



City of Woodland Park

City Council (REVISED 6-13-2022)

June 16, 2022 at 7:00 PM

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A. Appointments to the Downtown Development Authority. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)
 - B. Appointment to the Board of Adjustment Committee. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **UNFINISHED BUSINESS**
(Public Comment may be heard)
8. **ORDINANCES ON INITIAL POSTING**
(Public comment may be heard)
 - A. To Approve Supplemental Ordinance 1425, Series 2022 to amend 2022 Budget expenditure appropriations (Budget Supplemental Ordinance) and set the Public Hearing for July 7, 2022. (A)
(Presenter Finance Director Aaron Vassalotti)
 - B. To approve Ordinance No. 1424, Series 2022 on initial posting granting a conditional use permit with a site plan review for the purpose of allowing 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 and set the Public Hearing for July 7, 2022. (QJ)
(Presenter Planning Director Karen Schminke)
 - C. To Approve Ordinance No. 1426, Series 2022, an Ordinance of the City of Woodland Park, Colorado, imposing a temporary moratorium on the submission, acceptance, processing, and approval of applications for Short - Term Rental Licenses and set the Public Hearing for July 7, 2022. (A)
(Presenters Councilmember Connors and Councilmember Ott)
9. **PUBLIC HEARINGS**

(Public comment may be heard)

- A.** Approve Ordinance 1423, Series 2022, 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 the purpose of allowing a tow company to construct and utilize a commercial building with vehicle storage area on Lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (20499 E. US 24) in the Community Commercial (cc) zone. (QJ)
(Presenter Planning Director Karen Schminke)

10. NEW BUSINESS

(Public comment may be heard)

- A.** Approval of a new Special Event - Summersgiving 2022 to be held June 25, 2022 at the Midland Pavilion. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)

11. REPORTS

(Public comment not necessary)

- A.** Mayor's Report
- B.** Council Reports
- C.** City Attorney's Report
- D.** City Manager's Report

12. ADJOURNMENT

*Per Ordinance No. 1391, Series 2021 posted on the City Website

Key to agenda abbreviations:

(A) Administrative- matters involving day-to-day decisions such as approving contracts, hiring staff and the procurement of goods and services. Administrative actions generally do not require formal actions by the elected body.

(L)Legislative- typically in the policy arena; legislative matters affect large areas and large groups of people, such as enacting dog regulations or amending the City code. Legislative action generally involves motions, resolutions and ordinances.

(QJ)Quasi-Judicial- apply general rules to a specific interest, such as zoning change affecting a single piece of property, or a special use permit. Quasi-Judicial actions generally involve adjudication, sometimes in writing, but not a resolution or ordinance. Decision for Quasi-Judicial proceedings are made exclusively based upon the testimony presented on the record. Ex-parte communication (communication outside the official hearing) between elected officials and citizens is not permitted on Quasi-Judicial



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Suzanne Leclercq, Deputy City Manager/City Clerk

DATE: June 16, 2022

SUBJECT: Appointments to the Downtown Development Authority. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)

BACKGROUND: The Downtown Development Authority currently has two positions that will expire on June 30, 2022. The first position expiring is held by Merry Jo Larsen who is currently the Chairperson of the DDA. A letter was sent to Ms. Larsen and the City Clerk's Office received an application from her to re-apply. The second position expiring is currently held by David Mijares, who was finishing a term for Jan Wilson. A letter was also sent to Mr. Mijares but the City Clerk's Office has not received an application to re-apply from Mr. Mijares. The City Clerk's Office did receive an application from a new applicant, Rebecca Ruddell who is the owner of Joanies Deli & Bakery and meets the eligibility requirements to apply for this committee. The deadline for the applications to be received was June 9, 2022. The terms of office are four years and would expire on June 30, 2026. Both Ms. Larsen and Ms. Ruddell will be invited to attend the Council Meeting and answer any questions the Council may have.

RECOMMENDATION:

ATTACHMENTS: None



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Suzanne Leclercq, Deputy City Manager/City Clerk

DATE: June 16, 2022

SUBJECT: Appointment to the Board of Adjustment Committee. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)

BACKGROUND: There is currently one vacant position and two alternate positions on the Board of Adjustment Committee. The City Clerk's Office continues to receive applications for these open positions. An application was received by Kevin O'Neill to apply for the vacant position on the BOA. Mr. O'Neill has been invited to attend the City Council Meeting and will be available for questions from the Council. This term will expire on January 1, 2024.

RECOMMENDATION:

ATTACHMENTS: None



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Aaron Vassalotti, Finance Director

DATE: June 16, 2022

SUBJECT: To Approve Supplemental Ordinance 1425, Series 2022 to amend 2022 Budget expenditure appropriations (Budget Supplemental Ordinance) and set the Public Hearing for July 7, 2022. (A)
(Presenter Finance Director Aaron Vassalotti)

BACKGROUND: The purpose of this supplemental appropriation is summarized below. This budget expenditure adjustment and revenue source is described in the attachment to this report.

- **Compensation Plan** – \$15,000 was included in the 2022 Annual Budget for the completion of a compensation study. The compensation study was conducted by Employers Council in the 2nd quarter of 2022. The compensation study included 2 areas of focus; reviewing the salary ranges for each of the City's grades and the compensation of each position compared to the salary surveys.

The study recommended updating the salary range for each grade which includes a minimum, midpoint, and maximum pay scale for the jobs assigned to that grade. Calculation of the midpoints for each range is typically based on the aggregate of the survey 50th percentile data in each grade. In addition, the data provided by the study showed that the average position City-wide was approximately 16% below the midpoint in the proposed salary ranges recommended in the study.

Based on this information, the City proposed a compensation plan to bring the City-wide average up to the midpoints. The compensation plan presented to Council on June 2, 2022 recommended 4 phases; Phase I- 5% in July 2022, Phase II- 4% in January 2023, Phase III- 4% in July 2023 and Phase IV- 4% in January 2024. The first phase is included in this supplemental request. The subsequent phases will be presented to Council for approval during the budget processes in 2023 and 2024.

1. **General Fund** - The first phase of the compensation plan is a 5% COLA adjustment, effective July 1, 2022. The additional cost to the General Fund in 2022 is \$115,581, which includes salary, retirement and payroll costs.

2. **Water Utility Fund** - The first phase of the compensation plan is a 5% COLA adjustment, effective July 1, 2022. The additional cost to the Water Utility Fund in 2022 is \$ 17,264, which includes salary, retirement and payroll costs.
3. **Wastewater Utility Fund** - The first phase of the compensation plan is a 5% COLA adjustment, effective July 1, 2022. The additional cost to the Wastewater Utility Fund in 2022 is \$ 9,296, which includes salary, retirement and payroll costs.
4. **Culture and Recreation Fund** - The first phase of the compensation plan is a 5% COLA adjustment, effective July 1, 2022. The additional cost to the Culture and Recreation Fund in 2022 is \$10,586, which includes salary, retirement and payroll costs.
5. **Grants Fund** - The first phase of the compensation plan is a 5% COLA adjustment, effective July 1, 2022. The additional cost to the Grants Fund in 2022 is \$ 1,712, which includes salary, retirement and payroll costs.

ERT Funding Request - The ERT team is a Multi-agency team made up of volunteer members from the Teller County Sheriff's Office, Woodland Park Police Department and the Cripple Creek Police Department. The requests for their services have exponentially increased in the recent years. This team responds to active shooter events, barricaded subjects, warrants for counter drug enforcement and many other situations that require a high degree of competency and training to achieve success within our communities. This request is to provide a rifle rated tactical vest that is specialized for the environmental needs that they are facing. Currently the vests that are being replaced have expired and are past the life span of their capabilities. The Teller County Sheriff's Office received a quote of \$30,000.00 to supply each ERT responding officer a new tactical vest and plates. The Teller County Sheriff's Office is asking each municipality to provide \$10,000.00 to help with the purchase of the new gear.

1. **Grants Fund** – American Rescue Plan (ARPA) – Increase expenditures by \$10,000.00.

Police Radios – Request to purchase portable Motorola Radios to replace unsupported portable radios currently used by the Police Department. This request is purchase 30 Motorola APX-6000 Portable Radios, 2 Motorola 6-bank chargers, 40 Motorola RSM remote speakers and 60 Motorola impress batteries.

1. **Grants Fund** – American Rescue Plan (ARPA) – Increase expenditures by \$79,707.00.

Downtown Development Authority Fund – Various updates to the DDA budget line items including: DDA TIF Revenue, TIF Reimbursement Agreements, Legal Services, County Treasurer Fees, Debt Service Schedule.

1. Increase DDA Revenues by **\$19,715** (TIF Property Tax).
2. Increase DDA Operating Expenses by **\$25,159** (TIF Reimbursements - \$2,076, Professional Services - \$2,050, Legal Services – \$18,750, Membership Services - \$350 County Treasurer Fees - \$1,932).
3. Increase DDA Debt Service by **\$4,347**.

- **Public Works Superintendent Position** – Included in the 2022 Annual Budget were 21 positions for Public Works; however, only 20 positions were included in the budget expenditure projections. The Public Works Superintendent position was inadvertently left out of the Salary and Benefit projections. The Superintendent position allocation was in the 2021

Annual Budget as the Assistant City Manager (ACM) and was reallocated mid-year from ACM to Public Works. We are requesting to correct this omission by adding this position into the 2022 Annual Budget and increasing the applicable Salary and Benefit expenditure lines.

1. **General Fund** – The additional cost to the General Fund is \$89,856.57, which includes salary, retirement and payroll costs.

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- **Grant Administration Position** –Request to add a grant administration position to identify and write grant applications to benefit many programs City-wide. This position will report to the Finance department and will be responsible for researching available grants, grant writing, grant tracking/compliance, grant budgeting, reconciliations and reporting. In addition, this position will perform analysis, review procurement contracts and assist the Accounting Manager and Finance Director as needed. Adding a position to take ownership of grant research and writing will enable and better position the City to compete for additional grants. This position is expected to eventually generate grant revenues in excess of the salary expense incurred.

1. **General Fund** – The additional cost to the General Fund is \$67,700, which includes salary, retirement and payroll costs.

RECOMMENDATION: To approve Supplemental Ordinance 1425, Series 2022 on initial posting.

ATTACHMENTS:

1. ORD 1425 - 2022 supplemental appropriation
2. 2022 Supplemental Appropriation attachment to ordinance
3. 2022 Supplemental Appropriation #2 Detail

CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1425, SERIES 2022

AN ORDINANCE ADJUSTING EXPENDITURE APPROPRIATIONS TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2022 BUDGET YEAR, AND AMENDING ORDINANCE NO. 1407, SERIES 2021.

WHEREAS, the Home Rule Charter of the City of Woodland Park specifies that City Council may, by ordinance, make supplemental appropriations when there are available for appropriation revenues in excess of those estimated in the budget.

NOW, THEREFORE, THIS ORDINANCE:

THE CITY OF WOODLAND PARK, COLORADO, ORDAINS

That an Ordinance entitled “AN ORDINANCE ADJUSTING EXPENDITURE APPROPRIATIONS TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2021 BUDGET YEAR, AND AMENDING ORDINANCE NO. 1425, SERIES 2022,” be and the same is hereby adopted as follows:

Section 1. The 2022 Amended Budget for the City of Woodland Park, Colorado, which is attached hereto as Exhibit A and incorporated by this reference, is hereby adopted and the monies are appropriated to the various funds as the same are budgeted.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING, FOLLOWING PUBLIC HEARING, THIS 7th DAY OF JULY 2022.

Hilary LaBarre, Mayor

ATTEST:

Suzanne Leclercq, City Clerk

City of Woodland Park
2022 Supplemental Appropriation

Exhibit A

General Fund		
Increase Budgeted Revenues	\$	-
Supplemental Appropriation		273,138
Grants Fund		
Increase Budgeted Revenues	\$	-
Supplemental Appropriation		91,419
Downtown Development Authority Fund		
Increase Budgeted Revenues		19,715
Supplemental Appropriation		29,506
Culture and Recreation Fund		
Increase Budgeted Revenues		-
Supplemental Appropriation		10,586
Water Utility Fund		
Increase Budgeted Revenues		-
Supplemental Appropriation		17,264
Wastewater Utility Fund		
Increase Budgeted Revenues		-
Supplemental Appropriation		9,296

City of Woodland Park
2022 Amended Budget
Supplemental Appropriations

	2022 Current Budget	2022 Supplemental Appropriation (incr/decr)	2022 Amended Budget
General Fund (100)			
Revenue	\$ 13,819,583	\$ -	\$ 13,819,583
Expenditures	(13,352,128)	(273,138)	(13,625,266)
Revenue over/(under) Expenditures	\$ 467,455	\$ (273,138)	\$ 194,317

Fund Balance Summary:

Beginning Fund Balance - 1/1/2022	\$ 5,267,343		\$ 5,267,343
Revenue over/(under) Expenditures	467,455	(273,138)	194,317
Ending Fund Balance - 12/31/2022	\$ 5,734,798	\$ (273,138)	\$ 5,461,660

Ending Fund Balance Designations:

Non-spendable Due from DDA			\$ 550,000
Non-spendable Inventory/Prepaid Expenditures			65,386
Restricted for Emergencies (TABOR 3%)			451,865
Unrestricted, Unassigned			4,394,409
Ending Fund Balance - 12/31/2022			\$ 5,461,660

Supplemental Appropriation Detail:

	Expenditures	Revenue
1. \$115,581 Compensation Plan 5%	\$ 115,581	\$ -
2. \$89,856.57 Superintendent Position	\$ 89,857	\$ -
3. \$67,700 Grant Administration Position	\$ 67,700	\$ -
Total adjustment	\$ 273,138	\$ -

Grants Fund (210)

Revenue	\$ 1,128,666	\$ -	\$ 1,128,666
Expenditures	(1,307,236)	(91,419)	(1,398,655)
Revenue over/(under) Expenditures	\$ (178,570)	\$ (91,419)	\$ (269,989)

Fund Balance Summary:

Beginning Fund Balance - 1/1/2022	\$ 920,371		\$ 920,371
Revenue over/(under) Expenditures	(178,570)	(91,419)	(269,989)
Ending Fund Balance - 12/31/2022	\$ 741,801	\$ (91,419)	\$ 650,382

Supplemental Appropriation Detail:

	Expenditures	Revenue
1. \$1,712.02 Compensation Plan 5%	\$ 1,712	\$ -
2. \$10,000 ERT Funding Request - ARPA	\$ 10,000	
3. \$79,707 Police Radios - ARPA	\$ 79,707	
Total adjustment	\$ 91,419	\$ -

Downtown Development Authority (215)

Revenue	\$ 768,000	\$ 19,715	\$ 787,715
Expenditures	(656,742)	(29,506)	(686,248)
Revenue over/(under) Expenditures	\$ 111,258	\$ (9,791)	\$ 101,467

Fund Balance Summary:

Beginning Fund Balance - 1/1/2022	\$ 1,339,052		\$ 1,339,052
Revenue over/(under) Expenditures	111,258	(9,791)	101,467
Ending Fund Balance - 12/31/2022	\$ 1,450,310	\$ (9,791)	\$ 1,440,519

Supplemental Appropriation Detail:

	Expenditures	Revenue
1. \$19,715 TIF Property Tax	\$ -	\$ 19,715
2. \$25,159 DDA Operating Expenses	\$ 25,159	
3. \$4,347 DDA Debt Service	\$ 4,347	
Total adjustment	\$ 29,506	\$ 19,715

Culture and Recreation Fund (220)

Revenue	\$ 1,273,428	\$ -	\$ 1,273,428
Expenditures	(1,273,428)	(10,586)	(1,284,014)
Revenue over/(under) Expenditures	\$ -	\$ (10,586)	\$ (10,586)

City of Woodland Park
2022 Amended Budget
Supplemental Appropriations

2022 Current Budget	2022 Supplemental Appropriation (incr/decr)	2022 Amended Budget
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Fund Balance Summary:

Beginning Fund Balance - 1/1/2022	\$ 173,563		\$ 173,563
Revenue over/(under) Expenditures	-	(10,586)	(10,586)
Ending Fund Balance - 12/31/2022	\$ 173,563	\$ (10,586)	\$ 162,977

Supplemental Appropriation Detail:

1. \$10,586.08 Compensation Plan 5%

Total adjustment

Expenditures	Revenue
\$ 10,586	\$ -
\$ 10,586	\$ -

Water Utility Fund (510)

Revenue	\$ 2,289,240	\$ -	\$ 2,289,240
Expenditures	(4,524,081)	(17,264)	(4,541,345)
Revenue over/(under) Expenditures	\$ (2,234,841)	\$ (17,264)	\$ (2,252,105)

Fund Balance Summary:

Beginning Fund Balance - 1/1/2022	\$ 4,246,447		\$ 4,246,447
Revenue over/(under) Expenditures	(2,234,841)	(17,264)	(2,252,105)
Ending Fund Balance - 12/31/2022	\$ 2,011,606	\$ (17,264)	\$ 1,994,342

Supplemental Appropriation Detail:

1. \$17,264 Compensation Plan 5%

Total adjustment

Expenditures	Revenue
\$ 17,264	\$ -
\$ 17,264	\$ -

Wastewater Utility Fund (520)

Revenue	\$ 2,041,885	\$ -	\$ 2,041,885
Expenditures	(1,948,836)	(9,296)	(1,958,132)
Revenue over/(under) Expenditures	\$ 93,049	\$ (9,296)	\$ 83,753

Fund Balance Summary:

Beginning Fund Balance - 1/1/2022	\$ 5,188,057		\$ 5,188,057
Revenue over/(under) Expenditures	93,049	(9,296)	83,753
Ending Fund Balance - 12/31/2022	\$ 5,281,106	\$ (9,296)	\$ 5,271,810

Supplemental Appropriation Detail:

1. \$9,296 Compensation Plan 5%

Total adjustment

Expenditures	Revenue
\$ 9,296	\$ -
\$ 9,296	\$ -



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: June 16, 2022

SUBJECT: To approve Ordinance No. 1424, Series 2022 on initial posting granting a conditional use permit with a site plan review for the purpose of allowing 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 and set the Public Hearing for July 7, 2022. (QJ)
(Presenter Planning Director Karen Schminke)

BACKGROUND: This is a request for a CUP with site plan approval to develop six duplexes on an undeveloped 2.18-acre parcel of land on the north side of Spruce Haven Drive in central Woodland Park.

RECOMMENDATION: Approve Ordinance and set public hearing for July 7, 2022.

ATTACHMENTS: 1. Ordinance No. _____ Grove at Spruce Haven CUP and SPR

CITY OF WOODLAND PARK
ORDINANCE NO. _____, SERIES 2022

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT WITH A SITE PLAN REVIEW FOR THE PURPOSE OF ALLOWING 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.

WHEREAS, the City of Woodland Park has received a request for a Conditional Use Permit with Site Plan Review for the purpose of constructing 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; and

WHEREAS, an application to establish said conditional use has been accepted and considered pursuant to Municipal Code Chapter 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 notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on May 12, 2022 and May 26, 2022 and recommended approval 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, and after holding a public hearing on July 7, 2022, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting a Conditional Use Permit; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

Section 1. Approval. The Conditional Use Permit for six (6) 2-unit attached single family dwellings on the Property is hereby approved 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).
7. Sidewalks shall be installed unless the City Engineer determines such installation to be undesirable in which event fees-in-lieu shall be required.
8. The site plan shall be modified to include a note on Lot 13 reading: "Not Currently Approved for Development".

Section 2. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS _____ DAY OF _____, 2022.

The Honorable Mayor Hilary LaBarre

ATTEST: _____
City Clerk Suzanne Leclercq

APPROVED AS TO FORM: _____
City Attorney Nina Williams

City of WOODLAND PARK, COLORADO
ORDINANCE NO. 1426
(SERIES 2022)

**AN ORDINANCE OF THE City of WOODLAND PARK, COLORADO IMPOSING A
TEMPORARY MORATORIUM ON THE SUBMISSION, ACCEPTANCE,
PROCESSING, AND APPROVAL OF APPLICATIONS FOR A SHORT-TERM
RENTAL LICENSES**

WHEREAS, the City of Woodland Park, Colorado (“City”) is a statutory City, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the City by and through its City Council possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety, and welfare; and

WHEREAS, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, pursuant to such authority, the City has previously adopted certain regulations within Title 6, concerning business licenses and regulations, and Title 18, concerning the zoning, of the Woodland Park Municipal Code (“Code”); and

WHEREAS, the city is experiencing a shortage of available housing stock for its local workforce and professional infrastructure within its small jurisdiction with limited resources; and

WHEREAS, the City is currently engaging in a review of City policy regarding the housing of all types and short-term rentals, its impacts, availability, solutions, and options that may lead to modification to land use regulations, business licensing requirements, staffing, and other regulatory measures; and

WHEREAS, the City finds and determines that imposing a three (3) month temporary moratorium on receiving applications for review and issuing or approving short-term rental licenses is necessary to preserve the status quo while the City Council completes its review of the City’s regulatory framework for short-term rentals and its impact on housing and that preserving the status quo will promote the public health, safety and welfare by allowing a deliberate and well-reasoned decision making process; and

WHEREAS, the City finds that the impact of a temporary moratorium on short-term rental license applications will not unduly prejudice the interests of the owners of housing units because properties suitable for short-term rental uses are equally suitable for residential uses, either owner-occupied or through the long term rental market; and

WHEREAS, the City has determined that the imposition of a three (3) month moratorium on the submission, acceptance, processing, and approval of all applications for short-term rentals will permit City staff and the City Council to collectively develop and implement consistent regulations concerning short-term rentals; and

WHEREAS, a three (3) month temporary moratorium is a reasonable length of time and no longer than necessary for the City to properly review, research, develop, adopt and implement any applicable recommendations, amendments, and regulations regarding housing, availability, and short-term rentals; and

WHEREAS, the City also finds and determines that the subject regulations concerning short-term rentals are necessary to the immediate preservation of the public health, safety, and welfare and that this ordinance should therefore become effective upon adoption, as authorized by C.R.S. § 31-16-105.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL. FOR THE CITY OF WOODLAND PARK, COLORADO as follows:

Section 1. The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by the Woodland Park City Council.

Section 2. Imposition of Temporary Moratorium. Effective immediately, upon the effective date of this Ordinance, a moratorium is imposed upon the submission, acceptance, processing, and approval of all applications for short-term rental licenses within the City of Woodland Park. No application for a short-term rental license shall be submitted to or accepted by the City, and no such application shall be reviewed, or license issued or approved in response to such an application. City Staff and the City Council are directed to develop and amend regulations appropriate to short-term rentals prior to the expiration of this moratorium period.

Section 3. Effective Date; Expiration. The moratorium imposed by this Ordinance shall commence as of the effective date of this Ordinance, July 01, 2022, and shall expire three (3) months thereafter, unless repealed prior to that date, or extended to a later date.

Section 4. Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

INTRODUCED, READ AND PASSED, ADOPTED, AND ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Woodland Park by the City Council on this 1st day of July 2022.

Mayor

City Clerk



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: June 16, 2022

SUBJECT: Approve Ordinance 1423, Series 2022, 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 the purpose of allowing a tow company to construct and utilize a commercial building with vehicle storage area on Lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (20499 E. US 24) in the Community Commercial (cc) zone. (QJ)
(Presenter Planning Director Karen Schminke)

BACKGROUND:

RECOMMENDATION: Approve Ordinance 1423, Series 2022, based on the findings contained in the staff report and as presented at public hearings, an ordinance granting a Conditional Use Permit (CUP) with a site plan review for the purpose of allowing a tow company to construct and utilize a commercial building with vehicle storage area on lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (20499 E. US 24) in the Community Commercial (cc) zone.

ATTACHMENTS:

1. Fred's Towing Staff Report CUP SR CC 2022-6-16
2. 3. Fred's Towing CUP&SPR2022 - Application (optimized)
3. 4. Freds Towing CUP&SPR2022 - Final Drainage Report
4. 2022.05.12 PC Minutes - Final SIGNED
5. Ordinance No. 1423 Freds Towing CUP and SPR



City of Woodland Park Staff Report for City Council Commission

Meeting Date: June 16, 2022		
Agenda Item	Department	Presenter
9.A.	Planning	Karen Schminke, AICP Planning Director

ITEM

#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 (20499 E. US 24 – prior address of 2730 Mountain Glen Court) in the Community Commercial (CC) zone. (QJ)

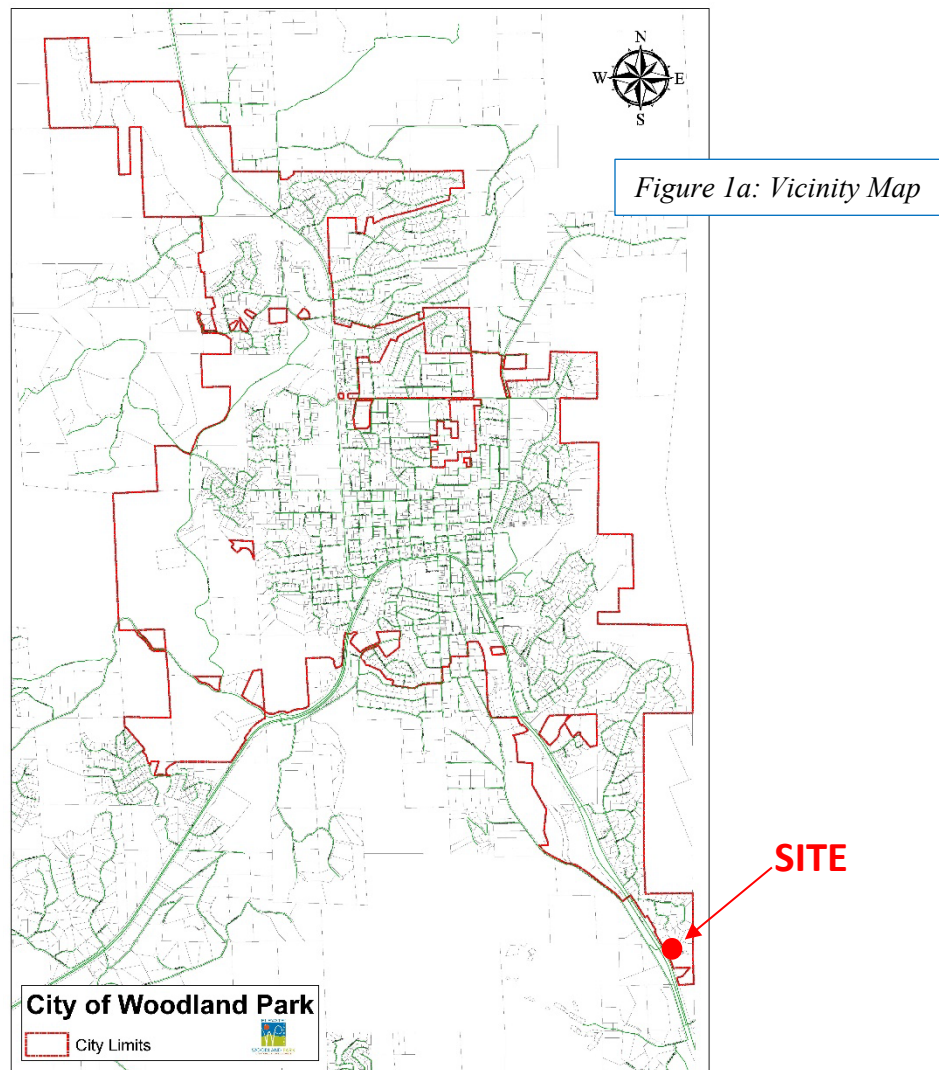




Figure 1b: Vicinity Map

BACKGROUND

This site is a 2.55-acre parcel of land east of Highway 24, south of Mountain Glen Drive in southeastern Woodland Park. Based on the Teller County Property Records Database, this property (Account No. R0050112) is undeveloped.

The property is zoned Community Commercial. Aerial photographs taken in 2007 show the existing conditions of the property with evidence of existing outdoor storage and parking. The zoning designation of Community Commercial was then adopted, however a CUP Application for the existing use was not submitted at that time.

In March 2022, the Applicant submitted a CUP Application for Contractor & Construction Services to codify the current and existing use of the property. The information submitted by the applicant with this application includes a variety of site drawings and illustrations.

SITE AND SURROUNDING PROPERTIES

The property is located directly east of Highway 24 in the southeastern part of Woodland Park. The site is accessed via access easement from the parcel to the north, currently occupied by a gas station. Ute Pass Concrete, Sand and Gravel building, which is not inside city limits, is located to the south, while the sand and gravel yard is located to the east of the subject property and is zoned Heavy Service Commercial Light Industrial.

There are existing mature evergreen trees and steep rocky terrain located on the property's western perimeter adjacent to Highway 24. This terrain acts as a screen for the property as viewed from Highway 24.

AREA AND SITE PHOTOS

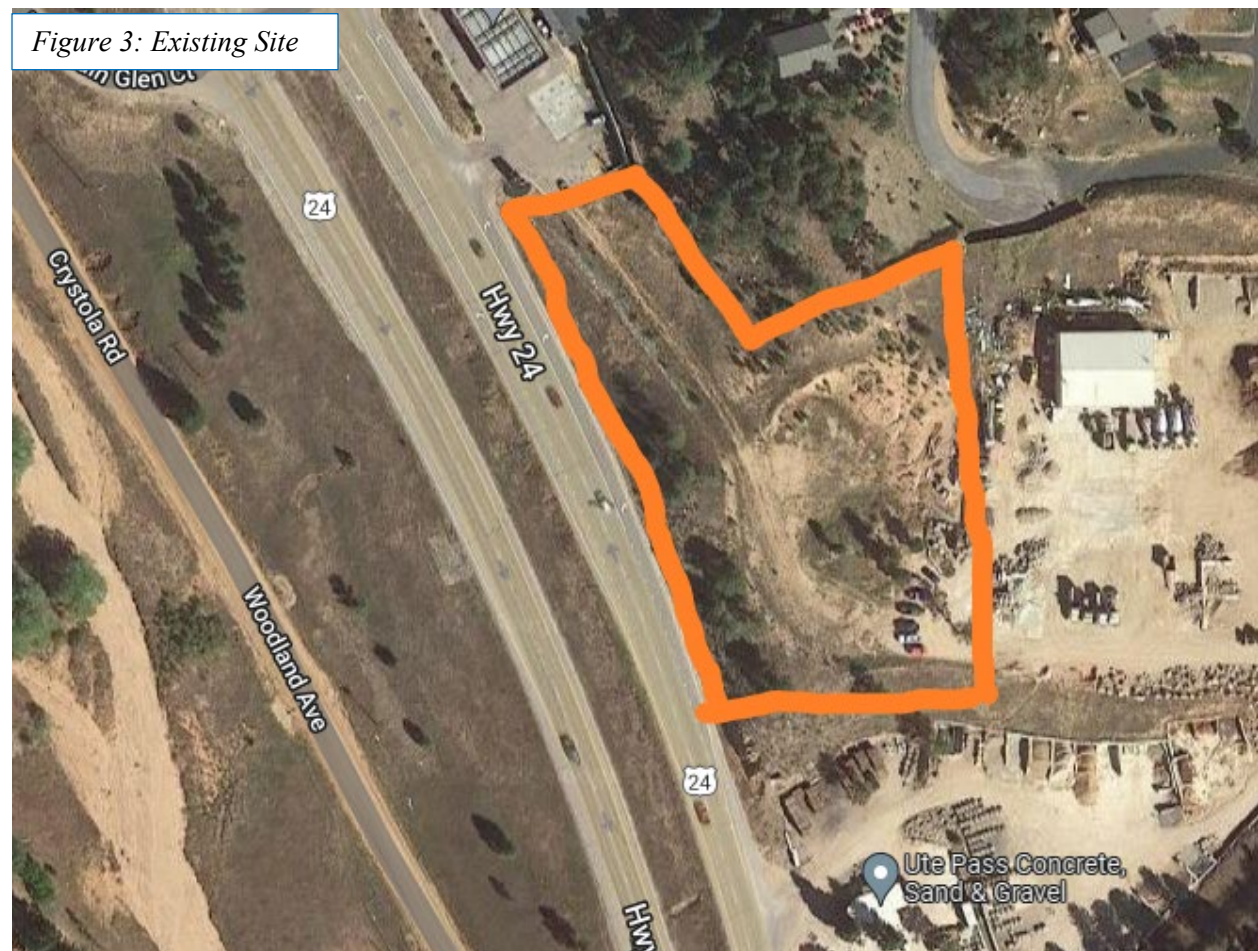
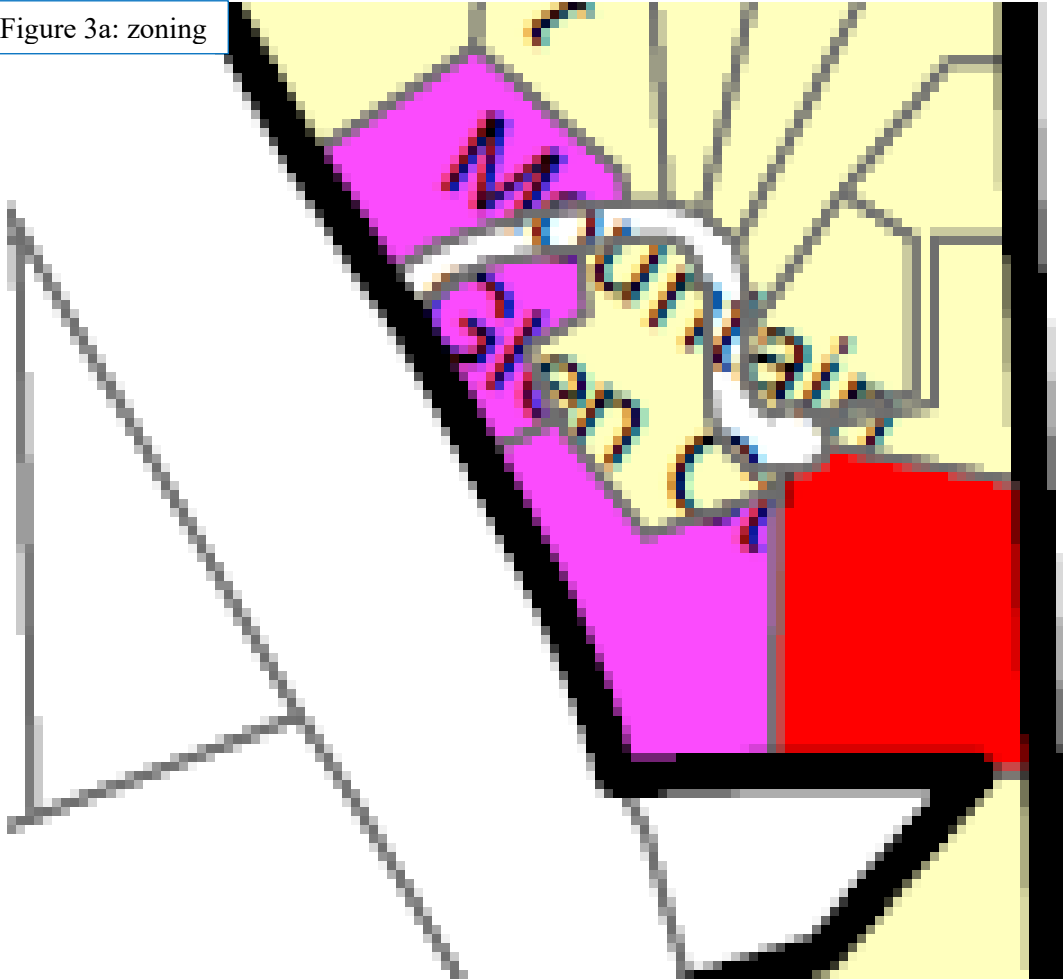


Figure 3a: zoning



City of Woodland Park - Zoning Map

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

Figure 3a: Highway 24 looking northeast



Figure 3b: Highway 24 looking southeast



SITE PLAN

2730 MOUNTAIN GLEN COURT
WOODLAND PARK, COLORADO



[illegible][illegible][illegible][illegible]

VICINITY MAP
BY 07012

A bar chart showing the number of people in each age group (10-14, 15-19, 20-24, 25-29, 30-34) who are in the labor force. The x-axis is labeled 'P-22 24' and the y-axis is labeled 'P-23 24'. The bars represent the following values: 10-14: 10, 15-19: 20, 20-24: 10, 25-29: 20, 30-34: 20.

MVE, INC.
ENGINEERS, SURVEYORS

JANUARY 25, 2022
SHEET 5 OF 8

VICINITY MAP
N 17° 05' 20" W

MVE, INC.
ENGINEERS, SURVEYORS

JANUARY 25, 2023
SHEET 4 OF 8

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 CC 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. Staff agrees with the applicant that this is a suitable location for the business. The site is elevated, preventing unsightly views for travelers along Highway 24. The site plan also indicates opaque screening of outdoor storage, which will also further reduce visibility.

2. *The proposed development and use shall not endanger the public health and welfare.*

Complies. The use poses no threat to public health and welfare. Zoning of the site supports the proposed use.

3. *The proposed development and use shall not substantially injure the value of vicinity properties.*

Complies. The proposed use is adjacent to an existing industrial use and a gas station with nearby residential properties to the east of the subject property. The subject property is accessed via an access easement from Highway 24 and does not utilize any residential neighborhood rights of way

4. *The proposed development and use shall be in harmony with the area in which it is to be located.*

Complies. The proposed development is compatible with the two adjacent commercial/industrial uses. While it is typically more preferable to have lower intensity commercial uses adjacent to residential uses, the impact of the proposed development will not exceed the impact of the two existing uses.

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 is consistent with the following principles and goals as specified in the City’s 2021 Comprehensive Plan.

Land Use and Growth Goal 1: Provide opportunities for growth and development while preserving community and environmental quality.

Economic Development Objective 1.2: Retain area businesses and assist with expansion or adding complementary businesses to create clusters and critical mass.

Sustainable Environment Objective 1.1: Recommend that development minimizes its impact on the natural environment and creates a quality human environment through sustainable design and practices.

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 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 is designed to be accessed from an existing access easement from the property to the north, currently occupied by a gas station. This design supports fairly direct access to the development, minimizing use of public rights of way. The applicant's traffic calculation estimates approximately 27 vehicle trips per day, including employees and customers.

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 applicant is proposing a water quality feature to maintain historic flows from the site, which will mimic a streambed along the access easement.

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. The proposed development will comply with all requirements related to the items above. City Utilities does not have concerns over the water system's capacity to support this development.

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. Storage of hazardous materials is prohibited.

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 site plan indicates opaque screening of the outdoor storage yard. The building

meets the aesthetic requirements with brown stucco, stone veneer, and a green roof, all of which help minimize the visual impact of the building.

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 CC 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 is consistent with the following principles and goals as specified in the City's 2021 Comprehensive Plan.

Land Use and Growth Goal 1: Provide opportunities for growth and development while preserving community and environmental quality.

Economic Development Objective 1.2: Retain area businesses and assist with expansion or adding complementary businesses to create clusters and critical mass.

Sustainable Environment Objective 1.1: Recommend that development minimizes its impact on the natural environment and creates a quality human environment through sustainable design and practices.

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.

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. The site is designed to be accessed from an existing access easement from the property to the north, currently occupied by a gas station. This design supports fairly direct access to the development, minimizing use of public rights of way. The applicant's traffic

calculation estimates approximately 27 vehicle trips per day, including employees and customers.

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. The only natural hazard on the site is the rock ledge adjacent to Highway 24. The development will not impact this feature.

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. The proposed development will comply with all requirements related to the items above. City Utilities does not have concerns over the water system's capacity to support this development.

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. Hazardous materials may not be stored.

18.34.070.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 site plan indicates opaque screening of the outdoor storage yard. The building meets the aesthetic requirements with brown stucco, stone veneer, and a green roof, all of which help minimize the visual impact of the building.

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.

PLANNING COMMISSION RECOMMENDATION

The City of Woodland Park Planning Commission held a public hearing on May 12, 2022 (minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission recommended that City Council approve the Conditional Use Permit and Site Plan for a commercial building with vehicle storage area on Lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (20499 E. US 24) in the Community Commercial (CC) zone as conditioned. These conditions are reflected in the proposed Ordinance No 1423, Series 2022.

Regarding the property address, there was concern expressed at the Planning Commission hearing about the accuracy of the subject property being addressed off Sunny Glen Court. Staff has since reviewed this and the address is being updated from 2730 Mountain Glen Court to 20499 E. US 24, Woodland Park, CO. The proposed Ordinance 1423 has been updated to reflect this address change for the subject property.

STAFF RECOMMENDATION

That the City Council move to:

Approve Ordinance 1423, Series 2022, based on the findings contained in the staff report and as presented at public hearings, an ordinance granting a Conditional Use Permit (CUP) with a site plan review for the purpose of allowing a tow company to construct and utilize a commercial building with vehicle storage area on lot 1, Sunny Glen Retreat Subdivision Filing No. 2 (20499 E. US 24) in the Community Commercial (cc) zone.

ATTACHMENTS

- A: Applicant Application
- B: Planning Commission Minutes – May 12, 2022
- C: Ordinance 1423 Conditional Use Permit

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID		Project Name	Fred's Towing - Conditional Use & Site Plan Review		Project # EXT/Case #:	CUP/SPR2		
Permit Number	202203066	Site Address Number	TBD		PO Box			
Date Received:	3/28/2022	Site Address Name	Hwy 24		Mailing Address #	1903		
Project Type	CUP/SPR	Lot Number	1	Block #		Mailing Street	Lelaray St.	
Project Type Number	2	Subdivision	Sunny Glen Retreat S		Filing	2	App Phone	719-314-7541
Project Classification	Conditional Use &	Applicant Business Name	M.V.E., Inc.					
Residential or Commercial	Commercial	App First Name	Charles	App Last Name	Crum			

ZDP Required	☒	Public Review Required	☐	Lead Staff Person	Karen Schminke
Board of Adjustment Date		Date Routed	3/29/2022		
Planning Commission Date	5/12/2022	Comments Due Back to Planning	4/12/2022		
City Council (1st Reading)	6/2/2022	Comments Rec'd	☐	Filed in Area:	
City Council (Public Hearing)	6/16/2022			Planning Direct	

Comments Received

City Manager	☐		Building Dept	☐	
City Clerk	☐		Fire District	☒	
City Attorney	☐		Re-2	☐	
Utilities Department	☒		URS	☐	
City Engineer	☒		IREA	☒	
City Inspector	☒		Black Hills	☒	
Finance Department	☐		CDOT	☒	
Planning Director	☒		CenturyLink	☒	
City Planner	☐		TDS Telecom	☒	
Police	☒		Other:	☒	
Parks & Rec	☐				
Economic Development	☐				

Important Information

Administrator
Routing Instructions:

Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Permit Number 202203066

Project # EXT/Case # CUP/SPR2022-01

Development Case ☒

Date Received 3/28/2022

Date Routed 3/29/2022

Date Initial Permit Approved

*Date Permit Paid 3/28/2022

Open Permit Comments

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

Project Type CUP/SPR

Project Type Number 2

Project Classification Conditional Use & Sit

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 Fred's Towing - Conditional U

Site Address Number TBD

Site Address Name Hwy 24

Lot Number 1

Block Number

Subdivision Sunny Glen Retreat S

Filing # 2

Applicant Business Name M.V.E., Inc.

App First Name Charles

App Last Name Crum

App Phone Number 719-314-7541

PO Box

Mailing Address Street # 1903

Mailing Address Street Name Lelaray St.

City Colorado Springs

State CO

Zip Code 80909

Owner First Name Mike

Owner Last Name Cerquozzi

Zone Class CC

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



2021 GENERAL APPLICATION
(Revised 1/1/2021)

RECEIVED
3/28/22

Project # 202203066
Case # CUP/SPR 2022-01
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)
paid 3/28/22 \$854.00
CK # 4960

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 M.V.E., Inc. CHARLES CRUM (Chuck)
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 1903 LELARAY STREET, CO, CO 80909
- d. E-mail Address chuckc@mvecivil.com
- e. Phone Numbers Home _____ Work 719-635-5736 Mobile 719-314-7541

2. Property Owner Information (if different from above)

- a. Name MIKE CERQUOZZI Project Contact? Yes ☐ No ☒
- b. Mailing Address 67 HORSE CREEK CIRCLE, LAKE GEORGE, CO 80927
- c. E-mail Address mcercquozzi@yahoo.com
- d. Phone Numbers Home _____ Work _____ Mobile 719-433-2931

3. Site Information

- a. Site Address _____
- b. Lot 1 Block _____ Subdivision SUNNY GLEN RETREAT SUBDIVISION No. 2
- c. Property Zoning WPCC Lot Size 2.58 AC Acres ☒ Square Feet ☐

4. Project Information

- a. Project Name CUP - 2730 MOUNTAIN GLEN COURT
- b. Brief Description of Project/Request _____
Construct Commercial building w/ vehicle storage
area.
- c. Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact Larry Matejcek, PE
- ii. Firm Name Innovative Engineering Solutions, LLC
- iii. Physical Address _____
- iv. Mailing Address P.O. Box 1595
- v. E-mail Address Colorado Springs, CO 80901
- vi. Phone Numbers: Business 719-649-4886 Mobile 719-649-0560

b. Engineer

- i. Project Contact Chuck Crum, P.E.
- ii. Firm Name M.V.E., Inc.
- iii. Physical Address 1903 LeGray Street
- iv. Mailing Address Colorado Springs CO 80909
- v. E-mail Address chuckc@mvecivil.com
- vi. Phone Numbers: Business 719-535-5736 Mobile 719-314-7541

c. ~~Planner~~ SURVEYOR

- i. Project Contact Russ Wood, PLS
- ii. Firm Name Rampart Surveys, LLC
- iii. Physical Address 1050 Tamarac Parkway
- iv. Mailing Address Woodland Park CO 80863
- v. E-mail Address Russ@rampartls.com
- vi. Phone Numbers: Business 719-687-0920 Mobile _____

d. ~~Surveyor~~ Planner

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

e. Other (specify role) N/A

- 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

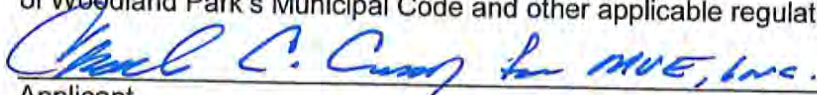
I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

Owner  Date 28 MAR 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.

Applicant  for MVE, Inc. Date 03-25-22

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



**APPLICANTS NARRATIVE
CUP CRITERIA
January 12, 2022**

APPLICANT: Mike Crequozzi

PROJECT: 2730 Mountain Glen Court

CONDITIONAL USE PERMIT REVIEW CRITERIA: Section 18.57.040.B of the Code includes standards that all conditional uses must demonstrate compliance with. Section 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.”*

The following criteria shall apply to all uses requiring the approval of a conditional use permit (followed by a applicant analysis of how the proposed use complies):

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.
 - The proposed Vehicle Storage Yard will be developed on Lot 1, Sunny Retreat Subdivision Filing No. 2. The site is ideal for vehicle storage. The site is directly connected to Highway 24 which gives direct access and is elevated, alleviating the potential for any unsightly views. The potential increase of stormwater runoff is to be mitigated by way of a Full-Spectrum Sand Filter Basin (FS-SFB) designed to restrict the stormwater flows from the site to historic conditions. All outside storage will be screened with an opaque fence to mitigate any unsightly views. The proposed lighting will be full cut-off style lights with bulbs no brighter than 3000 kelvin to mitigate any potential light pollution.
2. The proposed development and use shall not endanger the public health and welfare.
 - The proposed development is to be constructed in accordance with the Pikes Peak Regional Building department. Any applicable ADA standards will be met. All necessary precautions will be taken to ensure the safety of the surrounding community.
3. The proposed development and use shall not substantially injure the value of vicinity properties.
 - The proposed development will not harm the value of the surrounding properties in any way. The site is to be developed in conformance with the surrounding area while providing a necessary service to the community. The building will have a stucco surface with a 4'± wainscot/stone veneer finish along its base. All outdoor storage is to be screened from the view of the general public to alleviate any unsightly views of the property. See the attached letter dated December 31, 2021 from the Realty One Group for proposed property value increase.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

4. The proposed development and use shall be in harmony with the area in which it is to be located.
 - The proposed development will include a commercial building designed to conform to the surrounding area. The proposed building will feature an earth toned color scheme to match the surrounding environment. The development will not produce any noise, light or dust pollution that could disrupt the surrounding community.
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.
 - The proposed development is in conformance with all city plans and its use is in conformance with the Community Commercial zone.
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.
 - The proposed commercial building conforms with all building codes and requirements and conforms with the city regulations. According to section 18.09.090 the proposed use is permitted as a conditional use.
7. The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.
 - The proposed Vehicle Storage Yard will be developed on Lot 1, Sunny Retreat Subdivision Filing No. 2 consisting of an entrance drive, office/garage, parking stalls, and an opaque fenced car storage area. The office area is 280 square feet (SF), there are three (3) garage areas and one (1) drive thru garage, six (6) parking spaces including the one (1) handicap space, and thirty-five (35) vehicle storage spaces.

The ITE (Institute of Traffic Engineers) Trip Generation Handbook does not specifically have a Description/ITE Code for our Vehicle Storage Yard use. We have combined the daily ITE Trip Generation Rates that would reasonably represent our site use. There are 5 employees with 2 being dispatched from off-site. Area for warehousing of 600 SF for each garage area was used. Mini Warehouse Storage Unit was used for a vehicle storage space. These assumptions provide a reasonable **peak hour** use for the proposed Vehicle Storage Yard.

Business Park 3 on-site employees @ 4.04/day	=	12.12 trips/day
Warehousing 1800 SF @ 3.56/day/1000SF	=	6.41 trips/day
Mini Warehouse 35 (spaces) Storage units @ 0.25/unit	=	8.75 trips/day

The total estimated trips/day = 27.28 trips/day. This calculates to 7.55 trips in and out per peak hour which is a minimum impact on area traffic.

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.
 - The proposed site is designed to maintain the general sight topography while directing

M.V.E., Inc. • Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

- stormwater runoff away from the proposed building and into a proposed FS-SFB. All disturbed surfaces are to be stabilized with landscaping or rip-rap to reduce the potential for erosion. The FS-SFB is designed to limit stormwater runoff from the site to historic quantities as to not overburden any downstream facilities.
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.
 - The water supply for the proposed development will be provided by the city of Woodland Park. Wastewater disposal will be provided by an onsite wastewater treatment system (OWTS) be maintained by the property owner. Solid waste is to be collected in a waste container located within the proposed opaque fence and disposed of by a local provider. Surface water drainage will be treated for water quality in the proposed FS-SFB.
 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.
 - Safety hazards will be minimized as much as possible to reduce the risk of fires and explosions within the proposed development. Explosive materials are not to be stored on-site and the building is to be constructed in such a manner as to reduce the risk of fire.
 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)
 - The proposed development will include opaque screened fencing to encase any outside storage. The proposed building will feature an earth toned color scheme with a 4'± stone veneer wainscot. A minimum of twenty-five percent of the lot size shall be landscaped with one-half the requirement abutting residential zoned areas. Highway frontage will meet the standards for tree spacing/numbers.

Z:\61159\Documents\Correspondance\61159-Applicants Narrative.odt



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 R0050112

Parcel Id 6031.314090010

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

Actual \$161,189

Assessed \$46,740

Tax Dist 60

Acct Type Comm Vacant

School Dist RE-2

Acres 2.5500

Map No. 3031-31

Owner Name GINO LLC, A COLORADO LLC

Mailing Address 67 HORSE CREEK CIR
LAKE GEORGE, CO 808279075

Physical Address 2730 MOUNTAIN GLEN CT

Area R C COMMERCIAL SUB

Legal Description L1 SUNNY GLEN RETREAT SUBDIVISION 2

[Show Map](#)

[Show Sales Map](#)

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

**No
Parcel
Picture
Found**

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

Zoning WPCC

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
Commercial	0200	2.5500
TOTAL		2.5500

Transfers (provided by Assessor)

[Commercial Sales List](#)

Sale Date Reception No Deed Type Sale Price

07/18/2003 552586 Warranty Deed \$100,000

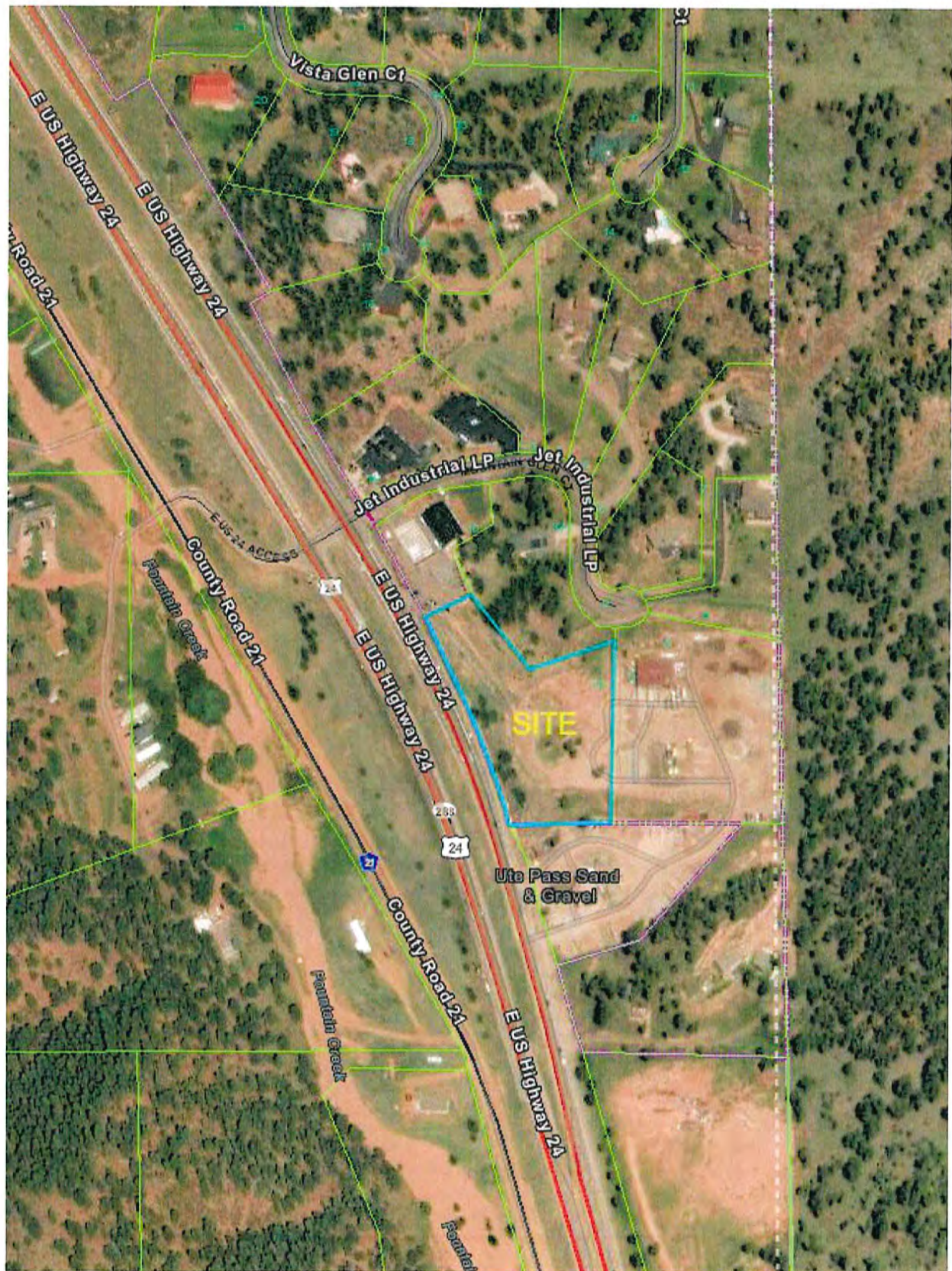
06/18/2021 740187 Warranty Deed \$205,000

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

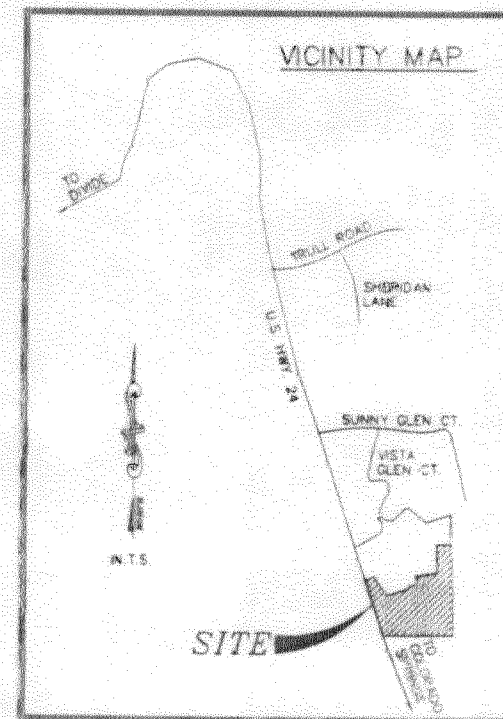
Tax Year	Tax Amount
2017	\$1,707.04
2018	\$1,704.22
2019	\$1,944.82
2020	\$1,958.08
2021	\$3,773.56

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

03/28/2022 01:51:41 PM



SUNNY GLEN RETREAT SUBDIVISION FILING NO. 2
A REPLAT OF LOTS 5 AND 6, "R.C. COMMERCIAL SUBDIVISION" AND LOTS 8 AND 12,
"SUNNY GLEN RETREAT SUBDIVISION", IN THE EAST 1/2 OF SECT. 31, T12S., R68W
OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT WOODLAND MEADOWS, L.L.C. AND CHRIS AND SUE PYLES, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TO WIT:

LOTS 5 AND 6, "R.C. COMMERCIAL SUBDIVISION", AS RECORDED IN PLAT BOOK M AT PAGES 19 AND 20 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND LOTS 8 AND 12, "SUNNY GLEN RETREAT SUBDIVISION", AS RECORDED IN PLAT BOOK AT PAGES AND OF SAID COUNTY RECORDS AND LOCATED IN THE EAST ONE-HALF (1/2) OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO AND CONTAINING 7.04 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID LOTS TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENT, RIGHT-OF-WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SUNNY GLEN RETREAT SUBDIVISION FILING NO. 2" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF:

THAT DEWAYNE A. LEWIS, AS MANAGER OF WOODLAND MEADOWS L.L.C., HAS EXECUTED

THIS INSTRUMENT THIS 3rd DAY OF October, 2000, A.D.

Dewayne A. Lewis
DEWAYNE A. LEWIS, MANAGER

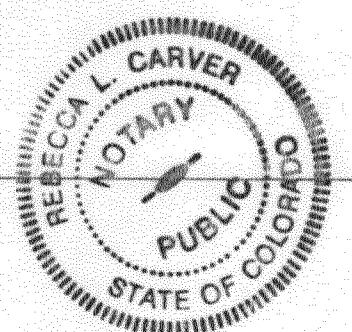
STATE OF COLORADO
COUNTY OF TELLER

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2000, A.D., BY DEWAYNE A. LEWIS, MANAGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: My Commission Expires 9-18-02

Rebecca L. Carver
NOTARY PUBLIC



IN WITNESS WHEREOF:

THAT CHRIS PYLES AND SUE PYLES, OWNERS, HAVE EXECUTED

THIS INSTRUMENT THIS 4th DAY OF October, 2000, A.D.

Chris Pyles
CHRIS PYLES, OWNER

Sue Pyles
SUE PYLES, OWNER

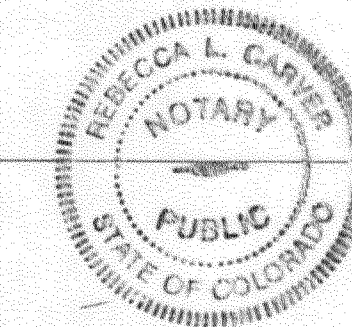
STATE OF COLORADO
COUNTY OF TELLER

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2000, A.D., BY CHRIS AND SUE PYLES, OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: My Commission Expires 9-18-02

Rebecca L. Carver
NOTARY PUBLIC



SUBDIVIDER/OWNER:

WOODLAND MEADOWS, L.L.C.
P.O. BOX 9027
WOODLAND PARK, COLORADO 80866
719-687-9296

CHRIS AND SUE PYLES
20575 HIGHWAY 24
WOODLAND PARK, COLORADO 80863
719-687-3111

DESIGNER OF SUBDIVISION:

WOODLAND MEADOWS, L.L.C.
P.O. BOX 9027
WOODLAND PARK, COLORADO 80866
719-687-9296

PROFESSIONAL LAND SURVEYOR:

KEVIN F. LLOYD
RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
(719) 687-0920

APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 24th

DAY OF August, 2000, A.D.

David L. Maden
CHAIRMAN
PLANNING COMMISSION

Patricia Mancini
ATTEST: RECORDING SECRETARY

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC WAYS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF

WOODLAND PARK, COLORADO, THIS 21st DAY OF September, 2000, A.D.

Patricia Mancini
MAYOR

Chris Morse
ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATION:

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

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



KEVIN F. LLOYD
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 26965

DATE

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL.

SIGNED THIS 30th DAY OF October, 2000, A.D.

Sumner Helcomb
TELLER COUNTY TREASURER

RECORDING:

STATE OF COLORADO
COUNTY OF TELLER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:30 O'CLOCK A. M.,

THIS 30th DAY OF OCTOBER, 2000, A.D., AND IS DULY RECORDED IN PLAT BOOK N/A AT

PAGE N/A UNDER RECEPTION NUMBER 511201 OF THE RECORDS OF
TELLER COUNTY, COLORADO.

FEE: \$20.00

BY: Ross M. Nuber, Deputy
TELLER COUNTY CLERK AND RECORDER

NOTES:

1. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.
2. ALL BEARINGS USED HEREIN ARE BASED UPON THE MOST SOUTHERLY LINE OF "R.C. COMMERCIAL SUBDIVISION", AS RECORDED IN PLAT BOOK M AT PAGES 19 AND 20 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND "SUNNY GLEN RETREAT SUBDIVISION" AS RECORDED IN PLAT BOOK AT PAGES AND OF SAID COUNTY RECORDS AND MONUMENTED BY A REBAR AND RED CAP STAMPED "RAMPART PLS 26965" AT THE SOUTHWEST CORNER OF LOT 12, SUNNY GLEN RETREAT SUBDIVISION AND BY A 1/2" REBAR (NO CAP) AT THE SOUTHEAST CORNER OF LOT 5, R.C. COMMERCIAL SUBDIVISION AND ASSUMED TO BEAR N89°55'46"E PER THE RECORDED PLAT OF SUNNY GLEN RETREAT SUBDIVISION.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. RAMPART SURVEYS RELIED ON TITLE COMMITMENT NO. K065291A99, EFFECTIVE DATE OF NOVEMBER 8th, 1999 AND ISSUED BY SECURITY TITLE GUARANTY COMPANY, FOR OWNERSHIP AND EASEMENTS OF RECORD.
4. ALL DIMENSIONS FOUND HEREIN REFLECT ACTUAL DIMENSIONS BETWEEN MONUMENTS AND A RETRACEMENT OF ADJOINING BOUNDARIES BASED ON SAID MONUMENTS. THEREFORE, THOSE DIMENSIONS MAY VARY FROM PREVIOUSLY RECORDED PLATTED DIMENSIONS.
5. DUE TO THE UNIQUE PROPERTIES SURROUNDING THIS SUBDIVISION, THE PLACEMENT OF ALL UTILITIES SHALL BE LOCATED WITHIN THE DESIGNATED EASEMENTS OR WITHIN THE DESIGNATED ROAD RIGHT-OF-WAY.
6. THIS PLAT HEREBY DEDICATES FOR PUBLIC UTILITIES AND DRAINAGE AN EASEMENT 10 FEET ON EACH SIDE OF ALL SIDE LOT LINES AND 20 FEET ON ALL REAR LOT LINES.
7. IT IS UNDERSTOOD THAT EACH LOT WILL REQUIRE AN INDIVIDUAL WASTE-WATER TREATMENT SYSTEM AND SHALL BE AN AEROBIC ENGINEERED SYSTEM PER CITY/COUNTY REQUIREMENTS.
8. THE EASEMENT IDENTIFIED UPON THE PLAT SHALL BE AVAILABLE TO THE PUBLIC FOR ACCESS TO THE NATIONAL FOREST ACCESS AS SHOWN ON THE PLAT.
9. THE EASEMENT SHOWN ON THIS PLAT CROSSING LOT 3 IS A COMMON INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF SAID LOT 3 AND FOR LOTS 7 AND 9 OF SUNNY GLEN RETREAT SUBDIVISION.

SECTION 31, T12S, R68W OF THE 6th P.M.
WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART
SURVEYS

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

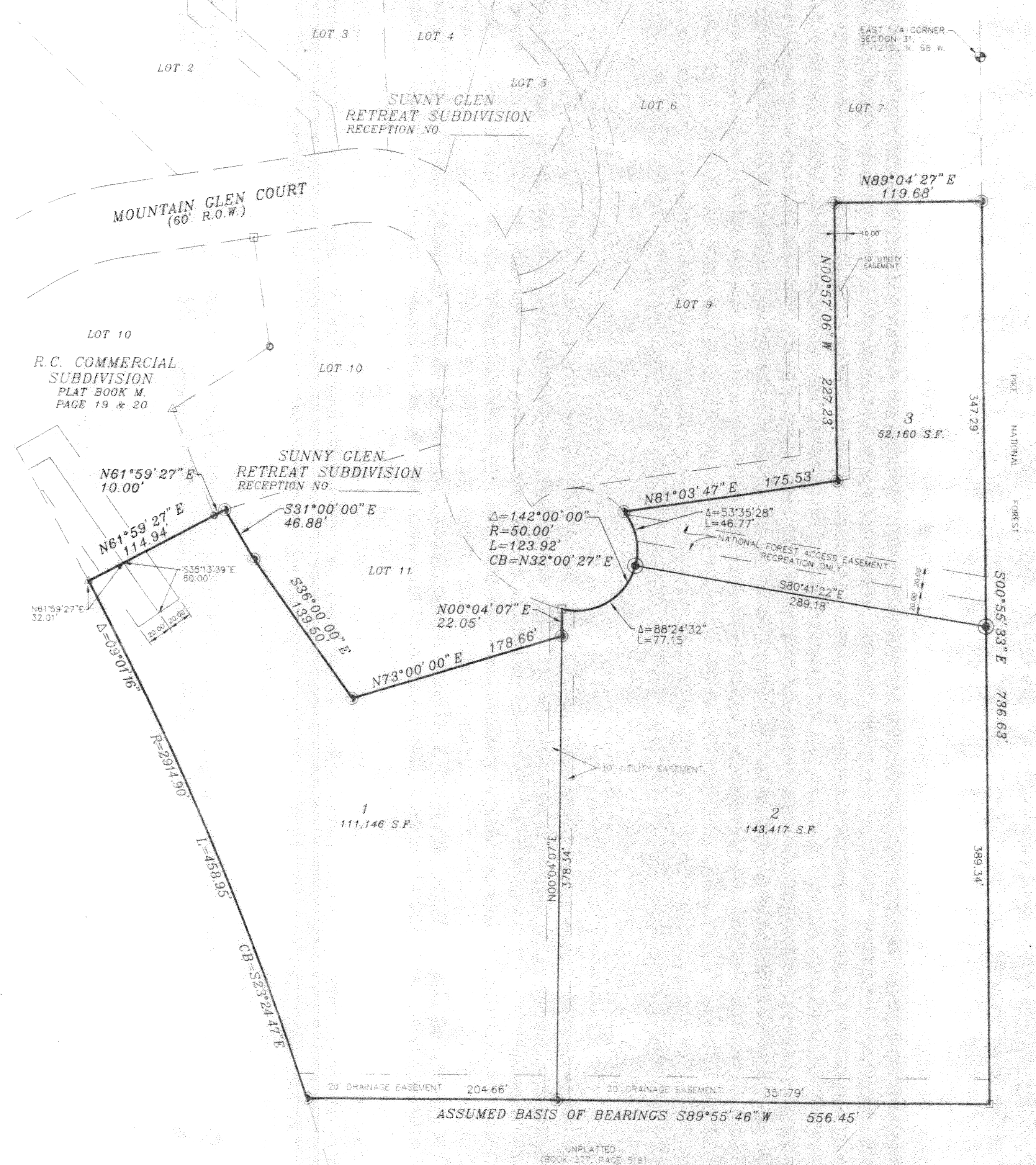
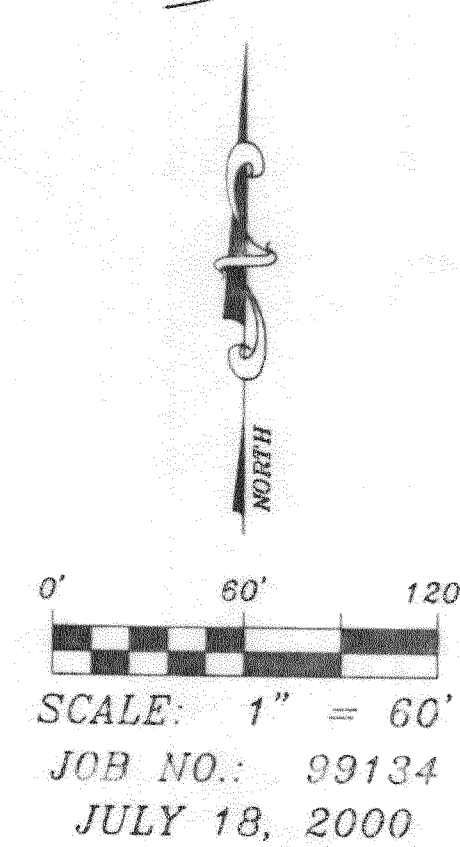
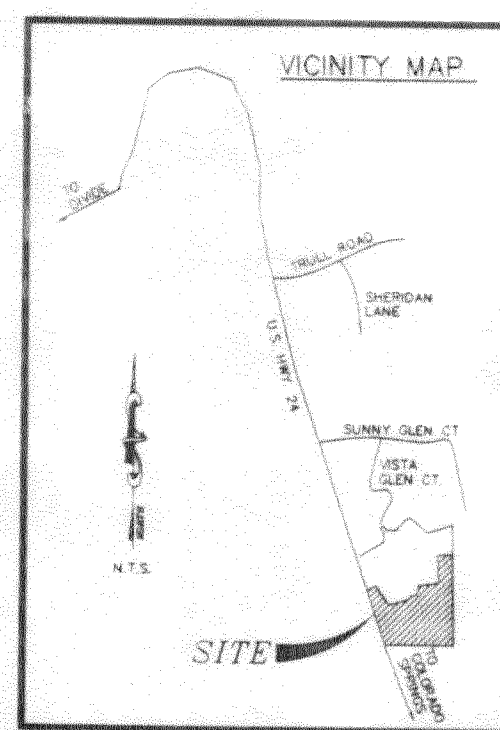
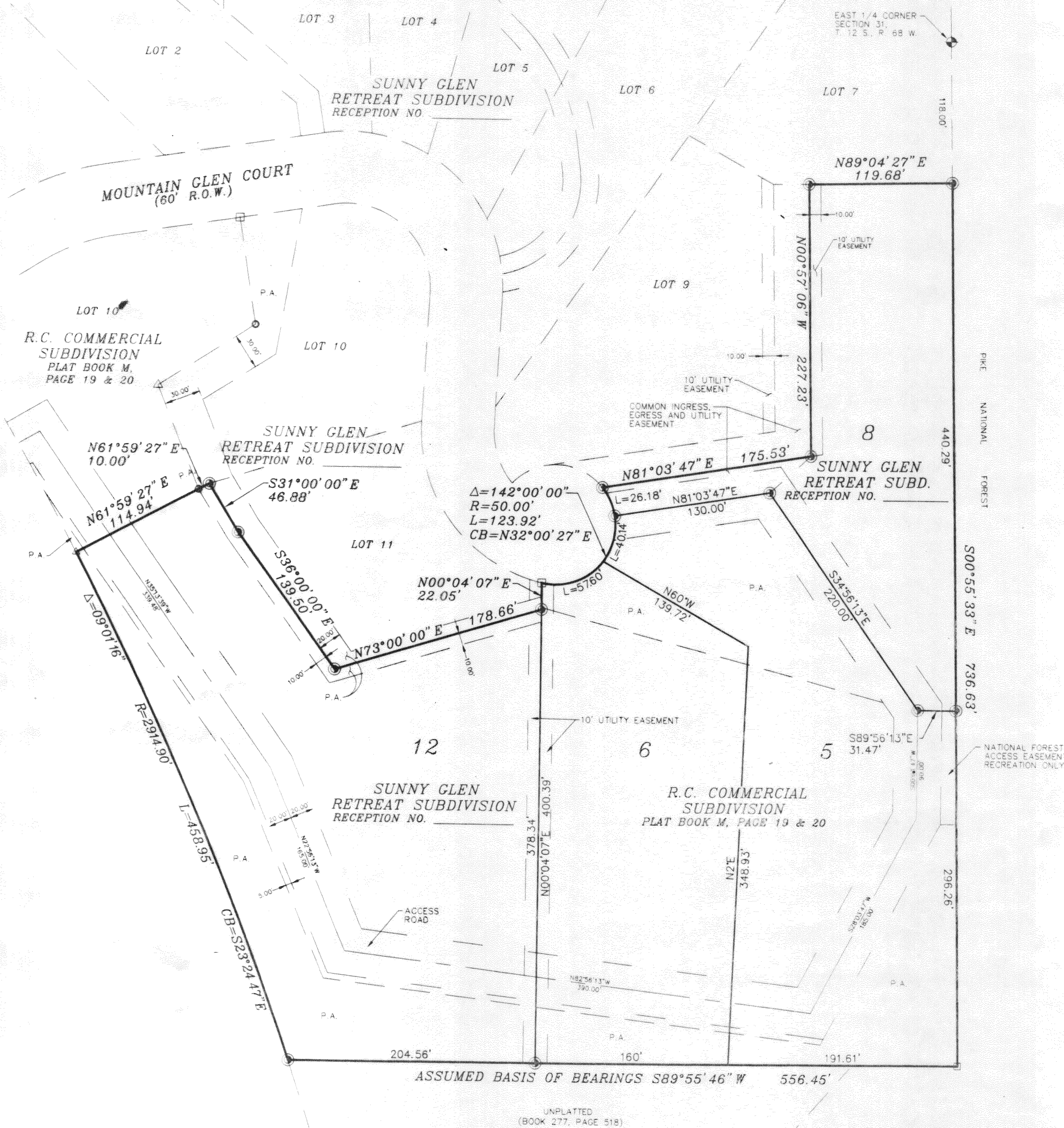


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PAGE 1 OF 2

SUNNY GLEN RETREAT SUBDIVISION FILING NO. 2

A REPLAT OF LOTS 5 AND 6, "R.C. COMMERCIAL SUBDIVISION" AND LOTS 8 AND 12, "SUNNY GLEN RETREAT SUBDIVISION", IN THE EAST 1/2 OF SECT. 31, T12S., R68W OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



LEGEND:

- SET REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- ① FOUND REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND REBAR AND YELLOW CAP STAMPED "LS 12043"
- FOUND 1/2" REBAR (NO CAP)
- △ FOUND 1/2" REBAR AND ILLEGIBLE YELLOW CAP
- ⬤ FOUND 2-1/2" U.S. G.L.O. BRASS CAP (1/4 CORNER)

SECTION 31, T12S., R68W OF THE 6th P.M.,
WOODLAND PARK, TELLER COUNTY, COLORADO

**RAMPART
SURVEYS**

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

DRAWING: 9913408

PAGE 2 OF 2

**NOT A
CONSTRUCTION DOCUMENT**
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF WOODLAND PARK DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

ABBREVIATIONS

B.K., PG	PLAT BOOK, PAGE
BLDG	BUILDING
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CONC	CONCRETE
C&G	CURB & GUTTER
ESMT	EASEMENT
EX/PP	EXISTING/PROPOSED
FF	FINISHED FLOOR GRADE
FSSFB	FULL SPECTRUM SAND FILTER BASIN
GEC	GRADING & EROSION CONTROL
PCM	PERMANENT CONTROL MEASURE
P.I.E.	PUBLIC IMPROVEMENT EASEMENT
PVMT	PAVEMENT
REF	REFERENCE
R.N.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
SD/SDMH	STORM DRAIN/STORM DRAIN MANHOLE
STD	STANDARD
SW	SIDEWALK
TYP	TYPICAL

SITE PLAN SPECIFIC NOTES

1. INSTALL CONCRETE SIDEWALK
2. INSTALL STORMWATER PIPE
3. INSTALL ASPHALT PAVEMENT
4. INSTALL FULL SPECTRUM SAND FILTER BASIN
5. INSTALL CONCRETE/RIPRAP EMERGENCY SPILLWAY
6. INSTALL RIP-RAP (TYP)
7. INSTALL PARKING LOT STRIPING
8. INSTALL CHAIN LINK FENCE
9. INSTALL MASONRY BLOCK RETAINING WALL
10. INSTALL ACCESS GATE
11. TRASH RECEPTACLE
12. CAUTION: EXISTING ELECTRIC FACILITIES. PRESERVE IN-PLACE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER

LEGEND

-----	PROPERTY LINE
-----	EASEMENT LINE
-----	LOT LINE
-----	BUILDING SETBACK LINE
-----	ADJACENT PROPERTY LINE

EXISTING

-----5985-----	INDEX CONTOUR
-----84-----	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA
[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG
[Symbol]	TREE

PROPOSED

-----5985-----	INDEX CONTOUR
-----84-----	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA
[Pattern]	BASE COURSE AREA
-----	BUILDING/ BUILDING OVERHANG
-----	SCREENED CHAIN LINK FENCE
86.0 TW 83.0 FG	TOP OF WALL/GRADE AT BOTTOM OF WALL
86.85 83.35	TOP OF CURB/FLOWLINE
84.56 TSW	SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
FF = 5986.00	FINISHED FLOOR ELEVATION
12" PVC WATER MAIN (PUBLIC)	WATER MAIN
1" HDPE WATER SERVICE	WATER SERVICE LINE
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	ELECTRIC TRANSFORMER/VAULT
4" PVC SAN SEWER SERVICE	SANITARY SEWER SERVICE LINE
[Symbol]	SANITARY SEWER CLEANOUT/ DOUBLE CLEANOUT
[Symbol]	ELECTRIC METER & SERVICE LINE

SITE PLAN
2730 MOUNTAIN GLEN COURT
WOODLAND PARK, COLORADO

SITE DATA

OWNER

GINO LLC, A COLORADO LLC
67 HORSE CREEK CIRCLE
LAKE GEORGE, CO 80927

APPLICANT

MIKE CERQUOZZI
67 HORSE CREEK CIRCLE
LAKE GEORGE, CO 80927
(719) 433-2931

ENGINEER

M.V.E. INC.
CHARLES C. CRUM, P.E.
1903 LELARAY STREET
COLORADO SPRINGS, CO 80909
Ph (719) 635-5736
Fax (719) 635-5450
CHUCKC@MVECIVIL.COM

PARCEL ID

6031.314090010

LEGAL DESCRIPTION

LOT 1, SUNNY GLEN RETREAT SUBDIVISION 2

CURRENT ADDRESS

2730 MOUNTAIN GLEN CT

ZONING

WPCC

LAND USE

COMMERCIAL

ACREAGE

2.550± ACRES

COVERAGE

STRUCTURE = 3,500 sf. (3.2%)
PAVEMENT = 4,080 sf. (3.7%)
GRAVEL = 40,360 sf. (36.3%)
LANDSCAPING = 63,138 sf. (56.8%)

PARKING

OFFICE USE (1 SP / 400 SF)	=	850 SF. = 3 SPACES
WAREHOUSE/DISTRIBUTION USE (1 SPACE / 1000 SF)	=	2650 SF. = 3 SPACES
REQUIRED SPACES	=	6 SPACES
PROVIDED SPACES	=	6 SPACES
REQUIRED ADA SPACES	=	1 SPACE
PROVIDED ADA SPACES	=	1 SPACE

ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF WOODLAND PARK DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

SHEET INDEX

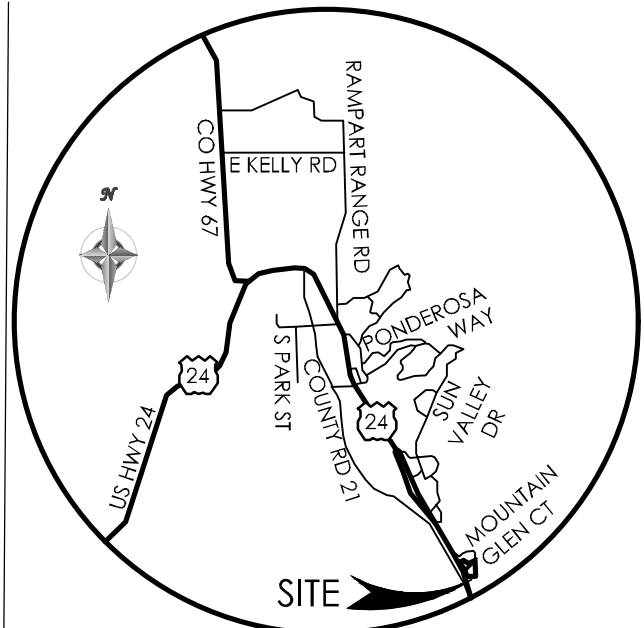
CUP1.1 (SHEET 1 OF 8)	SITE PLAN	61159-CUP-SP
CUP1.2 (SHEET 2 OF 8)	PRELIMINARY GRADING PLAN	61159-CUP-PG
CUP1.3 (SHEET 3 OF 8)	PRELIMINARY UTILITIES PLAN	61159-CUP-PU
CUP1.4 (SHEET 4 OF 8)	ELEVATIONS	61159-CUP-EL1
CUP1.5 (SHEET 5 OF 8)	ELEVATIONS	61159-CUP-EL2
CUP1.6 (SHEET 6 OF 8)	DETAILS	61159-CUP-DS
CUP1.7 (SHEET 7 OF 8)	LANDSCAPING	61159-CUP-LS1
CUP1.8 (SHEET 8 OF 8)	LANDSCAPING	61159-CUP-LS2

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM) FOR TELLER COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08119C0209 D, EFFECTIVE DECEMBER 7, 2018.

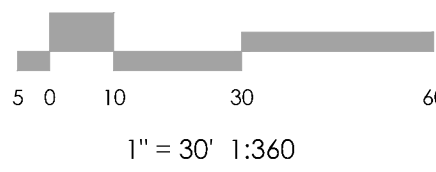
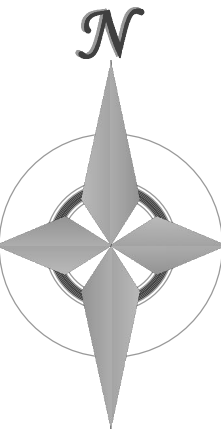
NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF WOODLAND PARK DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
2. SITE SIGNAGE IS NOT APPROVED WITH THIS PLAN.
3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.
4. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY RAMPART SURVEYS, LLC (RMS DATUM, NGVD '29).
5. UNLESS OTHERWISE INDICATED, ALL ABBREVIATED ELEVATIONS ARE TO HAVE 8,000' ADDED TO THE DISPLAYED VALUE.
6. THESE DEVELOPMENT PLAN SHEETS ARE NOT A CONSTRUCTION PLAN SET. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF WOODLAND PARK DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

2730 MOUNTAIN GLEN COURT

CONDITIONAL USE
SITE PLAN

CUP1.1
MVE PROJECT 61159
MVE DRAWING CUP-SP

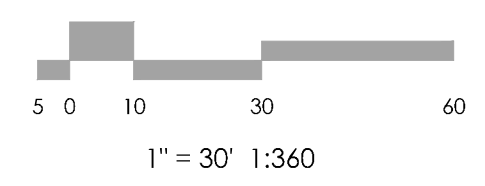
DECEMBER 28, 2021
SHEET 1 OF 8

PCD FILE NO.

[illegible]

PRELIMINARY PLANS
SUBJECT TO REVISION

STOP NOT TO BE USED FOR
CONSTRUCTION STOP



1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

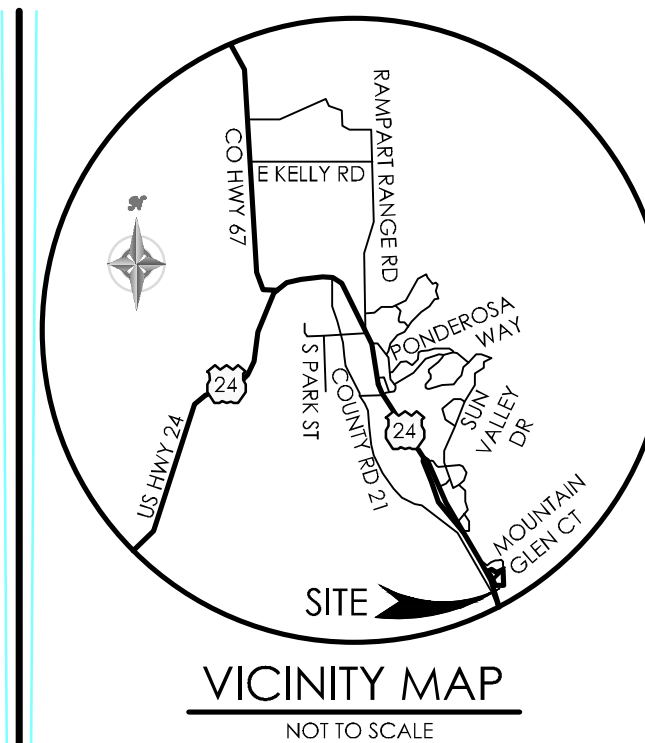
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 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

2730 MOUNTAIN GLEN
COURT

CONDITIONAL USE UTILITIES PLAN

CUP1.3
MVE PROJECT 61159
MVE DRAWING CUP-PU

DECEMBER 28, 2021
SHEET 3 OF 8



BENCHMARK

MVE, INC.
ENGINEERS / SURVEYORS

903 colony street, suite 200 colombo springs, co. 80909 719/435-5736

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CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

2730 MOUNTAIN GLEN
COURT

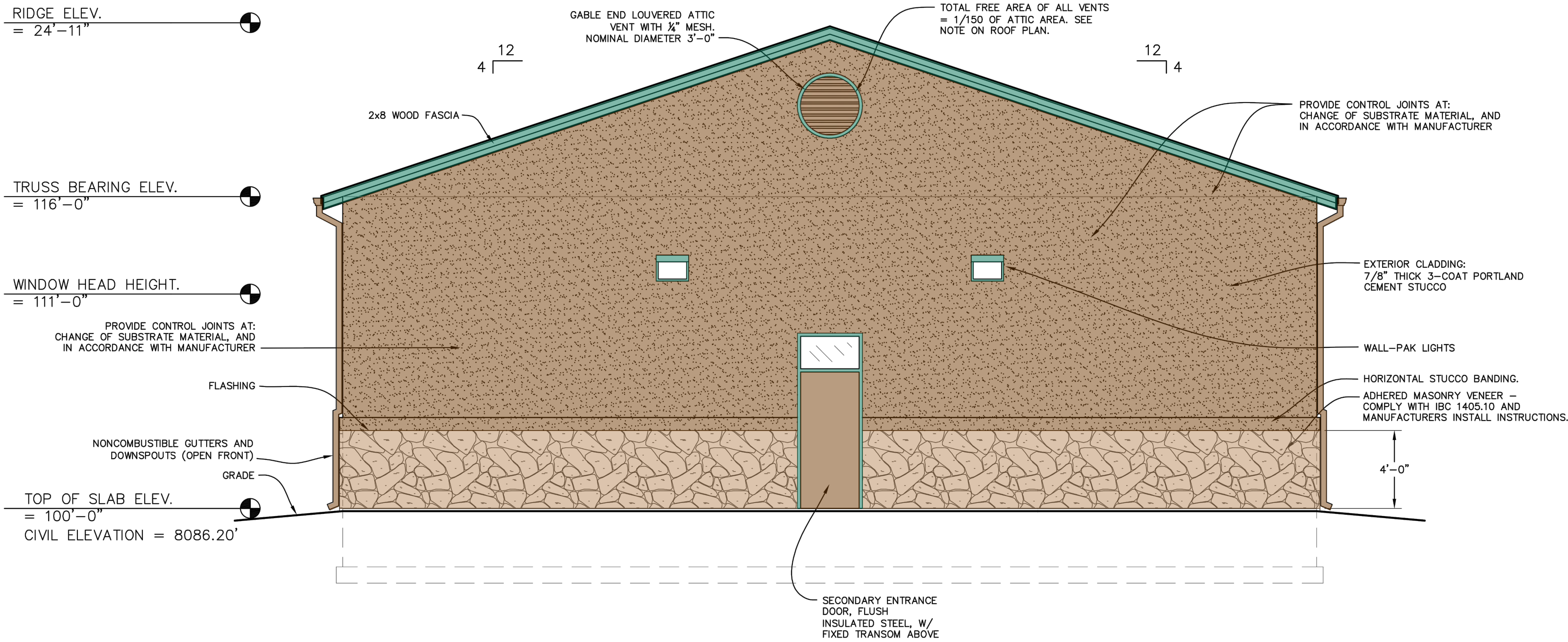
CONDITIONAL USE ELEVATIONS

CUP1.4
MVE PROJECT 61159
MVE DRAWING CUP-EL1

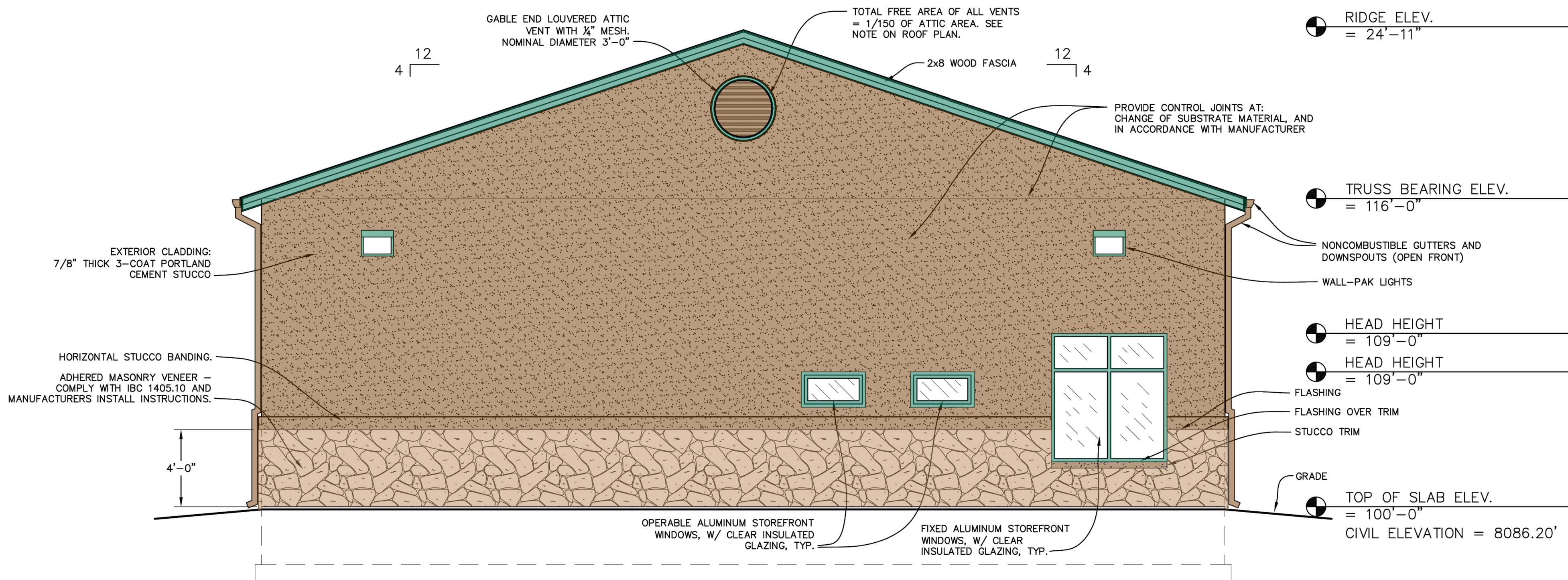
JANUARY 25, 2022
SHEET 4 OF 8



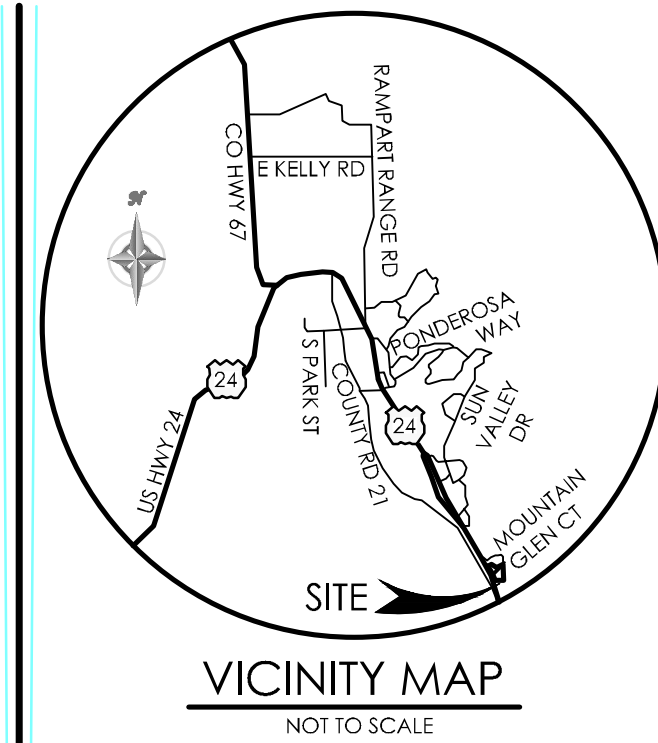
ELEVATIONS
2730 MOUNTAIN GLEN COURT
WOODLAND PARK, COLORADO



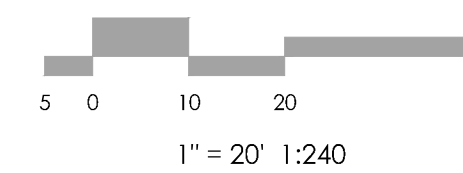
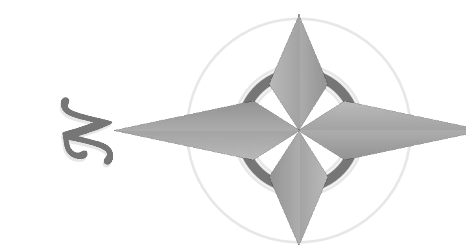
1 EXTERIOR RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 EXTERIOR LEFT SIDE ELEVATION
1/4" = 1'-0"



BENCHMARK



1" = 20' 1:240

MVE, INC.
ENGINEERS, SURVEYORS
1003 Military Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

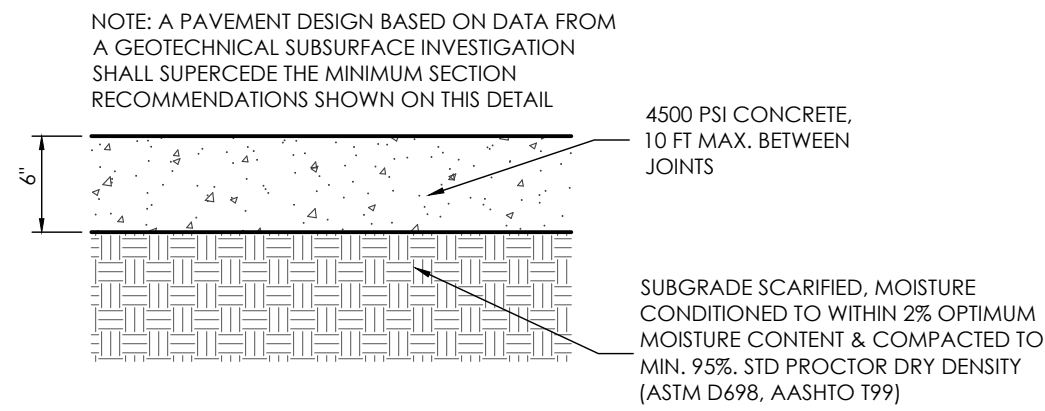
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILT BY
CHECKED BY

2730 MOUNTAIN GLEN COURT

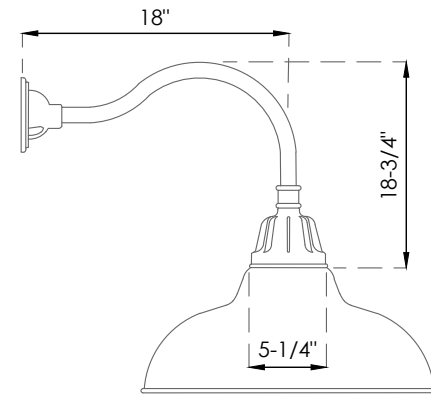
CONDITIONAL USE
ELEVATIONS

CUP1.5
MVE PROJECT 61159
MVE DRAWING CUP-EL2

JANUARY 25, 2022
SHEET 5 OF 8



PAVEMENT SECTION
VEHICLE TRAFFIC AREAS (CONCRETE)
SCALE 1" = 1.0'



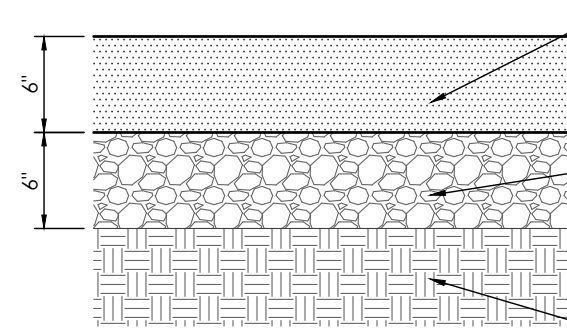
FULL CUT OFF LIGHT FIXTURE:
CARSON GOOSENECK WAREHOUSE FIXTURE OR EQUAL
GU 24, UL RATING: WET
COMPLIES WITH TOWN OF MONUMENT NIGHT SKY
ORDINANCE REQUIREMENTS, PER ORDINANCE NO. 25-2021.

WALL LIGHT DETAIL

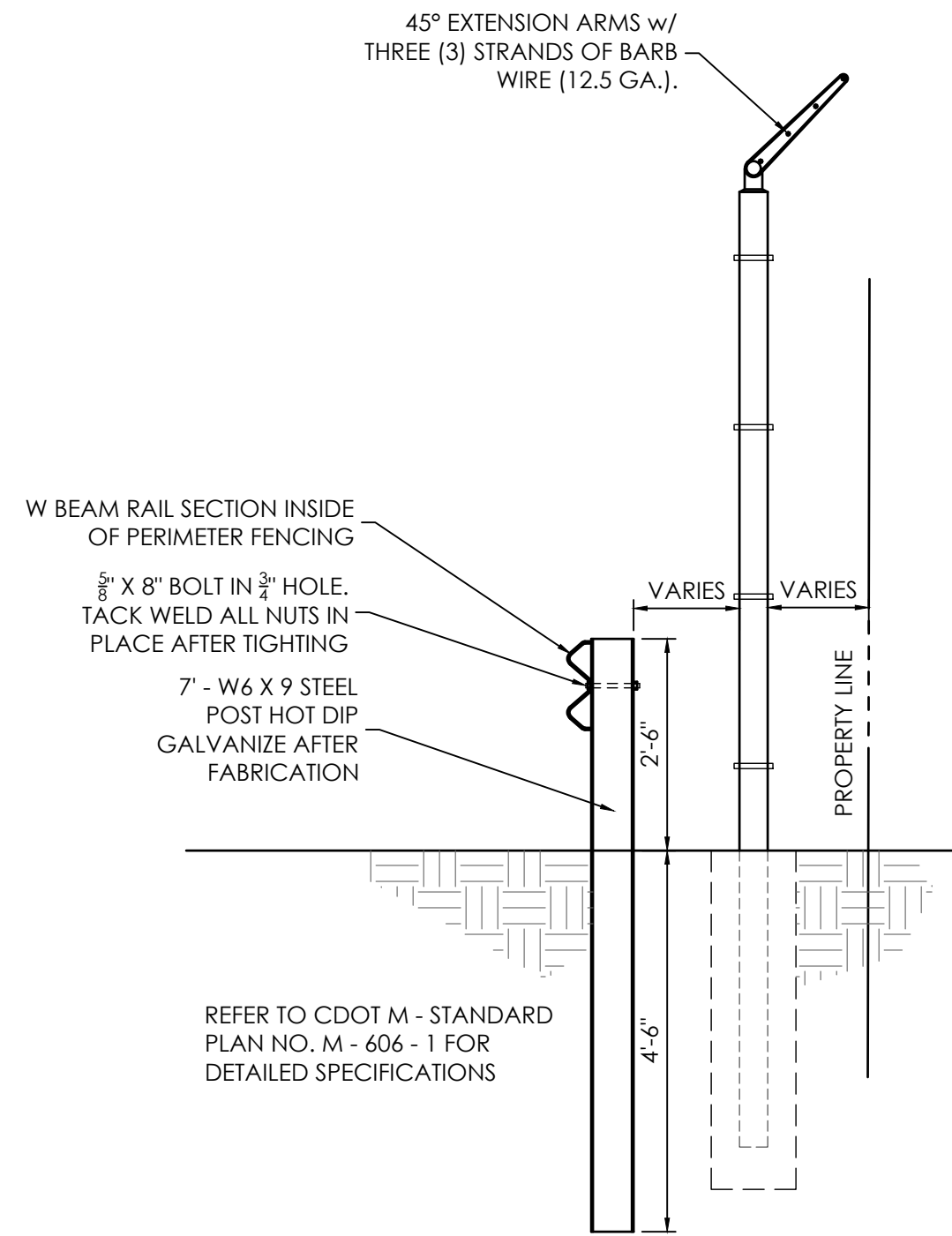
SCALE: NOT TO SCALE

NOTES

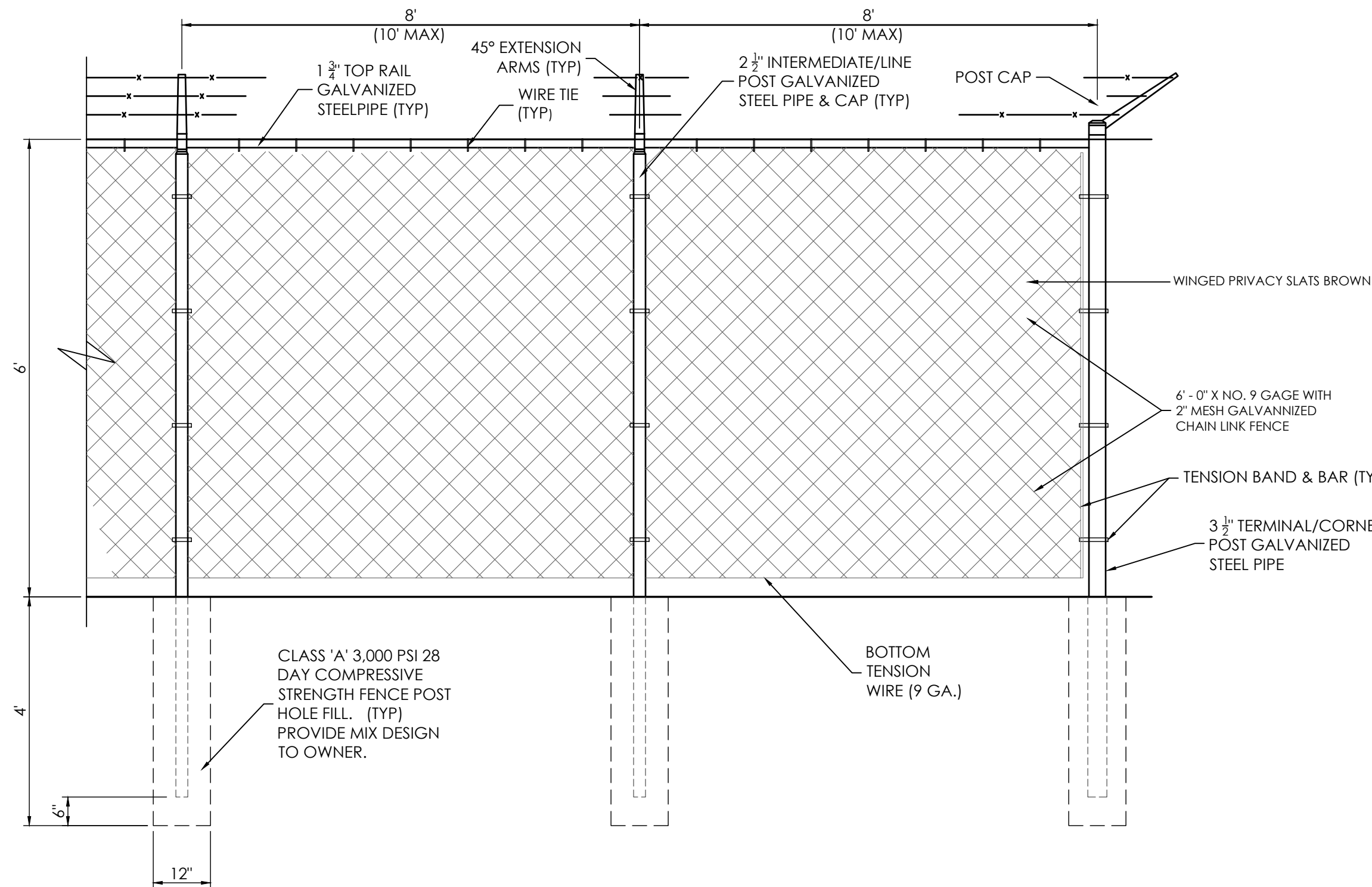
- 1.) THIS IS RECOMMENDED MINIMUM PAVEMENT SECTION. A PAVEMENT DESIGN REPORT BY BASED ON GEOTECHNICAL INVESTIGATION SHALL TAKE PRECEDENCE OVER THE INFORMATION SHOWN.
- 2.) (RECYCLED ASPHALT PAVEMENT AREA)
2" THICK RECYCLED ASPHALT PAVEMENT OVER 6" REWORKED EXISTING GROUND COMPACTED AT 90% ASTM.



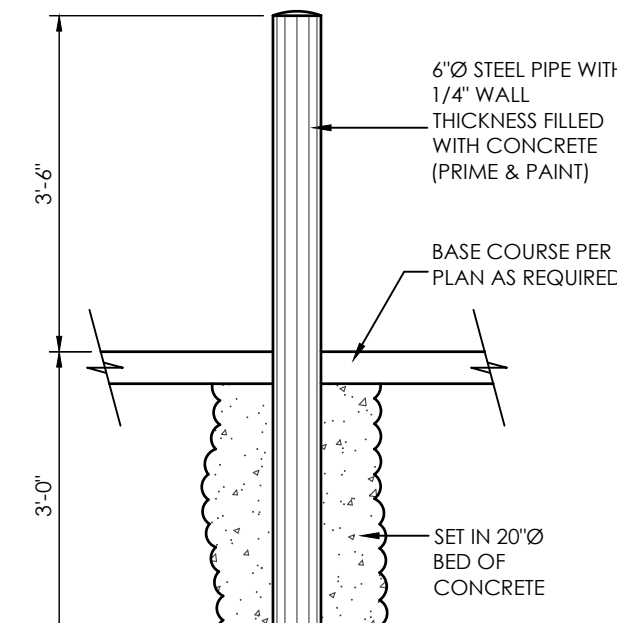
ENTRANCE DRIVE PAVEMENT SECTION
SCALE 1" = 1.0'



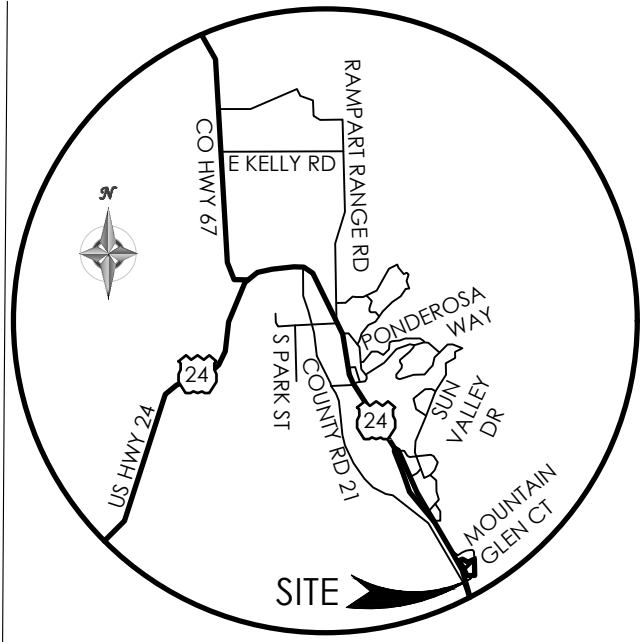
GUARD RAIL TYPE 3
W - BEAM DETAIL
SCALE 1" = 2'



6' OPAQUE CHAIN LINK FENCE DETAIL
SCALE: 1" = 2'

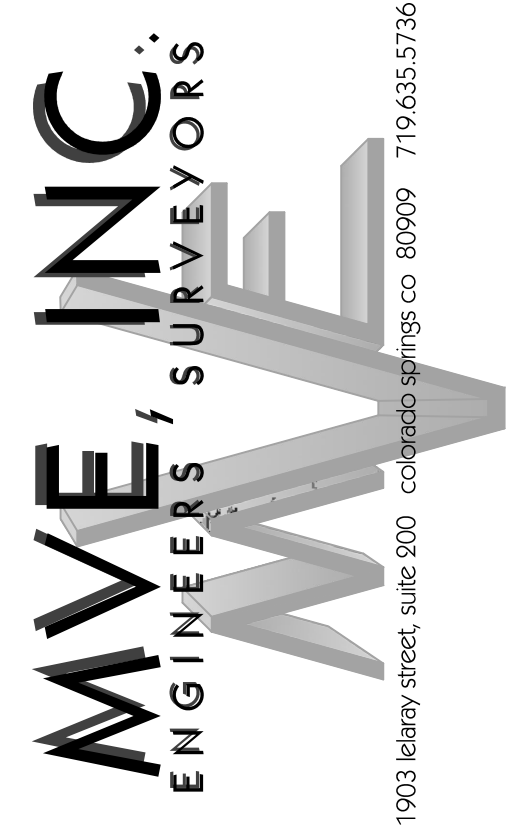


BOLLARD DETAIL
SCALE 1" = 2.0'



VICINITY MAP
NOT TO SCALE

BENCHMARK



1903 library street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

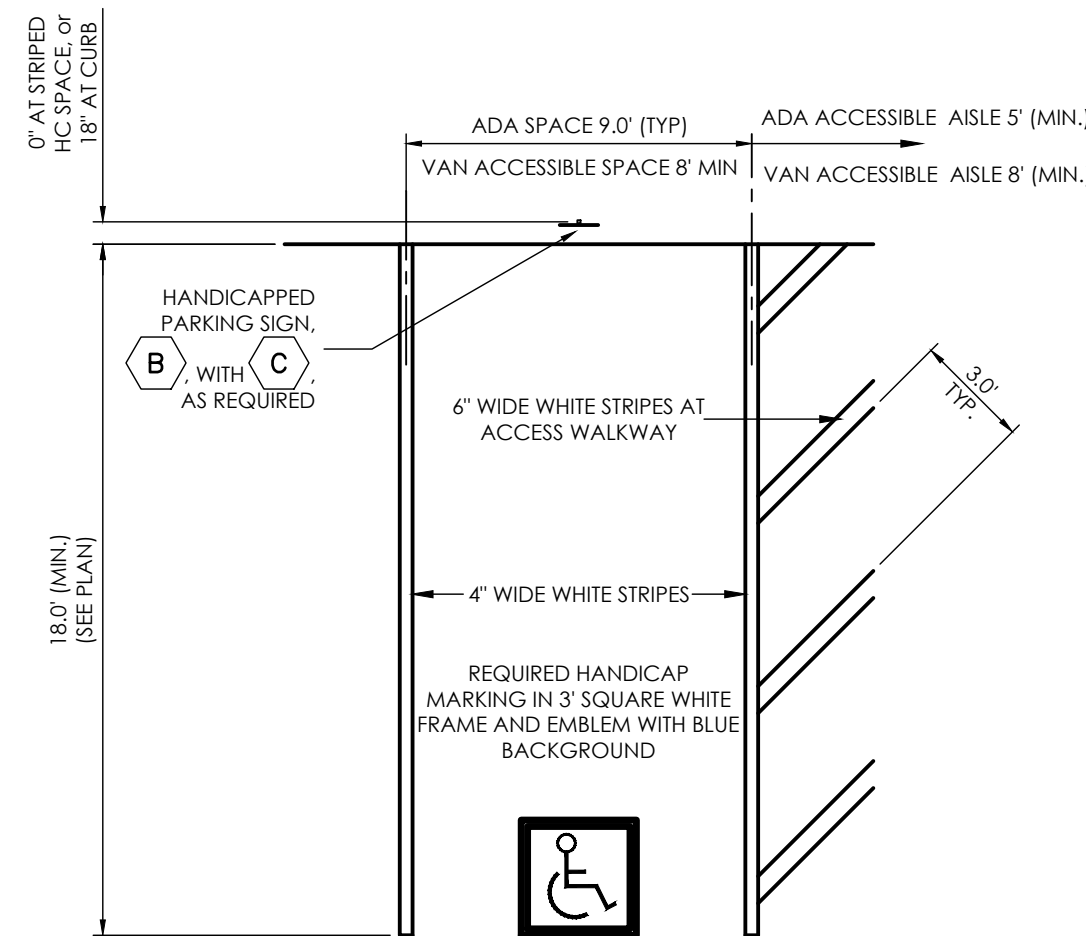
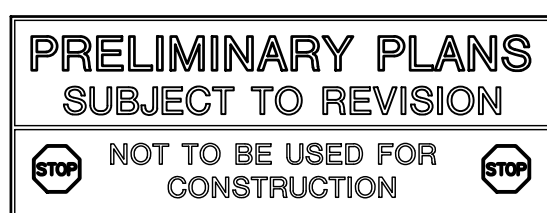
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

2730 MOUNTAIN GLEN COURT

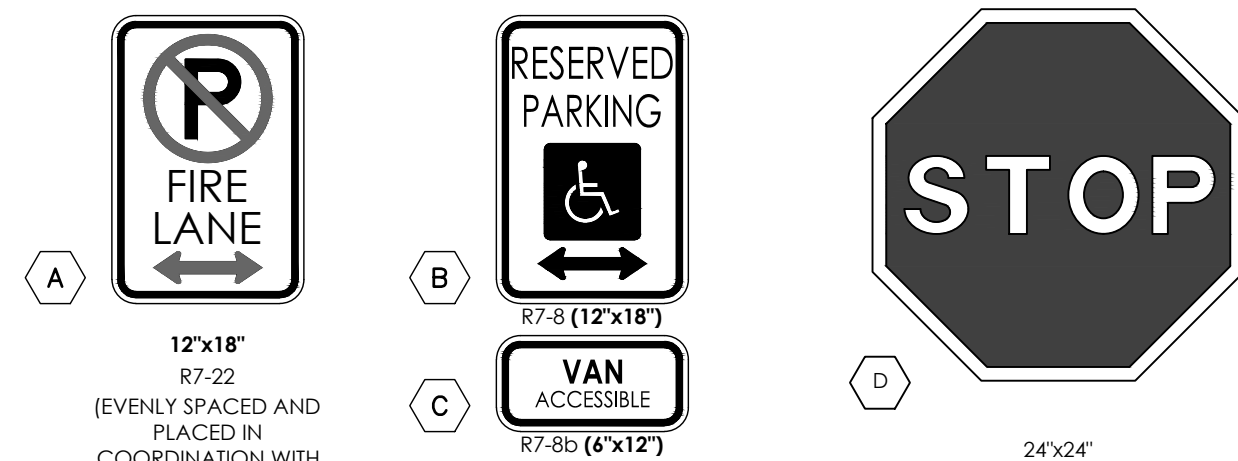
**CONDITIONAL USE
DETAIL SHEET**

CUP1.6
MVE PROJECT **61159**
MVE DRAWING **CUP-DS**

**DECEMBER 28, 2021
SHEET 6 OF 8**



TYPICAL HANDICAP PARKING SPACE
SCALE: 1" = 5'



1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST; 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.
4. FIRE LANE MARKING SHALL BE PROVIDED AS SHOWN. EITHER SIGNAGE OR STRIPING WILL BE PROVIDED IN LOCATIONS SHOWN ON PLAN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

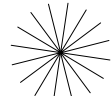
STRIPING AREA

SITE SIGNAGE LEGEND
SCALE: 1" = 1'-0"

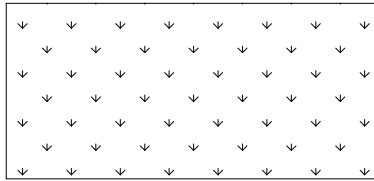
EXISTING TREE LEGEND

NO.	SPECIES	SIZE	CONDITION	STATUS
1.	PONDEROSA PINE	4' HT.	GOOD	TO REMAIN
2.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
3.	PONDEROSA PINE	12' HT.	GOOD	TO REMAIN
4.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
5.	PONDEROSA PINE	40' HT.	GOOD	TO REMAIN
6.	PONDEROSA PINE	30' HT.	GOOD	TO REMAIN
7.	PONDEROSA PINE	40' HT.	GOOD	TO REMAIN
8.	PONDEROSA PINE	4' HT.	GOOD	TO REMAIN
9.	PONDEROSA PINE	4' HT.	GOOD	TO REMAIN
10.	PONDEROSA PINE	40' HT.	GOOD	TO REMAIN
11.	PONDEROSA PINE	10' HT.	GOOD	TO REMAIN
12.	PONDEROSA PINE	10' HT.	GOOD	TO REMAIN
13.	PONDEROSA PINE	8' HT.	GOOD	TO REMAIN
14.	PONDEROSA PINE	7' HT.	GOOD	TO REMAIN
15.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
16.	PONDEROSA PINE	7' HT.	GOOD	TO REMAIN
17.	PONDEROSA PINE	10' HT.	GOOD	TO REMAIN
18.	PONDEROSA PINE	15' HT.	GOOD	TO REMAIN
19.	PONDEROSA PINE	8' HT.	GOOD	TO REMAIN
20.	PONDEROSA PINE	5' HT.	GOOD	TO REMAIN
21.	PONDEROSA PINE	5' HT.	GOOD	TO REMAIN
22.	PONDEROSA PINE	7' HT.	GOOD	TO REMAIN
23.	PONDEROSA PINE	10' HT.	GOOD	TO REMAIN
24.	PONDEROSA PINE	8' HT.	GOOD	TO REMAIN
25.	PONDEROSA PINE	10' HT.	GOOD	TO REMAIN
26.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
27.	PONDEROSA PINE	9' HT.	GOOD	TO REMAIN
28.	PONDEROSA PINE	9' HT.	GOOD	TO REMAIN
29.	PONDEROSA PINE	9' HT.	GOOD	TO REMAIN
30.	PONDEROSA PINE	6' HT.	GOOD	TO BE TRANSPLANTED
31.	PONDEROSA PINE	10' HT.	GOOD	TO REMAIN
32.	PONDEROSA PINE	35' HT.	GOOD	TO REMAIN
33.	PONDEROSA PINE	30' HT.	GOOD	TO REMAIN
34.	PONDEROSA PINE	30' HT.	GOOD	TO REMAIN
35.	PONDEROSA PINE	30' HT.	GOOD	TO REMAIN
36.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
37.	PONDEROSA PINE	30' HT.	GOOD	TO REMAIN
38.	PONDEROSA PINE	8' HT.	GOOD	TO BE TRANSPLANTED
39.	PINON PINE	6' HT.	GOOD	TO REMAIN
40.	PONDEROSA PINE	15' HT.	GOOD	TO REMAIN
41.	PONDEROSA PINE	4' HT.	GOOD	TO REMAIN
42.	PONDEROSA PINE	4' HT.	GOOD	TO REMAIN
43.	PONDEROSA PINE	7' HT.	GOOD	TO BE TRANSPLANTED
44.	PONDEROSA PINE	6' HT.	GOOD	TO BE TRANSPLANTED
45.	PONDEROSA PINE	5' HT.	GOOD	TO BE TRANSPLANTED
46.	PONDEROSA PINE	10' HT.	GOOD	TO BE TRANSPLANTED
47.	PONDEROSA PINE	7' HT.	GOOD	TO BE TRANSPLANTED
48.	PONDEROSA PINE	6' HT.	GOOD	TO BE TRANSPLANTED
49.	PONDEROSA PINE	4' HT.	GOOD	TO BE TRANSPLANTED
50.	PONDEROSA PINE	5' HT.	GOOD	TO BE TRANSPLANTED
51.	PONDEROSA PINE	12' HT.	GOOD	TO REMAIN
52.	PONDEROSA PINE	12' HT.	GOOD	TO REMAIN
53.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
54.	PONDEROSA PINE	20' HT.	GOOD	TO BE REMOVED
55.	PONDEROSA PINE	25' HT.	GOOD	TO BE REMOVED
56.	PONDEROSA PINE	6' HT.	GOOD	TO BE TRANSPLANTED
57.	PONDEROSA PINE	15' HT.	FAIR	TO BE TRANSPLANTED
58.	PONDEROSA PINE	6' HT.	GOOD	TO BE TRANSPLANTED
59.	PONDEROSA PINE	25' HT.	GOOD	TO BE REMOVED
60.	PONDEROSA PINE	40' HT.	GOOD	TO BE REMOVED
61.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
62.	PONDEROSA PINE	30' HT.	GOOD	TO REMAIN
63.	PONDEROSA PINE	25' HT.	GOOD	TO REMAIN
64.	PONDEROSA PINE	6' HT.	GOOD	TO REMAIN
65.	PONDEROSA PINE	4' HT.	GOOD	TO REMAIN
66.	PONDEROSA PINE	25' HT.	GOOD	TO REMAIN
67.	PONDEROSA PINE	20' HT.	GOOD	TO REMAIN
68.	PONDEROSA PINE	20' HT.	GOOD	TO REMAIN
69.	PONDEROSA PINE	20' HT.	FAIR	TO REMAIN
70.	DOUGLAS FIR	25' HT.	GOOD	TO REMAIN
71.	PONDEROSA PINE	25' HT.	GOOD	TO REMAIN
72.	PONDEROSA PINE	25' HT.	GOOD	TO REMAIN
73.	PONDEROSA PINE	35' HT.	GOOD	TO REMAIN
73.	PONDEROSA PINE	10' HT.	FAIR	TO REMAIN

EXISTING TREE SYMBOLS

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE TRANSPLANTED
-  EXISTING TREE TO BE REMOVED
-  TRANSPLANT LOCATION FOR EXISTING TREE

GROUND PLANE TREATMENT

-  NON-IRRIGATED NATIVE GRASS
SEED WITH EROSION CONTROL BLANKET



NOT FOR CONSTRUCTION

EXISTING TREE NOTES

1.

EXISTING TREES TO REMAIN PRIOR TO AND DURING CONSTRUCTION SHALL BE MARKED WITH SURVEYOR'S RIBBON AND PROTECTED BY BARRIERS. SAID BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX FEET OR THE OUTER DRIP LINE OF THE TREE, WHICH EVER IS GREATER.
2.

WITHIN THE DRIPLINE OF ANY PROTECTED TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-FOOT DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3.

PROTECTION OF EXISTING TREES:
WITHIN 4' OF THE DRIP LINE OF THE TREE CANOPY DO NOT:
-DO NOT OPERATE HEAVY EQUIPMENT.
-STOCKPILE CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS.
-PARK VEHICLES OR EQUIPMENT.
-TRENCH FOR UTILITIES INSTALLATION OR REPAIR.
-DISPOSE OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
-DAMAGE ROOTS BY GRADING, TEARING, OR DEMOLITION.
-COMPACT SOIL WITH EQUIPMENT, VEHICLES, AND/OR MATERIAL STORAGE.
-CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT
4.

LARGE AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS MAY BE DESIGNATED BY SURVEYOR'S RIBBON AND METAL T-POST ONLY RATHER THAN THE PROTECTIVE BARRIERS MENTIONED ABOVE.
5.

TRANSPLANTED TREES ARE TO BE MOVED BETWEEN SEPTEMBER 1 AND APRIL 1 BY UTILIZING A MINIMUM 60 INCH SPADE FOR TREES OVER 8' HEIGHT. WHERE POSSIBLE, INSTALL TREES AT NEW LOCATIONS FACING THE SAME DIRECTION AS THEIR EXISTING LOCATION.
6.

EXISTING TREES TO BE TRANSPLANTED ARE TO HAVE 4" DEPTH OF WOOD MULCH, 4' DIAMETER PLACED AROUND THE BASE OF TREE ALONG WITH CREATING A 4' DIAMETER TREE WELL.
7.

ALL TRANSPLANTED TREES ARE TO BE WATERED BY HAND EVERY 2 WEEKS DURING THE GROWING SEASON AND ONCE A MONTH DURING DORMANT MONTHS FOR 2 YEARS UNTIL ESTABLISHED.

EL PASO COUNTY ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT CONTROL MEASURE AREAS

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS (PURE LIVE SEED)		
				-IRRIGATED BROADCAST -IRRIGATED HYDROSEEDED	-NON-IRRIGATED BROADCAST -NON-IRRIGATED HYDROSEEDED -IRRIGATED DRILLED	-NON-IRRIGATED DRILLED
BIG BLUESTEM	Buchloe dactyloides	WARM, SOD	20%	4.4	2.2	1.1
BLUE GRAMA	Bouteloua gracilis	WARM, BUNCH	10%	0.5	0.25	0.13
GREEN NEEDLEGRASS	Nassella viridula	COOL, BUNCH	10%	2	1	0.5
WESTERN WHEATGRASS	Pascopyrum smithii	COOL, SOD	20%	6.4	3.2	1.6
SIDEOTS GRAMA	Bouteloua curtipendula	WARM, BUNCH	10%	2	1	0.5
SWITCHGRASS	Panicum virgatum	WARM, BUNCH/ SOD	10%	0.8	0.4	0.2
PRAIRIE SANDREED	Calimovifa longifolia	WARM, BUNCH	10%	1.2	0.6	0.3
YELLOW INDIANGRASS	Sorghastrum nutans	WARM, SOD	10%	2	1	0.5
SEED RATE (LBS. PLS / ACRE)				19.3	9.7	4.8

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING
STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCHING OR BROADCAST SEEDING AT THE RATE SPECIFIED RAKING INTO TOP ¼" TO ½" OF SOIL. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. SPECIFIED FERTILIZER IS TO BE PROVIDED 3 WEEKS AFTER SEEDLINGS EMERGE. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING
SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP ¼" TO ½" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. SPECIFIED FERTILIZER IS TO BE APPLIED 3 WEEKS AFTER SEEDLINGS EMERGE. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

GENERAL NOTES

1.

ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2.

CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
3.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OF WOODLAND PARK PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
4.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
5.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO WATERING TRANSPLANTED TREES, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH REPLACEMENT, PRUNING, AND TREE REPLACEMENT.

PROJECT NOTES

1.

FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
2.

CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
1" BELOW TOP OF ASPHALT FOR NATIVE SEED AREAS.
CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
3.

4" DEPTH WOOD MULCH IS TO BE PROVIDED AT A 4' DIAMETER AROUND BASE OF OF ALL TRANSPLANTED TREES.
4.

ALL PROPOSED SEEDED AREAS ARE TO BE ROTO-TILLED TO A 6" DEPTH WITH SOIL AMENDMENTS INSTALLED ACCORDING TO SOIL PREPARATION NOTES BELOW. SEEDED AREAS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO SEEDING.
5.

ALL AREAS SHOWN TO BE SEEDED WITH 'EL PASO COUNTY ALL-PURPOSE MIX' TO BE PERFORMED BY HYDRO-MULCHING AND BROADCAST AND RAKING RATE SHOWN ON SEED TABLE. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS.

SOIL PREPARATION NOTES

1.

PROPOSED NON-IRRIGATED NATIVE SEED AREAS: ALL SEEDED AREAS TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. OF IMPORTED CLASS A TOPSOIL INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.

GRADING / DRAINAGE NOTES

1.

LANDSCAPE CONTRACTOR IS TO VERIFY THAT ALL FINISHED GRADES COMPLY WITH GRADING PLAN PREPARED BY CIVIL ENGINEER. VERIFY THAT ALL SLOPES DRAIN AWAY FROM BUILDING(S) AND THAT DRAINAGE SWALES ARE CORRECTLY LOCATED AND CARRY WATER AS INTENDED. NOTIFY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION IF STANDING WATER IS PRESENT (OTHER THAN DETENTION FACILITIES) OR IF SLOPES ARE NOT GRADED AS PER APPROVED GRADING PLAN.
2.

LANDSCAPE CONTRACTOR IS TO LOCATE ALL DOWNSPOUTS AND DOWNSPOUT EXTENSIONS AND VERIFY THAT NO OBSTRUCTIONS ARE IMPEDING THE FLOW OF WATER AWAY FROM THE BUILDING.
3.

LANDSCAPE CONTRACTOR IS TO PROVIDE TEMPORARY EROSION MITIGATION MEASURES FOR THE DURATION OF LANDSCAPE CONSTRUCTION AND THROUGH ESTABLISHMENT OF NATIVE GRASS. THIS INCLUDES PLACEMENT OF WATTLES AND/OR EROSION BLANKET WHEREVER DRAINAGE ERODES BARE SOIL AND RUNOFF CAN POTENTIALLY DAMAGE NEIGHBORING PROPERTIES.

NOT FOR CONSTRUCTION

JWLA

Jon Walsh

LANDSCAPE ARCHITECT LLC

P.O. Box 354

Palmer Lake, CO 80133

(719) 640-9428

jwlandarch@gmail.com

www.jwlandscapearchitect.com

PROJECT FILE: 2730 mountain glen court LS.dwg

2730 Mountain Glen Court
Woodland Park, CO

PROJECT NAME:

FINAL LANDSCAPE PLAN

SHEET TITLE:

DATE: January 20, 2022

REVISIONS:

STAMP:

SHEET NO.

CUP1.8

Sheet 8 of 8



Final Drainage Report

**CUP – 2730
Mountain Glen
Court**

Project No. 61159

January 12, 2022

Final Drainage Report

for

**CUP – 2730 Mountain Glen Court
Woodland Park, CO**

Project No. 61159

January 12, 2022

prepared for

Mike Cerquozzi
67 Horse Creek Circle
Lake George, CO 80827

prepared by

MVE, Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
719.635.5736

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61159-2730 Mountain Glen Court FDR.odt

Statements and Acknowledgments

Engineer's Statement

This report and plan for the drainage design of CUP – 2730 Mountain Glen Court was prepared by me (or under my direct supervision) and is correct to the best of my knowledge and belief. Said report and plan has been prepared in accordance with the City / County Drainage Report Criteria and is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Charles C. Crum, P.E.
For and on Behalf of MVE, Inc.

Colorado No. 13348

Date

Developer's Statement

I, the owner/developer have read and will comply with all of the requirements specified in this drainage report and plan.

Mike Cerquozzi
1903 Lelaray Street, Suite 200
Lake George, CO 80827

Date

City of Woodland Park Statement

Filed in accordance with the Code of the City of Woodland Park.

Director of Development Services
City of Woodland Park

Date

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Final Drainage Report

The purpose of this Final Drainage Report is to identify drainage patterns and quantities within and affecting the proposed CUP – 2730 Mountain Glen Court site. The report will identify specific solutions to problems on-site and off-site resulting from the proposed project. The report and included maps present results of hydrologic and drainage facilities analyses. The report will discuss the recommended drainage improvements to the site and identify drainage requirements relative to the proposed project. This report has been prepared and submitted in accordance with the requirements of the Woodland Park development approval process. An Appendix is included with this report with pertinent calculations and graphs used in the drainage analyses and design.

1 General Location and Description

1.1 Location

The proposed CUP – 2730 Mountain Glen Court site is located within the east one-half of the southeast one-quarter of Section 31, Township 12 South, Range 68 west of the 6th Principal Meridian in Teller County, Colorado. The 2.55± acre site is situated on the east side of Colorado Highway 24, north of Jet Industrial Loop, on the south side of Mountain Glen Court. The site is currently a vacant lot. The Teller County Assessor's Parcel Id. Number for the site is 6031.314090010. The site was originally platted with Sunny Glen Retreat Subdivision Filing No. 1, and was later included in the replat of Sunny Creek Subdivision Filing No. 2. A **Vicinity Map** is included in the **Appendix**. The site is located in the Upper Fountain Major Drainage Basin.

1.2 Description of Property

Sunny Retreat Subdivision Filing No. 2 is a platted subdivision in the City of Woodland Park, Colorado. The subdivision included platting of Mountain Glen Court as a public road extending east from Colorado Highway 24 to a cul-de-sac.

Sunny Retreat Subdivision Filing No. 2 reconfigured the original platted lot lines of the original subdivision. The re-plat combined lots 5, 6, 8 and 12 into three lots, lots 1, 2 and 3.

Gino LLC, A Colorado LLC is planning to construct a commercial building on Lot 1, Sunny Retreat Subdivision Filing No. 2. The site has a Teller County Parcel Id. No. of 6031.314090010. The replat of Sunny Retreat Subdivision Filing No. 2 includes the subject Lot 1.

The proposed site development plan for Lot 1 consists of a new 3,500 square-foot office / warehouse building with gravel parking areas, landscaping, and related site improvements. Access to the new commercial lot will be provided by the existing connection to Colorado Highway 24 on the north side of the site through an existing access easement that connects the site to Highway 24 through Lot 11 sunny Retreat Subdivision Filing No. 1.

The Lot 1 site is adjacent to lot 2 Sunny Retreat Subdivision Filing No. 2 to the east, and Lots 10 & 11, Sunny Retreat Subdivision Filing No. 1 to the north.

This report is intended to meet the City of Woodland Park's requirements for a Final Drainage Report in support of the proposed Development Plan for Gino LLC, A Colorado LLC on Lot 1.

The ground cover is in fair to good condition and consists of native grasses, sparse brush and coniferous trees.

The existing site topography generally slopes to the north with grades of about 3% to 8%. The site is bordered on the south and west by steep sloped terrain that drains away from the site.

The storm runoff from the site currently drains northwest into a rip-rap lined channel that directs the stormwater into the ditch that runs along Colorado Highway 24. All flows from the site eventually enter Fountain Creek.

According to the National Resource Conservation Service, there are two (2) soil types in the CUP – 2730 Mountain Glen Court site. Sphinx-Rock Outcrop Complex (map unit 46) makes up about 30% of the soil on the site. This soil is shallow and somewhat excessively drained. Permeability is moderate, surface runoff is rapid, and the hazard of erosion is severe. Sphinx-Rock Outcrop Complex is classified as being part of Hydrologic Soil Group D. Tripit Loam (map unit 51) makes up about 70% of the soil on the site. The soil is moderately deep and well drained. Permeability is moderate, surface runoff is medium, and the hazard of erosion is slight. Tripit Loam is classified as being part of Hydrologic Soil Group C. A portion of the Soil Map and data tables from the National Cooperative Soil Survey and relevant Official Soil Series Descriptions (OSD) are included in the **Appendix**.^{1 2}

2 Drainage Basins and Sub-Basins

2.1 Major Basin Descriptions

The CUP – 2730 Mountain Glen Court site is located within the Upper Fountain Drainage Basin (FOFO7600). The Upper Fountain Drainage Basin covers an area of approximately 19 square miles and drains to Fountain Creek. The Upper Fountain Drainage Basin encompasses a portion of western El Paso County, and stretches into eastern Teller County. The drainage basin drains southeasterly into Fountain Creek.

The current Flood Insurance Study of the region includes Flood Insurance Rate Maps (FIRM), effective on December 7, 2018.³ The proposed subdivision is included in the Community Panel Numbered 08119C0209 D of the Flood Insurance Rate Maps for Teller County. No part of the site is shown to be included in a 100-year flood hazard area as determined by FEMA. A portion of the current FEMA Flood Insurance Rate Maps with the site delineated is included in the **Appendix**.

2.2 Sub-Basin Description

The existing drainage patterns of the CUP – 2730 Mountain Glen Court project are described by five (5) on-site drainage basins. All of these basins are previously undisturbed or developed to a degree as described below. All existing basin delineations and data are depicted on the attached **Existing Drainage Map**.

2.2.1 Existing Drainage Patterns (On-Site)

Existing sub-basin EX-A, located in the northern portion of the site, containing a pasture/meadow area, drains northwest into an existing riprap lined channel that diverts the flows from the site. These flows continue flowing northwest in the channel which drains into the roadside ditch that runs along Highway 24.

Existing sub-basin EX-B is located along the western border of the site. The sub-basin contains steep sloped pasture/meadow areas. All flows from sub-basin EX-B exit the site to the west into the roadside ditch that runs along Highway 24.

1 WSS
2 OSD
3 FIRM

Existing sub-basin EX-C, located in the northeastern corner of the site, contains pasture/meadow. This sub-basin slopes to the southeast and drains into the adjacent property to the east. These flows continue through the adjacent property and eventually enter the ditch along Highway 24.

Existing sub-basin EX-D, located in the center of the site, contains pasture/meadow. This sub-basin slopes toward its center where it appears to collect in a shallow depression. The flows that exit this sub-basin drain into sub-basin EX-A. The flows then combine with the flows from sub-basin EX-A and exit the site through the riprap lined channel.

Existing sub-basin EX-E is located along the western border of the site just south of sub-basin EX-B. The sub-basin contains steep sloped pasture/meadow areas. All flows from sub-basin EX-E exit the site to the west into the roadside ditch that runs along Highway 24.

Existing sub-basin EX-F is located in the southern portion of the site. The sub-basin contains steep sloped pasture/meadow areas. All flows from sub-basin EX-E exit the site to the south into the adjacent property. These flows continue through the adjacent property and eventually enter the roadside ditch that runs along Highway 24.

3 Drainage Design Criteria

3.1 Development Criteria Reference

This Final Drainage Report for CUP – 2730 Mountain Glen Court has been prepared according to the report guidelines presented in the latest edition of *El Paso County Drainage Criteria Manual* (DCM)⁴. The County has also adopted portions of the City of Colorado Springs Drainage Criteria Manual Volumes 1 and 2, especially concerning the calculation of rainfall runoff flow rates.^{5 6} The hydrologic analysis is based on a collection of data from the DCM, the NRCS Web Soil Survey⁷, and existing topographic data by Polaris Surveying, Inc.

3.3 Hydrologic Criteria

For this Final Drainage Report, the Rational Method as described in the *Drainage Criteria Manual* has been used for all Storm Runoff calculations, as the development and all sub-basins are less than 130 acres in area. “Colorado Springs Rainfall Intensity Duration Frequency” curves, Figure 6-5 in the DCM, was used to obtain the design rainfall values; a copy is included in the **Appendix**. The “Overland (Initial) Flow Equation” (Eq. 6-8) in the DCM, and Manning’s equation with estimated depths were used in time of concentration calculations. “Runoff Coefficients for Rational Method”, Table 6-6 in the DCM, was utilized as a guide in estimating runoff coefficient and Percent Impervious values; a copy is included in the **Appendix**. Peak runoff discharges were calculated for each drainage sub-basin for both the 5-year storm event and the 100-year storm event with the Rational Method formula, (Eq. 6-5) in the DCM.⁸

In the case of any required stormwater quality treatment and/or stormwater detention requirements, the “Water Quality Control Volume procedure, Section 3.2.3 of the *Urban Drainage and Flood Control District Drainage Criteria Manual, Volume 3* (UDFCD)^{9 10} method was used for water quality volume calculations with the aid of the “UD-BMP_v3.06” spreadsheet developed by the Urban Drainage and Flood Control District. Storm routing calculation through the proposed water quality basin was performed using triangular hydrographs based on the rational method peak discharges and times of concentrations with the aid of the detention design spreadsheet, “DETENTION VOLUME ESTIMATING WORKBOOK_v2.35”, originally developed for Urban Drainage and Flood Control District.¹¹

4 DCM Section 4.3 and Section 4.4

5 CS DCM Vol 1

6 CS DCM Vol 2

7 WSS

8 DCM

9 UDFCD V.2

10 UDFCDV.3

11 UDFCD

4 Drainage Facility Design

4.1 General Concept

The intent of the drainage concept presented in this Final Drainage Report is to allow for the development of a 3,500 square foot commercial building while maintaining the existing drainage patterns on the site. The site will be in compliance with the City's Stormwater Management regulations. Permanent water quality treatment will be provided by a proposed Full Spectrum Sand Filter Basin (FS-SFB) sized to treat the water from the entire site. The FS-SFB was sized according to the City of Woodland Park, Colorado Engineering Specifications¹². Major and minor storm flows will continue to be safely conveyed through the site and downstream. Developed flows will be released from the site through the rip-rap lined channel and will enter the ditch along Highway 24. The flows released from the site will be limited to historic flows.

The existing and proposed drainage hydrologic conditions are described in more detail below. Input data and results for all calculations are included in the **Appendix**. Drainage maps for the hydrology are also included in the **Appendix**.

4.2 Specific Details

4.2.1 Existing Hydrologic Conditions

As shown on the enclosed Existing Drainage Plan, the existing site has been delineated with six (6) on-site sub-basins flowing towards the northern side of the property.

Storm water flows from sub-basins EX-A (0.63± acres), and EX-D (1.13± acres) both contain pasture/meadow that generally slopes to the northwest. These sub-basins drain overland to the northwest into a riprap lined channel on the northwestern side of the site at Existing Design Point 1 (EX-DP1). The flows continue south through an existing roadside ditch that runs along the eastern side of Highway 24. Sub-basin EX-A generates peak flows of $Q_5 = 0.8$ cfs and $Q_{100} = 2.2$ cfs (existing flows), and sub-basin EX-D generates peak flows of $Q_5 = 0.7$ cfs and $Q_{100} = 3.8$ cfs (existing flows). The accumulated flows from Basins EX-A & EX-D are $Q_5 = 1.1$ cfs and $Q_{100} = 5.9$ cfs (existing flows) at EX-DP1.

Existing sub-basin EX-B (0.19± acres) is located on the western border of the site. This sub-basin contains pasture meadow that slopes to the west with grades of about 30% - 40%. Sub-basin EX-B drains overland to the west into an existing roadside ditch that runs along the eastern side of Highway 24. The peak flows generated by this sub-basin are $Q_5 = 0.1$ cfs and $Q_{100} = 0.8$ cfs (existing flows).

Existing sub-basin EX-C (0.11± acres) is located on the northeastern corner of the site. This sub-basin contains pasture meadow that slopes to the west with grades of about 10% - 15%. Sub-basin EX-C drains overland to the southeast into the adjacent property. The peak flows generated by this sub-basin are $Q_5 = 0.1$ cfs and $Q_{100} = 0.5$ cfs (existing flows).

Existing sub-basin EX-E (0.17± acres) is located on the western border of the site just south of sub-basin EX-B. This sub-basin contains pasture meadow that slopes to the west with grades of about 30% - 40%. Sub-basin EX-E drains overland to the west into an existing roadside ditch that runs along the eastern side of Highway 24. The peak flows generated by this sub-basin are $Q_5 = 0.1$ cfs and $Q_{100} = 0.7$ cfs (existing flows).

Existing sub-basin EX-F (0.32± acres) is located along the southern border of the site. This sub-basin contains pasture meadow that slopes to the south with grades of about 30% - 40%. Sub-basin EX-F drains overland to the south into the adjacent property. The peak flows generated by this sub-basin are $Q_5 = 0.2$ cfs and $Q_{100} = 1.4$ cfs (existing flows).

4.2.2 Proposed Hydrologic Conditions

As shown on the enclosed Proposed Drainage Plan, the proposed site has been delineated with six (6) on-site sub-basins generally flowing towards the northwestern side of the property.

¹² WP ES

Proposed sub-basin A (0.61± acres), located in the northern portion of the site, contains a paved driveway connecting the site to the property adjacent to the north, landscaped areas, a portion of the gravel lot, and the rip-rap lined channel that diverts the flows from the site. This sub-basin drains overland to the west into the aforementioned rip-rap lined channel. Sub-basin A generates peak flow discharges of $Q_5 = 0.7$ cfs and $Q_{100} = 2.5$ cfs (proposed flows). These flows combine with the flows from the FS-SFB and exit the site to the north at design point 2 (DP2) with peak flow discharges of $Q_5 = 0.7$ cfs and $Q_{100} = 5.3$ cfs (proposed flows).

Proposed sub-basin B (0.17± acres) is located on the western border of the site. This sub-basin contains pasture meadow that slopes to the west with grades of about 30% - 40%. Sub-basin B drains overland to the west into an existing roadside ditch that runs along the eastern side of Highway 24. The peak flows generated by this sub-basin are $Q_5 = 0.1$ cfs and $Q_{100} = 0.8$ cfs (proposed flows).

Proposed sub-basin C (1.17± acres) is located along the eastern edge of the site. This sub-basin contains the proposed building with gravel and paved parking areas, and landscaped areas that slopes to the west with grades of about 2%-5%. This sub-basin drains overland to the west into the proposed Full Spectrum – Sand Filter Basin (FS-SFB) at design point 1 (DP1). Sub-basin C generates peak flow discharges of $Q_5 = 2.3$ cfs and $Q_{100} = 5.3$ cfs (proposed flows).

Proposed sub-basin D (0.13± acres) is located to the west of sub-basin C. This sub-basin contains the proposed FS-SFB. Sub-basin D generates peak flow discharges of $Q_5 = 0.1$ cfs and $Q_{100} = 0.5$ cfs (proposed flows). These flows combine with the flows from sub-basin C and exit the FS-SFB through a 15" HDPE pipe that outlets into the rip-rap lined channel to the north. The FS-SFB discharges these flows at rates of $Q_5 = 0.0$ cfs and $Q_{100} = 3.0$ cfs (proposed flows).

Proposed sub-basin E (0.19± acres) is located on the western border of the site just south of sub-basin B. This sub-basin contains pasture meadow that slopes to the west with grades of about 30% - 40%. Sub-basin E drains overland to the west into an existing roadside ditch that runs along the eastern side of Highway 24. The peak flows generated by this sub-basin are $Q_5 = 0.1$ cfs and $Q_{100} = 0.8$ cfs (proposed flows).

Existing sub-basin F (0.29± acres) is located along the southern border of the site. This sub-basin contains pasture meadow that slopes to the south with grades of about 30% - 40%. Sub-basin F drains overland to the south into the adjacent property. The peak flows generated by this sub-basin are $Q_5 = 0.2$ cfs and $Q_{100} = 1.2$ cfs (proposed flows).

The overall flows from the site will be decreased from $Q_5 = 1.6$ cfs and $Q_{100} = 9.3$ cfs (existing flows) to $Q_5 = 1.1$ cfs and $Q_{100} = 8.1$ cfs (proposed flows).

4.3 Four Step Process

The City of Colorado Springs Drainage Criteria Manual (Chapter 6, Section 7.1) requires the consideration of a "Four Step Process" for receiving water protection that focuses on reducing runoff volumes, treating the WQCV, stabilizing drainageways, and implementing long-term source controls.

- 1) Runoff Reduction Practices are employed in this project. Impervious surfaces have been reduced as much as practically possible. There is only minimal concrete or other hard surfaces proposed.
- 2) The project contains no potentially hazardous uses. WQCV will be treated in the proposed FS-SFB located on the western side of the site. This FS-SFB is sized to handle the combined low-flow, 5yr and 100yr flows from the site in accordance with the City of Woodland Park, Colorado Engineering Specifications¹³.
- 3) There are no drainage paths on the site that are required to be stabilized as they are well vegetated with no visual erosion.
- 4) The rural residential site is not anticipated to contain storage of potentially harmful substances or use of potentially harmful substances. No site specific or other source control BMPs are required.

13 WPES

5 Drainage and Bridge Fees

Drainage fees were paid at the time of the initial plat, and are therefore not due at this time.

6 Conclusion

This Final Drainage Report presents existing and proposed drainage conditions for the proposed CUP – 2730 Mountain Glen Court project. The development will have negligible and inconsequential effects on the existing site drainage and drainage conditions downstream. The proposed project will not, with respect to stormwater runoff, negatively impact the adjacent properties and downstream properties.

References

NRCS Web Soil Survey. United States Department of Agriculture, Natural Resources Conservation Service ("<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>", accessed June, 2021).

NRCS Official Soil Series Descriptions. United States Department of Agriculture, Natural Resources Conservation Service ("<http://soils.usda.gov/technical/classification/osd/index.html>", accessed March, 2018).

Flood Insurance Rate Map. Federal Emergency Management Agency, National Flood Insurance Program (Washington D.C.: FEMA, December 7, 2018).

Drainage Criteria Manual Volume 2, Stormwater Quality Policies, Procedures and Best Management Practices (BMPs). City of Colorado Spring Engineering Division (Colorado Springs: , May 2014).

City of Colorado Springs Drainage Criteria Manual, Volume 1. City of Colorado Springs Engineering Division Staff, Matrix Design Group/Wright Water Engineers (Colorado Springs: , May 2014).

City of Colorado Springs/El Paso County Drainage Criteria Manual. City of Colorado Springs, Department of Public Works, Engineering Division; HDR Infrastructure, Inc.; El Paso County, Department of Public Works, Engineering Division (Colorado Springs: City of Colorado Springs, Revised November 1991).

City of Colorado Springs Drainage Criteria Manual Volume 1. City of Colorado Springs Engineering Division with Matrix Design Group and Wright Water Engineers (Colorado Springs, Colorado: , May 2014).

Detention Design Spreadsheet. Urban Drainage and Flood Control District ("http://www.udfcd.org/downloads/software/UD-Detention_v2.2.xls", accessed January 2010).

Urban Storm Drainage Criteria Manual Volume 3. Urban Drainage and Flood Control District (Denver, Colorado: , August, 2011).

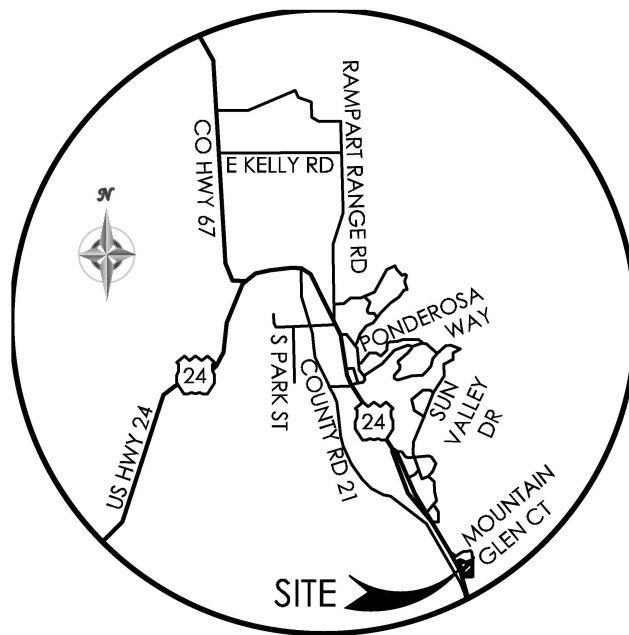
Drainage Criteria Manual (Volume 2). Urban Drainage and Flood Control District (Denver, Colorado: Urban Drainage and Flood Control District, Rev. April, 2008).

City of Woodland Park Engineering Specifications. City of Woodland Park (: , 2011).

| Appendices

1 General Maps and Supporting Data

- Vicinity Map
- Portions of Flood Insurance Rate Map
- NRCS Soil Map and Tables
- SCS Soil Type Descriptions
- Hydrologic Soil Group Map and Tables



VICINITY MAP

NOT TO SCALE

National Flood Hazard Layer FIRMMette



105°2'3"W 38°57'58"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/5/2021 at 4:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

105°1'26"W 38°57'30"N

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
Survey Area Data: Version 7, Jun 5, 2020

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

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
46	Sphinx-Rock outcrop complex, 15 to 80 percent slopes	0.7	29.2%
51	Tripit loam, 5 to 15 percent slopes	1.7	70.8%
Totals for Area of Interest		2.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties

46—Sphinx-Rock outcrop complex, 15 to 80 percent slopes

Map Unit Setting

National map unit symbol: jpyj
Elevation: 6,500 to 9,200 feet
Mean annual precipitation: 15 to 24 inches
Mean annual air temperature: 43 to 48 degrees F
Frost-free period: 70 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Sphinx and similar soils: 60 percent
Rock outcrop: 25 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sphinx

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Weathered from granite

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 5 inches: gravelly coarse sandy loam
AC - 5 to 13 inches: very gravelly loamy coarse sand
Cr - 13 to 61 inches: weathered bedrock

Properties and qualities

Slope: 15 to 70 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Other vegetative classification: Ponderosa pine/kinnikinnick (PIPO/ARUV)
(C1140)
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mountain slopes

Landform position (three-dimensional): Mountaintop, mountainflank

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Typical profile

R - 0 to 61 inches: bedrock

Properties and qualities

Slope: 15 to 80 percent

Depth to restrictive feature: 0 inches to lithic bedrock

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Sphinx, dark surface

Percent of map unit: 10 percent

Landform: Mountain slopes

Landform position (three-dimensional): Mountainflank

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Other vegetative classification: Ponderosa pine/kinnikinnick (PIPO/ARUV) (C1140)

Hydric soil rating: No

Garber

Percent of map unit: 5 percent

Landform: Drainageways, mountain slopes

Landform position (three-dimensional): Mountainbase

Down-slope shape: Linear, convex, concave

Across-slope shape: Linear, convex, concave

Hydric soil rating: No

51—Tripit loam, 5 to 15 percent slopes

Map Unit Setting

National map unit symbol: jpk4

Elevation: 6,500 to 9,000 feet

Mean annual precipitation: 14 to 24 inches

Custom Soil Resource Report

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 50 to 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Tripit and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tripit

Setting

Landform: Mountain slopes

Landform position (three-dimensional): Lower third of mountainflank, mountainbase

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Weathered from calcereous limestone, sandstone, and shale

Typical profile

A - 0 to 6 inches: loam

Bt1 - 6 to 11 inches: sandy clay loam

Bt2 - 11 to 19 inches: sandy clay loam

Bt3 - 19 to 32 inches: gravelly sandy clay loam

C - 32 to 38 inches: sandy clay loam

Cr - 38 to 42 inches: bedrock

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Boyett

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Other vegetative classification: Ponderosa pine/true mountain mahogany (PIPO/CEMO2) (C1107)

Hydric soil rating: No

Sphinx

Percent of map unit: 5 percent

Landform: Mountain slopes

Landform position (three-dimensional): Mountaintop, mountainflank

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Other vegetative classification: Ponderosa pine/kinnikinnick (PIPO/ARUV) (C1140)

Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent

Landform: Mountain slopes

Landform position (three-dimensional): Mountaintop, mountainflank

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Hydric soil rating: No

very low. Runoff is rapid, and the hazard of water erosion is severe.

Typically, 40 to 65 percent of the surface is covered with vegetation and forest litter. The surface layer is brown gravelly coarse sandy loam about 4 inches thick. The next layer is yellowish brown very gravelly loamy coarse sand about 8 inches thick. Highly weathered, coarse grained granite, or grus, is below a depth of about 12 inches.

About 5 percent of this unit is included areas of Garber very gravelly coarse sandy loam on mountainsides, commonly adjacent to drainageways; 10 percent is soils that have a surface layer that is darker than that of the Sphinx soil; and 5 percent is areas of outcrop of Pikes Peak granite on mountainsides and ridges. About 5 percent of this unit north of Devil's Head Mountain is included areas of Tecolote very gravelly sandy loam on mountainsides. In the part of Teller County west of Highway 67, 10 percent of this unit is included areas of Condie coarse sandy loam on foot slopes and rolling uplands where quaking aspen is the dominant vegetation.

The dominant vegetation on the Sphinx soil is ponderosa pine. The soil also supports Douglas-fir and quaking aspen and an understory of kinnikinnick, common juniper, grasses, and forbs. The average annual production of wood fiber is 25 cubic feet per acre for ponderosa pine. The average annual production of air-dry vegetation ranges from 100 to 200 pounds per acre.

This soil is best suited to wildlife habitat, watershed, and recreation. It has very limited potential for timber production and has little potential for other uses. It is very susceptible to erosion if the cover of plants and forest litter is disturbed. The major limitations affecting the production and harvest of timber are a high susceptibility to erosion, low natural fertility, the depth to bedrock, the slope, and droughtiness.

46—Sphinx-Rock outcrop complex, 15 to 80 percent slopes. This unit is on mountainsides and ridges. It is on north and east aspects. Elevations are 6,000 to 8,000 feet. The mean annual precipitation is 15 to 20 inches. The average annual air temperature is 46 degrees F. The unit is about 60 percent Sphinx gravelly coarse sandy loam, cool, and 25 percent Rock outcrop. The Rock outcrop is Pikes Peak granite.

The somewhat excessively drained, shallow Sphinx soil formed in material weathered from Pikes Peak granite. Permeability is rapid, and the available water capacity is very low. Runoff is rapid, and the hazard of water erosion is severe.

Typically, about 40 to 65 percent of the surface of the Sphinx soil is covered with vegetation and forest

litter. The surface layer is brown gravelly coarse sandy loam about 4 inches thick. The next layer is yellowish brown very gravelly loamy coarse sand about 8 inches thick. Highly weathered, coarse grained granite, or grus, is below a depth of about 12 inches.

About 5 percent of this unit is included areas of Garber very gravelly coarse sandy loam on mountainsides, commonly adjacent to drainageways; and 10 percent is soils that have a surface layer that is darker than that of the Sphinx soil.

The Rock outcrop supports no vegetation. The dominant vegetation on the Sphinx soil is ponderosa pine. The soil also supports Douglas-fir and quaking aspen and an understory of kinnikinnick, common juniper, grasses, and forbs. The potential natural vegetation is ponderosa pine. The average annual production of air-dry vegetation ranges from 150 to 300 pounds per acre.

This unit is best suited to wildlife habitat, watershed, and limited timber production. The major limitations affecting the production and harvest of timber are the slope, the Rock outcrop, and a susceptibility to erosion. Because of the aspect and climatic conditions, this Sphinx soil is more heavily vegetated than the warm phase of the Sphinx series.

47—Sphinx, warm-Rock outcrop complex, 15 to 80 percent slopes. This unit is on mountainsides and ridges. It is on south and west aspects. Elevations are 6,000 to 8,000 feet. The mean annual precipitation is 15 to 20 inches. The average annual air temperature is 46 degrees F. The unit is about 60 percent Sphinx gravelly coarse sandy loam, warm, and 25 percent Rock outcrop. The Rock outcrop is Pikes Peak granite.

The somewhat excessively drained, shallow Sphinx soil formed in material weathered from Pikes Peak granite. Permeability is rapid, and the available water capacity is very low. Runoff is rapid, and the hazard of water erosion is severe.

Typically, about 40 to 65 percent of the surface of the Sphinx soil is covered with vegetation and forest litter. The surface layer is brown gravelly coarse sandy loam about 4 inches thick. The next layer is yellowish brown very gravelly loamy coarse sand about 8 inches thick. Highly weathered, coarse grained granite, or grus, is below a depth of about 12 inches.

About 5 percent of this unit is included areas of Garber very gravelly coarse sandy loam on mountainsides, commonly adjacent to drainageways; and 10 percent is soils that have a surface layer that is darker than that of the Sphinx soil.

The Rock outcrop supports no vegetation. The dominant vegetation on the Sphinx soil is ponderosa pine. The soil also supports Douglas-fir and quaking

This well drained, deep soil formed in alluvium or in material weathered from arkose beds. Permeability is moderately rapid, and the available water capacity is moderate. Runoff is slow or medium, and the hazard of water erosion is slight.

Typically, the surface layer is dark grayish brown sandy loam about 10 inches thick. The subsurface layer is light gray coarse sand about 8 inches thick. The subsoil is brown loamy coarse sand that has many thin bands of sandy clay loam. It is about 17 inches thick. The substratum to a depth of 60 inches or more is pale brown loamy coarse sand.

About 20 percent of this unit is included areas of a soil that has a subsoil of loam or sandy clay loam.

The dominant vegetation on the Tomah soil is mountain muhly, mountain brome, blue grama, bluestem, and needleandthread. This soil is subject to invasion by Gambel oak. The most common forbs are fringed sagebrush, buckwheat, milkvetch, goldenrod, and geranium. The average annual production of air-dry vegetation ranges from 900 to 2,200 pounds per acre.

This soil is best suited to openland wildlife habitat, watershed, and recreation. Windblown sand and the moderate available water capacity are the major limitations affecting the establishment of trees and shrubs. In areas of rangeland, the wildlife population can be increased by a livestock grazing system that prevents overgrazing of the more desirable grass species and depletion of the various brush species.

51—Tripit loam, 5 to 15 percent slopes. This unit is on hills and ridges in the uplands. Elevations are about

7,800 to 8,400 feet. The mean annual precipitation is 18 to 22 inches. The average annual air temperature is 42 degrees F.

This well drained, moderately deep soil formed in calcareous sediments weathered from reddish sandstone, shale, and limestone. Permeability is moderate, and the available water capacity is low. Runoff is medium, and the hazard of water erosion is slight.

Typically, the surface layer is reddish gray loam about 6 inches thick. The upper part of the subsoil is reddish brown sandy clay loam about 13 inches thick. The lower part is reddish brown gravelly sandy clay loam about 13 inches thick. The substratum is reddish brown sandy clay loam about 6 inches thick. Soft, interbedded limestone and shale are at a depth of about 38 inches.

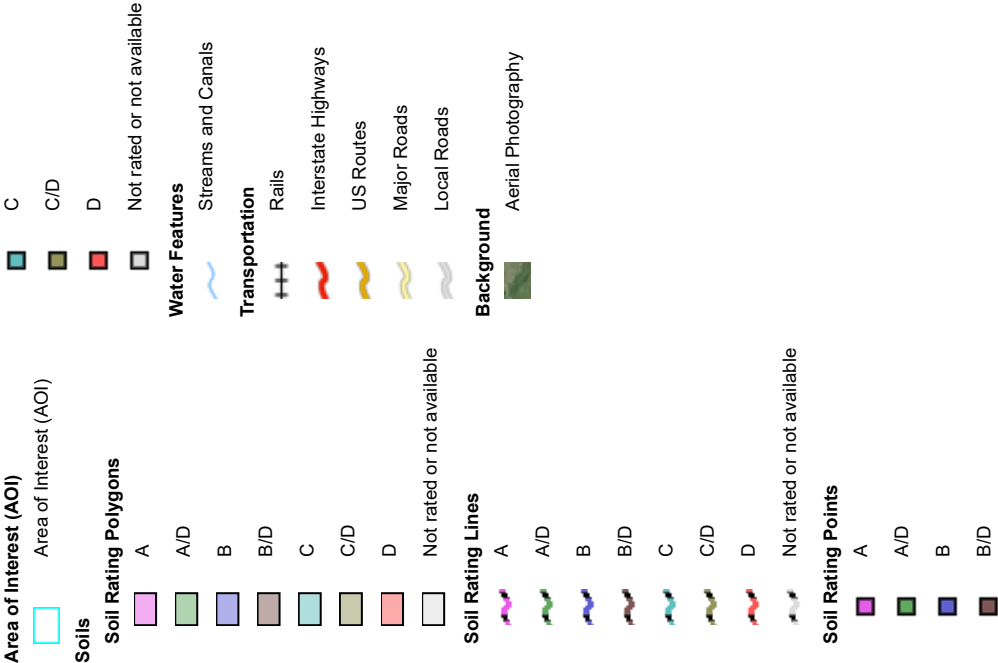
About 10 percent of this unit is included areas of Boyett sandy loam on ridges, 5 percent is Sphinx soils on mountainsides and ridges, and 5 percent is areas of rock outcrop on mountainsides and ridges.

The dominant vegetation on the Tripit soil is Arizona fescue, mountain muhly, junegrass, and ponderosa pine. The potential natural vegetation is ponderosa pine. The average annual production of wood fiber is 32 cubic feet per acre for ponderosa pine. The average annual production of air-dry vegetation ranges from 800 to 2,000 pounds per acre.

This soil is best suited to recreation, wildlife habitat, watershed, and urban development. The main limitations are the depth to bedrock and a moderate shrink-swell potential.



MAP LEGEND



MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
Survey Area Data: Version 7, Jun 5, 2020

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

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
46	Sphinx-Rock outcrop complex, 15 to 80 percent slopes	D	0.7	29.2%
51	Tripit loam, 5 to 15 percent slopes	C	1.7	70.8%
Totals for Area of Interest			2.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

2 Hydrologic Calculations

Runoff Coefficients and Percent Imperviousness Table 6-6

Hydrologic Calculations Summary Form SF-1 for Existing & Developed Conditions

Hydrologic Calculations Summary 5-yr Form SF-2 for Existing & Developed Conditions

Hydrologic Calculations Summary 100-yr Form SF-2 for Existing & Developed Conditions

Table 6-6. Runoff Coefficients for Rational Method
(Source: UDFCD 2001)

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients											
		2-year		5-year		10-year		25-year		50-year		100-year	
		HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D
Business													
Commercial Areas	95	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.87	0.87	0.88	0.88	0.89
Neighborhood Areas	70	0.45	0.49	0.49	0.53	0.53	0.57	0.58	0.62	0.60	0.65	0.62	0.68
Residential													
1/8 Acre or less	65	0.41	0.45	0.45	0.49	0.49	0.54	0.54	0.59	0.57	0.62	0.59	0.65
1/4 Acre	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
1/3 Acre	30	0.18	0.22	0.25	0.30	0.32	0.38	0.39	0.47	0.43	0.52	0.47	0.57
1/2 Acre	25	0.15	0.20	0.22	0.28	0.30	0.36	0.37	0.46	0.41	0.51	0.46	0.56
1 Acre	20	0.12	0.17	0.20	0.26	0.27	0.34	0.35	0.44	0.40	0.50	0.44	0.55
Industrial													
Light Areas	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Heavy Areas	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Parks and Cemeteries	7	0.05	0.09	0.12	0.19	0.20	0.29	0.30	0.40	0.34	0.46	0.39	0.52
Playgrounds	13	0.07	0.13	0.16	0.23	0.24	0.31	0.32	0.42	0.37	0.48	0.41	0.54
Railroad Yard Areas	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
Undeveloped Areas													
Historic Flow Analysis-- Greenbelts, Agriculture	2	0.03	0.05	0.09	0.16	0.17	0.26	0.26	0.38	0.31	0.45	0.36	0.51
Pasture/Meadow	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Forest	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Exposed Rock	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Offsite Flow Analysis (when landuse is undefined)	45	0.26	0.31	0.32	0.37	0.38	0.44	0.44	0.51	0.48	0.55	0.51	0.59
Streets													
Paved	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Gravel	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Drive and Walks	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Roofs	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Lawns	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50

Sub-Basin	Sub-Basin Data				Overland			Shallow Channel				Channelized				t _c Check		t _c (min)
	Area (Acres)	C ₅	C ₁₀₀ /CN	% Imp.	L ₀ (ft)	S ₀ (%)	t _i (min)	L _{0t} (ft)	S _{0t} (ft/ft)	V _{0sc} (ft/s)	t _t (min)	L _{0c} (ft)	S _{0c} (ft/ft)	V _{0c} (ft/s)	t _c (min)	L (min)	t _{c,alt} (min)	
EX-A	0.63	0.15	0.50	0%	100	8%	8.6	130	0.077	1.9	1.1	0	0.000	0.0	0.0	230	11.3	9.8
EX-B	0.19	0.15	0.50	0%	70	26%	4.9	0	0.000	0.0	0.0	0	0.000	0.0	0.0	70	10.4	5.0
EX-C	0.11	0.15	0.50	0%	90	13%	6.9	0	0.000	0.0	0.0	0	0.000	0.0	0.0	90	10.5	6.9
EX-D	1.13	0.15	0.50	0%	150	4%	13.3	0	0.000	0.0	0.0	0	0.000	0.0	0.0	150	10.8	10.8
EX-E	0.17	0.15	0.50	0%	70	43%	4.2	0	0.000	0.0	0.0	0	0.000	0.0	0.0	70	10.4	5.0
EX-F	0.32	0.15	0.50	0%	70	43%	4.2	0	0.000	0.0	0.0	0	0.000	0.0	0.0	70	10.4	5.0
A	0.61	0.29	0.58	19%	100	6%	8.1	170	0.071	1.9	1.5	0	0.000	0.0	0.0	270	11.5	9.7
B	0.17	0.15	0.50	0%	55	27%	4.3	0	0.000	0.0	0.0	0	0.000	0.0	0.0	55	10.3	5.0
C	1.17	0.51	0.69	57%	100	1%	10.7	150	0.013	0.8	3.1	0	0.000	0.0	0.0	250	11.4	11.4
D	0.13	0.15	0.50	0%	50	6%	6.7	0	0.000	0.0	0.0	0	0.000	0.0	0.0	50	10.3	6.7
E	0.19	0.15	0.50	0%	70	17%	5.6	0	0.000	0.0	0.0	0	0.000	0.0	0.0	70	10.4	5.6
F	0.29	0.15	0.50	0%	70	40%	4.2	0	0.000	0.0	0.0	0	0.000	0.0	0.0	70	10.4	5.0

Sub-Basin and Combined Flows (Modified from Standard Form SF-2)

DP	Sub-Basin	Area (Acres)	C5	Direct Runoff				Combined Runoff				Streetflow			Pipe Flow				Travel Time		
				t _c (min)	CA (Acres)	I5 (in/hr)	Q5 (cfs)	t _c (min)	CA (Acres)	I5 (in/hr)	Q5 (cfs)	Slope (%)	Length (ft)	Q (cfs)	Slope (%)	Mnngs n	Length (ft)	D _{Pipe} (in)	Length (ft)	V _{vac} (ft/s)	t _t (min)
EX-DP1	EX-A	0.63	0.15	9.8	0.09	4.17	0.39														
	EX-B	0.19	0.15	5.0	0.03	5.17	0.14														
	EX-C	0.11	0.15	6.9	0.02	4.68	0.08														
	EX-D	1.13	0.15	10.8	0.17	4.01	0.68														
	EX-E	0.17	0.15	5.0	0.03	5.17	0.13														
	EX-F	0.32	0.15	5.0	0.05	5.17	0.25														
DP1 DP2		1.76	0.15					10.8	0.26	4.01	1.1										
	A	0.61	0.29	9.7	0.17	4.18	0.73														
	B	0.17	0.15	5.0	0.03	5.17	0.13														
	C	1.17	0.51	11.4	0.59	3.93	2.34														
	D	0.13	0.15	6.7	0.02	4.73	0.09														
	E	0.19	0.15	5.6	0.03	4.99	0.14														
DP1 DP2	F	0.29	0.15	5.0	0.04	5.17	0.22														
		1.30	0.47					11.6	0.61	3.91	2.4										
		0.61	0.29					11.4	0.17	3.93	0.7										

DCM: I = C1 * ln (tc) + C2
C1: 1.5
C1: 7.583

Sub-Basin and Combined Flows (Modified from Standard Form SF-2)

DP	Sub-Basin	Area (Acres)	C100	Direct Runoff				Combined Runoff				Streetflow			Pipe Flow				Travel Time		
				t _c (min)	CA (Acres)	I100 (in/hr)	Q100 (cfs)	t _c (min)	CA (Acres)	I100 (in/hr)	Q100 (cfs)	Slope (%)	Length (ft)	Q (cfs)	Slope (%)	Mnngs n	Length (ft)	D _{Pipe} (in)	Length (ft)	v _{asc} (ft/s)	t _t (min)
EX-DP1	EX-A	0.63	0.50	9.8	0.31	7.00	2.20														
	EX-B	0.19	0.50	5.0	0.09	8.68	0.80														
	EX-C	0.11	0.50	6.9	0.06	7.86	0.45														
	EX-D	1.13	0.50	10.8	0.57	6.73	3.81														
	EX-E	0.17	0.50	5.0	0.09	8.68	0.74														
	EX-F	0.32	0.50	5.0	0.16	8.68	1.39														
DP1 DP2		1.76	0.50					10.8	0.88	6.73	5.9										
	A	0.61	0.58	9.7	0.35	7.02	2.47														
	B	0.17	0.50	5.0	0.09	8.68	0.75														
	C	1.17	0.69	11.4	0.80	6.60	5.31														
	D	0.13	0.50	6.7	0.07	7.94	0.52														
	E	0.19	0.50	5.6	0.09	8.39	0.78														
DP1 DP2	F	0.29	0.50	5.0	0.14	8.68	1.24														
		1.30	0.67					11.6	0.87	6.56	5.7										
		0.61	0.58					11.4	0.35	6.60	2.3										

DCM: I = C1 * ln (tc) + C2
C1: 2.52
C1: 12.735

Sub-Basin Ex-A Runoff Calculations

Job No.: **61159**

Date: **1/12/2022 13:39**

Project: **2730 Mountain Glen Court**

Calcs by: **WCG**

Jurisdiction: **DCM**
Runoff Coefficient: **Surface Type**

Checked by: _____

Soil Type: **C**
Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	27,431	0.63	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	27,431	0.63	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

27431

Basin Travel Time

Shallow Channel Ground Cover		Short Pasture/Lawns					
L _{max,Overland}		300	ft	C _v		7	
L (ft)		ΔZ ₀ (ft)	S ₀ (ft/ft)	v (ft/s)	t (min)	t _{Alt} (min)	
Total	230	18	-	-	-	-	
Initial Time	100	8	0.080	-	8.6	11.3	DCM Eq. 6-8
Shallow Channel	130	10	0.077	1.9	1.1	-	DCM Eq. 6-9
Channelized			0.000	0.0	0.0	-	V-Ditch
		t _c		9.8 min.			

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.32	4.17	4.86	5.56	6.25	7.00
Runoff (cfs)	0.1	0.4	0.8	1.3	1.7	2.2
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.1	0.4	0.8	1.3	1.7	2.2

Notes

Sub-Basin Ex-B Runoff Calculations

Job No.: **61159**

Date: **1/12/2022 13:39**

Project: **2730 Mountain Glen Court**

Calcs by: **WCG**

Jurisdiction **DCM**
Runoff Coefficient **Surface Type**

Checked by: _____

Soil Type **C**

Urbanization **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	8,066	0.19	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	8,066	0.19	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

8066

Basin Travel Time

Shallow Channel Ground Cover		Short Pasture/Lawns					
$L_{max, Overland}$		300	ft		C_v	7	
L (ft)		ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)	t (min)	t_{Alt} (min)	
Total	70	18	-	-	-	-	
Initial Time	70	18	0.257	-	4.9	10.4	DCM Eq. 6-8
Shallow Channel			0.000	0.0	0.0	-	DCM Eq. 6-9
Channelized			0.000	0.0	0.0	-	V-Ditch
		t_c		5.0 min.			

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	4.12	5.17	6.03	6.89	7.75	8.68
Runoff (cfs)	0.0	0.1	0.3	0.5	0.6	0.8
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.0	0.1	0.3	0.5	0.6	0.8

Notes

Sub-Basin Ex-C Runoff Calculations

Job No.: **61159**

Date: **1/12/2022 13:39**

Project: **2730 Mountain Glen Court**

Calcs by: **WCG**

Jurisdiction **DCM**
Runoff Coefficient **Surface Type**

Checked by: _____

Soil Type **D**

Urbanization **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	4,998	0.11	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	4,998	0.11	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

4998

Basin Travel Time

Shallow Channel Ground Cover		Short Pasture/Lawns					
L _{max,Overland}		300 ft		C _v		7	
L (ft)		ΔZ ₀ (ft)		S ₀ (ft/ft)		v (ft/s)	
Total		90		12		-	
Initial Time		90		12		0.133	
Shallow Channel				0.000		0.0	
Channelized				0.000		0.0	
						t _c	
						6.9 min.	

DCM Eq. 6-8

DCM Eq. 6-9

V-Ditch

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.73	4.68	5.46	6.24	7.02	7.86
Runoff (cfs)	0.0	0.1	0.2	0.3	0.4	0.5
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.0	0.1	0.2	0.3	0.4	0.5

Notes

Sub-Basin Ex-D Runoff Calculations

Job No.:	61159	Date:	1/12/2022 13:39
Project:	2730 Mountain Glen Court	Calcs by:	WCG
Jurisdiction	DCM	Checked by:	
Runoff Coefficient	Surface Type	Soil Type	D
		Urbanization	Urban

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	49,315	1.13	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	49,315	1.13	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

Basin Travel Time

Shallow Channel Ground Cover		Short Pasture/Lawns	
$L_{max, Overland}$	300 ft	C_v	7
L (ft)	ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)
Total	150	6	-
Initial Time	150	6	0.040
Shallow Channel			0.000
Channelized			0.000
		t_c	10.8 min.

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.20	4.01	4.68	5.35	6.01	6.73
Runoff (cfs)	0.1	0.7	1.3	2.2	3.0	3.8
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.1	0.7	1.3	2.2	3.0	3.8

Notes

Sub-Basin Ex-E Runoff Calculations

Job No.: **61159**

Date: **1/12/2022 13:39**

Project: **2730 Mountain Glen Court**

Calcs by: **WCG**

Jurisdiction: **DCM**
Runoff Coefficient: **Surface Type**

Checked by: _____
Soil Type: **C**
Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	7,433	0.17	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	7,433	0.17	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

Basin Travel Time

Shallow Channel Ground Cover			Short Pasture/Lawns			
	$L_{max, Overland}$	300	ft		C_v	7
	L (ft)	ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)	t (min)	t_{Alt} (min)
Total	70	30	-	-	-	-
Initial Time	70	30	0.429	-	4.2	10.4 DCM Eq. 6-8
Shallow Channel			0.000	0.0	0.0	- DCM Eq. 6-9
Channelized			0.000	0.0	0.0	- V-Ditch
				t_c	5.0 min.	

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	4.12	5.17	6.03	6.89	7.75	8.68
Runoff (cfs)	0.0	0.1	0.3	0.4	0.6	0.7
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.0	0.1	0.3	0.4	0.6	0.7

Notes

Sub-Basin Ex-F Runoff Calculations

Job No.: **61159**
 Project: **2730 Mountain Glen Court**
 Jurisdiction: **DCM**
 Runoff Coefficient: **Surface Type**

Date: **1/12/2022 13:39**
 Calcs by: **WCG**
 Checked by: _____
 Soil Type: **C**
 Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	13,903	0.32	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	13,903	0.32	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

13903

Basin Travel Time

Shallow Channel Ground Cover			Short Pasture/Lawns			
	$L_{max, Overland}$	300	ft		C_v	7
	L (ft)	ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)	t (min)	t_{Alt} (min)
Total	70	30	-	-	-	-
Initial Time	70	30	0.429	-	4.2	10.4 DCM Eq. 6-8
Shallow Channel			0.000	0.0	0.0	- DCM Eq. 6-9
Channelized			0.000	0.0	0.0	- V-Ditch
				t_c	5.0 min.	

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	4.12	5.17	6.03	6.89	7.75	8.68
Runoff (cfs)	0.1	0.2	0.5	0.8	1.1	1.4
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.1	0.2	0.5	0.8	1.1	1.4

Notes

Combined Sub-Basin Runoff Calculations (EX-DP1)

Includes Basins EX-A EX-D

Job No.:	61159	Date:	1/12/2022 13:39
Project:	2730 Mountain Glen Court	Calcs by:	WCG
Jurisdiction	DCM	Checked by:	
Runoff Coefficient	Surface Type	Soil Type	D
		Urbanization	Urban

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	76,746	1.76	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	76,746	1.76	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

Basin Travel Time

	Sub-basin or Channel Type	Material Type	L (ft)	Elev. ΔZ_0 (ft)	Q_i (cfs)	Base or Dia (ft)	Sides z:1 (ft/ft)	v (ft/s)	t (min)
Furthest Reach	EX-D	-	300	6	-	-	-	-	10.8
Channelized-1									
Channelized-2									
Channelized-3									
Total			300	6					
								t_c (min)	10.8

Storage Volume

			40 -hr release time		Detention is NOT required			
EURV	0.00 (in)	a =		1	Water Quality is NOT required			
WQCV	0.00 (in)							
i (return period)	5-year	10-year	100-year	Design Volume (ft ³)				
K _i (ft)	0.0000	0.0000	0	% Storage	100-year	WQCV	Total	
V _i (acre-ft)	0.000	0.000	0	EURV	0%	0	0	
V _i (ft ³)	0	0	0	WQCV	0%	0	0	

Contributing Offsite Flows (Added to Runoff and Allowed Release, below.)

Contributing Basins/Areas	
Q_{Minor}	(cfs) - 5-year Storm
Q_{Major}	(cfs) - 100-year Storm

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.20	4.01	4.68	5.35	6.01	6.73
Site Runoff (cfs)	0.23	1.06	2.06	3.48	4.66	5.93
OffSite Runoff (cfs)	-	0.00	-	-	-	0.00
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	-	1.1	-	-	-	5.9

$$DCM: I = C1 * \ln(tc) + C2$$

C1	1.19	1.5	1.75	2	2.25	2.52
C2	6.035	7.583	8.847	10.111	11.375	12.735

Notes

Runoff from Offsite basins have been assumed constant, despite additional times of concentration.

Sub-Basin A Runoff Calculations

Job No.: **61159**
 Project: **2730 Mountain Glen Court**
 Jurisdiction: **DCM**
 Runoff Coefficient: **Surface Type**

Date: **1/12/2022 13:39**
 Calcs by: **WCG**
 Checked by: _____
 Soil Type: **C**
 Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	20,931	0.48	0.04	0.15	0.25	0.37	0.44	0.5	0%
Paved	3,653	0.08	0.89	0.9	0.92	0.94	0.95	0.96	100%
Gravel	1,793	0.04	0.6	0.63	0.66	0.7	0.72	0.74	80%
Combined	26,377	0.61	0.20	0.29	0.37	0.47	0.53	0.58	19.3%

26377

Basin Travel Time

Shallow Channel Ground Cover		Short Pasture/Lawns					
L _{max,Overland}		300	ft		C _v		7
L (ft)		ΔZ ₀ (ft)	S ₀ (ft/ft)	v (ft/s)	t (min)	t _{Alt} (min)	
Total	270	18	-	-	-	-	
Initial Time	100	6	0.060	-	8.1	11.5 DCM Eq. 6-8	
Shallow Channel	170	12	0.071	1.9	1.5	- DCM Eq. 6-9	
Channelized			0.000	0.0	0.0	- V-Ditch	
					t _c	9.7 min.	

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.34	4.18	4.88	5.58	6.27	7.02
Runoff (cfs)	0.4	0.7	1.1	1.6	2.0	2.5
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.4	0.7	1.1	1.6	2.0	2.5

Notes

Sub-Basin B Runoff Calculations

Job No.: **61159**
 Project: **2730 Mountain Glen Court**
 Jurisdiction: **DCM**
 Runoff Coefficient: **Surface Type**

Date: **1/12/2022 13:39**
 Calcs by: **WCG**
 Checked by: _____
 Soil Type: **C**
 Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	7,570	0.17	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	7,570	0.17	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

Basin Travel Time

Shallow Channel Ground Cover			Short Pasture/Lawns			
	$L_{\text{max,Overland}}$	300	ft		C_v	7
	L (ft)	ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)	t (min)	t_{Alt} (min)
Total	55	15	-	-	-	-
Initial Time	55	15	0.273	-	4.3	10.3 DCM Eq. 6-8
Shallow Channel			0.000	0.0	0.0	- DCM Eq. 6-9
Channelized			0.000	0.0	0.0	- V-Ditch
				t_c	5.0 min.	

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	4.12	5.17	6.03	6.89	7.75	8.68
Runoff (cfs)	0.0	0.1	0.3	0.4	0.6	0.8
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.0	0.1	0.3	0.4	0.6	0.8

Notes

Sub-Basin C Runoff Calculations

Job No.:	61159	Date:	1/12/2022 13:39
Project:	2730 Mountain Glen Court	Calcs by:	WCG
Jurisdiction	DCM	Checked by:	
Runoff Coefficient	Surface Type	Soil Type	C
		Urbanization	Urban

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	16,151	0.37	0.04	0.15	0.25	0.37	0.44	0.5	0%
Paved	4,470	0.10	0.89	0.9	0.92	0.94	0.95	0.96	100%
Roofs	3,500	0.08	0.73	0.75	0.77	0.8	0.82	0.83	90%
Gravel	26,725	0.61	0.6	0.63	0.66	0.7	0.72	0.74	80%
Combined	50,846	1.17	0.46	0.51	0.56	0.62	0.66	0.69	57.0%

50846

Basin Travel Time

Shallow Channel Ground Cover		Short Pasture/Lawns					
L _{max,Overland}		300 ft		C _v		7	
L (ft)		ΔZ ₀ (ft)	S ₀ (ft/ft)	v (ft/s)	t (min)	t _{Alt} (min)	
Total	250	3	-	-	-	-	
Initial Time	100	1	0.010	-	10.7	11.4 DCM Eq. 6-8	
Shallow Channel	150	2	0.013	0.8	3.1	- DCM Eq. 6-9	
Channelized			0.000	0.0	0.0	- V-Ditch	
					t_c	11.4 min.	

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.14	3.93	4.59	5.25	5.90	6.60
Runoff (cfs)	1.7	2.3	3.0	3.8	4.5	5.3
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	1.7	2.3	3.0	3.8	4.5	5.3

Notes

Sub-Basin D Runoff Calculations

Job No.: **61159**
 Project: **2730 Mountain Glen Court**
 Jurisdiction: **DCM**
 Runoff Coefficient: **Surface Type**

Date: **1/12/2022 13:39**
 Calcs by: **WCG**
 Checked by: _____
 Soil Type: **C**
 Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	5,745	0.13	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	5,745	0.13	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

Basin Travel Time

Shallow Channel Ground Cover			Short Pasture/Lawns			
	$L_{max, Overland}$	300	ft		C_v	7
	L (ft)	ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)	t (min)	t_{Alt} (min)
Total	50	3	-	-	-	-
Initial Time	50	3	0.060	-	6.7	10.3 DCM Eq. 6-8
Shallow Channel			0.000	0.0	0.0	- DCM Eq. 6-9
Channelized			0.000	0.0	0.0	- V-Ditch
				t_c	6.7 min.	

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.77	4.73	5.51	6.30	7.09	7.94
Runoff (cfs)	0.0	0.1	0.2	0.3	0.4	0.5
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.0	0.1	0.2	0.3	0.4	0.5

Notes

Sub-Basin E Runoff Calculations

Job No.: **61159**

Date: **1/12/2022 13:39**

Project: **2730 Mountain Glen Court**

Calcs by: **WCG**

Jurisdiction **DCM**
Runoff Coefficient **Surface Type**

Checked by: _____

Soil Type **C**

Urbanization **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	8,116	0.19	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	8,116	0.19	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

8116

Basin Travel Time

Shallow Channel Ground Cover		Short Pasture/Lawns	
$L_{max, Overland}$	300 ft	C_v	7
L (ft)	ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)
Total	70	12	-
Initial Time	70	12	0.171
Shallow Channel			0.000
Channelized			0.000
		t_c	5.6 min.

DCM Eq. 6-8

DCM Eq. 6-9

V-Ditch

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.98	4.99	5.83	6.66	7.49	8.39
Runoff (cfs)	0.0	0.1	0.3	0.5	0.6	0.8
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.0	0.1	0.3	0.5	0.6	0.8

Notes

Sub-Basin F Runoff Calculations

Job No.: **61159**
 Project: **2730 Mountain Glen Court**
 Jurisdiction: **DCM**
 Runoff Coefficient: **Surface Type**

Date: **1/12/2022 13:39**
 Calcs by: **WCG**
 Checked by: _____
 Soil Type: **C**
 Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	12,492	0.29	0.04	0.15	0.25	0.37	0.44	0.5	0%
Combined	12,492	0.29	0.04	0.15	0.25	0.37	0.44	0.50	0.0%

12492

Basin Travel Time

Shallow Channel Ground Cover			Short Pasture/Lawns			
	$L_{\text{max, Overland}}$	300 ft			C_v	7
	L (ft)	ΔZ_0 (ft)	S_0 (ft/ft)	v (ft/s)	t (min)	t_{Alt} (min)
Total	70	28	-	-	-	-
Initial Time	70	28	0.400	-	4.2	10.4 DCM Eq. 6-8
Shallow Channel			0.000	0.0	0.0	- DCM Eq. 6-9
Channelized			0.000	0.0	0.0	- V-Ditch
			t_c	5.0 min.		

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	4.12	5.17	6.03	6.89	7.75	8.68
Runoff (cfs)	0.0	0.2	0.4	0.7	1.0	1.2
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	0.0	0.2	0.4	0.7	1.0	1.2

Notes

Combined Sub-Basin Runoff Calculations (DP1)

Includes Basins C D

Job No.: **61159**

Date: **1/12/2022 13:39**

Project: **2730 Mountain Glen Court**

Calcs by: **WCG**

Jurisdiction: **DCM**

Soil Type: **D**

Runoff Coefficient: **Surface Type**

Urbanization: **Urban**

Basin Land Use Characteristics

Surface	Area		Runoff Coefficient						% Imperv.
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	
Pasture/Meadow	21,896	0.50	0.04	0.15	0.25	0.37	0.44	0.5	0%
Gravel	26,725	0.61	0.6	0.63	0.66	0.7	0.72	0.74	80%
Paved	4,470	0.10	0.89	0.9	0.92	0.94	0.95	0.96	100%
Roofs	3,500	0.08	0.73	0.75	0.77	0.8	0.82	0.83	90%
Combined	56,591	1.30	0.41	0.47	0.53	0.60	0.64	0.67	51.2%

Basin Travel Time

	Sub-basin or Channel Type	Material Type	L (ft)	Elev. ΔZ ₀ (ft)	Q _i (cfs)	Base or Dia (ft)	Sides z:1 (ft/ft)	v (ft/s)	t (min)
Furthest Reach	C	-	250	3	-	-	-	-	11.4
Channelized-1	V-Ditch	2	50	3	5	0	2	4.1	0.2
Channelized-2									
Channelized-3									
Total			300	6					
2 = Natural, Winding, minimal vegetation/shallow grass									
									t_c (min) 11.6

Storage Volume

			40 -hr release time		Detention is NOT required		
EURV	0.00 (in)	a =		1	Water Quality is NOT required		
WQCV	0.00 (in)						
i (return period)	5-year	10-year	100-year	Design Volume (ft ³)			
K _i (ft)	0.0000	0.0000	0	% Storage	100-year	WQCV	Total
V _i (acre-ft)	0.000	0.000	0	EURV	0%	0	0
V _i (ft ³)	0	0	0	WQCV	0%	0	0

Contributing Offsite Flows (Added to Runoff and Allowed Release, below.)

Contributing Basins/Areas	
Q _{Minor}	(cfs) - 5-year Storm
Q _{Major}	(cfs) - 100-year Storm

Rainfall Intensity & Runoff

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.12	3.91	4.56	5.21	5.86	6.56
Site Runoff (cfs)	1.68	2.40	3.13	4.04	4.84	5.71
OffSite Runoff (cfs)	-	0.00	-	-	-	0.00
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	-	2.4	-	-	-	5.7

$$DCM: I = C1 * \ln(tc) + C2$$

C1	1.19	1.5	1.75	2	2.25	2.52
C2	6.035	7.583	8.847	10.111	11.375	12.735

Notes

Runoff from Offsite basins have been assumed constant, despite additional times of concentration.

Includes Basins A

Urbanization **Urban**

Surface	Area		Runoff Coefficient						%
	(SF)	(Acres)	C2	C5	C10	C25	C50	C100	Imperv.
Pasture/Meadow	20,931	0.48	0.04	0.15	0.25	0.37	0.44	0.5	0%
Gravel	1,793	0.04	0.6	0.63	0.66	0.7	0.72	0.74	80%
Paved	3,653	0.08	0.89	0.9	0.92	0.94	0.95	0.96	100%
Roofs	-	0.00	0.73	0.75	0.77	0.8	0.82	0.83	90%
Combined	26,377	0.61	0.20	0.29	0.37	0.47	0.53	0.58	19.3%

	Sub-basin or Channel Type	Material Type	L (ft)	Elev. ΔZ_0 (ft)	Q_i (cfs)	Base or Dia (ft)	Sides z:1 (ft/ft)	v (ft/s)	t (min)
Furthest Reach	C	-	250	3	-	-	-	-	11.4
Channelized-1									
Channelized-2									
Channelized-3									
Total			250	3					
								t_c (min)	11.4

		40		-hr release time	Detention is NOT required			
EURV	0.00 (in)	a =		1	Water Quality is NOT required			
WQCV	0.00 (in)							
i (return period)	5-year	10-year	100-year	Design Volume (ft³)				
K _i (ft)	0.0000	0.0000	0	% Storage	100-year	WQCV	Total	
V _i (acre-ft)	0.000	0.000	0	EURV	0%	0	0	
V _i (ft ³)	0	0	0	WQCV	0%	0	0	

Contributing Basins/Areas	
Q _{Minor}	0 (cfs) - 5-year Storm
Q _{Major}	3 (cfs) - 100-year Storm

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Intensity (in/hr)	3.14	3.93	4.59	5.25	5.90	6.60
Site Runoff (cfs)	0.37	0.68	1.03	1.50	1.89	2.32
OffSite Runoff (cfs)	-	0.00	-	-	-	3.00
Release Rates (cfs/ac)	-	-	-	-	-	-
Allowed Release (cfs)	-	0.7	-	-	-	5.3

C2	6.035	7.583	8.847	10.111	11.375	12.735
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Runoff from Offsite basins have been assumed constant, despite additional times of concentration.

3 Hydraulic Calculations

FS-EDB design calculations

4 Report Maps

DETENTION VOLUME BY THE MODIFIED FAA METHOD

Project: _____
 Basin ID: _____

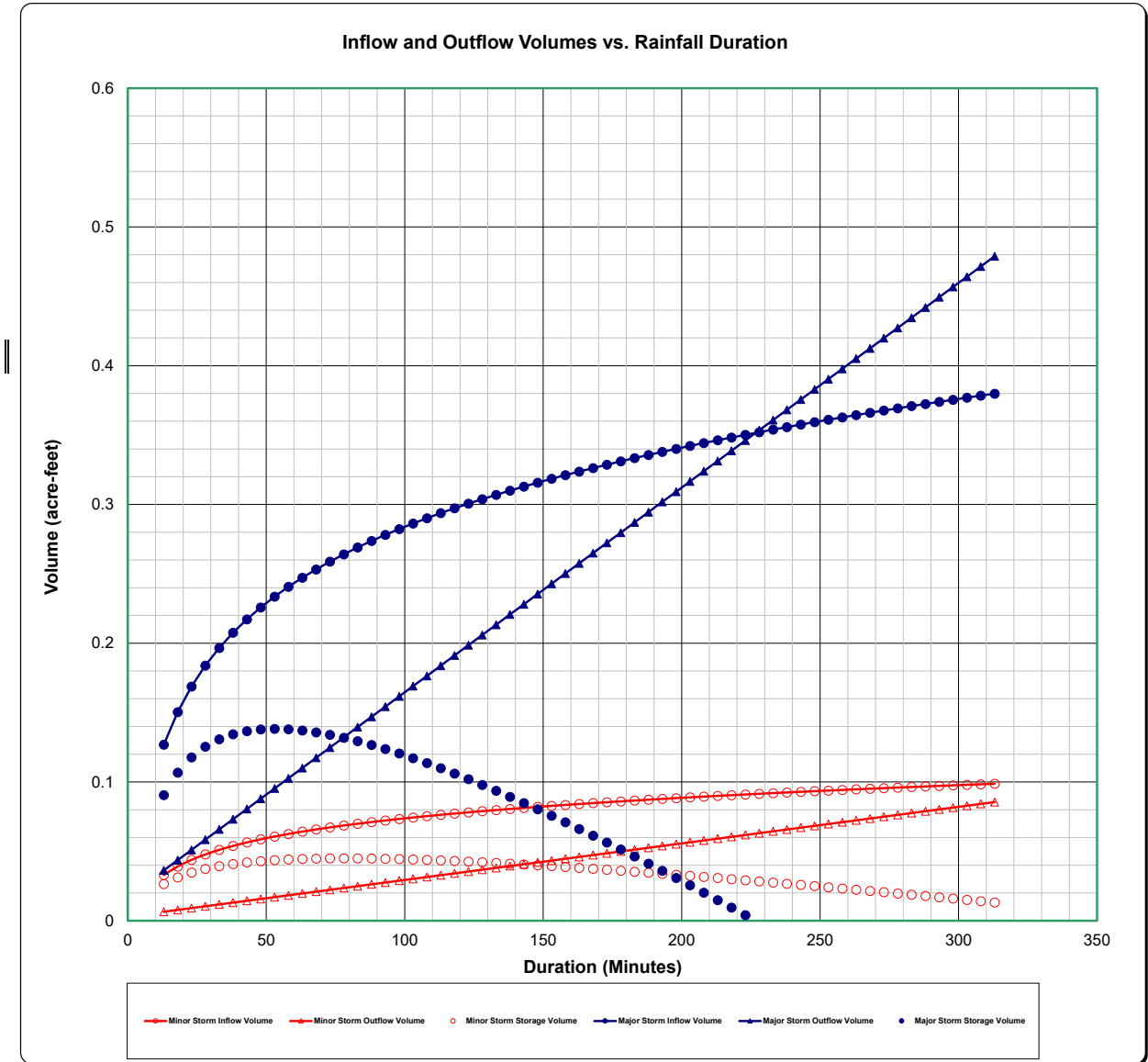
(For catchments less than 160 acres only. For larger catchments, use hydrograph routing method)
 (NOTE: for catchments larger than 90 acres, CUHP hydrograph and routing are recommended)

Determination of MINOR Detention Volume Using Modified FAA Method							Determination of MAJOR Detention Volume Using Modified FAA Method						
Design Information (Input): Catchment Drainage Imperviousness $I_a = 30.70$ percent Catchment Drainage Area $A = 2.550$ acres Predevelopment NRCS Soil Group Type = C A, B, C, or D Return Period for Detention Control $T = 5$ years (2, 5, 10, 25, 50, or 100) Time of Concentration of Watershed $T_c = 12$ minutes Allowable Unit Release Rate $q = 0.15$ cfs/acre One-hour Precipitation $P_1 = 0.97$ inches Design Rainfall IDF Formula $i = C_1 \cdot P_1 / (C_2 + T_c)^{C_3}$ Coefficient One $C_1 = 28.50$ Coefficient Two $C_2 = 10.00$ Coefficient Three $C_3 = 0.789$							Design Information (Input): Catchment Drainage Imperviousness $I_a = 30.70$ percent Catchment Drainage Area $A = 2.550$ acres Predevelopment NRCS Soil Group Type = C A, B, C, or D Return Period for Detention Control $T = 100$ years (2, 5, 10, 25, 50, or 100) Time of Concentration of Watershed $T_c = 12$ minutes Allowable Unit Release Rate $q = 0.84$ cfs/acre One-hour Precipitation $P_1 = 2.03$ inches Design Rainfall IDF Formula $i = C_1 \cdot P_1 / (C_2 + T_c)^{C_3}$ Coefficient One $C_1 = 28.50$ Coefficient Two $C_2 = 10.00$ Coefficient Three $C_3 = 0.789$						
Determination of Average Outflow from the Basin (Calculated): Runoff Coefficient $C = 0.31$ Inflow Peak Runoff $Q_{p-in} = 1.93$ cfs Allowable Peak Outflow Rate $Q_{p-out} = 0.38$ cfs Mod. FAA Minor Storage Volume = 1,961 cubic feet Mod. FAA Minor Storage Volume = 0.045 acre-ft							Determination of Average Outflow from the Basin (Calculated): Runoff Coefficient $C = 0.57$ Inflow Peak Runoff $Q_{p-in} = 7.45$ cfs Allowable Peak Outflow Rate $Q_{p-out} = 2.14$ cfs Mod. FAA Major Storage Volume = 6,023 cubic feet Mod. FAA Major Storage Volume = 0.138 acre-ft						
5 <- Enter Rainfall Duration Incremental Increase Value Here (e.g. 5 for 5-Minutes)													
Rainfall Duration minutes (input)	Rainfall Intensity inches / hr (output)	Inflow Volume acre-feet (output)	Adjustment Factor "m" (output)	Average Outflow cfs (output)	Outflow Volume acre-feet (output)	Storage Volume acre-feet (output)	Rainfall Duration minutes (input)	Rainfall Intensity inches / hr (output)	Inflow Volume acre-feet (output)	Adjustment Factor "m" (output)	Average Outflow cfs (output)	Outflow Volume acre-feet (output)	Storage Volume acre-feet (output)
13	2.33	0.033	0.95	0.36	0.006	0.026	13	4.87	0.127	0.95	2.03	0.036	0.091
18	1.99	0.039	0.82	0.31	0.008	0.031	18	4.17	0.150	0.82	1.76	0.044	0.107
23	1.75	0.044	0.75	0.29	0.009	0.035	23	3.67	0.169	0.75	1.61	0.051	0.118
28	1.57	0.048	0.71	0.27	0.010	0.037	28	3.28	0.184	0.71	1.51	0.058	0.125
33	1.42	0.051	0.68	0.26	0.012	0.039	33	2.98	0.197	0.68	1.45	0.066	0.131
38	1.30	0.054	0.65	0.25	0.013	0.041	38	2.73	0.208	0.65	1.40	0.073	0.134
43	1.21	0.056	0.63	0.24	0.014	0.042	43	2.52	0.217	0.63	1.36	0.081	0.137
48	1.12	0.059	0.62	0.24	0.016	0.043	48	2.35	0.226	0.62	1.33	0.088	0.138
53	1.05	0.061	0.61	0.23	0.017	0.044	53	2.20	0.234	0.61	1.31	0.095	0.138
58	0.99	0.063	0.60	0.23	0.018	0.044	58	2.07	0.241	0.60	1.29	0.103	0.138
63	0.94	0.064	0.59	0.23	0.020	0.045	63	1.96	0.247	0.59	1.27	0.110	0.137
68	0.89	0.066	0.59	0.22	0.021	0.045	68	1.86	0.253	0.59	1.25	0.117	0.136
73	0.85	0.067	0.58	0.22	0.022	0.045	73	1.77	0.259	0.58	1.24	0.125	0.134
78	0.81	0.069	0.57	0.22	0.024	0.045	78	1.69	0.264	0.57	1.23	0.132	0.132
83	0.77	0.070	0.57	0.22	0.025	0.045	83	1.62	0.269	0.57	1.22	0.140	0.129
88	0.74	0.071	0.57	0.22	0.026	0.045	88	1.55	0.274	0.57	1.21	0.147	0.127
93	0.71	0.072	0.56	0.22	0.028	0.045	93	1.49	0.278	0.56	1.20	0.154	0.124
98	0.69	0.073	0.56	0.21	0.029	0.044	98	1.44	0.282	0.56	1.20	0.162	0.121
103	0.66	0.074	0.56	0.21	0.030	0.044	103	1.39	0.286	0.56	1.19	0.169	0.117
108	0.64	0.075	0.55	0.21	0.032	0.044	108	1.34	0.290	0.55	1.19	0.176	0.114
113	0.62	0.076	0.55	0.21	0.033	0.044	113	1.30	0.294	0.55	1.18	0.184	0.110
118	0.60	0.077	0.55	0.21	0.034	0.043	118	1.26	0.297	0.55	1.18	0.191	0.106
123	0.58	0.078	0.55	0.21	0.035	0.043	123	1.22	0.301	0.55	1.17	0.199	0.102
128	0.57	0.079	0.55	0.21	0.037	0.042	128	1.19	0.304	0.55	1.17	0.206	0.098
133	0.55	0.080	0.54	0.21	0.038	0.042	133	1.15	0.307	0.54	1.16	0.213	0.094
138	0.54	0.081	0.54	0.21	0.039	0.041	138	1.12	0.310	0.54	1.16	0.221	0.089
143	0.52	0.081	0.54	0.21	0.041	0.041	143	1.09	0.313	0.54	1.16	0.228	0.085
148	0.51	0.082	0.54	0.21	0.042	0.040	148	1.07	0.316	0.54	1.15	0.235	0.080
153	0.50	0.083	0.54	0.21	0.043	0.039	153	1.04	0.318	0.54	1.15	0.243	0.076
158	0.49	0.083	0.54	0.21	0.045	0.039	158	1.02	0.321	0.54	1.15	0.250	0.071
163	0.47	0.084	0.54	0.20	0.046	0.038	163	0.99	0.324	0.54	1.15	0.258	0.066
168	0.46	0.085	0.53	0.20	0.047	0.037	168	0.97	0.326	0.53	1.14	0.265	0.061
173	0.45	0.085	0.53	0.20	0.049	0.037	173	0.95	0.329	0.53	1.14	0.272	0.056
178	0.44	0.086	0.53	0.20	0.050	0.036	178	0.93	0.331	0.53	1.14	0.280	0.051
183	0.43	0.087	0.53	0.20	0.051	0.035	183	0.91	0.333	0.53	1.14	0.287	0.046
188	0.43	0.087	0.53	0.20	0.053	0.035	188	0.89	0.336	0.53	1.14	0.294	0.041
193	0.42	0.088	0.53	0.20	0.054	0.034	193	0.87	0.338	0.53	1.14	0.302	0.036
198	0.41	0.088	0.53	0.20	0.055	0.033	198	0.86	0.340	0.53	1.13	0.309	0.031
203	0.40	0.089	0.53	0.20	0.057	0.032	203	0.84	0.342	0.53	1.13	0.317	0.026
208	0.39	0.089	0.53	0.20	0.058	0.032	208	0.83	0.344	0.53	1.13	0.324	0.020
213	0.39	0.090	0.53	0.20	0.059	0.031	213	0.81	0.346	0.53	1.13	0.331	0.015
218	0.38	0.090	0.53	0.20	0.060	0.030	218	0.80	0.348	0.53	1.13	0.339	0.010
223	0.37	0.091	0.53	0.20	0.062	0.029	223	0.78	0.350	0.53	1.13	0.346	0.004
228	0.37	0.091	0.53	0.20	0.063	0.028	228	0.77	0.352	0.53	1.13	0.353	-0.001
233	0.36	0.092	0.52	0.20	0.064	0.028	233	0.76	0.354	0.52	1.12	0.361	-0.007
238	0.36	0.092	0.52	0.20	0.066	0.027	238	0.75	0.356	0.52	1.12	0.368	-0.012
243	0.35	0.093	0.52	0.20	0.067	0.026	243	0.73	0.358	0.52	1.12	0.376	-0.018
248	0.35	0.093	0.52	0.20	0.068	0.025	248	0.72	0.359	0.52	1.12	0.383	-0.024
253	0.34	0.094	0.52	0.20	0.070	0.024	253	0.71	0.361	0.52	1.12	0.390	-0.029
258	0.34	0.094	0.52	0.20	0.071	0.023	258	0.70	0.363	0.52	1.12	0.398	-0.035
263	0.33	0.095	0.52	0.20	0.072	0.022	263	0.69	0.364	0.52	1.12	0.405	-0.041
268	0.33	0.095	0.52	0.20	0.074	0.021	268	0.68	0.366	0.52	1.12	0.412	-0.046
273	0.32	0.096	0.52	0.20	0.075	0.021	273	0.67	0.368	0.52	1.12	0.420	-0.052
278	0.32	0.096	0.52	0.20	0.076	0.020	278	0.66	0.369	0.52	1.12	0.427	-0.058
283	0.31	0.096	0.52	0.20	0.078	0.019	283	0.65	0.371	0.52	1.11	0.435	-0.064
288	0.31	0.097	0.52	0.20	0.079	0.018	288	0.65	0.372	0.52	1.11	0.442	-0.070
293	0.30	0.097	0.52	0.20	0.080	0.017	293	0.64	0.374	0.52	1.11	0.449	-0.075
298	0.30	0.098	0.52	0.20	0.082	0.016	298	0.63	0.375	0.52	1.11	0.457	-0.081
303	0.30	0.098	0.52	0.20	0.083	0.015	303	0.62	0.377	0.52	1.11	0.464	-0.087
308	0.29	0.098	0.52	0.20	0.084	0.014	308	0.61	0.378	0.52	1.11	0.471	-0.093
313	0.29	0.099	0.52	0.20	0.086	0.013	313	0.61	0.380	0.52	1.11	0.479	-0.099
Mod. FAA Minor Storage Volume (cubic ft.) = 1,961 Mod. FAA Minor Storage Volume (acre-ft.) = 0.0450							Mod. FAA Major Storage Volume (cubic ft.) = 6,023 Mod. FAA Major Storage Volume (acre-ft.) = 0.1383						

UDFCD DETENTION BASIN VOLUME ESTIMATING WORKBOOK Version 2.35, Released January 2015 (Modified July 2015)

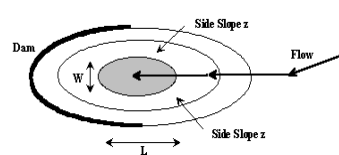
DETENTION VOLUME BY THE MODIFIED FAA METHOD

Project: _____
Basin ID: _____



STAGE-STORAGE SIZING FOR DETENTION BASINS

Project: _____
Basin ID: _____



Design Information (Input):

Width of Basin Bottom, W	=		ft
Length of Basin Bottom, L	=		ft
Dam Side-slope (H:V), Z _d	=	4.00	ft/ft

Check Basin Shape

Right Triangle		OR...
Isosceles Triangle		OR...
Rectangle		OR...
Circle / Ellipse		OR...
Irregular		(Use Override values in cells G32:G52)

Stage-Storage Relationship:

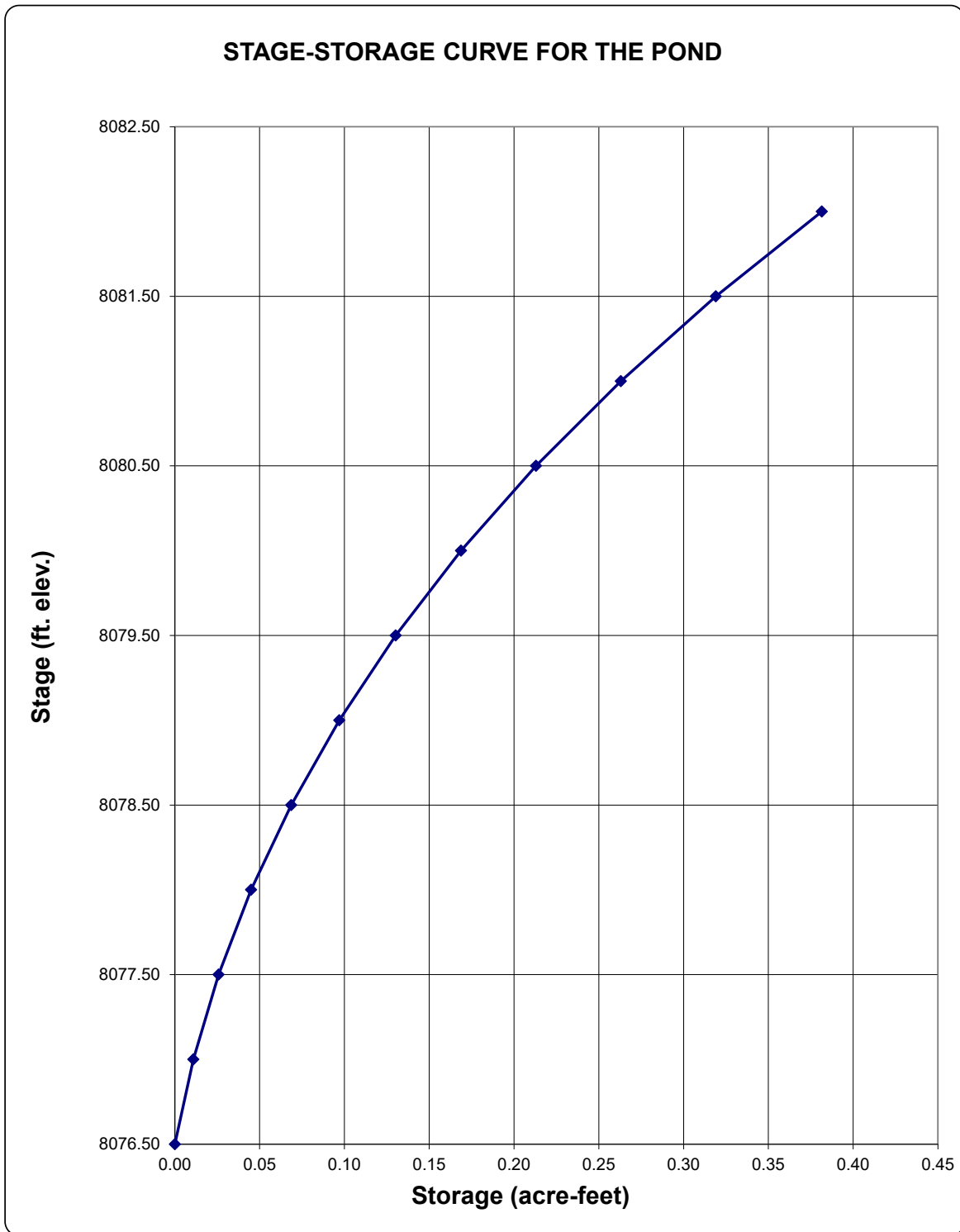
	MINOR	MAJOR	
Storage Requirement from Sheet 'Modified FAA':	0.05	0.14	acre-ft.
Storage Requirement from Sheet 'Hydrograph':			acre-ft.
Storage Requirement from Sheet 'Full-Spectrum':	0.07	0.18	acre-ft.

[illegible]

STAGE-STORAGE SIZING FOR DETENTION BASINS

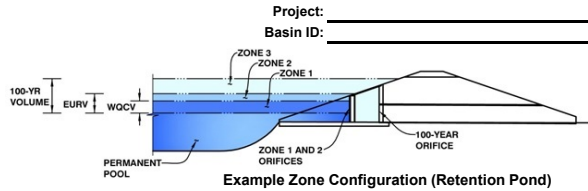
Project: _____

Basin ID: _____



Detention Basin Outlet Structure Design

UD-Detention, Version 3.07 (February 2017)



	Stage (ft)	Zone Volume (ac-ft)	Outlet Type
Zone 1 (User)	1.07	0.028	Filtration Media
Zone 2 (User)	2.09	0.045	Orifice Plate
Zone 3 (User)	3.98	0.138	Weir&Pipe (Restrict)
		0.211	Total

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =	2.00	ft (distance below the filtration media surface)
Underdrain Orifice Diameter =	0.42	inches

Calculated Parameters for Underdrain		
Underdrain Orifice Area =	0.0	ft ²
Underdrain Orifice Centroid =	0.02	feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice =	1.07	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate =	2.81	ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing =	N/A	inches
Orifice Plate: Orifice Area per Row =	N/A	inches

Calculated Parameters for Plate		
WQ Orifice Area per Row =	N/A	ft ²
Elliptical Half-Width =	N/A	feet
Elliptical Slot Centroid =	N/A	feet
Elliptical Slot Area =	N/A	ft ²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.75	1.33	1.67					
Orifice Area (sq. inches)	0.22	0.22	0.22					
	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Not Selected	Not Selected	
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter =	N/A	N/A	inches

Calculated Parameters for Vertical Orifice		
	Not Selected	Not Selected
Vertical Orifice Area =	N/A	N/A
Vertical Orifice Centroid =	N/A	N/A

User Input: Overflow Weir (Dropbox) and Grate (Flat or Sloped)

	Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, H _o =	2.09	N/A	ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length =	2.92	N/A	feet
Overflow Weir Slope =	0.00	N/A	H:V (enter zero for flat grate)
Horiz. Length of Weir Sides =	2.92	N/A	feet
Overflow Grate Open Area % =	81%	N/A	% grate open area/total area
Debris Clogging % =	50%	N/A	%

Calculated Parameters for Overflow Weir			
	Zone 3 Weir	Not Selected	
Height of Grate Upper Edge, H _u =	2.09	N/A	feet
Over Flow Weir Slope Length =	2.92	N/A	feet
Grate Open Area / 100-yr Orifice Area =	24.55	N/A	should be ≥ 4
Overflow Grate Open Area w/o Debris =	6.91	N/A	ft ²
Overflow Grate Open Area w/ Debris =	3.45	N/A	ft ²

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 3 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	2.00	N/A	ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter =	15.00	N/A	inches
Restrictor Plate Height Above Pipe Invert =	4.20		inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate			
		Zone 3 Restrictor	Not Selected
Outlet Orifice Area =	0.28	N/A	ft ²
Outlet Orifice Centroid =	0.21	N/A	feet
Half-Central Angle of Restrictor Plate on Pipe =	1.12	N/A	radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage=	4.00	ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length =	5.00	feet
Spillway End Slopes =	4.00	H:V
Freeboard above Max Water Surface =	1.00	feet

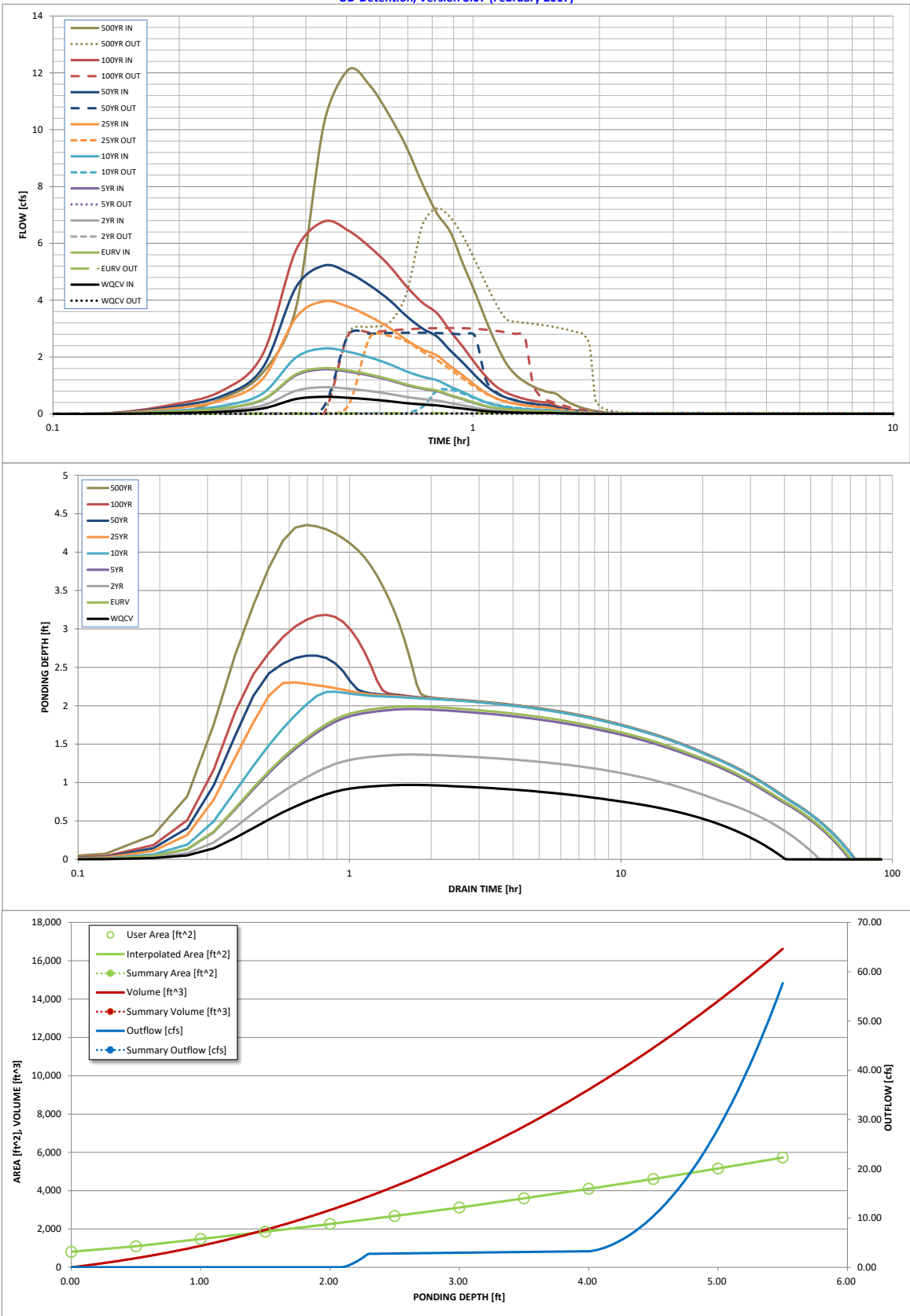
Calculated Parameters for Spillway		
Spillway Design Flow Depth=	0.49	feet
Stage at Top of Freeboard =	5.49	feet
Basin Area at Top of Freeboard =	0.13	acres

Routed Hydrograph Results

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =									
One-Hour Rainfall Depth (in) =	0.53	1.07	0.76	0.97	1.17	1.48	1.75	2.03	3.25
Calculated Runoff Volume (acre-ft) =	0.026	0.071	0.042	0.070	0.103	0.178	0.235	0.307	0.551
OPTIONAL Override Runoff Volume (acre-ft) =									
Inflow Hydrograph Volume (acre-ft) =	0.026	0.071	0.041	0.069	0.102	0.178	0.235	0.306	0.552
Predevelopment Unit Peak Flow, q (cfs/acre) =	0.00	0.00	0.01	0.11	0.30	0.75	1.04	1.39	2.57
Predevelopment Peak Q (cfs) =	0.0	0.0	0.0	0.3	0.8	1.9	2.6	3.5	6.6
Peak Inflow Q (cfs) =	0.6	1.6	0.9	1.6	2.3	4.0	5.2	6.8	12.1
Peak Outflow Q (cfs) =	0.0	0.0	0.0	0.0	0.8	2.7	2.9	3.0	7.2
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	0.1	1.1	1.4	1.1	0.9	1.1
Structure Controlling Flow =	Plate	Plate	Plate	Plate	Overflow Grate 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1	Spillway
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	0.1	0.4	0.4	0.4	0.5
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	39	67	52	66	67	63	60	57	45
Time to Drain 99% of Inflow Volume (hours) =	40	69	53	68	71	70	69	67	63
Maximum Ponding Depth (ft) =	0.97	1.99	1.36	1.96	2.18	2.30	2.65	3.18	4.35
Area at Maximum Ponding Depth (acres) =	0.03	0.05	0.04	0.05	0.06	0.06	0.06	0.08	0.10
Maximum Volume Stored (acre-ft) =	0.024	0.068	0.039	0.066	0.078	0.085	0.106	0.143	0.247

Detention Basin Outlet Structure Design

UD-Detention, Version 3.07 (February 2017)



S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

Detention Basin Outlet Structure Design

Outflow Hydrograph Workbook Filename:

Storm Inflow Hydrographs

UD-Detention, Version 3.07 (February 2017)

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	WORKBOOK	WORKBOOK	WORKBOOK	WORKBOOK	WORKBOOK	WORKBOOK	WORKBOOK	WORKBOOK	WORKBOOK
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
3.79 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:03:47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hydrograph Constant	0:07:35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:11:22	0.03	0.07	0.04	0.07	0.11	0.18	0.24	0.31	0.54
1.321	0:15:10	0.07	0.20	0.12	0.19	0.28	0.48	0.63	0.82	1.45
	0:18:57	0.19	0.51	0.30	0.49	0.72	1.23	1.62	2.10	3.72
	0:22:44	0.52	1.39	0.81	1.36	1.98	3.39	4.45	5.76	10.22
	0:26:32	0.60	1.61	0.94	1.57	2.30	3.96	5.22	6.77	12.11
	0:30:19	0.57	1.52	0.89	1.48	2.18	3.76	4.97	6.45	11.55
	0:34:07	0.51	1.38	0.80	1.35	1.98	3.42	4.52	5.87	10.52
	0:37:54	0.45	1.22	0.70	1.19	1.75	3.04	4.01	5.22	9.38
	0:41:41	0.38	1.04	0.60	1.01	1.49	2.60	3.44	4.48	8.09
	0:45:29	0.33	0.91	0.52	0.88	1.31	2.27	3.01	3.92	7.06
	0:49:16	0.30	0.82	0.47	0.80	1.18	2.05	2.72	3.54	6.39
	0:53:04	0.24	0.66	0.38	0.64	0.96	1.67	2.22	2.90	5.27
	0:56:51	0.19	0.53	0.30	0.51	0.77	1.35	1.80	2.35	4.29
	1:00:38	0.14	0.39	0.22	0.38	0.57	1.01	1.36	1.79	3.30
	1:04:26	0.10	0.28	0.15	0.27	0.41	0.74	0.99	1.32	2.45
	1:08:13	0.07	0.21	0.12	0.20	0.30	0.54	0.73	0.96	1.78
	1:12:01	0.06	0.16	0.09	0.16	0.24	0.43	0.57	0.75	1.38
	1:15:48	0.05	0.14	0.08	0.13	0.20	0.35	0.47	0.62	1.14
	1:19:35	0.04	0.12	0.07	0.11	0.17	0.30	0.40	0.53	0.96
	1:23:23	0.04	0.10	0.06	0.10	0.15	0.26	0.35	0.46	0.85
	1:27:10	0.03	0.09	0.05	0.09	0.14	0.24	0.32	0.42	0.76
	1:30:58	0.03	0.09	0.05	0.09	0.13	0.22	0.30	0.39	0.71
	1:34:45	0.02	0.06	0.04	0.06	0.09	0.16	0.22	0.28	0.52
	1:38:32	0.02	0.05	0.03	0.05	0.07	0.12	0.16	0.21	0.38
	1:42:20	0.01	0.03	0.02	0.03	0.05	0.09	0.12	0.15	0.28
	1:46:07	0.01	0.02	0.01	0.02	0.04	0.06	0.08	0.11	0.20
	1:49:55	0.01	0.02	0.01	0.02	0.02	0.04	0.06	0.08	0.15
	1:53:42	0.00	0.01	0.01	0.01	0.02	0.03	0.04	0.06	0.10
	1:57:29	0.00	0.01	0.00	0.01	0.01	0.02	0.03	0.04	0.07
	2:01:17	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.05
	2:05:04	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.03
	2:08:52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
	2:12:39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:16:26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:20:14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:24:01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:27:49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:31:36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:35:23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:39:11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:42:58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:46:46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:50:33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:54:20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:58:08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:01:55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:05:43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:09:30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:13:17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:17:05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:20:52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:24:40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:28:27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:32:14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:36:02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:39:49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:43:37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:47:24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:51:11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:54:59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:58:46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:02:34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:06:21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:13:56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:17:43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:21:31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:29:05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:32:53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Existing Condition Hydraulic Analysis Map (Map Pocket)
Proposed Condition Hydraulic Analysis Map (Map Pocket)



LEGEND

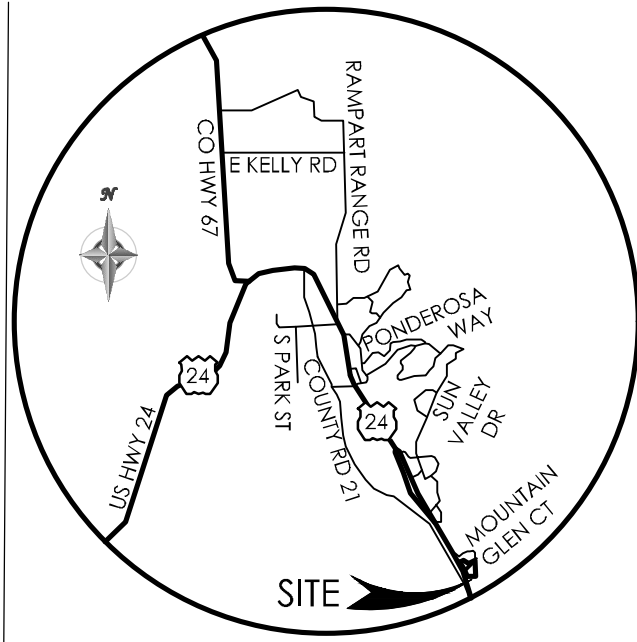
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EASEMENT LINE
LOT LINE
- EXISTING
INDEX CONTOUR
INTERMEDIATE CONTOUR
- PROPOSED
INDEX CONTOUR
INTERMEDIATE CONTOUR
- BASIN BOUNDARY
- GENERAL FLOW/DIRECTION
SLOPE DIRECTION AND GRADE
- BASIN LABEL
AREA IN ACRES
PERCENT IMPERVIOUS
- DESIGN POINT

EXISTING DRAINAGE SUMMARY TABLE

DESIGN POINTS	INCLUDED BASINS	AREA (AC)	Tc (MIN.)	RUNOFF	
				Q5 (CFS)	Q100 (CFS)
	EX-A	0.63	9.8	0.4	2.2
	EX-B	0.19	5.0	0.1	0.8
	EX-C	0.11	6.9	0.1	0.5
	EX-D	1.13	10.8	0.7	3.8
	EX-E	0.17	5.0	0.1	0.7
	EX-F	0.32	5.0	0.2	1.4
EX-DP1	EX-A, EX-D	1.76	10.8	1.1	5.9

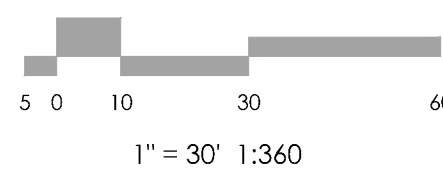
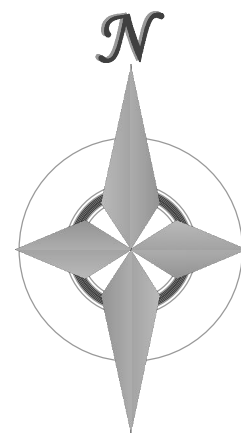
FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM) FOR TELLER COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBERS 08041C0285 G, AND 08119C0209 D, EFFECTIVE DECEMBER 7, 2018.



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

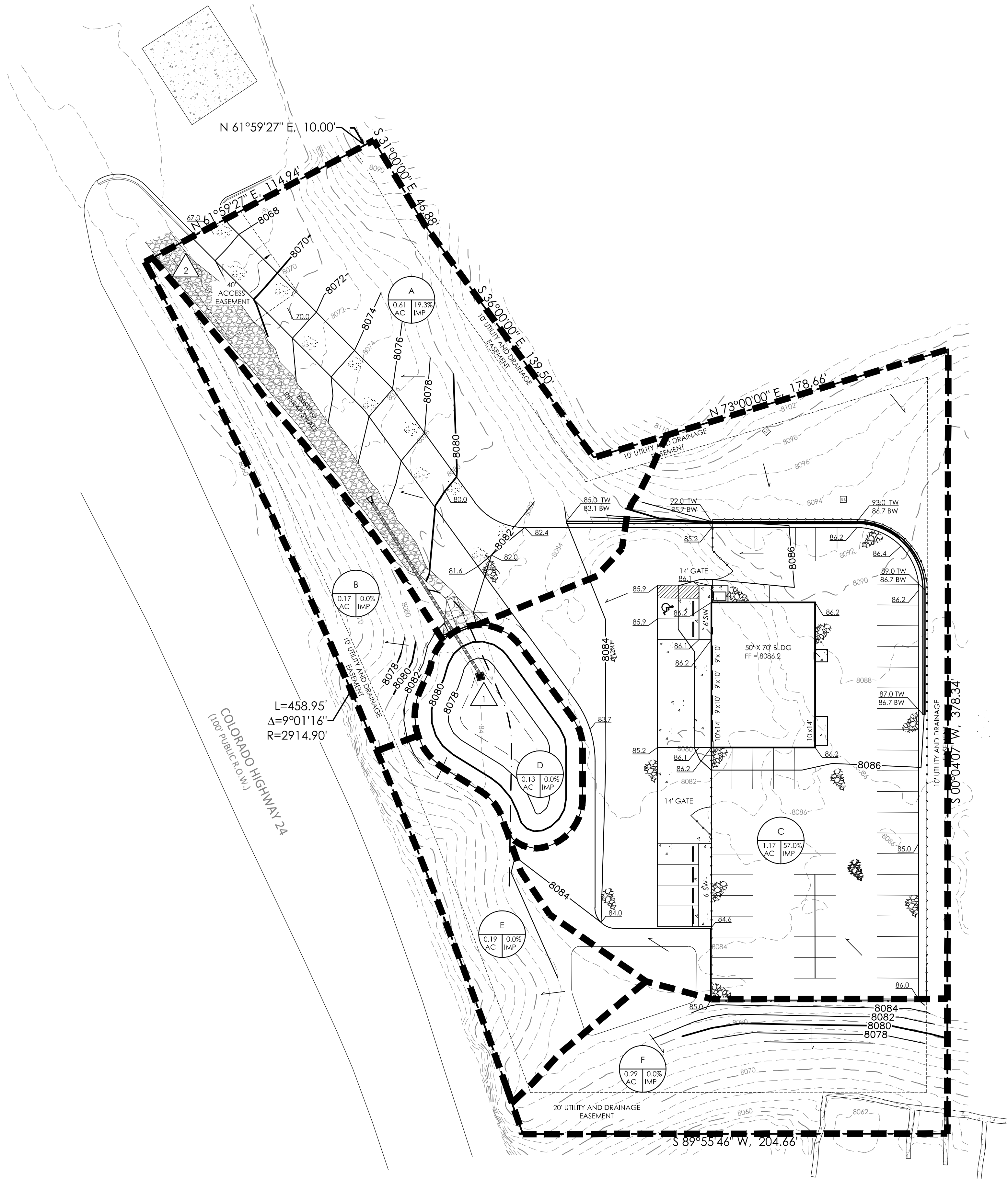
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILT BY
CHECKED BY

2730 MOUNTAIN GLEN COURT

EXISTING DRAINAGE MAP

MVE PROJECT 61159
MVE DRAWING DRN-EX

JANUARY 12, 2022
SHEET 1 OF 1



LEGEND

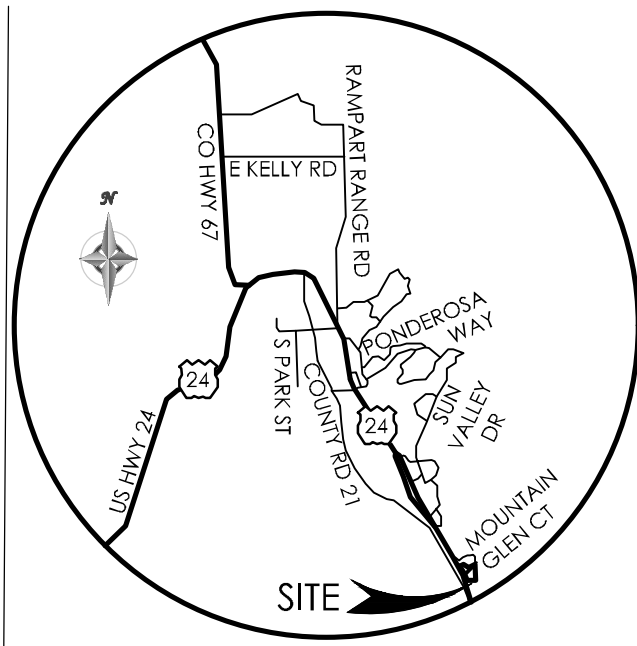
- PROPERTY LINE
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INDEX CONTOUR
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- BASIN BOUNDARY
GENERAL FLOW/DIRECTION
SLOPE DIRECTION AND GRADE
BASIN LABEL
AREA IN ACRES
PERCENT IMPERVIOUS
DESIGN POINT

PROPOSED DRAINAGE SUMMARY TABLE

DESIGN POINTS	INCLUDED BASINS	AREA (AC)	Tc (MIN.)	RUNOFF	
				Q5 (CFS)	Q100 (CFS)
	A	0.61	9.7	0.7	2.5
	B	0.17	5.0	0.1	0.8
	C	1.17	11.4	2.3	5.3
	D	0.13	6.7	0.1	0.5
DP1	C, D	1.30	11.6	2.4	5.7
DP2	A, C, D	1.91	11.4	0.7	5.3
	E	0.19	5.6	0.1	0.8
	F	0.29	5.0	0.2	1.2

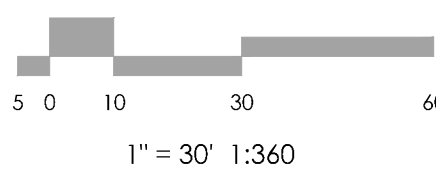
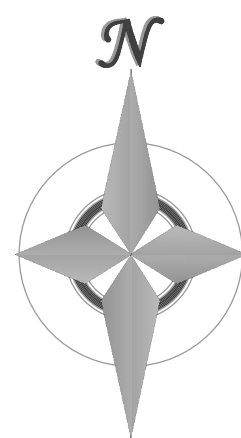
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VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILT BY
CHECKED BY

2730 MOUNTAIN GLEN COURT

PROPOSED DRAINAGE MAP

MVE PROJECT 61159
MVE DRAWING DRN-PP

JANUARY 12, 2022
SHEET 1 OF 1

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 Larson asked the Commission to be aware of and consider the Water Allocation memo dated May 3, 2022, Kip Wiley, City Utilities Operations Director, that was provided for the City Planning Commission and City Council consideration.

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 9th day of June, 2022 by _____
Ken Hartsfield, Chair

CITY OF WOODLAND PARK ORDINANCE NO. 1423, SERIES 2022

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT WITH A SITE PLAN REVIEW FOR THE PURPOSE OF ALLOWING A TOW COMPANY TO CONSTRUCT AND UTILIZE A COMMERCIAL BUILDING WITH VEHICLE STORAGE AREA ON LOT 1, SUNNY GLEN RETREAT SUBDIVISION FILING NO. 2 (20499 E. US 24) IN THE COMMUNITY COMMERCIAL (CC) ZONE

WHEREAS, the City of Woodland Park has received a request for a Conditional Use Permit with Site Plan Review for the purpose of constructing an 8,086-square foot building to include automotive bays, an exterior tow yard, and associated site improvements for a tow company business at 20499 E. US 24, Woodland Park, Colorado (Lot 1, Sunny Glen Retreat Subdivision Filing No. 2) within the Community Commercial (CC) Zone District; and

WHEREAS, an application to establish said conditional use has been accepted and considered pursuant to Municipal Code Chapter 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 notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on May 12, 2022 and recommended approval 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, and after holding a public hearing on June 16, 2022, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting a Conditional Use Permit; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

Section 1. Approval. The Conditional Use Permit for a commercial building with vehicle storage area use for the Property is hereby approved 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 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. 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 Stormwater Permit/Stormwater Management Plan
6. 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.
7. 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.
8. 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.
9. 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.

Section 2. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS _____ DAY OF _____, 2022.

The Honorable Mayor Hilary LaBarre

ATTEST: _____
City Clerk Suzanne Leclercq

APPROVED AS TO FORM: _____
City Attorney Nina Williams



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Suzanne Leclercq, Deputy City Manager/City Clerk

DATE: June 16, 2022

SUBJECT: Approval of a new Special Event - Summersgiving 2022 to be held June 25, 2022 at the Midland Pavilion. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)

BACKGROUND: As part of City Council's policy, the City Clerk's Office has the authority to approve all special events to be held on City property involving alcohol unless it is a new event. Special Event Liquor Licenses may be issued under article C.R.S. 44-5-102 to an organization, whether or not presently licensed under Articles 4 and 3 of this title-which--has been incorporated under the laws of this state for the purpose of a-social, fraternal, patriotic, political or athletic nature, non profit, religious or philanthropic insotituion. for such purposes and being non profit in nature. This year the City Clerk's Office received an application for a new event - Summersgiving 2022, which is part of the non-profit organization Hope Lives Here.

The event organizer is Debbie Idleman and the applicant is Hope Lives Here. The application was received by the Clerk's Office on May 18, 2022. The applicant went through the TUP process and the TUP was approved by the Planning Department. The event will be held on June 25, 2022 at the Midland Pavilion from 10 AM to 8 PM. The event will charge an entrance fee and will have food vendors, entertainment and beer, wine and spirited drinks. It is a fundraising event for Hope Lives Here. The applicant submitted a site plan to the City Clerk's Office which included how the perimeter of the event would be secured so that attendees would not be able to leave the property with alcohol.

The City Clerk's Office sees no issue with this application and would recommend approval of this Special Events Liquor License.

RECOMMENDATION:

ATTACHMENTS: None