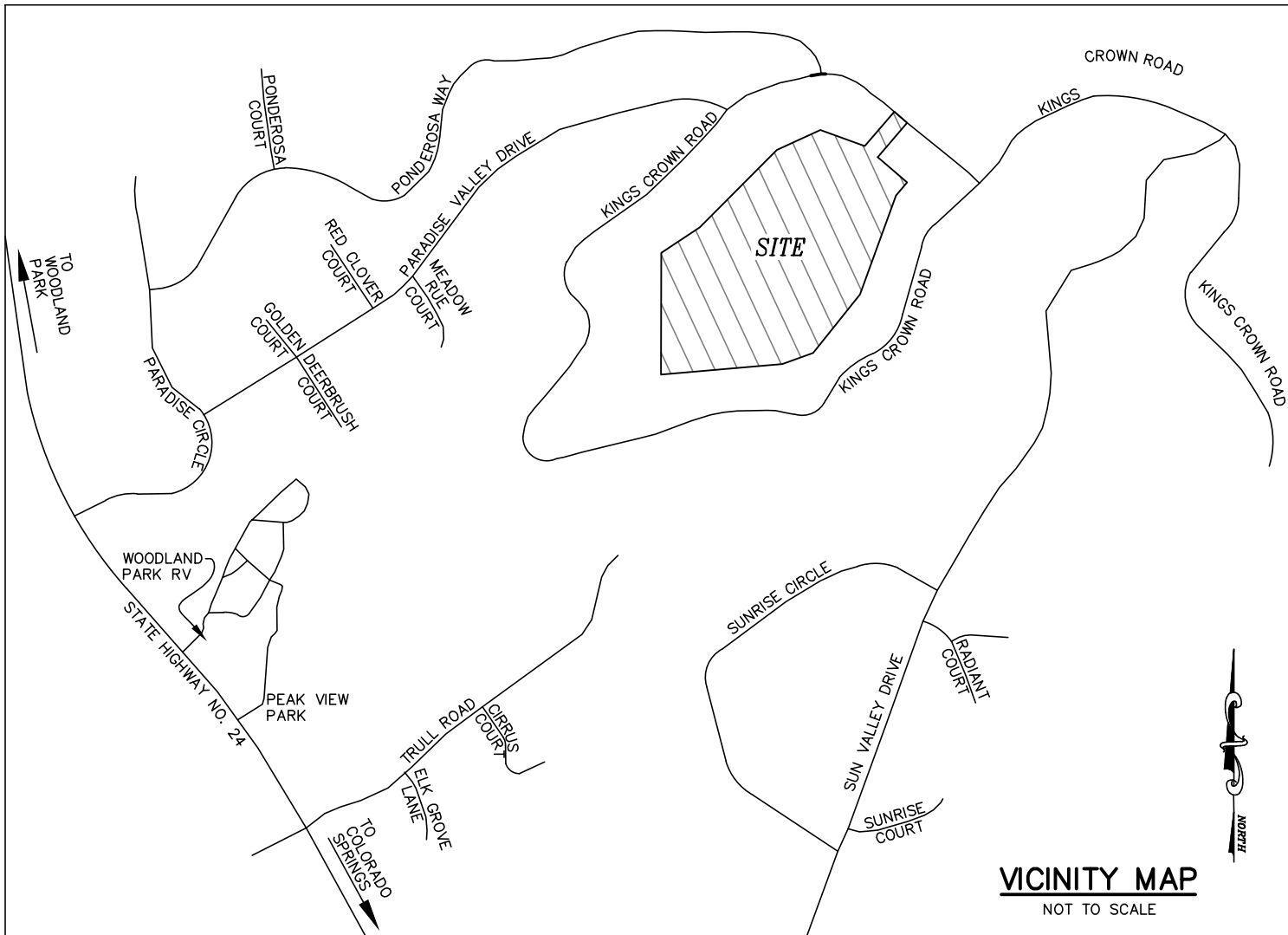
TERRENCE OMALLEY, OWNER FADILE OMALLEY, OWNER

STATE OF COLORADO )  
COUNTY OF TELLER ) ss

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

CHAIRMAN  
ATTEST: \_\_\_\_\_  
RECORDING SECRETARY PLANNING COMMISSION

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC WAYS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

MAYOR ATTEST: \_\_\_\_\_  
CITY CLERK

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

TELLER COUNTY TREASURER

NOTES:

1.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N44°53'30"E (N44°52'14"E RECORD) A DISTANCE OF 385.64 FEET (385.70 FEET OF RECORD) BETWEEN THE SOUTHWESTERLY CORNER OF LOT 10, PARADISE ESTATES FILING NO. 3, OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, AS MONUMENTED BY A 1/2" REBAR (NO CAP) AND THE SOUTHEASTERLY CORNER OF LOT 12 OF SAID PARADISE ESTATES FILING NO. 3, AS MONUMENTED BY A REBAR WITH YELLOW CAP STAMPED "LS 12043".

2.) ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD PLATTED AND/OR DEEDED DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P=" AND THE DEEDED DIMENSION IS DENOTED WITH A "D=".

3.) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. RAMPART SURVEYS RELIED ON THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 310-F05704-23, AMENDMENT 2, COMMITMENT DATE: JUNE 5, 2023 AT 8:00 A.M., AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH SCHEDULE B, PART II-EXCEPTIONS OF SAID POLICY.

1.) - 7). RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8.) THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PARADISE OF COLORADO METROPOLITAN DISTRICT AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 22, 2014  
RECORDING NO: 676352

5.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

6.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08119C0206D (EFFECTIVE DATE SEPTEMBER 25, 2009), THE DESCRIBED AREA IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7.) ALL FUTURE UTILITIES ARE REQUIRED TO BE UNDERGROUND.

8.) PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20%, AS SPECIFIED IN TABLE LCS.

WATER AVAILABILITY DISCLAIMER:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S MASTER PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES, WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE MASTER PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING ANY LOTS IN THIS PLAT.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE.

SUBDIVIDER/OWNER:

TERRENCE OMALLEY AND FADILE OMALLEY  
1141 ROYAL OAK COURT  
WOODLAND PARK, CO 80863  
(954) 816-3196

SURVEYOR:

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

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS DIRECT SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



ERIC SIMONSON  
COLORADO PROFESSIONAL  
LAND SURVEYOR NO. 38560  
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

RECORDING:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_ OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEE: \_\_\_\_\_

BY: \_\_\_\_\_  
TELLER COUNTY CLERK AND RECORDER

DATE OF PREPARATION: DECEMBER 29, 2023

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

RAMPART  
SURVEYS, LLC

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

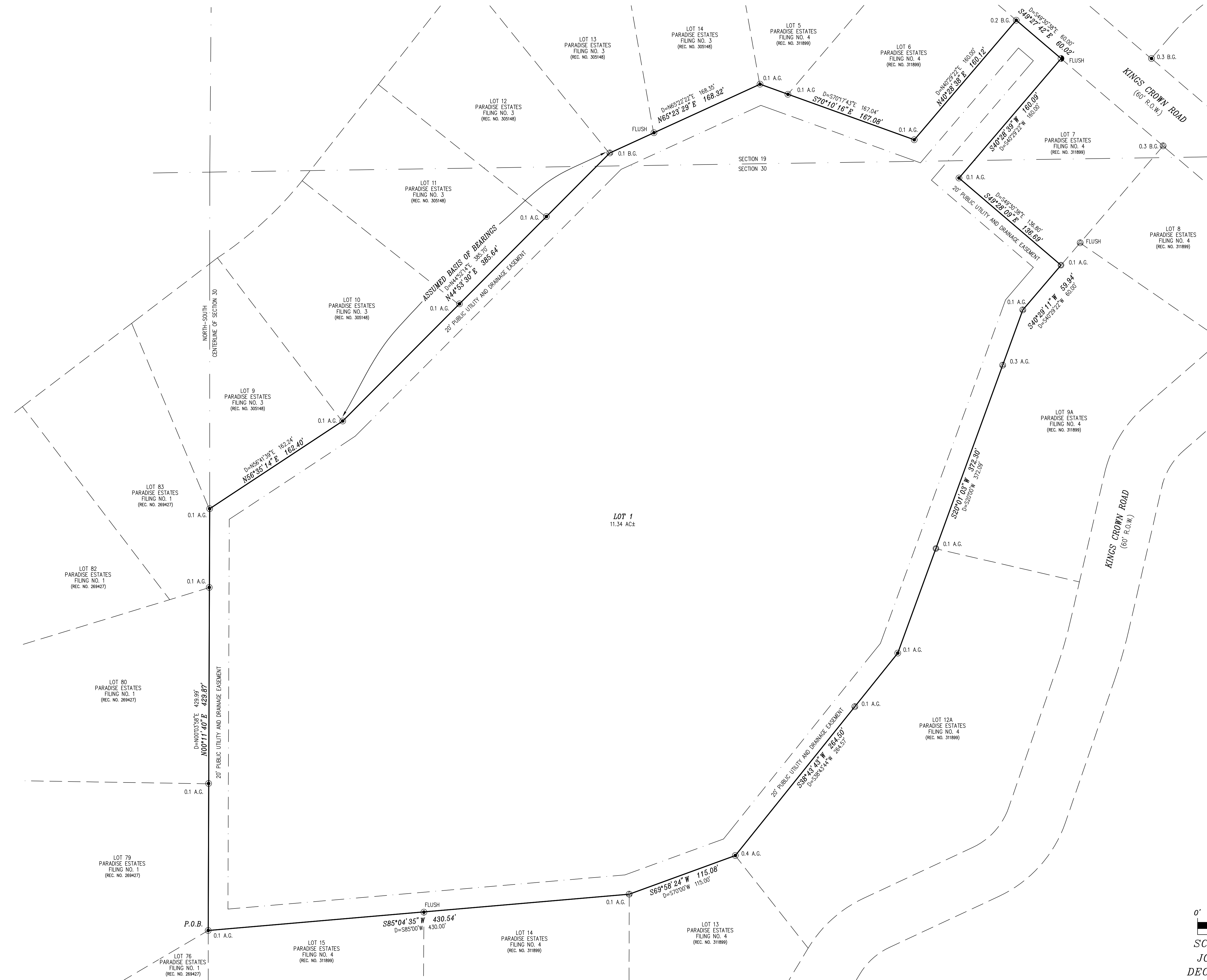
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PAGE 1 OF 2

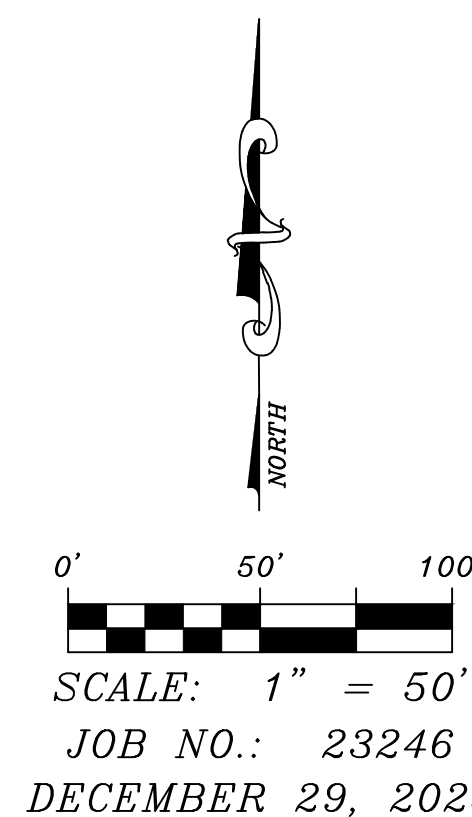


# KINGS CROWN SUBDIVISION

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19 AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



- LEGEND:
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
  - FOUND 1/2" REBAR (NO CAP)
  - FOUND REBAR AND YELLOW CAP STAMPED "LS 12043"
  - FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE







Order No.: 310-F05704-23

FNTC®

Doc Fee: \$95.00

## GENERAL WARRANTY DEED

**THIS DEED**, Made this 27th day of July, 2023, between

**Paradise Estates, Inc., a Colorado Corporation,**

grantor, and

**Terrence OMalley and Fadile OMalley**

whose legal address is 1141 Royal Oak Court, Woodland Park, CO 80863,

grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of **Nine Hundred Fifty Thousand And No/100 Dollars (\$950,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Teller, State of COLORADO, described as follows:

A tract of land in Sections 19 and 30 in Township 12 South Range 68 West of the Sixth Principal Meridian, Teller County, Colorado, described as follows: Commencing at the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 30; thence N00°03'58"E 540.02 feet to the Point of Beginning of the herein described tract: thence continue N00°03'58"E 429.99 feet; thence N56°41'39"E 162.24 feet; thence N44°52'14"E 385.70 feet; thence N65°22'22"E 188.35 feet; thence S70°17'43"E 167.04 feet; thence N40°29'22"E 160.00 feet; thence S49°30'38"E 60.00 feet; thence S40°29'22"W 160.00 feet; thence S49°30'38"E 136.80 feet; thence S40°29'22"W 60.00 feet; thence S20°00'W 372.09 feet; thence S38°43'44"W 264.57 feet; thence S70°00'W 115.00 feet; thence S85°00'W 430.00 feet to the point of beginning,  
County of Teller, State of Colorado.

also known by street and number as Kings Crown Road, Woodland Park, CO 80863

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

## GENERAL WARRANTY DEED

(continued)

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

### GRANTOR:

Paradise Estates, Inc., a Colorado Corporation

BY: Andrea Rodriguez President

Andrea Rodriguez  
President

STATE OF Arizona

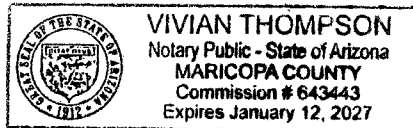
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July, 2023, by Andrea Rodriguez, President for Paradise Estates, Inc., a Colorado Corporation

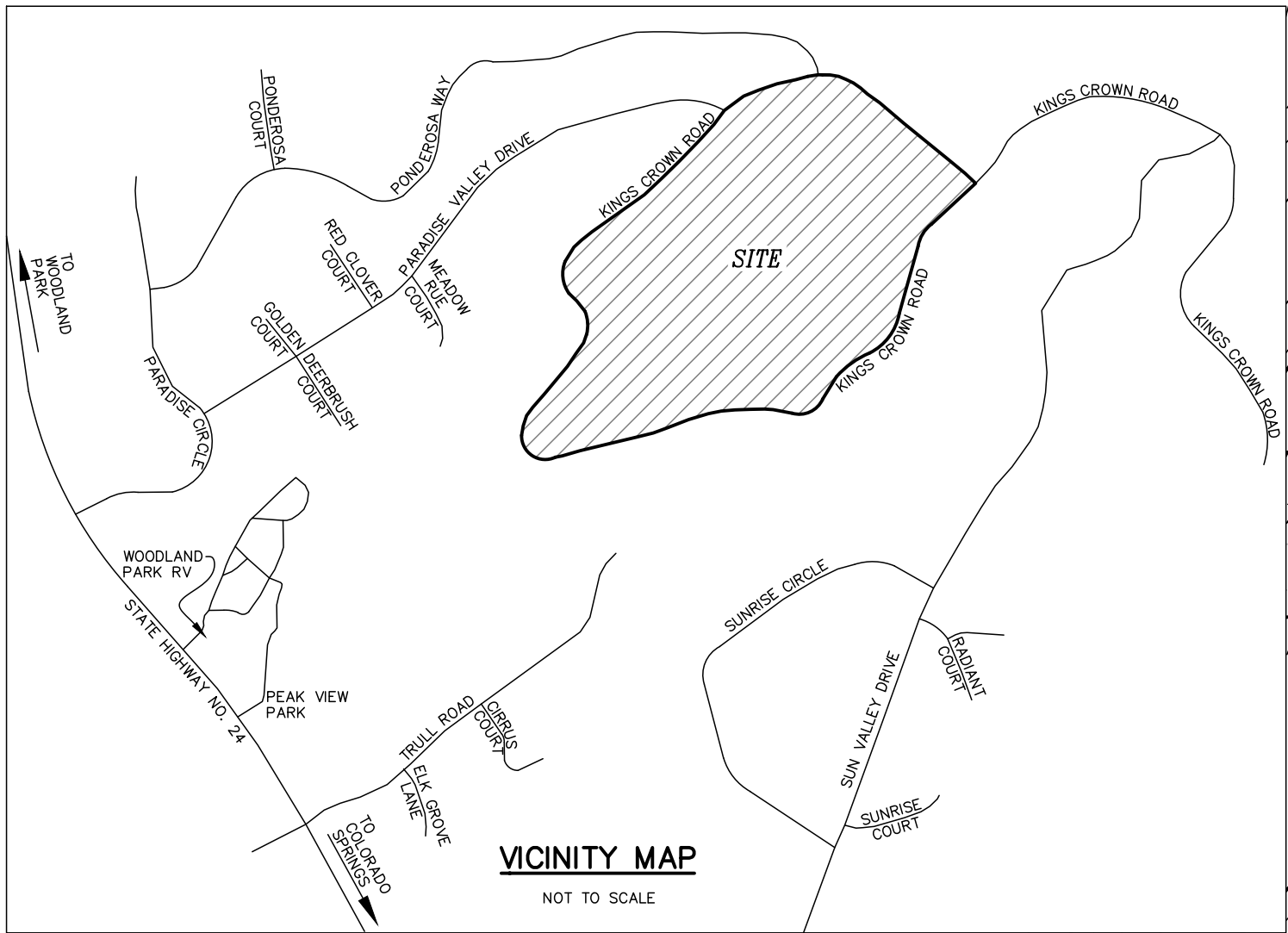
Vivian Thompson  
Notary Public

My Commission Expires: 01/12/2027

(SEAL)



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



CITY COMMENTS



LEGAL DESCRIPTION:

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

LEGEND - DIMENSIONAL STANDARDS

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

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

CITY PLANNER, CITY OF WOODLAND PARK DATE

OWNER

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

PROFESSIONAL LAND SURVEYOR

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

DESIGNER

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

SLOPE ANALYSIS:

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

SHADED AREAS = 30% OR GREATER SLOPE

30% TO 40% SLOPES  
SLOPES GREATER THAN 40%

AREA SUMMARY:

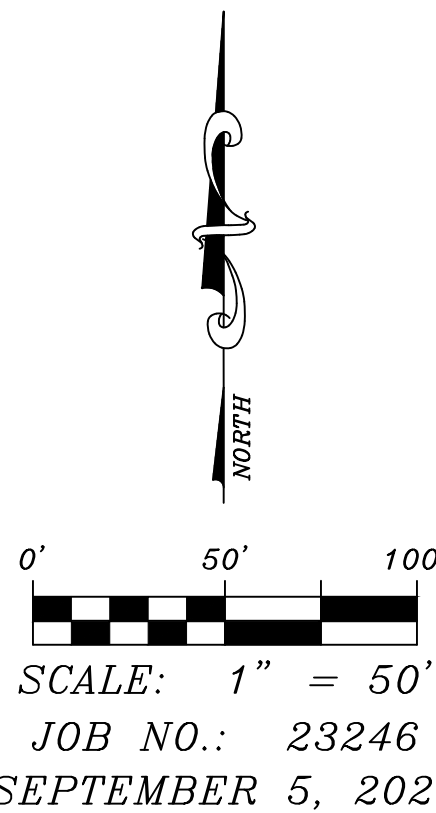
TOTAL AREA OF PROJECT = 11.34 ACRES

ZONING:

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

FLOOD PLAIN CERTIFICATION:

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



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

RAMPART  
SURVEYS, LLC

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

DRAWING: 23246 PP.DWG

PAGE 1 OF 1



KINGS CROWN SUBDIVISION  
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19 AND THE NORTHEAST  
ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF  
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TO WIT:

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WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

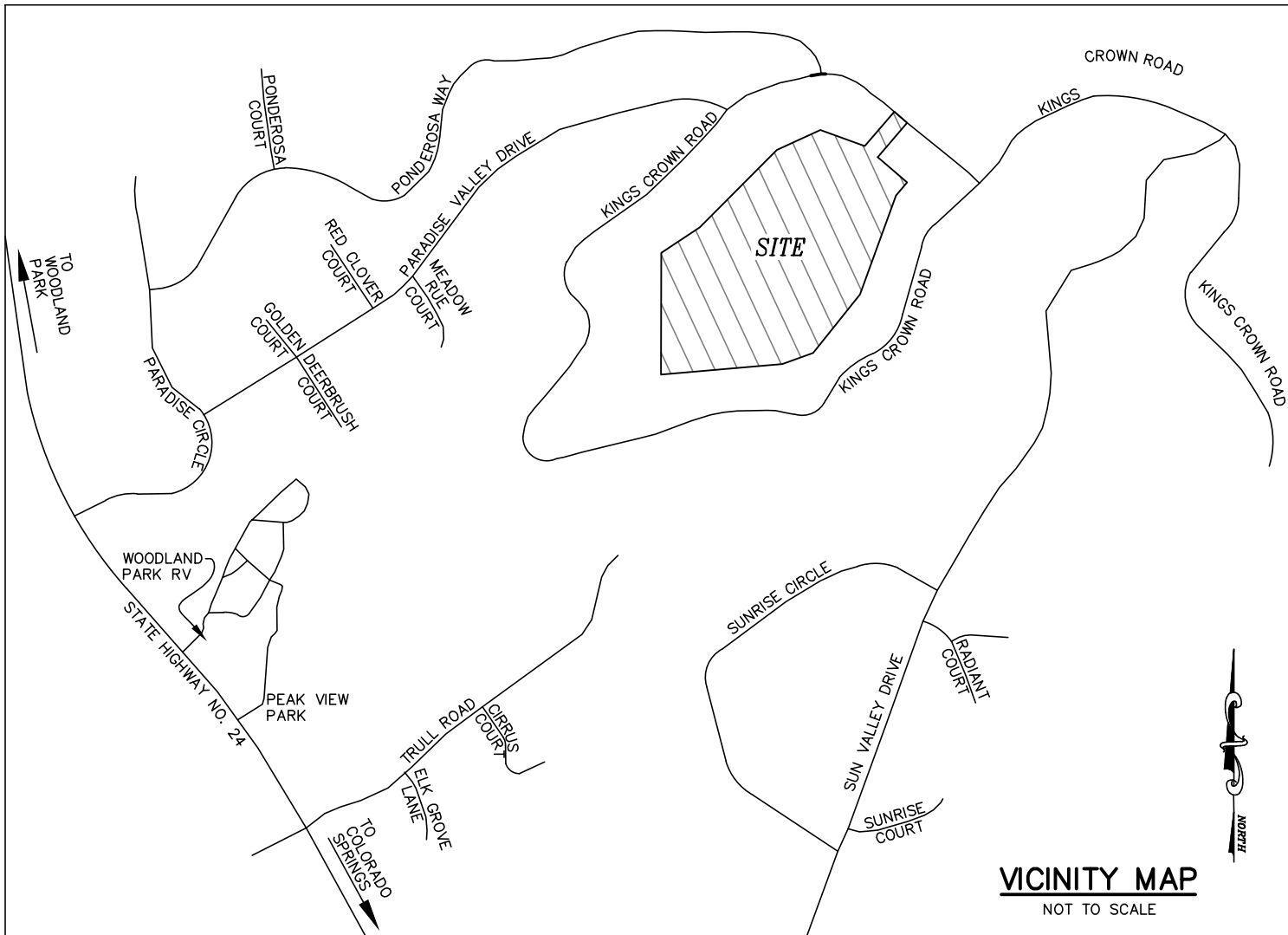
TERRENCE OMALLEY, OWNER FADILE OMALLEY, OWNER

STATE OF COLORADO )  
COUNTY OF TELLER ) ss

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

CHAIRMAN  
ATTEST: \_\_\_\_\_  
RECORDING SECRETARY PLANNING COMMISSION

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC WAYS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

MAYOR ATTEST: \_\_\_\_\_  
CITY CLERK

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

TELLER COUNTY TREASURER

NOTES:

1.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N44°53'30"E (N44°52'14"E RECORD) A DISTANCE OF 385.64 FEET (385.70 FEET OF RECORD) BETWEEN THE SOUTHWESTERLY CORNER OF LOT 10, PARADISE ESTATES FILING NO. 3, OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, AS MONUMENTED BY A 1/2" REBAR (NO CAP) AND THE SOUTHEASTERLY CORNER OF LOT 12 OF SAID PARADISE ESTATES FILING NO. 3, AS MONUMENTED BY A REBAR WITH YELLOW CAP STAMPED "LS 12043".

2.) ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD PLATTED AND/OR DEEDED DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P=" AND THE DEEDED DIMENSION IS DENOTED WITH A "D=".

3.) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. RAMPART SURVEYS RELIED ON THE AMERICAN LAND TITLE ASSOCIATION COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 310-F05704-23, AMENDMENT 2, COMMITMENT DATE: JUNE 5, 2023 AT 8:00 A.M., AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH SCHEDULE B, PART II-EXCEPTIONS OF SAID POLICY.

1.) - 7). RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8.) THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PARADISE OF COLORADO METROPOLITAN DISTRICT AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 22, 2014  
RECORDING NO: 676352

5.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

6.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08119C0206D (EFFECTIVE DATE SEPTEMBER 25, 2009), THE DESCRIBED AREA IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7.) ALL FUTURE UTILITIES ARE REQUIRED TO BE UNDERGROUND.

8.) PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20%, AS SPECIFIED IN TABLE LCS.

WATER AVAILABILITY DISCLAIMER:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S MASTER PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES, WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE MASTER PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING ANY LOTS IN THIS PLAT.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE.

SUBDIVIDER/OWNER:

TERRENCE OMALLEY AND FADILE OMALLEY  
1141 ROYAL OAK COURT  
WOODLAND PARK, CO 80863  
(954) 816-3196

SURVEYOR:

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

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS DIRECT SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



ERIC SIMONSON  
COLORADO PROFESSIONAL  
LAND SURVEYOR NO. 38560  
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

RECORDING:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_ OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEE: \_\_\_\_\_

BY: \_\_\_\_\_  
TELLER COUNTY CLERK AND RECORDER

DATE OF PREPARATION: DECEMBER 29, 2023

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

RAMPART  
SURVEYS, LLC

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

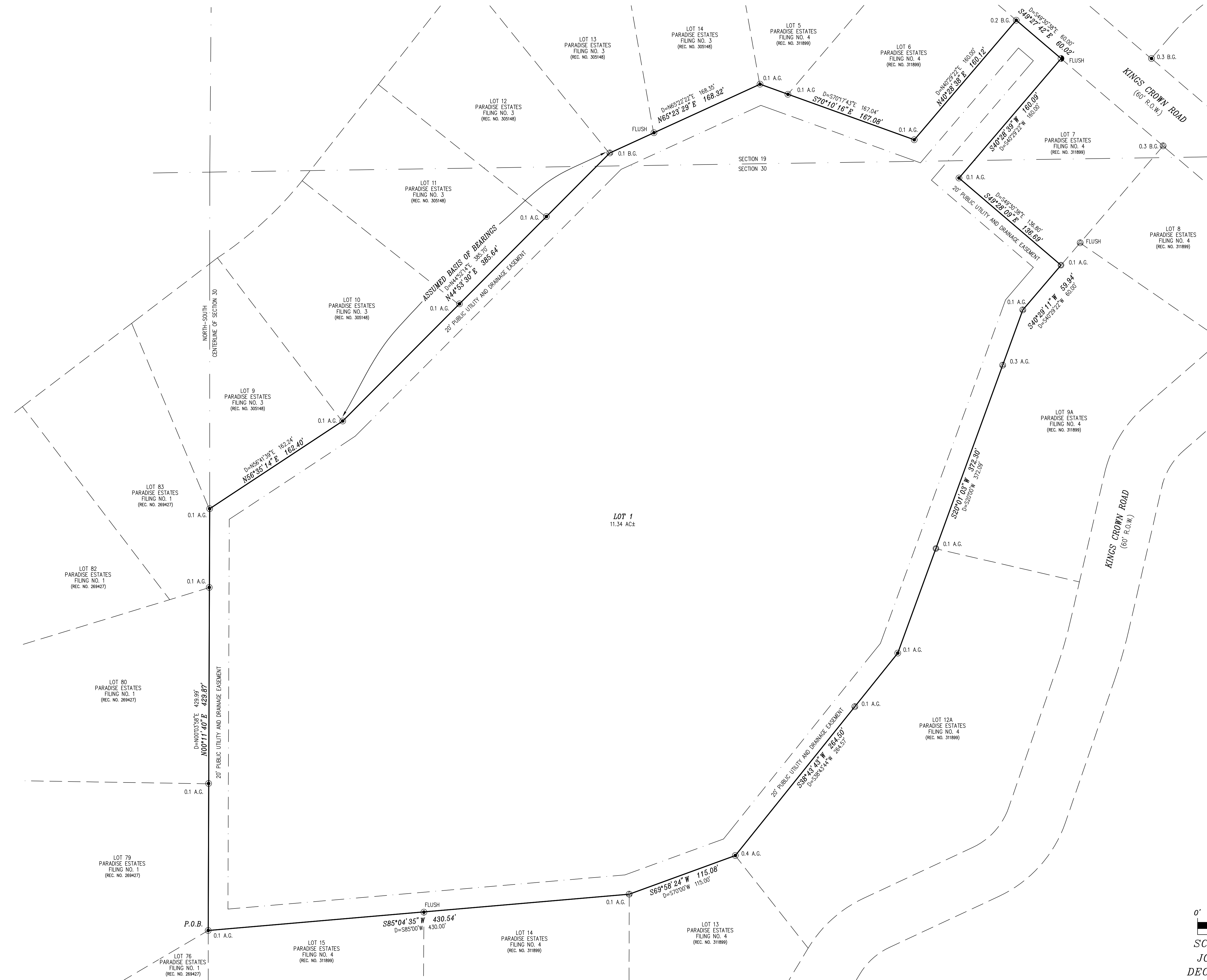
DRAWING: 23246FP.DWG

PAGE 1 OF 2

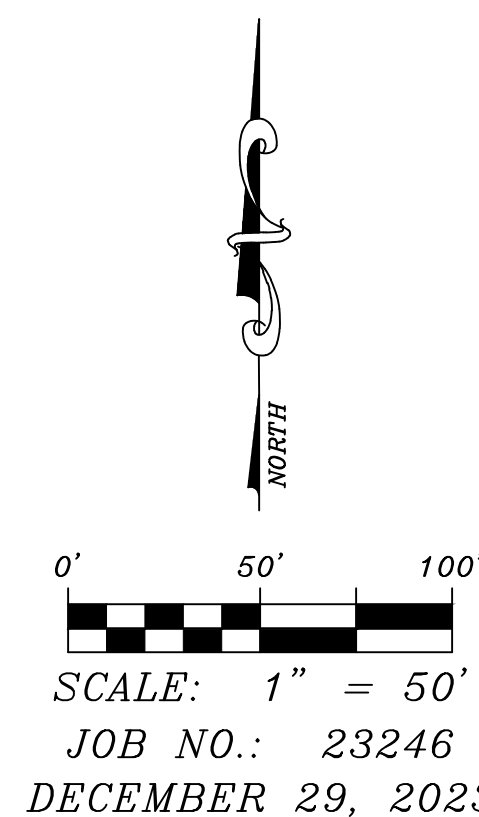


# KINGS CROWN SUBDIVISION

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19 AND THE NORTHEAST ONE-QUARTER OF SECTION 30,  
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



- LEGEND:
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
  - FOUND 1/2" REBAR (NO CAP)
  - FOUND REBAR AND YELLOW CAP STAMPED "LS 12043"
  - FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE







## Planning Commission Staff Report PC Public Hearing March 14, 2024

### Agenda Item

4B

### Department

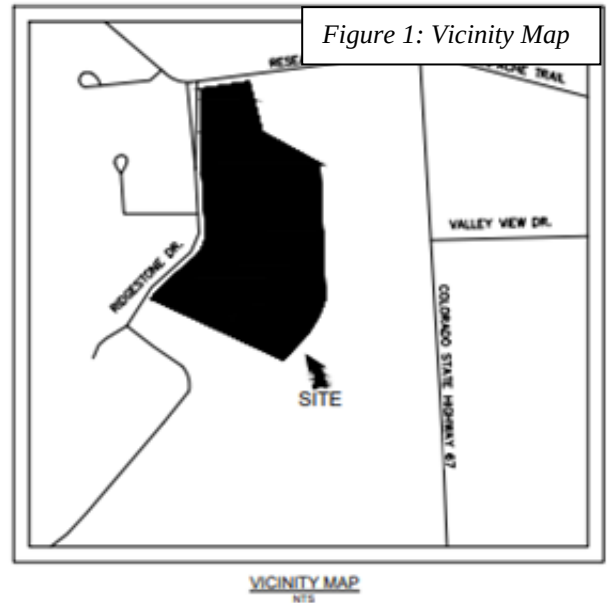
Planning

### Presenter

C.J. Gates  
Senior Planner

### AGENDA ITEM 4B

**PUD2024-02/SUB2024-01: Pines at Stone Ridge PUD/Preliminary Plat Extension:** Request by Kevin Kofford (applicant) and Craig O'Boyle, Go Beyond, LLC (Property Owner) for approval of a 2-year extension of the approved Pines at Stone Ridge portion of the Stone Ridge Village Planned Unit Development (PUD) and a one (1) year extension of the approved Pines at Stone Ridge preliminary plat for 49 townhomes and 20 patio homes on the 9.01± acre tracts located southeast of Ridgestone Drive and Research Drive, zoned PUD and legally described as Tracts A & F, Stone Ridge Subdivision (a portion of Sections 12, 13 & 14, T12S, R69W of the 6th PM, in the City of Woodland Park, Teller County, CO). (QJ)



### BACKGROUND

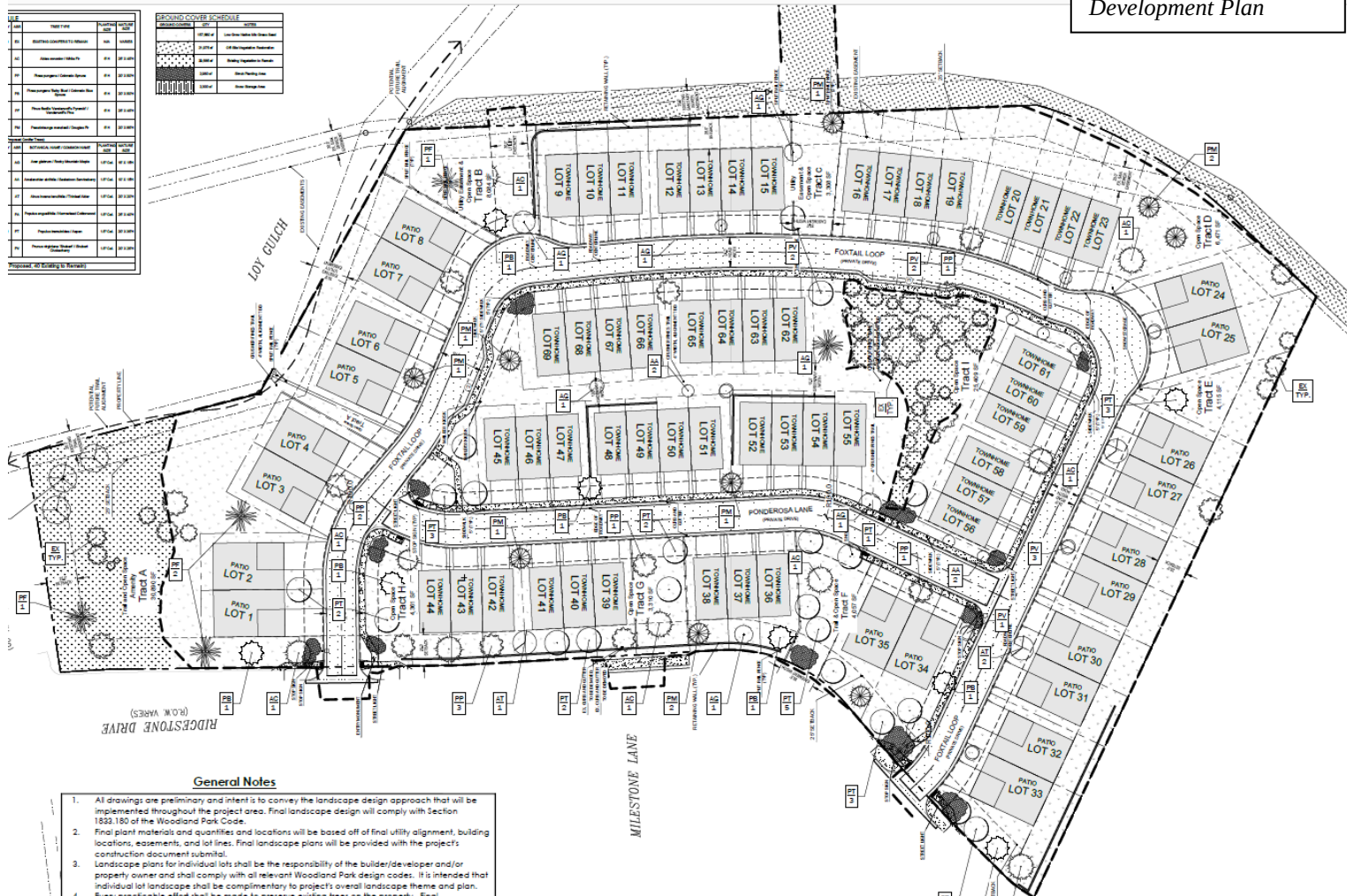
Annexation of the 200-acre Stone Ridge Village property was approved by City Council on July 18, 2002. Two years later, a PUD zone district was established with approval of a PUD Final Development Plan and Preliminary Plat. Stone Ridge PUD is a unique blend of single-family residential neighborhoods, a variety of multi-family units, commercial tracts for offices, churches, institutional uses and neighborhood services with more than 51 acres of public open space.

The Preliminary Plat and PUD Final Development Plan were approved March 18, 2004. Stone Ridge Village Filings No. 1 and No. 2 were approved October 5, 2006 with 71 single-family lots. Stone Ridge Village Filing No. 3 was approved on September 21, 2017 with 28 lots on 11.87 acres. Stone Ridge Village Filing No. 4 was approved on July 18, 2019 with 21 lots 9.44 acres. Most recently, Stone Ridge Village Filing No. was approved by City Council on April 20, 2023. Filing 5 consisted of a total of 18 single-family lots.

The original preliminary plat for this development, Pines at Stone Ridge, was originally designed with a 50' access and utility easement between two Tracts (A & F) and the approved uses allowed for a total of 77 dwelling units with 58 apartment units on Tract A and 19 patio homes on Tract F. In 2022, the applicant applied for a PUD amendment to change the uses for this area. The modifications to the previous approved PUD were to allow townhomes instead of apartments; an integrated design with 20 patio homes and 49 townhomes intermixed; two entrances from Ridgestone Drive with an internal road that loops through the property; and the open space is changed from a linear strip on the perimeter of each Tract to a larger central area with several smaller areas and trail connections. Lot sizes for patio homes are a minimum of 3,581 SF with the average being 4,672 SF; townhomes have a minimum lot size of 1,862 SF with an average of 2,452 SF. The anticipated building footprints are 2,185 SF for patio homes and 1,287 SF for townhomes. This application was approved by Planning Commission on April 14, 2022.

Since the initial approval of the new preliminary plat, on January 16, 2024 the City of Woodland Park Planning department issued Grading and Infrastructure Zoning Development Permits for the subject property. Below (Figure 2) is the approved Development Plan for the Pines at Stone Ridge. While a permit to begin grading and installation of the infrastructure has been issued, this work has yet to commence.

Figure 2: Approved Development Plan



Extensions of PUD plans and preliminary plats are governed by the following Code sections:

Pursuant to Municipal Code §18.30.050 Time limit to begin construction—Extension:

- A. *A time period of two years, beginning with the approval of the required detailed PUD plan, shall be required. Failure to begin construction within this two-year period shall void the plan as approved, unless a request for extension of time is granted by the city planning commission.*
- B. *Application for extension of time shall be made to the planning commission and shall be accompanied by such evidence as is necessary to show substantial need, and shall be made before the two-year expiration date. The planning commission will hold at least one public hearing on the request and if, from the evidence submitted, the commission finds that an extension is warranted, a recommendation will then be made to the city council. If the council concurs with the recommendation of the commission, it may then by resolution grant the extension.*

Pursuant to Municipal Code §17.20.090 – Approval – Extension:

Approval of the preliminary plat shall be valid for no longer than twenty-four months. One-year extensions of time may be applied for in writing to the planning commission. Submission of the final plat extends approval of the preliminary plat until the final plat is acted upon. All, or any portion of an approved preliminary plat, may be submitted for final plat purposes. In the case of partial submission, the approval of the remaining portion of the preliminary plat shall automatically gain an extension of one year before another phase of the plat must be submitted in final form. (Ord. 327 § 2 (Sec. 2(C) (9)), 1984)

On January 23, 2024 the City of Woodland Park Planning Department received an application from the applicant and property owner to extend the approved Preliminary Plat and Planned Unit Development. If this extension request is approved, the PUD will expire on April 14, 2026 and the Preliminary Plat will expire April 14, 2025.

## **REFERRALS AND NOTIFICATIONS**

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission public hearing. Staff has received no written comments regarding this extension proposal.

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, and the City Manager as well as external referral agencies including CORE, Black Hills Energy, CDOT, North East Teller County Fire Protection District (NETCFPD), and the City of Woodland Park Police Department.

## **STAFF FINDINGS**

As there are no regulations to assess, staff does not have a position or recommendation on this extension request.

If the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension of the Planned Unit Development and the one-year extension of the Preliminary Plat, then the approving resolution should clearly state that the development is still subject to all of the conditions and dimensional standards specified with the original approval.

#### ATTACHMENTS

1. Application
2. 2022 PUD Amendment Approval Letter

# Planning Application Entry Form

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

ID

Permit Number

Project # EXT/Case #

Public Hearing Required

☐

Date Received

Date Routed

Date Initial Permit Approved

**\*Date Permit Paid**

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

Project Type

Project Type Number

Project Classification

Non-Profit, Residential or Commercial

**NOTE:** Above Field required only for SINS and TUPs

Project Name

Site Address Number

Site Address Name

Lot Number

Block Number

Subdivision

Filing #

Applicant Business Name

App First Name

App Last Name

App Phone Number

PO Box

Mailing Address Street #

Mailing Address Street Name

City

State

Zip Code

Owner First Name

Owner Last Name

Zone Class

Applicant Project Value

## Open Permit Comments

PUD2024-02 & SUB2024-01 both are an extension.

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

## UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded

☐

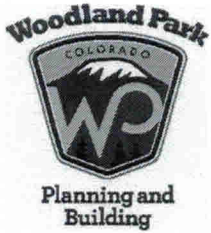
Inside/Outside User

Meter Installed

☐

Filed in Area





## 2024 GENERAL APPLICATION

(Revised 1/1/2024)

Project # \_\_\_\_\_  
Case # \_\_\_\_\_  
Fee(s): See City of Woodland Park  
Fees Sheet (Plus publication/recording  
fees, as applicable)

### Type of Application (Check one or more as applicable)

- |                                                              |                                                         |                                           |
|--------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Site Plan Review Permitted Use      | <input type="checkbox"/> Special Use Permit             | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Site Plan Review Conditional Use    | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Exemption Plat   |
| <input type="checkbox"/> Conditional Use Permit              | <input type="checkbox"/> PUD Amendment                  | <input type="checkbox"/> Final Plat       |
| <input type="checkbox"/> Zoning Change                       | <input type="checkbox"/> Appeal                         | <input type="checkbox"/> Townhouse Plat   |
| <input checked="" type="checkbox"/> Extension of Development | <input type="checkbox"/> Variance                       | <input type="checkbox"/> Condominium Plat |

### 1. Applicant Information

- a. Applicant Name Kevin Kofford
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 2 North Nevada, Suite 900 Colorado Springs, CO 80903
- d. E-mail Address kevin.kofford@kimley-horn.com
- e. Phone Numbers Home 719-453-0181 Work \_\_\_\_\_ Mobile 719-352-9194

### 2. Property Owner Information (if different from above)

- a. Name Craig O'Boyle, Go Beyond, LLC Project Contact? Yes ☒ No ☐
- b. Mailing Address 1685 W Uintah St. Suite 213, Colorado Springs, CO 80904
- c. E-mail Address craig.oboyle@oboylegroups.net
- d. Phone Numbers Home 719-576-7373 Work \_\_\_\_\_ Mobile \_\_\_\_\_

### 3. Site Information

- a. Site Address Millstone Ln. & Stone Ridge Dr., Woodland Park, CO, 80863 (Parcel ID: 6229.132000880)
- b. Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_
- c. Property Zoning PUD Lot Size +/- 9.01 ac 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 The Pines at Stone Ridge
- b. Brief Description of Project/Request Request of a PUD Extension (24 Month Extension from April 14th)  
Request of a Preliminary Plat Extension (12 month Extension from April 14th)

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 Scott Schuster
- ii. Firm Name Echo Architecture + Interiors
- iii. Physical Address 4 South Wahsatch #120, Colorado Springs, CO 80903
- iv. Mailing Address 4 South Wahsatch #120, Colorado Springs, CO 80903
- v. E-mail Address scott@echo-arch.com
- vi. Phone Numbers: Business 719-0387-7836 #102 Mobile \_\_\_\_\_

**b. Engineer**

- i. Project Contact Kevin Kofford
- ii. Firm Name Kimley-Horn and Assoicates, Inc.
- iii. Physical Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 80903
- iv. Mailing Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 80903
- v. E-mail Address Kevin.Kofford@kimley-horn.com
- vi. Phone Numbers: Business 719-453-0181 Mobile 719-352-9194

**c. Planner**

- i. Project Contact Kevin Kofford
- ii. Firm Name Kimley-Horn and Assoicates, Inc.
- iii. Physical Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 80903
- iv. Mailing Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 80903
- v. E-mail Address 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 80903
- vi. Phone Numbers: Business 719-453-0181 Mobile 719-352-9194

**d. Surveyor**

- i. Project Contact Kevin LLOYD
- ii. Firm Name Rampart Surveys, LLC
- iii. Physical Address 1050 Tamarac Parkway Woodland Park, CO 80863
- iv. Mailing Address PO Box 5101 Woodland Park, CO 80866
- v. E-mail Address klloyd1320@gmail.com
- vi. Phone Numbers: Business 719.650.0798 Mobile \_\_\_\_\_

**e. Other** (specify role) Transportation Consultants

- i. Project Contact Jeff Hodsdon
- ii. Firm Name LSC Transportation Consultants, Inc.
- iii. Physical Address 2504 East Pikes Peak Avenue, Suite 304, Colorado Springs, CO 80909
- iv. Mailing Address 2504 East Pikes Peak Avenue, Suite 304, Colorado Springs, CO 80909
- v. E-mail Address colleen@lsctrans.com
- vi. Phone Numbers: Business 719-633-2868 Mobile \_\_\_\_\_



## 6. Submittal Requirements

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

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

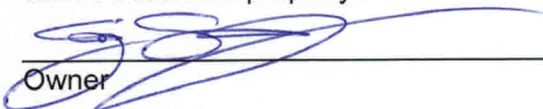
## 7. Applicable Code Sections

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

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

## 8. Certification of Ownership

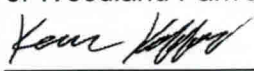
I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

➡  \_\_\_\_\_ Date 1-23-24

➡ \_\_\_\_\_ 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.

➡  \_\_\_\_\_ Date 1/22/2024

Applicant

Date

**City Use Only**

1. Submission \_\_\_\_\_, 20\_\_\_\_, taken by \_\_\_\_\_  
Fee Received \_\_\_\_\_, 20\_\_\_\_, taken by \_\_\_\_\_
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on \_\_\_\_/\_\_\_\_/\_\_\_\_.
3. Public Hearing Notice  
Published \_\_\_\_\_, 20\_\_\_\_  
Posted \_\_\_\_\_, 20\_\_\_\_  
Adjacent Property Notification \_\_\_\_\_, 20\_\_\_\_.
4. Planning Commission Public Hearing \_\_\_\_\_, 20\_\_\_\_.  
Board of Adjustment Public Hearing (when applicable) \_\_\_\_\_, 20\_\_\_\_.
5. City Council First Reading of Ordinance (if applicable) \_\_\_\_\_, 20\_\_\_\_.  
City Council Public Hearing \_\_\_\_\_, 20\_\_\_\_.  
Notes \_\_\_\_\_  
\_\_\_\_\_
6. Letter of Approval/Denial to applicant sent \_\_\_\_\_, 20\_\_\_\_.
7. Additional Information  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



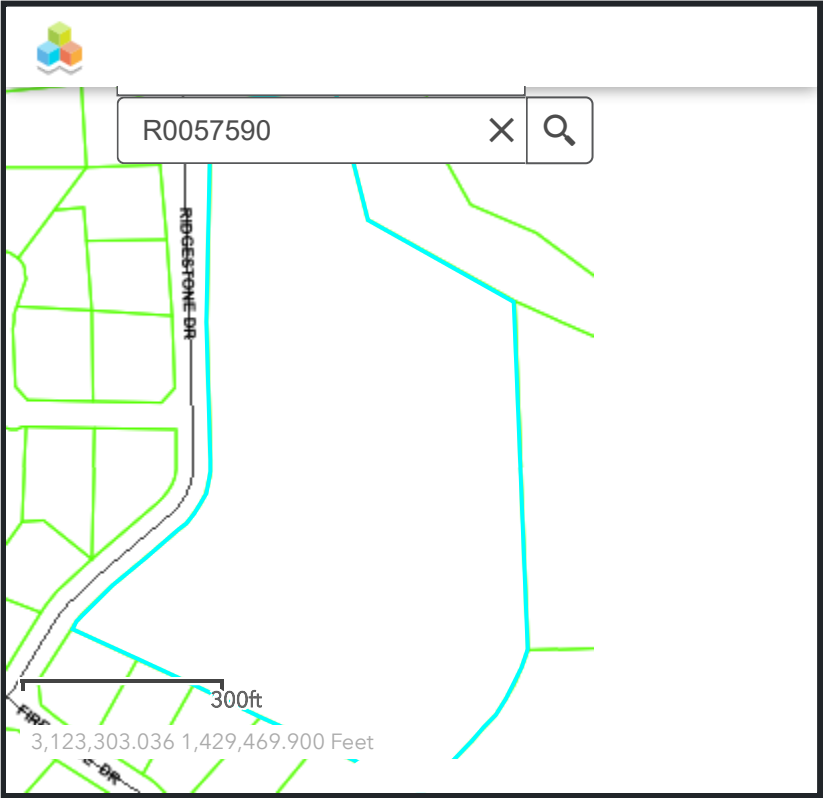
# Teller County Property Records

## Property Record

Acct No:R0057590



## Map



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

## Ownership

|                 |                                             |
|-----------------|---------------------------------------------|
| Account No      | R0057590                                    |
| Parcel Id       | 6229.132000900                              |
| Notice of Value | <a href="#">PDF of 2023 Notice of Value</a> |
| Actual          | \$392,500                                   |
| Assessed        | \$109,510                                   |
| Acct Type       | Vacant Land                                 |
| Owner Name      | GO BEYOND LLC, A COLORADO LLC               |

## Location

|                  |                                     |
|------------------|-------------------------------------|
| Physical Address |                                     |
| School Dist      | RE-2                                |
| Acres            | 9.073000                            |
| Map No.          | 6229                                |
| Tax Dist         | 62                                  |
| Area             | WP CENTRAL AREA                     |
| Brief Legal      | 13-12-69 PT W2NW4 AS DESC AT 749807 |



**Mailing Address** 1685 W UINTAH ST STE 213

Brief Legal Description is not intended for use on legal documents

COLORADO SPRINGS, CO 809043177

Zoning

[Zoned PUD](#)

Provided by Community Development Services Division for Questions call 719-687-3048

Land Attributes

| Land Type | Abst Code | Acres |
|-----------|-----------|-------|
| Vacant    | 0530      | 9.07  |

Building Information (provided by Assessor)

Transfers (provided by Assessor)

| Sale Date  | Reception No           | Deed Type     | Sale Price |
|------------|------------------------|---------------|------------|
| 04/22/2022 | <a href="#">749807</a> | Warranty Deed | \$895,000  |

Building Permits

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

Property Tax History (provided by Treasurer)

Delinquent taxes are not shown on this website.

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

[Tax Payment Web site](#)

| Authority                | Mil Levy | Amount     |
|--------------------------|----------|------------|
| TELLER COUNTY            | 14.64    | \$463.21   |
| RE-2 SCHOOL DIST         | 27.924   | \$883.52   |
| CITY OF WOODLAND PARK    | 15.75    | \$498.33   |
| NE TELLER COUNTY FIRE    | 14.718   | \$465.68   |
| RAMPART LIBRARY          | 4.119    | \$130.33   |
| UPPER SO PLATTE WCD      | 0.13     | \$4.11     |
| UTE PASS REGIONAL HEALTH | 3.99     | \$126.24   |
| TOTAL                    | 81.27100 | \$2,571.42 |

| Tax Year | Tax Amount |
|----------|------------|
| 2022     | \$2,571.42 |

About

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

Disclaimer

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

Contributors

Assessor

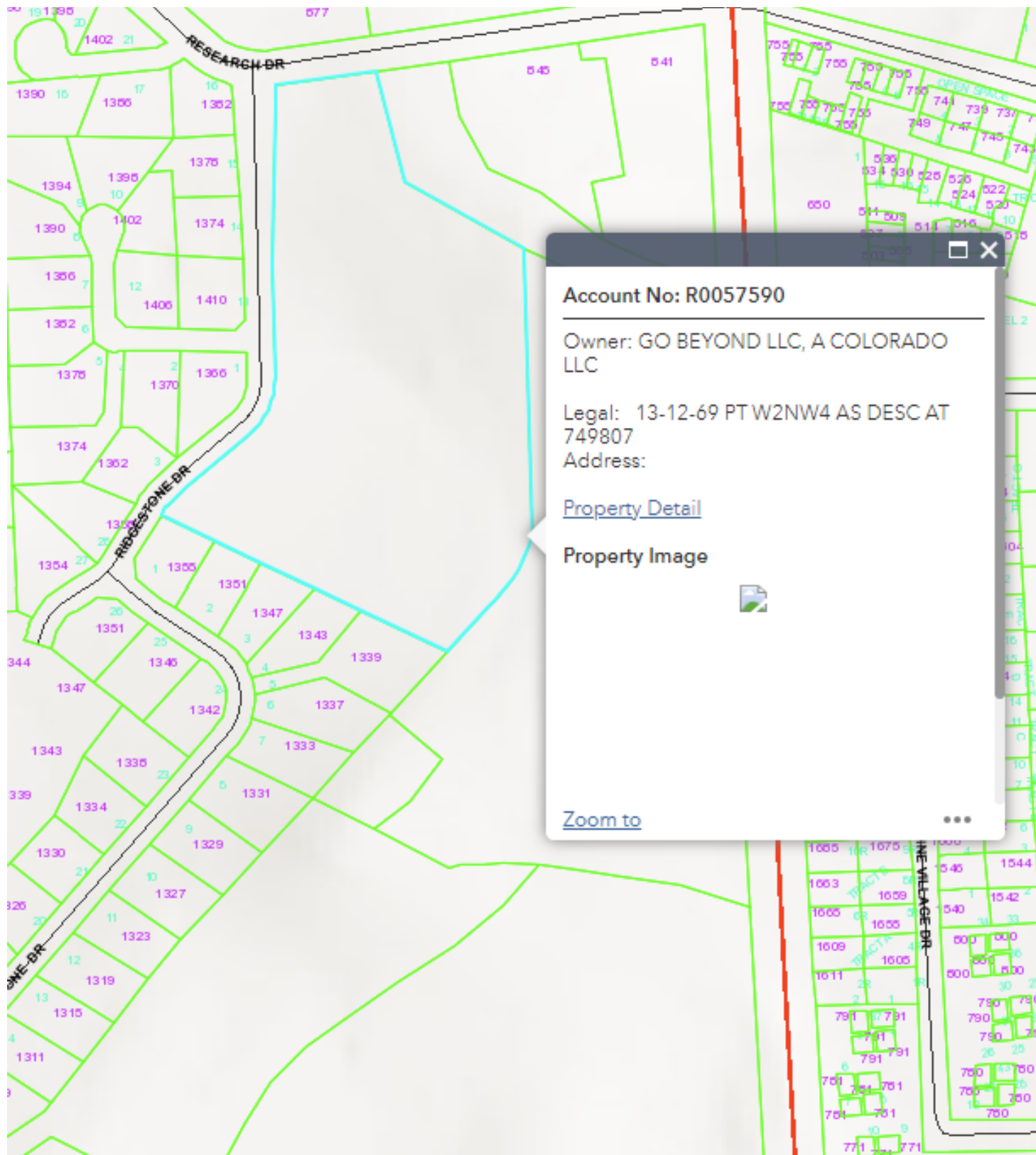
Treasurer

Clerk and Recorder

Community Development  
Services Division (CDSD)

Mail comments or suggestions to web developer

Teller County Information Technology © 2022



Account No: R0057590

Owner: GO BEYOND LLC, A COLORADO LLC

Legal: 13-12-69 PT W2NW4 AS DESC AT 749807

Address:

[Property Detail](#)

Property Image



[Zoom to](#)



February 6, 2024

Karen Schminke, AICP  
Planning Director  
City of Woodland Park  
220 W South Avenue  
Woodland Park, CO 80866

**RE: *Pines at Stone Ridge PUD and Prelim Plat Extension***

Dear Karen:

On behalf of Go Beyond, LLC (the Owner), Kimley-Horn and Associates, Inc. (the Applicant) requests a 24 month extension of the approved PUD and a 12 month extension of the approved Preliminary Plat for the Pines at Stone Ridge project. The property is located on parcel number 6229.132000880 in the City of Woodland Park, County of Teller, State of Colorado.

**Justification**

The PUD amendment was approved in April of 2022 and was good for two years until April 2024. During this time our team went through three submissions to planning for approval of our development plan. Due to the extended timeframe it became necessary to place funding on hold for the commencement of work on the project as we were unsure of the timeframe in which the approval would come or if we would get comments back requiring an additional work and further submission for review with Woodland Park. The development plan approval came on January 16, 2024, but with the short timeframe left to us for an extension, we feel it's premature to begin construction as we still have many internal pieces that need to be completed such as final architecture of the units which have been on hold awaiting development plan approval.

An additional reason for needing an extension to the PUD amendment and the development plan for the project is caused by macro-economic conditions that changed almost immediately following the PUD approval amendment. In that time the inflation picture nationally required a rapid rise in interest rates. This rate rise requires us to proceed cautiously until such time as the interest rate market stabilizes. We proceed on projects without using debt whenever possible, but debt is required during construction and we don't feel it's prudent to begin construction without further debt market stability so that we avoid having to put the brakes on a project during construction.

**Schedule**

Both the PUD and Preliminary Plan were approved on April 14, 2022. Should the request for the extension be approved, the PUD would be valid until April 14, 2026 and the Preliminary Plat would be valid until April 14, 2025. Based on the justification above, anticipated construction could potentially start in the beginning of 2025 pending factors previously discussed.



Please contact me at (719) 435-0181 or [Kevin.Kofford@kimley-horn.com](mailto:Kevin.Kofford@kimley-horn.com) should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Kofford", with a stylized flourish at the end.

Kevin Kofford. P.E.

# THE PINES AT STONE RIDGE

## DEVELOPMENT PLAN

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 N NEVADA AVE, SUITE 900,  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180

THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO

NOT FOR CONSTRUCTION

| REVISION: |          |    |
|-----------|----------|----|
| NO.       | DATE     | BY |
| #1        | 11.10.22 |    |

|             |            |
|-------------|------------|
| DATE:       | 10.23.2023 |
| DRAWN BY:   | A.J.L.     |
| CHECKED BY: | K.R.K.     |

COVER SHEET  
AND NOTES

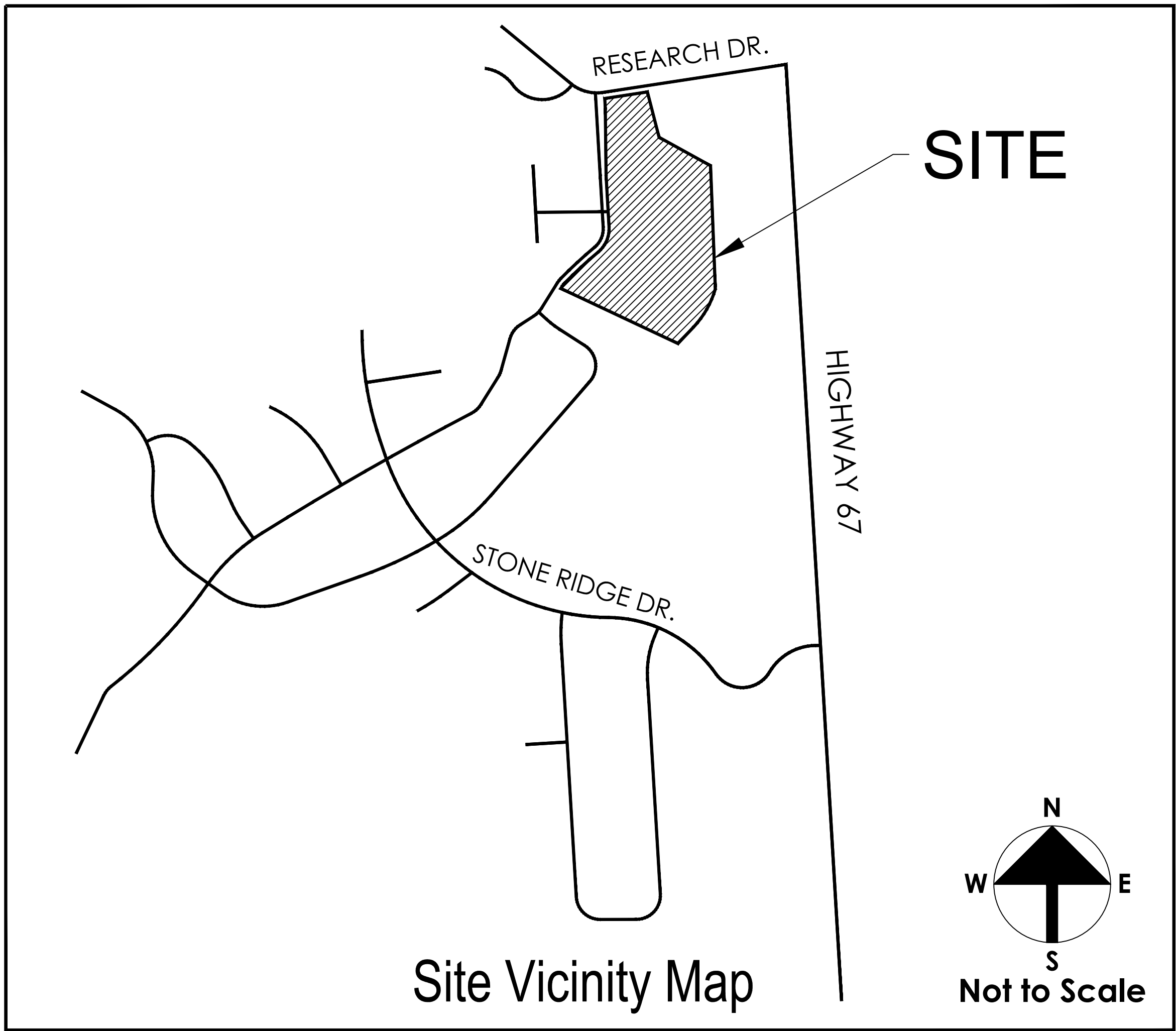
DP1

SHEET 1 OF 13

PUD AMENDMENT: THE PINES AT STONE RIDGE - SITE PLAN

### General Notes

- All common areas, open space and landscape improvements shall be owned and maintained by the Homeowner's Association as described in Land Use Summary Table on this sheet
- FLOODPLAIN STATEMENT: This property is located within Zone X per Map number 08119CO139D with an effective date of September 25, 2009 and revised on May 18, 2017. A small portion of the Tract A is in a special Flood Hazard area, an area of 0.2% annual chance of flood hazard.
- All on-site drives, road, and surface parking facilities shall be asphalt and/or concrete.
- The developer shall install all traffic control measures shown on the Development Plan to meet MUTCD standards.
- Signage is not approved with this plan. A separate sign permit is required.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Woodland Park does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.
- All lighting fixtures shall have full cut-off shielding or fixtures to reduce off-site lighting impacts. Additionally, exterior lighting shall be no greater than 3000K.
- The required parking for all developed uses shall be calculated in accordance with city code.
- Garages shall be setback a minimum of 18' from public sidewalks.
- All proposed driveways shall conform to Woodland Park City Standards.
- Maintenance of street trees along internal roadways shall be the responsibility of the individual adjacent property owners.
- All private to public storm sewer connections must be inspected by the City's Engineering Development Review Inspector.
- BMP maintenance shall be the responsibility of the H.O.A. BMP construction shall commence in Phase One construction.
- HOA covenants shall require that garages be kept clear and be used for homeowner parking.
- All fencing shown shall be the responsibility of homeowners or the HOA, per the Tract Maintenance Schedule.
- Construction of all Public Access Trails within tracts shall be completed prior to issuance of first certificate of occupancy within subdivision, or secured with escrow funds.
- ADA Provisions concerning unit accessibility shall be meet in accordance with local and Federal requirements.
- Final Grading, Utility, Architectural and Landscape Plans shall be submitted at the Construction Document Phase of the Project.
- Streets shall be private and names shall be finalized after verification with local authorities.



### Legal Description:

3-12-68 PT NW4NW4, PT SW4NW4 ALL LYING N AND E OF STONE RIDGE VILLAGE

### Original Stone Ridge PUD Standards (Tracts A and F)

|                          |                                         |
|--------------------------|-----------------------------------------|
| Tract A Land Area:       | 4.16 ac                                 |
| Tract A Land Use:        | Apartments                              |
| Tract A Density:         | 14 Dwelling Units/Acre                  |
| Tract A Lots/Units:      | 58 Apartments                           |
| Tract F Land Area:       | 4.85 ac                                 |
| Tract F Land Use:        | Patio Homes                             |
| Tract F Density:         | 4 Dwelling Units/Acre                   |
| Tract F Lots/Units:      | 19 Patio Homes                          |
| Tract A & F Total Units: | 77 Units                                |
| Tract A & F Open Space:  | 3.51 ac (Tract A: 1.91ac, Tract F 1.60) |
| Building Setbacks:       | Front & Rear: 25', Side: 8'             |

### Parking Summary

Typical Parking: 8' x 20' Standard Parallel Stall, 18' Min. Driveway Length

5 On-Street Parking Parallel Parking Spaces  
138 Garage Parking Spaces (2 per Lot)  
138 Tandem Driveway Parking Spaces (Min. 2 per Lot)

Total Parking Spaces Required: 150  
Total Parking Spaces Provided: 304

### The Pines Site Data

|                          |                                                    |
|--------------------------|----------------------------------------------------|
| Master Plan:             | STONE RIDGE MASTER PLAN                            |
| Existing Zoning:         | PUD                                                |
| Existing Land Use:       | Vacant                                             |
| Proposed Zoning:         | PUD                                                |
| Proposed Land Use:       | SINGLE FAMILY TOWNHOMES AND PATIO HOMES            |
| Property Acreage:        | +/- 9.01 acres                                     |
| Proposed Number of Lots: | 69 Residential Lots (20 Patio Homes, 49 Townhomes) |
| Proposed Gross Density:  | Maximum 7.7 du/ac                                  |
| Proposed Open Space:     | 4.12 ac, (45% of Site)                             |
| Tax Schedule Number:     | 6229.132000880                                     |
| Property Address:        | SE OF RIDGESTONE DRIVE AND RESEARCH DRIVE          |
| Drainage Basin:          |                                                    |
| Construction Schedule:   | Summer 2023                                        |

### Dimensional Standards

|                             |                                                                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum Building Height:    | 35'                                                                                                                                                                                                               |
| Minimum Building Setbacks:  | Side: 8' Patio Homes / 6.75' Townhomes<br>Patio Home: 16' Between Structures / Townhome: 13.5' Between Structures<br>Front: 18' Min. Distance from Roadway/Sidewalk to Structure<br>Rear: 25' Boundary Lines Only |
| Proposed Lot Coverages:     | 60% Max. Patio Homes / 70% Max. Townhomes                                                                                                                                                                         |
| Density:                    | 7.65 Units/Acre                                                                                                                                                                                                   |
| Minimum Lot Size:           | 3,998 SQ. FT. Patio Homes / 2,116 SQ. FT. Townhomes                                                                                                                                                               |
| Average Lot Size:           | 5,185 SQ. FT. Patio Homes / 2,751 SQ. FT. Townhomes                                                                                                                                                               |
| Anticipated Unit Footprint: | 2,185 SQ. FT. Patio Homes / 1,287 SQ. FT. Townhomes                                                                                                                                                               |

### Project Contacts

#### OWNER/DEVELOPER

GO BEYOND, LLC  
1685 WEST UINIAH ST.  
COLORADO SPRINGS, CO, 80904  
CONTACT: CRAIG O'BOYLE  
PHONE: 719-576-7373

#### APPLICANT

KIMLEY-HORN AND ASSOCIATES, INC.  
2 N NEVADA AVE SUITE 900  
COLORADO SPRINGS, CO 80903  
CONTACT: KEVIN KOFFORD  
PHONE: 719-453-0181

#### CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
2 N NEVADA AVE SUITE 300  
COLORADO SPRINGS, CO 80903  
CONTACT: KEVIN KOFFORD  
PHONE: 719-453-0181

#### ARCHITECT

ECHO ARCHITECTURE + INTERIORS  
4 South Wahsatch #120  
COLORADO SPRINGS, CO, 80903  
CONTACT: Scott Schuster  
PHONE: 719-453-0181

#### LANDSCAPE ARCHITECT

POPULUS PLANNING AND DESIGN  
9570 CANYON DRIVE  
WOODLAND PARK, CO 80863  
CONTACT: JEFFERY WEBB  
PHONE: 208-284-6942

### Land Use Summary

|                                                                                                                                                                      | Area*             | Owned By         | Maintained By    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|------------------|
| Patio Home Lots                                                                                                                                                      | 2.38 ac (20 Lots) | HOMEOWNER        | HOMEOWNER        |
| Townhome Lots                                                                                                                                                        | 3.09 ac (49 Lots) | HOMEOWNER        | HOMEOWNER        |
| Easement (Combined)**                                                                                                                                                | 1.2 ac (15ft)     | HOMEOWNER/H.O.A. | HOMEOWNER/H.O.A. |
| Tract A (Open Space)                                                                                                                                                 | 0.71 ac           | H.O.A.           | H.O.A.           |
| Tract B (Open Space & Utility Easement)                                                                                                                              | 0.19 ac           | H.O.A.           | H.O.A.           |
| Tract C (Open Space & Utility Easement)                                                                                                                              | 0.08 ac           | H.O.A.           | H.O.A.           |
| Tract D (Open Space)                                                                                                                                                 | 0.15 ac           | H.O.A.           | H.O.A.           |
| Tract E (Open Space)                                                                                                                                                 | 0.09 ac           | H.O.A.           | H.O.A.           |
| Tract F (Open Space)                                                                                                                                                 | 0.10 ac           | H.O.A.           | H.O.A.           |
| Tract G (Open Space)                                                                                                                                                 | 0.09 ac           | H.O.A.           | H.O.A.           |
| Tract H (Open Space)                                                                                                                                                 | 0.10 ac           | H.O.A.           | H.O.A.           |
| Tract I (Open Space)                                                                                                                                                 | 0.70 ac           | H.O.A.           | H.O.A.           |
| Tract J (Streets)                                                                                                                                                    | 1.3 ac (30ft)     | H.O.A.           | H.O.A.           |
| <b>Total:</b>                                                                                                                                                        | <b>9.01 acres</b> | <b>69 Lots</b>   |                  |
| *Due to Rounding, areas add up to slightly less than 9.01 ac                                                                                                         |                   |                  |                  |
| ** 60' Combined Access & Utility Easement extends 15' beyond the outside of the 30' Tract J Street and overlaps with Patio Home, Townhome, and certain other Tracts. |                   |                  |                  |

### Impervious Site Area

Existing Impervious Site Area: 0 SF  
Proposed Impervious Area: 92,194 SF (Includes Roadway, Driveways, Sidewalks, Excludes Roof Area)  
Impervious Area Percentage: 23%

### Sheet Index

|      |                                |          |
|------|--------------------------------|----------|
| DP1  | COVER SHEET & NOTES            | 1 OF 13  |
| DP2  | PRELIMINARY PLAT               | 2 OF 13  |
| DP3  | SITE PLAN                      | 3 OF 13  |
| DP4  | PRELIMINARY UTILITY PLAN       | 4 OF 13  |
| DP5  | PRELIMINARY GRADING PLAN       | 5 OF 13  |
| DP6  | LANDSCAPE PLAN                 | 6 OF 13  |
| DP7  | SLOPE AND SNOW STORAGE EXHIBIT | 7 OF 13  |
| DP8  | ARCHITECTURAL ELEVATIONS       | 8 OF 13  |
| DP9  | ARCHITECTURAL ELEVATIONS       | 9 OF 13  |
| DP10 | ARCHITECTURAL ELEVATIONS       | 10 OF 13 |
| DP11 | ARCHITECTURAL ELEVATIONS       | 11 OF 13 |
| DP12 | ARCHITECTURAL ELEVATIONS       | 12 OF 13 |
| DP13 | ARCHITECTURAL ELEVATIONS       | 13 OF 13 |

### APPROVAL CONDITIONS & RESTRICTIONS

APPROVAL

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT/SITE PLAN/PUD AMENDMENT WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK PLANNING DEPARTMENT, BY THE CITY OF WOODLAND PARK PLANNING COMMISSION ON \_\_\_\_\_ AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY CITY COUNCIL HELD ON \_\_\_\_\_

APPROVED

01/16/2024 12:59:17 PM

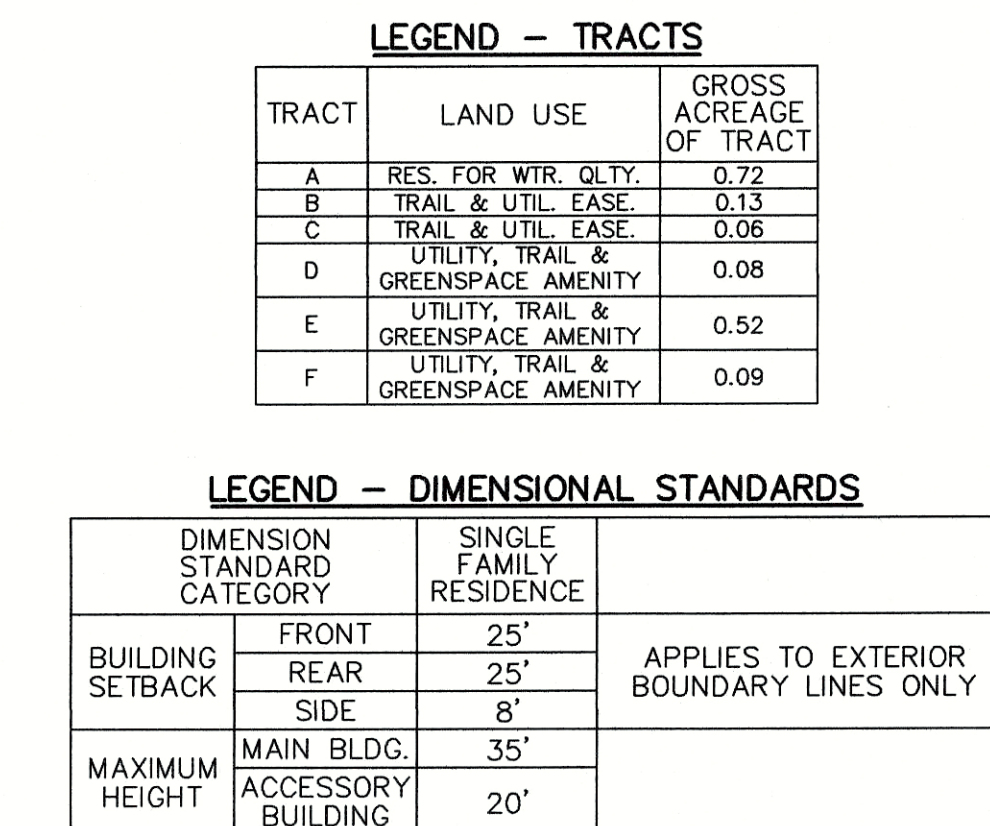
City Planner

CITY OF WOODLAND PARK

DATE



**Note on Final Plat:** All improvements within the easement are the responsibility of the property owner. In the event of a water or wastewater repair, The City will backfill to grade. All improvements within the easement will need to be replaced by the property owner.



THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE SUBJECT PROPERTY AND THAT THE UNDERSIGNED SHALL ABIDE BY THE PROVISION AS SPECIFIED UPON THIS PRELIMINARY PLAT AS PRESENTED AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK CITY COUNCIL IN RENDERING ITS APPROVAL.

---

DANA DUNCAN, OWNER DATE

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT WAS APPROVED SUBJECT TO CONDITIONS CONTAINED HEREIN BY THE CITY OF WOODLAND PARK CITY COUNCIL ON \_\_\_\_\_, 2022, AFTER A PROPERLY CONDUCTED PUBLIC HEARING HELD ON \_\_\_\_\_, 2022.

CITY PLANNER, CITY OF WOODLAND PARK \_\_\_\_\_ DATE \_\_\_\_\_

| <u><b>SUBDIVIDER</b></u>                                                                                            | <u><b>OWNER</b></u>                                                                                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| GRAIG S. O'BOYLE<br>GO BEYOND, LLC<br>1685 W. UINTAH ST., SUITE 213<br>COLORADO SPRINGS, CO 80904<br>(719) 576-7373 | DANA DUNCAN<br>STONE RIDGE VILLAGE, LLC<br>P.O. BOX 5044<br>WOODLAND PARK, CO 80863<br>(719) 687-0800    |
| <u><b>PROFESSIONAL LAND SURVEYOR</b></u>                                                                            | <u><b>DESIGNER</b></u>                                                                                   |
| ERIC R. SIMONSON<br>RAMPART SURVEYS, LLC<br>P.O. BOX 5101<br>WOODLAND PARK, CO 80866<br>(719) 687-0920              | JEFF WEBB<br>POPULUS PLANNING & DESIGN<br>9570 CANYON DRIVE<br>WOODLAND PARK, CO 80863<br>(208) 284-6942 |

**SLOPE ANALYSIS:**

0-30% = 99.5%  
31%-40% = 0.5%  
41%-100% = 0%

SHADED AREAS = 30% OR GREATER SLOPE

 SLOPES GREATER THAN 30%

**AREA SUMMARY:**

TOTAL AREA OF PROJECT = 9.01 ACRES

TOTAL AREA OF STREETS = 2.05 ACRES

TOTAL AREA OF SINGLE-FAMILY = 5.35 ACRES

TOTAL AREA OF TRACTS = 1.61 ACRES

**FLOOD PLAIN CERTIFICATION:**

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08119C0139D (EFFECTIVE DATE SEPTEMBER 25, 2009), REVISED TO REFLECT LOWR EFFECTIVE; 1988, 2017, THE MAJOR PORTION OF THE DESCRIBED AREAS ARE LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. A SMALL PORTION OF TRACT A IS IN A SPECIAL FLOOD HAZARD AREA, AN AREA OF 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.

PRELIMINARY PLAT - THE PINES AT STONE RIDGE  
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

**RAMPART**  
SURVEYS, LLC

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

DRAWING: 21505 PP.DWG PAGE 1 OF 1



THE PINES AT STONE RIDGE  
DEVELOPMENT PLAN

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 N NEVADA AVE, SUITE 900,  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180

THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO

NOT FOR CONSTRUCTION

NO. DATE REVISION: BY

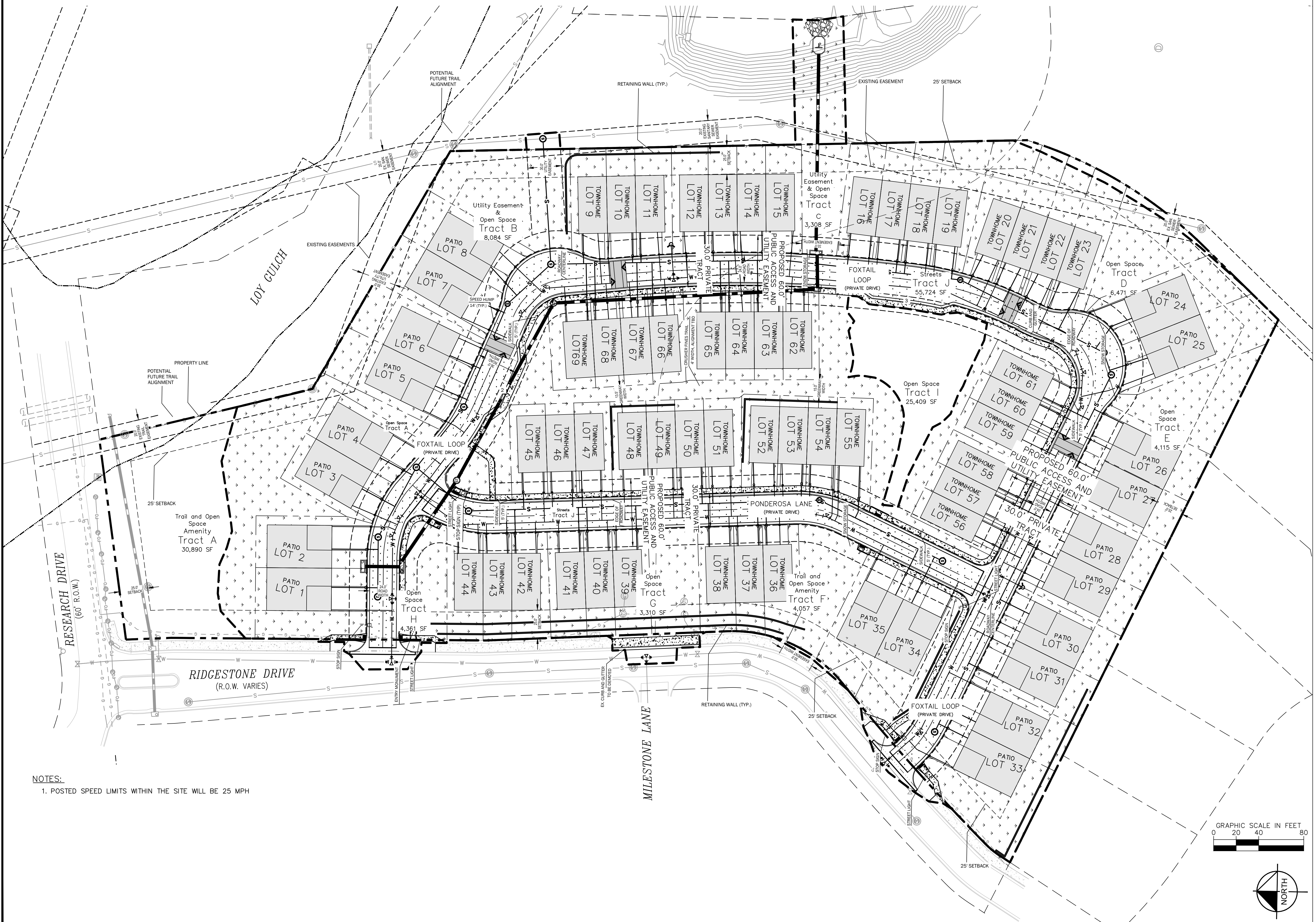
DATE: 10.23.2023  
DRAWN BY: AJL  
CHECKED BY: KRK

SITE  
PLAN

DP3

SHEET 3 OF 13

PUD AMENDMENT: THE PINES AT STONE RIDGE - SITE PLAN



NOTES:

1. POSTED SPEED LIMITS WITHIN THE SITE WILL BE 25 MPH



PUD AMENDMENT: THE PINES AT STONE RIDGE - SITE PLAN



PUD AMENDMENT: THE PINES AT STONE RIDGE - SITE PLAN



THE PINES AT STONE RIDGE  
DEVELOPMENT PLAN

Kimley»Horn

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2 N NEVADA AVE, SUITE 900,  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180

THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO

NOT FOR CONSTRUCTION

| REVISION: |      |    |  |
|-----------|------|----|--|
| NO.       | DATE | BY |  |
|           |      |    |  |
|           |      |    |  |

DATE: 10.23.2023  
DRAWN BY: AJL  
CHECKED BY: KRK

LANDSCAPE  
PLAN

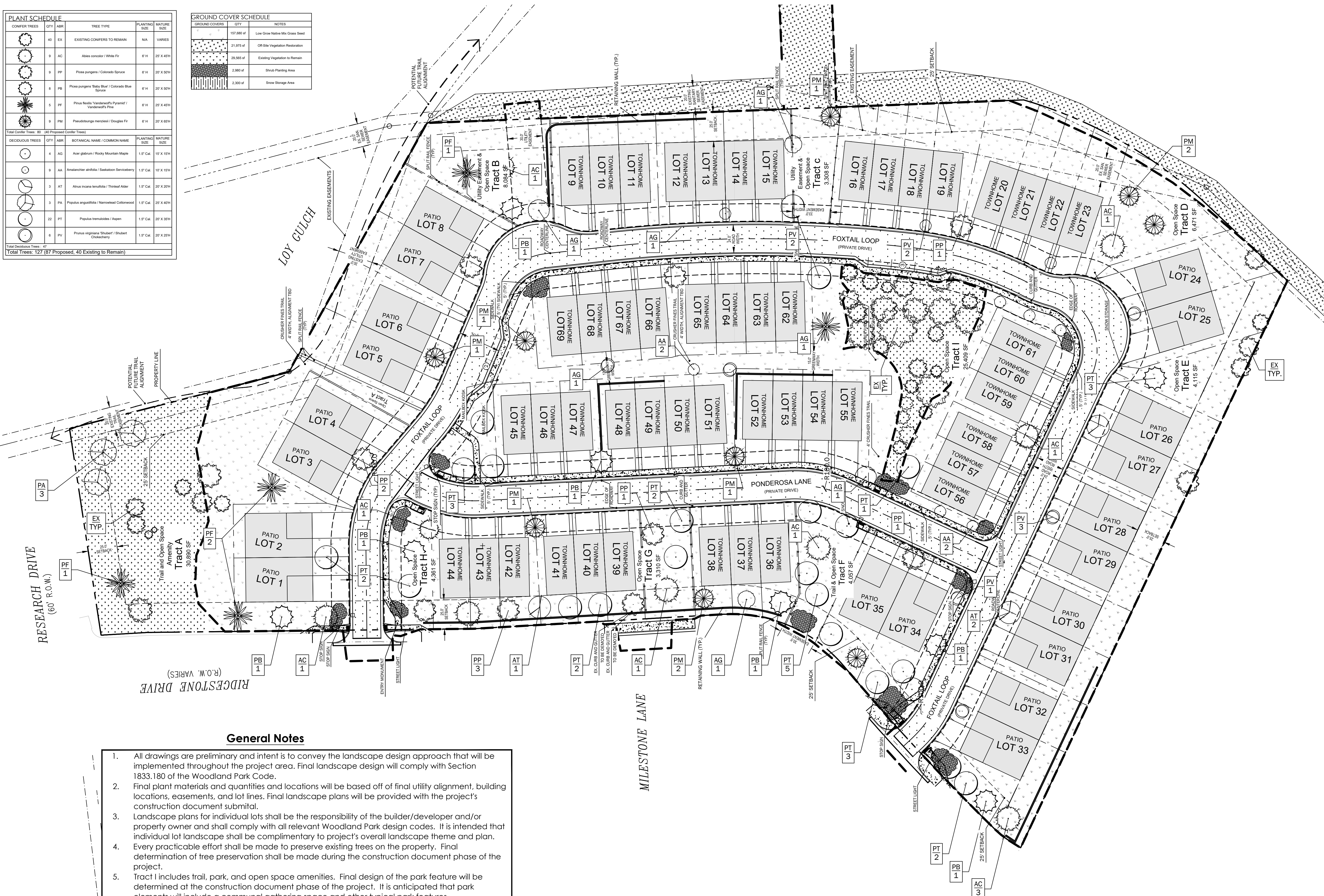
DP6

SHEET 6 OF 13

PUD AMENDMENT: THE PINES AT STONE RIDGE - SITE PLAN

| PLANT SCHEDULE                                        |     |     |                                                    |               |             |
|-------------------------------------------------------|-----|-----|----------------------------------------------------|---------------|-------------|
| CONIFER TREES                                         | QTY | ADR | TREE TYPE                                          | PLANTING SIZE | MATURE SIZE |
|                                                       | 40  | EX  | EXISTING CONIFERS TO REMAIN                        | N/A           | VARIES      |
|                                                       | 9   | AC  | Alnus canadensis / White Fir                       | 6" H          | 20' X 40"   |
|                                                       | 9   | PP  | Picea pungens / Colorado Spruce                    | 6" H          | 20' X 50"   |
|                                                       | 8   | PB  | Picea pungens 'Blue Star' / Colorado Blue Spruce   | 6" H          | 20' X 50"   |
|                                                       | 5   | PC  | Picea mariana 'Millenium Pyramid' / Vandyke's Pine | 6" H          | 20' X 40"   |
|                                                       | 9   | PM  | Pseudotsuga menziesii / Douglas Fir                | 6" H          | 20' X 60"   |
| Total Conifer Trees: 80 (40 Proposed Conifer Trees)   |     |     |                                                    |               |             |
| DECIDUOUS TREES                                       | QTY | ADR | BOTANICAL NAME / COMMON NAME                       | PLANTING SIZE | MATURE SIZE |
|                                                       | 4   | AG  | Acer glabrum / Rocky Mountain Maple                | 1.5" CAL      | 15' X 15"   |
|                                                       | 9   | AA  | Amelanchier alnifolia / Savatana Serviceberry      | 1.5" CAL      | 15' X 15"   |
|                                                       | 3   | AT  | Alnus incana tenuifolia / Thicket Alder            | 1.5" CAL      | 20' X 20"   |
|                                                       | 3   | PA  | Populus angustifolia / Narrowleaf Cottonwood       | 1.5" CAL      | 20' X 40"   |
|                                                       | 22  | PT  | Populus tremuloides / Aspen                        | 1.5" CAL      | 20' X 30"   |
|                                                       | 6   | PV  | Prunus virginiana 'Shubert' / Shubert Chokeberry   | 1.5" CAL      | 20' X 20"   |
| Total Deciduous Trees: 47                             |     |     |                                                    |               |             |
| Total Trees: 127 (87 Proposed, 40 Existing to Remain) |     |     |                                                    |               |             |

| GROUND COVER SCHEDULE |            |                                 |
|-----------------------|------------|---------------------------------|
| GROUND COVER          | QTY        | NOTES                           |
|                       | 157,890 sf | Low-Grow Native Mix Grass Seed  |
|                       | 21,979 sf  | Off-Site Vegetation Restoration |
|                       | 29,565 sf  | Existing Vegetation to Remain   |
|                       | 2,980 sf   | Shrub Planting Area             |
|                       | 2,300 sf   | Snow Storage Area               |



General Notes

- All drawings are preliminary and intent is to convey the landscape design approach that will be implemented throughout the project area. Final landscape design will comply with Section 1833.180 of the Woodland Park Code.
- Final plant materials and quantities and locations will be based off of final utility alignment, building locations, easements, and lot lines. Final landscape plans will be provided with the project's construction document submittal.
- Landscape plans for individual lots shall be the responsibility of the builder/developer and/or property owner and shall comply with all relevant Woodland Park design codes. It is intended that individual lot landscape shall be complementary to project's overall landscape theme and plan.
- Every practicable effort shall be made to preserve existing trees on the property. Final determination of tree preservation shall be made during the construction document phase of the project.
- Tract I includes trail, park, and open space amenities. Final design of the park feature will be determined at the construction document phase of the project. It is anticipated that park elements will include a communal gathering space and other typical park features.
- All disturbed areas (on-site and off-site) shall be planted with native grasses to aid in restoration.



THE PINES AT STONE RIDGE  
DEVELOPMENT PLAN

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 N NEVADA AVE, SUITE 900,  
COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180

THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO

NOT FOR CONSTRUCTION

NO. DATE REVISION: BY

DATE: 10.23.2023  
DRAWN BY: AJL  
CHECKED BY: KRK

SLOPE & SNOW  
STORAGE EXHIBIT

DP7

SHEET 7 OF 13

PUD AMENDMENT: THE PINES AT STONE RIDGE - SITE PLAN

30% to 40% Slopes

40%+ Slopes

30% to 40% Slopes:

None on Site

40% and Above Slopes:

None on Site

Snow Storage Areas

Overflow Snow Storage Area

Sidewalk and Roadway Area:

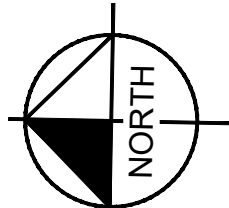
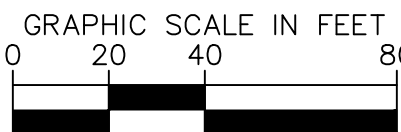
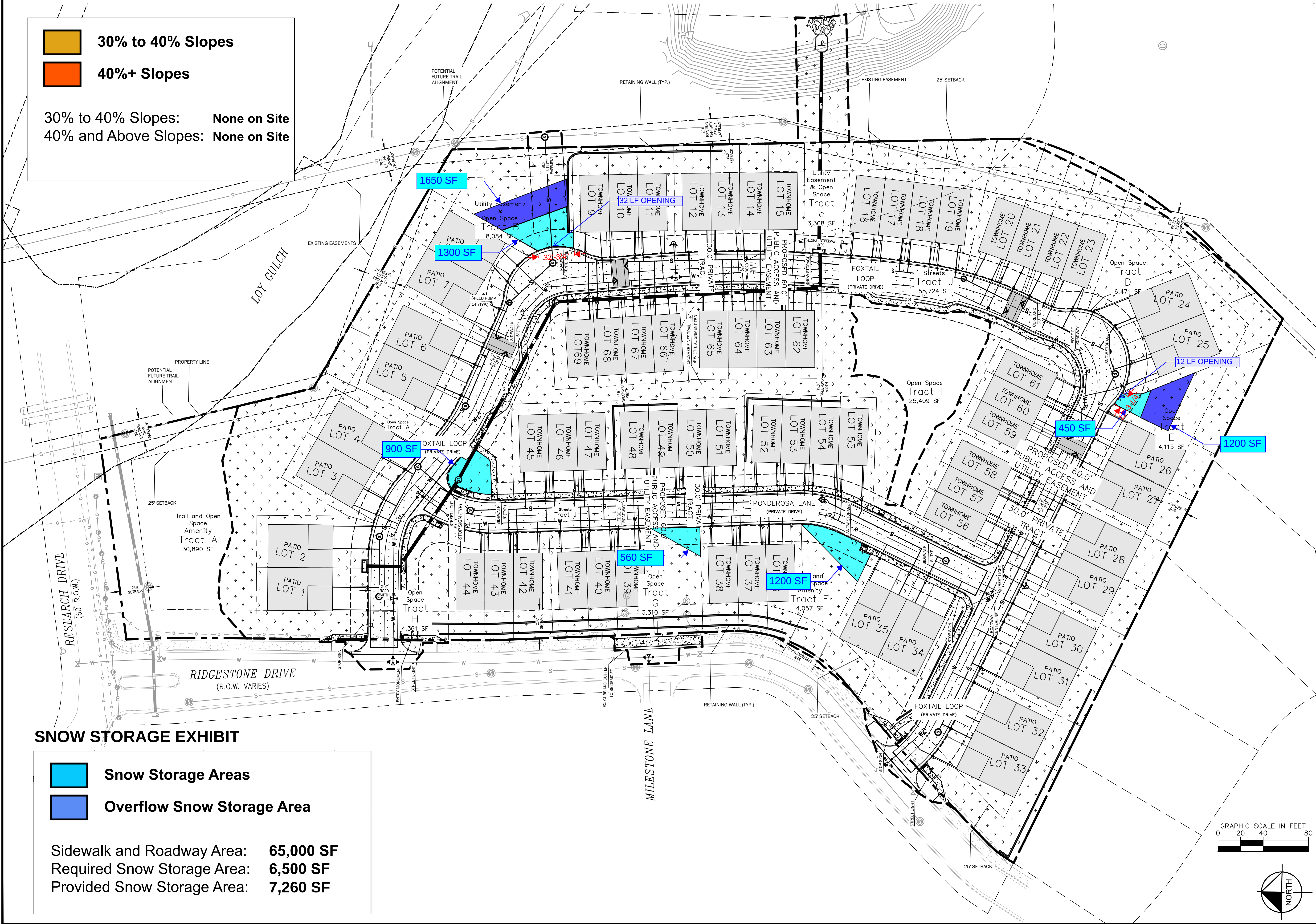
65,000 SF

Required Snow Storage Area:

6,500 SF

Provided Snow Storage Area:

7,260 SF





# THE PINES AT STONE RIDGE

## 4 UNIT TOWNHOME ELEVATIONS



2 REAR ELEVATION  
3/16" = 1'-0"



1 FRONT ELEVATION  
3/16" = 1'-0"

**POPULUS**  
Planning & Design

9570 CANYON DRIVE  
WOODLAND PARK, CO, 80906  
208-284-6942  
JEFF@CIVICDESIGNPARTNERSHIP.COM

**ECHO**

Echo Architecture, LLC  
45 Wabash Ave. #120  
Colorado Springs, CO 80903  
www.echo-arch.com  
1719.382.2836

THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO

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| DRAWN BY:   |            |
| CHECKED BY: | JAW        |

PRELIMINARY  
ARCHITECTURAL  
ELEVATIONS

DP8

SHEET 8 OF 13



THE PINES AT STONE RIDGE  
4 UNIT TOWNHOME ELEVATIONS

POPULUS  
Planning & Design

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2 SIDE ELEVATION (RIGHT)  
3/16" = 1'-0"



1 SIDE ELEVATION (LEFT)  
3/16" = 1'-0"

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PRELIMINARY  
ARCHITECTURAL  
ELEVATIONS

DP9

SHEET 9 OF 13



THE PINES AT STONE RIDGE  
3 UNIT TOWNHOME ELEVATIONS

POPULUS  
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THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO



2 REAR ELEVATION  
3/16" = 1'-0"



1 FRONT ELEVATION  
3/16" = 1'-0"

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PRELIMINARY  
ARCHITECTURAL  
ELEVATIONS

DP10

SHEET 10 OF 13



THE PINES AT STONE RIDGE  
3 UNIT TOWNHOME ELEVATIONS

POPULUS  
Planning & Design

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THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO



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3/16" = 1'-0"



1 SIDE ELEVATION (LEFT)  
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PRELIMINARY  
ARCHITECTURAL  
ELEVATIONS

DP11

SHEET 11 OF 13



THE PINES AT STONE RIDGE  
PATIO HOME ELEVATIONS

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Colorado Springs, CO 80903  
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1719.382.2836

THE PINES AT STONE RIDGE  
MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO



2 REAR ELEVATION  
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1 FRONT ELEVATION  
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PRELIMINARY  
ARCHITECTURAL  
ELEVATIONS

DP12

SHEET 12 OF 13



THE PINES AT STONE RIDGE  
PATIO HOME ELEVATIONS

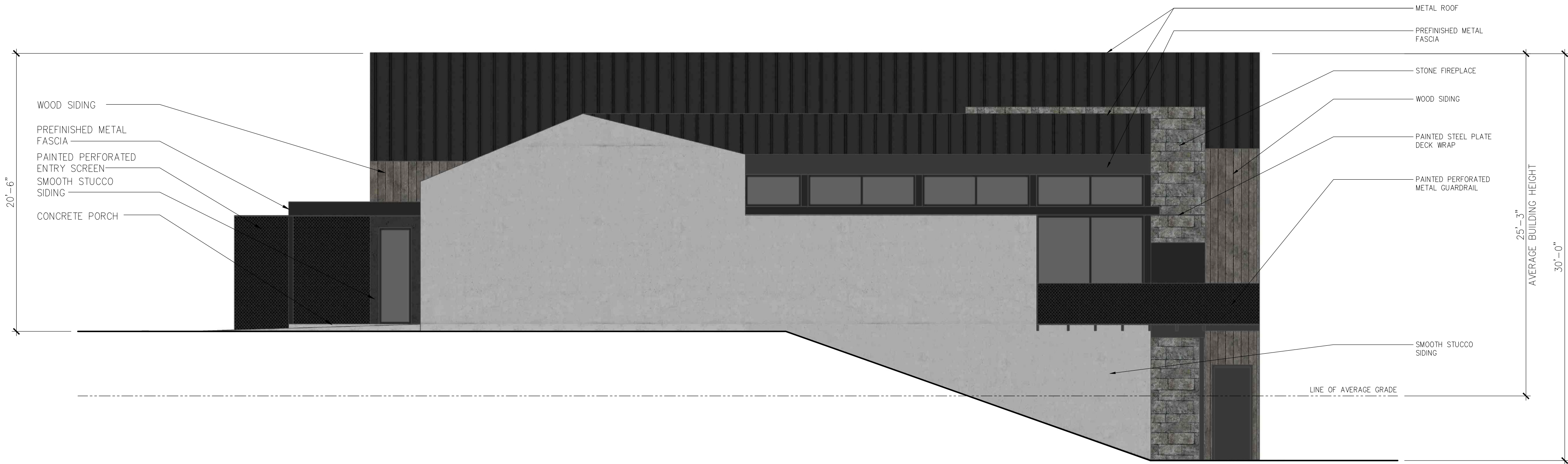
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Planning & Design

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208-284-6942  
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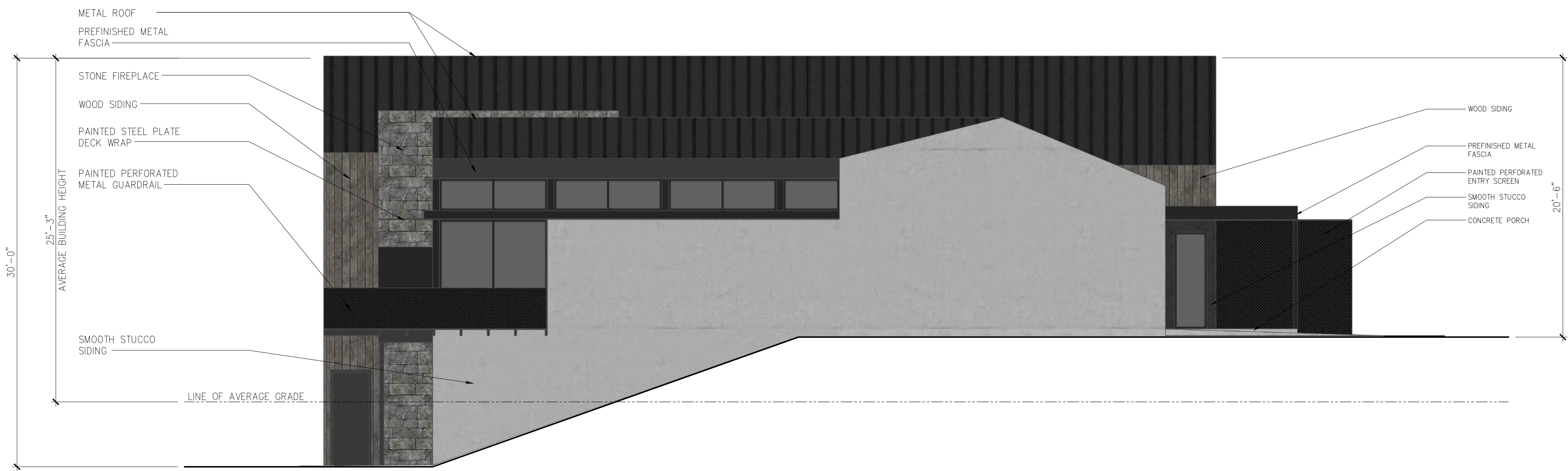
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MILLSTONE LANE AND STONE RIDGE DRIVE  
WOODLAND PARK, COLORADO



2 SIDE ELEVATION (RIGHT)  
3/16" = 1'-0"



1 SIDE ELEVATION (LEFT)  
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PRELIMINARY  
ARCHITECTURAL  
ELEVATIONS

DP13

SHEET 13 OF 13

City of Woodland Park  
Planning Department  
220 W. South Avenue  
Woodland Park, CO 80866



**Craig O'Boyle, Go Beyond LLC (property owner)**  
*and*  
**Jeffery Webb, Populus Planning and Design, LLC (applicant)**  
9570 Canyon Dr., Woodland Park, CO 80863  
By email to: [jefferyallenwebb@gmail.com](mailto:jefferyallenwebb@gmail.com)

June 13, 2022

**RE: PUD AMENDMENT FINAL PLAN, PRELIMINARY PLAT, AND SITE PLAN  
REVIEW FOR 49 TOWNHOMES AND 20 PATIO HOMES ON +/-9.01 ACRES LOCATED  
SOUTHEAST OF RIDGESTONE DRIVE AND RESEARCH DRIVE, ZONED PUD AND  
LEGALLY DESCRIBED AS TRACTS A & F, STONE RIDGE SUBDIVISION  
CERTIFICATION OF APPROVAL**

---

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Case Number:    | PUD #2021-03 & SUB #2021-14 & SPR#2021-05        |
| Case Manager:   | Karen Schminke, Planning Director                |
| Property Owner: | Craig O'Boyle, Go Beyond LLC                     |
| Location:       | Tracts A & F, Stone Ridge Subdivision            |
| Address:        | TBD                                              |
| Zone:           | Planned Unit Development (PUD)                   |
| Current Use:    | Vacant                                           |
| Lot Size:       | 9.01 acres                                       |
| Proposal:       | 49 Townhomes and 20 Patio Homes (69 units total) |

---

Dear Mr. Webb,

The purpose of this letter is to provide official notice that your request for a PUD Amendment, Preliminary Plat, and Site Plan Review (PUD #2021-03 & SUB #2021-14 & SPR#2021-05) to create 49 townhomes and 20 patio homes on +/-9.01 acres with a gross density of 7.6 dwelling units/acre on Tracts A & F, Stone Ridge Subdivision (located southeast of Ridgestone Drive and Research Drive,) in the Planned Unit Development (PUD) zone district, has been approved by the Planning Commission on April 14, 2022. The approval was subject to the following conditions:



1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
  - Final utility plan with profiles for all water, storm and sewer systems; a fire flow analysis for all water main line extensions;
  - Note street lighting location and provide conforming specifications;
  - Relocate fire hydrant across from lot 19 to lot 11/12 and add another one at lot 30 for a total of three hydrants.
    - Final grading and erosion control plan for the entire site and off-site improvements
    - Final on- and off-site street plan with profiles with curb and gutter on both sides of roads.
    - Final drainage plan and report including volume calculations for the existing regional pond
  - Approved SWMP
  - Finalize road right-of-way width and resolve utility easements per CORE comments
2. Multi-family projects, triplex and larger, require a water tap allotment. This will require City Council approval. MC 13.27.050 D
3. Street names must be submitted for review and approval
4. Prior to conveyance of any proposed lot, the applicant shall record a Final Plat
5. Prior to recording the final plat, the applicant shall submit covenants, which include deed restrictions satisfactory to the City, that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private road and open space.
6. The minimum driveway length for each unit in the subdivision be 18' measured from the nearer of the curb or sidewalk to the front of the garage.

For your use, additional planning comments are attached to this letter. Engineering comments were sent via email from the City Engineer, Ben Schmitt, to your engineer Kevin Kofford at Kimley-Horn on May 26, 2022.

Please note that, per Section 17.20.090 of the City of Woodland Park Municipal Code, approval of the Preliminary Plat shall be valid for no longer than twenty-four months. One-year extensions of time may be applied for in writing to the planning commission. Submission of the final plat extends approval of the preliminary plat until the final plat is acted upon. All, or any portion of an approved preliminary plat, may be submitted for final plat purposes. In the case of partial submission, the approval of the remaining portion of the preliminary plat shall automatically gain an extension of one year before another phase of the plat must be submitted in final form.

Also note that, per Section 18.30.050, PUD's are valid for a time period of two years, beginning with the approval of the required detailed PUD plan. Failure to begin construction within this

two-year period shall void the plan as approved, unless a request for extension of time is granted by the city Planning Commission. Application for extension of time shall be made to the Planning Commission and shall be accompanied by such evidence as is necessary to show substantial need, and shall be made before the two-year expiration date. The Planning Commission will hold at least one public hearing on the request and if, from the evidence submitted, the Commission finds that an extension is warranted, a recommendation will then be made to the City Council. If the Council concurs with the recommendation of the Commission, it may then by resolution grant the extension.

Should you have any questions, please contact the Planning Department at 687-5209.

Sincerely,

Karen L. Schminke, AICP  
Planning Director

Attachment: Planning Comments





# Planning Commission Staff Report Public Hearing March 14, 2024

Agenda Item

4C

Department

Planning

Presenter

C.J. Gates  
Senior Planner

## AGENDA ITEM 4C

**PUD2024-03 & SUB2024-03) Pines at Tamarac PUD and Preliminary Plat Amendment:** A request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) to amend the previously approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and Preliminary Plat to increase the number of residential lots from 26 to 39 on 20.61 acres; the subject property is described as Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district (QJ)

## LOCATION & ZONING

The subject property is 20.61 acres in size located in the northern portion of Woodland Park on the east side of Highway 67, and to the northwest of the Reserve at Tamarac subdivision. This is a triangular shaped parcel that is immediately north of the intersection of Highway 67 and Fairfield Lane, which is bordered by Highway 67 on its west side and Sourdough Road on its east side. Shining Mountain Golf Course is located across Highway 67 to the west. (Reference Figure 1 – Vicinity Map and Figure 2 – Aerial Photo).

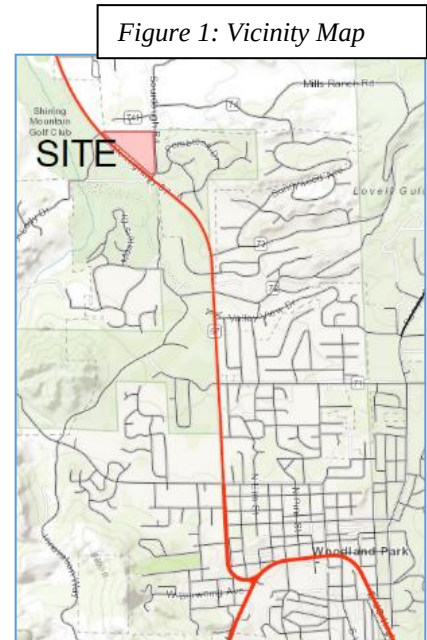


Figure 1: Vicinity Map

## BACKGROUND

Ordinance No. 563, Series 1992 annexed 468 acres of land known as Hawk Ridge into the City and zoned it all Planned Unit Development (PUD). This annexation included land on both sides of Highway 67. The land on the west side of Highway 67 falls under the Shining Mountain PUD Final Development Plan which was most recently amended in 2006 and consists of a golf course with clubhouse, 102 multi-family dwelling units, 255 single-family dwelling units, as well as open space/ wilderness/ recreation area/ wetlands. Development of this PUD is still ongoing.

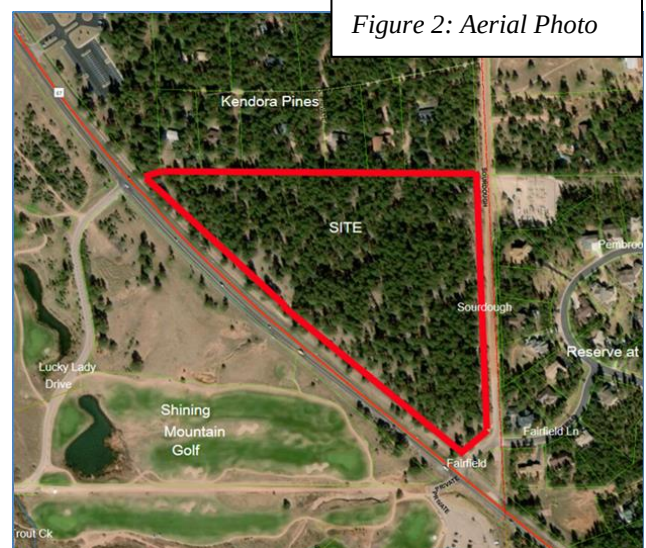


Figure 2: Aerial Photo

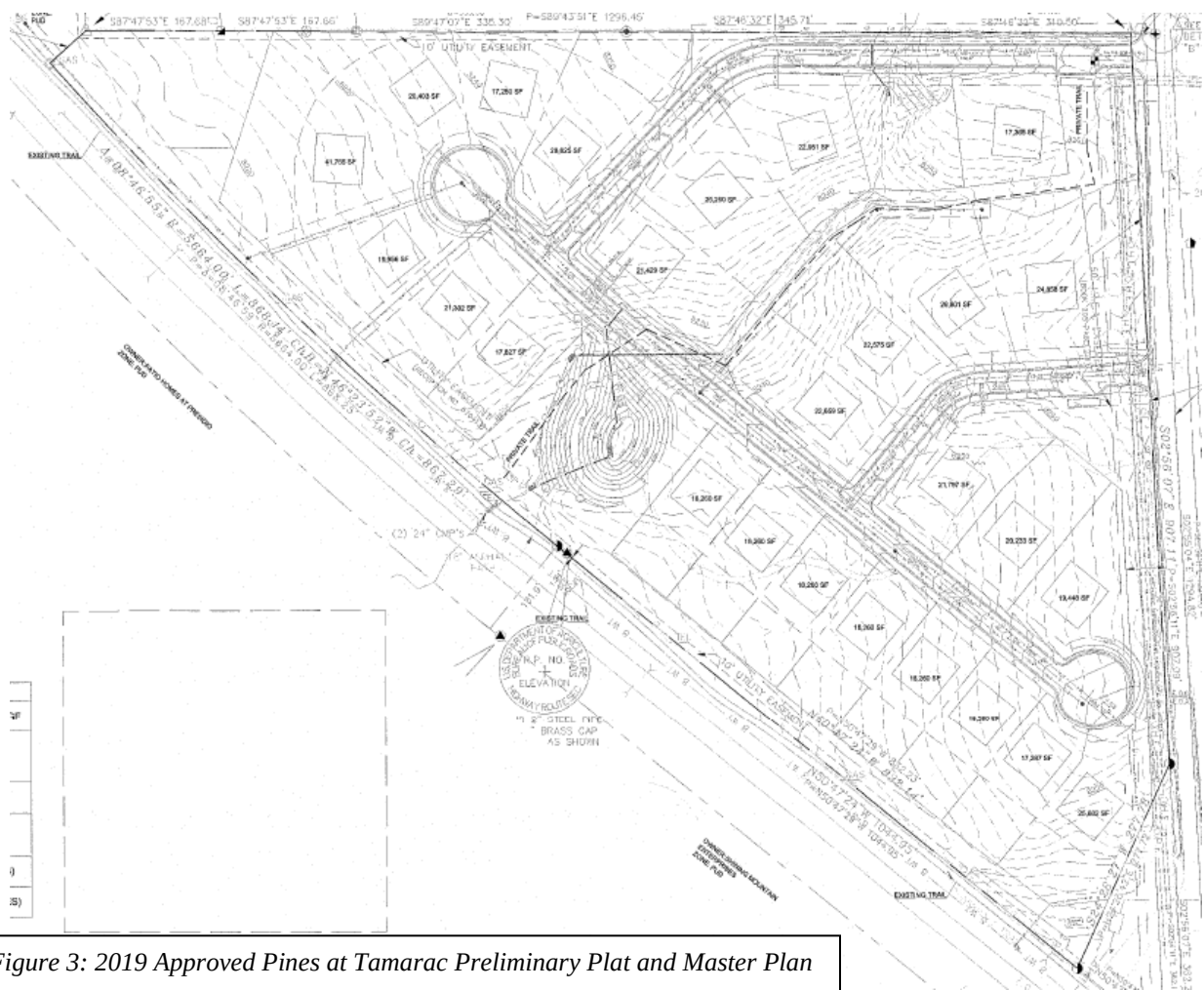
The land on the east side of Highway 67 originally consisted of two triangular pieces of land with a total acreage of 37.17 acres. In the early to mid-1990's several different development proposals were approved, but none of them came to fruition and those approvals have long since expired. That details history is as follows:

- In 1994, the Terrace Greens PUD Master Plan was proposed for 37.17 acres (two triangular pieces east of Hwy 67) with 44 residential, 3 mixed use residential/commercial lots, 1 commercial lot plus two church sites and a Preliminary Plat for Phase I was approved for what is now Lot 2 showing 21 residential lots along Hwy 67 and one (1) church site next to Sourdough Road.
- In February 1996, Terrace Greens morphed into Kingswood Estates and a revised master plan, preliminary plat, and final plat were all approved by Council. The Kingswood Estates Final Plat Filing No. 1 shows 24 lots (2 open space tracts, 3 large commercial tracts, and 19 single-family lots ranging in size from 10,767 – 18,161 SF on what is now Lot 2. Unfortunately, Kingswood Estates No. 1 was never recorded, the subdivision was never developed as proposed, and the Terrace Greens PUD master plan expired.
- In 1999, the northern triangle (now Lot 1) was rezoned from PUD to Suburban Residential (SR). In the year 2000, the Daysprings Christian Fellowship Subdivision was approved which consisted of a total of two lots. In 2002, construction began on the *Impact Church* on Lot 1 and Lot 2 (20.61 acres) remained undeveloped.

On July 18, 2019 the Pines at Tamarac PUD Final Master Plan and Preliminary Plat was approved by City Council. This Master Plan consisted of 26 single family lots and 5.05 acres (24.5%) as dedicated open space on the 20.61 acres (Figure 3). The conditions of approval required the following significant infrastructure improvements prior to conveyance of any proposed lot:

- Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
- Construct the deceleration lane on Highway 67.





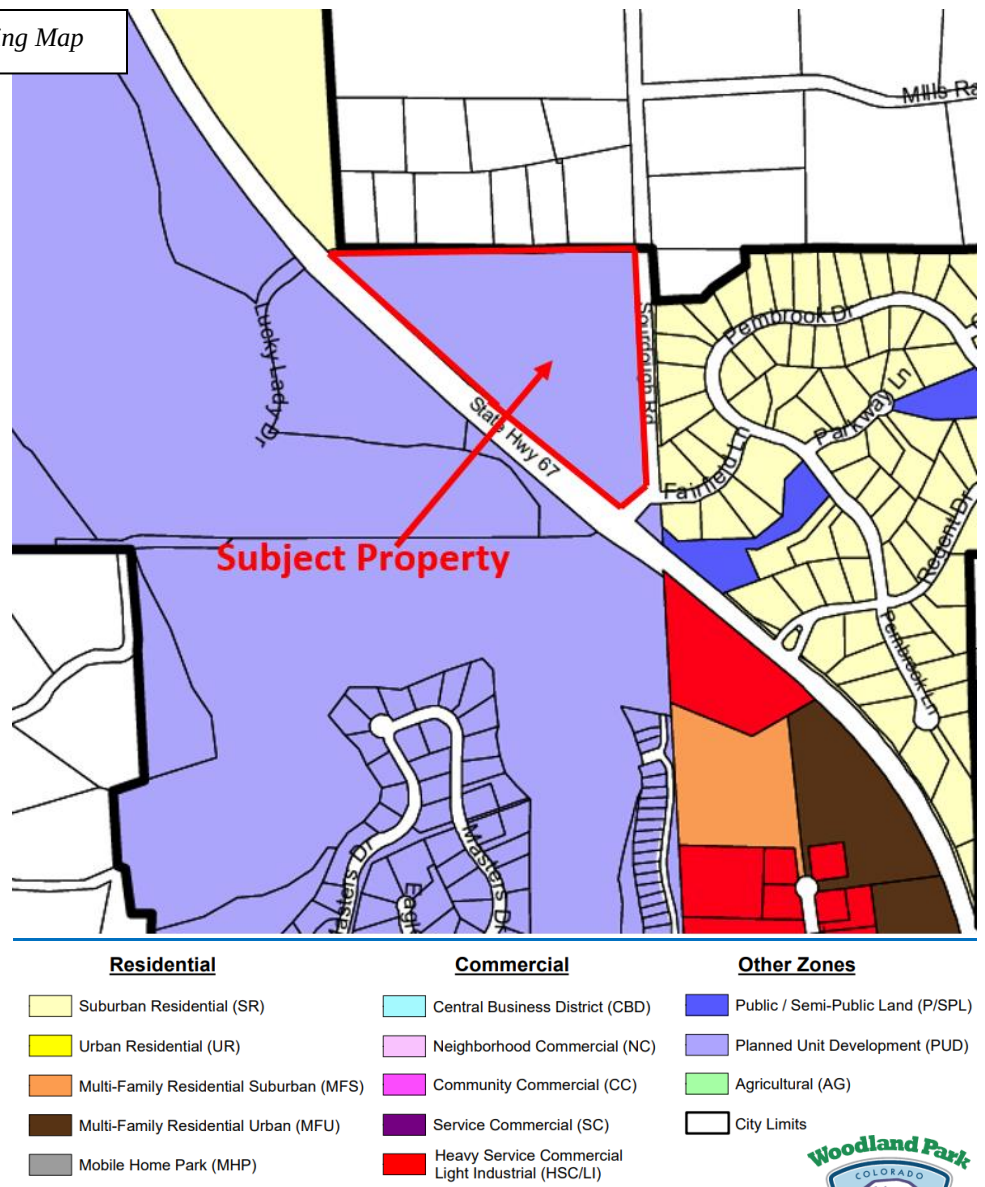
On May 6, 2021 City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2023 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2022. On August 25, 2022 the Planning Commission approved another one-year extension of the Preliminary Plat so it would expire July 18, 2023 along with the PUD Master Plan.

Extensions of both the PUD Master Plan and the Preliminary plat were again requested in 2023. On August 17, 2023 City Council approved a two-year extension of the Pines at Tamarac PUD Master Plan to July 18, 2025 and a one-year extension of the Pines at Tamarac Preliminary Plat to July 18, 2024.

## SITE & SURROUNDING PROPERTIES

Figure 4 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD.

Figure 4: City Zoning Map



The zoning and uses of the surrounding properties are:

| USE          |                                                                         | ZONE                     |
|--------------|-------------------------------------------------------------------------|--------------------------|
| North        | Un-platted residential lots located within unincorporated Teller County | R-1 (Teller County Zone) |
| South & West | Highway 67 and the Shining Mountain Golf Course                         | PUD                      |
| East         | The Reserve at Tamarac Filing 5                                         | SR                       |

The subject property is characterized by gentle slopes (20% from the highest to the lowest point on-site) with a high point of just over 8,265 feet at the northeast corner and a low point of just below 8,210 feet at the northwest corner (55 foot drop from east to west). A small drainage channel (dry



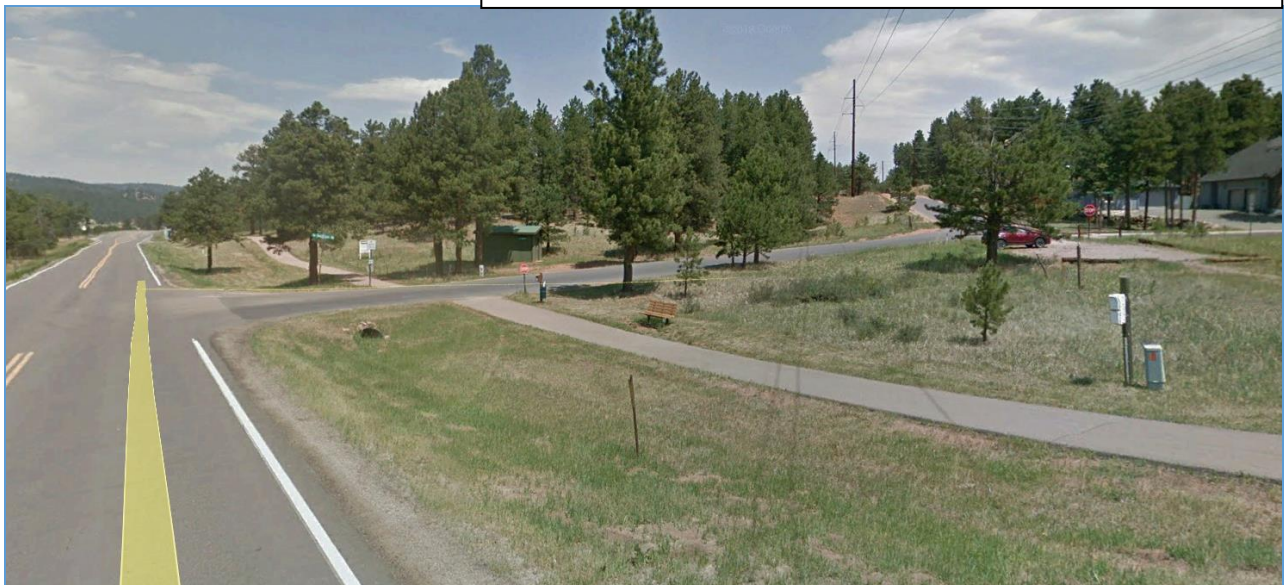
draw) falls east to west through the center of site. Vegetation includes a significant Ponderosa Pine and Aspen forest with typical forest floor/grass ground cover.

To aid in becoming familiar with the subject property and surrounding area, below is a series of pictures of current conditions in the surrounding area.

*Figure 5a: Photo taken from Sourdough Rd. looking east into site*



*Figure 5b: Photo taken south of Fairfield/67 looking north & east*





*Figure 5c: Photo taken from NW corner of lot looking south and east*



*Figure 5d: Photo taken intersection of Fairfield & Sourdough Rd. looking north*





## CURRENT PROPOSAL

As previously stated, the current approved Master Plan and Preliminary Plat is for 26 single family lots and 5.05 acres of open space on the 20.61 acre lot. The applicant is now requesting an amendment to both the PUD Master Plan and the Preliminary Plat which would increase the number of single-family lots to 39 and increase the amount of acreage used for *Open Space, Drainage and Utility* to 9.09 acres. Below is a copy of the Table that appears on proposed PUD which compares the differences in the currently approved Site Data to what is being proposed:

### **EXISTING SITE DATA TABLE**

|                                       |                  |
|---------------------------------------|------------------|
| TOTAL SITE ACREAGE                    | 20.61 AC         |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 26 DU            |
| FINAL PROPOSED (GROSS) DENSITY        | 1.26 DU/AC       |
| MAX BUILDING HEIGHT                   | 35'              |
| MIN LOT SIZE                          | 16,000 SF        |
|                                       |                  |
| TYPE OF USE                           | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS)   | 12.99 AC±        |
| OPEN SPACE, DRAINAGE AND UTILITY      | 5.05 AC±         |
| PRIVATE STREETS                       | 2.57 AC±         |
| TOTAL:                                | 20.61 AC±        |

### **SITE DATA TABLE**

|                                       |                  |
|---------------------------------------|------------------|
| TOTAL SITE ACREAGE                    | 20.61 AC         |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU            |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC       |
| MAX BUILDING HEIGHT                   | 35'              |
| MIN LOT SIZE                          | 7,800 SF         |
|                                       |                  |
| TYPE OF USE                           | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS)   | 8.99 AC±         |
| OPEN SPACE, DRAINAGE AND UTILITY      | 9.09 AC±         |
| PRIVATE STREETS                       | 2.53 AC±         |
| TOTAL:                                | 20.61 AC±        |

Figure 6 identifies three Tracts (totaling 9.09± acres) for use as open space, drainage and utility purposes. The uses and ownership of the Tracts is proposed as follows:

| TRACT TABLE                    |                                                       |                         |                          |
|--------------------------------|-------------------------------------------------------|-------------------------|--------------------------|
| TRACT                          | PERMITTED USES                                        | OWNERSHIP / MAINTENANCE | SQUARE FOOTAGE (ACREAGE) |
| A                              | OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE   | HOA                     | 280,935 SF (6.44 AC)     |
| B                              | OPEN SPACE, DRAINAGE & UTILITY                        | HOA                     | 9,448 SF (0.22 AC)       |
| C                              | OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE | HOA                     | 105,734 SF (2.62 AC)     |
| TOTAL SQUARE FOOTAGE / ACREAGE |                                                       |                         | ± 396,117 SF (±9.09 AC)  |

Figure 6: Proposed Tracts for Open Space, etc.

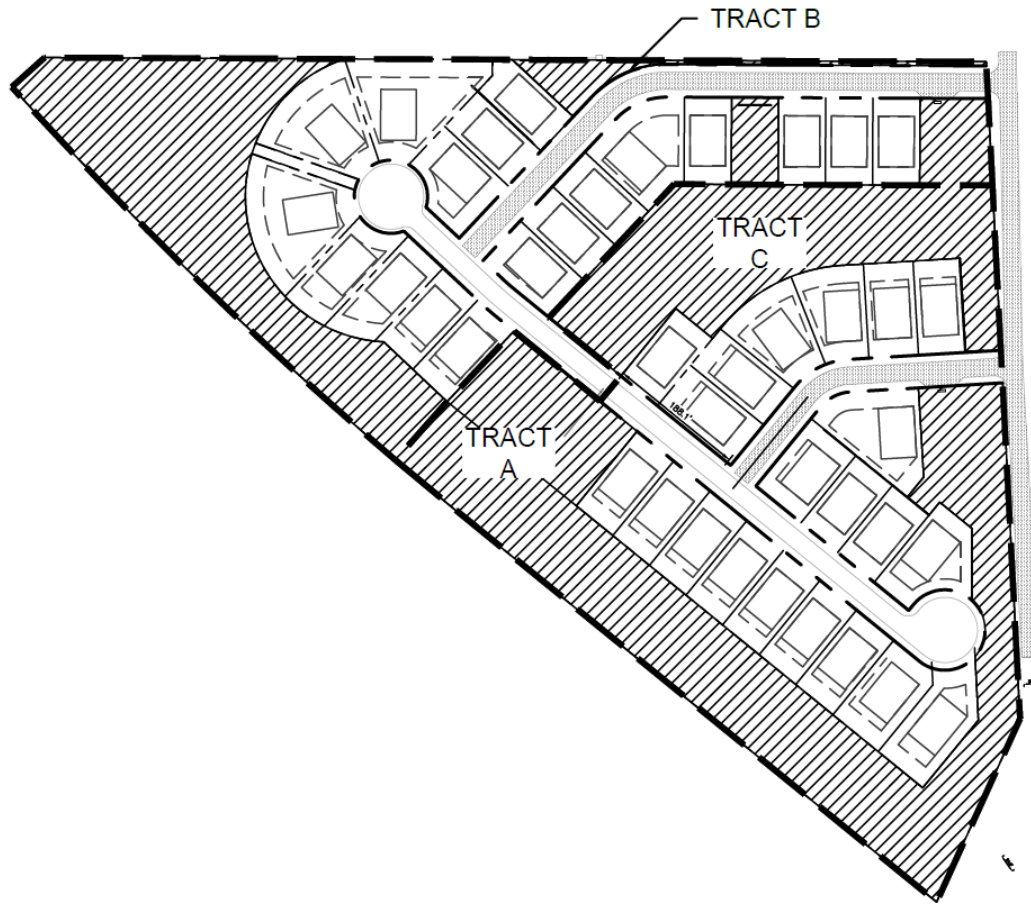


Figure 7 depicts the proposed revised site layout and development phasing. The site will have two access points off Sourdough Road which, with the exception of the first 250± feet, is currently unpaved. This application does not address the existing condition of Sourdough Road, but the current approval includes the requirement for the developer to repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2.

The internal street system is proposed to be private right-of-ways (45' in width) which will loop through the development. The proposal is to construct this development in two phases with Phase 1 (21 lots) being on the southern portion of the site and Phase 2 (18 lots) on the northern portion.

Phase 1 will consist of 21 single-family lots and all associated public improvements and utility work. Per the applicant's project narrative, upon completion and sale of the first 15 residences of Phase 1, the required turn lane improvements to Highway 67 (per Colorado Department of Transportation) will be made at the intersection of Fairfield Lane and Highway 67. The applicant anticipates the CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six residences within Phase 1.



Regarding Phase 2, the applicant has stated the timing of construction is dependent upon future market demand which is currently estimated to be in the second quarter of 2026. Once the applicant believes the market is right, the final proposed 18 residences, along with their public improvements and utility work, will be built out.

Figure 7: Proposed Layout of Subject Property

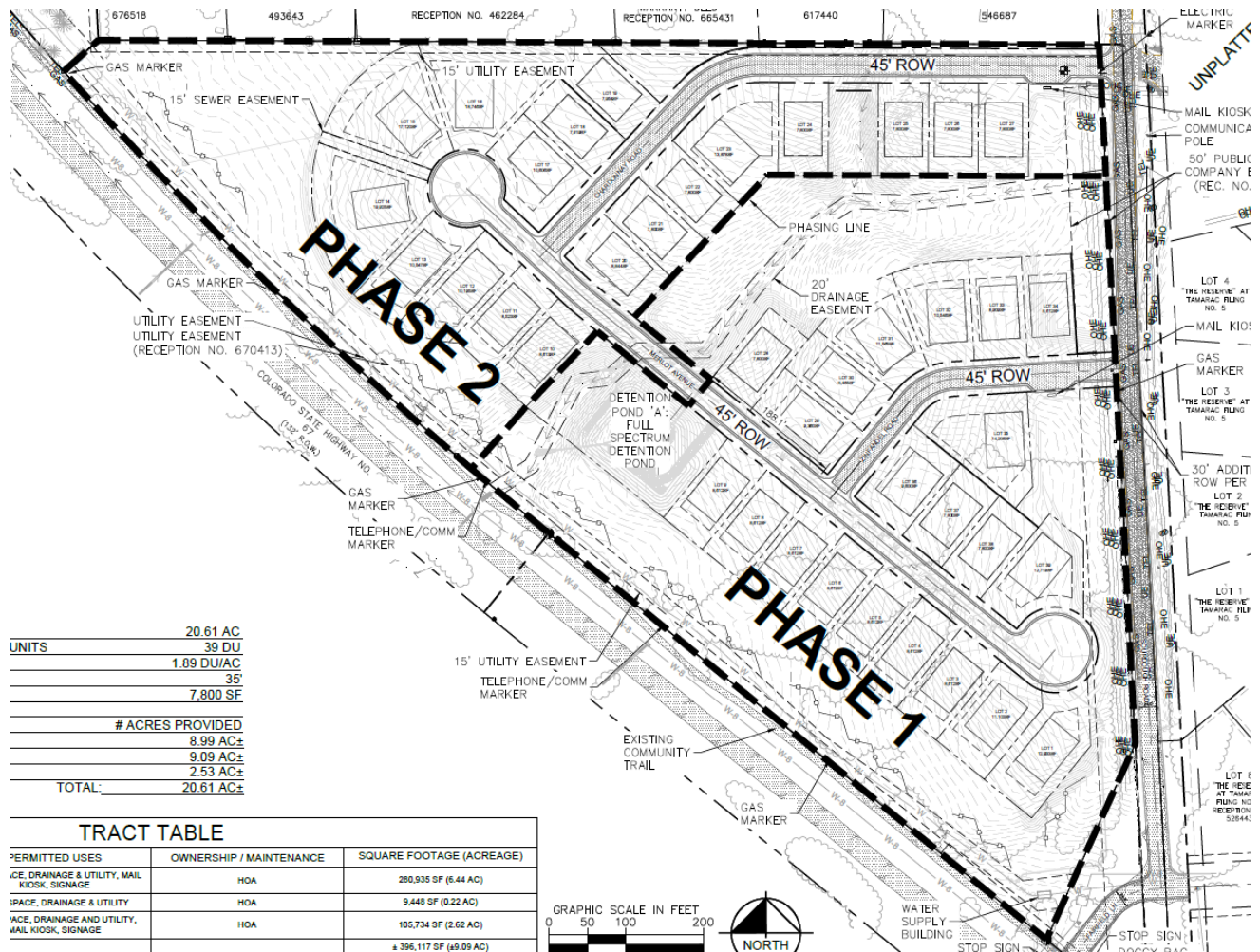
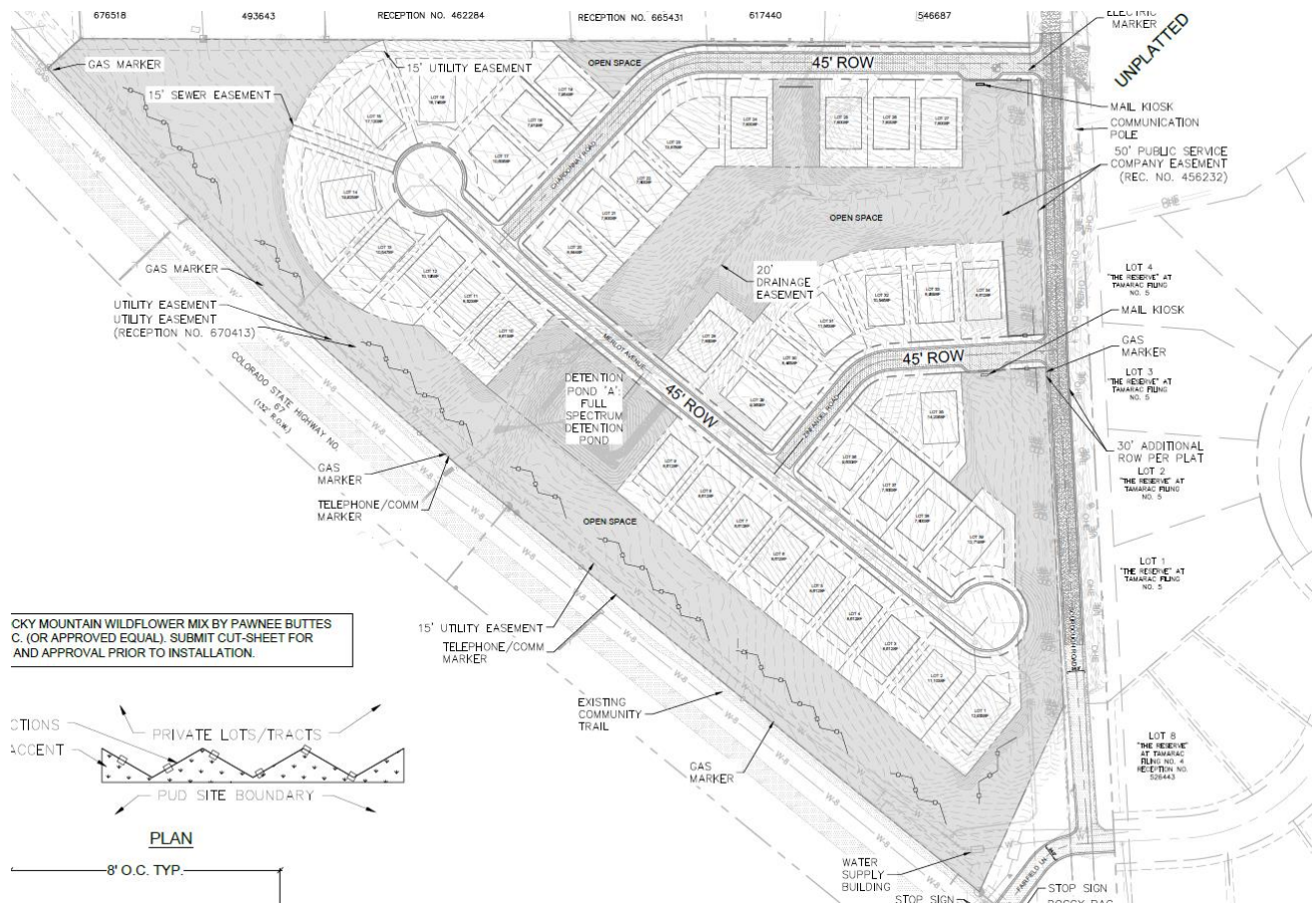


Figure 8 below is a snap shot of the preliminary landscaping plan that was included in the application packet. The dark shaded areas are proposed to be “open space”. The 9.09± acres of open space is approximately 44 percent of the 20.61 acre site. The applicant has stated that pedestrian paths are planned for the site although the location of the trail system is not called out on the plans that have been submitted.

Figure 8: Proposed Preliminary Landscaping Plan



## CODE COMPLIANCE – PUD AMENDMENT

The following applicable sections of Chapter 18.30 have been considered in the evaluation and analysis of this PUD amendment:

### **§18.30.010 Purpose.**

- A. *The purpose of the PUD district is to provide more flexibility and latitude of design, to provide for a greater variety of principle and accessory uses in the development or redevelopment of lands, to meet the technological changes in concepts and to encourage initiative and more efficient allocation and creative development of parks, recreation areas and open space.*

**Complies.** The proposed PUD amendment would provide greater flexibility in the design and development of the site in keeping with market demand for detached residential development while encouraging more efficient allocation of recreation areas and open space. The PUD zone allows for up to 2 DU/acre (or as many as 41 units on 20.61 acres) but with only 39 residential lots proposed, the maximum density is only 1.89 DU/acre. A total of 9.09 acres (44% of the lot) is dedicated as open space. Only one (1) residential use per lot is allowed; guest houses and/or accessory dwelling units are not permitted, nor are



detached accessory buildings (i.e. garages, sheds, etc.). Consistent with the current approval, the applicant proposes narrower road rights-of-ways (45 feet wide rather than the required 50 feet) but compensates by increasing the width of front yard easements to 15 feet (where 10 feet is typical).

- B. To best accomplish these objectives, and in order to develop an acceptable plan that is in keeping with other chapters of this title, it is essential that the proponents coordinate their development with the planning commission.*

**Complies.** Everything related to a PUD zone district is considered by the Planning Commission who is scheduled to review this requested amendment on March 14, 2024. City Council is the approving authority for the PUD dimensional standards (§18.30.110). It is currently anticipated that City Council will review this application at their April 4, 2024 meeting.

**§18.30.020** *Where district may be established.*

**Not applicable.** The PUD zone district for this land was established in 1992 by Ordinance No. 563, Series 1992 and remain in place and valid to this day.

**§18.30.030** *Requirements for approval [for siting a PUD zone].*

**Not applicable.** The PUD zone district for this land was established in 1992. The proposed amendment's compliance with the PUD Final Development Plan Municipal Code is assessed in this staff report.

**§18.30.070** *Modification of subdivision requirements.*

This section allows for the waiver or modification of subdivision specifications that are contained in the Municipal Code for any associated subdivision within a PUD area if it is found that such specifications are not required in the interest of the PUD and that modifications of such specifications are not inconsistent with the interests of the City.

Consistent with the original approval, staff finds that the following specifications are not required in the interest of the PUD and that modifications of such specifications are consistent with City interests. Staff recommends the following modifications to the subdivision specifications in order to facilitate the subdivision of the 20.61-acre tract into 39 lots:

1. **§17.40.140:** Reduce the width of the local street right-of-way (ROW) with curb and gutter from 50 to 45 feet.

**§18.30.080** *Final Plan Requirements – Approval*

This is a request is to change the type of commercial use of only one lot within the overall PUD. The proposed site plan for the car wash use, which is reviewed administratively, maintains the original access and design requirements.

- A. The development plan of the PUD district shall meet the requirements of accepted land planning practices; promote public health, safety, and general welfare; provide adequate light, air, privacy and convenience; lessen and avoid congestion of the public streets and*

*highways; conserve the values of surrounding properties; and protect against fire, panic, explosion, noxious fumes, flooding along natural watercourses, and other hazards.*

**Complies.** The proposed PUD amendment meets accepted land planning practices. It promotes public health, safety and general welfare in the design and lot layout; and it provides adequate light, air, and convenience within and adjacent to the site given its open space provisions. The proposed residential development harmonizes with surrounding residential neighborhoods. While asking to increase the number of dwelling units, the proposed 39 residential lots (1.89 DU/acre) still falls below the maximum potentially allowed (2 DU/acre). Additionally more than 9 acres of open space is being preserved. Fire protection is available and adequate from the Northeast Teller Fire Protection District. All proposed construction would comply with the current International Building Codes, International Fire Code, local fire protection standards, drainage and flood control specifications and other codes and regulations applicable.

Since this PUD Master Plan and Preliminary Plat was approved in 2019, the City has adopted a new comprehensive plan, *Envision Woodland Park 2030*. Per the 2010 Plan, this area was identified for single family residential development. In *Envision Woodland Park 2030* plan, the Future Land Use Map has identified this area for mixed use. Neither plan makes recommendations for density of residential units. The new plan explains ‘mixed use areas’ as follows:

**MIXED USE AREAS** support a diversity of uses. This can be vertical mixed use or horizontal mixed use. These areas are typically in high use areas that are not currently developed. Specific characteristics are desired for each of the three identified mixed-use areas. A description of each mixed use area is listed below with a key on the map.

A: The area along Highway 67 already supports nodes of commercial development. Other areas are flexible in development as non-residential mixed use. The primary reason for discouraging residential development along the highway in the mixed use area is to provide a balance of employment and service land uses to serve the community and to ensure there is enough water to provide service to planned residential areas.

This requested amendment is to change density, or add residential lots, and not to change uses. When reviewing this request as part of the originally annexed area, which includes Shining Mountain on the west side of Highway 67, the intent of having mixed uses in the area is maintained.

- B. *The proponents of a PUD shall, after review of the preliminary plan with the planning commission, submit a final plan of development to the planning commission for its*



*consideration, upon which plan the commission shall advertise and hold at least one public hearing. The development plan shall include, but not be limited to, the following information:*

If approved, this PUD amendment will serve as the Final Development Plan for the site.

*1. Location and size of the area involved;*

**Complies.** The PUD amendment consists of 20.61 acres of land along the northern limits of the City of Woodland Park. It is located adjacent to and just east of Highway 67, east of the Shining Mountain Golf Course and mixed-use development, and west of Sourdough Road and the Reserve at Tamarac subdivision. The northern site boundary is shared with the Teller County boundary.

*2. All improvements of surrounding properties lying adjacent to the proposed PUD district;*

**Complies.** Surrounding property uses and improvements remain unchanged from the initial approval in 2019. To the immediate north is six lots within Kendora Pines subdivision (in Teller County - fully built) and Impact Church (in the City - built in 2006); to the east is Sourdough Road and 5 lots within the multiple filings of the Reserve at Tamarac subdivision and the 2-acre IREA substation (in Teller County); and to the south and west is Highway 67 and Shining Mountain Golf Course /mixed-use development.

*3. The dwelling unit per tract density of residential areas included in the plan;*

**Complies.** The applicant is proposing to increase the number of residential lots from 26 (1.26 DU/acre) to 39 (1.89 DU/acre) for detached single family residential units. The PUD zone district allows a maximum of 2 DU/acre.

*4. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses,*

**May Comply.** The PUD amendment proposes 9.09 acres in three tracts (A through C) of private open space including drainage infrastructure. The applicant has stated that pedestrian paths are planned for the site although the location of the trail system is not called out on the plans that have been submitted.

Per MC Section 17.24.040, as part of the Final Plat review portion of this development process the proposed final plat will be routed to the City of Woodland Park Parks and Recreation Advisory Board (PRAB) for their review. PRAB's comments will be routed back to the Planning Commission and City Council for consideration. Park capital fees in lieu of park land dedication are required with the final plat.

*5. The location and width of proposed streets, public ways, easements and other similar public and private facilities;*

**May Comply.** The site will have two access points off Sourdough Road. The internal street system is proposed to be private right-of-ways (45' in width) which will loop through the development. Easements of varying width will be necessary for all water and sewer mains and will be platted and dedicated with the Final Plat. All lots are shown with 15-foot wide

utility easements along the front property line for power and other services. Additional easements may be required and can be determined at Final Plat.

The Traffic Impact Study included in this application analyzed the impact of 40 new residential lots (39 are proposed). They identified that 40 new residential lots will generate 378 with the following peak hour volumes:

| Land Use and Size                                            | Weekday Vehicle Trips |              |     |       |              |     |       |
|--------------------------------------------------------------|-----------------------|--------------|-----|-------|--------------|-----|-------|
|                                                              | Daily                 | AM Peak Hour |     |       | PM Peak Hour |     |       |
|                                                              |                       | In           | Out | Total | In           | Out | Total |
| Single-Family Detached Housing (ITE 210) – 40 Dwelling Units | 378                   | 7            | 21  | 28    | 24           | 14  | 38    |

All approaches at the Hwy 67/Fairfield Lane intersection currently operate at a Level of Service B or better (where A is little congestion or delay and F is high level of congestion or delay). With the addition of 40 new residential lots, the Level of Service is projected to continue to operate at Level of Service B or better through the year 2045.

Pursuant to the study recommendation, the applicant proposes to install a 320-foot long (plus a 180-foot taper) northbound right-turn deceleration lane on Hwy 67. Further, as required in the current approval, the applicant will need to upgrade Sourdough Road (a 60-foot wide City right-of-way) for its entire length abutting the eastern site boundary to meet City standards.

This application and associated traffic impact study were routed to CDOT for review and comment. As of March 11, 2024 staff has yet to receive comments back. At a minimum, staff anticipates a CDOT access permit will be required.

6. *The use, height, bulk and location of all principal and accessory buildings on the development plan;*

**Complies.** The PUD Final Development Plan limits the use to strictly single family residential. Sample building zones are show on each of the lots on the PUD Master Plan. The Houses would be limited to a maximum building height of 35 feet which was the standard approved within the 2019 PUD Master Plan.

7. *Agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must by written so as to be acceptable to the city;*

**Complies.** The applicant intends to establish an HOA complete with draft covenants which will be submitted with the Final Plat.

8. *A development schedule indicating the following:*

- a. *The approximate date when construction of the project can be expected to begin,*

**Complies.** The applicant stated that Phase 1 of the development is anticipated to begin in the 4<sup>th</sup> quarter of 2024.



- b. *The stages in which the project will be completed and the approximate date when construction of each stage can be expected to begin;*

**Partially complies.** The applicant is proposing to construct the project in two phases. Phase 1 of the development is anticipated in the 4 quarter of 2024. At the time of this current application, Phase 2 of the development is targeted to begin in the 2nd quarter of 2026.

The applicant has provided additional details regarding the construction of the required public improvements and utility work. Phase 1 will consist of 21 single-family lots and all associated public improvements and utility work. Per the applicant's project narrative, upon completion and sale of the first 15 residences of Phase 1, the required turn lane improvements to Highway 67 (per Colorado Department of Transportation) will be made at the intersection of Fairfield Lane and Highway 67. The applicant anticipates the CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six residences within Phase 1. The applicant is silent regarding the timing for installing the necessary improvements to Sourdough Road.

9. *The feasibility of the proposal for the disposition of sanitary waste and storm water runoff;*

**May Comply.** The applicant proposes to connect this development to City water, City sewer and City/CDOT surface water systems. Solid waste disposal is by private contract. Asphalt road surfaces in compliance with City standards contributes to the protection of overall air quality. Stormwater drainage on the site will be channeled by curb and gutter and the dry draw to the detention pond proposed adjacent to Hwy 67. During the referral period of this application, the City of Woodland Park Utility Director provided comments that the applicant will have to address in their next submittal. Those comments include the need to loop the proposed water line in compliance with engineering specifications.

10. *The location, number and dimensional plans of proposed off-street parking and loading facilities;*

**Complies.** Each lot contains adequate provision for at least two off-street parking spaces (may be inside a garage on the driveway) in compliance with the Municipal Code for residential development.

11. *A schematic landscaping plan indicating approximate location, number and type of shrubs, conifer, or deciduous trees or other form of landscaping treatment;*

**Complies.** Landscaping of the open space consists predominantly of wildfire mitigation, retention of existing healthy trees, wildflowers, native grasses and ornamental fence accents. Landscaping within each lot is at the discretion of the private landowner. During the Final Plat portion of this process, the applicant will be required to submit a Final Landscape Plan for the common open space areas of the development.

12. All information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the city's subdivisions regulations which has not been previously required;  
**Complies.** A Preliminary Plat has been submitted for consideration and code compliance is assessed in the section below.

**§18.30.090 Common open space requirements.** No open space may be accepted as a common open space under the provisions of this chapter unless its character and quality have been approved by the planning commission:

- A. The size and character of the dwellings to be constructed within the planned development;
- B. The character of surrounding development;
- C. The topography and existing amenities of the open area, including existing trees, groundcover and other natural features;
- D. The manner in which the open area is to be improved and maintained for recreational or amenity purposes;
- E. The existence of public parks or other public recreational facilities in the vicinity;
- F. The relationship of the area in open space to the number of dwelling units;
- G. Open space requirement determined by gross land acreage: 20.1 – 40 gross acres requires 15% open space.

**Complies.** The applicant proposes 9.09 acres of private common open space (44.1% of the gross site area where only 15% is required). This is an increase over the current 5.05 acres which comprises 19.3% of the subject property. The common open space includes private trails, the dry draw, drainage, mail kiosks, signage, accent fencing, and retention of as many existing healthy trees as possible.

Within each lot, the applicant shows a feasible 49' x 70' (3,430 SF) buildable area which is smaller than the currently approved 60'x60' (3,600 SF) buildable area. While this private open space is smaller, with lots ranging in size from 7,800 SF to 19,925 SF in area, it still results in a minimum of 56.03% of each lot remaining in private open space.

**§18.30.100 Permitted uses.** All uses allowed in a PUD are permitted conditionally and are designated under PUD in the table of permitted uses for business, industrial and residential districts located in Section 18.09.090.

**Complies.** The PUD proposes only single family residential use and conditions are specified in the PUD Final Development Plan.

**§18.30.110 Dimensional Standards.** The lot area per dwelling unit within a planned unit development, exclusive of the area occupied by streets, will be in harmony with the surrounding areas (reference Section 18.30.030), intent and purpose of this chapter and determined by serviceability, recommended by the planning commission and approved by city council. The maximum density permitted within a planned unit development is two dwelling units per gross acre. All other dimensional standards, including the maximum percentage of lot coverage by buildings, structures and impervious surface, the maximum height of buildings and structures, the minimum frontage of lots and the minimum front, side and rear yard building and structural setback



requirements, shall be recommended by the Planning Commission and approved, approved with conditions or disapproved by City Council.

**Complies.** All development standards are included within the proposed Final Development Plan. The Table below compares the current proposed amendment to the previous approved Final Development Plan as well as the more typical Suburban Residential (SR) zone district standards.

| Standard                                    | Proposed Amendment        | Current PUD Approval      | SR Zone                                                               |
|---------------------------------------------|---------------------------|---------------------------|-----------------------------------------------------------------------|
| Density (PUD Max = 2 DU/ac)                 | 1.89 DU/gross acre        | 1.26 DU/gross acre        | 1.0 DU/gross acre                                                     |
| Principal Use                               | 1 Single-family Residence | 1 Single-family Residence | Same                                                                  |
| Accessory Use                               | None                      | None                      | Allows Accessory Buildings, Accessory Dwelling Unit, Home Occupations |
| Open Space                                  | 9.09 acres (44.1%)        | 5.06 acres (25%)          | 40% (per lot)                                                         |
| Minimum Lot Area                            | 7,800 SF                  | 16,000 SF                 | 15,000 SF                                                             |
| Maximum Impervious Cover (% gross lot area) | 40%                       | 30%                       | 20% - 25%                                                             |
| Maximum Height                              | 35 feet                   | 35 feet                   | 30 feet (main building)<br>20 feet (accessory building)               |
| Minimum Lot Width/Frontage                  | 40 feet                   | 40 feet                   | 40 feet                                                               |
| Front Setback                               | 25 feet                   | 25 feet                   | 25 feet                                                               |
| Rear Setback                                | 25 feet                   | 25 feet                   | 25 feet (main building)<br>4 feet (accessory building)                |
| Side Setback                                | 8 feet                    | 8 feet                    | 8 feet (main building)<br>4 feet (accessory building)                 |
| Side Corner Setback                         | 15 feet                   | 15 feet                   | 25 feet                                                               |
| Maximum Setback Projection                  | 3 feet                    | 2 feet                    | None                                                                  |

Viable building areas exist on each lot. Construction drawings for roads, infrastructure (water, sewer, stormwater) and buildings are required to consider topography, surface drainage and soils with the design and must comply with City standards. Further, the development will be constructed in accordance with the City regulations including all applicable zoning and subdivision regulations, engineering specifications for roads, utilities, and drainage, and the current International Building Codes.

**§18.30.120 Parking.** *Off-street parking requirements in a PUD district shall be as follows:*

A. *For residential uses, as provided in Chapter 18.39 of this title;*

**Complies.** The Municipal Code requires two off-street (on-site) parking spaces for every residential unit. Compliance with parking requirements are reviewed and assessed with the Zoning Development Permit application for each house.

- B. *For non-residential uses, off-street parking and loading shall be as provided in accord with the requirements of Chapter 18.36.*

**Not applicable.**

**§18.30.130 Landscaping.** *Landscaping shall be adequate to provide a park-like appearance for the land, buildings and structures located within the boundaries of the planned unit development district.*

**May Comply.** The PUD amendment proposes 9.09 acres in three tracts (A through C) of private open space including drainage infrastructure. The private and common open space, plus the proposed landscaping (wildflowers, grasses, split rail fencing), contribute to a park-like appearance throughout the development.

### **CODE COMPLIANCE – PRELIMINARY PLAT**

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

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

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

**Complies.** The Preliminary Plat was discussed during several pre-application conferences between the applicant and City Staff prior to submittal of this application. City of Woodland Park received a completed application February 1, 2024. The application, preliminary plat and supplemental materials were distributed with the PUD amendment to appropriate agencies for their review and comment.

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

- A. *The design should be in accordance with the subdivider's plans for actual development and therefore, should be a true representation of the subdivision which may eventually be recorded.*

- B. *The drawing shall be made at a scale of one-inch equals one hundred feet. A map of twenty-four (24) inches by thirty-six (36) inches is required. If more than one page then an index page shall be provided.*

**Complies.** The Preliminary Plat is a true representation of the subdivision as the applicant intends to record it in a final plat.

**§17.20.070 Information (A through Q).**

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

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

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

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

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

**Not applicable.** The preliminary plat covers an independent area that is not part of contiguous holdings with other surrounding PUDs or developments. The current Preliminary Plat and PUD Amendment application are being processed concurrently and if approved, will act as the new approved Master Plan for the 26.1 acre site.

- C. *One copy of the accurate names and mailing addresses of the owners of all immediately adjoining land as their names appear on the tax records of the municipality or county. Also to be included are the names, mailing addresses and phone numbers of individuals or firms to whom*



*notice of public hearings and billings for required fees (recording plats, public notices, sign postings, etc.) are to be sent.*

**Complies.** Submitted with the application.

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

**Not applicable.** No geological hazard is present.

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

**Complies.** All items have been submitted and include location and size of existing water and sewer lines within or adjacent to the tract; proposed layout of the water and sewer system; preliminary drainage plan; and proposed street grades including approximate horizontal and vertical curve data.

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

**Complies.** As with the application in 2019, staff recommends granting the requested 5 foot variance of MC §17.40.140 (from 50 to 45 feet for the minimum width of local road right-of-ways with curb and gutter) and the PUD Final Development Plan as submitted.

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

**May Comply.** A preliminary utility plan was submitted and reviewed by Public Works and Utilities department. As noted, staff has attached the City Red-line comment packet to this staff report that outlines Public Work's review. Detailed construction drawings for all infrastructure (i.e. roads, water system, sewer system, detention ponds, etc.) will be submitted for City Engineer's approval as the next step in the development process.

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

**Complies.** The Site Data Table on the proposed preliminary plat shows approximately 9.09 acres of open space, 2.53 acres of private roads, and the remainder (8.99 acres) for 39 residential lots.

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

**Not applicable.**

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

**Not applicable.** No hillside lots (slopes of 30% or greater) exist on this site.

**Chapter 17.40. Design Standards.** The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements and alleys to ensure an efficient, orderly, well planned subdivision ready for future construction. Relevant standards are listed below.

**§17.40.010 - Purpose.** *The character and environment of the City of Woodland Park for future years will be greatly affected by the design of subdivisions and the plats that are approved by the City. Planning, layout and design of a subdivision are of the utmost concern. The residents must have available to them within the area, safe and convenient movement to points of destination or collection. Modes of travel to achieve this objective should not conflict with each other or with abutting land uses. Lots and blocks should provide desirable settings for the buildings that are to be constructed, make use of natural contours and protect the view, afford privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area must be preserved if at all possible. Schools, parks, churches and other community facilities should be planned as an integral part of the area. In order to meet the above objectives, the City encourages innovative subdivision design.*

**Complies.** The proposed 39-lot subdivision is within a PUD zone and the preliminary plat and the PUD final development plan are identical. The layout and design are compatible with surrounding land uses, harmonize with the neighborhood, provide desirable settings for buildings, make use of natural contours, protect views, afford privacy and do not create conflicts with abutting residential land uses.

**§17.40.020 - Site consideration.** *Land which the city finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the city to solve the problems created by the unsuitable land conditions. If the problem cannot be suitably corrected, such land shall be set aside for uses which shall not involve a danger or a harmful situation.*

**Complies.** The Preliminary Plat preserves the dry draw within a common open space tract. Lots and roadways are aligned with the site topography and provide adequate spacing and access. There is no land unsuitable for development (i.e. no terrain over 30% slope). A feasible building envelope has been depicted on each lot with adequate driveways and open space. Water, sewer, electricity, and natural gas can all be installed within the subdivision as laid out. Construction Drawings for grading, erosion control, drainage improvements, utilities installation and road construction will be submitted, reviewed and approved by the City Engineer in collaboration with the Fire District, CORE, Black Hills Energy, and applicable telecom companies.

**§17.40.030 – Noise reduction.** *Where a residential subdivision borders on a state highway, design thereof shall include adequate provisions for the reduction of noise. A parallel street, a landscaped buffer area, or lots with increased setbacks may be required. Arterial streets within the city may require similar provisions.*

**Complies.** Similar to the current approved plan, the houses closest to Hwy 67 are set away from the road. Due to the smaller lot sizes, this proposed amendment increases the width of the open space that will separate the houses from the highway and provide a buffer.

**§17.40.050 - Streets—Frontage.** *No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon a plat approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.*

**May comply.** All lots will have frontage on a street and each lot on the preliminary plat is consistent with the PUD Master Plan. Since Sourdough Road provides access to this development, it must be brought up to City standards for the full length that abuts this subject property.

**§17.40.150 – Street names and numbers.** *Street names shall not be used which will duplicate or be confused with the names of existing streets and shall be subject to approval of the City. Street numbers shall be assigned by the City staff.*

**Partially Complies.** Street names and numbers are assigned by the City at the time of Final Plat. All proposed street names have yet to be reviewed and approved by E-911.

**§17.40.170 - Easements.** *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications.*

**Complies.** The Preliminary Plat shows 15 foot wide easements in all front yards and various widths for perimeter utility and drainage easements, all in conformance with CORE and City requirements.

**§17.40.210 - Lots.** *The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.*

**Complies.** All lots are reasonably arranged and buildable with adequate provision made for driveway access from an approved street and provision of a viable building envelope.

## **REFERRALS AND NOTIFICATIONS**

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with a public notice poster and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no public comments regarding this proposed amendment and preliminary plat.

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, City Manager, CDOT, Woodland Park Police Department, and West Teller County Fire. Comments from CDOT have yet to be returned. City staff issued red-line comment packets back to the applicant which is attached hereto.



## STAFF RECOMMENDATION

APPROVAL, based on the findings in the staff report and as presented at public hearing, of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone;

And,

That the Planning Commission recommend that City Council approve the dimensional standards as shown in PUD2024-03 Planned Unit Development (PUD) Final Development Plan for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone.

THAT, based on the findings in this staff report and as presented at public hearing, approval of the request by Dave Garretson (Applicant) and Pines at Tamarac, LLC (Property Owner) for SUB2024-03 Preliminary Plat for 39 single family residential lots on 20.61 acres on Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) in the PUD zone, subject to the following conditions:

1. Prior to installation of infrastructure, the applicant shall obtain a Zoning Development Permit for infrastructure, which application shall include:
  - a. Final utility plan with profiles for all water, stormwater, and sanitary sewer
  - b. Final grading and erosion control plan for the entire site and off-site improvements
  - c. Final on/off-site street plan with profiles with curb and gutter on both sides of Sourdough Road Final drainage plan and report
  - d. Approved CDOT Access Permit
  - e. Approved SWMP
2. Applicant must resubmit Preliminary Plat addressing all comments within the City-Redline Comment packet for approval.
3. Applicant must adhere to all CDOT requirements and gain necessary permits/approvals with CDOT.
4. Prior to conveyance of any proposed lot, the applicant shall
  - a. Record a Final Plat;
  - b. Complete installation of all required improvements or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs associated with constructing the required improvements shall be borne by the developer.
  - c. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer;
  - d. Comply with CDOT requirements regarding the deceleration lane on Highway 67.
5. Prior to recording the Final Plat, the applicant shall submit:
  - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the common open space; and

- b. Park Development Fees in the applicable amount.

### **STAFF REPORT ATTACHMENTS**

Application

Approved Pines at Tamarac Master Plan & Preliminary Plat

City Red-line Comment Packet

# City of Woodland Park

Print  
Record



## Planning Department Routing/Comment Form

ID \_\_\_\_\_ Project Name Pines at Tamarac PUD Amendment Project # EXT/Case #: PUD2024-0  
 Permit Number 202402021 Site Address Number 205 PO Box \_\_\_\_\_  
 Date Received: 2/1/2024 Site Address Name Sourdough Rd. Mailing Address # 951  
 Project Type PUD Lot Number 2 Block # \_\_\_\_\_ Mailing Street Salida Del Sol  
 Project Type Number 20 Subdivision Dayspring Christian Fe Filing # \_\_\_\_\_ App Phone 805-610-2177  
 Project Classification Amendment Applicant Business Name Dave Garretson  
 Residential or Commercial Residential App First Name Dave App Last Name Garretson

ZDP Required ☒

Public Review Required ☐

Lead Staff Person CJ Gates

Board of Adjustment Date \_\_\_\_\_

Date Routed 2/1/2024

Planning Commission Date \_\_\_\_\_

Comments Due Back to Planning 2/15/2024

City Council (1st Reading) \_\_\_\_\_

Comments Rec'd ☐

Filed in Area:

City Council (Public Hearing) \_\_\_\_\_

Planner Office

### Comments Received

City Manager ☐

Building Dept ☐

City Clerk ☐

Fire District ☒

City Attorney ☐

Re-2 ☐

Utilities Department ☒

URS ☐

City Engineer ☒

CORE ☒

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 202402021

Project # EXT/Case # PUD2024-03

Public Hearing Required? ☒

Date Received 2/1/2024

Date Routed 2/1/2024

Date Initial Permit Approved

\*Date Permit Paid

Open Permit Comments

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

Project Type PUD

Project Type Number 20

Project Classification Amendment

Non-Profit, Residential or Commercial Residential

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SInS and TUPs

Project Name Pines at Tamarac PUD Amen

Site Address Number 205

Site Address Name Sourdough Rd.

Lot Number 2

Block Number

Subdivision Dayspring Christian F

Filing #

Applicant Business Name Dave Garretson

App First Name Dave

App Last Name Garretson

App Phone Number 805-610-2177

PO Box

Mailing Address Street # 951

Mailing Address Street Name Salida Del Sol

City Paso Robles

State CA

Zip Code 93446

Owner First Name Pines at Tamarac LL

Owner Last Name

Zone Class PUD

Applicant Project Value \$0.00

## UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planner Office





4  
**2023 GENERAL APPLICATION**

(Revised 1/1/2023)

**received**  
2/1/2024

Project # 202402021  
Case # PUD2024-03  
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           | <input checked="" type="checkbox"/> PUD Amendment | Final Plat       |
| Zoning Change                    | Appeal                                            | Townhouse Plat   |
| Extension of Development         | Variance                                          | Condominium Plat |

**1. Applicant Information**

- a. Applicant Name DAVE GARRETSON
- b. Project Coordinator ☒ Property Owner
- c. Mailing Address 951 Salida Del Sol, Paso Robles, CA 93446
- d. E-mail Address FREEBORNE123@GMAIL.COM
- e. Phone Numbers Home \_\_\_\_\_ Work 805-610-2177 Mobile \_\_\_\_\_

**2. Property Owner Information (if different from above)**

- a. Name PINES AT TAMARAC LLC Project Contact? Yes No ☒
- b. Mailing Address 951 Salida Del Sol, Paso Robles, CA 93446
- c. E-mail Address \_\_\_\_\_
- d. Phone Numbers Home \_\_\_\_\_ Work \_\_\_\_\_ Mobile \_\_\_\_\_

**3. Site Information**

- a. Site Address 205 SOURDOUGH ROAD
- b. Lot 2 Block 1 Subdivision DAYSPRING CHRISTIAN FELLOWSHIP
- c. Property Zoning PUD Lot Size 20.61 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 PINES AT TAMARAC
- b. Brief Description of Project/Request PUD AMENDMENT AND PRELIMINARY PLAN TO CREATE SINGLE-FAMILY LOTS ON 20.61 ACRES

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 \_\_\_\_\_
- ii. Firm Name \_\_\_\_\_
- iii. Physical Address \_\_\_\_\_
- iv. Mailing Address \_\_\_\_\_
- v. E-mail Address \_\_\_\_\_
- vi. Phone Numbers: Business \_\_\_\_\_ Mobile \_\_\_\_\_

**b. Engineer**

- i. Project Contact KEVIN KOFFORD
- ii. Firm Name KIMLEY-HORN AND ASSOCIATES, INC.
- iii. Physical Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- iv. Mailing Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- v. E-mail Address KEVIN.KOFFORD@KIMLEY-HORN.COM
- vi. Phone Numbers: Business 719-284-7280 Mobile \_\_\_\_\_

**c. Planner**

- i. Project Contact JIM HOUK
- ii. Firm Name KIMLEY-HORN AND ASSOCIATES, INC.
- iii. Physical Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- iv. Mailing Address 2 N. NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80901
- v. E-mail Address JIM.HOUK@KIMLEY-HORN.COM
- vi. Phone Numbers: Business 719-284-7280 Mobile 719-460-1947

**d. Surveyor**

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

**e. Other** (specify role) \_\_\_\_\_

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



## 6. Submittal Requirements

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

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

## 7. Applicable Code Sections

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

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

## 8. Certification of Ownership

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

 David Garretson 12/06/2023  
David Garretson (Dec 6, 2023 16:24 CST)  
Owner Date

 \_\_\_\_\_  
Owner Date

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

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

 Pines at Tamerac, LLC - David Garretson 01/06/2023  
Applicant Date

**City Use Only**

1. Submission \_\_\_\_\_, 20\_\_\_\_, taken by \_\_\_\_\_  
Fee Received \_\_\_\_\_, 20\_\_\_\_, taken by \_\_\_\_\_
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on \_\_\_\_/\_\_\_\_/\_\_\_\_.
3. Public Hearing Notice  
Published \_\_\_\_\_, 20\_\_\_\_  
Posted \_\_\_\_\_, 20\_\_\_\_  
Adjacent Property Notification \_\_\_\_\_, 20\_\_\_\_.
4. Planning Commission Public Hearing \_\_\_\_\_, 20\_\_\_\_.  
Board of Adjustment Public Hearing (when applicable) \_\_\_\_\_, 20\_\_\_\_.
5. City Council First Reading of Ordinance (if applicable) \_\_\_\_\_, 20\_\_\_\_.  
City Council Public Hearing \_\_\_\_\_, 20\_\_\_\_.  
Notes \_\_\_\_\_  
\_\_\_\_\_
6. Letter of Approval/Denial to applicant sent \_\_\_\_\_, 20\_\_\_\_.
7. Additional Information  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **RE: Preliminary Plat – Pines at Tamarac**

December 2023

Woodland Park City Council

P.O. Box 9007

Woodland Park, CO 80866

Woodland Park Planning Commission

c/o Woodland Park

220 W South Ave

P.O. Box 9007

Woodland Park, CO 80866

To whom it may concern:

### **Request:**

Dave Garretson (hereafter, applicant) request approval of a preliminary plan to create 39 residential lots, with  $\pm 9.09$  acres of open space, on a 21-acre property in an existing PUD zoning district. A PUD amendment and final plat have been submitted for concurrent review and approval. The property is located at 205 Sourdough Road at the northwest corner of the State Highway 64 and Sourdough Road intersection.

### **Project Narrative**

The property was initially included in the PUD rezoning of the Shining Mountain Golf Club; however, the PUD did not include specific uses and/or



development standards for the 21-acre site. The site was not developed together with nor is under current ownership or control by the Golf Club. Since the property is currently zoned PUD, the purpose of this application is to establish permitted and allowed uses, and bulk and dimensional standards for the PUD district on the property. The owner proposes the development of thirty-nine (39) detached single-family lots with shared open spaces on the property. The amended plan also increases the open space by 19.6%. This development is to occur in two phases.

Phase 1 will consist of the construction of twenty-one (21) residences and all associated public improvements and utility work south of the existing drainage. Upon completion and sale of the first fifteen (15) residences during Phase 1, the required turn lane improvements to Highway 67 shall be made at the intersection of Fairfield Lane and Highway 67. The CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six (6) residences within Phase 1. See the demand analysis in the traffic study accompanying this submittal. Phase 1 is anticipated in the 4<sup>th</sup> quarter of 2024.

The timing of commencement of Phase 2 construction shall be subject to future market demand. Once said future market demand is sufficient, the final proposed eighteen (18) residences along with their associated public improvements and utility work shall be built out. At the time of this application, it is anticipated that Phase 2 would be built out in the 2<sup>nd</sup> quarter of 2026.

**A brief description of the tract, i.e. general location, physical features of the land, total acreage;**

The property is located at the northwest corner of the intersection of State Highway 67 and Sourdough Road. The site is 20.61 acres according to the Teller County Assessor. True acreage will be established by the survey plat. The site is characterized by mature stands of trees and native grasses. The grade of the site falls approximately 50 feet from Sourdough Road on the east to State Highway 64 on the west.

**1. Existing and proposed zoning;**

The property was zoned PUD with the Shining Mountain Golf Course Master Plan. No development plan was provided to establish PUD uses on the site. A concurrent application is being reviewed to amend the PUD on the property to include and authorize residential uses associated with this final plat.

**2. Proposed number of building sites and typical lot size;**

39 building sites are proposed. Lots range in size from 7,800 SF to 19,925 SF.

**3. Proposed structures;**

Proposed structures include 39 single-family residential lots with accessory detached structures. Drainage and stormwater structures and/or facilities as identified in the preliminary drainage report, grading, and construction plans, including, but not limited to check dams, drainage channel improvements, and detention structures.

**4. A statement detailing how and when the subdivider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, trails and other utilities, i.e., electric, gas, telephone, as required;**

Required utility and roadway infrastructure improvements will be provided and installed by the developer prior to the construction of any homes and/or the conveyance of any lots and in accordance with the approved subdivision improvements agreement and related financial assurances. The following services will be provided by the listed providers in accordance with the rules, terms, and provisions established by each respective entity:

- Electric service will be provided by IREA.
- Natural gas service will be provided by Black Hills Energy.
- Water and wastewater services will be provided by City of Woodland Park Utilities.
- Telephone and internet services will be the responsibility of the individual property owner, subject to terms of private service agreements.

Utility and grading plans have been provided

**5. Any proposed variances from the subdivision regulations;**

As part of the 2020 PUD approval, no variances from the subdivision regulations are proposed. A design modification has been proposed with the PUD to reduce the roadway cross section to allow a 45 FT ROW with 28 FT of pavement width in the goal of reducing site grading, forest impacts and disturbance.

**6. Any additional information deemed necessary by the city staff; and**

No additional information was requested by the city staff.

**7. A written proposal explaining the subdivider's intent with regards to the dedication of parks, [...] or the amount of fees required for approval.**

The applicant intends to pay fees in the amount of \$7,500.00 (or current fee) in-lieu-of parkland dedication. Fees will be paid to the city clerk after approval and prior to recording the final plat.

**Respectfully submitted, on behalf of:**

Dave Garretson 951 Salida del Sol Paso

Robles, CA 93446

**Signature of the Subdivider:**



**Development Team:**

OWNER/DEVELOPER:  
THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

APPLICANT:  
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
(719) 248-7280

SURVEYOR:  
ERIC SIMONSON  
RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY,  
WOODLAND PARK, CO 80863  
(719) 687-0920



## **RE: PUD Amendment – Pines at Tamarack**

December 2023

Woodland Park City Council

P.O. Box 9007

Woodland Park, CO 80866

Woodland Park Planning Commission

c/o Woodland Park

220 W South Ave

P.O. Box 9007

Woodland Park, CO 80866

To whom it may concern:

### **Request:**

Dave Garretson (hereafter, applicant) request approval of a PUD amendment to the currently approved PUD/Preliminary Plat approved August 1, 2019. The amendment and request to establish permitted and allowed uses including development standards for the purpose of creating a 39-lot residential subdivision on a +/-21-acre property in an existing PUD zoning district. A preliminary plan and final plat have been submitted for concurrent review and approval. The property is located at 205 Sourdough Road at the northwest corner of the State Highway 64 and Sourdough Road intersection.

## Narrative

The property was initially included in the PUD rezoning of the Shining Mountain Golf Club; however, the PUD did not include specific uses and/or development standards for the 21-acre site until the approved PUD/Preliminary Plat approval in August 2019.

In the wake of market conditions and unforeseen development cost and challenges, the currently zoned PUD is being amended to adjust the number of lots, while at the same time, maintaining the character and project intent of the original PUD plan approved in 2019. The purpose of this application is amended and to re-confirm the permitted and allowed uses, and bulk and dimensional standards for the PUD district on the property while increasing the lot counts from 26 to 39 units. The owner proposes the development of 39 detached single-family lots with shared open spaces on the property. The plan reduces the size of the typical lot, while maintaining the approved roadway layout buffers and standards, and while increasing the percentage of open space preserved with the project. See Appendix A for exhibit comparison.

## Requirements for Approval:

In reviewing the amended PUD application, the Planning Commission may consider the following conditions as cited from § 18.30.030 of the Woodland Park Code:

***“The property is adjacent to or across a street from property which has been developed or redeveloped under a PUD and it is determined that a PUD will contribute to the maintenance of the amenities and values of the neighboring property;”***

Because the property was included, but not developed under the Shining Mountain Golf Club PUD, the applicant and with this amendment, intends to finalize the PUD development plan and zoning for the property by establishing single-family residential land use and development standards that are consistent with and compatible to surrounding residential uses and neighborhoods as well as with the adjacent Golf Club.



## Project Statements

**A. The character of the residential development proposed, to include the type of dwelling units, approximate dwelling unit density per tract, general height of buildings, building lot coverage, etc;**

The plan proposes typical lots of 7,800 SF to 19,925 in support of an average 1,600 – 2,000 SF residential units. Lots were designed to allow building sites for residences of comparable size and character as surrounding established neighborhoods. The road cross section has been modified to a 45 FT ROW with 28 FT pavement to reduce disturbance of tree cover, minimize erosion impacts and ground disturbance and preserve the natural wooded buffers, character and aesthetic quality of the property. Accessory structures will not be permitted to reduce development impacts.

**A total of 39 lots are proposed at a maximum density of 1.89 DU/Acre. Building heights will be typical of 1-2 story homes ranging from 15 – 30 feet in height (35' max height).**

This development is to occur in two phases. Phase 1 will consist of the construction of twenty-one (21) residences and all associated public improvements and utility work south of the existing drainage. Upon completion and sale of the first fifteen (15) residences during Phase 1, the required turn lane improvements to Highway 67 shall be made at the intersection of Fairfield Lane and Highway 67. The CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six (6) residences within Phase 1. See the demand analysis in the traffic study accompanying this submittal. Phase 1 is anticipated in the 4<sup>th</sup> quarter of 2024.

The timing of commencement of Phase 2 construction shall be subject to future market demand. Once said future market demand is sufficient, the final proposed eighteen (18) residences along with their associated public improvements and utility work shall be built out. At the time of this application, it is anticipated that Phase 2 would be built out in the 2<sup>nd</sup> quarter of 2026.

**B. The type of open space and recreational facilities proposed;**

Proposed open space includes open space and drainage tracts. Informal neighborhood paths are envisioned throughout the site. Open space has been provided in the sum of 44.1% of the gross development area; an increase of 19.6% from the 2019 approved plan. Additional preservation zones have been included in the form of buffers from the rear property line of lots adjacent to State Highway 67 and Sourdough Road.

**C. A statement as to whether or not a homeowner's association is intended;**

A homeowner's association is planned.

Respectfully submitted,  
on behalf of:

Dave Garretson  
951 Salida del Sol  
Paso Robles, CA 93446

Planning Consultants:  
Kimley-Horn and Associates, Inc.  
2 N. Nevada Avenue, Suite 900  
Colorado Springs, CO 80903

**Development Team:**

OWNER/DEVELOPER:

THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

APPLICANT:

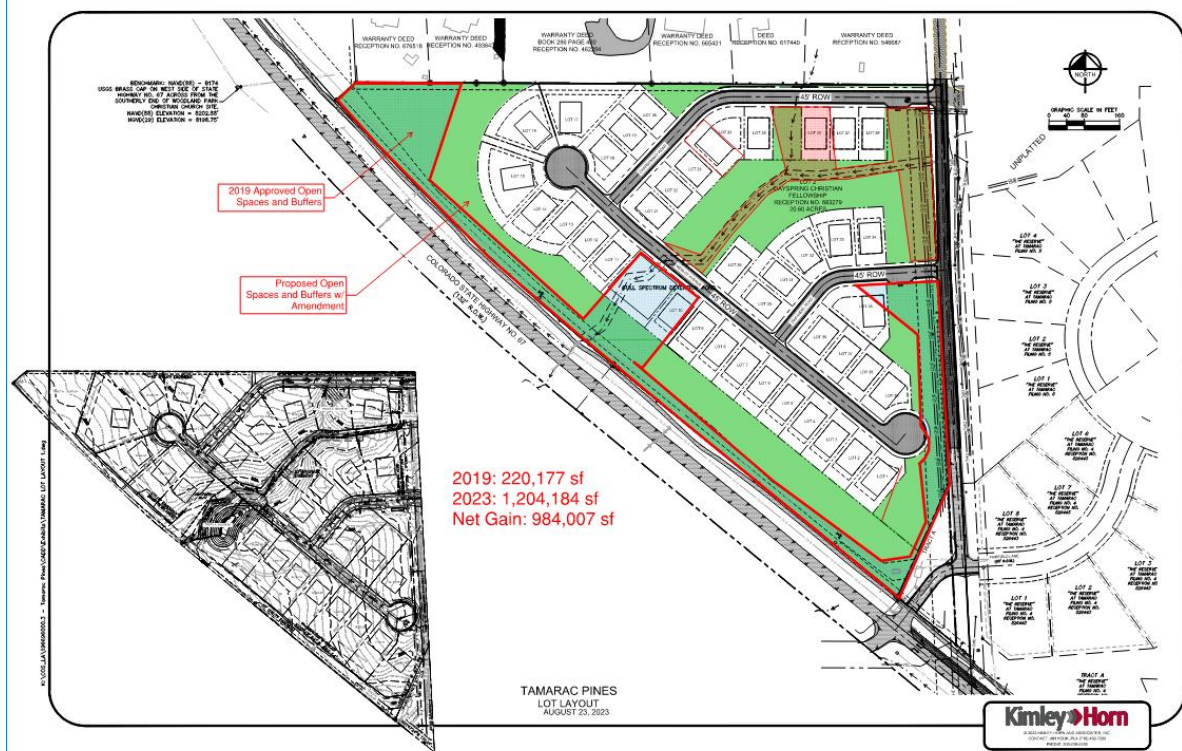
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
(719) 248-7280

SURVEYOR:

ERIC SIMONSON  
RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY,  
WOODLAND PARK, CO 80863  
(719) 687-0920



### Appendix-A: PUD Comparison Exhibit





## WARRANTY DEED

THIS DEED, Made this 1st day of July, 2019, between

**DAVID N. GARRETSON AND SUSAN J. GARRETSON**  
of the County of El Paso, State of Colorado, grantor and

**THE PINES AT TAMARAC, LLC, a Colorado limited liability company**

whose legal address is: 6465 Good Fortune Rd., Peyton, CO 80813  
of the County of El Paso, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Two Hundred Eighty-Seven Thousand Dollars and No/100's (\$287,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Teller, and State of COLORADO, described as follows:

**Lot 2, Dayspring Christian Fellowship,  
County of Teller, State of Colorado**

Doc Fee  
\$ 28.70

also known by street and number as **205 Sourdough Rd., Woodland Park, CO 80863**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

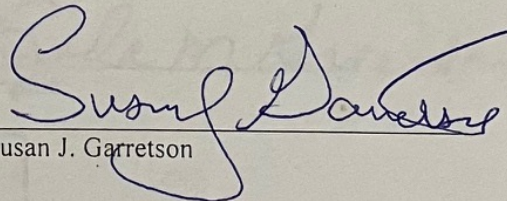
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

GRANTOR(s):



David N. Garretson

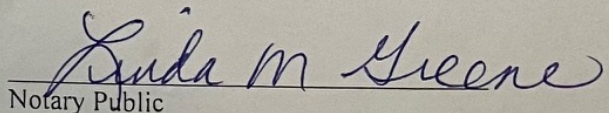


Susan J. Garretson

STATE OF COLORADO  
COUNTY OF Teller

}ss:

The foregoing instrument was acknowledged before me this 1ST day of July, 2019 by David N. Garretson and Susan J. Garretson.

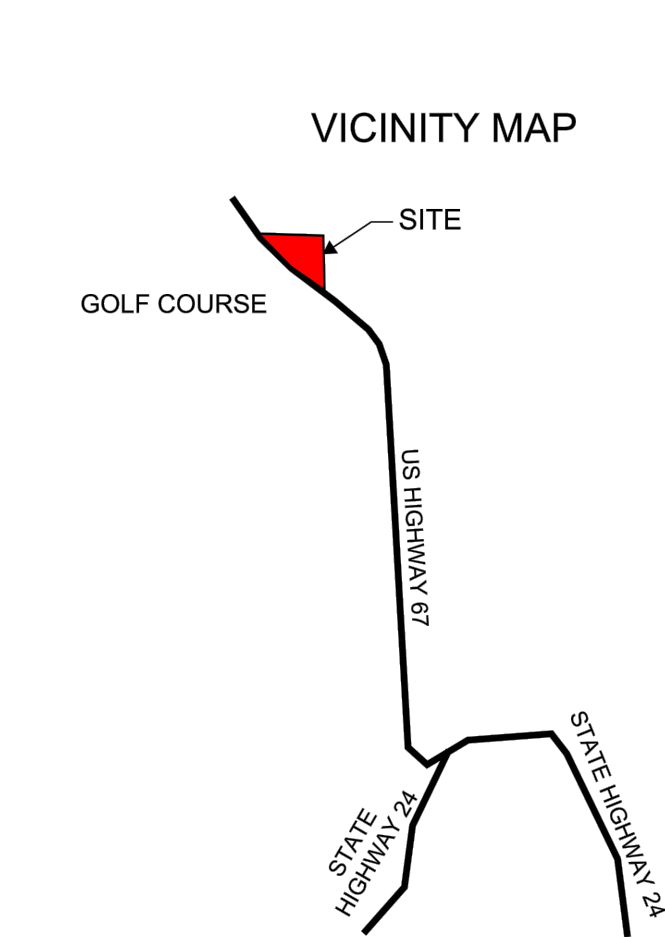
  
Notary Public

Witness my hand and official seal.  
My Commission expires:

LINDA M GREENE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034000734  
MY COMMISSION EXPIRES JANUARY 22, 2023



K:\COGS\_LAI\96969000\_3 - Tamarac Pines\CADD\PlanSheets\DP\_CV.dwg Dec 11, 2023 10:44am

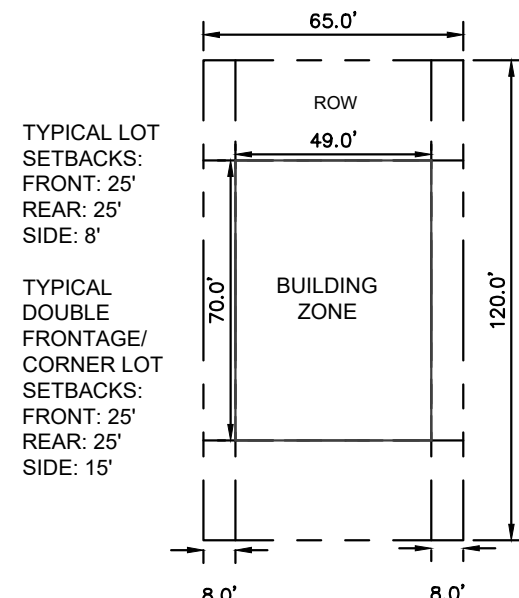


**OWNER /DEVELOPER:**  
THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

**APPLICANT:**  
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
(719) 248-7280

**SURVEYOR:**  
ERIC SIMONSON  
RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY,  
WOODLAND PARK, CO 80863  
(719) 687-0920

| SHEET INDEX |                                  |
|-------------|----------------------------------|
| 1           | COVER SHEET                      |
| 2           | LANDSCAPE PLAN                   |
| 3           | GRADING PLAN - NORTH             |
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| 5           | CHARDONNAY ROAD PLAN AND PROFILE |
| 6           | MERLOT AVENUE PLAN AND PROFILE   |
| 7           | ZINFANDEL ROAD PLAN AND PROFILE  |
| 8           | SOURDOUGH ROAD PLAN AND PROFILE  |
| 9           | UTILITY PLAN - NORTH             |
| 10          | UTILITY PLAN - SOUTH             |
| 11          | UTILITY PLAN - OFFSITE           |



LOT TYPICAL NOTES:  
1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1 LOT TYPICAL DETAIL N.T.S.

**LEGAL DESCRIPTION:**  
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP  
**PUD DESCRIPTION:**

**OPEN SPACE:**  
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (49.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

**RESIDENTIAL USE & DIMENSIONAL STANDARDS:**

1. THE MAXIMUM DENSITY IN THE PINES AT TAMARAC SHALL NOT EXCEED 2 DU/GROSS ACRE (41 DU MAX).
2. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE CONDUCTED ON A LOT. GUEST HOUSES AND/OR ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED.
3. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, ACCENT FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS.
4. MINIMUM LOT AREA: 7,800 SQUARE FEET. MINIMUM LOT SIZES ARE ESTABLISHED PER LOT AS DEPICTED ON THE PLAN; HOWEVER, NO LOT SHALL BE CREATED AND/OR AMENDED, REPLATTED, OR PORTIONS THEREOF CONVEYED WHICH WILL REDUCE THE LOT AREA BELOW THE MINIMUM 7,800 SF LOT AREA.
5. MAXIMUM IMPERVIOUS COVERAGE: A MAXIMUM 40% GROSS TOTAL LOT AREA MAY BE IMPERVIOUS. THE AREA OF AT GRADE PATIOS AND WALKS AND/OR PATHS SHALL NOT BE COUNTED TOWARD IMPERVIOUS COVERAGE. DRIVEWAYS SHALL BE INCLUDED IN THE MAXIMUM IMPERVIOUS AREA CALCULATION.
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (35').
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE DEPICTED BY THE PUD.
8. SETBACK REQUIREMENTS: (SEE DETAIL FOR TYPICAL LOT/YARD ORIENTATION)
  - a. FRONT YARD: TWENTY-FIVE FEET (25')
  - b. REAR YARD: TWENTY-FIVE FEET FEET (25')
  - c. SIDE YARD: EIGHT FEET (8')
  - d. CORNER YARD: FIFTEEN FEET (15')
  - e. SEE DETAIL FOR TYPICAL LOT AND YARD ORIENTATION
  - f. PROJECTIONS INTO SIDE YARD SETBACKS: EAVES AND WINDOW WELLS, FASCIA, SOFFIT, AND RELATED FEATURES AND/OR APPURTENANCE MAY PROJECT A MAXIMUM OF THREE (3) FEET INTO AN ADJACENT YARD SETBACK.
9. PARKING: EACH LOT SHALL PROVIDE A MINIMUM OF TWO ON-SITE PARKING SPACES. SPACES MAY BE PROVIDED VIA GARAGE AND/OR ONSITE VIA PRIVATE DRIVEWAY. ON STREET PARKING SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF WOODLAND PARK AND/OR FUTURE PINES AT TAMARAC HOME OWNERS ASSOCIATION.
10. WILDFIRE MITIGATION: SEE SHEET 2 FOR LANDSCAPE CROSS SECTION WITH MITIGATION ACTIVITIES AS WELL AS SEPARATELY SUBMITTED MITIGATION PLAN. PLAN TO BE RECORDED WITH FINAL PLAT

**DEVELOPMENT SCHEDULE**

DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

**IMPROVEMENTS**

ALL OPEN SPACE AND LANDSCAPE TRACTS, PEDESTRIAN PATHS AND TRAILS, AND STORMWATER APPURTENANCE INCLUDING, BUT NOT LIMITED TO WATER QUALITY PONDS, ARE TO BE OWNED AND MAINTAINED BY THE PINES AT TAMARAC HOME OWNERS ASSOCIATION AND DELEGATED AGENTS, OR OTHER ENTITY APPROVED BY THE CITY OF WOODLAND PARK. ALL ROADS WILL BE DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC OWNERSHIP AND MAINTENANCE.

CURB AND GUTTER, PEDESTRIAN RAMPS, DRIVEWAY PANS, ETC. TO BE AS ILLUSTRATED ON THE PUD DEVELOPMENT PLAN SUBJECT TO FINAL REVIEW WITH FINAL GRADING AND CONSTRUCTION PLANS.

**OWNERSHIP & MAINTENANCE**

A HOMEOWNERS ASSOCIATION (PINES AT TAMARAC HOA) WILL BE FORMED FOR THE PURPOSES OF OWNING AND MAINTAINING COMMON ELEMENTS AND ASSOCIATED IMPROVEMENTS AND APPURTENANCE WITHIN THE PINES AT TAMARAC PUD AND SUBSEQUENT FINAL PLAT. DOCUMENTATION OF HOA FORMATION AND AUTHORITIES WILL BE PROVIDED FOR REVIEW WITH THE ASSOCIATED FINAL PLAT FOR THE PINES AT TAMARAC.

**UTILITIES**

WATER & WASTEWATER IS PLANNED TO BE PROVIDED VIA SERVICE CONNECTION WITH THE CITY OF WOODLAND PARK UTILITIES SUBJECT TO COMPLIANCE WITH PERMITTING REQUIREMENTS. ELECTRIC SERVICE WILL BE PROVIDED BY CORE ELECTRIC COOPERATIVE. NATURAL GAS WILL BE PROVIDED BY BLACK HILLS ENERGY. THE FRONT YARDS OF ALL LOTS SHALL BE PLATTED WITH A 15' PUBLIC UTILITY EASEMENT AS DEPICTED ON THE TYPICAL LOT DETAIL.

**STORMWATER RUNOFF**

DEVELOPMENT OF THE PROPOSED SUBDIVISION PROJECT WILL INCLUDE SITE GRADING, UTILITIES, RESIDENTIAL CONSTRUCTION, AND RELATED SITE IMPROVEMENTS. THE GENERAL CONCERN FOR MANAGEMENT OF ON-SITE DEVELOPED STORM RUNOFF IS TO ROUTE DEVELOPED FLOWS THROUGH AN ON-SITE STORMWATER DETENTION FACILITY TO MITIGATE THE IMPACT OF DEVELOPED DRAINAGE FROM THE SITE.

THE PROPOSED DETENTION POND FACILITIES HAVE BEEN DESIGNED BASED ON DESIGN PROCEDURES DELINEATED IN THE CITY OF WOODLAND PARK DRAINAGE CRITERIA MANUAL. THE TOTAL DEVELOPED STORM RUNOFF DOWNSTREAM OF THE SITE WILL BE MAINTAINED AT HISTORIC LEVELS BY ROUTING FLOWS THROUGH THE PROPOSED DETENTION POND. DETENTION POND A HAS BEEN DESIGNED AS A "FULL-SPECTRUM" DETENTION POND TO MITIGATE DEVELOPED DRAINAGE AND WATER QUALITY IMPACTS FROM THE SUBDIVISION.

THE PROPOSED POND OUTLET STRUCTURE HAS BEEN DESIGNED AS AN EXTENDED DETENTION BASINS (EDB), PROVIDING FOR A 40-HOUR RELEASE OF THE WQCV, AND OUTLET STRUCTURE SIZING TO MAINTAIN MAXIMUM ALLOWABLE RELEASE RATES FROM THE POND. A BURIED RIPRAP SPILLWAY WILL BE PROVIDED AS AN EMERGENCY OVERFLOW PATH FROM THE POND TO THE DOWNSTREAM ROADSIDE DITCH AND CULVERT.

**FLOODPLAIN**

THE PROJECT SITE IS NOT IMPACTED BY ANY 100-YEAR FLOODPLAIN LIMITS AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOODPLAIN LIMITS IN THE VICINITY OF THE SITE ARE SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08115C0139D DATED SEPTEMBER 25, 2009.

THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040CFS.

**DATE OF PREPARATION**  
11/16/2023

**Kimley»Horn**

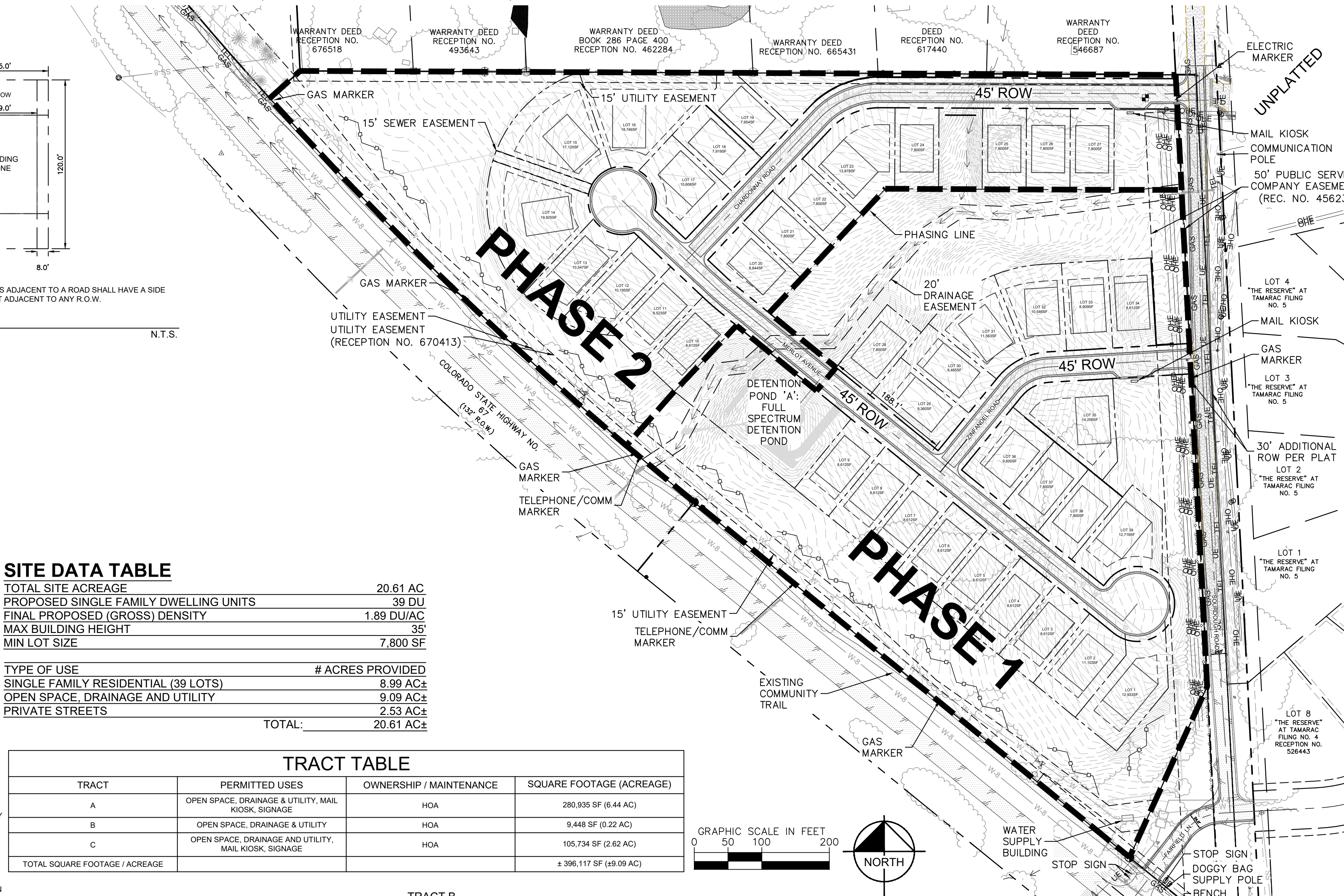
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

# PINES AT TAMARAC PUD

## PRELIMINARY PLAT AMENDMENT

### LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



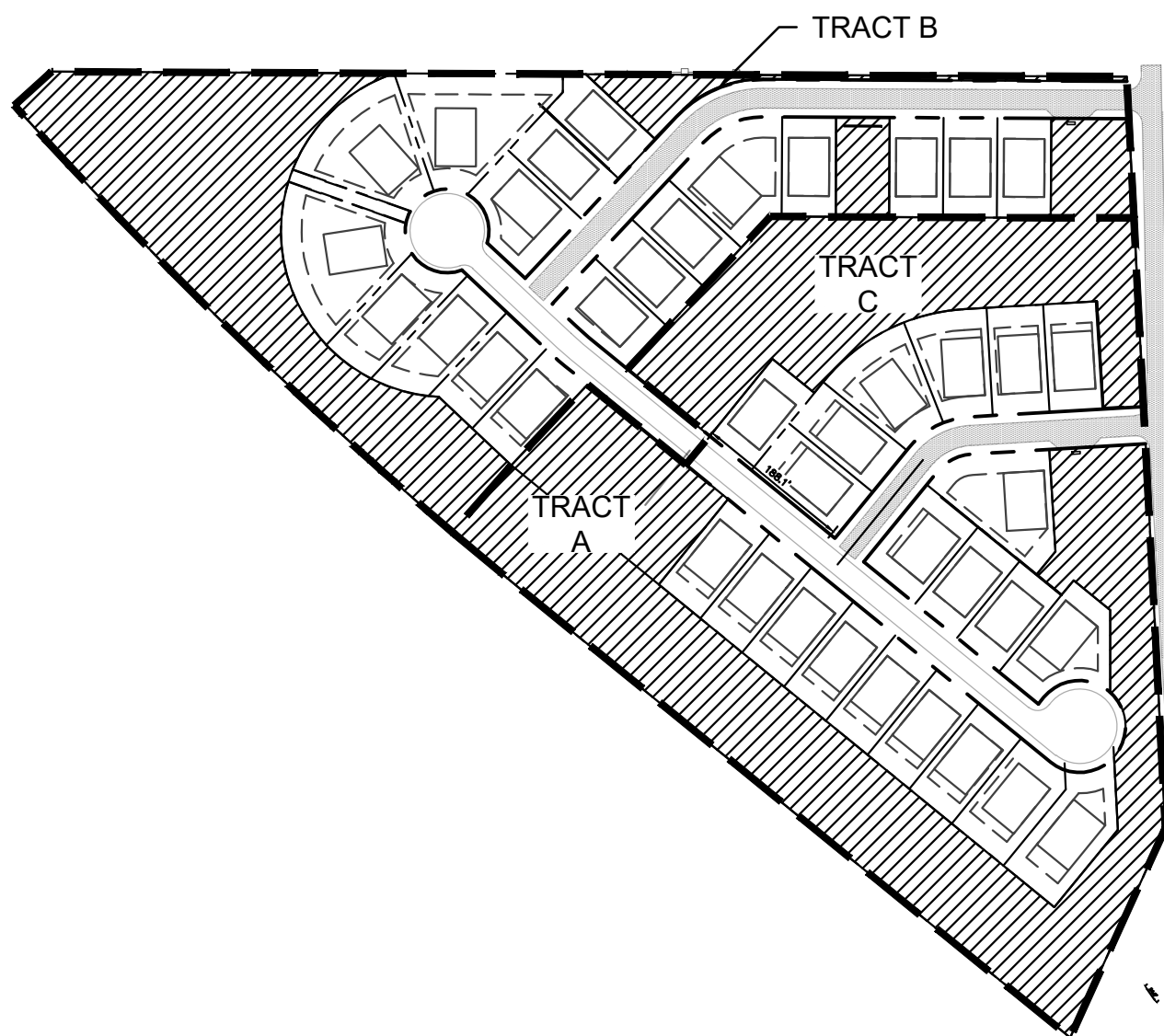
### SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 7,800 SF   |

|                                     |                  |
|-------------------------------------|------------------|
| TYPE OF USE                         | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 8.99 AC±         |
| OPEN SPACE, DRAINAGE AND UTILITY    | 9.09 AC±         |
| PRIVATE STREETS                     | 2.53 AC±         |
| TOTAL:                              | 20.61 AC±        |

### TRACT TABLE

| TRACT                          | PERMITTED USES                                        | OWNERSHIP / MAINTENANCE | SQUARE FOOTAGE (ACREAGE) |
|--------------------------------|-------------------------------------------------------|-------------------------|--------------------------|
| A                              | OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE   | HOA                     | 280,935 SF (6.44 AC)     |
| B                              | OPEN SPACE, DRAINAGE & UTILITY                        | HOA                     | 9,448 SF (0.22 AC)       |
| C                              | OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE | HOA                     | 105,734 SF (2.62 AC)     |
| TOTAL SQUARE FOOTAGE / ACREAGE |                                                       |                         | ± 396,117 SF (±9.09 AC)  |



CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.  
Date: \_\_\_\_\_ Landowner David & Susan Garretson:

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on \_\_\_\_\_, 2023 and the City of Woodland Park Council on \_\_\_\_\_, 2023.  
Date: \_\_\_\_\_ City Planner Lor Pellegrino, AICP: \_\_\_\_\_

**CONDITIONS OF APPROVAL**

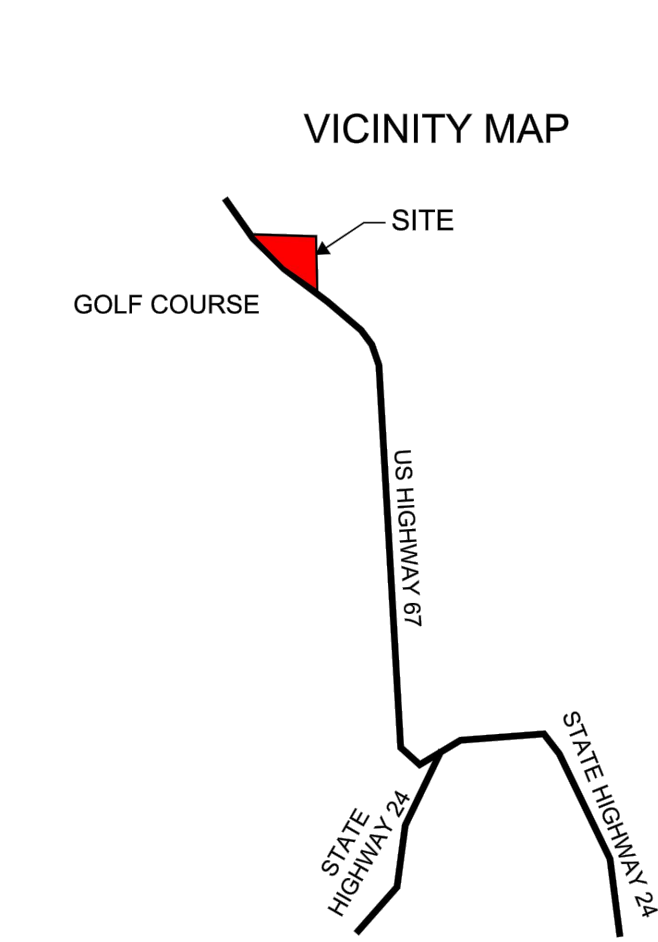
1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
  - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way, a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
  - Final grading and erosion control plan for the entire site and off-site improvements
  - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
  - Final drainage plan and report
  - Approved CDOT Access Permit
  - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
  - a. Record a Final Plat;
  - b. Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - c. Construct the deceleration line on SH67
4. Prior to recording the final plat, the applicant shall submit:
  - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
  - b. Park Development Fees in the applicable amount.

COVER SHEET  
SHEET 1 OF

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX



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OWNER /DEVELOPER:  
THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

APPLICANT:  
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
(719) 248-7280

SURVEYOR:  
ERIC SIMONSON  
RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY,  
WOODLAND PARK, CO 80863  
(719) 687-0920

| SHEET INDEX |                                  |
|-------------|----------------------------------|
| 1           | COVER SHEET                      |
| 2           | LANDSCAPE PLAN                   |
| 3           | GRADING PLAN - NORTH             |
| 4           | GRADING PLAN - SOUTH             |
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LEGAL DESCRIPTION:  
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP  
PUD DESCRIPTION:

OPEN SPACE:  
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (±9.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

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DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

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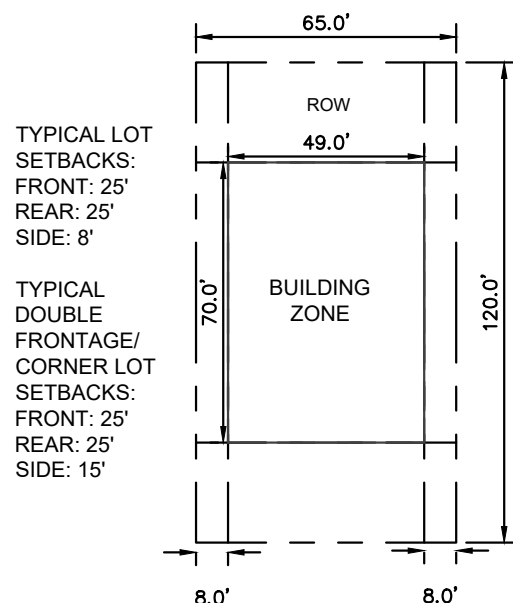
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THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040 CFS.

DATE OF PREPARATION  
1/15/2024

WOODLAND PARK:



LOT TYPICAL NOTES:

- CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1

LOT TYPICAL DETAIL

N.T.S.

# PINES AT TAMARAC PUD

## PUD AMENDMENT

### LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

#### EXISTING SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 26 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.26 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 16,000 SF  |

| TYPE OF USE                         | # ACRES PROVIDED |
|-------------------------------------|------------------|
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 12.99 AC±        |
| OPEN SPACE, DRAINAGE AND UTILITY    | 5.05 AC±         |
| PRIVATE STREETS                     | 2.57 AC±         |
| TOTAL:                              | 20.61 AC±        |

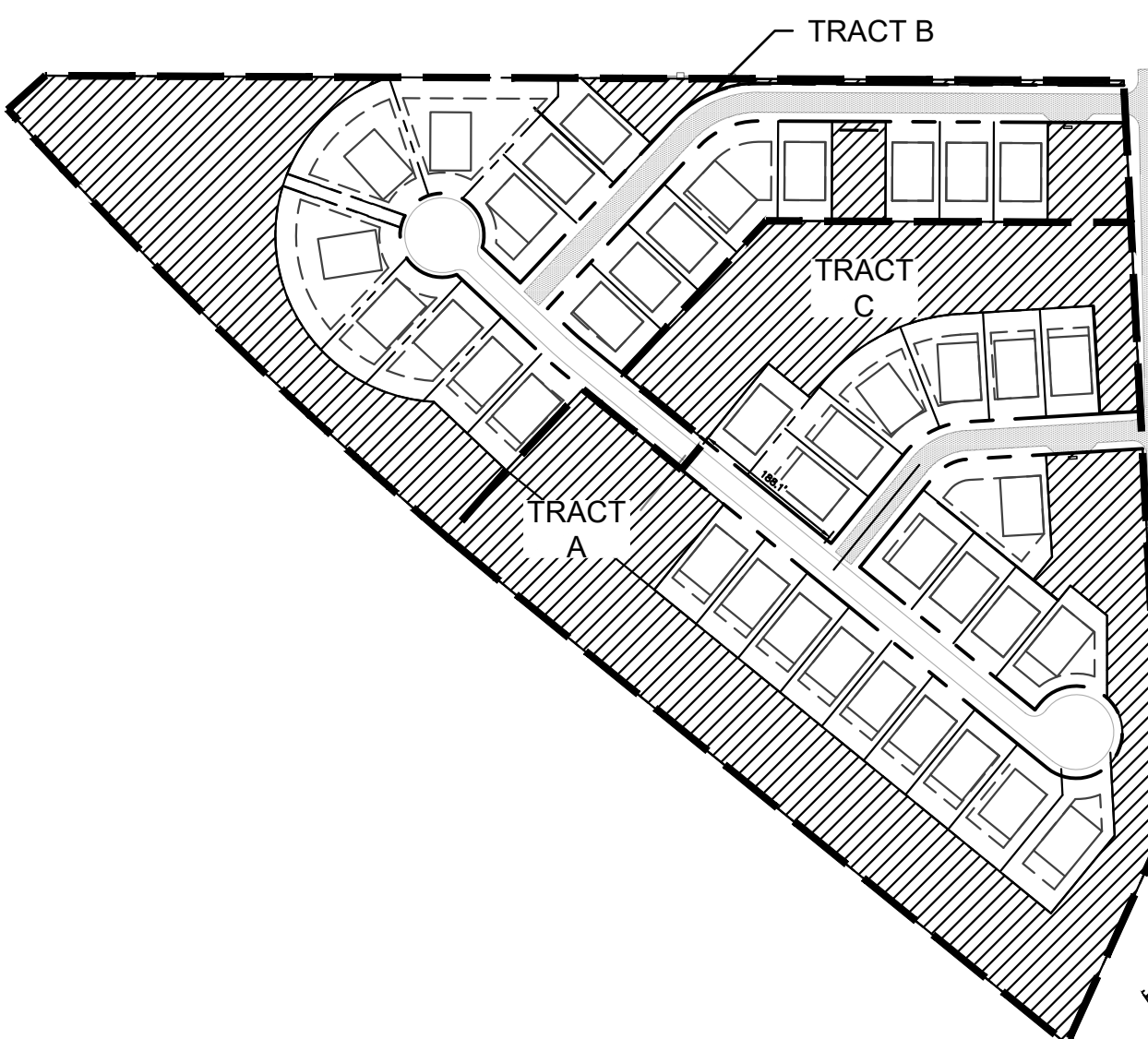
#### SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 7,800 SF   |

| TYPE OF USE                         | # ACRES PROVIDED |
|-------------------------------------|------------------|
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 8.99 AC±         |
| OPEN SPACE, DRAINAGE AND UTILITY    | 9.09 AC±         |
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| TOTAL:                              | 20.61 AC±        |

#### TRACT TABLE

| TRACT                          | PERMITTED USES                                        | OWNERSHIP / MAINTENANCE | SQUARE FOOTAGE (ACREAGE) |
|--------------------------------|-------------------------------------------------------|-------------------------|--------------------------|
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| TOTAL SQUARE FOOTAGE / ACREAGE |                                                       |                         | ± 396,117 SF (±9.09 AC)  |



CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.  
Date: \_\_\_\_\_ Landowner David & Susan Garrettson:

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on \_\_\_\_\_, 2023 and the City of Woodland Park Council on \_\_\_\_\_, 2023.  
Date: \_\_\_\_\_ City Planner Lor Pellegrino, AICP :

CONDITIONS OF APPROVAL

- Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
  - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
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  - Approved SWMP
- Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
- Prior to conveyance of any proposed lot, the applicant shall:
  - Record a Final Plat;
  - Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - Construct the deceleration lane on SH67
- Prior to recording the final plat, the applicant shall submit:
  - Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
  - Park Development Fees in the applicable amount.

COVER SHEET  
SHEET 1 OF 11

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX



# PUD AMENDMENT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

In Witness Whereof: The aforementioned DAVID N. & SUSAN J. GARRETSON  
has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D.

Authorized Owner/Representative \_\_\_\_\_

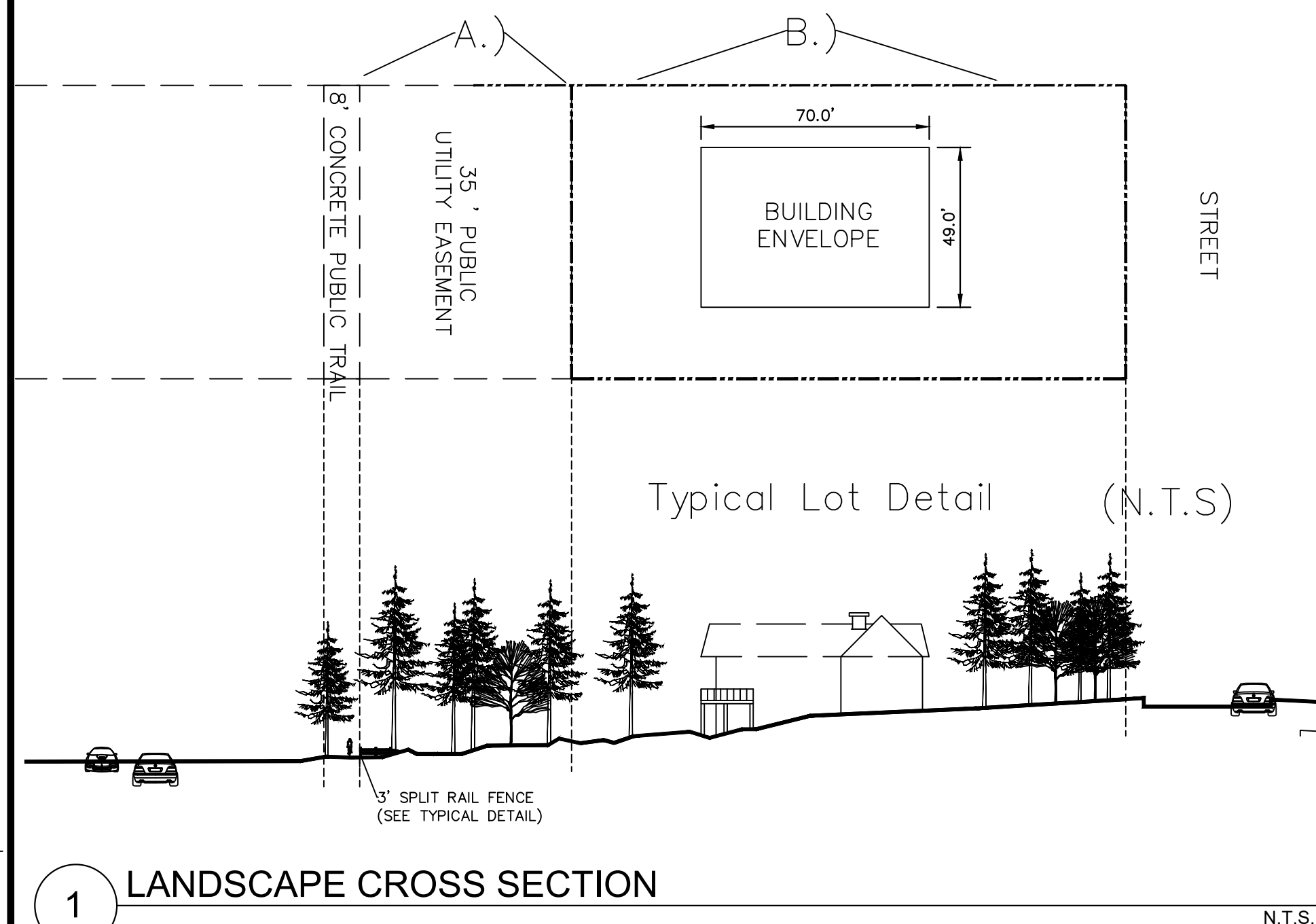
STATE OF COLORADO )  
 )SS.  
EL PASO COUNTY )

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D. by \_\_\_\_\_

\_\_\_\_ Witness my Hand and SEAL:

My Commission Expires:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A) PUBLIC EASEMENT &amp; PRESERVATION AREA</p> <ul style="list-style-type: none"> <li>• DEVELOPER OBLIGATION DURING SUBDIVISION CONSTRUCTION PHASE</li> <li>• RESPONSIBILITIES INCLUDE:             <ol style="list-style-type: none"> <li>1. WILDFIRE MITIGATION (PRE-DEVELOPMENT)</li> <li>2. MAINTENANCE                 <ol style="list-style-type: none"> <li>a. PRESERVATION OF DEFENSIBLE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN</li> <li>b. FORESTRY MANAGEMENT</li> <li>c. EROSION CONTROL/FUEL MANAGEMENT</li> </ol> </li> </ol> </li> <li>• LANDSCAPING TO CONSIST OF:             <ol style="list-style-type: none"> <li>a. WILDFLOWERS</li> <li>b. NATIVE GRASSES</li> <li>c. ORNAMENTAL FENCE ACCENTS</li> </ol> </li> </ul> | <p>B) PRIVATE OPEN SPACE/BUILDABLE (LOT) AREA</p> <ul style="list-style-type: none"> <li>• BUILDER (HOMEOWNER) OBLIGATION DURING LOT IMPROVEMENT/HOME BUILDING PHASE</li> <li>• RESPONSIBILITIES INCLUDE:             <ol style="list-style-type: none"> <li>1. MAINTENANCE                 <ol style="list-style-type: none"> <li>a. FUEL MANAGEMENT</li> <li>b. PRESERVATION/MAINTENANCE OF DEFENSIBLE SPACE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN</li> <li>c. FORESTRY MANAGEMENT</li> </ol> </li> <li>2. EROSION CONTROL/FUEL MANAGEMENT</li> <li>3. LANDSCAPE CONSISTS OF:                 <ol style="list-style-type: none"> <li>a. WILDFLOWERS</li> <li>b. NATIVE GRASSES</li> </ol> </li> </ol> </li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



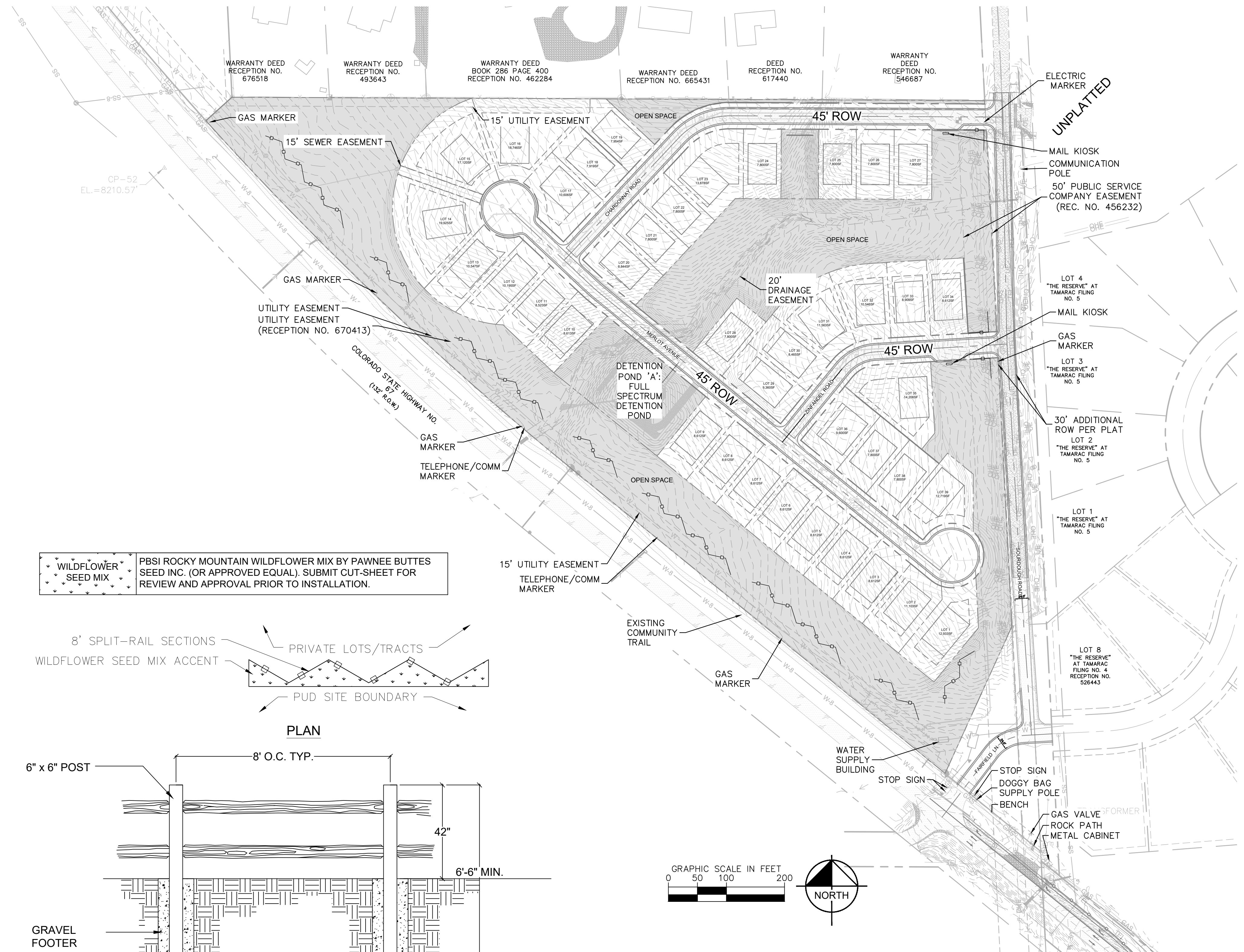
## 1 LANDSCAPE CROSS SECTION

\* SEE WILDFIRE MITIGATION PLAN SUBMITTED TO CITY OF WOODLAND PARK IN SUPPORT OF THIS PUD PLAN FOR ADDITIONAL DETAILS AND RECOMMENDATIONS.

WOODLAND PARK:



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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

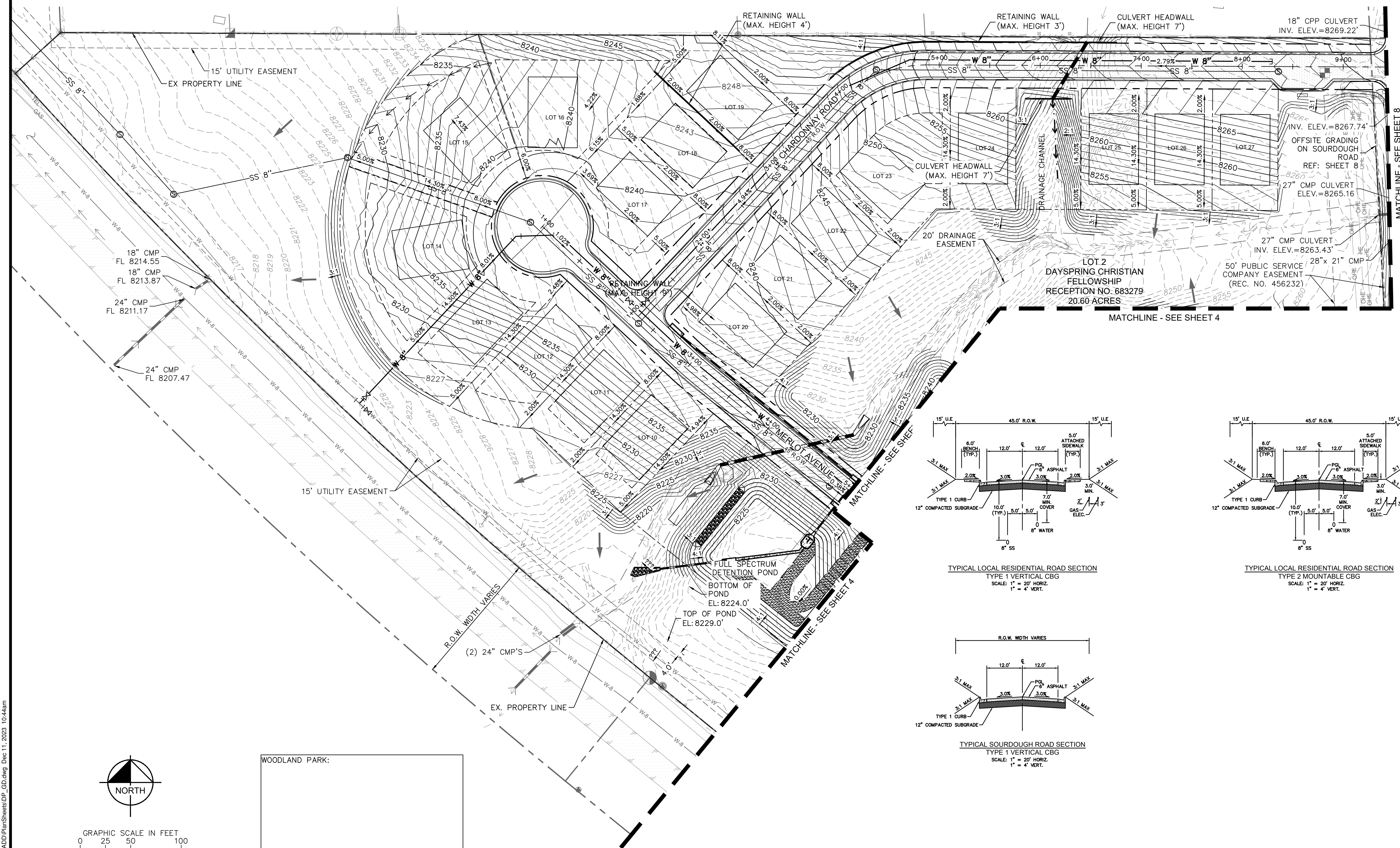


2 SPLIT-RAIL ACCENT FENCE

N.T.S

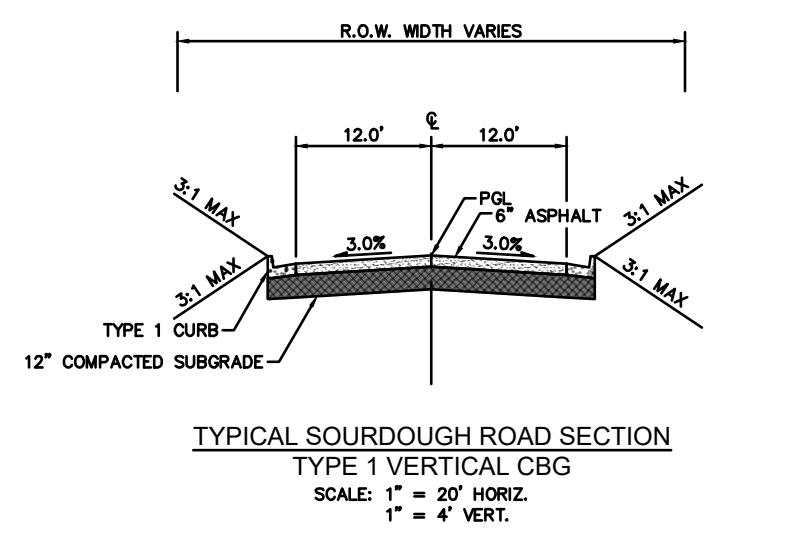
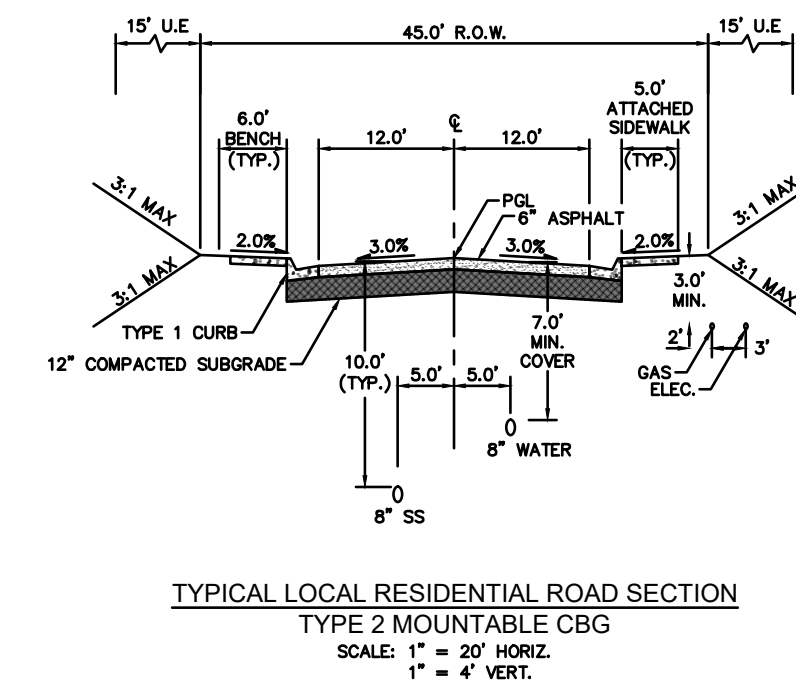
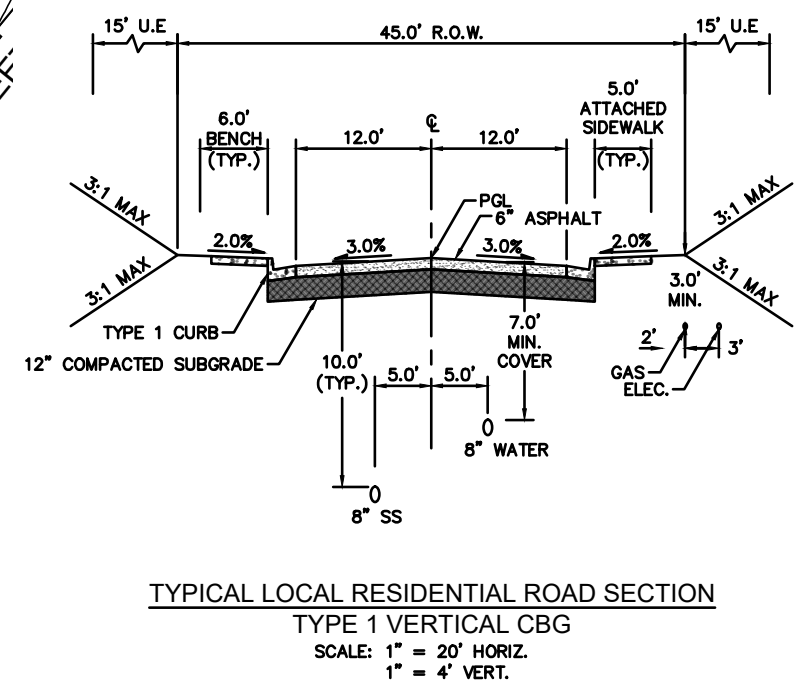


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND

|  |                               |
|--|-------------------------------|
|  | PROPERTY LINE                 |
|  | DRAINAGE EASEMENT LINE        |
|  | PROPERTY SETBACK LINE         |
|  | PROPOSED DITCH/SWALE CL       |
|  | PROPOSED SLOPE/FLOW           |
|  | PROPOSED STORM PIPE           |
|  | PROPOSED CURB INLET           |
|  | PROPOSED HEADWALL             |
|  | PROPOSED RETAINING WALL       |
|  | PROPOSED ASPHALT ROAD         |
|  | PROPOSED MAJOR CONTOUR        |
|  | PROPOSED MINOR CONTOUR        |
|  | EXISTING MAJOR CONTOUR        |
|  | EXISTING MINOR CONTOUR        |
|  | EXISTING FLOW                 |
|  | EXISTING DITCH/SWALE CL       |
|  | EXISTING TELEPHONE LINE       |
|  | EXISTING GAS LINE             |
|  | EXISTING OVERHEAD ELECTRIC    |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WATER MAIN           |
|  | EXISTING WIRE FENCE           |
|  | EXISTING BARB WIRE FENCE      |



| ONSITE |               |
|--------|---------------|
| CUT    | 32,316.26(CY) |
| FILL   | 33,005.57(CY) |
| NET    | 689.31(CY)    |

| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |

WOODLAND PARK:

GRAPHIC SCALE IN FEET  
0 25 50 100

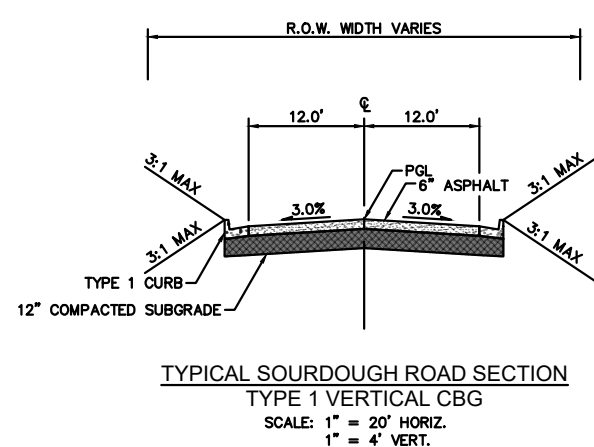
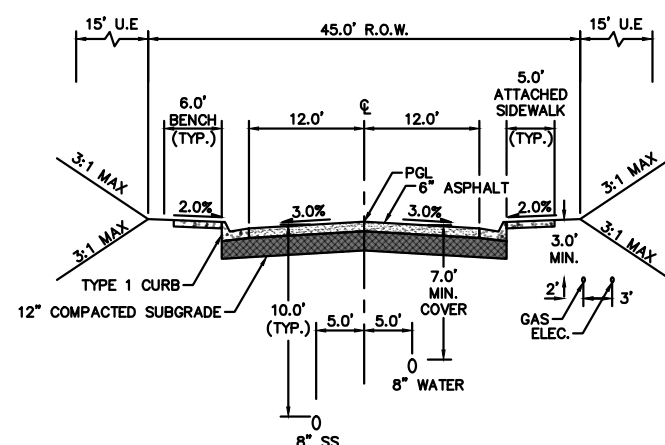
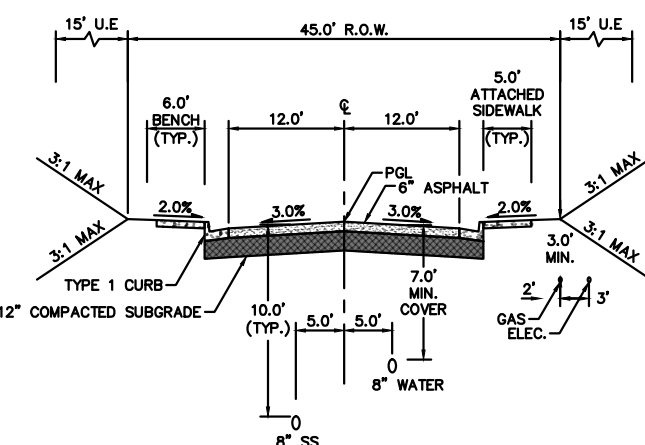
**Kimley»Horn**

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



PINES AT TAMARAC PUD  
PUD AMENDMENT

LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

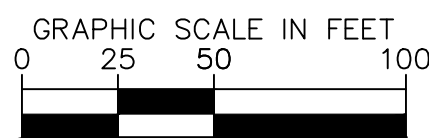
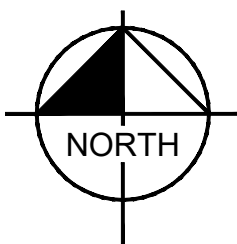


| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

| ONSITE |               |
|--------|---------------|
| CUT    | 32,316.26(CY) |
| FILL   | 33,005.57(CY) |
| NET    | 689.31(CY)    |

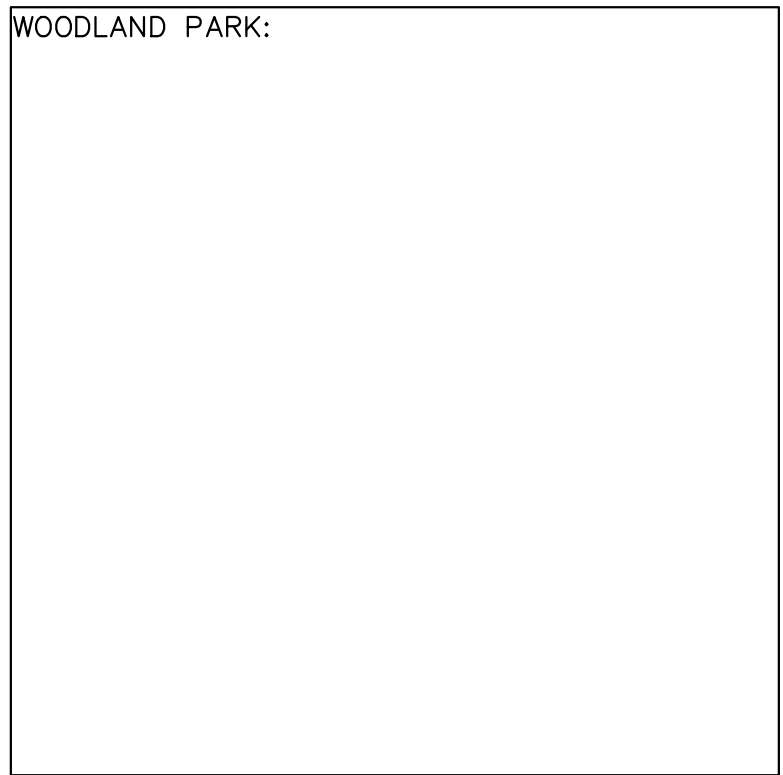
| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |



**Kimley»Horn**

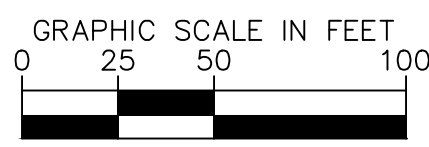
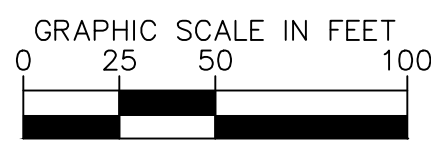
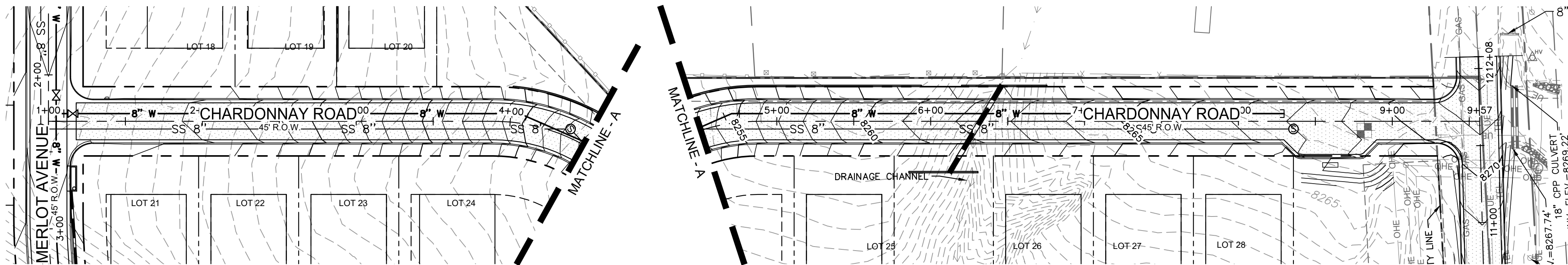
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GRADING PLAN - SOUTH  
SHEET 4 OF 11

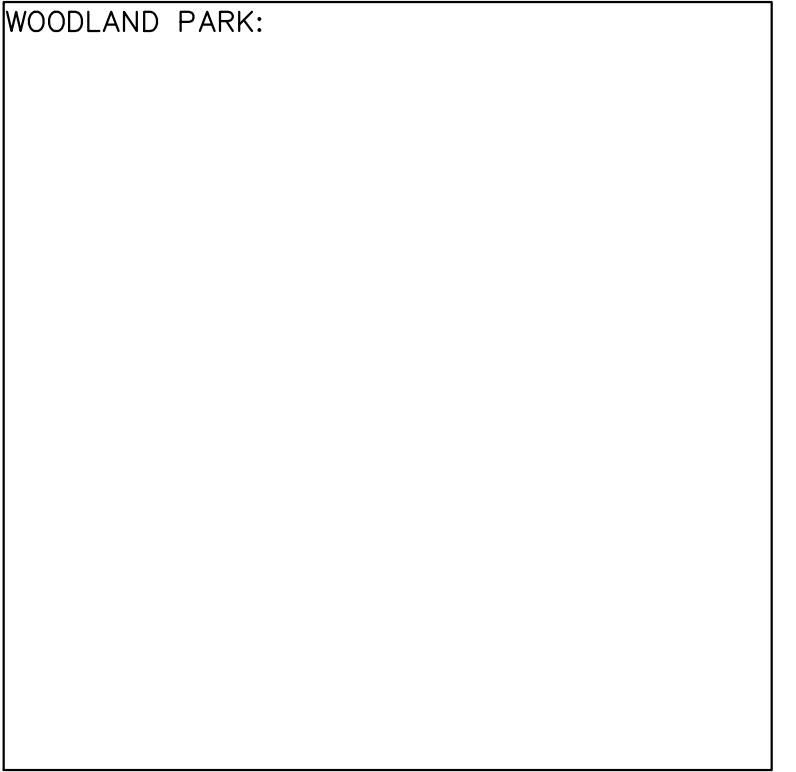
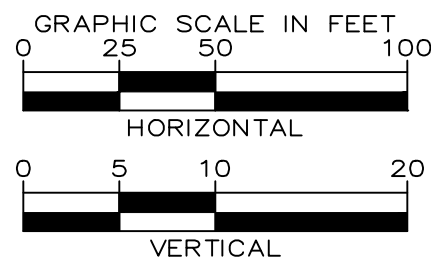
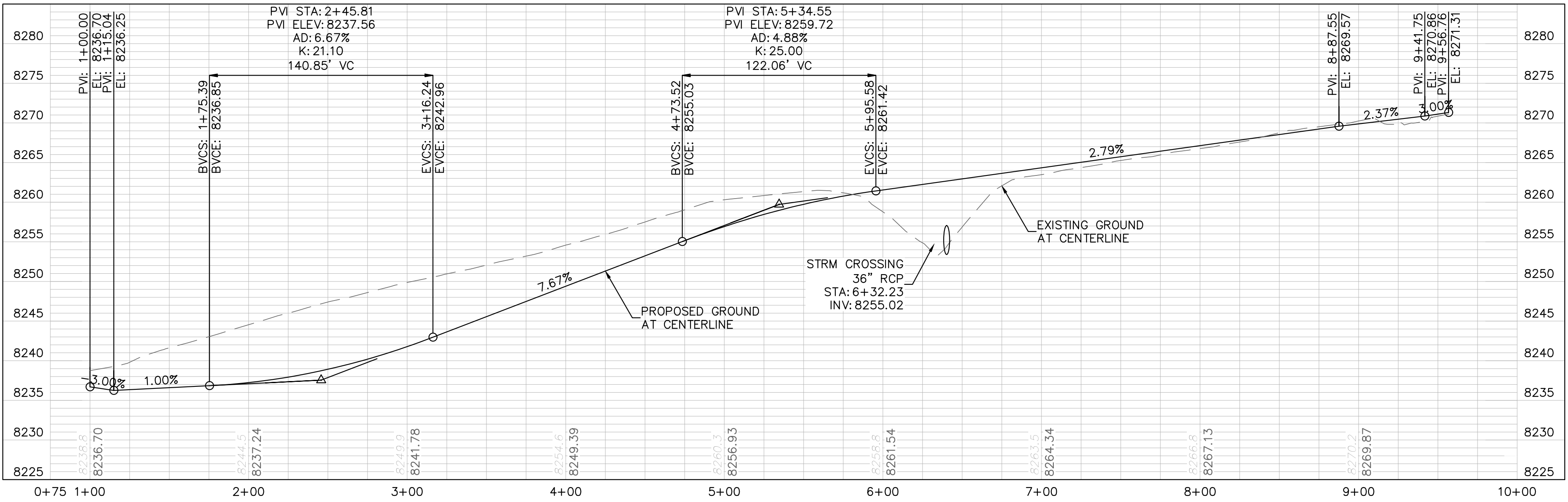


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

CHARDONNAY ROAD



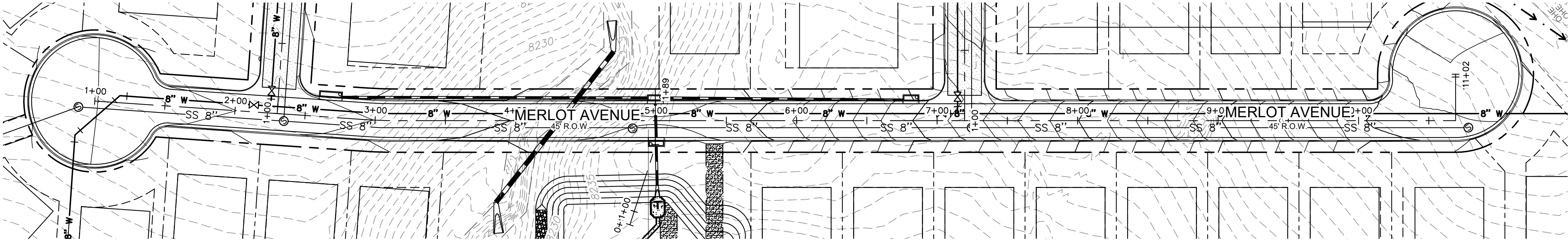
Kimley»Horn

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CHARDONNAY ROAD PLAN & PROFILE  
SHEET 5 OF 11

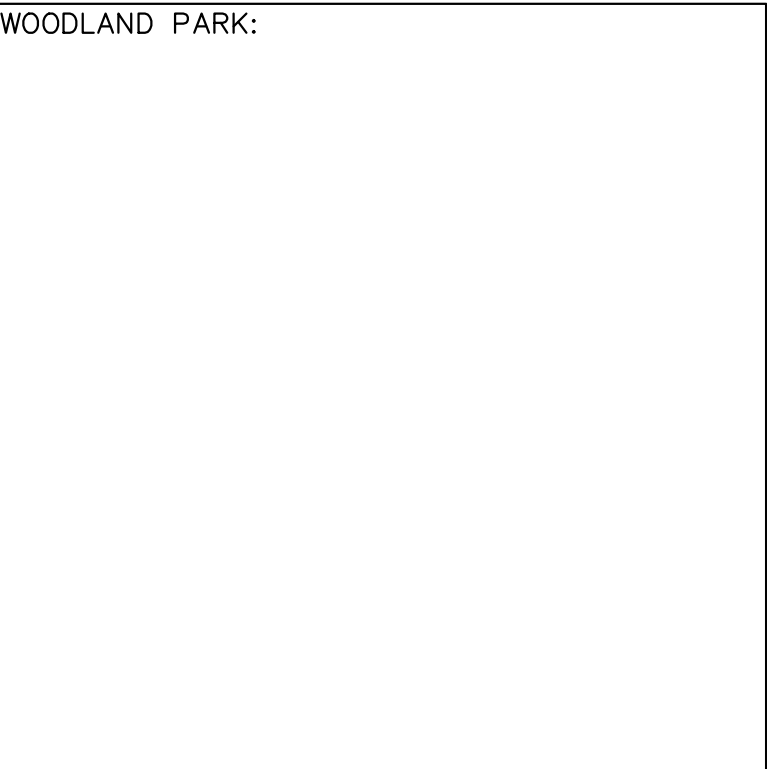
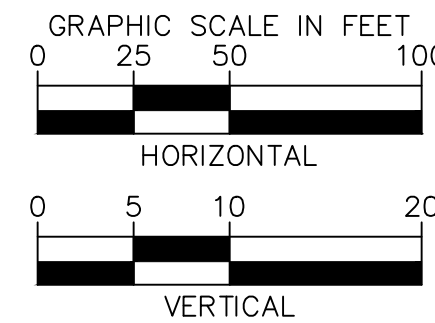
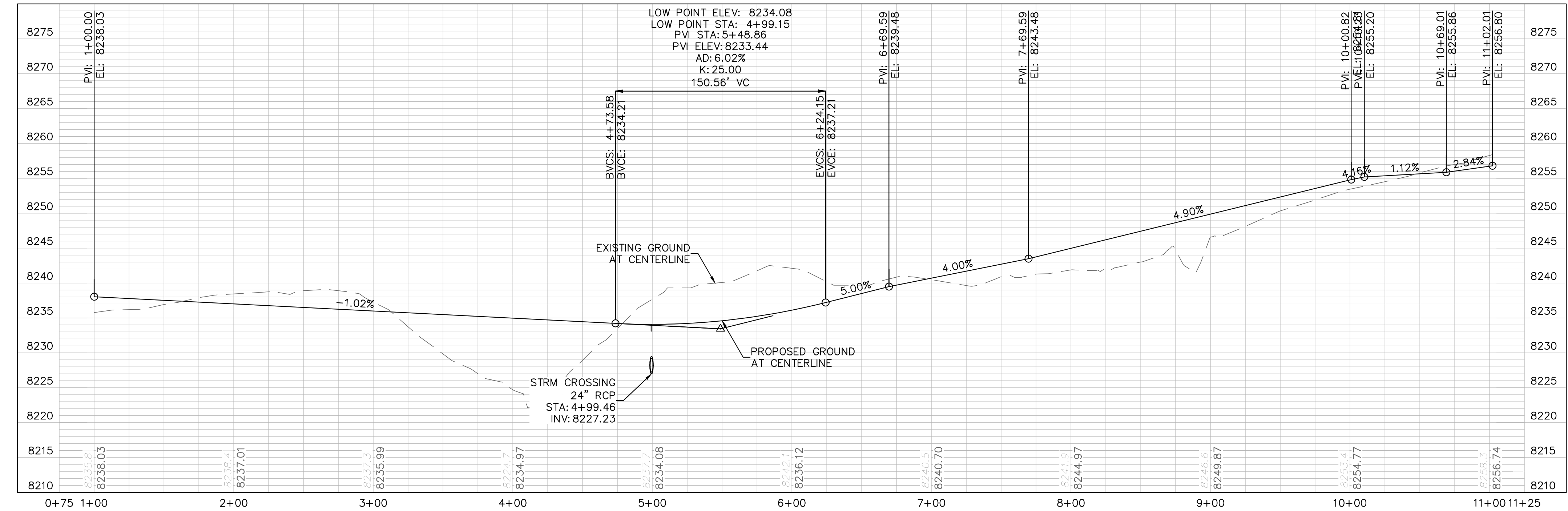


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



- LEGEND
- PROPERTY LINE
  - DRAINAGE EASEMENT LINE
  - PROPERTY SETBACK LINE
  - PROPOSED DITCH/SWALE CL
  - PROPOSED SLOPE/FLOW
  - PROPOSED STORM PIPE
  - PROPOSED CURB INLET
  - PROPOSED HEADWALL
  - PROPOSED RETAINING WALL
  - PROPOSED ASPHALT ROAD
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING FLOW
  - EXISTING DITCH/SWALE CL
  - EXISTING TELEPHONE LINE
  - EXISTING GAS LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING WATER MAIN
  - EXISTING WIRE FENCE
  - EXISTING BARB WIRE FENCE

MERLOT AVENUE

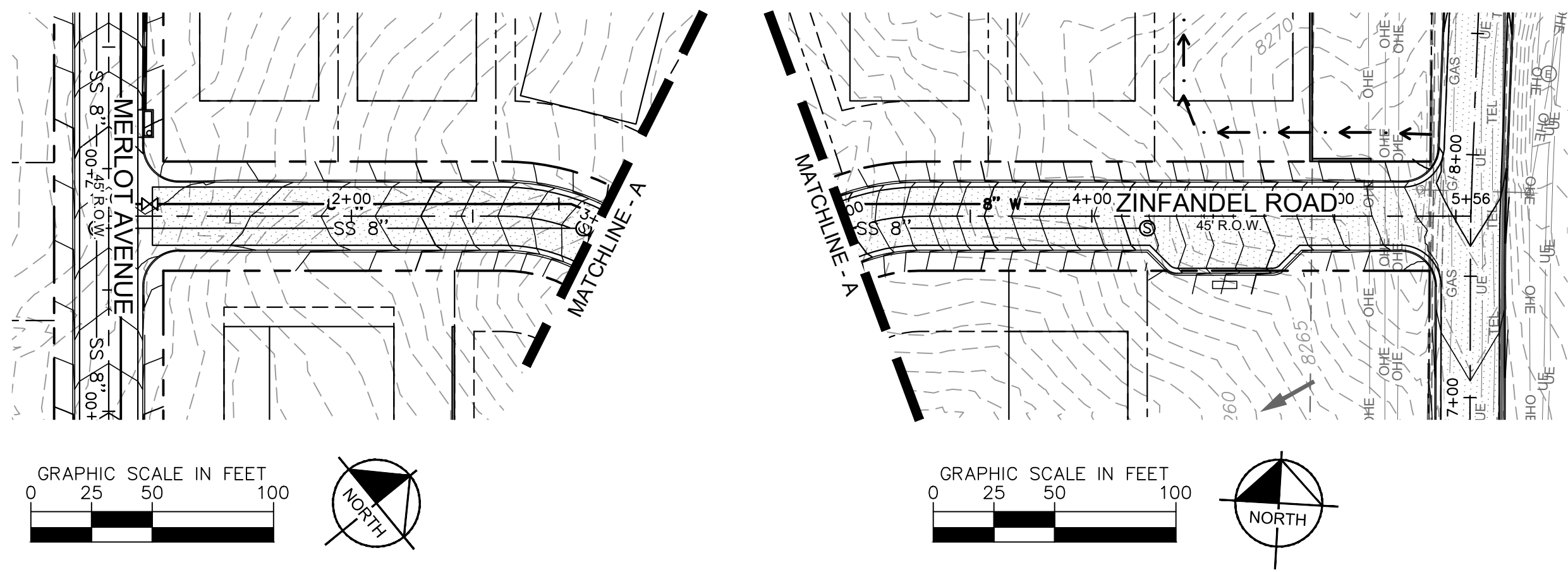


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MERLOT AVENUE PLAN & PROFILE  
SHEET 6 OF 11

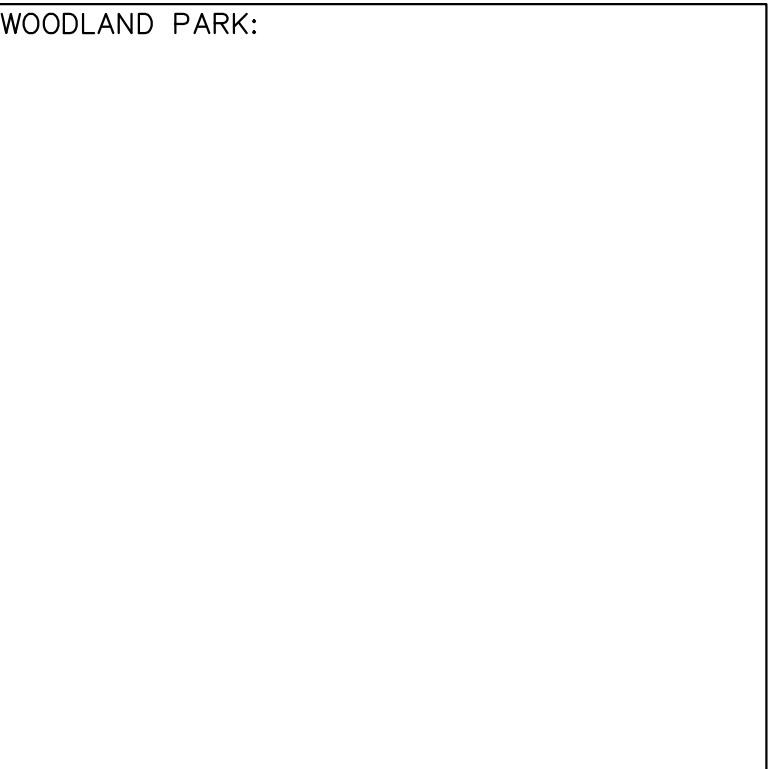
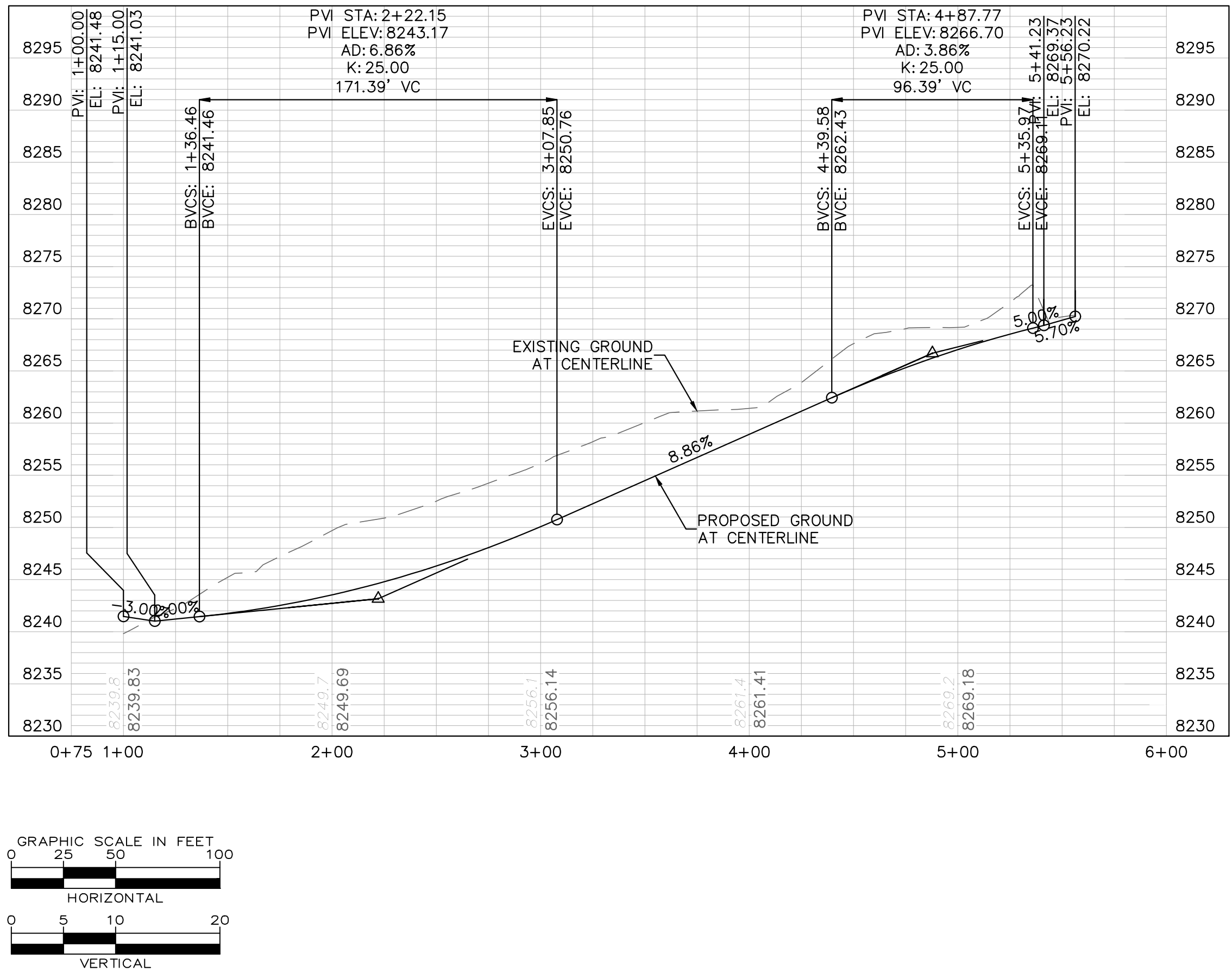


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

ZINFANDEL ROAD

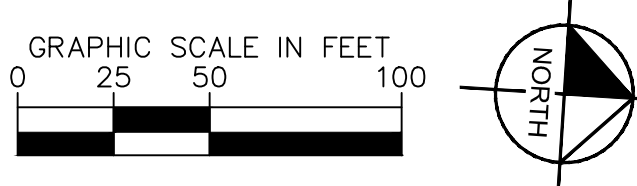
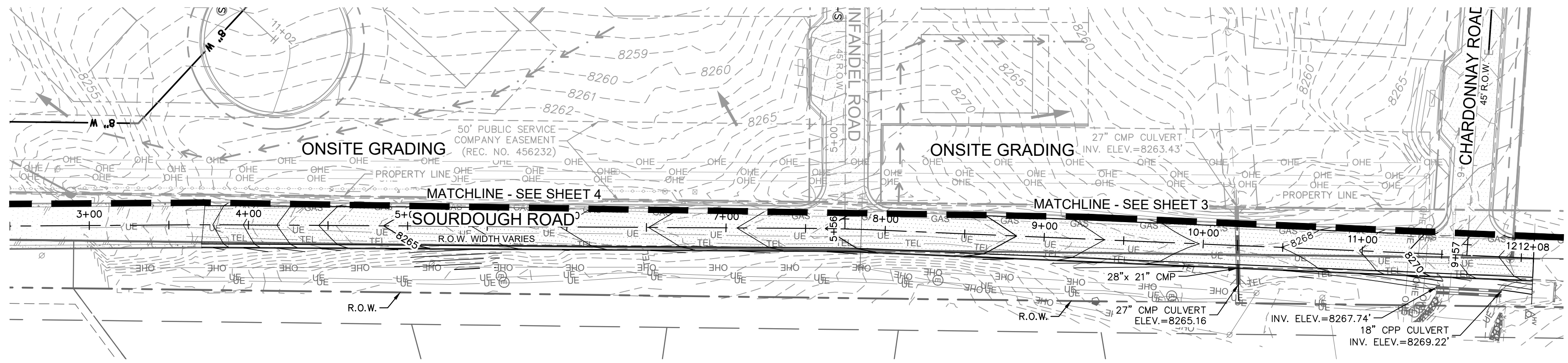


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ZINFANDEL ROAD PLAN & PROFILE  
SHEET 7 OF 11

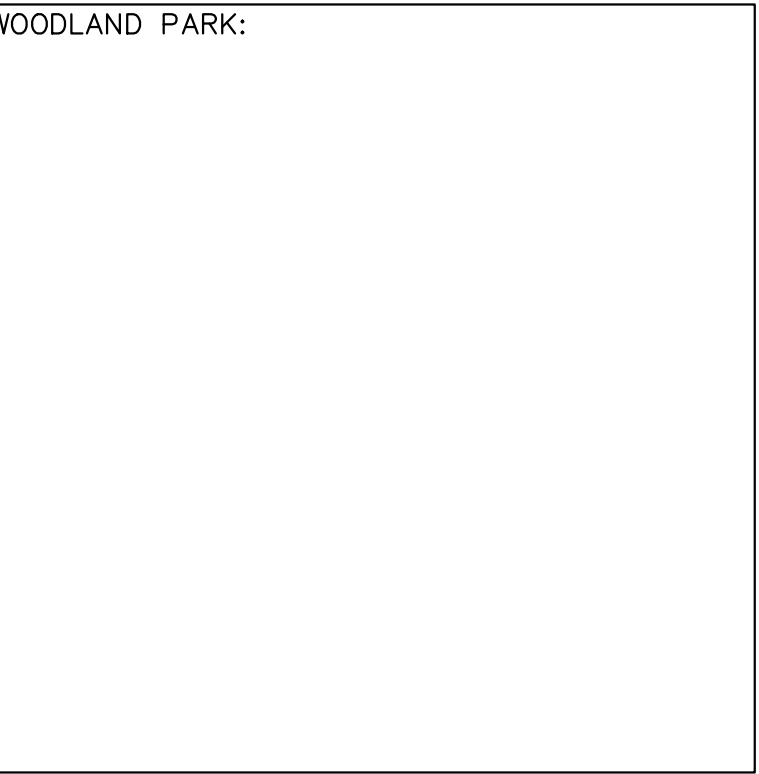
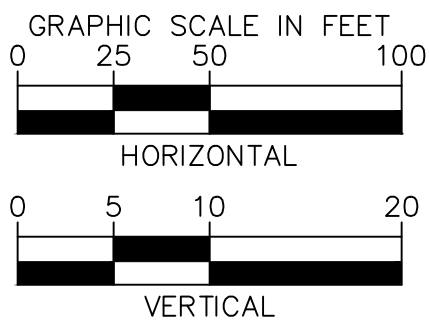
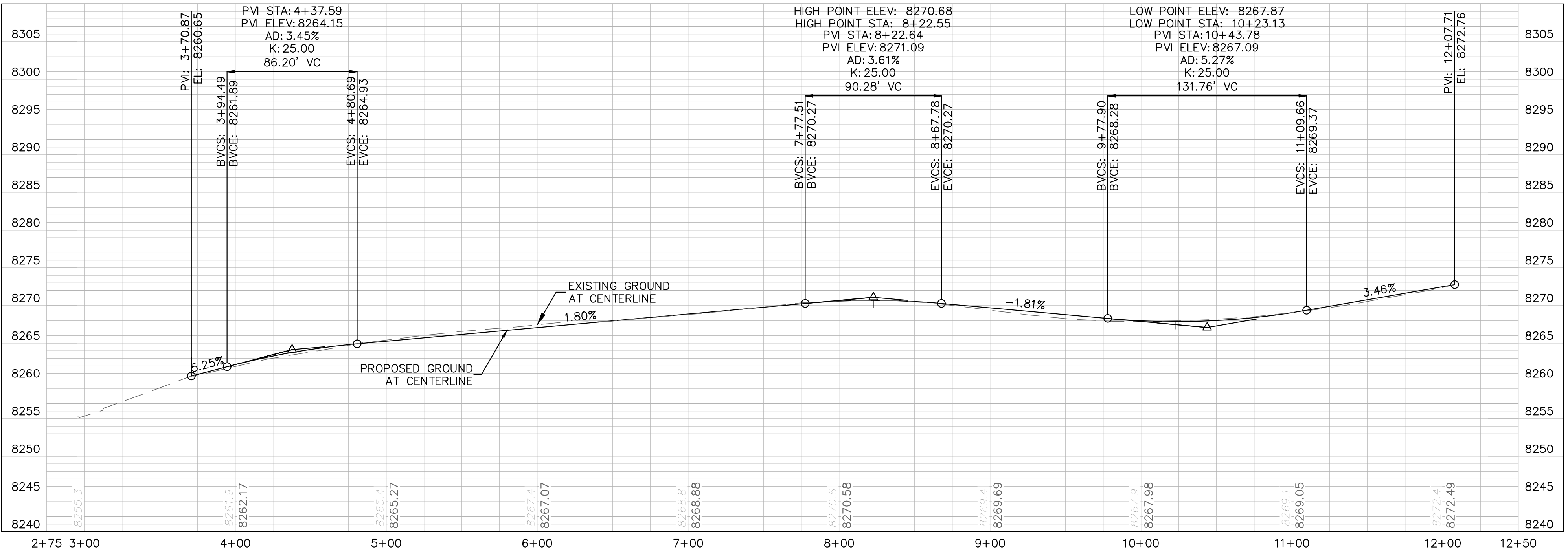


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

SOURDOUGH ROAD

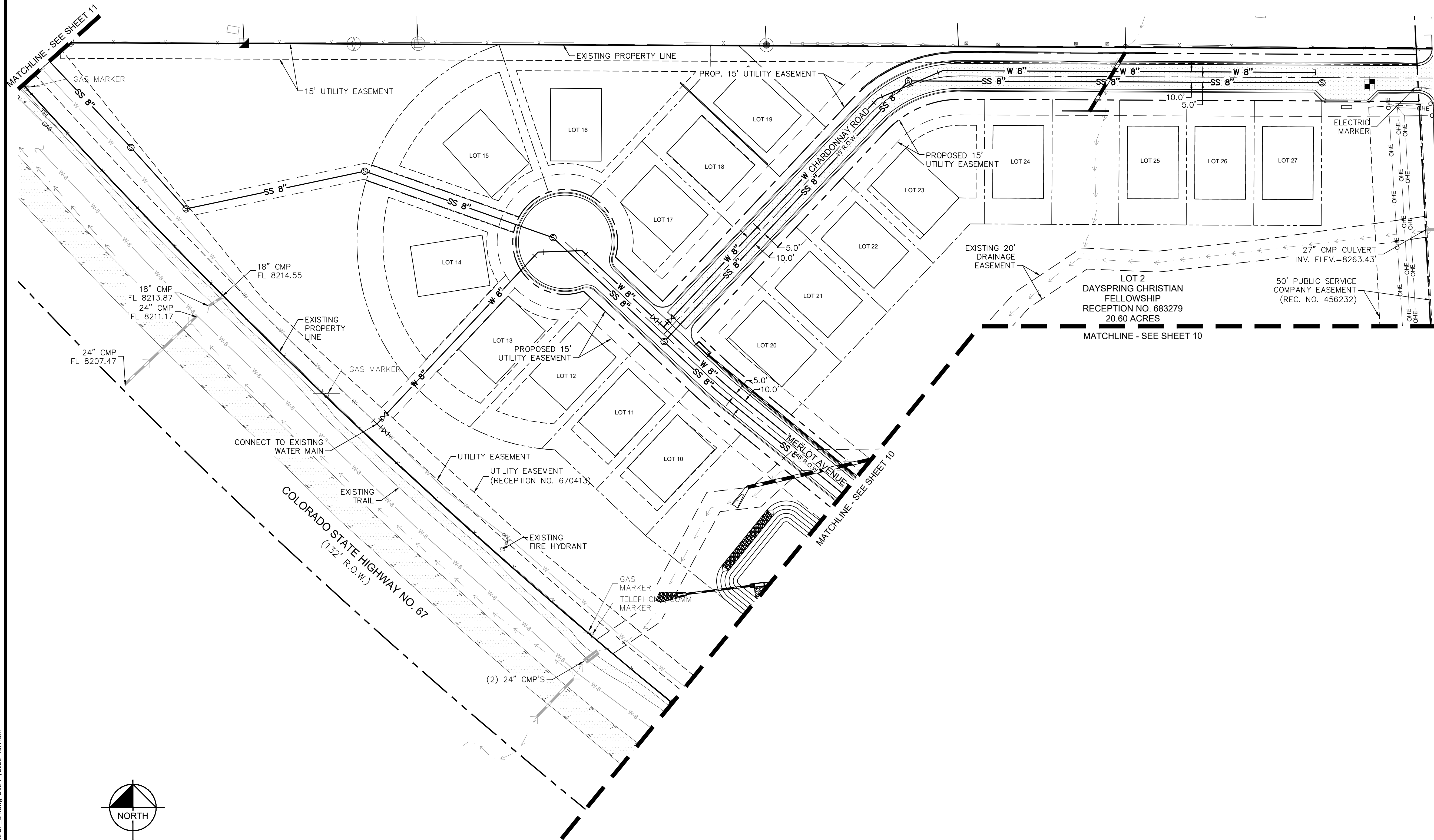


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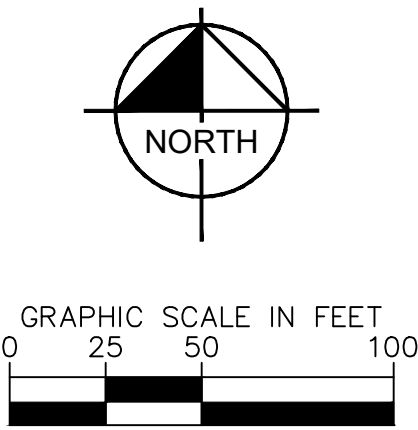
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PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

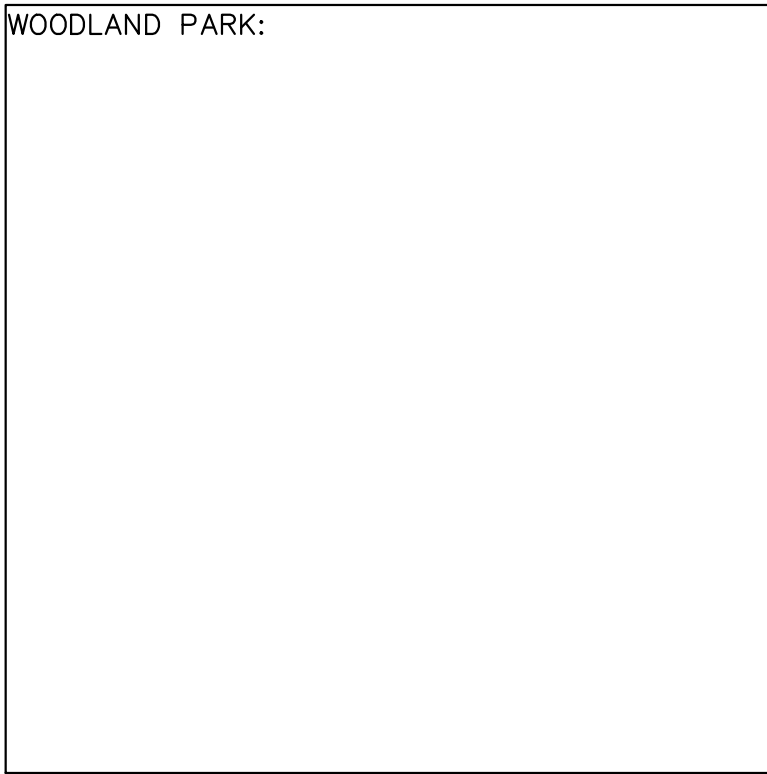


| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
|        | PROPOSED GATE VALVE           |
|        | PROPOSED TEE                  |
|        | PROPOSED BEND                 |
|        | PROPOSED 8" SEWER LINE        |
|        | PROPOSED SEWER MANHOLE        |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | EXISTING SS MAIN              |
|        | EXISTING WATER MAIN           |
|        | EXISTING STORM PIPE           |
|        | EXISTING SWALE FLOW           |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |



**Kimley»Horn**

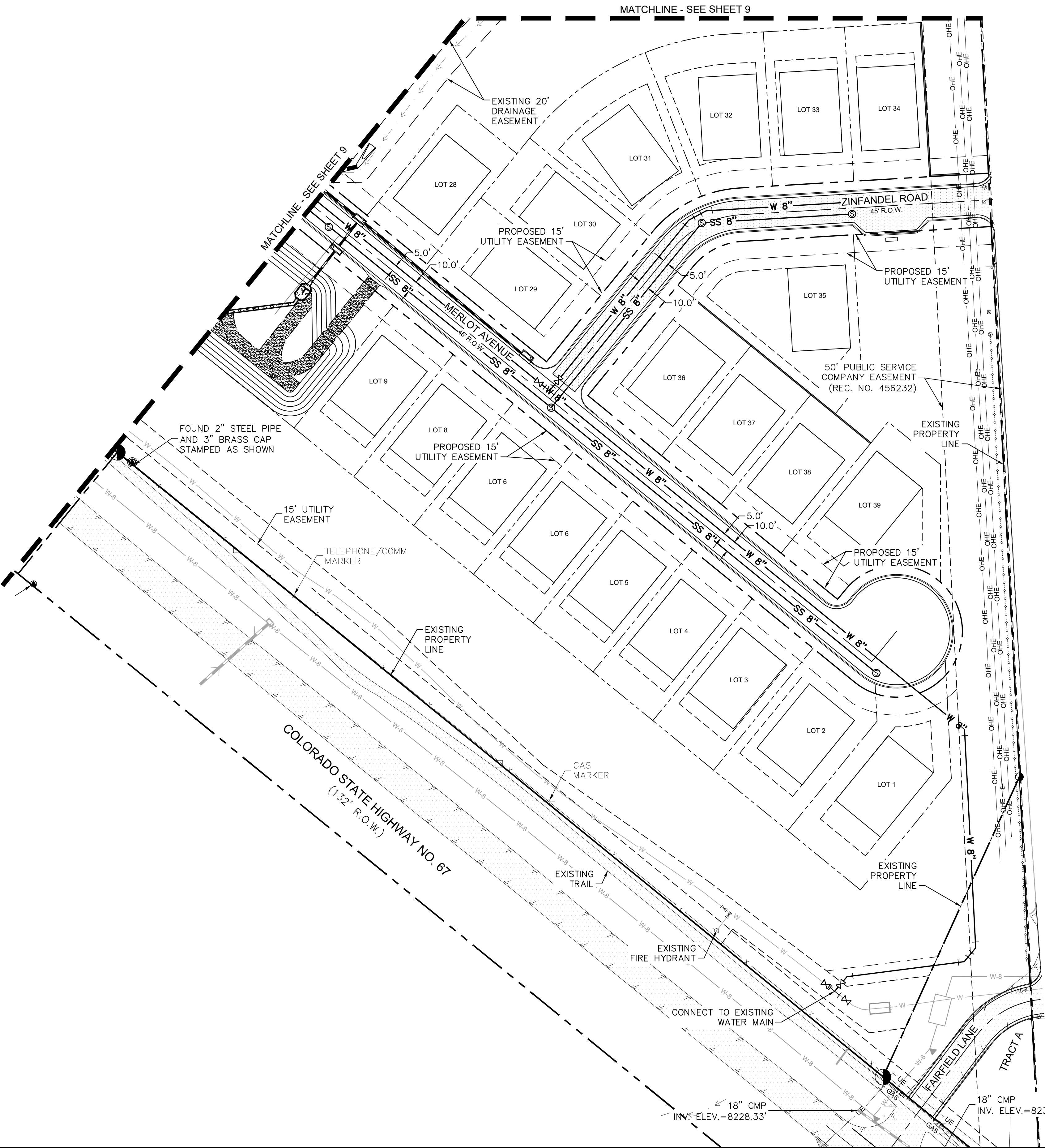
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UTILITY PLAN - NORTH  
SHEET 9 OF 11

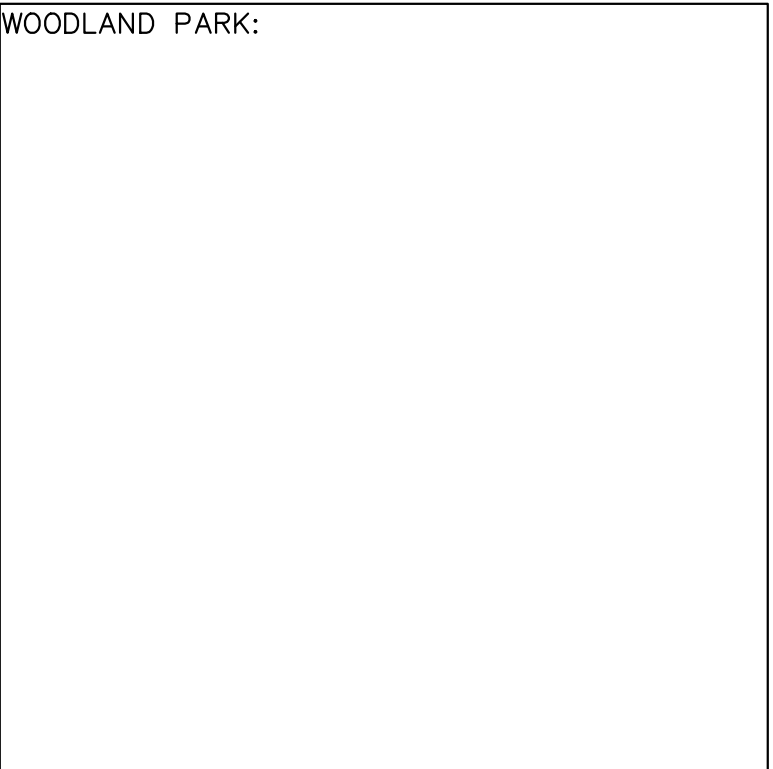


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND

|  |                               |
|--|-------------------------------|
|  | PROPERTY LINE                 |
|  | DRAINAGE EASEMENT LINE        |
|  | PROPERTY SETBACK LINE         |
|  | PROPOSED UTILITY EASEMENT     |
|  | PROPOSED 8" WATER LINE        |
|  | PROPOSED GATE VALVE           |
|  | PROPOSED TEE                  |
|  | PROPOSED BEND                 |
|  | PROPOSED 8" SEWER LINE        |
|  | PROPOSED SEWER MANHOLE        |
|  | PROPOSED STORM PIPE           |
|  | PROPOSED CURB INLET           |
|  | PROPOSED HEADWALL             |
|  | PROPOSED RETAINING WALL       |
|  | PROPOSED ASPHALT ROAD         |
|  | EXISTING SS MAIN              |
|  | EXISTING WATER MAIN           |
|  | EXISTING STORM PIPE           |
|  | EXISTING SWALE FLOW           |
|  | EXISTING TELEPHONE LINE       |
|  | EXISTING GAS LINE             |
|  | EXISTING OVERHEAD ELECTRIC    |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WIRE FENCE           |
|  | EXISTING BARB WIRE FENCE      |



UTILITY PLAN - SOUTH  
SHEET 10 OF 11



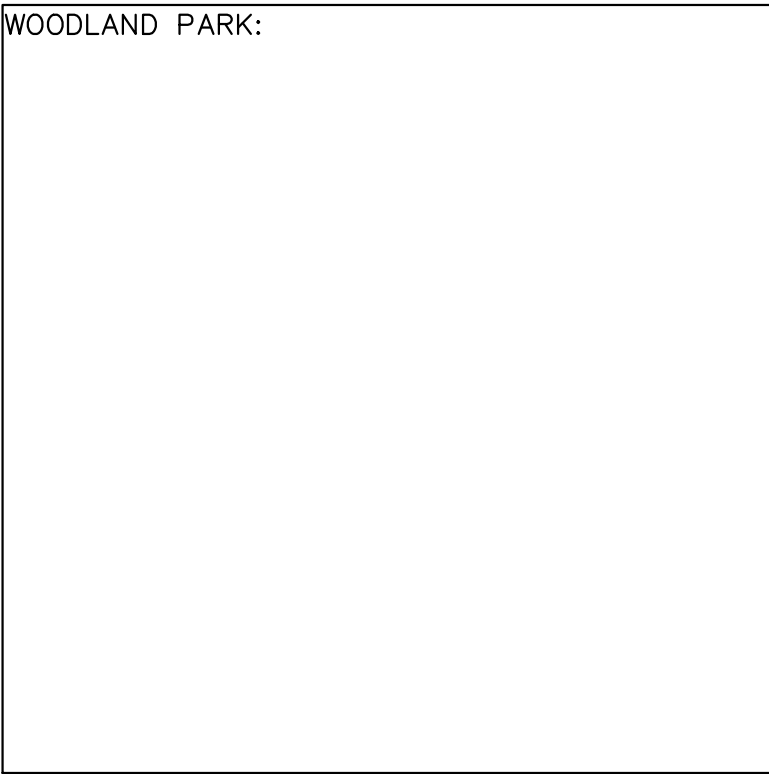
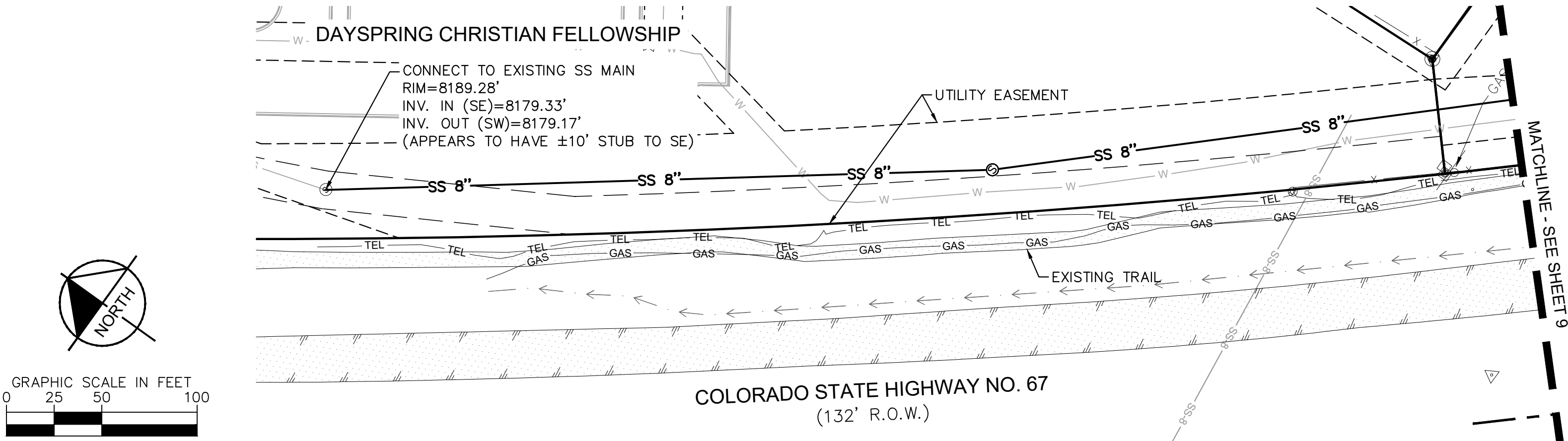
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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

MATCHLINE - SEE SHEET 4

| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
|        | PROPOSED GATE VALVE           |
|        | PROPOSED TEE                  |
|        | PROPOSED BEND                 |
|        | PROPOSED 8" SEWER LINE        |
|        | PROPOSED SEWER MANHOLE        |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | EXISTING SS MAIN              |
|        | EXISTING WATER MAIN           |
|        | EXISTING STORM PIPE           |
|        | EXISTING SWALE FLOW           |
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|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |



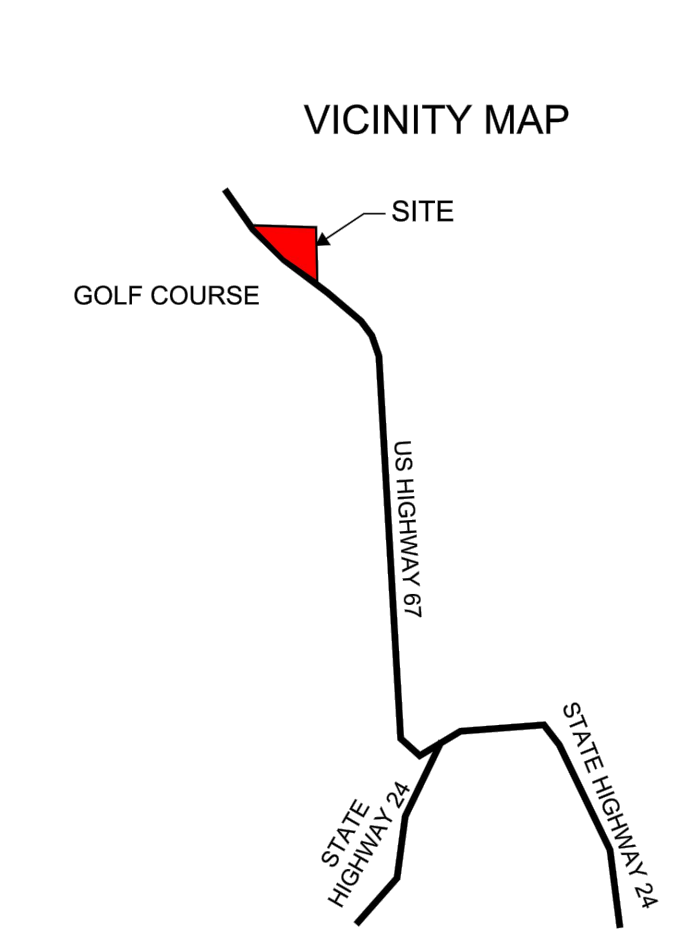
**Kimley»Horn**

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

UTILITY PLAN - OFFSITE  
SHEET 11 OF 11



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OWNER /DEVELOPER:  
THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

APPLICANT:  
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
(719) 248-7280

SURVEYOR:  
ERIC SIMONSON  
RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY,  
WOODLAND PARK, CO 80863  
(719) 687-0920

| SHEET INDEX |                                  |
|-------------|----------------------------------|
| 1           | COVER SHEET                      |
| 2           | LANDSCAPE PLAN                   |
| 3           | GRADING PLAN - NORTH             |
| 4           | GRADING PLAN - SOUTH             |
| 5           | CHARDONNAY ROAD PLAN AND PROFILE |
| 6           | MERLOT AVENUE PLAN AND PROFILE   |
| 7           | ZINFANDEL ROAD PLAN AND PROFILE  |
| 8           | SOURDOUGH ROAD PLAN AND PROFILE  |
| 9           | UTILITY PLAN - NORTH             |
| 10          | UTILITY PLAN - SOUTH             |
| 11          | UTILITY PLAN - OFFSITE           |

LEGAL DESCRIPTION:  
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP  
PUD DESCRIPTION:

OPEN SPACE:  
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (#9.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

RESIDENTIAL USE & DIMENSIONAL STANDARDS:

1. THE MAXIMUM DENSITY IN THE PINES AT TAMARAC SHALL NOT EXCEED 2 DU/GROSS ACRE (41 DU MAX).
2. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE CONDUCTED ON A LOT. GUEST HOUSES AND/OR ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED.
3. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, ACCENT FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS.
4. MINIMUM LOT AREA: 7,800 SQUARE FEET. MINIMUM LOT SIZES ARE ESTABLISHED PER LOT AS DEPICTED ON THE PLAN; HOWEVER, NO LOT SHALL BE CREATED AND/OR AMENDED, REPLATTED, OR PORTIONS THEREOF CONVEYED WHICH WILL REDUCE THE LOT AREA BELOW THE MINIMUM 7,800 SF LOT AREA.
5. MAXIMUM IMPERVIOUS COVERAGE: A MAXIMUM 40% GROSS TOTAL LOT AREA MAY BE IMPERVIOUS. THE AREA OF AT GRADE PATIOS AND WALKS AND/OR PATHS SHALL NOT BE COUNTED TOWARD IMPERVIOUS COVERAGE. DRIVEWAYS SHALL BE INCLUDED IN THE MAXIMUM IMPERVIOUS AREA CALCULATION.
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (35').
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE DEPICTED BY THE PUD.
8. SETBACK REQUIREMENTS: (SEE DETAIL FOR TYPICAL LOT/YARD ORIENTATION)
  - a. FRONT YARD: TWENTY-FIVE FEET (25')
  - b. REAR YARD: TWENTY-FIVE FEET (25')
  - c. SIDE YARD: EIGHT FEET (8')
  - d. CORNER YARD: FIFTEEN FEET (15')
  - e. SEE DETAIL FOR TYPICAL LOT AND YARD ORIENTATION
  - f. PROJECTIONS INTO SIDE YARD SETBACKS: EAVES AND WINDOW WELLS, FASCIA, SOFFIT, AND RELATED FEATURES AND/OR APPURTENANCE MAY PROJECT A MAXIMUM OF THREE (3) FEET INTO AN ADJACENT YARD SETBACK.
9. PARKING: EACH LOT SHALL PROVIDE A MINIMUM OF TWO ON-SITE PARKING SPACES. SPACES MAY BE PROVIDED VIA GARAGE AND/OR ONSITE VIA PRIVATE DRIVEWAY. ON STREET PARKING SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF WOODLAND PARK AND/OR FUTURE PINES AT TAMARAC HOME OWNERS ASSOCIATION.
10. WILDFIRE MITIGATION: SEE SHEET 2 FOR LANDSCAPE CROSS SECTION WITH MITIGATION ACTIVITIES AS WELL AS SEPARATELY SUBMITTED MITIGATION PLAN. PLAN TO BE RECORDED WITH FINAL PLAT

DEVELOPMENT SCHEDULE

DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

IMPROVEMENTS

ALL OPEN SPACE AND LANDSCAPE TRACTS, PEDESTRIAN PATHS AND TRAILS, AND STORMWATER APPURTENANCE INCLUDING, BUT NOT LIMITED TO WATER QUALITY PONDS, ARE TO BE OWNED AND MAINTAINED BY THE PINES AT TAMARAC HOME OWNERS ASSOCIATION AND DELEGATED AGENTS, OR OTHER ENTITY APPROVED BY THE CITY OF WOODLAND PARK. ALL ROADS WILL BE DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC OWNERSHIP AND MAINTENANCE.

CURB AND GUTTER, PEDESTRIAN RAMPS, DRIVEWAY PANS, ETC. TO BE AS ILLUSTRATED ON THE PUD DEVELOPMENT PLAN SUBJECT TO FINAL REVIEW WITH FINAL GRADING AND CONSTRUCTION PLANS.

OWNERSHIP & MAINTENANCE

A HOMEOWNERS ASSOCIATION (PINES AT TAMARAC HOA) WILL BE FORMED FOR THE PURPOSES OF OWNING AND MAINTAINING COMMON ELEMENTS AND ASSOCIATED IMPROVEMENTS AND APPURTENANCE WITHIN THE PINES AT TAMARAC PUD AND SUBSEQUENT FINAL PLAT. DOCUMENTATION OF HOA FORMATION AND AUTHORITIES WILL BE PROVIDED FOR REVIEW WITH THE ASSOCIATED FINAL PLAT FOR THE PINES AT TAMARAC.

UTILITIES

WATER & WASTEWATER IS PLANNED TO BE PROVIDED VIA SERVICE CONNECTION WITH THE CITY OF WOODLAND PARK UTILITIES SUBJECT TO COMPLIANCE WITH PERMITTING REQUIREMENTS. ELECTRIC SERVICE WILL BE PROVIDED BY CORE ELECTRIC COOPERATIVE. NATURAL GAS WILL BE PROVIDED BY BLACK-HILLS ENERGY. THE FRONT YARDS OF ALL LOTS SHALL BE PLATTED WITH A 15' PUBLIC UTILITY EASEMENT, AS DEPICTED ON THE TYPICAL LOT DETAIL.

STORMWATER RUNOFF

DEVELOPMENT OF THE PROPOSED SUBDIVISION PROJECT WILL INCLUDE SITE GRADING, UTILITIES, RESIDENTIAL CONSTRUCTION, AND RELATED SITE IMPROVEMENTS. THE GENERAL CONCEPT FOR MANAGEMENT OF ON-SITE DEVELOPED STORM RUNOFF IS TO ROUTE DEVELOPED FLOWS THROUGH AN ON-SITE STORMWATER DETENTION FACILITY TO MITIGATE THE IMPACT OF DEVELOPED DRAINAGE FROM THE SITE.

THE PROPOSED DETENTION POND FACILITIES HAVE BEEN DESIGNED BASED ON DESIGN PROCEDURES Delineated IN THE CITY OF WOODLAND PARK DRAINAGE CRITERIA MANUAL. THE TOTAL DEVELOPED STORM RUNOFF DOWNSTREAM OF THE SITE WILL BE MAINTAINED AT HISTORIC LEVELS BY ROUTING FLOWS THROUGH THE PROPOSED DETENTION POND. DETENTION POND A HAS BEEN DESIGNED AS A "FULL-SPECTRUM" DETENTION POND TO MITIGATE DEVELOPED DRAINAGE AND WATER QUALITY IMPACTS FROM THE SUBDIVISION.

THE PROPOSED POND OUTLET STRUCTURE HAS BEEN DESIGNED AS AN EXTENDED DETENTION BASINS (EDB), PROVIDING FOR A 40-HOUR RELEASE OF THE WQCV, AND OUTLET STRUCTURE SIZING TO MAINTAIN MAXIMUM ALLOWABLE RELEASE RATES FROM THE POND. A BURIED RIPRAP SPILLWAY WILL BE PROVIDED AS AN EMERGENCY OVERFLOW PATH FROM THE POND TO THE DOWNSTREAM ROADSIDE DITCH AND CULVERT.

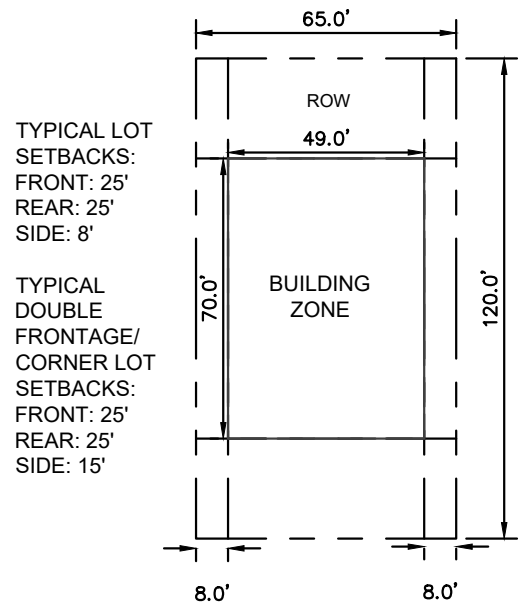
FLOODPLAIN

THE PROJECT SITE IS NOT IMPACTED BY ANY 100-YEAR FLOODPLAIN LIMITS AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOODPLAIN LIMITS IN THE VICINITY OF THE SITE ARE SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08119C0139D DATED SEPTEMBER 25, 2009.

THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040 CFS.

DATE OF PREPARATION  
1/15/2024

WOODLAND PARK:



LOT TYPICAL NOTES:

1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1

LOT TYPICAL DETAIL

N.T.S.

# PINES AT TAMARAC PUD PRELIMINARY PLAT AMENDMENT LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

## EXISTING SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 26 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.26 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 16,000 SF  |

|                                     |                  |
|-------------------------------------|------------------|
| TYPE OF USE                         | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 12.99 AC±        |
| OPEN SPACE, DRAINAGE AND UTILITY    | 5.05 AC±         |
| PRIVATE STREETS                     | 2.57 AC±         |
| TOTAL:                              | 20.61 AC±        |

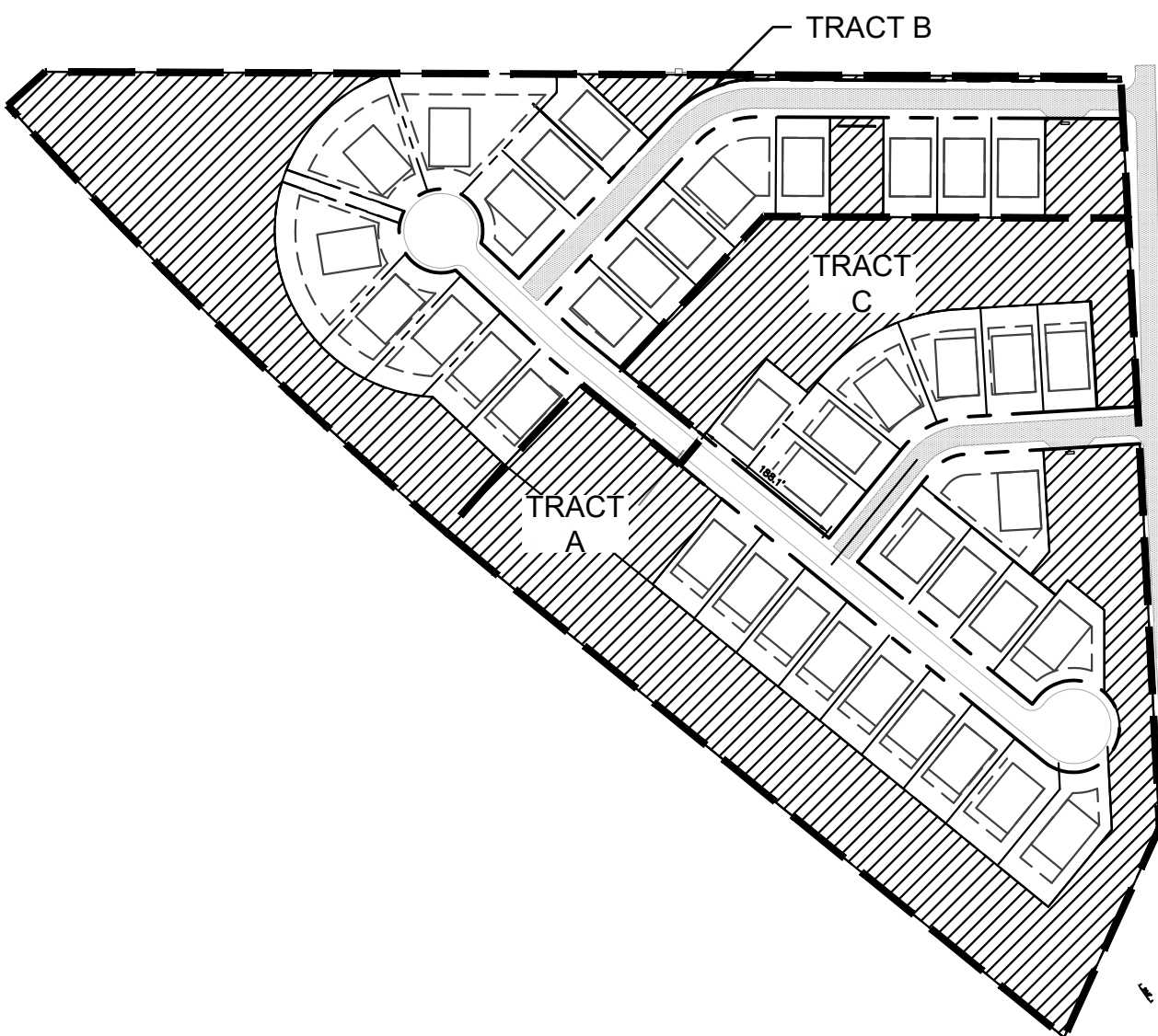
## SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 7,800 SF   |

|                                     |                  |
|-------------------------------------|------------------|
| TYPE OF USE                         | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 8.99 AC±         |
| OPEN SPACE, DRAINAGE AND UTILITY    | 9.09 AC±         |
| PRIVATE STREETS                     | 2.53 AC±         |
| TOTAL:                              | 20.61 AC±        |

## TRACT TABLE

| TRACT                          | PERMITTED USES                                        | OWNERSHIP / MAINTENANCE | SQUARE FOOTAGE (ACREAGE) |
|--------------------------------|-------------------------------------------------------|-------------------------|--------------------------|
| A                              | OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE   | HOA                     | 280,935 SF (6.44 AC)     |
| B                              | OPEN SPACE, DRAINAGE & UTILITY                        | HOA                     | 9,448 SF (0.22 AC)       |
| C                              | OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE | HOA                     | 105,734 SF (2.62 AC)     |
| TOTAL SQUARE FOOTAGE / ACREAGE |                                                       |                         | ± 396,117 SF (#9.09 AC)  |



CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.  
Date: \_\_\_\_\_ Landowner David & Susan Garretson:

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on \_\_\_\_\_, 2023 and the City of Woodland Park Council on \_\_\_\_\_, 2023.  
Date: \_\_\_\_\_ City Planner Lor Pellegrino, AICP :

CONDITIONS OF APPROVAL

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
  - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
  - Final grading and erosion control plan for the entire site and off-site improvements
  - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
  - Final drainage plan and report
  - Approved CDOT Access Permit
  - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
  - a. Record a Final Plat;
  - b. Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
  - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
  - b. Park Development Fees in the applicable amount.

COVER SHEET  
SHEET 1 OF 11

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX



PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

Land Owner Certification

In Witness Whereof: The aforementioned DAVID N. & SUSAN J. GARRETSON  
has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D.

Authorized Owner/Representative

STATE OF COLORADO )  
                                  )SS.  
EL PASO COUNTY      )

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D. by

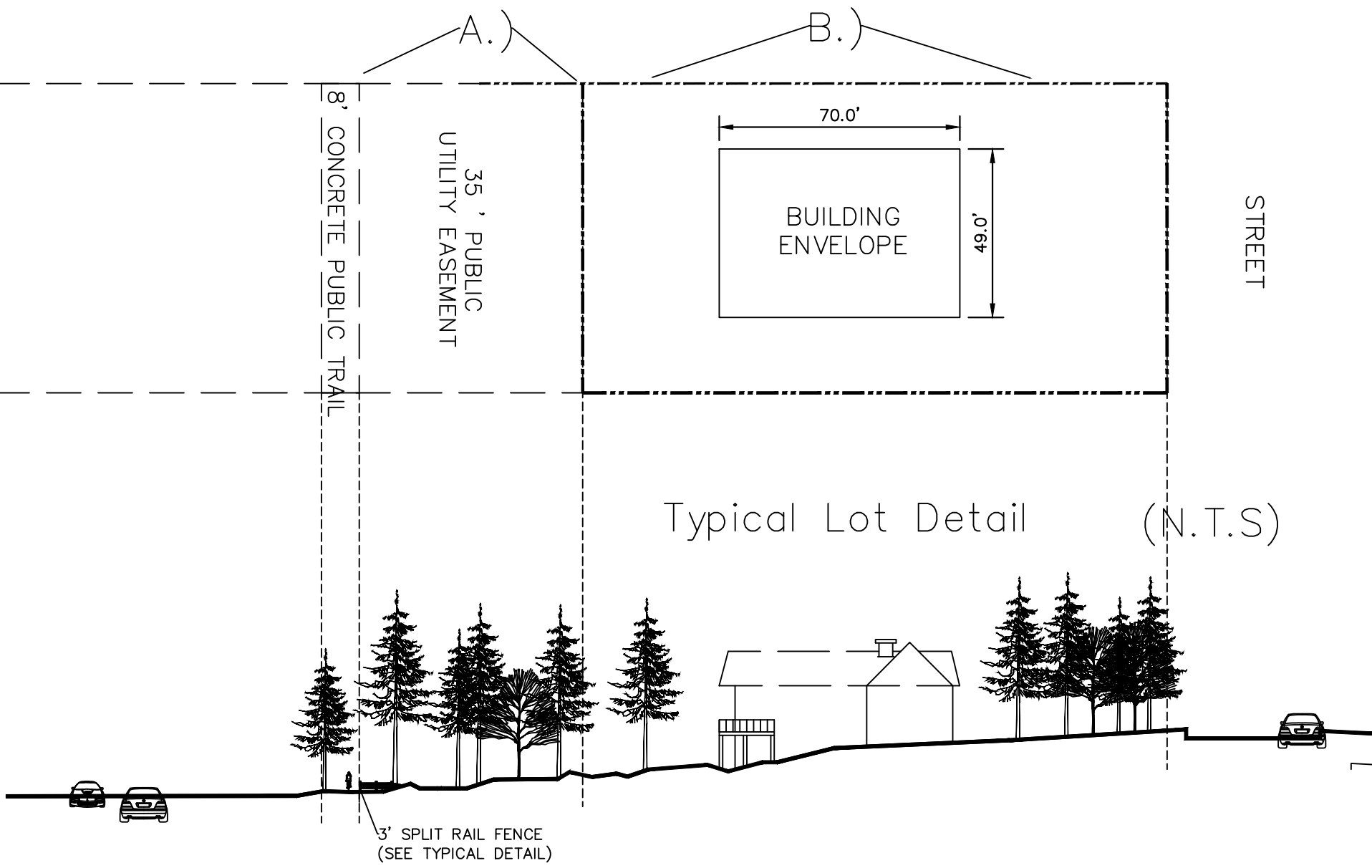
Witness my Hand and SEAL:

Notary Public

My Commission Expires: \_\_\_\_\_

LANDSCAPE ACCENT PROGRAM WITH FIRE MITIGATION ACTIVITIES\*

- A) PUBLIC EASEMENT & PRESERVATION AREA
- DEVELOPER OBLIGATION DURING SUBDIVISION CONSTRUCTION PHASE
  - RESPONSIBILITIES INCLUDE:
    - WILDFIRE MITIGATION (PRE-DEVELOPMENT)
    - MAINTENANCE
      - PRESERVATION OF DEFENSIBLE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
      - FORESTRY MANAGEMENT
      - EROSION CONTROL/FUEL MANAGEMENT
  - LANDSCAPING TO CONSIST OF:
    - WILDFLOWERS
    - NATIVE GRASSES
    - ORNAMENTAL FENCE ACCENTS
- B) PRIVATE OPEN SPACE/BUILDABLE (LOT) AREA
- BUILDER (HOMEOWNER) OBLIGATION DURING LOT IMPROVEMENT/HOME BUILDING PHASE
  - RESPONSIBILITIES INCLUDE:
    - MAINTENANCE
      - FUEL MANAGEMENT
      - PRESERVATION/MAINTENANCE OF DEFENSIBLE SPACE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
      - FORESTRY MANAGEMENT
    - EROSION CONTROL/FUEL MANAGEMENT
    - LANDSCAPE CONSISTS OF:
      - WILDFLOWERS
      - NATIVE GRASSES



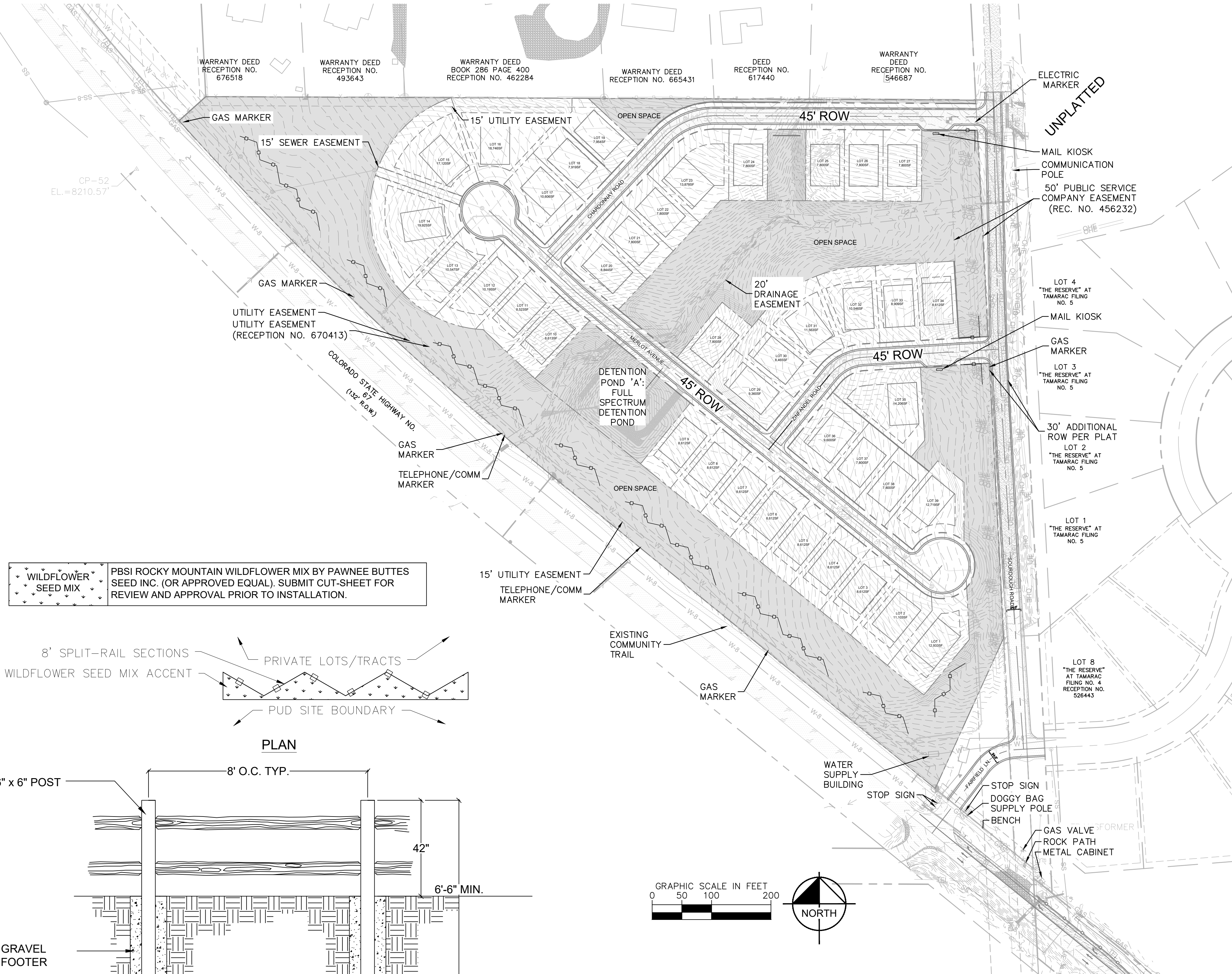
1 LANDSCAPE CROSS SECTION

\* SEE WILDFIRE MITIGATION PLAN SUBMITTED TO CITY OF WOODLAND PARK IN SUPPORT OF THIS PUD PLAN FOR ADDITIONAL DETAILS AND RECOMMENDATIONS.

WOODLAND PARK:

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



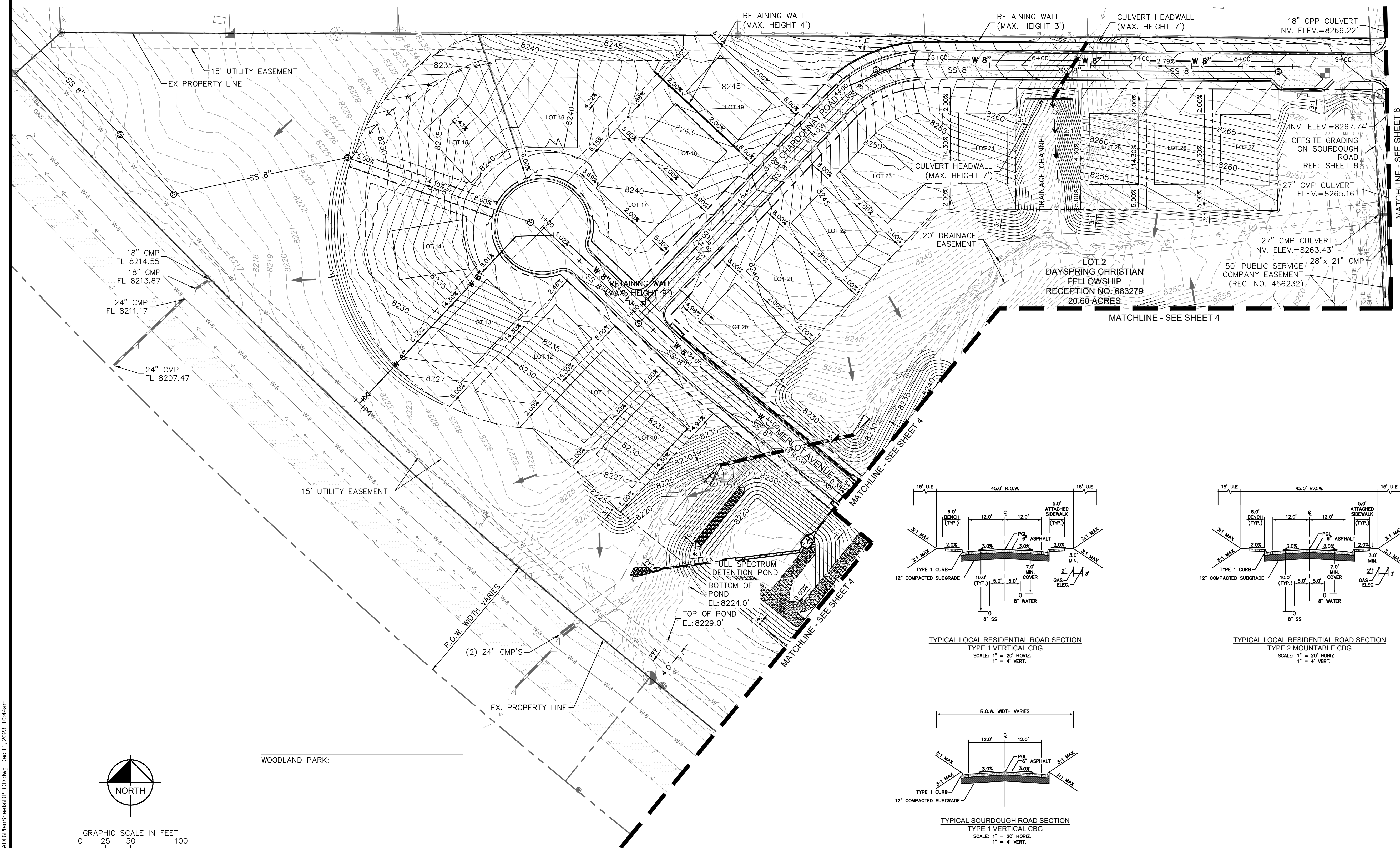
2 SPLIT-RAIL ACCENT FENCE

N.T.S.

LANDSCAPE PLAN  
SHEET 2 OF 11



PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

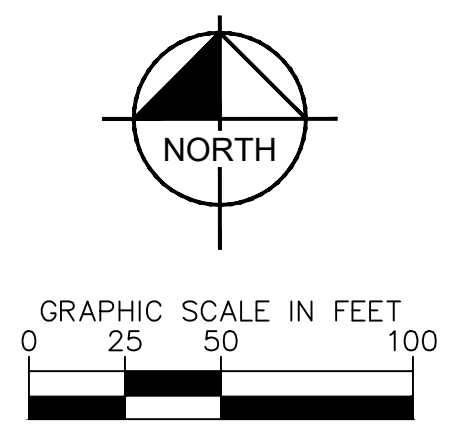
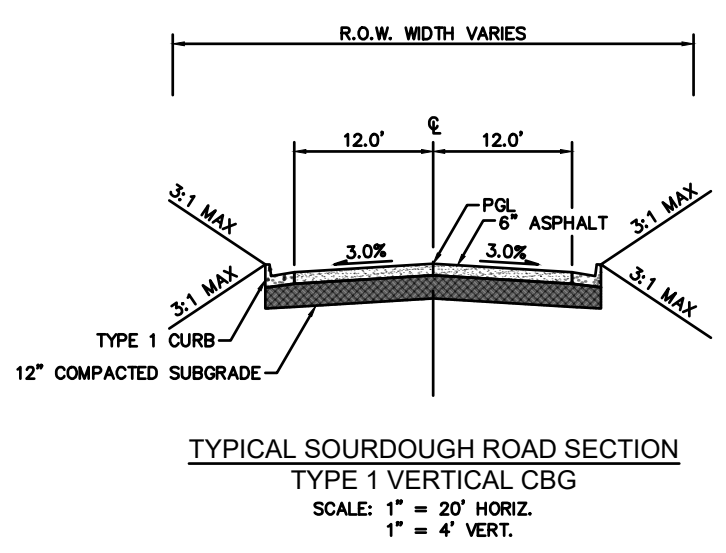
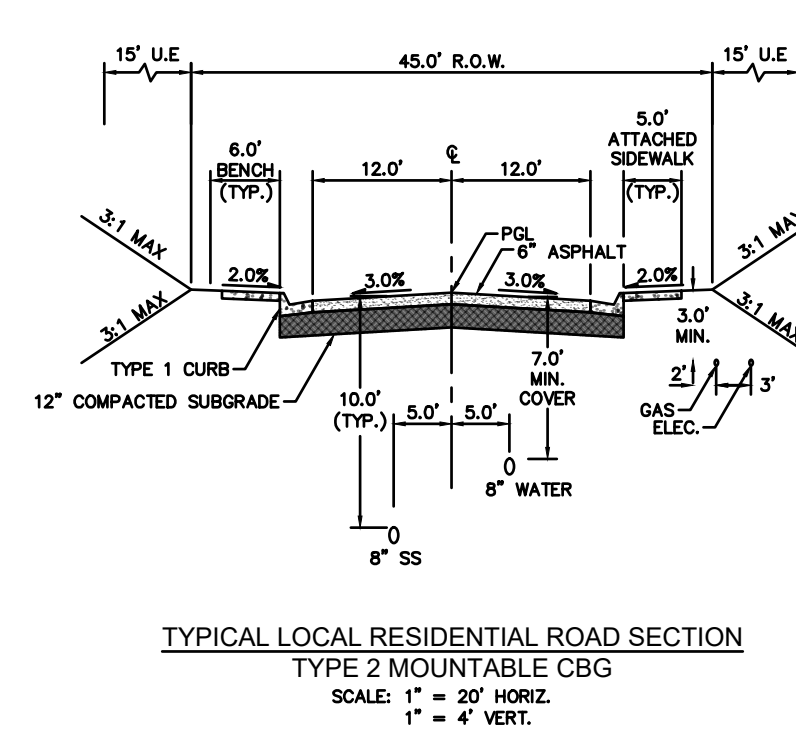
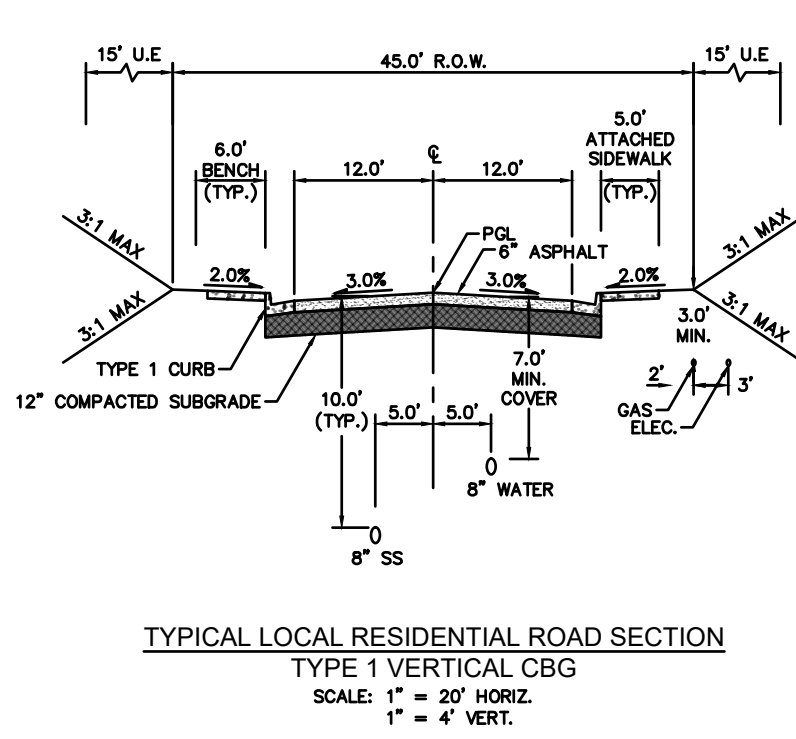


| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

| ONSITE |               |
|--------|---------------|
| CUT    | 32,316.26(CY) |
| FILL   | 33,005.57(CY) |
| NET    | 689.31(CY)    |

| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |



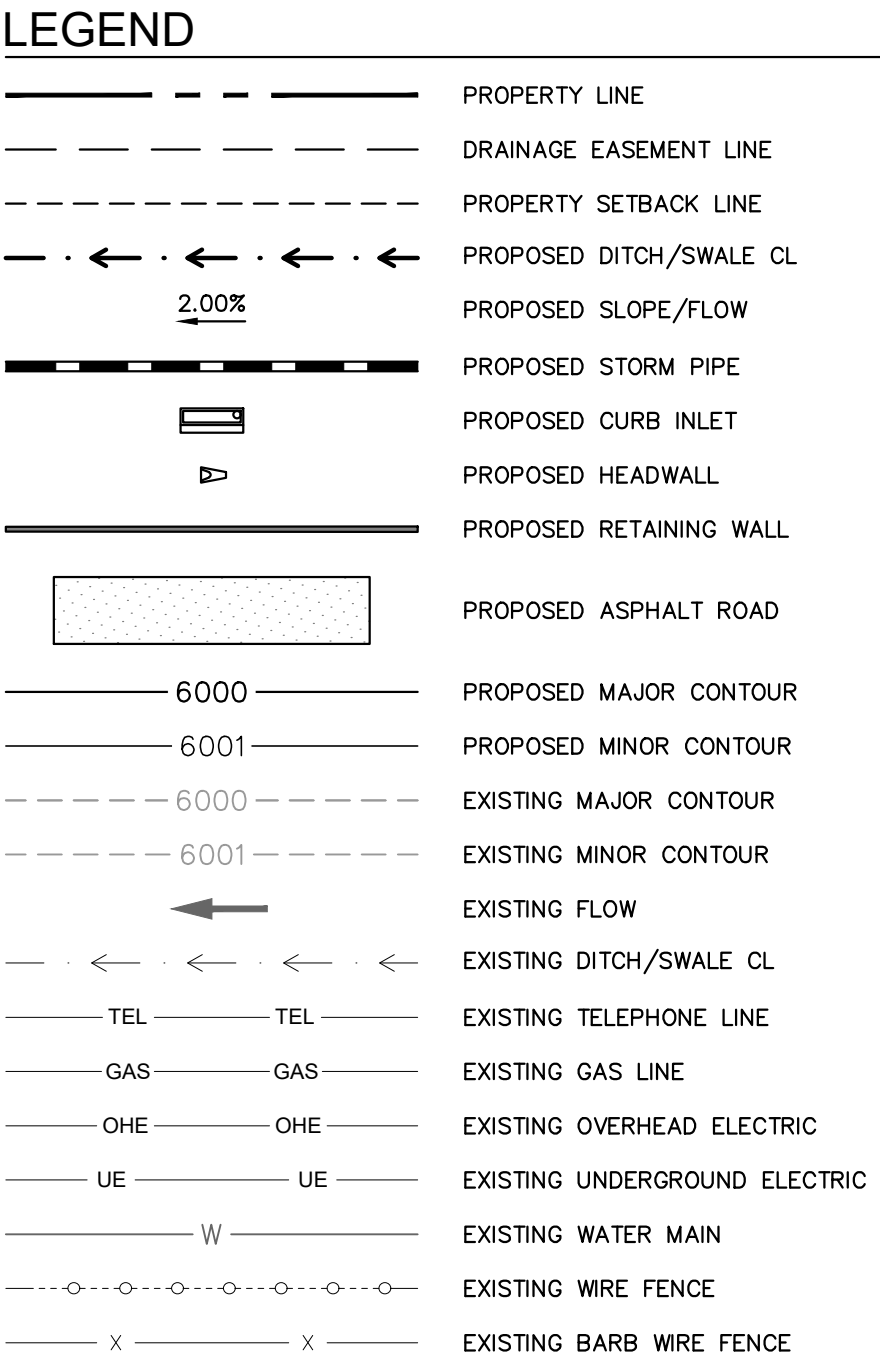
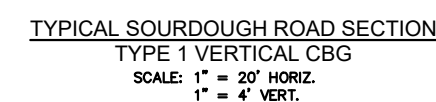
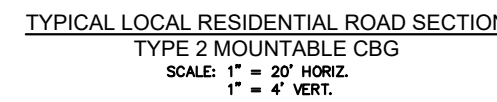
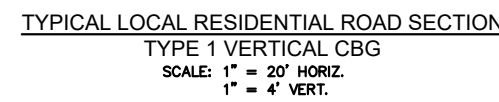
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# PINES AT TAMARAC PUD

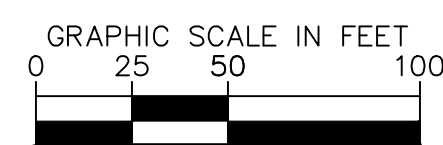
## PRELIMINARY PLAT AMENDMENT

### OF DAYSPRING CHRISTIAN FELLOWSHIP



| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |



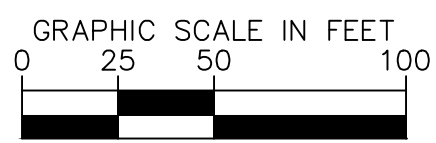
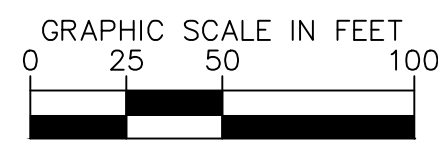
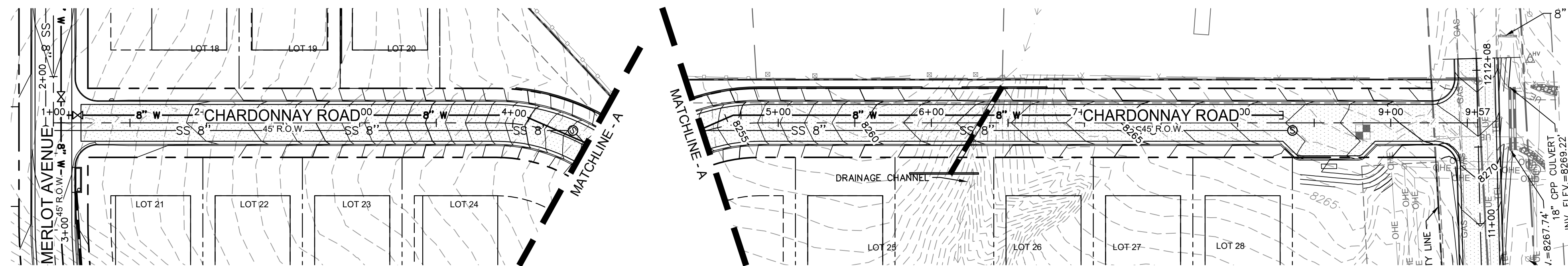
WOODLAND PARK:

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PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX



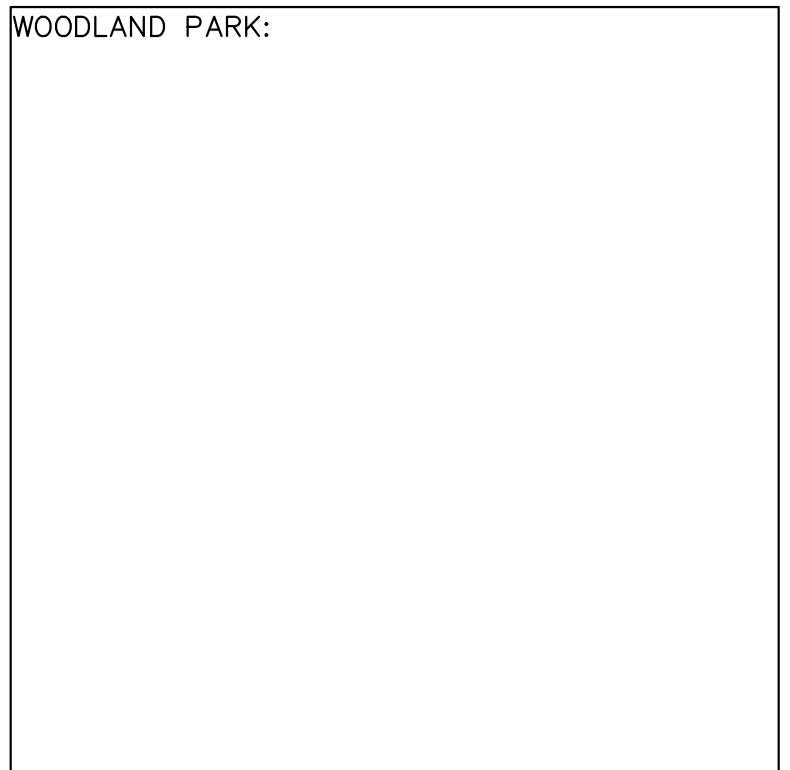
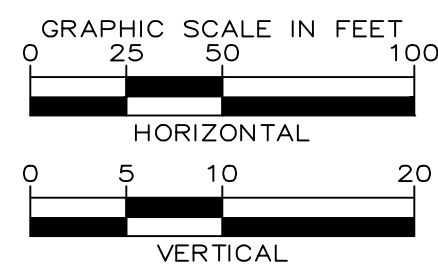
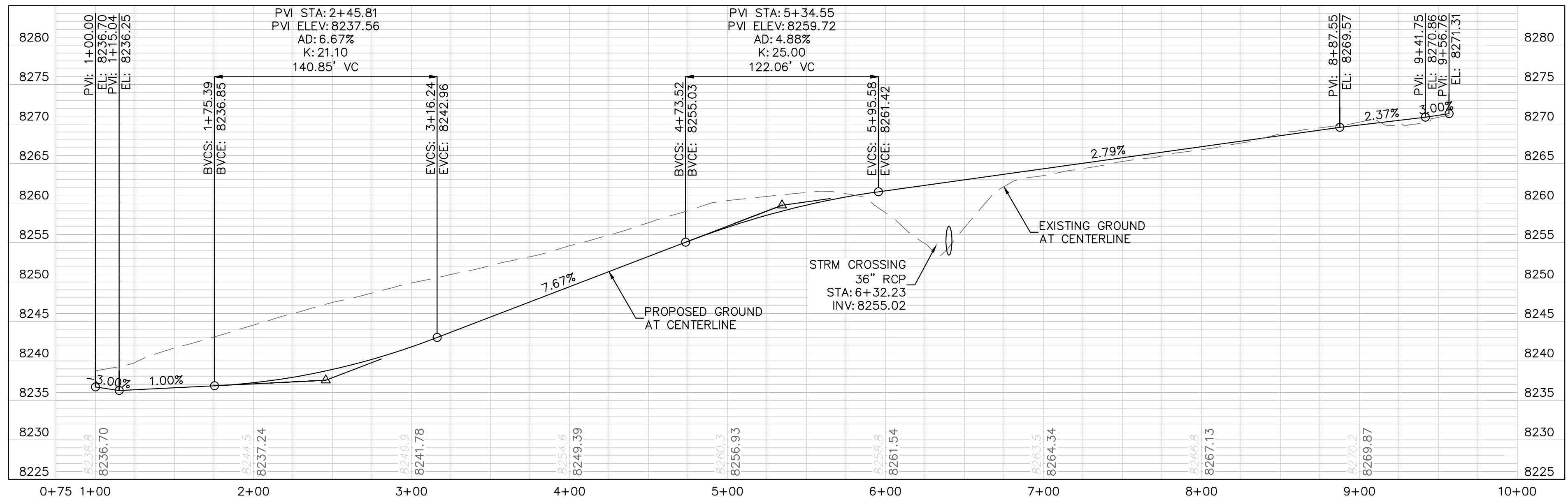
PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- DRAINAGE EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED DITCH/SWALE CL
- PROPOSED SLOPE/FLOW
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT ROAD
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FLOW
- EXISTING DITCH/SWALE CL
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER MAIN
- EXISTING WIRE FENCE
- EXISTING BARB WIRE FENCE

CHARDONNAY ROAD



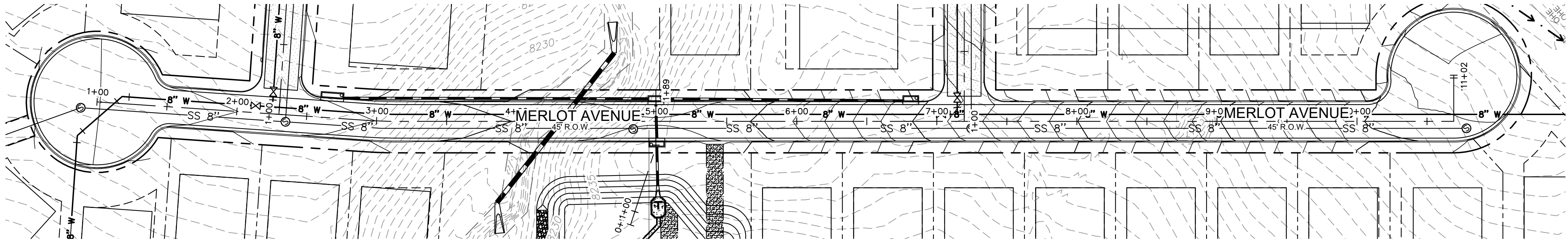
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CHARDONNAY ROAD PLAN & PROFILE  
SHEET 5 OF 11

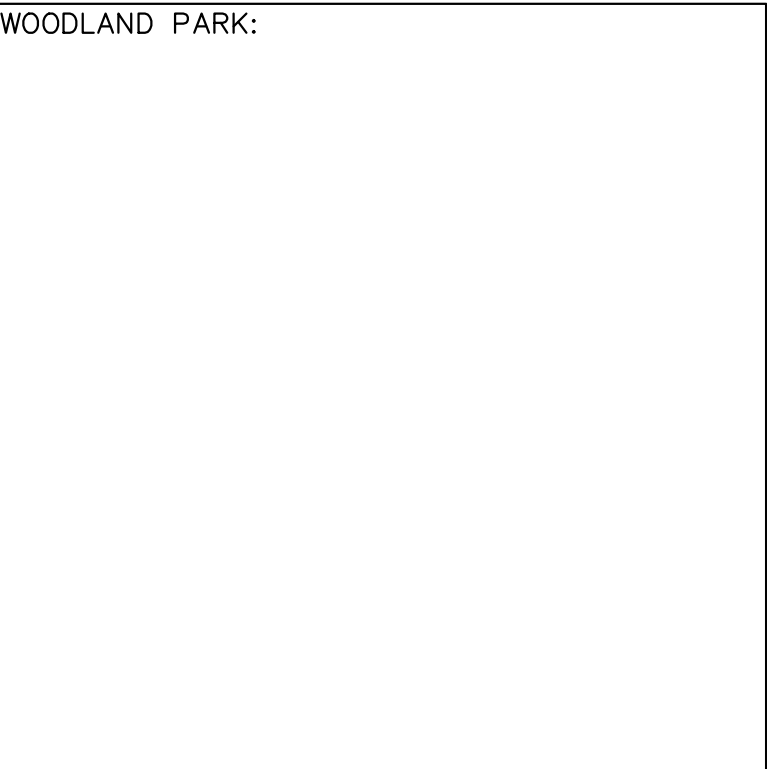
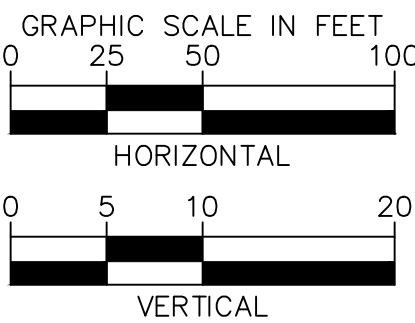
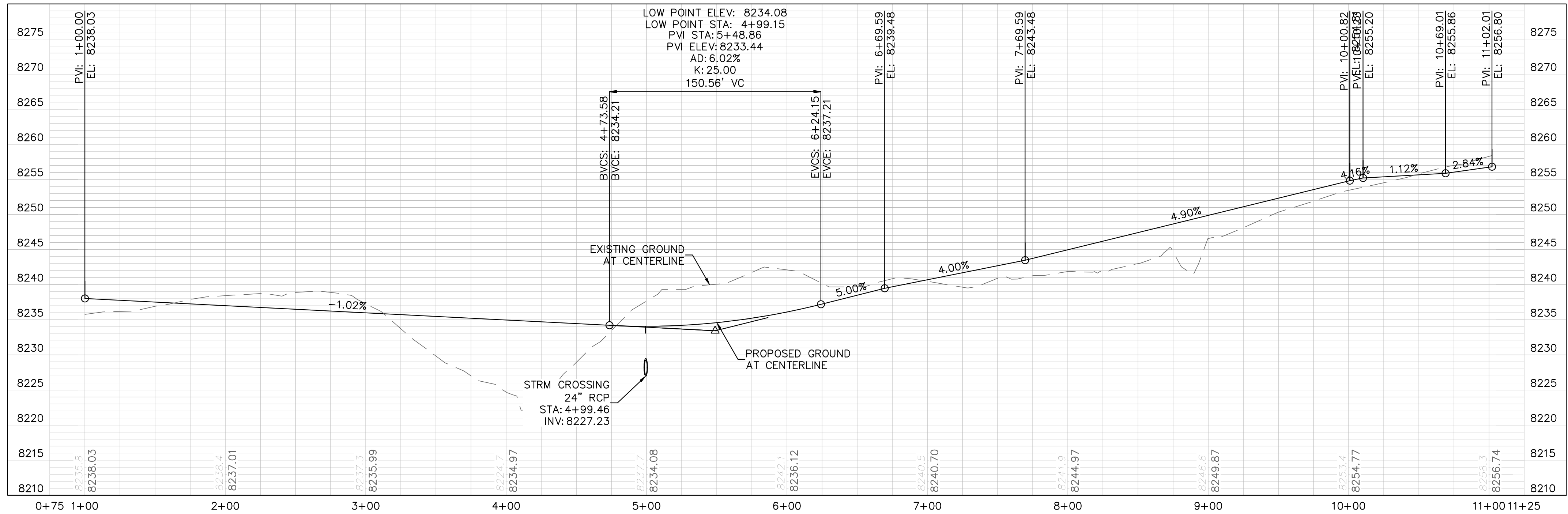


PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
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|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
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|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
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|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
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|        | EXISTING MINOR CONTOUR        |
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|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

MERLOT AVENUE



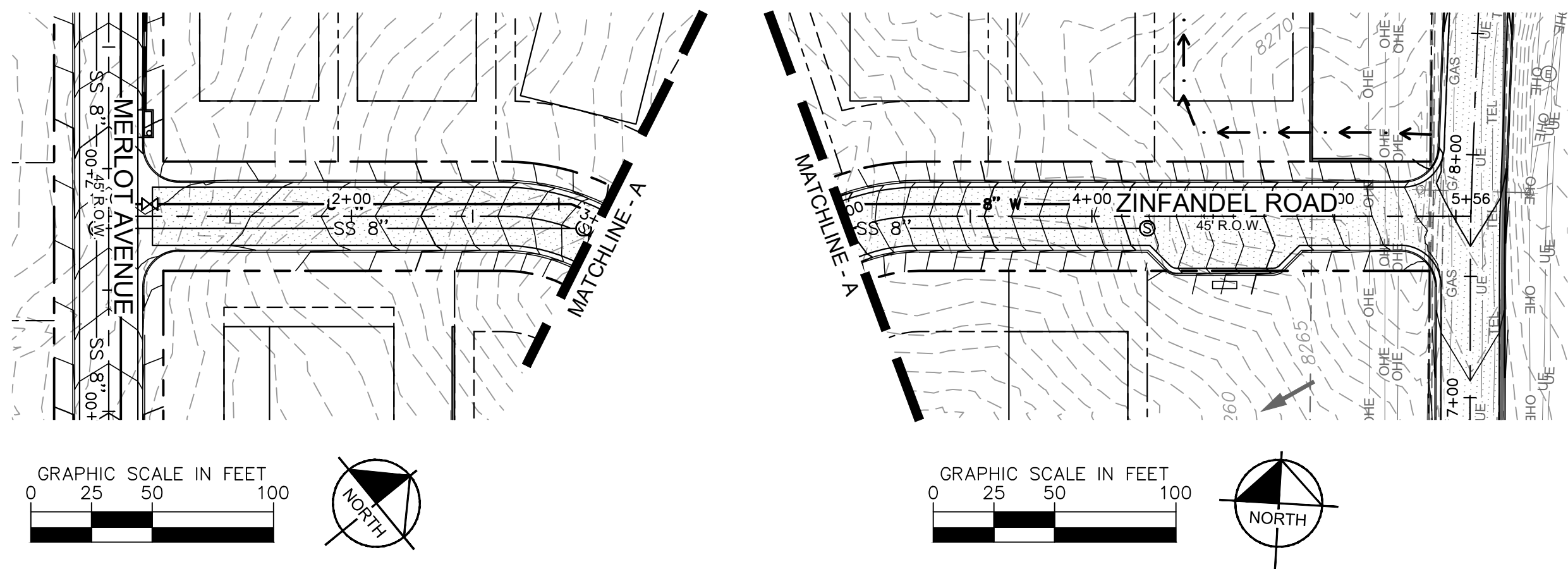
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MERLOT AVENUE PLAN & PROFILE  
SHEET 6 OF 11

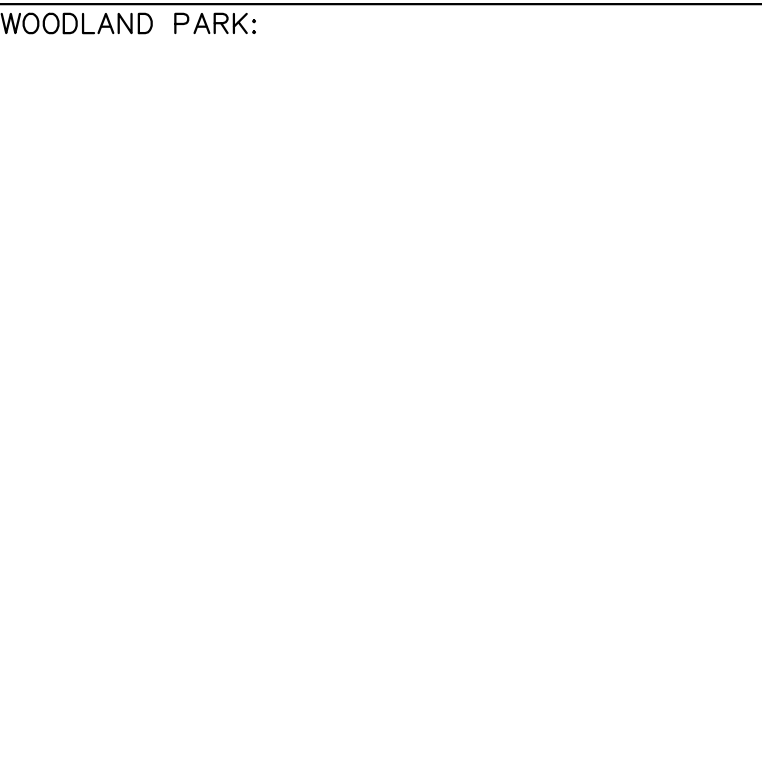
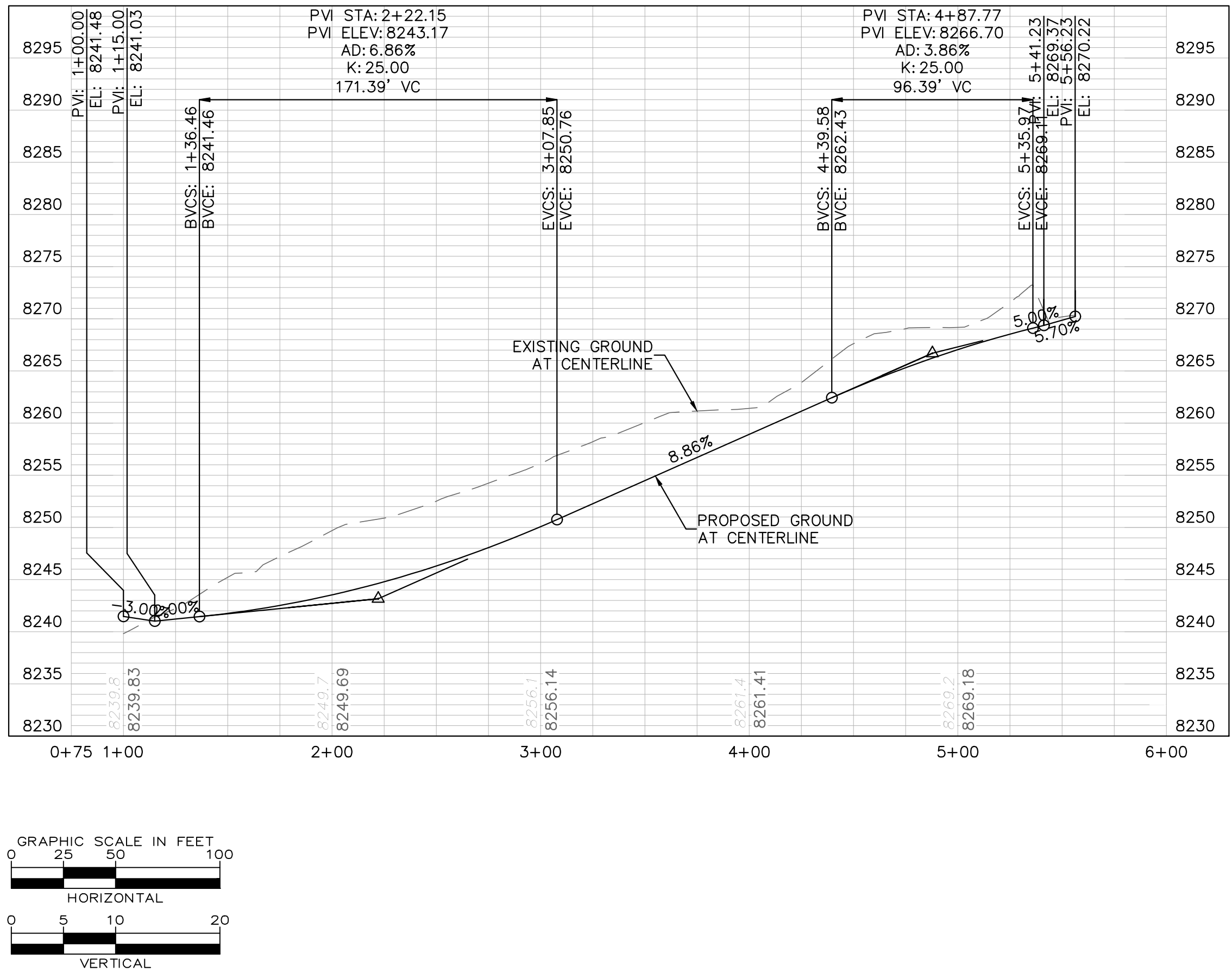


PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
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|        | PROPERTY LINE                 |
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|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
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|        | EXISTING TELEPHONE LINE       |
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|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

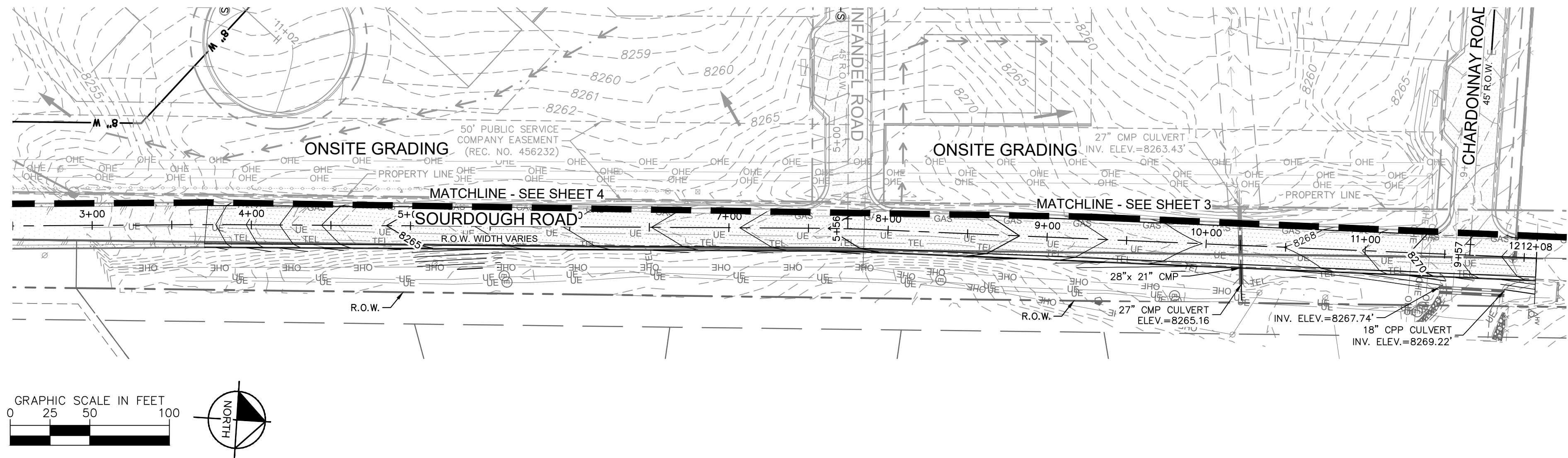
ZINFANDEL ROAD



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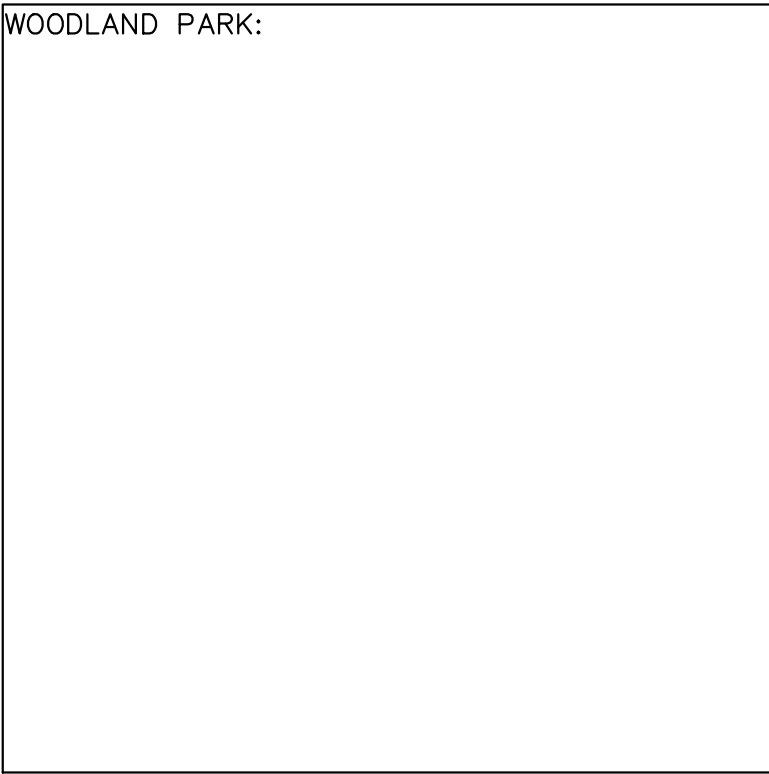
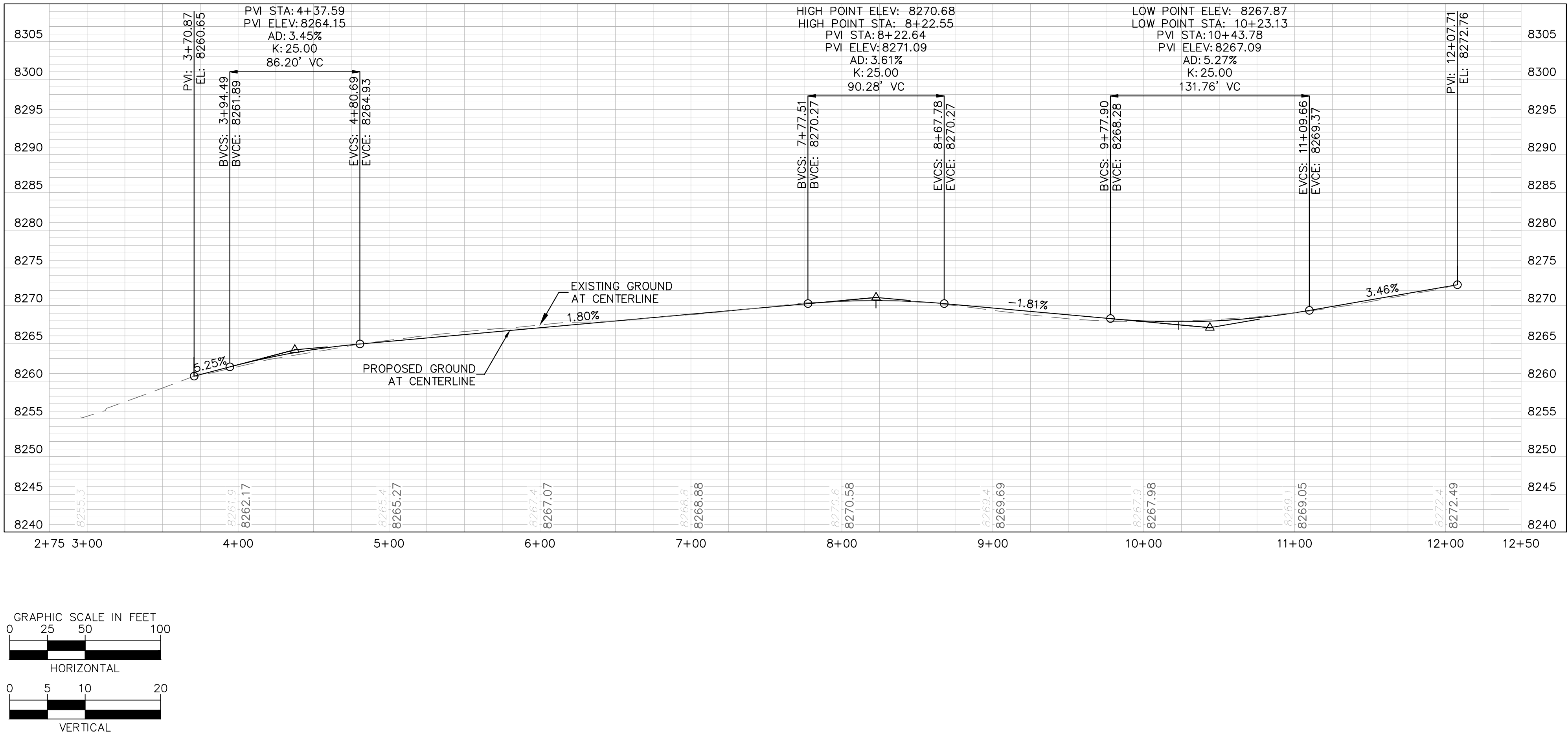


PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
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|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

SOURDOUGH ROAD



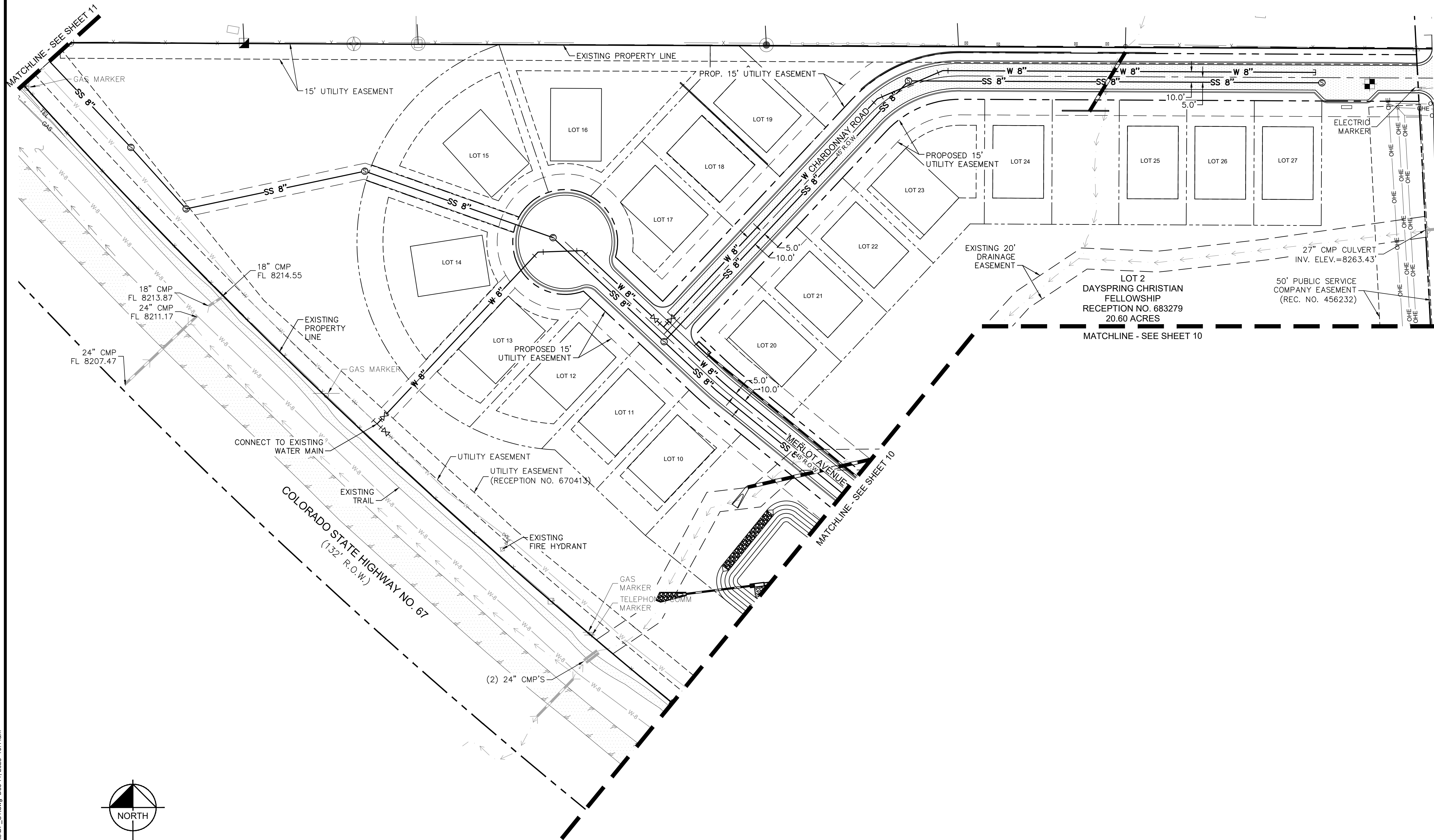
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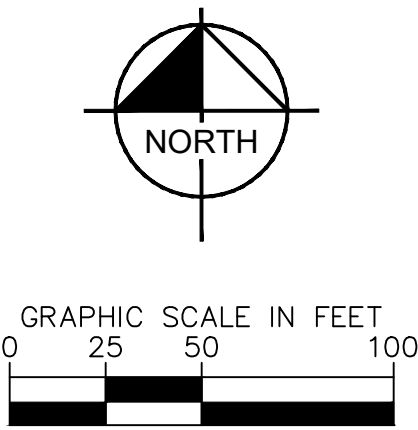
SOURDOUGH ROAD PLAN & PROFILE  
SHEET 8 OF 11



PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

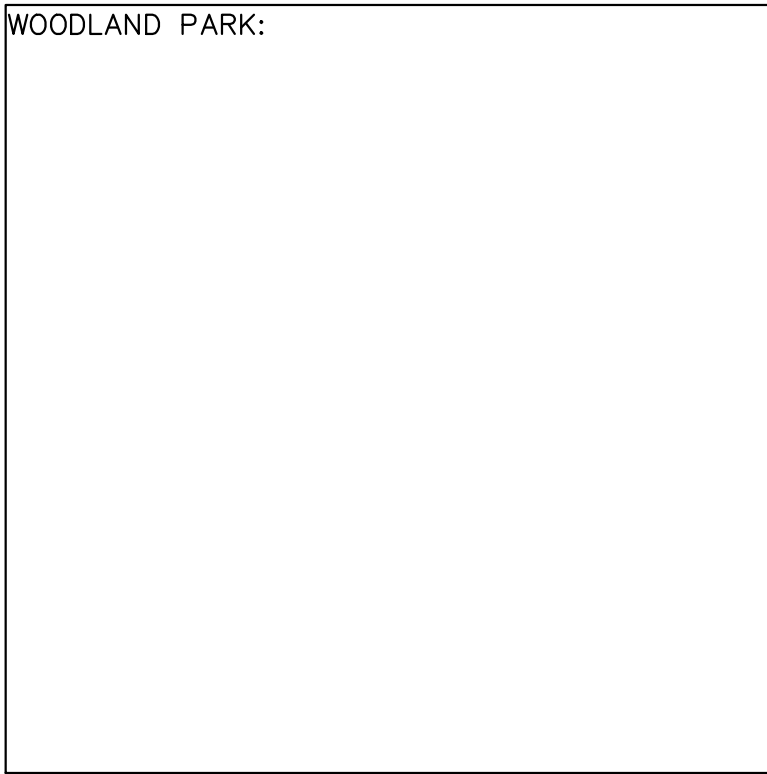


| LEGEND |                               |
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|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
|        | PROPOSED GATE VALVE           |
|        | PROPOSED TEE                  |
|        | PROPOSED BEND                 |
|        | PROPOSED 8" SEWER LINE        |
|        | PROPOSED SEWER MANHOLE        |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | EXISTING SS MAIN              |
|        | EXISTING WATER MAIN           |
|        | EXISTING STORM PIPE           |
|        | EXISTING SWALE FLOW           |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |



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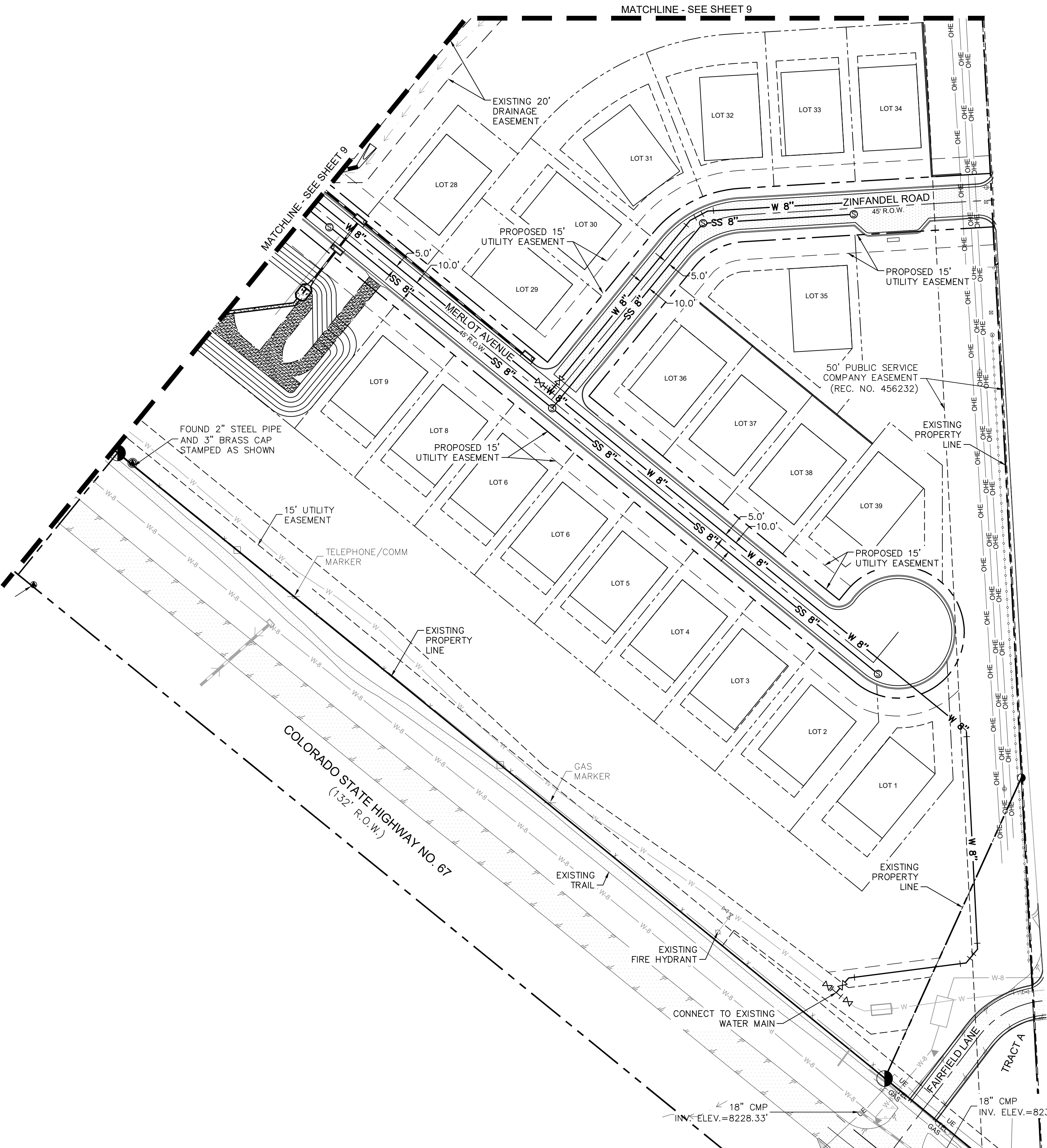
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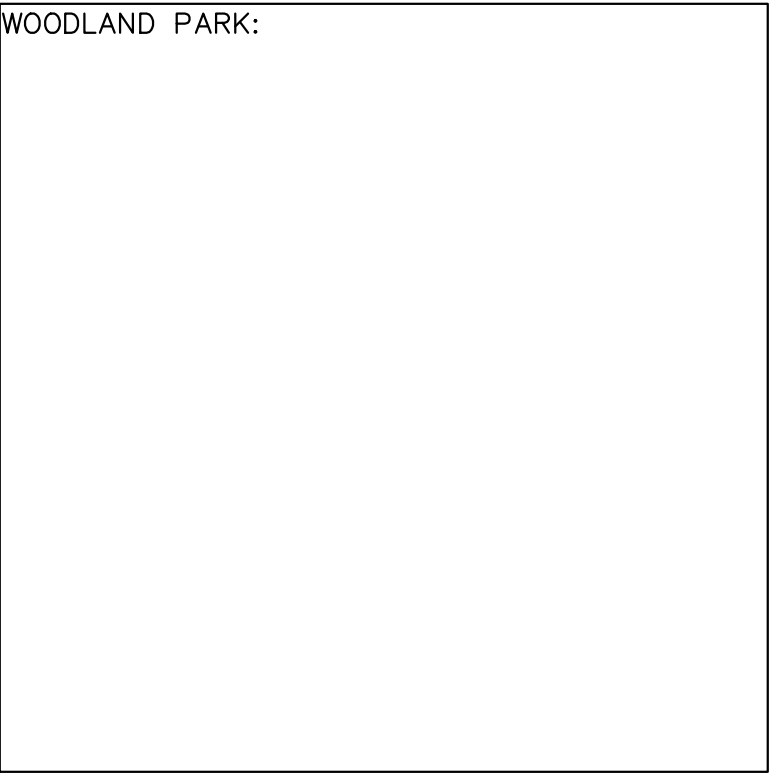
UTILITY PLAN - NORTH  
SHEET 9 OF 11



PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
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|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
|        | PROPOSED GATE VALVE           |
|        | PROPOSED TEE                  |
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|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |



UTILITY PLAN - SOUTH  
SHEET 10 OF 11



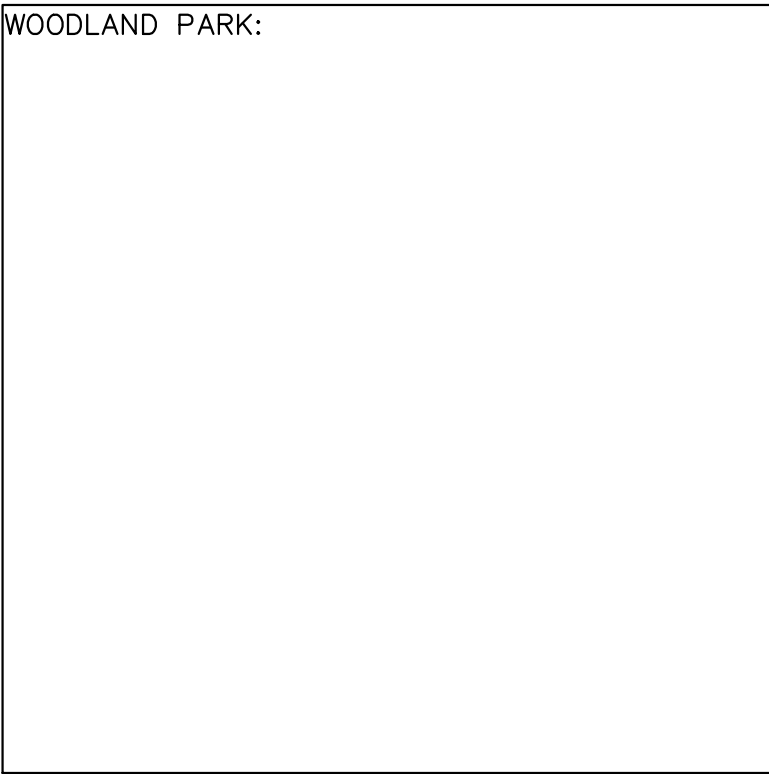
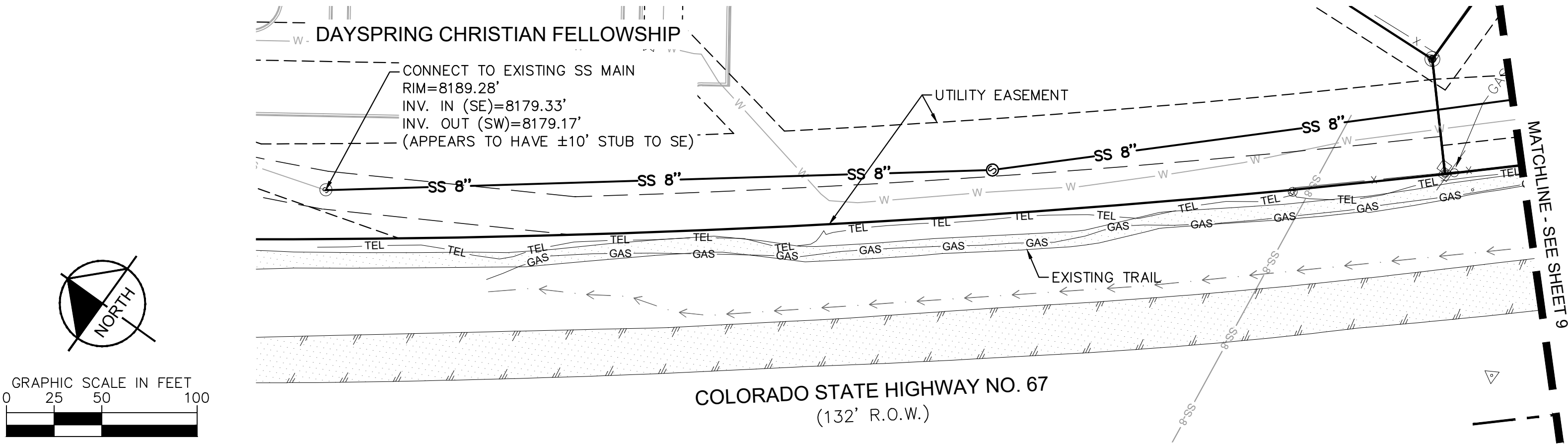
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PINES AT TAMARAC PUD  
PRELIMINARY PLAT AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

MATCHLINE - SEE SHEET 4

| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
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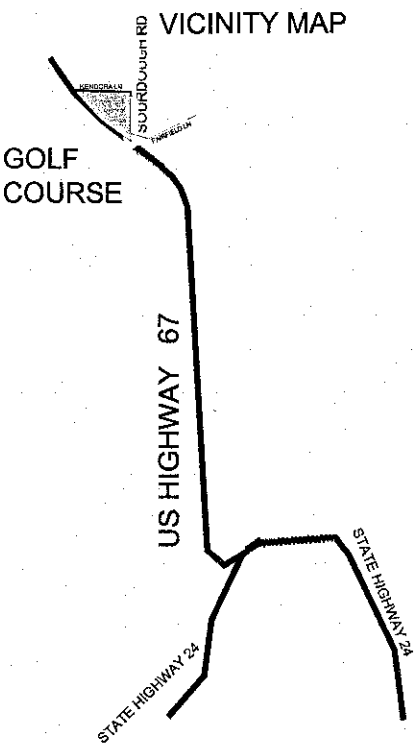
UTILITY PLAN - OFFSITE  
SHEET 11 OF 11

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Pines at Tamarac PUD PRELIMINARY PLAT



OWNER/ DEVELOPER:  
THE PINES AT TAMARAC  
6465 GOOD FORTUNE RD  
PEYTON, CO 80831  
(805)-610-2177

APPLICANT:  
THOMAS + THOMAS PLANNING, URBAN  
DESIGN, LANDSCAPE ARCHITECTURE  
702 N. TEJON ST.  
COLORADO SPRINGS, CO 80903  
(719)-578-8777

SURVEYOR:  
KEVIN LLOYD  
RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719)-687-0920

LEGAL DESCRIPTION

Lot 2, Dayspring Christian Fellowship

PUD DEVELOPMENT STANDARDS

OPEN SPACE:

24.5 % of the 20.61-acre Pines Tamarac (5.05 acres) is set aside and/or preserved as open space as Tracts A - D. Proposed open space includes open space and drainage easements. Planned pedestrian paths are planned for the site. Open space has been provided in excess of the required 15 % gross development area.

RESIDENTIAL USE & DIMENSIONAL STANDARDS:

- The maximum density in the Pines at Tamarac shall not exceed 1.28 DU/ gross acre (26 DU Max).
- There shall only be one (1) Principal (primary) use of Single-Family Residence conducted on a lot. Guest houses and/or accessory dwelling units shall not be permitted. Home occupations are subject to permitting by City of Woodland Park.
- Allowed Uses Include: Single Family Residential, mail kiosks, trail corridors, development signage, pedestrian walkways, accent fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements.
- Minimum Lot Area: 16,000 Square Feet. Minimum lot sizes are established per lot as depicted on the plan; however, no lot shall be created and/or amended, replatted, or portions thereof conveyed which will reduce the lot area below the minimum 16,000 SF lot area.
- Maximum Impervious Coverage: A maximum 30% gross total lot area may be impervious. The area of at grade patios and walks and/or paths shall not be counted toward impervious coverage. Driveways shall be included in the maximum impervious area calculation.
- Maximum Structural Height: Thirty-five Feet (35').
- Minimum Width of Lot at Front Building Setback Line: Forty Feet (40') or as otherwise depicted by the PUD.
- Setback Requirements: (see detail for typical lot/yard orientation)
  - Front yard: Twenty-five Feet (25')
  - Rear yard: Twenty-five Feet (25')
  - Side yard: Eight Feet (8')
  - Side yard(s) adjacent to road or street rights-of-way: Fifteen Feet (15')
- Projections into side yard setbacks: Eaves and window wells, fascia, soffit, and related features and/or appurtenance may project a maximum of two (2) feet into an adjacent yard setback.
- Parking: each lot shall provide a minimum of two on-site parking spaces. Spaces may be provided via garage and/or onsite via private driveway. On street parking shall be subject to the provisions of the City of Woodland Park and/or future Pines at Tamarac Home Owners Association.
- This PUD contains a five foot (5') variance from Section 17.40.140 (Minimum ROW width from 50' to 45' for local w/curb and gutter)
- Wildfire Mitigation: See sheet L1 and mitigation plan. Plan to be recorded with final plat
- City Council may waive transportation capital fee in lieu of roadway improvements to Sourdough Road.

DEVELOPMENT SCHEDULE

Development is planned to occur during the fall of 2019 subject to final plat approval and development authorization by the City of Woodland Park.

IMPROVEMENTS

All tracts for open space, landscape, pedestrian paths and trails, and stormwater detention pond facilities including, but not limited to water quality ponds, are to be owned and maintained by the Pines at Tamarac Home Owners Association and delegated agents, or other entity approved by the City of Woodland Park. All roads will be dedicated to the City of Woodland Park for public ownership and maintenance.

Curb and gutter, pedestrian ramps, driveway plans, etc. to be as illustrated on the PUD development plan subject to final review with final grading and construction plans.

OWNERSHIP & MAINTENANCE

A homeowners association (Pines at Tamarac HOA) will be formed for the purposes of owning and maintaining common elements and associated improvements and appurtenance within the Pines at Tamarac PUD and subsequent final plat. Documentation of HOA formation and authorities will be provided for review with the associated final plat for the Pines at Tamarac.

UTILITIES

Water and wastewater is planned to be provided via service connection with the city of Woodland Park Utilities subject to compliance with permitting requirements. Electric service will be provided by Intermountain Rural Electric Association (IREA). Natural gas will be provided by Black Hills Energy. The front yards of all lots shall be platted with a 15' public utility easement, as depicted on the typical lot detail.

STORMWATER RUNOFF

Development of the proposed subdivision project will include site grading, utilities, residential construction, and related site improvements. The general concept for management of on-site developed storm runoff is to route developed flows through an on-site stormwater detention facility to mitigate the impact of developed drainage from the site.

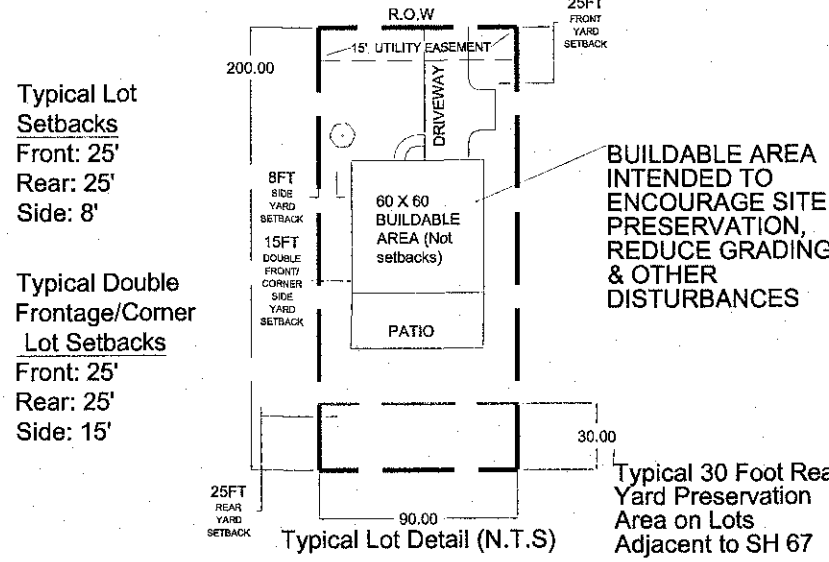
The proposed detention pond facilities have been designed based on design procedures delineated in the City of Woodland Park Drainage criteria manual. The total developed storm runoff downstream of the site will be maintained at historic levels by routing flows through the proposed detention pond. Detention pond a has been designed as a "full-spectrum" detention pond to mitigate developed drainage and water quality impacts from the subdivision.

The proposed pond outlet structure has been designed as an extended detention basins (EDB), providing for a 40-hour release of the WQOV, and outlet structure siding to maintain maximum allowable release rates from the pond. The detention pond will have a grass-lined bottom and riprap infiltration zone in front of the pond outlet structure to encourage infiltration of stormwater prior to discharging into the downstream drainage system. A buried riprap spillway will be provided as an emergency overflow path from the pond to the downstream roadside ditch and culvert.

FLOODPLAIN

The project site is not impacted by any 100-year floodplain limits as delineated by the Federal Emergency Management Agency (FEMA). The floodplain limits in the vicinity of the site are shown in flood insurance rate map (firm) numbers 08119-0139d dated September 25, 2009.

The existing Loy Gulch channel flows northwesterly along the west side of SH67 to the west of this site. According to the flood insurance study, the 100-year flow in the Loy Gulch channel on the west side of SH67 is 1,040 CFS.



- Lot Typical Notes:
- 60x60 buildable area may be located anywhere on lot outside of required setbacks, easements, and/or preservation areas.
  - Corner lot side yards adjacent to a road shall have a side yard setback of 15 feet adjacent to any ROW.
- 1 Typical Lot Detail (N.T.S.) LOT DETAIL

| TRACT TABLE                   |                                                      |                       |                                 |
|-------------------------------|------------------------------------------------------|-----------------------|---------------------------------|
| TRACT                         | PERMITTED USES                                       | OWNERSHIP/MAINTENANCE | SQUARE FOOTAGE/ACREAGE          |
| A                             | OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE | HOA                   | 132,699.67 SF (3.04 AC)         |
| B                             | OPEN SPACE, DRAINAGE, & UTILITY                      | HOA                   | 4,487 SF (0.103 AC)             |
| C                             | OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE | HOA                   | 26,531 SF (0.609 AC)            |
| D                             | OPEN SPACE, DRAINAGE, & UTILITY, MAIL KIOSK, SIGNAGE | HOA                   | 56,458.05 SF (1.296 ACRES)      |
| TOTAL SQUARE FOOTAGE/ ACREAGE |                                                      |                       | +/- 220,177.43 (+/- 5.05 ACRES) |

TRACT MAP



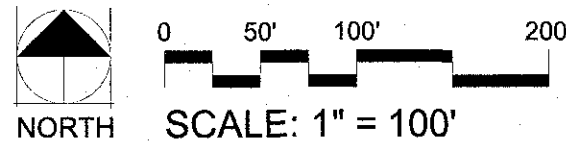
CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road) and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.  
Date: 7/24/19 Landowner David & Susan Garrettson: [Signature]

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on JUNE 13, 2019 and the City of Woodland Park Council on JULY 18, 2019.  
Date: AUGUST 1, 2019 City Planner Lor Pellegrino, AICP: [Signature]

APPROVED

CONDITIONS OF APPROVAL

- Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
  - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan S51, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
  - Final grading and erosion control plan for the entire site and off-site improvements.
  - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
  - Final drainage plan and report
  - Approved CDOT Access Permit
  - Approved SWMP
- Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
- Prior to conveyance of any proposed lot, the applicant shall:
  - Record a Final Plat;
  - Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - Construct the deceleration lane on SH67
- Prior to recording the final plat, the applicant shall submit:
  - Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
  - Park Development Fees in the applicable amount.



| SHEET INDEX |                                         |
|-------------|-----------------------------------------|
| P1          | PUD DEVELOPMENT PLAN (PRELIMINARY PLAN) |
| U1          | OVERALL UTILITY PLAN                    |
| U1.1        | SITE UTILITY PLAN                       |
| C1          | GRADING & EROSION CONTROL PLAN          |
| L1          | LANDSCAPE PLAN                          |

Thomas+Thomas  
planning urban design + landscape architecture, inc.  
702 North Tejon  
Colorado Springs, Colorado 80903  
(719) 578-8777

PINES AT TAMARAC  
Filing NO. 1 PUD 19-001  
Preliminary Plat SUB 19-005  
Woodland Park, CO  
PUD/PRELIMINARY PLAT

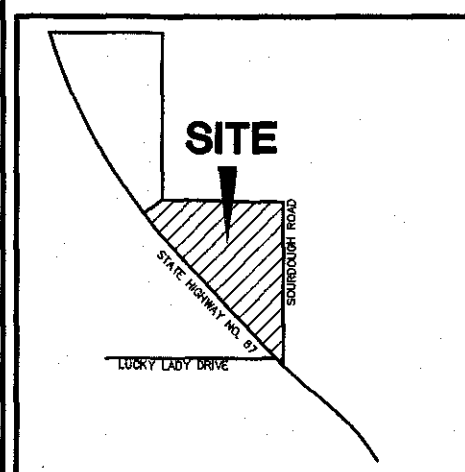
| REV # | DATE    | REVISIONS |
|-------|---------|-----------|
| 1     | 5.31.19 | RSF       |
| 2     | 6.6.19  | RSF       |
| 3     | 7.22.19 | RSF       |
| 4     |         |           |
| 5     |         |           |
| 6     |         |           |

| DESIGNED       | JEH | 3.29.19  |
|----------------|-----|----------|
| DRAWN          | ACJ | 3.29.19  |
| CHECKED        | RSF | 4.8.19   |
| PROJECT NUMBER |     | 3885.00  |
| SCALE:         |     | AS NOTED |

P1

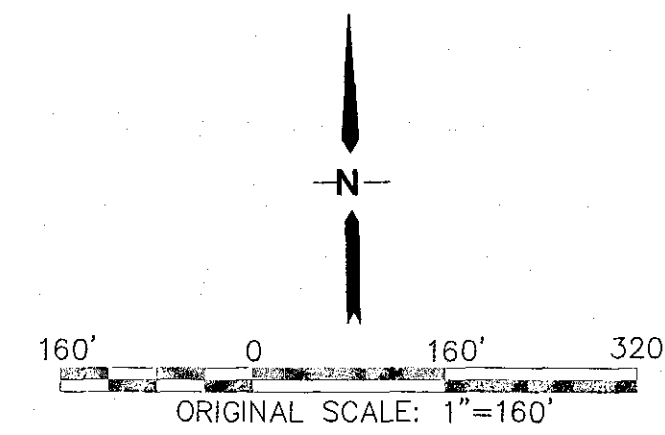
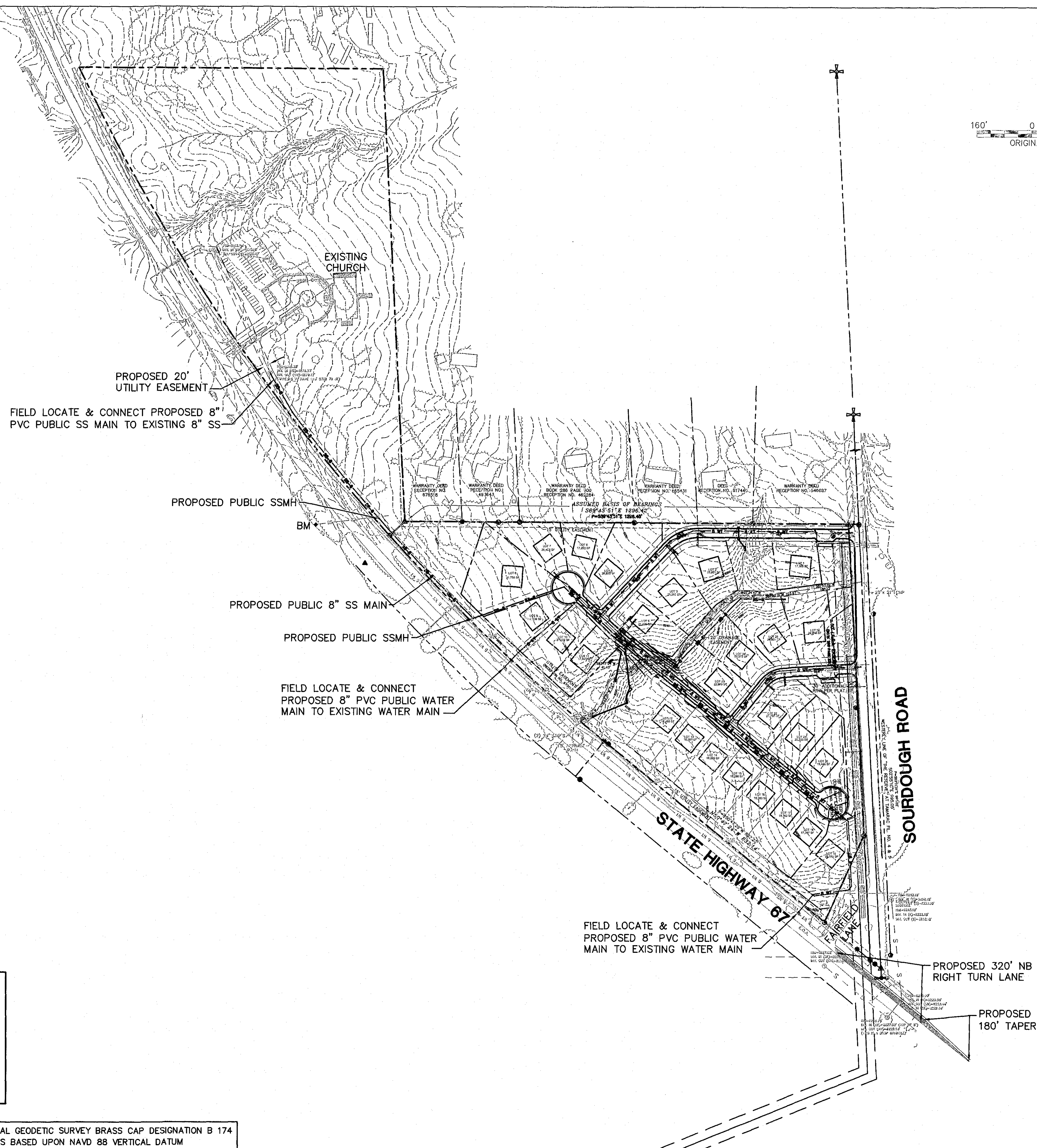


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VICINITY MAP

BENCHMARK: 3-1/2" NATIONAL GEODETIC SURVEY BRASS CAP DESIGNATION B 174  
ELEVATION = 8202.88' AND IS BASED UPON NAVD 88 VERTICAL DATUM



| UTILITY LEGEND |                        |
|----------------|------------------------|
|                | EASEMENT               |
|                | EDGE OF ASPHALT        |
|                | PROPERTY LINE          |
|                | STORM DRAIN LINE       |
|                | 4" SANITARY SEWER      |
|                | 6" SANITARY SEWER      |
|                | 8" SANITARY SEWER      |
|                | WATER SERVICE LINE     |
|                | 6" WATER LINE          |
|                | 8" WATER LINE          |
|                | CMP STORM              |
|                | FES W/ RIPRAP          |
|                | WATER VALVE            |
|                | FIRE HYDRANT ASSY.     |
|                | SANITARY SEWER MANHOLE |
|                | STORM INLET            |
|                | AREA INLET             |
|                | SANITARY SEWER MANHOLE |

|                                                                           |               |
|---------------------------------------------------------------------------|---------------|
| Prepared under direct supervision:<br><br>John P. Schwab, P.E. No. 248891 | Date: 7/23/19 |
| Approved for Construction<br>City of Woodland Park<br>City Engineer       | Date:         |
| As-Built Submittal:                                                       | Date:         |
| Received for As-Built Record<br>City of Woodland Park<br>City Engineer    | Date:         |

APPROVALS

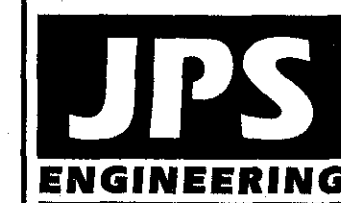
PUD 19-001  
Preliminary Plat Sub 19-005

## PINES AT TAMARAC

### OVERALL SITE UTILITY PLAN

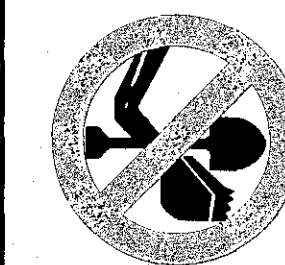
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|----------------------|------------------------|
| HORZ. SCALE: 1"=160' | DRAWN: BJJ             |
| VERT. SCALE: N/A     | DESIGNED: JPS          |
| SURVEYED: RAMPART    | CHECKED: JPS           |
| CREATED: 2/23/19     | LAST MODIFIED: 8/30/19 |
| PROJECT NO: 011904   | MODIFIED BY: BJJ       |
| SHEET:               |                        |

U1



19 E. Willamette Ave.  
Colorado Springs, CO  
80903

PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com

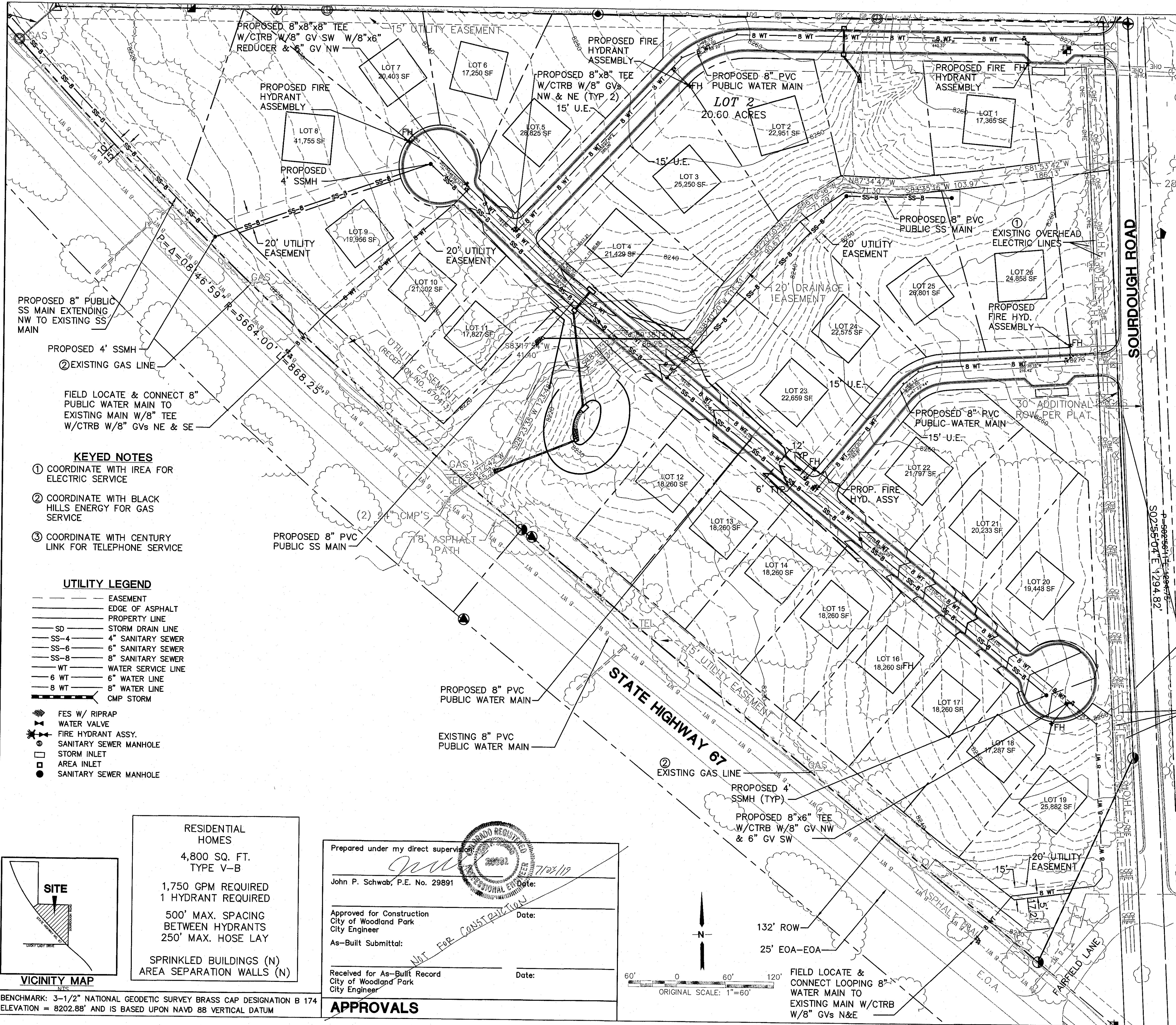


CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

| No. | REVISION          | BY  | DATE    |
|-----|-------------------|-----|---------|
| 1   | CITY DP SUBMITTAL | JPS | 4/04/19 |
| 2   | CITY COMMENTS     | JPS | 5/30/19 |

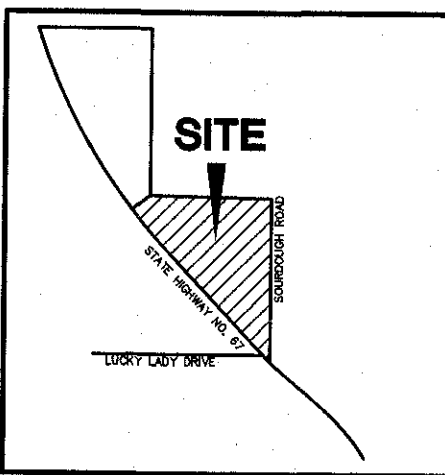


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- KEYED NOTES**
- COORDINATE WITH IREA FOR ELECTRIC SERVICE
  - COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE
  - COORDINATE WITH CENTURY LINK FOR TELEPHONE SERVICE

- UTILITY LEGEND**
- EASEMENT
  - EDGE OF ASPHALT
  - PROPERTY LINE
  - SD STORM DRAIN LINE
  - SS-4 4" SANITARY SEWER
  - SS-6 6" SANITARY SEWER
  - SS-8 8" SANITARY SEWER
  - WT WATER SERVICE LINE
  - 6 WT 6" WATER LINE
  - 8 WT 8" WATER LINE
  - CMP STORM
  - FES W/ RIPRAP
  - WATER VALVE
  - FIRE HYDRANT ASSY.
  - SANITARY SEWER MANHOLE
  - STORM INLET
  - AREA INLET
  - SANITARY SEWER MANHOLE



VICINITY MAP

RESIDENTIAL HOMES  
4,800 SQ. FT.  
TYPE V-B  
1,750 GPM REQUIRED  
1 HYDRANT REQUIRED  
500' MAX. SPACING  
BETWEEN HYDRANTS  
250' MAX. HOSE LAY  
SPRINKLED BUILDINGS (N)  
AREA SEPARATION WALLS (N)

Prepared under my direct supervision  
John P. Schwab, P.E. No. 29891  
Approved for Construction  
City of Woodland Park  
City Engineer  
As-Built Submittal:  
Received for As-Built Record  
City of Woodland Park  
City Engineer

Date: 7/23/19  
Date:  
Date:

**APPROVALS**

- GENERAL UTILITY NOTES:**
- ALL UTILITY WORK SHALL CONFORM TO CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS.
  - WATER PIPES AND FITTINGS SHALL BE INSTALLED PER CITY OF WOODLAND PARK SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CITY OF WOODLAND PARK STANDARDS.
  - CONTRACTOR SHALL MAKE ALL WATER CONNECTIONS WITHOUT SHUT DOWN OF THE MAIN.
  - UTILITY SERVICE LINES SHALL BE INSTALLED PER CITY OF WOODLAND PARK STANDARDS.
  - CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36". IREA FACILITIES ARE 48" DEEP AND REQUIRE MIN. 3' SEPARATION FROM GAS. ALL DRY UTILITIES WILL BE ON PRIVATE AND NOT WITHIN ROW.
  - ALL UTILITY TRENCHES MUST MEET MINIMUM COMPACTION REQUIREMENTS PER CITY SPECIFICATIONS. MAINTAIN THE REQUIRED 10' SEPARATION BETWEEN WATER AND SEWER.
  - COORDINATE WITH IREA FOR ELECTRIC SERVICE (687-9277).
  - COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE - (CONTACT TOM POGUE, 687-7406).
  - ALL UTILITY TRENCHES SHALL MEET MINIMUM COMPACTION REQUIREMENTS PER CITY SPECIFICATIONS.
  - THERE SHALL BE A MINIMUM OF 7'-0" FEET OF COVER FROM FINISHED GRADE OVER ALL WATER MAINS AND WATER SERVICE LINES.
  - TRACER WIRE SHALL BE INSTALLED ON BOTH WATER & SEWER LINES AND ACCESSIBLE EVERY 250'.

- WATER LINE CONNECTION NOTES:**
- THE NEW WATER MAIN WILL NEED TO BE TESTED TO THE NEAREST ISOLATION VALVE. THE PIPELINE FROM THAT VALVE TO THE NEW PIPE SEGMENT WILL NEED TO BE FILLED WITH A HIGH CHLORINE LEVEL FOR DISINFECTION, PRESSURE TESTED AND A BACTERIA TEST TAKEN. FILLING THE LINE AND REMOVING ALL AIR FROM THE SYSTEM AND GETTING CHLORINATED WATER INTO THE EXISTING LINE MAY REQUIRE THAT A TAP (TEMPORARY 2" BLOWOFF ASSEMBLY) BE MADE IN THE MAIN NEAR THE CLOSEST EXISTING VALVE.
  - CUT AND TAP EXISTING WATER LINES TO BE ABANDONED BEYOND CONNECTION POINTS.
  - TEST & CHLORINATE NEW WATER LINE PER CITY STANDARDS.

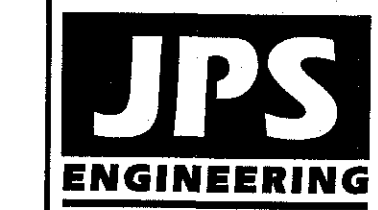
RIM=8243.19'  
INV. IN (E)=8232.15'  
INV. OUT (S)=8232.10'  
RIM=8243.19'  
INV. IN (E)=8232.15'  
INV. OUT (S)=8232.10'

NOTE: SOURDOUGH PAVING IMPROVEMENTS ALONG PROPERTY FRONTAGE SHALL BE COMPLETED PER CITY STANDARDS

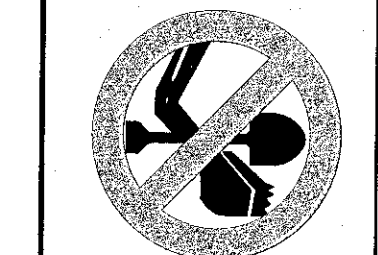
PUD #19-001  
Preliminary Plat Sub 19-005

# PINES AT TAMARAC

## SITE UTILITY PLAN



19 E. Willamette Ave.  
Colorado Springs, CO 80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE  
FOR THE MEMBER UTILITIES.

| No. | REVISION          | DATE    | BY  |
|-----|-------------------|---------|-----|
| 1   | CITY DP SUBMITTAL | 4/04/19 | JPS |
| 2   | CITY COMMENTS     | 5/30/19 | JPS |

|                      |                        |
|----------------------|------------------------|
| HORIZ. SCALE: 1"=60' | DRAWN: BJJ             |
| VERT. SCALE: N/A     | DESIGNED: JPS          |
| SURVEYED: RAMPART    | CHECKED: JPS           |
| CREATED: 3/01/19     | LAST MODIFIED: 5/30/19 |
| PROJECT NO: 011904   | MODIFIED BY: BJJ       |
| SHEET:               |                        |

U1.1







Pines at Tamarac PUD CONCEPTUAL LANDSCAPE PLAN

Land Owner Certification

In Witness Whereof: The aforementioned DAVID N. & SUSAN J. GARRETSON has executed these presents this 25th day of July 2019 A.D.

Authorized Owner/Representative

STATE OF COLORADO )  
EL PASO COUNTY )

MORGAN TAGUE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2019023333  
MY COMMISSION EXPIRES JUNE 26, 2022

The above and foregoing statement was acknowledged before me this 25 day of July 2019 A.D. by David N. & Susan J. Garretson Witness my Hand and SEAL:

My Commission Expires: 06-26-2022

City of Woodland Park Certification See Certification Sheet P1

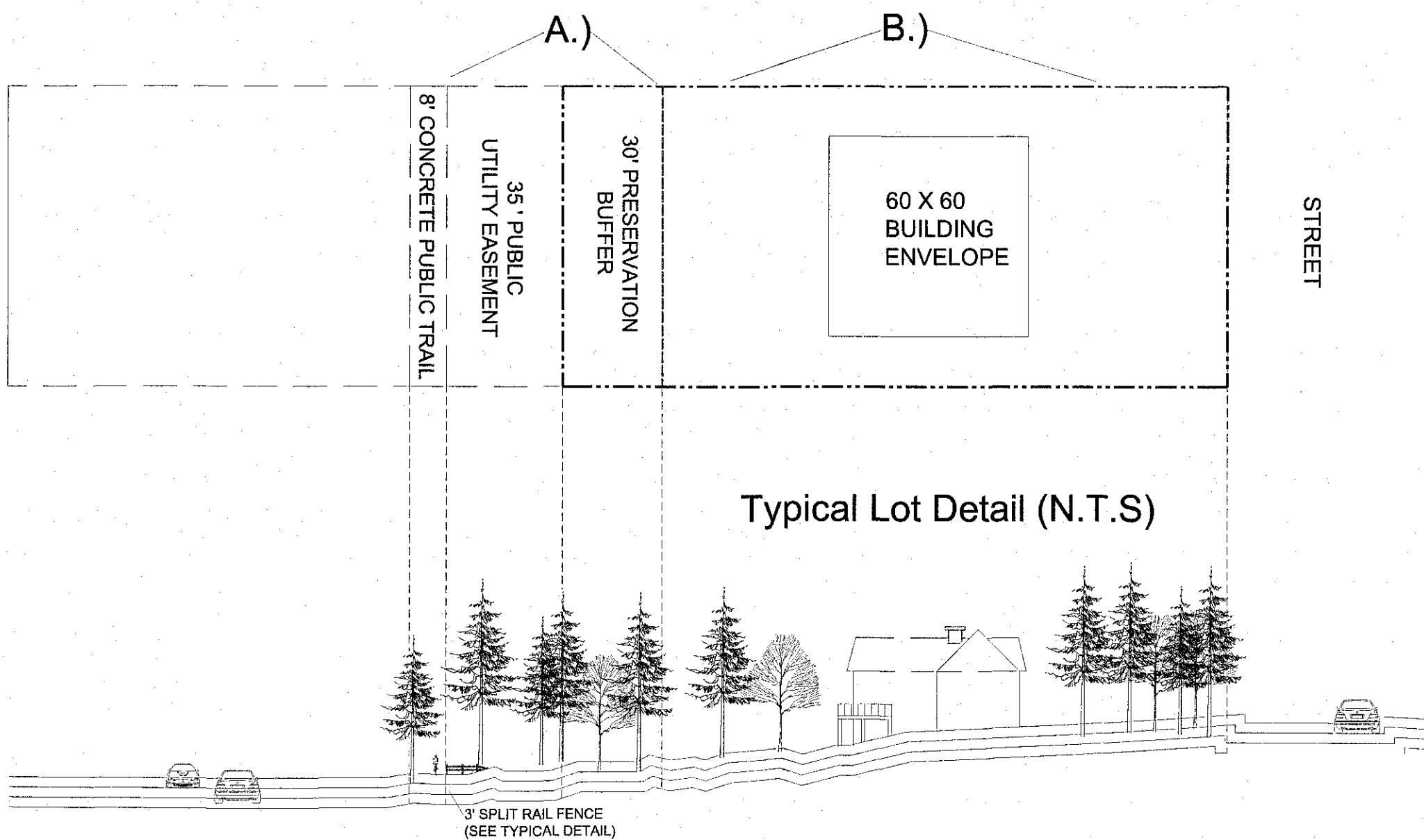
This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (City Council resolution or motion) and date approving the PUD and all applicable City of Woodland Park regulations.

Chair, Woodland Park City Council date

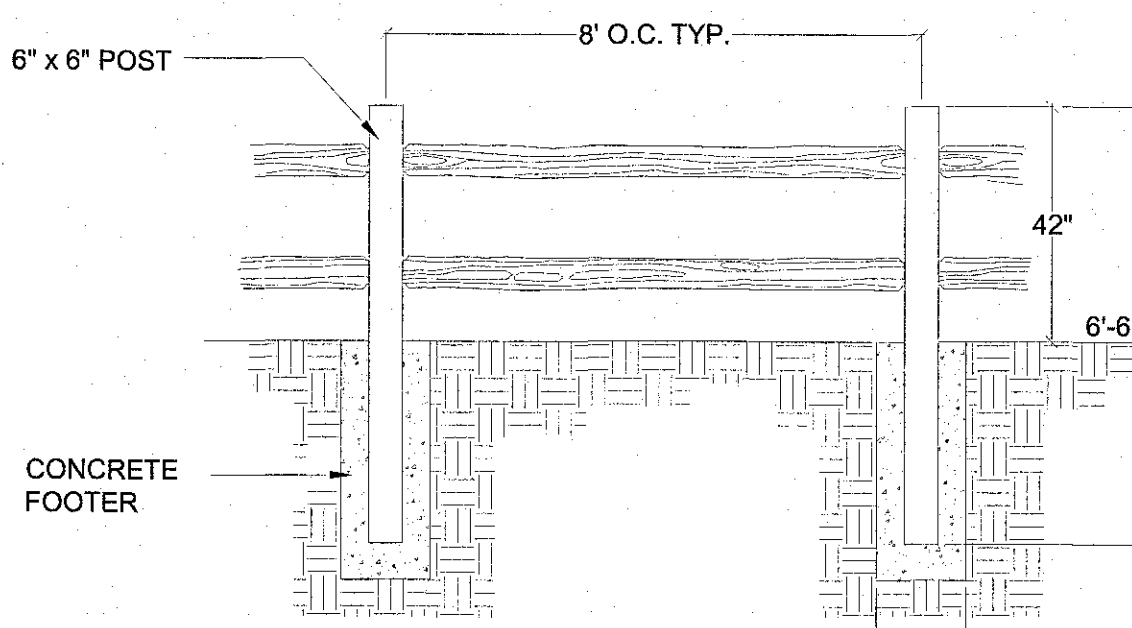
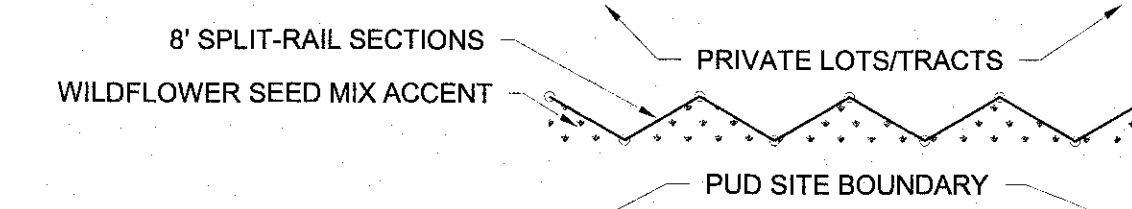
Director, Planning and Community Development date

LANDSCAPE ACCENT PROGRAM WITH FIRE MITIGATION ACTIVITIES\*

- A) PUBLIC EASEMENT & PRESERVATION AREA
  - DEVELOPER OBLIGATION DURING SUBDIVISION CONSTRUCTION PHASE
  - RESPONSIBILITIES INCLUDE:
    - 1. WILDFIRE MITIGATION (PRE-DEVELOPMENT)
    - 2. MAINTENANCE
      - a. PRESERVATION OF DEFENSIBLE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
      - b. FORESTRY MANAGEMENT
      - c. EROSION CONTROL/FUEL MANAGEMENT
  - LANDSCAPING TO CONSIST OF:
    - a. WILDFLOWERS
    - b. NATIVE GRASSES
    - c. ORNAMENTAL FENCE ACCENTS
- B) PRIVATE OPEN SPACE/BUILDABLE (LOT) AREA
  - BUILDER (HOMEOWNER) OBLIGATION DURING LOT IMPROVEMENT/HOME BUILDING PHASE
  - RESPONSIBILITIES INCLUDE:
    - 1. MAINTENANCE
      - a. FUEL MANAGEMENT
      - b. PRESERVATION/MAINTENANCE OF DEFENSIBLE SPACE ZONES AS DEFINED IN WILDFIRE MITIGATION PLAN
      - c. FORESTRY MANAGEMENT
    - 2. EROSION CONTROL/FUEL MANAGEMENT
    - 3. LANDSCAPE CONSISTS OF:
      - a. WILDFLOWERS
      - b. NATIVE GRASSES



WILDFLOWER SEED MIX  
PBSI ROCKY MOUNTAIN WILDFLOWER MIX BY PAWNEE BUTTES SEED INC. (OR APPROVED EQUAL). SUBMIT CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

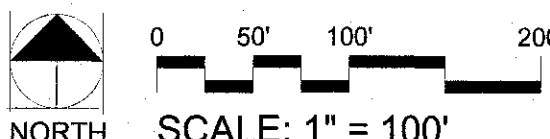


Clerk and Recorder Certification

STATE OF COLORADO )  
TELLER COUNTY )

I hereby certify that this Plan was filed in my office on this 20th day of July 2019 at 1:40 o'clock a.m./p.m. and was recorded per Reception No. 193.

Teller County Clerk and Recorder



Thomas+Thomas  
planning, urban design • landscape architecture, inc.  
299 North Tejon  
Colorado Springs, Colorado 80903  
(719) 598-6777

PINES AT TAMARAC  
Filing NO. 1 PUD 19-001  
Preliminary Plat Sub 19-005  
Woodland Park, CO  
PUD/PRELIMINARY PLAT

| REV # | DATE   | REVISIONS |
|-------|--------|-----------|
| 1     | 6.6.19 | RSF       |
| 2     |        |           |
| 3     |        |           |
| 4     |        |           |
| 5     |        |           |
| 6     |        |           |

|                 |          |          |
|-----------------|----------|----------|
| DESIGNED        | JFH      | 3,299.19 |
| DRAWN           | RSF      | 5,311.19 |
| CHECKED         | SAB      | 5,311.19 |
| PROJECT NUMBER: |          | 3835.00  |
| SCALE:          | AS NOTED |          |



Based on the analysis presented in this report, Kimley-Horn believes Tamarac Pines will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- With full buildout, a northwestbound right turn deceleration lane is warranted at the Fairfield Lane and SH-67 (#1) intersection and should be designated to a length of 320 feet plus a 180-foot taper. However, the initial phase of the project is anticipated to only consist of 15 dwelling units and this northwestbound right turn deceleration lane would not be warranted with construction of only 15 homes. Therefore, this right turn lane is recommended for construction in association with the final plat and full build out of the project.
- With completion of the Tamarac Pines project, two full movement accesses are proposed along the west side of Sourdough Road. It is recommended that these accesses both operate with stop control and R1-1 "STOP" signs be installed on the eastbound exiting approaches of the accesses.
- The threshold for requiring an access permit along Colorado Department of Transportation (CDOT) roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the addition of project traffic on the east leg of the Shining Mountain Lane/Fairfield Lane and SH-67 (#1) is anticipated to increase existing traffic by more than 20 percent. Therefore, an access permit is anticipated to be needed at this intersection as development occurs.
- Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Woodland Park, CDOT, and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.

This recommendation puts substantial cost on the second phase, which will likely make this un-build able. CDOT region 2 has a mechanism for collecting escrow at the 1st phase of buildout, for total improvements when the project is completed. It is recommended that the turn lane be installed during the first phase, and reimbursement from the second phase (as it builds out) be defined in the subdivision development agreement.

Please incorporate CDOT review comments on this topic.

development standards for the 21-acre site. The site was not developed together with nor is under current ownership or control by the Golf Club. Since the property is currently zoned PUD, the purpose of this application is to establish permitted and allowed uses, and bulk and dimensional standards for the PUD district on the property. The owner proposes the development of thirty-nine (39) detached single-family lots with shared open spaces on the property. The amended plan also increases the open space by 19.6%. This development is to occur in two phases.

Phase 1 will consist of the construction of twenty-one (21) residences and all associated public improvements and utility work south of the existing drainage. Upon completion and sale of the first fifteen (15) residences during Phase 1, the required turn lane improvements to Highway 67 shall be made at the intersection of Fairfield Lane and Highway 67. The CDOT improvements will be completed prior to the issuance of certificates of occupancy for the remaining six (6) residences within Phase 1. See the demand analysis in the traffic study accompanying this submittal. Phase 1 is anticipated in the 4<sup>th</sup> quarter of 2024.

The timing of commencement of Phase 2 construction shall be subject to future market demand. Once said future market demand is sufficient, the final proposed eighteen (18) residences along with their associated public improvements and utility work shall be built out. At the time of this application, it is anticipated that Phase 2 would be built out in the 2<sup>nd</sup> quarter of 2026.

**A brief description of the tract, i.e. general location, physical features of the land, total acreage;**

The property is located at the northwest corner of the intersection of State Highway 67 and Sourdough Road. The site is 20.61 acres according to the Teller County Assessor. True acreage will be established by the survey plat. The site is characterized by mature stands of trees and native grasses. The grade of the site falls approximately 50 feet from Sourdough Road on the east to State Highway 64 on the west.

**1. Existing and proposed zoning;**



The property was zoned PUD with the Shining Mountain Golf Course Master Plan. No development plan was provided to establish PUD uses on the site. A concurrent application is being reviewed to amend the PUD on the property to include and authorize residential uses associated with this final plat.

## 2. Proposed number of building sites and typical lot size;

39 building sites are proposed. Lots range in size from 7,800 SF to 19,925 SF.

## 3. Proposed structures;

Proposed structures include 39 single-family residential lots with accessory detached structures. Drainage and stormwater structures and/or facilities as identified in the preliminary drainage report, grading, and construction plans, including, but not limited to check dams, drainage channel improvements, and detention structures.

## 4. A statement detailing how and when the subdivider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, trails and other utilities, i.e., electric, gas, telephone, as required;

Required utility and roadway infrastructure improvements will be provided and installed by the developer prior to the construction of any homes and/or the conveyance of any lots and in accordance with the approved subdivision improvements agreement and related financial assurances. The following services will be provided by the listed providers in accordance with the rules, terms, and provisions established by each respective entity:

- Electric service will be provided by IREA.
- Natural gas service will be provided by Black Hills Energy.
- Water and wastewater services will be provided by City of Woodland Park Utilities.
- Telephone and internet services will be the responsibility of the individual property owner, subject to terms of private service agreements.

The water line will need to be lopped. City Engineering Specifications only allow 12 units on a dead end line. This project is already on a dead end line. looping the water main across the Highway will need to be discussed.

Sewer for this project requires of site installation.

## Narrative

The property was initially included in the PUD rezoning of the Shining Mountain Golf Club; however, the PUD did not include specific uses and/or development standards for the 21-acre site until the approved PUD/Preliminary Plat approval in August 2019.

In the wake of market conditions and unforeseen development cost and challenges, the currently zoned PUD is being amended to adjust the number of lots, while at the same time, maintaining the character and project intent of the original PUD plan approved in 2019. The purpose of this application is amended and to re-confirm the permitted and allowed uses, and bulk and dimensional standards for the PUD district on the property while increasing the lot counts from 26 to 39 units. The owner proposes the development of 39 detached single-family lots with shared open spaces on the property. The plan reduces the size of the typical lot, while maintaining the approved roadway layout buffers and standards, and while increasing the percentage of open space preserved with the project. See Appendix A for exhibit comparison.

Increase density from the 26 units to 39 is not appreciated after our discussion. Please consider staying with 26 units

## Requirements for Approval:

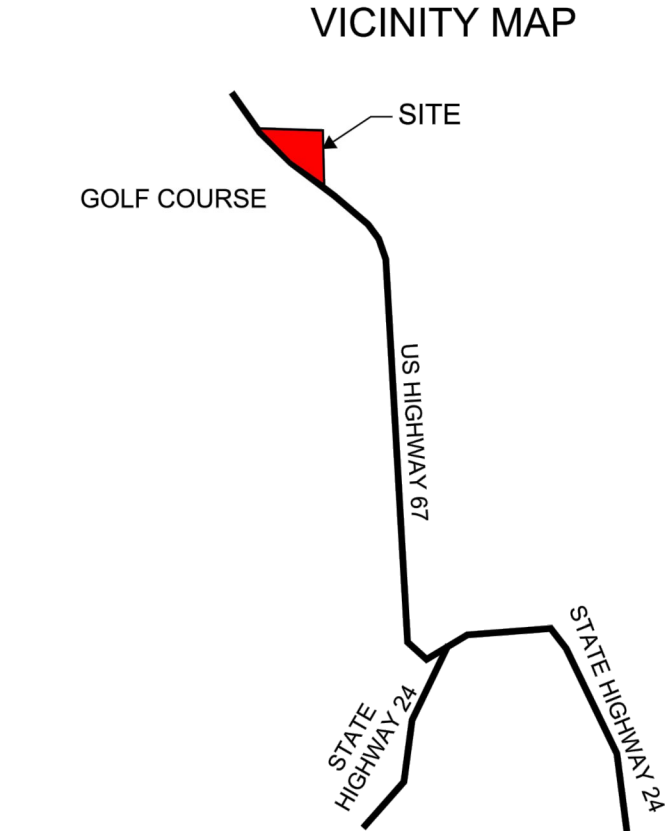
In reviewing the amended PUD application, the Planning Commission may consider the following conditions as cited from § 18.30.030 of the Woodland Park Code:

***“The property is adjacent to or across a street from property which has been developed or redeveloped under a PUD and it is determined that a PUD will contribute to the maintenance of the amenities and values of the neighboring property;”***

Because the property was included, but not developed under the Shining Mountain Golf Club PUD, the applicant and with this amendment, intends to finalize the PUD development plan and zoning for the property by establishing single-family residential land use and development standards that are consistent with and compatible to surrounding residential uses and neighborhoods as well as with the adjacent Golf Club.



K:\COGS\_LAI\19696000.3 - Tamarac Pines\CADD\PlanSheets\DP\_CV.dwg Dec 11, 2023 10:44am

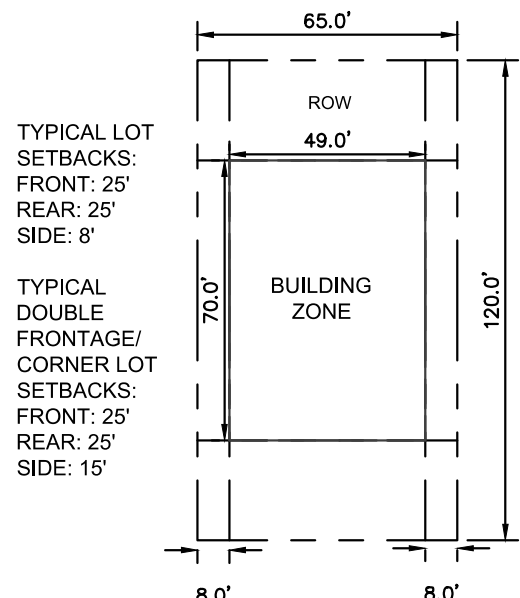


**OWNER /DEVELOPER:**  
THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

**APPLICANT:**  
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, CO 80903  
(719) 248-7280

**SURVEYOR:**  
ERIC SIMONSON  
RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY,  
WOODLAND PARK, CO 80863  
(719) 687-0920

| SHEET INDEX |                                  |
|-------------|----------------------------------|
| 1           | COVER SHEET                      |
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| 10          | UTILITY PLAN - SOUTH             |
| 11          | UTILITY PLAN - OFFSITE           |



LOT TYPICAL NOTES:  
1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1 LOT TYPICAL DETAIL N.T.S.

**LEGAL DESCRIPTION:**  
LOT 2, OF DAYSPRING CHRISTIAN FELLOWSHIP  
**PUD DESCRIPTION:**

**OPEN SPACE:**  
APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (49.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

**RESIDENTIAL USE & DIMENSIONAL STANDARDS:**

1. THE MAXIMUM DENSITY IN THE PINES AT TAMARAC SHALL NOT EXCEED 2 DU/GROSS ACRE (41 DU MAX).
2. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE CONDUCTED ON A LOT. GUEST HOUSES AND/OR ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED.
3. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, ACCENT FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS.
4. MINIMUM LOT AREA: 7,800 SQUARE FEET. MINIMUM LOT SIZES ARE ESTABLISHED PER LOT AS DEPICTED ON THE PLAN; HOWEVER, NO LOT SHALL BE CREATED AND/OR AMENDED, REPLATTED, OR PORTIONS THEREOF CONVEYED WHICH WILL REDUCE THE LOT AREA BELOW THE MINIMUM 7,800 SF LOT AREA.
5. MAXIMUM IMPERVIOUS COVERAGE: A MAXIMUM 40% GROSS TOTAL LOT AREA MAY BE IMPERVIOUS. THE AREA OF AT GRADE PATIOS AND WALKS AND/OR PATHS SHALL NOT BE COUNTED TOWARD IMPERVIOUS COVERAGE. DRIVEWAYS SHALL BE INCLUDED IN THE MAXIMUM IMPERVIOUS AREA CALCULATION.
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (35').
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE DEPICTED BY THE PUD.
8. SETBACK REQUIREMENTS: (SEE DETAIL FOR TYPICAL LOT/YARD ORIENTATION)
  - a. FRONT YARD: TWENTY-FIVE FEET (25')
  - b. REAR YARD: TWENTY-FIVE FEET FEET (25')
  - c. SIDE YARD: EIGHT FEET (8')
  - d. CORNER YARD: FIFTEEN FEET (15')
  - e. SEE DETAIL FOR TYPICAL LOT AND YARD ORIENTATION
  - f. PROJECTIONS INTO SIDE YARD SETBACKS: EAVES AND WINDOW WELLS, FASCIA, SOFFIT, AND RELATED FEATURES AND/OR APPURTENANCE MAY PROJECT A MAXIMUM OF THREE (3) FEET INTO AN ADJACENT YARD SETBACK.
9. PARKING: EACH LOT SHALL PROVIDE A MINIMUM OF TWO ON-SITE PARKING SPACES. SPACES MAY BE PROVIDED VIA GARAGE AND/OR ONSITE VIA PRIVATE DRIVEWAY. ON STREET PARKING SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF WOODLAND PARK AND/OR FUTURE PINES AT TAMARAC HOME OWNERS ASSOCIATION.
10. WILDFIRE MITIGATION: SEE SHEET 2 FOR LANDSCAPE CROSS SECTION WITH MITIGATION ACTIVITIES AS WELL AS SEPARATELY SUBMITTED MITIGATION PLAN. PLAN TO BE RECORDED WITH FINAL PLAT

**DEVELOPMENT SCHEDULE**

DEVELOPMENT IS PLANNED TO OCCUR DURING THE FALL OF 2024-25 SUBJECT TO FINAL PLAT APPROVAL AND DEVELOPMENT AUTHORIZATION BY THE CITY OF WOODLAND PARK.

**IMPROVEMENTS**

ALL OPEN SPACE AND LANDSCAPE TRACTS, PEDESTRIAN PATHS AND TRAILS, AND STORMWATER APPURTENANCE INCLUDING, BUT NOT LIMITED TO WATER QUALITY PONDS, ARE TO BE OWNED AND MAINTAINED BY THE PINES AT TAMARAC HOME OWNERS ASSOCIATION AND DELEGATED AGENTS, OR OTHER ENTITY APPROVED BY THE CITY OF WOODLAND PARK. ALL ROADS WILL BE DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC OWNERSHIP AND MAINTENANCE.

CURB AND GUTTER, PEDESTRIAN RAMPS, DRIVEWAY PANS, ETC. TO BE AS ILLUSTRATED ON THE PUD DEVELOPMENT PLAN SUBJECT TO FINAL REVIEW WITH FINAL GRADING AND CONSTRUCTION PLANS.

**OWNERSHIP & MAINTENANCE**

A HOMEOWNERS ASSOCIATION (PINES AT TAMARAC HOA) WILL BE FORMED FOR THE PURPOSES OF OWNING AND MAINTAINING COMMON ELEMENTS AND ASSOCIATED IMPROVEMENTS AND APPURTENANCE WITHIN THE PINES AT TAMARAC PUD AND SUBSEQUENT FINAL PLAT. DOCUMENTATION OF HOA FORMATION AND AUTHORITIES WILL BE PROVIDED FOR REVIEW WITH THE ASSOCIATED FINAL PLAT FOR THE PINES AT TAMARAC.

**UTILITIES**

WATER & WASTEWATER IS PLANNED TO BE PROVIDED VIA SERVICE CONNECTION WITH THE CITY OF WOODLAND PARK UTILITIES SUBJECT TO COMPLIANCE WITH PERMITTING REQUIREMENTS. ELECTRIC SERVICE WILL BE PROVIDED BY CORE ELECTRIC COOPERATIVE. NATURAL GAS WILL BE PROVIDED BY BLACK HILLS ENERGY. THE FRONT YARDS OF ALL LOTS SHALL BE PLATTED WITH A 15' PUBLIC UTILITY EASEMENT AS DEPICTED ON THE TYPICAL LOT DETAIL.

**STORMWATER RUNOFF**

DEVELOPMENT OF THE PROPOSED SUBDIVISION PROJECT WILL INCLUDE SITE GRADING, UTILITIES, RESIDENTIAL CONSTRUCTION, AND RELATED SITE IMPROVEMENTS. THE GENERAL CONCERN FOR MANAGEMENT OF ON-SITE DEVELOPED STORM RUNOFF IS TO ROUTE DEVELOPED FLOWS THROUGH AN ON-SITE STORMWATER DETENTION FACILITY TO MITIGATE THE IMPACT OF DEVELOPED DRAINAGE FROM THE SITE.

THE PROPOSED DETENTION POND FACILITIES HAVE BEEN DESIGNED BASED ON DESIGN PROCEDURES DELINEATED IN THE CITY OF WOODLAND PARK DRAINAGE CRITERIA MANUAL. THE TOTAL DEVELOPED STORM RUNOFF DOWNSTREAM OF THE SITE WILL BE MAINTAINED AT HISTORIC LEVELS BY ROUTING FLOWS THROUGH THE PROPOSED DETENTION POND. DETENTION POND A HAS BEEN DESIGNED AS A "FULL-SPECTRUM" DETENTION POND TO MITIGATE DEVELOPED DRAINAGE AND WATER QUALITY IMPACTS FROM THE SUBDIVISION.

THE PROPOSED POND OUTLET STRUCTURE HAS BEEN DESIGNED AS AN EXTENDED DETENTION BASINS (EDB), PROVIDING FOR A 40-HOUR RELEASE OF THE WQCV, AND OUTLET STRUCTURE SIZING TO MAINTAIN MAXIMUM ALLOWABLE RELEASE RATES FROM THE POND. A BURIED RIPRAP SPILLWAY WILL BE PROVIDED AS AN EMERGENCY OVERFLOW PATH FROM THE POND TO THE DOWNSTREAM ROADSIDE DITCH AND CULVERT.

**FLOODPLAIN**

THE PROJECT SITE IS NOT IMPACTED BY ANY 100-YEAR FLOODPLAIN LIMITS AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOODPLAIN LIMITS IN THE VICINITY OF THE SITE ARE SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08115C0139D DATED SEPTEMBER 25, 2009.

THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040CFS.

**DATE OF PREPARATION**  
11/16/2023

**Kimley»Horn**

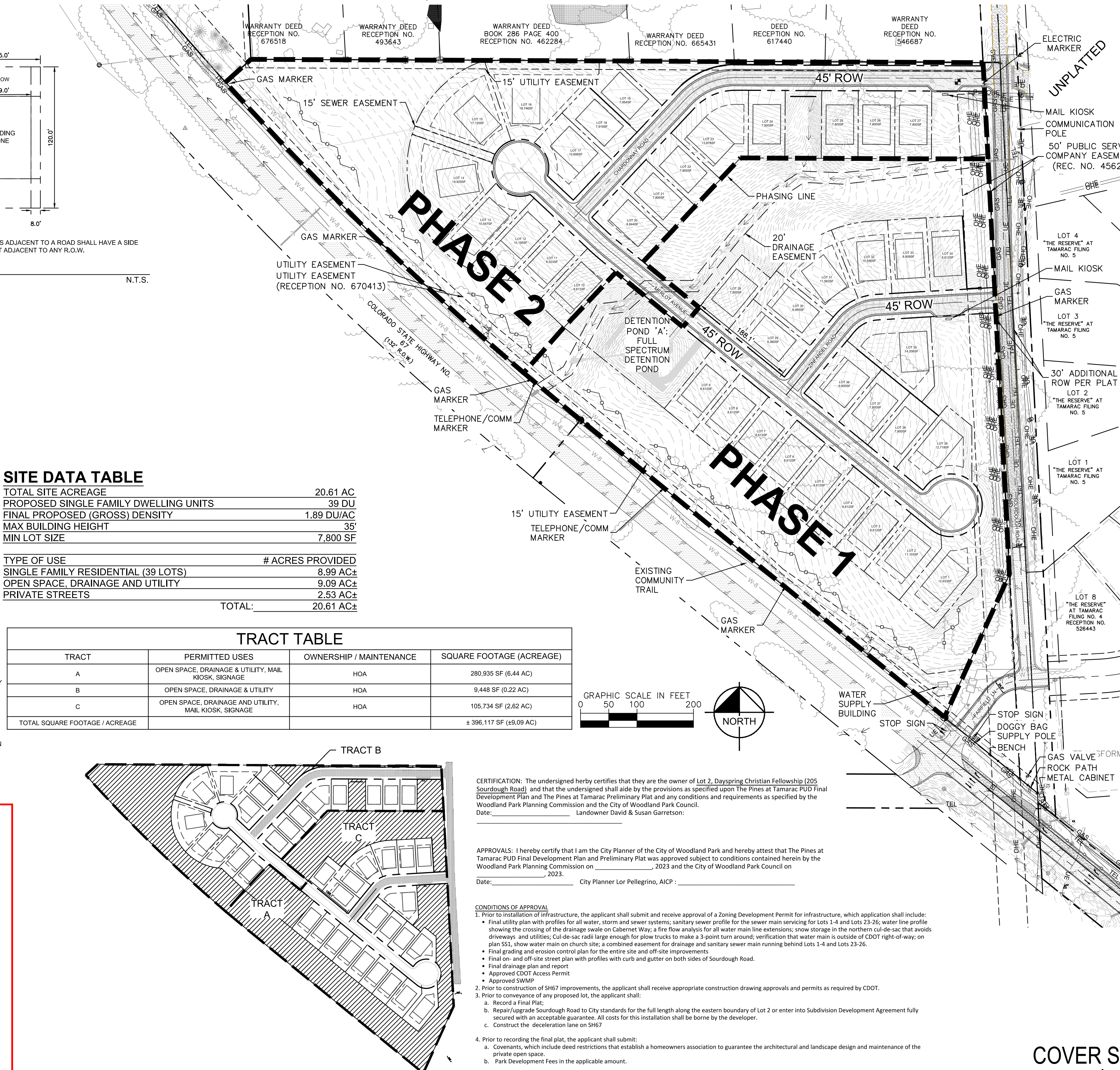
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

# PINES AT TAMARAC PUD

## PRELIMINARY PLAT AMENDMENT

### LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



#### SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 7,800 SF   |

|                                     |                  |
|-------------------------------------|------------------|
| TYPE OF USE                         | # ACRES PROVIDED |
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 8.99 AC±         |
| OPEN SPACE, DRAINAGE AND UTILITY    | 9.09 AC±         |
| PRIVATE STREETS                     | 2.53 AC±         |
| TOTAL:                              | 20.61 AC±        |

#### TRACT TABLE

| TRACT                          | PERMITTED USES                                        | OWNERSHIP / MAINTENANCE | SQUARE FOOTAGE (ACREAGE) |
|--------------------------------|-------------------------------------------------------|-------------------------|--------------------------|
| A                              | OPEN SPACE, DRAINAGE & UTILITY, MAIL KIOSK, SIGNAGE   | HOA                     | 280,935 SF (6.44 AC)     |
| B                              | OPEN SPACE, DRAINAGE & UTILITY                        | HOA                     | 9,448 SF (0.22 AC)       |
| C                              | OPEN SPACE, DRAINAGE AND UTILITY, MAIL KIOSK, SIGNAGE | HOA                     | 105,734 SF (2.82 AC)     |
| TOTAL SQUARE FOOTAGE / ACREAGE |                                                       |                         | ± 396,117 SF (±9.09 AC)  |

**CERTIFICATION:** The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.  
Date: \_\_\_\_\_ Landowner David & Susan Garrettson:

**APPROVALS:** I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on \_\_\_\_\_, 2023 and the City of Woodland Park Council on \_\_\_\_\_, 2023.  
Date: \_\_\_\_\_ City Planner Lor Pellegrino, AICP: \_\_\_\_\_

**CONDITIONS OF APPROVAL**

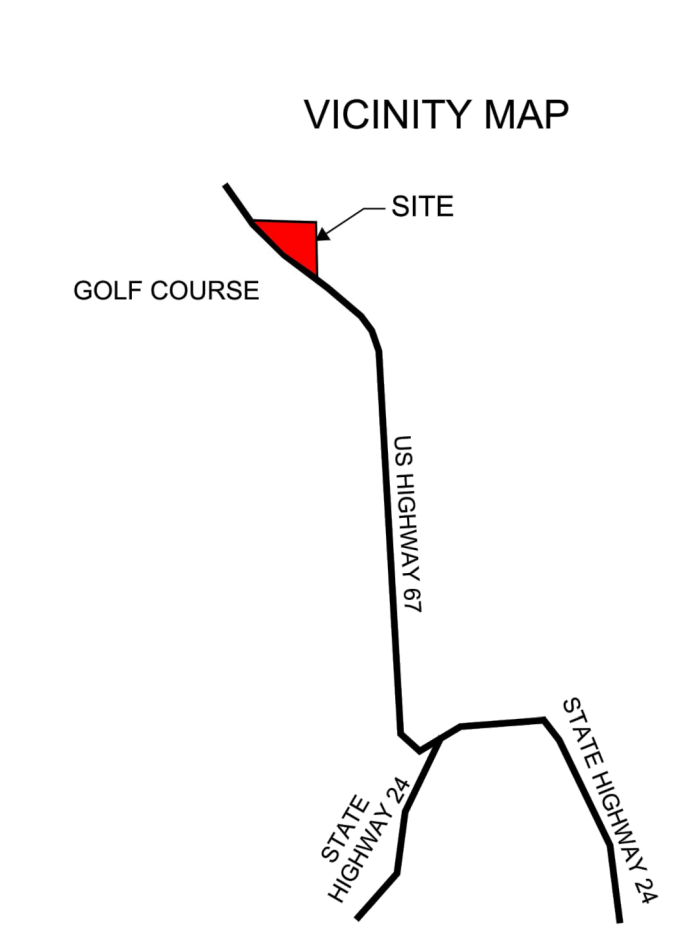
1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure, which application shall include:
  - Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
  - Final grading and erosion control plan for the entire site and off-site improvements
  - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
  - Final drainage plan and report
  - Approved CDOT Access Permit
  - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
3. Prior to conveyance of any proposed lot, the applicant shall:
  - a. Record a Final Plat;
  - b. Repair/Upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
  - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
  - b. Park Development Fees in the applicable amount.

COVER SHEET  
SHEET 1 OF

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX



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OWNER /DEVELOPER:  
THE PINES AT TAMARAC  
951 SALIDA DEL SOL  
PASO ROBLES, CA 93446  
(805) 610-2177

APPLICANT:  
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COLORADO SPRINGS, CO 80903  
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SURVEYOR:  
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PUD DESCRIPTION:

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APPROXIMATELY FORTY-FOUR PERCENT (44.1%) OF THE 20.61-ACRE PINES TAMARAC (±9.09 ACRES) IS SET ASIDE AND/OR PRESERVED AS OPEN SPACE AS TRACTS A, B AND C. PROPOSED OPEN SPACE INCLUDES OPEN SPACE AND DRAINAGE TRACTS. PLANNED PEDESTRIAN PATHS ARE PLANNED FOR THE SITE. OPEN SPACE HAS BEEN PROVIDED IN EXCESS OF THE REQUIRED 15% GROSS DEVELOPMENT AREA.

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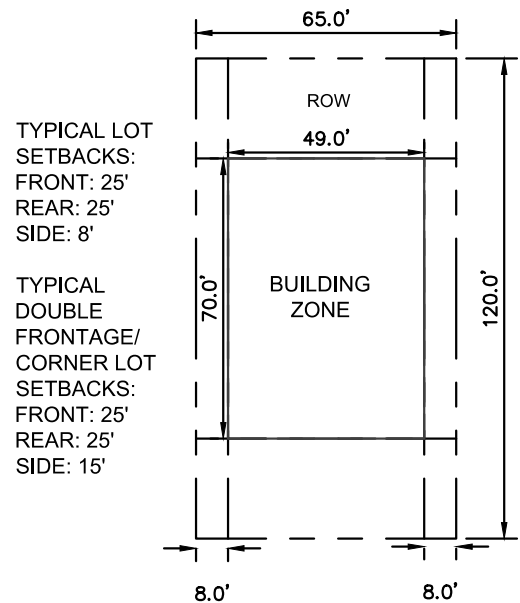
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THE EXISTING LOY GULCH CHANNEL FLOWS NORTHWESTERLY ALONG THE WEST SIDE OF SH67 TO THE WEST OF THIS SITE. ACCORDING TO THE FLOOD INSURANCE STUDY, THE 100-YEAR FLOW IN THE LOY GULCH CHANNEL ON THE WEST SIDE OF SH67 IS 1,040CFS.

DATE OF PREPARATION  
1/15/2024

WOODLAND PARK:



LOT TYPICAL NOTES:

1. CORNER LOT SIDE YARDS ADJACENT TO A ROAD SHALL HAVE A SIDE YARD SETBACK OF 15 FEET ADJACENT TO ANY R.O.W.

1

LOT TYPICAL DETAIL

N.T.S.

# PINES AT TAMARAC PUD PUD AMENDMENT

## LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

### EXISTING SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 26 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.26 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 16,000 SF  |

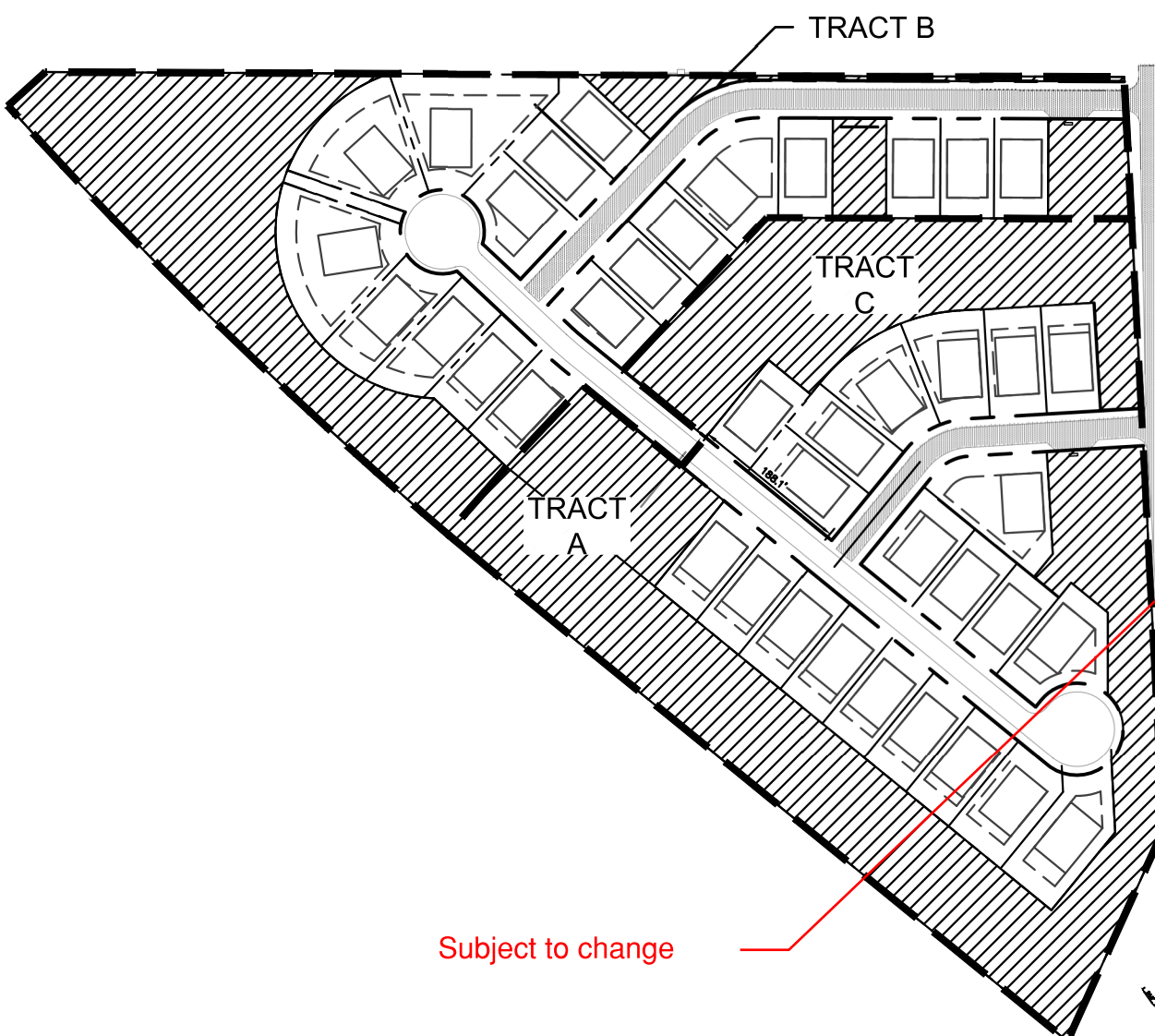
| TYPE OF USE                         | # ACRES PROVIDED |
|-------------------------------------|------------------|
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 12.99 AC±        |
| OPEN SPACE, DRAINAGE AND UTILITY    | 5.05 AC±         |
| PRIVATE STREETS                     | 2.57 AC±         |
| TOTAL:                              | 20.61 AC±        |

### SITE DATA TABLE

|                                       |            |
|---------------------------------------|------------|
| TOTAL SITE ACREAGE                    | 20.61 AC   |
| PROPOSED SINGLE FAMILY DWELLING UNITS | 39 DU      |
| FINAL PROPOSED (GROSS) DENSITY        | 1.89 DU/AC |
| MAX BUILDING HEIGHT                   | 35'        |
| MIN LOT SIZE                          | 7,800 SF   |

| TYPE OF USE                         | # ACRES PROVIDED |
|-------------------------------------|------------------|
| SINGLE FAMILY RESIDENTIAL (39 LOTS) | 8.99 AC±         |
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| TOTAL:                              | 20.61 AC±        |

| TRACT TABLE                    |                                                       |                         |                          |
|--------------------------------|-------------------------------------------------------|-------------------------|--------------------------|
| TRACT                          | PERMITTED USES                                        | OWNERSHIP / MAINTENANCE | SQUARE FOOTAGE (ACREAGE) |
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| B                              | OPEN SPACE, DRAINAGE & UTILITY                        | HOA                     | 9,448 SF (0.22 AC)       |
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| TOTAL SQUARE FOOTAGE / ACREAGE |                                                       |                         | ± 396,117 SF (±9.09 AC)  |



Subject to change

CERTIFICATION: The undersigned hereby certifies that they are the owner of Lot 2, Dayspring Christian Fellowship (205 Sourdough Road), and that the undersigned shall abide by the provisions as specified upon The Pines at Tamarac PUD Final Development Plan and The Pines at Tamarac Preliminary Plat and any conditions and requirements as specified by the Woodland Park Planning Commission and the City of Woodland Park Council.  
Date: \_\_\_\_\_ Landowner David & Susan Garrettson:

APPROVALS: I hereby certify that I am the City Planner of the City of Woodland Park and hereby attest that The Pines at Tamarac PUD Final Development Plan and Preliminary Plat was approved subject to conditions contained herein by the Woodland Park Planning Commission on \_\_\_\_\_, 2023 and the City of Woodland Park Council on \_\_\_\_\_, 2023.  
Date: \_\_\_\_\_ City Planner Lor Pellegrino, AICP: \_\_\_\_\_

CONDITIONS OF APPROVAL

1. Prior to installation of infrastructure, the applicant shall submit and receive approval of a Development Permit for infrastructure, which application shall include:
  - A fire flow analysis for all water, storm and sewer systems; sanitary sewer profile for the sewer main servicing for Lots 1-4 and Lots 23-26; water line profile showing the crossing of the drainage swale on Cabernet Way; a fire flow analysis for all water main line extensions; snow storage in the northern cul-de-sac that avoids driveways and utilities; Cul-de-sac radii large enough for plow trucks to make a 3-point turn around; verification that water main is outside of CDOT right-of-way; on plan SS1, show water main on church site; a combined easement for drainage and sanitary sewer main running behind Lots 1-4 and Lots 23-26.
  - Final grading and erosion control plan for the entire site and off-site improvements
  - Final on- and off-site street plan with profiles with curb and gutter on both sides of Sourdough Road.
  - Final drainage plan and report
  - Approved CDOT Access Permit
  - Approved SWMP
2. Prior to construction of SH67 improvements, the applicant shall receive appropriate construction drawing approvals and permits as required by CDOT.
  - a. Record a Final Plat;
  - b. Repair/upgrade Sourdough Road to City standards for the full length along the eastern boundary of Lot 2 or enter into Subdivision Development Agreement fully secured with an acceptable guarantee. All costs for this installation shall be borne by the developer.
  - c. Construct the deceleration lane on SH67
4. Prior to recording the final plat, the applicant shall submit:
  - a. Covenants, which include deed restrictions that establish a homeowners association to guarantee the architectural and landscape design and maintenance of the private open space.
  - b. Park Development Fees in the applicable amount.

No more than 12 units on a dead end line.

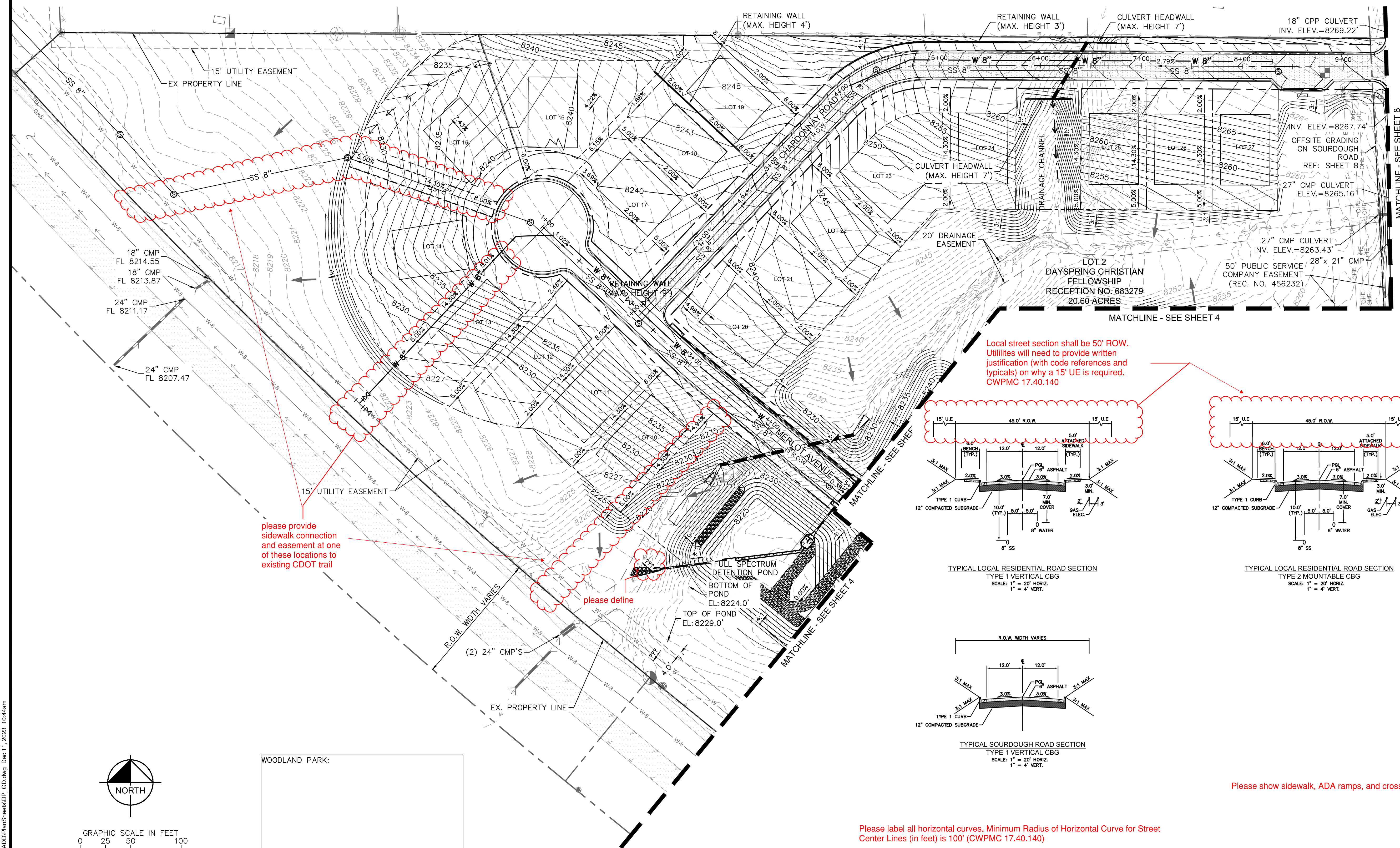
Looping the water main and crossing the Highway?

COVER SHEET  
SHEET 1 OF 11

PINES AT TAMARAC PUD PRELIMINARY PLAT - CITY FILE NO. XXXX

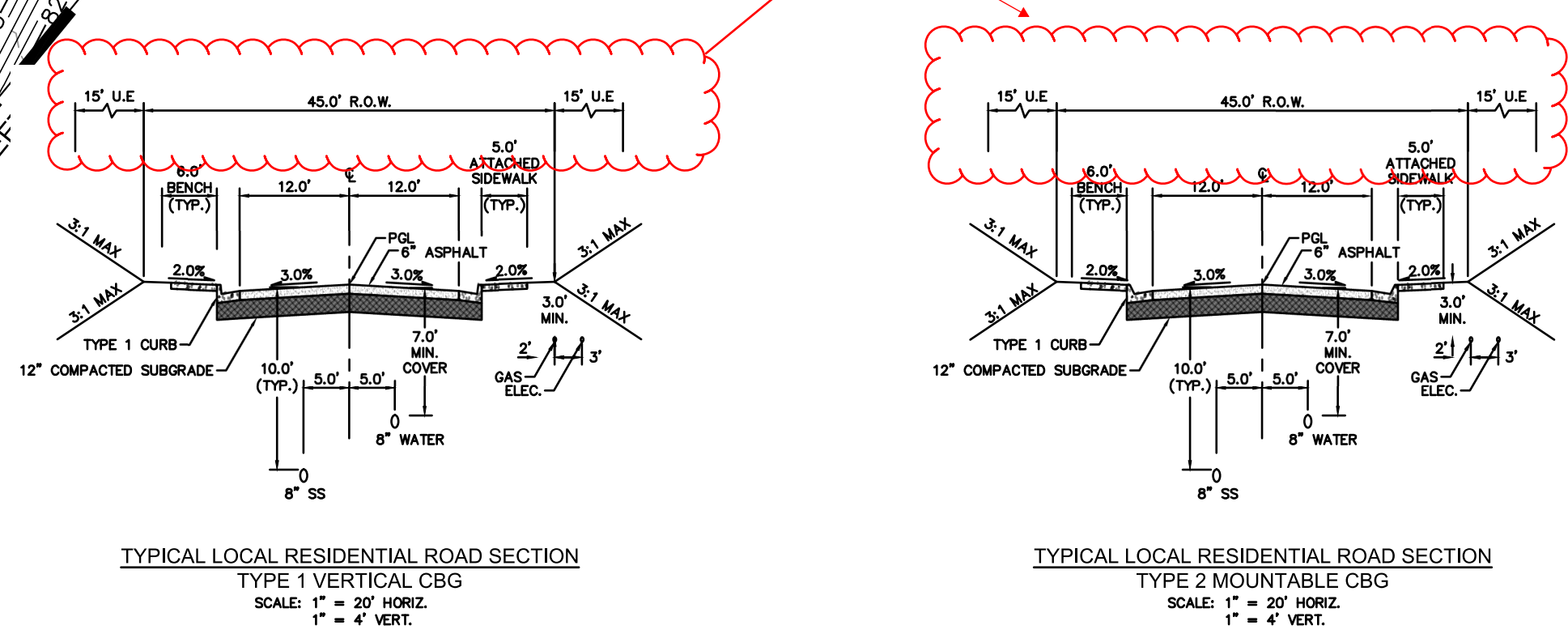


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



**LEGEND**

- PROPERTY LINE
- DRAINAGE EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED DITCH/SWALE CL
- PROPOSED SLOPE/FLOW
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT ROAD
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FLOW
- EXISTING DITCH/SWALE CL
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER MAIN
- EXISTING WIRE FENCE
- EXISTING BARB WIRE FENCE



| ONSITE |               |
|--------|---------------|
| CUT    | 32,316.26(CY) |
| FILL   | 33,005.57(CY) |
| NET    | 689.31(CY)    |

| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |

K:\CDS\_LAI19696000.3 - Tamarac Pines\Drawings\DP\_GD.dwg Dec 11, 2023 10:44am

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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

Please show sidewalk, ADA ramps, and crossings on plansets

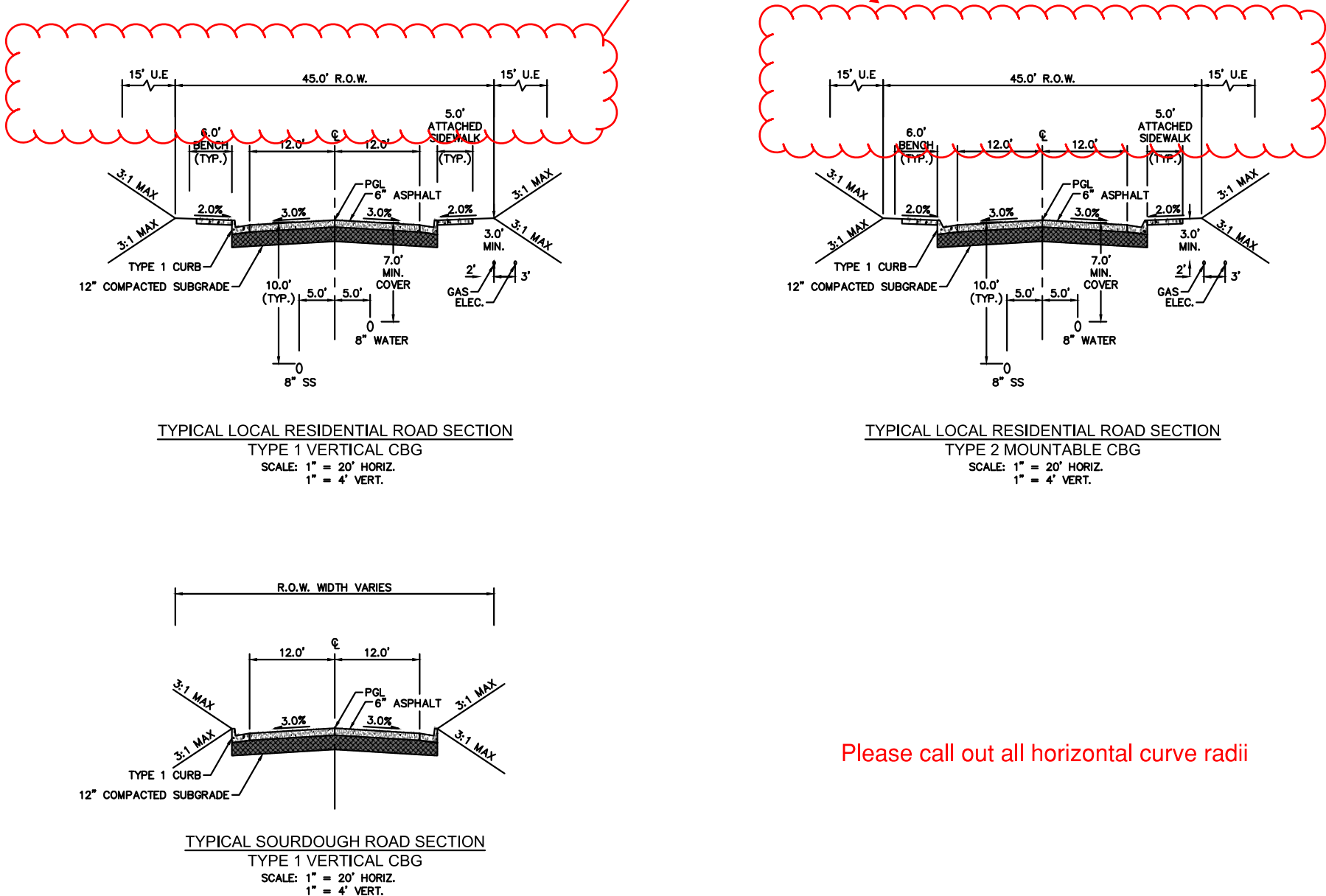
Please label all horizontal curves. Minimum Radius of Horizontal Curve for Street Center Lines (in feet) is 100' (CWPMC 17.40.140)



PINES AT TAMARAC PUD  
PUD AMENDMENT

LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

Local street section shall be 50' ROW.  
Utilities will need to provide written  
justification (with code references and  
typicals) on why a 15' UE is required.  
CWPMC 17.40.140



Please call out all horizontal curve radii

Please label all horizontal curves. Minimum Radius of Horizontal Curve for Street  
Center Lines (in feet) is 100' (CWPMC 17.40.140)

Please show sidewalk, ADA ramps, and crossings on plansets

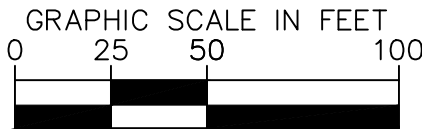
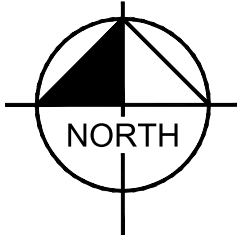


| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

| ONSITE |               |
|--------|---------------|
| CUT    | 32,316.26(CY) |
| FILL   | 33,005.57(CY) |
| NET    | 689.31(CY)    |

| OFFSITE |            |
|---------|------------|
| CUT     | 156.84(CY) |
| FILL    | 164.56(CY) |
| NET     | 7.73(CY)   |

| TOTAL |               |
|-------|---------------|
| CUT   | 32,316.26(CY) |
| FILL  | 33,005.57(CY) |
| NET   | 689.31(CY)    |



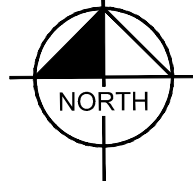
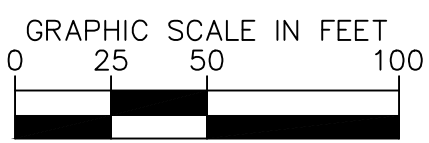
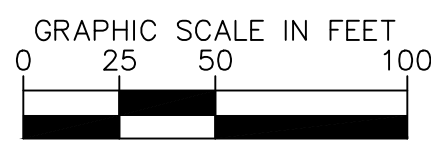
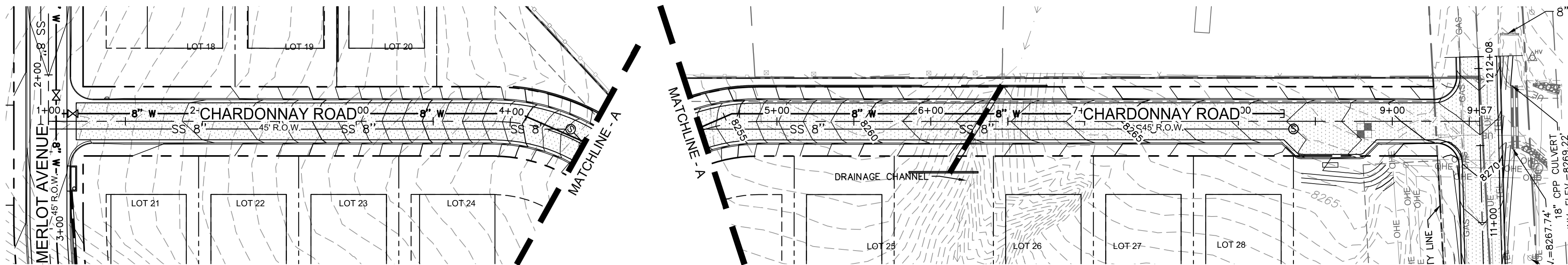
**Kimley»Horn**

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

GRADING PLAN - SOUTH  
SHEET 4 OF 11



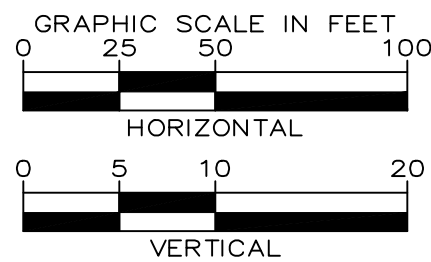
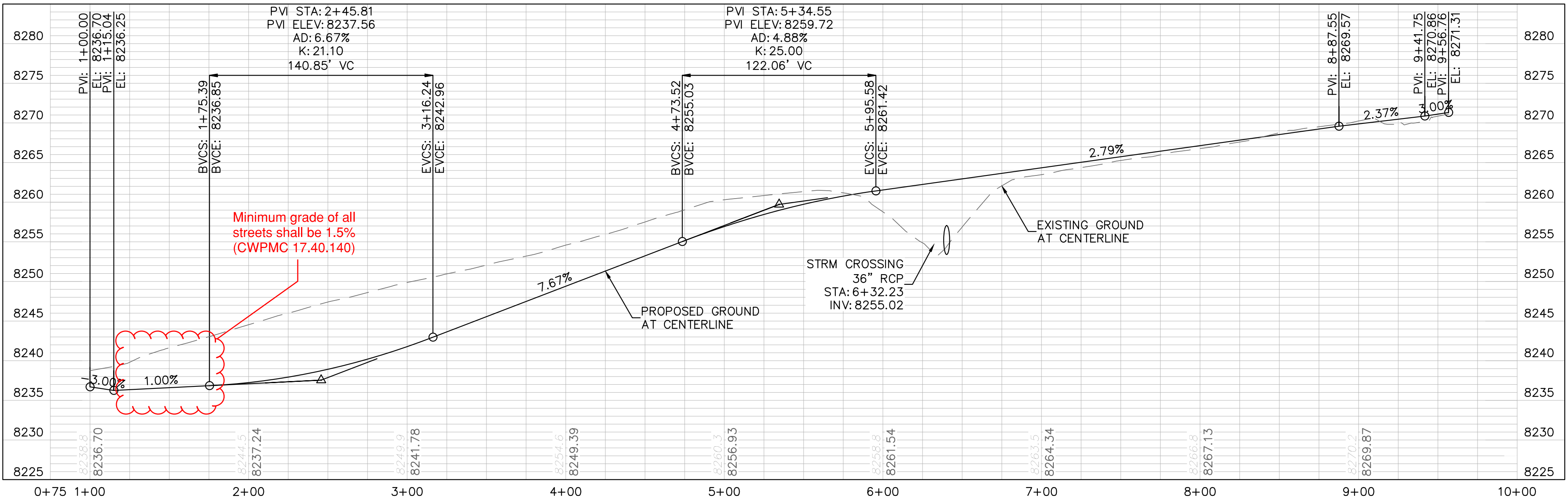
PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



Please call out all horizontal curve radii

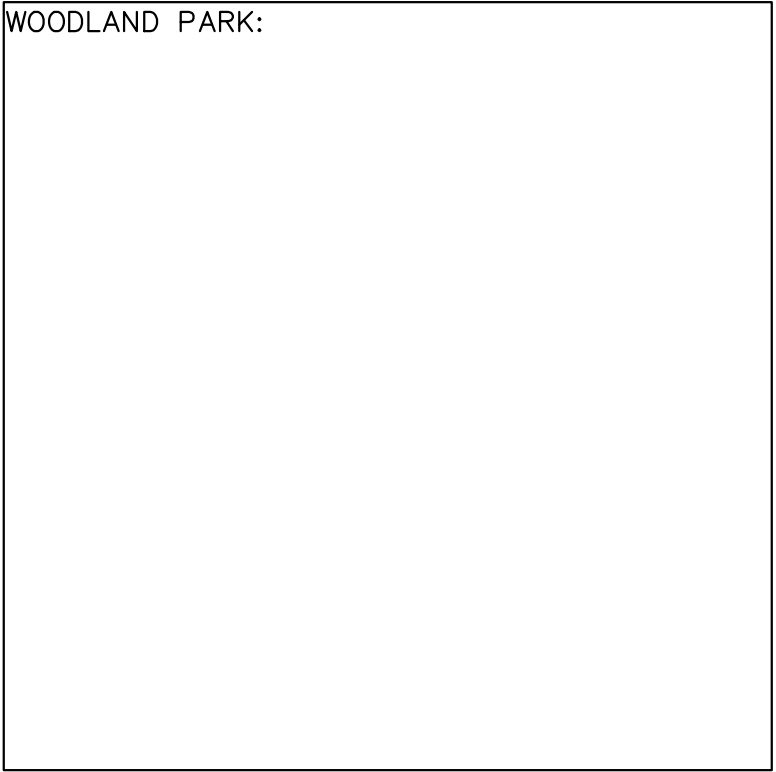
| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

CHARDONNAY ROAD



Please show sidewalk, ADA ramps, and crossings on plansets

Please label all horizontal curves. Minimum Radius of Horizontal Curve for Street Center Lines (in feet) is 100' (CWPMC 17.40.140)



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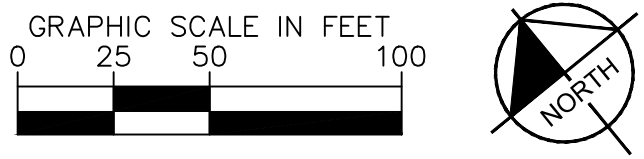
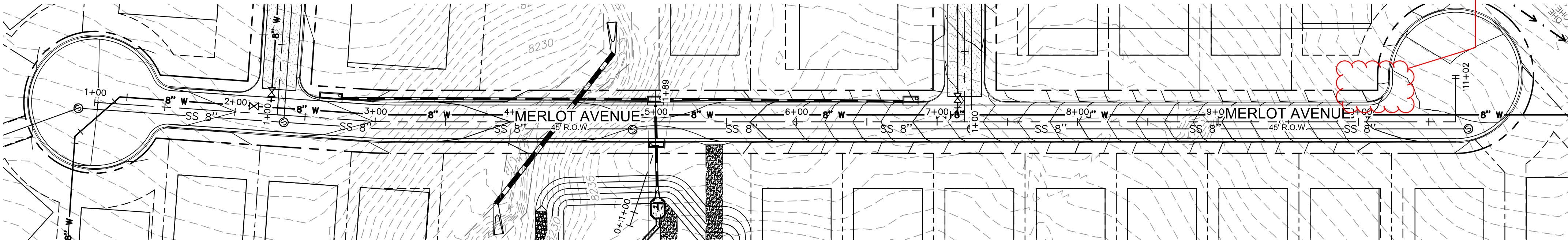
CHARDONNAY ROAD PLAN & PROFILE  
SHEET 5 OF 11



PINES AT TAMARAC PUD  
PUD AMENDMENT

LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP

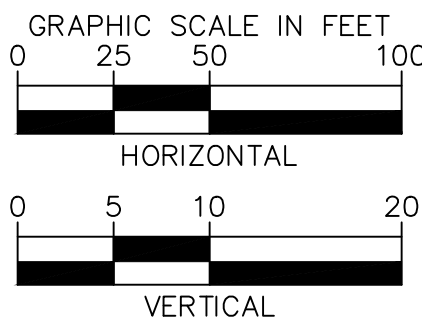
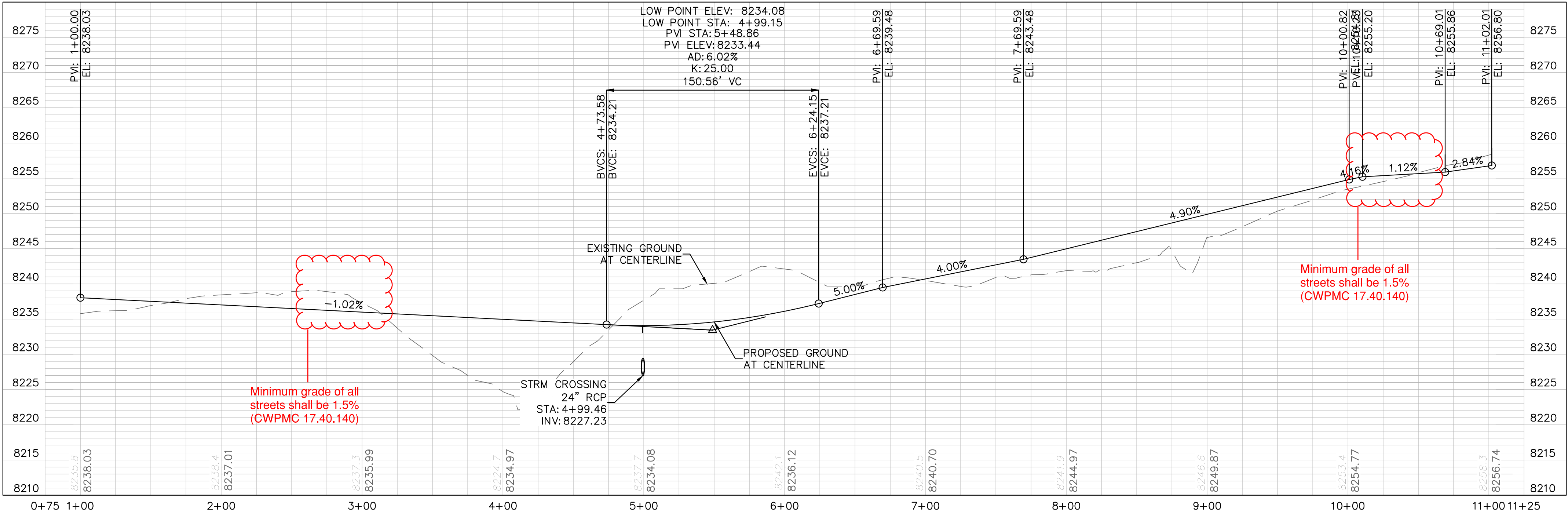
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



Please call out all horizontal curve radii

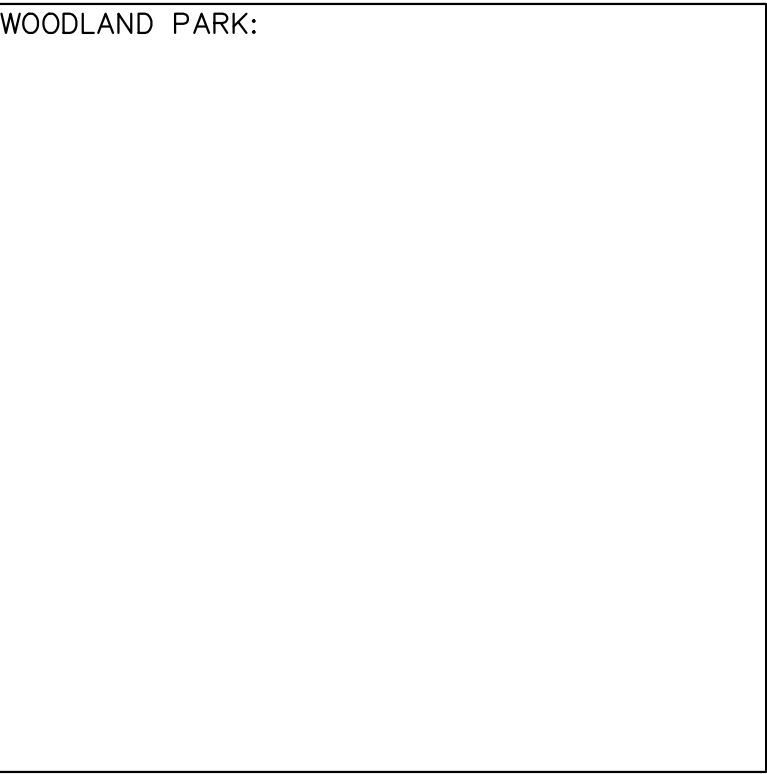
| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

MERLOT AVENUE



Please label all horizontal curves. Minimum Radius of Horizontal Curve for Street Center Lines (in feet) is 100' (CWPMC 17.40.140)

Please show sidewalk, ADA ramps, and crossings on plansets



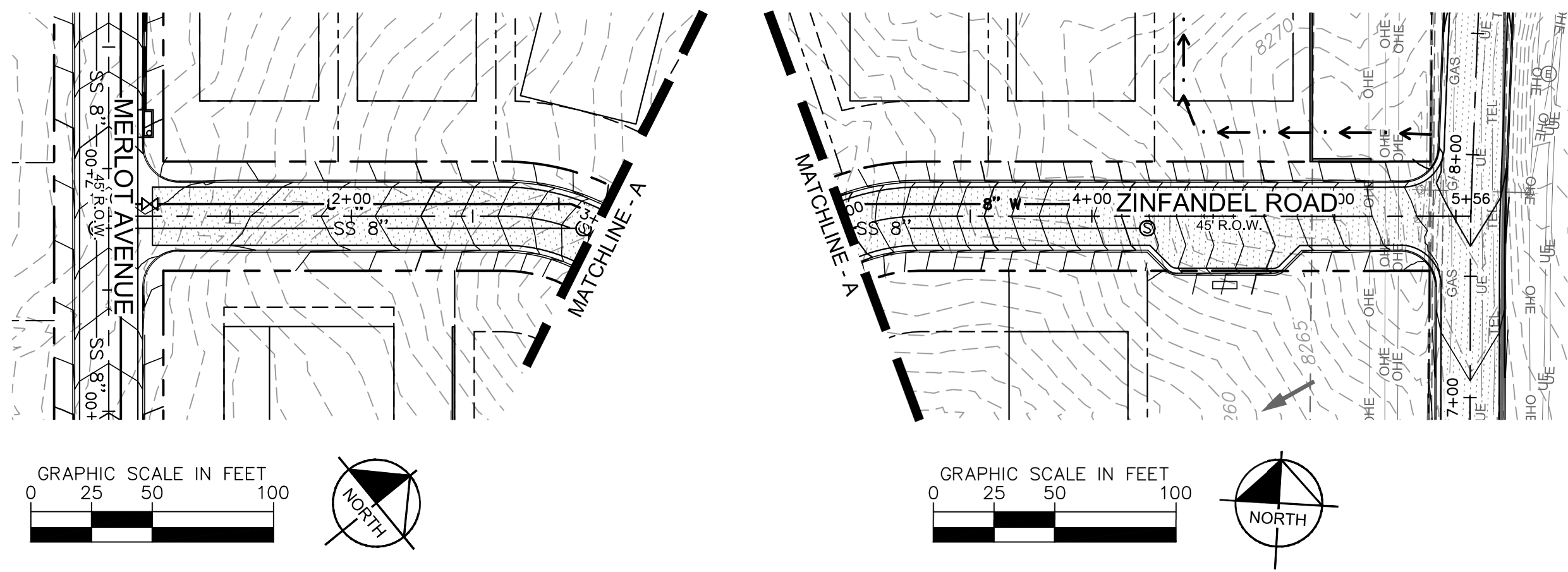
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MERLOT AVENUE PLAN & PROFILE  
SHEET 6 OF 11

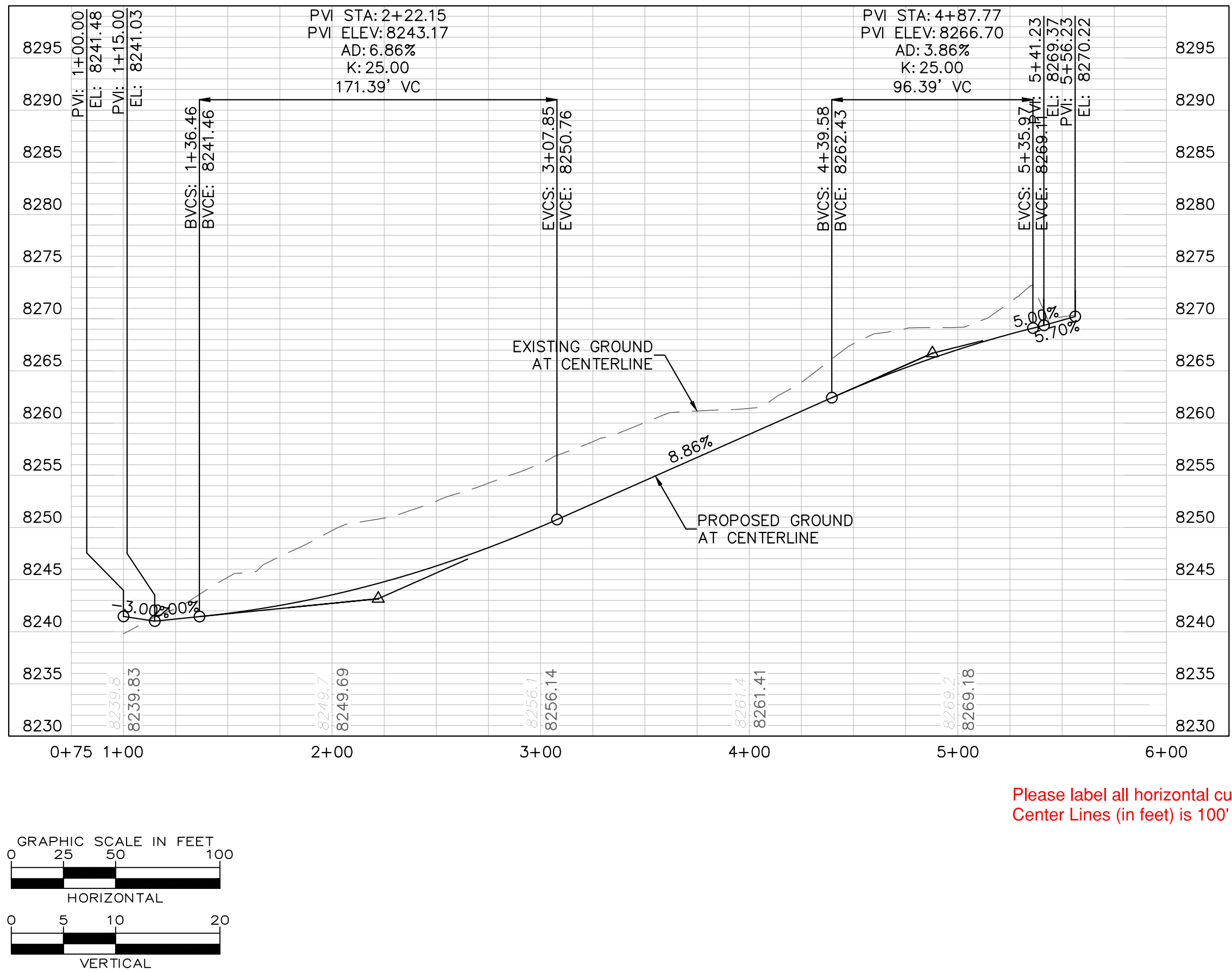


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



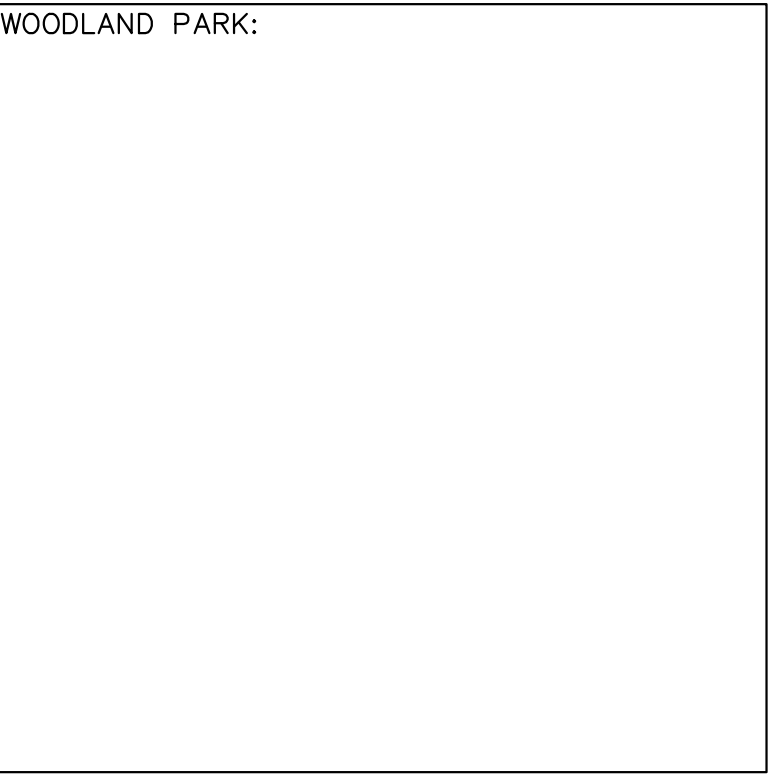
| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED DITCH/SWALE CL       |
|        | PROPOSED SLOPE/FLOW           |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | PROPOSED MAJOR CONTOUR        |
|        | PROPOSED MINOR CONTOUR        |
|        | EXISTING MAJOR CONTOUR        |
|        | EXISTING MINOR CONTOUR        |
|        | EXISTING FLOW                 |
|        | EXISTING DITCH/SWALE CL       |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WATER MAIN           |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

ZINFANDEL ROAD



Please call out all horizontal curve radii

Please show sidewalk, ADA ramps, and crossings on plansets



Please label all horizontal curves. Minimum Radius of Horizontal Curve for Street Center Lines (in feet) is 100' (CWPMC 17.40.140)

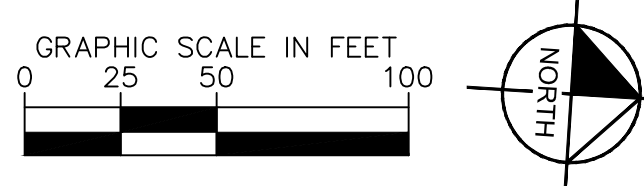
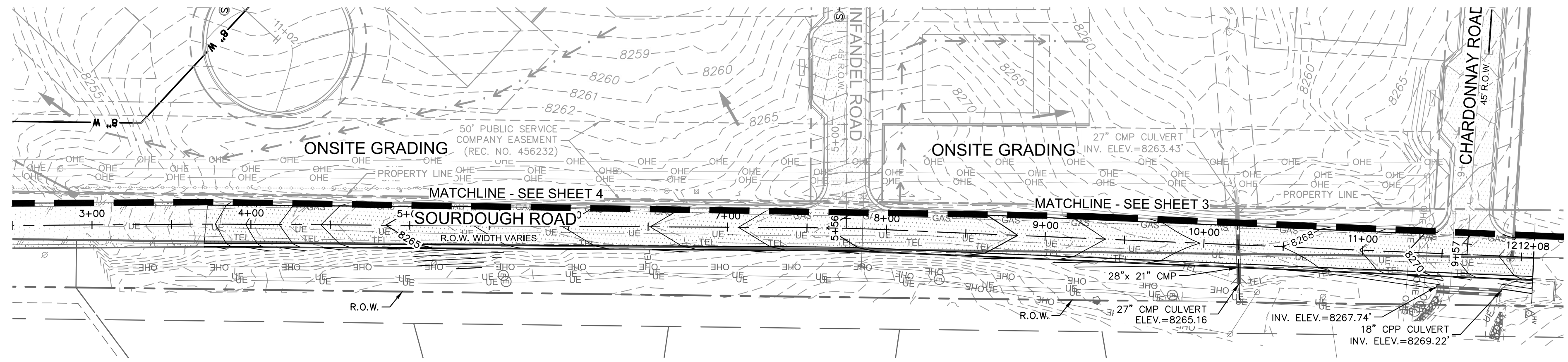


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ZINFANDEL ROAD PLAN & PROFILE  
SHEET 7 OF 11

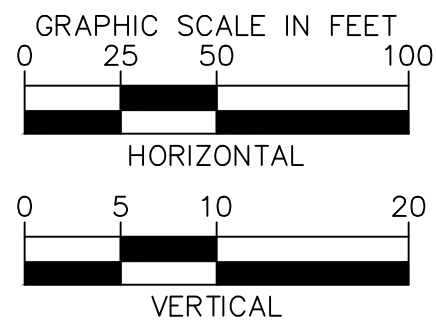
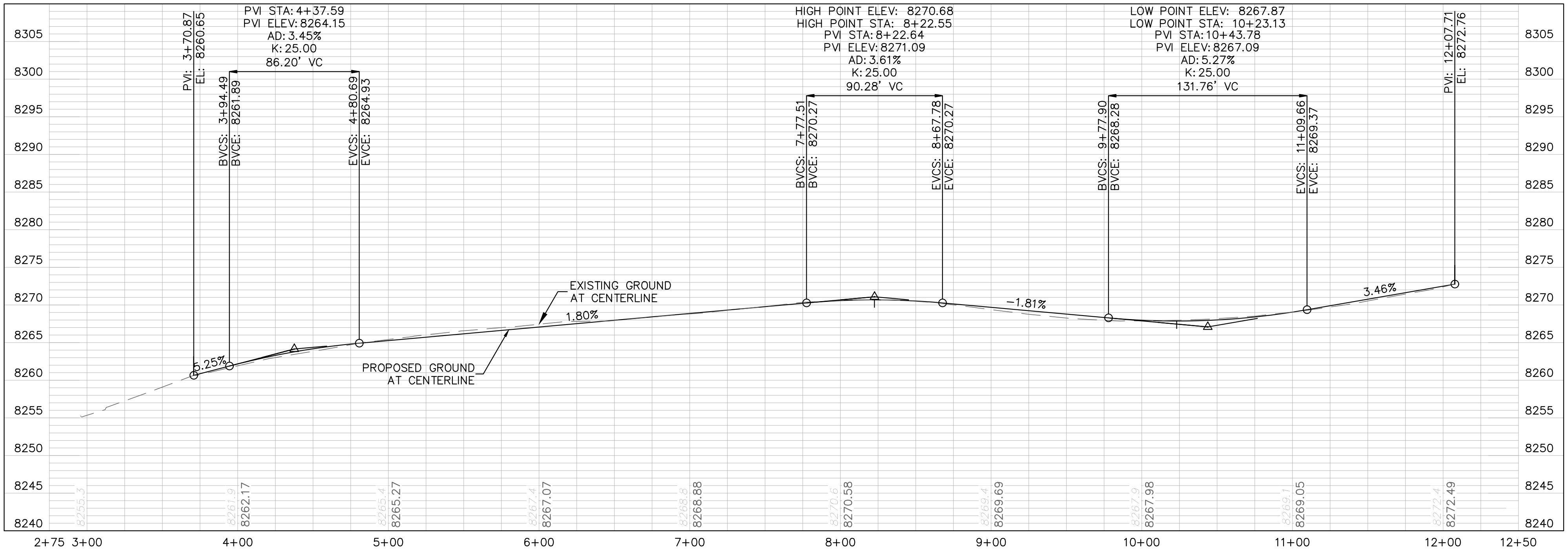


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

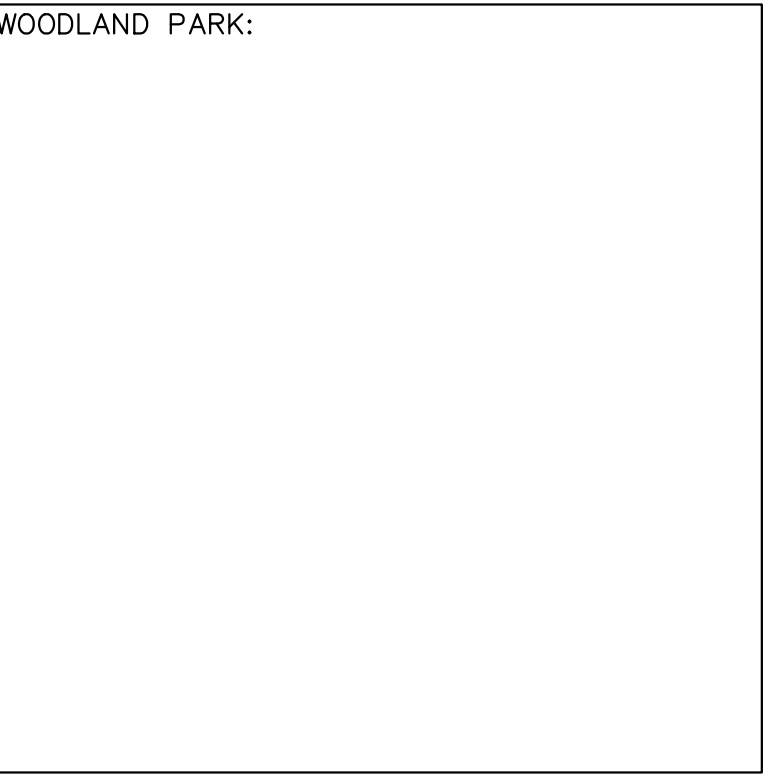


| LEGEND |                                  |
|--------|----------------------------------|
|        | PROPERTY LINE                    |
|        | DRAINAGE EASEMENT LINE           |
|        | PROPERTY SETBACK LINE            |
|        | PROPOSED DITCH/SWALE CL<br>2.00% |
|        | PROPOSED SLOPE/FLOW              |
|        | PROPOSED STORM PIPE              |
|        | PROPOSED CURB INLET              |
|        | PROPOSED HEADWALL                |
|        | PROPOSED RETAINING WALL          |
|        | PROPOSED ASPHALT ROAD            |
|        | PROPOSED MAJOR CONTOUR           |
|        | PROPOSED MINOR CONTOUR           |
|        | EXISTING MAJOR CONTOUR           |
|        | EXISTING MINOR CONTOUR           |
|        | EXISTING FLOW                    |
|        | EXISTING DITCH/SWALE CL          |
|        | EXISTING TELEPHONE LINE          |
|        | EXISTING GAS LINE                |
|        | EXISTING OVERHEAD ELECTRIC       |
|        | EXISTING UNDERGROUND ELECTRIC    |
|        | EXISTING WATER MAIN              |
|        | EXISTING WIRE FENCE              |
|        | EXISTING BARB WIRE FENCE         |

SOURDOUGH ROAD



Please label all horizontal curves. Minimum Radius of Horizontal Curve for Street Center Lines (in feet) is 100' (CWPMC 17.40.140)

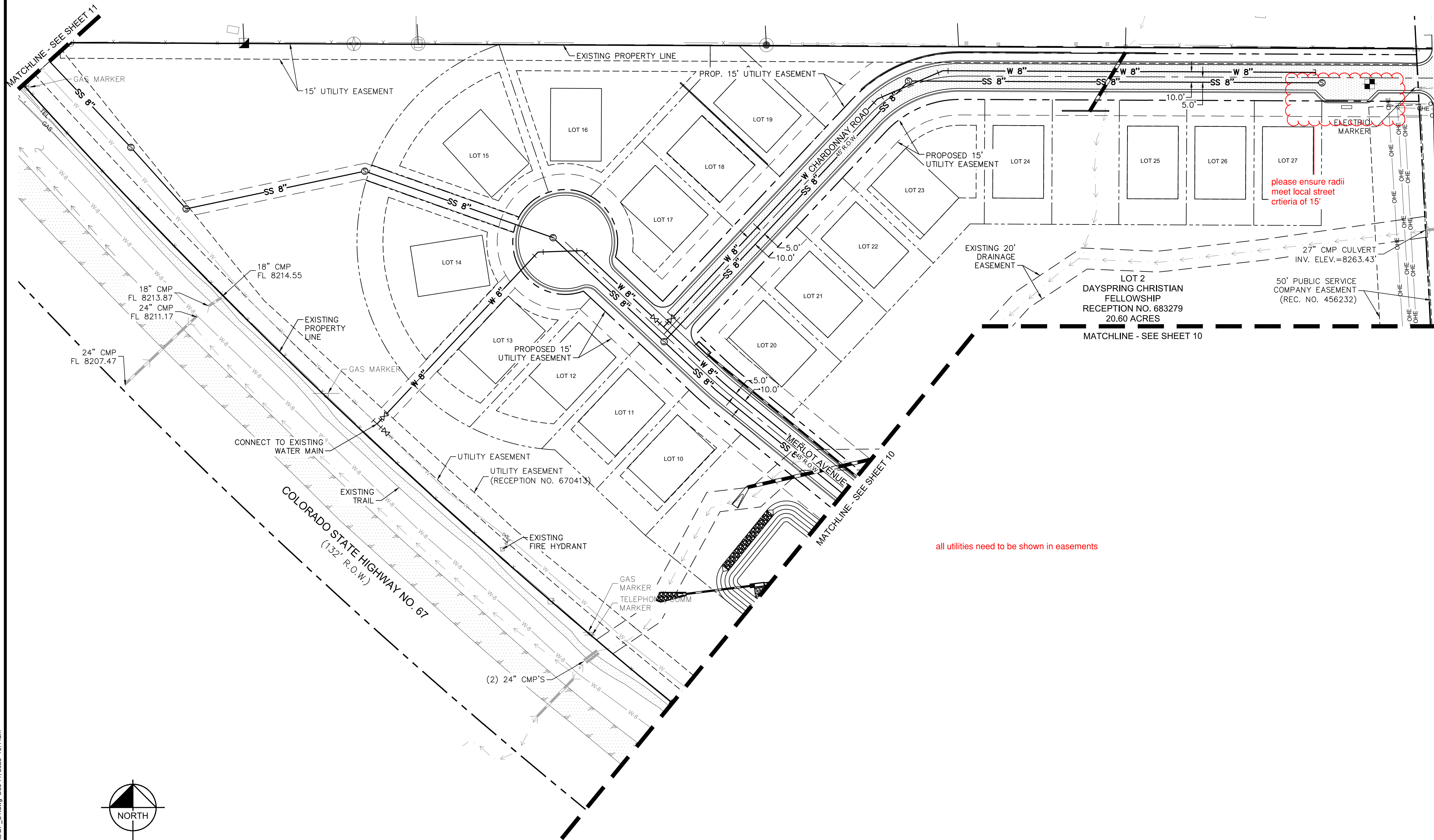


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SOURDOUGH ROAD PLAN & PROFILE  
SHEET 8 OF 11

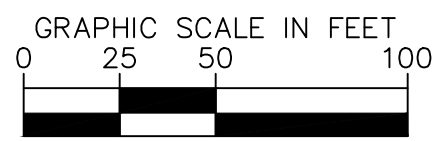
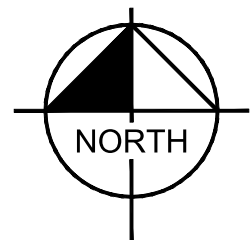


PINES AT TAMARAC PUD  
PUD AMENDMENT  
LOT 2 OF DAYSPRING CHRISTIAN FELLOWSHIP  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH  
P.M., CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO



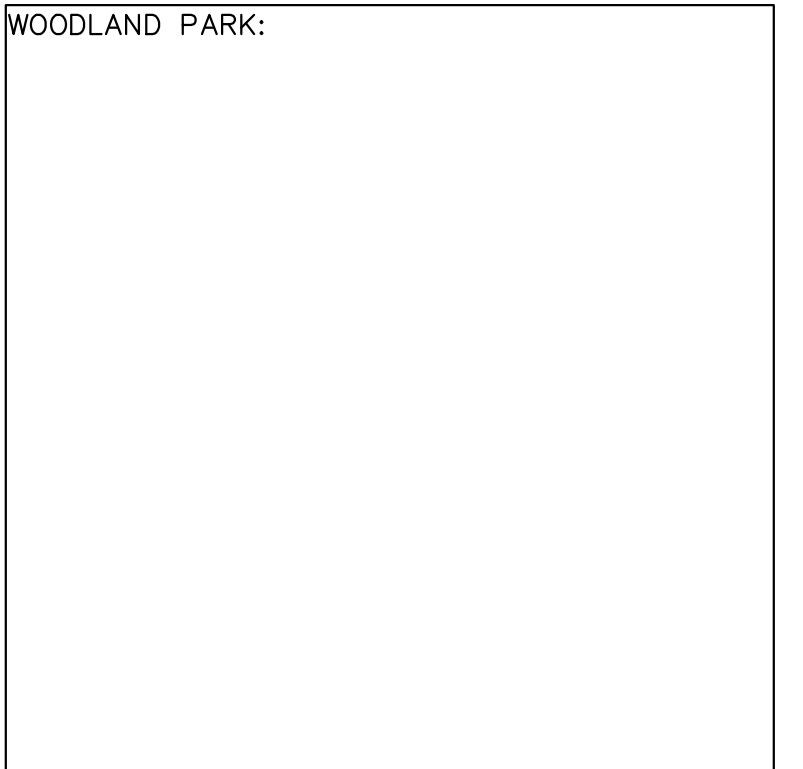
| LEGEND |                               |
|--------|-------------------------------|
|        | PROPERTY LINE                 |
|        | DRAINAGE EASEMENT LINE        |
|        | PROPERTY SETBACK LINE         |
|        | PROPOSED UTILITY EASEMENT     |
|        | PROPOSED 8" WATER LINE        |
|        | PROPOSED GATE VALVE           |
|        | PROPOSED TEE                  |
|        | PROPOSED BEND                 |
|        | PROPOSED 8" SEWER LINE        |
|        | PROPOSED SEWER MANHOLE        |
|        | PROPOSED STORM PIPE           |
|        | PROPOSED CURB INLET           |
|        | PROPOSED HEADWALL             |
|        | PROPOSED RETAINING WALL       |
|        | PROPOSED ASPHALT ROAD         |
|        | EXISTING SS MAIN              |
|        | EXISTING WATER MAIN           |
|        | EXISTING STORM PIPE           |
|        | EXISTING SWALE FLOW           |
|        | EXISTING TELEPHONE LINE       |
|        | EXISTING GAS LINE             |
|        | EXISTING OVERHEAD ELECTRIC    |
|        | EXISTING UNDERGROUND ELECTRIC |
|        | EXISTING WIRE FENCE           |
|        | EXISTING BARB WIRE FENCE      |

all utilities need to be shown in easements



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UTILITY PLAN - NORTH  
SHEET 9 OF 11