



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, September 12, 2024, 6:30 P.M.
Council Chambers – 220 W. South Avenue

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

1. **CALL TO ORDER & ROLL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE MINUTES:** August 22, 2024
4. **PUBLIC HEARINGS:**
 - A. (File #A24-0074) Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. **(QJ)**

The City Council Public Hearing is currently scheduled for Thursday, October 3, 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 August 22, 2024

Council Chambers, 220 W. South Avenue, Woodland Park

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

1. CALL TO ORDER & ROLL:

Vice Chair Brown called the meeting to order at 6:30 p.m.

Present	Chair Ken Hartsfield
Absent	Vice Chair Lee Brown
Present	Commissioner Don Dezellem
Present	Commissioner Jarrod Newcom
Absent	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Don Hoying
Present	Commissioner Koal Middleton
Staff Present:	Senior Planner CJ Gates
	Planning Director Karen Schminke

Quorum requirements are satisfied.

2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** The April 25, 2024 minutes were approved unanimously.

4. PUBLIC HEARINGS

- A. (File #A24-0069) CUP/SPR Extension of Fred's Towing Conditional Use Permit and Site Plan: A request by M.V.E., Inc. (Applicant) and Gino LLC, A Colorado LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for Fred's Towing for a commercial building with vehicle storage area on Lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (property address: 20499 US Hwy 24) in the Community Commercial (CC) zone. (QJ)

Senior Planner Gates presented the staff report with a description of the 2-year extension request, the description of the site in the southwestern portion of the City, zoned Community Commercial (CC), accessed from US 24 via an access easement from the gas station property to the north. Ute Pass Concrete, Sand & Gravel borders the subject property to the south and east, and is outside City limits. US 24 runs along the western edge of the property. Site photos showed the steep, rocky terrain along US 24, which acts as a screen. He then showed the existing CUP Preliminary Site Plan and Elevations which were approved in 2022, including a 3500 S.F. structure to be used for office space and vehicle storage. The City Council approved CUP and SPR allowing for a tow company to construct and utilize a commercial building with vehicle storage via Ordinance 1423, Series 2022 with that approval having expired on June 2, 2024. Once an application gets an entitlement from the City Council, they must apply for a final site plan approval, which is processed administratively through the Planning Department. MC §18.57.090 allows for a CUP extension under certain conditions, including the issuance of a ZDP or approval of an extension by City Council. Although a ZDP has not been issued yet, since January 2023 the applicant has been working with the Planning Department through several rounds of review of the Final Site Plan and construction documents. If this request is approved, the extension would

expire on June 2, 2026. The application was referred to all internal and external agencies and one comment was received from CDOT stating that a current drainage report is required and the access permit had been submitted. This item was publicly noticed; no public comments were received.

Planner Gates concluded his presentation noting that 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 Conditional Use Permit and Site Plan, 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.

Chair Hartsfield confirmed that the proposal has not been changed from the original CUP, and it is standard operating procedure for the applicant to work with CDOT on the highway access permit. Commissioner Hoying questioned the need for a CUP and Director Schminke explained that the CUP was required by City Code because of use requested.

The applicant, Charles "Chuck" Crow of M.V.E., Inc., Colorado Springs, introduced himself. He updated the Commission on the status of the project, which has been a long process, but they have made very significant process. They are currently working on an easement for the water line, everything appears to be ready to meet City requirements. The access permit is in CDOT's queue. The site will barely be visible from US24 because of the elevations. He asked for approval of the extension so they can move forward and contribute to the tax base.

The owner, Mike Cerquozzi of Gino LLC, A Colorado LLC, Lake George, suggested that the sidewalk requirement be changed because it would never be used to access Ute Pass Sand and Gravel, just outside of city limits. He proposed substituting the unnecessary sidewalk, which would cost \$35,000, with landscaping to eradicate the dirt hillside. But he will install the sidewalk if that is required.

Planning Commission clarified with Director Schminke that the sidewalk requirement is part of the original approval, and this application is only an extension request. Since staff was not aware that Mr. Cerquozzi wanted to discuss the conditions or requirements of the prior approval, it was not publicly noticed as a topic of discussion for tonight. A change in the conditions would be a variance to a standard in the code regulation. Some technical considerations, including property lines and CDOT ROW, would have to be analyzed. Per City Code, sidewalks are required for commercial projects. The approved ordinance does address a sidewalk.

Planning Commission asked about the construction schedule, and the applicant stated they are ready to break ground once City approval is granted. The Commission urged the applicant to work with City Staff to amend the application to remove the sidewalk requirement if desired.

Chair Hartsfield asked for public comment. With no one wishing to speak he then closed the public comment.

Planning Commissioners discussed that though the application expired in June, the applicant has shown good faith in working with the City by submitting and resubmitting the final plans and construction drawings, therefore the application has been active.

MOTION: Commissioner Larsen motioned, and Commissioner Dezellem seconded, that the Planning Commission recommend City Council approve a two year extension of Fred's Towing Conditional Use Permit and Site Plan: A request by M.V.E., Inc. (Applicant) and Gino LLC, A Colorado LLC (Property Owner) for a 2-year extension of the CUP and SPR approval

for Fred's Towing for a commercial building with vehicle storage area on Lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (property address: 20499 US Hwy 24) in the Community Commercial (CC) zone pursuant to Municipal Code §18.57.090, and the approving Resolution shall say clearly that the development is still subject to all the conditions and dimensional specified in the original approval.

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

YES: Newcom, Larsen, Hoying, Middleton, Hartsfield, Dezellem.

NO: None.

Motion carries 6 – 0.

The City Council Public Hearing is scheduled for Thursday, September 5, 2024 at 6:30 P.M.

5. WORK SESSION

A. Code Review Project – Review & Discussion

The work session was cancelled. Staff and the Code project consultant are working behind the scenes and are preparing to meet with PRAB to clarify their role in development application process.

6. REPORTS: Planning Director Schminke said the next Planning Commission meeting with a potential work session will be on September 12, 2024 at 6:30 p.m.

7. ADJOURN: The meeting was adjourned at 7:01 p.m.

Approved this _____ day of _____, 2024 by

Ken Hartsfield, Chair



Planning Commission Staff Report PC Public Hearing September 12, 2024

Agenda Item

4A

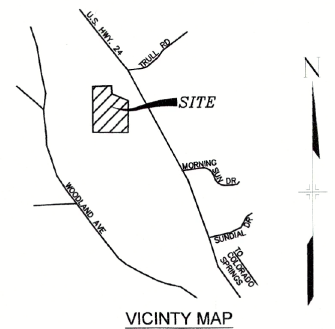
Department

Planning

Presenter

C.J. Gates
Senior Planner

Figure 1: Vicinity Map

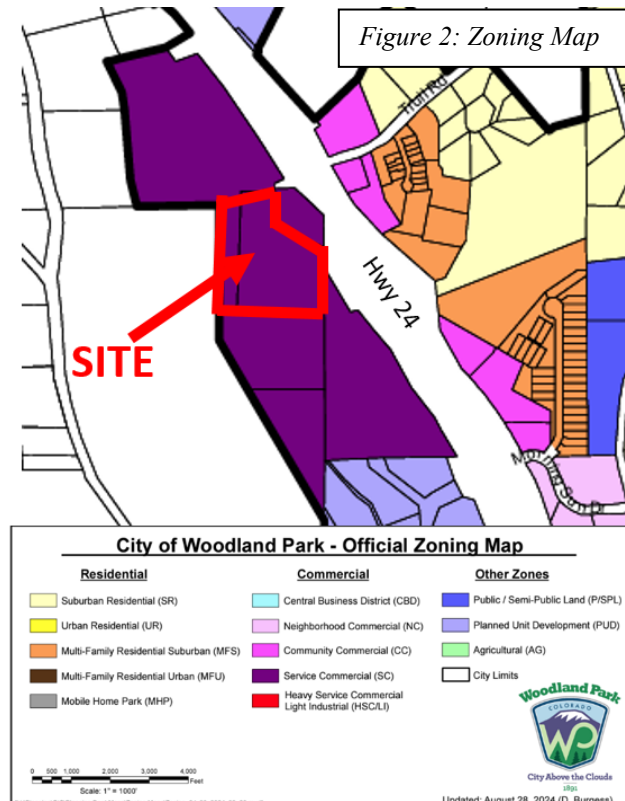


AGENDA ITEM 4A

(File #A24-0074) Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ)

BACKGROUND

This site is a 4.75-acre parcel of land west of Highway 24, south of Trull Road in the southeastern portion of Woodland Park. The subject property is zoned Service Commercial (SC) as seen on the zoning map below.



Access to the site is on the north side of the property via Trull Road. Woodland Village Mobile Home Park located to the southeast which is also zoned SC. To the north is the Woodland Park Saddle Club property. The parcel bordering the subject property to the Northeast is owned by the City of Woodland Park and is where one of the City's lift stations is located.



As seen below are site photos from the view of Highway 24.



Figure 4: View of Property from HWY 24 Eastbound



Figure 5: View of Property from HWY 24 Westbound

On July 19th, 2018 City Council Approved a CUP and Site Plan (CUP18-01) request to allow for a 72,400 SF self-storage facility on 4.75 acres via Ordinance 1330 Series 2018. The original approval allowed for a 72,400 SF self-storage facility on 4.75 acres. Below, Figure 6 is a screen shot of the approved site plan. Figure 7 below is a screen shot of the color renderings of the approved plans.

Figure 6: Approved CUP Site Plan

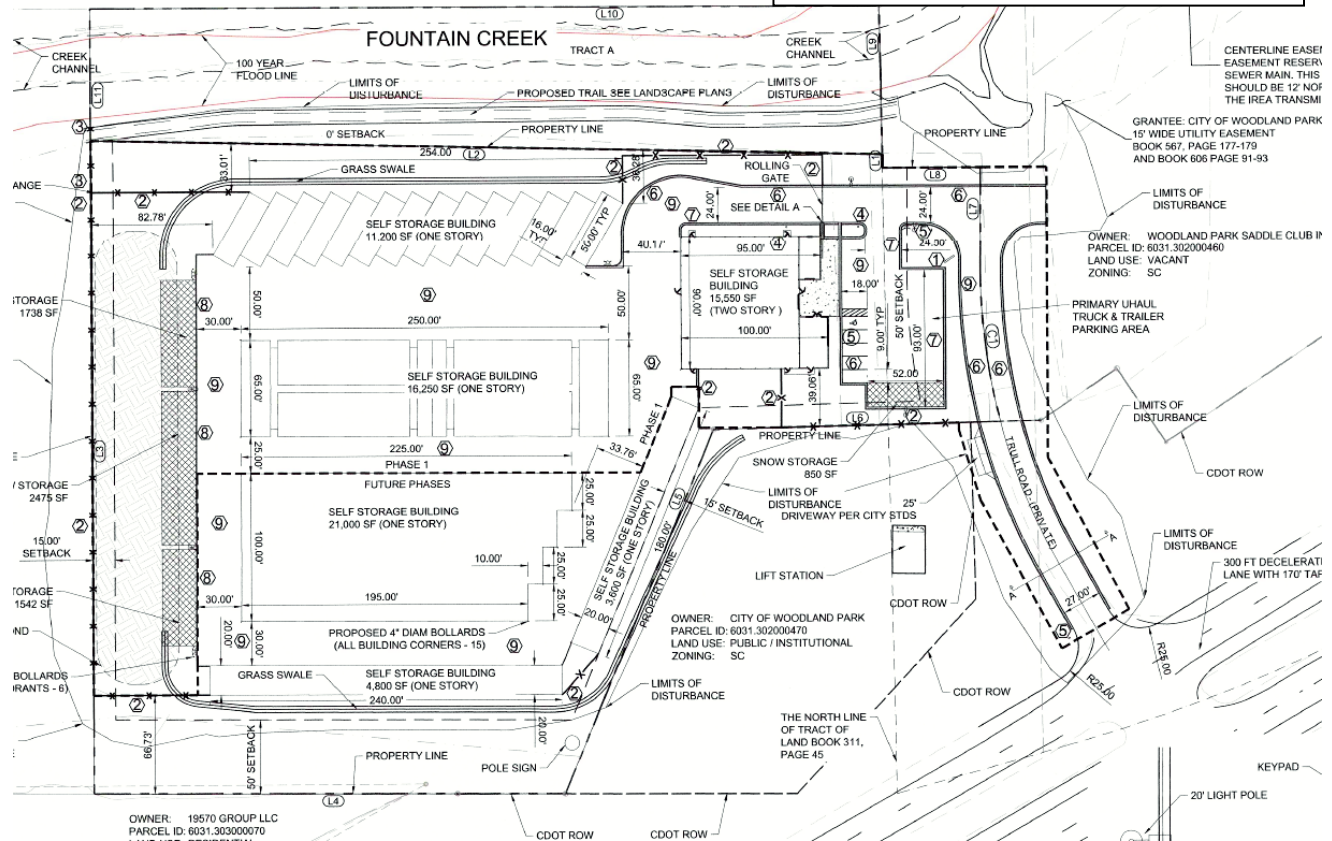
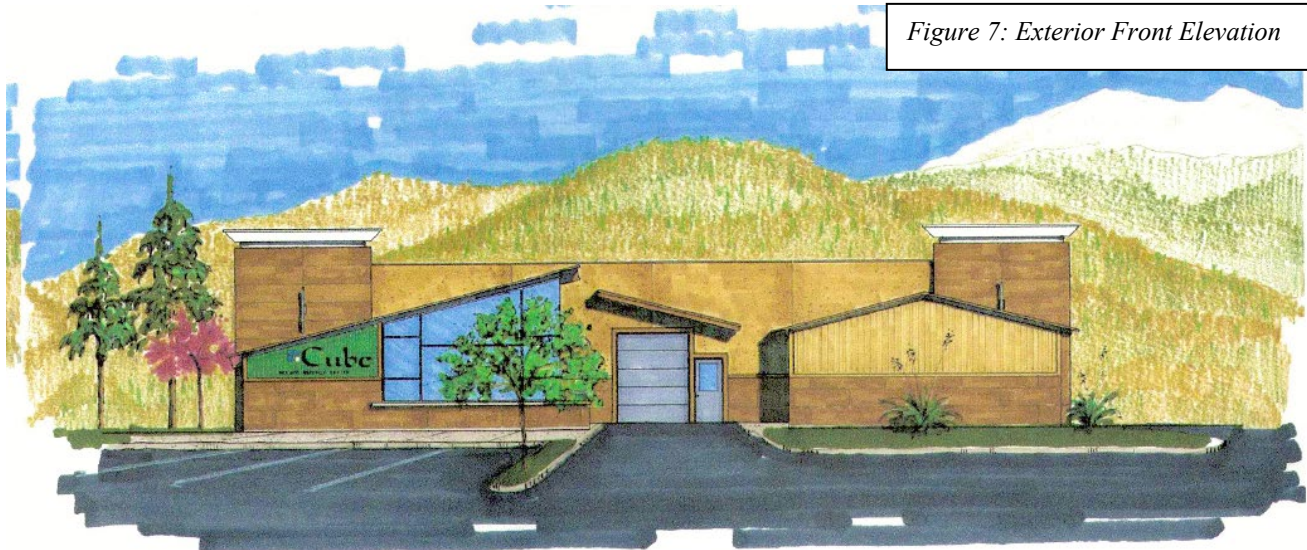


Figure 7: Exterior Front Elevation



North-W Elevation
(front)

PRIOR EXTENSIONS & ACTIVITY

Since the original approval of the CUP, there has been several extensions of the entitlement and some activity revolving around the development. Below is a timeline of the extensions and activity that has taken place since July 19, 2018.

- **February 6, 2019** – Applicant/Owner submitted an application for a commercial development ZDP for the building.
- **February 20, 2019** – ZDP application for a grading permit was submitted. Without construction activity commencing, this ZDP and the ZDP for the building expired after one year (February 2020). The original CUP/SPR expired July 19, 2020.
- **January 29, 2021** – Applicant/owner submitted a ZDP request for waterline infrastructure as well as a request to extend the CUP/SPR for this project. At that time the staff finding for the CUP/SPR extension request was: *“Staff believes that it is reasonable to extend the CUP and SPR to 2022 finding that the applicant is willing to proceed with the proposed development and further finding that, while many things have changed since the original approval (i.e. COVID-19), the zoning regulation amendments that occurred between 2018 and today do not materially affect the CUP and SPR approvals for this development and all the conditions approved still stand and apply”.*
- **March 4, 2021** – The first CUP/SPR extension request was approved by City Council with a new expiration date of July 19, 2022
- **March 15, 2021** – Director, Kip Wiley, provided a memo with a list of concerns regarding the ZDP request for waterline infrastructure stating, “Due to the number of comments and concerns I cannot approve these plans at this time.” Again, without construction activity commencing, this ZDP expired after one year (March 2022).
- **April 19, 2022** – The 2nd extension request for the CUP/SPR was submitted and was routed for review and the Deputy City Manager/Operations Director, Kip Wiley, returned the following comment: *“In regards to extending the CUP I would disapprove the request. It has been about five years with no progress. When they get to a point where they want to proceed they can resubmit.”*
Comment was also received from City Engineer, who provided the following: *“The trip generation requirements and storm water calcs have likely changed from the original submittal, so they may have to do additional improvements. Once they are ready to submit meeting the updated criteria, we can perform a detailed review.”*
- **July 21, 2022** – The CUP/SPR extension request was approved by City Council with a new expiration date of July 19, 2024

Since the last extension approval in July of 2022, the City Planning Staff has not received any ZDP submittals to further construct the storage facility.

CURRENT EXTENSION REQUEST

On July 18, 2024 City received a written request to extend CUP18-01 for two-years. According to the applicant narrative which is attached hereto, the anticipated opening date of the facility is sometime in 2025-2026. Within the narrative, the applicant states that the project has a 5-6 month construction timeline, and opening could be in the fall/winter of 2025-2026. If this extension request is approved, the CUP/SPR entitlement will expire on July 18, 2026.

Expiration and Extensions of Conditional Use Permits are governed by Municipal Code §18.57.090 – Expiration:

Authority to issue a zoning/development permit or building permit pursuant to the granting of a conditional use permit shall expire two years after the date of approval of the conditional use permit, except when one of the following conditions has been met:

- A. A zoning/development permit or building permit has been issued and is still deemed valid;*
- B. Where no construction is required, the actual commencement and operation of the use has begun; or*
- C. An extension has been granted by the city council. (Ord. 589-1993 § 6(part), 1993)*

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 public comments regarding this extension proposal.

The application was referred to the City Utilities and Public Works Directors, 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.

During the referral period, staff received comments from the City Utilities Department, City Public Works Department, and CORE Electric. Full comments are attached hereto.

Kip Wiley (Woodland Park Utilities Director) commented:

“The Utilities Department would not support this request to renew. There has been no movement on the water line crossing under the highway from the original request that was denied. There has also been no movement on this project with submittal of CD's and other plan sets. The owner is also creating a difficult situation with water line connection and access to the property to the south.”

Ben Schmitt (Woodland Park Public Works Director) made two comments on the application and stated:

“Renewal would need conditions that the developer shall improve fountain creek armoring and drainage, per the City of Woodland Park Stormwater Master plan. Integrated in these plans, would be the requirement the developer extend the centennial trail through the property by the creek”

“Renewal plans need to be reviewed by CDOT (particularly with an updated TIA), to reflect the preferred configuration based on CDOT's corridor designation.”

CORE Electric emailed City Staff on August 27, 2024 and stated:

“CORE Electric Cooperative approves the CUP extension, but applicant will be required to meet CORE’s future requirements for the transformer location and metering requirements.”

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 Conditional Use Permit and site plan, 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. Ute Pass Self Storage Approved CUP Site Plan
3. Ordinance 1330, Series 2018
4. Resolution 872, Series 2021
5. Resolution 895, Series 2022
6. City Comment Packet
7. CORE Comment



2024 GENERAL APPLICATION

(Revised 1/1/2024)

Received 7-18-2024

Project # **A24-0074**

Case # **CUPSPR2018-001**

Fee(s): See City of Woodland Park

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

Type of Application (Check one or more as applicable)

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

1. Applicant Information

- a. Applicant Name M3XP2, LLC
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 750 E US HWY 24, Suite 202, Woodland Park, CO 80863
- d. E-mail Address M3XP2.1@gmail.com
- e. Phone Numbers Home _____ Work 719-963-6971 Mobile 719-963-6971

2. Property Owner Information (if different from above)

- a. Name 19350 Group, LLC Project Contact? Yes ☒ No ☐
- b. Mailing Address 750 E US Hwy 24, Suite 202, Woodland Park, CO 80863
- c. E-mail Address M3XP2.1@gmail.com
- d. Phone Numbers Home _____ Work 719-963-6971 Mobile 719-963-6971

3. Site Information

- a. Site Address 19350 E US HWY 24, Woodland Park, CO 80863
- b. Lot 1 Block _____ Subdivision WP Saddle Club 1
- c. Property Zoning SC Lot Size 4.75 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 Ute Pass Self Storage
- b. Brief Description of Project/Request 2yr-Extension of existing approval
-

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 Greg Shaner, PE
- ii. Firm Name Matrix Design Group, Inc
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address gregory_shaner@matrixdesigngroup.com
- vi. Phone Numbers: Business 719-575-0100 Mobile _____

c. Planner

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

d. Surveyor

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

e. Other (specify role) General Contractor

- i. Project Contact David Harvey
- ii. Firm Name GYS General Contracting
- iii. Physical Address 791 Cooper Center Parkway, Colorado Springs, CO
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

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

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

7. Applicable Code Sections

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

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

8. Certification of Ownership

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

➡  18 JUL 2024
Owner Date

➡ _____
Owner Date

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

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

➡  7-18-2024
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

UTE PASS SELF STORAGE SUMMARY

The 19350 Group, LLC are the owners of a 4.75 acre vacant property at the Southwest quadrant of the intersection of US Hwy 24 and Trull Road, in Woodland Park, CO. The “Ute Pass Self Storage” project will be a new construction, first of its kind, climate controlled, self-storage facility within Teller County. Using a mix of standard rental units as well as 150 climate-controlled units, it will have a total of 522 total units in the project. We anticipate about a 6-8 month time frame for construction, with opening date in 2025.

Ute Pass Self Storage will operate under the Blue Sky Self Storage brand which is the facility branding of nationally known Uplift Development LLC, based in Colorado Springs, Colorado. This asset will be constructed and managed by Pro Self Storage, a division of Argus Self Storage Advisors which currently manages over 25 facilities in Colorado and over 150 nationwide. Pro Self Storage will utilize best-in-industry marketing, pricing, access and management practices to generate strong lease-up and growing revenue streams and has a highly functional no-contact leasing platform and online, recurring payment system that perform effectively under current stay-in-place conditions as well as normal circumstances.

The 19350 Group, LLC is comprised of seasoned, local real estate investors, market experts and vested community members in and around Woodland Park. The group is focused on a long-term return and is prepared to support this project as it progresses to stabilization and positive cashflow.

To this point, the project was approved on July 19, 2018 and a first CUP extension was approved in February of 2021. A second approval of the CUP was approved in July of 2022. This particular Conditional Use Permit extension is requested because of the following factors:

- 1.) The project has experienced interest rate pressure in the general lending environment that has caused unfavorable revisions to the proforma for the overall development.
- 2.) Construction costs continue to climb, despite the overall decline in the commercial real estate market. Costs to construct, in a new-build, contribute to negative pressure on the project proforma.
- 3.) Timing for construction and opening:
 - a. Weather conditions. We’re too late this year to start construction for the project, so we must wait until Spring of 2025 to break ground.
 - b. With a 5-6 month construction timeline, opening could be in the fall/winter of 2025-2026.

We are working diligently with the City of Woodland Park Planning department to complete the review of comments that they have already provided. Matrix Engineering has been the Civil Engineer on the project all along and they will continue to finish up requirements that the City presented to us.

With interest rates anticipated to decline over the next year, and our ability to construct with GYS development in the next spring, and so much has already approved for the Development, and with no changes in the overall plan, design or concept, we are respectfully asking for this CUP extension to be granted for 1 year so that construction can fully start in the Spring of 2025.

Know what's below.
Call before you dig.

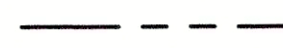
LEGEND:



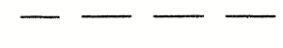
SNOW STORAGE



DETENTION POND AREA

CITY OF WOODLAND PARK UTILITY AND DRAINAGE
EASEMENT, RECEPTION NO 576655

PROPERTY LINE



BUILDING SETBACK



PHASE LINE



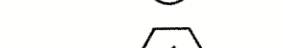
FENCE



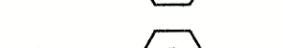
PROPOSED FIRE HYDRANT



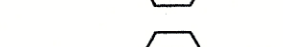
LIGHT POST



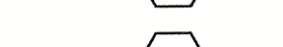
PARKING SPACE COUNT



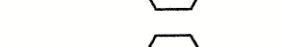
MONUMENT SIGN



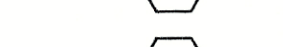
6' PICKET FENCE



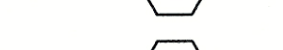
6' CHAIN LINK FENCE



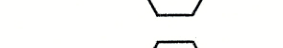
ACCESS KEYPAD



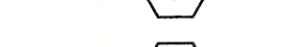
R-1 STOP SIGN 24" x 24" (TYP.)



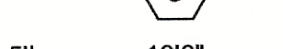
CARRY CURB TYPE 1



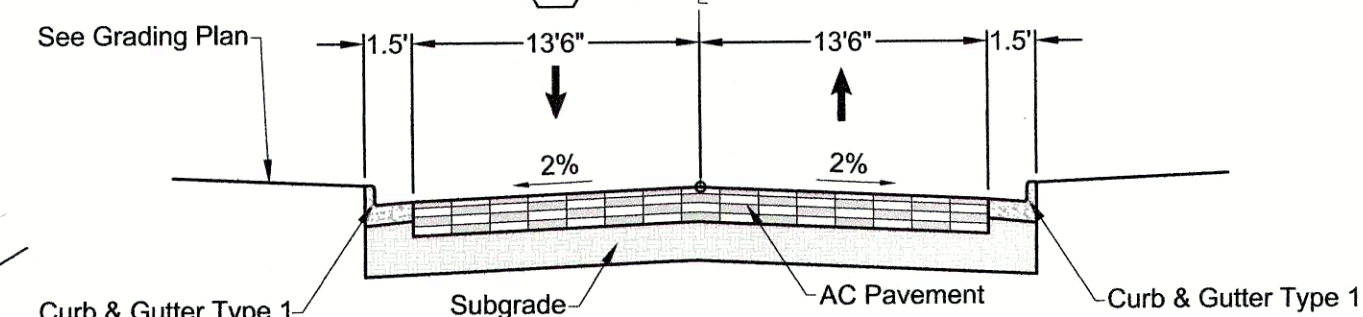
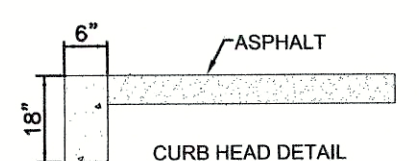
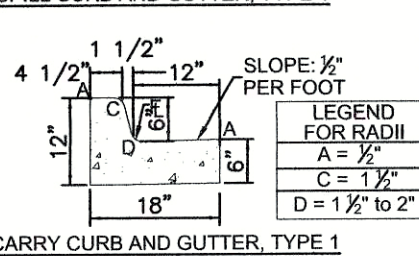
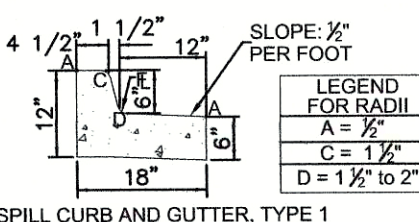
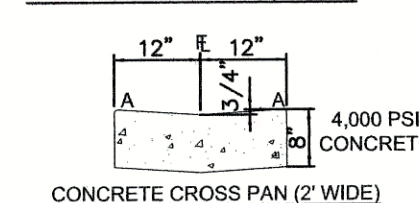
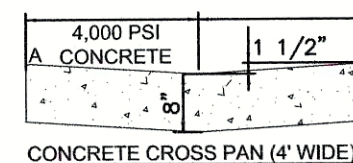
SPILL CURB TYPE 1



CURB HEAD- SEE DETAIL BELOW

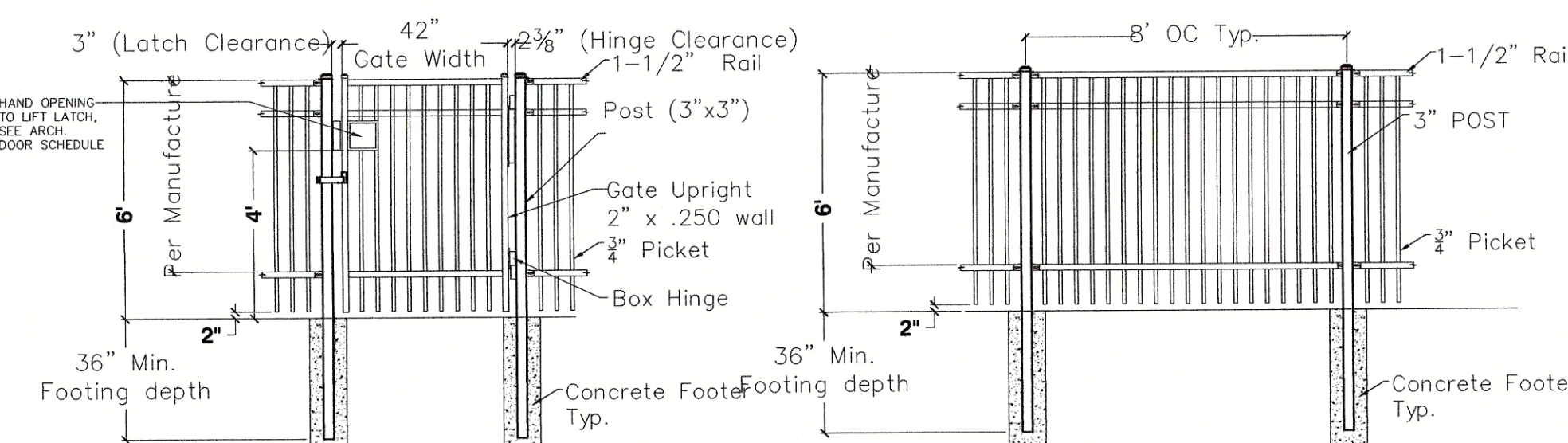
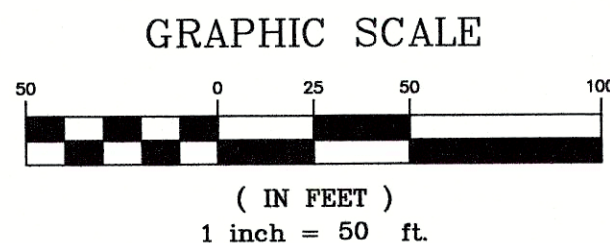


ASPHALT PER GEOTECH REPORT

TYPICAL SECTION
TRULL (SECTION A-A)
NOT TO SCALE8 CURB & GUTTER DETAILS
NOT TO SCALE

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.35	399.99	14°56'53"	N82°48'36"E	104.06

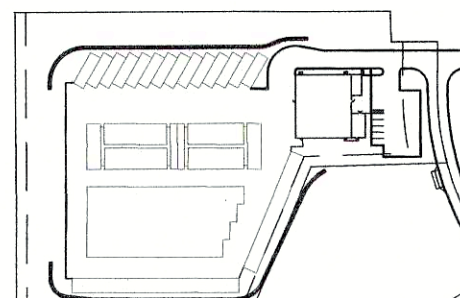
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°52'33"E	9.17
L2	N01°15'08"E	539.30
L3	N89°59'29"W	442.90
L4	N00°17'03"E	320.86
L5	S67°28'16"E	266.57
L6	S01°19'57"E	195.26
L7	S89°42'58"E	69.55
L8	N00°02'16"E	66.25
L9	N88°52'26"E	101.14
L10	N00°00'02"E	537.18
L11	N89°59'29"W	89.34

OWNER: LASS, RICHARD H & JANE N. TRUST
PARCEL ID: 2931.303000160
LAND USE: AGRICULTURAL
ZONING: A-132' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606, PAGE 91-93CENTERLINE EASEMENT BOOK 281, PAGE 67. SAID
EASEMENT RESERVES 4 FREE 4" SEWER TAPS TO
SEWER MAIN. THIS COURSE OF SAID EASEMENT
SHOULD BE 12' NORTHEASTERLY & PARALLEL WITH
THE IREA TRANSMISSION LINE.GRANTEE: CITY OF WOODLAND PARK
15' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606 PAGE 91-93OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SCPRIMARY HAUL
TRUCK & TRAILER
PARKING AREALIMITS OF
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DISTURBANCEOWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SCFENCE TYPE CHANGE
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DISTURBANCEOWNER: 19570 GROUP LLC
PARCEL ID: 6031.303000070
LAND USE: RESIDENTIAL
ZONING: SCOWNER: CITY OF WOODLAND PARK
PARCEL ID: 6031.302000470
LAND USE: PUBLIC / INSTITUTIONAL
ZONING: SCTHE NORTH LINE
OF TRACT OF
LAND BOOK 311,
PAGE 45LIMITS OF
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DISTURBANCE

GATE DETAIL:

FENCE PANEL
DETAIL:

SHEET KEY



BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP
AT THE NORTHEAST CORNER OF SEC. 8, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED
UPON NGVD VERTICAL DATUM).

BASIS OF BEARING

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A
DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP
STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND
RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND
RECORDED AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST
CORNER OF SAID TRACT OF LAND.

PREPARED BY:



SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGEFOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

SITE PLAN

DESIGNED BY:	EWS	SCALE:	DATE ISSUED:	June 05 2018	DRAWING No.
CHECKED BY:	GGG	HORIZ. VERT.	1"=50'	2 OF 10	SP01

Know what's below.
Call before you dig.

LEGEND:

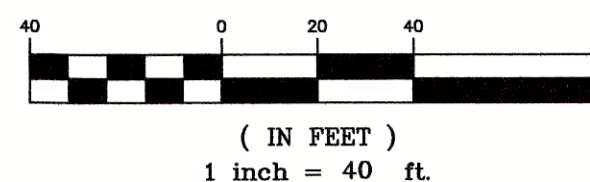
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED FIRE HYDRANT
	LOW POINT
	HIGH POINT
	GRADE BREAK
	OVERLAND FLOW
	CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

32' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606, PAGE 91-93GRANTEE: CITY OF WOODLAND PARK
15' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606 PAGE 91-93OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

PROPOSED WATER LINE

GRASS SWALE
NOT TO SCALE

GRAPHIC SCALE



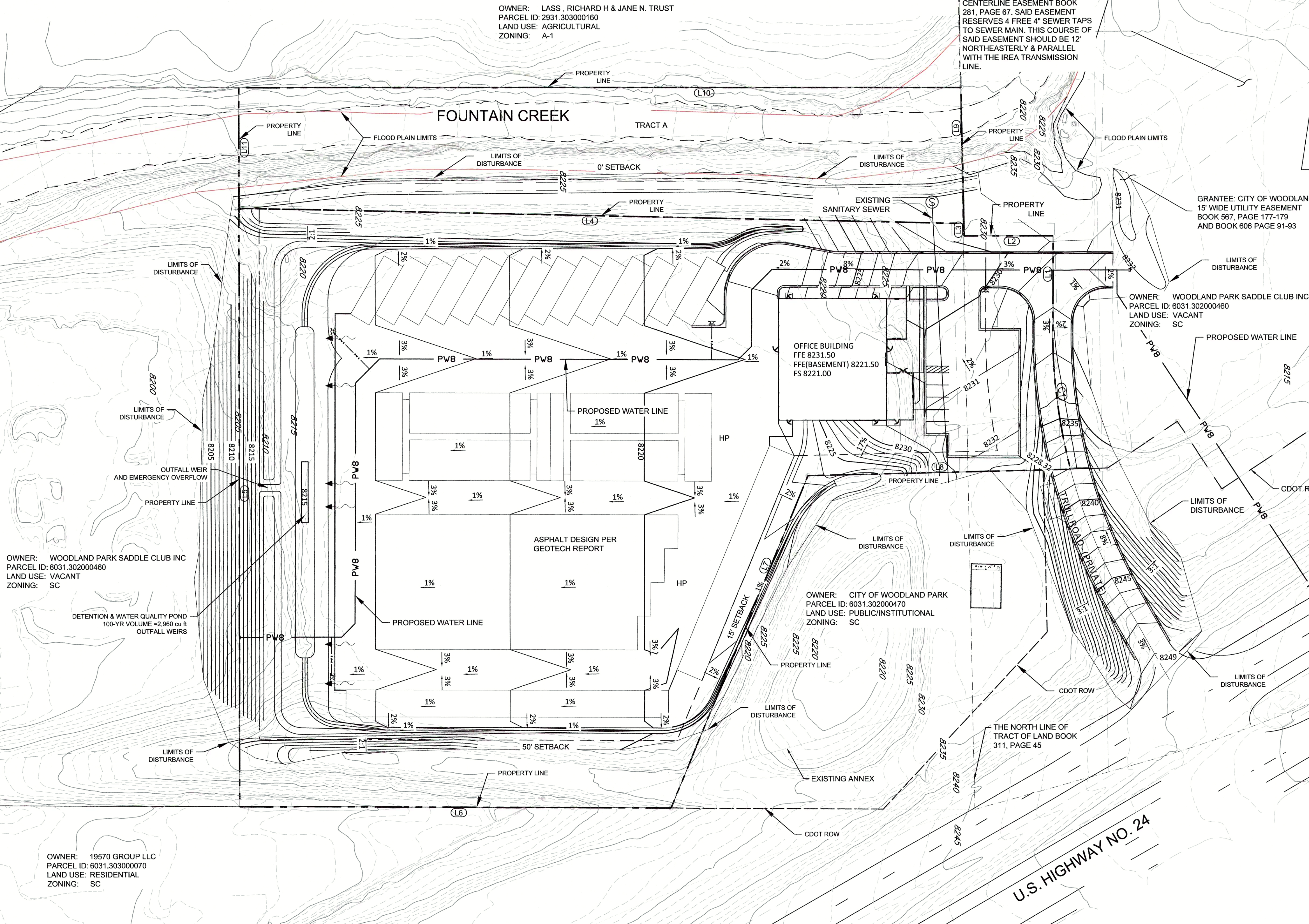
NOTE:

ANY CONSTRUCTION LOCATED WITHIN CDOT RIGHT OF WAY
WILL REQUIRE PERMIT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°42'58"E	69.55
L2	N00°02'16"E	66.25
L3	N88°52'33"E	9.17
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L5	N89°59'29"W	442.90
L6	N00°17'03"E	320.86
L7	S67°26'16"E	266.57
L8	S01°19'57"E	195.26
L9	N88°52'33"E	109.99
L10	N00°02'05"E	684.41
L11	N89°59'29"W	89.34

CURVE TABLE

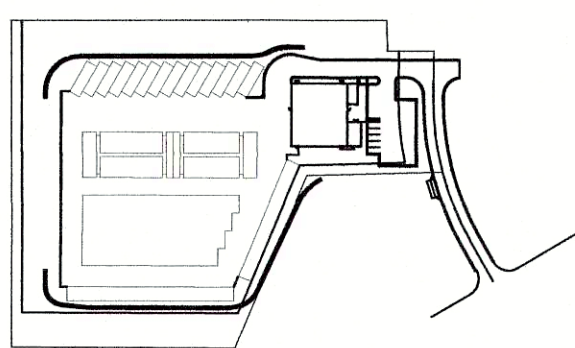
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SCDETENTION & WATER QUALITY POND
100-YR VOLUME = 2,960 cu ft
OUTFALL WEIRSOWNER: LASS, RICHARD H & JANE N. TRUST
PARCEL ID: 2931.303000160
LAND USE: AGRICULTURAL
ZONING: A-1CENTERLINE EASEMENT BOOK
281, PAGE 67. SAID EASEMENT
RESERVES 4 FREE 4" SEWER TAPS
TO SEWER MAIN. THIS COURSE OF
SAID EASEMENT SHOULD BE 12'
NORTHEASTERLY & PARALLEL
WITH THE IREA TRANSMISSION
LINE.OWNER: CITY OF WOODLAND PARK
PARCEL ID: 6031.302000470
LAND USE: PUBLIC/INSTITUTIONAL
ZONING: SCOWNER: 19570 GROUP LLC
PARCEL ID: 6031.303000070
LAND USE: RESIDENTIAL
ZONING: SCREFERENCE
DRAWINGSPR-SITE
EX-CONTOURS
PR-CONTOURS
EX-ROW
EX-TOPO
X-104-PR-UTIL_CN1
X-104-PR-BASE_CN1
X-104-PR-BASE_GYS
X-104-PR-BNDRY_GYS
X-Base Powers
X-Base Union
X-Util C3
X-Util Union
X-Road-Cordera Crest
X-Util
PR-Util

COMPUTER FILE MANAGEMENT

FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\GP01.dwg
CTB FILE: ----
PLOT DATE: August 6, 2018 9:11:02 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP
AT THE NORTHEAST CORNER OF SEC. 8, T13S, R88W OF THE 6TH P.M. (ELEVATIONS ARE BASED
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RECORDED AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST
CORNER OF SAID TRACT OF LAND.

PREPARED BY:

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL

PRELIMINARY

THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGEFOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE

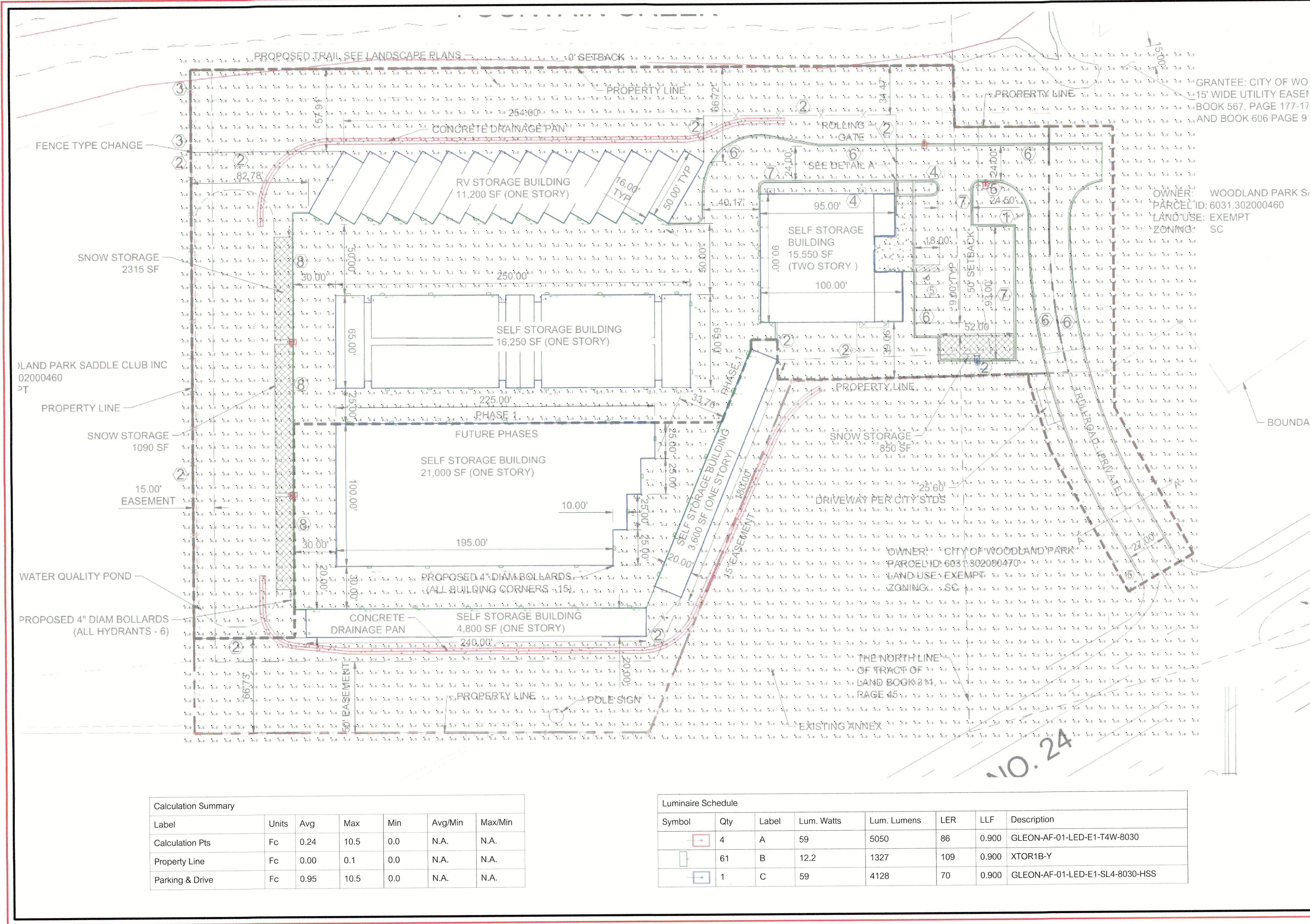
WOODLAND PARK
DEVELOPMENT PLAN

GRADING PLAN

DESIGNED BY: EMS
DRAWN BY: CRD
CHECKED BY: GGS
SCALE: 1"=40'
HORIZ. N.A.
VERT. N.A.
DATE ISSUED: June 05 2018
SHEET 3 OF 10
DRAWING No. GP01



Know what's below.
Call before you dig.



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculation Pts	Fc	0.24	10.5	0.0	N.A.	N.A.
Property Line	Fc	0.00	0.1	0.0	N.A.	N.A.
Parking & Drive	Fc	0.95	10.5	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LER	LLF	Description
	4	A	59	5050	86	0.900	GLEON-AF-01-LED-E1-T4W-8030
	61	B	12.2	1327	109	0.900	XTOR1B-Y
	1	C	59	4128	70	0.900	GLEON-AF-01-LED-E1-SL4-8030-HSS

ILLUMINATION SYSTEMS

5 SOUTH KALAMATH STREET
DENVER, CO 80223
PHONE: 303.295.2900
FAX: 303.293.8337
WWW.ILLUMSYS.COM

GRANTEE: CITY OF WO
15' WIDE UTILITY EASEME
BOOK 567, PAGE 177-17
AND BOOK 606 PAGE 9'

OWNER: WOODLAND PARK S/
PARCEL ID: 6031.302000460
LAND USE: EXEMPT
ZONING: SC

WOODLAND
PARK
STORAGE

DATE: 4/6/2018

PHOTOMETRICS ARE NOT TO SCALE
DRAWINGS ARE FOR ESTIMATING
PURPOSES ONLY.

FOOT-CANDLE VALUES ARE
PREDICTED AT HORIZONTAL
CALCULATIONS UNLESS SPECIFIED
OTHERWISE. ACTUAL
FOOT-CANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS
& CALCULATIONS ARE THE
RESPONSIBILITY OF A LICENSED
ARCHITECT OR ENGINEER.

REFLECTANCES:
N/A - DIRECT CALCULATION

CEILING HEIGHT:
N/A

MOUNTING HEIGHT:
VARIES. SEE LUMINAIRE SCHEDULE.

CALCULATION SPACING:
10' - 0" x 10' - 0"

FOOTCANDLE CALC HEIGHT:
0' - 0" A.F.G.

ADDITIONAL NOTES:
LUMINAIRE SYMBOLS HAVE
BEEN MAGNIFIED 3 TIMES.

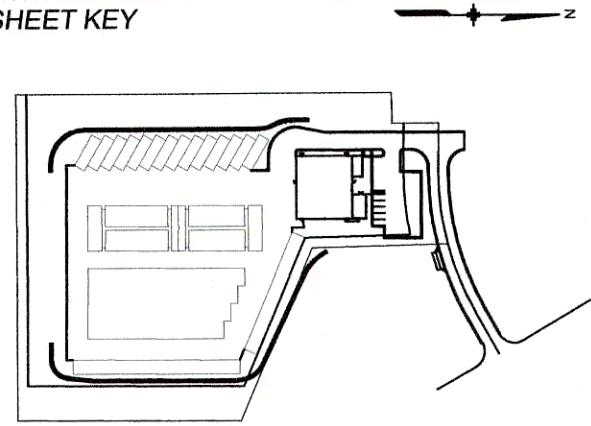
CREATED BY:
AMANDA CROCCO

FOR PRICING AND
AVAILABILITY, CONTACT
ILLUMINATION SYSTEMS
AT 303.295.2900

DSC DESIGN, SUPPORT
& CONTROLS

M

REFERENCE DRAWINGS			SHEET KEY		
X-104-PR-UTIL_CN1	####	####	####	####	####
X-104-EX-UTIL	####	####	####	####	####
X-104-PR-BASE_CN1	####	####	####	####	####
X-104-PR-BASE_GYS	####	####	####	####	####
X-104-PR-ENDRY_GYS	####	####	####	####	####
X-Base Powers	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	CRD	BY
X-UBI P3	No.	DATE	DESCRIPTION		
X-UBI-Union			REVISIONS		
X-Road-Corderia Crest					
COMPUTER FILE MANAGEMENT					
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\lights.dwg					
CTB FILE:					
PLOT DATE: August 6, 2018 9:12:22 AM					
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.					



BENCHMARK
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 - U.S.G.S. BRASS CAP
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SEAL

PRELIMINARY
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GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

PHOTOMETRIC PLAN

DESIGNED BY: EMS
DRAWN BY: CRD
CHECKED BY: GGS

SCALE
HORIZ. N.T.S.
VERT. N.A.

DATE ISSUED: June 05 2018
SHEET 5 OF 10

DRAWING No.
LP01



Know what's below.
Call before you dig.

SSI
solid state luminaires

COVELINE WET

The **COVELINE WET** is a powerful and versatile interior / exterior core luminaire. **COVELINE WET** comes in 1, 2, 4, 8 or 16 footed lengths and 27K, 3K, 30K or 4K color temperatures, as well as Red, Green, Blue and Amber. The housing is constructed of extruded aluminum with toped and cap and is IP68 rated for interior & exterior use. Features IP68 low voltage Plug N Play connectors for easy installation. Power supply is integral, no remote driver required. Internal ventilation takes air in, down, horizontal or vertical positioning and 10 optical solutions. Flicker free dimmable to 5% full brightness with 0-10V dimming.

TYPE: _____
PROJECT: _____

APPROVED: _____

SPECIFICATION

	2700K	3000K	4000K	Blue	Amber
color temperature	2700K	3000K	4000K	Blue	Amber
lumens per foot	762 per foot	762 per foot	964 per foot (35K-40K)	380 per foot	123 per foot
beam spread	10° - 25° - 40° - 60° - 120° - 180° - 40° - 30° - 60° - 180° - 27° x 54° (AS96)				
LEDs per foot	9				
case construction	3 chip MacAdam Ellipse / DRI / BA				
lifetime	> 70,000 hours / L70 or better				
input voltage	Universal 120-277V AC				
power consumption	10.5W				
dimensions (L x W x H)	12.25" x 1.77" x 1.9"	47" x 1.77" x 1.9"	72.5" x 1.77" x 1.9"		
weight	1.3 lbs. per foot				
housing	extruded aluminum housing with sealed end caps				
lens	etched polycarbonate				
mounting	surface mounting with +/- 15° Adjustable Bracket (80°/13° Bi-directional)				
operating temperature	-20°C to 50°C				
junction temperature	72°C @ T 25°C				
efficiency	diminable to 5% ESD electronic low-voltage ballast edge synchronized w/ soft shut-off				
power supply	integrated Class A electronic high-power factor 94%				
certification	ETL / cETL us CUL				
environment	wet, interior location / IP68 (Connectors IP68)				
installation	no 3/16" deep conical hole				
warranty	5 year limited warranty (refer to website for details)				

Due to continuous development and improvements, specifications are subject to change without notice.

CATALOG NUMBER

model	length	temperature	optics	options
CUWET COVELINE WET	1 355 mm (12 ft.)	27K 2700K	10 10° x 10° beam	BSA652 Bracket Extension Arm - 6"
	4 1180 mm (38 ft.)	3K 3000K	25 27° x 27° beam	BSA1032 Bracket Extension Arm - 12"
	8 1270 mm (75 ft.)	3K 3000K	40 40° x 40° beam	BSA1062 Bracket Extension Arm - 18"
	4K 4200K	50 60° x 60° beam	87140 60° x 140° Asymmetric	BL Back Lense
	BSL Beam		Asym 27° x 30° Asymmetric	
	BLD Beam			
	BLD Beam			

** Consult Factory (minimum order quantity)

ACCESSORIES (Indicate the quantity needed for each item.) **REORDER** Starter Cable (SC100K) and Temperature Cap (TC200K) for every run. **Maximum Run Length = 60 feet**

TC200K Temperature Cap	SC100K 10 ft. Starter Connection Cord	LSB Landscape Spike - 6"
EC10W 10 in. Extension Cord	ASB50 Adjustable Bracket (Bi-directional)	LSB Landscape Spike - 12"
EC24W 24 in. Extension Cord	LSB Landscape Spike - 18"	
EC60W 60 in. Extension Cord		

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3025 Commerce Ave., St. Charles, IL 60174 www.solidstateluminaires.com

NMI File: 1217

McGraw-Edison

DESCRIPTION

The Gallcon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-efficient illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL Listed. Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and energy spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K or 2700 CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable thermal tray assembly for ease of maintenance. 120-277V 50/60Hz, 247V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 10W dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Gallcon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 50,000 hours. Available in standard 1A, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TGSC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. BSL and custom color matches available.

Warranty
Five year warranty.

ARM MOUNTING REQUIREMENT TABLE
Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.12" to 4.71". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

GLEON GALLEON LED

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"A" Width (Std.)	"B" Standard Arm Length (Std.)	"C" Standard Arm Length (Std.)	Weight with Arm (lbs.)	EPA (Std. Ft.)
1.4	16.12" (409mm)	6" (152mm)	6" (152mm)	12	0.26
5.4	21.54" (548mm)	7" (178mm)	7" (178mm)	48	1.00
7.8	27.06" (688mm)	7" (178mm)	7" (178mm)	64	1.57
9.10	32.24" (819mm)	7" (178mm)	7" (178mm)	68	1.12

DRILLING PATTERN

TYPE "A"

TYPE "B"

TYPE "C"

CERTIFICATION DATA
UL Listed, Wet Location Listed
UL9741 L800 Compliant
30 Vibration Rated
IP68 Rated
Energy-Efficient Compliant™ Qualified™

ENERGY DATA
Equivalent LED Driver
10W Power Factor
<0% Total Harmonic Distortion
120-277V 60/50Hz
30V & 480V 60Hz
40°C Max. Temperature
40°C Max. Temperature (PA Option)

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 30°C Maximum

SHIPMENT DATA
Approximate Net Weight:
1.7 - 5.2 lbs. (1.7 - 2.4 kg)

TM0603087N
2016-09-28 10:17:10

ARM MOUNTING REQUIREMENTS

Configuration	90° Apert	120° Apert
GLEON-AF-21	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-22	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-23	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-24	7' Arm (Standard)	7' Arm (Standard)
GLEON-AF-25	10' Extended Arm (Pre-painted)	7' Arm (Standard)
GLEON-AF-26	10' Extended Arm (Pre-painted)	7' Arm (Standard)
GLEON-AF-27	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)
GLEON-AF-28	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)
GLEON-AF-29	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)
GLEON-AF-30	10' Extended Arm (Pre-painted)	10' Extended Arm (Pre-painted)

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM DATA

Number of Light Squares	"A" Width (Std.)	Weight with DM Arm (lbs.)	Weight with DMMA Arm (lbs.)	EPA (Std. Ft.)
1.4	16.12" (409mm)	35 (16.9) lbs.	38 (17.2) lbs.	
5.4	21.54" (548mm)	46 (20.9) lbs.	49 (22.2) lbs.	1.11
7.8	27.06" (688mm)	54 (24.4) lbs.	59 (26.6) lbs.	

NOTES: 1. Optics are available with 1-10 light square configurations. 2. DMMA optics available with 1-10 light square configurations. 3. DMMA optics for use with mounting hardware at 90° or 120° on a single pole.

FINISH
Bronze

Material
Aluminum

Measurements
H 51" x W 4.5"
B 11.0 2.25" 50" W 4.5"

Build Specifications
15W PCB 3000 LED (included)

Color Rendering Index
80+

Initial Lumens
2,100 lm

Dimmable:
ELV

Certification:
Wet Location
ADA

FINISH
Bronze

STUDIO M
Multi-Function or Customizable: These small quantities are available for your Sample Request. Please email orders@studiomighting.com with subject line "Sample Order - Project Name" (Name for Design). All samples are subject to Studio M approval and must show proof of project order explanation.

StudioMighting.com - 1.626.756.4207

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/facade, inverted mount for landscape/illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks etc.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Blasting housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact resistant Super durable TIGC carbon bronze or summit white polyester powder coat paint. Super durable TIGC powder coat paint finishes withstand extreme climate conditions while providing optimal color and glare retention of the installed life.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 20W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 80% of initial light output after 75,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for three branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection, 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TIGC carbon bronze or summit white polyester powder coat paint. Super durable TIGC powder coat paint finishes withstand extreme climate conditions while providing optimal color and glare retention of the installed life.

Warranty
Five year warranty.

XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

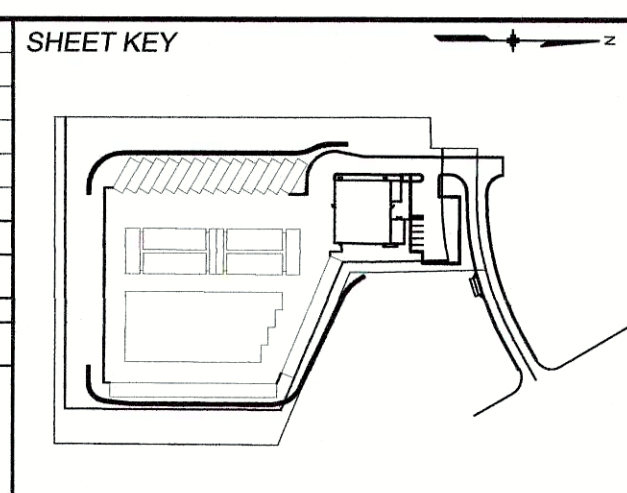
CERTIFICATION DATA
UL Listed, Wet Location Listed
UL9741 L800 Compliant
30 Vibration Rated
IP68 Compliant
ADA Compliant
NSM Compliant Models
IP68 Integrated Protection Rated
100-24 Compliant
Design/Energy Conservation™ Qualified™

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 30°C Maximum

SHIPMENT DATA
Approximate Net Weight:
1.7 - 5.2 lbs. (1.7 - 2.4 kg)

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2017-07-28 10:17:10

REFERENCE DRAWINGS	####	####	####	####	####
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X-104-EX-UTIL	####	####	####	####	####
X-104-PR-BASE_CN1	####	####	####	####	####
X-104-PR-BASE_GYS	####	####	####	####	####
X-104-PR-BNDRY_GYS	####	####	####	####	####
X-Base Powers	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION		
X-Base Union	No.	DATE	DESCRIPTION		
X-Util F3	REVISIONS				
X-Util Union	BY				
X-Road-Cordera Crest					
COMPUTER FILE MANAGEMENT					
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CTB FILE:					
PLOT DATE: August 6, 2018 9:12:28 AM					
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BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R88W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL

PRELIMINARY
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WOODLAND PARK SELF STORAGE

WOODLAND PARK DEVELOPMENT PLAN

PHOTOMETRIC PLAN

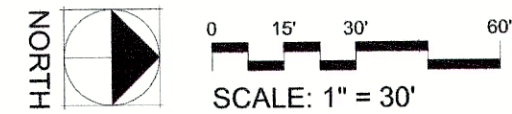
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

DESIGNED BY: EMS
DRAWN BY: CRD
CHECKED BY: GGS

SCALE
HORIZ 1"=40'
VERT N.A.

DATE ISSUED: June 05 2018
6 OF 10

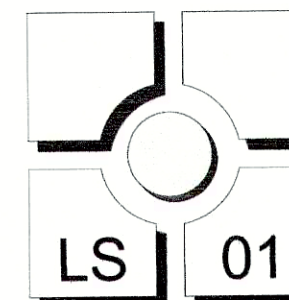
DRAWING No. LP02



THOMAS **THOMAS**
Planning
Urban Design
Landscape Architecture
702 North Tejan
Colorado Springs, Colorado 80903
(719) 578-8777

DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		3809.00

Woodland Park, CO
Preliminary Landscape Plan



SHEET KEY

PREPARED BY:

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY



WOODLAND PARK SELF STORAGE

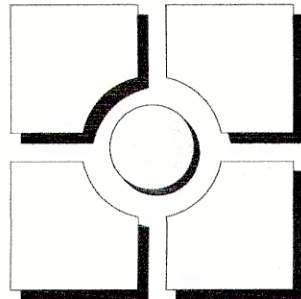
WOODLAND PARK DEVELOPMENT PLAN

LANDSCAPE PLAN

DESIGNED BY:	EMS	<u>SCALE</u>	DATE ISSUED:	June 05 2018	DRAWING No.
DRAWN BY:	CRD	HORIZ 1"=40'			LA01
CHECKED BY:	GGG	VERT. N.A.	SHEET	7 OF 10	



Know what's below.
Call before you dig.

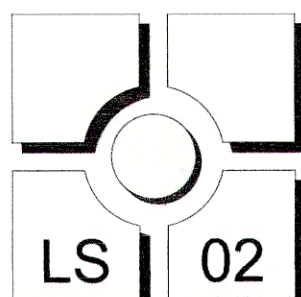


THOMAS THOMAS
Planning
Urban Design
Landscape
702 North Tejon
Colorado Springs, Colorado 80903
(719) 512-9777

REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	04.05.18				
2	04.05.18				
3	04.05.18				
4	04.05.18				
5	04.05.18				
6	04.05.18				

DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		3895.00
SCALE:		AS NOTED

Woodland Park Self Storage
Hwy 24
Woodland Park, CO
Landscape Plan



DESIGNED BY:	EMS	SCALE:	HORIZ. 1"=40'	DATE ISSUED:	June 05 2018	DRAWING No.	LA02
CHECKED BY:	CRD	VERT.	N.A.	SHEET	8 OF 10		

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

LANDSCAPE PLAN

SEAL

PRELIMINARY

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GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

PREPARED BY:



BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP
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STAMPED "RAMPART PLS 2696S" AT THE SOUTHEAST CORNER OF A TRACT OF LAND
RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND
RECORDED AND A REBAR AND RED CAP STAMPED "RAMPART PLS 2696S" AT THE NORTHEAST
CORNER OF SAID TRACT OF LAND.

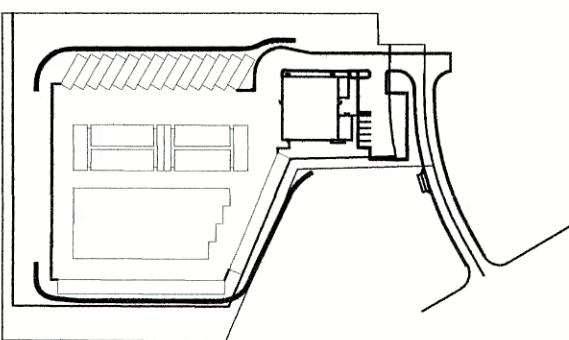
SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS
OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS
PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE
TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET
FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 28, CRS 1074 (SEE LANDSCAPE, THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL
ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE
SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S
REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION
AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD
SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE
PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY
HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC SHALL BE PLACED UNDER ALL GRAVEL/COBBLE MULCHES.
IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE
IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING
ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3)
DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND
LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED
ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY
WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR
AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE
LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS
UNTIL AUTOMATIC IRRIGATION SYSTEMS (DESIGN/BUILD) ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL
SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE
BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL
BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO
MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT
TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO
REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM
NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE
NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S
REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION
AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD
SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL/ SITE CALLOUT	NOTES:
	NATIVE SEED-IRRIGATED: PAWNEE BUTTES INC. (OR EQUAL) Low Grow Native Mix (25%) Idaho Fescue (25%) Sandberg Bluegrass (25%) Rocky Mountain Fescue (25%) Canby Bluegrass
	NATIVE SEED-NON IRRIGATED: PBSI Native Prairies Mix (OR EQUAL) (29%) Blue Grama (25%) Buffalograss (5%) Green Needlegrass (20%) Sideoats Grama (20%) Western Wheatgrass (1%) Sand Dropseed
WOOD MULCH PER PLAN	SHREDDED WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings per the details. Submit sample for approval prior to installation.
COBBLE PER PLAN	COBBLE: To be whole washed 1" - 2" in size. Installed to a depth of 3". Install over fabric weed barrier. Submit sample for approval prior to installation.
GRAVEL	3/4"X 1" Granite installed over weed fabric, compacted to 3" depth. Color to be SELECTED BY OWNER. Submit sample for approval prior to installation.
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications. Install between gravel types.

SHEET KEY

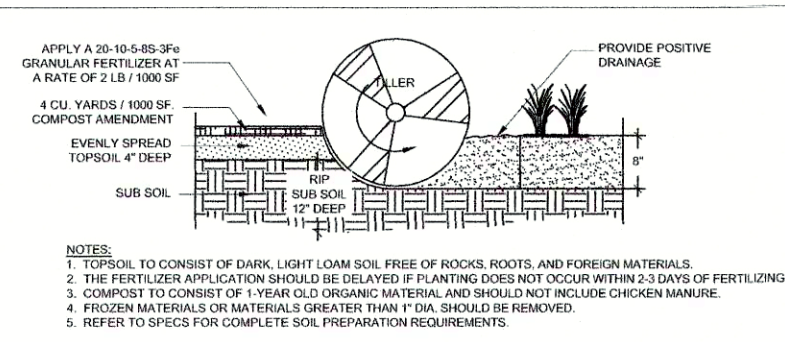


BENCHMARK

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UPON NGVD VERTICAL DATUM).

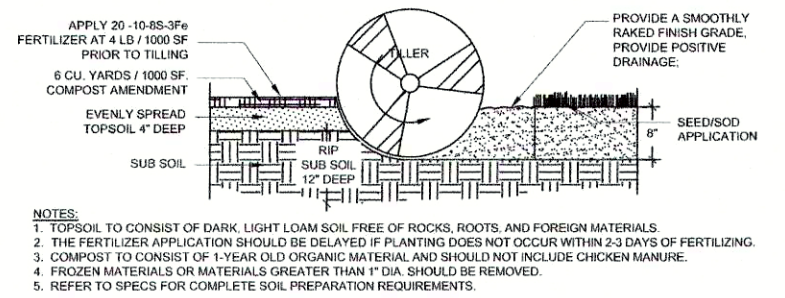
BASIS OF BEARING

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CORNER OF SAID TRACT OF LAND.



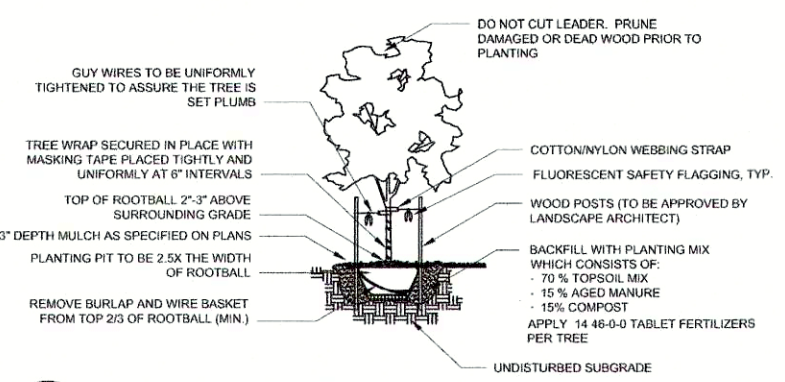
A SOIL PREP- FOR PLANTING BED AREAS

L001 N.T.S.



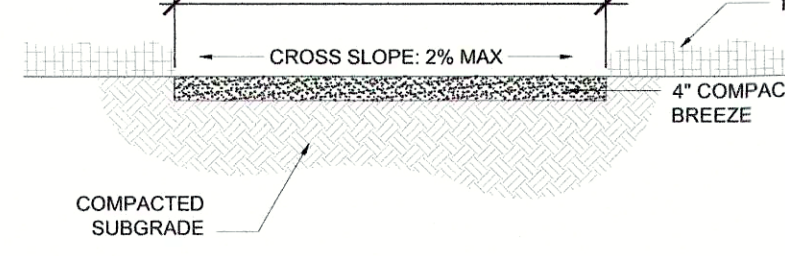
B SOIL PREP- SEED AREAS

L001 N.T.S.



C DECIDUOUS TREE DETAIL

L001 N.T.S.



D TRAIL DETAIL

L001 N.T.S.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	MS	7	Malus x 'Spring Snow'	SPRING SNOW CRAB APPLE	20-25'	20-25'	2.0" Caliber	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PP	34	Pinus ponderosa	PONDEROSA PINE	60-80'	20-25'	6"	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PT	9	Potentilla	POTENTILLA	3-4'	3-4'	5 GALLON	CONTAINER
	EN	9	Ericameria nauseosa	RABBITRUSH	4-6'	4-6'	5 GALLON	CONTAINER
	MP	1	Mugo Pine, Dwarf	DWARF MUGO PINE	3-4'	3-5'	7 GALLON	CONTAINER
	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	CAK	71	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	4-5'	18-24"	GALLON	CONTAINER
	FG	17	Festuca glauca 'Boulder Blue'	BOULDER BLUE FESCUE	8-12"	8-10"	GALLON	12" OC

LANDSCAPE SITE DATE:
Total Development Area 213,797. sf (77000 sf) 31 Trees Required/ 41 Provided
Total Landscape Area: 74,874 sf (35%)
Native Grasses 64,791 sf
Planting Beds 2,052 sf
Ornamental Gravels 8,031 sf (10.7%)
Private Street Frontage 132' (35') 4 Trees Required/ 4 Trees Provided

COMPUTER FILE MANAGEMENT

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CTB FILE: ----
PLOT DATE: August 6, 2018 9:13:10 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

REVISIONS

No.	DATE	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	DESCRIPTION
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	

REVISIONS

CRD	BY
CRD	BY

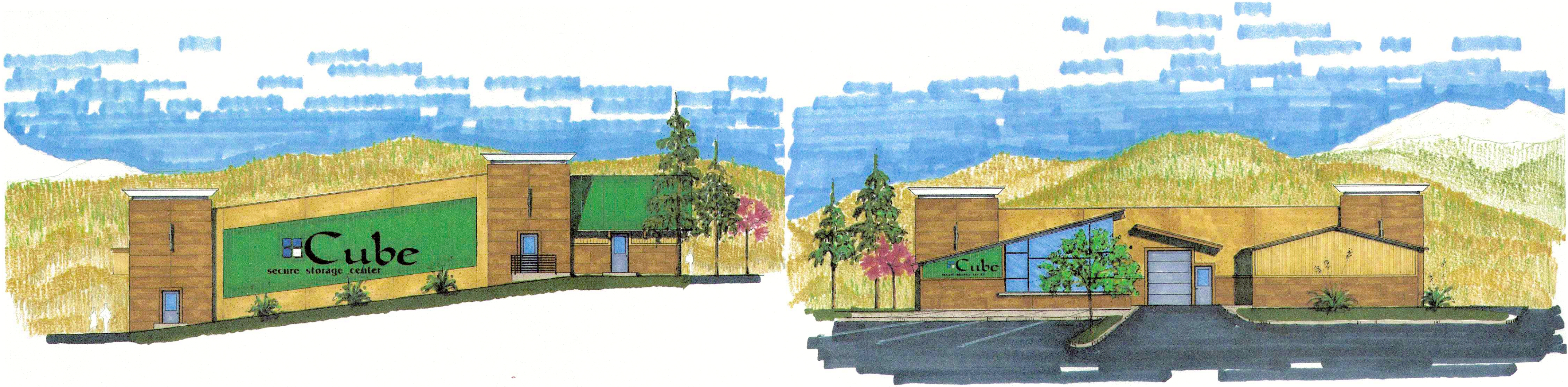
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X-104-PR-BASE_CN1
X-104-PR-BASE_GYS
X-104-PR-BNDRY_GYS
X-Base Powers
X-Base-Union
X-Util F3
X-Util-Union
X-Road-Cardena-Crest



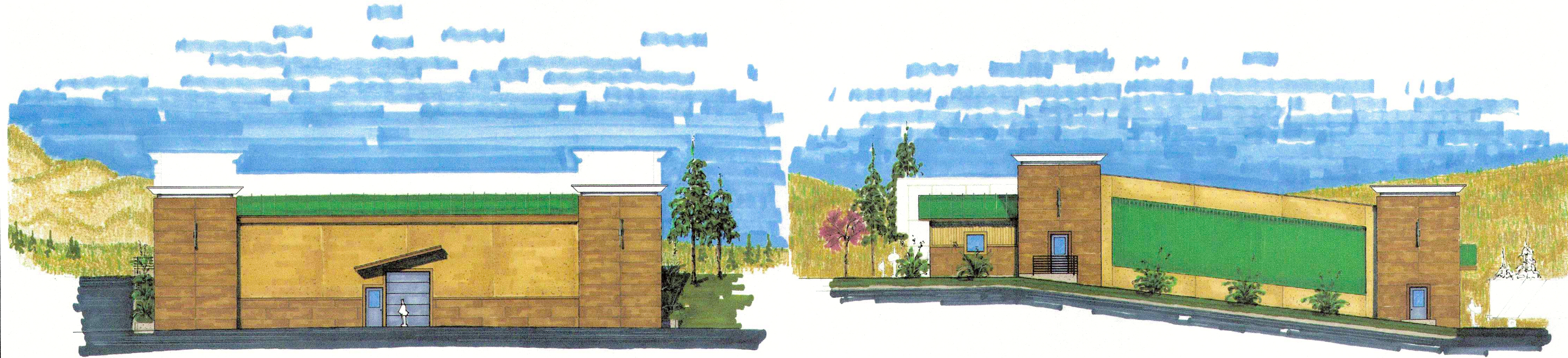
Know what's below.
Call before you dig.

OFFICE & CLIMATE CONTROLLED STORAGE



East-N Elevation
(side)

North-W Elevation
(front)



South-E Elevation
(rear)

West-S Elevation
(side)

WOODLAND PARK STORAGE
US HIGHWAY 24, WOODLAND PARK COLORADO
ELEVATIONS

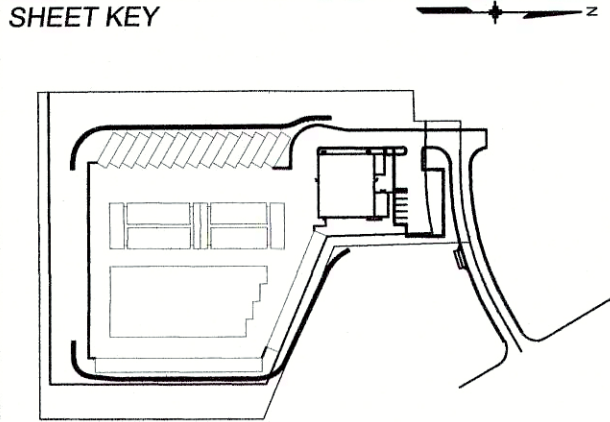
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REVISIONS:

9

ELEVATIONS

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No.	DATE	REVISIONS		
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X-104-EX-UTL1				
X-104-PR-BASE_CN1				
X-104-PR-BASE_GYS				
X-104-PR-ENTRY_GYS				
X-Base Powers				
X-Base Union				
X-UB FS				
X-UB Union				
X-Road-Cordera Crest				
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CTB FILE: August 6, 2018 9:14:06 AM				
PLOT DATE: August 6, 2018 9:14:06 AM				
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PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

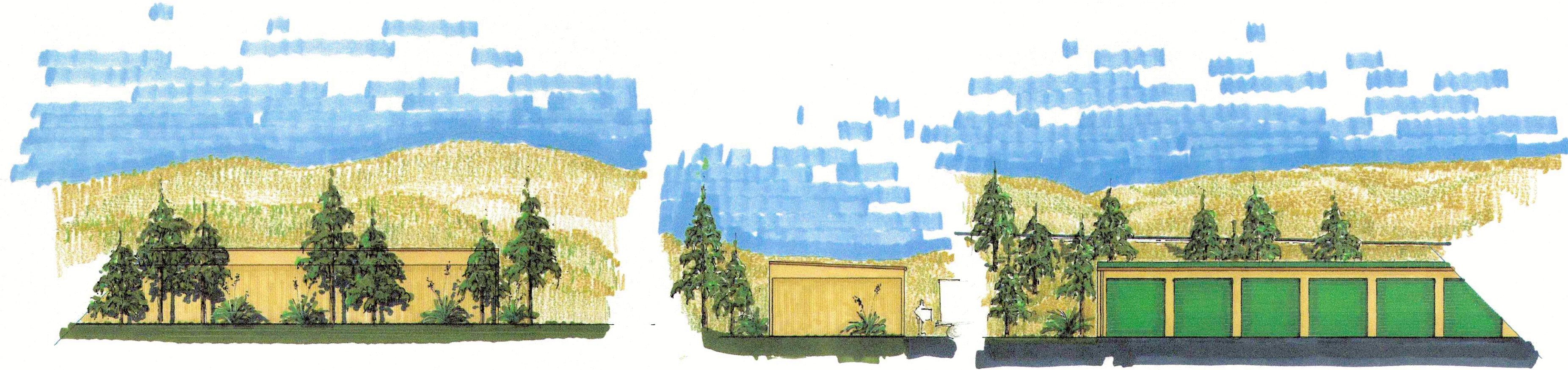
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
BUILDING ELEVATION				
DESIGNED BY:	EMS	SCALE	DATE ISSUED:	DRAWING No.
DRAWN BY:	CRD	HORIZ.	N.T.S.	
CHECKED BY:	GGS	VERT.	N.A.	
			9 OF 10	AR01



STANDARD STORAGE BUILDINGS



East-N Elevation
(rear)

North-W Elevation
(side)

WEST-S Elevation
(front)

WOODLAND PARK STORAGE
US HIGHWAY 24, WOODLAND PARK COLORADO
ELEVATIONS

DRAWING DATE: 30 March 2018
REVISIONS:

10

ELEVATIONS

REFERENCE DRAWINGS	###	###	###
	###	###	###
	###	###	###
	###	###	###
	###	###	###
X-104-PR-UTIL_CN1 X-104-EX-UTIL X-104-PR-BASE_CN1 X-104-PR-BASE_GYS X-104-PR-BNDRY_GYS X-Base Powers X-Base Union X-Util F3 X-Util Union X-Road-Cordera Crest	No.	DATE	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\ARCH.dwg			
CTB FILE: ---			
PLOT DATE: August 6, 2018 9:14:11 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY

BENCHMARK
BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C, RM 1 = U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING
ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

PREPARED BY:

AN EMPLOYEE-OWNED COMPANY

SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE			
WOODLAND PARK DEVELOPMENT PLAN			
BUILDING ELEVATIONS			
DESIGNED BY:	EMS	SCALE	DATE ISSUED: June 05 2018
DRAWN BY:	CRD	HORIZ. N.T.S.	DRAWING No.
CHECKED BY:	GGS	VERT. N.A.	10 OF 10 AR02

**CITY OF WOODLAND PARK
ORDINANCE NO. 1330, SERIES 2018**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND SITE PLAN
REVIEW FOR "18.09.090.V.2 COMMERCIAL WAREHOUSING AND STORAGE,
18.09.090.V.3 MINI-STORAGE WAREHOUSE, 18.09.090.V.4 PROFESSIONAL/
BUSINESS/OFFICE/STORAGE WAREHOUSE" IN THE SERVICE COMMERCIAL
ZONE AT 19250 E US HWY 24.**

WHEREAS, the City of Woodland Park has received a request by M3XP2, LLC (Eric Smith, Representative) and Woodland Park Saddle Club, Inc. (Property Owner - Chuck Mahoney, Representative) for approval of a Site Plan Review and Conditional Use Permit for "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" uses to develop a multi-building storage facility at 19250 E US Hwy 24 (Pt Government Lots 2-3-4, S30-T12S-R68W6PM) in the Service Commercial Zone; and,

WHEREAS, an application to establish said conditional use and site plan has been accepted and considered pursuant to Municipal Code Chapters 18.34 and 18.57; and,

WHEREAS, pursuant to Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., a public notice was published on May 9, 2018 and July 4, 2018; signs were posted and notices were mailed to adjacent property owners on May 1, 2018; and a public hearing was held by the Planning Commission on May 24, 2018; and,

WHEREAS, City Council has considered the application, Staff's recommendation of conditional approval, and the Planning Commission's recommendation of conditional approval, and after holding a public hearing on July 19, 2018, finds that based upon the evidence set forth in the staff report and testimony presented at public hearings, the standards for granting a Conditional Use Permit and Site Plan Review have been satisfied; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Approval. The Site Plan Review and Conditional Use Permit for uses "18.09.090.V.2 Commercial warehousing and storage, 18.09.090.V.3 Mini-storage Warehouse, 18.09.090.V.4 Professional/business/office/storage warehouse" is hereby approved subject to the following conditions:

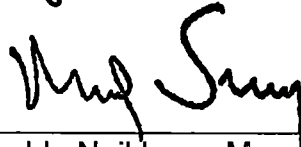
- a. The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- b. The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT right-of-way.
- c. The Applicant shall propose, and with CDOT approval, install a berm planted with evergreen and deciduous trees and shrubs along the edge of the grass area along the west boundary of Highway 24 of sufficient density and type to mitigate the visual

impact from the highway. If CDOT does not approve of berming or landscaping within the CDOT right of way, then berming and/or landscaping shall be proposed on the City property.

- d. Prior to issuance of a Building Permit for any building, a final plat must be approved by the City.
- e. All on-site landscaping provided as part of this CUP/SPR approval shall be maintained by the property owner. Off-site landscaping installed by Applicant shall be maintained until such vegetation is established and then maintained by City of Woodland Park and/or CDOT.
- f. Signage shall be approved by separate Zoning Development Permit application.
- g. All exterior lighting shall be full cutoff, 3,000K or less, motion-activated, and a maximum 20 feet high from the ground to the top of any pole fixture.
- h. There shall be no uses involving or storing flammable or explosive materials, hazardous chemicals, paints, or solvents.
- i. The units shall not be used for storing/keeping animals, food, home occupations, maintenance/repair of motor vehicles, sales of any sort, flammable or explosive materials, and hazardous chemicals/paints/solvents/gasoline/propane.
- j. No single storage compartment shall have a floor area exceeding 300 square feet unless otherwise allowed by City Code now or in the future.
- k. There shall be no outside storage anywhere on the site.
- l. Building coverage shall not exceed 60% of the site's land area.
- m. All future phases beyond Phase I shall be graded and seeded immediately upon completion of Phase I.
- n. On-site truck and trailer rental shall be considered a principal use and shall be limited to not more than 30 rental units outdoors on the lot at any one time.
- o. All development impact fees must be paid prior to ZDP issue including, but not limited to: tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
- p. A commercial ZDP must be submitted to and approved by the Planning Department and shall include:
 - i. All Civil/Construction drawings (including a cross-section detail of the grass swale/concrete pan)
 - ii. Final Drainage Report (with 24x36 maps) complete with weir details, permission to release flow onto adjacent properties, description of future outfall structure/infrastructure needs, emergency overflow design with outfall protection shown on map, stage-storage design calculations, label and dimension all easements.
 - iii. Final Landscaping Plan
 - iv. Final Site Plan (including parking layout and phasing)
 - v. Final Floor Plan and Elevations

- vi. Final Grading, Sediment and Erosion Control Plan (with BMPs)
- vii. Final Utility Plan (water, sewer, power, etc.)
- viii. Final Photometric Plan
- ix. CO Stormwater Permit/Stormwater Management Plan
- x. CDOT Access Permit.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS 19th DAY OF July, 2018.

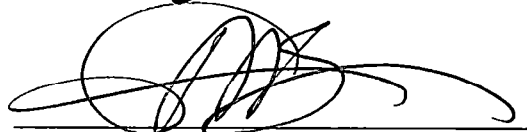


The Honorable Neil Levy, Mayor

ATTEST by the City Clerk:


Suzanne Leclercq

APPROVED AS TO FORM by the City Attorney:


Erin Smith

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 872, SERIES 2021

**A RESOLUTION GRANTING A 2-YEAR EXTENSION OF CONDITIONAL USE PERMIT 18-01
(ORDINANCE 1330, 2018) AND SITE PLAN REVIEW 18-01 TO JULY 19, 2022.**

Whereas Ordinance 1330, Series 2018, an ordinance granting a Conditional Use Permit [CUP] and Site Plan Review [SPR] for 18.09.090.v.2 Commercial Warehousing and Storage, 18.09.090.v.3 Mini-storage Warehouse, 18.09.090.v.4 Professional/ Business/Office/Storage Warehouse" in the Service Commercial zone at 19250 E US Highway 24, was passed by City Council on July 19th, 2018; and

Whereas pursuant to Municipal Code §18.34.110 (Site Plan) and §18.57.090 (CUP), authority to issue a zoning/development permit [ZDP] or building permit expires two years after the date of approval (in this case, on July 19th 2020); and

Whereas the City has received a request from the property owner to extend the authority to issue a ZDP or building permit for two (2) additional years, to July 19th, 2022; and

Whereas pursuant to Municipal Code §18.34 (Site Plan) and §18.57 (CUP), a notice of public hearing was published, a sign was posted on-site, and letters were mailed to adjacent property owners; and

Whereas the Woodland Park Planning Commission considered the request on February 25, 2021 and recommended that City Council grant the request for a 2-year extension based on evidence contained in the staff report and presented at public hearing; and

Whereas City Council considered the request, the Planning Commission recommendation, the staff recommendation including evidence contained in the staff report and presented at public hearing on March 4, 2021, and hereby finds that the request for the 2-year extension is reasonable and acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WOODLAND PARK:

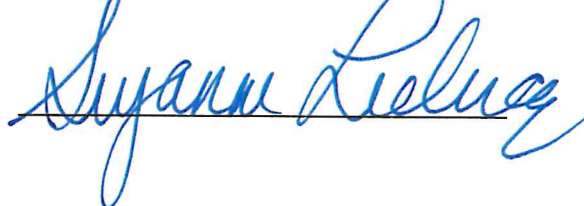
Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended from to July 19, 2022.

THIS RESOLUTION WAS PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 4TH DAY OF MARCH, 2021.

Signed by the Mayor:



Attested by the City Clerk:



CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 895, SERIES 2022

A RESOLUTION GRANTING A 2-YEAR EXTENSION OF CONDITIONAL USE PERMIT 18-01 (ORDINANCE 1330, 2018) AND SITE PLAN REVIEW 18-01 TO JULY 19, 2024.

Whereas, Ordinance 1330, Series 2018, an ordinance granting a Conditional Use Permit [CUP] and Site Plan Review [SPR] for 18.09.090.v.2 Commercial Warehousing and Storage, 18.09.090.v.3 Mini-storage Warehouse, 18.09.090.v.4 Professional/ Business/Office/Storage Warehouse" in the Service Commercial zone at 19250 E US Highway 24, was passed by City Council on July 19th, 2018; and

Whereas, pursuant to Municipal Code §18.34.110 (Site Plan) and §18.57.090 (CUP), authority to issue a zoning/development permit [ZDP] or building permit expires two years after the date of approval (in this case, on July 19th 2020); and

Whereas, City Council adopted Resolution No. 872, Series 2021 on March 4, 2021 granting an extension of conditional use permit 18-01 (Ordinance 1330, 2018) and site plan review 18-01 to July 19, 2022; and

Whereas, the City has received a request from the property owner to extend the authority to issue a ZDP or building permit for two (2) additional years, to July 19th, 2024; and

Whereas, pursuant to Municipal Code §18.34 (Site Plan) and §18.57 (CUP), a notice of public hearing was published, a sign was posted on-site, and letters were mailed to adjacent property owners; and

Whereas, the Woodland Park Planning Commission considered the request on June 9, 2022 and recommended that City Council grant the request for a 2-year extension based on evidence contained in the staff report and presented at public hearing; and

Whereas, City Council considered the request, the Planning Commission recommendation, the staff recommendation including evidence contained in the staff report and presented at public hearing on July 21, 2022, and hereby finds that the request for the 2-year extension is reasonable and acceptable.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WOODLAND PARK:

Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended to July 19, 2024.

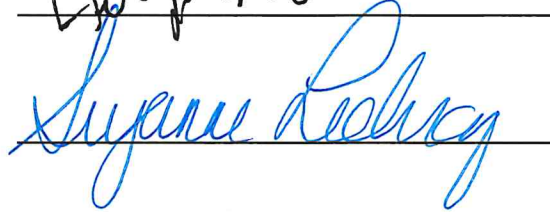
Section 2. This request only approves an extension. All conditions and terms of the original approval of CUP 18-01 and SPR 18-01 remain in place and are unchanged.

THIS RESOLUTION WAS PASSED AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21st DAY OF JULY, 2022.

Signed by the Mayor:



Attested by the City Clerk:



REVIEW COMMENTS



Date: August 29, 2024

Project: Woodland Park Self Storage CUP/SPR Extension Request – A24-0098

For Municipal Code and Engineering Specification Reference, please visit:

- *City of Woodland Park Municipal Code (CWPMC):*
https://library.municode.com/co/woodland_park/codes/code_of_ordinances
- *City of Woodland Park Drainage Criteria Manual (CWPDCM):*
<https://city-woodlandpark.org/272/Drainage-Criteria-Manual>
- *City of Woodland Park Engineering Specifications (CWPES):*
<https://city-woodlandpark.org/273/Engineering-Specifications>

A majority of the following comments will need to be addressed when construction drawings are submitted.

Page Label	Comments	Reviewer
4 of 4	The Utilities Department would not support this request to renew. There has been no movement on the water line crossing under the highway from the original request that was denied. There has also been no movement on this project with submittal of CD's and other plan sets. The owner is also creating a difficult situation with water line connection and access to the property to the south.	Kip Wiley
Grading Plan	Renewal would need conditions that the developer shall improve fountain creek armoring and drainage, per the City of Woodland Park Stormwater Master plan. Integrated in these plans, would be the requirement the developer extend the centennial trail through the property by the creek	Ben Schmitt
Grading Plan	Renewal plans need to be reviewed by CDOT (particularly with an updated TIA), to reflect the preferred configuration based on CDOTs corridor designation.	Ben Schmitt

I have also included an Adobe PDF of the Site Plan markups with the above comments noted.

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

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

The Utilities Department would not support this request to renew. There has been no movement on the water line crossing under the highway from the original request that was denied. There has also been no movement on this project with submittal of CD's and other plan sets. The owner is also creating a difficult situation with water line connection and access to the property to the south.

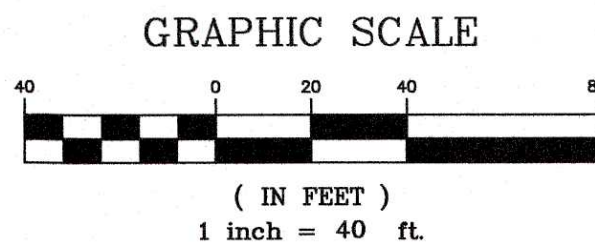


Know what's below.
Call before you dig.

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- LOW POINT
- HIGH POINT
- GRADE BREAK
- OVERLAND FLOW
- CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

GRASS SWALE
NOT TO SCALE



NOTE:
ANY CONSTRUCTION LOCATED WITHIN CDOT RIGHT OF WAY WILL REQUIRE PERMIT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°42'58"E	69.55
L2	N00°02'16"E	66.25
L3	N88°52'33"E	9.17
L4	N01°15'08"E	539.30
L5	N89°59'29"W	442.90
L6	N00°17'03"E	320.86
L7	S67°26'16"E	266.57
L8	S01°19'57"E	195.26
L9	N88°52'33"E	109.99
L10	N00°02'05"E	684.41
L11	N89°59'29"W	89.34

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	104.35	399.99	14°56'53"	N82°48'36"E

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

GRADING PLAN

DESIGNED BY:	EMS	SCALE	DATE ISSUED:	June 05 2018	DRAWING No.
CHECKED BY:	GGS	HORIZ. 1"=40' VERT. 1"=4' NA	SHEET	3 OF 10	GP01

SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 - U.S.G.S. BRASS CAP AT THE NORTHEAST CORNER OF SEC. 6, T13S, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

BASIS OF BEARING

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N01°08'13"W, A DISTANCE OF 491.31 FEET (489.95 FEET OF RECORD) BETWEEN A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST CORNER OF SAID TRACT OF LAND.

OWNER: LASS, RICHARD H & JANE N. TRUST
PARCEL ID: 2931.303000160
LAND USE: AGRICULTURAL
ZONING: A-1

CENTERLINE EASEMENT BOOK 281, PAGE 67. SAID EASEMENT RESERVES 4 FREE 4" SEWER TAPS TO SEWER MAIN. THIS COURSE OF SAID EASEMENT SHOULD BE 12' NORTHEASTERLY & PARALLEL WITH THE IREA TRANSMISSION LINE.

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

OWNER: CITY OF WOODLAND PARK
PARCEL ID: 6031.302000470
LAND USE: PUBLIC/INSTITUTIONAL
ZONING: SC

Renewal would need conditions that the developer shall improve fountain creek armoring and drainage, per the City of Woodland Park Stormwater Master plan. Integrated in these plans, would be the requirement the developer extend the centennial trail through the property by the creek

OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC

DETENTION & WATER QUALITY POND
100-YR VOLUME = 2,960 cu ft
OUTFALL WEIRS

OWNER: 19570 GROUP LLC
PARCEL ID: 6031.303000070
LAND USE: RESIDENTIAL
ZONING: SC

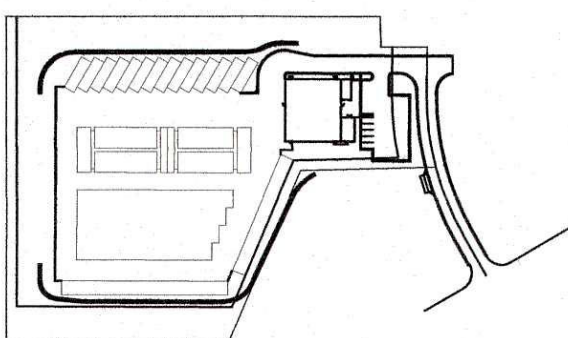
REFERENCE DRAWINGS

PR-SITE
EX-CONTOURS
PR-CONTOURS
EX-ROW
EX-TOPD
X-104-PR-UTIL_CW1
X-104-EX-UTIL
X-104-PR-BASE_CW1
X-104-PR-BASE_GYS
X-104-PR-BNDRY_GYS
X-Base Powers
X-Base Union
X-Util F3
X-Util Union
X-Road Cordiera Crest
X-Util
PR-Util

COMPUTER FILE MANAGEMENT

FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\GP01.dwg
CTB FILE: ---
PLOT DATE: August 6, 2018 9:11:02 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



REVISIONS

No.	DATE	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION
1	June 5, 2018	

From: [Brooks Kaufman](#)
To: [Christopher Gates](#); [Lancaster - CDOT, Adam](#); [Gonzales - CDOT, Arthur](#)
Subject: RE: Woodland Park Self Storage CUP Extension
Date: Tuesday, August 27, 2024 7:14:43 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[COREBuilderDeveloperServiceRequirements020824.pdf](#)

EXTERNAL: This message has originated from outside the City of Woodland Park. Do not 'sign-in' to any links or attachments.

Good morning C.J.

CORE Electric Cooperative approves the CUP extension, but applicant will be required to meet CORE's future requirements for the transformer location and metering requirements.

Attached is CORE 2024 Builder Handbook with the requirements as today.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



[Book time to meet with me](#)

From: Christopher Gates <cgate@woodlandpark.gov>

Sent: Wednesday, August 21, 2024 8:43 AM

To: Brooks Kaufman <BKaufman@core.coop>; Lancaster - CDOT, Adam <adam.lancaster@state.co.us>; Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Subject: RE: Woodland Park Self Storage CUP Extension

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

I realize this is a short turn around but if possible, please have comments back to me on or before September 3, 2024. Thank you.

C.J. Gates

Senior Planner

City of Woodland Park

220 W. South Avenue

cgates@city-woodlandpark.org

O: (719) 687 5209

C: (719) 325-6096



From: Brooks Kaufman <BKaufman@core.coop>

Sent: Wednesday, August 21, 2024 8:42 AM

To: Christopher Gates <cgates@woodlandpark.gov>; Lancaster - CDOT, Adam <adam.lancaster@state.co.us>; Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Subject: RE: Woodland Park Self Storage CUP Extension

EXTERNAL: This message has originated from outside the City of Woodland Park. Do not 'sign-in' to any links or attachments.

C.J.

When are comments due?

Thanks

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN

720.733.5493 DIRECT

303.912.0765 MOBILE

www.core.coop.





[Book time to meet with me](#)

From: Christopher Gates <cgates@woodlandpark.gov>

Sent: Wednesday, August 21, 2024 8:37 AM

To: Brooks Kaufman <BKaufman@core.coop>; Lancaster - CDOT, Adam <adam.lancaster@state.co.us>; Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Subject: Woodland Park Self Storage CUP Extension

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Good Morning,

Please see attached for a CUP Extension Application. Please review and let me know if you have any comments as soon as you can. Thank you.

C.J. Gates

Senior Planner

City of Woodland Park

220 W. South Avenue

cgates@city-woodlandpark.org

O: (719) 687 5209

C: (719) 325-6096

