



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, June 12, 2025, 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.woodlandpark.gov).

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** May 8, 2025
- 4. PUBLIC HEARINGS**
 - A. CORE Electric Cooperative Communication Tower Special Use Permit (A25-0082):** A request by CORE Electric Cooperative (Applicant) and Legacy Title Holding Company, an Oklahoma Nonprofit Corporation (Property Owner) to replace an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to top of appurtenances). The subject property is located in the SE4SE4 Sec. 23 and that portion of the E2NE4 Sec. 26 lying north of Highway 24 in T12S, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone. (QJ)
The City Council Public Hearing is currently scheduled for Thursday, July 17, 2025 at 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 May 8, 2025

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@woodlandpark.gov.

1. CALL TO ORDER & ROLL:

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

Absent	Vice-Chair Larry Larsen
Present	Commissioner Don Dezellem
Present	Commissioner Ken Hartsfield
Present	Commissioner Don Hoying
Absent	Commissioner Ken Kennedy
Present	Commissioner Jarrod Newcom
Present	Chair Lee Brown
Staff Present:	Planning Director Karen Schminke, AICP
	Planner II Dave Burgess
	City Attorney Nina Williams

Quorum requirements are satisfied.

2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** Commissioner Hartsfield motioned, and Commissioner Dezellem seconded approving the March 13, 2025 Planning Commission minutes. Motion carried unanimously.

4. PUBLIC HEARINGS:

A. **(A25-0051) Woodland Station Filing No. 2 Subdivision Preliminary Plat Amendment and (A25-0022) Woodland Station Filing No. 2 Subdivision Final Plat:** Request by TAVA House Properties LLC (applicant and property owner) to amend the previously approved Preliminary Plat and approve a subdivision Final Plat to plat 6.69± acres into three lots and two tracts. The subject property is located west of Woodland Hardware in the E½ of Section 24, T12S, R69W of the 6th P.M., (201 Saddle Club Avenue) in the Central Business District (CBD) zone. **(QJ)**

Planning Director Schminke presented the staff report reviewing the project's history, location, zoning, previously approved Plan of Development, this project's development process, the approved Subdivision Development Agreement, and progress to date. She then provided a comparison of the proposed preliminary plat amendment to the previously approved preliminary plat. Key items to note were the addition of Lots 2 and 3, as well as the change in size of Tract A where the public plaza is to be developed.

Director Schminke then provided an update that two days prior to this hearing the developer's traffic engineer updated their applications for design waivers for the necessary highway improvements with CDOT. She relayed that in addition to updated access permits,

CDOT will likely require additional access and improvements when Lots 2 and 3 of this subdivision develop.

Next she addressed the location of and need to add general utility easements within the S. Center Street and Saddle Club Avenue right-of-ways outside of this plat area. These easements will provide a dedicated location for non-City utilities such as CORE Electric, Black Hills Energy, and telecommunications and the unusually wide ROWs (70'+) allow for dedicated utility easement in this location.

Director Schminke then went on to review the purpose of a final plat and the importance of it being consistent with the preliminary plat. She relayed that there are several documents that must be recorded prior to this final plat so the recording reception number for those documents (such as the 15' strip for right-of-way) can be noted on this plat.

Moving away from the specifics of the applications, Director Schminke next touched on a couple of items related to the project as whole, the first of these items being the final landscaping plan. Related to that plan is a common area maintenance agreement for the long-term maintenance of the vegetation and plaza; the relocation of the access into the Bergstrom Park parking lot from S. Center Street to Bergstrom Alley; the need to coordinate electrical transformer locations with the landscaping; and the requirement for an irrigation plan and irrigation water tap for all the proposed landscaping.

Director Schminke then reviewed the required changes that will occur in Highway 24 to accommodate this initial phase of the Tava restaurant being built and the required stacking space for turn lanes. An eastbound turn lane from the highway to S. Center Street is being added which results in the realignment of the sidewalk and the elimination of several street lights. There will also be changes to the highway median to lengthen the westbound turn lane to S. Center Street. The intersection of Highway 24 and Park Street is also being modified so traffic from both S. Park Street and N. Park Street will only be able to turn right onto the highway.

She continued by providing more details on this project's impacts to Bergstrom Park. Consistent with Subdivision Development Agreement and construction drawings the turn lane gets constructed, the sidewalk realigned, parking lot access is relocated from S. Center Street to Bergstrom Alley, trees are removed for the new parking lot access and turn lane. Per the SDA, financial compensation to City for the impacts to the park must be finalized prior to CO; there is no date yet for when Council will review this. Director Schminke relayed that the City, along with the Downtown Development Authority, has hired Logan Simpson as consultant to develop a plan to reimagine Bergstrom Park and this planning process is ongoing. She shared an image and cross-section from Logan Simpson that illustrates what the park will look like with the turn lane constructed and the landscaping along the highway removed. With regard to referring the plat for review by PRAB, they will be looking at the plat next week, however this is more informational since City Council approved the Plan of Development with the public plaza without PRAB's input.

Director Schminke next provided an update regarding the environmental concerns that were flagged at the time of the Plan of Development due to the Voluntary Clean-up Plan (VCUP) from 2008 that had expired due to delays in development. The developer contracted with Matrix to renew a Phase I environmental assessment; this document was not available when you reviewed the preliminary plat last year and was completed in February 2024. The developer is now working with CDPHE on this and it is very likely a notice of environmental use restrictions will be recorded in the County's real property records. These restrictions will include notice of no domestic consumption of ground water; requirements to track and report ownership changes, subdivision, and land use changes to CDPHE.

She then relayed that the application was routed for review by both City departments external review agencies. Comments of note from CDOT and CORE Electric were reviewed earlier in the presentation. She also noted that all public notice requirements had been met. To date only one comment had been received and a copy included in the packet.

Director Schminke went on to note that the amended preliminary plat complies with the Code section and then reviewed the Staff recommendation that Planning Commission recommend City Council approve the Woodland Station Filing No. 2 Preliminary Plat Amendment No. 1 to plat 6.69 acres into three lots and two tracts subject to the following conditions:

1. Conflicts between easement locations and the final landscaping plan must be reconciled.
2. The project engineer must provide confirmation that the available stormwater system can handle the addition of the turn lane in Highway 24 adjacent to Bergstrom Park.
3. Per the project engineer's May 2024 drainage report, a final drainage report must be submitted for the Final Plat.
4. The project engineer must confirm or provide an update to the construction documents to ensure City utility service lines align with the appropriate Lot.
5. All comments and redlines from City staff and external review agencies must be resolved.
6. Preliminary Plat Amendment drawing set must be finalized and approved with all signatures.

She then noted that the final plat complies with relevant Code sections and that Staff is recommending Planning Commission recommend City Council approve the final plat for Woodland Station Filing No. 2 to plat 6.69 acres into three lots and two tracts with the condition that the final plat may be recorded after:

1. Preliminary Plat Amendment drawing set has been finalized and approved with all signatures.
2. All comments and redlines from City staff and external review agencies regarding the final plat document have been resolved.
3. Final landscaping plan, including an irrigation system, has been approved.
4. Recording reception number for the conveyance of the 15-foot strip of land from Beer Garden Lane Development to Tava House Properties, LLC is added to the final plat.
5. Recording reception number for the establishment of the public utility easement along the west side of South Center Street and the public utility easement along the south side of Saddle Club Avenue are added to the final plat.
6. Transportation Capital Fee in the amount of \$67,984.00 has been paid.

Commission members asked staff for clarification that the irrigation tap is viewed as part of the landscaping plan approval. They also sought clarification regarding the easements widths in S. Center Street and Saddle Club Avenue being sufficient, but the location being different from City standard: Director Schminke noted that all parties had agreed to this location.

Chair Brown next called for the applicant presentation. Mark Weaver introduced the other members of the development team in attendance – the ownership group: Mary

Sekowski, Derek Waggoner, and himself; Katherine Perry with Park State Bank & Trust representing their lenders; Chris Hanson, Owner Representative; Eric Simonson, surveyor; David Mijares, civil engineer; and Ryan Lloyd, architect. He stated he is happy to answer any questions regarding specifics or the overall concept.

Commission Hoying asked if they are comfortable with conditions. Mr. Weaver stated they have worked closely with staff and are satisfied with the recommendation and conditions.

David Mijares confirmed the sidewalk width being relocated due to the turn lane is the same width as existing condition which he believes is 6.5 feet. He also addressed the easements are unusual, but the widths were delineated by CORE and confirmed with City Planning and City Utilities. He also noted the CDOT information in the presentation was current and meets all the lane-age they want.

Commission Hartsfield asked if it would be possible to adjust the new access into the Bergstrom Park parking lot to reduce the number of trees being removed. Mr. Mijares noted this location was identified early in the process and is due to the proximity of the turn lane; the location minimizes loss of parking spaces and takes into account trees, sidewalks, and other existing park features.

Commissioner Hoying expressed concern that this project will limit the City's flexibility for future improvements to Bergstrom Park. Director Schminke explained how things changes over time: the park as it is today, modifications to the park as a result of this development, and an adopted park plan that identifies what is desired in the future.

Chair Brown opened and closed the public comment with no comments.

Chair Brown noted no applicant rebuttal was needed and moved on to discussion by the Planning Commission. With no desire for discussion, the Chair reminded the Commission to address the items in two separate motions.

MOTION: Commissioner Hoying moved, and Commissioner Hartsfield seconded, to recommend City Council approve the Woodland Station Filing No. 2 Preliminary Plat Amendment No. 1 to plat 6.69 acres into three lots and two tracts subject to the following conditions:

1. Conflicts between easement locations and the final landscaping plan must be reconciled.
2. The project engineer must provide confirmation that the available stormwater system can handle the addition of the turn lane in Highway 24 adjacent to Bergstrom Park.
3. Per the project engineer's May 2024 drainage report, a final drainage report must be submitted for the Final Plat.
4. The project engineer must confirm or provide an update to the construction documents to ensure City utility service lines align with the appropriate Lot.
5. All comments and redlines from City staff and external review agencies must be resolved.
6. Preliminary Plat Amendment drawing set must be finalized and approved with all signatures.

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

YES: Dezellem, Hartsfield, Hoying, Newcom, Brown. **NO:** None.

Motion passed unanimously.

MOTION: Commissioner Newcom moved, and Commissioner Dezellem seconded, to recommend City Council approve the final plat for Woodland Station Filing No. 2 to plat 6.69 acres into three lots and two tracts with the condition that the final plat may be recorded after:

1. Preliminary Plat Amendment drawing set has been finalized and approved with all signatures.
2. All comments and redlines from City staff and external review agencies regarding the final plat document have been resolved.
3. Final landscaping plan, including an irrigation system, has been approved.
4. Recording reception number for the conveyance of the 15-foot strip of land from Beer Garden Lane Development to Tava House Properties, LLC is added to the final plat.
5. Recording reception number for the establishment of the public utility easement along the west side of South Center Street and the public utility easement along the south side of Saddle Club Avenue are added to the final plat.
6. Transportation Capital Fee in the amount of \$67,984.00 has been paid.

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

YES: Hartsfield, Hoying, Newcom, Brown, Dezellem. **NO:** None.

Motion passed unanimously.

The City Council Public Hearing for this item is scheduled for Thursday, May 15, 2025, at 6:30 P.M.

5. **REPORTS:** Planning Director Schminke relayed that work on the Code update continues but it taking longer than expected; staff is hopeful the complete 'clean' draft will be distributed to the work group by the end of May. Director Schminke also noted the next Planning Commission meeting will be on May 22, 2025 with one public hearing item on the agenda.
6. **ADJOURN:** The meeting was adjourned at 7:30 p.m.

Approved this _____ day of _____, 2025 by

Lee Brown, Chair



Planning Commission Staff Report Public Hearing June 12, 2025

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
4A	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4A

CORE Electric Cooperative Communication Tower Special Use Permit (A25-0082): A request by CORE Electric Cooperative (Applicant) and Legacy Title Holding Company, an Oklahoma Nonprofit Corporation (Property Owner) to replace an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to top of appurtenances). The subject property is located in the SE4SE4 Sec. 23 and that portion of the E2NE4 Sec. 26 lying north of Highway 24 in T12S, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone. **(QJ)**

BACKGROUND

The subject property is 66.37 acres in size, zoned agriculture (AG) and is located north of the intersection of Trout Creek Road and Colorado State Highway 24 (Figure 1). The Gordon Jackson Foundation, LLC transferred the subject property to the new owner, Legacy Title Holding Company, on May 17, 2023. The subject property is described with a metes and bounds legal description and has never been platted. Currently existing on the subject property are power lines with easements that are owned and maintained by Colorado Springs Utilities. There are also several companies that have constructed transmission towers located in the northern portion of the property including but not limited to Sprint, T-Mobile, Verizon Wireless, and CORE Electric. The current ages of the existing towers on the subject property are unknown and it is believed that most of them predate the City's permitting process.

According to Chapter 18.61.020 of the City of Woodland Park Municipal Code, a Special Use Permit (SUP) is required to develop towers and antennas exceeding fifty feet in height. Historically, when a company needs to perform a minor upgrade or repair an existing tower located at the subject property, a building zoning development permit is issued administratively

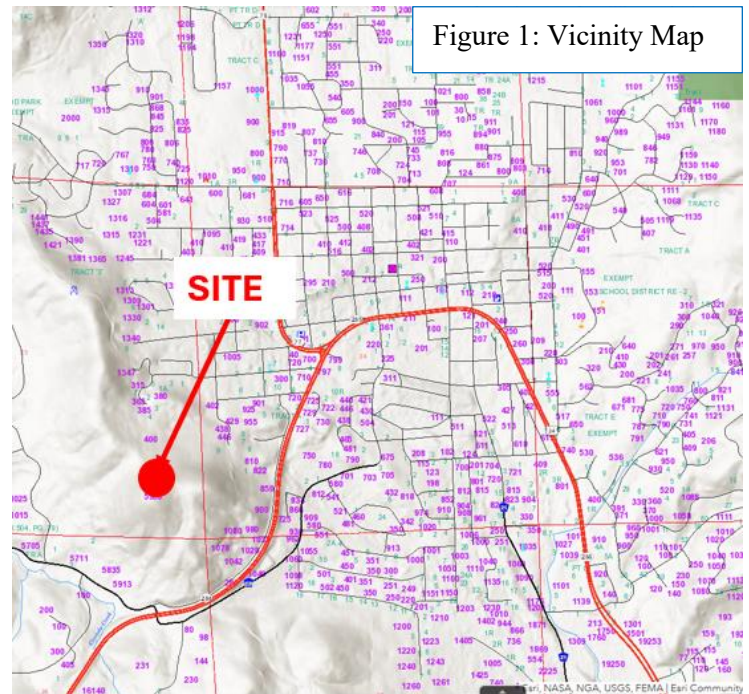
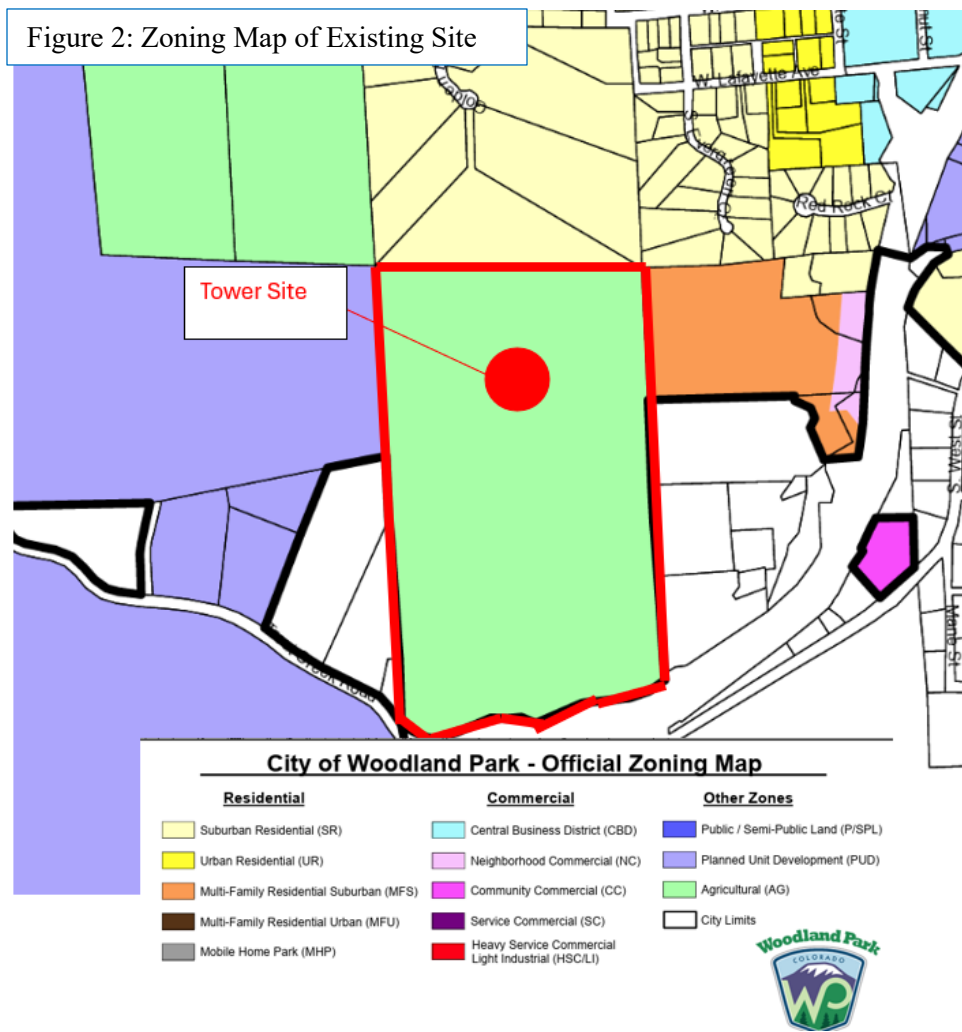


Figure 1: Vicinity Map

through the Planning Department. This application is being processed as a SUP since the proposed new antenna has a total height of 130 feet and is a total replacement and upgrade of the existing tower that CORE Electric utilizes at this location.

SITE AND SURROUNDING PROPERTIES

As seen in Figure 2 below, the subject property (outlined in red) is zoned Agricultural (A) with the red dot depicting where the existing and proposed tower site is located. North of the subject property is a single-family development (Golden Eagle Ridge) with only one out of 7 parcels currently developed. To the east of the subject property is a vacant parcel zoned Multi-family Residential Suburban (shown in orange) and single-family homes located outside city limits. To the south of the subject property is Colorado State Highway 24 and other parcels located outside city limits. To the west of the proposed tower site is the Sanctuary Planned Unit Development where Charis Bible College, Andrew Wommack Ministries headquarters, and several single-family homes.



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

USE		ZONE
North	Single Family – Golden Eagle Ridge	UR
East	Vacant parcel located in City limits & Single-Family Homes within Unincorporated Teller County	East
South	Highway 24 & Unincorporated Teller County parcels	County
West	Charis Bible College property & Single Family Homes within Unincorporated Teller County	PUD

AREA AND SITE PHOTOS

Figure 3a is an aerial photo of the subject property and surrounding area. Site photos which the applicant included in the application packet follow in figures 3b and 3c.

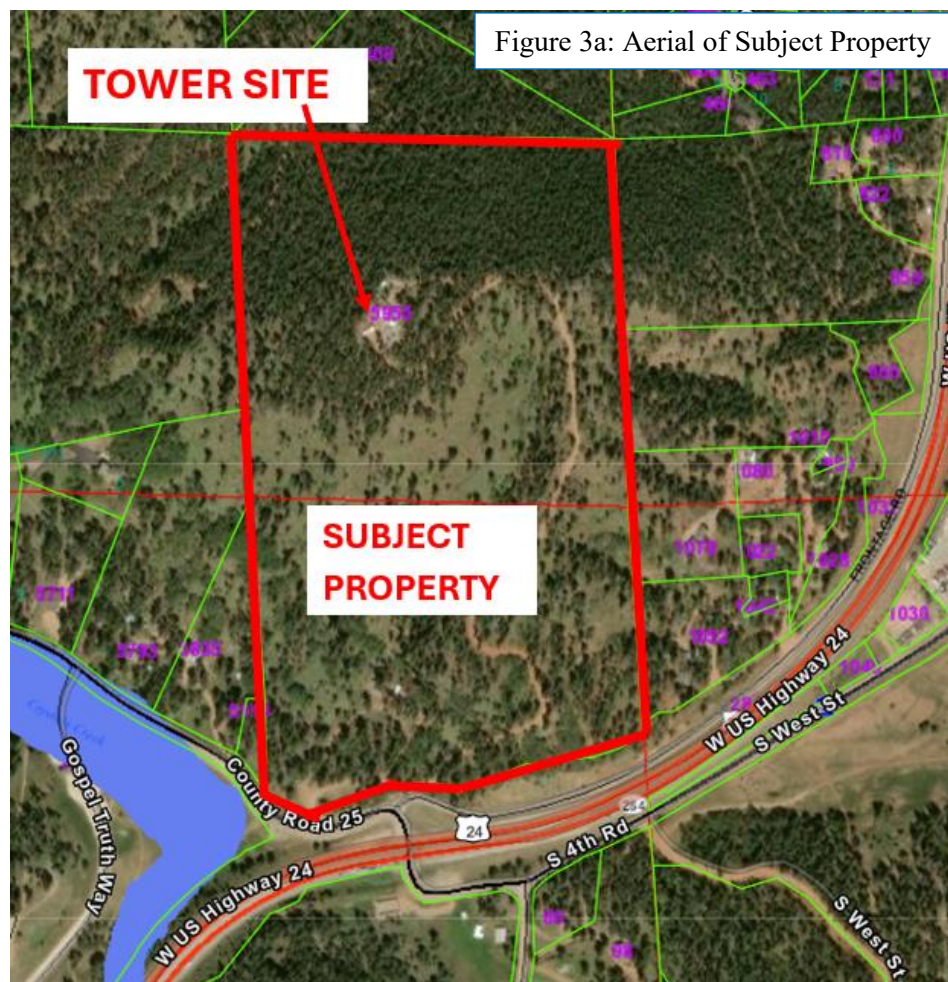


Figure 3b: Existing Site looking northeast

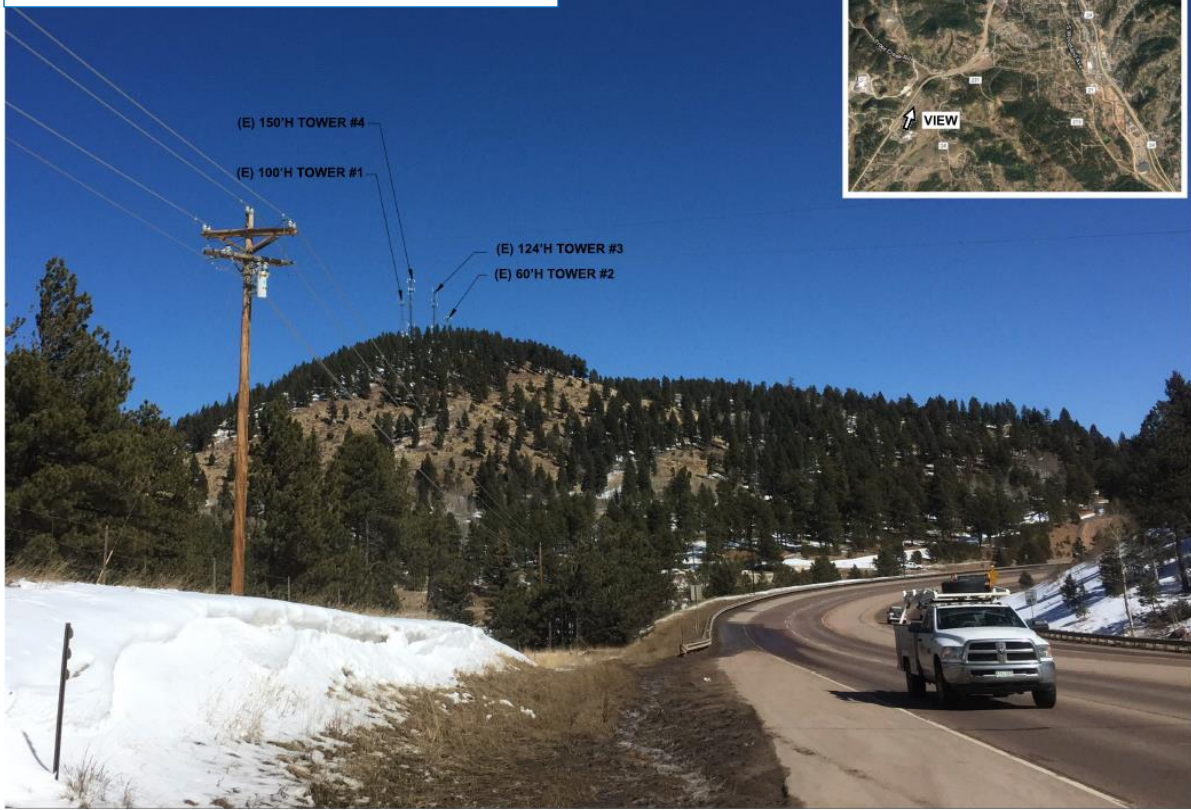


Figure 3c: Existing Site looking northwest



CURRENT PROPOSAL

On April 17, 2025, Woodland Park Planning staff received a Special Use Permit Application for the replacement of an existing 63-foot lattice communication tower with a new 120-foot lattice tower (130-feet to the top of the appurtenances) at the parcel located at 5955 Trout Creek Road.

According to the narrative submitted within the application packet, due to the growth of the trees surrounding the existing tower there has been disruption to the communication frequencies to CORE's other existing facilities due to their radio and microwave systems requiring line-of-sight between towers. The proposed improvements will provide continued support of CORE's infrastructure and the functioning of the power grid by maintaining secure, efficient transmission of communications. In addition, the tower will have two wildfire security cameras that will support wildfire detection for the United States Forest Service (USFS), as well as additional space for state or local emergency communication equipment. The proposed tower benefits not only CORE's customers but the wider community and first responders. The tower is proposed to comply with all FCC regulations.

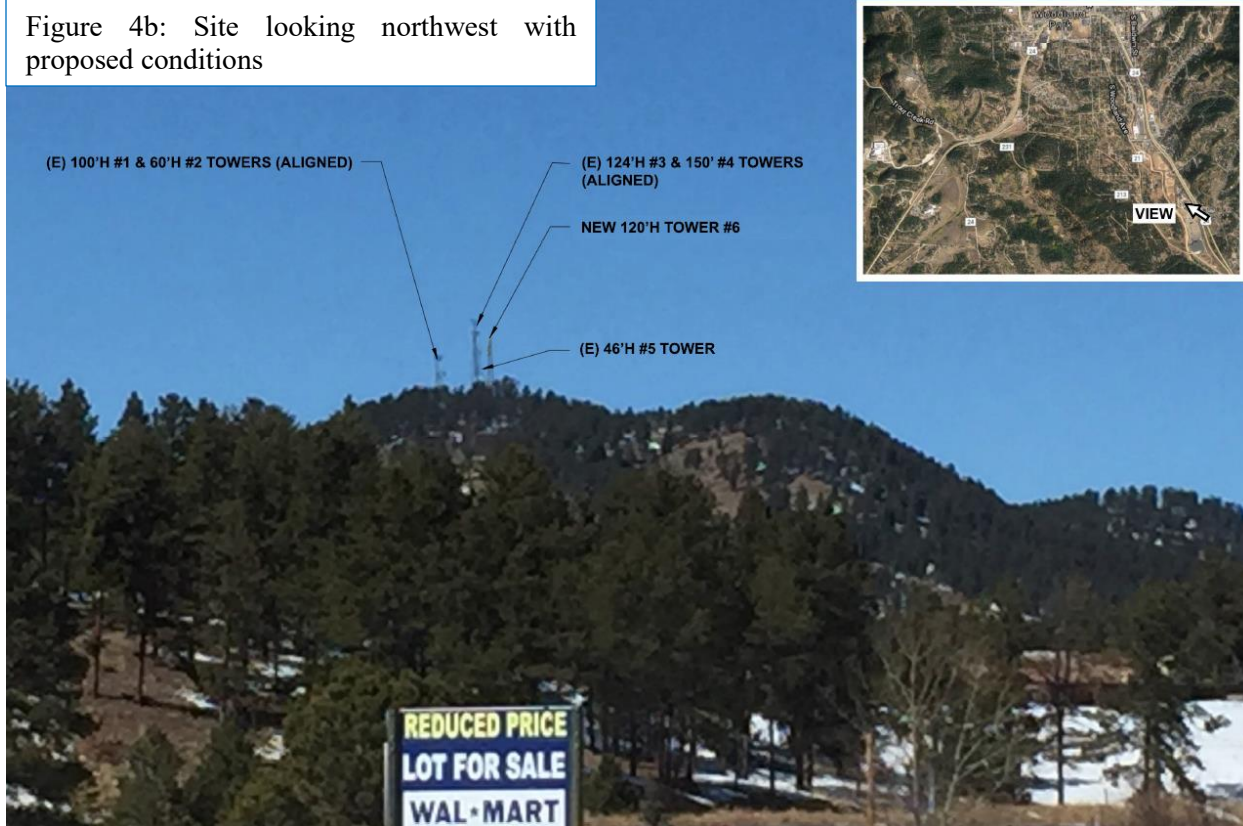
CORE is planning to continue to utilize the existing access off Trout Creek Road and Highway 24. After the initial surge in traffic due to the construction of the replacement tower, there will not be an increase in total trips to the site.

Also included within the application packet are photo simulations of what the site will look like once the proposed tower is constructed. Below in Figures 4a and 4b are the photo simulations.

Figure 4a: Site looking northeast with proposed conditions



Figure 4b: Site looking northwest with proposed conditions



REFERRALS

The application was referred to City departments including the City Attorney, the City Manager, the City Clerk, Utilities, Public Works, Planning and Building and external agencies including CDOT, Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Century Link/Lumen, and TDS Telecom.

Staff received only one referral response. CDOT stated that they had no comment regarding the proposed tower replacement.

ANALYSIS OF SPECIAL USE PERMIT AND FINDINGS

Municipal code section §18.61 *Special Use Permit* addresses the review of special use permit requests. §18.61.040 states, “The standards for special use permits are intended only as a minimum necessary for review. An application for a special use permit, even though meeting the minimal standards of this chapter and code, may be denied, if it is determined that the development and use is not the best interest of the city.” § 18.61.040 also specifies the standards by which all special uses must comply in order to receive approval.

Below is a listing of the applicable SUP standards from Code Section 18.61.040 complete with staff’s analysis:

- A. *The proposed development and use shall have a demonstrated direct public benefit to the city.*
Complies. The service provided by the proposed communication facility will have a direct public benefit to the City and region. The proposed facility will be utilized to ensure rapid outage detection and recovery minimizing the risk of blackouts within the CORE Electric service area. In addition, the tower will have two new wildfire security cameras that will support wildfire detection and space on the tower for the United States Forest Service (USFS), state or local services for emergency communication.
- B. *The proposed development and use shall not materially endanger the public health and welfare.*
Complies. The proposed communication tower is not proposed to materially endanger the public health and welfare.
- C. *The proposed development and use shall not substantially injure the value of vicinity properties.*
Complies. The proposed tower is a replacement and upgrade from the existing CORE tower at the subject property and will not be taller than other existing telecommunication towers on the Gold Hill site.
- D. *The proposed development and use shall be in harmony with the area in which it is to be located.*
Complies. The proposed removal and replacement of the existing CORE tower will be in harmony with the area. Several other towers exist on the subject property within the same general area as both the existing and proposed tower location. These other towers are visually higher than the CORE replacement tower. The proposed tower replacement is

planned to be a total of 120-foot tall (130 feet to the top of the appurtenance). The tallest tower currently existing on the subject property is a total of 150-feet tall.

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

Complies. The development is consistent with the following principles and goals specified in the City's 2021 Comprehensive Plan.

Public Safety and Emergency Management Goal 1: Continue to provide excellent public safety and emergency services.

Resiliency Objective 3.1: Maintain redundancy in communication systems.

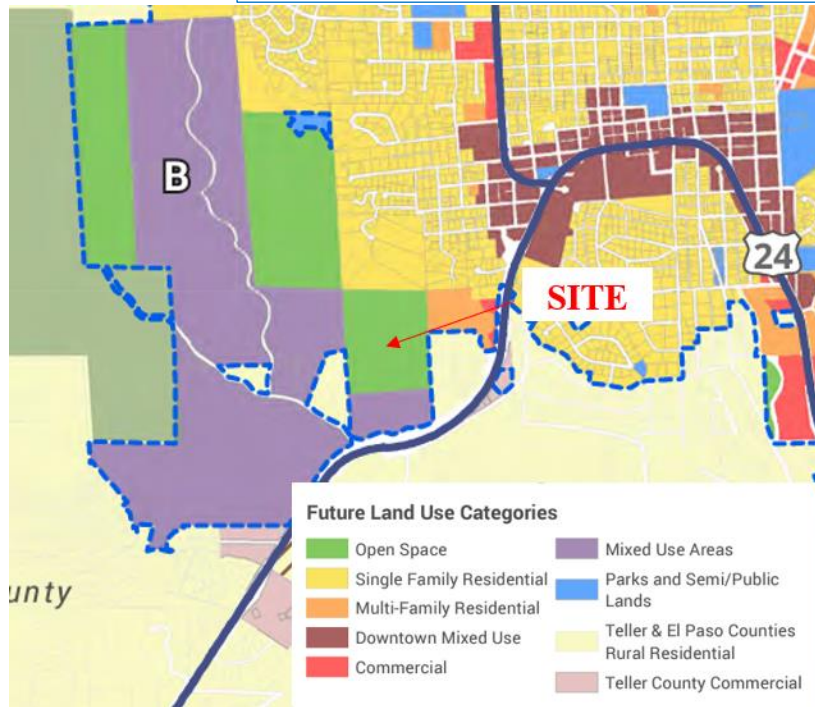
As shown on the Comprehensive Plan's Future Land Use Map (Figure 5), the northern portion of the subject parcel where the existing and proposed tower is located is labeled as "open space" while the southern portion of the site is labeled as "mixed use". The plan identifies several areas as "mixed use" and this portion of the parcel is associated with area B, which is defined as: "Area B is comprised of the approved Sturman PUD and Sanctuary PUD (Charis Bible College)". Additionally, page 21 of the Envision Woodland Park 2030 comprehensive plan provides the following guidance for using the Future Land Use Map:

WOODLAND PARK FUTURE LAND USE MAP DESCRIPTION

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

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

Figure 5: Woodland Park Future Land Use Map



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

May Comply. The proposed facility may comply if the applicant is complies with the Woodland Park Municipal Code and the conditions of approval listed within this staff report.

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

Complies. CORE will be utilizing the existing access road located on the subject property accessed off Trout Creek Road which CORE maintains. The application was also referred to the Colorado Department of Transportation (CDOT) and they had no comment or concerns.

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

Complies. The proposed facility is proposed to not adversely affect the existing topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.

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

Complies. The proposed facility does not require or involve any water supply, wastewater disposal, solid waste disposal, air quality protection methods, or surface water drainage.

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

Complies. The applicant is taking ownership of all construction and maintenance and claims does not increase public danger. Additionally, the two new wildfire security cameras will support early wildfire detection.

- K. *The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas.*

Complies. The proposed facility will be of similar design to the existing towers on the subject property and will be constructed with a non-galvanized steel color in order to minimize appearance of the tower. Due to the site's terrain and vegetation, the base of the tower is not visible from surrounding parcels.

- L. *The proposed development shall require approval of the City that connection and availability of a water source exists that is sufficient to serve the needs of the proposed uses and structure.*

Not Applicable. The proposed facility does not require any water. Additionally, water service is not available at this location.

ANALYSIS OF WOODLAND PARK MUNICIPAL CODE AND FINDINGS

On July 18, 2024 the Woodland Park City Council approved Ordinance No. 1477 Series 2024 which amended Title 5 of the Woodland Park Municipal Code, the purpose of which is to regulate the placement, construction, and modification of wireless communication facility.

[Note: the Municode Codification link on the City's website does not include Ordinance 1744.]

From Ordinance No. 1477, below is a listing of the applicable standards from Code Section 5.24.060 complete with staff's analysis:

- A. *Camouflage/Concealment. All WCFs and any Related Accessory Equipment shall, to the maximum extent possible, use Concealment design techniques, and where not possible utilize Camouflage Design Techniques. Camouflage Design Techniques include, but are not limited to using materials, colors, textures, screening, undergrounding, landscaping, or other design options that will blend the WCF to the surrounding natural setting and built environment.*

1. *Where WCFs are located in areas of high public visibility, they shall, where physically possible, be designed to be concealed, and where not possible to be concealed, to minimize the WFC profile through placement of equipment fully or partially underground, or by way of example and not limitation, behind landscape berms.*
2. *A concealment design may include the use of Alternative Tower Structures should the City determine that such design meets the intent of this Code and the community is better served thereby.*
3. *All WCFs, such as antennas, vaults, equipment enclosures, and Towers shall be constructed of non-reflective materials (visible exterior surfaces only) and, where applicable, shall be painted to match as closely as possible the color and texture of any*

infrastructure on which it is mounted.

Complies. The proposed tower replacement will be built with a non-reflective galvanized steel color to minimize appearance of the tower. The proposed tower and related accessory equipment location reduces potential visual impacts to surrounding properties due to the lower grade on the mountain which helps with being visually lower and the other towers currently located at the site.

B. Siting.

- 1. No portion of any WCF may extend beyond the property line.*
- 2. WCFs shall be required to be designed and constructed to permit the facility to accommodate WCFs from at least two (2) wireless service providers and the same WCF unless the City approves an alternative design. No WCF owner or operator shall unfairly exclude a competitor from using the same facility of Site.*
- 3. WCFs shall be sited in a location that does not reduce the parking for the other principal uses on the parcel below Code standards.*
- 4. WCFs shall not encroach into any sight triangles.*

Complies. The proposed tower and related accessory equipment will not extend beyond the property line. CORE is not proposing co-location with any other communication companies but they are proposing additional space on the tower for state and local emergency communication equipment. The current proposal does not include any parking or sight triangle impacts.

- C. Lighting.** *WCFs shall not be artificially lighted, unless required by the FM or other applicable governmental authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes. If lighting is required, the City may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of glare and light falling onto nearby properties, particularly residences.*

Complies. The tower is not proposed with any artificial lighting.

D. Landscape and Fencing Requirements.

- 1. WCFs shall be sited in a manner that does not reduce the landscaped areas for the other principal uses on the lot or parcel, below any applicable Code standards including without limitation, Planned Unit Development standards.*
- 2. The Site of the WCF shall be landscaped with a buffer of plant materials that effectively screen the view of the WCF from adjacent residential property. The standard buffer shall consist of the front, side, and rear landscaped setback on the perimeter of the Site.*
- 3. In locations where the visual impact of the WCF would be minimal, the landscaping requirement may be reduced or waived in whole or in part by the City.*
- 4. Existing mature tree growth and natural landforms on the Site shall be preserved to*

the maximum extent possible. In some cases, such as WCFs sited on large, wooded lots, natural growth around the Site perimeter may be sufficient to buffer. Applicant's plan minimizes the number of trees to be removed and any trees removed are replaced at a ratio of two (2) to one (1).

Complies. The Landscaping provision of this requirement is being waved due to the forested hilltop setting of the proposed development. The terrain and existing mature trees provides screening to the proposed tower. Due to the remote location and lack of water, it is not realistic to plant new trees for this tower replacement. The proposal is also planned to have a 7-foot height fence around the new tower and the northeast part of the equipment shelter which will connect to the existing link fence.

E.4. Towers.

- a) Towers shall either maintain a galvanized steel finish, or, subject to any applicable FAA standards, be painted a neutral color so as to reduce visual obtrusiveness as determined by the City;*

Complies. The proposed tower replacement will be in a non-reflective galvanized steel color to minimize appearance of the tower.

- b) Tower structures should use existing landforms, vegetation, and structures to aid in concealing the facility from view or blending in with the surrounding built and natural environment;*

Complies. The tower's forested hilltop setting reduces potential visual impacts to surrounding properties. The site is also located on a lower grade on the mountain which helps with being visually lower than other towers in the immediate area.

- c) Monopole support structures shall taper from the base to the tip;*

Not Applicable. The proposed tower is a lattice structure and not a monopole structure.

- d) All Towers shall be enclosed by security fencing or wall at least six (6) feet in height and shall also be equipped with an appropriate anti-climbing device. No security fencing or any portion thereof shall consist of barbed wire or chain link material unless temporary and approved by the City;*

Complies. A 7-foot-high chain link fence is proposed around the new tower. The equipment shelter is planned to connect to the fence in order to secure the facility and will be equipped with security cameras to prevent trespassing. Due to the remote location of this facility and the natural screening provided by the terrain, staff is comfortable with a chain-link fence provided anti-climbing devices are added.

- e) Towers shall be subject to the maximum height restrictions of the zoning district in which they are located, subject to a maximum height limit of fifty (50) feet;*

Complies. As stated, the proposed tower is planned to be a total of 120-foot high (130 feet to the top of the appurtenance). Contrary to this regulation, Towers exceeding fifty feet in height are allowed to be constructed with approval of a Special Use Permit in accordance with Section 18.61.020 (Special Use Permits – Applicability) of the Woodland Park Municipal Code.

- f) *Towers should be sited in a manner that is least obtrusive to residential structures and residential district boundaries where feasible;*

Complies. The tower's forested hilltop setting reduces potential visual impacts to surrounding properties. The site is also located on a lower grade on the mountain which helps with being visually lower than other towers in the immediate area. The existing 63-foot high CORE tower will be decommissioned and removed after the new tower has been erected and is operational. The related accessory equipment located at the base of the tower will be constructed from beige aggregate, surrounded by existing forest, and not visible from adjacent properties.

- g) *Towers should take into consideration the uses on adjacent and nearby properties and the compatibility of the Tower to these uses;*

Complies. The proposed removal and replacement of the existing CORE tower will be compatible with the surrounding area. There are several other existing towers that are within immediate range of the existing tower and that are visually higher than the proposed CORE replacement tower.

- h) *Towers should be designed utilizing design characteristics that have the effect of reducing or eliminating visual obtrusiveness;*

Complies. The proposed tower is a lattice structure with a non-reflective galvanized steel color to minimize appearance of the tower.

- i) *Visual impacts of the proposed ingress and egress shall be minimized;*

Complies. CORE will be utilizing the existing access road located on the subject property accessed off Trout Creek Road which CORE maintains. The application was also referred to the Colorado Department of Transportation (CDOT) and they had no comment on the proposed tower.

- j) *No new Towers shall be permitted unless the Applicant demonstrates to the reasonable satisfaction of the City that no existing WCFs can accommodate the needs that the Applicant proposed to address with its Tower application. Evidence submitted to demonstrate that no existing WCFs can accommodate these needs may consist of the following:*

- i. *No existing WCFs are of sufficient height and are located within the geographic area required to meet the Applicant's engineering requirements;*
- ii. *Existing WCFs do not have sufficient structural strength to support Applicant's proposed WCF;*
- iii. *The Applicant's proposed WCF would cause electromagnetic interference with the WCFs or the existing WCFs would cause interference with the Applicant's proposed WCFs' or*
- iv. *The Applicant demonstrates that there are other limiting factors that render existing WCFs unsuitable for collocation.*

Complies. This is a replacement of an existing CORE communication tower. CORE plays a large roll in emergency response, including wildfire mitigation and blackouts. Also, CORE's communications must be secure, private, and independent of public telecom infrastructure. The proposed tower replacement will achieve these goals.

- k) *A Tower shall meet the greater of the following minimum setbacks from all property lines:*
- i. *The setback for a principal building within the applicable zoning;*
 - ii. *Twenty-five percent of the facility height, including WCF's and Transmission Equipment; or*
 - iii. *The Tower height, including antennas if the Tower is in or adjacent to residential district residential zoned property.*
 - iv. *Towers fifty (50) feet in height shall not be located within one-quarter mile from an existing Tower that is fifty (50) feet in height, unless the Applicant has shown to the satisfaction of the City that there are no reasonably suitable alternative sites in the required geographic area which can meet the Applicant's needs.*

Complies. The proposed tower meets the setback of 130' from the property line per this regulation and the proposed tower is planned to be 50' from adjacent towers.

- l) *No Towers shall be permitted in the Right-of-Way.*

Complies. The proposed tower will not be constructed within any right-of-way.

E.5. *Related Accessory Equipment – Related Accessory Equipment for all WCF's shall meet the following requirements:*

- a) *All buildings, shelters, cabinets, and other accessory components shall be grouped as closely as technically possible;*

Complies. All accessory equipment is being located in close proximity to the base of the tower.

- b) *The total footprint coverage area of the WCF's Related Accessory Equipment shall not exceed three hundred fifty (350) square feet;*

Complies. The proposed equipment shelter area will be a total of 221 square feet.

- c) *No Related Accessory Equipment or accessory structure shall exceed twelve (12) feet in height;*

Complies. The maximum proposed height of the Accessory Equipment or accessory structure for this project is 7-foot 10-inches high.

- d) *Related accessory Equipment shall be located out of sight wherever possible by locating behind parapet walls or within equipment enclosures. Where such alternate locations are not available, the Related Accessory Equipment shall be concealed where technically feasible or otherwise camouflaged in a manner appropriate for the specific site.*

Complies. The equipment compound is located at the base of the tower which is at a lower grade on the mountain, and is constructed from beige aggregate, surrounded by existing forest, and will not be visible from adjacent properties.

NOTIFICATIONS AND PUBLIC COMMENT

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.

While staff has received a couple inquires about the application, no public comment on the proposal have been submitted.

STAFF RECOMMENDATION

That the Planning Commission recommend to City Council:

Approval of a Special Use Permit for the replacement of an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to top of appurtenances) located at the subject property located in the SE4SE4 Sec. 23 and that portion of the E2NE4 Sec. 26 lying north of Highway 24 in T12S, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone subject to the following conditions:

1. The applicant must submit a signed statement from a qualified radio frequency engineer, certifying that a technical evaluation of the proposed facility indicates no potential interference problems and that the site will comply with all applicable regulations for radio frequency emissions promulgated by the FCC.
2. The owner of the property and the applicant have each submitted an affidavit acknowledging that each is responsible for the removal of a WCF, including Related Accessory Equipment, that is abandoned or is unused for a period of six (6) months.
3. This approval expires if the WCF is not established within one (1) year of the approval or if it is abandoned or unused for a period of six (6) months.
4. All work done pursuant to WCF applications must be completed in accordance with all applicable building and safety requirements as set forth in the City Code, and any other applicable regulations. In addition, all WCF applications shall comply with the following:
 - a. Comply with any permit or license issued by a local, state or federal agency with jurisdiction of the WCF;
 - b. Comply with easements, covenants, conditions and/or restrictions on or applicable to the underlying real property;
 - c. Remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than ten (10) days from the time of notification by the City or after discovery by the owner or operator of the Site.
 - d. Be maintained in good working condition and to the standards established at the time of application approval or as otherwise required by applicable law; and
5. The applicant shall provide a compliance report within forty-five (45) days after installation of the WCF, demonstrating that as installed and in operation, the WCF complies with all conditions of approval, applicable City requirements and standard regulations.
6. Prior to construction, application shall provide construction documents to the City of Woodland Park showing that security fencing will be constructed with appropriate anti-climbing devices.

7. Prior to construction of the proposed tower, the applicant must submit for and gain approval of a Zoning Development Permit with the City of Woodland Park including associated construction documents.
8. Post construction, use of the facility is subject to the Operational Standards contained in Municipal Code Section 5.24.070 which include Federal requirements, radio frequency standards, signal interference, legal access, operation and maintenance, abandonment and removal, hazardous materials, collocation, and compliance with other laws.

ATTACHMENTS

- A. Application Packet



**Woodland Park
Special Use Permit
CORE Electric
Gold Hill Tower Site
April 14, 2025**

Site Location:

5955 Trout Creek Road
Woodland Park, CO

Landowner:

Legacy Title Holding Company, an Oklahoma Nonprofit Corporation
PO Box 427
Durant, OK 74702

Applicant:

CORE Electric Cooperative
5496 N U.S. Highway 85
Sedalia, CO 80135

Applicant representative:

CSAi
Ashley Christensen
5935 S. Zang St. Suite 280
Littleton, CO 80127
720-544-1848
achristensen@csainet.com

Project Overview:

CORE Electric Cooperative submits this Special Use Permit (SUP) application for the replacement of an existing 63-foot lattice communication tower with a new 120-foot lattice tower (130 feet to the top of the appurtenance) on Parcel No. 60292610010, located within the City of Woodland Park, CO. The property is zoned Agricultural (AG), and CORE holds lease rights to a defined portion of the site. A Second Lease Amendment will be included with this submittal package.

Due to the growth of surrounding trees over the years, there has been disruption to the communication frequencies between CORE's other existing facilities due to their radio and microwave systems requiring line-of-sight between towers. These improvements will allow continued support of CORE's infrastructure and support the functioning of the power grid by maintaining secure, efficient transmission and providing a safe environment for critical equipment. In addition, the tower will have two new wildfire security cameras that will support wildfire detection and space on the tower for USFS, state or local services for emergency communication. The proposed tower benefits not only CORE's customers but the wider community and first responders. The tower will comply with all FCC regulations.

Ariel Photo



Proposed Improvements

- **New Tower:** A 120-foot self-supporting lattice tower (130 feet to the top of the appurtenance) in a galvanized finish.
- **Relocation:** The new tower will be installed at a slightly relocated position within CORE's established lease area to optimize layout and construction logistics.
- **Foundation Work:** The existing tower and its foundation will be fully removed. A new foundation will be installed for the replacement structure.
- **Shelter Additions:**
 - An 8'-4" x 5'-0" platform and entrance canopy will be added to the existing equipment shelter.
 - Two new A/C units will be installed to maintain appropriate climate control for communications equipment.
 - 7'H link fence around the new tower and N/NE part of the equipment shelter which will connect to the existing chain link fence at the SW portion of their compound to secure the facility and is equipped with security cameras to prevent trespassing.
- **Access and traffic impacts:** The site will continue to utilize the existing access off Trout Creek Road and HWY 24. After the initial construction there will not be an increase in visits to the site.
- **Visual Considerations:**

The tower's forested, hilltop setting reduces potential visual impacts to surrounding properties. It's lattice design further minimizes bulk and visual intrusion. The site is also located on a lower grade on the mountain which helps with being visually lower than other towers in the immediate area. The existing 63'H CORE SS tower will be decommissioned and removed after the new tower has been erected and is on-air. The equipment compound is located at the base of the tower and is constructed from beige aggregate, surrounded by existing forest, and not visible from adjacent properties.
- **Need for upgrades:**
 - Secure and Private Network
 - Unlike cellular systems, CORE's communications must be secure, private, and independent of public telecom infrastructure. Towers support CORE's private radio network, which is not subject to the same congestion, outages, or cyber threats as commercial systems. Due utility infrastructure requiring a high level of security – it would not be feasible to locate new equipment on an adjacent tower. In addition the adjacent towers lack space or capacity for the required tower equipment.
 - Emergency Response & Public Safety Coordination
 - CORE plays a key role in emergency response, including wildfire mitigation, blackouts, and coordination with agencies like fire and police. Towers provide the backbone for resilient, redundant communication paths during emergencies — critical in Colorado's fire-prone and rugged areas.
 - Critical Infrastructure Communications – Fault Location, Isolation, and Service Restoration helps detect and respond to faults like downed lines or blown fuses quickly. How it works:
 - Fault Location - when something goes wrong on the grid (e.g., a tree hits a line, lightning strikes, or equipment fails), sensors and smart devices detect abnormal current or voltage. Then isolates the problem area from the rest of the grid. This also prevents fault from cascading and keeps other parts of the system stable and protects workers and equipment while repairs are being made. FLISR can reroute power around the isolated area by closing alternate switches or using backup lines — often within seconds. This means many customers who would have lost power get restored almost immediately, while only the directly affected area remains offline for repairs.

Communication Use

Current:

- CORE Microwave
 - o Microwave Link to Woodland Park district office (3' dish)
 - o Microwave Link to Woodland Park substation (2' dish)
 - o Microwave Link to Divide substation (2' Dish)
 - o Microwave Link Badger Mountain (10' dish dual pol)
 - o Microwave Link to Elk Creek/Conifer Mountain (10' dish)
- CORE 2 Way Radio
 - o VHF radio 4 channel site for CORE two-way radio system 2 Omni antennas (either 8' or 10')
- Other CORE equipment
 - o Meter reading Access point for remote meter reading 2' Omni whip
 - o Wildfire protection Fire camera - Starlink Antenna
- Others equipment
 - o Regional Law enforcement system (800 and VHF) 2 Dipole arrays
 - o Teller county Sherrif 800 & VHF (4 dipole arrays?)
 - o Teller county Roads dept VHF (2 dipole arrays)
 - o Town of Woodland Park irrigation management system (2 antennas)
 - o Town of Woodland Park 2 – 2' microwave dishes
 - o Ambulance district VHF radio system (2 antennas)

Proposed:

MICROWAVE ANTENNA	MODEL	SIZE	AZIMUTH	RAD CENTER
GOLD HILL TO ELK CREEK - CORE	RFS DA6-44BCUHGHT HIGH PERFORMANCE, SINGLE POLARIZED	8' Ø	338 DEG	115'
GOLD HILL TO BADGER - CORE	RFS 5.925-6.875 GHz 10' PARABOLIC ANTENNA WITH RADOME	10' Ø	280 DEG	100'
GOLD HILL TO WOODLAND PARK DO	RADIO WAVES - HP4-11R - 10.7-11.7GHz 40.4dBi 4' PARABOLIC DISH	4' Ø	17 DEG	75'
GOLD HILL TO WOODLAND PARK SUBSTATION	RADIO WAVES 5.25-5.85 GHz 28.6dBi 4' PARABOLIC DISH N-FEMALE (HPD4-5.2NS)	4' Ø	240 DEG	100'
GOLD HILL TO WATERSIDE (DIVIDE)	RADIO WAVES 5.25-5.85 GHz 28.6dBi 4' PARABOLIC DISH N-FEMALE (HPD4-5.2NS)	4' Ø	0 DEG	100'
GOLD HILL TO DIVIDE (TELLER COUNTY SHERIFF)	RADIO WAVES - HP4-11R - 10.7-11.7GHz 40.4dBi 4' PARABOLIC DISH	4' Ø	235 DEG	80'
FUTURE MW DISH	FUTURE 10'Ø MODEL TBD	10' Ø	235 DEG	90'
FUTURE MW DISH	FUTURE 10'Ø MODEL TBD	10' Ø	270 DEG	80'
2-WAY RADIO ANTENNA / OTHER	MODEL	SIZE	TRANSMIT / RECEIVE	RAD CENTER
CORE - VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	RECIEVE	120'
CORE - VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	TRANSMIT	100'
TELLER CO FLEET MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	RECIEVE	80'
TELLER CO FLEET MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	TRANSMIT	60'
TELLER SO 800 MHz RADIO	RFS 806-869 MHz OMNI BASE	10'	RECIEVE	120'
TELLER SO 800 MHz RADIO	RFS 806-869 MHz OMNI BASE	10'	TRANSMIT	100'
TELLER SO/EM - MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	RECIEVE	120'
TELLER SO/EM - MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	TRANSMIT	100'
UTE PASS AMBULANCE UHF 2-WAY RADIO	COMPROD 138-174 MHz DUAL EXPOSED DIPOLE ARRAY 5.0-5.5dBd VHF SIDE MOUNT	10'	TRANSMIT	95'
UTE PASS AMBULANCE UHF 2-WAY RADIO	COMPROD 138-174 MHz DUAL EXPOSED DIPOLE ARRAY 5.0-5.5dBd VHF SIDE MOUNT	10'	RECIEVE	75'
AMR 900 EAP ANTENNA	L-COMM HG908UP-NF OMNI WHIP	2'	N/A	90'
AXIS FIRE CAMERA	AXIS 3727-PLE	12" x 6"	N/A	120'
AXIS FIRE CAMERA	AXIS 3727-PLE	12" x 6"	N/A	120'
SECURITY CAMERA	AXIS 3727-PLE	12" x 6"	N/A	100'
WEATHER STATION	DAVIS VANTAGE VUE 6242	12" CYL	N/A	80'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	90'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	70'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	90'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	70'

Special Use Permit Standards

- A. The proposed development and use shall have demonstrated direct public benefit to the city.
Hospitals, emergency services, water treatment plants, and homes rely on uninterrupted power. The proposed tower will ensure rapid outage detection and recovery, minimizing the risk of blackouts that could jeopardize health and safety.
- B. The proposed development and use shall not materially endanger the public health and welfare.
Material endanger means to jeopardize the wellbeing of the safety of the public or poses a substantial harm, illness or injury to the general public. The proposed tower swap will not materially endanger public health or welfare.
- C. The proposed development and use shall not substantially injure the value of vicinity properties.
The proposed development will not negatively effect of the value on adjacent properties as there is an existing CORE tower on Gold Hill and will not be above the height of the existing tower other telecommunications on Gold Hill.
- D. The proposed development and use shall be in harmony with the area in which it is to be located.
The proposed removal and replacement of the existing CORE tower will not disrupt the existing harmony of the location it is located on or the area it is within. There are several existing towers that are within immediate range of the existing tower that are visually higher than the CORE replacement tower.
- E. The proposed development and use shall conform to the provisions, objectives, and policies of all city plans, adopted and in effect at the time of application, including but not limited to: growth management, transportation, utilities, capital improvements, and downtown redevelopment.
The proposed development will remain in conformance with the objectives listed above as this is an existing site.
- F. The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to: zoning, subdivision, utilities, buildings and construction, business regulations, and engineering specifications.
The proposed tower will conform to all city regulations.
- G. The proposed development and use shall be designed, constructed, and maintained to accommodate the on-site and off-site traffic generated.
The existing road off Trout Creek Road will be utilized to the existing site which has been maintained by CORE.
- H. The proposed development and use shall be designed, constructed, and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features.
The proposed tower replacement will not affect the existing adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods.
- I. The proposed development and use shall be designed, constructed, and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.
The proposed tower replacement will not affect the existing adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods.

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

The proposed tower replacement for the site will not increase fire danger to the public or additional safety fire hazards to the public. There will not be an increase of existing site visits to the CORE facility site after the construction has been completed.

- K. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, and buffer areas. (Ord. 519-1990 § 2(part), 1991)

The proposed development is a minor change to an existing facility. Due to the elevation of the existing facility – the existing compound modifications will not be visual from surrounding neighborhoods and properties. The proposed tower replacement will be in a non-reflective galvanized steel color to minimize appearance of the tower.

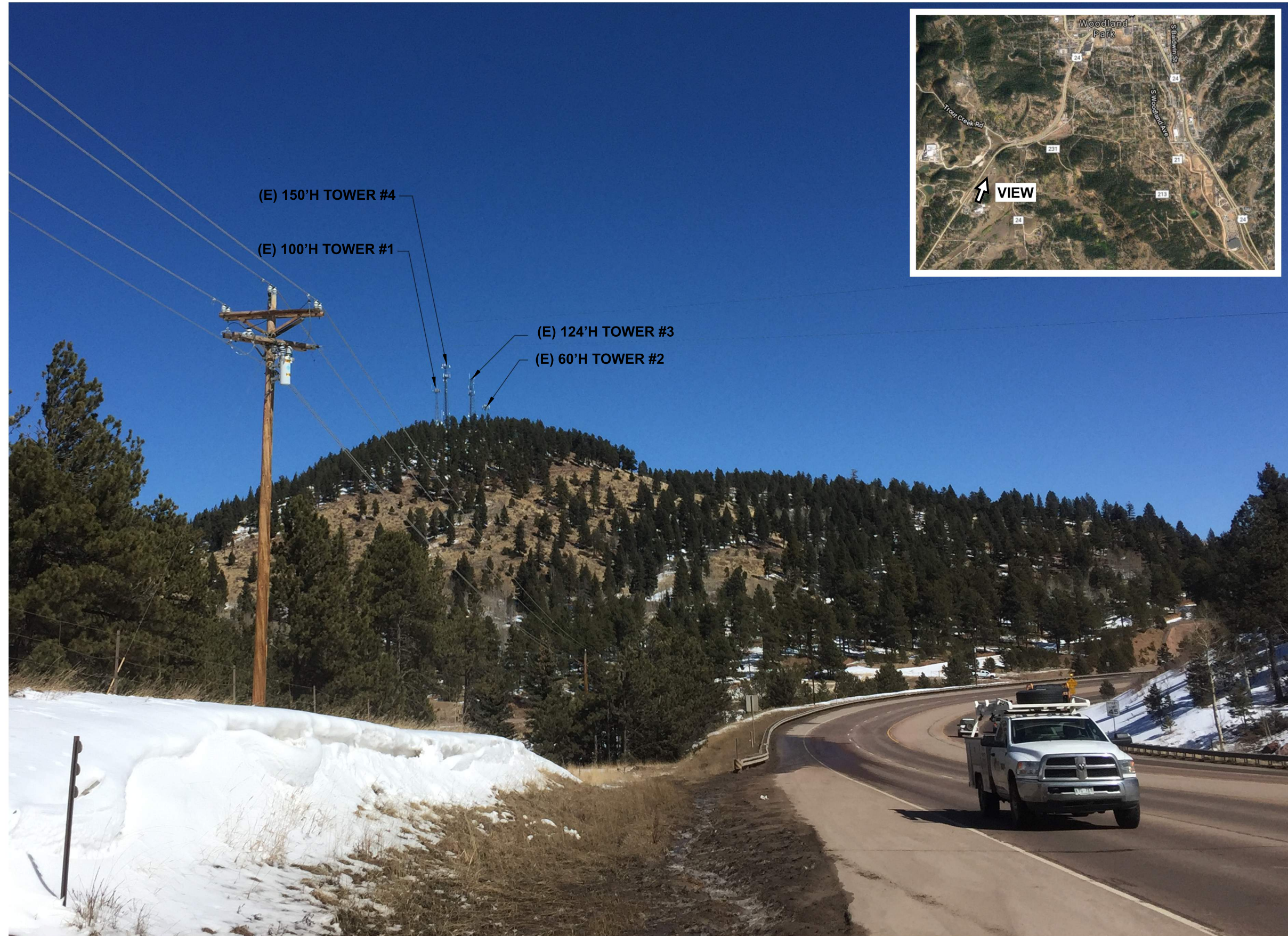
Conclusion

The proposed communication tower is a critical component of CORE Electric Cooperative's infrastructure, enabling the reliable operation of essential utility communication systems such as SCADA, FLISR, and load management. These systems support real-time monitoring, rapid fault detection, and automated service restoration across the electric grid—functions that are increasingly vital as our communities face growing demands for resilient, responsive, and secure energy systems. This infrastructure directly benefits a wide range of essential services and vulnerable populations. In mountain communities like Woodland Park, where challenging terrain and severe weather can complicate access and response, maintaining robust, utility-grade communication is paramount. The proposed tower will enhance CORE's ability to provide safe, reliable, and resilient power to the region, ensuring the electric grid can support both day-to-day needs and emergency response. Approval of this Special Use Permit will enable CORE to meet its mission of serving the public interest and protecting the health, safety, and welfare of the communities it supports.

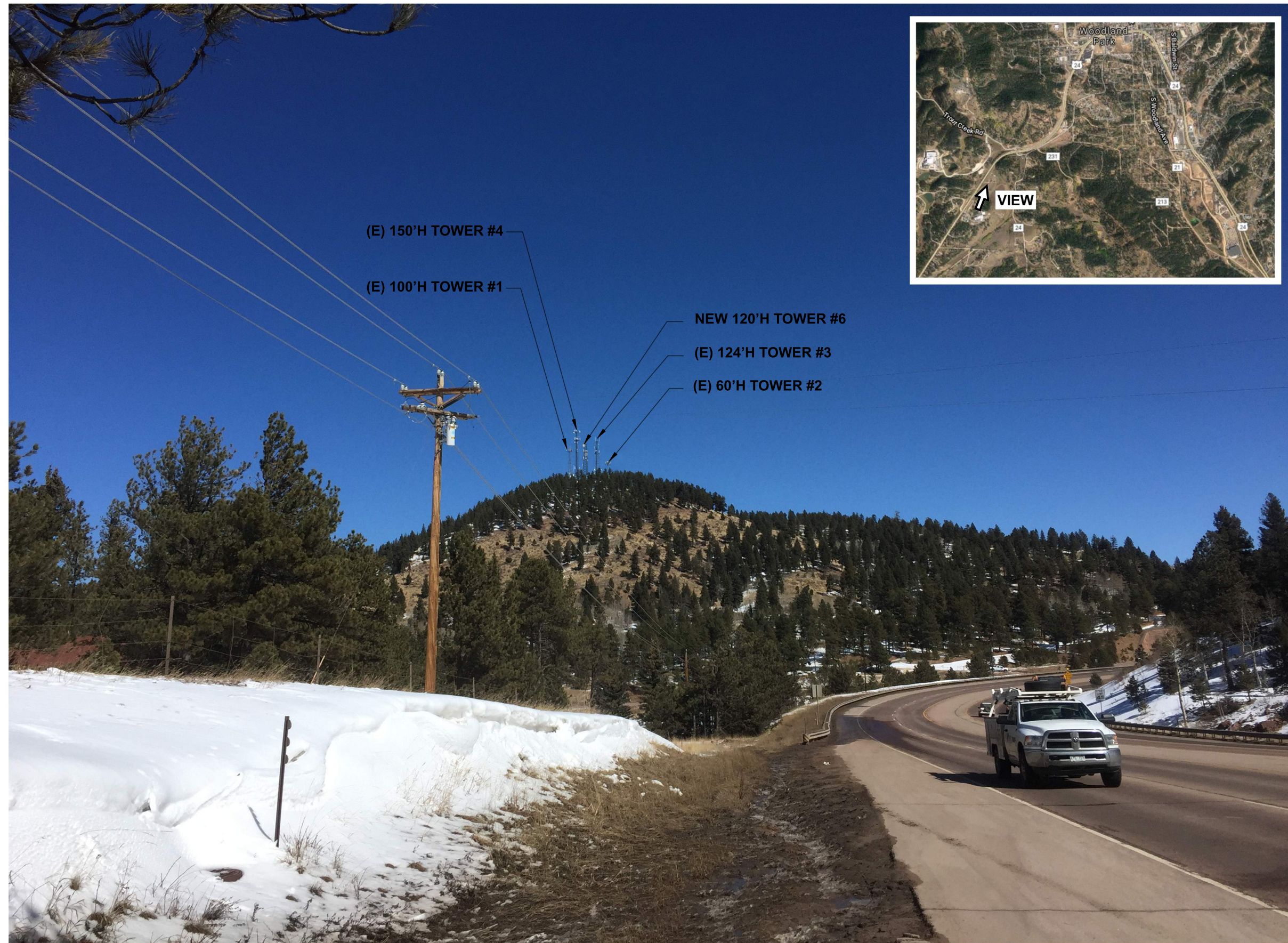
Please reach out to me with any comments or questions.

Thank you

Ashley Christensen
720-544-1848
achristensen@csainet.com



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SITE NAME: **CORE GOLD HILL**
PROJECT TOWER REPLACEMENT AND NEW SHELTER
SITE ADDRESS: WOODLAND PARK, CO



PROJECT INFORMATION
SITE NAME
CORE GOLD HILL

WOODLAND PARK, CO

CONSULTANT

EXISTING CONDITIONS



PROJECT DESCRIPTION

- REPLACE EXISTING CORE TOWER WITH NEW 120'H SELF-SUPPORT TOWER
- REMODEL EXISTING EQUIPMENT SHELTER
- NEW STEEL SHELTER ENTRY CANOPY AND STOOP
- (2) NEW SPLIT SYSTEM A/C UNITS

PROJECT TEAM

CLIENT
BROOKS KAUFMAN
LANDS OF R.O.W. MANAGER
CORE ELECTRIC COOP.
5496 N. U.S. HWY. 85
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SEDALIA, CO 80135
PHONE: 303.688.3100 EXT. 5493
MOBILE: 303.912.0765

OWNER
GORDON JACKSON
FOUNDATION LLC
LEGACY TITLE HOLDING COMPANY
PO BOX 427
DURANT, OK 74702

SITE ACQUISITIONIST
CSAI
ASHLEY CHRISTENSEN
PHONE: 303.932.9974
CELL: 720.544.1848

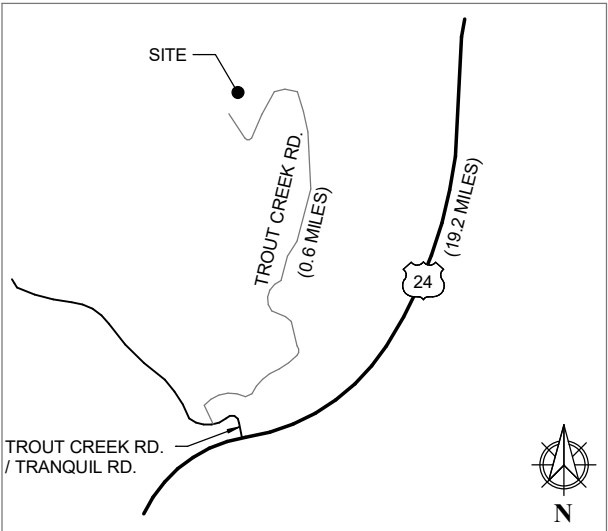
ARCHITECT
SEAN PENDLETON, NCARB
CSAI
5935 S. ZANG STREET
SUITE 280
LITTLETON, CO 80127
CELL: 303.519.4707
OFFICE: 303.932.9974

SURVEYOR
PRECISION
SURVEYING & MAPPING
9025 E. KENYON AVE.
SUITE 150
DENVER, CO 80237
PHONE: 303.753.9799

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MIKKO AHOLA, P.E.
720.640.2408
MIKKO_AHOLA@EMAIL.COM

ELECTRICAL
DAN KING, PE
RENO JAMES ENGINEERING
3760 VANCE ST.
WHEAT RIDGE, CO 80033
PHONE: 303.800.5105

VICINITY MAP



DIRECTIONS

- FROM DENVER,
- I-25 S. (67.7 MILES)
 - EXIT 141 TO US-24 W. (0.3 MILES)
 - RIGHT ON US-24 W. (19.2 MILES)
 - RIGHT ON TRANQUIL RD. / TROUT CREEK RD. (344 FEET)
 - RIGHT ON TROUT CREEK RD. (2 MILES)
 - SITE IS ON THE RIGHT

PROJECT DATA

JURISDICTION	CITY OF WOODLAND PARK
APN	6029.26100010
ZONING DESIGNATION	USFS
NEW CONSTRUCTION	
OCCUPANCY GROUP	U
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	NO
NO. STORIES	1

GOVERNING CODES:

A.D.A. COMPLIANCE
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DRAWING INDEX

SHEET	DESCRIPTION
T1.00	TITLE SHEET
G1.00	GENERAL NOTES
A1.00	SITE PLAN
A1.10	ENLARGED SITE PLAN / GESC PLAN
A2.00	ANTENNA PLANS
A2.10	SHELTER FLOOR PLANS
A3.00	SOUTHEAST ELEVATION
A3.10	SOUTHWEST ELEVATION
A3.20	OVERALL SOUTHEAST ELEVATION
A4.00	DETAILS
A4.10	DETAILS

ATTACHMENTS:

SITE SURVEY
BY: PRECISION SURVEYING AND MAPPING
DATE: 10/13/22

A	11/06/24	SHELTER REVIEW	SGP
B	01/06/25	CD REVIEW	SGP



5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

PRELIMINARY
NOT FOR
CONSTRUCTION

TITLE SHEET

T1.00

ABBREVIATIONS

@	AT	H.M.	HOLLOW METAL
⊕	CENTERLINE	HORZ.	HORIZONTAL
°	DEGREES	HR.	HOUR
∅	DIAMETER	HT.	HEIGHT
A/C	AIR CONDITIONER	ILC	INTEGRATED LOAD CENTER
APPROX.	APPROXIMATE	INT.	INTERIOR
ARCH.	ARCHITECTURAL		
A.F.F.	ABOVE FINISH FLOOR	L.F.	LINEAR FEET
A.F.G.	ABOVE FINISH GRADE	LTE	LIMIT TO EXTEND
ALU	ALCATEL LUCENT		
ATS	AUTOMATIC TRANSFER SWITCH	MAX.	MAXIMUM
AWS	ADVANCED WIRELESS SYSTEM	MECH.	MECHANICAL
		MFR.	MANUFACTURER
BBU	BASE BAND UNIT	MGB	MAIN GROUND BAR
BCEM	BASE CHANNEL ELEMENT	MIN.	MINIMUM
	MODULE	MSDS	MATERIAL SAFETY DATA SHEET
BLDG.	BUILDING	MTL.	METAL
B.O.	BOTTOM OF	MTS	MANUAL TRANSFER SWITCH
CLG.	CEILING	N.T.S.	NOT TO SCALE
COL.	COLUMN		
CONC.	CONCRETE	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
DBL.	DOUBLE	OVP	OVER VOLTAGE PROTECTION
DIA.	DIAMETER		
DIM.	DIMENSION	PCS	PERSONAL COMMUNICATIONS SERVICE
DISC.	DISCONNECT		
DN.	DOWN		
DWG.	DRAWING	RAD.	RADIUS
		R.O.	ROUGH OPENING
(E)	EXISTING	RRH	REMOTE RADIO HEAD
EA.	EACH		
ELEV.	ELEVATION	SHTG.	SHEATHING
ELEC.	ELECTRICAL	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
		STL.	STEEL
F.E.	FIRE EXTINGUISHER	STRUCT.	STRUCTURAL
FIN.	FINISH		
FLR.	FLOOR	T.C.	TEMPERATURE CONTROL
FUT.	FUTURE	TELCO	TELECOMMUNICATIONS
		T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED		
GEN.	GENERATOR	U.G.	UNDERGROUND
GPS	GLOBAL POSITIONING SYSTEM	U.N.O.	UNLESS NOTED OTHERWISE
GWB.	GYPSUM WALLBOARD		
		VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
		W/	WITH

SYMBOLS LEGEND

-----	EASEMENT		
-----	LEASE LINE		
-----	PROPERTY LINE		
	WOODEN FENCE		ELEVATION MARKER
----- X -----	CHAIN LINK FENCE		SPOT ELEVATION
----- OH -----	(E) OVERHEAD UTILITY		
----- OHE -----	(E) OVERHEAD ELEC.		SECTION CUT
----- SS -----	(E) SANITARY SEWER		
----- W -----	(E) WATER LINE		EXTERIOR ELEVATION
----- T -----	(E) TELCO CABLE		
----- FIBER -----	(E) FIBER CABLE		INTERIOR ELEVATION
----- E -----	(E) ELECTRICAL		
----- COAX -----	(E) COAX CABLE		REVISION NUMBER

5 - ABBREVIATIONS, SYMBOLS & LEGEND

COLOR LEGEND

	LINEWORK	REGION	FUTURE
GENERAL CONSTRUCTION			N/A
HYBRID/COAX CABLES		N/A	
DC POWER			
FIBER			
ANTENNAS			
RRH/BBU			
ACCESS & UTILITY EASEMENT	N/A		N/A
ACCESS EASEMENT	N/A		N/A
UTILITY EASEMENT	N/A		N/A
EXISTING VZW EASEMENT	N/A		N/A
LEASE AREA	N/A		N/A
PENETRATIONS	N/A		N/A

4 - COLOR LEGEND

BATTERY SPECIFICATION:

EATON 9PX LITHIUM-ION 3KVA RACK MOUNTED UPS

3 - BATTERY HAZMAT REVIEW

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THESE DRAWINGS ARE TO SCALE WHEN PLOTTED ON 11X17 SHEET.

CALL BEFORE YOU DIG - COLORADO LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE.

THESE DRAWINGS MAY NOT SHOW ALL UNDERGROUND PIPING AND UTILITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING ALL EXCAVATION AND OTHER CONSTRUCTION ACTIVITIES.

UTILITY NOTIFICATION CENTER OF COLORADO - 1-800-922-1987

THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATES AND UTILITY RELOCATIONS REQUIRED FOR THIS INSTALLATION. THE CONTRACTOR WILL SCHEDULE AND COORDINATE ALL WORK WITH THE OWNER TO ENSURE NO DISRUPTION TO OWNERS OPERATIONS.

SUBCONTRACTORS SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

2 - GENERAL CONTRACTOR NOTES

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN. REFER TO BID PACKAGE FOR MORE DATA.

2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/CONSTRUCTION ENGINEER IN WRITING.

3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S, VENDOR'S, & SPECIFIC CARRIER SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE NOTIFY CONSTRUCTION ENGINEER.

6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.

7. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

8. NEW TOWERS ARE UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION SUBCONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF PERSONNEL AND PROPERTY FROM HAZARDOUS EXPOSURE TO OVERHEAD DANGERS.

9. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF PERMITTED CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

10. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

11. THE FACILITY IS CELLULAR RADIO EQUIPMENT, ANTENNAS, & SUPPORTING UTILITIES.

12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

13. CONTRACTOR SHALL ENSURE THE GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

14. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL.

15. SPECIAL INSPECTION TESTING REQUIRING SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR PER SECTION 1704 OF THE INTERNATIONAL BUILDING CODE (IBC) FOR ITEMS NOTED ON S1.00 IF INCLUDED IN CONSTRUCTION DOCUMENTS. THE INSPECTOR SHALL BE HIRED BY THE CONTRACTOR & COORDINATION SHALL BE ARRANGED BY THE CONTRACTOR FOR REQUIRED INSPECTIONS.



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
WWW.UNCC.ORG

3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

1 - GENERAL NOTES



PROJECT INFORMATION

SITE NAME

CORE GOLD HILL

WOODLAND PARK, CO

CONSULTANT

A	11/06/24	SHELTER REVIEW	SGP
B	01/06/25	CD REVIEW	SGP

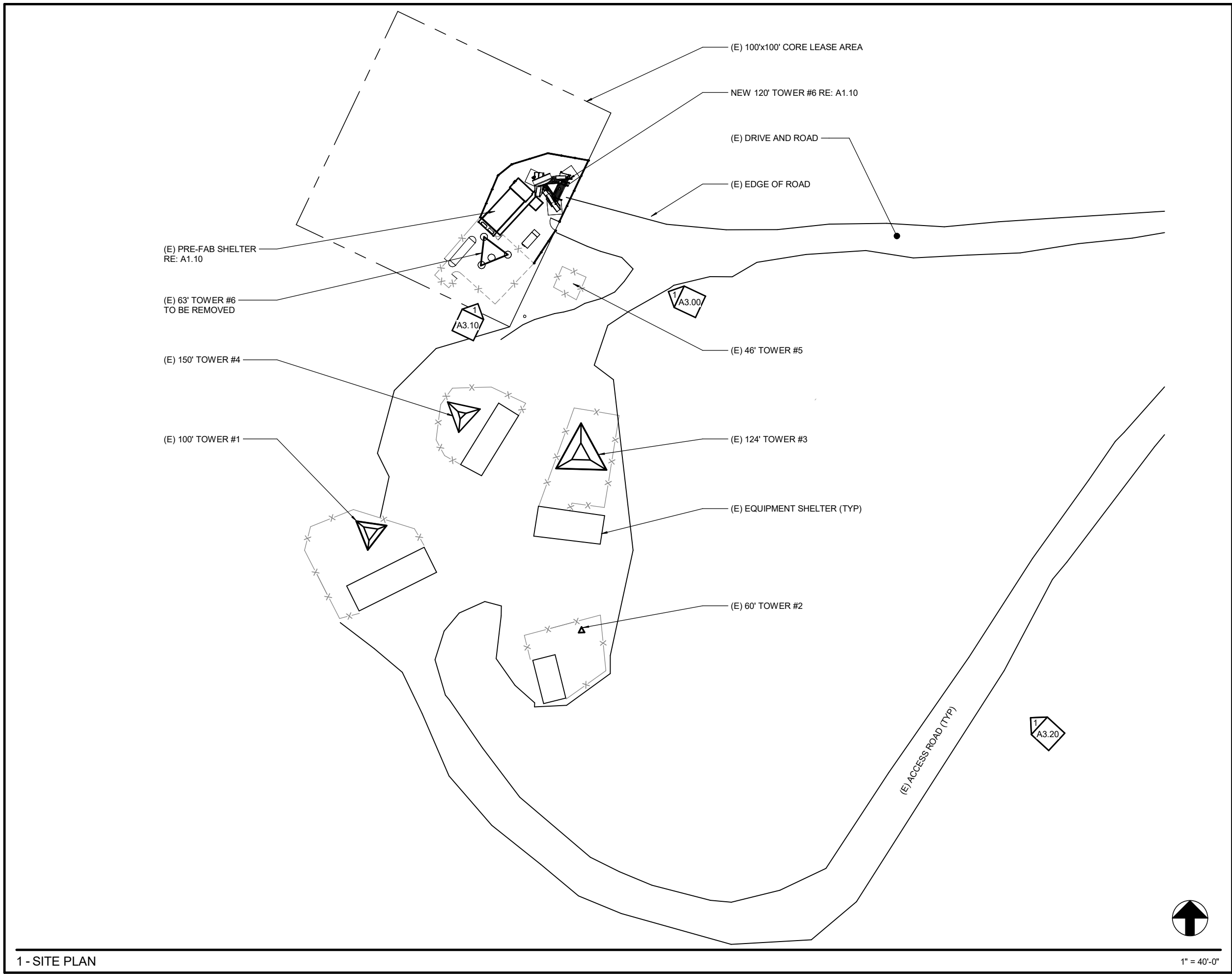


5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

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GENERAL NOTES

G1.00



1 - SITE PLAN

1" = 40'-0"



PROJECT INFORMATION			
SITE NAME			
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WOODLAND PARK, CO			
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SITE PLAN

A1.00

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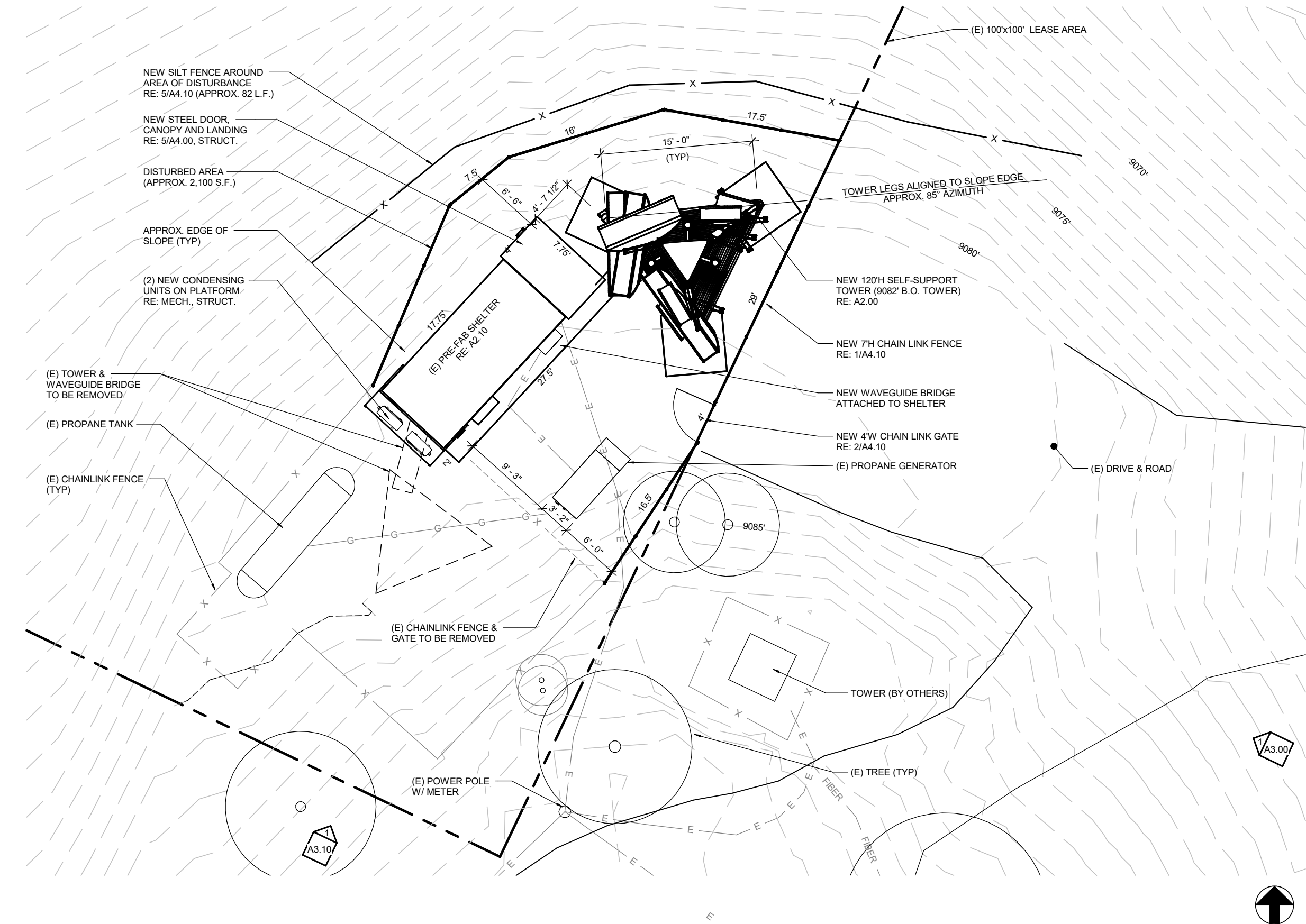


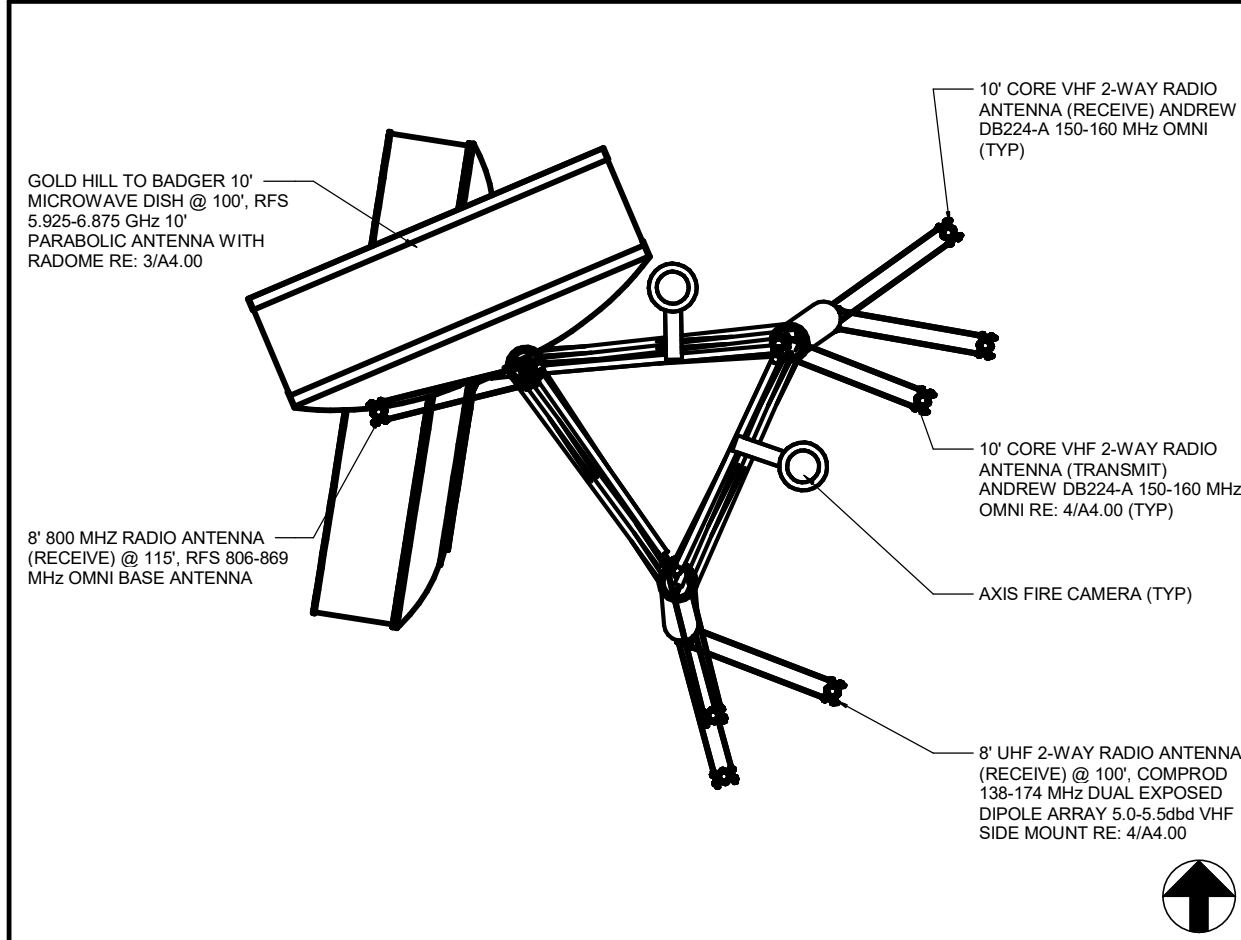
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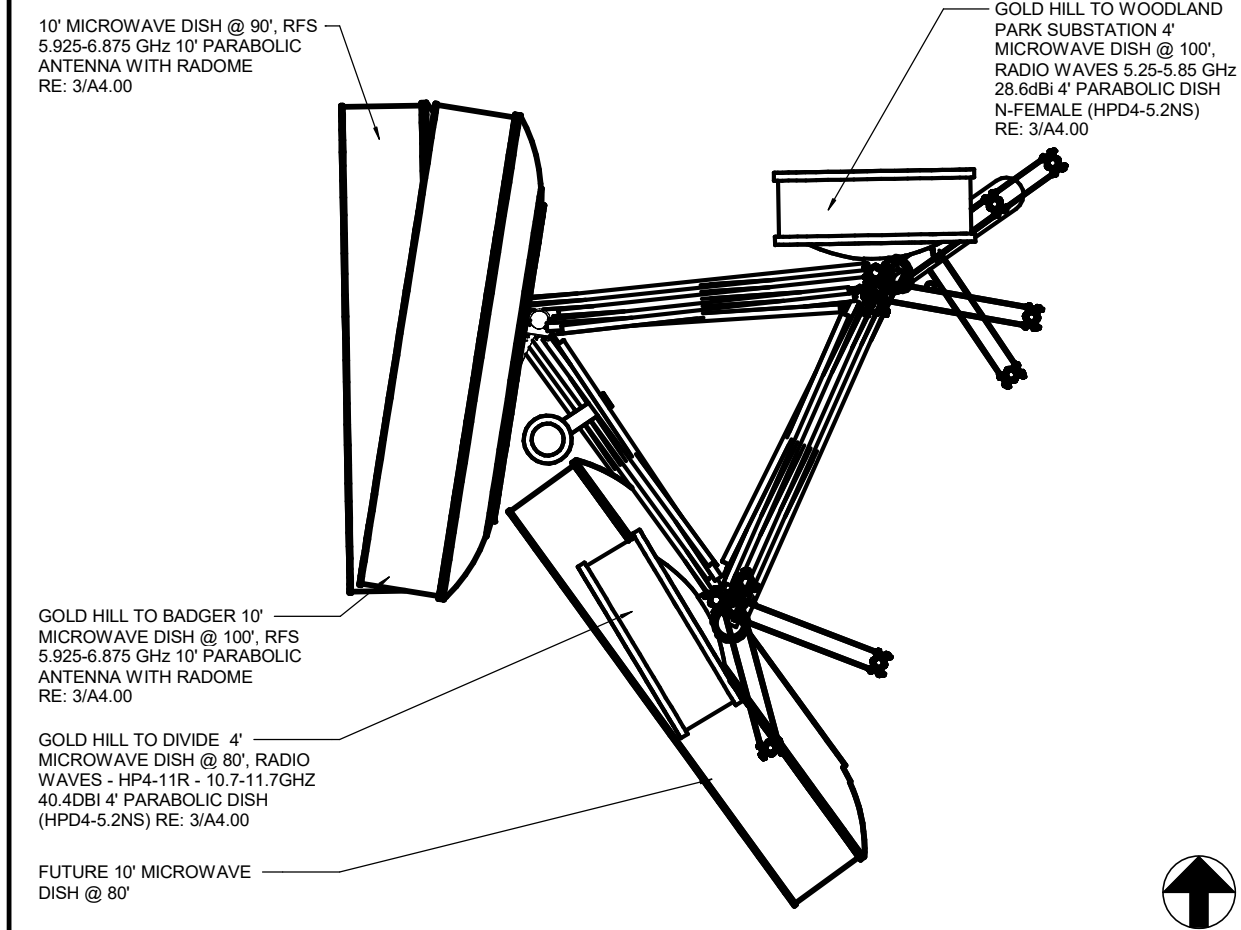
ENLARGED SITE PLAN /
GESC PLAN

A1.10

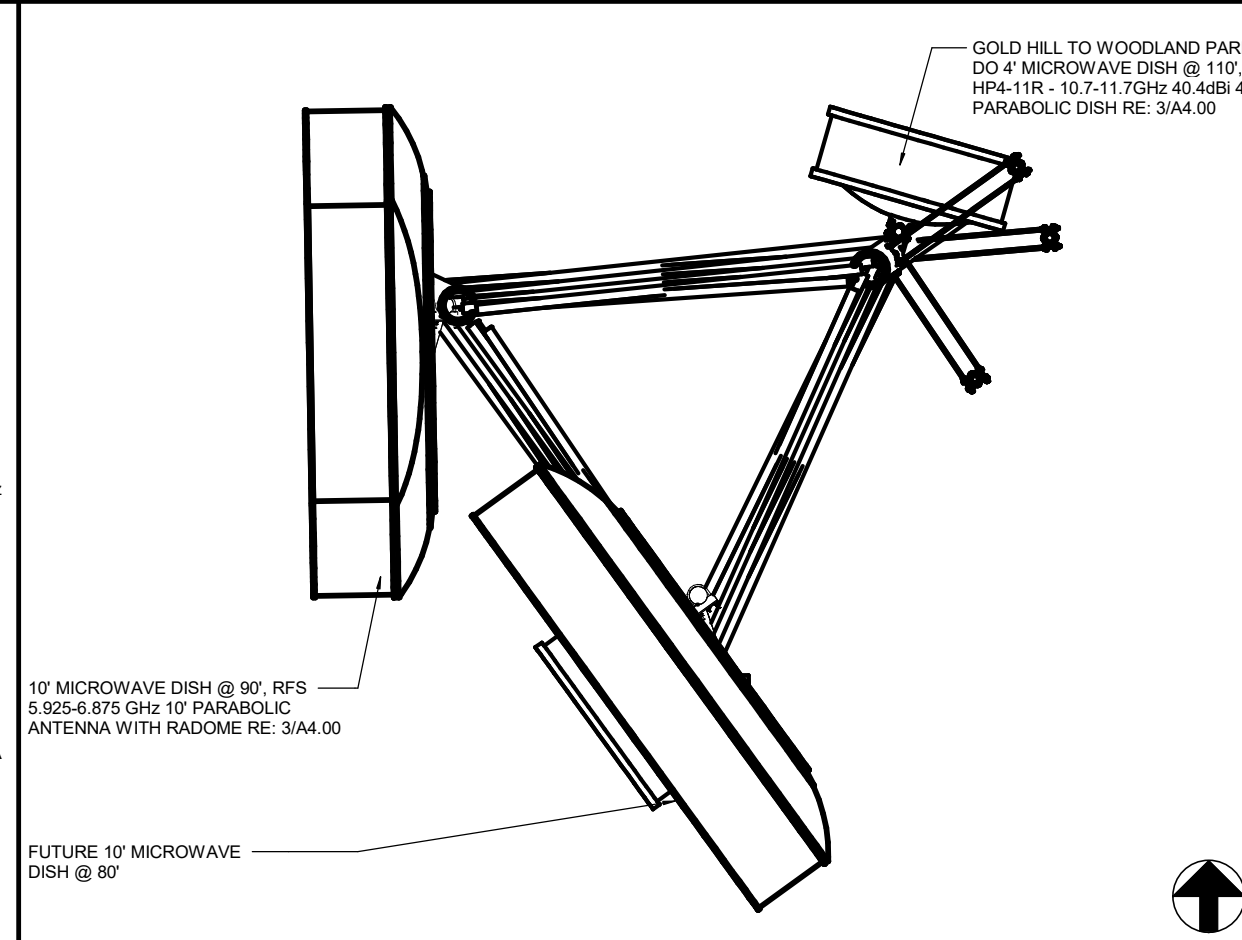




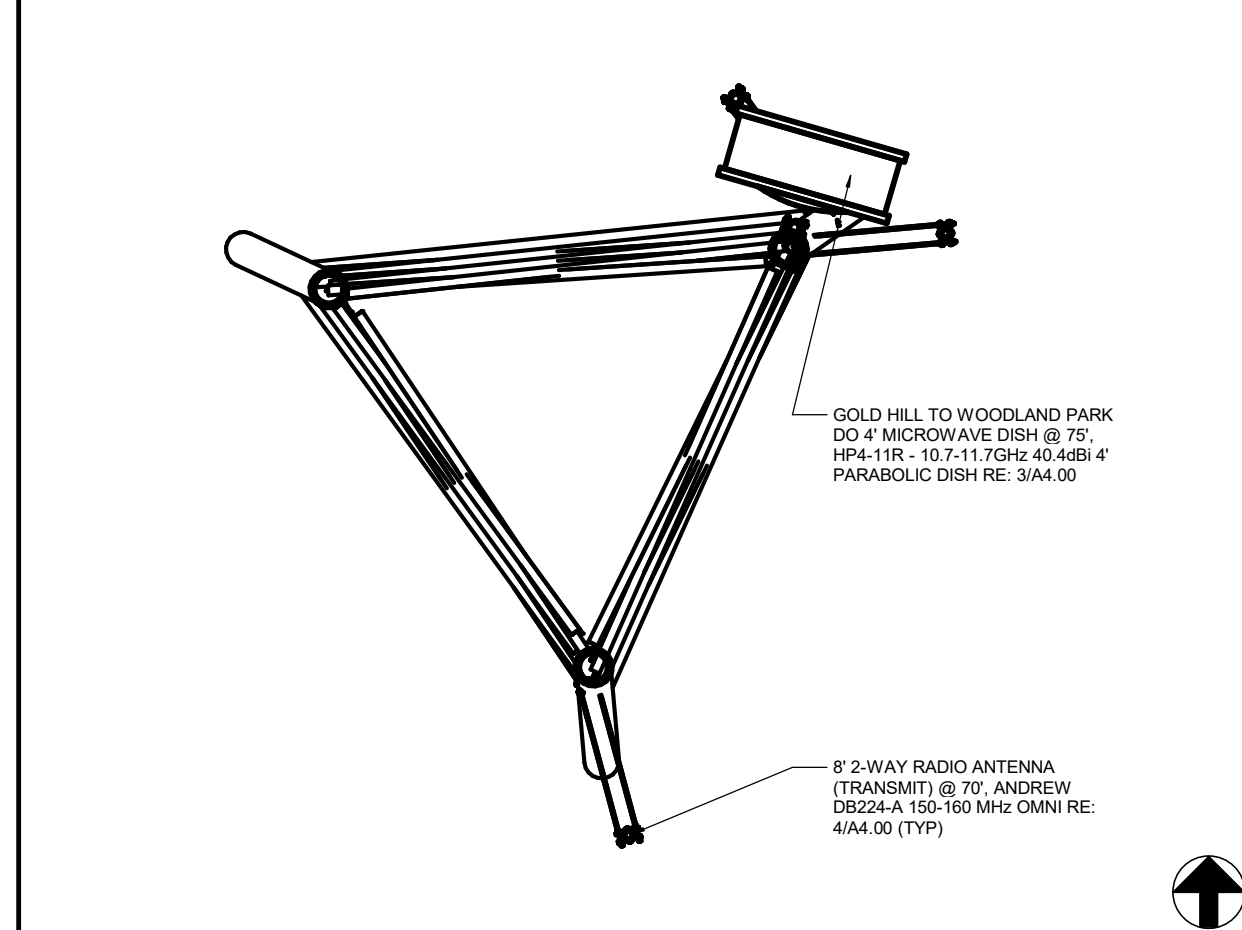
4 - ANTENNA PLAN - RAD CENTER 8



3 - ANTENNA PLAN - RAD CENTER 5



2 - ANTENNA PLAN - RAD CENTER 4



1 - ANTENA PLAN - RAD CENTER 2

A	11/06/24	SHELTER REVIEW	SGP
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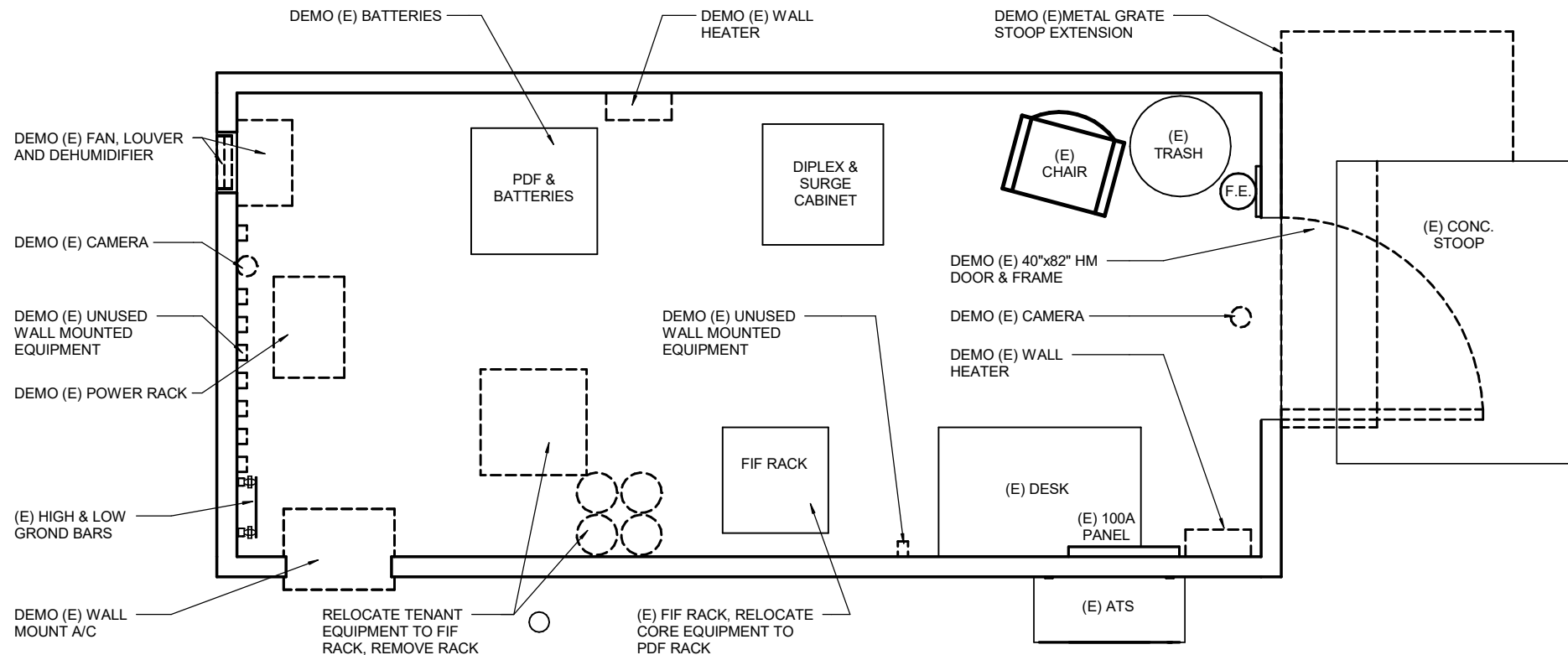


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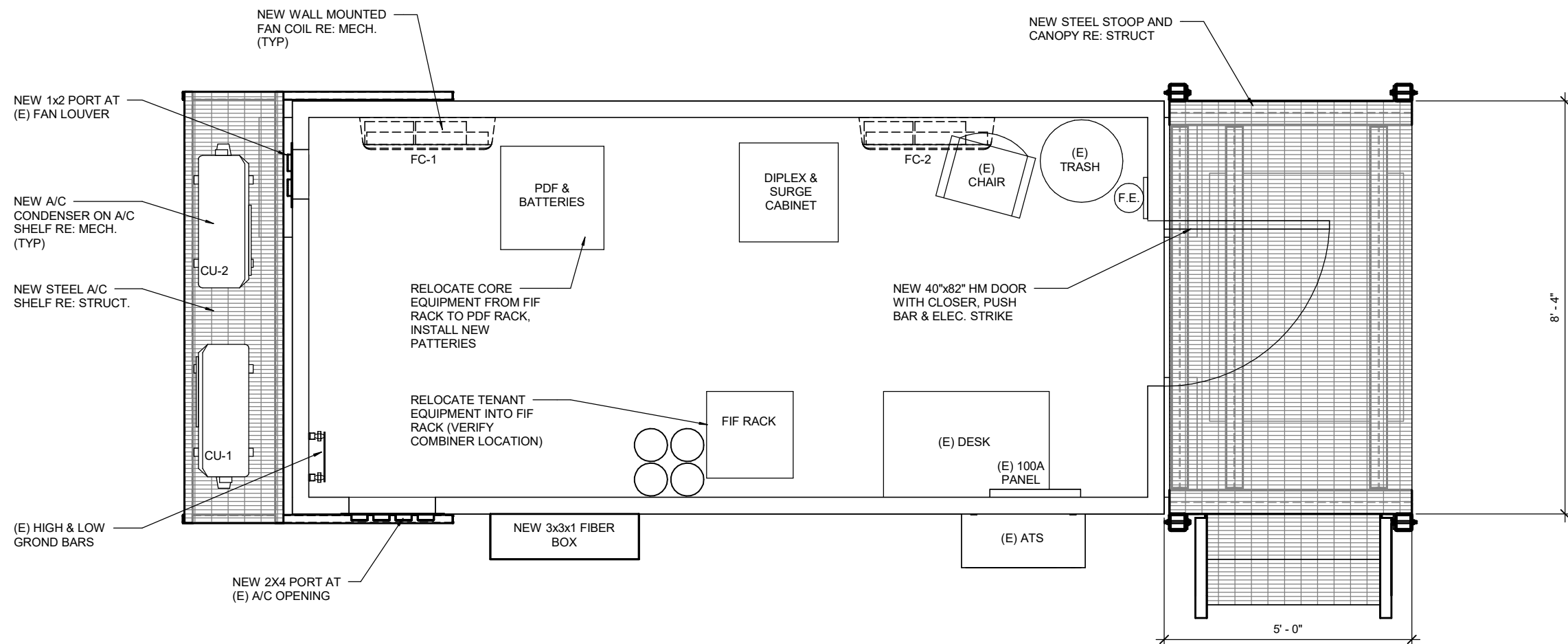
SHELTER FLOOR PLANS

A2.10



2 - SHELTER FLOOR PLAN - DEMO

3/8" = 1'-0"

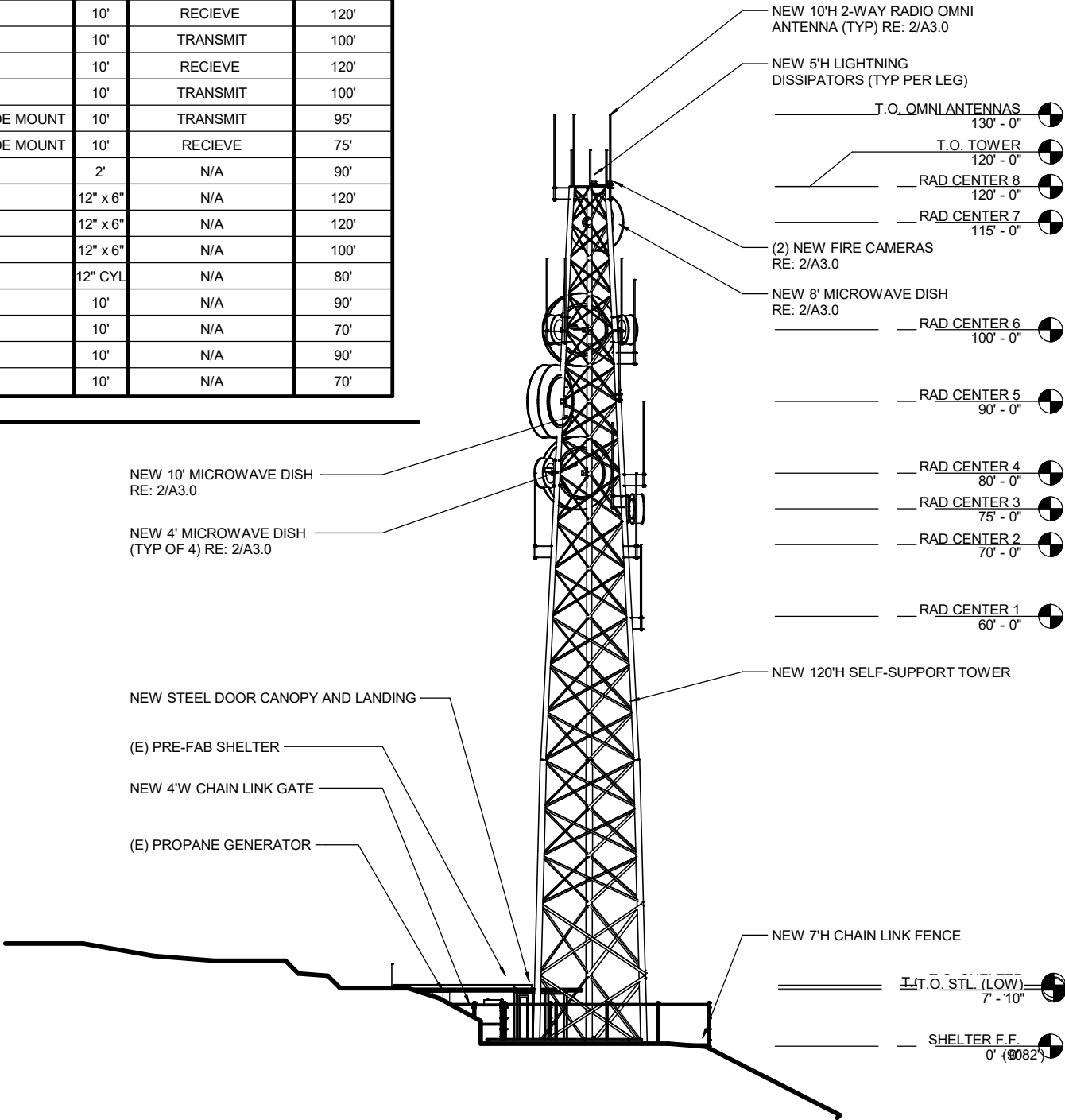


1 - SHELTER FLOOR PLAN - NEW

3/8" = 1'-0"

MICROWAVE ANTENNA	MODEL	SIZE	AZIMUTH	RAD CENTER
GOLD HILL TO ELK CREEK - CORE	RFS DA6-44BCUHGHT HIGH PERFORMANCE, SINGLE POLARIZED	8' Ø	338 DEG	115'
GOLD HILL TO BADGER - CORE	RFS 5.925-6.875 GHz 10' PARABOLIC ANTENNA WITH RADOME	10' Ø	280 DEG	100'
GOLD HILL TO WOODLAND PARK DO	RADIO WAVES - HP4-11R - 10.7-11.7GHz 40.4dBi 4' PARABOLIC DISH	4' Ø	17 DEG	75'
GOLD HILL TO WOODLAND PARK SUBSTATION	RADIO WAVES 5.25-5.85 GHz 28.6dBi 4' PARABOLIC DISH N-FEMALE (HPD4-5.2NS)	4' Ø	240 DEG	100'
GOLD HILL TO WATERSIDE (DIVIDE)	RADIO WAVES 5.25-5.85 GHz 28.6dBi 4' PARABOLIC DISH N-FEMALE (HPD4-5.2NS)	4' Ø	0 DEG	100'
GOLD HILL TO DIVIDE (TELLER COUNTY SHERIFF)	RADIO WAVES - HP4-11R - 10.7-11.7GHz 40.4dBi 4' PARABOLIC DISH	4' Ø	235 DEG	80'
FUTURE MW DISH	FUTURE 10'Ø MODEL TBD	10' Ø	235 DEG	90'
FUTURE MW DISH	FUTURE 10'Ø MODEL TBD	10' Ø	270 DEG	80'
2-WAY RADIO ANTENNA / OTHER	MODEL	SIZE	TRANSMIT / RECEIVE	RAD CENTER
CORE - VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	RECIEVE	120'
CORE - VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	TRANSMIT	100'
TELLER CO FLEET MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	RECIEVE	80'
TELLER CO FLEET MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	TRANSMIT	60'
TELLER SO 800 MHz RADIO	RFS 806-869 MHz OMNI BASE	10'	RECIEVE	120'
TELLER SO 800 MHz RADIO	RFS 806-869 MHz OMNI BASE	10'	TRANSMIT	100'
TELLER SO/EM - MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	RECIEVE	120'
TELLER SO/EM - MGT VHF 2-WAY RADIO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	TRANSMIT	100'
UTE PASS AMBULANCE UHF 2-WAY RADIO	COMPROD 138-174 MHz DUAL EXPOSED DIPOLE ARRAY 5.0-5.5dBd VHF SIDE MOUNT	10'	TRANSMIT	95'
UTE PASS AMBULANCE UHF 2-WAY RADIO	COMPROD 138-174 MHz DUAL EXPOSED DIPOLE ARRAY 5.0-5.5dBd VHF SIDE MOUNT	10'	RECIEVE	75'
AMR 900 EAP ANTENNA	L-COMM HG908UP-NF OMNI WHIP	2'	N/A	90'
AXIS FIRE CAMERA	AXIS 3727-PLE	12" x 6"	N/A	120'
AXIS FIRE CAMERA	AXIS 3727-PLE	12" x 6"	N/A	120'
SECURITY CAMERA	AXIS 3727-PLE	12" x 6"	N/A	100'
WEATHER STATION	DAVIS VANTAGE VUE 6242	12" CYL	N/A	80'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	90'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	70'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	90'
FUTURE - USFS, COUNTY OR STATE OF CO	ANDREW DB224-A 150 - 160 MHz OMNI	10'	N/A	70'

2 - ANTENNA SCHEDULE



1 - SOUTHEAST ELEVATION

3/64" = 1'-0"



PROJECT INFORMATION
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WOODLAND PARK, CO
CONSULTANT

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PRELIMINARY
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SOUTHEAST ELEVATION

A3.00

PROJECT INFORMATION
SITE NAME

CORE GOLD HILL

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CONSULTANT

A 11/06/24 SHELTER REVIEW SGP
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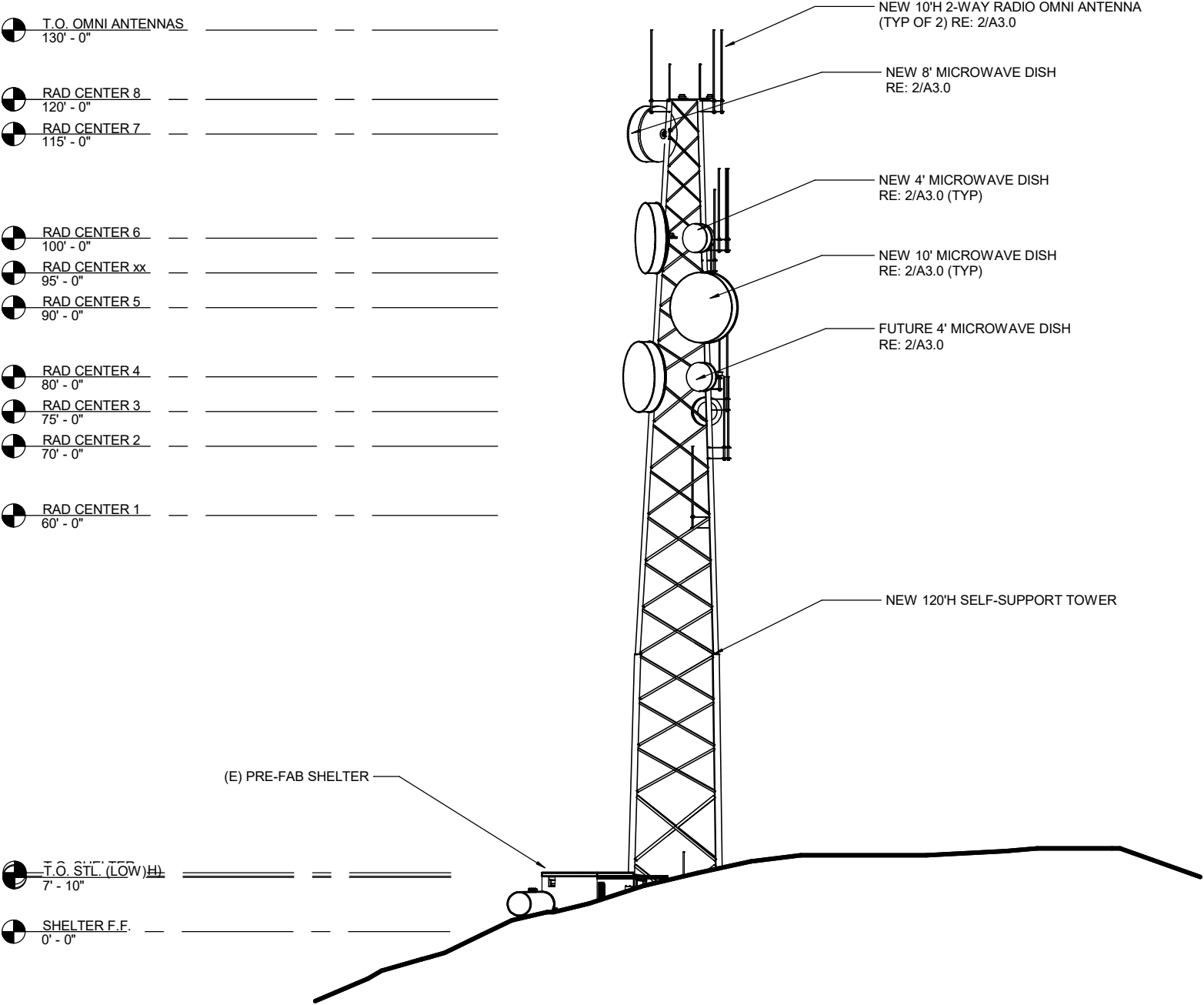


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SOUTHWEST ELEVATION

A3.10



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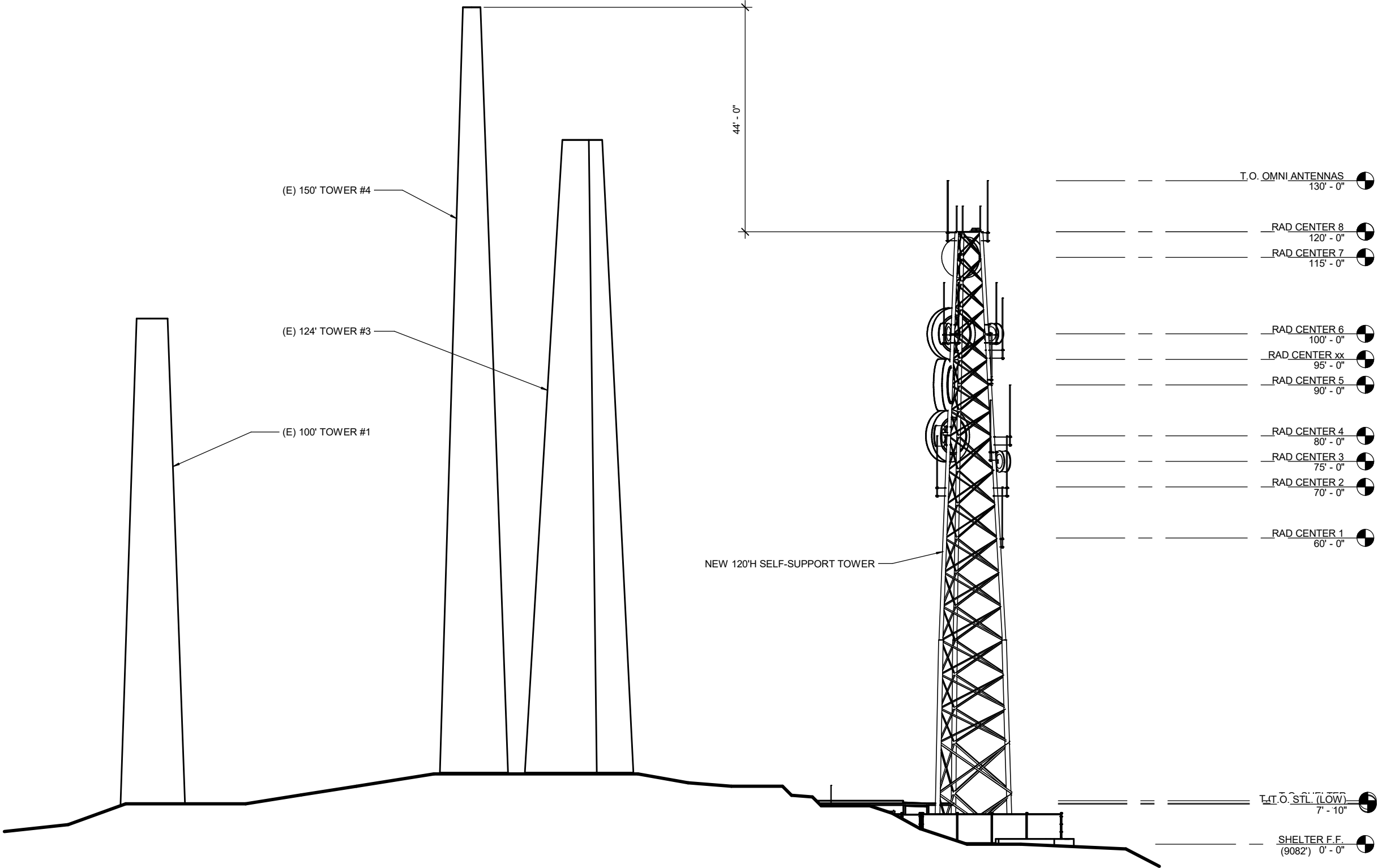


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OVERALL SOUTHEAST
ELEVATION

A3.20



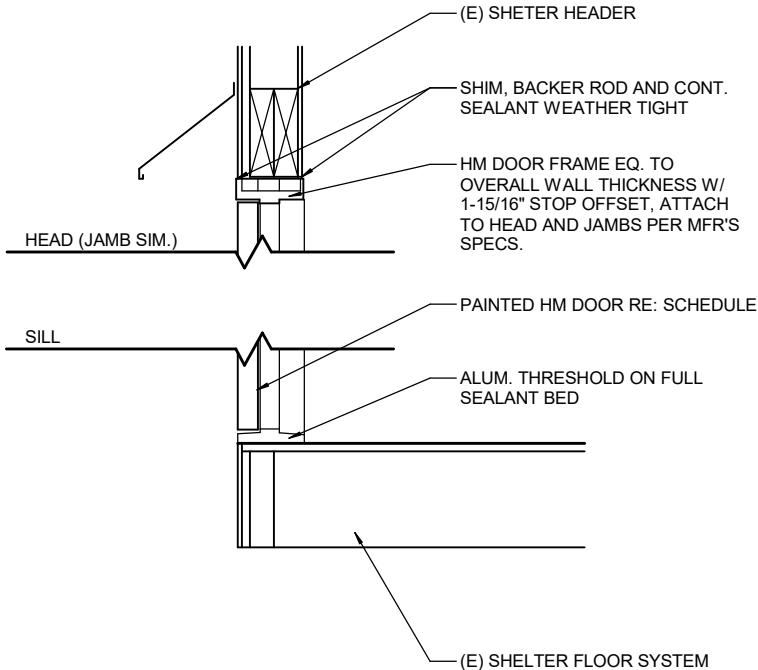
1 - OVERALL SOUTHEAST ELEVATION

3/64" = 1'-0"

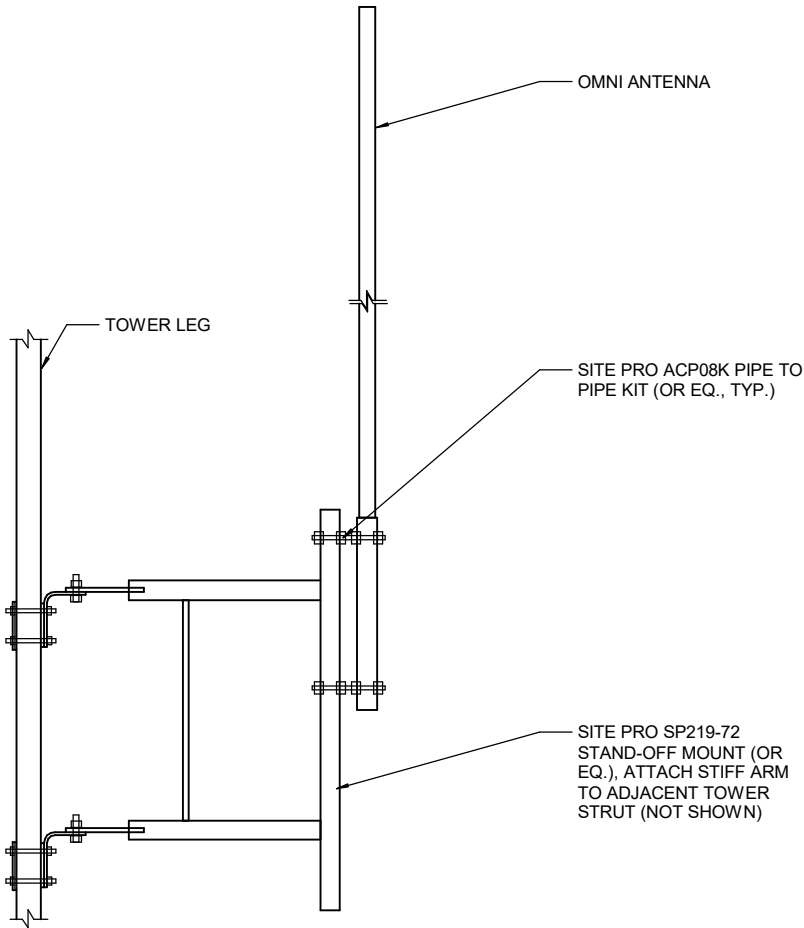
HARDWARE SCHEDULE			
QTY.	ITEM	MODEL NO.	MFR.
1	ELECTRIC LOCKSET	VFY. WITH OWNER	
1	PULL HANDLE	0382	KASON
1	DOOR SWEEP, 42"	198N-42	NATIONAL GUARD
1	MAGNETIC DOOR ALARM	VFY. WITH OWNER	
1	PANIC BAR	12-3828G	SARGENT
1	DOOR CLOSURE	1130	SARGENT

QTY.	ITEM DESCRIPTION
1	HM DOOR & FRAME 16GA PRIMED W/ 161 PREP POLYSTYRENE INSULATION NOTE: (E) R.O. DIMENSIONS: 40" x 82"
3	EXTERIOR SEALED ST. STL. HINGE

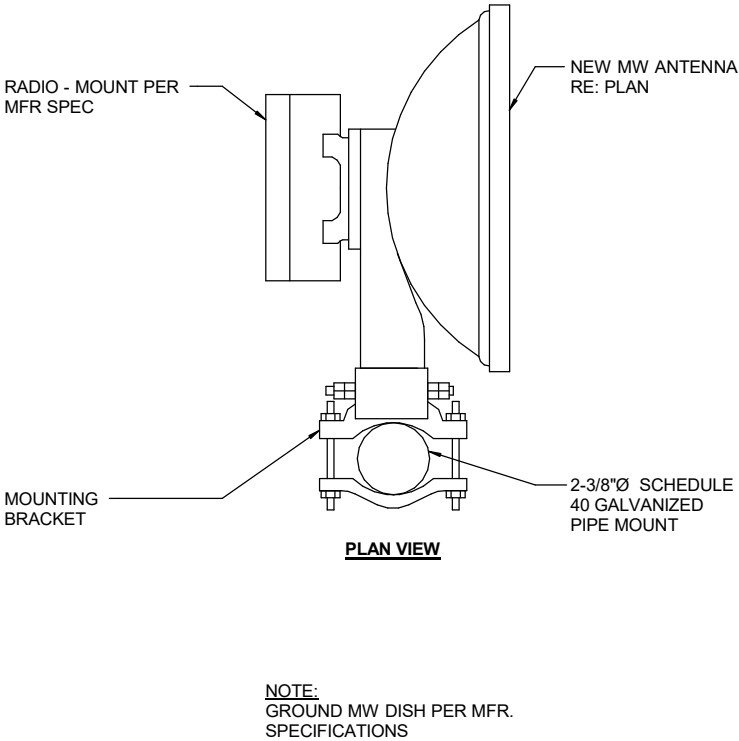
NOTE:
G.C. TO PROVIDE NECESSARY WEATHERSTRIPPING AND THRESHOLD, ALTERNATES AS APPROVED BY ARCHITECT.



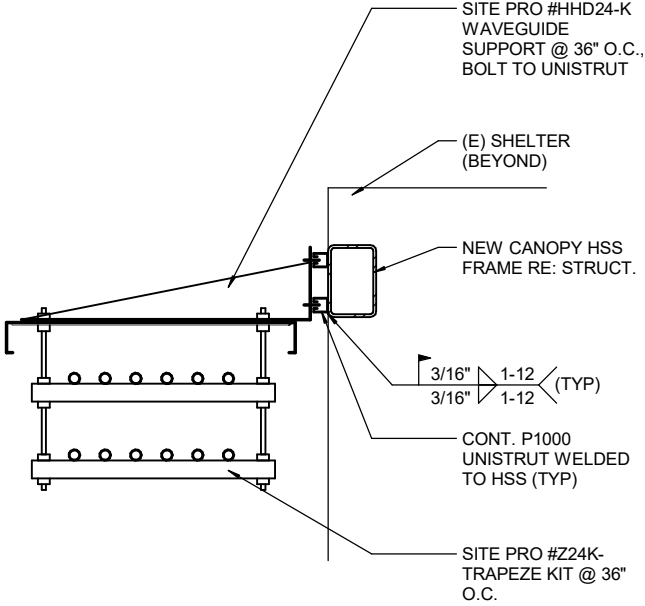
5 - DOOR SILL/HEAD DETAIL 1" = 1'-0"



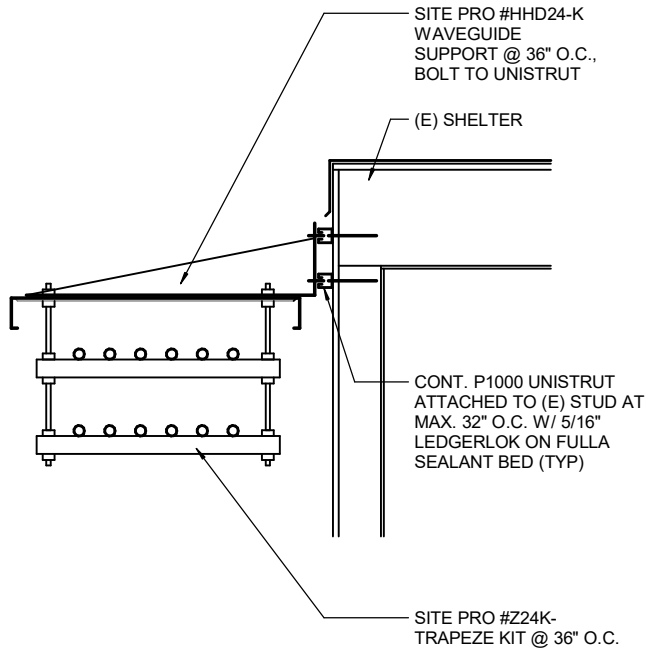
4 - ANTENNA MOUNTING DETAIL 1/2" = 1'-0"



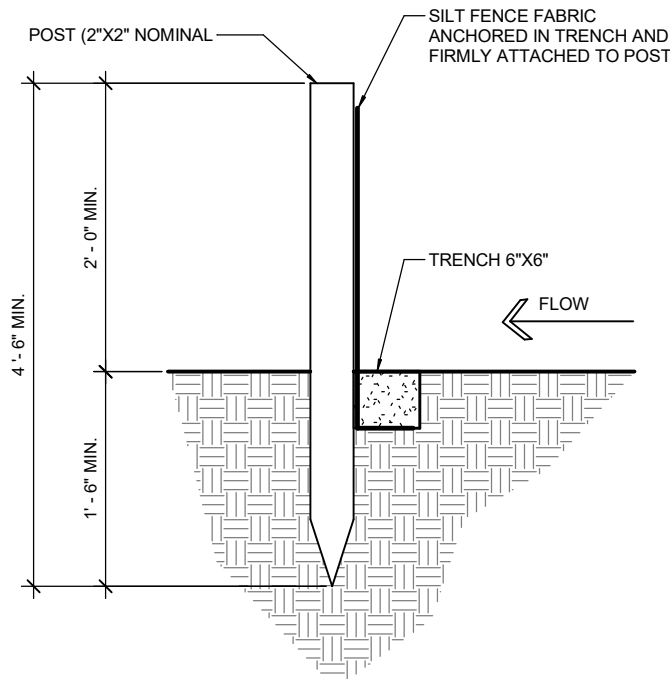
3 - MW DISH MOUNTING DETAIL 1 1/2" = 1'-0"



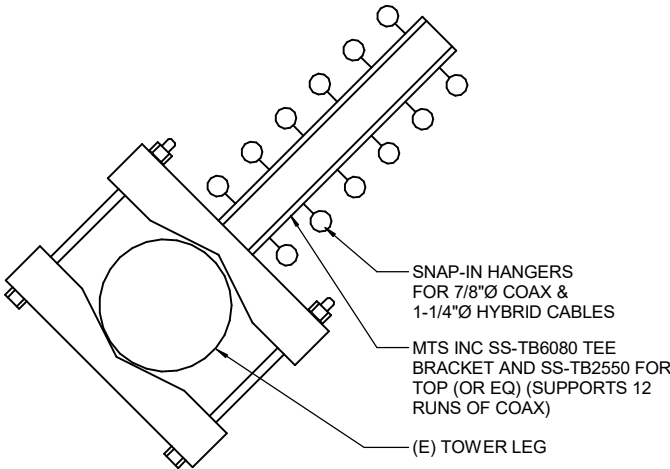
2 - WAVEGUIDE BRIDGE DETAIL - CANOPY 3/4" = 1'-0"



1 - WAVEGUIDE BRIDGE DETAIL - SHELTER 3/4" = 1'-0"



5 - SILT FENCE DETAIL 3/4" = 1'-0"

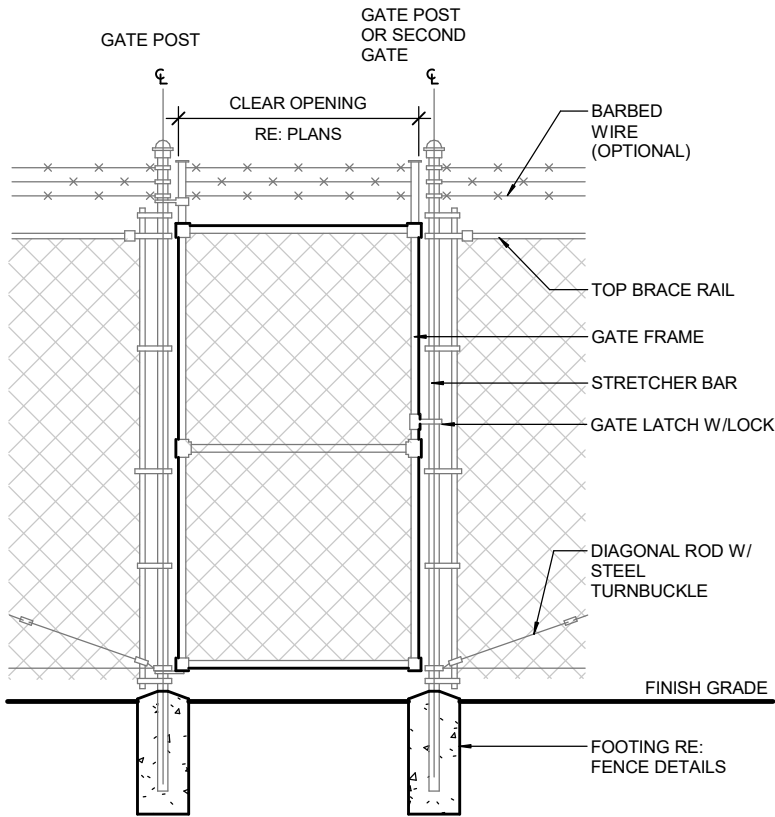


NOTES:
 1. ALL NEW STEEL MEMBERS TO BE HOT DIPPED GALVANIZED.
 2. PROVIDE COAX CABLE SUPPORT BLOCKS AND RELATED COMPONENTS AT 48" O.C. VERT ON THE TOWER LEG.

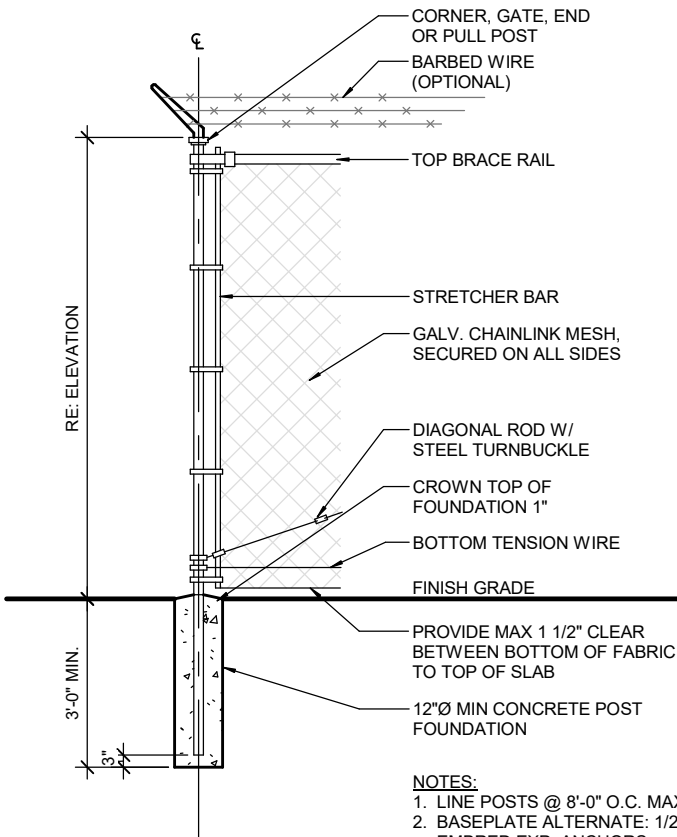
4 - COAX MOUNTING DETAIL 1 1/2" = 1'-0"

1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 2 7/8"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2-3/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/2"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 CLASS 1.
6. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: TRIPLE STRAND 12-1/2 GAUGE TWISTED WIRE, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS. (IF USED) LOCAL ORDINANCE FOR BARBED WIRE PERMIT SHALL GOVERN INSTALLATION.
9. GATE LATCH: 1-3/8" O.D. PLUNGER ROD W/ MUSHROOM TYPE CATCH
10. LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY PROJECT MANAGER).
11. ALL WORK SHALL CONFORM WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR FENCES.
12. INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F- 900.
13. (OPTIONAL) FACTORY INSTALLED VYNIL SLATS, RE: ELEVATIONS FOR OPTION USED AND COLOR.

3 - CHAINLINK FENCE NOTES



2 - CHAINLINK GATE DETAIL 1/2" = 1'-0"



NOTES:
 1. LINE POSTS @ 8'-0" O.C. MAX.
 2. BASEPLATE ALTERNATE: 1/2"Øx3" EMBRED EXP. ANCHORS.
 3. VERIFY IF SLAB IS POST TENSIONED AND IF SO, LOCATE AND AVOID ALL REINFORCING TENDONS BY 2" MIN.

1 - CHAINLINK FENCE DETAIL 1/4" = 1'-0"



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DETAILS

A4.10