



REVISED

WOODLAND PARK PLANNING COMMISSION (ZOOM & IN-PERSON) MEETING AGENDA 7:00 PM – FEBRUARY 25, 2021

*Due to COVID-19, this meeting will be held virtually via Zoom **AND IN-PERSON AT CITY HALL COUNCIL CHAMBERS, 220 W. SOUTH AVE.** Find the meeting link in the calendar on the front page of the City website (www.city-woodlandpark.org). Public input is very important to the Planning Commission and comments are encouraged in writing in advance. For more information and to submit comments, call the Planning Department at 719-687-5209.*

1. ORDER & ROLL CALL

2. ELECTION OF OFFICERS: Chairman, Vice-Chairman

3. APPROVE MINUTES: January 28, 2021

4. PUBLIC HEARINGS

- A.** CUP2021-01/SPR2021-01 Extension of Woodland Park Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) & 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP & SPR approval (CUP18-01/SPR18-01 & Ordinance 1330, 2018) for a 72,400 SF storage facility proposed on 4.75 acres described as Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ)
(City Council Public Hearing 7 p.m., March 4, 2021)

5. REPORTS

6. ADJOURN REGULAR MEETING

7. WORK SESSION

- A.** 180-day occupancy limit for recreational vehicles.

**WOODLAND PARK PLANNING COMMISSION
VIRTUAL MEETING VIA ZOOM
MEETING MINUTES for JANUARY 28, 2020 – 7:00 PM**

Due to COVID-19, this meeting was held electronically via Zoom. The Zoom meeting link is in the calendar on the front page of the City website. 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 sriley@city-woodlandpark.org.

- 1. ORDER AND ROLL CALL:** Order was called at 7:08 p.m. Commissioners present: Chairman DeVaux, Lee Brown, Ken Hartsfield, Larry Larsen, Ellen Carrick, Vickie Good. Commissioners absent: Peter Scanlon. Guests present: Carrol Harvey, Candidates Al Bunge, Eric Disman, and Bob Carlson. Staff present: Planning Director Sally Riley, City Planner Lor Pellegrino.
- 2. ELECTION OF OFFICERS:** Deferred to the next meeting.
- 3. APPROVAL OF MINUTES:** The August 27, 2020 minutes were approved as corrected.
- 4. PUBLIC HEARINGS**
 - A. ~~VAC2020-07:~~** Request by Erin Obering (Applicant) to vacate a 25' wide by ± 240' long part of an alley located east of Lots 3-6, Block 9, ~~Fosters Addition~~ including North Half of vacated Chester Avenue as described at 590995 all in the Community Commercial (CC) zone district. - WITHDRAWN BY APPLICANT -
- 5. REPORTS**
 - A.** Ordinance 1383, Series 2020 – single-family uses in multi-family zones: Staff reported that City Council passed Ordinance 1383, 2020 on November 19, 2020 amending portions of the Municipal Code including Title 16 Mobile Homes, Title 18 Zoning, and Title 20 Flood Damage Prevention. Then on December 3, 2020, City Council passed emergency Ordinance 1388, 2020 imposing a temporary moratorium on the application of portions of Ord. 1383 related to the definition of Recreational Park Trailers and Recreational Park Vehicles – specifically the 180-day occupancy limit. A general discussion ensued regarding occupancy of RVs in the City. Staff is currently researching the topic and will be presenting options at a work session for Planning Commission consideration at the next available opportunity.
 - B.** Comprehensive Plan update and Zoning Code review: Ms. Carrol Harvey presented a brief overview of the current and past comprehensive planning processes in the City. She described the scope and tasks for the 2030 plan review and code update currently underway by Logan Simpson. A general discussion ensued regarding stakeholder and City Council involvement during 2021.
 - C.** Staff stated the Feb. 11 meeting is canceled but the Feb. 25 meeting is likely.
- 6. ADJOURNMENT:** The meeting adjourned at approximately 8:23 pm.

Approved this _____ day of _____, 2021 by _____
Jon DeVaux, Chairman



Planning Commission Staff Report

Public Hearing: 7 pm – February 25, 2021

Agenda Item

Department

Presenter

4.A.

Planning

Lor Pellegrino, AICP
City Planner

AGENDA ITEM 4.A

CUP2021-01/SPR2021-01 Extension of Woodland Park Self Storage Conditional Use Permit (CUP) and Site Plan Review (SPR): A request by M3XP2, LLC (Applicant) & 19350 Group, LLC (Property Owner) for a 2-year extension of CUP18-01/SPR18-01 & Ordinance 1330, 2018 for a 72,400 SF storage facility proposed on 4.75 acres described as Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ) (City Council Public Hearing 7 p.m., March 4, 2021)

BACKGROUND

On January 29, 2021, the City received a written request to extend CUP18-01 (which was approved by City Council by Ordinance 1330, 2018) and SPR 18-01 all for a 72,400 SF self-storage facility on 4.75 acres. The original approvals granted by City Council on July 19, 2018 are attached to this staff report. 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... shall expire two years after the date of approval”. The applicant and property owner continue to work on revisions to the submitted ZDPs for infrastructure, grading, drainage, the water utility bore under US24, and the building permit for the climate-controlled building and wish to extend the CUP and SPR approvals for an additional two years (from July 19, 2020 to July 19, 2022).



STAFF FINDINGS

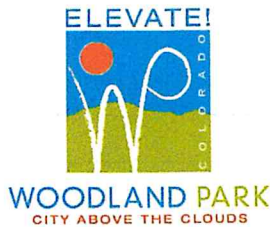
Staff believes that it is reasonable to extend the CUP and SPR to 2022 finding that the applicant is willing to proceed with the proposed development and further finding that, while many things have changed since the original approval (*i.e.* COVID-19), the zoning regulation amendments that occurred 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.

RECOMMENDATION

Move to approve a 2-year extension of CUP18-01 (Ordinance 1330, 2018) and SPR18-01 to July 19, 2022.

ATTACHMENTS

Extension Request
Ordinance 1330, 2018 (CUP18-01)
SPR18-01



2020 GENERAL APPLICATION
(Revised 1/1/2020)



Project # 202101022 202101023
Case # CUP 2021-01 & SPR 2021-01
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 CUP or PUD & SPR | ☐ 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 719-502-7431 Mobile _____

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 719-502-7431 Mobile _____

3. Site Information

- a. Site Address 19350 E US Hwy 24, Woodland Park, CO
- b. Lot 1 Block _____ Subdivision WP Saddle Club 1
- c. Property Zoning SC Lot Size 4.75 Acres ☒ Square Feet ☐

4. Project Information

- a. Project Name Ute Pass Self Storage CUP & SPR Approval
- b. Brief Description of Project/Request 2-year extension (to expire July 19, 2022)
(see attached)
- c. 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 Colleen Monahan
- ii. Firm Name Matrix Design Group, Inc.
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ 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 Lee Fredrick
- ii. Firm Name GYS General Contracting
- iii. Physical Address 791 Copper Center Pkwy, 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.

➡ 
Owner

29 Jan 2021
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.

➡ 
Applicant

1-29-21
Date

City Use Only

1. Submission Jan 29, 2021, taken by Lor.
Fee Received Jan 29, 2021, taken by Lor.
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on Jan 29 / 21.
3. Public Hearing Notice
Published Feb 10, 2021 (10d) (to paper Feb 3)
Posted Feb 12, 2021 (10d)
Adjacent Property Notification Feb 12, 2021. (10d)
4. Planning Commission Public Hearing Feb 25, 2021
Board of Adjustment Public Hearing (when applicable) NA.
5. City Council First Reading of Ordinance (if applicable) NA, 20__.
City Council Public Hearing March 4, 2021.
Notes _____
6. Letter of Approval/Denial to applicant sent _____, 20__.
7. Additional Information

CUP = Per MC § 18.57.090 (Council Resolution)
SPB = Per MC § 18.34.110 (PC motion)

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. It will be a new construction, first of its kind, self-storage facility within Teller County. Using a mix of standard rental units as well as 150 of the only climate controlled units in the area, gives a total of 522 total units in the project. The engineering, entitlements, design, GC selection and overall approvals either are actively in process or have been completed and we anticipate about a 5-7 month time frame for construction, with opening date in the summer of 2022.

Ute Pass Self Storage will operate under the Blue Sky Self Storage brand which is the facility branding of nationally known GYS Development LLC, based in Colorado Springs, Colorado. This asset will be constructed and managed by Pro Self Storage (proselfstorage.com), 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.

It should be noted that the Teller County economy has shown signs of recovery with job growth in the entire region expected to post gains for 2021 and beyond. Woodland Park in particular has maintained its share of the total employment and is expected to grow approximately 1.1% annually on average over the next ten years. A primary trade area for the proposed self-storage facility was defined as an approximate five-mile radius and 15-minute drive time from the subject site. Within this primary trade area, there are 18,135 persons living in 7,430 households today. By 2030, this area will grow to 20,603 persons in 8,554 households.

**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:

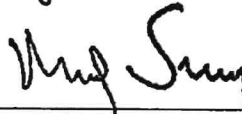
- a. The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- b. The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the 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

SHEET INDEX	SHEET NO.
TITLE SHEET	1
SITE PLAN	2
GRADING PLAN	3
UTILITY PLAN	4
PHOTOMETRIC PLAN	5-6
LANDSCAPE PLAN	7-8
BUILDING ELEVATIONS/ARCHITECTURAL DETAILS	9-10

FLOODPLAIN STATMENT

A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE ACCORDING TO THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 0206D DATE SEPTEMBER 25, 2009. THE DEVELOPED PORTION OF THE SITE IS IN ZONE X.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 576655 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, BEING A PORTION OF GOVERNMENT LOT 2 (SW1/4 NW1/4), GOVERNMENT LOT 3 (NW1/4 SW1/4) AND GOVERNMENT LOT 4 (SW1/4 SW1/4) OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 658582 AND A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 658583, ALL OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" FROM WHICH AN ANGLE POINT ON SAID WESTERLY LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658582, AS MONUMENTED BY A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" BEARS N01°08'13"W, A DISTANCE OF 491.31 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N88°52'33"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658583, A DISTANCE OF 417.09 FEET TO A COMMON ANGLE POINT THEREON AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N88°52'33"E, A DISTANCE OF 109.99 FEET;
THENCE N00°02'16"E, A DISTANCE OF 66.25 FEET;
THENCE S89°42'58"E, A DISTANCE OF 69.55 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A 399.99 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°56'53", AN ARC LENGTH OF 104.35 FEET (THE LONG CHORD OF WHICH BEARS N82°48'38"E, A LONG CHORD DISTANCE OF 104.06 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24;
THENCE S01°19'57"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24, ALSO KNOWN AS TRACT OR PARCEL NO. 66 AS DESCRIBED IN STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS - STATE OF COLORADO, FEDERAL AID PROJECT NO. F-RF 024-2(1), RIGHT OF WAY PLANS DATED R.C. 12/1/74 AND THE SOUTHERLY EXTENSION THEREOF, SAID SOUTHERLY EXTENSION BEING THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 573169 OF SAID COUNTY RECORDS, A DISTANCE OF 195.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE S67°26'22"E ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID RECEPTION NO. 573169, A DISTANCE OF 266.57 FEET TO THE EASTERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 AND A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;
THENCE S00°17'02"W ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 701389 OF SAID COUNTY RECORDS, A DISTANCE OF 320.86 FEET;
THENCE N89°59'29"W, A DISTANCE OF 532.24 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 658583;
THENCE N00°02'05"E ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED UNDER SAID RECEPTION NO. 576655 AND SAID RECEPTION NO. 658583, A DISTANCE OF 537.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.92 ACRES OF LAND, MORE OR LESS.

APPROVAL CONDITIONS & RESTRICTIONS

(Per Ord. No. 1330, Series 2018)

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

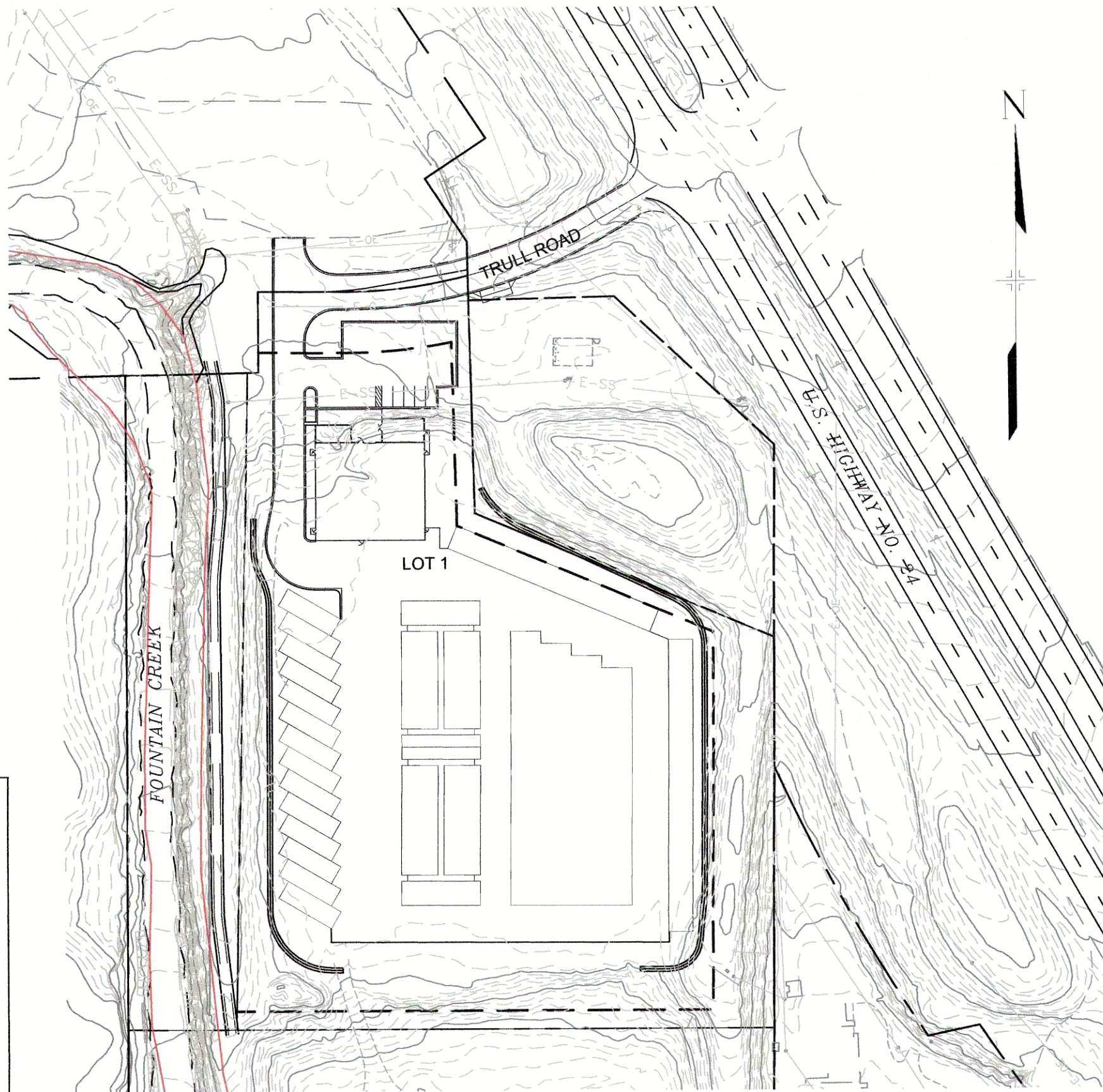
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- The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT right-of-way.
- The Applicant shall propose, and with CDOT approval, install a berm planted with evergreen 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.
- Prior to issuance of a Building Permit for any building, a final plat must be approved by the City.
- 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.
- Signage shall be approved by separate Zoning Development Permit application.
- 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.
- There shall be no uses involving or storing flammable or explosive materials, hazardous chemicals, paints, or solvents.
- 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.
- No single storage compartment shall have a floor area exceeding 300 square feet unless otherwise allowed by City Code now or in the future.
- There shall be no outside storage anywhere on the site.
- Building coverage shall not exceed 60% of the site's land area.
- All future phases beyond Phase I shall be graded and seeded immediately upon completion of Phase I.
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 - Final Landscaping Plan
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 - Final Floor Plan and Elevations
 - Final Grading, Sediment and Erosion Control Plan (with BMPs)
 - Final Utility Plan (water, sewer, power, etc.)
 - Final Photometric Plan
 - CO Stormwater Permit/Stormwater Management Plan
 - CDOT Access Permit.

WOODLAND PARK SELF STORAGE

CITY OF WOODLAND PARK

SITE PLAN

JUNE, 2018



SITE MAP
1"=100'

DEVELOPER

M3XP2, LLC
750 E US HWY 24, SUITE 202
WOODLAND PARK, CO 80863
CONTACT: PETE LABARRE
719-502-7431

LANDSCAPE ARCHITECT

THOMAS AND THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO, 80904
CONTACT: JIM HOUK
719-578-8777

LAND PLANNER & CIVIL ENGINEER

MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
CONTACT: GREGORY G. SHANER, PE
(719) 575-0100

ARCHITECT

REXROAD APE
9370 SHOSHONE
CHIPITA PARK, CO 80809
CONTACT: JOE REXROAD
719-475-9911

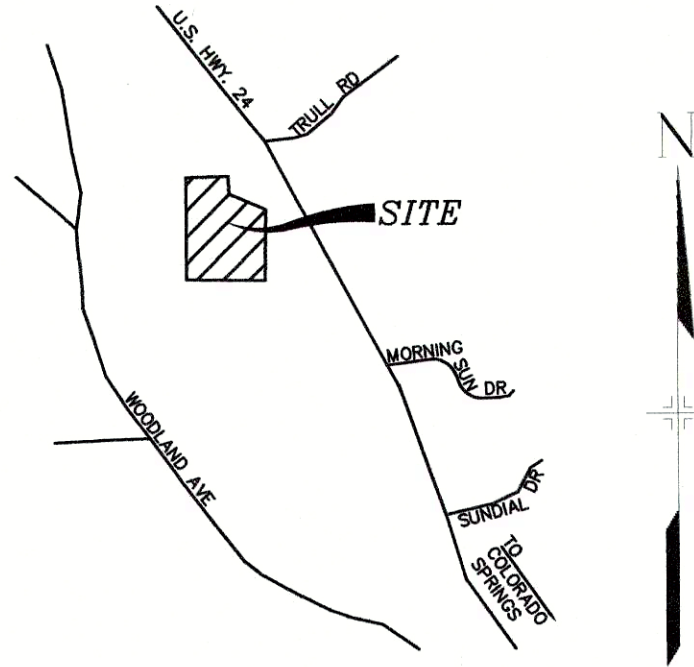
CITY OF WOODLAND PARK SIGNATURE BLOCK:

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

Date: 10-4-2018 Owner(s): [Signature]

"I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein by, City of Woodland Park, Planning Department, and by the City of Woodland Park Planning Commission on 5-24, 2018, after a properly conducted Public Hearing by the City Council held on 7-19, 2018."

Date: 9-18-2018 City Planner: [Signature] AICP
City of Woodland Park

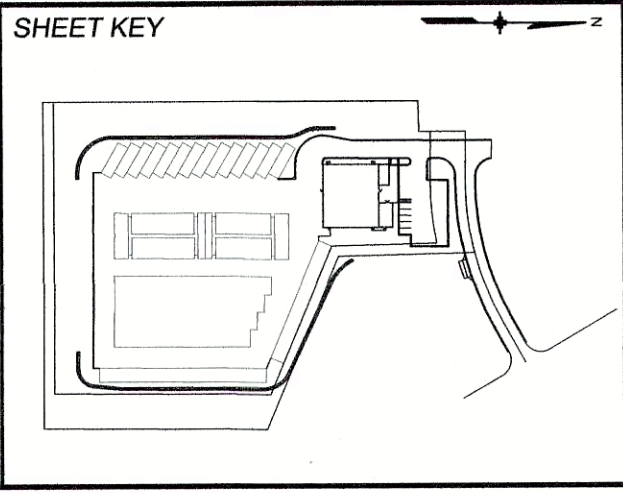


VICINITY MAP
NTS

SITE SUMMARY DATA

SITE ACREAGE	5.92 ACRES
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
EXISTING SITE ZONING	SERVICE COMMERCIAL (SC)
SETBACKS	
FRONT YARD	50'
REAR YARD	0'
SIDE YARD	15'
PARKING	
REQUIRED PARKING (PER ALTERNATE PARKING PLAN)	5 SPACES
PROVIDED PARKING	5 SPACES
STRUCTURES SITE COVERAGE	72,400 SF (1.66 ACRES)
SITE PAVED AREA	61,129 SF (1.40 ACRES)
IMPERVIOUS SURFACE AREA	133,529 SF(3.06 ACRES)
OPEN/LANDSCAPE SPACE	124,581.6 SF (2.86 ACRES) (48.31%)
DRAINAGE BASIN	Fountain Creek
MAXIMUM BUILDING HEIGHT	35'
REQUIRED SNOW STORAGE	6112.9 SF (10% of Parking and Paved Area)
PROVIDED SNOW STORAGE	6605 SF

REFERENCE DRAWINGS	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
PR-SITE	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	CRD
EX-CONTOURS	No.	DATE	DESCRIPTION	BY
EX-TOPO	REVISIONS			
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\TS01.dwg				
CTB FILE: ---				
PLOT DATE: August 6, 2018 9:08:58 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 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:



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

TITLE SHEET

DESIGNED BY:	EWS	SCALE	DATE ISSUED:	June 05 2018	DRAWING No.
DRAWN BY:	CRD	HORIZ.	N.A.		TS01
CHECKED BY:	GGG	VERT.	N.A.	SHEET	1 OF 10



Know what's below.
Call before you dig.

LEGEND:

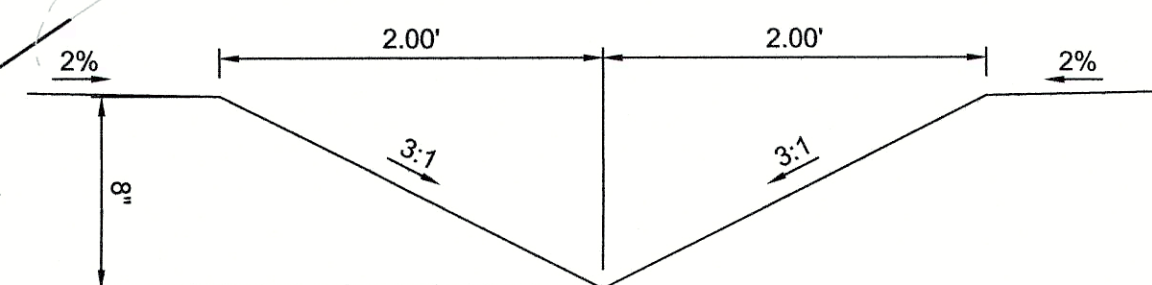
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED FIRE HYDRANT
	LOW POINT
	HIGH POINT
	GRADE BREAK
	OVERLAND FLOW
	CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

32' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606, PAGE 91-93

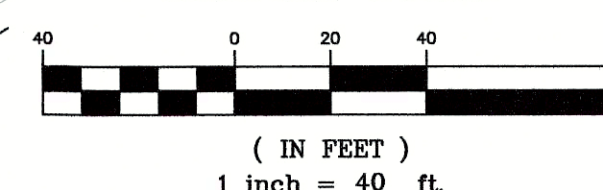
GRANTEE: CITY OF WOODLAND PARK
15' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606 PAGE 91-93

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

PROPOSED WATER LINE

GRASS SWALE
NOT TO SCALE

GRAPHIC SCALE



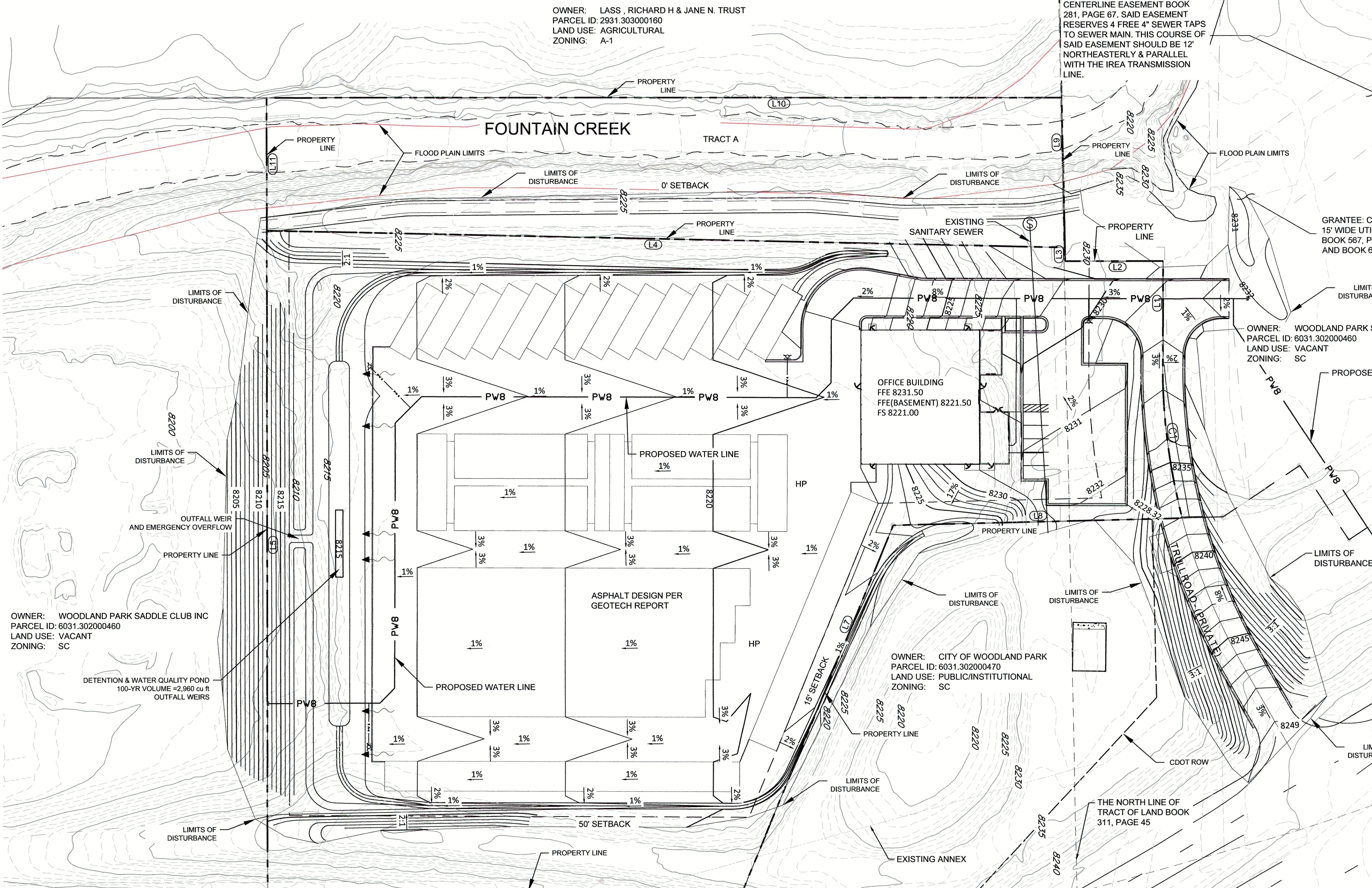
NOTE:

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
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	CHORD LENGTH
C1	104.35	399.99	14°56'53"	N82°48'36"E	104.06



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

ASPHALT DESIGN PER
GEOTECH REPORT

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

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

REFERENCE
DRAWINGS

PR-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

No.

DATE

1

June 5, 2018

COMMENTS FROM WOODLAND PARK PLANNING COMMISSION

DESCRIPTION

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\GP01.dwg

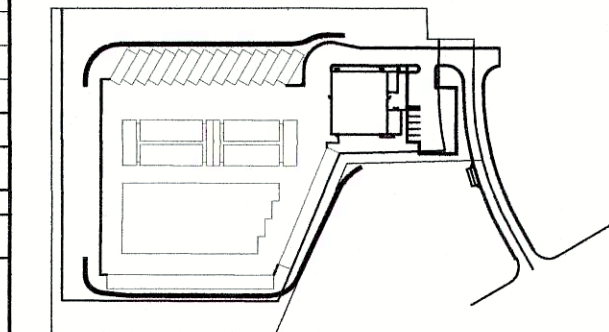
CTB FILE: ----

PLOT DATE: August 6, 2018 9:11:02 AM

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SHEET KEY

CRD
BY



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
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:

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

SEAL

PRELIMINARY

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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

GRADING PLAN

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

Know what's below.
Call before you dig.

APPROVAL CONDITIONS & RESTRICTIONS

See Ord. No. 1330, 2018

LEGEND:

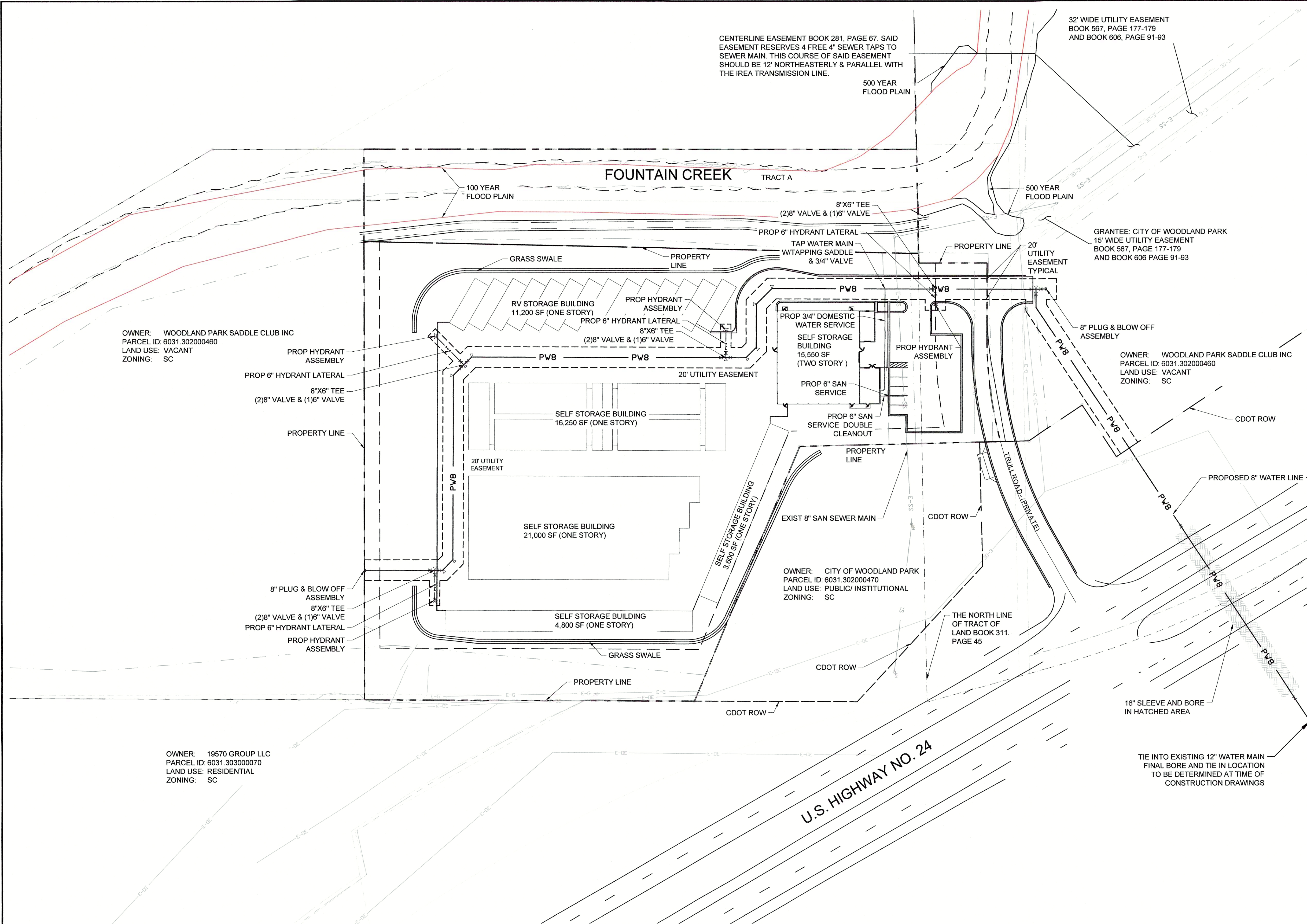
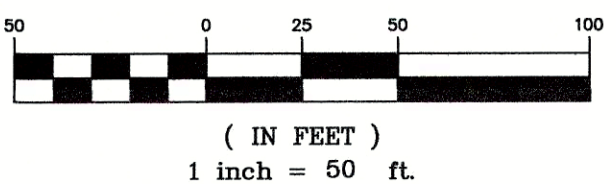
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED 6" FIRE AND DOMESTIC WATER SERVICE
	PROPOSED 8" WATER
	PROPOSED 6" SANITARY SERVICE LINE
	PROPOSED FIRE HYDRANT
	CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

NOTES:

- 1) ALL CLEANOUTS & VALVES LOCATED IN ASPHALT OR CONCRETE TO BE PLACED IN VALVE BOX PER WOODLAND PARK "TYPICAL VALVE BOX SETTING" DETAIL.
- 2) ALL VALVE BOXES, CLEANOUTS, MANHOLES, GUYWIRES, SHALL BE ADJUSTED TO FINAL GRADE.
- 3) CONTRACTOR TO COORDINATE RELOCATION OF DRY UTILITIES W/DRY UTILITY OWNERS AS REQUIRED.
- 4) WATER METERS AND BACKFLOW VALVES ARE LOCATED INSIDE BUILDINGS.
- 5) WATERMAIN EXTENSIONS AND SERVICES DESIGN BASED ON ALTA/ACSM LAND TITLE SURVEY BY RAMPART SURVEYS, INC. DATED AUGUST 6, 2013. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 8" WATERMAIN AND 8" SANITARY SEWER MAIN.
- 6) EASEMENT TO BE PROVIDED FOR WATER MAIN (20' IN WIDTH) AND FIRE HYDRANT LATERALS (10' IN WIDTH)



GRAPHIC SCALE



REFERENCE DRAWINGS	####	####	####	####	####		BENCHMARK		SEAL	WOODLAND PARK SELF STORAGE						
EX-CONTOURS EX-TOPO PR-SITE PR-UI EX-ROW	####	####	####	####	####		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).			PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	WOODLAND PARK DEVELOPMENT PLAN					
	####	####	####	####	####		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:	UTILITY 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"=50' VERT. N/A	DATE ISSUED: June 05 2018 SHEET 4 OF 10	DRAWING No. UP01
	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	CRD												
No.	DATE	DESCRIPTION	BY													
REVISIONS																
COMPUTER FILE MANAGEMENT																
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\UP01.dwg																
CTB FILE:																
PLOT DATE: August 6, 2018 9:11:20 AM																
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Know what's below.
Call before you dig.

ILLUMINATION SYSTEMS

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

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

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

PHOTOMETRIC PLAN

DESIGNED BY:	EMS	SCALE	DATE ISSUED:	June 05 2018	DRAWING No.
DRAWN BY:	CRD	HORIZ. N.T.S.			LP01
CHECKED BY:	GGS	VERT. N.A.	SHEET	5 OF 10	

SEAL

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IS SUBJECT TO CHANGE

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

PREPARED BY:



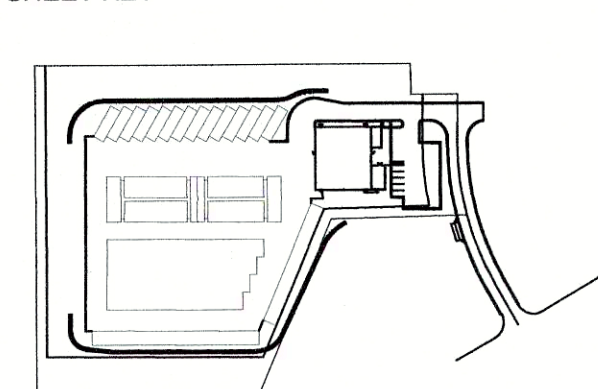
BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 - U.S.G.S. BRASS CAP
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RECORDED AND A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE NORTHEAST
CORNER OF SAID TRACT OF LAND.

SHEET KEY



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

REFERENCE
DRAWINGS

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
X-UBI P3
X-UBI-Union
X-Road-Cordiera Crest

1 June 5, 2018 COMMENTS FROM WOODLAND PARK PLANNING COMMISSION

No.	DATE	DESCRIPTION
		REVISIONS

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
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Know what's below.
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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 trailing edge dimming.

TYPE: _____
PROJECT: _____

APPROVED: _____

SPECIFICATION

	2700K	3000K	4000K	Blue	Amber
color temperature	2700K	3000K	4000K	Blue	Amber
lumens per foot	762 per foot	760 per foot	965 per foot (35K-40K)	380 per foot	525 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 / DM / B4				
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 trailing edge, synchronized w/ soft shut-off				
power supply	integrated Class II electronic high-power factor 94%				
certification	ETL / cETL us CE				
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°x10° beam	BSAG62 Bracket Extension Arm - 6"
	4 1180 mm (40 ft.)	3K 3000K	25 27°x27° beam	BSA1032 Bracket Extension Arm - 12"
	8 1270 mm (75 ft.)	3K 3000K	40 40°x40° beam	BSA6062 Bracket Extension Arm - 18"
	4K 4200K	80 60°x60° beam	87140 60° x 140° Asymmetric	BL Black Lacquer
	BSL Beam™		Asym 27°x30° Asymmetric	
	BSL Beam™			
	BSL Beam™			

*** Consult Factory (minimum order quantity)

ACCESSORIES (Indicate the quantity needed for each item.) **REORDER** Starter Cable (SC108) and Temperature Cap (TC206) for every run. **Maximum Run Length = 60 feet**

TC206 Temperature Cap	SC108 10 ft. Starter Connection Cord	LSB Landscape Spike - 6"
EC13W 13 in. Extension Cord	ASB62 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 10V 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. 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.

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.

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

GLECON GALLEON LED

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

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"2" Width (50mm)	"6" Standard Arm Length (178mm)	"6" Standard Arm Length (178mm)	"6" Standard Arm Length (178mm)	Weight with Arm (lbs.)	Weight with Arm (kg.)	EPA (Sq. Ft.)
1.4	16.13" (409mm)	6"	6"	6"	12	5.4	0.26
5.4	21.54" (548mm)	7"	10"	10"	48	21.8	1.00
7.8	27.06" (687mm)	7"	10"	10"	48	21.8	1.00
9.10	32.24" (819mm)	7"	10"	10"	48	21.8	1.00

DRILLING PATTERN

TYPE "2"

TYPE "6"

TYPE "10"

CERTIFICATION DATA
UL Listed, Wet Location Listed
UL919 L800 Compliant
30 Vibration Rated
IP68 Rated
Energy-Efficient Compliant™ Qualified™

ENERGY DATA
Equivalent LED Driver
10.5W Power Factor
~90% Total Harmonic Distortion
120-277V 60/50Hz
30V & 480V 60Hz
40°C Max. Temperature
40°C Max. Temperature (HA 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.)

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ARM MOUNTING REQUIREMENTS

Configuration	90° Apert	120° Apert
GLECON-AP-21	7" Arm (Standard)	7" Arm (Standard)
GLECON-AP-22	7" Arm (Standard)	7" Arm (Standard)
GLECON-AP-23	7" Arm (Standard)	7" Arm (Standard)
GLECON-AP-24	7" Arm (Standard)	7" Arm (Standard)
GLECON-AP-25	10" Extended Arm (Pre-painted)	7" Arm (Standard)
GLECON-AP-26	10" Extended Arm (Pre-painted)	7" Arm (Standard)
GLECON-AP-27	10" Extended Arm (Pre-painted)	10" Extended Arm (Pre-painted)
GLECON-AP-28	10" Extended Arm (Pre-painted)	10" Extended Arm (Pre-painted)
GLECON-AP-29	10" Extended Arm (Pre-painted)	10" Extended Arm (Pre-painted)
GLECON-AP-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	"6" Width (152mm)	Weight with DM Arm (lbs.)	Weight with DM2A Arm (lbs.)	EPA (Sq. Ft.)
1.4	15.12" (383mm)	35 (16.3 kg.)	38 (17.2 kg.)	1.11
5.4	21.54" (548mm)	46 (20.9 kg.)	49 (22.2 kg.)	1.11
7.8	27.06" (687mm)	54 (24.5 kg.)	59 (26.8 kg.)	1.11

NOTES: 1. Optics are available with 1-10 Light Squares configurations. 2. DM2A optics available with 1-10 Light Squares configurations. 3. DM2A 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. Please email studio@studiomighting.com for Sample Request. Please email colors@studiomighting.com with subject line "Studio Color, Project Name" / "Studio Color Request". 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 walkways, 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 summi 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 summi 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

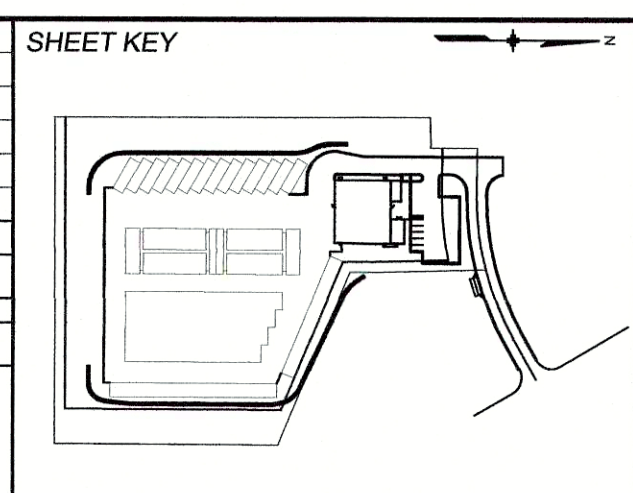
CERTIFICATION DATA
UL Listed, Wet Location Listed
UL919 L800 Compliant
30 Vibration Rated
IP68 Compliant
ADA Compliant
ROHS Compliant
ROHS Compliant Models
IP68 Integrated Protection Rated
100-24 Compliant
Design/Energy Conservation™ Qualified™

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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2016-09-28 10:17:10

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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	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					
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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 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

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

SEAL

PRELIMINARY
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WOODLAND PARK SELF STORAGE

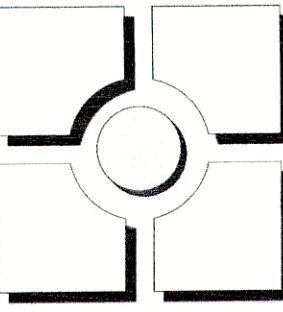
WOODLAND PARK DEVELOPMENT PLAN

PHOTOMETRIC PLAN

DESIGNED BY:	EMS	SCALE	DATE ISSUED:	June 05 2018	DRAWING No.
DRAWN BY: <td>CRD <td>HORIZ 1"=40'</td> <td></td> <td></td> <td></td> </td>	CRD <td>HORIZ 1"=40'</td> <td></td> <td></td> <td></td>	HORIZ 1"=40'			
CHECKED BY: <td>GGG <td>VERT N.A.</td> <td></td> <td></td> <td></td> </td>	GGG <td>VERT N.A.</td> <td></td> <td></td> <td></td>	VERT N.A.			
		SHEET	6 OF 10		LP02



Know what's below.
Call before you dig.

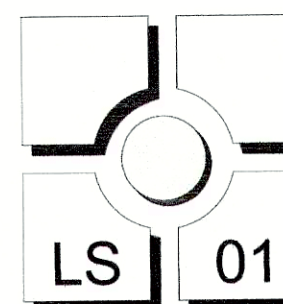


THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-8777

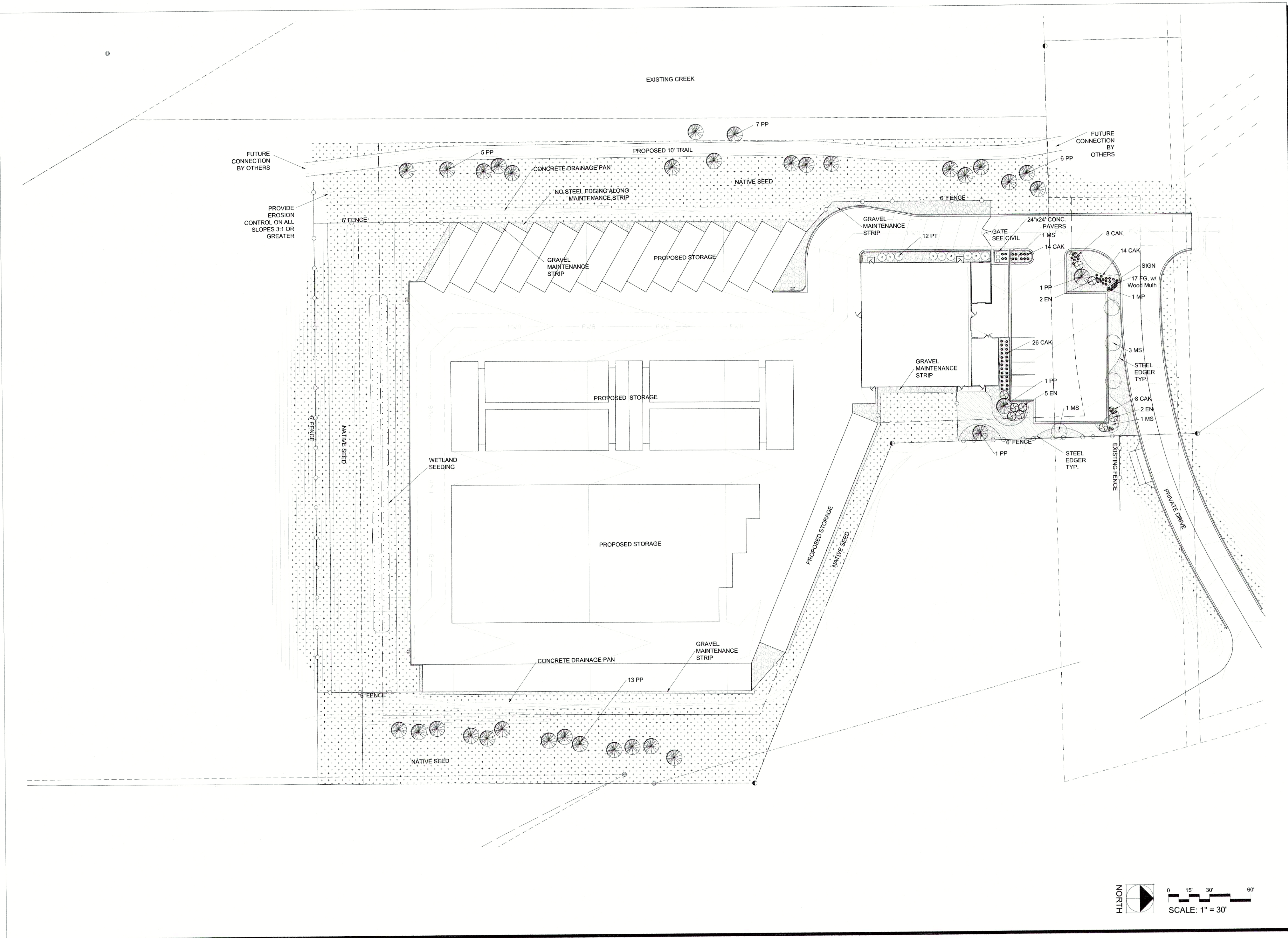
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1					
2					
3					
4					
5					
6					

DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		38093.00
SCALE:		AS NOTED

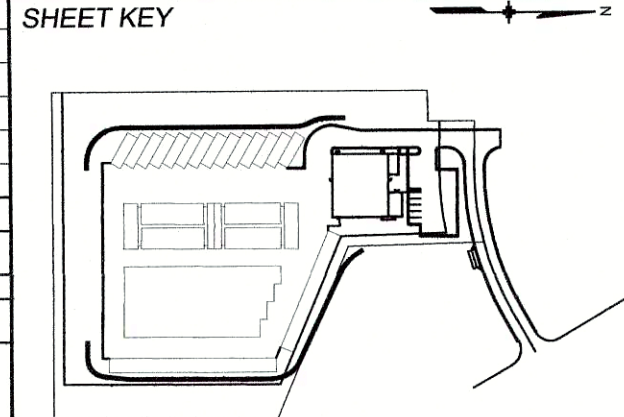
Woodland Park Self Storage
Hwy 24
Woodland Park, CO
Preliminary Landscape Plan



LS 01



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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				
X-Base-Union				
X-Util-F3				
X-Road-Cordera Crest				
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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, R68W OF THE 6TH P.M. (ELEVATIONS ARE BASED UPON NGVD VERTICAL DATUM).

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PREPARED BY:
Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

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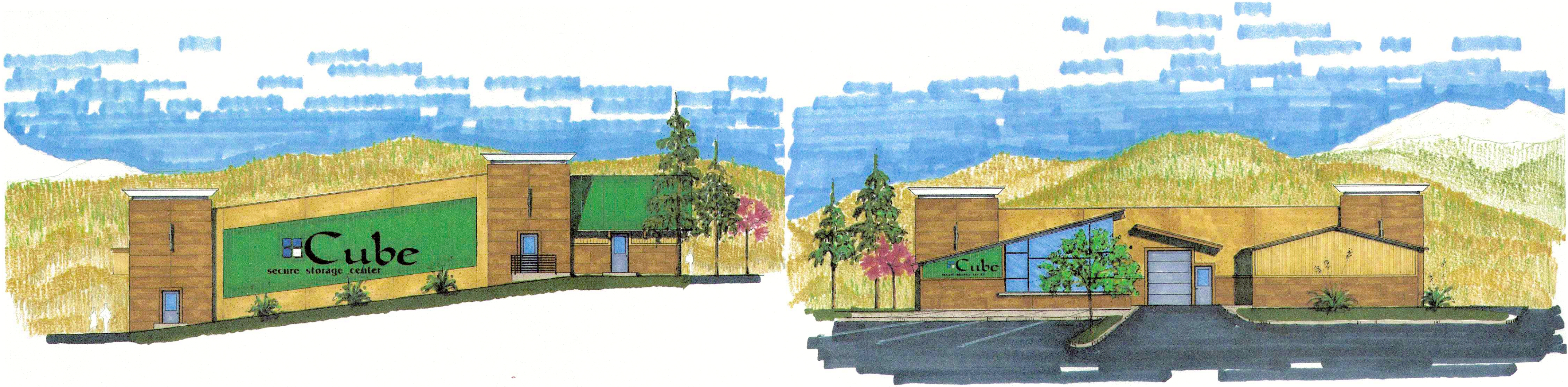
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

WOODLAND PARK SELF STORAGE				
WOODLAND PARK DEVELOPMENT PLAN				
LANDSCAPE PLAN				
DESIGNED BY:	EMS	SCALE:	DATE ISSUED:	DRAWING No.
CHECKED BY:	GGG	HORIZ. 1"=40'	June 05 2018	LA01
		VERT. N.A.	SHEET 7 OF 10	



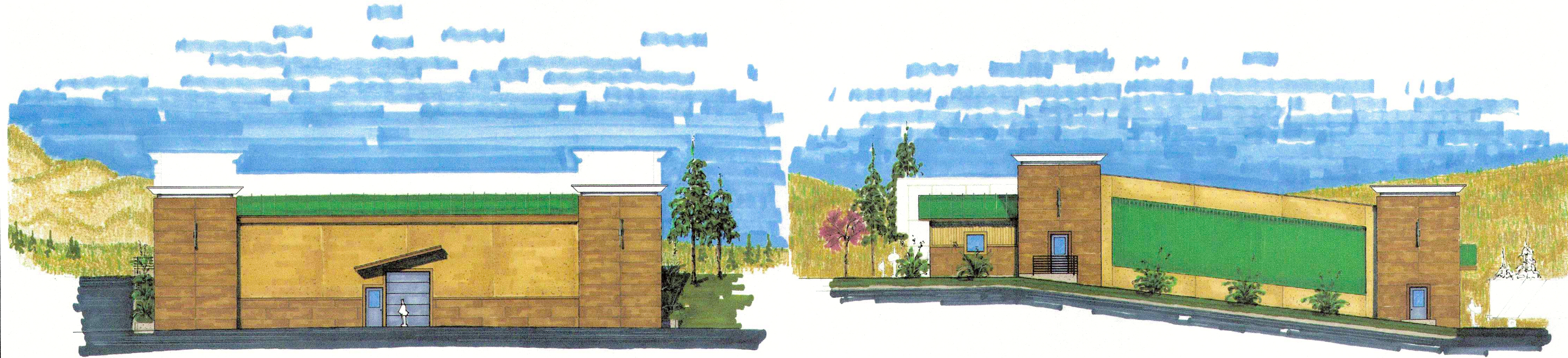
Know what's below.
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OFFICE & CLIMATE CONTROLLED STORAGE



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

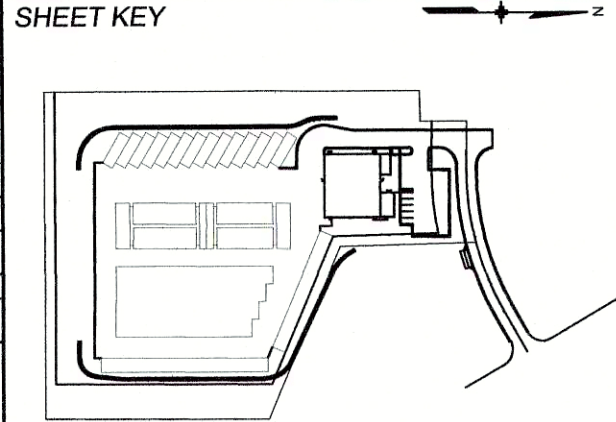
DRAWING DATE: 30 March 2018

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				
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BENCHMARK
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PREPARED BY:
Matrix
DESIGN GROUP
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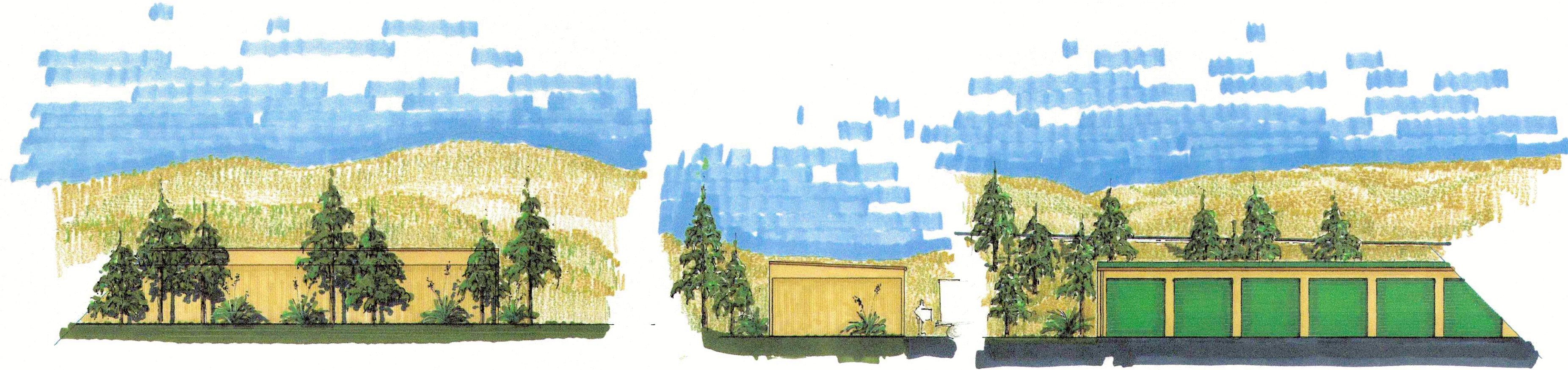
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 18.987.001

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.	9 OF 10
CHECKED BY:	GGS	VERT.	N.A.	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	####	####	####	####	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: Matrix DESIGN GROUP AN EMPLOYEE-OWNED COMPANY	SEAL PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	WOODLAND PARK SELF STORAGE				
	####	####	####	####					WOODLAND PARK DEVELOPMENT PLAN				
	####	####	####	####					BUILDING ELEVATIONS				
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