



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, May 26, 2022, 6:30 P.M.
Council Chambers – 220 W. South Avenue
AGENDA

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Planning Commission and comments are encouraged in writing in advance.

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** May 12, 2022
- 4. PUBLIC HEARINGS**

A. Continued from May 12, 2022: CUP/SPR2022-02 The Grove at Spruce Haven CUP: Consider a request by Joe Kent of 920 Spruce Haven LLC (Applicant and Owner) for a Conditional Use Permit (CUP) for construction of six (6) 2-unit attached single family dwellings on 2.18 acres in a portion of the W1/2 of the NW1/4 of Section 24, Township 12 South, Range 69 West of the 6th Principal Meridian, also known as part of the Kowitz Tracts, with an address of 920 Spruce Haven Drive in the Multi-Family Residential Suburban (MFS) zone. **(QJ)**

The City Council Public Hearing is currently scheduled for Thursday, July 7, 2022, 7:00 P.M.

B. CUP/SPR2022-03 Extension of Ute Pass (formerly Woodland Park) Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) and 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75-acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. **(QJ)**

The City Council Public Hearing is currently scheduled for Thursday, June 16, 2022, 7:00 P.M.

- 5. REPORTS**
- 6. ADJOURN**

For more information, please contact the Planning Department 719.687.5283

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for May 12, 2022

Council Chambers, 220 W South Avenue, Woodland Park

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

1. CALL TO ORDER & ROLL:

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

Present	Commissioner Hartsfield
Present	Commissioner Lee Brown
Present	Commissioner Carrol Harvey
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Shawn Nielsen

Staff Present: Planning Director Karen Schminke, Senior Planner Chelsea Stromberg, and Planner 1 David Burgess

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: The April 28, 2022 were approved.

At the Chair's request, Director Schminke introduced the City's new Senior Planner, Chelsea Stromberg, to the Commission. She noted that Ms. Stromberg comes to the City after having experience with two other Colorado municipalities and is an excellent addition to the department.

4. PUBLIC HEARINGS

A. CUP/SPR2022-01 Fred's Towing CUP: A request by M.V.E., Inc. (Applicant) and Gino LLC, A Colorado LLC (Property Owner) for approval of a Conditional Use Permit and Site Plan Review for Fred's Towing, a commercial building with vehicle storage area on Lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (2730 Mountain Glen Court) in the Community Commercial (CC) zone. **(QJ)**

Chair Hartsfield opened the public hearing and Ms. Stromberg presented a PowerPoint presentation summarizing the project and the Staff Report to the Commission. She described the request, gave a summary of the property history, and noted the surrounding zoning and site conditions. Ms. Stromberg summarized the findings for both, the Conditional Use Permit and the Site Plan Review. She noted that typically, Site Plans are reviewed and approved at the staff level, however, since this Site Plan Review is being reviewed concurrently with a Conditional Use Permit, it gets elevated to be reviewed by the Planning Commission. After finding substantial compliance with the requirements, the presentation concluded with the Staff recommendation that the Planning Commission recommend to City Council approval of this application with the following conditions:

1. All development impact fees must be paid prior to ZDP issue including but not limited to tap fees, storm water capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
2. All exterior lighting, if any, shall be downcast and shielded with a temperature of 3,000 K or warmer and shall not exceed twenty-five feet in height.
3. Pursuant to MC 18.33.180, at least 20% of parcel shall remain as open space.
4. Pursuant to MC 18.33.180.D, healthy existing significant trees shall be preserved to the extent reasonably feasible and may be used to satisfy landscaping and open space requirements.

5. Prior to the issuance of a building permit, the property owner shall submit for and receive approval of a:

- a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
- b. Teller County Environmental Health Department approval for a septic system with an acceptable oil separator system;
- c. Infrastructure Zoning Development Permit, fees-in-lieu shall be submitted pursuant to MC 18.33.170, for the installation of curb and gutter and sidewalks along Highway 24; and
- d. Zoning Development Permits and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings
 - ii. Final Drainage Report
 - iii. Final Landscaping Plan
 - iv. Final Site Plan
 - 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 Storm water Permit/Storm water Management Plan

6. Prior to Council Public Hearing, the Applicant shall make revisions to the site plan as indicated on the redlined plans.

7. Hours of operation shall be limited to dawn (no earlier than 7 am) to dusk (no later than 9 pm) Monday through Friday. After hours emergency operations are permitted subject to emergency requirements.

8. Uses shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate fire-fighting and fire suppression equipment and by such safety devices as are normally used in handling any such material.

9. No smoke, odor, vibration, glare or particulate emissions shall be permitted which can cause damage to health, animals, vegetation, or affect properties beyond the parcel boundaries.

10. Notwithstanding any conditions herein, this CUP does not grant a noise relief permit and the use/business shall at all times be subject to MC 9.41 Noise.

Chair Hartsfield requested the property owner, Mike Cerquozzi, and applicant, Charles Crum, step forward to give their presentation. The property owner and applicant gave a joint presentation describing the site plan, operational layout, and business operations.

There were several discussions between the property owner and the Commission at this time. The first debated the accuracy of the property being addressed from Mountain Glen Court, when both adjacent businesses have Highway 24 addresses. The concern from the Commissioners is that this could cause confusion for emergency services, as well as for commercial tow vehicles and customers. Staff interjected that the appropriate time to

re-address the property is now before a business is established, they had made note of this need and will begin work on the address change promptly.

Following the applicant's testimony, Chair Hartsfield opened the Hearing to the public. James Cosgriff of 2781 Mountain Glen Ct. stepped forward and presented a photo to the Commission that showed the view of the subject property from his house. His main concern was regarding lighting from the business and the impact that even full cut-off lights would have on his nighttime view and general enjoyment of his property. He suggested that the property owner add additional trees to the eastern property boundary in order to shield the lights from the adjacent residences. Mr. Cosgriff also echoed the concerns about addressing the property accurately. Mr. Cerquozzi stated that the lights will be on motion sensors and will only be activated when a person or vehicle enters the tow yard. Otherwise they will be off.

Via Zoom, Dustin Bench (2751 Mountain Glen Ct.) also expressed concerns about the light and general commercial activity being considered for the property.

With no one else in the audience or online wishing to comment, Chair Hartsfield closed the public comment and led the Commission in discussion. The Commission discussed the requirement for a photometric plan and how the City measures light for compliance. Ms. Stromberg replied that the photometric plan will be included as part of the landscape requirements, however, it will be a code enforcement issue after permitting.

Commissioner Harvey moved, and Commissioner Kennedy seconded, that the Planning Commission recommend Approval to City Council of Fred's Towing CUP - SPR: A request by M.V.E., Inc. (Applicant) and Gino LLC, A Colorado LLC (Property Owner) for approval of a Conditional Use Permit and Site Plan Review for Fred's Towing, a commercial building with vehicle storage area on Lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (2730 Mountain Glen Court) in the Community Commercial (CC) zone with conditions one through ten as recommended by Staff.

YES: Larsen, Nielsen, Hartsfield, Brown, Harvey, and Kennedy. NO: None
Motion PASSES 6-0.

Additionally, staff reiterated they had made note of the address issue for the subject property and will begin work to get a new address assigned that better reflects the property's location.

The City Council Public Hearing for this item is currently scheduled for Thursday, June 16, 2022, 7:00 P.M.

B. SUB2022-02 Extension of The Haven at Paradise Preliminary Plat: A request by Frankie Valenzuela (Applicant) and Johnathan James of Ventus (Property Owner) for a 2-year extension of the Preliminary Plat approved for a 35.77 acre parcel north of Kings Crown Road for 24 residential lots in the Suburban Residential (SR) zone. **(QJ)**

Chair Hartsfield opened the public hearing and Director Schminke reviewed a PowerPoint presenting the staff report. In the PowerPoint she provided additional background information related to this subdivision being part of a larger development known as Top of Paradise as well as a timeline of past approvals, and requests. These dates include:

- In 2015 the Amended Master Plan was extended to August 4, 2020.
- April 4, 2019 – The Haven at Paradise Preliminary Plat was approved (35.77 acres with 24 lots)

- September 2020 – The Master Plan for Top of Paradise was extended until August 4, 2025.
- April 2021 – the Haven at Paradise Preliminary Plat was extended until April 4, 2022.
- February 9, 2022 – Application for grading permit and construction drawings for infrastructure for the Haven at Paradise were submitted.
- March 31, 2022 – Application for a Final Plat for the Haven at Paradise was submitted.
- April 4, 2022 – Application for a Preliminary plat extension for the Haven at Paradise was submitted.

Ms. Schminke stated that while municipal code §17.20.090 states submission of a final plat extends approval of the preliminary plat, after conversations with the applicant they decided to request extension of the preliminary plat in addition to their final plat that had been submitted on March 31, 2022. Part of the reason for this was the applicants desire to install the infrastructure and plat this development in two phases. Ms. Schminke's presentation included graphics of the Top of Paradise Master Plan, the proposed final plat submitted on March 31st, and the previously approved preliminary plat. She concluded her presentation with staff findings that the extension request is reasonable and no changes have been made to the City's subdivision regulations that would affect the plat design; staff recommendation is to approve a one-year extension of The Haven at Paradise Preliminary Plat to April 4, 2023.

At the Chair's request, the applicant, Frankie Valenzuela, addressed the commission and stated that they are working diligently to get this project started with as few problems as possible to the community, and at the same time help with this whole housing crisis. They are also wanting to contribute the type of design and architecture the City would like to see.

Next the Chair called for public comment. Lawrence Wedderstrand of 1150 Kings Crown Road, stated that he had moved to this neighborhood in 2019 and had questions regarding this extension and the Final Plat application. He shared that he had been to the Planning Department on two occasions earlier that day and that staff was not able to show him the final plat application and while staff shared a copy of the final plat in the presentation he still questioned the submittal date.

The Chair allowed Director Schminke to respond to the concerns. She confirmed that staff considers this subdivision active given the current review of the construction drawings for the infrastructure, the final plat submittal, and the request on April 4th for the preliminary plat extension. She also explained that the final plat application had been submitted electronically by the applicant, Frank Valenzuela, on March 31st, but the application had yet to receive further review. Ms. Schminke also noted that she had brought to the meeting a printed copy of Mr. Valenzuela's March 31st email that submitted the final plat application. The Commission members chose not to look at the printed email.

In discussion the Commission members noted that they historically have not enforced strict deadlines for submitting extension requests and were comfortable with the activity and status of this project.

After closing the hearing, the Commission had a short discussion. Commissioner Brown noted that the Parks Board had met and were supportive of receipt of the open space shown on the preliminary plat.

Commissioner Brown moved, and Commissioner Harvey seconded, that the Planning Commission approve a one-year extension of the preliminary plat, still subject to the original conditions.

**YES: Larsen, Nielsen, Hartsfield, Brown, Harvey, and Kennedy. NO: None
Motion PASSES 6-0.**

C. CUP/SPR2022-02 The Grove at Spruce Haven CUP: Consider a request by Joe Kent of 920 Spruce Haven LLC (Applicant and Owner) for a Conditional Use Permit (CUP) for construction of six (6) 2-unit attached single family dwellings on 2.18 acres in a portion of the W1/2 of the NW1/4 of Section 24, Township 12 South, Range 69 West of the 6th Principal Meridian, also known as part of the Kowitz Tracts, with an address of 920 Spruce Haven Drive in the Multi-Family Residential Suburban (MFS) zone. **(QJ)**

Chair Hartsfield opened the public hearing and Ms. Stromberg presented a PowerPoint presentation summarizing the project and the Staff Report to the Commission. She described the request, gave a summary of the property history, and noted the surrounding zoning and site conditions. Ms. Stromberg summarized the findings for both, the Conditional Use Permit and the Site Plan Review. She noted that typically, Site Plans are reviewed and approved at the staff level, however, since this Site Plan Review is being reviewed concurrently with a Conditional Use Permit, it gets elevated to be reviewed by the Planning Commission. Staff noted that there was an addendum to the staff report, a correction to the Conditional Use Permit Criterion which previously indicated that the application partially complied with item #8 due to a lack of storm water infrastructure. This inaccurate analysis was corrected to say that the application complied with item #8. After finding substantial compliance with the requirements The presentation concluded with the Staff recommendation that the Planning Commission recommend to City Council approval of this application with the following conditions:

1. All development impact fees must be paid prior to ZDP issue including but not limited to tap fees, storm water capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
2. All exterior lighting, if any, shall be downcast and shielded with a temperature of 3,000 K or warmer and shall not exceed twenty-five feet in height.
3. Pursuant to MC 18.33.180, at least 40% of parcel shall remain as open space.
4. Pursuant to MC 18.33.180.D, healthy existing significant trees shall be preserved to the extent reasonably feasible and may be used to satisfy landscaping and open space requirements.
5. Prior to the issuance of a building permit, the property owner shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
 - b. Final Plat
 - c. Infrastructure Zoning Development Permit, pursuant to MC 18.33.170, for the installation of curb and gutter and sidewalks along Spruce Haven Drive or submit fees-in-lieu; and
 - d. Zoning Development Permits and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings

- ii. Final Drainage Report
- iii. Final Landscaping Plan
- iv. Final Site Plan
- v. Final Floor Plan and Elevations
- vi. Final Grading, Sediment and Erosion Control Plan
- vii. Final Utility Plan (water, sewer, power, etc.)
- viii. Final Photometric Plan
- ix. CO Storm water Permit/Storm water Management Plan

6. Prior to Council Public Hearing the Applicant shall make revisions to the site plan as indicated on the redlined plans.

7. Prior to conveyance of any dwelling unit, a Townhome Plat shall be approved by the City and recorded with the Teller County Clerk and Recorder. The Townhome Plat shall include covenants describing limits on the property and maintenance of all common areas.

- a. Prior to approval of a Townhome Plat, Park Capital Fees shall be submitted and payable at the rate established when the application is submitted (2021 rate is \$2,133/per unit).

Chair Hartsfield called the applicant, Joe Kent, forward, who along with the project engineer, David Mijares, gave a brief overview of the project. The applicant clarified that the reason for the applicant being partially compliant with CUP criterion #11 is because they would like to gather community input regarding the color schemes prior to submitting to the City. They also reiterated that the application does indeed comply with CUP criterion #8 and has Tract A dedicated to drainage infrastructure.

Following the applicant's testimony, Chair Hartsfield opened the Hearing for public comment. Via Zoom, Glen Williams of 401 Burdette Cir. Expressed support for the project.

With no one else in the audience or online wishing to comment, Chair Hartsfield closed the public comment and led the Commission in discussion. The Commission engaged in discussion with the applicant and the staff regarding a number of items of concern. These included driveway length for the individual units, vehicle turn-around ability at the end of the private street, roadway width, utilities issues, water tap allocation, sidewalks, landscaping, and clarification of some features shown on the submitted plans as well as some discrepancies in the staff report. There was also discussion regarding the amount of time the applicant may need to clarify some items and how a continuation of this items to a future Planning Commission meeting would affect their desired construction schedule.

Commissioner Brown moved, and Commissioner Larson seconded, that this item be continued to the next Planning Commission meeting on May 26, 2022.

YES: Larsen, Nielsen, Hartsfield, Brown, Harvey, and Kennedy. NO: None
Motion PASSES 6-0.

At the conclusion of the vote staff confirmed with the Commission they desired more clarification on the following items:

- Elevations are currently not clear regarding sidewalks, landscaping and how the buildings are accessed;
- Related to storm water detention, integrate the supplemental staff report into main staff report;
- Clarify the conveyance of the wastewater uphill;
- Provide a sidewalk condition for construction or fee in lieu;
- Determine best location for a vehicle turn around for both fire and general traffic;
- Clearly label the intent for Tract A (storm water detention) and Lot 13 (open space);
- Add a note for screening next to Fred's Towing and provide a fence detail; and
- Confirm private road width.

5. REPORTS: None.

The next meeting of the Commission is scheduled for May 26, 2022 at 6:30 PM.

6. ADJOURN: The meeting was adjourned at 8:51 pm.

Approved this _____ day of _____, 2022 by _____
Ken Hartsfield, Chair



City of Woodland Park Staff Report for Planning Commission

Meeting Date: May 26, 2022		
Agenda Item	Department	Presenter
4.A	Planning	Chelsea Stromberg Senior Planner

ITEM – Continued from May 12, 2022

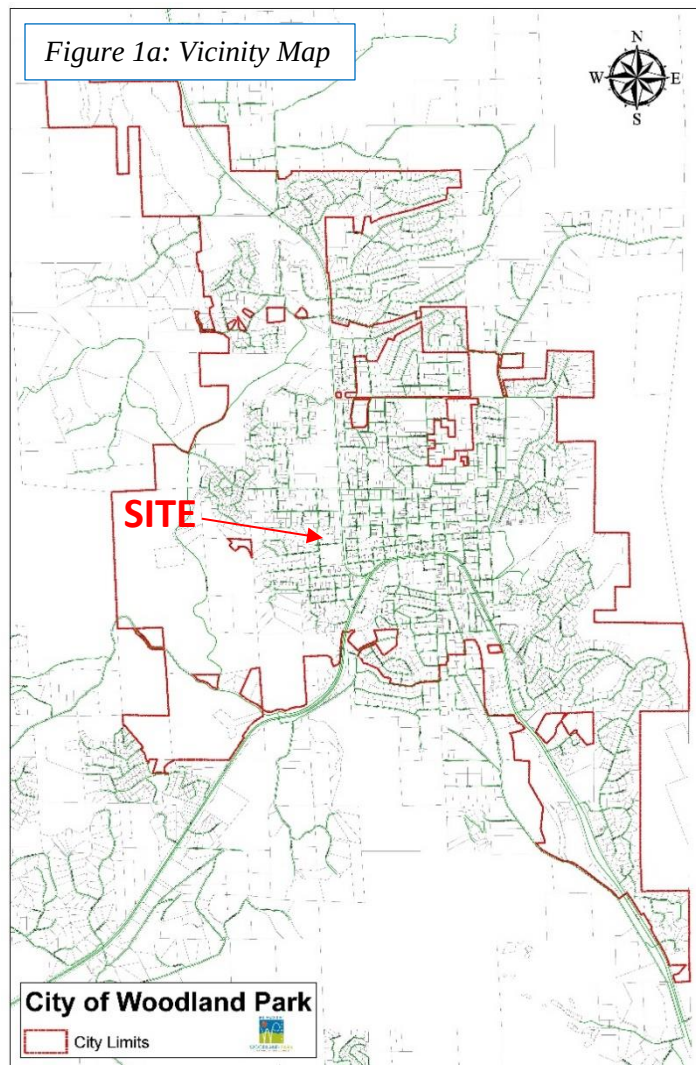
#CUP/SPR2022-02 The Grove at Spruce Haven CUP: Consider a request by Joe Kent of 920 Spruce Haven LLC (Applicant and Owner) for a Conditional Use Permit (CUP) for construction of six (6) 2-unit attached single family dwellings on 2.18 acres in a portion of the W1/2 of the NW1/4 of Section 24, Township 12 South, Range 69 West of the 6th Principal Meridian, also known as part of the Kowitz Tracts, with an address of 920 Spruce Haven Drive in the Multi-Family Residential Suburban (MFS) zone. (QJ)

This item was originally heard by the Planning Commission on May 12, 2022, who continued it to their May 26, 2022 meeting. This report contains clarified and updated information, however due to time constraints updated comments from the City Engineer were not available as of May 19, 2022.

BACKGROUND

This site is a 2.18-acre parcel of land on the north side of Spruce Haven Drive in central Woodland Park.

The property was annexed into the City of Woodland Park in 1969 and zoned Residential (R-1) in 1969, then Agricultural (A-1) in 1979. The zoning designation of Community Commercial was adopted in 1996. The property was rezoned to Multifamily Suburban Zone District in 2021 in preparation for the current applications. Multifamily residential is a conditional use in the MFS zone district according to Sec. 18.09.090 Table of Permitted

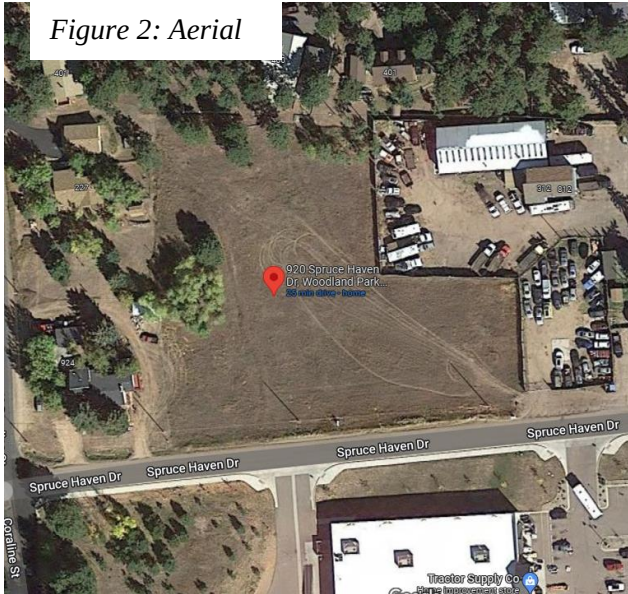


Uses. While the current CUP application covers the entire parcel, the eastern portion, to be platted as Lot 13 (approximately .36 acres), is not currently proposed to be developed.

Aerial photographs taken in 2022 show the existing conditions of the property which is undeveloped. The subject property is unplatted and a plat will be required prior to the approval of a building permit.

In April 2022, the Applicant submitted a CUP Application for Multifamily Residential to facilitate development of six duplexes. The information submitted by the applicant with this application includes a variety of site drawings and illustrations.

Figure 2: Aerial



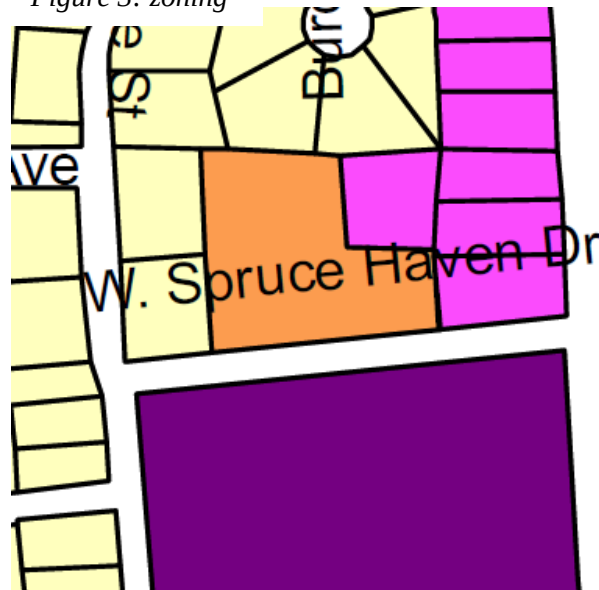
SITE AND SURROUNDING PROPERTIES

The property is located directly north of Spruce Haven Drive in the central-west part of Woodland Park between Highway 67 and North Coraline Street. Adjacent to the site are single family residential to the north and west, a tow yard and outdoor storage to the east and commercial retail (Tractor Supply) to the south.

There are existing mature aspen trees and a moderate sloping terrain on the property's western perimeter.

EXISTING ZONING

Figure 3: zoning



Residential

- Suburban Residential (SR)
- Urban Residential (UR)
- Multi-Family Residential Suburban (MFS)
- Multi-Family Residential Urban (MFU)
- Mobile Home Park (MHP)

Commercial

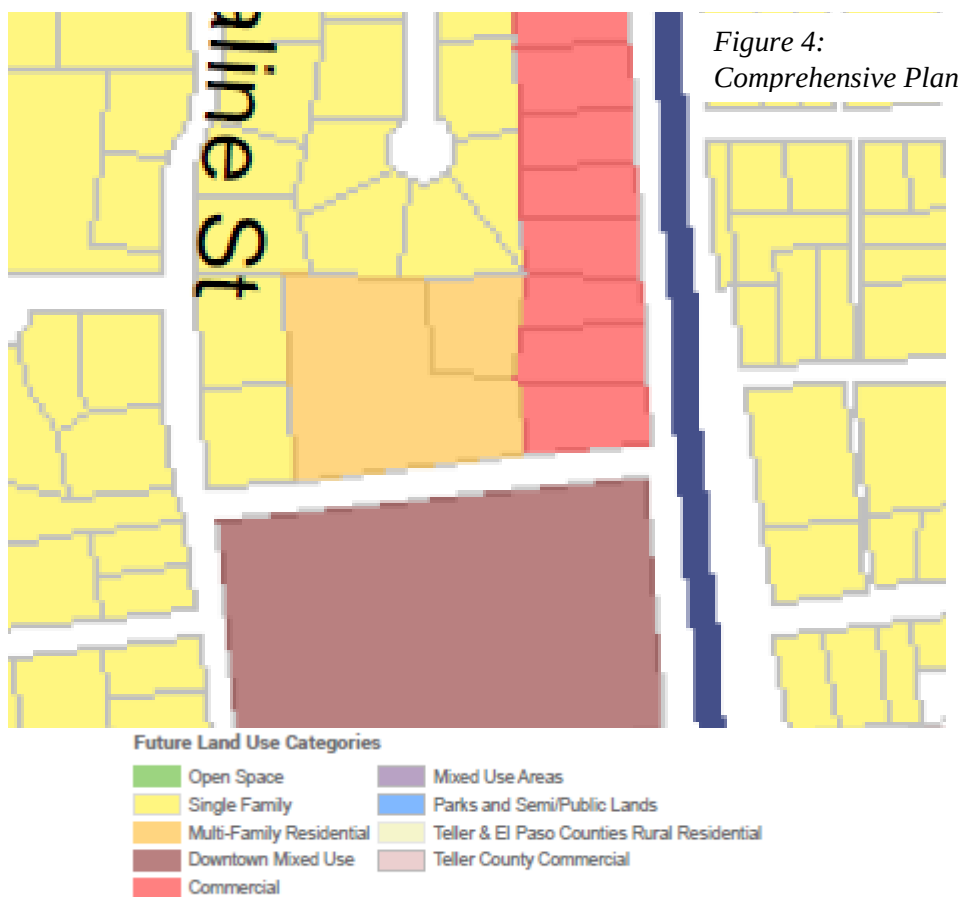
- Central Business District (CBD)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Service Commercial (SC)
- Heavy Service Commercial Light Industrial (HSC/LI)

The Multifamily Residential Suburban (MFS) Zone allows for a density of up to 8 units per acre. The currently proposed development includes 12 units on 2.18 acres (5.5 dwelling units per acre). Adjusting for the undeveloped Lot 13 (approximately .36 acres) brings the acreage down to 1.82 acres, or a density of approximately 6.6 dwelling units per acre, still below the allowable density of 8 units per acre.

ADJACENT LAND USES

<u>DIRECTION</u>	<u>USE</u>	<u>ZONE</u>
<u>NORTH</u>	<u>Single family residential</u>	<u>Suburban Residential</u>
<u>EAST</u>	<u>Tow yard/ outdoor storage</u>	<u>Community Commercial</u>
<u>SOUTH</u>	<u>Commercial retail</u>	<u>Service Commercial</u>
<u>WEST</u>	<u>Single family residential</u>	<u>Suburban Residential</u>

COMPREHENSIVE PLAN – Future Land Use Map



EXISTING AREA AND SITE PHOTOS

*Figure 5a: site
looking northeast*



*Figure 5b: site
looking northwest*



*Figure 5c: site
looking north*



*Figure 5d: site
looking northeast*



PROPOSED SITE PLANS

Figure 6a: proposed site plan

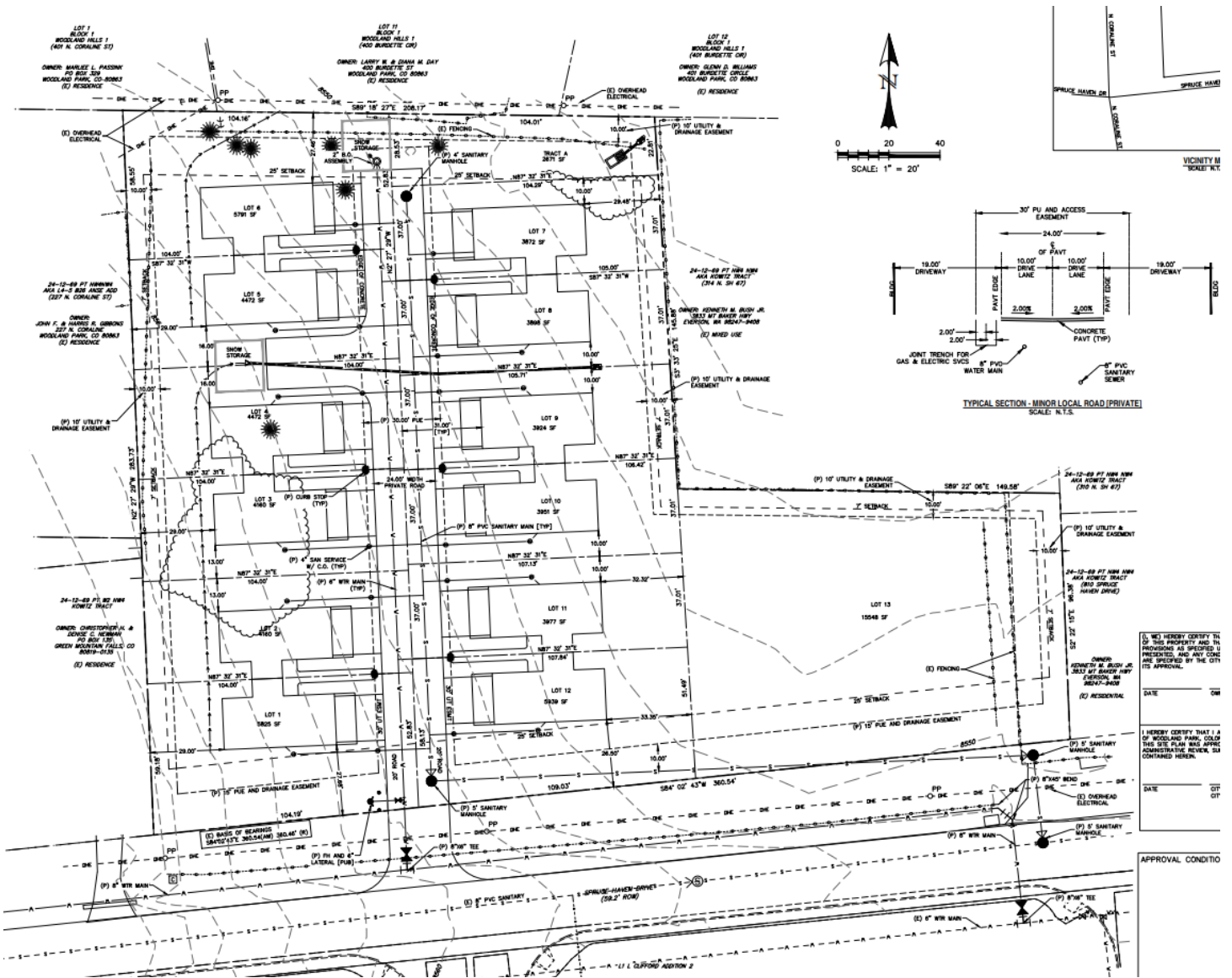
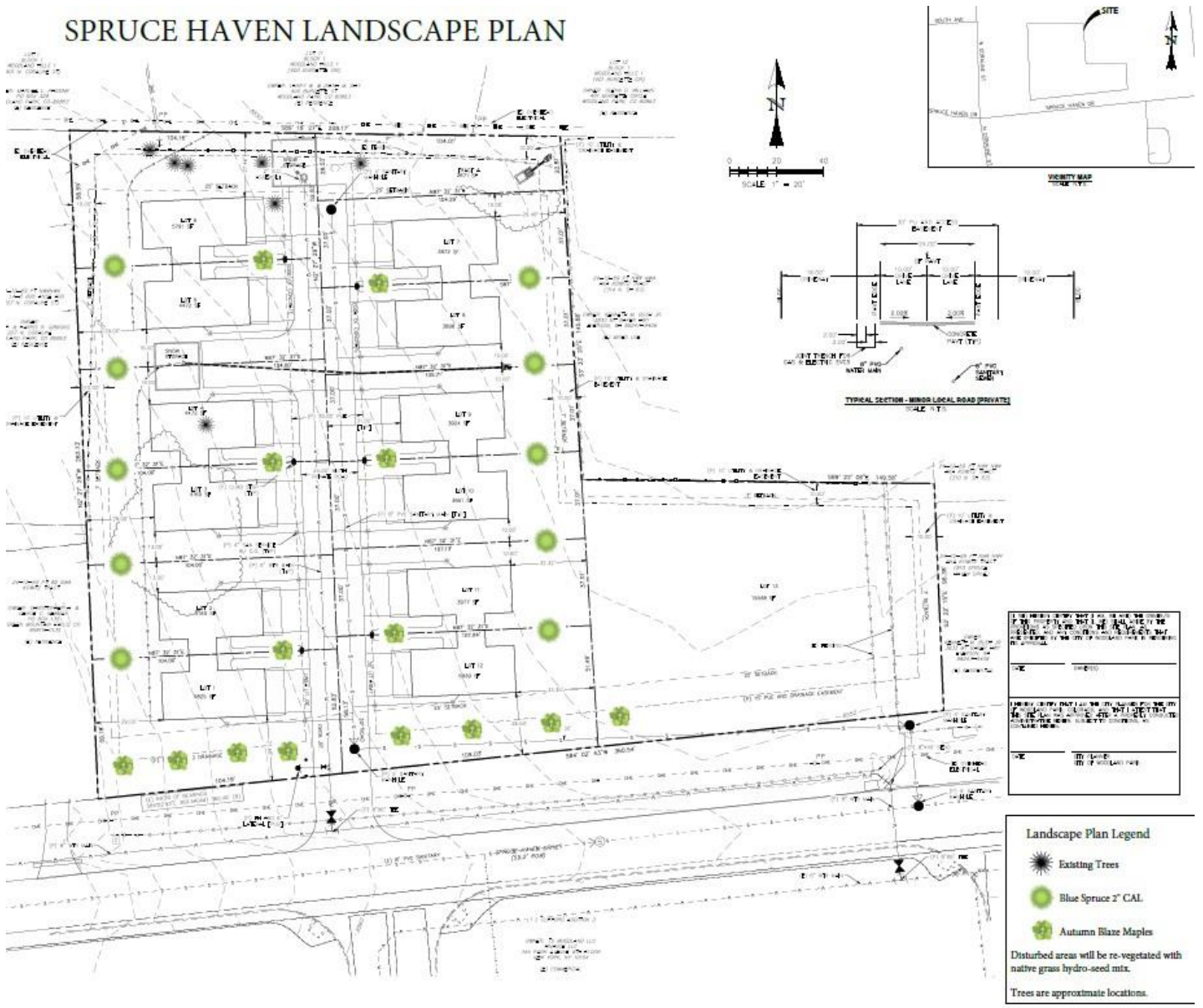


Figure 6b – Proposed Landscape Plan



PROPOSED ELEVATIONS

Figure 7a: proposed front elevation

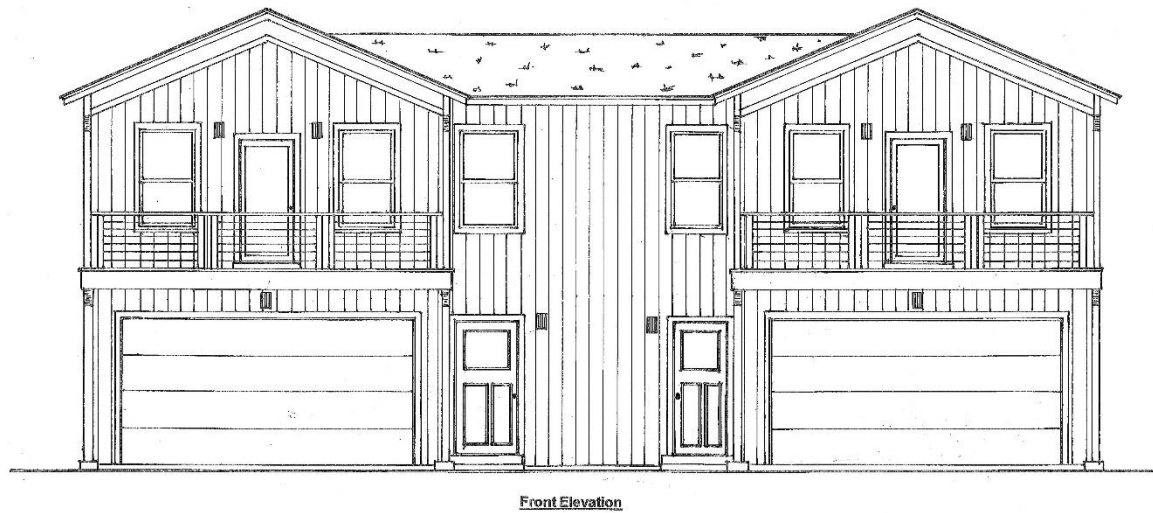


Figure 7b: proposed rear elevation

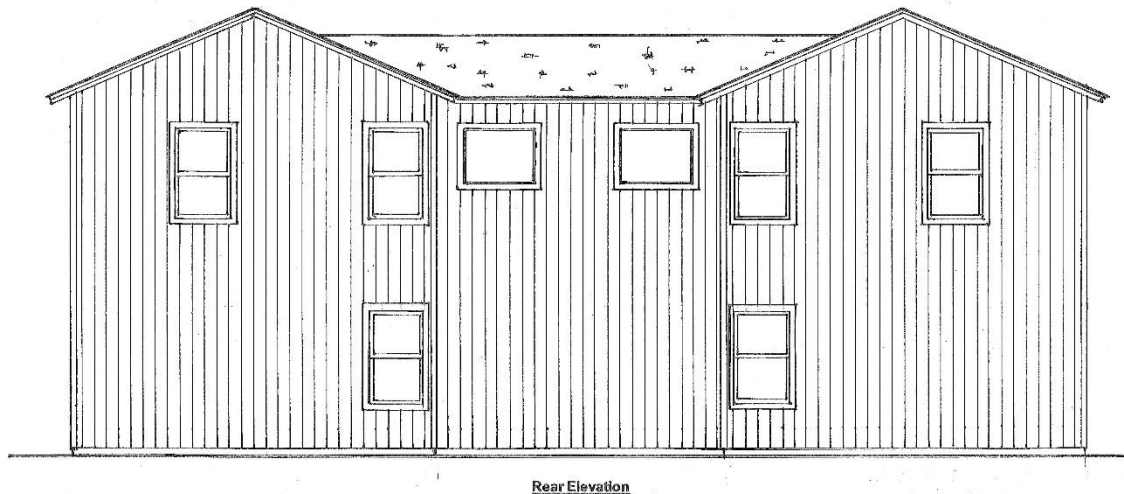


Figure 7c: proposed side elevation

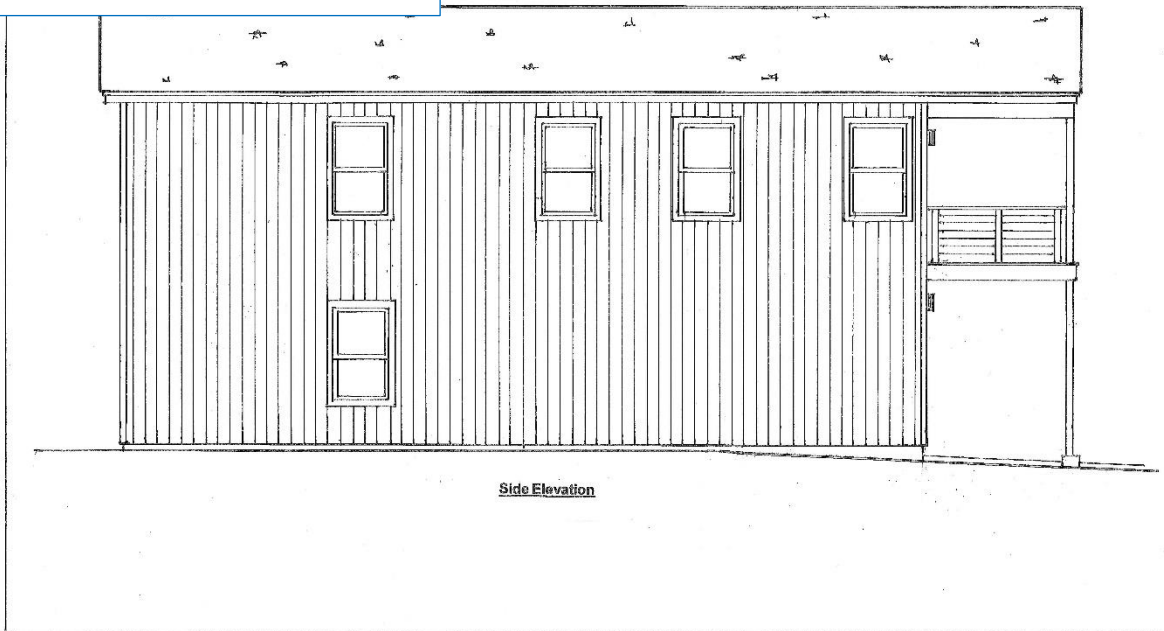
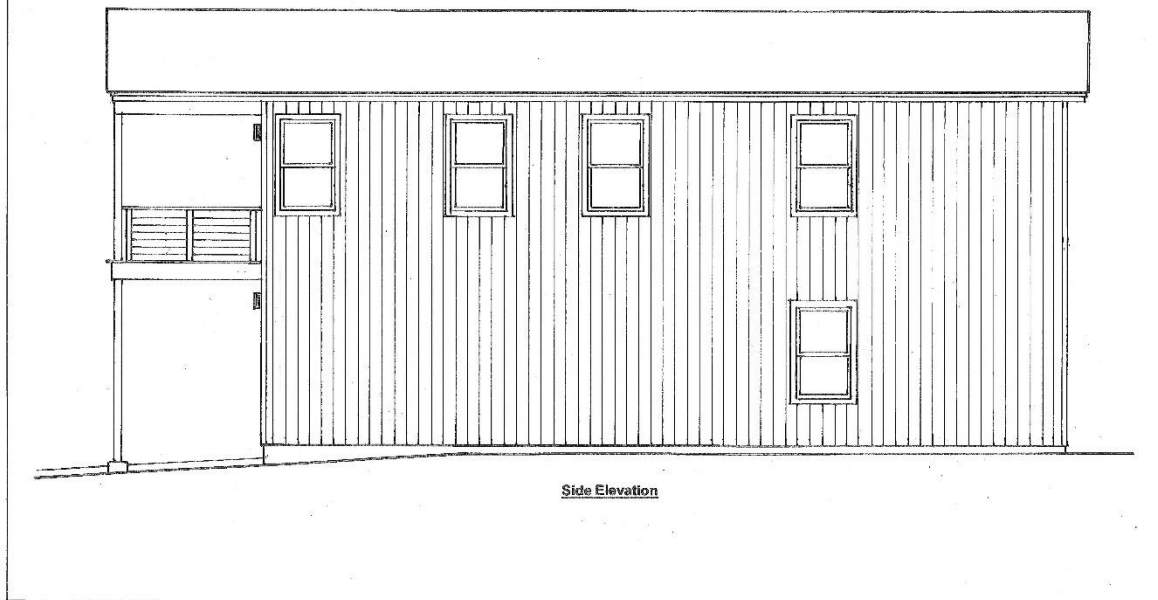


Figure 7d: proposed side elevation



ANALYSIS OF CONDITIONAL USE PERMIT AND FINDINGS

Municipal code section §18.57 *Conditional Use Permit* regulates the review of conditional use permit requests. §18.57.040.A states: “The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional 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 in the best interest of the city.” § 18.57.040.B specifies the standards by which all conditional uses must comply in order to receive approval. The proposed use was analyzed within the MFS zone district for all of the conditional uses in §18.09.090.G *Contractors and Construction Services*.

Below is a listing of the applicable CUP standards complete with staff’s analysis.

1. *The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.*
Complies. The request to rezone the property was approved with the intent of facilitating this proposed development. There are no identified negative impacts that require mitigation.
2. *The proposed development and use shall not endanger the public health and welfare.*
Complies. The proposed development would not endanger the public health and welfare.
3. *The proposed development and use shall not substantially injure the value of vicinity properties.*
Complies. The proposed development would not substantially affect adjacent property values.
4. *The proposed development and use shall be in harmony with the area in which it is to be located.*
Complies. The proposed development will create an appropriate transition between the lower density residential to the north and west, and the commercial and industrial uses to the south and east.
5. *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 meets the intent of the Future Land Use Map (Figure 4) which has designated the parcel for Multifamily Residential. The development is consistent with the following principles and goals as specified in the City’s 2021 Comprehensive Plan.

Community Character and Design Goal 1.1.1.24: Promote designs that incorporate a variety of housing types and a mix of land uses.

Housing Objective 1.1: Promote stable, safe, diverse neighborhoods throughout Woodland Park that provide a wide range of housing options and link residents to destinations to learn, work, shop, recreate and relax.

Sustainable Environment Action 1.1.7: Encourage the redevelopment of underutilized sites to relieve pressure on undeveloped land and to promote increased density and mixed-use development.

6. *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.*
Complies. The site was rezoned in 2021 with the intent of facilitating the currently proposed development. The proposed development has a density of 6.6 dwelling units per acre which is lower than the 8 dwelling units per acre allowed in the Multifamily Residential Suburban Zone. The proposed use complies with the above and has been reviewed by relevant departments and agencies to ensure compliance with applicable regulations.

7. *The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.*
Complies. The site will be accessed via Spruce Haven Drive by one central private road with driveways extending from each side of the private road. The applicant estimates that the development will produce approximately 109 vehicle trips per day. The parking calculation for residential development requires 30 parking spaces, the proposed development includes 48 parking spaces, including 24 garage spaces.
8. *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 development will not substantially change the site's topography. There is a ten foot drainage and utility easement running along the perimeter of the site. A full spectrum detention pond that will meet or exceed city storm water requirements is located on Tract A.
9. *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. Utilities are available for this site and City has water available to support this development. In addition the proposed development of this property would also require the water main in Spruce Haven to be extended to Coraline Street. Finally, the developers will seek City Council approval for multifamily water tap allocations, which is tentatively scheduled for July 7th.
10. *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 proposed use will not create any significant safety hazards to the general public or to persons working on the site. The occupancy will be required to comply with International Fire Code standards.
11. *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 and other aesthetic enhancement measures, as required by the city council. (Ord. 589-1993 § 6(part), 1993)*
Complies. The applicant has provided architectural design schemes as a part of the site plan review. The proposed development will comply with the architectural design criteria. The applicant has stated that they intend to gather community input regarding color schemes but maintains that the buildings will comply with Sec. 18.33.180H5 and colors will blend well with adjoining architectural styles and the natural surrounding environment. The site plan and application also indicate that the development will provide screening, a six-foot opaque fence, from the adjacent tow yard and outdoor storage operation.

SITE PLAN REVIEW CRITERIA AND FINDINGS

Municipal code section §18.34 *Site Plan* regulates the review of site plan reviews. §18.34.010 states: “In order to ensure a quality development in the city, it is essential that new development meet minimum standards for the design, construction and the use of such developments to complement existing uses, to insure adequate utility and service systems, and to promote the health, safety and welfare of the city's citizens. (Ord. No. 966-2003, § 2, 4-3-2003).” § 18.34.070 specifies the standards by which all conditional uses must comply in order to receive approval. The proposed site plan was analyzed within the MFS zone district.

A. The proposed development 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 meets the intent of the Future Land Use Map (Figure 4) which has designated the parcel for Multi-family Residential. The development is consistent with the following principles and goals as specified in the City's 2021 Comprehensive Plan.

Community Character and Design Goal 1.1.1.24: Promote designs that incorporate a variety of housing types and a mix of land uses.

Housing Objective 1.1: Promote stable, safe, diverse neighborhoods throughout Woodland Park that provide a wide range of housing options and link residents to destinations to learn, work, shop, recreate and relax.

Sustainable Environment Action 1.1.7: Encourage the redevelopment of underutilized sites to relieve pressure on undeveloped land and to promote increased density and mixed-use development.

B. The proposed development 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, mobile homes, utilities, buildings and construction, business regulations, and engineering specifications.

Complies. All applicable Zoning and Building Codes, Engineering Specifications and Drainage Criteria are reviewed when the final construction drawings will be required. Zoning Development Permits (ZDPs) are required for the infrastructure (utilities and drainage) and a Grading Permit for the grading, erosion and sediment control, ZDPs and Building Permits are required for each dwelling unit, a Plat is required to plat the site into distinct townhome lots and ROW permits are required for any work in a public right-of-way.

C. The proposed development shall be designed, constructed, and maintained to accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site.

Complies. Access to the individual units is from a private central drive which stems from Spruce Haven Drive public right-of-way abutting to the south. Transportation Capital Fees (at a rate established by City Council and payable with the Building ZDPs) are required and contribute to offsetting some of the traffic impact to the existing road network.

D. The proposed development shall be designed, constructed, and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features.

Complies. Site grading and drainage are reviewed by the City Engineer and must be approved through a Grading Permit. There are no on-site environmentally significant features, natural or manmade hazards or streams.

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

Complies. Utilities are available for this site and City has water available to support this development. In addition the proposed development of this property would also require the water

main in Spruce Haven to be extended to Coraline Street. Finally, the developers will seek City Council approval for multifamily water tap allocations.

F. The proposed development 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. No safety hazards are created or identified with this project. Construction shall conform to the applicable building and fire codes and construction activity is subject to the noise regulations.

G. The proposed development shall be designed, constructed and maintained to not unduly diminish or impair but to become compatible with the use and enjoyment of vicinity property. To such end the development may be required to provide architectural design schemes and fixtures such as, but not limited to, fencing, landscaping, and buffer areas.

Complies. The applicant has provided architectural design schemes as a part of the site plan review. The proposed development will comply with the architectural design criteria. The applicant has stated that they intend to gather community input regarding color schemes but maintains that the buildings will comply with Sec. 18.33.180H5 and colors will blend well with adjoining architectural styles and the natural surrounding environment. The site plan and application also indicate that the development will provide screening, a six-foot opaque fence, from the adjacent tow yard and outdoor storage operation.

REFERRALS AND NOTIFICATIONS

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

Applications were referred to City departments including Utilities, Public Works, Planning and Building and external agencies including CORE and the NETCFPD. Written comments were returned and have been included with this report.

STAFF RECOMMENDATION

That the Planning Commission recommend to City Council:

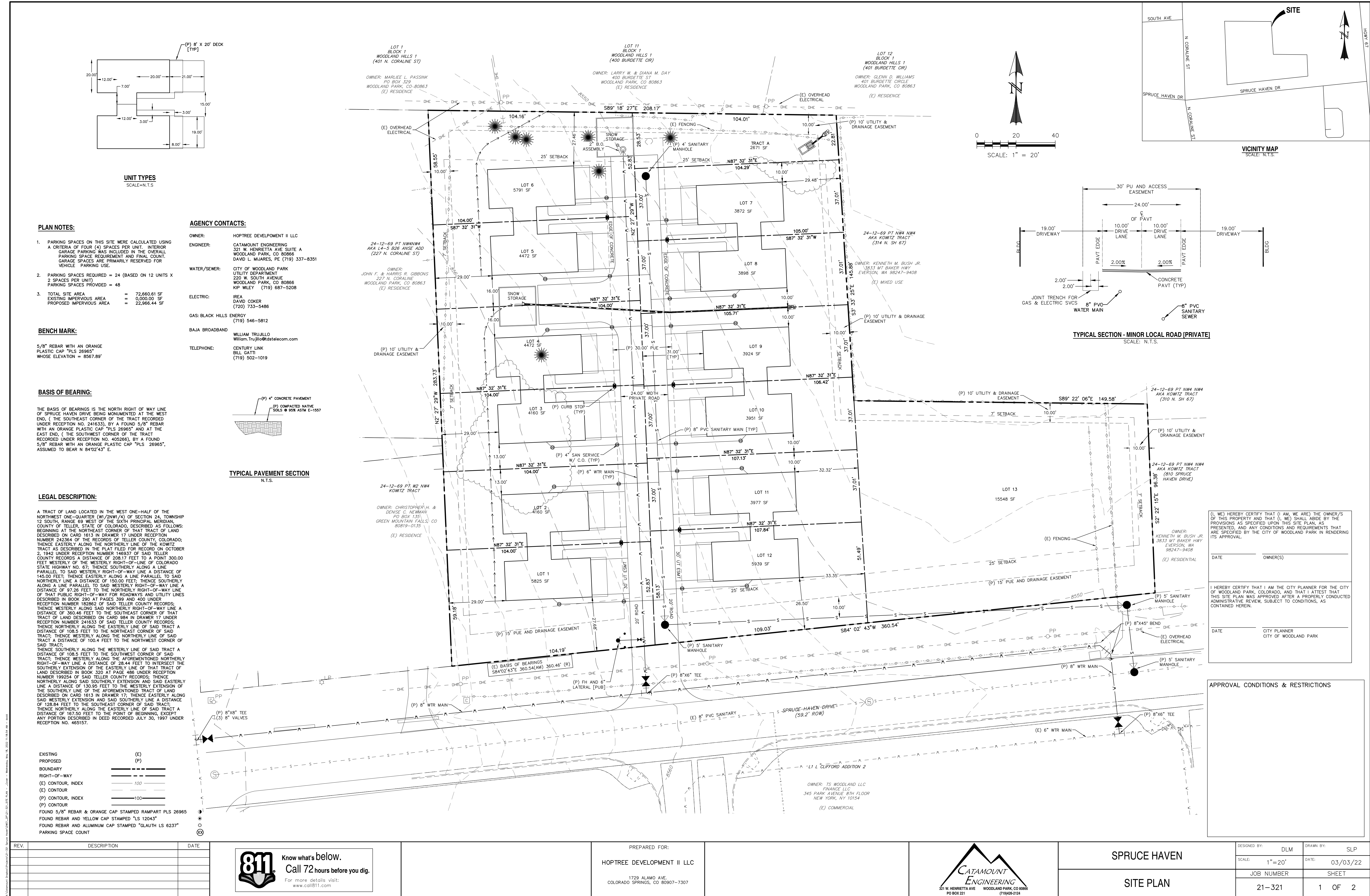
Approval of the Conditional Use Permit (CUP), based on the findings contained in the staff report and as presented at public hearings, for a Conditional Use Permit (CUP) for construction of six (6) 2-unit attached single family dwellings on 2.18 acres in a portion of the W1/2 of the NW1/4 of Section 24, Township 12 South, Range 69 West of the 6th Principal Meridian, also known as part of the Kowitz Tracts, with an address of 920 Spruce Haven Drive in the Multi-Family Residential Suburban (MFS) zone. (QJ) subject to the following conditions:

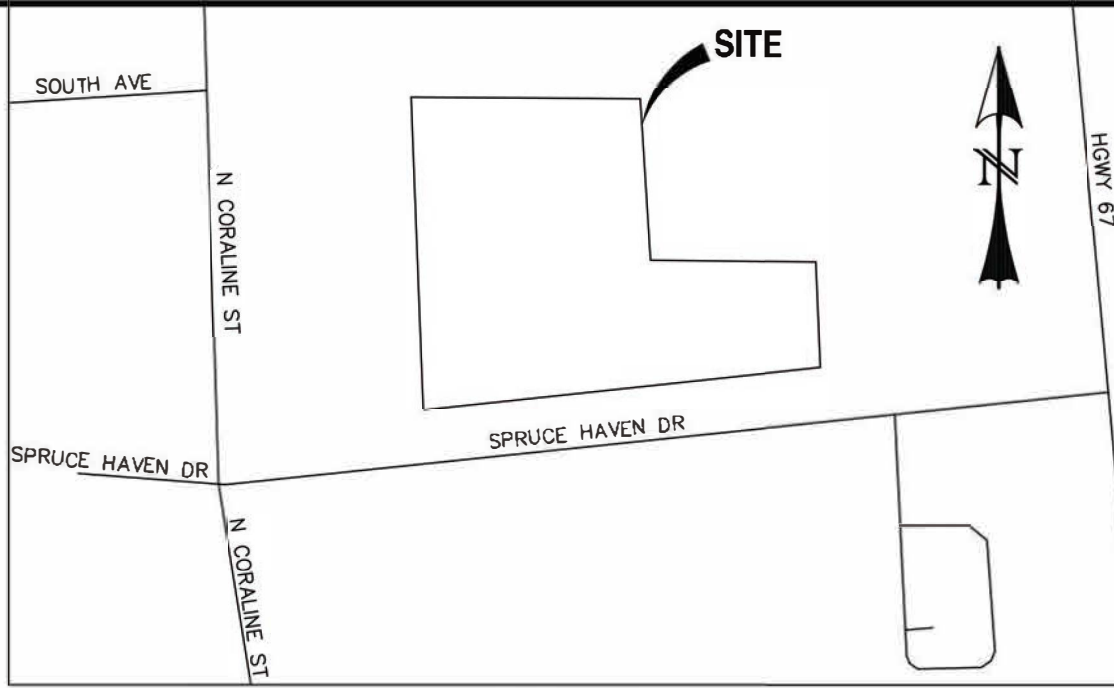
1. All development impact fees must be paid prior to ZDP issue including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
2. All exterior lighting, if any, shall be downcast and shielded with a temperature of 3,000 K or warmer and shall not exceed twenty-five feet in height.

3. Pursuant to *MC 18.33.180*, at least 40% of parcel shall remain as open space.
4. Pursuant to *MC 18.33.180.D*, healthy existing significant trees shall be preserved to the extent reasonably feasible and may be used to satisfy landscaping and open space requirements.
5. Prior to the issuance of a building permit, the property owner shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
 - b. Final Plat
 - c. Infrastructure Zoning Development Permit, pursuant to *MC 18.33.170*, for the installation of curb and gutter and sidewalks along Spruce Haven Drive or submit fees-in-lieu; and
 - d. Zoning Development Permits and Building Permits for all new construction, including:
 1. All Civil/Construction drawings
 2. Final Drainage Report
 3. Final Landscaping Plan
 4. Final Site Plan
 5. Final Floor Plan and Elevations
 6. Final Grading, Sediment and Erosion Control Plan
 7. Final Utility Plan (water, sewer, power, etc.)
 8. Final Photometric Plan
 9. CO Stormwater Permit/Stormwater Management Plan
6. Prior to conveyance of any dwelling unit, a Townhome Plat shall be approved by the City and recorded with the Teller County Clerk and Recorder. The Townhome Plat shall include covenants describing limits on the property and maintenance of all common areas.
 - a. Prior to approval of a Townhome Plat, Park Capital Fees shall be submitted and payable at the rate established when the application is submitted (2021 rate is \$2,133/per unit).

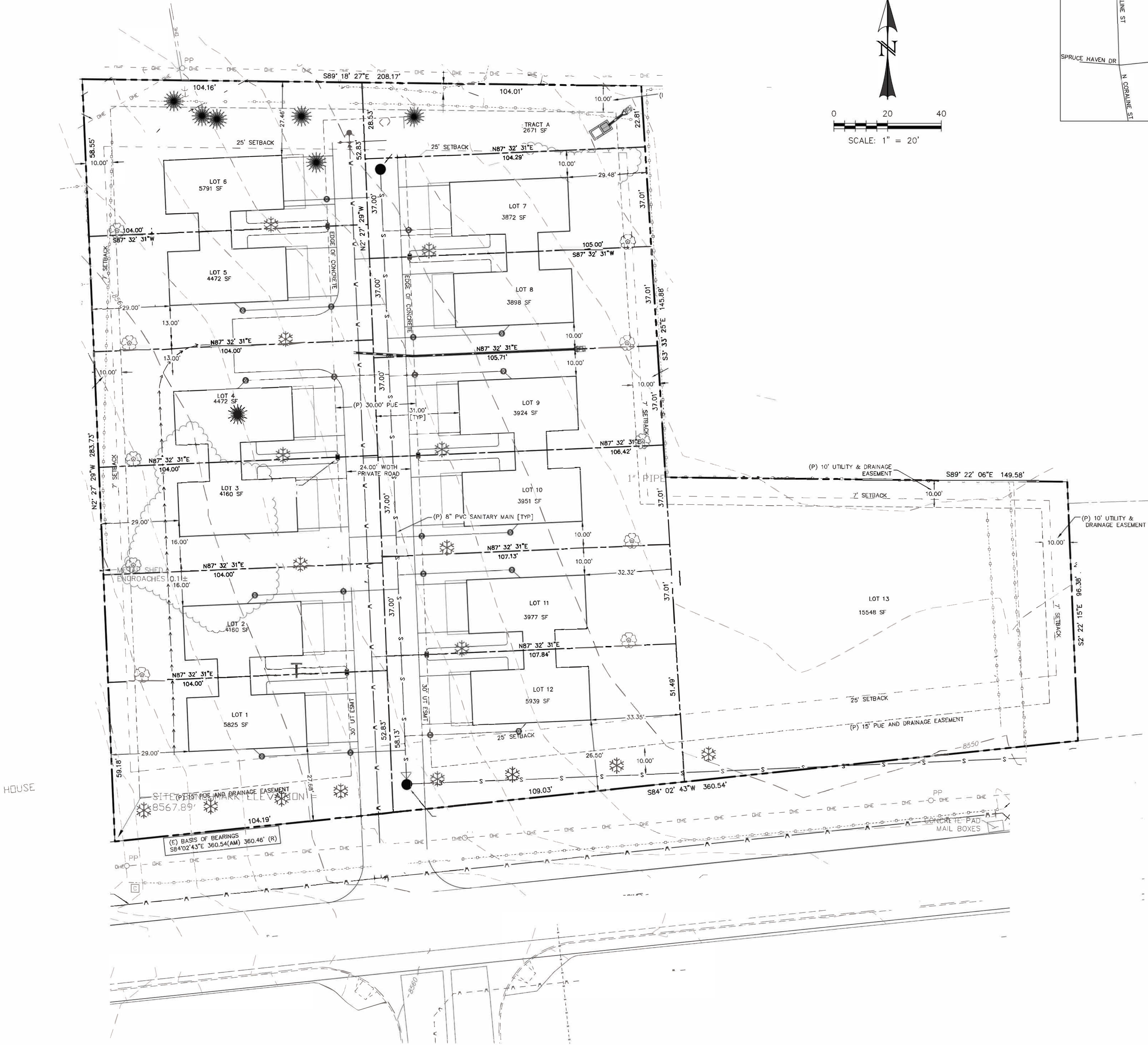
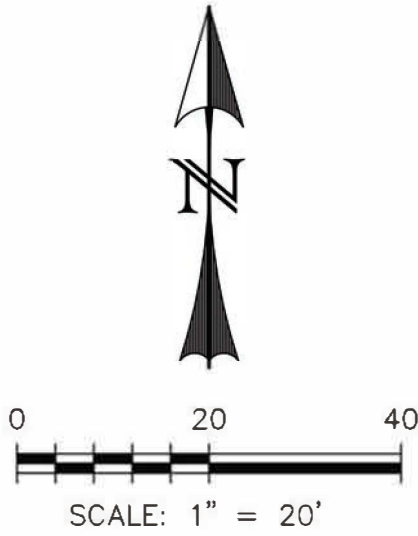
ATTACHMENTS

- A. Revised Site Plan 2022-05-18
- B. Revised Landscaping Plan 2022-05-18
- C. City Utilities Memo
- D. Applicant Revised Narrative
- E. Applicant Application





VICINITY MAP
SCALE: N.T.S.



Existing Evergreen Trees

Douglas Fir

Ponderosa Pine

Autumn Blaze Maples

Blue Spruce 2" cal

Disturbed areas will be revegetated with national grass hydroseed mix

PREPARED FOR:
HOPTREE DEVELOPMENT II LLC
1729 ALAMO AVE.
COLORADO SPRINGS, CO 80907-7307

SPRUCE HAVEN

SCALE: 1"=20'

JOB NUMBER

SHEET

MEMO

To: Karen Schminke, Planning Director
Chelsea Stromberg, City Planner
Ben Schmitt, City Engineer
Phil Pyles, City Construction Inspector

From: Kip Wiley, Operations Director

Date: May 3, 2022

Subject: The Grove at Spruce Haven - 12 Multifamily units

The proposed multifamily use will result in higher water usage than the currently zoned use allowed in Community Commercial District. The additional dwelling units will further expand the City's water service population above the population previously committed to 12,600 people at build-out. With a new expansion of the wastewater treatment facility the City will be able to support a population of 14,100. Therefore, wastewater needs will be met when densities are increased. Water available is based on 1,475 AF of total annual water and 0.117 AF per capita per year. The City Staff has estimated water availability based upon the build-out of residential zoned vacant lots, master planned subdivisions and estimated densities of unplatted land. The most current vacant lot study (2018) shows a built out population of 13,600 to include 400 high priority units. The additional 1,000 people or 404 units stretches our water availability. If the current vacant property does not develop as planned, meaning less density (fewer dwelling units) there could be more water available. It could also work in the opposite direction. It is difficult to precisely predict the future development of vacant property. Currently we have the physical water to support this proposal if built today. If built in the future, it will have to be decided whether or not these density increases can be supplied with water and wastewater services.

To reiterate, we have the physical water to support 12 dwelling units. What we do not know is exactly how the City will grow/develop into the future and increasing the number of dwelling units in this area will more than likely (if built out) limit the number of taps we sell in the future and potentially increase the overall build out population. The City will not be able to guarantee water to all vacant lots as density increase on those lots that were not planned for larger densities. Adding more potential dwelling units to the current planned total dwelling units will remove potential water from the vacant lots that develop in the future unless more water is legally acquired and developed/purchased (i.e. transmitted, stored and purchased). In summary, an increase in residential densities can be supported on the short term because the City currently has the water to serve additional multifamily units. However, on the long term it is difficult to predict if the City will utilize the planned water resources prior to build-out of all vacant lands. City Council will also have to allocate all multifamily unit water taps for the proposed project.

The proposed development of this property would also require the water main in Spruce Haven to be extended 275 feet to Coraline Street. The City's Engineering Specification require no more than 12 units on a dead end water line. The water main is located on the south side of Spruce Haven drive and is a dead end at the Tractor Supply Company. Sewer service may be challenging as this lot slopes toward the north and there is not a sewer main to tie into on the north side of the property. The sewer service would need to flow toward Spruce Haven Drive or Coraline Street. This may require the units to be reconfigured on the lot and the lot to be raise to acquire adequate slopes for sewer service.

All proposed multifamily taps are allocated on a project by project approval basis. All propose multifamily projects triplex or larger are review by City staff for recommendation and City Council approval. The applicant shall pay a tap fee of \$200.00 per multifamily tap allocation at the time of City Council approval.



City of Woodland Park
 Development Services
 220 W South Avenue
 Woodland Park, CO 80863

Conditional Use Application

The Grove at Spruce Haven
 920 Spruce Haven Drive
 West Half of the Northwest Quarter of Section 24, Township 12 South, Range 69 West of the 6th P.M.
 Requesting Entity: Grove at Spruce Haven, LLC

Project Overview

We are seeking conditional use approval to construct 6, 2-unit attached single family homes on the un-platted, 2.18-acre parcel, zoned Multi-Family Residential Suburban (MFS). Each dwelling will include 4-bedrooms, 2.5-bathrooms and 2-car garage, totaling approximately 1,650 square feet of living space.

The homes are designed to be highly-efficient and low-maintenance. Proposed standard exteriors finishes will include board-and-batten and composite decking. Standard interior finishes will include vaulted ceilings, a mix of carpet and hard surface flooring, solid wood cabinets, and granite countertops.

Area Characteristics

ZONE		USE
NORTH	Suburban Residential (SR)	Woodland Hills 1 Residential Subdivision
EAST	Community Commercial (CC)	Fred's Towing and Storage Yard
SOUTH	Service Commercial (SC)	Spruce Haven Drive, Tractor Supply Retail Store
WEST	Suburban Residential (SR)	Single Family Residences, N. Coraline Street

Site Characteristics

This tract has access to/from Spruce Haven Drive, a 60 foot-wide dedicated and improved public right-of- way/local street, along the south property boundary.

The topography slopes from the southwest to the northeast, with the lowest elevation at 8,602 feet in the northeast corner and the highest at 8,627 feet in the southwest corner. The site is predominantly native grass with a several mature clusters of aspens and evergreen, all of which we have taken steps



to maintain with our design. Additional trees will be included in the site landscape design. In addition, new privacy fencing will be erected along the east, north, and west lot lines, including where the existing Fred's Towing sheet metal barrier is located, which we believe will generally improve the area aesthetic.

Zoning Analysis

MULTI-FAMILY RESIDENTIAL (MFS)		PROPOSED THE GROVE AT SPRUCE HAVEN
Purpose	Attached dwelling units with up to 8 dwelling units/acre	Attached dwelling units with 6.6 units per acre
Height	30 feet (accessory building 20 feet)	26 Feet
Setbacks	25 feet Front/Rear; 8 feet Side (4' accessory buildings)	In excess of 25 feet setbacks
Parking	1.5 spaces/1-bedroom unit 2 spaces/2-bedroom unit 2.5 spaces/3+-bedroom unit (35)	48 total; 24 garage and 24 outside parking spaces.
Fencing & Shrubbery	No requirement.	New privacy fencing along Fred's Towing property.
Signs	Entrance signs allowed by permit.	No entrance signage
Sidewalks	Construction required or fees-in-lieu.	Fees-in-lieu
Landscaping	No requirement	Property will be landscaped and revegetated
Traffic	No requirement	109 trips per day

Community Feedback

Prior to rezoning submittal, we sent letters to approximately 30 properties in the neighborhood with an overview of the project and a request for feedback and input on our proposed site plan. We received feedback from approximately 30% of the surrounding properties. We incorporated input throughout the proposal and shared the direct feedback with City Planning. Prior to this submittal, we mailed updated to the adjacent properties; no additional feedback was received.

**2022 GENERAL APPLICATION**

(Revised 1/1/2022)

Project # 202204084
 Case # CUP/SPR 2022-02
 Fee(s): See City of Woodland Park
 Fees Sheet (Plus publication/recording
 fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

- a. Applicant Name 920 Spruce Haven LLC
- b. Project Coordinator ☐ Property Owner ☒
- c. Mailing Address 94B Talamine Court
- d. E-mail Address joe@hoptreeddevelopment.com
- e. Phone Numbers Home 5125903752 Work _____ Mobile _____

2. Property Owner Information (if different from above)

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

3. Site Information

- a. Site Address 920 Spruce Haven
- b. Lot ____ Block ____ Subdivision 24-12-69 POR W2NW4 AKA PT KOWITZ TRACTS
- c. Property Zoning MF-S Lot Size 2.18 Acres ☒ Square Feet ☐

4. Is the property subject to covenants? Yes ☐ No ☒ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.**5. Project Information**

- a. Project Name The Grove at Spruce Haven
- b. Brief Description of Project/Request Construction of 6, 2-unit attached single family dew include 4-bedrooms, 2.5-bathrooms, and an attached 2-car garage.

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

b. Engineer

- i. Project Contact David Mijares
- ii. Firm Name Catamount Engineering
- iii. Physical Address 321 W Henrietta Ave, Suite A, Woodland Park CO 80866
- iv. Mailing Address _____
- v. E-mail Address david@catamounteng.com
- vi. Phone Numbers: Business 7193378351 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 Russ Wood
- ii. Firm Name Rampart Surveys, LLC
- iii. Physical Address 1050 Tamarac Parkway, Woodland Park, CO 80863
- iv. Mailing Address _____
- v. E-mail Address russ@rampartls.com
- vi. Phone Numbers: Business 7196870920 Mobile _____

e. Other (specify role) _____

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

6. Submittal Requirements

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

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

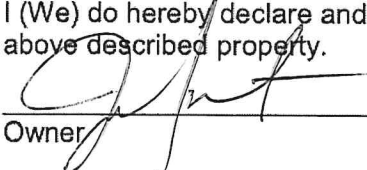
7. Applicable Code Sections

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

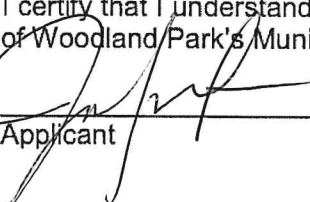
➡  4/5/22
Owner _____ Date _____

➡ _____
Owner _____ Date _____

9. Certification:

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

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

➡  4/5/22
Applicant _____ Date _____

City Use Only

1. Submission 4/5/2022, 20 22, taken by dated 4/5/22
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published 4/27, 2022
Posted 5/2, 2022
Adjacent Property Notification 4/19/2022, 20____.
4. Planning Commission Public Hearing 5/12, 20 22.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) 6/2, 20 22
City Council Public Hearing 6/16, 2022.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information



City of Woodland Park
Development Services
220 W South Avenue
Woodland Park, CO 80863

Conditional Use Application

The Grove at Spruce Haven
920 Spruce Haven Drive
West Half of the Northwest Quarter of Section 24, Township 12 South, Range 69 West of the 6th P.M.
Requesting Entity: 920 Spruce Haven, LLC

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The homes are designed to be highly-efficient and low-maintenance. Proposed standard exteriors finishes will include board-and-batten and composite decking. Standard interior finishes will include vaulted ceilings, a mix of carpet and hard surface flooring, solid wood cabinets, and granite countertops.

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SOUTH	Service Commercial (SC)	Spruce Haven Drive, Tractor Supply Retail Store
WEST	Suburban Residential (SR)	Single Family Residences, N. Coraline Street

Site Characteristics

This tract has access to/from Spruce Haven Drive, a 60 foot-wide dedicated and improved public right-of-way/local street, along the south property boundary. Public water and sewer mains are located in the Spruce Haven Drive ROW. Natural gas, electric, and data service are also available in the area.

The topography slopes from the southwest to the northeast, with the lowest elevation at 8,602 feet in the northeast corner and the highest at 8,627 feet in the southwest corner. The site is predominantly native grass with a several mature clusters of aspens and evergreen, all of which we have taken steps to maintain with our design. Additional trees will be included in the site landscape design. In addition, new privacy fencing will be erected along the east lot lines, where the existing Fred's Towing sheet metal barrier is located, which we believe will generally improve the area aesthetic.

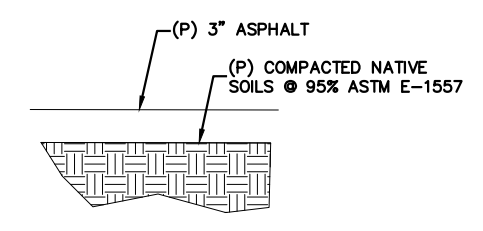
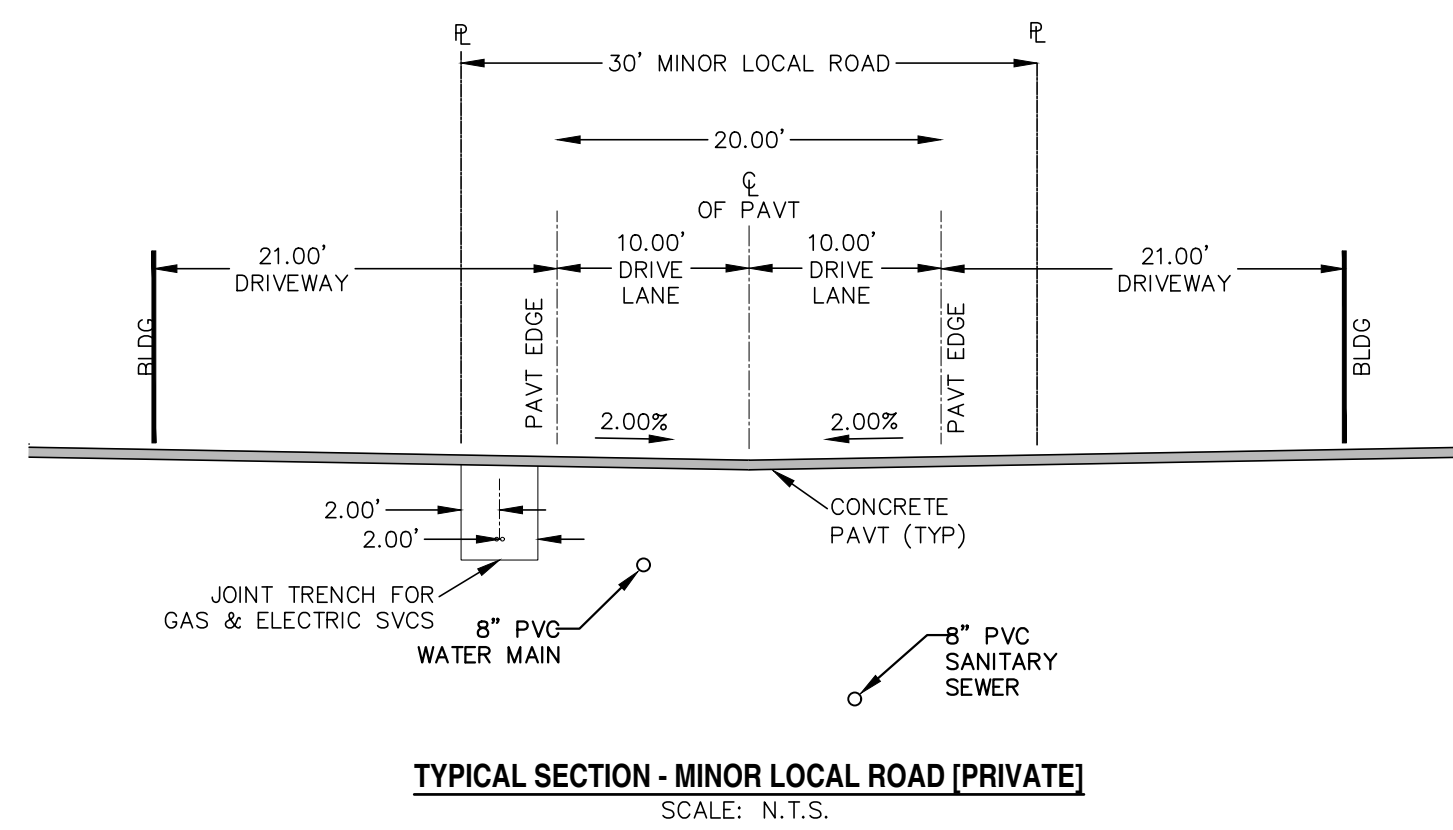
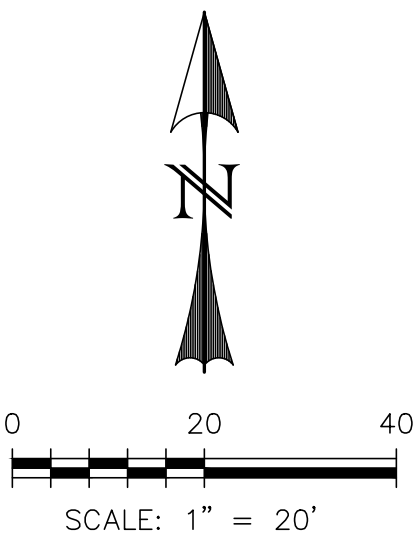
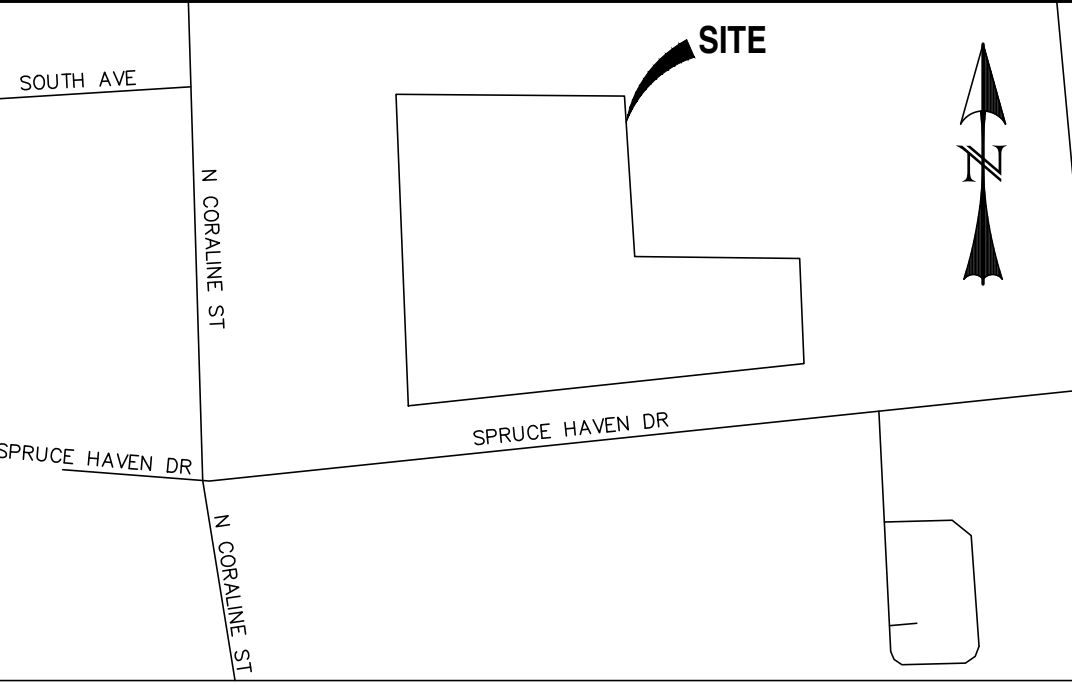
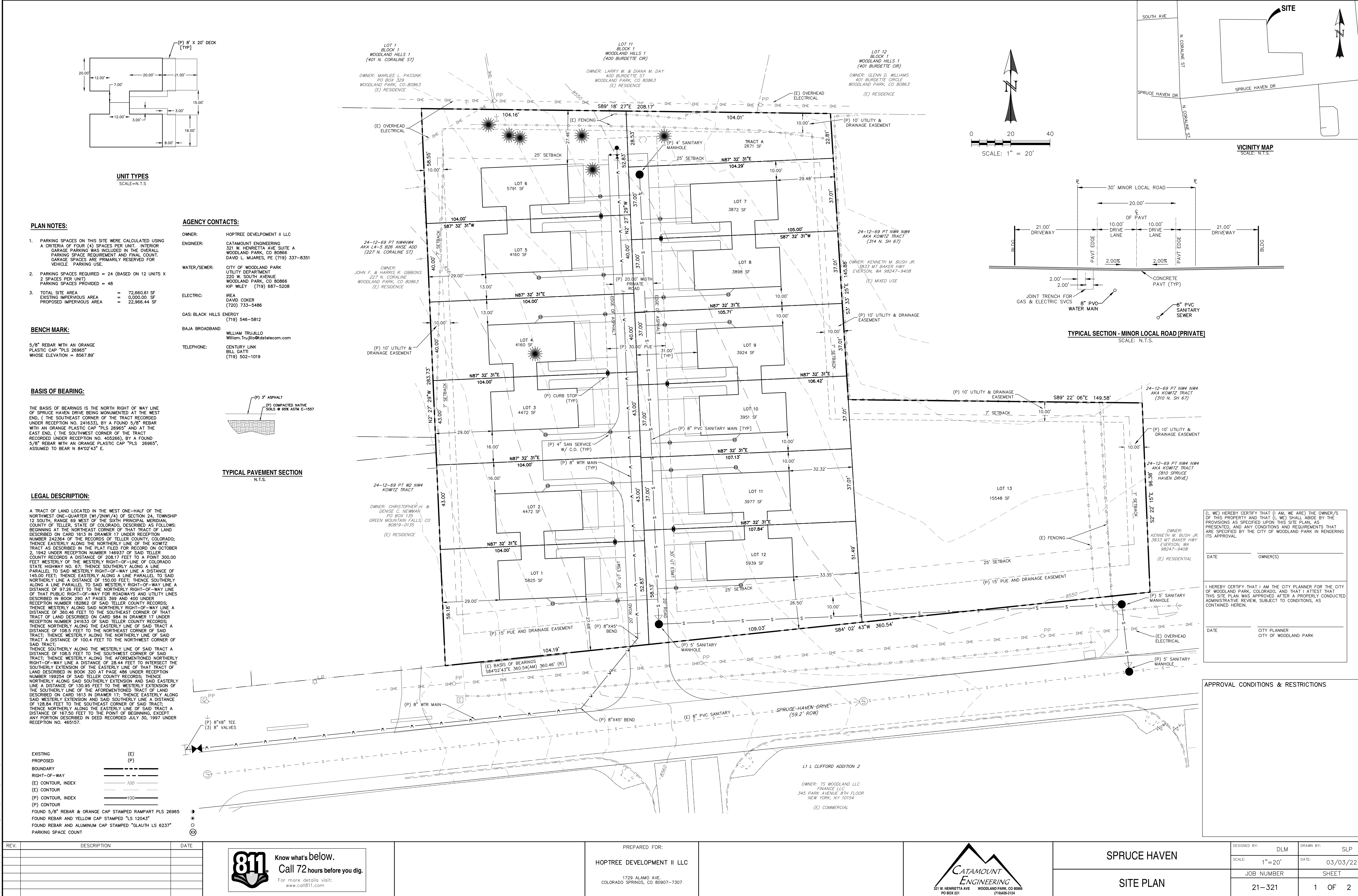


Zoning Analysis

MULTI-FAMILY RESIDENTIAL (MFS)		PROPOSED THE GROVE AT SPRUCE HAVEN
Purpose	Attached dwelling units with 2-8 dwelling units/acre	Attached dwelling units with 6 units per acre
Height	30 feet (accessory building 20 feet)	26 Feet
Setbacks	25 feet Front/Rear; 8 feet Side (4' accessory buildings)	In excess of 25 feet along all boundaries
Parking	1.5 spaces/1-bedroom unit 2 spaces/2-bedroom unit 2.5 spaces/3+-bedroom unit (35)	56 total; 28 garage and 28 outside parking spaces.
Fencing & Shrubbery	No requirement.	New privacy fencing along the eastern boundary
Signs	Entrance signs allowed by permit.	No entrance signage
Sidewalks	Construction required or fees-in-lieu.	TBD
Landscaping	No requirement	100% of property will be landscaped and revegetated
Traffic	No requirement	109 trips per day

Community Feedback

Prior to rezoning submittal, we sent letters to approximately 30 properties in the neighborhood with an overview of the project and a request for feedback and input on our proposed site plan. We received feedback from approximately 30% of the surrounding properties. We incorporated input throughout the proposal and shared the direct feedback with City Planning. Prior to this submittal, we mailed updates to the adjacent properties; no additional feedback was received.



PLAN NOTES:

- PARKING SPACES ON THIS SITE WERE CALCULATED USING A CRITERIA OF FOUR (4) SPACES PER UNIT. INTERIOR GARAGE PARKING WAS INCLUDED IN THE OVERALL PARKING SPACE REQUIREMENT AND FINAL COUNT. GARAGE SPACES ARE PRIMARILY RESERVED FOR VEHICLE PARKING USE.
- PARKING SPACES REQUIRED = 24 (BASED ON 12 UNITS X 2 SPACES PER UNIT)
PARKING SPACES PROVIDED = 48
- TOTAL SITE AREA = 72,660.61 SF
EXISTING IMPERVIOUS AREA = 0,000.00 SF
PROPOSED IMPERVIOUS AREA = 22,966.44 SF

BENCH MARK:

5/8" REBAR WITH AN ORANGE PLASTIC CAP "PLS 26965"
WHOSE ELEVATION = 8567.89'

AGENCY CONTACTS:

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

WATER/SEWER: CITY OF WOODLAND PARK
UTILITY DEPARTMENT
220 W. SOUTH AVENUE
WOODLAND PARK, CO 80866
KIP WILEY (719) 687-5208

ELECTRIC: IREA
DAVID COKER
(720) 733-5486
(719) 546-5812

GAS: BLACK HILLS ENERGY
(719) 546-5812

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

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

BASIS OF BEARING:

THE BASIS OF BEARINGS IS THE NORTH RIGHT OF WAY LINE OF SPRUCE HAVEN DRIVE BEING MONUMENTED AT THE WEST END, (THE SOUTHEAST CORNER OF THE TRACT RECORDED UNDER RECEPTION NO. 241633), BY A FOUND 5/8" REBAR WITH AN ORANGE PLASTIC CAP "PLS 26965" AND AT THE EAST END, (THE SOUTHWEST CORNER OF THE TRACT RECORDED UNDER RECEPTION NO. 405266), BY A FOUND 5/8" REBAR WITH AN ORANGE PLASTIC CAP "PLS 26965", ASSUMED TO BEAR N 84°02'43" E.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2NW1/4) OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED ON CARD 1613 IN DRAWER 17 UNDER RECEPTION NUMBER 242364 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE KOWITZ TRACT AS DESCRIBED IN THE PLAT FILED FOR RECORD ON OCTOBER 2, 1942 UNDER RECEPTION NUMBER 146937 OF SAID TELLER COUNTY RECORDS A DISTANCE OF 208.17 FEET TO A POINT 300.00 FEET WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 67; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 145.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO SAID NORTHERLY LINE A DISTANCE OF 150.00 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 87.26 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THAT PUBLIC RIGHT-OF-WAY FOR ROADWAYS AND UTILITY LINES DESCRIBED IN BOOK 290 AT PAGES 399 AND 400 UNDER RECEPTION NUMBER 82862 OF SAID TELLER COUNTY RECORDS; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 360.46 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED ON CARD 984 IN DRAWER 17 UNDER RECEPTION NUMBER 241633 OF SAID TELLER COUNTY RECORDS; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 108.5 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT A DISTANCE OF 100.4 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 108.5 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 28.44 FEET TO INTERSECT THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 320 AT PAGE 486 UNDER RECEPTION NUMBER 199254 OF SAID TELLER COUNTY RECORDS; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND SAID EASTERLY LINE A DISTANCE OF 130.95 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED ON CARD 1613 IN DRAWER 17; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE A DISTANCE OF 128.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 167.50 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION DESCRIBED IN DEED RECORDED JULY 30, 1997 UNDER RECEPTION NO. 465157.

EXISTING (E)
PROPOSED (P)

BOUNDARY
RIGHT-OF-WAY
(E) CONTOUR, INDEX
(E) CONTOUR
(P) CONTOUR, INDEX
(P) CONTOUR

FOUND 5/8" REBAR & ORANGE CAP STAMPED RAMPART PLS 26965
FOUND REBAR AND YELLOW CAP STAMPED "LS 12043"
FOUND REBAR AND ALUMINUM CAP STAMPED "GLAUBH LS 6237"
PARKING SPACE COUNT

(I, WE) HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER/S OF THIS PROPERTY AND THAT (I, WE) SHALL ABIDE BY THE PROVISIONS AS SPECIFIED UPON THIS SITE PLAN, AS PRESENTED, AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK IN RENDERING ITS APPROVAL.

DATE _____ OWNER(S) _____

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS SITE PLAN WAS APPROVED AFTER A PROPERLY CONDUCTED ADMINISTRATIVE REVIEW, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN.

DATE _____ CITY PLANNER
CITY OF WOODLAND PARK

APPROVAL CONDITIONS & RESTRICTIONS

REV.	DESCRIPTION	DATE

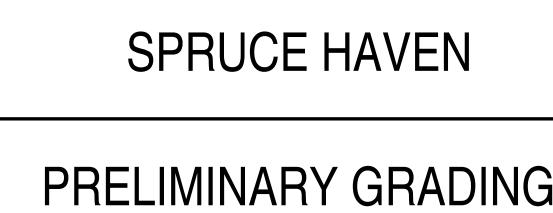
811 Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

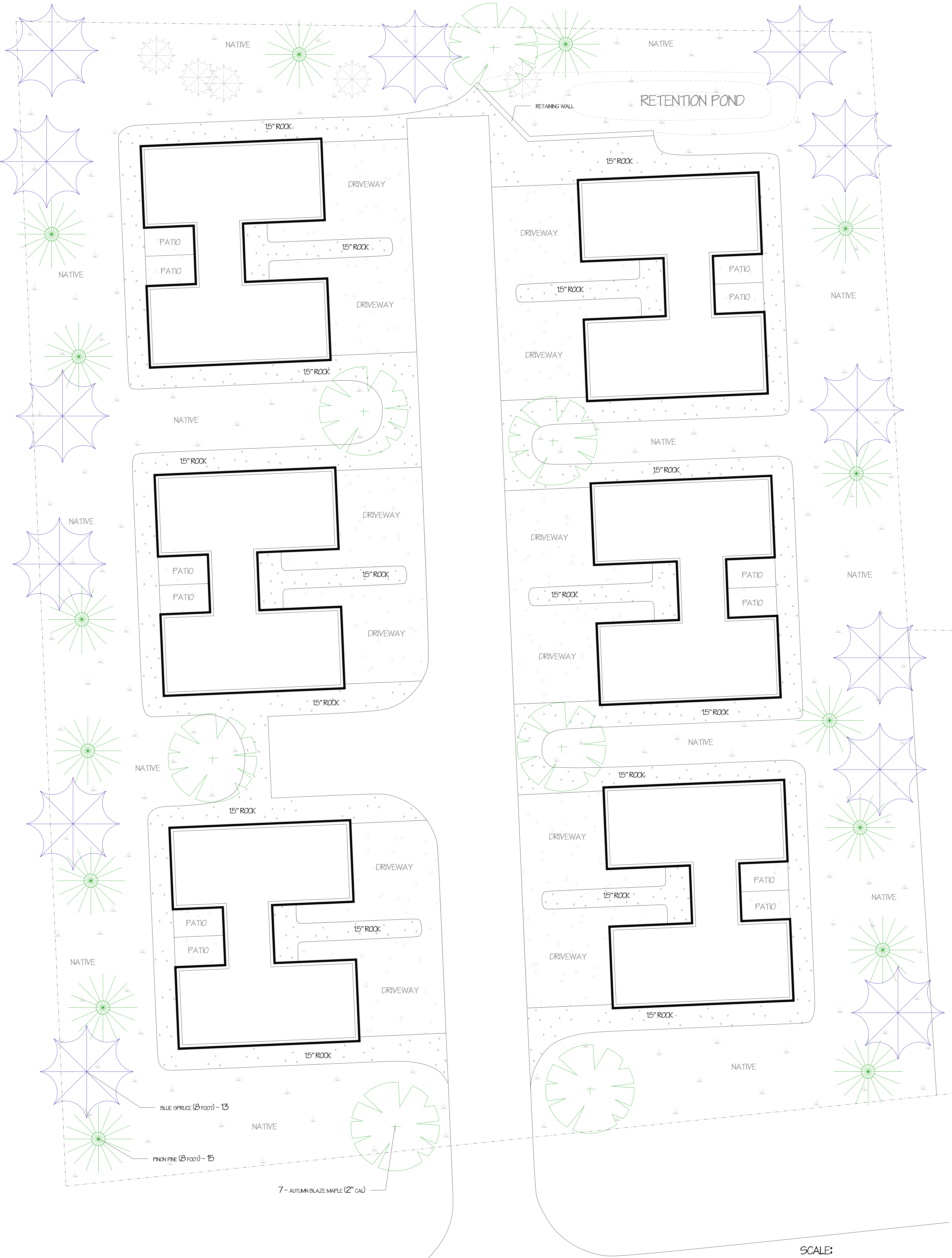
PREPARED FOR:
HOPTREE DEVELOPMENT II LLC
1729 ALAMO AVE.
COLORADO SPRINGS, CO 80907-7307

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

SPRUCE HAVEN
SITE PLAN

DESIGNED BY: DLM	DRAWN BY: SLP
SCALE: 1"=20'	DATE: 03/03/22
JOB NUMBER	SHEET
21-321	1 OF 2





THIS IS NOT A CONSTRUCTION DRAWING AND NOT INTENDED TO REPRESENT HOME CONSTRUCTION DESIGN AGREEMENTS MADE BETWEEN THE BUILDER AND THE HOME BUYER/OWNER.

Eli Jauregui
760-803-7145



SPRUCE HAVEN

LANDSCAPE PLAN

SCALE: 1" = 10'

DATE: 3/25/22

FILE: 22-325

REV.

REV.

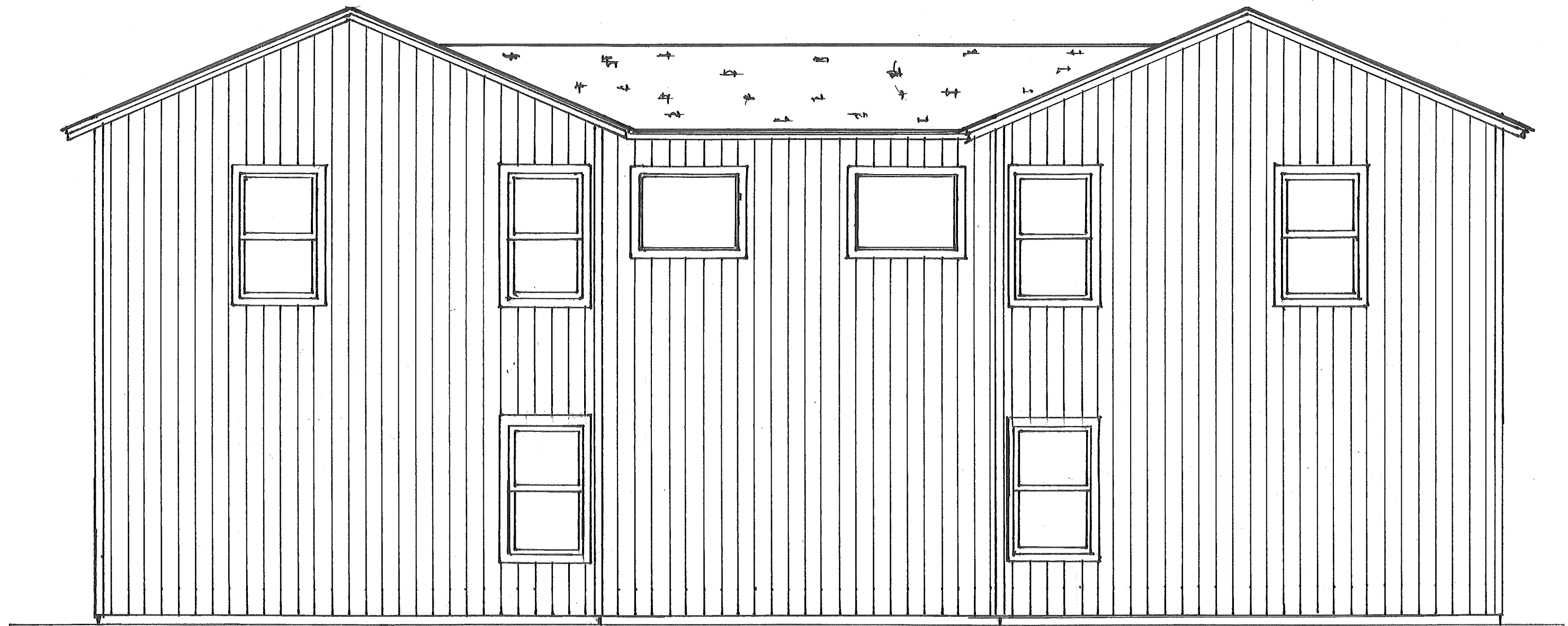
REV.

BY: GWW

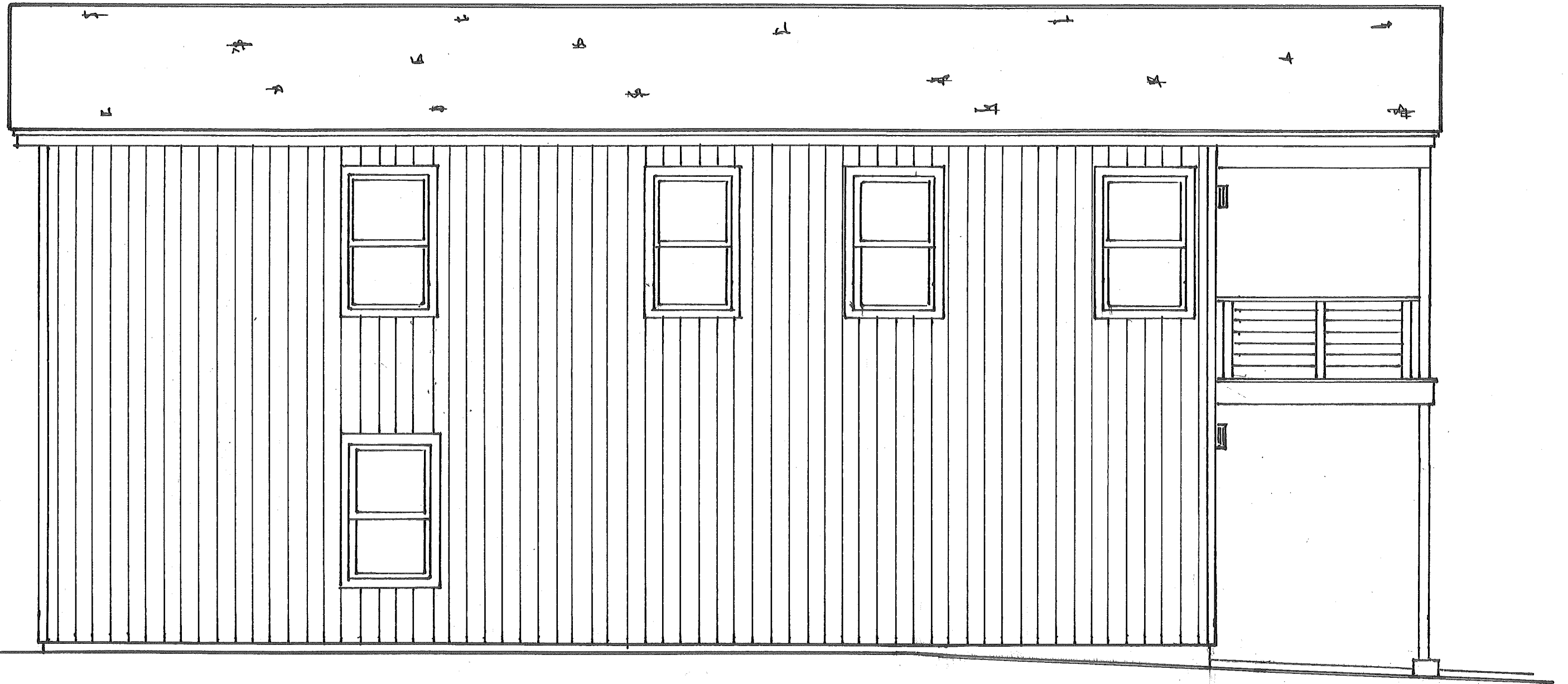
PLAN# 22-325



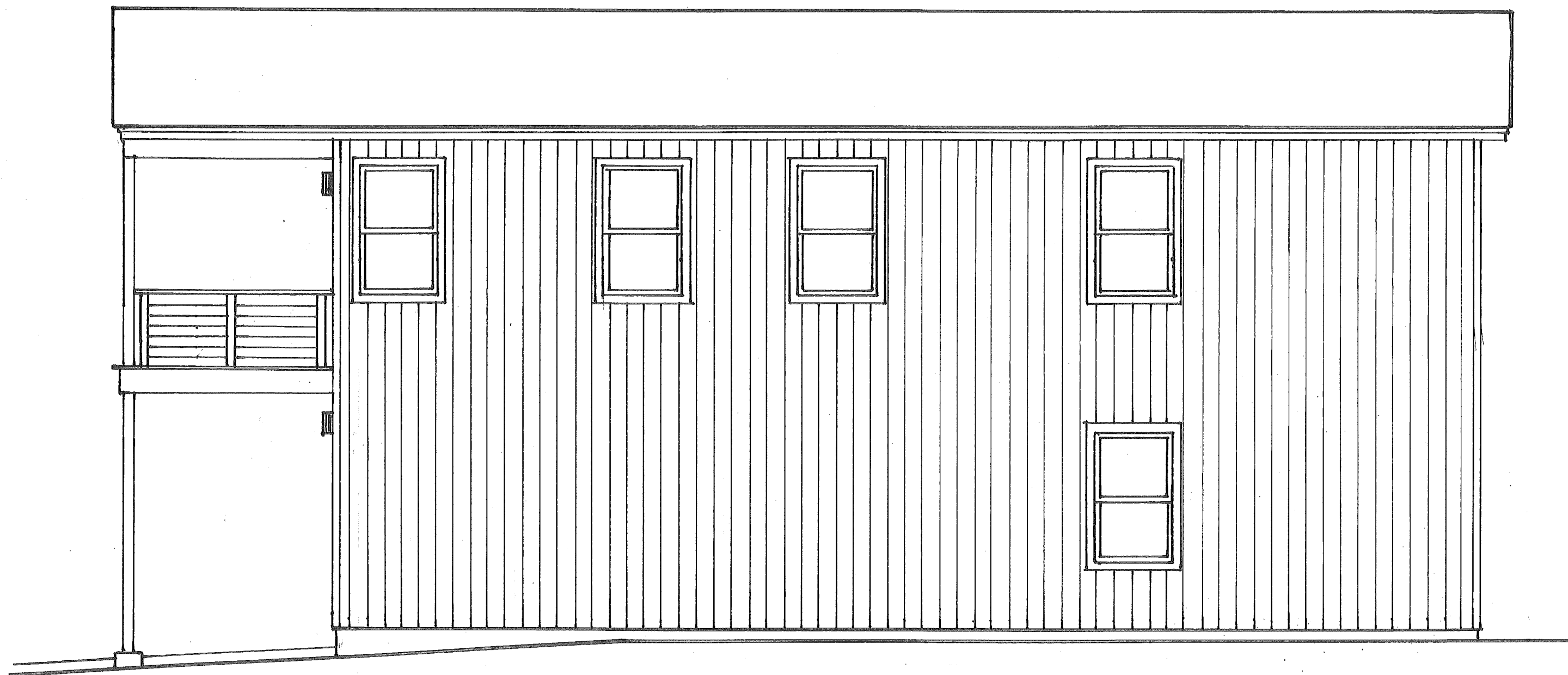
Front Elevation



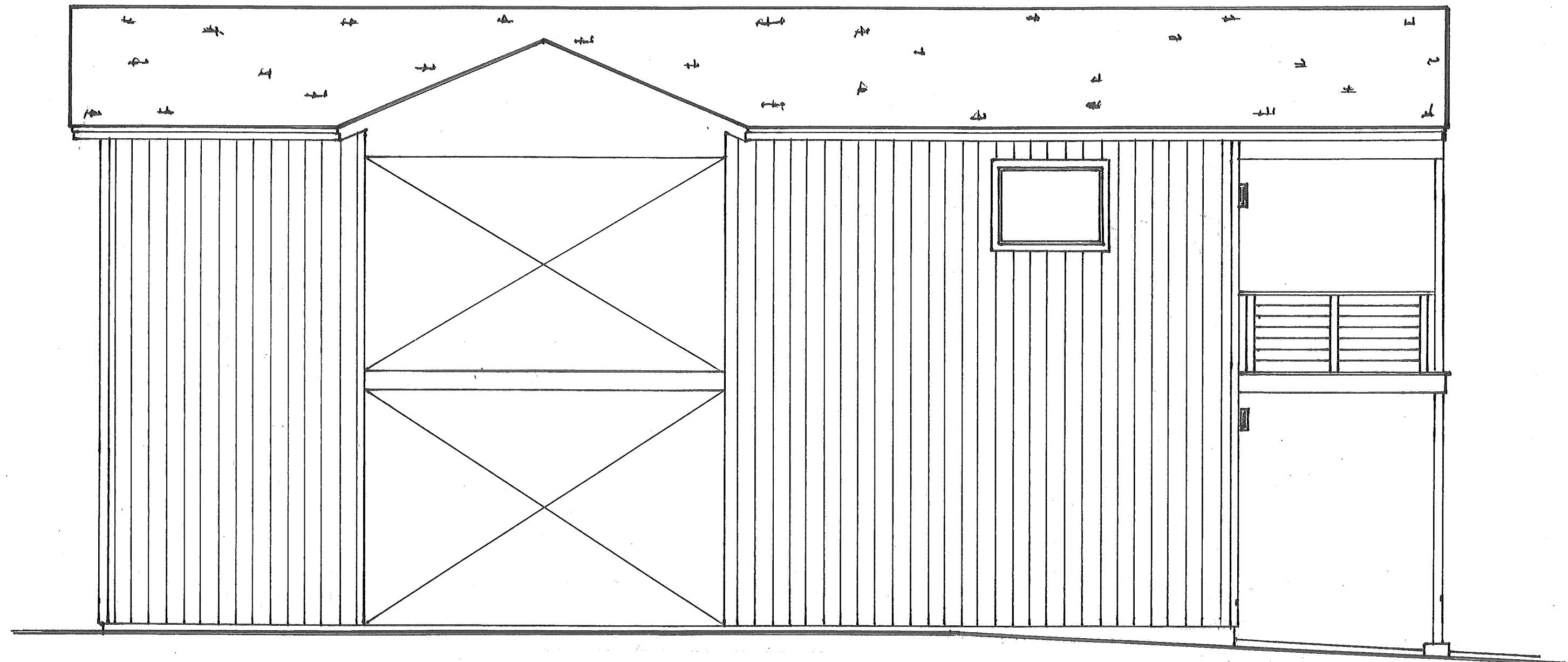
Rear Elevation



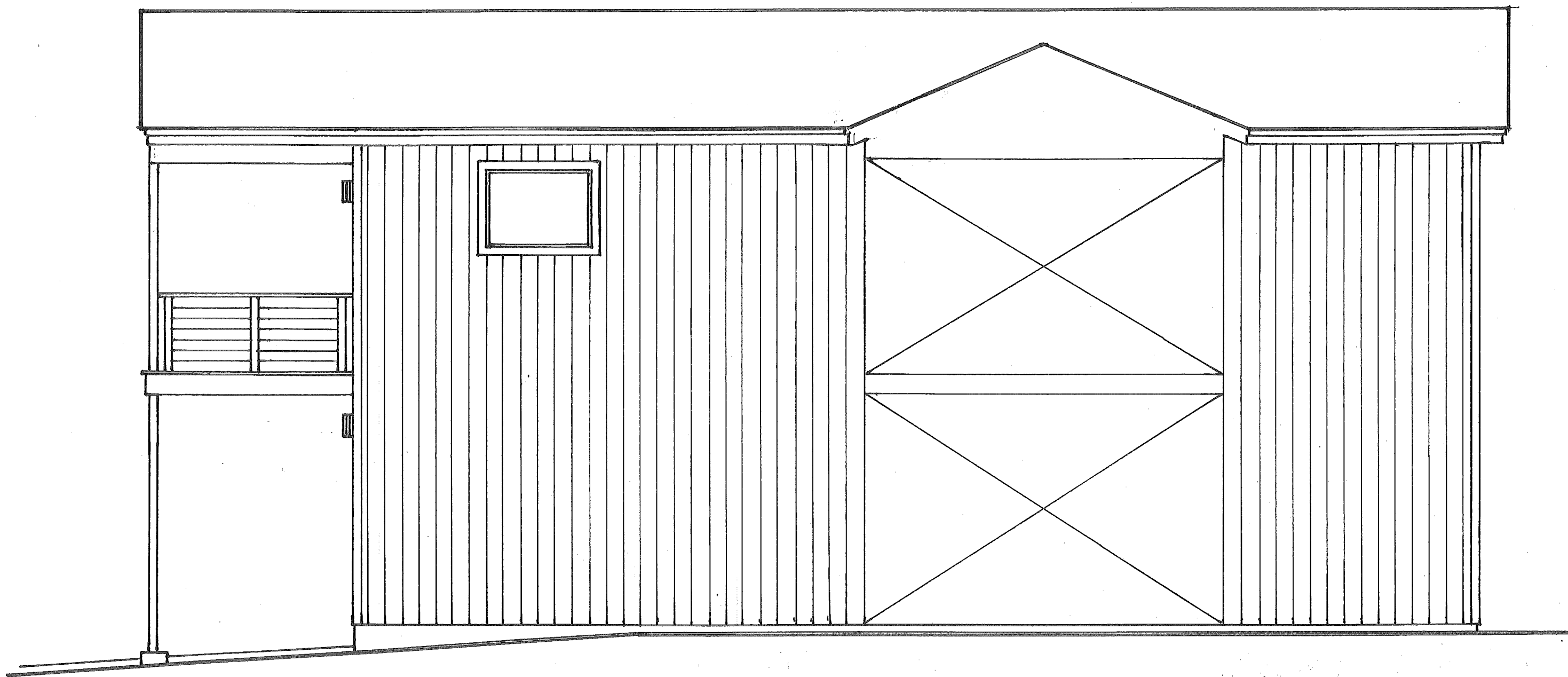
Side Elevation



Side Elevation



Interior Entry Area Elevation



Interior Entry Area Elevation



Planning Commission Staff Report

Public Hearing: 6:30pm – May 26, 2022

Agenda Item

Department

Presenter

4.B.

Planning

Chelsea Stromberg
Senior Planner

AGENDA ITEM 4.B

CUP/SPR 2022-03 Extension of Ute Pass (formerly 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 the CUP and SPR approval for the 72,400 SF storage and rental facility proposed on the 4.75 acre tract on Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ)

BACKGROUND

On April 19, 2022, the City received a written request to extend CUP18-01 (which was originally approved by City Council on July 19, 2018 by Ordinance 1330, 2018) and SPR 18-01 all for a 72,400 SF self-storage facility on 4.75 acres. This is the second request for a two year extension, the previous extension to July 19, 2022 was granted on March 4, 2021. Copies of the original approval, as well as the first extension, granted by City Council are attached to this staff



report. In this application, the applicant and property owner desire to extend the CUP and SPR approvals for an additional two years (from July 19, 2022 to July 19, 2024).

STAFF FINDINGS

The original application was submitted in April 2018 and the approval, which included a lengthy list of conditions, ran from July 19, 2018 to July 19, 2020. On February 6, 2019 the Applicant/Owner submitted an application for a commercial development ZDP for the building and on February 20, 2019 a ZDP application for a grading permit. Without construction activity commencing, these ZDPs expired after one year (February 2020). The original CUP/SPR expired July 19, 2020.

On January 29, 2021, the applicant/owner submitted a ZDP request for waterline infrastructure as well as a request to extend the CUP/SPR for this project. At that time the staff finding for the CUP/SPR extension request was:

Staff believes that it is reasonable to extend the CUP and SPR to 2022 finding that the applicant is willing to proceed with the proposed development and further finding that, while many things have changed since the original approval (i.e. COVID-19), the zoning regulation amendments that occurred between 2018 and today do not materially affect the CUP and SPR approvals for this development and all the conditions approved still stand and apply.

The CUP/SPR extension request was heard by the Planning Commission on February 25, 2021 and approved by City Council on March 4, 2021.

On March 15, 2021, after having reviewed the waterline ZDP request, Utilities Director, Kip Wiley, provided a memo with a list of concerns (copy attached) stating, "Due to the number of comments and concerns I cannot approve these plans at this time." Again, without construction activity commencing, this ZDP expired after one year (March 2022).

The most recent activity on this project occurred when an extension request for the CUP/SPR was submitted on April 19, 2022. That request was routed for review and the Deputy City Manager/Operations Director, Kip Wiley, returned the following comment:

In regards to extending the CUP I would disapprove the request. It has been about five years with no progress. When they get to a point where they want to proceed they can resubmit.

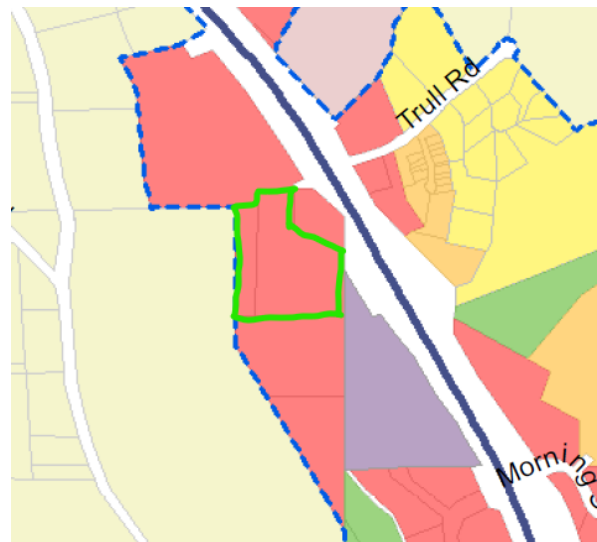
Comment was also received from City Engineer, Ben Schmitt, who provided the following:

The trip generation requirements and storm water calcs have likely changed from the original submittal, so they may have to do additional improvements. Once they are ready to submit meeting the updated criteria, we can perform a detailed review.

Since this proposal was first approved in 2018 the City has adopted a new Comprehensive Plan. This proposed development continues to be consistent with the 2021 Comprehensive Plan Future Land Use Map.

Future Land Use Categories

Open Space	Mixed Use Areas
Single Family	Parks and Semi/Public Lands
Multi-Family Residential	Teller & El Paso Counties Rural Residential
Downtown Mixed Use	Teller County Commercial
Commercial	



RECOMMENDATION

As there are no regulations to assess, planning staff does not have a position or recommendation on this extension request. However, if the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension, then the approving resolution should clearly state that the development is still subject to all of the conditions of approval specified with the original approval CUP18-001/SPR18-001 from July 2018.

ATTACHMENTS

- A. Extension Request Application
- B. Applicant Narrative
- C. Ordinance 1330, 2018 (CUP18-01)
- D. Resolution 872, 2021 (CUP/SPR Extension)
- E. March 15, 2021 Memo from Kip Wiley, Utilities Director

Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Permit Number 202204092

Project # EXT/Case # CUP/SPR2022-03

Development Case ☐

Date Received 4/19/2022

Date Routed 4/19/2022

Date Initial Permit Approved

*Date Permit Paid 4/19/2022

Open Permit Comments

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

Project Type SPR

Project Type Number 4

Project Classification Extension

Non-Profit, Residential or Commercial Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPS

Project Name WP Self Storage - SPR Exten

Site Address Number 19350

Site Address Name E. Hwy 24

Lot Number 1

Block Number

Subdivision WP Saddle Club

Filing # 1

Applicant Business Name M3XP2, LLC

App First Name

App Last Name

App Phone Number 719-502-7431

PO Box

Mailing Address Street # 750

Mailing Address Street Name E. Hwy 24, Suite 202

City Woodland Park

State CO

Zip Code 80863

Owner First Name 19350 Group, LLC

Owner Last Name

Zone Class SC

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planning Director's Office



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202204092
Case # CUP/SPR 2022-03
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

received
4/19/2022

Type of Application (Check one or more as applicable)

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

1. Applicant Information

- a. Applicant Name M3XP2, LLC
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 750 E US HWY 24, SUITE 202, WOODLAND PARK, CO 80863
- d. E-mail Address M3XP2.1@GMAIL.COM
- e. Phone Numbers Home _____ Work 719-502-7431 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 80863
- b. Lot 1 Block _____ Subdivision WP SADDLE CLUB 1
- c. Property Zoning SC Lot Size 4.75 Acres ☒ Square Feet ☐

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

5. Project Information

- a. Project Name UTE PASS SELF STORAGE
- b. Brief Description of Project/Request 2-YEAR EXTENSION OF EXISTING APPROVAL

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

5. Consultant Information (if applicable)

a. Architect

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

b. Engineer

- i. Project Contact GREG SHANER, PE
- ii. Firm Name MATRIX DESIGN GROUP, INC.
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address gregory_shaner@matrixdesigngroup.com
- vi. Phone Numbers: Business 719-575-0100 Mobile _____

c. Planner

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

d. Surveyor

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

e. Other (specify role) GENERAL CONTRACTOR

- i. Project Contact DAVID HARVEY
- ii. Firm Name GYS GENERAL CONTRACTING
- iii. Physical Address 791 COOPER CENTER PARKWAY, COLORADO SPRINGS, CO
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

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

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

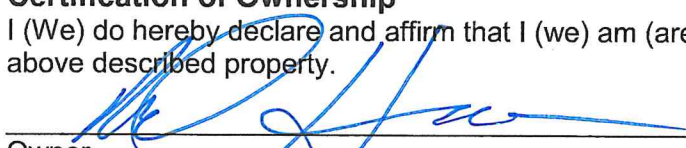
7. Applicable Code Sections

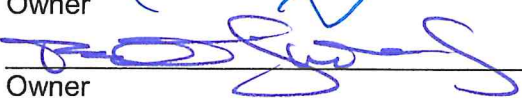
The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is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

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

8. Certification of Ownership

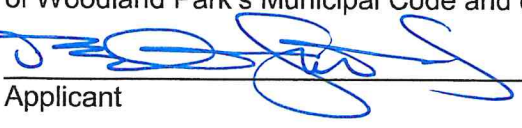
I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

➡  _____ 4-18-22
Owner Date

➡  _____ 18 Apr 2022
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.

➡  _____ 18 Apr 2022
Applicant Date

City Use Only

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

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

UTE PASS SELF STORAGE DEVELOPMENT 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, climate controlled, self-storage facility within Teller County. Using a mix of standard rental units as well as 150 climate-controlled units, it will have a total of 522 total units in the project. We anticipate about a 6-8 month time frame for construction, with opening date in 2023.

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, a division of Argus Self Storage Advisors which currently manages over 25 facilities in Colorado and over 150 nationwide. Pro Self Storage will utilize best-in-industry marketing, pricing, access and management practices to generate strong lease-up and growing revenue streams and has a highly functional no-contact leasing platform and online, recurring payment system that perform effectively under current stay-in-place conditions as well as normal circumstances.

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

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

- 1.) The development issues with supply chain of construction materials, and more importantly, construction costs, has required the Owners to have to revisit the proforma for the overall development. It takes time to get updated costs, with Lender involvement and their requirements, to solidify the projections.
- 2.) The market potential has changed in the last 18 months. The Model used in our original projections has also changed because of the updated, and still increasing, cost of building the project. There has also been a shift in demographics and COVID-related displacement, that may have affected the use of the project. Dependable research results are critical at this point and it has taken several months to get more settled data to bear out the changes and react accordingly.
- 3.) Additionally, the construction timeline is critical for the GC to hit predictable finish date, of note:
 - a. Weather conditions. It's important that the bulk of the site work, horizontal work and foundations be started and completed in the "warm months" of the year. That means a construction start date of Spring 2023.
 - b. Construction completion. Just like many developments that have a customer-centric activity, it's important to have the opening of the facility before a year end, and not open in the "coldest months" of a year.

It's important to note that we have already completed the following:

- Site Plan completed
- US Hwy 24 Waterline Plan completed
- Landscape Plan completed
- Lighting Plan completed
- Road and Storm Plan completed
- GEC completed
- Utility Plan completed
- CCOT Access Permit applied for/waiting

We respectfully ask for this CUP extension so we may begin construction starting the Spring of 2023.



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
-----------------------------	--------------------------------	--------------------------------------	----------------------------	-------------------------------------	------------------------------

Property Record Database

Account Information (provided by Assessor)

Account No R0056775

Parcel Id 6031.303030010

2021 Values [A PDF of the 2021 Notice of Value](#)

Actual \$413,820

Assessed \$120,010

Tax Dist 60

Acct Type Comm Vacant

School Dist RE-2

Acres 4.7500

Map No. 3031-30

Owner Name 19350 GROUP LLC

Mailing 750 E US HIGHWAY 24 STE

Address 202A

WOODLAND PARK, CO

808637750

Physical 19350 E US 24

Address

Area CATAMOUNT AREA

Brief Legal Desc L1 W.P. SADDLE CLUB 1

**No
Parcel
Picture
Found**

Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#)

[Commercial Sales List](#) [Vacant Land Sales List](#)

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

Zoning SC

Land Information (provided by Assessor)

Land Type Abst Code Acres

Commercial 0200 4.7500

TOTAL 4.7500

Transfers (provided by Assessor)[Commercial Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
12/14/2018	712448	Warranty Deed	\$536,400

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

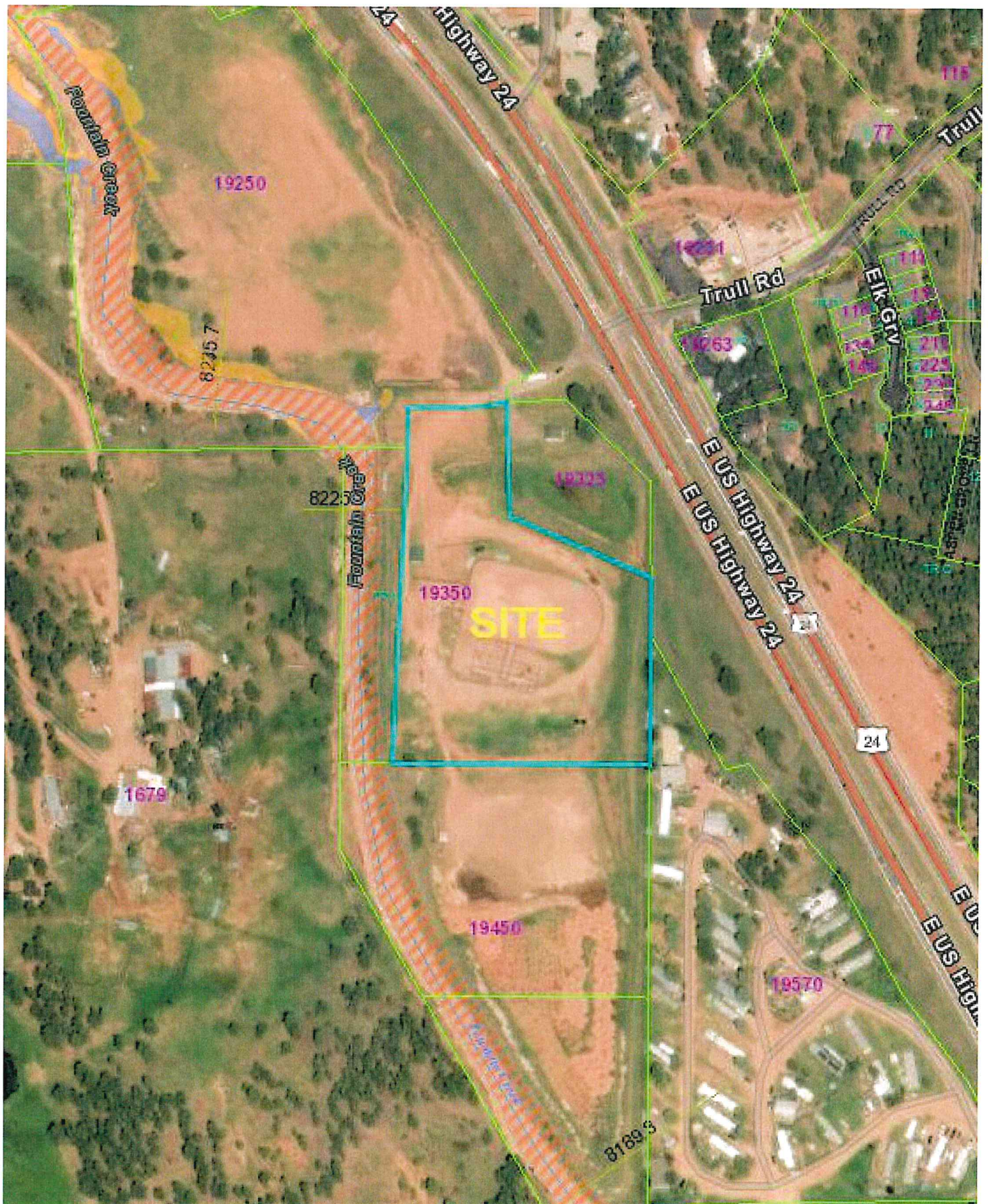
[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2019	\$9,034.56
2020	\$9,846.40
2021	\$9,689.02

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

04/27/2022 11:54:13 AM



CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 872, SERIES 2021

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

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

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

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

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

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

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

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

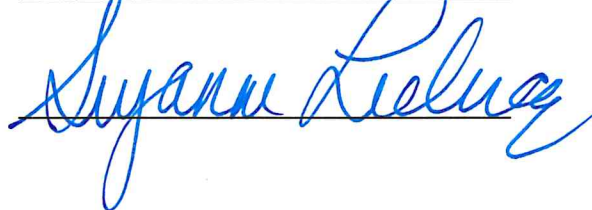
Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended from to July 19, 2022.

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

Signed by the Mayor:



Attested by the City Clerk:



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

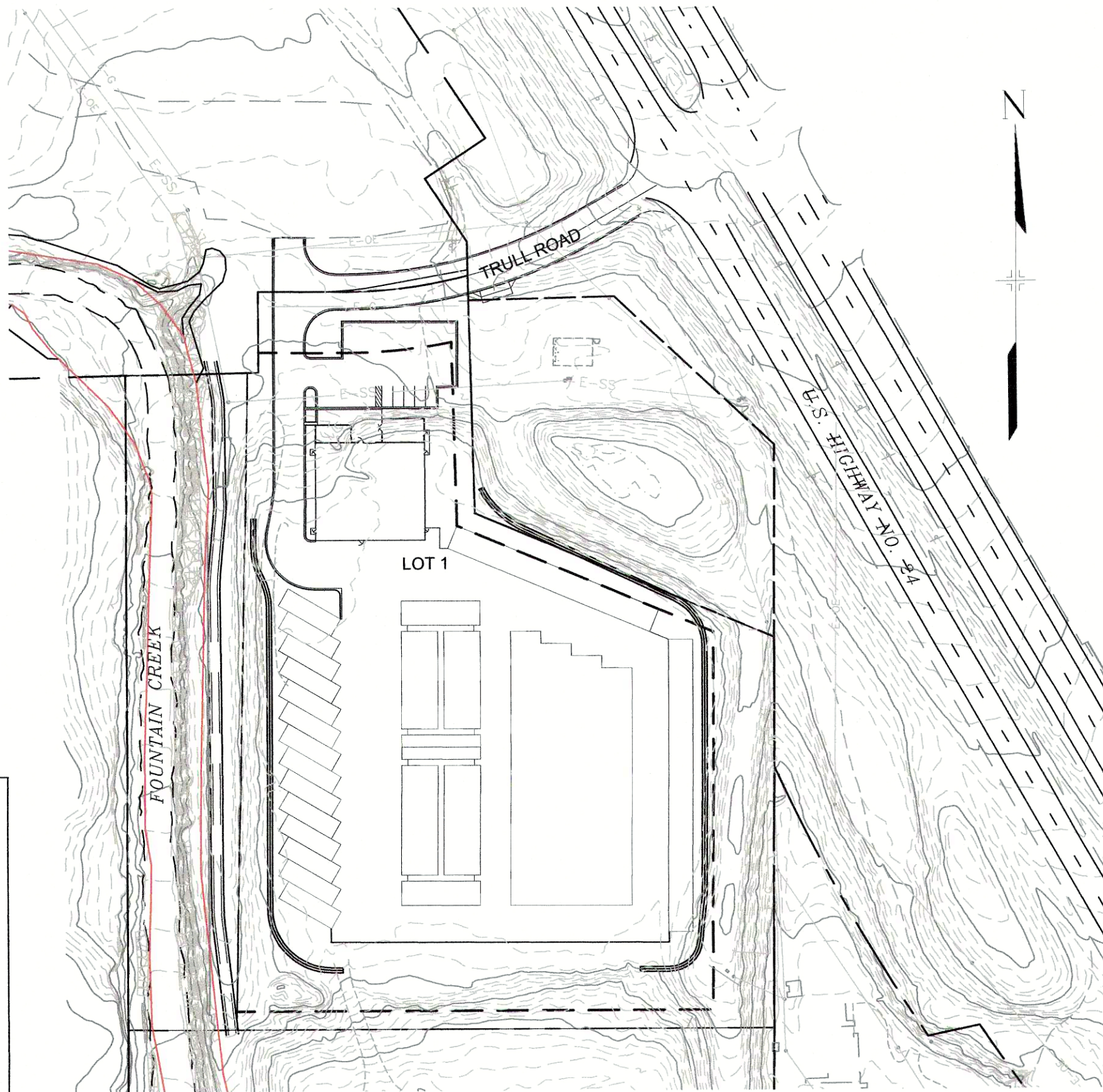
- The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the CDOT 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.
- 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.
- 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.
- A commercial ZDP must be submitted to and approved by the Planning Department and shall include:
 - All Civil/Construction drawings (including a cross-section detail of the grass swale/concrete pan)
 - 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.
 - Final Landscaping Plan
 - Final Site Plan (including parking layout and phasing)
 - 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

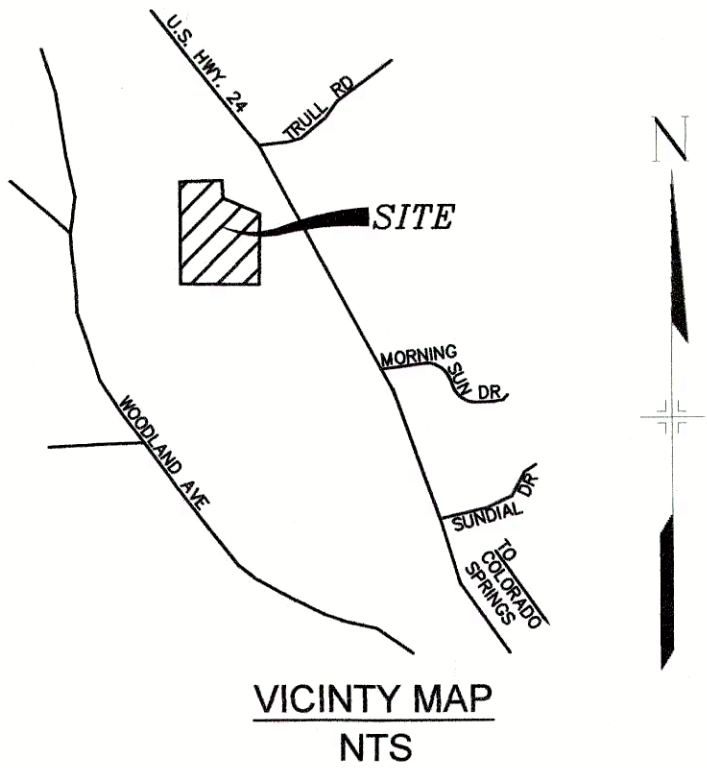
CITY OF WOODLAND PARK SIGNATURE BLOCK:

"(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):

"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: Joe Pellegrini AICP City of Woodland Park

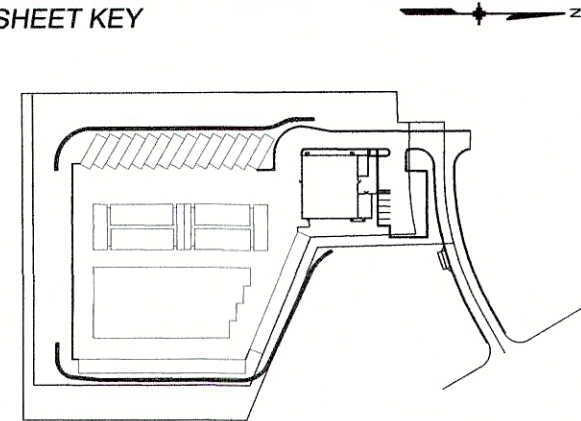


VICINITY MAP
NTS

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	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	####	####	####	####
	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	
	No.	DATE	DESCRIPTION	BY
	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.			
CHECKED BY:	GGG	VERT. N.A.	SHEET	1 OF 10	TS01

Know what's below.
Call before you dig.

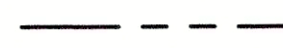
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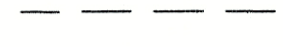
SNOW STORAGE



DETENTION POND AREA

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

PROPERTY LINE



BUILDING SETBACK



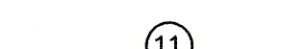
PHASE LINE



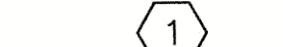
FENCE



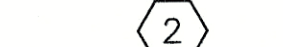
PROPOSED FIRE HYDRANT



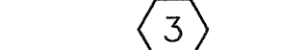
LIGHT POST



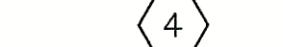
PARKING SPACE COUNT



MONUMENT SIGN



6' PICKET FENCE



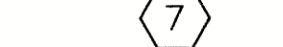
6' CHAIN LINK FENCE



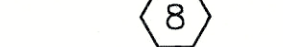
ACCESS KEYPAD



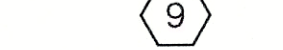
R-1 STOP SIGN 24" x 24" (TYP.)



CARRY CURB TYPE 1



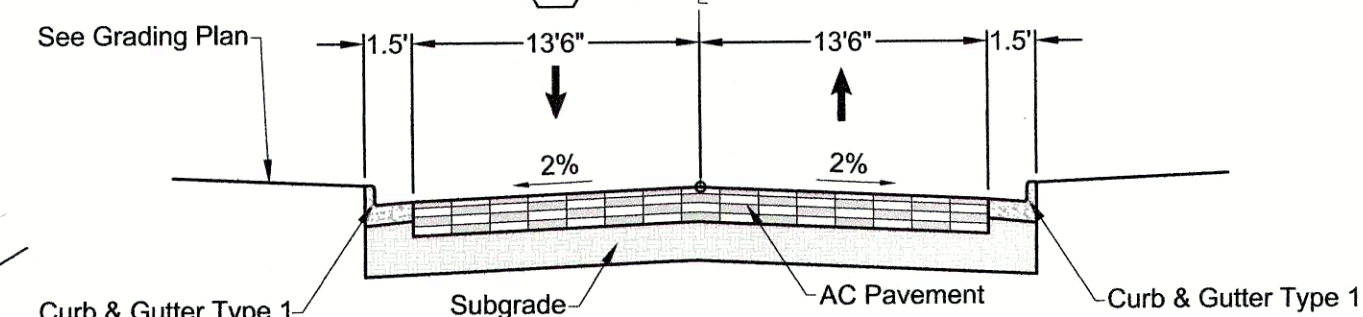
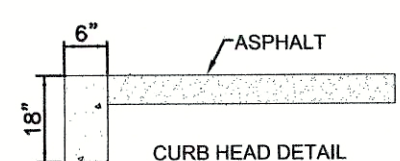
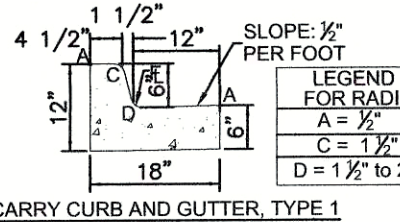
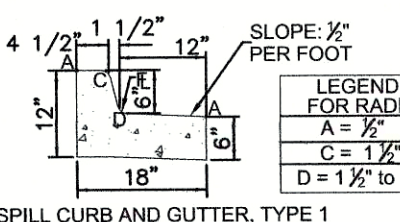
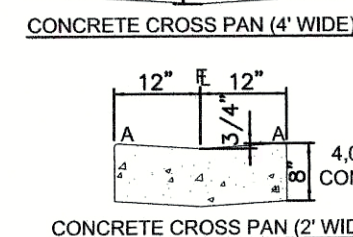
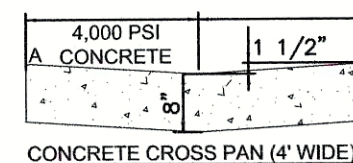
SPILL CURB TYPE 1



CURB HEAD- SEE DETAIL BELOW

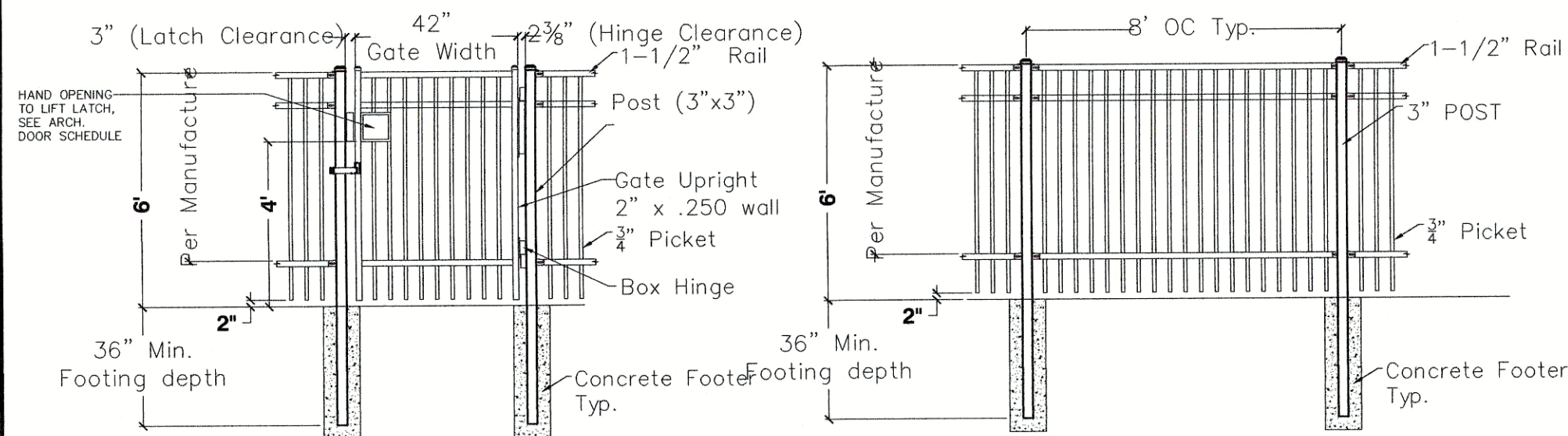
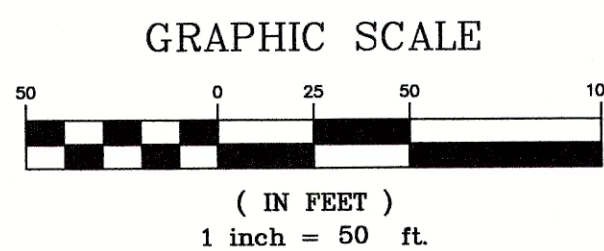


ASPHALT PER GEOTECH REPORT

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

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

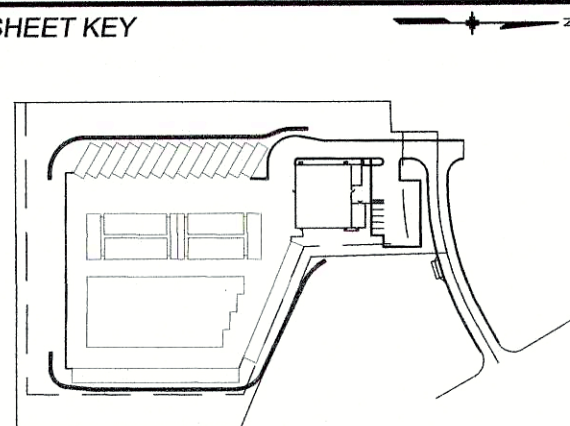
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°52'33"E	9.17
L2	N01°15'08"E	539.30
L3	N89°59'29"W	442.90
L4	N00°17'03"E	320.86
L5	S67°28'16"E	266.57
L6	S01°19'57"E	195.26
L7	S89°42'58"E	69.55
L8	N00°02'16"E	66.25
L9	N88°52'26"E	101.14
L10	N00°00'02"E	537.18
L11	N89°59'29"W	89.34

OWNER: LASS, RICHARD H & JANE N. TRUST
PARCEL ID: 2931.303000160
LAND USE: AGRICULTURAL
ZONING: A-1OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SC32' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606, PAGE 91-93CENTERLINE EASEMENT BOOK 281, PAGE 67. SAID
EASEMENT RESERVES 4 FREE 4" SEWER TAPS TO
SEWER MAIN. THIS COURSE OF SAID EASEMENT
SHOULD BE 12' NORTHEASTERLY & PARALLEL WITH
THE IREA TRANSMISSION LINE.GRANTEE: CITY OF WOODLAND PARK
15' WIDE UTILITY EASEMENT
BOOK 567, PAGE 177-179
AND BOOK 606 PAGE 91-93OWNER: WOODLAND PARK SADDLE CLUB INC
PARCEL ID: 6031.302000460
LAND USE: VACANT
ZONING: SCOWNER: CITY OF WOODLAND PARK
PARCEL ID: 6031.302000470
LAND USE: PUBLIC / INSTITUTIONAL
ZONING: SCOWNER: 19570 GROUP LLC
PARCEL ID: 6031.303000070
LAND USE: RESIDENTIAL
ZONING: SC

GATE DETAIL:

FENCE PANEL
DETAIL:DETAIL A
1"=10'

REFERENCE DRAWINGS	####	####	####	####
EX-CONTOURS	####	####	####	####
EX-TOPO	####	####	####	####
PR-SITE	####	####	####	####
PR-UII	####	####	####	CRD
EX-RW	1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	BY
No.		DATE	DESCRIPTION	
REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\Site Plan\SP01.dwg				
CTB FILE:				
PLOT DATE: August 6, 2018 9:09:15 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK

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CORNER OF SAID TRACT OF LAND.

PREPARED BY:

Matrix
DESIGN GROUP

SEAL

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

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

SITE PLAN

DESIGNED BY: EWS
DRAWN BY: CRD
CHECKED BY: GGS
SCALE: HORIZ. 1"=50'
VERT. N/A
DATE ISSUED: June 05 2018
SHEET: 2 OF 10
DRAWING No. SP01

Know what's below.
Call before you dig.

LEGEND:

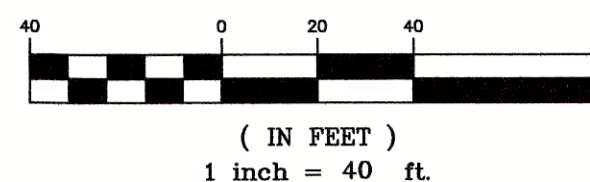
	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED FIRE HYDRANT
	LOW POINT
	HIGH POINT
	GRADE BREAK
	OVERLAND FLOW
	CITY OF WOODLAND PARK UTILITY EASEMENT RECEPTION NO 576655

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

PROPOSED WATER LINE

GRASS SWALE
NOT TO SCALE

GRAPHIC SCALE



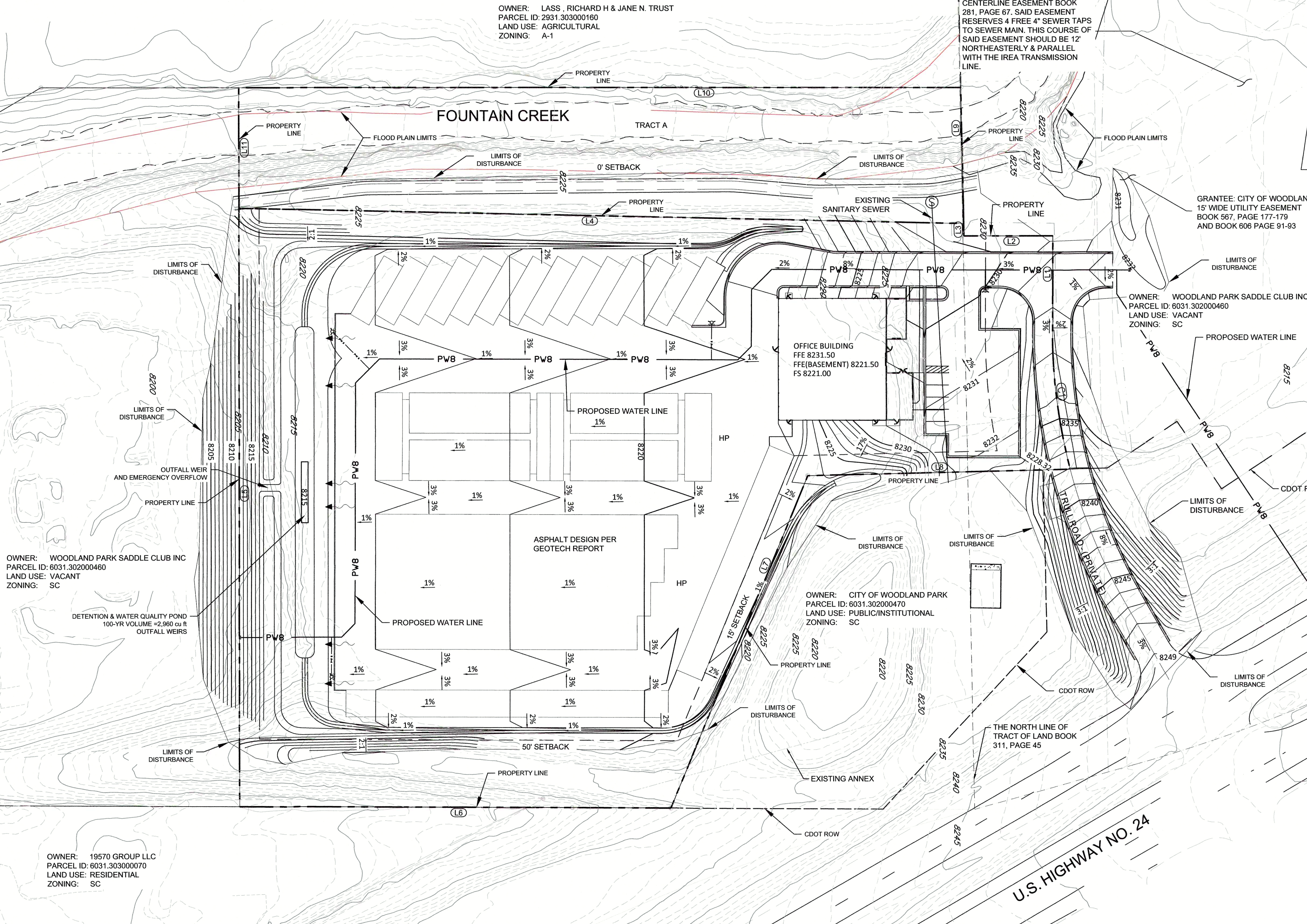
NOTE:

ANY CONSTRUCTION LOCATED WITHIN CDOT RIGHT OF WAY
WILL REQUIRE PERMIT

LINE TABLE		
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CURVE TABLE

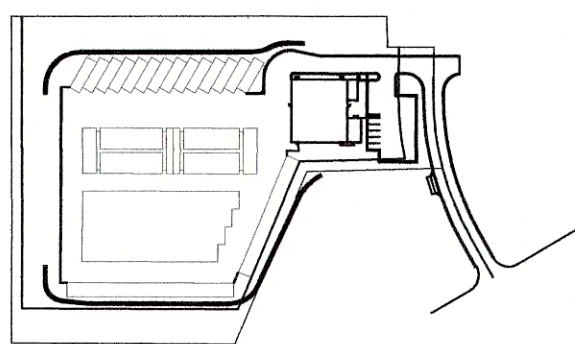
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C1	104.35	399.99	14°56'53"	N82°48'36"E	104.06

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

COMPUTER FILE MANAGEMENT

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

SHEET KEY



BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C0079 C. RM 1 = U.S.G.S. BRASS CAP
AT THE NORTHEAST CORNER OF SEC. 8, T13S, R88W OF THE 6TH P.M. (ELEVATIONS ARE BASED
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

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

WOODLAND PARK SELF STORAGE

WOODLAND PARK
DEVELOPMENT PLAN

GRADING PLAN

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



Know what's below.
Call before you dig.

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.		
CHECKED BY:	GGS	VERT.	NA	SHEET	5 OF 10
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.987.001					LP01

SEAL

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PREPARED BY:

Matrix
DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

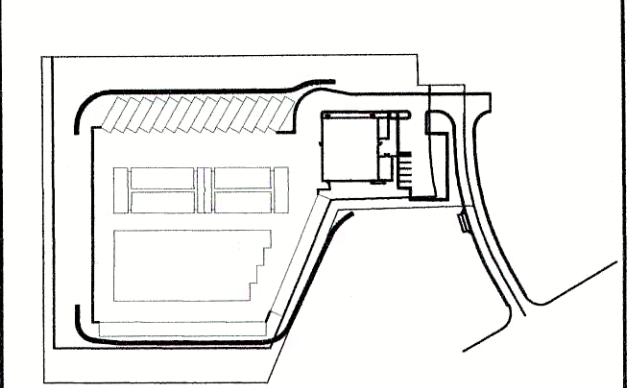
BENCHMARK

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

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

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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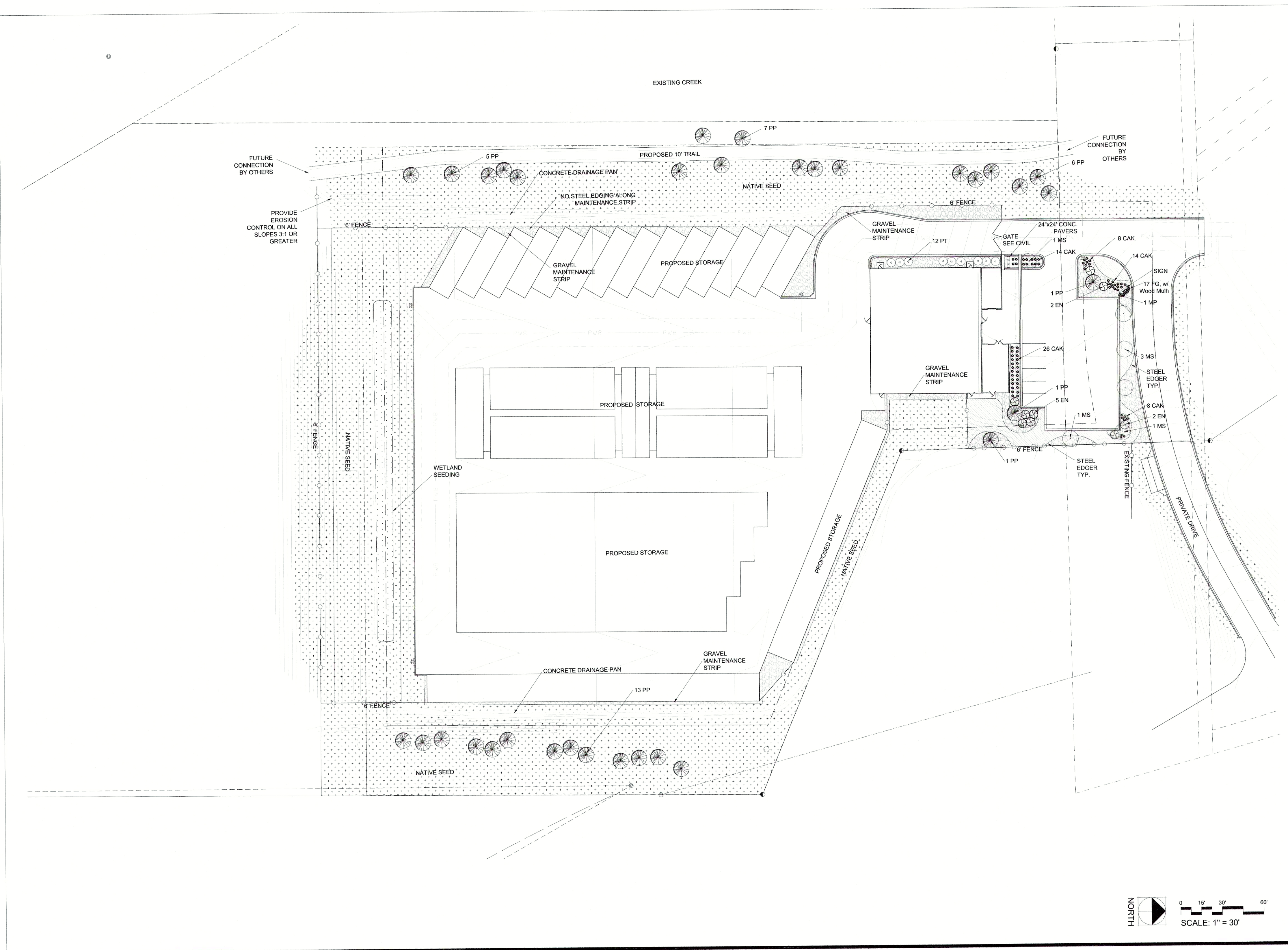
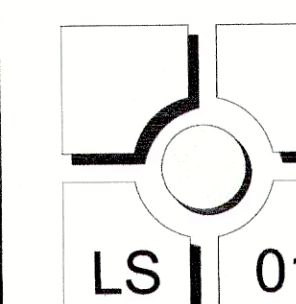


REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					

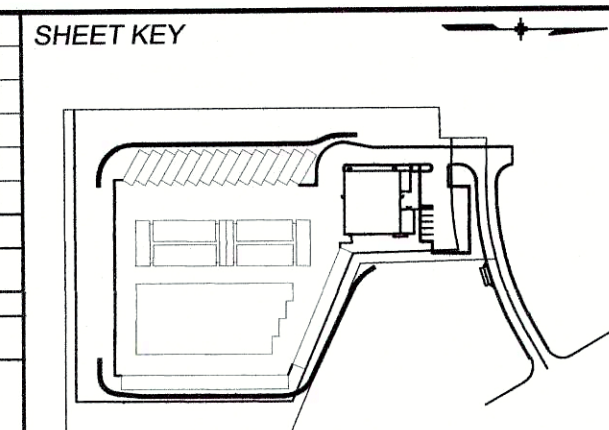
DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		3809.00

Woodland Park Self Storage

Woodland Park, CO
Preliminary Landscape Plan



REFERENCE DRAWINGS X-104-PR-UTIL_CN1 X-104-EX-UTIL X-104-PR-BASE_CN1 X-104-PR-BASE_GYS X-104-PR-BNDRY_GYS X-Base Paving X-Base-Union X-Util F3 X-Util-Union X-Road-Cordera Crest	####	####	####	####
	####	####	####	####
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	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\Landscape.dwg PLOT DATE: August 6, 2018 9:12:56 AM DATE REVISION: CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK

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BASIS OF BEARING

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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

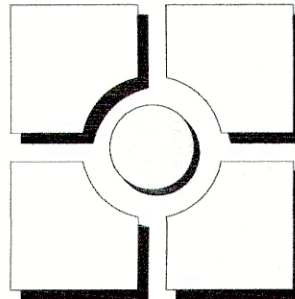
WOODLAND PARK
DEVELOPMENT PLAN

LANDSCAPE PLAN

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



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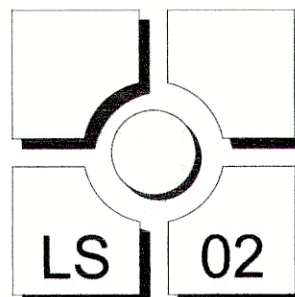


THOMAS THOMAS
Planning
Urban Design
Landscape
702 North Tejon
Colorado Springs, Colorado 80903
(719) 512-9777

REV #	DATE	DESCRIPTION	APPROVED
1	04.05.18	DESIGNED	JEH
2	04.05.18	DRAWN	MAJ
3	04.05.18	CHECKED	JEH
4	04.05.18	PROJECT NUMBER:	3895.00
5		SCALE:	AS NOTED
6			

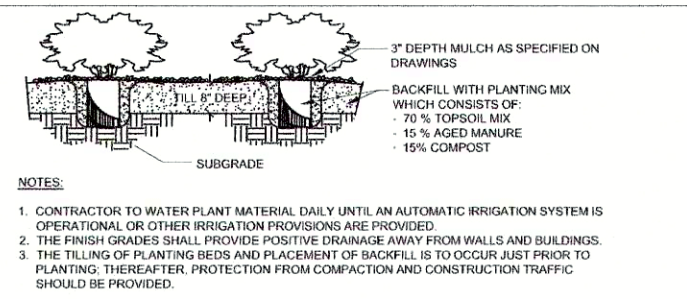
DESIGNED	JEH	04.05.18
DRAWN	MAJ	04.05.18
CHECKED	JEH	04.05.18
PROJECT NUMBER:		3895.00
SCALE:		AS NOTED

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

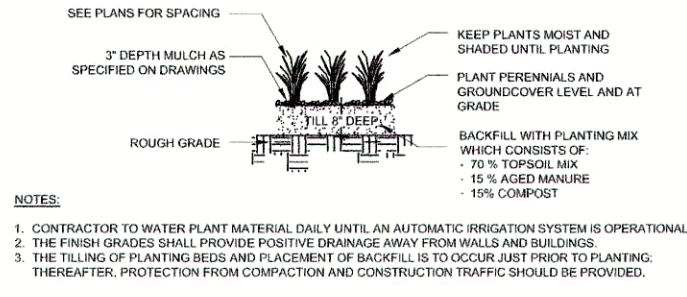


- SHRUB/ TREE PLANTING NOTES:**
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
 - ALL PLANT MATERIAL SHALL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

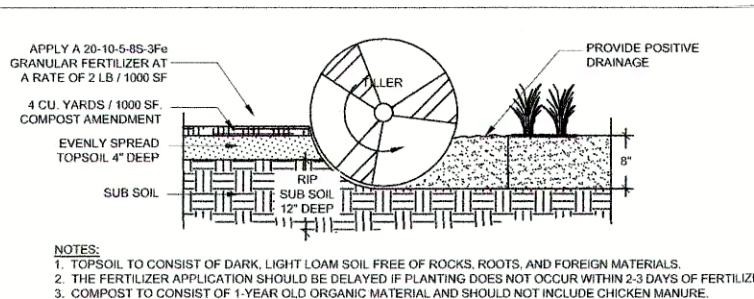
- SODDING & SEEDING:**
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON SITE.
 - ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8", FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
 - AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS AS SPECIFIED IN A SOIL ANALYSIS. A SOIL ANALYSIS AND AMENDMENTS SHOULD BE VERIFIED AND PROVIDED BY CONTRACTOR.
 - GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOIL, MULCH AND GRAVEL THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
 - FINE GRADE SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
 - ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPERE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERMES, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G. COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
 - ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
 - SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
 - ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
 - SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BARKER AND PNEUMATIC WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.1 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE, HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MPH PER HOUR.
 - EROSION CONTROL BLANKET TO BE PROVIDED WITH SEEDING ON SLOPES 3:1 OR GREATER.
 - MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
 - NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
 - SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
 - APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.



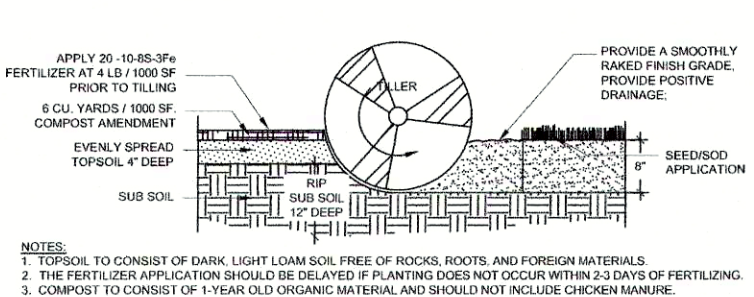
SHRUB DETAIL
L001 N.T.S.



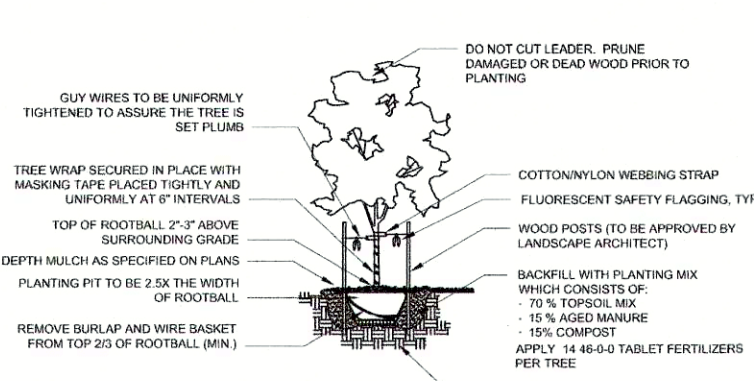
GRASS & PERENNIAL DETAIL
L001 N.T.S.



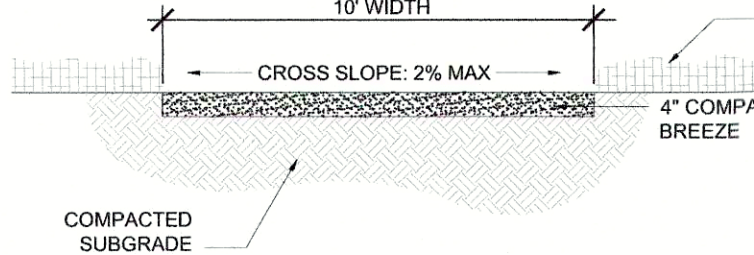
SOIL PREP- FOR PLANTING BED AREAS
L001 N.T.S.



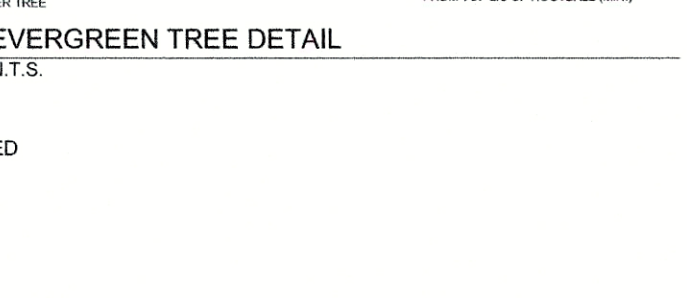
SOIL PREP- SEED AREAS
L001 N.T.S.



DECIDUOUS TREE DETAIL
L001 N.T.S.



TRAIL DETAIL
L001 N.T.S.



EVERGREEN TREE DETAIL
L001 N.T.S.

PLANT SCHEDULE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE
	MS	7	Malus x 'Spring Snow'	SPRING SNOW CRAB APPLE	20-25'	20-25'	2.0" Caliber
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE
	PP	34	Pinus ponderosa	PONDEROSA PINE	60-80'	20-25'	6" B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE
	PT	9	Potentilla	POTENTILLA	3-4'	3-4'	5 GALLON
	EN	9	Ericameria nauseosa	RABBITRUSH	4-8'	4-8'	5 GALLON
	MP	1	Mugo Pine, Dwarf	DWARF MUGO PINE	3-4'	3-5'	5 GALLON
	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE
	CAK	71	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	4-5'	18-24"	CONTAINER
	FG	17	Festuca glauca 'Boulder Blue'	BOULDER BLUE FESCUE	8-12"	8-10"	GALLON
LANDSCAPE SITE DATE: Total Development Area: 213,797. sf (77000 sf) 31 Trees Required/ 41 Provided Total Landscape Area: 74,874 sf (35%) Native Grasses: 64,791 sf Planting Beds: 2,052 sf Ornamental Gravels: 8,031 sf (10.7%) Private Street Frontage: 132' (35') 4 Trees Required/ 4 Trees Provided							

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

REFERENCE DRAWINGS

X-104-PR-UTIL_CN1
X-104-EX-UTIL
X-104-PR-BASE_CN1
X-104-PR-BASE_GYS
X-104-PR-BNDRY_GYS
X-Base Powers
X-Base-Union
X-Util F3
X-Util-Union
X-Road-Cardena-Crest

###	###	###	###	###
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###	###	###	###	###
1	June 5, 2018	COMMENTS FROM WOODLAND PARK PLANNING COMMISSION	DESCRIPTION	CRD BY
No.	DATE		REVISIONS	

COMPUTER FILE MANAGEMENT
FILE NAME: S:\18.987.001 WP Storage\100 Dwg\104 Plan Sets\From Others\Landscape.dwg
CTB FILE: ----
PLOT DATE: August 6, 2018 9:13:10 AM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY

BENCHMARK

BENCHMARK: "RM 1", FROM FIRM MAP NUMBER 08119C00079 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 2696S" AT THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN BOOK 275, AT PAGE 14 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND RED CAP STAMPED "RAMPART PLS 2696S" 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

DESIGNED BY:

EMS

CHECKED BY:

CRD

SCALE

HORIZ. 1"=40'

VERT. N.A.

DATE ISSUED:

June 05 2018

DRAWING No.

LA02

WOODLAND PARK SELF STORAGE

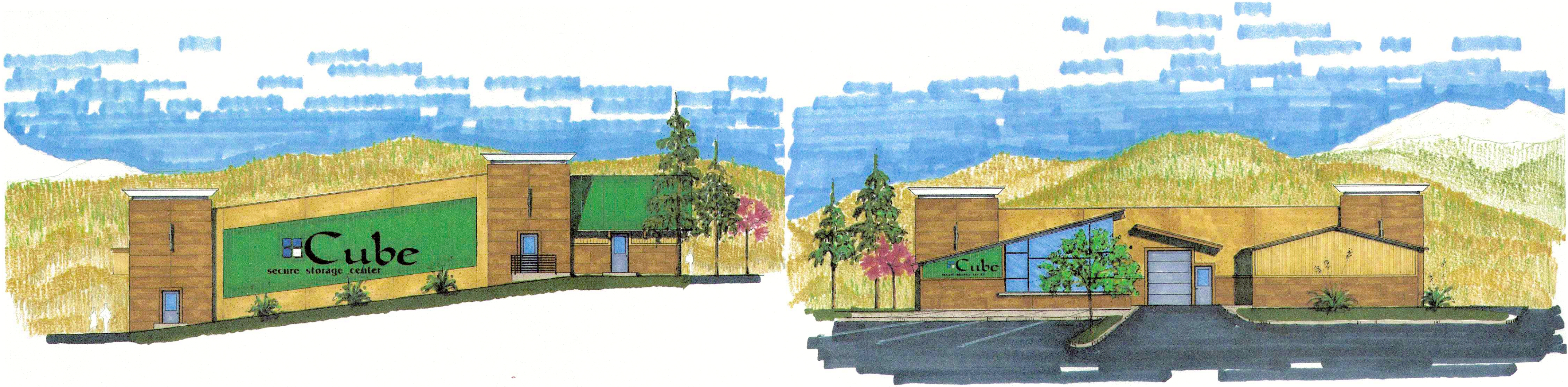
WOODLAND PARK DEVELOPMENT PLAN

LANDSCAPE PLAN



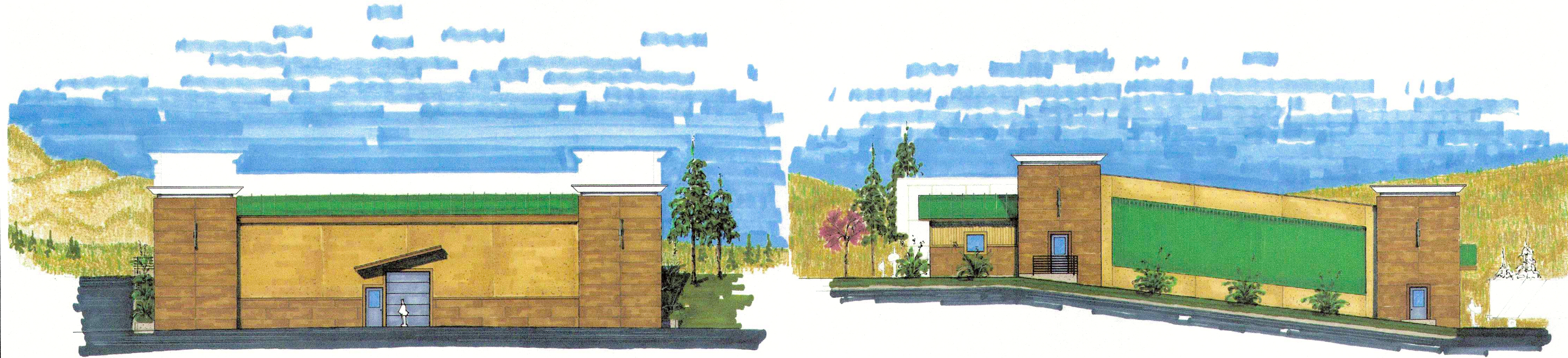
Know what's below.
Call before you dig.

OFFICE & CLIMATE CONTROLLED STORAGE



East-N Elevation
(side)

North-W Elevation
(front)



South-E Elevation
(rear)

West-S Elevation
(side)

WOODLAND PARK STORAGE
US HIGHWAY 24, WOODLAND PARK COLORADO
ELEVATIONS

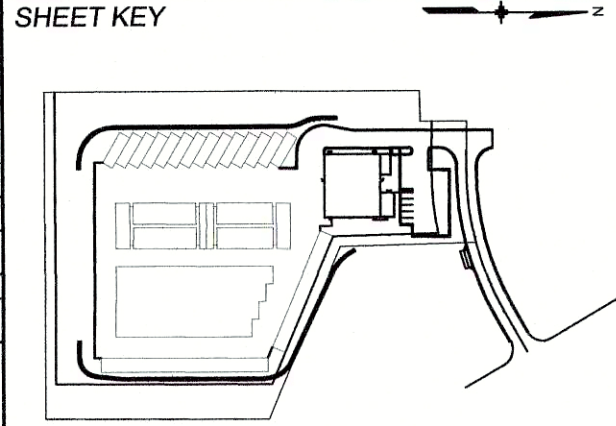
DRAWING DATE: 30 March 2018

REVISIONS:

9

ELEVATIONS

REFERENCE DRAWINGS			DESCRIPTION	BY
No.	DATE	REVISIONS		
X-104-PR-UTL1_CN1				
X-104-EX-UTL1				
X-104-PR-BASE_CN1				
X-104-PR-BASE_GYS				
X-104-PR-ENTRY_GYS				
X-Base Powers				
X-Base Union				
X-UB FS				
X-UB Union				
X-Road-Cordera Crest				
COMPUTER FILE MANAGEMENT				
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CTB FILE: August 6, 2018 9:14:06 AM				
PLOT DATE: August 6, 2018 9:14:06 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).

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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

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

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

UTE PASS SELF STORAGE DEVELOPMENT 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, climate controlled, self-storage facility within Teller County. Using a mix of standard rental units as well as 150 climate-controlled units, it will have a total of 522 total units in the project. We anticipate about a 6-8 month time frame for construction, with opening date in 2023.

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, a division of Argus Self Storage Advisors which currently manages over 25 facilities in Colorado and over 150 nationwide. Pro Self Storage will utilize best-in-industry marketing, pricing, access and management practices to generate strong lease-up and growing revenue streams and has a highly functional no-contact leasing platform and online, recurring payment system that perform effectively under current stay-in-place conditions as well as normal circumstances.

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

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

- 1.) The development issues with supply chain of construction materials, and more importantly, construction costs, has required the Owners to have to revisit the proforma for the overall development. It takes time to get updated costs, with Lender involvement and their requirements, to solidify the projections.
- 2.) The market potential has changed in the last 18 months. The Model used in our original projections has also changed because of the updated, and still increasing, cost of building the project. There has also been a shift in demographics and COVID-related displacement, that may have affected the use of the project. Dependable research results are critical at this point and it has taken several months to get more settled data to bear out the changes and react accordingly.
- 3.) Additionally, the construction timeline is critical for the GC to hit predictable finish date, of note:
 - a. Weather conditions. It's important that the bulk of the site work, horizontal work and foundations be started and completed in the "warm months" of the year. That means a construction start date of Spring 2023.
 - b. Construction completion. Just like many developments that have a customer-centric activity, it's important to have the opening of the facility before a year end, and not open in the "coldest months" of a year.

It's important to note that we have already completed the following:

- Site Plan completed
- US Hwy 24 Waterline Plan completed
- Landscape Plan completed
- Lighting Plan completed
- Road and Storm Plan completed
- GEC completed
- Utility Plan completed
- CCOT Access Permit applied for/waiting

We respectfully ask for this CUP extension so we may begin construction starting the Spring of 2023.

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

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

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

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

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

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

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

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

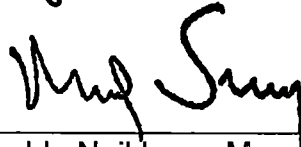
- a. The Applicant shall be bound to the schematics, design, materials and colors as submitted in applications CUP #18-001 and SPR #18-001, unless amended herein.
- b. The Applicant shall comply with all CDOT requirements, if any, and shall secure a CDOT Access Permit for all work proposed within the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

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

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

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

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

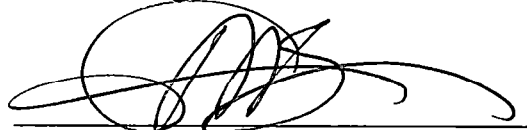


The Honorable Neil Levy, Mayor

ATTEST by the City Clerk:


Suzanne Leclercq

APPROVED AS TO FORM by the City Attorney:


Erin Smith

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 872, SERIES 2021

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

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

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

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

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

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

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

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

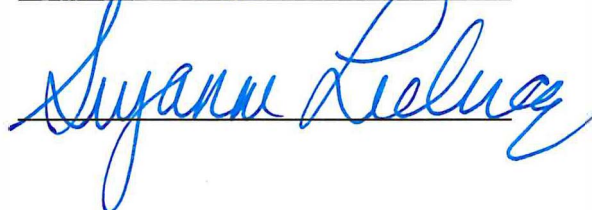
Section 1. The authority to issue a zoning/development permit [ZDP] or building permit for Conditional Use Permit 18-01 (Ordinance 1330, 2018) and Site Plan Review 18-01 is hereby extended from to July 19, 2022.

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

Signed by the Mayor:



Attested by the City Clerk:



MEMO

To: Sally Riley, Planning Director
Lor Pellegrino, City Planner
Robyn Brown, City Engineer
Phil Pyles, City Construction Inspector
Rusty Anthony, Field Services Crew Chief

From: Kip Wiley, Utilities Director

Date: March 15, 2021

Subject: Water Boring Utility Review

Due to the number of comments and concerns I cannot approve these plans at this time. Please feel free to contact me regarding my comments below:

1. HDPE pipe is preferred in the encasement under the Highway. Restraints on all bells are required if C-900 DR-14 is used.
2. Tee installation detail shows there will be two 12" gate valves. Those same valves are not identified on the plan overview and are also not shown on the profile plan. Will they be used?
3. Easements will need to be completed before initial acceptance.
4. What is the purpose for the horizontal bend at STA 3+19.778? Can the main be installed without changing direction?
5. Tracer wire is required with access every 250'.
6. Please recommend surface improvements to protect the water main where it crosses the drainage ditch.
7. Fire flow analysis is required on all water main extensions.
8. Please add a water service line stubbed in for the wastewater lift station. We can discuss the detail on this.