PUBLIC NOTICE
PLANNING COMMISSION AGENDA
Thursday, February 9, 2023, 6:30 P.M.
Council Chambers – 220 W. South Avenue

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

1. **CALL TO ORDER & ROLL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE MINUTES:** January 12, 2023
4. **PUBLIC HEARINGS**

   A. **SUP2022-01 Verizon Wireless Temporary Communication Site:** A request by Verizon Wireless for approval of a Special Use Permit for a "temporary Communication Facility to provide VZW service to the area" (specifically a 59'-6" monopole LITE site to bridge service until a permanent site can be built) on L1-4 B 24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) in the Public/Semi-Public Lands (P/SPL) zone. *(QJ)*

   B. ***RESCHEDULED to March 9, 2023.*** **SUP2022-02 Verizon Wireless Macro Facility**: A request by Verizon Wireless (Applicant) and the City of Woodland Park (Property Owner) to construct a 60'-0" concealed antenna facility at the front (west side) of the existing Woodland Aquatic Center, designed to complement the existing building architecture and conceal the VZW antennas, and equipment within at 111 N. Baldwin Street, L1, Woodland Aquatic Center, which is in the Public / Semi-Public Land (P/SPL) zone district. *(QJ)*

   C. **PUD/SPR2023-01 Champion Xpress Car Wash PUD Amendment & SPR:** A request by 7B Building & Development (Applicant), represented by Baseline Engineering on behalf of Harman Property Management (Owner), to consider a PUD Amendment to change the use from "Eating/Drinking Place, Eat-in and Drive-through" to instead allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking Data. The subject property is located at 19574 E. U.S. Highway 24 with a legal description of Lot 4, Wal-Mart Center, Woodland Park, Colorado and is zoned Planned Unit Development (PUD). (*QJ)*

   D. **SUB2023-01 The Haven at Paradise Final Plat:** Request by Frankie Valenzuela of Ventus LLC (applicant) and Johnathan James of Ventus LLC (property owner) for a Final Plat of 25 lots on a 35.78 acre tract of land located in Section 19 and Section 30, T12S, R68W of the 6th P.M., City of Woodland Park; in the Suburban Residential (SR) zone. *(QJ)*

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

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES *for* January 12, 2023
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	Chair Hartsfield
Present	Vice-Chair Lee Brown
Present	Commissioner Carrol Harvey
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Shawn Nielsen
Staff Present:	Planning Director Karen Schminke
	Planner II David Burgess
	Senior Planner C.J. Gates

Director Schminke introduced and the Planning Commission welcomed Senior Planner Gates.

2. PLEDGE OF ALLEGIANCE

3. **ELECTION OF OFFICERS – CHAIR, VICE-CHAIR** Ken Hartsfield was elected Chair and Lee Brown was elected Vice-Chair of the Commission.

4. APPROVE MINUTES: The September 22, 2022 minutes were approved as submitted with all members voting aye. The September 29, 2022 minutes were approved as submitted with the addition on page 1, "Planning Director Karen Schminke reviewed the revisions from the last meeting, which are in the proposed ordinance dated September 25, 2022, a copy of which is attached hereto." All members voting aye with the revision.

5. PUBLIC HEARINGS

A. ZON2022-07 Woodland Station Overlay Zone District Boundary Change: A request by Beer Garden Lane Development LLC and Park Contractor Storage LLC for approval to add additional parcels to the Woodland Station Overlay District "to facilitate planning and development of Woodland Station and adjacent parcels under one set of rules and guidelines". Subject properties are (Account No. R0000700) Lot 6, Block 2 Bergstroms Addition & ½ Vacated Alley Adj Property (W. Midland Ave); (Account No. R0000640) 24-12-69 Por SW4NE4 & ½ Vacated Alley Adj Property; (Account No. R0021837) 24-12-69 PT SW4NE4; (Account No. R0021835) 24-12-69 Por SW4 NE4; (Account No. R0000639) 24-12-69 PT S1/3 SW4 NE4 located S&E of MTRR ROW (225 S. West St) all zoned Central Business District (CBD). (QJ)

Chair Hartsfield reviewed the meeting procedures and then asked for the staff report.

Senior Planner Gates presented the staff report, including Ordinance No. 1436, a request by Beer Garden Lane Development LLC & Park Contractor Storage for approval to add

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additional parcels to the Woodland Station Overlay District. He showed the current and proposed overlay district boundary: Beer Garden Lane LLC proposes to include Parcels 1 & 2, and Park Contractor Storage LLC proposes to include Parcels 3, 4, and 5. The City of Woodland Park owns Parcels A & B, which are not proposed for inclusion at this time. Mr. Gates noted that in 2014, Ordinance 1206 expanded the geographic boundary of the Woodland Station Overlay District by about 0.9 acres to include Parcels 1 & 2. In 2017, at the request of Beer Garden Lane LLC, Ord. 1296 was approved by City Council to remove Parcels 1 & 2 from the Overlay District.

Public Notifications and Referrals to City and Outside Agencies were met. The Woodland Park Comprehensive Plan Future Land Use Map shows the properties in question as the Downtown Mixed-Use Area.

Staff found that the proposed zoning is consistent with the Comprehensive Plan Future Land Use Map, Comp Plan Goals & Objectives, and that changes have occurred in the surrounding properties that warrant a change in zoning classification. Staff also found that the expansion of the Woodland Station Overlay Zone District is appropriate because it's contiguous and specific parcels where previously included in the district. There is no net effect on water usage, and wastewater treatment capacity is available and adequate.

Staff finds the request reasonable, logical, and meeting the requirements, and recommends moving to recommend City Council approve Ordinance 1436, Series 2023, to expand the Woodland Station Overlay boundary by adding the additional parcels to the zoning overlay area.

Commissioners clarified with the City Attorney that the City owned parcels may apply to be added to the Overlay Distict, but they would not be considered with tonight's ordinance; it would be a separate matter to meet application and posting requirements.

Chair Hartsfield invited the Applicants to make a presentation. Arden Wetherford, 1191 Rampart Range Road in Woodland Park, represents both Applicants and agrees with staff's presentation. He provided some history of the properties and the Overlay District. He stated the intent of including these parcels into the overlay is to have cohesive zoning and thus streamline the master plan process to make it simpler to develop the entire property and help to attract a developer for the entire parcel.

Tony Perry, Chair of the DDA, noted the DDA has not voted on bringing these properties into the Overlay District because they are not the property owner, but there is an intent to develop these properties with a developer's proposal.

Chair Hartsfield opened and closed the public comment period with no public comment. He then opened Planning Commission discussion, which clarified that this case was only for the boundary zone change, a quasi-judicial item.

MOTION: Commissioner Brown motioned and Commissioner Larsen seconded to recommend approval of draft Ordinance 1436, Series 2023, requesting to expand the Woodland Station Overlay Zone District Properties identified in the application.

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

B. ZON2022-08 Woodland Station Overlay District Municipal Code Text Amendment: A request by the Woodland Park Downtown Development Authority (DDA) to approve a text amendment to Section *18.31.030 Permitted Uses within*

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the Woodland Station Overlay District, of the Municipal Code; specifically to remove the requirement that residential dwelling units be located on the upper floors of a mixed-use building. (L)

Director Schminke presented the staff report of the request by the DDA to amend the text within Code Section 18.31.030 – Woodland Station Overlay District, by removing the requirement that residential dwelling units be located on upper floors of a mixed-use building, which if approved would be legislatively codified via the proposed Ordinance 1437, Series 2023. Ms. Schminke relayed that the DDA believes that permitting residential uses on the first floor will allow the right mix of residential on the Woodland Station property. MC 18.31.030 allows for "residential dwelling units provided such residential dwelling units are located on the upper floors of a mixed-use building" in the Woodland Station Overlay District. She explained that traditionally, mixed-use development entails street-level retail and commercial uses with residential units above. Less commonly, and more likely to occur over a larger land area, mixed-use can exist horizontally instead of vertically, with residential, commercial, and civic spaces within walking distance of each other. The City completed the public notice and referral requirements as outlined in the Municipal Code, no comments were returned by the referral agencies or the public.

Staff's analysis found that the DDA's proposed code text amendment language would open possible residential uses to those already allowed elsewhere in the CBD and without the benefit of commercial uses. Allowing residential units without being in a mixed-use building is not consistent with several Goals, Objectives, and Actions from the Comprehensive Plan. The main change that has occurred in the DDA-owned parcel is that a developer is actively working on an application including commercial uses and single-family homes that fits the "horizontal mixed-use" description. Since the code section clearly supports mixed-use, staff recommends modifying the code language so upper-floor residential use is permissible instead of required.

Chair Hartsfield clarified the language change actually allows first-floor residential units. A discussion ensued on if the language change actually made a substantive change in allowing residential units on a first floor of a building in the Overlay District.

Chair Hartsfield invited the applicant Tony Perry, DDA Chair, to present their case. He thanked Director Schminke for the staff's work and gave a history of the DDA. The original 2002 goal of the DDA and the former City Manager was to make the former 6.3 acre Saddle Club property, now called Woodland Station, the centerpiece of a vibrant downtown in Woodland Park as a mixed-use model. The Tava Group is currently working with the DDA to develop Woodland Station, but it includes horizontal multi-use with an anchor commercial piece, event space, and dwelling units on the ground level. He then gave some history of the DDA Design Committee, but currently the entire DDA board will vote on design.

The Tava contract includes four stages: Phase I is the restaurant, Phase II is the plaza surrounded by commercial buildings, Phase III is additional infrastructure required by the City, and Phase IV would be walkable residential with a tie-in to the Fountain Creek Trail. He believes that the only way this property works is if it's horizontal mixed-use, as this text change would provide.

Chair Hartsfield opened up questions from the Planning Commission. Commissioner Harvey clarified that the text change of allowing residential on ground floors instead of only second and third floors only applies to the current 6.3 acre Overlay District, not the entire CBD or to surrounding properties. Single family residences and townhomes are

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possible residential designs. Director Schminke clarified that in the Overlay District, the current code reads that residential cannot be on the first floor. Commissioner Neilsen observed and Mr. Perry confirmed that removing this requirement would provide the most flexibility for the DDA and future developers.

Chair Hartsfield opened the public hearing.

Jerry Goode of Woodland Park stated a concern over the liability of ground level housing because it does not support the original vision of creating a village effect by having commercial on the first floor and residential on upper floors and because of the unknown status of the underground benzene flume.

Tanner Coy of Woodland Park confirmed that the newly added properties to the Overlay district will follow the same rules as the rest of the Overlay district. And raised the issue of "Fair Value Consideration," as defined in the Colorado Constitution, State Statute 31.25.808 Part 2, and the agreement between the City and the DDA. In the case of Woodland Station, the City and the DDA have agreed that if the property is marked down in value for its sale, that the additional value will be realized in the form of commercial development on the ground floors and higher architecture and design standards than are applied elsewhere in the City. Commercial use pays four times the tax rate as residential use, and generates employment, sales tax and commerce.

Arden Weatherford clarified that the soil sample results of the 2007 benzene discovery did not exceed the screening levels, but the ground water samples did. The remediation required is a subslab ventilation system in each residential or commercial building, like a radon mitigation. The report does not recommend any prohibition of residential uses on the first floor.

Public comment was then closed.

Tony Perry rebutted. The DDA is the seller of the property, and has to make sure it's ready for sale. He does not see any deleterious effects or harm on the citizens of Woodland Park if the requirement is removed.

Chair Hartsfield opened the Planning Commission discussion. Director Schminke said that permitted uses in the Overlay District are administratively reviewed with City Staff and DDA's Design Review Committee, and do not go through the Plannning Commission or City Council.

Vice-Chair Brown brought up that Multi-Family and Apartments are a Conditional Use in the CBD. It appears to the Commission that staff's proposed wording of the text change still does not allow for a single family home in the Overlay District. A single family home will collect less tax and may not fit in the Woodland Station, thus not in keeping with the intent of the property. Mr. Perry clarified the intent was to remove the commercial requirement as an actual condition, and to apply the horizontal definition of mixed-use development to a smaller property than usually defined.

Harvey asked if the developer would build single family homes, Perry said the market should dictate the development proposal.

Then they discussed if single family residential units would be allowed in the overlay, as they are not allowed in the CBD on a single platted lot. Director Schminke said that currently, the DDA basically has one lot, and if it was subdivided, that would come before the Planning Commission.

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Larsen added that the intent of the DDA and Overlay District is to develop it as a commercial area and allow for multi-family housing. The current and proposed text both seem to exclude single-family homes.

MOTION: Commissioner Brown motioned and Commissioner Larsen seconded **to deny** a text amendment to Section *18.31.030 Permitted Uses within the Woodland Station Overlay District*, of the Municipal Code; specifically to remove the requirement that residential dwelling units be located on the upper floors of a mixed-use building.

Further discussion: This text change allows the opportunity for an applicant to propose single-family housing. While demand for housing is high, that can be done in residential zones. This is a very specific project for commercial growth to overcome a blighted, economic area of the City; it is not intended as a housing subdivision. Mixed-Use acknowledges that residential can be developed with commercial, but it wasn't the intent of the Woodland Station Overlay to allow single family homes. Without a proposed percentage of the uses, it's hard to visualize what the DDA means by horizontal mixed-use.

YES: Neilsen, Hartsfield, Brown, Harvey, Larsen.
NO: Kennedy.
Motion PASSES 5-1.

Regarding next steps, this will go to City Council with the Planning Commission's recommendation to reject it. Also, if the City would like to include their two parcels in the DDA Overlay District, the City can present that case to the Planning Commission after appropriate notice.

C. SUP2022-01 Verizon Wireless Temporary Communication Site: A request by Verizon Wireless for approval of a Special Use Permit for a "temporary Communication Facility to provide VZW service to the area" (specifically a 59'-6" monopole LITE site to bridge service until a permanent site can be built) on L1-4 B 24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) in the Public/Semi-Public Lands (P/SPL) zone. (QJ) **(Per applicant request, this item has been rescheduled to Febuary 9, 2023.)**

5. REPORTS: Director Schminke thanked the Planning Commission for welcoming Senior Planner CJ Gates, and gave an update on the Ordinance related to short-term rentals. It was approved with amendments by City Council. A group of citizens have since submitted a petition against the Ordinance. The petition is in the process of signature validation, which will be completed in the end of January. After that there is a 10-day protest period, so the ordinance could be in front of City Council again on or around February 16th. The City Clerk has the information about the options or actions the City Council has or could take, including a special election.

Commissioner Hartsfield recognized Commissioner Larsen for being reappointed to the Planning Commission, and encouraged applicants to submit applications for several vacancies on the Planning Commission.

At Commissioner Larsen's request, Director Schminke provided an update on the Code Update process and the use of a software called Konveio. The Commission is scheduled to hold a work session for this project at the next meeting on January 26th.

6. ADJOURN: The meeting was adjourned at 9:42 p.m.

Approved this _____day of _____, 2023 by

_____
Ken Hartsfield, Chair

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Planning Commission Staff Report
Public Hearing February 9, 2023

Agenda Item	Department	Presenter
4A	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4A

#SUP2022-01 Verizon Wireless Temporary Communication Site: A request by Verizon Wireless for approval of a Special Use Permit (SUP) for a "temporary Communication Facility to provide VZW service to the area" (specifically a 59'-6" monopole LITE site to bridge service until a permanent site can be built) on L1-4 B 24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) in the Public/Semi-Public Lands (P/SPL) zone. The proposed temporary communication tower site is within the parking lot of the subject property which serves as the City of Woodland Park City Hall. (**QJ**)

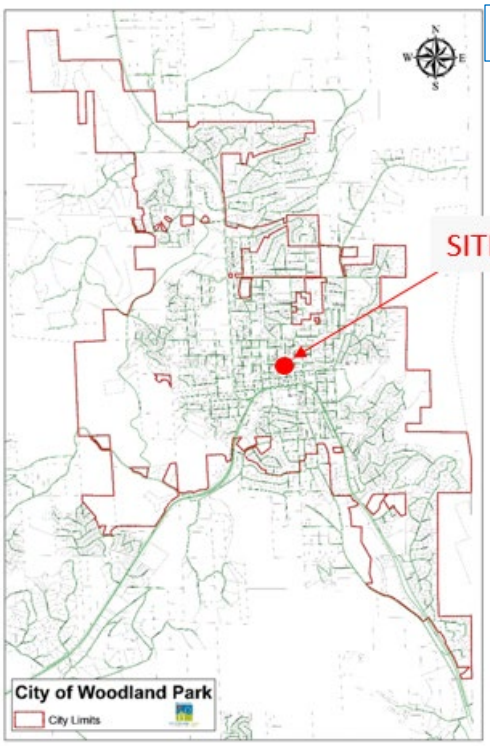

Figure 1a: Vicinity Map

BACKGROUND

On July 28, 2022 Teller County sent a letter to the applicant regarding public safety concerns associated with Verizon Wireless connectivity issues in all of Teller County. The Teller County Office of Emergency Management, along with the Board of County Commissioners, outlined that the lack of connectivity with the Verizon service was having a negative impact on public

safety and commerce within the County. Verizon Wireless' response to this problem was to deploy a temporary cell on wheels (COW) while they identified a more permanent solution.

On August 17, 2022 the City of Woodland Park issued a temporary use permit (TUP) to allow the Verizon COW to be set up in the parking lot on the north side of City Hall (Figure 1b). The TUP was valid from August 17, 2022 to August 24, 2022 and provided additional cell service for the Salute to American Veterans Rally. Once the initial TUP period was complete, the applicant requested, and was granted an extension that allowed the COW to continue to operate under the TUP through December 31, 2022.

Figure 1b: Aerial and Site

COW facilities are designed to be used for shorter temporary time periods. Verizon removed the COW in late December 2022 and has begun the process to request permits to site a permanent macro facility. The entitlement and construction process for the macro facility will take well over a year to complete. Due to this time line, Verizon is asking to erect a 59'-6" tall LITE tower in the same location the COW had been located in order to bridge the gap until the new macro facility is operational.

According to Chapter 18.61.020 of the City of Woodland Park Municipal Code, towers and antennas exceeding fifty feet in height require a special use permit (SUP). This current application is being processed as a SUP due to the fact that the proposed new antenna has a total height of 60 feet (59'-6" for the pole and an additional 6" to the top of the antennas).

SITE AND SURROUNDING PROPERTIES

The subject property is zoned Public/Semi-Public Land (P/SPL) and is bordered by Lake Ave. to the north, Pine St. to the West, Memorial Park to the East, and City Hall to the South. The proposed communication facility will be located within the north east portion of the parking area on the north side of Woodland Park's City Hall and to the west of the Senior Center. Figure 1b above provides an aerial view of the subject property with the LITE site in the parking lot identified. Figure 1c below identifies the location of the subject property and the zoning in the area.

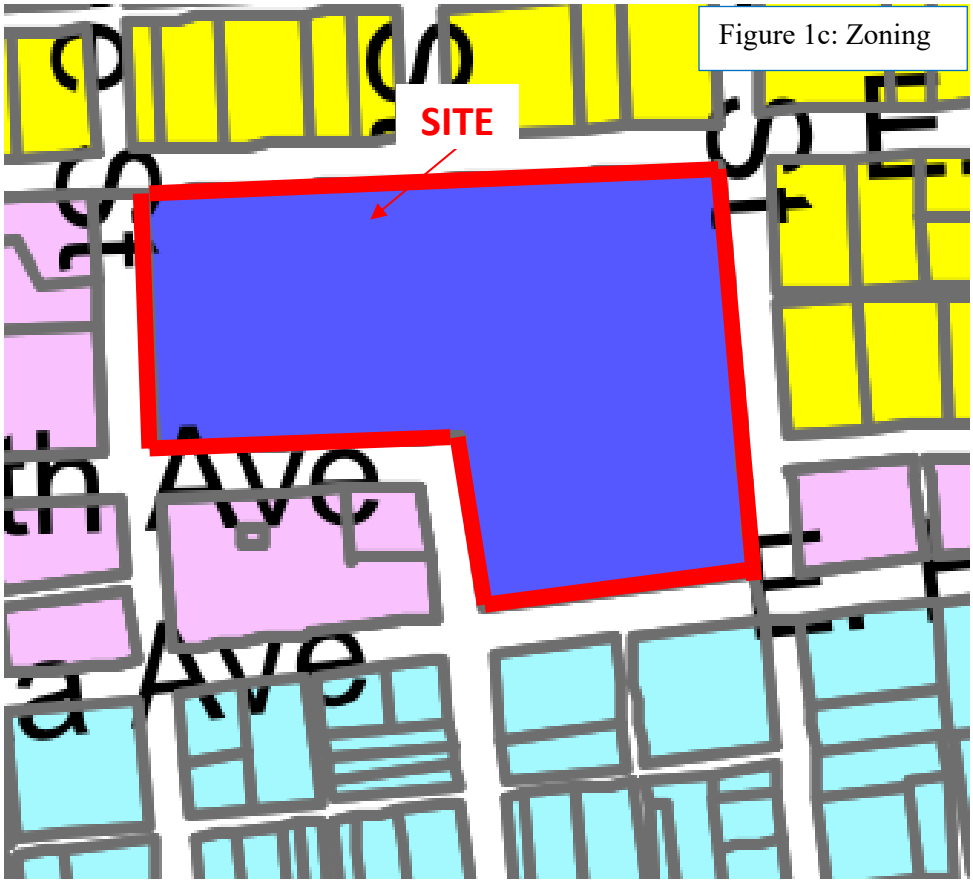

Figure 1c: Zoning

City of Woodland Park - Zoning Map

Residential	Commercial	Other Zones
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	

To the north of the subject property, across Lake Ave. parcels zoned Urban Residential are existing where single-family residential houses are built. Directly east of the site, existing on the same parcel is the Woodland Park Senior Organization and Memorial Park. To the west of the site there are parcels that are zoned neighborhood commercial and consist of businesses including the Woodland Park Post Office and Fuss Salon and Spa. Lastly, directly south of the proposed site is the City of Woodland Park City Hall building.

AREA AND SITE PHOTOS

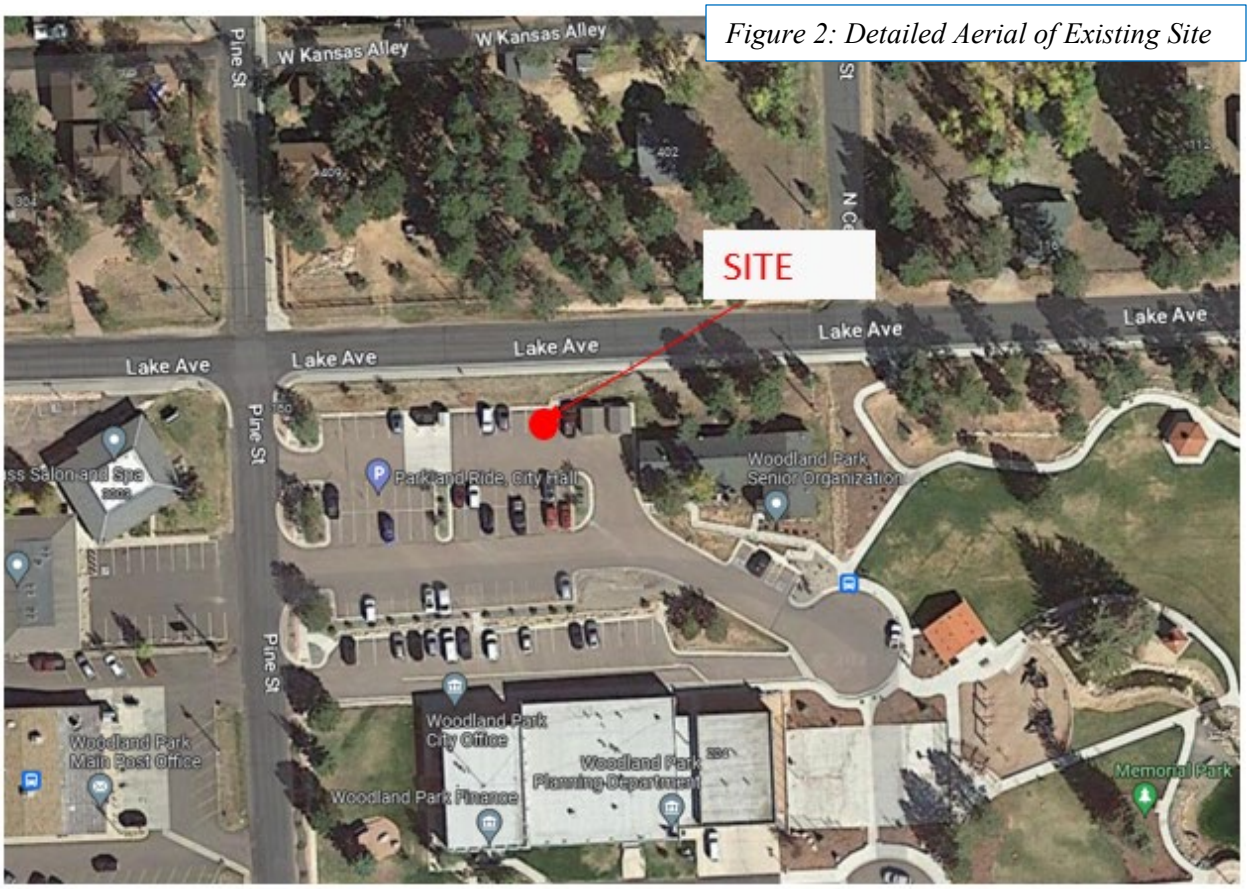

Figure 2: Detailed Aerial of Existing Site

For general reference, below are several photos of the proposed site that show the COW when it was in operation. The proposed LITE facility is proposed for the same location and will have a similar foot-print.

Figure 2b: Proposed Site looking north

Figure 2c: Proposed site looking east

Figure 3 **Proposed Site Plan**

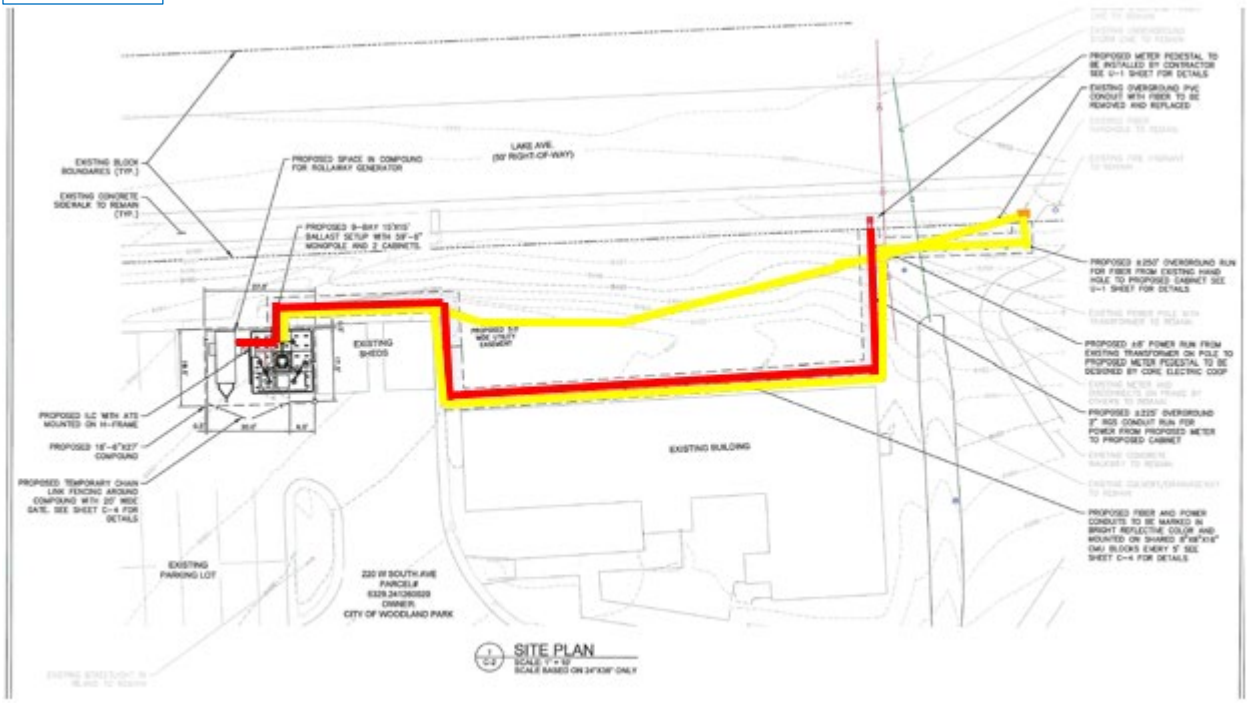

Figure 3 above is the proposed site plan which is also attached within the application. The proposed site plan identifies that the applicant is proposing the power and telecommunication fiber lines to the site be installed above ground so they lay on the ground surface. The red and yellow lines in the center of Figure 3 above outline the rout by which the proposed above ground lines will be located. The yellow line represents the proposed fiber and power conduits to be marked in bright reflective color and mounted on shared 8"x8"x16" CMU blocks every 5' that runs from the facility to the existing fiber handle. The red line represents the proposed +225' over ground 2" RGS conduit run for power from the proposed facility meter to the proposed cabinet.

ANALYSIS OF SPECIAL USE PERMIT AND FINDINGS

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

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

A. *The proposed development and use shall have a demonstrated direct public benefit to the city.*

Complies. The proposed facility will benefit the public by providing enhanced Verizon Wireless service to the greater Woodland Park area and support access to emergency services.

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

May Comply. The proposed Site Plan includes an above ground surface electric power and telecommunication fiber lines that runs from the locations east of the Senior Center to proposed facility. As noted in the review of the proposed drawings, City standards require utility lines to be installed below ground. Additionally, surface installation of electric and fiber lines are a danger to public health and welfare. The proposed facility may comply if the proposed power and telecommunication fiber lines are installed in compliance with the underground installation requirements and sited in an appropriate easement.

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

Complies. The proposed LITE facility is temporary in nature and will not substantially injure the value of vicinity properties, additionally high-quality wireless service can add value to properties.

D. *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 public/semi-public land zone district where the site is located. The LITE facility will not run on a generator and will instead be hardwired into an electric service.

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

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

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

Resiliency Objective 3.1: Maintain redundancy in communication systems.

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

May Comply. There are currently two significant concerns regarding the installation of the fiber and power lines. The first is the application proposes these lines be installed on the ground surface. As specified in the City's engineering standards, Section 5.2.1.1 - Depth: "Telecommunications service lines are allowed to be initially surface-laid on a temporary basis, not to exceed (3) months, weather permitting. Any Entity burying an individual telecommunication service line at a depth less than thirty inches (30") shall be responsible

for all damage to the service line due solely or in part to its burial depth being less than thirty inches (30") regardless of whether the Entity locates such service line pursuant to state law."

The second concern relates to the location of proposed easements. The proposed plans include a 5 foot-wide power and utility easement on the north side of the site, however this is not in compliance with City Code. Per Municipal Code §17.40.170 "Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty foot wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the City engineering specifications."

The proposed facility may comply with both these issues if the utility lines are installed underground per City standards, and in an appropriate approved easement. Verizon has responded to this issue (reference the applicant response packet attached hereto), stating that Verizon will coordinate with CORE Electric to facilitate underground power and fiber conduit delivery to the site. A copy of that agreement must be provided to the City once said agreement is completed.

G. *The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.*
Complies. The proposed facility is unmanned and no impact to traffic is anticipated. Once the LITE site is installed an operational, the only traffic generated will likely be a monthly service to the facility.

H. *The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.*
Complies. The proposed facility will be located in the parking lot for Woodland Park City Hall and will have no impact to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features. Due to terrain, the base of the site and associated cabinets are not a visible from Lake Ave.

I. *The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage.*
Complies. The proposed facility does not require or involve any water supply, wastewater disposal, solid waste disposal, air quality protection methods, nor should adversely impact existing surface water drainage.

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

Complies. The applicant is taking ownership of all construction and maintenance and claims the facility does not increase public danger. The applicant is also proposing a temporary chain link fence that will secure the site.

K. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas and other aesthetic enhancement measures, as required by the city council. (Ord. 589-1993 § 6(part), 1993)

May Comply. The applicant has provided architectural design schemes as a part of the site plan review. The applicant is proposing a temporary chain link fence that will secure the site. As an approval criteria, staff is proposing that the applicant ensure all cabinetry and tower be a natural earth tone color.

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 not received any public comment on the proposal.

Applications were referred to City departments including the City Attorney, the City Manager, the City Clerk, Utilities, Public Works, Planning and Building and external agencies including CORE and the Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Century Link/Lumen, and TDS Telecom. A copy of staffs red-line comments are attached hereto as "City Review Red-line Comments" The applicant also submitted a response packet to staffs comments and is also attached hereto as "Applicant Response Packet".

STAFF RECOMMENDATION

That the Planning Commission recommend to City Council:

Approval of a Special Use Permit for a "temporary Communication Facility to provide VZW service to the area" (specifically a 59'-6" monopole LITE site) on L1-4 B 24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) in the Public/Semi-Public Lands (P/SPL) zone, subject to the following conditions:

1. An agreement for use of the City property must be finalized and signed by all parties prior to the issuance of any Zoning Development Permit (ZDP) will be issued.
2. An updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any ZDP will be issued.
3. Applicant must supply the City of Woodland Park an up-to-date Certificate of Liability Insurance for the duration of the lease agreement.
4. The applicant must secure necessary easements to finalize the location of and ensure all power and telecommunication lines are run underground.

5. Prior to the issuance of any ZDP, the applicant must submit a copy of the agreement between Verizon Wireless and CORE Electric Cooperative for underground power and fiber delivery to the site.
6. The facility must not be powered by generator and instead must be hardwired to a permanent power source.
7. The applicant must ensure all cabinetry and equipment located on the site be a natural earth color.
8. Since this is to be a temporary facility, this special use permit will expire December 31, 2025. Should an extension be desired, the applicant must apply for an extension that will be processed per MC §18.51.050.

ATTACHMENTS

Applicant Application
City Review Red-line Comments
Applicant Response Packet

Planning Application Entry Form

Print Record

Go To Development Fees Receipt Form

STOP

ID	
Permit Number	202212309
Project # EXT/Case #	SUP2022-01
Public Hearing Required	☑
Date Received	12/5/2022
Date Routed	12/5/2022
Date Initial Permit Approved	
*Date Permit Paid	

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

Open Permit Comments

Veizon Wireless to deploy a temporary Communication Facility which exceeds 50' to provide Verizon service to the area.

Project Type	SUP
Project Type Number	Special Use Permit
Project Classification	23
Non-Profit, Residential or Commercial	Commercial

NOTE: Above Field required only for SINs and TUPs

Date CO Requested	
Temp CO Auth Approved	
Date Temp CO Expires	

Project Name	Verizon Temp Lite Site
Site Address Number	220
Site Address Name	W. South Ave.
Lot Number	1-4
Block Number	24
Subdivision	1/2 Lake Add Vac Alle
Filing #	
Applicant Business Name	Verizon Wireless
App First Name	Kelly
App Last Name	Harrison
App Phone Number	303-748-0599
PO Box	
Mailing Address Street #	10000
Mailing Address Street Name	Park Meadows Dr, St
City	Lone Tree
State	CO
Zip Code	80124
Owner First Name	City of Woodland Par
Owner Last Name	
Zone Class	P/SPL
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	Senior Planner

Planning and Building

2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202212309
Case # SUP2022-01
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

received 12/5/2022

Type of Application (Check one or more as applicable)

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

1. Applicant Information

a. Applicant Name Verizon Wireless (rep. Kelly Harrison, Kappa Consulting)
b. Project Coordinator ☑ Property Owner ☐
c. Mailing Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
d. E-mail Address kharrison@ymail.com
e. Phone Numbers Home 303-748-0599 Work 303-748-0599 Mobile 303-748-0599

2. Property Owner Information (if different from above)

a. Name City of Woodland Park Project Contact? Yes ☑ No ☐
b. Mailing Address BOX 9007, WOODLAND PARK, CO 80866
c. E-mail Address mlawson@city-woodlandpark.org
d. Phone Numbers Home --- Work 719-687-9246 Mobile 719-424-2742

3. Site Information

a. Site Address 200 W. South Avenue, Woodland Park CO 80863
b. Lot 1-4 Block 24 Subdivision 1/2 LAKE ADD VAC ALLEY
c. Property Zoning P/SPL Lot Size 5.66 Acres ☑ Square Feet ☐

4. Is the property subject to covenants?

Yes ☐ No ☑ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

a. Project Name CSP Ute Pass (Woodland Park Temporary Facility)
b. Brief Description of Project/Request Verizon Wireless to deploy a temporary Communication Facility to provide VZW service to the area.

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 Matt Fleck
      ii. Firm Name Kimley-Horn
      iii. Physical Address 4582 South Ulster Street Suite 1500 Denver, CO 80237
      iv. Mailing Address 4582 South Ulster Street Suite 1500 Denver, CO 80237
      v. E-mail Address Matt.Fleck@kimley-horn.com
      vi. Phone Numbers: Business 720-647-6159 Mobile 303-902-5041
   b. **Engineer**
      i. Project Contact VZW RF Engineer: Joe Davis
      ii. Firm Name Verizon Wireless
      iii. Physical Address 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      iv. Mailing Address 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      v. E-mail Address joseph.davis3@verizonwireless.com
      vi. Phone Numbers: Business 913-522-6807 Mobile 913-522-6807
   c. **Planner**
      i. Project Contact Site Acquisition/Zoning: Kelly Harrison, Kappa Consulting
      ii. Firm Name Kappa Consulting
      iii. Physical Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      iv. Mailing Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      v. E-mail Address kharrison@ymail.com
      vi. Phone Numbers: Business 303-748-0599 Mobile 303-748-0599
   d. **Surveyor**
      i. Project Contact Please see Matt Fleck, Kimley-Horn above.
      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

_____

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.

Kelly Harrison 12/5/22

Applicant Date

City Use Only

1. Submission December 5, 2022, taken by D. Slaughter
   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 January 12, 2022.
   Board of Adjustment Public Hearing (when applicable) _____, 20___.

5. City Council First Reading of Ordinance (if applicable) February 2, 2022.
   City Council Public Hearing February 16, 2022.
   Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20__.

7. Additional Information

Special Use Permit – 18.61.040 Standards

The following shall apply to all uses requiring the approval of a special use permit:

A. The proposed development and use shall have a demonstrated direct public benefit to the city. **The proposed facility will benefit the public by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services.**

B. The proposed development and use shall not materially endanger the public health and welfare. **The proposed facility will benefit the public by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services. Please see July 28, 2022, Teller County Letter, included in submittal, addressing specific Teller County concerns related to public health and welfare.**

C. The proposed development and use shall not substantially injure the value of vicinity properties. **The proposed, temporary facility will not substantially injure the value of vicinity properties and is intended to provide a direct public benefit by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services.**

D. The proposed development and use shall be in harmony with the area in which it is to be located. **The proposed facility is temporary and is intended to provide immediate Verizon Wireless service to the area.**

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

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

G. The proposed development and use shall be designed, constructed, and maintained to accommodate the on-site and off-site traffic generated. **The proposed facility is unmanned and no appreciable impact to traffic is anticipated.**

H. The proposed development and use shall be designed, constructed, and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features. **The proposed, temporary facility will be located in the City Hall parking lot and will have no appreciable impact to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features.**

I. The proposed development and use shall be designed, constructed, and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage. **The proposed Verizon Wireless facility does not require or involve any water supply, wastewater disposal, solid waste disposal, air quality protection methods, or surface water drainage.**

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

AGREEMENT

This Agreement made this ____ day of _____, 2022, between the City of Woodland Park with an address at 200 W South Avenue, Woodland Park, CO, 80863 hereinafter referred to as "Licensor" and Cellco Partnership d/b/a Verizon Wireless, with an address at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter referred to as "Licensee".

1. Licensor does hereby grant unto Licensee (i) a license to use a _____' by _____' area located at 220 W. South Avenue, Woodland Park, CO, 80863 which area is hereinafter referred to as "Property A", which are more described further on Exhibit A attached hereto and made a part hereof, with the right to place upon Property A, a communications facility ("Facility"). The Licensor also grants unto the Licensee the non-exclusive right-of-way for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks. Said right-of-way and Property A is generally described on Exhibit A attached hereto and made a part hereof. Further, the Licensee shall have the right to install and maintain conduits, pipes, cables and wires to its Facility within Property A as necessary to supply utility service and power to the Facility or as otherwise needed to service the Facility as reasonably determined by Licensee. Licensee shall operate all equipment onsite by means of a temporary power service drop provided by the local power provider, with no reliance on generators for power. Temporary power service to all equipment shall be metered

and paid for by Licensee. Licensee is required to obtain and maintain the appropriate City of Woodland Park land use approvals as well as comply with all conditions associated with said land use approvals.

2. The term of this Agreement shall be for a period of one (1) year and shall be effective on the first (1st) day of the month in which this Agreement is executed by all parties. This Agreement will renew automatically thereafter on an annual basis unless Licensee provides written notice of cancellation to Licensor (i) at least 90 days prior to the annual anniversary of the effective date of this Agreement, or (ii) of completion of construction and commencement of commercial operations at a different site to be determined.

3. The Licensee shall pay to the Licensor an annual fee of $4,920.00 to be paid in equal monthly installments on the first day of each month to Licensor or to such other person, firm or place as the Licensor may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date.

4. Licensee reserves the right to terminate this Agreement for any or no reason on thirty (30) days written notice to Licensor. Upon such termination, Licensee will remove all of its equipment and improvements and restore the Property to its original condition, within thirty (30) days of termination.

5. To the extent permissible by law, Licensor and Licensee shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of

the other party, or its employees, contractors or agents. Licensee shall maintain at its own expense during the term of this Agreement, commercial general liability insurance with a combined single limit of $1,000,000.00 for bodily injury and property damage. The Licensee shall provide a certificate of insurance to the Licensor as proof of said coverage. Except with respect to the indemnification set forth in this paragraph, neither party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

6. This Agreement may be sold, assigned or transferred by Licensee to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization, without the consent of the Licensor. As to any other parties, any sale, assignment or transfer must be with the written consent of the Licensor, which consent will not be unreasonably withheld.

7. Licensee agrees to pay Licensor penalties for any violations of this Agreement or of the Woodland Park Municipal Code or any other laws or regulations, including but not limited to operating without the appropriate permits and approvals. Penalty fees shall be paid in the amount of One Hundred Dollars ($100.00) per day the violation occurs and persists.

8. All notices hereunder must be in writing and shall be sent certified mail, return receipt requested, to:

Licensor: City of Woodland Park
200 W South Avenue
Woodland Park, CO, 80863

Licensee: Cellco Partnership d/b/a
Verizon Wireless 180
Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals the day and year first above written.

LICENSOR: City of Woodlandn Park

By:_____
Name:
Its:
Date:

LICENSEE: CELLCO PARTNERSHIP,
d/b/a Verizon Wireless

By:_____
Name:
Its:
Date:

Exhibit A
Description

(719) 689-2988 www.co.teller.co.us Fax (719) 686-7900

July 28, 2022

Via email to Marissa.Murray@verizonwireless.com

Verizon Business Group
Ms. Marissa Murray
10000 Park Meadows Dr.
Lone Tree, CO 80124

Re: Public safety concerns with Verizon connectivity issues in Teller County

Dear Ms. Murray:

The Teller County Office of Emergency Management and Board of County Commissioners request immediate attention from Verizon concerning a public emergency instigated by Verizon service connectivity deficiencies in our region. The County has received numerous complaints from residents, businesses, and first responder agencies that the unreliability of the Verizon service is negatively impacting public safety and commerce in the County. Ambulance providers, fire departments and law enforcement agencies are not able to utilize life-saving applications and messaging for emergency services. For example, 911 calls are not connecting and calls to first responder dispatch centers are routinely dropped. In addition, residents are experiencing significant gaps in Verizon service in areas that previously did not experience connectivity lapses. Businesses that rely on phone and tablet applications for service and payments are seriously impacted by Verizon's connectivity problems.

Our County administration and elected officials have previously reached out to Verizon with no solutions in sight. Our local media and newspapers are now covering the crisis and the impending emergency event.

We have communicated our serious concerns about this crisis situation to our representative with the Colorado State Emergency Management and Homeland Security Office. We request an immediate response and solutions from Verizon. We look forward to your prompt and meaningful response.

Jay Teague, Director
Teller County Office of Emergency Management
(719) 357-2468
OEM@co.teller.co.us

Dan Williams, Chairman
Teller County
Board of Commissioners
williamsd@co.teller.co.us

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 08/08/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Liberty Mutual Fire Ins Co	23035
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Verizon Wireless, LLC
1095 Avenue of the Americas
New York NY 10036 USA

COVERAGES **CERTIFICATE NUMBER:** 570094845285 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS,

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			TB2691550588142	06/30/2022	06/30/2023	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$2,000,000
	X XCU Coverage is Included						MED EXP (Any one person)	$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$1,000,000
	X POLICY PRO-JECT LOC						GENERAL AGGREGATE	$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	
	ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	
	DED RETENTION							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) N/A						E.L. EACH ACCIDENT	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	
							E.L. DISEASE-POLICY LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Installation (COW-Cell on Wheels) at Woodland Park, Colorado. City of Woodland Park is included as Additional Insured with respect to the General Liability policy.

CERTIFICATE HOLDER

City of Woodland Park
220 W. South Ave.
Woodland Park CO 80863 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

Holder Identifier :

Certificate No : 570094845285

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Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

Property Record Database

Account Information (provided by Assessor)

Account No R0021970
Parcel Id 6329.241260020
Notice of Value A PDF of the 2021 Notice of Value
Actual $749,989
Assessed $217,500
Tax Dist 63
Acct Type Exempt
School Dist RE-2
Acres 5.6600
Map No. 3029-24
Owner Name CITY OF WOODLAND PARK
Mailing Address PO BOX 9007
WOODLAND PARK, CO 80866
Physical Address 200 W SOUTH AVE
Area LAKE ADD

No Parcel Picture Found

Brief Legal Desc L1-4 B24 B24 1/2 LAKE ADD VAC ALLEY AS DESC 480002 B2 WP ORIGINAL VAC CENTER ST AS DESC DR29 CD 831 POR VAC SOUTH AVE BETWEEN CENTER ST-PARK ST

Brief Legal Description is not intended for use on legal documents

Show Map

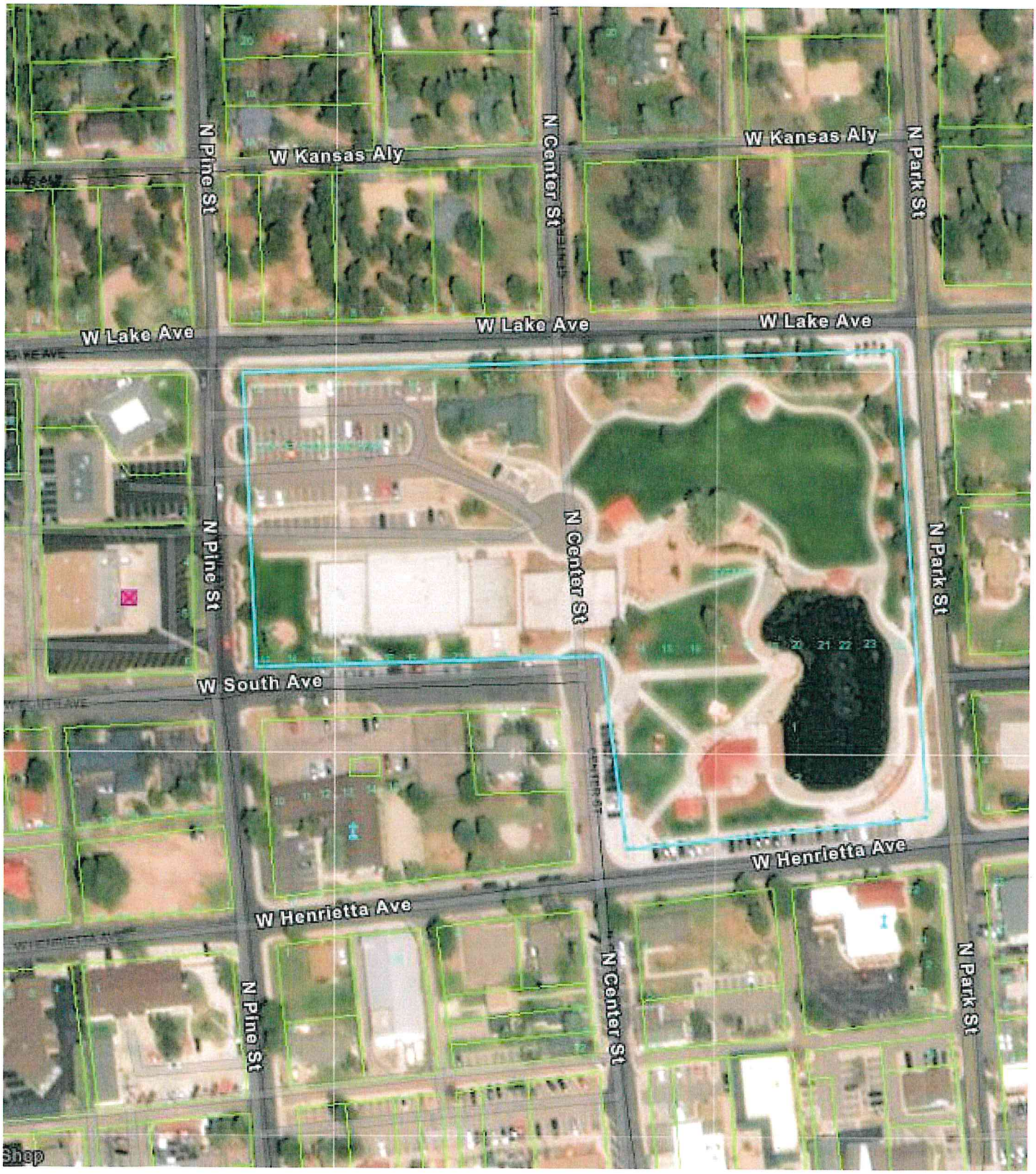
Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning P/SPL

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
Exempt	9149	5.6600
	TOTAL	**5.6600**

Building Information (provided by Assessor)


W Kansas Aly
W Kansas Aly
N Pine St
N Center St
N Park St
W Lake Ave
W Lake Ave
W Lake Ave
N Pine St
N Center St
N Park St
W South Ave
W Henrietta Ave
W Henrietta Ave
N Pine St
N Center St
N Park St
Shop

verizon

WOODLAND PARK COW 2
VZW TEMP LITE SITE
CONSTRUCTION DRAWINGS

SITE ADDRESS	COORDINATES
321 PINE ST WOODLAND PARK, CO 80863	38.99671° N 105.05518° W

PROJECT TEAM

Kimley»Horn
KIMLEY HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST, SUITE 1500
DENVER, CO 80237
ATTN: MATT FLECK - (720) 647-6159

verizon
VERIZON WIRELESS
10000 PARK MEADOWS DRIVE, SUITE 200
LONE TREE, CO 80124

VERIZON CONSTRUCTION:
CONSTRUCTION ENGINEER
ANDREW COLE
ANDREW.COLE@VERIZONWIRELESS.COM

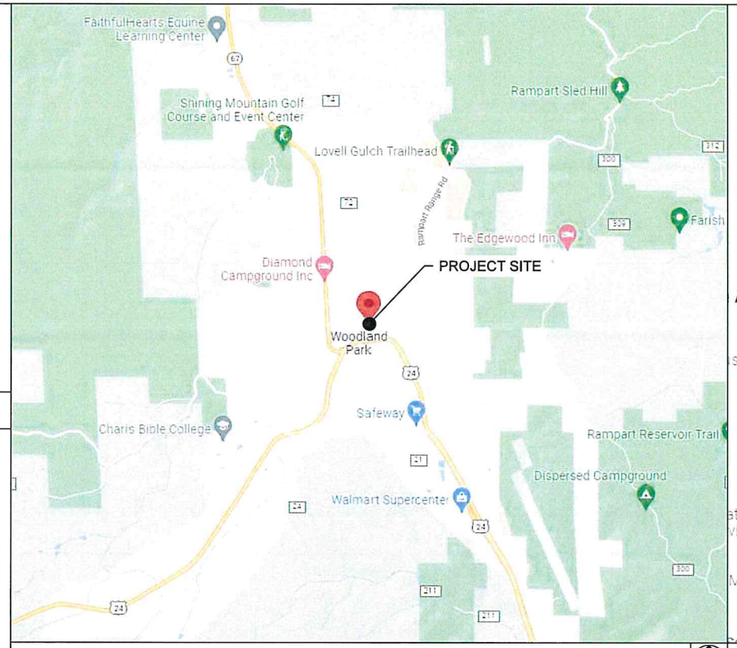
VERIZON RF ENGINEER:
JOSEPH DAVIS
JOSEPH.DAVIS3@VERIZONWIRELESS.COM

VERIZON REAL ESTATE:
MAUREEN LOPEZ
MAUREEN.LOPEZ@VERIZONWIRELESS.COM

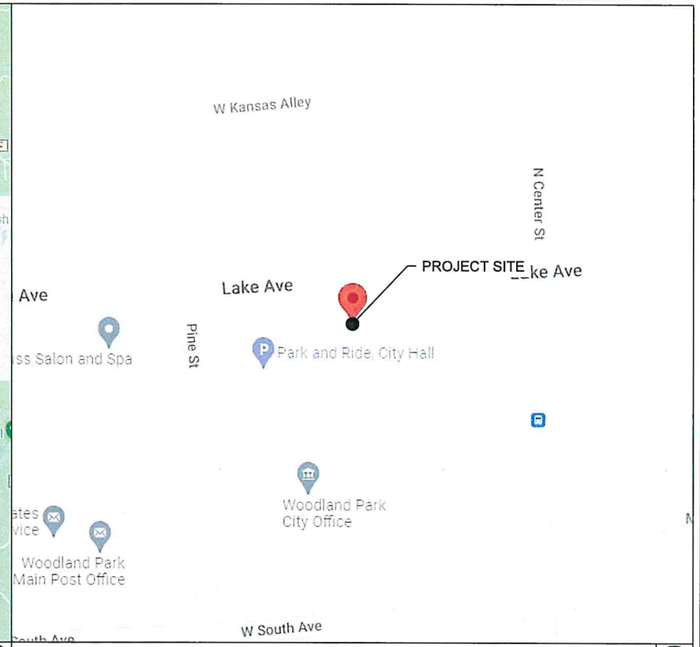
SITE ACQ. AGENT - FOR VZW
KAPPA CONSULTING LLC
KELLY HARRISON
KHARRISON@YMAIL.COM

PROJECT INFORMATION

SITE NAME:	WOODLAND PARK COW 2
JURISDICTION:	CITY OF WOODLAND PARK
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B-UNMANNED
TOP OF ANTENNA:	60'-0"
TOP OF STRUCTURE HEIGHT:	59'-6"
NUMBER OF STORIES:	N/A
GROSS BUILDING AREA:	N/A
OCCUPANT LOAD:	2 / UNMANNED
BUILDING CODE:	IBC 2015 WITH LOCAL AMENDMENTS
ELEVATION:	8492' (NAVD88)



REGIONAL MAP



VICINITY MAP

SHEET INDEX

NAME	DESCRIPTION
T-1	TITLE SHEET
N-1	OVERALL SITE PLAN
N-2	GENERAL NOTES II
C-1	GENERAL NOTES I
C-2	SITE PLAN
C-3	EQUIPMENT PLAN
C-4	ELEVATION PLAN
C-5	DETAILS
C-6	MOUNT DETAILS
U-1	UTILITY PLAN
E-1	ELECTRICAL ONE-LINE

CODE ANALYSIS

FIRE SAFETY CODE:	IFC 2015	BUILDING CODE:	IBC 2015 WITH LOCAL AMENDMENTS
USE GROUP:	U-UTILITY	ELECTRICAL CODE:	NEC 2014
CONSTRUCTION TYPE:	IIB		

PROJECT SUMMARY

THIS PROJECT CONSISTS OF A TEMPORARY LITE SITE TO BRIDGE SERVICE UNTIL A PERMANENT SITE CAN BE BUILT:

TO BE REMOVED:
- EXISTING C.O.W. EQUIPMENT

TO BE INSTALLED:
- TEMPORARY LITE SETUP W/ POLE AND CABINETS
- (3)-NHHSS-65B-R2BT4 ANTENNAS (1 PER SECTOR)
- (3)-NHH-65B-R2B ANTENNAS (1 PER SECTOR)
- (3)-COMMSCOPE BSAMNT-SBS-1-2 BRACKET
- (3)-ERICSSON 4449 RADIOS
- (3)-ERICSSON 8843 RADIOS
- (3)-4408 B48 RADIOS
- (1)-6627 OVP, (1)-6x12 HYBRID CABLE
- (1)-6648 BBU, (1)-6630 BBU
- TOWABLE GENERATOR

REFERENCED DOCUMENTS:
RFDS: 10/10/22 EME: XX/XX/XXXX MACRO CALC: XX/XX/XXXX
VERIFY THE MOST CURRENT DOCUMENTS PRIOR TO CONSTRUCTION

COLOR STANDARDS

GRAY #1 (E) EASEMENT		ORANGE FIBER	
PURPLE (P) LEASE AREA		TAN ANTENNAS	
BLUE GRAY ACCESS/UTILITY		RED PENETRATIONS	
BLUE #1 HYBRID CABLES/COAX		UMBER (P) UTILITY EASEMENT	
BLUE #2 RRHs		GRAY #2 WALL HATCH	
GREEN DC POWER		GRAY #3 EXISTING	

DRIVING DIRECTIONS

- START FROM 10000 PARK MEADOWS DRIVE, LONE TREE CO, 80124
- DEPART AND TURN RIGHT ONTO PARK MEADOWS DR
- USE THE MIDDLE LANE TO TURN LEFT ONTO LINCOLN AVE
- USE THE RIGHT LANE TO MERGE ONTO I-25 S
- USE THE RIGHT TWO LANES TO TAKE EXIT 141 FOR US-24 W TOWARD CIMARRON ST
- KEEP RIGHT AT THE FORK AND MERGE ONTO US-24 W
- TURN RIGHT ONTO PINE ST
- TURN RIGHT AFTER 0.2 MILES
- SITE WILL BE ON THE LEFT

811 Know what's below. Call before you dig.

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   GENERAL CONTRACTOR
   CONTRACTOR: (CONSTRUCTION)
   OWNER – VERIZON
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND VERIZON PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
22. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
23. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
24. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
25. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION.
26. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
27. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
28. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
29. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
30. ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
31. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION. APPROXIMATELY 2 TIMES PER MONTH.
32. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED. OR WHERE CODES OR REGULATIONS TAKE PRECEDENCE.
33. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
34. ALL EQUIPMENT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THE FINAL LOCATION ARE TO BE APPROVED BY CONSTRUCTION MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND CLEARANCE REQUIRED BY OTHERS RELATED TO SAID EQUIPMENT.
35. ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES,REGULATIONS AND LAWFUL ORDERS OF GOVERNING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
36. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS–BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CONSTRUCTION MANAGER.
37. PHOTOS SHALL BE TAKEN OF THE SITE AT THE REQUEST OF THE CONSTRUCTION MANAGER. ALL WORK TO BE BURIED OR HIDDEN MUST BE PHOTO GRAPHED AND INSPECTED BY THE CONSTRUCTION MANAGER PRIOR TO BACKFILLING ETC. UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER.

STRUCTURAL STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
7. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB, ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH.

CODES:

1. AT A MINIMUM, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. IBC 2015 VERSION OF THE INTERNATIONAL BUILDING CODE.
   B. NEC 2014 VERSION OF THE NATIONAL ELECTRIC CODE.
   C. FOR VERIZON STANDARDS USE NETWORK STANDARD VERIZON GUIDELINES.
   D. AMERICAN CONCRETE INSTITUTE. ACI 318–05, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   E. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 9TH EDITION, MANUAL OF STEEL CONSTRUCTION.
   F. AMERICAN WELDING SOCIETY, AWS D1.1 2002 EDITION, STRUCTURAL WELDING CODE.
   G. STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS: ANSI/TIA–222–G–2009
   H. FIRE SAFETY CODEIFC 2015

COAXIAL CABLE NOTES:

1. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
2. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
3. CONTRACTOR SHALL VERIFY THE DOWN–TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
4. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'–0" OC.
5. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
6. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE.

GENERAL CABLE & EQUIPMENT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
2. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR SHALL REFERENCE THE STRUCTURAL ANALYSIS / DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION / ROUTING.
4. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
5. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
   A. TEMPERATURE SHALL BE ABOVE 50° F.
   B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
   C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
   D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
6. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'–0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.
7. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

RF CONNECTOR REQUIREMENTS:

1. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
2. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
   A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
   B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
3. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB–FT (12 NM).
4. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB–FT (58 NM).
5. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
6. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18–22 LB–FT (24.4 – 29.8 NM).
7. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15–20 LB–IN (1.7 – 2.3 NM)

ABBREVIATIONS LIST:

VZW – VERIZON WIRELESS
FCC – FEDERAL COMMUNICATIONS COMMISSION
POC – POINT OF CONNECTION
RF – RADIO FREQUENCY
R.O.W. – RIGHT OF WAY
E.O.P. – EDGE OF PAVEMENT
NEC – NATIONAL ELECTRIC CODE
TIA – TELECOMMUNICATIONS INDUSTRY ASSOCIATION
A – AMPS
V – VOLTS
PVC – POLYVINYL CHLORIDE

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

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REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
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KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
GENERAL NOTES I

SHEET NUMBER:
N-1

DEMOLITION:

1. EXISTING WORK SITE CONDITIONS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, WORK DAMAGED BY CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING WORK.
2. AT THE END OF EACH WORK DAY AND DURING INCLEMENT WEATHER, CLOSE ALL EXTERIOR OPENINGS WITH WEATHERPROOF COVER.
3. DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST. REMOVE DEBRIS AND RUBBISH FROM THE SITE DAILY. DO NOT ALLOW DEBRIS AND TRASH TO ACCUMULATE ON SITE.
4. INSPECTIONS: REQUIRED BUILDING INSPECTORS SHALL BE ARRANGED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS. UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
5. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. ALL DISTURBED LANDSCAPING SHALL BE REPLACED, RESERVED, AND REGROWN TO MATCH THE ORIGINAL CONDITIONS. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
6. IF NECESSARY. RUBBISH, STUMPS, DEBRIS, STICKS. STONES AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

GROUNDING NOTES:

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
2. ALL GROUNDING DEVICES SHALL BE UL APPROVED OR LISTED FOR THEIR INTENDED USE.
3. ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUND WIRES SHALL BE #2 AWG BARE SOLID COPPER UNLESS NOTED OTHERWISE.
5. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC (CADWELDS) TO GROUND RODS, GROUND RING WIRE, AND FENCE POSTS UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZED PAINT.
6. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET.) CLEAN GROUND BAR TO SHINY METAL AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
7. GROUND CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 8" RADIUS.
9. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE, INC.) PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR APPROVED EQUAL.
10. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION APPLY APPROPRIATE ANTI OXIDATION PAINT.

RACEWAY NOTES:

1. CONDUIT AND CONDUIT FITTINGS SHALL MEET ANSI AND NEC STANDARDS FOR MATERIALS AND WORKMANSHIP AND SHALL BE UL LISTED.
   A. RIGID STEEL CONDUIT (FOR ALL ABOVE GRADE WORK) SHALL CONFORM TO ANSI C80-I AND THE REQUIREMENTS OF NEC PARAGRAPH 346 AND BE STANDARD WEIGHT, MILD RIGID STEEL, HOT DIP GALVANIZED WITH INSIDE AND OUTSIDE FINISHED WITH A PROTECTIVE ZINC COATING.COUPLING, ELBOWS AND BENDS SHALL MEET THESE SAME REQUIREMENTS. FITTINGS SHALL BE OF THE GALVANIZED IRON OR STEEL THREADED TYPE.
   B. PVC CONDUIT (FOR UNDERGROUND WORK) SHALL CONFORM TO UL STANDARD 651-89 AND THE REQUIREMENTS OF NEC. PARAGRAPH 347. CONDUIT SHALL BE HEAVY WALL TYPE, SCHEDULE 80, AND SUNLIGHT RESISTANT. FITTINGS SHALL BE OF THE UNTHREADED SOLVENT CEMENT TYPE.
   C. EMT CONDUIT (FOR USE BEHIND WALLS OR ABOVE SUSPENDED CEILINGS ONLY), ELECTRIC METALLIC TUBING SHALL CONFORM TO ANSI C80.3 AND THE REQUIREMENTS OF NEC, PARAGRAPH 348 AND BE PROTECTED ON EXTERIOR WITH A ZINC COATING AND ON INTERIOR SURFACES WITH EITHER A ZINC COATING OR LACQUER ENAMEL. FITTINGS SHALL BE ZINC COATED STEEL. MINIMUM CONDUIT SIZE SHALL BE 3/4 INCH, SIZES NOT SHOWN ON DRAWINGS SHALL BE PER NEC.
2. ALL SPARE CONDUITS SHALL HAVE A METALLIC OR MULL TAPE.
3. CONDUIT SUPPORTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE NEC.

HOLES, SLEEVES AND OPENINGS:

1. PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL SURFACES DAMAGED TO MATCH EXISTING AND SURROUNDING SURFACES. MAINTAIN INTEGRITY FOR ALL FIRE AND SMOKE RATED BARRIERS USING APPROVED FIRE STOPPING SYSTEMS.
2. WHEN CUTTING HOLES, SLEEVES, AND OPENINGS CONTRACTOR SHALL NOT CUT, DAMAGE OR DISTURB STRUCTURAL ELEMENT OR REINFORCING STEEL UNLESS APPROVED IN WRITING BY THE PROJECTS STRUCTURAL ENGINEER.
3. CONDUIT PENETRATIONS CORE DRILLING HOLES SHALL BE SIZED SO THAT AND ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN LIEU OF CORE DRILLED, PROVIDE SLEEVE IN ROUGH OPENING. SIZE SLEEVES TO PROVIDE AN ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND THE SLEEVE TO MATCH SURROUNDING SURFACES.

CONDUCTOR NOTES:

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET REQUIRED NEMA-RATINGS, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
   A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 200 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WHITE MARKING AT EACH TERMINATION.
   B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL COPPER 200 VOLT, TYPE THHN/THWN WITH A MINIMUM SIZE OF #12 AWG.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, INSULATING MATERIALS, SUPPORT GRIPS, MARKER AND CABLE SHALL BE FURNISHED AND INSTALLED. THE SUPPLIERS INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C-576 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-T-10727. INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL SERRATED, AND THE EXTERIOR SURFACE OF THE CONNECTOR BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.
4. TERMINAL CONNECTORS FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE, BURNDY QUIKLUG, ARILUG OR ACCEPTABLE EQUAL; OR COMPRESSION TYPE; BURNDY TYPE YAV OFR YA (LONG BARREL), PANDUIT TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATEDIOO AMPERES OR LESS, OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 60 DEG. C (140 DEG F). CONDUCTORS WITH HIGHER TEMPERATURE SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 60 DEG.C (140 DEG.F) AMPACITY CONDUCTOR SIZE USED.
6. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN:
   A. SHALL BE USED ONLY FOR CONDUCTORS RATED 75 DEG.C (167 DEG.F). CONDUCTORS WITH HIGH TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASE ON THE 75 DEG.C (167 DEG.F) AMPACITY CONDUCTOR SIZE USED.
7. ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF "SCOTCHFILL" 200 AMP ELECTRICAL INSULATING PUTTY THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S "33 PLUS" (33+) PLASTIC TAPE OR 88 OUTDOOR.
8. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF NATIONAL ELECTRICAL CODE, IN ACCORDANCE AND ANY LOCAL CODE.
9. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE CADWELD PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL ALL CABLE TO CABLE SPLICES (TEES, XS, ETC.) ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY CADWELD AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND PROCEDURES.

HANGERS AND SUPPORT:

1. MATERIALS: ALL HANGERS, SUPPORTS, FASTENERS, AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY, AND SHALL BE MANUFACTURED PRODUCTS DESIGNED FOR THE APPLICATION. PRODUCTS & MATERIALS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.
2. TYPES: HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.
3. INSTALLATION: RIGIDLY SUPPORT AND SECURE ALL MATERIALS, RACEWAY AND EQUIPMENT TO BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE, MATERIALS AND LOADS ENCOUNTERED, PROVIDE ALL NECESSARY HARDWARE, PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
4. OVERHEAD MOUNTING: ATTACH OVERHEAD MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK.
5. WALL MOUNTING: SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY. CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.
6. EXTERIOR WALLS: MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OF EXTERIOR BUILDING WALLS AT LEAST ONE INCH AWAY FROM WALL SURFACE, USING SUITABLE SPACERS.
7. STRUCTURAL MEMBERS: DO NOT CUT, DRILL OR WELD ANY STRUCTURAL MEMBER EXCEPT SPECIFICALLY APPROVED BY THE ENGINEER.
8. INDEPENDENT SUPPORT: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS.

HANGERS AND SUPPORT (CONTINUED):

9. RACEWAY SUPPORTS: RIGIDLY SUPPORT ALL RACEWAY WITH MAXIMUM SPACING PER NEC. AND SO AS TO PREVENT DISTORTION OF ALIGNMENT DURING PULLING OPERATION, USE APPROVED HANGERS,CLAMPS AND STRAPS FOR INDIVIDUAL RUNS. DO NOT USE PERFORATED STRAPS OR TIE WIRES. WHERE MULTIPLE PARALLEL RACEWAYS ARE TO RUN TOGETHER, USE TRAPEZE TYPE HANGER ARRANGEMENT MADE FROM U-CHANNEL AND ACCESSORIES. SUSPENDED FOR FUTURE INSTALLATION OF ADDITIONAL RACEWAYS, RIGIDLY ANCHOR VERTICAL CONDUITS SERVING FLOOR MOUNTED OR "ISLAND" TYPE EQUIPMENT MOUNTED AWAY FROM WALLS WITH METAL BRACKET OR RIGID STEEL CONDUIT EXTENSION SECURED TO FLOOR.
10. MISCELLANEOUS SUPPORTS: PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS, AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.
11. ONE HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

Kimley»Horn

4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

GENERAL
NOTES II

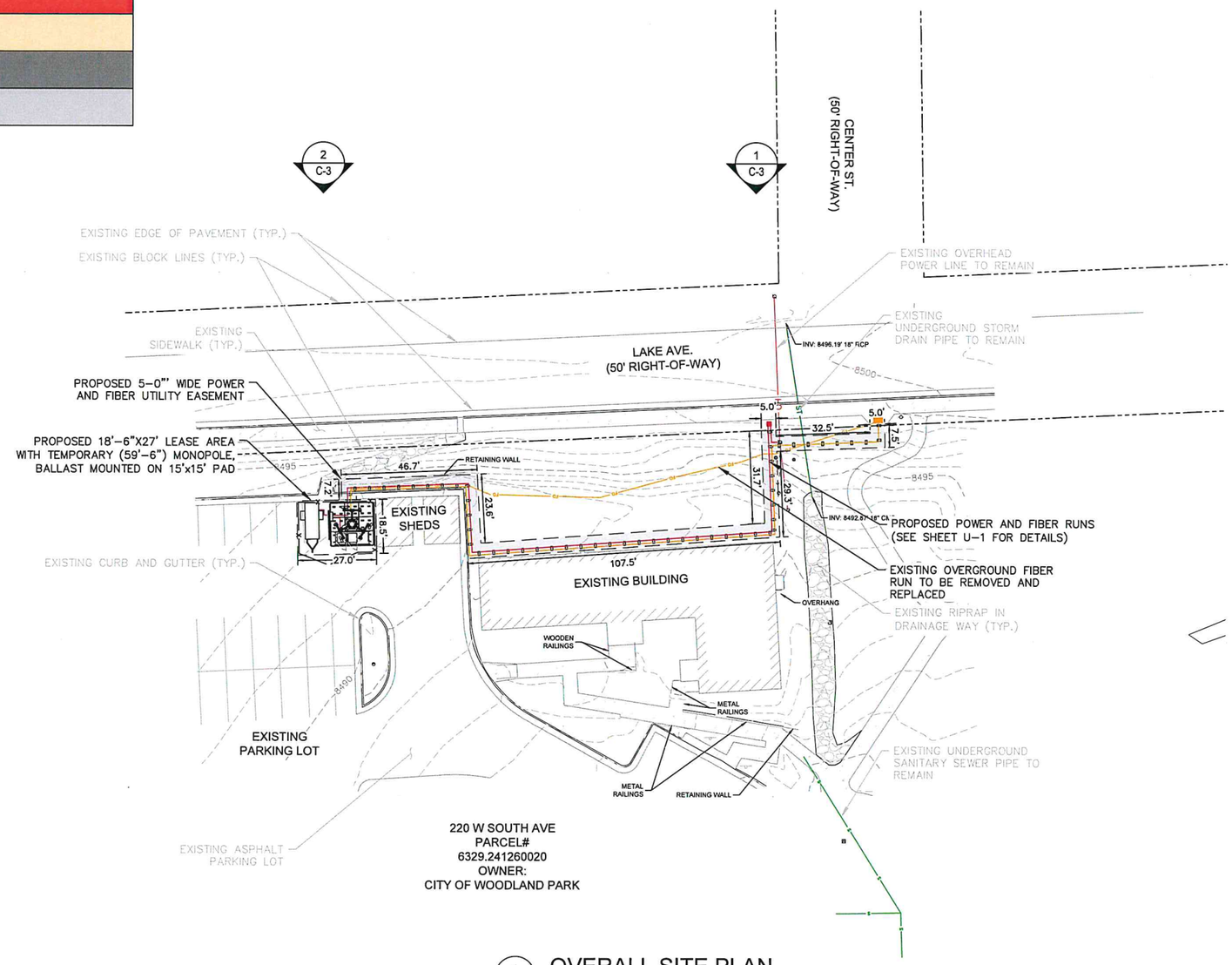
SHEET NUMBER:

N-2

COLOR STANDARDS			
GRAY #1 (E) EASEMENT		ORANGE FIBER	
PURPLE (P) LEASE AREA		TAN ANTENNAS	
BLUE GRAY UTILITY EASEMENT		RED PENETRATIONS	
BLUE #1 HYBRID CABLES/COAX		UMBER (P) UTILITY EASEMENT	
BLUE #2 RRHs		GRAY #2 WALL HATCH	
GREEN DC POWER		GRAY #3 EXISTING	

LEGEND

WATER LINE		STORM SEWER	
SANITARY SEWER		UG ELECTRIC	
GAS		ELECTRIC	
FIBER LINE		OH ELECTRIC	
OH TELCO		UG UTILITIES	
UG TELCO		OH UTILITIES	
EXISTING FENCE		EX 1' CONTOUR	
PROPOSED FENCE		EX 5' CONTOUR	
RIGHT OF WAY		SIGNAGE	
PROPERTY LINE		CATCH BASIN	CB
WATER METER	WM	STORM MANHOLE	D
WATER VALVE		STORM DRAIN INLET	
WATER VALVE		SANITARY SEWER MH	S
WATER MANHOLE	W	POWER POLE	
TELCO PEDESTAL		ELECTRIC HANDHOLE	E
TELCO VAULT		ELECTRIC METER	EM
TELCO FIBER MANHOLE	FC	ELECTRIC TRANSFORMER	ET
TELCO MH	T	ELECTRIC CABINET	EC
TELCO FIBER VAULT	FV	ELECTRIC EQUIPMENT	EQ
TELEVISION EQUIPMENT	TO	TRAFFIC SIGNAL BOX	TS
GAS VAULT		ELECTRIC MANHOLE	E
GAS METER	GM	LIGHT POLE	
GAS MANHOLE	G	TRAFFIC SIGNAL	
		ELECTRIC DOWN GUY	



1 C-1 **OVERALL SITE PLAN**
SCALE: 1" = 20'
SCALE BASED ON 24"X36" ONLY

NORTH

GRAPHIC SCALE
0 5 10 20
(IN FEET)

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verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

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DENVER, CO 80237
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WWW.KIMLEY-HORN.COM

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DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

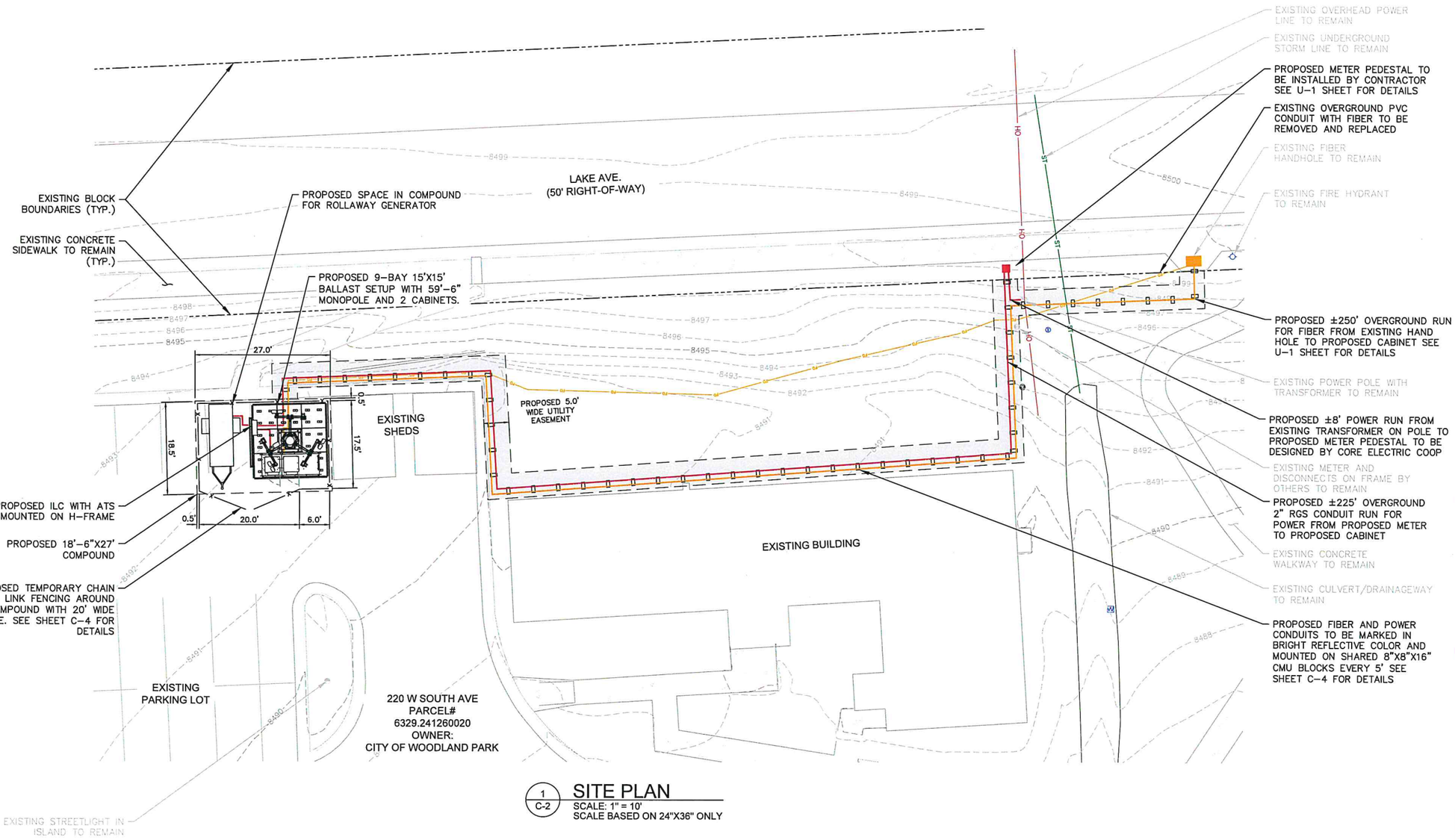
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1



1 / C-2 **SITE PLAN**
SCALE: 1" = 10'
SCALE BASED ON 24"X36" ONLY

NORTH

GRAPHIC SCALE
0 5 10 20
(IN FEET)

verizon

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WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

SITE PLAN

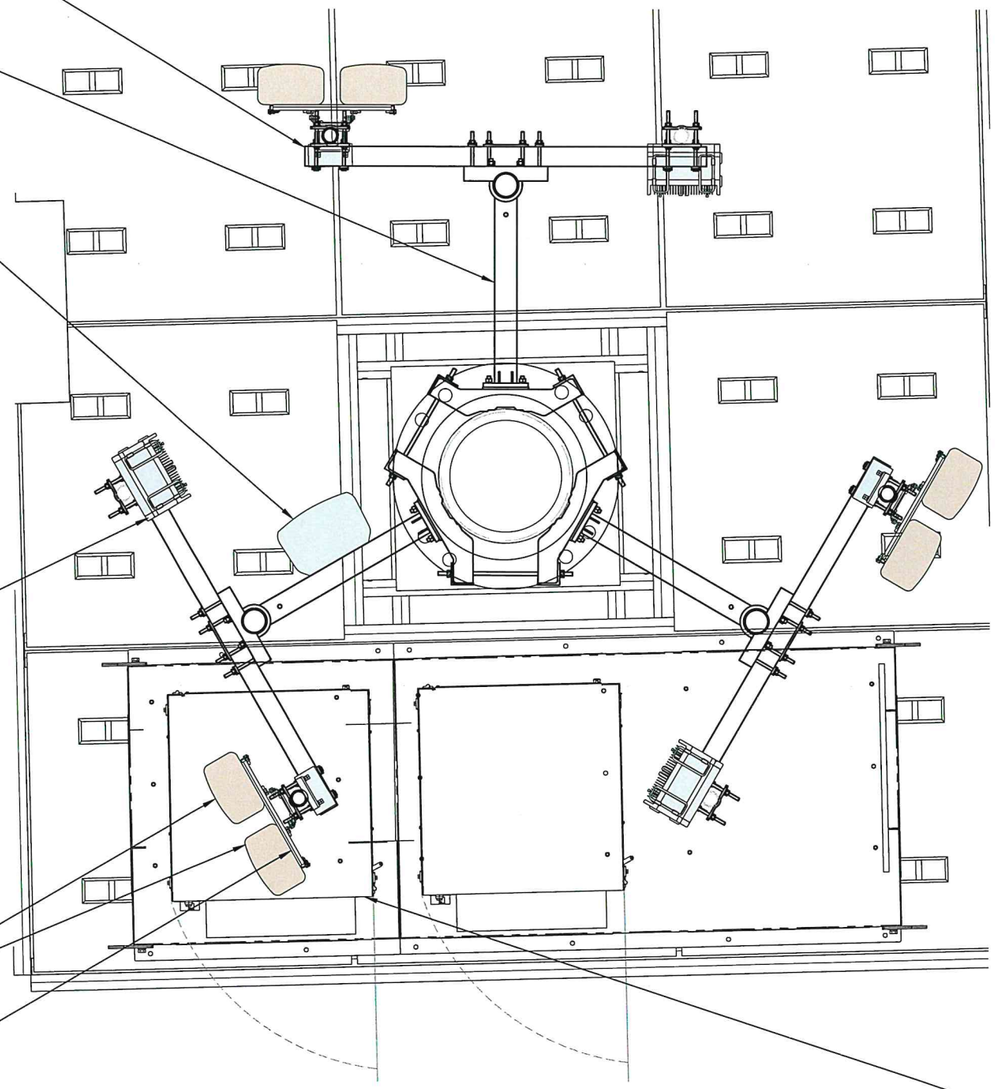
SHEET NUMBER:

C-2

PROPOSED 4408 CBRS RADIO TO BE MOUNTED BEHIND ANTENNA NEAR BASE OF ANTENNA (TYP. PER SECTOR)

PROPOSED SITEPRO1 RMV5-SQNP STANDOFF MOUNT (TYP. PER SECTOR) SEE SHEET C-6 FOR DETAILS

PROPOSED RAYCAP 6627 MOUNTED TO STANDOFF ARM



PROPOSED ERICSSON 8843 AND 4449 RADIOS MOUNTED TO PIPE MOUNT (TYP. PER SECTOR)

PROPOSED COMMSCOPE NHHSS-65B-R2BT4 AND NHH-65B-R2B ANTENNAS ATTACHED TO PROPOSED DUAL-MOUNT (TYP. PER SECTOR)

PROPOSED COMMSCOPE BSAMNT-SBS-1-2 DUAL ANTENNA MOUNT (TYP. PER SECTOR) SEE SHEET C-6 FOR DETAILS

PROPOSED EQUIPMENT CABINET WITH:
(1)-6630 BBU
(1)-6648 BBU

1 / C-3 EQUIPMENT PLAN
SCALE: 1" = 1'
SCALE BASED ON 24"X36" ONLY

NORTH

GRAPHIC SCALE
0 0.5 1 2
(IN FEET)

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SUITE 200, LONE TREE CO, 80124

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FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

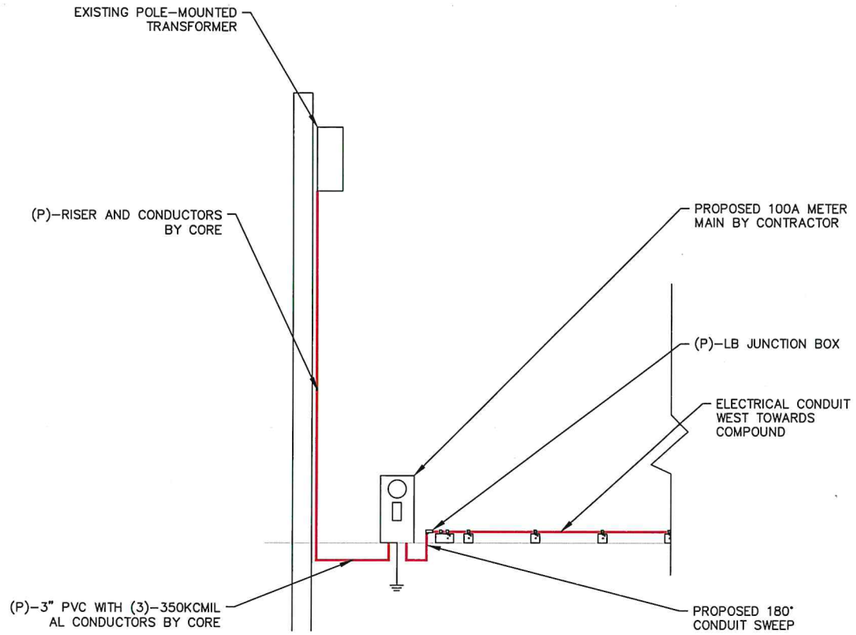
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

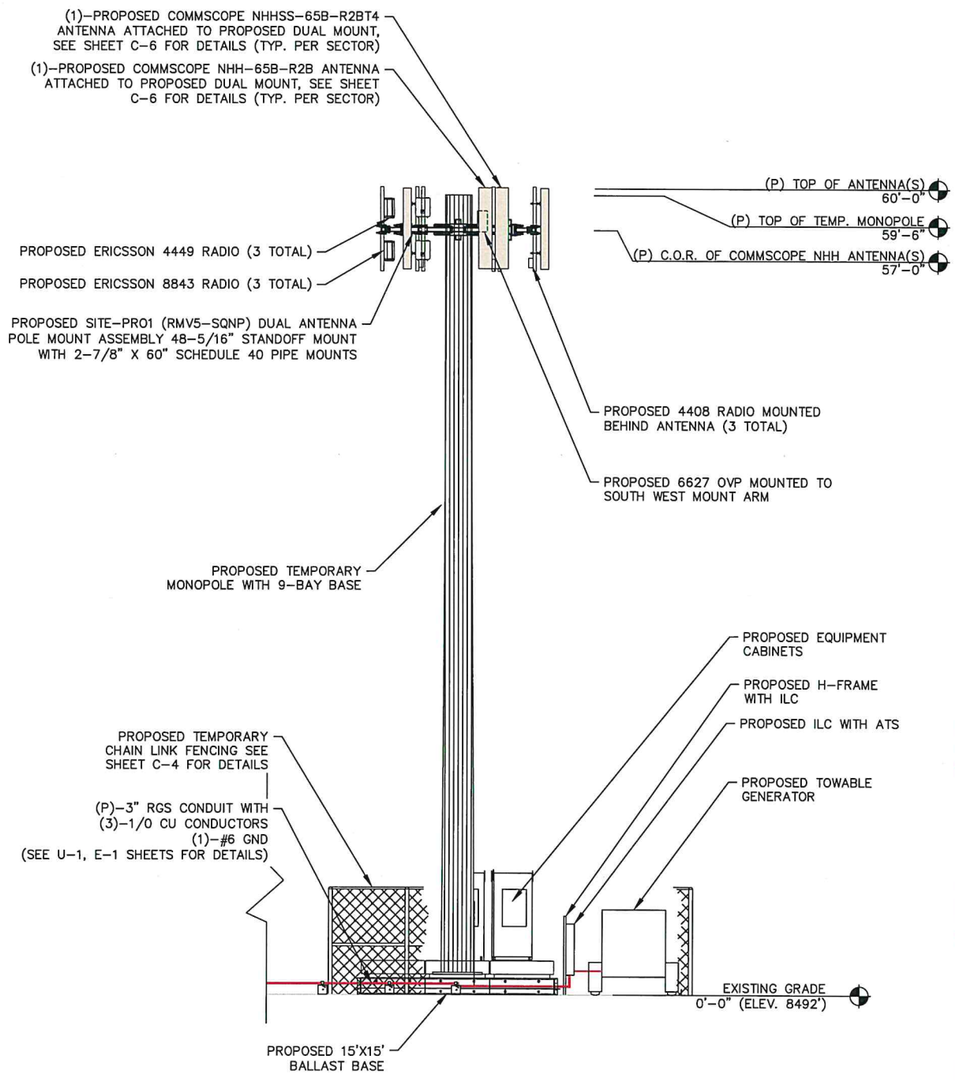
EQUIPMENT PLAN

SHEET NUMBER:

C-3



1 C-4 **PROPOSED NORTH ELECTRICAL CONNECT ELEVATION**
N.T.S.
SCALE BASED ON 24"X36" ONLY



2 C-4 **PROPOSED NORTH COMPOUND ELEVATION**
SCALE: 1" = 5'
SCALE BASED ON 24"X36" ONLY

811 Know what's below. Call before you dig.

GRAPHIC SCALE
0 2.5 5 10
(IN FEET)

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10000 PARK MEADOWS DRIVE
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A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER: 196015042

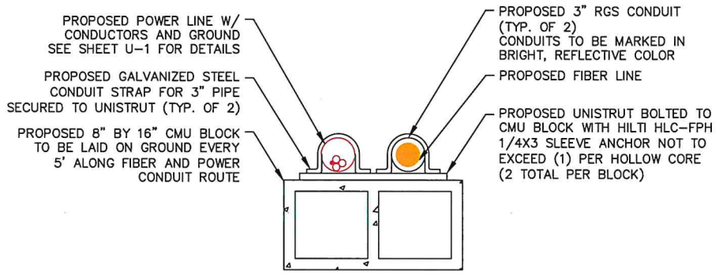
ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2

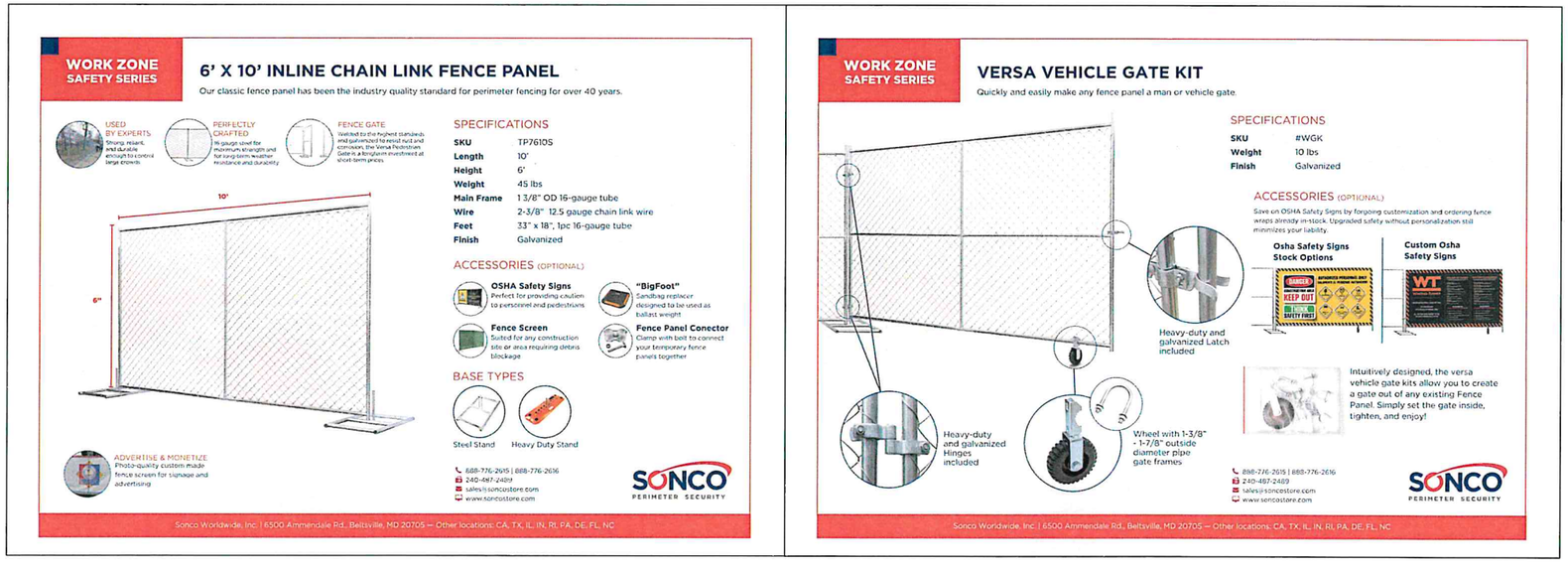
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
PROPOSED ELEVATION PLAN

SHEET NUMBER:
C-4



1 C-5 PROPOSED CONDUIT BASE DETAIL
SCALE: N.T.S.



2 C-5 PROPOSED TEMPORARY CHAINLINK FENCE AND GATE DETAIL
SCALE: N.T.S.

NOTE:
1. CONTRACTOR TO UTILIZE ABOVE FENCING OR APPROVED EQUIVALENT

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DRAWN BY: MAK | CHECKED BY: MFF

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ENGINEER SEAL:
FOR REVIEW

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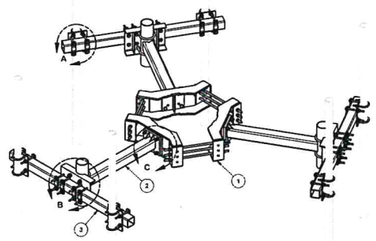
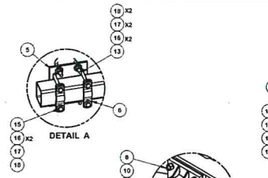
WOODLAND PARK
COW 2

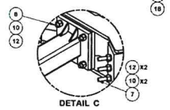
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

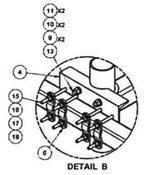
SHEET TITLE:
EQUIPMENT ROOM PLAN

SHEET NUMBER:
C-5









PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	3	X-SV197-36	SUPPORT ARM WELDMENT - 36"		67.93	203.80
3	3	SQ360	3 1/2" X 60" SQUARE TUBE	60 in	43.23	129.70
4	3	X-SP216	LARGE SUPPORT CROSS PLATE		20.83	62.48
5	6	SCX4	CROSSOVER PLATE	8 1/2 in	6.02	36.13
6	24	X-100064	CLAMP (4" V-CLAMP) GALVANIZED		0.91	21.91
7	9	GS8R-24	5/8" x 24" THREADED ROD (HDG.)	24 in	0.40	3.59
7	9	GS8R-14	5/8" x 14" THREADED ROD (HDG.)		0.40	3.59
8	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2 3/4 in	0.36	4.27
9	12	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.41
10	42	GS8LW	5/8" HDG LOCKWASHER		0.03	1.10
11	12	A58NUT	5/8" HDG A325 HEX NUT		0.13	1.56
12	30	GS8NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	3.90
13	6	X-UB5458	5/8" X 4-5/8" X 7" X 3" U-BOLT (HDG.)		0.26	1.54
13	12	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)		0.70	8.38
14	12	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.63	7.50
15	48	G12065	1/2" x 6-1/2" HDG HEX BOLT GR5 FULL THREAD	6 1/2 in	0.41	19.66
16	120	G12FW	1/2" HDG USS FLATWASHER	3/32 in	0.03	4.09
17	72	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01	1.00
18	72	G12HUT	1/2" HDG HEAVY 2H HEX NUT		0.07	5.16
					TOTAL WT. #	754.52

TOLERANCE NOTES

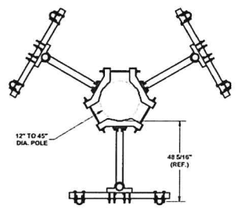
TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
ALL OTHER ASSEMBLY *(± 0.060")*

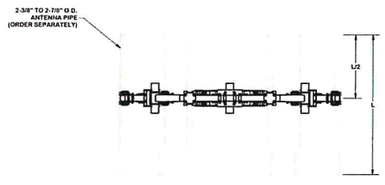
PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT SITE PRO 1 AND CONSTITUTE A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

DESCRIPTION: MONOPOLE TRIPLE T-ARM FOR 6 ANTENNAS

SITE PRO 1 — Engineering Support Team: 1-888-753-7446 — Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX — A valmont company

CFD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	REV
	CEK 4/26/2017		RMV5-SQNP	A
CLASS	SUB	DRAWING USAGE	CHECKED BY	DWG. NO.	SHEET
81	01	CUSTOMER	BMC 5/12/2017	RMV5-SQNP	2 OF 2





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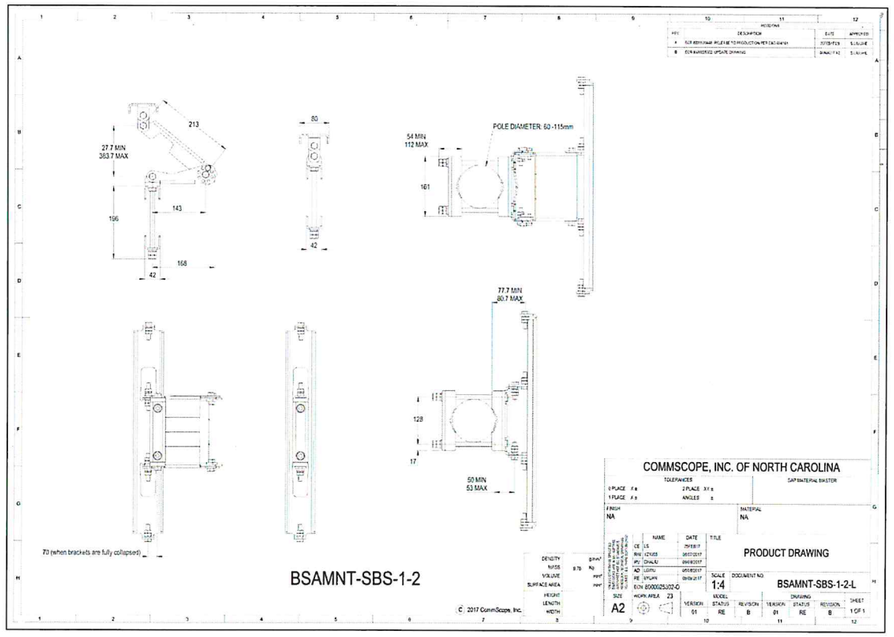
	CEK 4/26/2017		RMV5-SQNP	A
CLASS	SUB	DRAWING USAGE	CHECKED BY	DWG. NO.	SHEET
81	01	CUSTOMER	BMC 5/12/2017	RMV5-SQNP	2 OF 2

1 C-6 PROPOSED TOWER MOUNT DETAILS
SCALE: N.T.S.



2 C-6 PROPOSED DUAL MOUNT DETAILS
SCALE: N.T.S.

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WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: MAK | CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ANTENNA MOUNT DETAILS

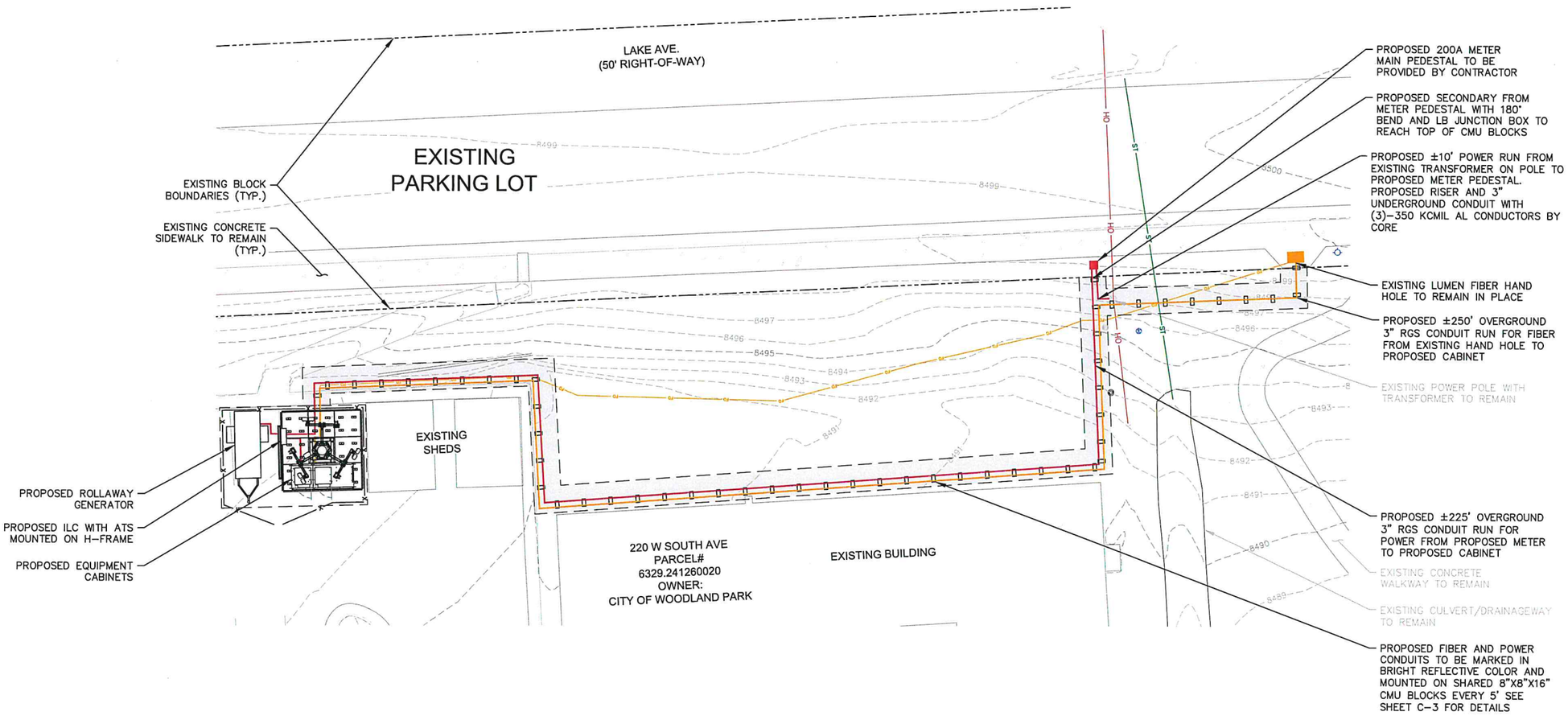
SHEET NUMBER:

C-6

UTILITY PLAN SCHEDULE

QUANTITY	ITEM	DESCRIPTION	LENGTH	PROVIDED BY	INSTALLED BY
1	CONDUIT FOR FIBER	(1)–2" RGS CONDUIT STRAPPED TO CMU BLOCKS	250'±	CONTRACTOR	CONTRACTOR
1	RISER FROM TRANSFORMER TO POLE BASE	TBD	20'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUIT FROM POLE TO METER PEDESTAL FOR POWER	(1)–3" PVC	8'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUCTORS TRANSFORMER TO METER PEDESTAL FOR POWER	(3)–350 KCMIL AL	28'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUIT FROM POWER PEDESTAL TO PROPOSED LOAD CENTER	(1)–3" RGS CONDUIT STRAPPED TO CMU BLOCKS	225'±	CONTRACTOR	CONTRACTOR
1	CONDUCTORS FROM SECONDARY BOX TO PROPOSED CABINET	(3)–1/0 CU CONDUCTORS, (1)–#6 GND	225'±	CONTRACTOR	CONTRACTOR
1	CONDUIT AND CONDUCTORS FROM GENERATOR TO LOAD CENTER	(P)–2" CONDUIT WITH (3)–1/0 CU CONDUCTORS	10'±	CONTRACTOR	CONTRACTOR
1	DISCONNECT	100A BREAKER–TYPE	X	CONTRACTOR	CONTRACTOR
1	METER SOCKET	METER MAIN AT PEDESTAL	X	CONTRACTOR	CONTRACTOR
1	METER PEDESTAL	100A METER MAIN PEDESTAL AND SERVICE GROUND	X	CONTRACTOR	CONTRACTOR

NOTES:
1. SERVICE SHALL BE 120/240V 1ø, 3W, 100A
2. CONTRACTOR TO COORDINATE INSPECTION WITH THE CORE ELECTRIC COOP
3. SERVICE OUTAGES TO BE COORDINATED BY VERIZON/CONTRACTOR WITH EXISTING METERS ON TRANSFORMER (BOTH OWNED BY CITY OF WOODLAND PARK)



1 / U-1 SITE PLAN
SCALE: 1" = 10'
SCALE BASED ON 24"X36" ONLY

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

Kimley»Horn

4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

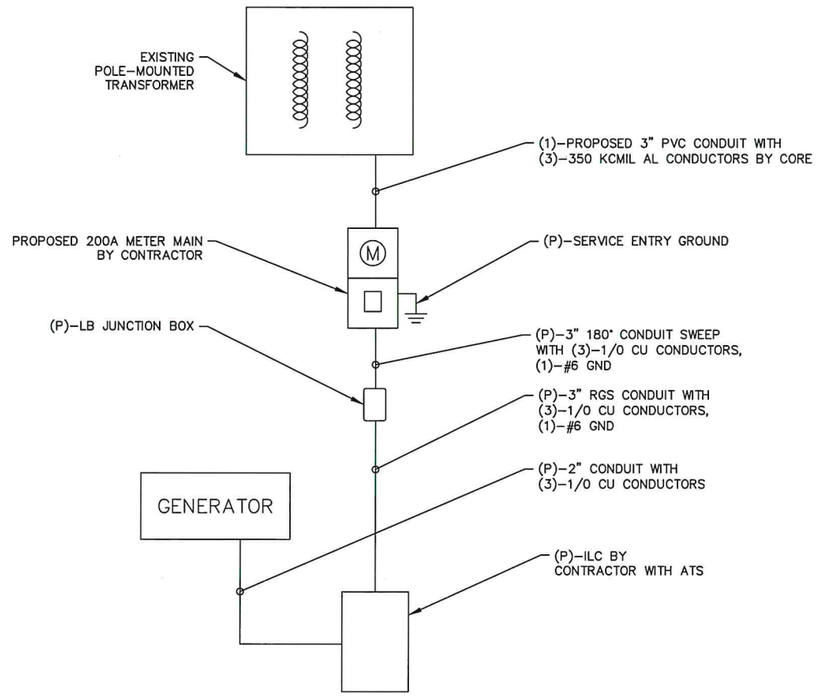
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

U-1



1 / E-1 PROPOSED ELECTRICAL ONE-LINE
N.T.S.

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

Kimley»Horn

4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: MAK | CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ELECTRICAL
ONE-LINE

SHEET NUMBER:

E-1

REVIEW COMMENTS

Date: December 22, 2022
Project: Verizon Temporary Lite Site – SUP2022-01

After staff review, the submitted Site Plan **requires revisions** prior to final approval.

For Municipal Code and Engineering Specification Reference, please visit:

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

Please address the following comments and resubmit for review:

Page Label	Comments	Reviewer
6	Please detail the estimated date V.W. believes the temporary facility will be removed from site.	Cgates
7	No ROW exhibit, legal description, or compensation is included in this agreement. The plan-sets call out a 5' wide power and utility easement, which would need to go through an entitlement process.	Cgates
7	This area needs to include the temp power easement specified for the fiber and utility drop for the lease rate calculations.	Cgates
8	Per resolution 696, this rate is defined by lease area, and is a daily rate per 10 square feet. Using an area of 1783 (shown in the drawings), a rate of $0.54 (2023 rate) per 10sf per day, this equates to $96.28 per day & $35,142.20 per year based the area shown on the plan set provided.	Cgates
11	No Legal description for requested easement or ROW has been included.	Cgates
13	This policy appears to expire before the end of the SUP. A condition of approval would need to be that the City can Reject said SUP if an active policy is not received and approved prior to the 6/30/23 deadline.	Cgates
C-1	The above ground proposal does not comply with City code. Per ordinance 1308, Series 2017, 5.2.11 Depth: "Telecommunications service lines are allowed to be initially surface-laid on a temporary basis, not to exceed (3) months, weather permitting. Any Entity burying an individual telecommunication service line at a depth less than thirty inches (30") shall be responsible for all damage to the service line due solely or in part to its burial depth being less than thirty inches (30") regardless of whether the Entity locates such service line pursuant to state law"	Cgates
C-1	Per 12/12/2022 virtual meeting with Verizon and CORE, the City proposed a solution for CORE to run permanent power to the LITE site for future use as a charging station under the City/CORE franchise agreement, and CORE could lease the temporary power drop and conduit service for fiber to Verizon. This would eliminate the need for an above ground service run and easement. It would incumbent on Verizon	Bschmitt

	and CORE to coordinate the agreement and schedule, based on CORE's proposed install time frames.	
C-1	Proposed easement is not designed in compliance with City Code: Per CWPMC 17.40.170 "Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications."	Cgates
C-4	Provide information regarding color of tower and equipment	Cgates
U-1	Utilities Stamp	Ksimpkins
U-1	Utilities Stamp	Ksimpkins

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

Respectfully,

C.J. Gates
Senior Planner
(719) 687-5209
cgates@city-woodlandpark.org

Planning Application Entry Form

Print Record

Go To Development Fees Receipt Form

STOP

ID	
Permit Number	202212309
Project # EXT/Case #	SUP2022-01
Public Hearing Required	☑
Date Received	12/5/2022
Date Routed	12/5/2022
Date Initial Permit Approved	
*Date Permit Paid	

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

Open Permit Comments

Veizon Wireless to deploy a temporary Communication Facility which exceeds 50' to provide Verizon service to the area.

Project Type	SUP
Project Type Number	Special Use Permit
Project Classification	23
Non-Profit, Residential or Commercial	Commercial

NOTE: Above Field required only for SINs and TUPs

Date CO Requested	
Temp CO Auth Approved	
Date Temp CO Expires	

Project Name	Verizon Temp Lite Site
Site Address Number	220
Site Address Name	W. South Ave.
Lot Number	1-4
Block Number	24
Subdivision	1/2 Lake Add Vac Alle
Filing #	
Applicant Business Name	Verizon Wireless
App First Name	Kelly
App Last Name	Harrison
App Phone Number	303-748-0599
PO Box	
Mailing Address Street #	10000
Mailing Address Street Name	Park Meadows Dr, St
City	Lone Tree
State	CO
Zip Code	80124
Owner First Name	City of Woodland Par
Owner Last Name	
Zone Class	P/SPL
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	Senior Planner

Planning and Building

2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202212309
Case # SUP2022-01
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

received 12/5/2022

Type of Application (Check one or more as applicable)

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

1. Applicant Information

a. Applicant Name Verizon Wireless (rep. Kelly Harrison, Kappa Consulting)
b. Project Coordinator ☑ Property Owner ☐
c. Mailing Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
d. E-mail Address kharrison@ymail.com
e. Phone Numbers Home 303-748-0599 Work 303-748-0599 Mobile 303-748-0599

2. Property Owner Information (if different from above)

a. Name City of Woodland Park Project Contact? Yes ☑ No ☐
b. Mailing Address BOX 9007, WOODLAND PARK, CO 80866
c. E-mail Address mlawson@city-woodlandpark.org
d. Phone Numbers Home --- Work 719-687-9246 Mobile 719-424-2742

3. Site Information

a. Site Address 200 W. South Avenue, Woodland Park CO 80863
b. Lot 1-4 Block 24 Subdivision 1/2 LAKE ADD VAC ALLEY
c. Property Zoning P/SPL Lot Size 5.66 Acres ☑ Square Feet ☐

4. Is the property subject to covenants?

Yes ☐ No ☑ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

a. Project Name CSP Ute Pass (Woodland Park Temporary Facility)
b. Brief Description of Project/Request Verizon Wireless to deploy a temporary Communication Facility to provide VZW service to the area.

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 Matt Fleck
      ii. Firm Name Kimley-Horn
      iii. Physical Address 4582 South Ulster Street Suite 1500 Denver, CO 80237
      iv. Mailing Address 4582 South Ulster Street Suite 1500 Denver, CO 80237
      v. E-mail Address Matt.Fleck@kimley-horn.com
      vi. Phone Numbers: Business 720-647-6159 Mobile 303-902-5041
   b. **Engineer**
      i. Project Contact VZW RF Engineer: Joe Davis
      ii. Firm Name Verizon Wireless
      iii. Physical Address 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      iv. Mailing Address 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      v. E-mail Address joseph.davis3@verizonwireless.com
      vi. Phone Numbers: Business 913-522-6807 Mobile 913-522-6807
   c. **Planner**
      i. Project Contact Site Acquisition/Zoning: Kelly Harrison, Kappa Consulting
      ii. Firm Name Kappa Consulting
      iii. Physical Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      iv. Mailing Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
      v. E-mail Address kharrison@ymail.com
      vi. Phone Numbers: Business 303-748-0599 Mobile 303-748-0599
   d. **Surveyor**
      i. Project Contact Please see Matt Fleck, Kimley-Horn above.
      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 _____

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.

Kelly Harrison 12/5/22

Applicant Date

City Use Only

1. Submission December 5, 2022, taken by D. Slaughter
   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 January 12, 2022.
   Board of Adjustment Public Hearing (when applicable) _____, 20___.

5. City Council First Reading of Ordinance (if applicable) February 2, 2022.
   City Council Public Hearing February 16, 2022.
   Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20__.

7. Additional Information

Special Use Permit – 18.61.040 Standards

The following shall apply to all uses requiring the approval of a special use permit:

A. The proposed development and use shall have a demonstrated direct public benefit to the city. **The proposed facility will benefit the public by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services.**

B. The proposed development and use shall not materially endanger the public health and welfare. **The proposed facility will benefit the public by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services. Please see July 28, 2022, Teller County Letter, included in submittal, addressing specific Teller County concerns related to public health and welfare.**

C. The proposed development and use shall not substantially injure the value of vicinity properties. **The proposed, temporary facility will not substantially injure the value of vicinity properties and is intended to provide a direct public benefit by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services.**

D. The proposed development and use shall be in harmony with the area in which it is to be located. **The proposed facility is temporary and is intended to provide immediate Verizon Wireless service to the area.**

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

Please provide the estimated date V.W. believes the temporary facility will be removed from site.

F. The proposed development and use shall conform to the provisions, standards and require regulations, adopted and in effect at the time of application, including but not limited to: zon utilities, buildings and construction, business regulations, and engineering specifications. **The facility shall conform to the provisions, standards, and requirements in effect at the ti application.**

G. The proposed development and use shall be designed, constructed, and maintained to accommodate the on-site and off-site traffic generated. **The proposed facility is unmanned and no appreciable impact to traffic is anticipated.**

H. The proposed development and use shall be designed, constructed, and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features. **The proposed, temporary facility will be located in the City Hall parking lot and will have no appreciable impact to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features.**

I. The proposed development and use shall be designed, constructed, and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage. **The proposed Verizon Wireless facility does not require or involve any water supply, wastewater disposal, solid waste disposal, air quality protection methods, or surface water drainage.**

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

AGREEMENT

This area needs to include the temp power easement specified for the fiber and utility drop for the lease rate calculations

this ____ day of _____, 2022, between the City of

ın address at 200 W South Avenue, Woodland Park, CO, 80863

s "Licensor" and Cellco Partnership d/b/a Verizon Wireless, with an

address at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter referred to as "Licensee".

1. Licensor does hereby grant unto Licensee (i) a license to use a _____' by _____' area located at 220 W. South Avenue, Woodland Park, CO, 80863 which area is hereinafter referred to as "Property A", which are more described further on Exhibit A attached hereto and made a part hereof, with the right to place upon Property A, a communications facility ("Facility"). The Licensor also grants unto the Licensee the non-exclusive right-of-way for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks. Said right-of-way and Property A is generally described on Exhibit A attached hereto and made a part hereof. Further, the Licensee shall have the right to install and maintain conduits, pipes, cables

No ROW exhibit, legal description, or compensation is included in this agreement. The plan-sets call out a 5' wide power and utility easement, which would need to go through an entitlement process.

; Facility within Property A as necessary to supply utility service and

'acility or as otherwise needed to service the Facility as reasonably

Licensee. Licensee shall operate all equipment onsite by means of a

er service drop provided by the local power provider, with no reliance on generators for power. Temporary power service to all equipment shall be metered

and paid for by Licensee. Licensee is required to obtain and maintain the appropriate City of Woodland Park land use approvals as well as comply with all conditions associated with said land use approvals.

2. The term of this Agreement shall be for a period of one (1) year and shall be effective on th[illegible] Agreement is executed by all parties. This [illegible] fter on an annual basis unless Licensee prov[illegible] or (i) at least 90 days prior to the annual anni[illegible] greement, or (ii) of completion of cons[illegible] al operations at a different site to be determined.

Per Resolution 696, this is defined by a lease area, and is a daily rate per 10 square feet. Using an area of 1783 (shown in the drawings), a rate of $0.54 (2023 rate) per 10sf per day, this equates to $96.28 per day & $35,142.20 per year based on the area shown on the plan set provided.

3. The Licensee shall pay to the Licensor an annual fee of $4,920.00 to be paid in equal monthly installments on the first day of each month to Licensor or to such other person, firm or place as the Licensor may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date.

4. Licensee reserves the right to terminate this Agreement for any or no reason on thirty (30) days written notice to Licensor. Upon such termination, Licensee will remove all of its equipment and improvements and restore the Property to its original condition, within thirty (30) days of termination.

5. To the extent permissible by law, Licensor and Licensee shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of

the other party, or its employees, contractors or agents. Licensee shall maintain at its own expense during the term of this Agreement, commercial general liability insurance with a combined single limit of $1,000,000.00 for bodily injury and property damage. The Licensee shall provide a certificate of insurance to the Licensor as proof of said coverage. Except with respect to the indemnification set forth in this paragraph, neither party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

6. This Agreement may be sold, assigned or transferred by Licensee to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization, without the consent of the Licensor. As to any other parties, any sale, assignment or transfer must be with the written consent of the Licensor, which consent will not be unreasonably withheld.

7. Licensee agrees to pay Licensor penalties for any violations of this Agreement or of the Woodland Park Municipal Code or any other laws or regulations, including but not limited to operating without the appropriate permits and approvals. Penalty fees shall be paid in the amount of One Hundred Dollars ($100.00) per day the violation occurs and persists.

8. All notices hereunder must be in writing and shall be sent certified mail, return receipt requested, to:

Licensor: City of Woodland Park
200 W South Avenue
Woodland Park, CO, 80863

Licensee: Cellco Partnership d/b/a
Verizon Wireless 180
Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals the day and year first above written.

LICENSOR: City of Woodlandn Park

By:_____
Name:
Its:
Date:

LICENSEE: CELLCO PARTNERSHIP,
d/b/a Verizon Wireless

By:_____
Name:
Its:
Date:

Exhibit A
Description

No Legal description for requested easement or ROW has been included.

(719) 689-2988 www.co.teller.co.us Fax (719) 686-7900

July 28, 2022

Via email to Marissa.Murray@verizonwireless.com

Verizon Business Group
Ms. Marissa Murray
10000 Park Meadows Dr.
Lone Tree, CO 80124

Re: Public safety concerns with Verizon connectivity issues in Teller County

Dear Ms. Murray:

The Teller County Office of Emergency Management and Board of County Commissioners request immediate attention from Verizon concerning a public emergency instigated by Verizon service connectivity deficiencies in our region. The County has received numerous complaints from residents, businesses, and first responder agencies that the unreliability of the Verizon service is negatively impacting public safety and commerce in the County. Ambulance providers, fire departments and law enforcement agencies are not able to utilize life-saving applications and messaging for emergency services. For example, 911 calls are not connecting and calls to first responder dispatch centers are routinely dropped. In addition, residents are experiencing significant gaps in Verizon service in areas that previously did not experience connectivity lapses. Businesses that rely on phone and tablet applications for service and payments are seriously impacted by Verizon's connectivity problems.

Our County administration and elected officials have previously reached out to Verizon with no solutions in sight. Our local media and newspapers are now covering the crisis and the impending emergency event.

We have communicated our serious concerns about this crisis situation to our representative with the Colorado State Emergency Management and Homeland Security Office. We request an immediate response and solutions from Verizon. We look forward to your prompt and meaningful response.

Jay Teague, Director
Teller County Office of Emergency Management
(719) 357-2468
OEM@co.teller.co.us

Dan Williams, Chairman
Teller County
Board of Commissioners
williamsd@co.teller.co.us

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
08/08/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122
FAX (A/C. No.): (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Liberty Mutual Fire Ins Co	23035
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Verizon Wireless, LLC
1095 Avenue of the Americas
New York NY 10036 USA

COVERAGES **CERTIFICATE NUMBER:** 570094845285 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS,

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			TB2691550588142	06/30/2022	06/30/2023	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$2,000,000
	X XCU Coverage is Included						MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	
	ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	
	EXCESS LIAB CLAIMS-MAD						AGGREGATE	
	DED RETENTION							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) N/A						E.L. EACH ACCIDENT	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE	
							E.L. DISEASE-POLICY LIMIT	

This policy appears to expire before the end of the SUP. A condition of approval would need to be that the City can Reject said SUP if an active policy is not received and approved prior to the 6/30/23 deadline.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Installation (COW-Cell on Wheels) at Woodland Park, Colorado. City of Woodland Park is included as Additional Insured with respect to the General Liability policy.

CERTIFICATE HOLDER
City of Woodland Park
220 W. South Ave.
Woodland Park CO 80863 USA

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Aon Risk Services Northeast, Inc.

Holder Identifier :
Certificate No : 570094845285

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Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

Property Record Database

Account Information (provided by Assessor)

Account No R0021970
Parcel Id 6329.241260020
Notice of Value A PDF of the 2021 Notice of Value
Actual $749,989
Assessed $217,500
Tax Dist 63
Acct Type Exempt
School Dist RE-2
Acres 5.6600
Map No. 3029-24
Owner Name CITY OF WOODLAND PARK
Mailing Address PO BOX 9007
WOODLAND PARK, CO 80866
Physical Address 200 W SOUTH AVE
Area LAKE ADD

No Parcel Picture Found

Brief Legal Desc L1-4 B24 B24 1/2 LAKE ADD VAC ALLEY AS DESC 480002 B2 WP ORIGINAL VAC CENTER ST AS DESC DR29 CD 831 POR VAC SOUTH AVE BETWEEN CENTER ST-PARK ST

Brief Legal Description is not intended for use on legal documents

Show Map

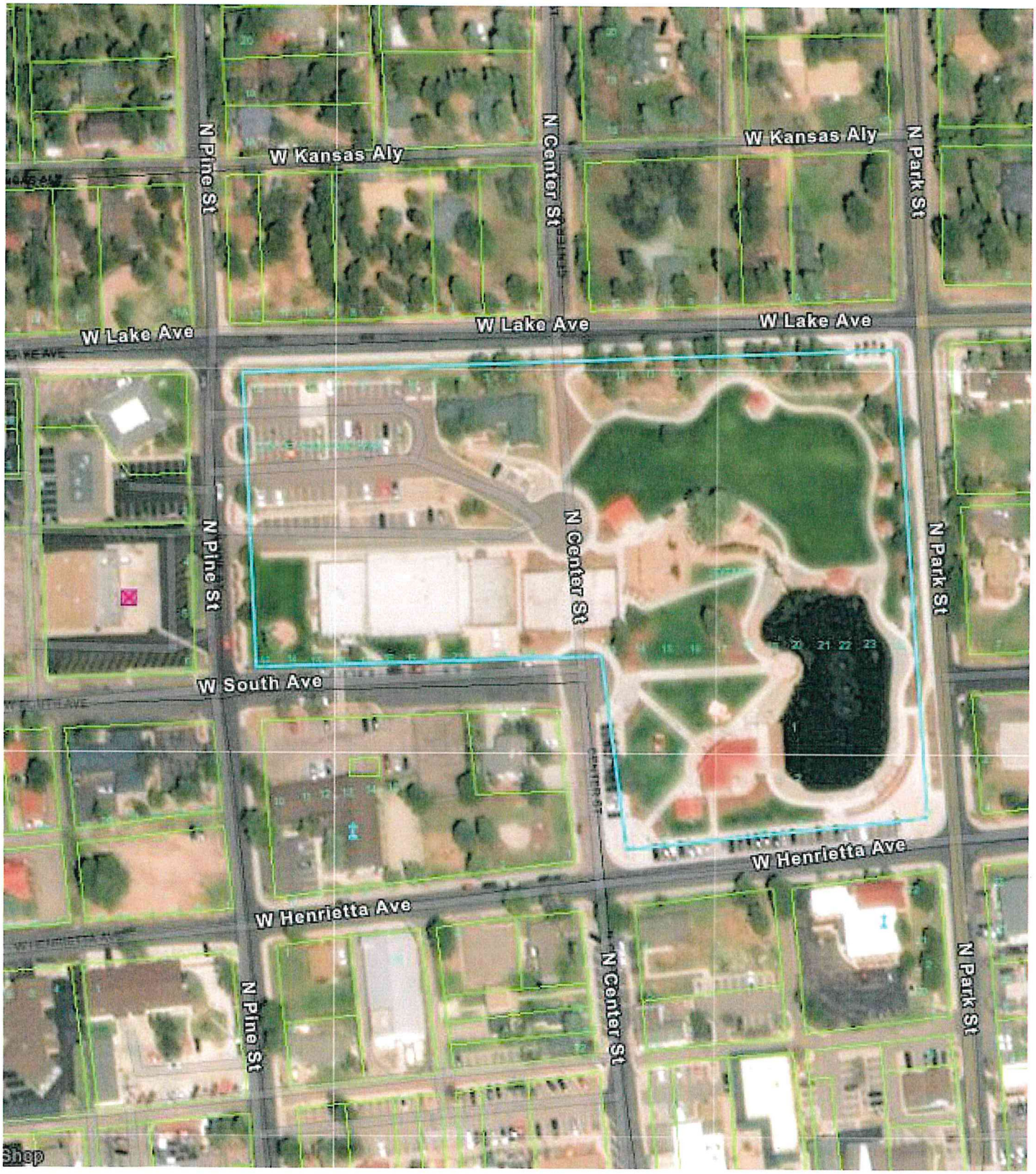
Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning P/SPL

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
Exempt	9149	5.6600
	TOTAL	**5.6600**

Building Information (provided by Assessor)


W Kansas Aly
W Kansas Aly
N Pine St
N Center St
N Park St
W Lake Ave
W Lake Ave
W Lake Ave
N Pine St
N Center St
N Park St
W South Ave
W Henrietta Ave
W Henrietta Ave
N Pine St
N Center St
N Park St
Shop

verizon

WOODLAND PARK COW 2
VZW TEMP LITE SITE
CONSTRUCTION DRAWINGS

SITE ADDRESS	COORDINATES
321 PINE ST WOODLAND PARK, CO 80863	38.99671° N 105.05518° W

PROJECT TEAM

Kimley»Horn
KIMLEY HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST, SUITE 1500
DENVER, CO 80237
ATTN: MATT FLECK - (720) 647-6159

verizon
VERIZON WIRELESS
10000 PARK MEADOWS DRIVE, SUITE 200
LONE TREE, CO 80124

VERIZON CONSTRUCTION:
CONSTRUCTION ENGINEER
ANDREW COLE
ANDREW.COLE@VERIZONWIRELESS.COM

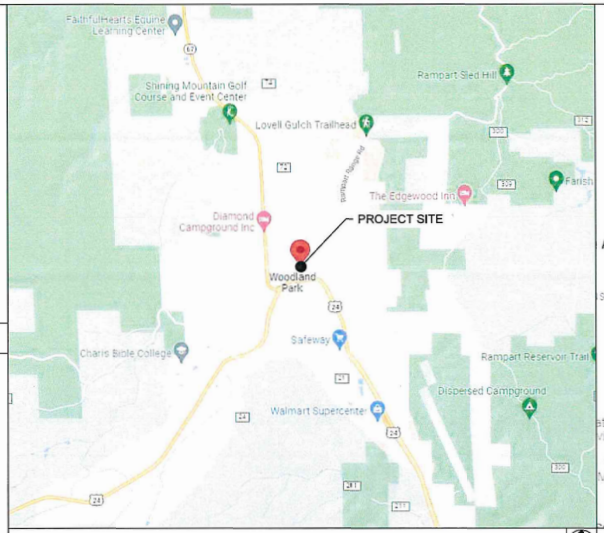
VERIZON RF ENGINEER:
JOSEPH DAVIS
JOSEPH.DAVIS3@VERIZONWIRELESS.COM

VERIZON REAL ESTATE:
MAUREEN LOPEZ
MAUREEN.LOPEZ@VERIZONWIRELESS.COM

SITE ACQ. AGENT - FOR VZW
KAPPA CONSULTING LLC
KELLY HARRISON
KHARRISON@YMAIL.COM

PROJECT INFORMATION

SITE NAME:	WOODLAND PARK COW 2
JURISDICTION:	CITY OF WOODLAND PARK
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B-UNMANNED
TOP OF ANTENNA:	60'-0"
TOP OF STRUCTURE HEIGHT:	59'-6"
NUMBER OF STORIES:	N/A
GROSS BUILDING AREA:	N/A
OCCUPANT LOAD:	2 / UNMANNED
BUILDING CODE:	IBC 2015 WITH LOCAL AMENDMENTS
ELEVATION:	8492' (NAVD88)



REGIONAL MAP

VICINITY MAP

SHEET INDEX

NAME	DESCRIPTION
T-1	TITLE SHEET
N-1	OVERALL SITE PLAN
N-2	GENERAL NOTES II
C-1	GENERAL NOTES I
C-2	SITE PLAN
C-3	EQUIPMENT PLAN
C-4	ELEVATION PLAN
C-5	DETAILS
C-6	MOUNT DETAILS
U-1	UTILITY PLAN
E-1	ELECTRICAL ONE-LINE

CODE ANALYSIS

FIRE SAFETY CODE:	IFC 2015	BUILDING CODE:	IBC 2015 WITH LOCAL AMENDMENTS
USE GROUP:	U-UTILITY	ELECTRICAL CODE:	NEC 2014
CONSTRUCTION TYPE:	IIB		

PROJECT SUMMARY

THIS PROJECT CONSISTS OF A TEMPORARY LITE SITE TO BRIDGE SERVICE UNTIL A PERMANENT SITE CAN BE BUILT:

TO BE REMOVED:
- EXISTING C.O.W. EQUIPMENT

TO BE INSTALLED:
- TEMPORARY LITE SETUP W/ POLE AND CABINETS
- (3)-NHHSS-65E-R2BT4 ANTENNAS (1 PER SECTOR)
- (3)-NHH-65B-R2B ANTENNAS (1 PER SECTOR)
- (3)-COMMSCOPE BSAMNT-SBS-1-2 BRACKET
- (3)-ERICSSON 4449 RADIOS
- (3)-ERICSSON 8843 RADIOS
- (3)-4408 B48 RADIOS
- (1)-6627 OVP, (1)-6x12 HYBRID CABLE
- (1)-6648 BBU, (1)-6630 BBU
- TOWABLE GENERATOR

REFERENCED DOCUMENTS:
RFDS: 10/10/22 EME: XX/XX/XXXX MACRO CALC: XX/XX/XXXX
VERIFY THE MOST CURRENT DOCUMENTS PRIOR TO CONSTRUCTION

COLOR STANDARDS

GRAY #1 (E) EASEMENT		ORANGE FIBER	
PURPLE (P) LEASE AREA		TAN ANTENNAS	
BLUE GRAY ACCESS/UTILITY		RED PENETRATIONS	
BLUE #1 HYBRID CABLES/COAX		UMBER (P) UTILITY EASEMENT	
BLUE #2 RRHs		GRAY #2 WALL HATCH	
GREEN DC POWER		GRAY #3 EXISTING	

DRIVING DIRECTIONS

- START FROM 10000 PARK MEADOWS DRIVE, LONE TREE CO, 80124
- DEPART AND TURN RIGHT ONTO PARK MEADOWS DR
- USE THE MIDDLE LANE TO TURN LEFT ONTO LINCOLN AVE
- USE THE RIGHT LANE TO MERGE ONTO I-25 S
- USE THE RIGHT TWO LANES TO TAKE EXIT 141 FOR US-24 W TOWARD CIMARRON ST
- KEEP RIGHT AT THE FORK AND MERGE ONTO US-24 W
- TURN RIGHT ONTO PINE ST
- TURN RIGHT AFTER 0.2 MILES
- SITE WILL BE ON THE LEFT

811 Know what's below. Call before you dig.

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   GENERAL CONTRACTOR
   CONTRACTOR: (CONSTRUCTION)
   OWNER – VERIZON
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND VERIZON PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
22. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
23. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
24. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
25. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION.
26. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
27. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
28. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
29. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
30. ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
31. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION. APPROXIMATELY 2 TIMES PER MONTH.
32. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED. OR WHERE CODES OR REGULATIONS TAKE PRECEDENCE.
33. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
34. ALL EQUIPMENT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THE FINAL LOCATION ARE TO BE APPROVED BY CONSTRUCTION MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND CLEARANCE REQUIRED BY OTHERS RELATED TO SAID EQUIPMENT.
35. ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES,REGULATIONS AND LAWFUL ORDERS OF GOVERNING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
36. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS–BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CONSTRUCTION MANAGER.
37. PHOTOS SHALL BE TAKEN OF THE SITE AT THE REQUEST OF THE CONSTRUCTION MANAGER. ALL WORK TO BE BURIED OR HIDDEN MUST BE PHOTO GRAPHED AND INSPECTED BY THE CONSTRUCTION MANAGER PRIOR TO BACKFILLING ETC. UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER.

STRUCTURAL STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
7. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB, ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH.

CODES:

1. AT A MINIMUM, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. IBC 2015 VERSION OF THE INTERNATIONAL BUILDING CODE.
   B. NEC 2014 VERSION OF THE NATIONAL ELECTRIC CODE.
   C. FOR VERIZON STANDARDS USE NETWORK STANDARD VERIZON GUIDELINES.
   D. AMERICAN CONCRETE INSTITUTE. ACI 318–05, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   E. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 9TH EDITION, MANUAL OF STEEL CONSTRUCTION.
   F. AMERICAN WELDING SOCIETY, AWS D1.1 2002 EDITION, STRUCTURAL WELDING CODE.
   G. STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS: ANSI/TIA–222–G–2009
   H. FIRE SAFETY CODE IFC 2015

COAXIAL CABLE NOTES:

1. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
2. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
3. CONTRACTOR SHALL VERIFY THE DOWN–TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
4. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'–0" OC.
5. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
6. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE.

GENERAL CABLE & EQUIPMENT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
2. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR SHALL REFERENCE THE STRUCTURAL ANALYSIS / DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION / ROUTING.
4. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
5. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
   A. TEMPERATURE SHALL BE ABOVE 50° F.
   B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
   C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
   D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
6. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'–0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.
7. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

RF CONNECTOR REQUIREMENTS:

1. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
2. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
   A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
   B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
3. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB–FT (12 NM).
4. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB–FT (58 NM).
5. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
6. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18–22 LB–FT (24.4 – 29.8 NM).
7. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15–20 LB–IN (1.7 – 2.3 NM)

ABBREVIATIONS LIST:

VZW – VERIZON WIRELESS
FCC – FEDERAL COMMUNICATIONS COMMISSION
POC – POINT OF CONNECTION
RF – RADIO FREQUENCY
R.O.W. – RIGHT OF WAY
E.O.P. – EDGE OF PAVEMENT
NEC – NATIONAL ELECTRIC CODE
TIA – TELECOMMUNICATIONS INDUSTRY ASSOCIATION
A – AMPS
V – VOLTS
PVC – POLYVINYL CHLORIDE

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228–2300
WWW.KIMLEY–HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
GENERAL NOTES I

SHEET NUMBER:
N-1

DEMOLITION:

1. EXISTING WORK SITE CONDITIONS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, WORK DAMAGED BY CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING WORK.
2. AT THE END OF EACH WORK DAY AND DURING INCLEMENT WEATHER, CLOSE ALL EXTERIOR OPENINGS WITH WEATHERPROOF COVER.
3. DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST. REMOVE DEBRIS AND RUBBISH FROM THE SITE DAILY. DO NOT ALLOW DEBRIS AND TRASH TO ACCUMULATE ON SITE.
4. INSPECTIONS: REQUIRED BUILDING INSPECTORS SHALL BE ARRANGED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS. UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
5. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. ALL DISTURBED LANDSCAPING SHALL BE REPLACED, RESERVED, AND REGROWN TO MATCH THE ORIGINAL CONDITIONS. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
6. IF NECESSARY. RUBBISH, STUMPS, DEBRIS, STICKS. STONES AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

GROUNDING NOTES:

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
2. ALL GROUNDING DEVICES SHALL BE UL APPROVED OR LISTED FOR THEIR INTENDED USE.
3. ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUND WIRES SHALL BE #2 AWG BARE SOLID COPPER UNLESS NOTED OTHERWISE.
5. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC (CADWELDS) TO GROUND RODS, GROUND RING WIRE, AND FENCE POSTS UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZED PAINT.
6. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET.) CLEAN GROUND BAR TO SHINY METAL AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
7. GROUND CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 8" RADIUS.
9. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE, INC.) PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR APPROVED EQUAL.
10. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION APPLY APPROPRIATE ANTI OXIDATION PAINT.

RACEWAY NOTES:

1. CONDUIT AND CONDUIT FITTINGS SHALL MEET ANSI AND NEC STANDARDS FOR MATERIALS AND WORKMANSHIP AND SHALL BE UL LISTED.
   A. RIGID STEEL CONDUIT (FOR ALL ABOVE GRADE WORK) SHALL CONFORM TO ANSI C80-1 AND THE REQUIREMENTS OF NEC PARAGRAPH 346 AND BE STANDARD WEIGHT, MILD RIGID STEEL, HOT DIP GALVANIZED WITH INSIDE AND OUTSIDE FINISHED WITH A PROTECTIVE ZINC COATING.COUPLING, ELBOWS AND BENDS SHALL MEET THESE SAME REQUIREMENTS. FITTINGS SHALL BE OF THE GALVANIZED IRON OR STEEL THREADED TYPE.
   B. PVC CONDUIT (FOR UNDERGROUND WORK) SHALL CONFORM TO UL STANDARD 651-89 AND THE REQUIREMENTS OF NEC. PARAGRAPH 347. CONDUIT SHALL BE HEAVY WALL TYPE, SCHEDULE 80, AND SUNLIGHT RESISTANT. FITTINGS SHALL BE OF THE UNTHREADED SOLVENT CEMENT TYPE.
   C. EMT CONDUIT (FOR USE BEHIND WALLS OR ABOVE SUSPENDED CEILINGS ONLY), ELECTRIC METALLIC TUBING SHALL CONFORM TO ANSI C80.3 AND THE REQUIREMENTS OF NEC, PARAGRAPH 348 AND BE PROTECTED ON EXTERIOR WITH A ZINC COATING AND ON INTERIOR SURFACES WITH EITHER A ZINC COATING OR LACQUER ENAMEL. FITTINGS SHALL BE ZINC COATED STEEL. MINIMUM CONDUIT SIZE SHALL BE 3/4 INCH, SIZES NOT SHOWN ON DRAWINGS SHALL BE PER NEC.
2. ALL SPARE CONDUITS SHALL HAVE A METALLIC OR MULL TAPE.
3. CONDUIT SUPPORTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE NEC.

HOLES, SLEEVES AND OPENINGS:

1. PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL SURFACES DAMAGED TO MATCH EXISTING AND SURROUNDING SURFACES. MAINTAIN INTEGRITY FOR ALL FIRE AND SMOKE RATED BARRIERS USING APPROVED FIRE STOPPING SYSTEMS.
2. WHEN CUTTING HOLES, SLEEVES, AND OPENINGS CONTRACTOR SHALL NOT CUT, DAMAGE OR DISTURB STRUCTURAL ELEMENT OR REINFORCING STEEL UNLESS APPROVED IN WRITING BY THE PROJECTS STRUCTURAL ENGINEER.
3. CONDUIT PENETRATIONS CORE DRILLING HOLES SHALL BE SIZED SO THAT AND ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN LIEU OF CORE DRILLED, PROVIDE SLEEVE IN ROUGH OPENING. SIZE SLEEVES TO PROVIDE AN ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND THE SLEEVE TO MATCH SURROUNDING SURFACES.

CONDUCTOR NOTES:

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET REQUIRED NEMA-RATINGS, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
   A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 200 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WHITE MARKING AT EACH TERMINATION.
   B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL COPPER 200 VOLT, TYPE THHN/THWN WITH A MINIMUM SIZE OF #12 AWG.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, INSULATING MATERIALS, SUPPORT GRIPS, MARKER AND CABLE SHALL BE FURNISHED AND INSTALLED. THE SUPPLIERS INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C-576 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-T-10727. INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL SERRATED, AND THE EXTERIOR SURFACE OF THE CONNECTOR BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.
4. TERMINAL CONNECTORS FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE, BURNDY QUIKLUG, ARILUG OR ACCEPTABLE EQUAL; OR COMPRESSION TYPE; BURNDY TYPE YAV OFR YA (LONG BARREL), PANDUIT TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED100 AMPERES OR LESS, OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 60 DEG. C (140 DEG F). CONDUCTORS WITH HIGHER TEMPERATURE SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 60 DEG.C (140 DEG.F) AMPACITY CONDUCTOR SIZE USED.
6. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN:
   A. SHALL BE USED ONLY FOR CONDUCTORS RATED 75 DEG.C (167 DEG.F). CONDUCTORS WITH HIGH TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASE ON THE 75 DEG.C (167 DEG.F) AMPACITY CONDUCTOR SIZE USED.
7. ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF "SCOTCHFILL" 200 AMP ELECTRICAL INSULATING PUTTY THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S "33 PLUS" (33+) PLASTIC TAPE OR 88 OUTDOOR.
8. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF NATIONAL ELECTRICAL CODE, IN ACCORDANCE AND ANY LOCAL CODE.
9. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE CADWELD PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL ALL CABLE TO CABLE SPLICES (TEES, XS, ETC.) ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY CADWELD AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND PROCEDURES.

HANGERS AND SUPPORT:

1. MATERIALS: ALL HANGERS, SUPPORTS, FASTENERS, AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY, AND SHALL BE MANUFACTURED PRODUCTS DESIGNED FOR THE APPLICATION. PRODUCTS & MATERIALS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.
2. TYPES: HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.
3. INSTALLATION: RIGIDLY SUPPORT AND SECURE ALL MATERIALS, RACEWAY AND EQUIPMENT TO BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE, MATERIALS AND LOADS ENCOUNTERED, PROVIDE ALL NECESSARY HARDWARE, PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
4. OVERHEAD MOUNTING: ATTACH OVERHEAD MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK.
5. WALL MOUNTING: SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY. CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.
6. EXTERIOR WALLS: MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OF EXTERIOR BUILDING WALLS AT LEAST ONE INCH AWAY FROM WALL SURFACE, USING SUITABLE SPACERS.
7. STRUCTURAL MEMBERS: DO NOT CUT, DRILL OR WELD ANY STRUCTURAL MEMBER EXCEPT SPECIFICALLY APPROVED BY THE ENGINEER.
8. INDEPENDENT SUPPORT: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS.

HANGERS AND SUPPORT (CONTINUED):

9. RACEWAY SUPPORTS: RIGIDLY SUPPORT ALL RACEWAY WITH MAXIMUM SPACING PER NEC. AND SO AS TO PREVENT DISTORTION OF ALIGNMENT DURING PULLING OPERATION, USE APPROVED HANGERS,CLAMPS AND STRAPS FOR INDIVIDUAL RUNS. DO NOT USE PERFORATED STRAPS OR TIE WIRES. WHERE MULTIPLE PARALLEL RACEWAYS ARE TO RUN TOGETHER, USE TRAPEZE TYPE HANGER ARRANGEMENT MADE FROM U-CHANNEL AND ACCESSORIES. SUSPENDED FOR FUTURE INSTALLATION OF ADDITIONAL RACEWAYS, RIGIDLY ANCHOR VERTICAL CONDUITS SERVING FLOOR MOUNTED OR "ISLAND" TYPE EQUIPMENT MOUNTED AWAY FROM WALLS WITH METAL BRACKET OR RIGID STEEL CONDUIT EXTENSION SECURED TO FLOOR.
10. MISCELLANEOUS SUPPORTS: PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS, AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.
11. ONE HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

Kimley»Horn

4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

GENERAL
NOTES II

SHEET NUMBER:

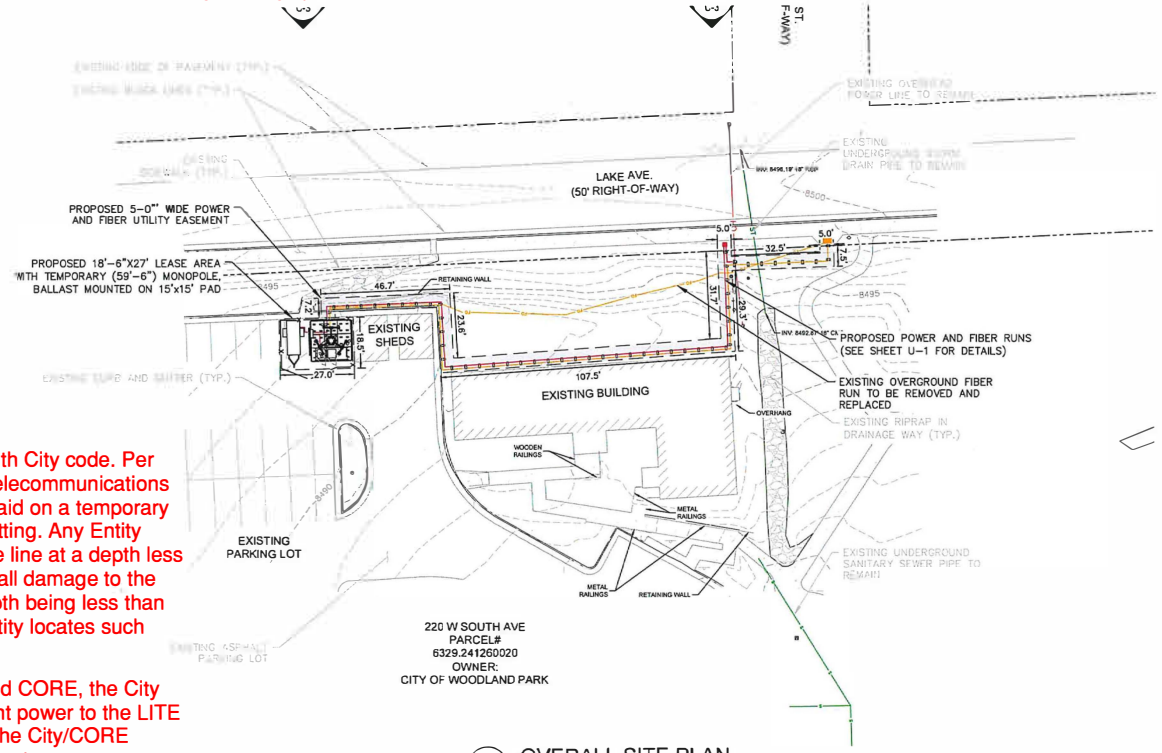
N-2

COLOR STANDARDS			
GRAY #1 (E) EASEMENT		ORANGE FIBER	
PURPLE (P) LEASE AREA		TAN ANTENNAS	
BLUE GRAY UTILITY EASEMENT		RED PENETRATIONS	
BLUE #1 HYBRID CABLES/COAX		UMBER (P) UTILITY EASEMENT	
BLUE #2 RRHs		GRAY #2 WALL HATCH	
GREEN DC POWER		GRAY #3 EXISTING	

Proposed easement is not designed in compliance with City Code:
Per CWPMC 17.40.170 "Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications."

LEGEND

WATER LINE		STORM SEWER	
SANITARY SEWER		UG ELECTRIC	
GAS		ELECTRIC	
FIBER LINE		OH ELECTRIC	
OH TELCO		UG UTILITIES	
UG TELCO		OH UTILITIES	
EXISTING FENCE		EX 1' CONTOUR	
PROPOSED FENCE		EX 5' CONTOUR	
RIGHT OF WAY		SIGNAGE	
PROPERTY LINE		CATCH BASIN	CB
WATER METER	WM	STORM MANHOLE	D
WATER VALVE		STORM DRAIN INLET	
WATER VALVE		SANITARY SEWER MH	S
WATER MANHOLE	W	POWER POLE	
TELCO PEDESTAL		ELECTRIC HANDHOLE	E
TELCO VAULT		ELECTRIC METER	EM
TELCO FIBER MANHOLE	FM	ELECTRIC TRANSFORMER	ET
TELCO MH	T	ELECTRIC CABINET	EC
TELCO FIBER VAULT	FV	ELECTRIC EQUIPMENT	EQ
TELEVISION EQUIPMENT	TV	TRAFFIC SIGNAL BOX	TS
GAS VAULT		ELECTRIC MANHOLE	E
GAS METER		LIGHT POLE	
GAS MANHOLE	G	TRAFFIC SIGNAL	
		ELECTRIC DOWN GUY	



1 C-1 OVERALL SITE PLAN
SCALE: 1" = 20'
SCALE BASED ON 24"X36" ONLY

The above ground proposal does not comply with City code. Per ordinance 1308, Series 2017, 5.2.11 Depth: "Telecommunications service lines are allowed to be initially surface-laid on a temporary basis, not to exceed (3) months, weather permitting. Any Entity burying an individual telecommunication service line at a depth less than thirty inches (30") shall be responsible for all damage to the service line due solely or in part to its burial depth being less than thirty inches (30") regardless of whether the Entity locates such service line pursuant to state law"

Per 12/12/2022 virtual meeting with Verizon and CORE, the City proposed a solution for CORE to run permanent power to the LITE site for future use as a charging station under the City/CORE franchise agreement, and CORE could lease the temporary power drop and conduit service for fiber to Verizon. This would eliminate the need for an above ground service run and easement. It would incumbent on Verizon and CORE to coordinate the agreement and schedule, based on CORE's proposed install time frames.

811 Know what's below. Call before you dig.

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

Kimley»Horn

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WWW.KIMLEY-HORN.COM

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DRAWN BY: MAK | CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

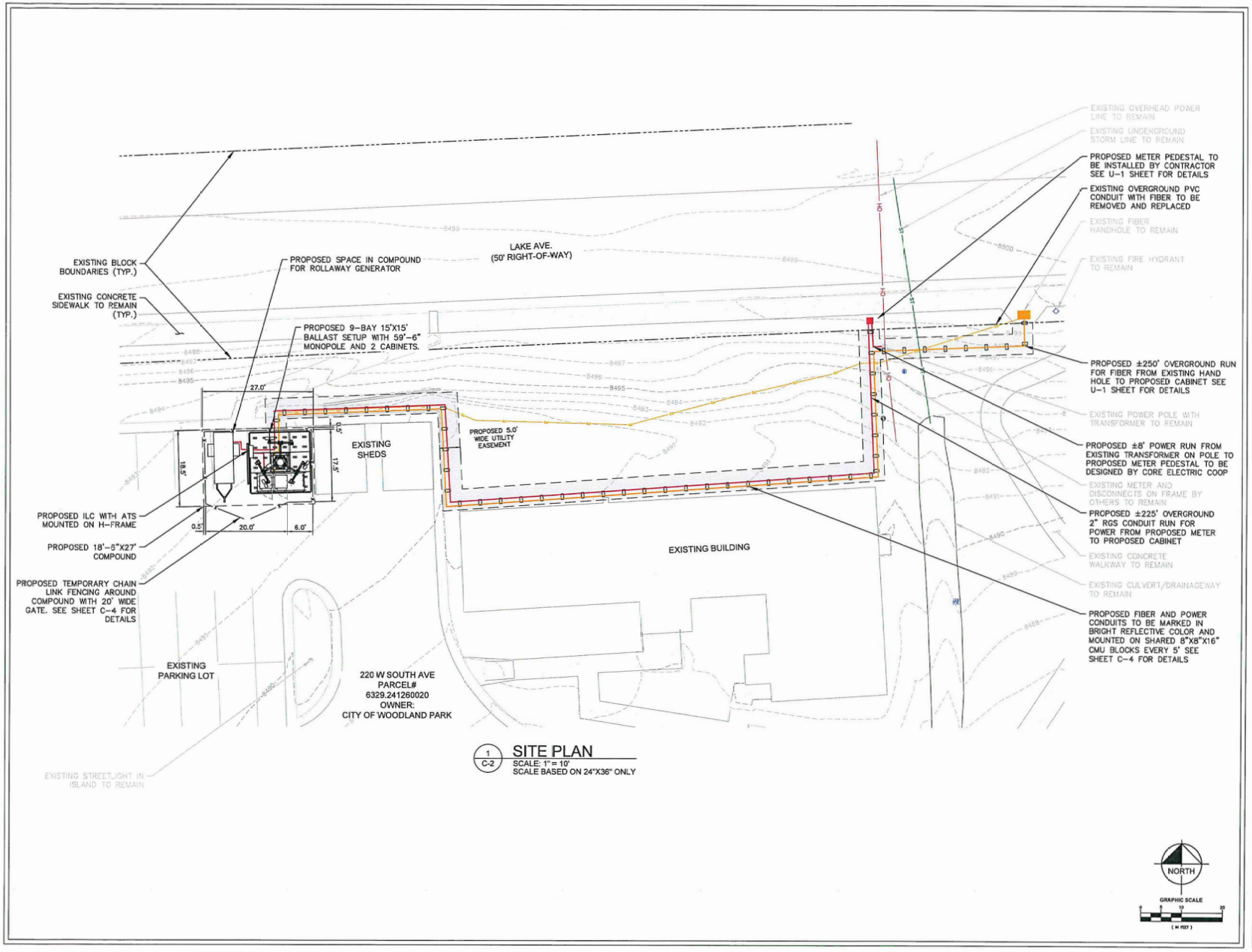
PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: C-1



1 / C-2 SITE PLAN
SCALE: 1" = 10'
SCALE BASED ON 24"X36" ONLY

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

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WOODLAND PARK
COW 2

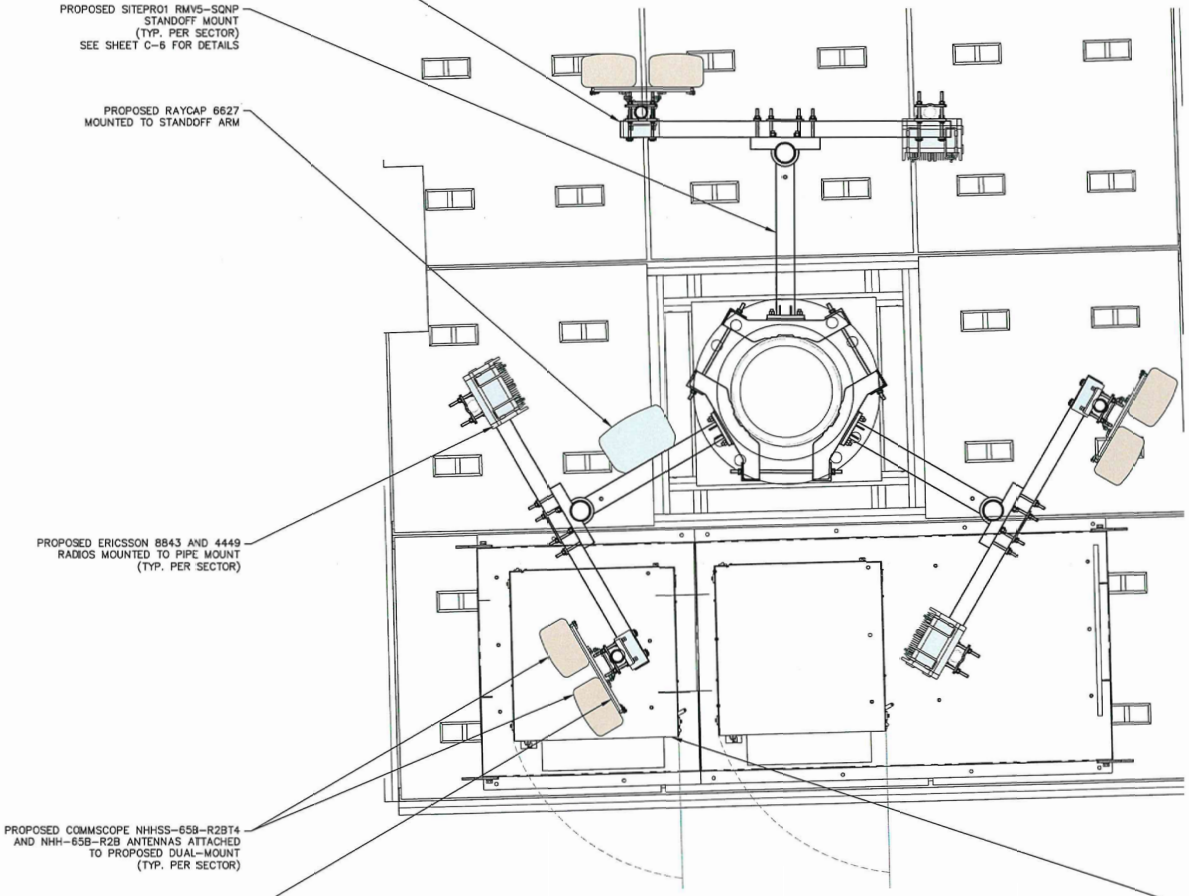
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-2



1 C-3 EQUIPMENT PLAN
SCALE: 1" = 1'
SCALE BASED ON 24"X36" ONLY

NORTH

GRAPHIC SCALE
0 0.5 1 2
(IN FEET)

verizon

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SUITE 200, LONE TREE CO, 80124

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WOODLAND PARK
COW 2

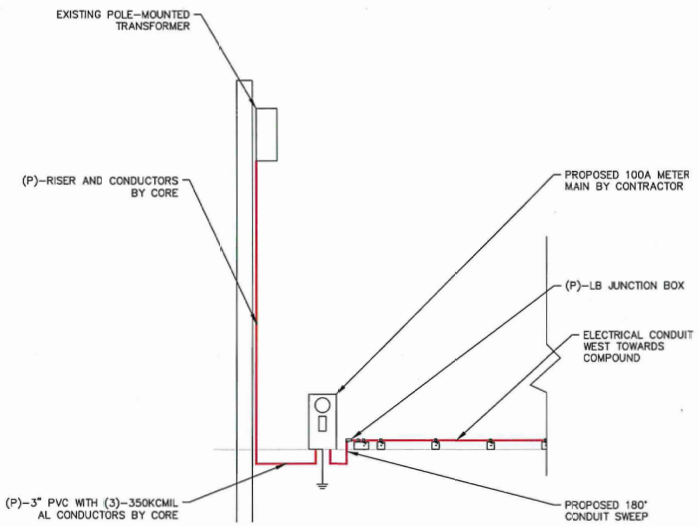
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

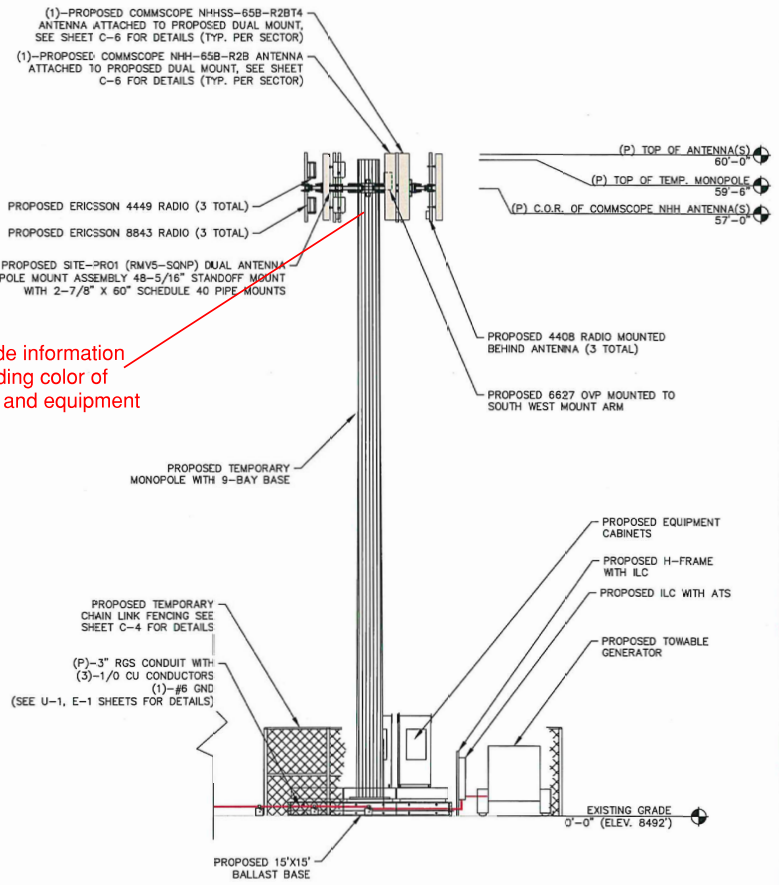
EQUIPMENT PLAN

SHEET NUMBER:

C-3



1 C-4 PROPOSED NORTH ELECTRICAL CONNECT ELEVATION
N.T.S.
SCALE BASED ON 24"X36" ONLY



Provide information regarding color of tower and equipment

2 C-4 PROPOSED NORTH COMPOUND ELEVATION
SCALE: 1" = 5'
SCALE BASED ON 24"X36" ONLY

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GRAPHIC SCALE
0 5 10
(IN FEET)

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10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

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FOR REVIEW

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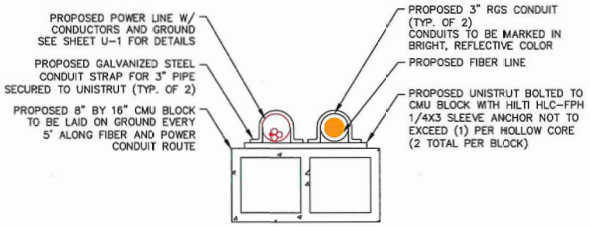
COW 2

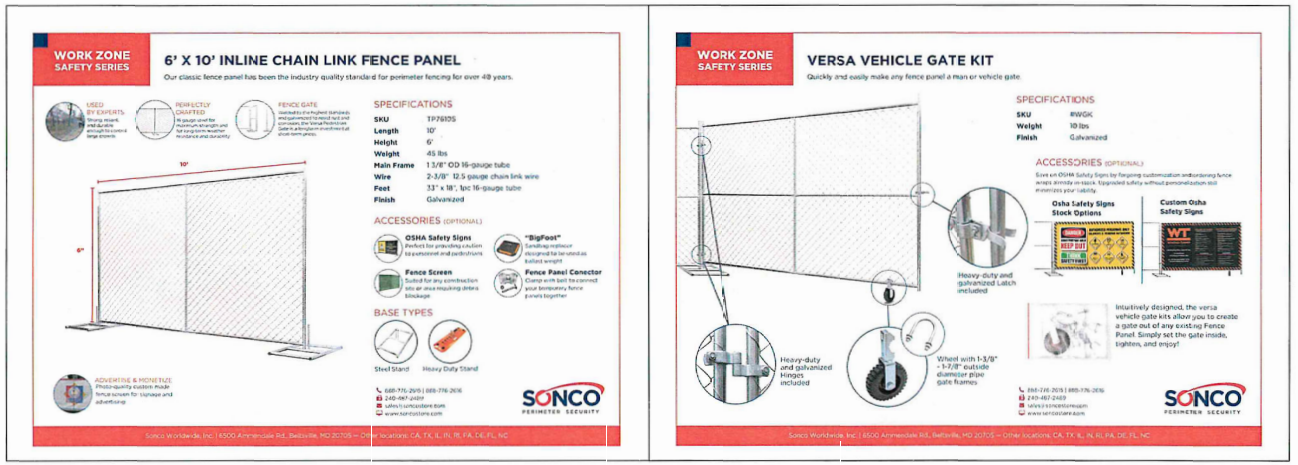
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
PROPOSED ELEVATION PLAN

SHEET NUMBER:
C-4



1 C-5 PROPOSED CONDUIT BASE DETAIL
SCALE: N.T.S.



2 C-5 PROPOSED TEMPORARY CHAINLINK FENCE AND GATE DETAIL
SCALE: N.T.S.

NOTE:
1. CONTRACTOR TO UTILIZE ABOVE FENCING OR APPROVED EQUIVALENT

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SUITE 200, LONE TREE CO, 80124

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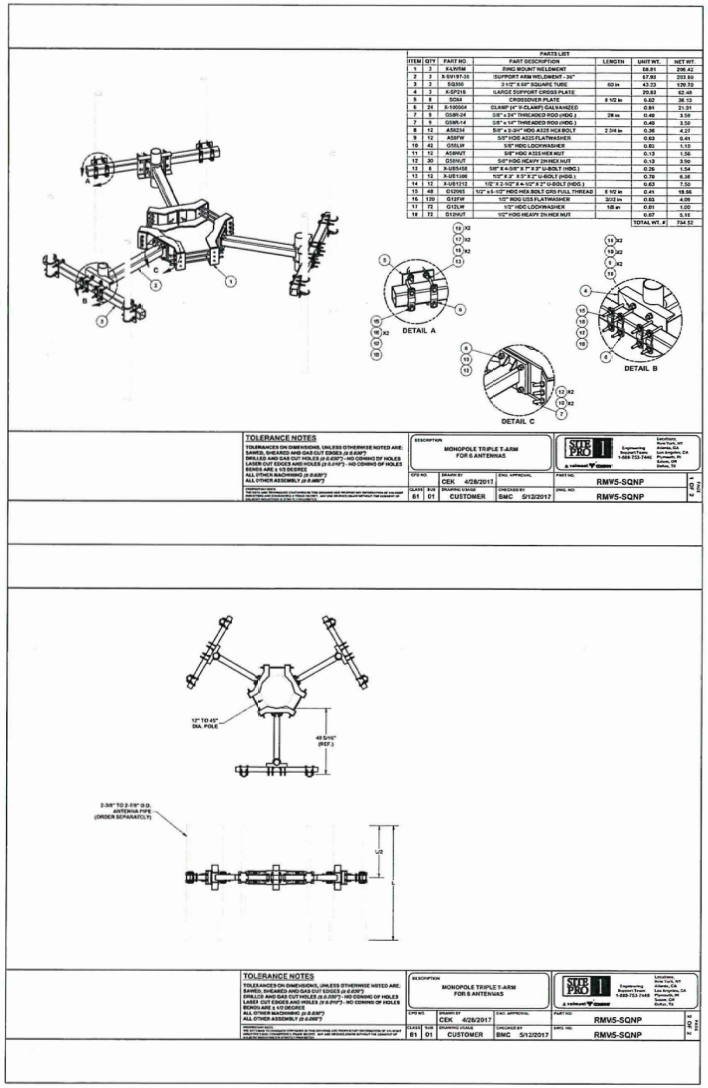
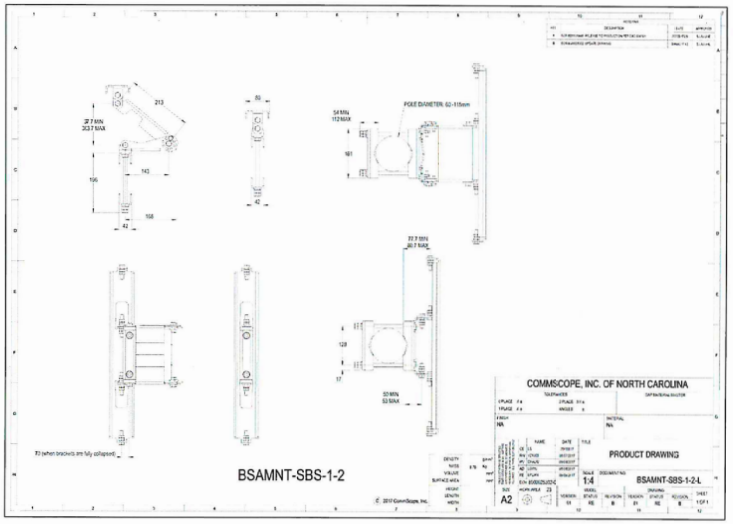
COW 2
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
EQUIPMENT ROOM PLAN

SHEET NUMBER:
C-5



1 C-6 PROPOSED TOWER MOUNT DETAILS
SCALE: N.T.S.



2 C-6 PROPOSED DUAL MOUNT DETAILS
SCALE: N.T.S.

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verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: MAK | CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

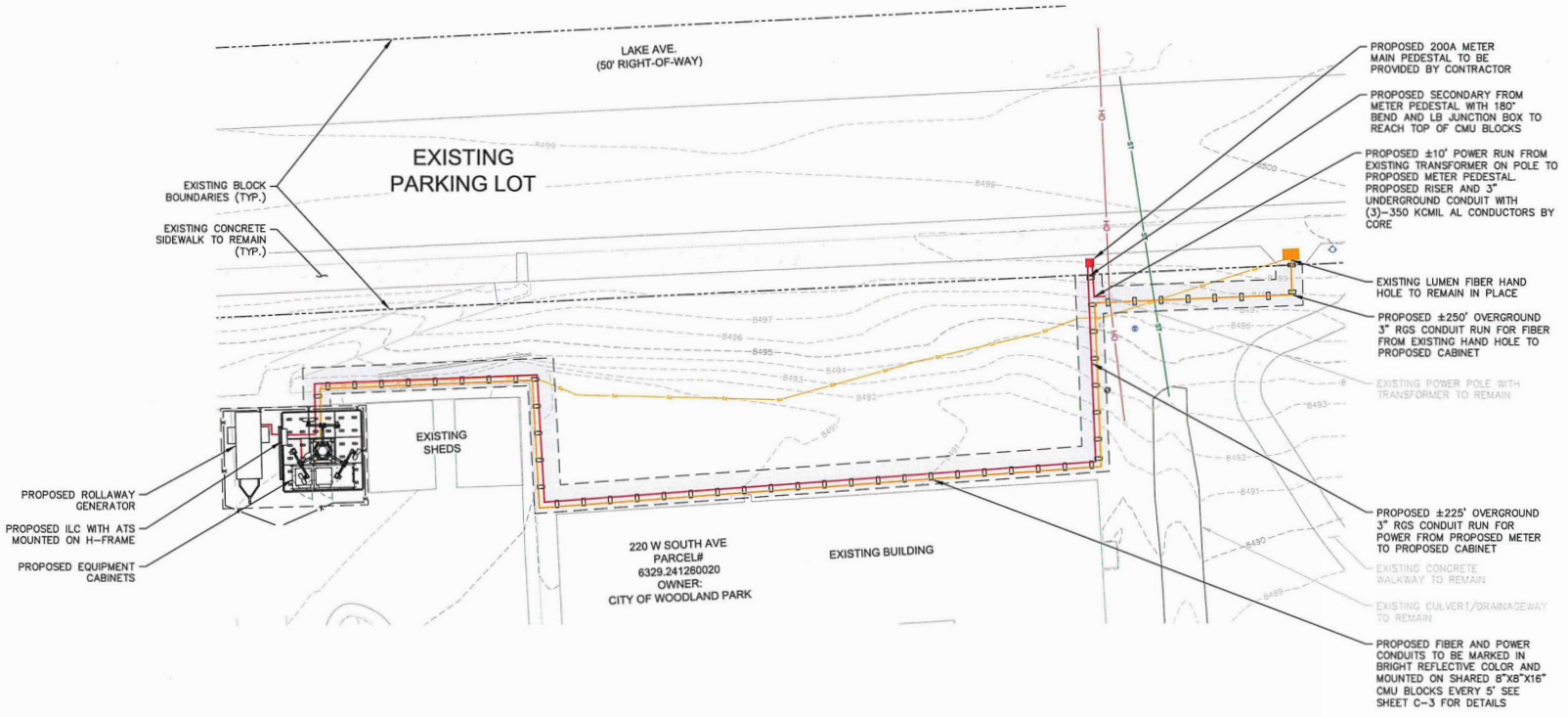
SHEET TITLE:
ANTENNA MOUNT DETAILS

SHEET NUMBER:
C-6

UTILITY PLAN SCHEDULE

QUANTITY	ITEM	DESCRIPTION	LENGTH	PROVIDED BY	INSTALLED BY
1	CONDUIT FOR FIBER	(1)–2" RGS CONDUIT STRAPPED TO CMU BLOCKS	250'±	CONTRACTOR	CONTRACTOR
1	RISER FROM TRANSFORMER TO POLE BASE	TBD	20'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUIT FROM POLE TO METER PEDESTAL FOR POWER	(1)–3" PVC	8'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUCTORS TRANSFORMER TO METER PEDESTAL FOR POWER	(3)–350 KCMIL AL	28'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUIT FROM POWER PEDESTAL TO PROPOSED LOAD CENTER	(1)–3" RGS CONDUIT STRAPPED TO CMU BLOCKS	225'±	CONTRACTOR	CONTRACTOR
1	CONDUCTORS FROM SECONDARY BOX TO PROPOSED CABINET	(3)–1/0 CU CONDUCTORS, (1)–#6 GND	225'±	CONTRACTOR	CONTRACTOR
1	CONDUIT AND CONDUCTORS FROM GENERATOR TO LOAD CENTER	(P)–2" CONDUIT WITH (3)–1/0 CU CONDUCTORS	10'±	CONTRACTOR	CONTRACTOR
1	DISCONNECT	100A BREAKER–TYPE	X	CONTRACTOR	CONTRACTOR
1	METER SOCKET	METER MAIN AT PEDESTAL	X	CONTRACTOR	CONTRACTOR
1	METER PEDESTAL	100A METER MAIN PEDESTAL AND SERVICE GROUND	X	CONTRACTOR	CONTRACTOR

NOTES:
1. SERVICE SHALL BE 120/240V 1ø, 3W, 100A
2. CONTRACTOR TO COORDINATE INSPECTION WITH THE CORE ELECTRIC COOP
3. SERVICE OUTAGES TO BE COORDINATED BY VERIZON/CONTRACTOR WITH EXISTING METERS ON TRANSFORMER (BOTH OWNED BY CITY OF WOODLAND PARK)



N/A
12/13/2022 1:49:50 PM
Kelly Simpkins
Utilities
WP WATER

N/A
12/13/2022 1:50:06 PM
Kelly Simpkins
Utilities
WP WASTE WATER

1 / U-1 SITE PLAN
SCALE: 1" = 10'
SCALE BASED ON 24"X36" ONLY

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

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B	09/29/22	WOODLAND PARK LITE CD	BAB
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DRAWN BY: MAK
CHECKED BY: MFF
KHA PROJECT NUMBER: 196015042
ENGINEER SEAL:

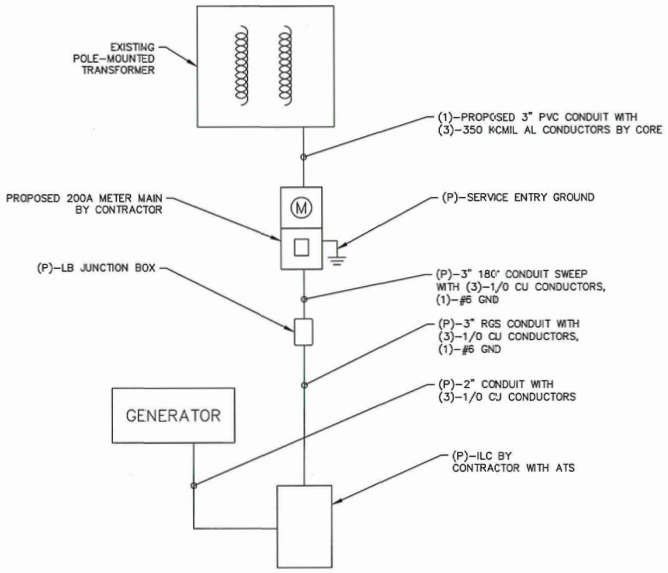
FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE: SITE PLAN
SHEET NUMBER: U-1



1 / E-1 PROPOSED ELECTRICAL ONE-LINE
N.T.S.

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

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DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ELECTRICAL
ONE-LINE

SHEET NUMBER:

E-1

8350 East Crescent Parkway
Suite 200
Greenwood Village, CO 80111

Laura Alms, Esq.
Regional Network Counsel
laura.alms@verizon wireless.com
(303) 501-5496

January 13, 2023

Via Email to kschminke@city-woodlandpark.org, cgates@city-woodlandpark.org

City of Woodland Park
Karen L. Schminke, AICP, Planning Director
220 West South Avenue
Woodland Park, CO 80866

Dear Ms. Schminke:

Attached please find Verizon's response to the City's comments received on December 28, 2022 related to Verizon's Special Use Permit application (SUP2022-01) to install a temporary wireless communications facility (also referred to as a lite site) at 200 W. South Ave. ("VZW Lite Site Facility").

As you know, Verizon Wireless submitted its application on December 5, 2022 and paid its application fee on December 7, 2022. On December 28, 2022, Verizon Wireless received the City's comments regarding its application including 12 specific comments. The City requested Verizon Wireless submit its responses on or before January 2, 2023. Verizon Wireless had a total of five days including a Saturday, Sunday, and a federal holiday (New Year's Day was observed Monday, January 2, 2023) to respond. Verizon was not able to submit its comments by that deadline. As a result, the hearing on the Lite Site Facility was pushed from January 12, 2023, to February 9, 2023.

Under the Federal Communications Commission *2009 Declaratory Ruling*, 24 FCC Rcd at 14014, paras. 52-53 ("2009 FCC Order"), a jurisdiction shall notify an applicant within 30 days that the application is incomplete. The applicant then can respond to the jurisdiction's request for additional information. Importantly, the 2009 FCC Order does not place any time frame upon which the applicant must respond to the jurisdiction's requests. Thus, the City's request that Verizon complete its responses on or before January 2, 2023 was not reasonable and did not comply with the 2009 FCC Order.

Additionally, as we previously expressed in our letter dated October 27, 2022, Verizon's position is its applications for wireless facilities, including the Lite Site Facility and the CSP Kelly site are subject to administrative review. However, as currently drafted, the City's Code does not identify which type of permit a wireless provider is required to obtain for wireless facilities for each zone district (*e.g.* administrative review in mixed use zones, Special Use Permit in all zone districts for facilities exceeding fifty feet in height, etc.). Thus, Verizon's submission of this application for a Special Use Permit is at the sole discretion of the City to determine which permit is required. Verizon expressly, fully, and completely reserves and does not waive its rights and remedies pursuant to the Code and all relevant federal and state law.

Sincerely,

/s Laura Alms

Laura Alms

verizon

KAPPA CONSULTING, LLC

January 13, 2023

City of Woodland Park
C.J. Gates, Senior Planner
220 W. South Avenue
Woodland Park, CO 80863

Project: Verizon Temporary Lite Site – SUP2022-01
Letter addressing Review Comments received 12/28/22

Dear Mr. Gates,

Please see Verizon Wireless's ("Verizon") responses to City of Woodland Park ("City") comments on Verizon's Temporary Lite Site (SUP2022-01), which Verizon received on December 28, 2022. Pursuant to the City's email dated January 5, 2023, Verizon's responses are due on or before January 20, 2023.

Comment No. 1
Page 6 - Please detail the estimated date V.W. believes the temporary facility will be removed from site. Cgates

Verizon Response: The removal of the temporary facility relates directly to the date the macro facility is constructed and operating; therefore, the following date is subject to change: the estimated removal date for the temporary facility is on or before 12/31/24.

Comment No. 2
Page 7 - No ROW exhibit, legal description, or compensation is included in this agreement. The plan-sets call out a 5' wide power and utility easement, which would need to go through an entitlement process. Cgates

Verizon Response: Verizon and the City of Woodland Park will be executing an Agreement addressing terms related to the Lite Site and associated non-exclusive easement/s. The Agreement includes an Exhibit A depicting the Lite Site, lease area and non-exclusive easement/s. The project will also be permitted through the City's Special Use Permit and Building Permit processes. If additional entitlement processes are required, please advise.

Please see Exhibit A to the Agreement (included in this resubmittal), for all Legal Descriptions.

Comment No. 3
Page 7 - This area needs to include the temp power easement specified for the fiber and utility drop for the lease rate calculations. Cgates

Verizon Response: Please see Exhibit A to the Agreement (included in this resubmittal).

Comment No. 4
Page 8 - Per resolution 696, this rate is defined by lease area, and is a daily rate per 10 square feet. Using an area of 1783 (shown in the drawings), a rate of $0.54 (2023 rate) per 10sf per day, this equates to $96.28 per day & $35,142.20 per year based the area shown on the plan set provided. Cgates

Verizon Response: Resolution 696 Pertains to Fees established for Temporary Use Permits. Verizon Wireless has submitted for a Special Use Permit; therefore Resolution 696 does not apply to the current application.

Verizon's proposed lease area is designated for Verizon's exclusive use through the term of the Agreement (included in this resubmittal). Verizon's proposed non-exclusive easement, on the other hand, is a right to use a particular land area for a specific purpose without excluding others from also using it. In fact, the City has already proposed that CORE run permanent power to the LITE site for future use as a charging station under the City/CORE franchise agreement.

Easements are not calculated as lease area.

Comment No. 5
Page 11 - No Legal description for requested easement or ROW has been included. Cgates

Verizon's Response: Please see Exhibit A to the Agreement (included in this resubmittal).

Comment No. 6
Page 13 - This policy appears to expire before the end of the SUP. A condition of approval would need to be that the City can Reject said SUP if an active policy is not received and approved prior to the 6/30/23 deadline. Cgates

Verizon's Response: Certificates of Insurance (COI) renew each year. Verizon can supply an updated COI in June 2023 when the policy renews.

Comment No. 7
Sheet C-1 - The above ground proposal does not comply with City code. Per ordinance 1308, Series 2017, 5.2.11 Depth: "Telecommunications service lines are allowed to be initially surface-laid on a temporary basis, not to exceed (3) months, weather permitting. Any Entity burying an individual telecommunication service line at a depth less than thirty inches (30") shall be responsible for all damage to the service line due solely or in part to its burial depth being less than thirty inches (30") regardless of whether the Entity locates such service line pursuant to state law" Cgates

Verizon's Response: This comment ties in with comment number 8. As discussed during the December 12, 2022 meeting between Verizon, the City of Woodland Park and CORE, Verizon will coordinate with CORE to facilitate underground power and fiber conduit delivery to the site.

Comment No. 8
Sheet C-1 - Per 12/12/2022 virtual meeting with Verizon and CORE, the City proposed a solution for CORE to run permanent power to the LITE site for future use as a charging station under the City/CORE franchise agreement, and CORE could lease the temporary power drop and conduit service for fiber to Verizon. This would eliminate the need for an above ground service run and easement. It would incumbent on Verizon and CORE to coordinate the agreement and schedule, based on CORE's proposed install time frames. Bschmitt

Verizon's Response: This comment ties in with Comment No. 7. As discussed during the December 12, 2022 meeting between Verizon, the City of Woodland Park and CORE, Verizon will coordinate with CORE to facilitate underground power and fiber conduit delivery to the site.

Comment No. 9
Sheet C-1 - Proposed easement is not designed in compliance with City Code: Per CWPMC 17.40.170 "Where required, easements for all utilities other than public sewer and water lines shall be a minimum of

twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot line abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then the easement or alley on the rear lot lines in the subdivision shall be at least twenty feet in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer or water shall be required with the width to be determined in accordance with the city engineering specifications." Cgates

Verizon's Response: Title 17 of the City Code applies to the subdivision of land and the subsequent development of the subdivided plat. Verizon is proposing a communication facility within an unsubdivided 18'-6" x 27' lease area. No subdivision of land is proposed or associated with facility.

Per the Page 7 comment above, Verizon and the City of Woodland Park will be executing an Agreement addressing terms related to the Lite Site and associated non-exclusive easement/s. The Agreement will include an Exhibit depicting the Lite Site, lease area and non-exclusive easement/s. The project will also be permitted through the City's SUP and Building Permit processes.

If additional entitlement processes are required, please advise.

Comment No. 10
Sheet C-4 - Provide information regarding color of tower and equipment Cgates

Verizon's Response: The Lite Site is unpainted, galvanized steel. The associated cabinets are off white in color.

Comment No. 11
Sheet U-1 - Utilities Stamp Ksimpkins

Verizon's Response: No Verizon action required.

Comment No. 12
Sheet U-1 - Utilities Stamp Ksimpkins

Verizon's Response: No Verizon action required.

verizon

WOODLAND PARK COW 2
VZW TEMP LITE SITE
CONSTRUCTION DRAWINGS

SITE ADDRESS	COORDINATES
321 PINE ST WOODLAND PARK, CO 80863	38.99671° N 105.05518° W

PROJECT TEAM

Kimley»Horn
KIMLEY HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST, SUITE 1500
DENVER, CO 80237
ATTN: MATT FLECK - (720) 647-6159

verizon
VERIZON WIRELESS
10000 PARK MEADOWS DRIVE, SUITE 200
LONE TREE, CO 80124

VERIZON CONSTRUCTION:
CONSTRUCTION ENGINEER
ANDREW COLE
ANDREW.COLE@VERIZONWIRELESS.COM

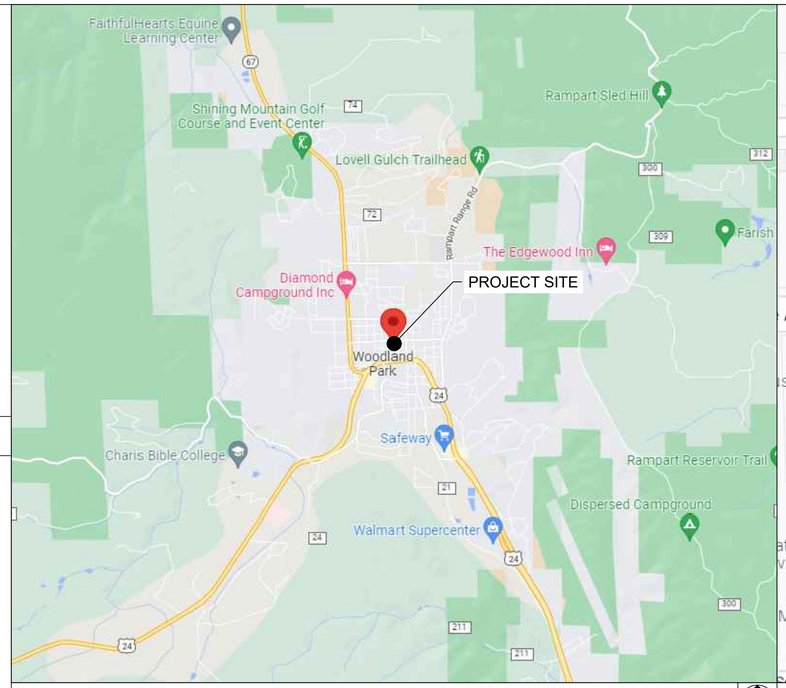
VERIZON RF ENGINEER:
JOSEPH DAVIS
JOSEPH.DAVIS3@VERIZONWIRELESS.COM

VERIZON REAL ESTATE:
MAUREEN LOPEZ
MAUREEN.LOPEZ@VERIZONWIRELESS.COM

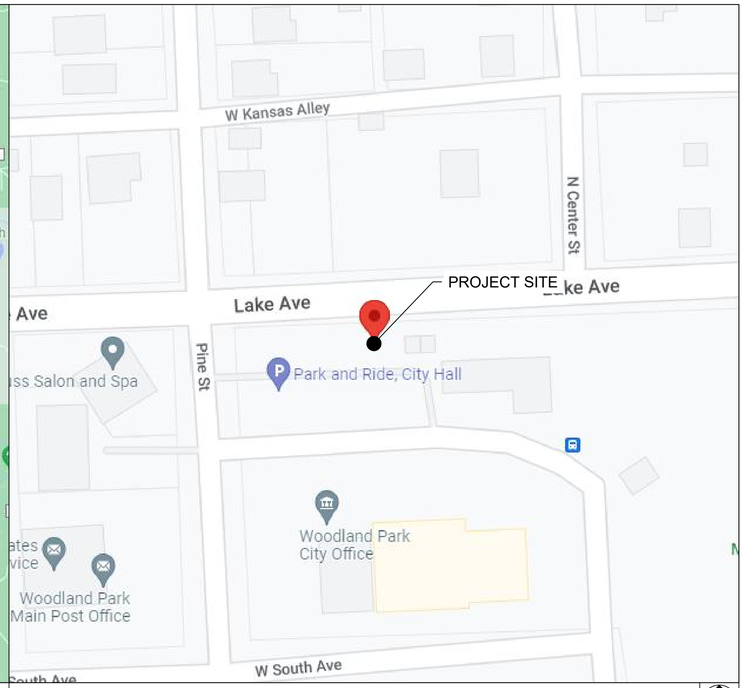
SITE ACQ. AGENT - FOR VZW
KAPPA CONSULTING LLC
KELLY HARRISON
KHARRISON@YMAIL.COM

PROJECT INFORMATION

SITE NAME:	WOODLAND PARK COW 2
JURISDICTION:	CITY OF WOODLAND PARK
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B-UNMANNED
TOP OF ANTENNA:	60'-0"
TOP OF STRUCTURE HEIGHT:	59'-6"
NUMBER OF STORIES:	N/A
GROSS BUILDING AREA:	N/A
OCCUPANT LOAD:	2 / UNMANNED
BUILDING CODE:	IBC 2015 WITH LOCAL AMENDMENTS
ELEVATION:	8492' (NAVD88)



REGIONAL MAP



VICINITY MAP

SHEET INDEX

NAME	DESCRIPTION
T-1	TITLE SHEET
N-1	OVERALL SITE PLAN
N-2	GENERAL NOTES II
C-1	GENERAL NOTES I
C-2	SITE PLAN
C-3	EQUIPMENT PLAN
C-4	ELEVATION PLAN
C-5	DETAILS
C-6	MOUNT DETAILS
U-1	UTILITY PLAN
E-1	ELECTRICAL ONE-LINE

CODE ANALYSIS

FIRE SAFETY CODE: IFC 2015
USE GROUP: U-UTILITY
CONSTRUCTION TYPE: IIB
BUILDING CODE: IBC 2015 WITH LOCAL AMENDMENTS
ELECTRICAL CODE: NEC 2014

PROJECT SUMMARY

THIS PROJECT CONSISTS OF A TEMPORARY LITE SITE TO BRIDGE SERVICE UNTIL A PERMANENT SITE CAN BE BUILT:

TO BE REMOVED:
- EXISTING C.O.W. EQUIPMENT

TO BE INSTALLED:
- TEMPORARY LITE SETUP W/ POLE AND CABINETS
- (3)-NHHSS-65B-R2BT4 ANTENNAS (1 PER SECTOR)
- (3)-NHH-65B-R2B ANTENNAS (1 PER SECTOR)
- (3)-COMMSCOPE BSAMNT-SBS-1-2 BRACKET
- (3)-ERICSSON 4449 RADIOS
- (3)-ERICSSON 8843 RADIOS
- (3)-4408 B48 RADIOS
- (1)-6627 OVP, (1)-6x12 HYBRID CABLE
- (1)-6648 BBU, (1)-6630 BBU
- TOWABLE GENERATOR

REFERENCED DOCUMENTS:
RFDS: 10/10/22 EME: XX/XX/XXXX MACRO CALC: XX/XX/XXXX
VERIFY THE MOST CURRENT DOCUMENTS PRIOR TO CONSTRUCTION

COLOR STANDARDS

GRAY #1 (E) EASEMENT		ORANGE FIBER	
PURPLE (P) LEASE AREA		TAN ANTENNAS	
BLUE GRAY ACCESS/UTILITY		RED PENETRATIONS	
BLUE #1 HYBRID CABLES/COAX		UMBER (P) UTILITY EASEMENT	
BLUE #2 RRHs		GRAY #2 WALL HATCH	
GREEN DC POWER		GRAY #3 EXISTING	

DRIVING DIRECTIONS

- START FROM 10000 PARK MEADOWS DRIVE, LONE TREE CO, 80124
- DEPART AND TURN RIGHT ONTO PARK MEADOWS DR
- USE THE MIDDLE LANE TO TURN LEFT ONTO LINCOLN AVE
- USE THE RIGHT LANE TO MERGE ONTO I-25 S
- USE THE RIGHT TWO LANES TO TAKE EXIT 141 FOR US-24 W TOWARD CIMARRON ST
- KEEP RIGHT AT THE FORK AND MERGE ONTO US-24 W
- TURN RIGHT ONTO PINE ST
- TURN RIGHT AFTER 0.2 MILES
- SITE WILL BE ON THE LEFT

811 Know what's below. Call before you dig.

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

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4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
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REV:	DATE:	DESCRIPTION:	BY:
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WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   GENERAL CONTRACTOR
   CONTRACTOR: (CONSTRUCTION)
   OWNER – VERIZON
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND VERIZON PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
22. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
23. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
24. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
25. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION.
26. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
27. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
28. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
29. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
30. ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
31. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION. APPROXIMATELY 2 TIMES PER MONTH.
32. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED. OR WHERE CODES OR REGULATIONS TAKE PRECEDENCE.
33. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
34. ALL EQUIPMENT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THE FINAL LOCATION ARE TO BE APPROVED BY CONSTRUCTION MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND CLEARANCE REQUIRED BY OTHERS RELATED TO SAID EQUIPMENT.
35. ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES,REGULATIONS AND LAWFUL ORDERS OF GOVERNING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
36. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS–BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CONSTRUCTION MANAGER.
37. PHOTOS SHALL BE TAKEN OF THE SITE AT THE REQUEST OF THE CONSTRUCTION MANAGER. ALL WORK TO BE BURIED OR HIDDEN MUST BE PHOTO GRAPHED AND INSPECTED BY THE CONSTRUCTION MANAGER PRIOR TO BACKFILLING ETC. UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER.

STRUCTURAL STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
7. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB, ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH.

CODES:

1. AT A MINIMUM, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. IBC 2015 VERSION OF THE INTERNATIONAL BUILDING CODE.
   B. NEC 2014 VERSION OF THE NATIONAL ELECTRIC CODE.
   C. FOR VERIZON STANDARDS USE NETWORK STANDARD VERIZON GUIDELINES.
   D. AMERICAN CONCRETE INSTITUTE. ACI 318–05, STANDARD BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   E. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 9TH EDITION, MANUAL OF STEEL CONSTRUCTION.
   F. AMERICAN WELDING SOCIETY, AWS D1.1 2002 EDITION, STRUCTURAL WELDING CODE.
   G. STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS: ANSI/TIA–222–G–2009
   H. FIRE SAFETY CODEIFC 2015

COAXIAL CABLE NOTES:

1. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
2. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
3. CONTRACTOR SHALL VERIFY THE DOWN–TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
4. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'–0" OC.
5. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
6. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE.

GENERAL CABLE & EQUIPMENT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
2. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR SHALL REFERENCE THE STRUCTURAL ANALYSIS / DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION / ROUTING.
4. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
5. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
   A. TEMPERATURE SHALL BE ABOVE 50° F.
   B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
   C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
   D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
6. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'–0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.
7. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

RF CONNECTOR REQUIREMENTS:

1. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
2. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
   A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
   B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
3. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB–FT (12 NM).
4. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB–FT (58 NM).
5. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
6. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18–22 LB–FT (24.4 – 29.8 NM).
7. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15–20 LB–IN (1.7 – 2.3 NM)

ABBREVIATIONS LIST:

VZW – VERIZON WIRELESS
FCC – FEDERAL COMMUNICATIONS COMMISSION
POC – POINT OF CONNECTION
RF – RADIO FREQUENCY
R.O.W. – RIGHT OF WAY
E.O.P. – EDGE OF PAVEMENT
NEC – NATIONAL ELECTRIC CODE
TIA – TELECOMMUNICATIONS INDUSTRY ASSOCIATION
A – AMPS
V – VOLTS
PVC – POLYVINYL CHLORIDE

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10000 PARK MEADOWS DRIVE
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REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
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DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
GENERAL
NOTES I

SHEET NUMBER:
N-1

DEMOLITION:

1. EXISTING WORK SITE CONDITIONS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, WORK DAMAGED BY CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING WORK.
2. AT THE END OF EACH WORK DAY AND DURING INCLEMENT WEATHER, CLOSE ALL EXTERIOR OPENINGS WITH WEATHERPROOF COVER.
3. DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST. REMOVE DEBRIS AND RUBBISH FROM THE SITE DAILY. DO NOT ALLOW DEBRIS AND TRASH TO ACCUMULATE ON SITE.
4. INSPECTIONS: REQUIRED BUILDING INSPECTORS SHALL BE ARRANGED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS. UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
5. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. ALL DISTURBED LANDSCAPING SHALL BE REPLACED, RESERVED, AND REGROWN TO MATCH THE ORIGINAL CONDITIONS. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
6. IF NECESSARY. RUBBISH, STUMPS, DEBRIS, STICKS. STONES AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

GROUNDING NOTES:

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
2. ALL GROUNDING DEVICES SHALL BE UL APPROVED OR LISTED FOR THEIR INTENDED USE.
3. ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
4. GROUND WIRES SHALL BE #2 AWG BARE SOLID COPPER UNLESS NOTED OTHERWISE.
5. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC (CADWELDS) TO GROUND RODS, GROUND RING WIRE, AND FENCE POSTS UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL WHERE GROUND WIRES ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZED PAINT.
6. GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET.) CLEAN GROUND BAR TO SHINY METAL AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
7. GROUND CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURER'S GROUNDING KITS.
8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 8" RADIUS.
9. PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHIELD (TM OF JET LUBE, INC.) PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHIELD OR APPROVED EQUAL.
10. PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION APPLY APPROPRIATE ANTI OXIDATION PAINT.

RACEWAY NOTES:

1. CONDUIT AND CONDUIT FITTINGS SHALL MEET ANSI AND NEC STANDARDS FOR MATERIALS AND WORKMANSHIP AND SHALL BE UL LISTED.
   A. RIGID STEEL CONDUIT (FOR ALL ABOVE GRADE WORK) SHALL CONFORM TO ANSI C80-I AND THE REQUIREMENTS OF NEC PARAGRAPH 346 AND BE STANDARD WEIGHT, MILD RIGID STEEL, HOT DIP GALVANIZED WITH INSIDE AND OUTSIDE FINISHED WITH A PROTECTIVE ZINC COATING.COUPLING, ELBOWS AND BENDS SHALL MEET THESE SAME REQUIREMENTS. FITTINGS SHALL BE OF THE GALVANIZED IRON OR STEEL THREADED TYPE.
   B. PVC CONDUIT (FOR UNDERGROUND WORK) SHALL CONFORM TO UL STANDARD 651-89 AND THE REQUIREMENTS OF NEC. PARAGRAPH 347. CONDUIT SHALL BE HEAVY WALL TYPE, SCHEDULE 80, AND SUNLIGHT RESISTANT. FITTINGS SHALL BE OF THE UNTHREADED SOLVENT CEMENT TYPE.
   C. EMT CONDUIT (FOR USE BEHIND WALLS OR ABOVE SUSPENDED CEILINGS ONLY), ELECTRIC METALLIC TUBING SHALL CONFORM TO ANSI C80.3 AND THE REQUIREMENTS OF NEC, PARAGRAPH 348 AND BE PROTECTED ON EXTERIOR WITH A ZINC COATING AND ON INTERIOR SURFACES WITH EITHER A ZINC COATING OR LACQUER ENAMEL. FITTINGS SHALL BE ZINC COATED STEEL. MINIMUM CONDUIT SIZE SHALL BE 3/4 INCH, SIZES NOT SHOWN ON DRAWINGS SHALL BE PER NEC.
2. ALL SPARE CONDUITS SHALL HAVE A METALLIC OR MULL TAPE.
3. CONDUIT SUPPORTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE NEC.

HOLES, SLEEVES AND OPENINGS:

1. PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL SURFACES DAMAGED TO MATCH EXISTING AND SURROUNDING SURFACES. MAINTAIN INTEGRITY FOR ALL FIRE AND SMOKE RATED BARRIERS USING APPROVED FIRE STOPPING SYSTEMS.
2. WHEN CUTTING HOLES, SLEEVES, AND OPENINGS CONTRACTOR SHALL NOT CUT, DAMAGE OR DISTURB STRUCTURAL ELEMENT OR REINFORCING STEEL UNLESS APPROVED IN WRITING BY THE PROJECTS STRUCTURAL ENGINEER.
3. CONDUIT PENETRATIONS CORE DRILLING HOLES SHALL BE SIZED SO THAT AND ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN LIEU OF CORE DRILLED, PROVIDE SLEEVE IN ROUGH OPENING. SIZE SLEEVES TO PROVIDE AN ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND THE SLEEVE TO MATCH SURROUNDING SURFACES.

CONDUCTOR NOTES:

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET REQUIRED NEMA-RATINGS, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
   A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 200 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WHITE MARKING AT EACH TERMINATION.
   B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL COPPER 200 VOLT, TYPE THHN/THWN WITH A MINIMUM SIZE OF #12 AWG.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, INSULATING MATERIALS, SUPPORT GRIPS, MARKER AND CABLE SHALL BE FURNISHED AND INSTALLED. THE SUPPLIERS INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C-576 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-T-10727. INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL SERRATED, AND THE EXTERIOR SURFACE OF THE CONNECTOR BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.
4. TERMINAL CONNECTORS FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE, BURNDY QUIKLUG, ARILUG OR ACCEPTABLE EQUAL; OR COMPRESSION TYPE; BURNDY TYPE YAV OFR YA (LONG BARREL), PANDUIT TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATEDIOO AMPERES OR LESS, OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 60 DEG. C (140 DEG F). CONDUCTORS WITH HIGHER TEMPERATURE SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 60 DEG.C (140 DEG.F) AMPACITY CONDUCTOR SIZE USED.
6. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN:
   A. SHALL BE USED ONLY FOR CONDUCTORS RATED 75 DEG.C (167 DEG.F). CONDUCTORS WITH HIGH TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASE ON THE 75 DEG.C (167 DEG.F) AMPACITY CONDUCTOR SIZE USED.
7. ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF "SCOTCHFILL" 200 AMP ELECTRICAL INSULATING PUTTY THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S "33 PLUS" (33+) PLASTIC TAPE OR 88 OUTDOOR.
8. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF NATIONAL ELECTRICAL CODE, IN ACCORDANCE AND ANY LOCAL CODE.
9. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE CADWELD PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL ALL CABLE TO CABLE SPLICES (TEES, XS, ETC.) ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY CADWELD AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND PROCEDURES.

HANGERS AND SUPPORT:

1. MATERIALS: ALL HANGERS, SUPPORTS, FASTENERS, AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY, AND SHALL BE MANUFACTURED PRODUCTS DESIGNED FOR THE APPLICATION. PRODUCTS & MATERIALS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.
2. TYPES: HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.
3. INSTALLATION: RIGIDLY SUPPORT AND SECURE ALL MATERIALS, RACEWAY AND EQUIPMENT TO BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE, MATERIALS AND LOADS ENCOUNTERED, PROVIDE ALL NECESSARY HARDWARE, PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
4. OVERHEAD MOUNTING: ATTACH OVERHEAD MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK.
5. WALL MOUNTING: SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY. CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.
6. EXTERIOR WALLS: MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OF EXTERIOR BUILDING WALLS AT LEAST ONE INCH AWAY FROM WALL SURFACE, USING SUITABLE SPACERS.
7. STRUCTURAL MEMBERS: DO NOT CUT, DRILL OR WELD ANY STRUCTURAL MEMBER EXCEPT SPECIFICALLY APPROVED BY THE ENGINEER.
8. INDEPENDENT SUPPORT: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS.

HANGERS AND SUPPORT (CONTINUED):

9. RACEWAY SUPPORTS: RIGIDLY SUPPORT ALL RACEWAY WITH MAXIMUM SPACING PER NEC. AND SO AS TO PREVENT DISTORTION OF ALIGNMENT DURING PULLING OPERATION, USE APPROVED HANGERS,CLAMPS AND STRAPS FOR INDIVIDUAL RUNS. DO NOT USE PERFORATED STRAPS OR TIE WIRES. WHERE MULTIPLE PARALLEL RACEWAYS ARE TO RUN TOGETHER, USE TRAPEZE TYPE HANGER ARRANGEMENT MADE FROM U-CHANNEL AND ACCESSORIES. SUSPENDED FOR FUTURE INSTALLATION OF ADDITIONAL RACEWAYS, RIGIDLY ANCHOR VERTICAL CONDUITS SERVING FLOOR MOUNTED OR "ISLAND" TYPE EQUIPMENT MOUNTED AWAY FROM WALLS WITH METAL BRACKET OR RIGID STEEL CONDUIT EXTENSION SECURED TO FLOOR.
10. MISCELLANEOUS SUPPORTS: PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS, AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.
11. ONE HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

Kimley»Horn

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REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

GENERAL
NOTES II

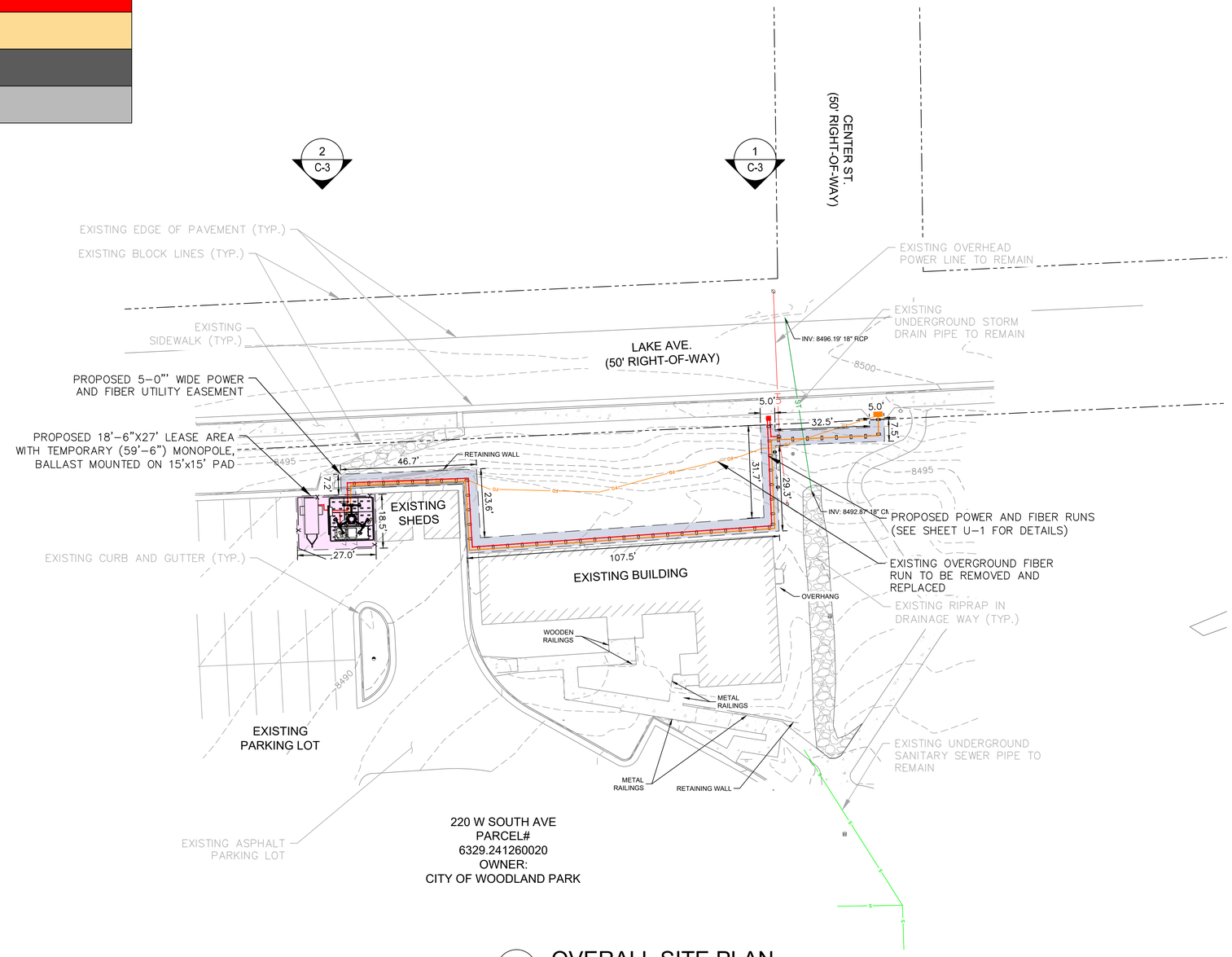
SHEET NUMBER:

N-2

COLOR STANDARDS			
GRAY #1 (E) EASEMENT		ORANGE FIBER	
PURPLE (P) LEASE AREA		TAN ANTENNAS	
BLUE GRAY UTILITY EASEMENT		RED PENETRATIONS	
BLUE #1 HYBRID CABLES/COAX		UMBER (P) UTILITY EASEMENT	
BLUE #2 RRHs		GRAY #2 WALL HATCH	
GREEN DC POWER		GRAY #3 EXISTING	

LEGEND

WATER LINE		STORM SEWER	
SANITARY SEWER		UG ELECTRIC	
GAS		ELECTRIC	
FIBER LINE		OH ELECTRIC	
OH TELCO		UG UTILITIES	
UG TELCO		OH UTILITIES	
EXISTING FENCE		EX 1' CONTOUR	
PROPOSED FENCE		EX 5' CONTOUR	
RIGHT OF WAY		SIGNAGE	
PROPERTY LINE		CATCH BASIN	
WATER METER		STORM MANHOLE	
WATER VALVE		STORM DRAIN INLET	
WATER VALVE		SANITARY SEWER MH	
WATER MANHOLE		POWER POLE	
TELCO PEDESTAL		ELECTRIC HANDHOLE	
TELCO VAULT		ELECTRIC METER	
TELCO FIBER MANHOLE		ELECTRIC TRANSFORMER	
TELCO MH		ELECTRIC CABINET	
TELCO FIBER VAULT		ELECTRIC EQUIPMENT	
TELEVISION EQUIPMENT		TRAFFIC SIGNAL BOX	
GAS VAULT		ELECTRIC MANHOLE	
GAS METER		LIGHT POLE	
GAS MANHOLE		TRAFFIC SIGNAL	
		ELECTRIC DOWN GUY	



1 C-1 OVERALL SITE PLAN

SCALE: 1" = 20'
SCALE BASED ON 24"X36" ONLY

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE
0 5 10 20
(IN FEET)

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

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WOODLAND PARK
COW 2

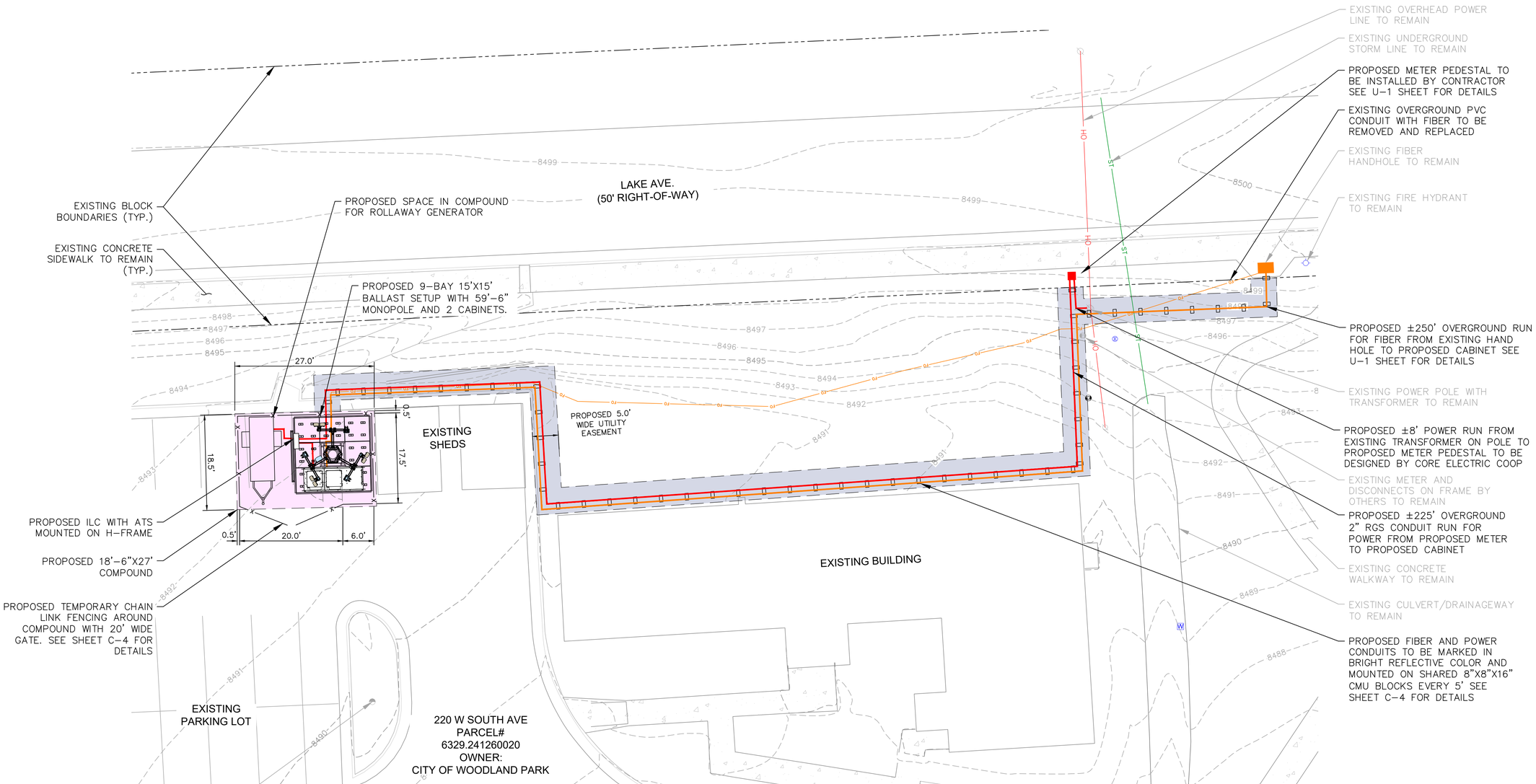
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1



1 / C-2 **SITE PLAN**
SCALE: 1" = 10'
SCALE BASED ON 24"X36" ONLY

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

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4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228–2300
WWW.KIMLEY–HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

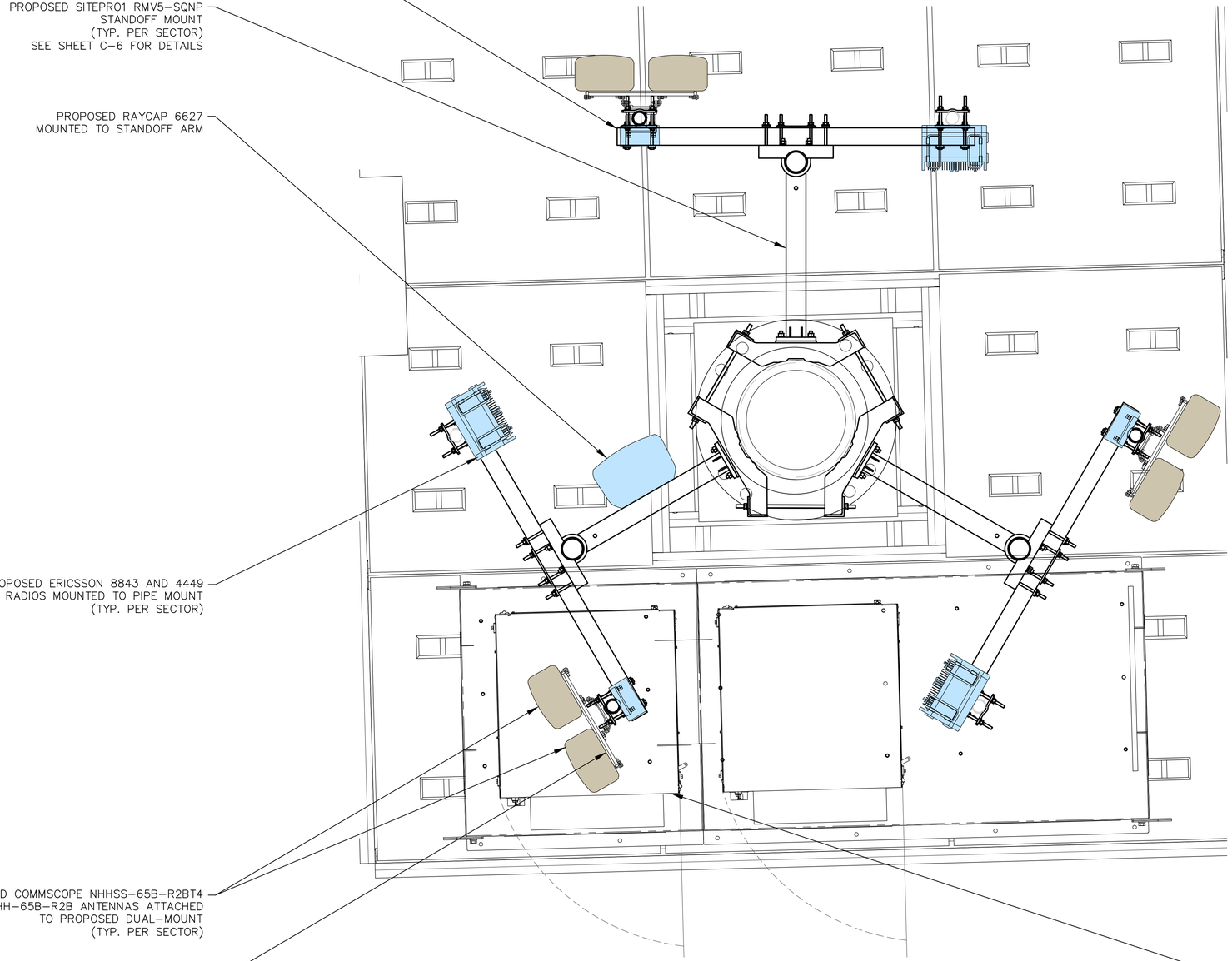
KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-2



1 / C-3 **EQUIPMENT PLAN**
SCALE: 1" = 1'
SCALE BASED ON 24"X36" ONLY

NORTH

GRAPHIC SCALE
0 0.5 1 2
(IN FEET)

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

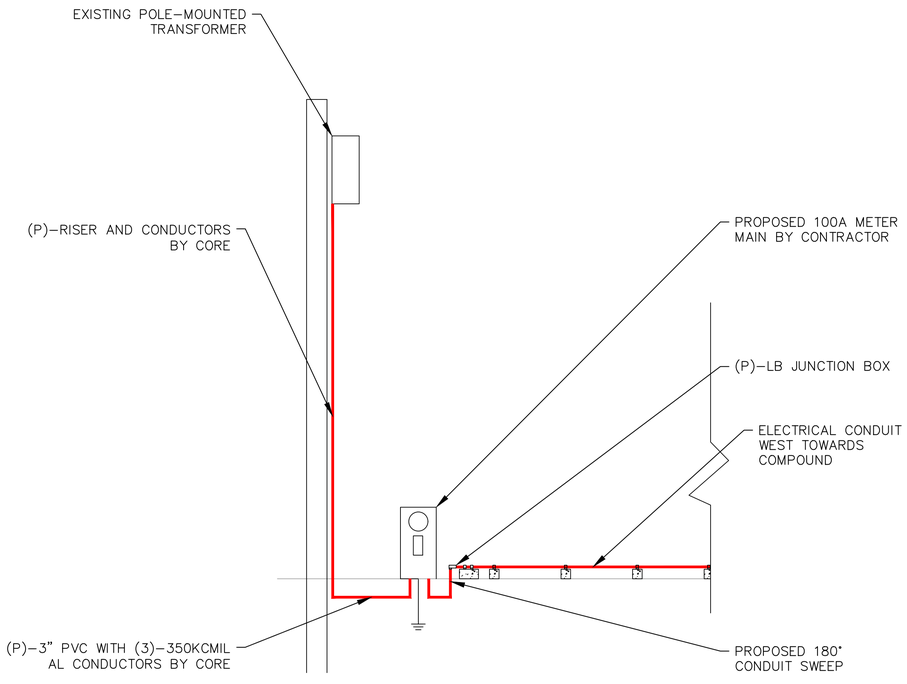
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

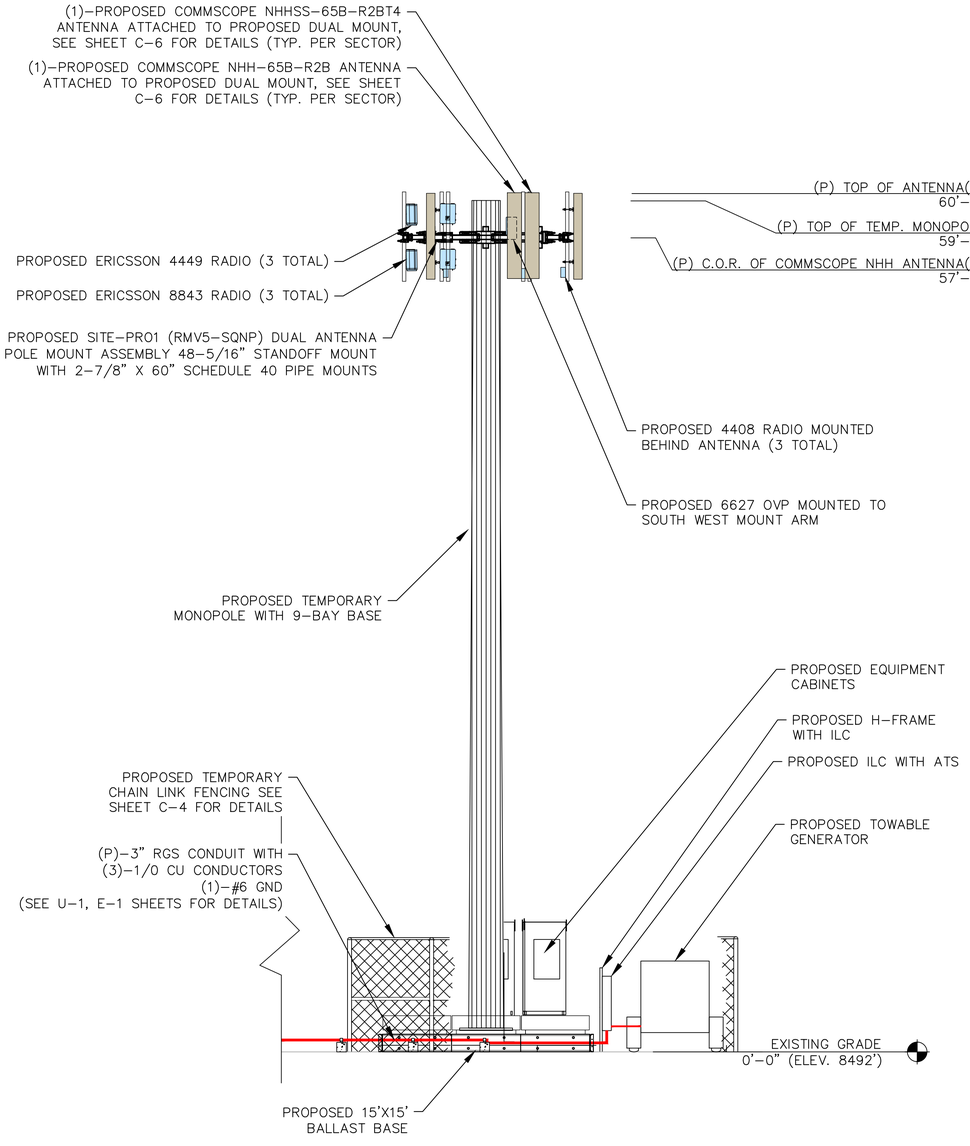
EQUIPMENT PLAN

SHEET NUMBER:

C-3



1 C-4 **PROPOSED NORTH ELECTRICAL CONNECT ELEVATION**
N.T.S.
SCALE BASED ON 24"X36" ONLY



2 C-4 **PROPOSED NORTH COMPOUND ELEVATION**
SCALE: 1" = 5'
SCALE BASED ON 24"X36" ONLY

811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
0 2.5 5 10
(IN FEET)

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: MAK | CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

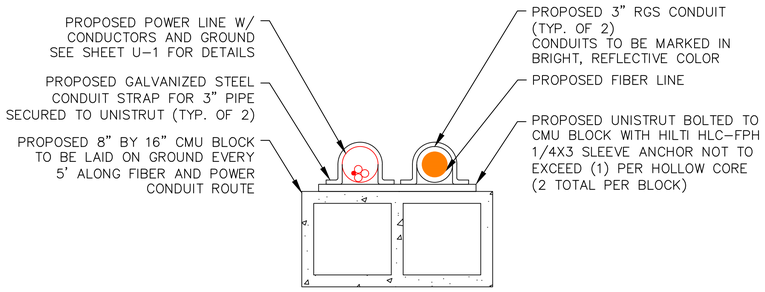
WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

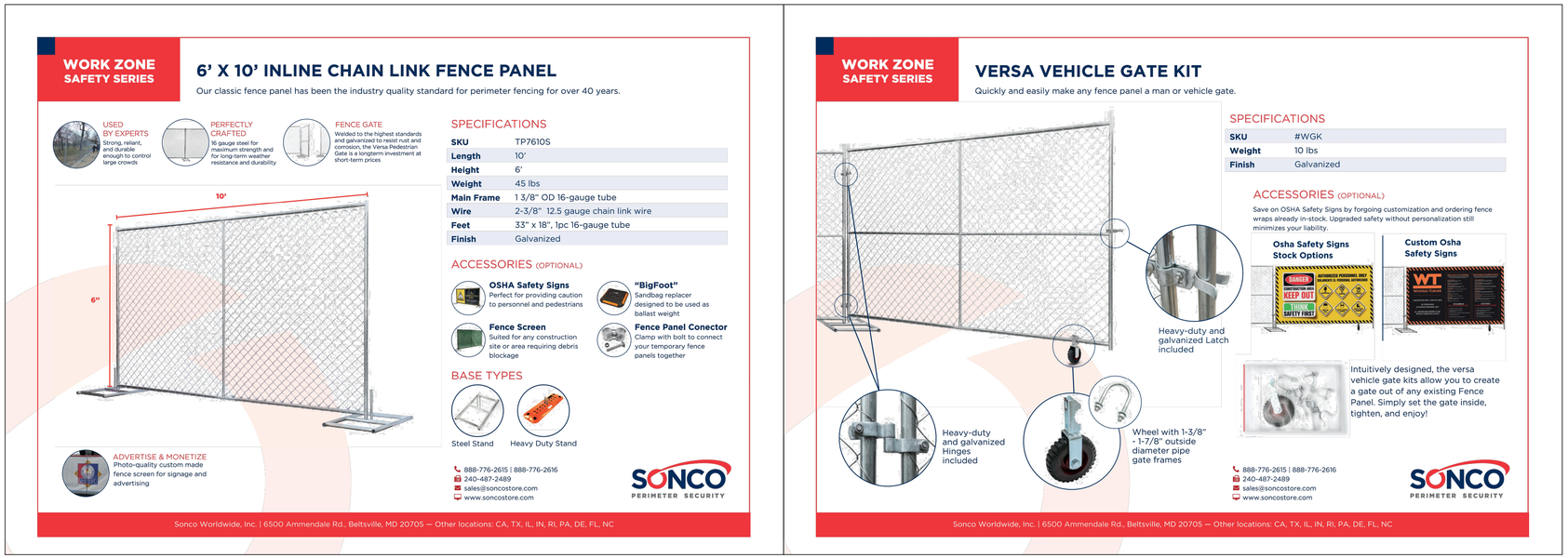
SHEET TITLE:

PROPOSED ELEVATION PLAN

SHEET NUMBER: C-4



1 C-5 **PROPOSED CONDUIT BASE DETAIL**
SCALE: N.T.S.



2 C-5 **PROPOSED TEMPORARY CHAINLINK FENCE AND GATE DETAIL**
SCALE: N.T.S.

NOTE:
1. CONTRACTOR TO UTILIZE ABOVE FENCING OR APPROVED EQUIVALENT

811 Know what's below. Call before you dig.

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: MAK | CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

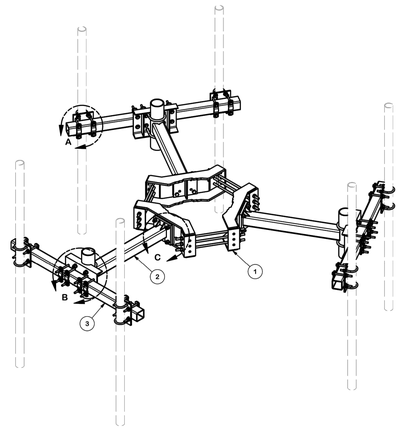
ENGINEER SEAL:
FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2

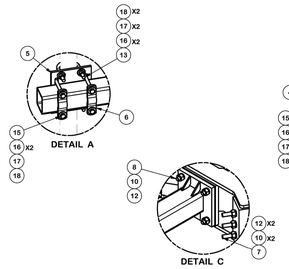
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

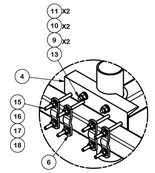
SHEET TITLE:
EQUIPMENT ROOM PLAN

SHEET NUMBER: C-5



PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81	206.42
2	3	X-SV197-36	SUPPORT ARM WELDMENT - 36"		67.93	203.80
3	3	SQ360	3 1/2" X 60" SQUARE TUBE	60 in	43.23	129.70
4	3	X-SP216	LARGE SUPPORT CROSS PLATE		20.83	62.48
5	6	SCX4	CROSSOVER PLATE	8 1/2 in	6.02	36.13
6	24	X-100064	CLAMP (4" V-CLAMP) GALVANIZED		0.91	21.91
7	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)	24 in	0.40	3.59
7	9	G58R-14	5/8" x 14" THREADED ROD (HDG.)		0.40	3.59
8	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2 3/4 in	0.36	4.27
9	12	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.41
10	42	G58LW	5/8" HDG LOCKWASHER		0.03	1.10
11	12	A58NUT	5/8" HDG A325 HEX NUT		0.13	1.56
12	30	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	3.90
13	6	X-UB5458	5/8" X 4-5/8" X 7" X 3" U-BOLT (HDG.)		0.26	1.54
13	12	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)		0.70	8.36
14	12	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.63	7.50
15	48	G12065	1/2" x 6-1/2" HDG HEX BOLT G95 FULL THREAD	6 1/2 in	0.41	19.66
16	120	G12FW	1/2" HDG USS FLATWASHER	3/32 in	0.03	4.09
17	72	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01	1.00
18	72	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	5.16
					TOTAL WT. #	754.52





TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
ALL OTHER ASSEMBLY *(± 0.060")*

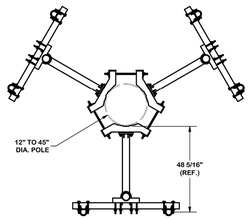
PROPRIETARY NOTE:
THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

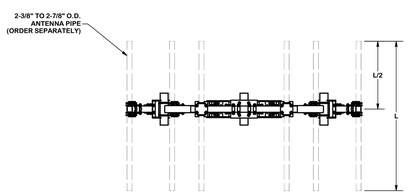
DESCRIPTION: MONOPOLE TRIPLE T-ARM FOR 6 ANTENNAS

SITE PRO 1 — Engineering Support Team: 1-888-753-7446
Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX
▲ valmont | COMMSCOPE

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	SHEET
	CEK 4/28/2017		RMV5-SQNP	1 OF 2
CLASS / SUB	DRAWING USAGE	CHECKED BY	DWG. NO.	
81 / 01	CUSTOMER	BMC 5/12/2017	RMV5-SQNP	

1 C-6 PROPOSED TOWER MOUNT DETAILS
SCALE: N.T.S.





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LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
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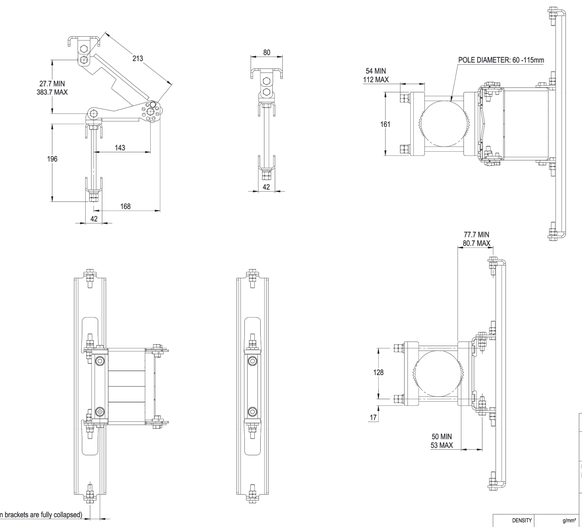
CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	SHEET
	CEK 4/28/2017		RMV5-SQNP	2 OF 2
CLASS / SUB	DRAWING USAGE	CHECKED BY	DWG. NO.	
81 / 01	CUSTOMER	BMC 5/12/2017	RMV5-SQNP	

2 C-6 PROPOSED DUAL MOUNT DETAILS
SCALE: N.T.S.

REVISIONS			
REV.	DESCRIPTION:	DATE	APPROVED
A	[ECR-800002048] RELEASE TO PRODUCTION PER EAO-ISH161.	29FEB17	ELILILIME
B	[ECR-800025302] UPDATE DRAWING.	04AUG17 YZ	ELILILIME



COMMSCOPE, INC. OF NORTH CAROLINA

TOLERANCES		SAP MATERIAL MASTER
0 PLACE X ±	2 PLACE .XX ±	
1 PLACE .X ±	ANGLES ±	
FINISH: NA	MATERIAL: NA	

	NAME	DATE
CE	LS	25FEB17
RM	YZ1055	09/07/2017
RV	CHALIU	09/08/2017
AD	LGWU	09/08/2017
RE	BYUAN	09/08/2017
ECN	8000025302-O	

PRODUCT DRAWING

DENSITY	g/mm³
MASS	0.76 kg
VOLUME	mm³
SURFACE AREA	mm²
HEIGHT	
LENGTH	
WIDTH	

SCALE: 1:4 — DOCUMENT NO.: BSAMNT-SBS-1-2-L

SIZE: A2 — WORK AREA: Z3 — MODEL: VERSION 01, STATUS RE, REVISION B — DRAWING: VERSION 01, STATUS RE, REVISION B — SHEET: 1 OF 1

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Know what's below. Call before you dig.

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: MAK — CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ANTENNA MOUNT DETAILS

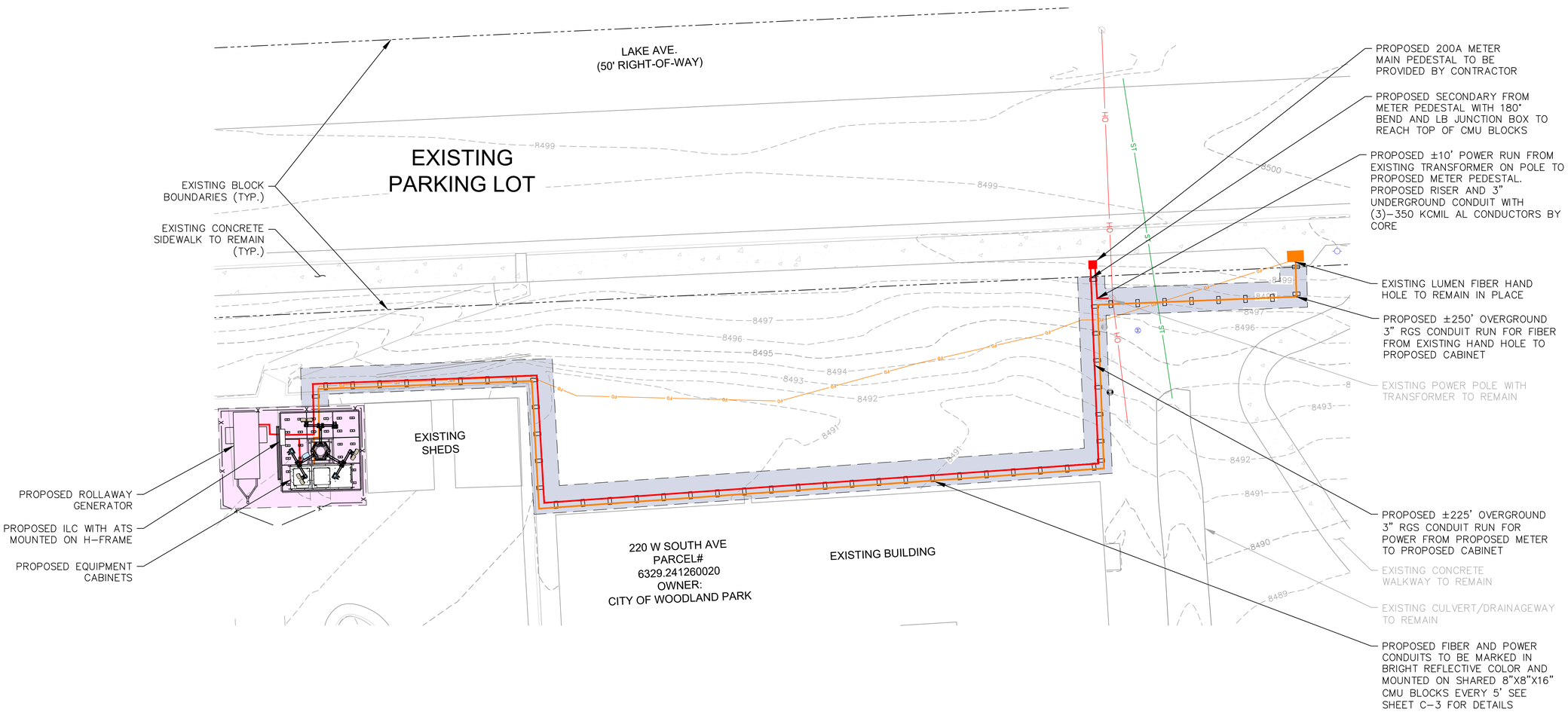
SHEET NUMBER:

C-6

UTILITY PLAN SCHEDULE

QUANTITY	ITEM	DESCRIPTION	LENGTH	PROVIDED BY	INSTALLED BY
1	CONDUIT FOR FIBER	(1)–2" RGS CONDUIT STRAPPED TO CMU BLOCKS	250'±	CONTRACTOR	CONTRACTOR
1	RISER FROM TRANSFORMER TO POLE BASE	TBD	20'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUIT FROM POLE TO METER PEDESTAL FOR POWER	(1)–3" PVC	8'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUCTORS TRANSFORMER TO METER PEDESTAL FOR POWER	(3)–350 KCMIL AL	28'±	CORE ELECTRIC	CORE ELECTRIC
1	CONDUIT FROM POWER PEDESTAL TO PROPOSED LOAD CENTER	(1)–3" RGS CONDUIT STRAPPED TO CMU BLOCKS	225'±	CONTRACTOR	CONTRACTOR
1	CONDUCTORS FROM SECONDARY BOX TO PROPOSED CABINET	(3)–1/0 CU CONDUCTORS, (1)–#6 GND	225'±	CONTRACTOR	CONTRACTOR
1	CONDUIT AND CONDUCTORS FROM GENERATOR TO LOAD CENTER	(P)–2" CONDUIT WITH (3)–1/0 CU CONDUCTORS	10'±	CONTRACTOR	CONTRACTOR
1	DISCONNECT	100A BREAKER–TYPE	X	CONTRACTOR	CONTRACTOR
1	METER SOCKET	METER MAIN AT PEDESTAL	X	CONTRACTOR	CONTRACTOR
1	METER PEDESTAL	100A METER MAIN PEDESTAL AND SERVICE GROUND	X	CONTRACTOR	CONTRACTOR

NOTES:
1. SERVICE SHALL BE 120/240V 1ø, 3W, 100A
2. CONTRACTOR TO COORDINATE INSPECTION WITH THE CORE ELECTRIC COOP
3. SERVICE OUTAGES TO BE COORDINATED BY VERIZON/CONTRACTOR WITH EXISTING METERS ON TRANSFORMER (BOTH OWNED BY CITY OF WOODLAND PARK)



1 / U-1 **SITE PLAN**
SCALE: 1" = 10'
SCALE BASED ON 24"X36" ONLY

verizon
10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:
Kimley»Horn
4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228–2300
WWW.KIMLEY–HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER: 196015042

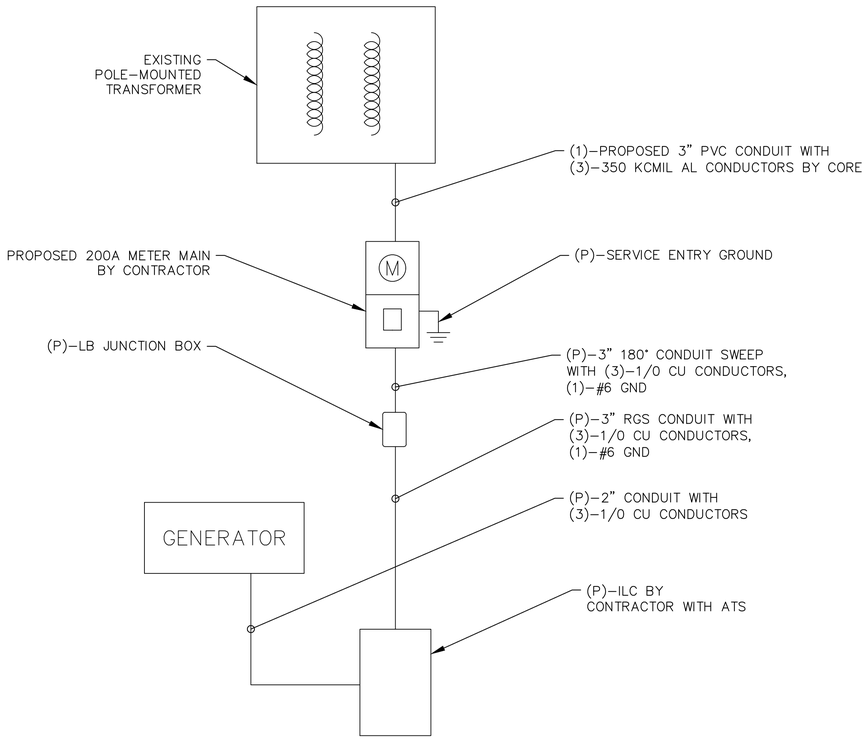
ENGINEER SEAL: FOR REVIEW

PROJECT INFORMATION:
WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE: SITE PLAN

SHEET NUMBER: U-1



1
E-1 **PROPOSED ELECTRICAL ONE-LINE**
N.T.S.

verizon

10000 PARK MEADOWS DRIVE
SUITE 200, LONE TREE CO, 80124

PLANS PREPARED BY:

Kimley»Horn

4582 S ULSTER ST. #1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REV:	DATE:	DESCRIPTION:	BY:
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B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY:	CHECKED BY:
MAK	MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ELECTRICAL
ONE-LINE

SHEET NUMBER:

E-1

AGREEMENT

This Agreement made this ____ day of _____, 2023, between the City of Woodland Park, with an address at 220 W. South Avenue, Woodland Park, CO 80863, hereinafter referred to as "Licensor," and Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless, with an address at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter referred to as "Licensee."

1. Licensor does hereby grant unto Licensee a license to use an 18'-6" x 27' parcel located at 220 W. South Avenue, Woodland Park, CO, 80863, which parcel is further described on Exhibit "A" attached hereto and made a part hereof, together with the right to place upon the Property a communications facility ("Facility"). Licensor also grants unto Licensee the non-exclusive right-of-way for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks. Said right-of-way is generally described on Exhibit "A" attached hereto and made a part hereof. Further, Licensee shall have the right to install and maintain conduits, pipes, cables, and wires to its Facility within the Property to supply utility service and power to the Facility or as otherwise needed to service the Facility as reasonably determined by Licensee. Licensee shall be permitted to install the Facility at the Property.

2. The term of this Agreement shall be for a period of one (1) year and shall be effective on the first (1st) day of the month in which this Agreement is executed by all parties.

This Agreement will renew automatically thereafter on an annual basis unless Licensee provides written notice of cancellation to Licensor (i) at least 90 days prior to the annual anniversary of the effective date of this Agreement, or (ii) of completion of construction and commencement of commercial operations at site CSP Kelly, located at 111 N. Baldwin Street, Woodland Park, Colorado.

3. Licensee shall pay to Licensor an annual fee of $9,000.00 to be paid in equal monthly installments on the first day of each month to Licensor or to such other person, firm or place as Licensor may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date.

4. Licensee reserves the right to terminate this Agreement for any or no reason on thirty (30) days' written notice to Licensor. Upon such termination, Licensee will remove all of its equipment and improvements and restore the Property to its original condition.

5. Licensor and Licensee shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other party, or its employees, contractors or agents. Licensee shall maintain at its own expense during the term of this Agreement, commercial general liability insurance with a combined single limit of $1,000,000.00 for bodily injury and property damage. Licensee shall provide a certificate of insurance to Licensor as proof of said coverage. Except with respect to the indemnification set forth in this paragraph, neither party shall be liable to the other, or any of their respective agents,

representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

6. Licensor covenants that Licensee, upon paying the amount set forth herein and performing the covenants set forth herein, shall peacefully and quietly have, hold and enjoy the Property. Further, Licensor covenants that Licensor is seized of good and sufficient title and interest to the Property and has full authority to enter into this Agreement.

7. This Agreement may be sold, assigned or transferred by Licensee to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization, without the consent of the Licensor. As to any other parties, any sale, assignment or transfer must be with the written consent of the Licensor, which consent will not be unreasonably withheld.

8. All notices hereunder must be in writing and shall be sent certified mail, return receipt requested, to:

Licensor: City of Woodland Park
220 W. South Avenue
Woodland Park, CO, 80863

Licensee: Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals the day and year first above written.

LICENSOR: City of Woodland Park

By: _____

Name: _____

Its: _____

Date: _____

LICENSEE: CELLCO PARTNERSHIP
d/b/a Verizon Wireless

By: _____

Name: _____

Its: _____

Date: _____

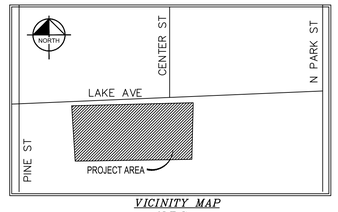
Exhibit "A"
Description

(See Attached)

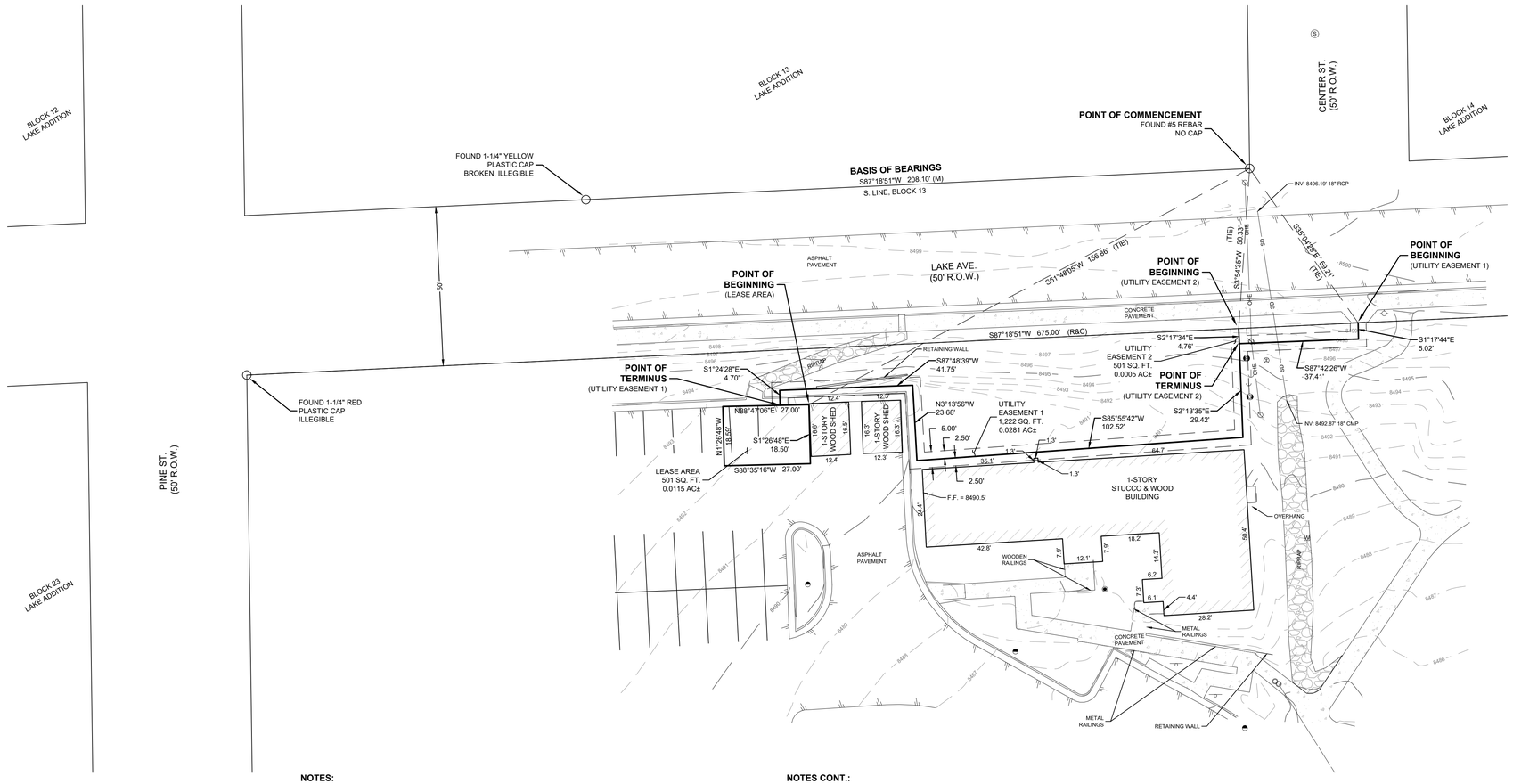
TOPOGRAPHIC & EASEMENT EXHIBIT
LYING IN THE NE1/4 OF SECTION 24,
TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF WOODLAND PARK, COUNTY OF TELLER,
STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
40 0 10 20 40
1" = 20' @ 24X36



VICINITY MAP
N.T.S.



NOTES:

1. 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.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.

4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE. CONSEQUENTLY, KIMLEY-HORN CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED, THAT ALL BURIED UTILITIES ARE SHOWN. PRIOR TO ANY CONSTRUCTION YOU MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST 2 BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT OR PAVING. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.

NOTES CONT.:

5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS EXHIBIT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.

6. THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY LINES, FENCES OR IMPROVEMENTS.

7. DATE OF FINAL FIELD SURVEY: SEPTEMBER 7, 2022. KIMLEY-HORN IS NOT RESPONSIBLE FOR THE LOCATION OF ANY IMPROVEMENTS PLACED, OR SITE MODIFICATIONS, AFTER THE DATE OF FINAL FIELD SURVEY.

8. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND MEASURED IN U.S. SURVEY FEET.

9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR EASEMENT REVIEW. EXISTING EASEMENTS, SETBACK LINES, RIGHTS-OF-WAY OR AGREEMENTS BETWEEN PARTIES WERE NOT EXAMINED OR ADDRESSED DURING THE PREPARATION OF THIS SURVEY.

10. BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 13, LAKE ADDITION TO THE TOWN OF WOODLAND PARK, S 87°18'51" W, A DISTANCE OF 208.10 FEET, AS MONUMENTED BY A FOUND NO. 5 REBAR, NO CAP, AT THE EAST END AND A FOUND 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP ON THE WEST SIDE, AS SHOWN HEREON.

11. THIS PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF TELLER, MAP NUMBER 08119C0206D, MAP EFFECTIVE DATE SEPTEMBER 25, 2009. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.

LEGEND

	GUY ANCHOR
	LIGHT STANDARD
E	ELECTRIC METER
	UTILITY POLE
E	ELECTRIC VAULT
	SIGN
S	SANITARY SEWER MANHOLE
D	STORM SEWER MANHOLE
G	GAS METER
W	WATER BOX
	FIRE HYDRANT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
W	WATER LINE
SS	SANITARY SEWER LINE
OHE	OVERHEAD ELECTRIC LINE
UGE	UNDERGROUND ELECTRIC LINE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PARCEL DESCRIPTION - UTILITY EASEMENT 1
A STRIP OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO, BEING 5 FEET WIDE, 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 13, LAKE ADDITION TO THE TOWN OF WOODLAND PARK, AS MONUMENTED BY A FOUND NO. 5 REBAR, NO CAP, WHENCE A FOUND 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP ON THE SOUTH LINE OF SAID BLOCK 13, BEARS S 87°18'51" W, A DISTANCE OF 208.10 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 35°04'29" E, A DISTANCE OF 59.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE AVENUE, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S 01°17'44" E, A DISTANCE OF 5.02 FEET;
THENCE S 87°42'26" W, A DISTANCE OF 37.41 FEET;
THENCE S 02°13'35" E, A DISTANCE OF 29.42 FEET;
THENCE S 85°55'42" W, A DISTANCE OF 102.52 FEET;
THENCE N 03°13'56" W, A DISTANCE OF 23.68 FEET;
THENCE S 87°48'39" W, A DISTANCE OF 41.75 FEET;
THENCE S 01°24'28" E, A DISTANCE OF 4.70 FEET TO THE **POINT OF TERMINUS**;

CONTAINING AN AREA OF 1,222 SQ. FT. OR 0.0281 ACRES, MORE OR LESS.

THE SIDELINES OF THIS EASEMENT TO BE LENGTHED OR SHORTENED TO MEET AT ALL ANGLE POINTS AND TO TERMINATE AT SAID SOUTH RIGHT-OF-WAY LINE OF LAKE AVENUE.

PARCEL DESCRIPTION - UTILITY EASEMENT 2
A STRIP OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO, BEING 5 FEET WIDE, 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 13, LAKE ADDITION TO THE TOWN OF WOODLAND PARK, AS MONUMENTED BY A FOUND NO. 5 REBAR, NO CAP, WHENCE A FOUND 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP ON THE SOUTH LINE OF SAID BLOCK 13, BEARS S 87°18'51" W, A DISTANCE OF 208.10 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 03°54'35" W, A DISTANCE OF 50.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE AVENUE, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S 02°17'34" E, A DISTANCE OF 4.76 FEET TO THE **POINT OF TERMINUS**;

CONTAINING AN AREA OF 24 SQ. FT. OR 0.0005 ACRES, MORE OR LESS.

THE SIDELINES OF THIS EASEMENT TO BE LENGTHED OR SHORTENED TO MEET AT ALL ANGLE POINTS AND TO TERMINATE AT SAID SOUTH RIGHT-OF-WAY LINE OF LAKE AVENUE.

PARCEL DESCRIPTION - LEASE AREA
A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 13, LAKE ADDITION TO THE TOWN OF WOODLAND PARK, AS MONUMENTED BY A FOUND NO. 5 REBAR, NO CAP, WHENCE A FOUND 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP ON THE SOUTH LINE OF SAID BLOCK 13, BEARS S 87°18'51" W, A DISTANCE OF 208.10 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 61°48'05" W, A DISTANCE OF 156.86 FEET TO THE **POINT OF BEGINNING**;

THENCE S 01°26'48" E, A DISTANCE OF 18.50 FEET;
THENCE S 88°35'16" W, A DISTANCE OF 27.00 FEET;
THENCE N 01°26'48" W, A DISTANCE OF 18.59 FEET;
THENCE N 88°47'06" E, A DISTANCE OF 27.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 501 SQ. FT. OR 0.0115 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

STATE OF COLORADO DARREN R. WOLTERSTORFF 38281 PROFESSIONAL LAND SURVEYOR

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

verizon
8350 EAST CRECENT PARKWAY ST. 200
GREENWOOD VILLAGE, CO 80111

Kimley»Horn
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

FIELD BY:	MAN
DRAWN BY:	CAD
CHECKED BY:	DRW

REVISIONS

NO.	DATE	DESCRIPTION
1	09/16/22	FOR REVIEW

PROJECT No.
196015042

SITE NAME:
WOODLAND COW 2

SITE ADDRESS:
220 W SOUTH AVE
WOODLAND PARK, CO 80863

SHEET TITLE:
TOPO & EASEMENT EXHIBIT

SHEET NO.	REVISION:
LS-1	

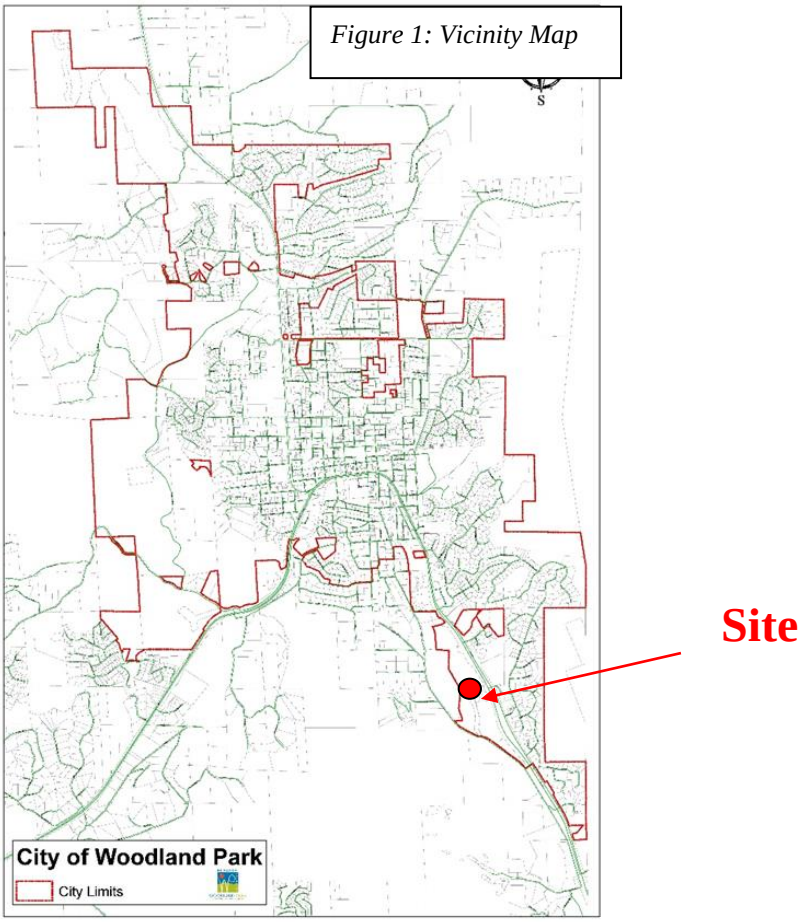
Planning Commission Staff Report
PC Public Hearing February 9, 2023

Agenda Item	Department	Presenter
4C	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4C

PUD/SPR2023-01: A request by 7B Building & Development (Applicant), represented by Baseline Engineering on behalf of Harman Property Management (Owner) to consider a Planned Unit Development (PUD) Amendment to change the use from "Eating/Drinking place, Eat-in and Drive-through" to instead allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking data. The subject property is located at Lot 4, Wal-Mart, Woodland Park, Colorado and is zoned PUD. (**QJ**)

Figure 1: Vicinity Map



LOCATION & ZONING

Lot 4 (subject property) is located on the southern end of Woodland Park, west of Highway 24, and within the northern portion of the Wal-Mart PUD. Figure 2 identifies the location of Lot 4 within the Wal-Mart PUD.

Figure 2: Wal-Mart PUD Plan Map

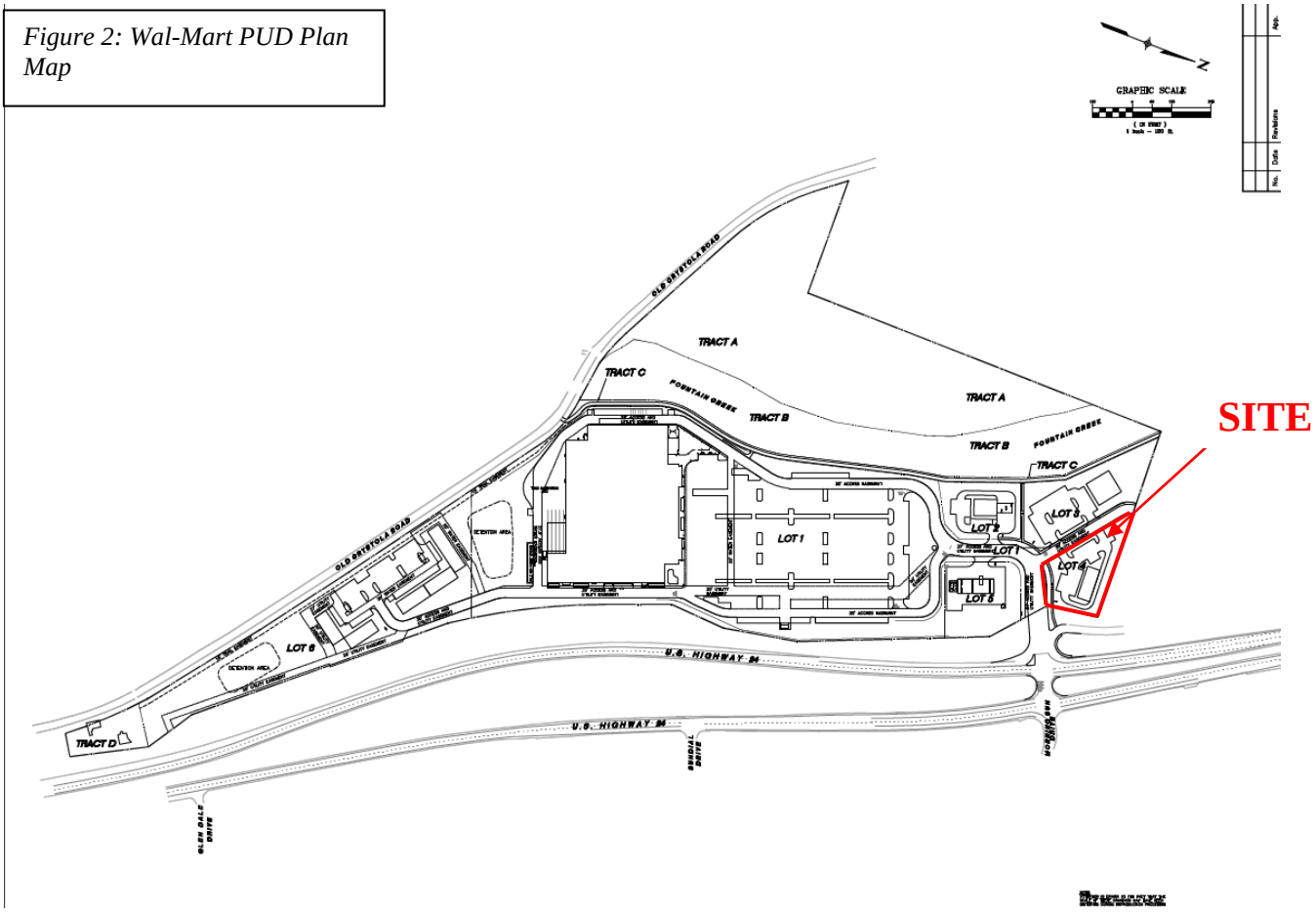


Figure 3 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD. The zoning and uses of the surrounding properties are:

	USE	ZONE
North	Highway 24 & Woodland Village Mobile Home Park	SC
West	Undeveloped lot 5 of Walmart PUD, Lot intended for sit down restaurant	PUD
South & East	Walmart Super Center, Starbucks Coffee Shop, Verizon Wireless and a Nail Salon	PUD

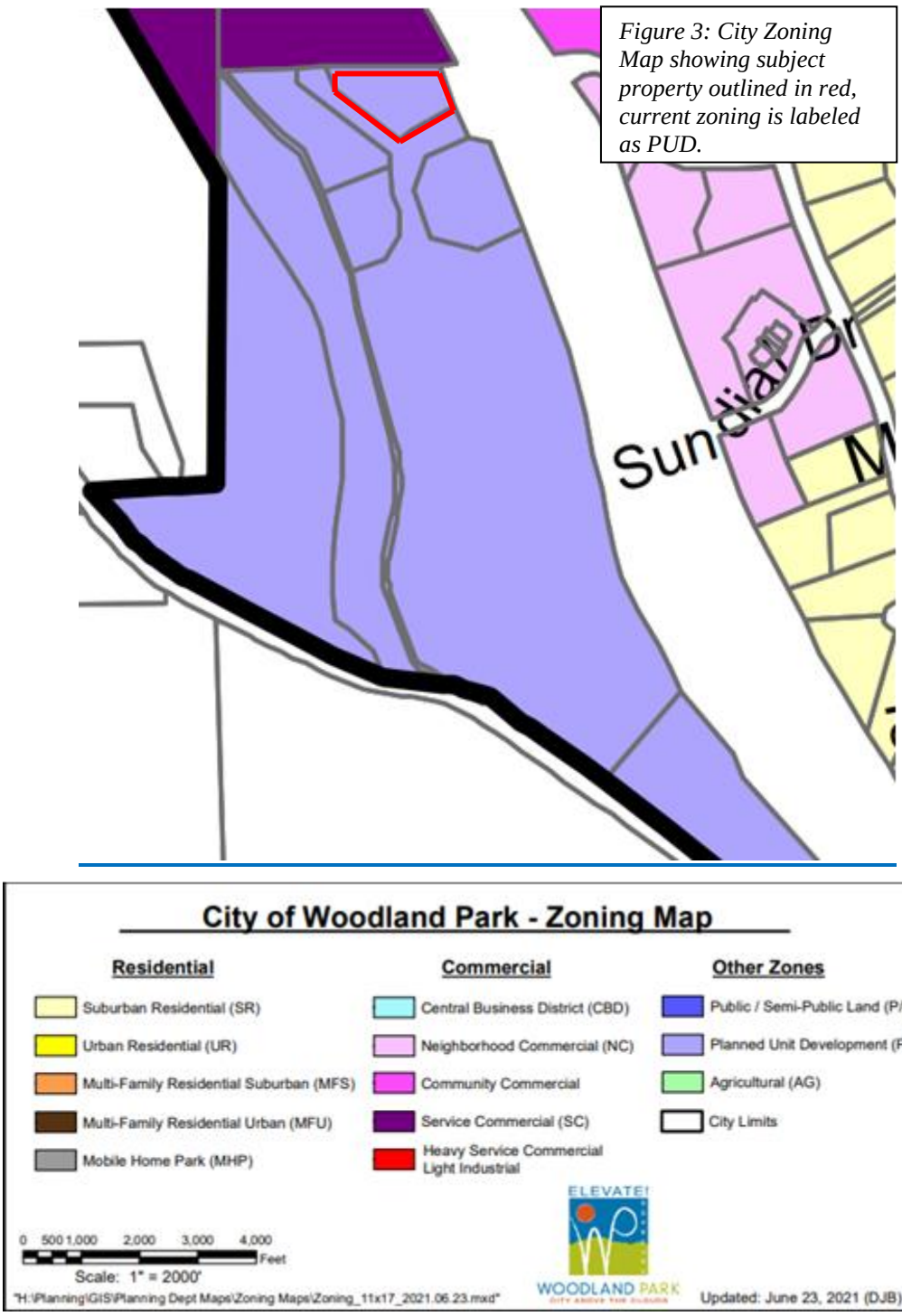


Figure 3: City Zoning Map showing subject property outlined in red, current zoning is labeled as PUD.

Per MC Section 18.23.005 the purpose of the PUD zone is:

> *To provide more flexibility and latitude of design, to provide for a greater of principle and accessory uses in the development or redevelopment of lands, to meet the technological changes in concepts and to encourage initiative and more efficient allocation and creative development of parks, recreation and open space.*

BACKGROUND

On April 13, 2005 Woodland Park City Council approved a request to rezone 49.09 acres from Agricultural to Planned Unit Development (PUD). This PUD is known as the Wal-Mart PUD due to the fact that construction of a Wal-Mart Super Center was planned for this parcel. In 2007, City Council approved the Final Plat which consisted of 6 lots and 4 tracts. The Wal-Mart store was to be built on lot 1 while lots 2-6 were to be developed in the future with various commercial uses.

Within the Wal-Mart Center Final Development Plan Narrative associated with the current approved PUD, there are specific uses set forth regarding what type of commercial activity can operate on each lot. The language in the current Development Plan Narrative Reads:

> *"Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses for comparable uses allowed by the Woodland Park Code. The maximum building height for lots 2 through 4 is 35 feet."*

The applicant is requesting approval of a PUD amendment so that the language within the Wal-Mart Center Final Development Plan Narrative reads (the proposed change is highlighted in grey):

> *"Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses for comparable uses allowed by the Woodland Park Code. The maximum building height for lots 2 through 4 is 35 feet. In addition, Lot 4 is allowed to as Automated Express Style Car Wash."*

In reviewing the application, staff identified a discrepancy in the information provided by the applicant. Specifically, the maximum building height language was omitted from the project narrative submitted for this project. However, there were no language omissions in the subsequent documents attached to the application submitted by the applicant. The maximum building height of 35 feet on lot 4 is not subject to change in accordance with this application. If this requested PUD amendment is approved, only the use for Lot 4 will change to allow for a car wash.

Page 1 of the Wal-Mart PUD plan set includes a table labeled BUILDING AND PARKING DATA which specifies the uses and other standards for the development of the lots within the PUD. While the current approved narrative lumped lots 2-4 together, this table on Page 1 lists the lots individually, each with a different use and standards.

In addition to this requested PUD amendment, and as seen on the attached application, the applicant has also applied for a site plan review of the proposed car wash. The Site Plan review is a Zoning Development Permit and is reviewed and approved administratively through the City of Woodland Park Planning Department. The applicant outlines within their narrative that the proposed car wash maintains the access point contemplated in the original PUD site plan on the west side of the property. The proposed car wash will remain under the original area limitation of 4,000 square feet outlined within the PUD plan. Building setbacks, signage locations, and landscape buffers will also stay the same.

SITE & SURROUNDING PROPERTIES

To aid in becoming familiar with the subject property and surrounding are, below is an aerial photograph with the site identified and a series of pictures of current conditions in the surounding area.

Figure 4: Aerial photo identifying subject property location

Figure 5: Photo showing subject property looking south

Figure 6: Photo showing subject property looking west

Figure 7: Photo showing subject property looking north east

Figure 8: Photo showing subject property looking north

CODE COMPLIANCE

The following applicable sections of Chapter 18.30 have been considered in the evaluation and analysis of this PUD amendment:

§18.30.010 Purpose.

A. *The purpose of the PUD district is to provide more flexibility and latitude of design, to provide for a greater variety of principle and accessory uses in the development or redevelopment of lands, to meet the technological changes in concepts and to encourage initiative and more efficient allocation and creative development of parks, recreation areas and open space.*

Complies. The proposed PUD amendment would provide greater flexibility in the development of the parcel by allowing for a use not specifically listed within the PUD. The proposed use, a car wash, is a commercial use that has similarities to the current proposed use of "Eating/Drinking place, Eat-in and Drive-through".

B. *To best accomplish these objectives, and in order to develop an acceptable plan that is in keeping with other chapters of this title, it is essential that the proponents coordinate their development with the planning commission.*

Complies. Everything related to the PUD amendment is approvable by the Planning Commission.

§18.30.020 *Where district may be established.*

Not applicable. The PUD zone district for this land was established in 2005 with Ordinance No. 1017, Series 2005.

§18.30.030 *Requirements for approval [for siting a PUD zone].*

Not applicable. The PUD zone district for this land was established in 2005. The proposed amendment's compliance with the PUD Final Development Plan Municipal Code is assessed below.

§18.30.080 Final Plan Requirements – Approval

This is a request is to change the type of commercial use of only one lot within the overall PUD. The proposed site plan for the car wash use, which is reviewed administratively, maintains the original access and design requirements.

A. *The development plan of the PUD district shall meet the requirements of accepted land planning practices; promote public health, safety, and general welfare; provide adequate light, air, privacy and convenience; lessen and avoid congestion of the public streets and highways; conserve the values of surrounding properties; and protect against fire, panic, explosion, noxious fumes, flooding along natural watercourses, and other hazards.*

Complies. The PUD amendment meets accepted land planning practices. It promotes public health, safety, and general welfare in the design, it provides adequate light, air, privacy and convenience within and adjacent to the site.

B. *The proponents of a PUD shall, after review of the preliminary plan with the planning commission, submit a final plan of development to the planning commission for its consideration, upon which plan the commission shall advertise and hold at least one public hearing. The development plan shall include, but not be limited to, the following information:*

1. *Location and size of the area involved;*
   Complies. The PUD Amendment consists of approximately 0.91 acres of land west of Highway 24 and immediately adjacent to the intersection of Highway 24 and Morning Sun Drive.
2. *All improvements of surrounding properties lying adjacent to the proposed PUD district;*
   Complies. Surrounding property uses and improvements remain unchanged.
3. *The dwelling unit per tract density of residential areas included in the plan;*
   Complies. No dwelling units are proposed.
4. *Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses,*
   Complies. Required land conveyances occurred when the subdivision plat was recorded and are consistent with the PUD plan. No additional land is proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, or school sites.
5. *The location and width of proposed streets, public ways, easements and other similar public and private facilities;*
   Complies. The applicant is proposing the entrance and exit to the site from the west side of the property the *Private Access Drive* labeled on the site plan. This same access is labeled as "35' Public Access and Utility Easement" on the recorded plat. The site plan will need to be updated for consistency with the recorded subdivision plat. No new public streets are proposed and the location of the access to the proposed site is consistent with the approved PUD Plan.
6. *The use, height, bulk and location of all principal and accessory buildings on the development plan;*
   Complies. The applicant is proposing to change the use of the property to a car wash facility. The proposed building meets standards per the City of Woodland Park Municipal Code site plan requirements (MC 18.34) as well as what is currently allowed per the PUD requirements.
7. *Agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must by written so as to be acceptable to the city;*
   Complies. A letter of property owner permission to develop a car wash on Lot 4 of the Wal-Mart PUD is included within attachment 3 of the applicant's application.
8. *A development schedule indicating the following:*
   a. *The approximate date when construction of the project can be expected to begin,*
      Complies. The applicant proposes to begin construction in spring of 2023 and complete construction in early 2024.
   b. *The stages in which the project will be completed and the approximate date when construction of each stage can be expected to begin;*

Complies. Development of Lot 4 will occur in one phase. The applicant expects to begin construction in spring of 2023 and complete construction in early 2024.

9. *The feasibility of the proposal for the disposition of sanitary waste and storm water runoff;*

   May Comply. The applicant has access to an 8" sanitary sewer main on the north side of the property which is located within an existing utility easement. The car wash proposes to tap into this sanitary sewer main from the northeast corner of the proposed building. The proposed utility plan is included within the application. Also attached is the Red-line Comment Packet generated from Staff and referral agency review which includes comments regarding utilities on the site. This provision should comply once the applicant has resolved said comments.

10. *The location, number and dimensional plans of proposed off-street parking and loading facilities;*

    Complies. The proposed car wash is a change in use on Lot 4 of the Wal-Mart PUD. Since the current PUD does not include parking requirements for this proposed use the applicant is proposing to meet the City's established parking requirements in MC Section 18.39.20. The proposed carwash will include 23 stacking spaces, ten vacuum stalls, and three employee stalls. The proposed parking plan is also included within the application.

11. *A schematic landscaping plan indicating approximate location, number and type of shrubs, conifer, or deciduous trees or other form of landscaping treatment;*

    May Comply. The applicant included a detailed landscape plan within the application. Staff included redline comments within the landscape plan. This provision may comply if the applicant is consistent with the Woodland Park Municipal Code and the current approved PUD. A detailed compliance check will occur with administrative review of proposed site plan.

12. *All information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the city's subdivisions regulations which has not been previously required;*

    Not applicable. This property was subdivided previously and no further subdivision is proposed.

13. *In addition to the above, planned business development proposal shall include the following:*

    a. *A traffic impact study,*

       May comply. A traffic study was reviewed with the initial entitlement of the PUD. Subsequent development of the remaining Lots is subject to providing an updated traffic study which is reviewed with the requested site plan review for each Lot.

    b. *Description, location and extent of fences, earth berms and/or other buffer areas.*

       Complies. The applicant included the location and extent of fences, earth berms and/or other buffer areas within the application.

    c. *Description, location and extent of proposed signs,*

       Complies. The applicant included the location and extent of proposed signs within the application.

d. *Lighting standards and heights,*
   Complies. The applicant included a photometric plan within the application.
e. *Location and extent of outside storage areas with proposed methods of concealment from abutting streets and residential areas,*
   Complies. No outside storage is proposed.
f. *Estimated employment projections,*
   Complies. Champion Express car wash will operate with three employees per day.
g. *Public cost/benefit analysis,*
   Complies. There are no anticipated public cost with this development
h. *A statement to be affixed to a final development which shall read: " All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33 Use Regulations – Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation,"*
   Complies. The applicant included the above statement within the Site Development Plan Cover Sheet.
i. *Any reasonable information specifically requested by the planning commission, city council or city staff relevant to determining if the requested use is appropriate pursuant to these standards.*

***§18.30.100* Permitted uses.** *All uses allowed in a PUD are permitted conditionally and are designated under PUD in the table of permitted uses for business, industrial and residential districts located in Section 18.09.090.*

May Comply. The uses allowed within this PUD were established at the time the PUD was approved. This is a request to change the use of Lot 4 from and "Eating/Drinking place, Eat-in and Drive-through" to a car wash. While the applicant has proposed updated narrative language for the PUD, the Table on Page 1 of the approved PUD Final Development Plan will need to be updated to reflect this change.

***§18.30.110* Dimensional Standards.** *The lot area per dwelling unit within a planned unit development, exclusive of the area occupied by streets, will be in harmony with the surrounding areas (reference Section 18.30.030), intent and purpose of this chapter and determined by serviceability, recommended by the planning commission and approved by city council. The maximum density permitted within a planned unit development is two dwelling units per gross acre. All other dimensional standards, including the maximum percentage of lot coverage by buildings, structures and impervious surface, the maximum height of buildings and structures, the minimum frontage of lots and the minimum front, side and rear yard building and structural setback requirements, shall be recommended by the Planning Commission and approved, approved with conditions or disapproved by City Council.*

May Comply. Only Lot 4 is subject to this request. Page 1 of the approved PUD Plan of Development includes a table labeled BUILDING AND PARKING DATA (Figure 9) that provides standards for development. The dimensional standards proposed for this new use meet every requirement except for the parking standards, which the applicant is proposing to meet the City's established parking requirements in MC Section 18.39.20. The proposed carwash will include 23 stacking spaces, ten vacuum stalls, and three employee stalls.

A revised Page 1 of the overall PUD Plan of Development that includes an updated table of BUILDING AND PARKING DATA that reflects the new use and associated parking will need to be provided.

Figure 9: Building and Parking Data table from approved PUD

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.10 AC	EATING/DRINKING PLACE, EAT-IN	4,000	9.2%	35'	60 SPACES	60 SPACES	39.4%	33.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

§18.30.120 Parking. *Off-street parking requirements in a PUD district shall be as follows:*

A. For residential uses, as provided in Chapter 18.39 of this title;
Not applicable. No residential use is proposed on this site.

B. For non-residential uses, off-street parking and loading shall be as provided in accord with the requirements of Chapter 18.36.
Complies. The applicant is proposing to meet the City's established parking requirements in MC Section 18.39.20. The proposed carwash will include 23 stacking spaces, ten vacuum stalls, and three employee stalls.

§18.30.130 Landscaping. *Landscaping shall be adequate to provide a park-like appearance for the land, buildings and structures located within the boundaries of the planned unit development district.*
May Comply. The applicant included a detailed landscape plan within the application. Staff included redline comments within the landscape plan. This provision may comply if the applicant is consistent with the Woodland Park Municipal Code and the current approved PUD. A detailed compliance check will occur with administrative review of proposed site plan.

REFERRALS AND NOTIFICATIONS

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

Application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, City Manager, CDOT, Woodland Park Police Department, and

West Teller County Fire. City staff issued a red-line comment packet back to the applicant which is attached hereto.

STAFF RECOMMENDATION

Move to recommend approval of the Wal-Mart PUD Amendment to change the use from "Eating/Drinking place, Eat-in and Drive-through" to instead allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking data subject to the following conditions:

1. An amended Page 1 of the PUD Plan of Development must be submitted with an updated Building and Parking Data Table to reflect the change in use and parking for Lot 4.
2. In association with the administrative site plan review, the applicant must provide updated drawings that respond and comply with all comments set forth within the City Staff red-line application comment packet.
3. The *Private Access Drive* labeled on the site plan must be updated for consistency with the recorded subdivision plat.

STAFF REPORT ATTACHMENTS

Application
City Staff Red-line Application Comment Packet

December 21, 2022

City of Woodland Park
Attn: Planning & Building Department
220 W South Avenue
P.O. Box 9007
Woodland Park, CO 80866

Subject: Champion Xpress Car Wash Site Development Plan Application and PUD Amendment Application

Dear Development Review Team,

Please accept this Planned Unit Development (PUD) Amendment and Site Plan Application. Listed below are the attachments included in this application:

1. Site Plan Application Form
2. Property Owner Authorization Form
3. Wal-Mart Approval-Partial Waiver & Release
4. Project Narrative and Request
5. Site Development Plan
6. Project Renderings and Signage
7. Photometric Plan and Specifications
8. Trip Generation Memorandum
9. Drainage Report [Provided at Later Date]
10. Amended PUD Final Development Plan Narrative
    a. Current Final Development Plan Narrative
    b. Amended PUD Document Redline
    c. Amended PUD Document Clean
11. Amended PUD Document Clean
12. Wal-Mart PUD Overall Site Plan
13. Wal-Mart Center Subdivision Plat

Background

Baseline Engineering represents 7B Building and Development in the submittal of this Site Development Application.

7B Building & Development is a family-owned and operated business. The company has gained a strong reputation for its quality construction services, dependable service to customers, strict budgetary adherence, and outstanding performance as a commercial contractor. At its core, 7B is a general contracting firm that has grown into a full-service commercial construction company. Its rapid growth is fueled by its commercial contracting experience and delivery.

7B Building and Development is the Developer and General Contractor of Champion Xpress Car Washes. Champion Xpress Car Wash is an express car wash company with locations in New Mexico, Colorado, and Utah; the company's headquarters is located in Lubbock, TX. Champion Xpress Car Wash values excellence, hard work, stewardship, and making a difference in the communities they serve.

Project Request

7B Building and Development request approval of a PUD Amendment and Site Plan.

Property Address: 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

Zone District: Planned Unit Development

Proposed Zone District: No Change

Allowed Uses: Financial Institution or Drive-Thru Restaurant

Proposed Use: Automated Car Wash

Table 1. Site Development Information

Property Size	0.9117 Acres/ 39, 715 SF
Building Size	3, 539 SF
Building Height	One floor: 20' 4"
Parking	13 Total Parking Stalls
	3 Employee Stalls: 2 standard stalls; 1 ADA Stall
	10 Vacuum Stalls: 9 Standard Stalls; 1 ADA Stall
Landscape Area	22, 949 SF
	Within the Property Boundary: 14,970SF
	Outside of Property the Boundary: 7,978 SF
Impervious Coverage*	24,569 SF
	Concrete: 2,728 SF
	Building: 3,539 SF
	Asphalt: 18,302 SF

*Sidewalk along Morning Sun Drive is not included in the calculations for impervious coverage.

Operational Information

The Car Wash is open to customers 12 hours a day from 8 a.m. to 8 p.m. The Champion Xpress Car wash operates with three employees on-site. The AM shift begins one hour to a half-hour before the car wash opens, and the PM shift ends one hour to a half-hour after the car wash closes.

The Champion Xpress Car wash building does not have a customer service lobby and is only accessible to customers accessing the tunnel with their vehicles. The building area is only used for maintenance areas, the employee office area, and the tunnel car wash. There are two points of sale for the car wash, which include the pay stations located just before the entrance to the car wash tunnel and the vacuums stalls located in the parking areas

Sewer/Water Tap Information

- Water Tap Size: 2"
- Sewer Tap Size: 2"

Contact Information

Title	Name	Organization	Email	Phone
Applicant Contact	Alan Kirchhoff	7B & Development	alan@7bdev.com	512.608.1904
Representative and Project Manager	Tez Hawkins	Baseline Engineering	Tez.hawkins@baselinecorp.com	970.688.2175
Civil Engineer	Luke Meyers	Baseline Engineering	Luke.meyers@baselinecorp.com	303.940.9966 x208
Architectural Designer	Valeria Ramon	CLHelt	ValeriaR@heltdesign.com	704.677.5771
Landscape Architect	Sarah Adamson	Baseline Engineering	kortney.harris@baselinecorp.com	303.202.5010

Sincerely,

Baseline Engineering on behalf of 7B Building and Development

2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # _____
Case # _____
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

a. Applicant Name 7B Building & Development, Represented by Baseline Engineering

b. Project Coordinator ☑ Property Owner ☐

c. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

d. E-mail Address Tez.Hawkins@baselinecorp.com

e. Phone Numbers Home _____ Work 970.688.2175 Mobile _____

2. Property Owner Information (if different from above)

a. Name Harman Property Management Project Contact? Yes ☐ No ☑

b. Mailing Address 73 W University Pkwy, Orem, UT 84058

c. E-mail Address _____

d. Phone Numbers Home _____ Work (801) 370-9792 Mobile _____

3. Site Information

a. Site Address 19574 E. U.S. Highway 24,

b. Lot 4 Block ____ Subdivision Walmart Center

c. Property Zoning PUD Lot Size 0.9117 Acres ☑ Square Feet ☐

4. Is the property subject to covenants? Yes ☑ No ☐

If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

a. Project Name Champion Xpress Car Wash

b. Brief Description of Project/Request A PUD Amendement to allow a car wash on Lot 4 of the Walmart Center. This is also a Site Plan Application Submittal.

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 Valeria Ramon

ii. Firm Name Helt Design

iii. Physical Address 6405 Wilkinson Blvd Suite 100, Belmont, NC 28012

iv. Mailing Address 6405 Wilkinson Blvd Suite 100, Belmont, NC 28012

v. E-mail Address ValeriaR@heltdesign.com

vi. Phone Numbers: Business (704) 342-1686 Mobile _____

b. **Engineer**

i. Project Contact Luke Meyers

ii. Firm Name Baseline Engineering

iii. Physical Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

iv. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

v. E-mail Address luke.myers@baselinecorp.com

vi. Phone Numbers: Business _____ Mobile _____

c. **Planner**

i. Project Contact Tez Hawkins

ii. Firm Name Baseline Engineering

iii. Physical Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

iv. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

v. E-mail Address tez.hawkins@baselinecorp.com

vi. Phone Numbers: Business 970.688.2175 Mobile 970.688.2175

d. **Surveyor**

i. Project Contact Kenneth Gould, Jr., PLS

ii. Firm Name Gould Land Surveying

iii. Physical Address _____

iv. Mailing Address P.O. Box 7123, Woodland Park, CO 80863

v. E-mail Address ken@gouldls.com

vi. Phone Numbers: Business 719.687.8385 Mobile _____

e. **Other** (specify role) Applicant Project Manager

i. Project Contact Alan Kirchoff

ii. Firm Name 7B Building & Development

iii. Physical Address 13105 Dover Ave, Lubbock, TX 79424

iv. Mailing Address 13105 Dover Ave, Lubbock, TX 79424

v. E-mail Address AlanKirchhoff7b@outlook.com

vi. Phone Numbers: Business 512-608-1904 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.

Please refer to the Property Owner Letter of Authorization

Owner Date

Owner Date

9. Certification:

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

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

Curtis Hawkins 12/22/2022

Applicant Date

City Use Only

1. Submission _____, 20___, taken by _____
   Fee Received _____, 20___, taken by _____

2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.

3. Public Hearing Notice
   Published _____, 20__
   Posted _____, 20__
   Adjacent Property Notification _____, 20___.

4. Planning Commission Public Hearing _____, 20___.
   Board of Adjustment Public Hearing (when applicable) _____, 20___.

5. City Council First Reading of Ordinance (if applicable) _____, 20__.
   City Council Public Hearing _____, 20___.
   Notes _____
   _____

6. Letter of Approval/Denial to applicant sent _____, 20__.

7. Additional Information

_____
_____
_____
_____
_____

Property Owner Letter of Authorization

Property 1: 19574 E. US. Highway 24, Woodland Park, 80863

Legal Description: Lot 4, Walmart Center; Parcel Number: 6031.303020040

I, Brenton Jackson, Director of Real Estate of Harman Management Corporation, hereby certify Harman Management Corporation is the owner of the property described above and that I am authorized to act on behalf of Harman Management Corporation in all matters concerning said property.

I authorize VIA Real Estate, 7B Building and Development, and Baseline Engineering Corporation to submit documentation related to development and land use entitlements, building permitting, site planning, site development review, and zoning compliance.

Harman Management Corporation

Brenton Jackson

12 July 2022

(Date)

STATE OF COLORADO
COUNTY OF TELLER

PARTIAL RELEASE AND WAIVER OF RIGHTS

Date: 8/31/2022

KNOW ALL MEN BY THESE PRESENTS:

That **Wal-Mart Stores, Inc.** (the "**Releasor**"), the legal and equitable holder of beneficial interests resulting or otherwise derived from specially defined or otherwise described use restrictions under that certain **Special Warranty Deed** dated effective as of January 17, 2008, and recorded January 23rd, 2008, as Clerk's Instrument numbered 614471 in the Official Public Land Records of Teller County, Colorado (the "Restriction Deed"), by and between Wal-Mart Stores, Inc. (as the "**Grantor**" therein) and **Harman Management Corporation** (as the "**Grantee**" therein); one of which certain use restrictions, among others, is the right to a proscription against any business which is not a "dual tenant restaurant" business as was expressly contained in said Special Warranty Deed, stated as follows, to-wit:

> *"The Property shall only be used by dual tenant restaurant users for the purposes of the kind typically found in shopping centers, including, not limited to, offices, restaurants, and retail shops; no building with multiple tenants shall be permitted on the Property except dual tenant restaurant users;"* - said use restriction shall hereinafter be referred to as the "Use Restriction".

Except as hereinafter stated, as to the remainder of the conditions and restrictions unaffected by the terms, conditions, and provisions of this **PARTIAL RELEASE AND WAIVER OF RIGHTS**, the Releasor hereby further declares, sets forth, and establishes that said remainder of the restrictions shall remain in full force and of full effect; and, that all of its rights to assert and prosecute any action based upon any claim of a violation of the conditions and restrictions otherwise shall likewise be, and hereby are, retained in full.

The real property covered by the Restriction Deed and containing the Use Restriction is hereby described as follows, to-wit:

LOT 4, WAL-MART CENTER, IN THE CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO.

Upon the full execution hereof, and the recording of this instrument in the official public land records of Teller County, Colorado, the Releasor acknowledges and agrees that it shall hereafter forever, absolutely and without any further condition or qualification, forbear into perpetuity from exercising its right to enforce the Use Restriction in any manner against any party for the cause that an Automated Express Tunnel-Styled Car Wash shall be, or shall have been, operated upon the Property – this covenant of forbearance is appurtenant to and shall run with the Property, and shall be binding upon and inure to the benefit of Releasor's successors, assigns, and legal representatives.

THIS SPACE INTENTIONALLY LEFT BLANK.

[RELEASOR'S SIGNATURE AND ACKNOWLEDGEMENT BEGIN ON NEXT PAGE]

In Testimony whereof, said **Wal-Mart Stores, Inc.**, by its representative, who is duly authorized by its By-Laws, has hereunto signed its corporate name on this date.

WAL-MART STORES, INC., RELEASOR

By: _____

Matthew Dean (PRINT NAME)

Senior Manager II (TITLE)

CORPORATE ACKNOWLEDGEMENT

STATE OF Arkansas

COUNTY OF Benton

On this 31st day of August, 2022, before me, a Notary Public, duly commissioned, qualified and acting within and for the said County and State appeared in person the within named Matthew Dean, to me personally well known, who stated that he/she is the Senior Manager II (title) of **WAL-MART STORES INC.**, and was duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name and on behalf of and as the binding act and deed of said corporation, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHERE, I have hereunto set my hand and official seal this date.

SEAL

OFFICIAL SEAL
SARA J WHITLOCK
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 7/17/2030
Commission No. 12377234

Sara J Whitlock
Notary Public

After recording return to:

VIA Real Estate, LLC
13105 Dover Avenue
Lubbock, Texas 79424
Phone: 806-368-7843

Attn: Contracts Manager

Champion Xpress Car Wash
PUD Amendment Narrative

Project Request

7B Building and Development request approval of a PUD Amendment and Site Plan.

Property Address: 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

Zone District: Planned Unit Development

Proposed Zone District: No Change

Allowed Uses: Financial Institution or Drive Thru Restaurant

Proposed Use: Automated Car Wash

Table 1. Site Development Information

Property Size	0.9117 Acres/ 39, 715
Building Size	3, 539 SF
Building Height	One floor: 20' 4"
Parking	13 Total Parking Stalls
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	10 Vacuum Stalls: 9 Standard Stalls; 1 ADA Stall
Landscape Area	22, 949 SF
	Within the Property Boundary: 14,970SF
	Outside of Property the Boundary: 7,978 SF
Impervious Coverage*	24,569 SF
	Concrete: 2,728 SF
	Building: 3,539 SF
	Asphalt: 18,302 SF

*Sidewalk along Morning Sun Drive is not included in the calculations for impervious coverage.

The following section lists and address the City of Woodland Park's PUD Amendment Application Narrative requirements:

1. Provide a short description of the original PUD versus the proposed project.
   Response: The Wal-Mart Center Final Development Plan Narrative states, "Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet."

   The PUD amendment revises the Narrative to state, "*Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.*"

   The proposed car wash maintains the access point contemplated in the original PUD Site plan on the west side of the property. The proposed car wash will remain under the original area of 4,000 square feet contemplated in the original PUD site plan. Building Setbacks, signage locations, and landscape buffers will also stay the same. The Car Wash maintains a general commercial or service commercial land use that operates with a drive-thru apparatus; however, the car wash generates fewer vehicle trips.

2. Describe how the development plan meets the requirements of:
   a. Accepted land planning practices;
      Response: The proposed Car Wash meets the requirements of accepted land use practices defined by the City of Woodland Park Municipal Code applicable to a car wash, including parking and stacking requirements. Contextually, the car wash is adjacent to the City's "Service Commercial" zone district and is consistent with the overall intent of that zoning district with its location along a major transportation corridor that can accommodate large parking areas and associated high traffic counts. In addition, the car wash maximizes the property's land area with respect to easements, setbacks, existing and proposed utilities, and access.
   b. Promote public health, safety, and general welfare;
      Response: To ensure public safety and general welfare, the site's design will comply with the City of Woodland Park Land Use Requirements, Engineering Specifications and Manuals, and pedestrian and vehicle access requirements.
   c. Provide adequate light, air, privacy and convenience;
      Response: The car wash building and all other associated structures will comply with the building code and fire code to ensure that all public health requirements are met.
   d. Lessen and avoid congestion of the public streets and highways;
      Response: The proposed car wash generates less vehicle traffic than the drive-thru restaurant previously approved on Lot 4 of the Wal-Mart PUD. Please refer to the trip generation memorandum in Attachment 8.
   e. Conserve the values of surrounding properties;

Response: The Champion Xpress Car Was does not anticipate lowered property values with the development of the car wash because of zone district continuity. The car wash is adjacent to the City's "Service Commercial" zone district to the north. It is consistent with the overall intent of that zoning district with its location along major a transportation corridor that can accommodate large parking areas and associated high traffic counts. The remaining adjacent properties are within the Wal-Mart PUD.

f. Protect against fire, panic, explosion, noxious fumes, flooding along natural watercourses, and other hazards.
Response: **The proposed car wash does use any combination of hazardous materials, detergents, liquids, or fumes; all products are regulated. The property is in a minimal hazard flood area, Flood Zone X; a drainage plan is included in the PUD Submittal Package. The car wash building and all other associated structures will comply with the building code and fire code to prevent fire risk.**

3. The final development plan shall include, but not be limited to, the following information on the site plan or as part of this Narrative:
    a. Location and size of area involved;
    Response: Please Refer to the Cover Page.
    b. All improvements of surrounding properties lying adjacent to the proposed PUD district;
    Response: The site plan shows the adjacent right-of-way
    c. The dwelling unit per tract density of residential areas included in the plan;
    Response: This is not applicable. No Dwelling units are proposed.
    d. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses; This is not applicable to this application;
    e. The location and width of proposed streets, public ways, easements and other similar public and private facilities;
    Response: **This information is provided on Sheet C2 of the site development plan included in Attachment 5.**
    f. f. The use, height, bulk and location of all principal and accessory buildings proposed on the development plan;
    g. **Response: Please Refer to the Cover Page of this Application.**
4. Attach any agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must be written so as to be acceptable to the City.
Response: The waiver to develop a car wash on Lot 4 of the Wal-Mart PUD is included in attachment 3.
5. A development schedule indicating the following:
    a. The approximate date when construction of the project can be expected to begin,
    b. The stages in which the project will be completed and the approximate date when construction of each stage can be expected to begin;
    Response: The project is expected to start construction in the Spring of 2023 and be completed in Early 2024.
6. The feasibility of the proposal for the disposition of sanitary waste and stormwater runoff;
Response: **The Champion Xpress Car Wash has access to an 8" sanitary sewer main on the north side of the property; the sanitary sewer main is located within an existing utility easement. The car wash proposes to tap into the sanitary sewer main with a 2" meter and line from the northeast corner of the proposed building; the utility plan is provided in attachment**

5, sheet C4. Please refer to the utility plan, Sheet C4, and the grading and drainage plan, sheet C3 of attachment 5, to review how the feasibility of stormwater management.

Stormwater runoff will be captured using an underground detention system on the property's southwest side. The underground detention system will outlet or release into an existing drainage swale on the north side of the property.

7. The location, number and dimensional plans of proposed off-street parking and loading facilities;
   Response: The current PUD guide doesn't delineate parking requirements for each lot outside of the approved PUD site plan/map, and because the Champion Xpress car wash is a change in use from Lot 4, it defaults will default to the City's parking requirements. The Champion Xpress car wash proposes 23 stacking spaces, ten vacuum stalls, and three employee stalls. The parking plan is included in attachment 5, sheet C1.
8. A schematic landscaping plan indicating approximate location, number and type of shrubs, conifer, or deciduous trees or other form of landscaping treatment;
   Response: Please Refer to Sheet L1 in attachment 5.
9. All of information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the City's subdivision regulations, which has not been previously required;
   Response: The property was previously subdivided, and no subdivision is proposed with this site plan and PUD amendment application.
10. In addition to the above, planned business development proposal shall include the following:
    a. A traffic impact study,
       Response: A traffic impact study for the Walmart PUD was completed in 2005 and is referenced in the Champion Xpress Trip Generation Letter in Attachment 8.
    b. Description, location and extent of fences, earth berms and/or other buffer areas,
       Response: Please Refer to sheet L1 of the Site Development Plan in Attachment 5.
    c. Description, location and extent of proposed signs,
       Response: Please Refer to sheet C2 of the Site Development Plan in Attachment 5.

    d. Lighting standards and heights
       Response: Please Refer to Photometric Plan in Attachment 7.
    e. Location and extent of outside storage areas with proposed methods of concealment from abutting streets and residential areas,
       Response: **No Outdoor storage is proposed.**
    f. Estimated employment projections,
       Response: Champion Express Car will operate with three employees daily.
    g. Public cost/benefit analysis
       Response: There are no anticipated public costs associated with the PUD amendment.
    h. A statement to be affixed to a final development plan which shall read: "All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33, Use Regulations--Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation,"
       Response: Statement acknowledged and added to the Site Development Plan Cover Sheet in Attachment 5.

811 Know what's **below.** **Call** before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

VICINITY MAP
SCALE: 1" = 150'

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE NORTH LINE OF WAL-MART CENTER, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 87 DEGREES 55 MINUTES 01 SECONDS EAST.

BENCHMARK

VERTICAL DATUM: NAVD 88, GEOID 18. ESTABLISHED USING LEICA GEOSYSTEMS SMARTNET RTK NETWORK AND CONFIRMED BY CHECKING INTO NGS CONYERS (JK1354) BENCHAMARK AS PUBLISHED ON THE NGS DATASHEET RETRIEVED BY THE SURVEYOR AT THE TIME OF FIELDWORK. LOCAL SITE BENCHMARK: CHISELED "+" ON BLOCK WALL. ELEVATION = 8187.08 AS SHOWN HEREON.

SHEET INDEX

SHEET NO.	SHEET TITLE
C1	COVER
C2	SITE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
A1.0	ARCHITECTURAL SITE PLAN
A2.0	ARCHITECTURAL ELEVATIONS
A2.1	TRASH ENCLOSURE ELEVATIONS & DETAILS
A2.2	VACUUM ENCLOSURE ELEVATIONS & DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES

CONTACTS:

DEVELOPER
7B BUILDING AND DEVELOPMENT
13105 DOVER AVENUE
LUBBOCK, TX 79424
CONTACT: STEPHEN SNELSON
TELEPHONE: (806) 368-7843

CIVIL ENGINEER
BASELINE ENGINEERING
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403
TELEPHONE: (303) 940-9966
CONTACTS: LUKE MYERS, P.E.

ARCHITECT
C.L. HELT ARCHITEC, INC
6405 W. WILKINSON BLVD., SUITE 100
BELMONT, NC 28012
TELEPHONE: (704) 342-1686
CONTACTS: BEN WOODS

MUNICIPALITY
CITY OF WOODLAND PARK
220 W SOUTH AVENUE
WOODLAND PARK, CO 80866
TELEPHONE: (719) 686-9680

FIRE DISTRICT
NORTHEAST TELLER COUNTY FIRE DISTRICT
1010 EVERGREEN HEIGHTS DR.
WOODLAND PARK, CO 80863
TELEPHONE: (719) 687-1866

WATER
CITY OF WOODLAND PARK
220 W SOUTH AVENUE
WOODLAND PARK, CO 80866
TELEPHONE: (719) 686-9680

SANITARY
CITY OF WOODLAND PARK
220 W SOUTH AVENUE
WOODLAND PARK, CO 80866
TELEPHONE: (719) 686-9680

ELECTRIC
CORE ELECTRIC COOPERATIVE
800 N HWY 67,
WOODLAND PARK, CO 80863
TELEPHONE: (800) 332-9540

All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33, Use Regulations--Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation.

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

DATE _____ OWNERS _____

I HEREBY CERTIFY THAT AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS SITE PLAN WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK, PLANNING DEPARTMENT, BY THE CITY OF WOODLAND PARKING PLANNING COMMISSION ON _____ 20____, AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY THE CITY COUNCIL HELD ON _____ 20____,

DATE _____ CITY PLANNER
CITY OF WOODLAND PARK

BASELINE Engineering · Planning · Surveying
112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 3039403966 • F: 3039403959 • www.baselinecorp.com

REVISION DESCRIPTION	PREPARED BY	DATE

DESIGNED BY LTV | DRAWN BY LAR | CHECKED BY LRM

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK, TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
COVER

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
COVER	
SHEET 1 OF 10	

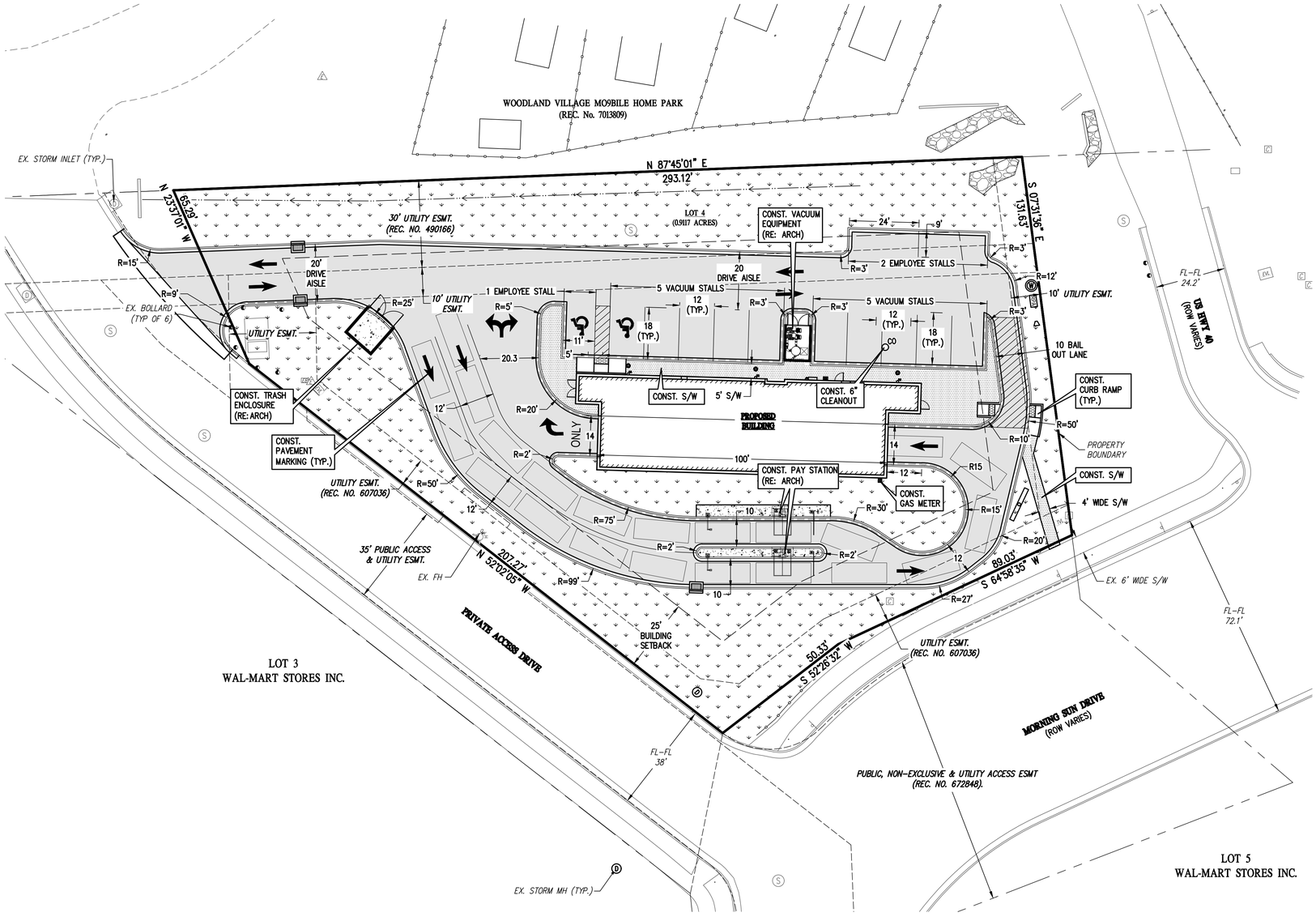
C1

N:\PLANNING LLC\491 7B Development - Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Cover.dwg, 12/22/2022 8:20:11 AM, Lon Von

Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



LEGEND

EXISTING LINETYPES / PROPOSED LINETYPES

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT
- BUILDING SETBACK
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB AND GUTTER (SPILL/CATCH)
- EDGE OF BUILDING

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		ADA PARKING STALL
		SIGN
W	W	WATER METER
	RPA	REDUCED PRESSURE ASSEMBLY
		REDUCER
S	S	SANITARY MANHOLE
		CLEANOUT
		RECLAIM SYSTEM
		SAND/OIL INTERCEPTOR
		TEST WELL
		TYPE '13' CURB INLET
		INLET SMALL AREA
D	D	STORM DRAIN MANHOLE
DS	DS	DOWNSPOUT
		LIGHT POLE
C	C	COMMUNICATION VAULT

PROPOSED HATCES

- ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION
- SIDEWALK PAVING
- CONCRETE PAVING
- LANDSCAPING

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 / C2 | C2 — SITE PLAN

BASELINE
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102 N RUBEY DRIVE SUITE 210 • GOLDEN, COLORADO 80403
P: 3033403868 • F: 3033403869 • www.baselineeco.com

DESIGNED BY LTV | DRAWN BY LAR | CHECKED BY LRM

REVISION DESCRIPTION | PREPARED BY | DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK | TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SITE PLAN	
SHEET 2 OF 10	

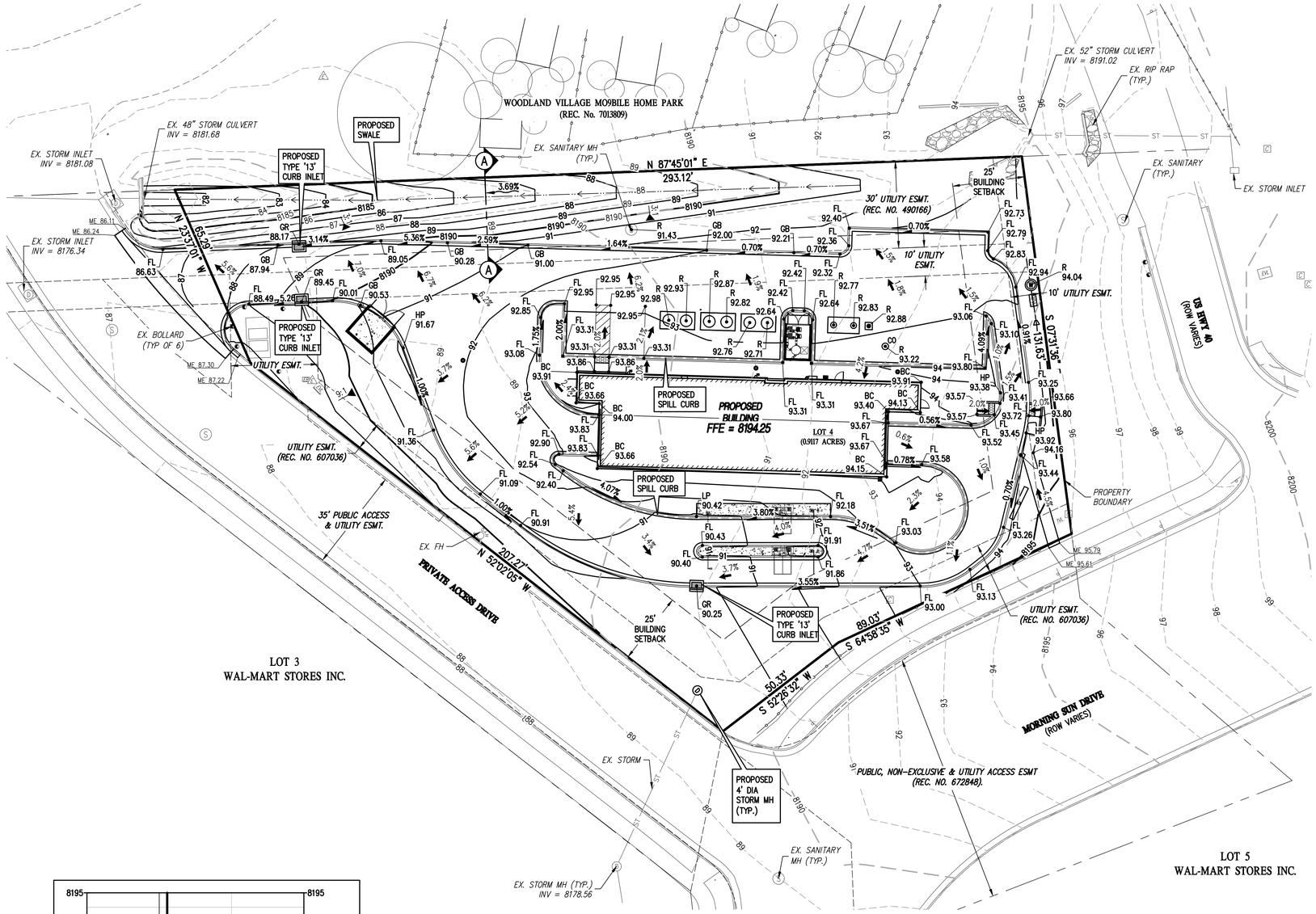
C2

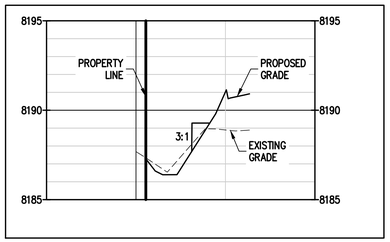
N:\PLANNING LLC\491 7B Development – Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Site Plan.dwg, 12/22/2022 8:18:23 AM, Lan Von

811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO





A C3 C3 DITCH SECTION A

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		PROPERTY BOUNDARY
		EASEMENT
		LOT LINE
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
		DITCH FLOWLINE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
W	W	WATER METER
W	W	WATER MANHOLE
		WATER VALVE
		FIRE HYDRANT
	RPA	REDUCED PRESSURE ASSEMBLY
		REDUCER
		REDUCER
S	S	SANITARY MANHOLE
	CO	CLEANOUT
		RECLAIM SYSTEM
		SAND/OIL INTERCEPTOR
		TEST WELL
		TYPE '13' CURB INLET
		TYPE 'R' INLET
		INLET SMALL AREA
D	D	STORM DRAIN MANHOLE
DS	DS	DOWNSPOUT
		LIGHT POLE
C	C	COMMUNICATION VAULT
		SIGN
		ADA PARKING STALL
25.44	25.36	SPOT ELEVATION
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 C3 C3 GRADING PLAN

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P: 3039403868 • F: 3039403869 • www.baselinecorp.com

DESIGNED BY LTV | DRAWN BY LAR | CHECKED BY LRM

REVISION DESCRIPTION | PREPARED BY | DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK, TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
GRADING PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	BEC
SURVEY DATE	XXXXXX
JOB NO.	483 7B
DRAWING NAME	GRADING PLAN
SHEET	3 OF 10

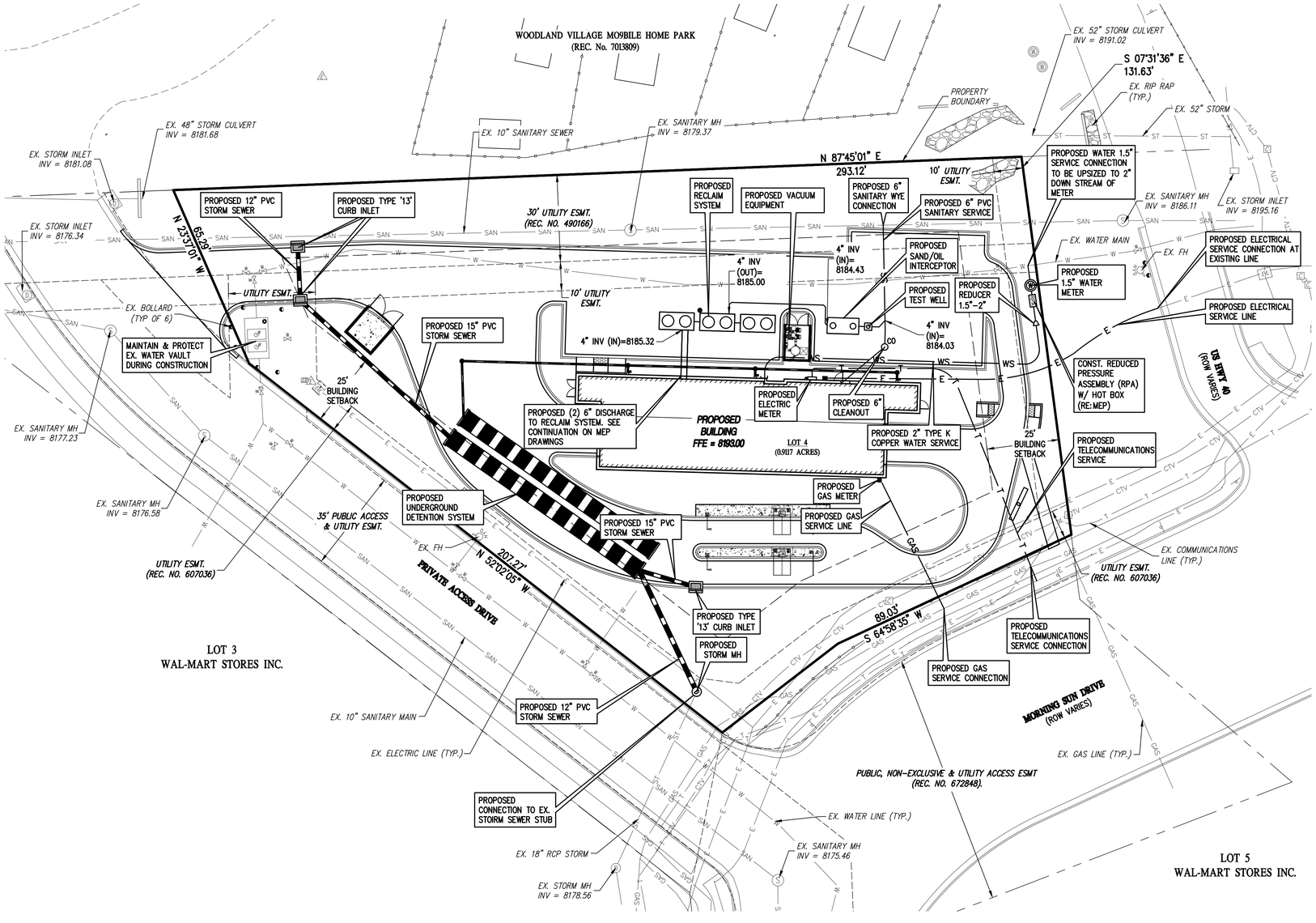
C3

N:\PLANNING LLC\491 7B Development – Woodland Park, Site\Drawings\Planning Documents\Site Plan\491 Grading Plan.dwg, 12/14/2022 1:36:11 PM, Laura Rios

811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
W	W	WATER LINE
WS	WS	WATER SERVICE
SAN	SAN	SANITARY SEWER MAIN
SS	SS	SANITARY SEWER SERVICE
ST	ST	STORM SEWER
GAS	GAS	GASLINE
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE
CTV	CTV	CABLE TV

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		ADA PARKING STALL
		SIGN
	W	WATER METER
	RPA	REDUCED PRESSURE ASSEMBLY
		REDUCER
S	S	SANITARY MANHOLE
		CLEANOUT
		RECLAIM SYSTEM
		SAND/OIL INTERCEPTOR
		TEST WELL
		TYPE '13' CURB INLET
		INLET SMALL AREA
D	D	STORM DRAIN MANHOLE
DS	DS	DOWNSPOUT
		LIGHT POLE
C	C	COMMUNICATION VAULT

PROPOSED HATCHES

RIPRAP

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 / C4 C4 UTILITY PLAN

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DESIGNED BY LTV | DRAWN BY LAR | CHECKED BY LRM

REVISION DESCRIPTION | PREPARED BY | DATE

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK
TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
UTILITY PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	BEC
SURVEY DATE	XXXXXX
JOB NO.	483 7B
DRAWING NAME	UTILITY PLAN
SHEET	4 OF 10

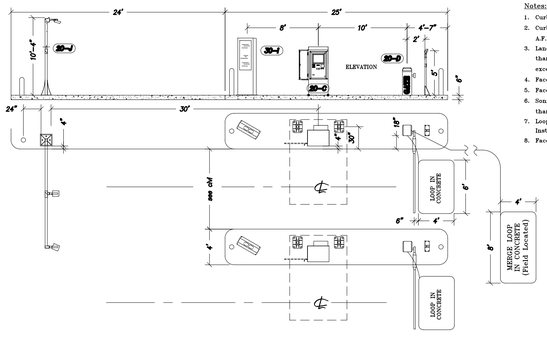
C4

N:\PLANNING LLC\491 7B Development – Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Utility Plan.dwg, 12/14/2022 1:37:57 PM, Laura Rios

SITE DEVELOPMENT PLAN

CHAMPION XPRESS CAR WASH

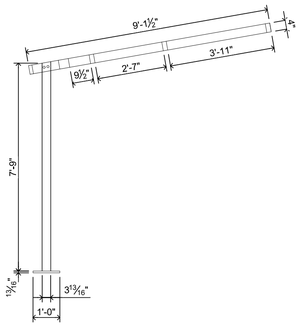
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

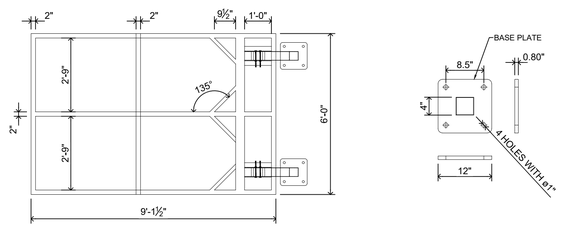


Notes:
1. Curb should be 6" in height.
2. Curb should have bollards (Ø4"X36" A.F.F.) at both ends to protect hardware.
3. Lanes between curbs should be no less than 9' (recommended) and should not exceed 12'
4. Face of Sonny's-PS 4" from curb edge.
5. Face of Gate 18" from curb edge.
6. Sonny's-PS and gate should be no less than 9' and should not exceed 10'.
7. Loops provided by CarWash Controls Installation by G.C.
8. Face of gate 18" from curb of edge.

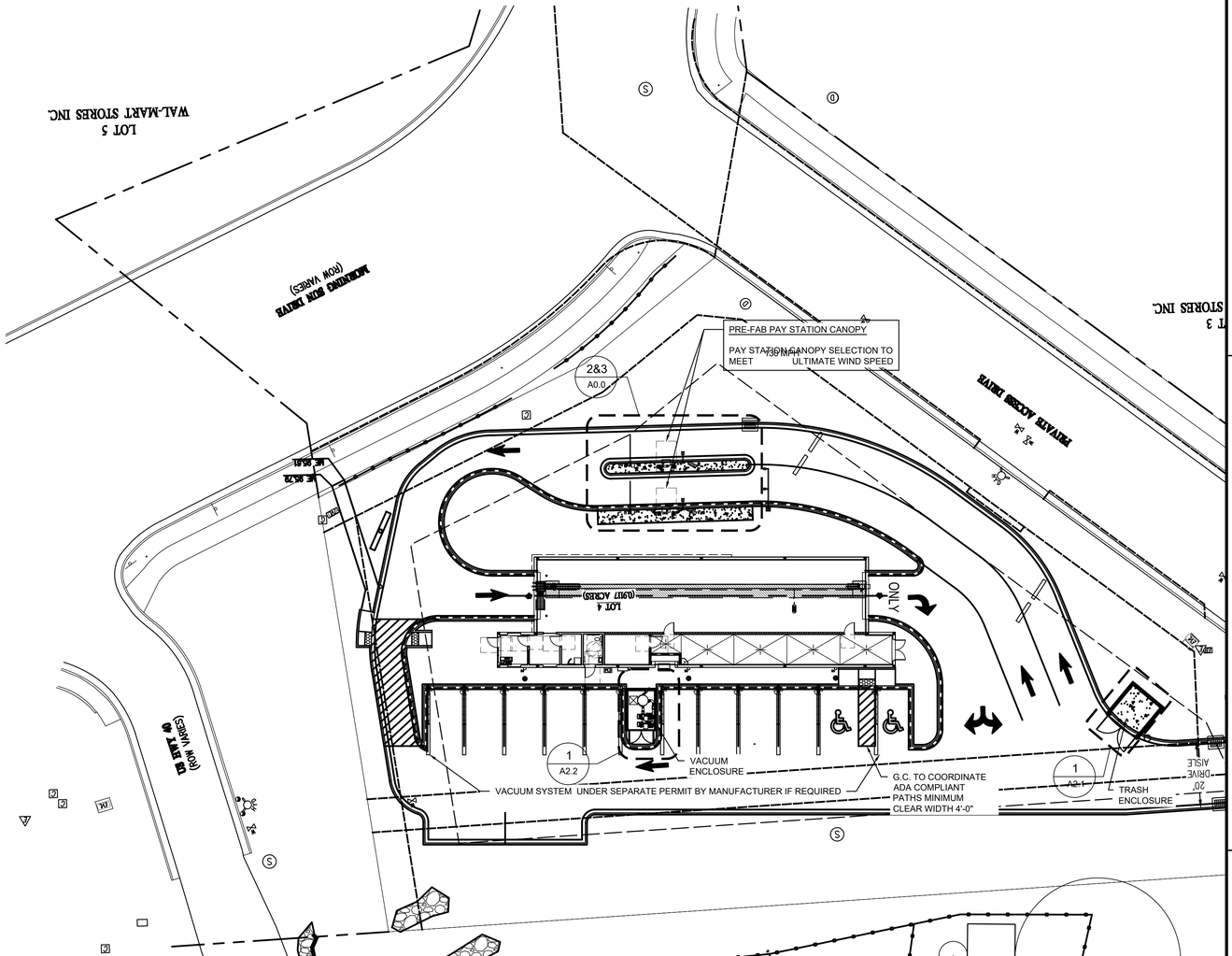
SEE ELECTRICAL FOR ALL CONDUIT LOCATIONS
SEE CIVIL FOR PAY LANE QUANTITIES AND DIMENSIONS.

3 / A0.0 — TYP. CONCRETE ISLAND DETAIL
NTS. NOTE: G.C. TO VERIFY DIMENSIONS ABOVE WITH CIVIL, PAY STATION CANOPY MANUFACTURER AND EQUIPMENT PROVIDER.





2 / A0.0 — PRE-FAB PAY STATION CANOPY DETAILS
NTS. NOTE: PRE-FAB PAY STATION CANOPIES BY TSS INC. PROVIDED BY OWNER & INSTALLED BY G.C. G.C. TO COORDINATE SEPARATE PERMIT IF REQUIRED.



GC NOTE: PLAN MAY BE ROTATED FROM CIVIL ORIENTATION. COORDINATE BUILDING ORIENTATION WITH TRAVEL DIRECTION ARROWS SHOWN

ARCHITECTURAL SITE PLAN NOTE:

SEE CIVIL FOR BALANCE OF INFORMATION NOT SHOWN

1 / A0.0 — ARCHITECTURAL SITE PLAN / CANOPY LAYOUT
SCALE = 1" = 20'-0"

C.L. Helt, Architect Inc.

DESIGNED BY	DRAWN BY	CHECKED BY
VR	VR	VR

REVISION	DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
TELLER COUNTY
MORNING SUN DRIVE
ARCHITECTURAL SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BAMLINE CORPORATION

INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: BEC	SURVEY DATE: XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 5 OF 10	

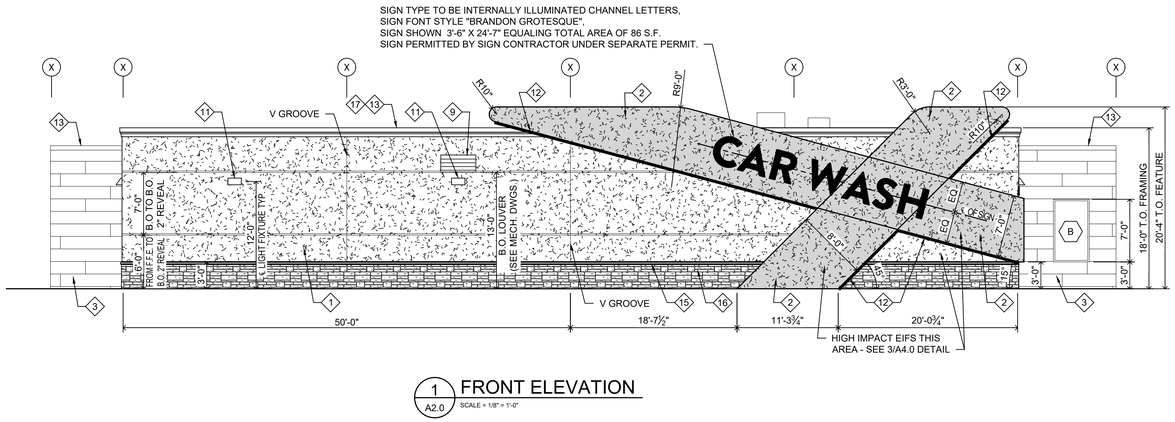
A1.0

SITE DEVELOPMENT PLAN

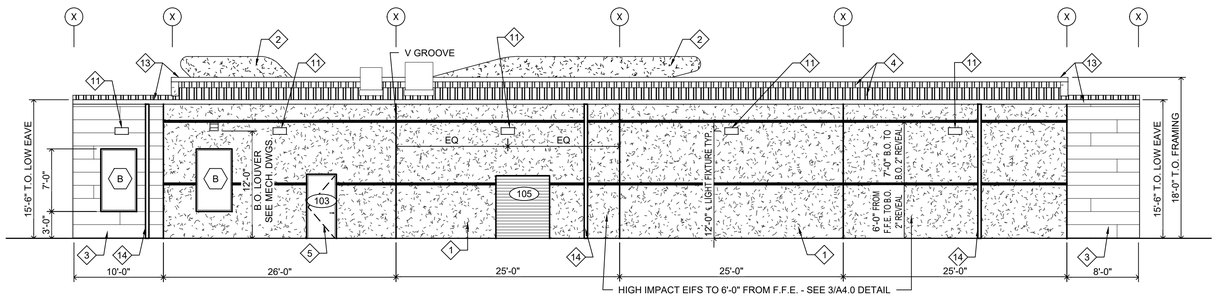
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

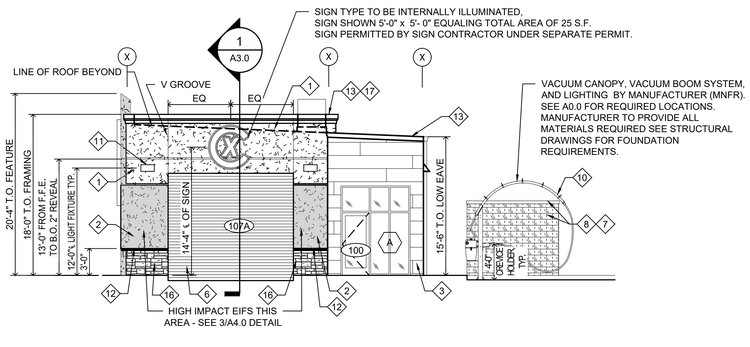
LEGEND	
000	WINDOW TYPE. SEE WINDOW GLAZING ELEVATION ON SHEET A5.0
000	DOOR TYPE. SEE DOOR SCHEDULE ON SHEET A5.0
000	FINISH TYPE. SEE EXTERIOR FINISH SPEC. LEGEND



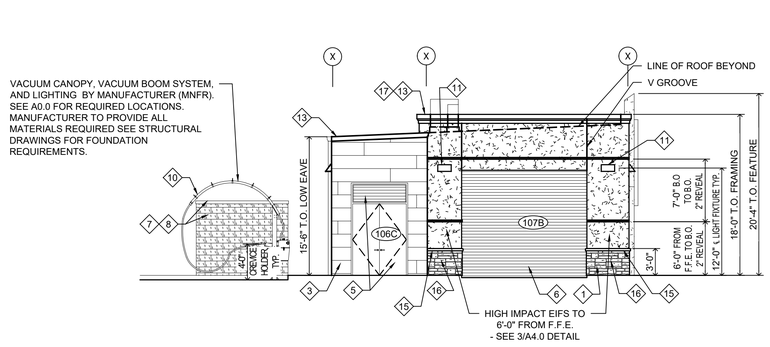
1 / A2.0 FRONT ELEVATION
SCALE = 1/8" = 1'-0"



2 / A2.0 (PARKING) ELEVATION
SCALE = 1/8" = 1'-0"



3 / A2.0 ENTRANCE (LEFT) ELEVATION
SCALE = 1/8" = 1'-0"



4 / A2.0 EXIT (RIGHT) ELEVATION
SCALE = 1/8" = 1'-0"

EXTERIOR FINISH SPEC. LEGEND

NOTE: SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION

1	EIFS WALL SYSTEM MANUF: STO OR EQUAL COLOR: STO 32123 TEXTURE: STOLIT 1.5 (MEDIUM)
2	EIFS WALL SYSTEM AT "X" MANUF: STO OR EQUAL COLOR: STO 35140 TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY
3	FIBER CEMENT SIDING MANUF: NICHIHA SERIE: CORBOSA CONCRETE SERIES COLOR: SHADOW
4	MAIN BUILDING ROOF PANEL MANUF: WHIRLWINDSTEEL COLOR: GALVALUME PLUS STYLE: SUPER SPAN X
5	PAINT FINISH DOORS, AND LOUVER IN HOLLOW METAL DOOR FRAME MANUF: SHERWIN WILLIAMS COLOR: SW 7675 (1 PRIME + 2 COATS COLOR) NAME: SEALSKIN
6	PAINT FINISH (1 PRIME + 2 COATS COLOR) MANUF: IFS COATING COLOR: RAL 90333 CRYSTAL WHITE PRODUCT#: PLSF 80037PAINT FINISH
7	SPLIT FACE CMU COLOR: PAINTED TO MATCH EIFS COLOR STO 32123
8	CMU WALL CAP TO MATCH CMU
9	LOUVERS TO MATCH ADJACENT FINISH COLOR
10	VACUUM BOOM FRAME MANUF: SONNY COLOR: SILVER
11	WALL PACK - SEE ELECTRICAL CENTER BETWEEN EIFS GROVE TYP.
12	COVE LIGHTING FEATURE - SEE ELECTRICAL
13	COPING CAP,GUTTER, TRIM, AND ACCESORIES MANUF: WHIRLWINDSTEEL COLOR: BURNISHED SLATE
14	DOWNSPOUT BY PEMB COLOR: LIGHT STONE - SEE CIVIL FOR CONNECTION TO STORM LINE
15	WAINSCOT CAP OR EQUAL MANUF: SUNSET STONE OR EQUAL COLOR: NATURAL
16	STACKED STONE OR EQUAL MANUF: SUNSET STONE OR EQUAL COLOR: PONDEROSA
17	EIFS WALL SYSTEM - CORNICE MANUF: STO OR EQUAL COLOR: STO 32243 TEXTURE: STOLIT 1.5 (MEDIUM)

NOTE: SIGN CONTRACTOR SHALL ENGINEER ATTACHMENT OF SIGN TO BUILDING STRUCTURE AND DETERMINE NUMBER OF FASTENERS, SIZE OF FASTENERS, AND ATTACHMENT POINTS. FASTENERS SHALL BE BLIND TO BE INSTALLED FROM EXTERIOR ONLY. PROVIDE PIPE SPACER TO AVOID CRUSHING WALL FINISH. SEAL ALL PENETRATION WATERTIGHT.

NOTE:
- SEE 9/A4.0 FOR V GROOVE DETAIL TYP. AT 25' O.C., SEE 8/A4.0 FOR EIFS REVEAL DETAIL.

C.L. Helt, Architect Inc.

REVISION	DESCRIPTION	PREPARED BY	DATE

DESIGNED BY VR | DRAWN BY VR | CHECKED BY VR

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
TELLER COUNTY
MORNING SUN DRIVE
ARCHITECTURAL ELEVATIONS

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BARELINE CORPORATION

INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 6 OF 10	

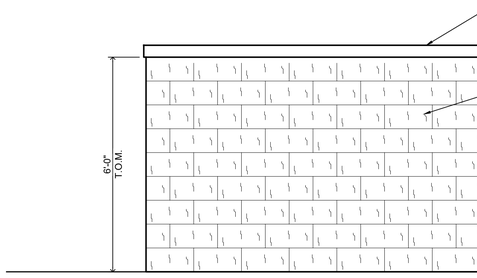
A2.0

SITE DEVELOPMENT PLAN

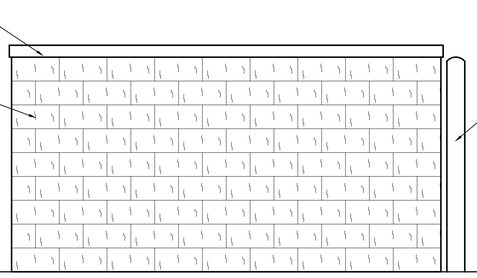
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

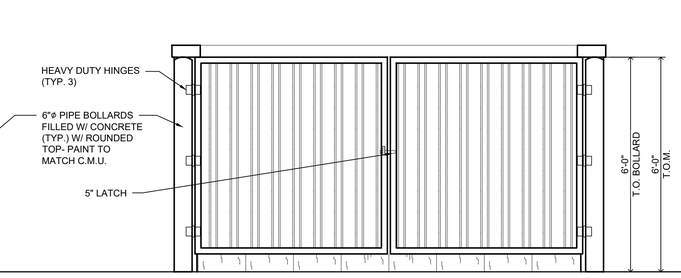
NOTE: SEE SHEET A2.0 FOR FINISHES



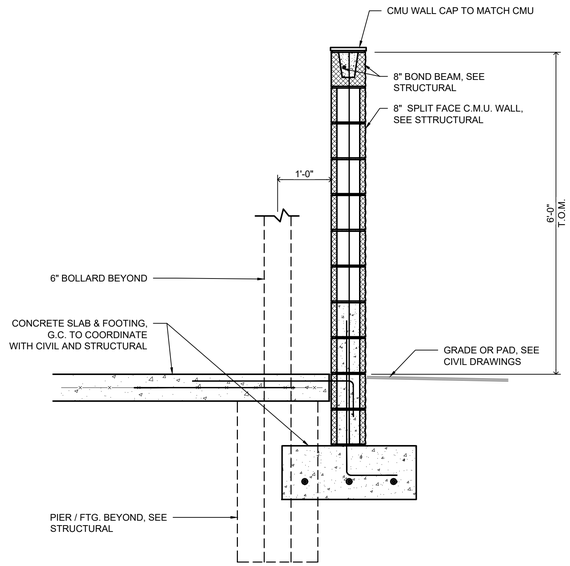
5 A2.1 TRASH ENCLOSURE ELEVATION
SCALE = 1/2" = 1'-0"



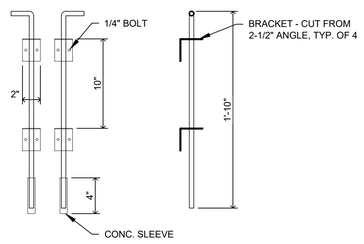
4 A2.1 TRASH ENCLOSURE ELEVATION
SCALE = 1/2" = 1'-0"



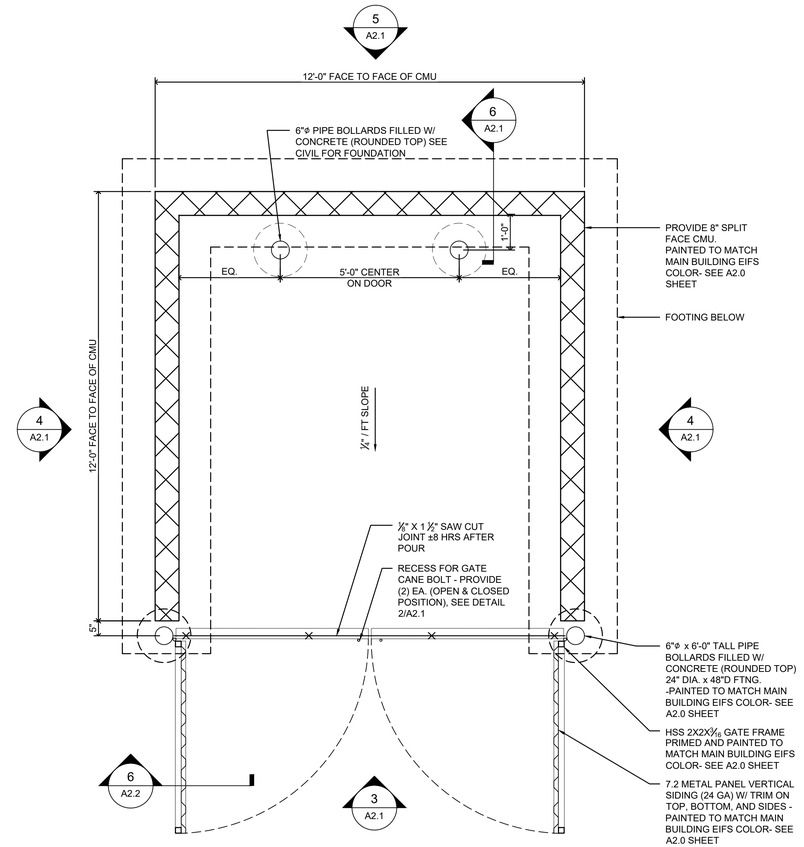
3 A2.1 TRASH ENCLOSURE ELEVATION
SCALE = 1/2" = 1'-0"



6 A2.1 TYP. WALL SECTION
SCALE = 3/4" = 1'-0"



2 A2.1 CANE BOLT KEEPER DETAIL
SCALE = 1 1/2" = 1'-0"



1 A2.1 ENLARGED TRASH ENCLOSURE PLAN
SCALE = 1/4" = 1'-0"
NOTE: REFERENCE ARCHITECTURAL SITE PLAN FOR SITE ORIENTATION

C.L. Helt, Architect Inc.

DESIGNED BY	DRAWN BY	CHECKED BY
VR	VR	VR

REVISION	DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
TELLER COUNTY

TRASH ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BARLINE CORPORATION

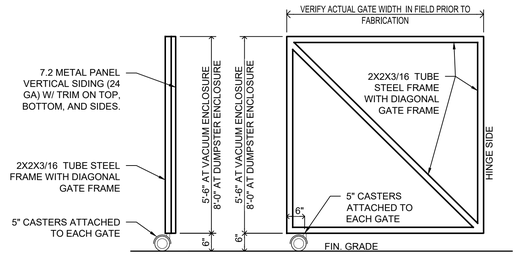
INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 7 OF	10

A2.1

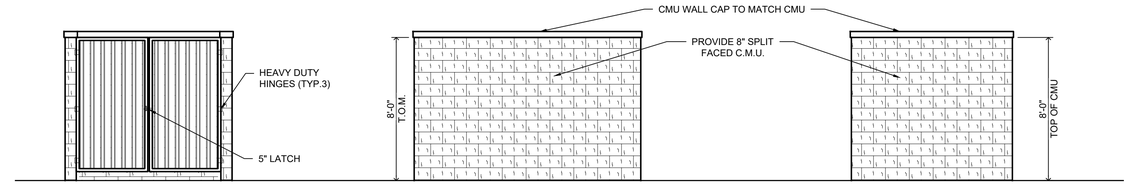
SITE DEVELOPMENT PLAN

CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



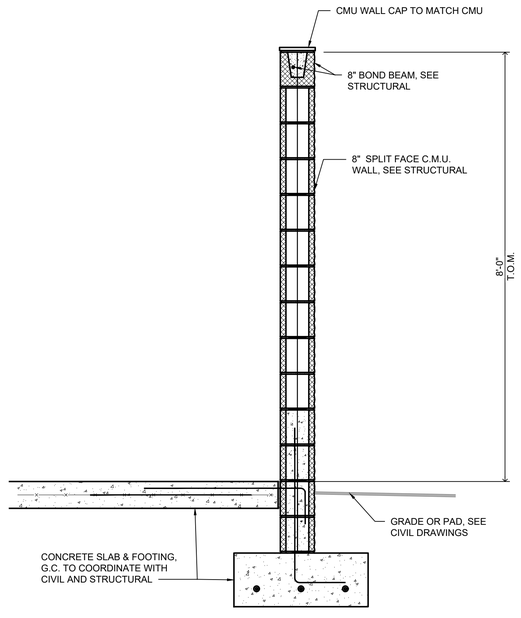
6 A2.2 TYPICAL GATE SECTION
SCALE = 1/2" = 1'-0"



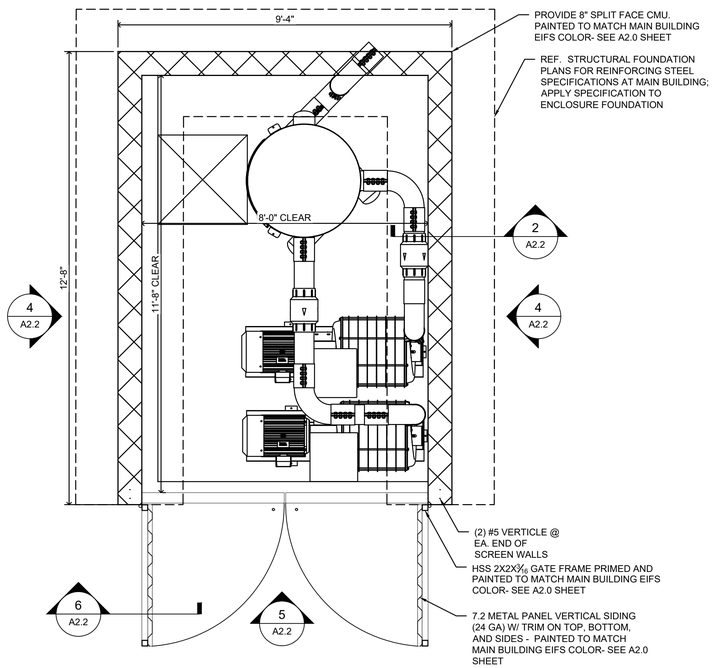
5 A2.2 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4" = 1'-0"

4 A2.2 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4" = 1'-0"

3 A2.2 VACUUMENCLOSURE ELEVATION
SCALE = 1/4" = 1'-0"



2 A2.2 TYPICAL WALL SECTION
SCALE = 3/4" = 1'-0"



1 A2.2 CMU VACUUM ENCLOSURE PLAN
SCALE = 1/2" = 1'-0"
NOTE: REFERENCE ARCHITECTURAL SITE PLAN FOR SITE ORIENTATION

C.L. Helt, Architect Inc.

DESIGNED BY	DRAWN BY	CHECKED BY
VR	VR	VR

REVISION	DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
TELLER COUNTY

VACUUM ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BANNING CORPORATION

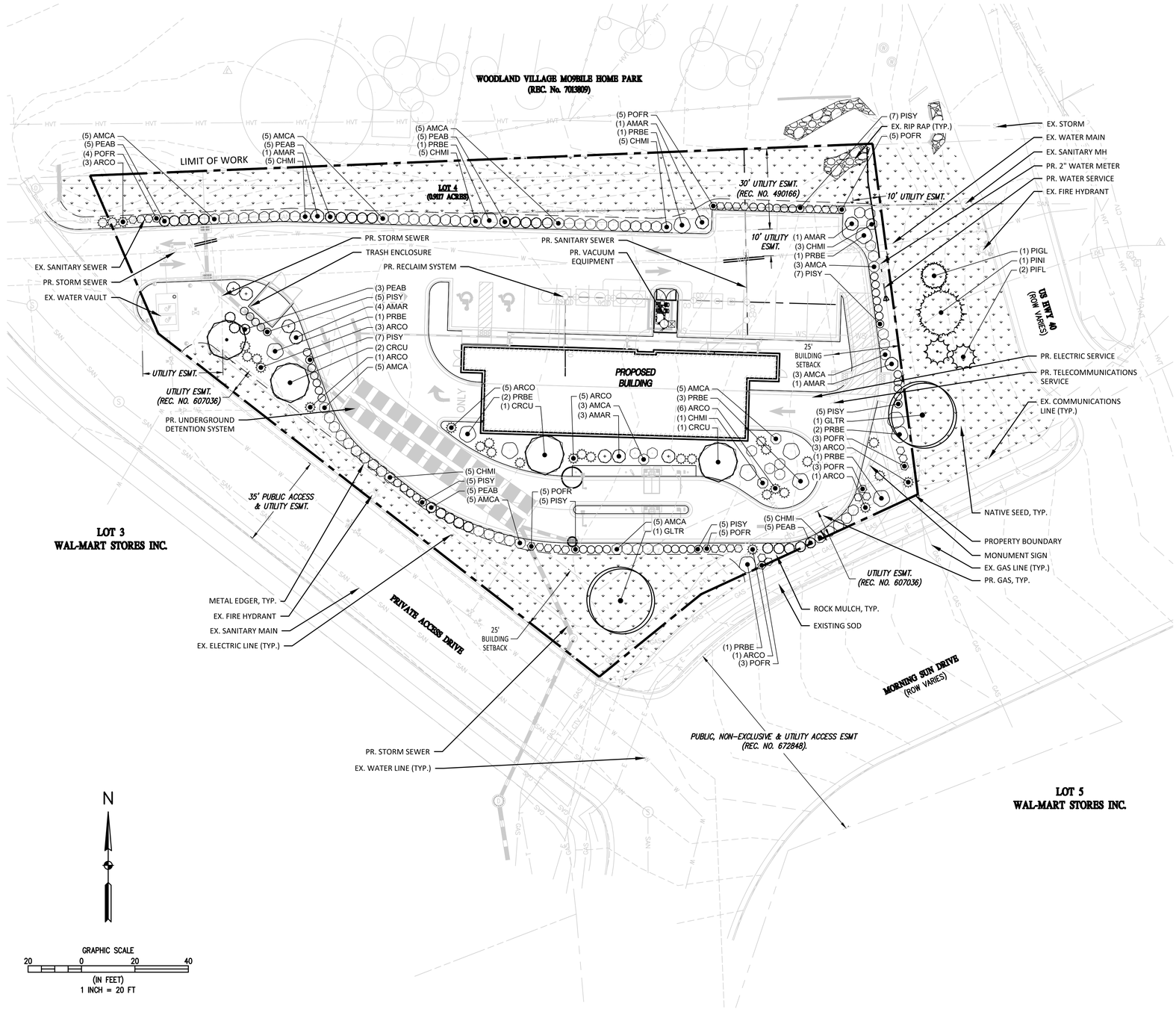
INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 8 OF 10	

A2.2

811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMAR	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	2" CAL.	11
	CRCU	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	2" CAL.	4
	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL.	2
	PIGL	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	2" CAL.	1
	PIFL	PINUS FLEXILIS LIMBER PINE	2" CAL.	3
	PINI	PINUS NIGRA AUSTRIAN PINE	2" CAL.	1

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMCA	AMORPHA CANESCENS LEADPLANT	---	45
	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	---	30
	CHMI	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	---	31
	PEAB	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	---	29
	PISY	PINUS SYLVESTRIS 'NANA' DWARF SCOTCH PINE	---	50
	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE' MCKAY'S WHITE BUSH CINQUEFOIL	---	34
	PRBE	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	---	13

MATERIAL SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
3	METAL EDGER	1,249 LF	

SYMBOL	DESCRIPTION	QTY	DETAIL
	ROCK MULCH	7,553 SF	
	NATIVE SEED	15,396 SF	

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P. 3039403868 • F. 3039403869 • www.baselinecorp.com

REVISION DESCRIPTION	PREPARED BY	DATE

DESIGNED BY KLH | DRAWN BY KLH | CHECKED BY SRO

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
LANDSCAPE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	BEC
SURVEY DATE	XXXXXX
JOB NO.	483 7B
DRAWING NAME	LANDSCAPE PLAN
SHEET	9 OF 10

L1.0

N:\PLANNING LLC\491 7B Development - Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Landscape Plan.dwg, 12/14/2022 1:41:29 PM, Laura Rios

Know what's **below.** **Call** before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

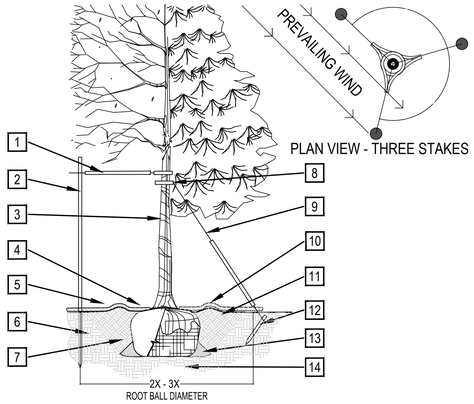
LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3'' DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" COLORADO ROSE CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL PLANTS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4'' DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES . EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SODDED, TURF SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE ENTECH ENGINEERING, INC. JULY 5, 2022 ENTECH JOB NO 221054 PAGE 8, 5.5 SURFACE AND SUBSURFACE DRAINAGE "TO HELP MINIMIZE INFILTRATION OF WATER INTO THE FOUNDATION ZONE, VEGETATIVE PLANTINGS PLACED CLOSE TO FOUNDATION WALLS SHOULD BE LIMITED TO THOSE SPECIES HAVING LOW WATERING REQUIREMENTS AND IRRIGATED GRASS SHOULD NOT BE LOCATED WITHIN 5 FEET OF THE FOUNDATION. SIMILARLY, SPRINKLERS ARE NOT RECOMMENDED TO DISCHARGE WATER WITHIN 5 FEET OF FOUNDATIONS. IRRIGATION NEAR FOUNDATIONS SHOULD BE LIMITED TO THE MINIMUM AMOUNT SUFFICIENT TO MAINTAIN VEGETATION. APPLICATION OF MORE IRRIGATION WATER THAN NECESSARY CAN INCREASE THE POTENTIAL FOR SLAB AND FOUNDATION MOVEMENT."
22. TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM TWO FOOT (2') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
23. CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN VEHICLE LOT PLANTING AREAS TO A DEPTH OF 30 INCHES.

SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.
ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15–15–15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4



PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
2. 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
3. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. 1" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)
4. AMENDED TOPSOIL
5. EXISTING SUBGRADE

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

1. SPECIFIED MULCH TO A DEPTH OF 4"
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

3 ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"

1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER SHALL BE COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES
6. EDGER STAKE - 12"

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 METAL EDGER

SCALE: 1" = 1'-0"

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DESIGNED BY KLH | DRAWN BY KLH | CHECKED BY SRO

REVISION DESCRIPTION	PREPARED BY	DATE

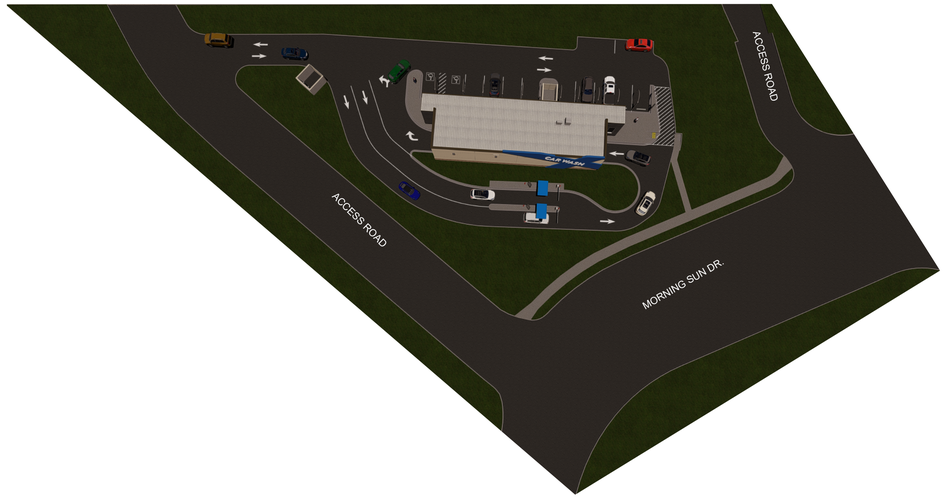
7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK — TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: BEC	SURVEY DATE: XXXXXX
JOB NO.	483 7B
DRAWING NAME: LANDSCAPE NOTES	
SHEET 9 OF 10	

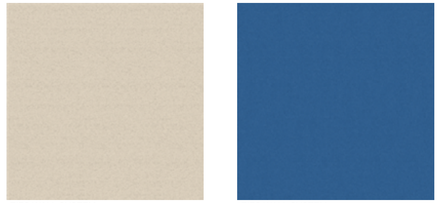
N:\PLANNING LLC\491 7B Development - Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Landscape Plan.dwg, 12/14/2022 1:41:38 PM, Laura Rios



AERIAL VIEW

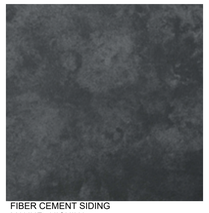
ENTRANCE VIEW FROM VACUUM PARKING

EXIT VIEW



EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 32123
TEXTURE: STOLIT 1.5 MEDIUM

EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 35140
TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY



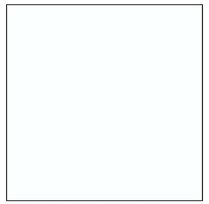
FIBER CEMENT SIDING
MANUF: NICHIHA
SERIE: CORBOSA CONCRETE SERIES
COLOR: SHADOW

MAIN BUILDING ROOF PANEL
MANUF: WHIRLWINDSTEEL
COLOR: GALVALUME PLUS
STYLE: SUPER SPAN X

VACCUM BOOMS
MANUF: SONNY
COLOR: SILVER

COPING CAP, GUTTER, TRIM, AND ACCESORIES
MANUF: WHIRLWINDSTEEL
COLOR: BURNISHED SLATE

PAINT FINISH DOORS, AND LOUVER IN HOLLOW METAL DOOR FRAME,
MANUF: SHERWIN WILLIAMS
COLOR: SW 7675
NAME: SEALSKIN



PAINT FINISH OVER HEAD DOORS
MANUF: IFS COATING
COLOR: RAL 90333 CRYSTAL WHITE
PRODUCT#: PLSF 80037PAINT FINISH

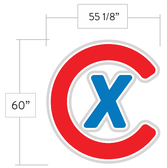
DOWNSPOUT BY PEMB
COLOR: LIGHT STONE

STACKED STONE OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: PONDEROSA

WAINSCOT CAP OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: NATURAL

EIFS WALL SYSTEM - CORNICE
MANUF: STO OR IDENTICAL
COLOR: STO 32243
TEXTURE: STOLIT 1.5 MEDIUM

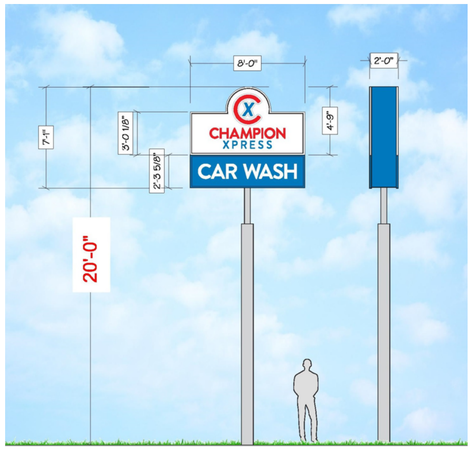
ELECTRONIC MATERIAL SAMPLE BOARD



CX
Translucent vinyl 60" h x 55 1/8" w
(tower above double doors)

BUILDING SIGNAGE

X SIGNAGE
ACRYLIC FACE WHITE CHANNEL LETTERS WITH
ALUMINIUM RETAINERS
CAR WASH 3'-6" x 24'-7"



FREESTANDING SIGN

VACUUM SIDE VIEW

SIGNAGE APPROVAL

ELEVATION APPROVAL

C.L. Helt, Architect Inc.
6405 W. WILKINSON BLVD
SUITE 100
BELMONT, NC 28012
Ph. 704-342-1686
Fx. 704-343-0054
INFO@CLHELT.COM

C.L. HELT PROJECT # 22045

Project : CHAMPION XPRESS CAR WASH
FOR
7B BUILDING AND DEVELOPMENT
MORNING SUN DRIVE
WOODLAND PARK,CO, 80863

Sheet Description :
RENDERING
ELEVATIONS

Seal

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Drawn By :
V. RAMON

Checked By :
D. MYERS

Revisions :

Date :
11/02/2022

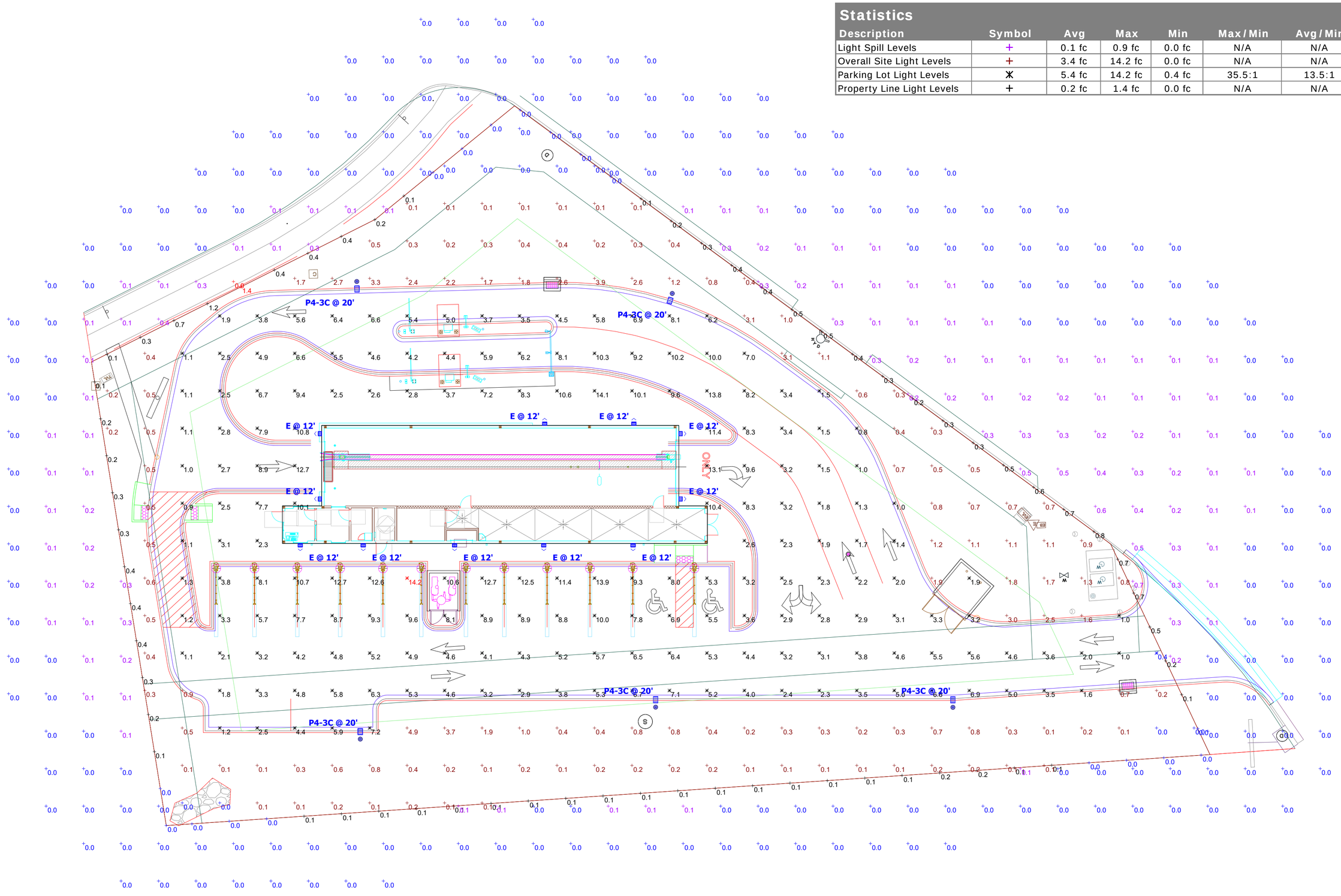
Sheet No.
A-REN

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	P4-3C	5	GLEON-SA3C-730-U-SL4-HSS	Single Head Eaton McGraw Edison Galleon Series LED Area Unit w/Type SL4 (Spill Light Control Type 4 Distribution & 17.5ft. Pole Height w/2.5ft. Base) House Side Shielding (Full Cutoff Design)	LED/3000K (FULL CUTOFF DESIGN w/SHIELDING)	166
	E	11	RWL2-160L-50-3K7-4W-UNV	Hubbell Outdoor Lighting Ratio RWL2 Series Wall Mounted LED Sconce Unit w/Type 4W Optics (12ft. Mounting Height)	LED/3000K (FULL CUTOFF DESIGN)	54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Light Spill Levels	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Overall Site Light Levels	+	3.4 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	X	5.4 fc	14.2 fc	0.4 fc	35.5:1	13.5:1
Property Line Light Levels	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A



villa LIGHTING

Champion Xpress - Woodland Park, CO (Morning Sun)
Site Lighting Photometric Design

Designer
Adam Carrier
Date
12/13/2022
Scale
Not to Scale
Drawing No.

Summary

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: E | PROJECT:

CATALOG #: RWL2-160L-50-3K7-4W-UNV

RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K

C US

BUY AMERICAN SOLUTIONS
See Certification Specifications

DLC OPL LISTED

DLC OPL LISTED PREMIUM

RELATED PRODUCTS

Ratio Family | Ratio Area | Ratio Flood

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL | NX DISTRIBUTED INTELLIGENCE™ | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25˚C to 40˚C

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: E PROJECT:

CATALOG #: RWL2-160L-50-3K7-4W-UNV

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

Example: RWL1–48L-10–3K7–2–UNV–BLS–E

CATALOG # RWL2-160L-50-4K7-4W-UNV

ORDERING INFORMATION

RWL2 – 160L-50 – 3K7 – 4W – UNV – ____ –

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
RWL1	Ratio Wall 1	**48L-10**	1,000 Lumens[4]	**3K7**	3000K, 70 CRI	**2**	IES TYPE II[1]	**UNV**	120-277V	**BLT**	Black Matte Textured
		48L-15	2,000 Lumens[4]	**4K7**	4000K, 70 CRI	**3**	IES TYPE III	**120**	120V	**BLS**	Black Gloss Smooth
		48L-20	2,500 Lumens[4]	**5K7**	5000K, 70 CRI	**4W**	IES TYPE IV	**208**	208V	**DBT**	Dark Bronze Matte Textured
		48L-25	3,500 Lumens[4]					**240**	240V	**DBS**	Dark Bronze Gloss Smooth
		48L-35	4,500 Lumens					**277**	277V	**GTT**	Graphite Matte Textured
		48L-45	5,500 Lumens					**347**	347V	**LGS**	Light Grey Gloss Smooth
RWL2	Ratio Wall 2	**160L-45**	6,500 Lumens					**480**	480V	**LGT**	Light Grey Matte Textured
		160L-50	7,500 Lumens							**PSS**	Platinum Silver Smooth
		160L-65	9,500 Lumens							**WHT**	White Matte Textured
		160L-80	11,000 Lumens							**WHS**	White Gloss Smooth
		160L-95	13,000 Lumens							**VGT**	Verde Green Textured
		160L-115	15,000 Lumens							**Color Option**	
		160L-135	17,500 Lumens							**CC**	Custom Color
		160L-155	19,500 Lumens								

– ____

Control Options Network	
NXWE	NX Wireless Enabled (module + radio)[4,7]
NXSPW_F	NX Wireless, PIR Occ. Sensor, Daylight Harvesting[4,5,7]
NXSP_F	NX, PIR Occ. Sensor, Daylight Harvesting[4,5,7]
WIR	Wireless Controls, wiSCAPE™[2,6]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor[3,4]
SCP-20F	Remote control programmable line voltage sensor[3,4]
Control Options	
7PR_	7-Pin Receptacle[6]

Options	
F	Fusing[3]
E	Emergency Battery Backup[7,8,9]
EH	Emergency Battery w/ Heater Option[7,8]
2DR	Dual Driver[4,6]
2PF	Dual Power Feed[4,6]
PC	Button Photocontrol[8]

Notes:
1. Only available with RWL2
2. wiSCAPE Gateway required for system programming
3. Specific voltage selection is required
4. Not available with 347/480V
5. Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
6. This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
7. This item is located in the integral backbox for RWL1 configurations only.
8. Option only available at 120 or 277V

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**WP-BB-XXX**	Accessory for conduit entry[1]

Notes:
1. replace "xxx" with color option

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HUBBELL Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO WALL

RWL1/RWL2 LED WALLPACK

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO WALL

RWL1/RWL2 LED WALLPACK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
	35	120	0.31	36.9
		208	0.18	
		240	0.15	
		277	0.13	
		347	0.11	
		480	0.08	
	45	120	0.39	46.5
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
	155	120	1.31	156.8
		208	0.75	
		240	0.65	
		277	0.57	
		347	0.45	
		480	0.33	

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

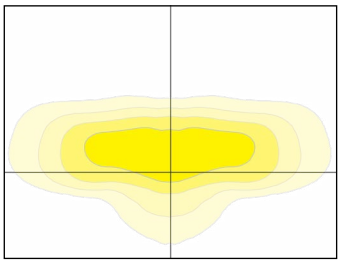
RATIO WALL

RWL1/RWL2 LED WALLPACK

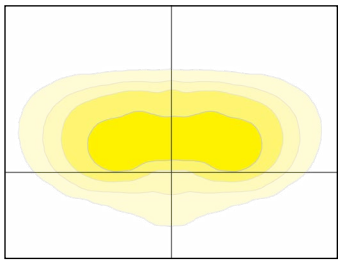
PHOTOMETRY

MountingHeight:30ft

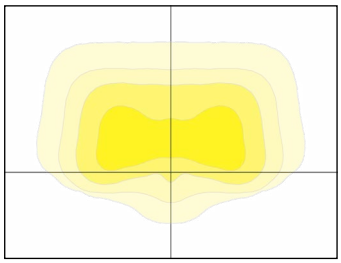
Type II



Type III

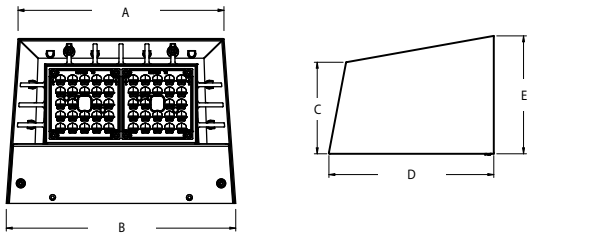


Type VI



DIMENSIONS

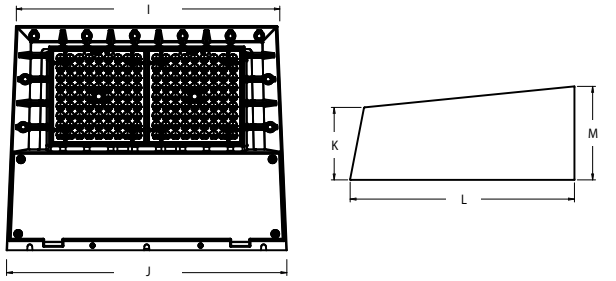
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight
6.5 lbs (2.95 kgs)

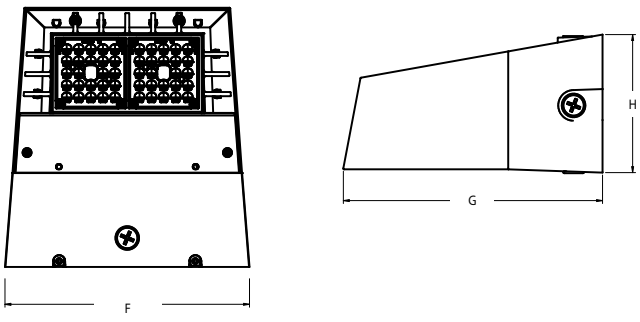
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

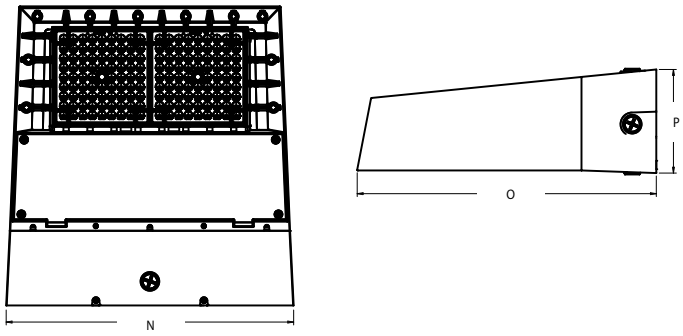
Weight
16.5 lbs (7.48 kgs)

RWL1 with Integral Back Box



F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with Integral Back Box



N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

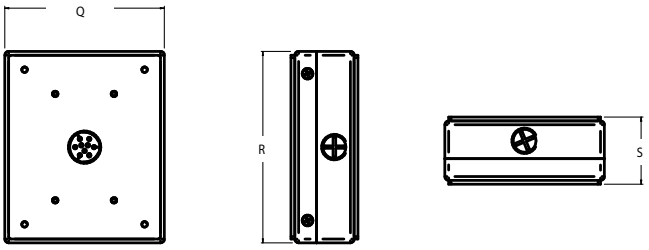
CATALOG #:

RATIO WALL

RWL1/RWL2 LED WALLPACK

DIMENSIONS (CONTINUED)

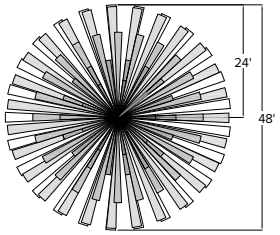
Back Box Accessory

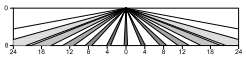


Q	R	S
4.9" 124mm	5.9" 150mm	2.1" 53mm

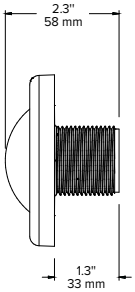
ADDITIONAL INFORMATION

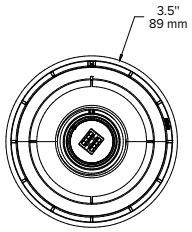
NXSP-14F



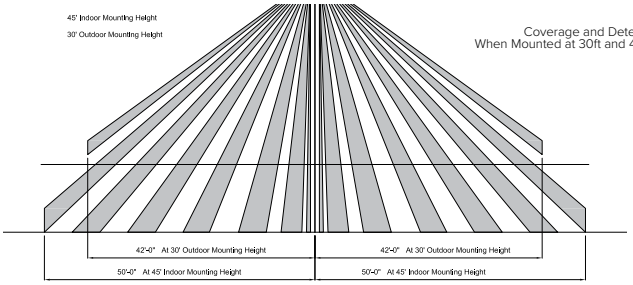


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

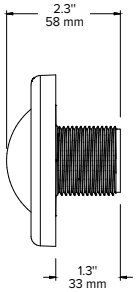


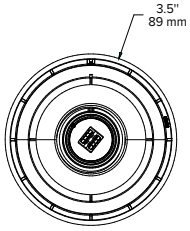


NXSP-40F

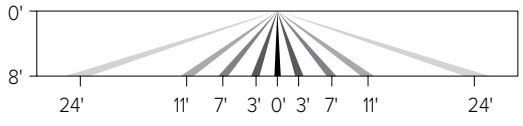


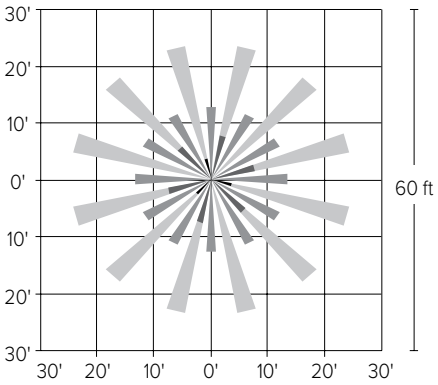
Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens

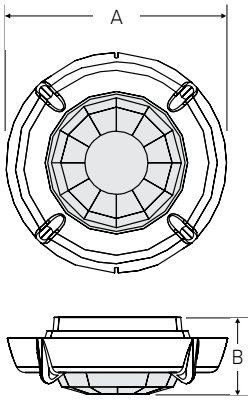




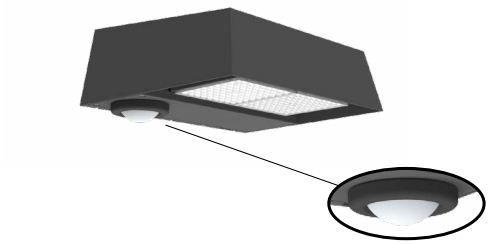
SCP-8F







A	B
2.3" (59mm)	.8" (20mm)



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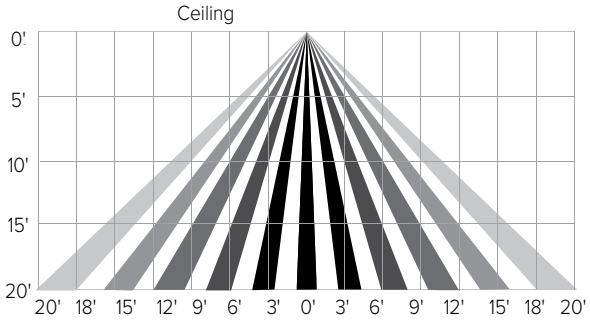
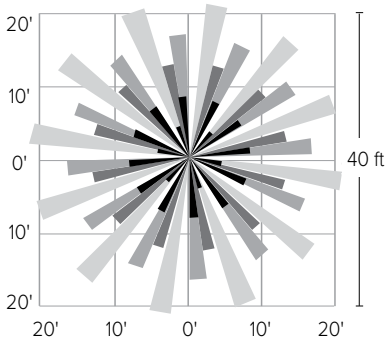
HUBBELL Lighting

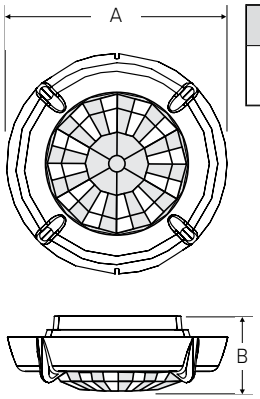
RATIO WALL

RWL1/RWL2 LED WALLPACK

SCP-20F

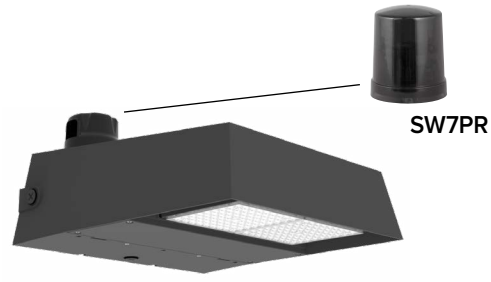






A	B
2.3" (59mm)	.8" (20mm)

SITESYNC 7-PIN MODULE



SW7PR

SiteSync LIGHTING CONTROL

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

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Project		**Catalog #**	GLEON-SA3C-730-U-SL4-HSS	**Type**	P4-3C
Prepared by	VILLA LIGHTING	**Notes**		**Date**	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenSafe Technology

Light ARchitect™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

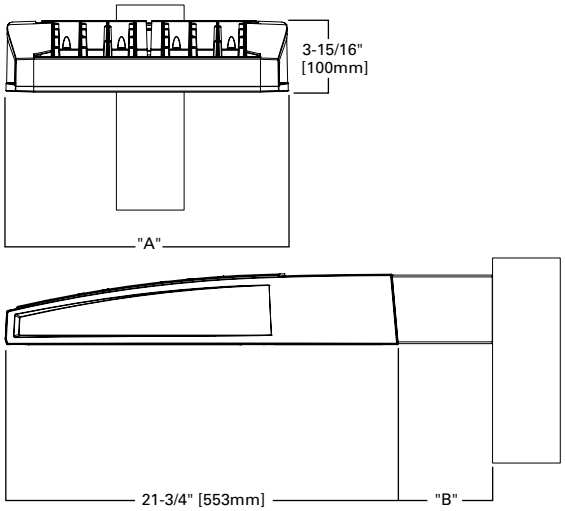
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [35] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [35]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [5] **SA8**=8 Squares [5] **SA9**=9 Squares [6] **SA0**=10 Squares [6]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [16]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [14, 16]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QML**=Quick Mount Arm (Standard Length, Large) [37] **QMEA**=Quick Mount Arm (Extended Length) [12]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)[35]
DIM=External 0-10V Dimming Leads [19, 20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [17, 18] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [28] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [27] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [29] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8′ - 20′ Mounting [34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21′ - 40′ Mounting [34] **MS-L20**=Motion Sensor for ON/OFF Operation, 9′ - 20′ Mounting Height [24] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21′ - 40′ Mounting Height [24] **MS/X-L20**=Bi-Level Motion Sensor, 9′ - 20′ Mounting Height [24, 25] **MS/X-L40W**=Bi-Level Motion Sensor, 21′ - 40′ Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9′ - 20′ Mounting Height [24] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21′ - 40′ Mounting Height [24] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle **SWPD4XX**=WaveLinx Sensor Only, 7′-15′ [13, 32, 33] **SWPD5XX**=WaveLinx Sensor Only, 15′-40′ [13, 32, 33] **WOBXX**=WaveLinx Sensor with Bluetooth, 7′-15′ [13, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15′-40′ [13, 32] **LWR-LW**=Enlighted Sensor, 8′–16′ Mounting Height [26] **LWR-LN**=Enlighted Sensor, 16′–40′ Mounting Height [26] **DIM10-MS/DIM-L08**=Synapse Occupancy Sensor (<8′ Mounting) [19] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9′-20′ Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21′-40′ Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [24] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [11] **GLEON-QMEA**=Quick Mount Extended Arm Kit [12] **LS/HSS**=Field Installed House Side Shield [28, 30] **LS/GRSBK**=Glare Reducing Shield, Black [23, 30] **LS/GRSWH**=Glare Reducing Shield, White [23, 30] **LS/PFS**=Perimeter Shield, Black [15] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [19, 31] **SWPD4-XX**=Wavelinx Wireless Sensor, 7′–15′ Mounting Height [13, 19, 32, 33] **SWPD5-XX**=Wavelinx Wireless Sensor, 15′–40′ Mounting Height [13, 19, 32, 33]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Requires ZW or ZD receptacle.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Requires PR7.
32. Replace XX with sensor color (WH, BZ or BK.)
33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Available for 7-10 squares.

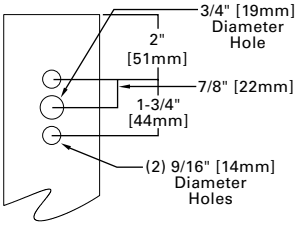
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

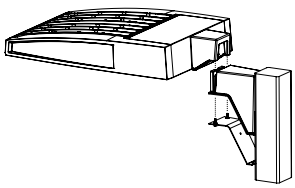
Mounting Details

Standard Arm (Drilling Pattern)

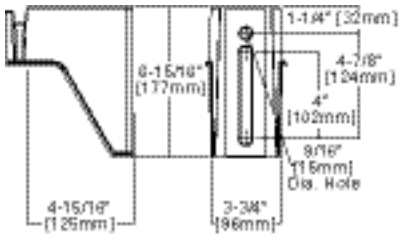
TYPE "N"



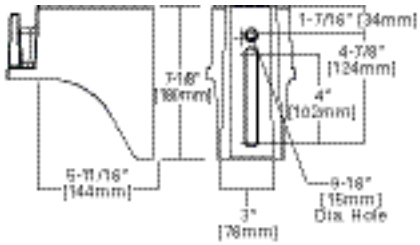
Quick Mount Arm (Includes fixture adapter)



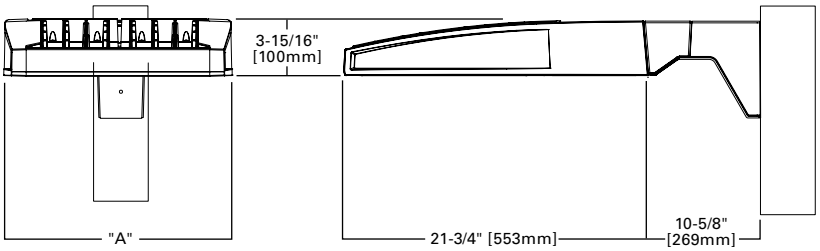
QM and QMEA Pole Mount



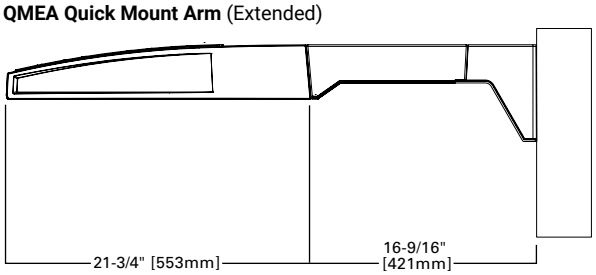
QML Pole Mount



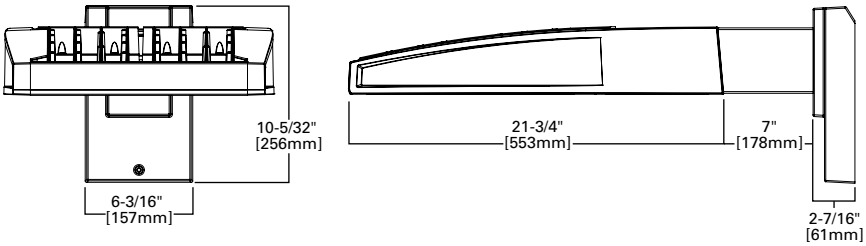
QM Quick Mount Arm (Standard)



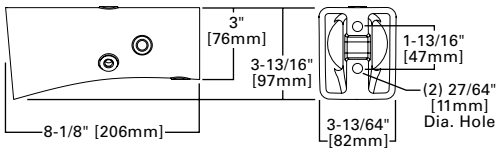
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

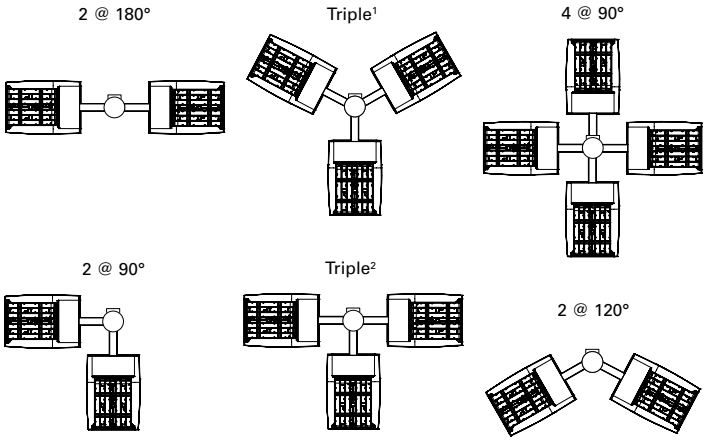


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°. **3** Shown with 4 square configurations.

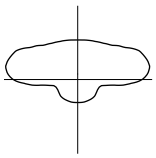
Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

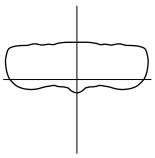
Optical Distributions

Asymmetric Area Distributions

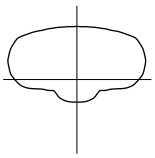
T2 (Type II)



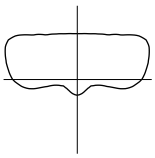
SL2 (Type II with Spill Control)



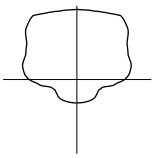
T3 (Type III)



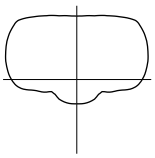
SL3 (Type III with Spill Control)



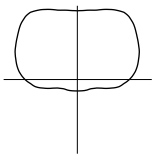
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

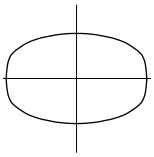


SL4 (Type IV with Spill Control)

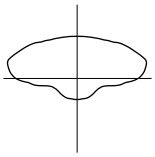


Asymmetric Roadway Distributions

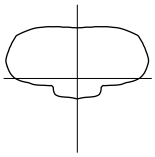
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

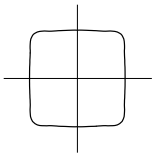


T3R (Type III Roadway)

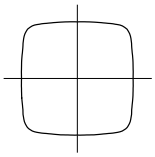


Symmetric Distributions

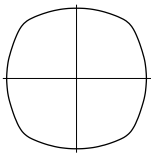
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

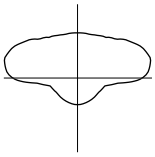


5WQ (Type V Square Wide)

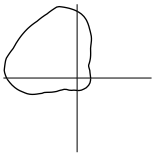


Specialized Distributions

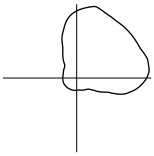
AFL (Automotive Frontline)



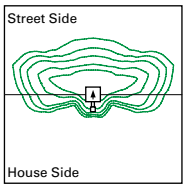
SLL (90° Spill Light Eliminator Left)



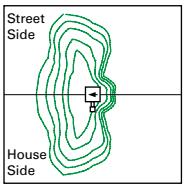
SLR (90° Spill Light Eliminator Right)



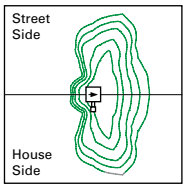
Rotated Optics



Standard



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

View GLEON IES files

Nominal Power Lumens (1.2A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

*** Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.**

Nominal Power Lumens (1A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SLL/ SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

*** Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.**

Nominal Power Lumens (800mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SLL/ SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

*** Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.**

Nominal Power Lumens (600mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

*** Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.**

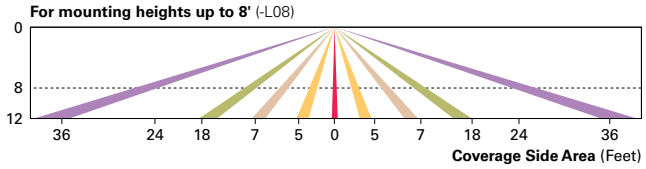
Control Options

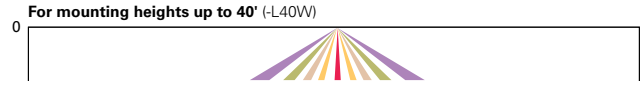
0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

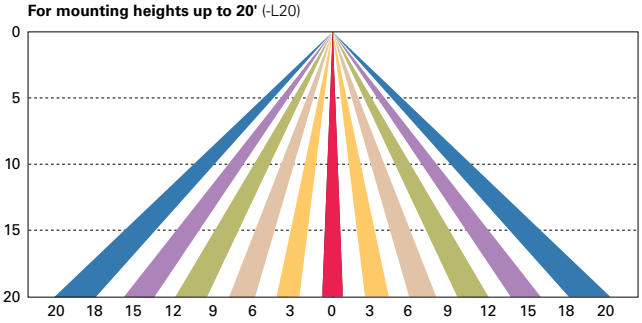
Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

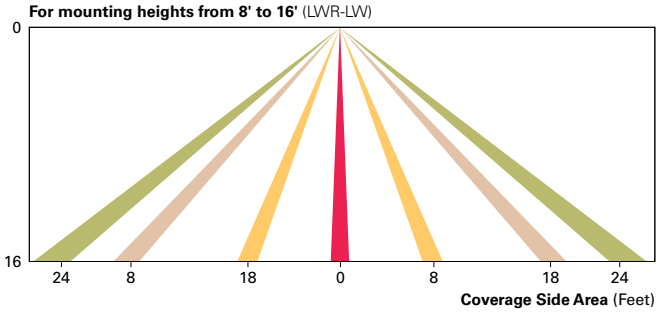
Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

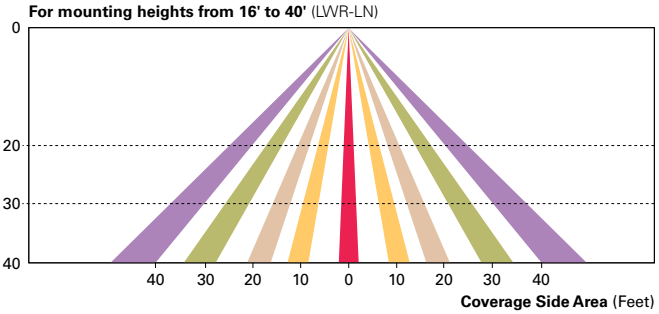






Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.





WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)
Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)
SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Steel Poles

SSS SQUARE STRAIGHT STEEL

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutinos or visit www.cooperlighting.com for available options, accessories and ordering information.

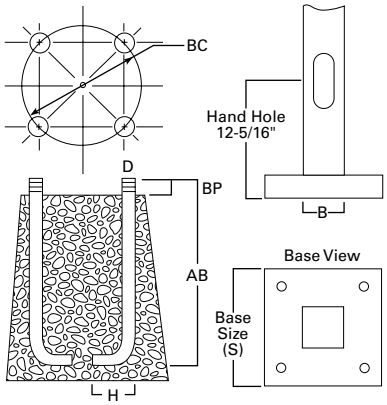
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39' **22.5**=22.5'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **R**=Hartford Green **S**=Silver **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **9**=3" O.D. Tenon (4" Long) **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling **S**=Standard Upsweep Arm[6] **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Triple[2] **4**=4 at 90° **5**=2 at 90° **X**=None	**X**=None **2**=2' **3**=2.5' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub[3] **B**=3/4" Tapped Hub[3] **C**=Convenience Outlet[4] **E**=GFCI Convenience Outlet[4] **G**=Ground Lug **H**=Additional Hand Hole[5] **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. **6.** Arm must be ordered separately.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

EFFECTIVE PROJECTED AREA (At Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			**S**	**BC**	**BP**	**B**	**D x AB x H**		**80 mph**	**90 mph**	**100 mph**	**110 mph**	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			**S**	**BC**	**BP**	**B**	**D x AB x H**		**80 mph**	**90 mph**	**100 mph**	**110 mph**	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

December 21, 2022

City of Woodland Park
Attn: Planning & Building Department
220 W South Avenue
P.O. Box 9007
Woodland Park, CO 80866

Subject: Champion Xpress Car Wash Traffic Generation Memorandum

Dear Community Development,

Please accept this Traffic Generation Memorandum for the Champion Xpress Car Wash. The Memo is an attachment of the Champion Xpress Car Wash Planned Unit Development Amendment (PUD) and Site Plan Application.

Introduction & Objective

This memorandum aims to demonstrate the Champion Xpress car wash's trip generation compared to the Wal-Mart PUD's previously approved drive-thru restaurant on Lot 4.

Champion Xpress Car Wash

The car wash is proposed at 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

The Car Wash is open to customers 11 hours a day from 8 a.m. to 7 p.m. The Champion Xpress Car wash operates with three Employees on-site. The AM shift begins one hour to a half-hour before the car wash opens, and the PM shift ends one hour after the car wash closes.

Trip Generation Estimates

Total estimated trips generated by the Champion Xpress Car Wash were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Trip generation calculations are provided in Table 1. The estimated trip generation rates are calculated with the ITE manual's "Saturday peak hour" for each hour of the car wash's operation; Saturdays are the car wash's busiest time.

Using the same methodology and hours of operation mentioned above, Table 1 also provides the trip generation estimates for the previously approved drive-thru restaurant. However, it's essential to understand that per the ITE Trip Generation Manual, a drive-thru restaurant in the City's "Service Commercial" Zone District would have much longer operational hours and, therefore, would generate additional vehicle trips than what is shown .

Table 1. Champion Xpress Car Wash Trip Generation

			AM			PM		
Use	**Size**	**Daily Total Trips***	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Champion Xpress Car Wash [ITE Land Use Code 948] **	3, 539 SF	481	175	87	87	306	153	153
Previous Approved Use: Drive Thru-Restaurant [ITE Land Code 934]	4,000 SF	967	352	176	176	615	307	307

* Per the ITE 11th Edition Trip Generation Manual, all land uses in the 800 and 900 land-use code series are entitled to a pass-By" Trip reduction of 60% if the building is less than 50,000 SF. Total Trip Generation uses a 60% "Pass-By" Trip Reduction

**It should also be noted that the number of trips generated by a car wash is significantly reduced during the winter in cold weather climates.

A traffic impact study for the Wal-Mart PUD was completed in 2005 by Kimley-Horn and Associates. The report is included in Appendix A of this Memorandum. Page 17 of the study provides a trip generation estimate for the proposed uses of the PUD, including a 4,000-square-foot fast-food restaurant. Table 2 of this memorandum replicates and compares the Saturday peak hour estimated vehicle trip generation without incorporating a pass-by consideration.

Use	Size	Saturday Peak Hour Total	In	Out
Champion Xpress Car Wash [ITE, 11th addition Land Use Code 948]	3, 539 SF	77.5	39	39
Previous Approved Use: Drive Thru-Restaurant*	4,000 SF	237	121	116

* Per the 2005 Traffic Study completed by Kimley-Horn and Associates, the trip generation estimates from the March 2001 Trip Generation Handbook were used to calculate the Saturday Peak Hour vehicle trips.

Stacking & Queuing

No vehicle stacking or queuing shall occur in the private access easement west of the property or the Morning Sun Drive right-of-way. Champion Xpress Employees are present during all hours of operation and will ensure no vehicles are stacking into the previously mentioned areas. Additionally, from developing and operating over 100 car washes around the United States, 7B Building and Development has observed that prospective customers turn away if the queue of vehicles is at the maximum queuing capacity of the site.

In conjunction with the previous operational statements, based on the trip generation calculations delineated in Table 1, the car wash should not reach the maximum queue on the site. The Champion Xpress Car Wash can queue a maximum of 23 vehicles (including one vehicle in the tunnel); Each car spends about two minutes in the car wash tunnel, and subsequently, the car wash can process approximately 30 vehicles in an hour. Based on the calculations in Table 1, 30 vehicles exceed the number of vehicles that enter the car wash within the Saturday PM peak hour. Therefore, the car wash can process more vehicles at the peak hour before the maximum vehicle stacking capacity is reached on the site.

Table 3. Site Queuing

Pay Lane and Tunnel Vehicle Stacking Capacity	**23 vehicles**
Saturday Peak PM Peak Hour Ingress (60% "pass-by" reduction)	**22 vehicles**
Vehicles Processed/hr. (2 minutes/vehicle)	**30 vehicles**

Best Regards,

Baseline Engineering

Appendix A

Revised Traffic Impact Study

Wal-Mart Supercenter, Woodland Park #3805-00

Prepared for:
Wal-Mart Stores, Inc.

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Kimley-Horn
and Associates, Inc.

REVISED TRAFFIC IMPACT STUDY

Wal-Mart Supercenter, Woodland Park – #3805-00

Woodland Park, Colorado

Prepared for
Wal-Mart Stores, Inc.
2001 SE 10th Street
Bentonville, Arkansas 72716-0550

Prepared By
Kimley-Horn and Associates, Inc.
950 Seventeenth Street
Suite 1050
Denver, Colorado 80202
(303) 228-2300
(303) 446-8678 FAX

February 2005

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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1.0 EXECUTIVE SUMMARY

A commercial development is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and 6,000 square feet of general retail. It is expected that the development would be completed in the year 2006. Analysis was completed for the buildout 2006 short term horizon as well as the 2025 long-term horizon.

The purpose of this study is to identify traffic generation characteristics, to identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There are three key intersections along SH-24 that have been evaluated in this study as requested by the City of Woodland Park. These include the existing intersections of SH-24 & Aspen Garden Way/Paradise Circle, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The only access to the development will be provided via SH-24. This segment of SH-24 is classified as E-X (Expressway) and has a speed limit of 55 miles per hour adjacent to the site. Therefore, direct access to the project is proposed from the existing access street providing access to the trailer park to the north and stables to be removed as part of this project. This access street aligns with Morning Sun Drive.

The entire development is expected to generate approximately 810 weekday AM peak hour, 1,247 weekday PM peak hour, and 1,694 Saturday peak hour of the generator driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. Due to the nature of this development, some trips will be made without using the off-site road system. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001 *Trip Generation Handbook.* Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. Assignment of the project traffic was based upon the trip generation described previously and the distribution developed.

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/ Aspen Garden Way.

- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.

- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).

2.0 INTRODUCTION

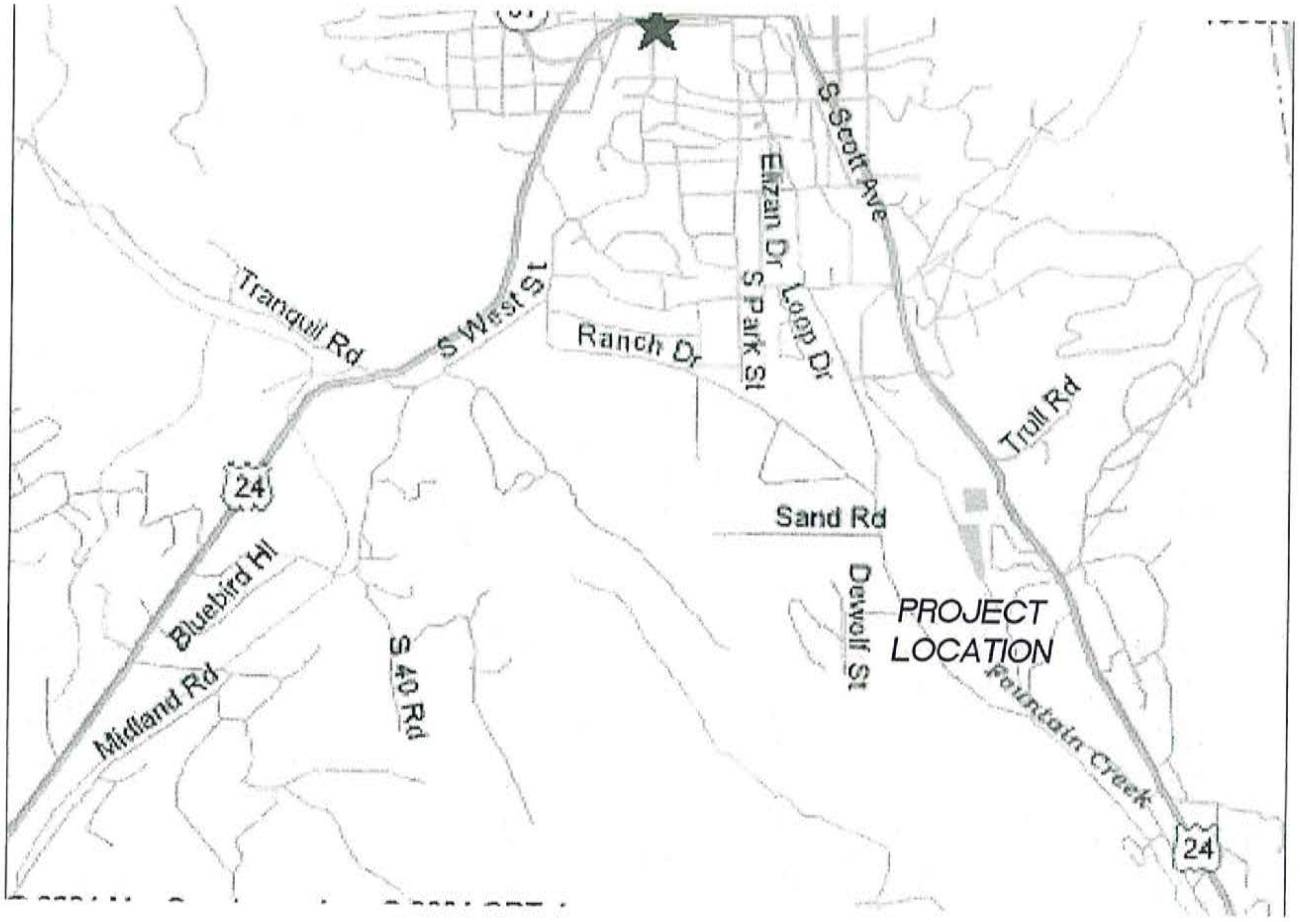
Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this report to document the results of a Traffic Impact Study of future traffic conditions associated with the proposed Wal-Mart Supercenter Development. The project is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The vicinity map illustrating the project location is shown in **Figure 1**.

The purpose of this study is to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There were three key intersections along SH-24 identified by the City of Woodland Park for evaluation in this study. These include the existing intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and approximately 6,000 square feet of general retail use. The commercial development is expected to be completed in the year 2006. Analysis has been completed for the 2006 buildout short term horizon as well as the 2025 long-term horizon for the weekday morning and afternoon peak hours and Saturday peak hour of the generator. The current site plan illustrating the development and access locations is shown in **Appendix A**.

NORTH

NTS 067811.024



WOODLAND PARK WAL-MART SUPERCENTER
SITE LOCATION

FIGURE 1

Kimley-Horn and Associates, Inc.

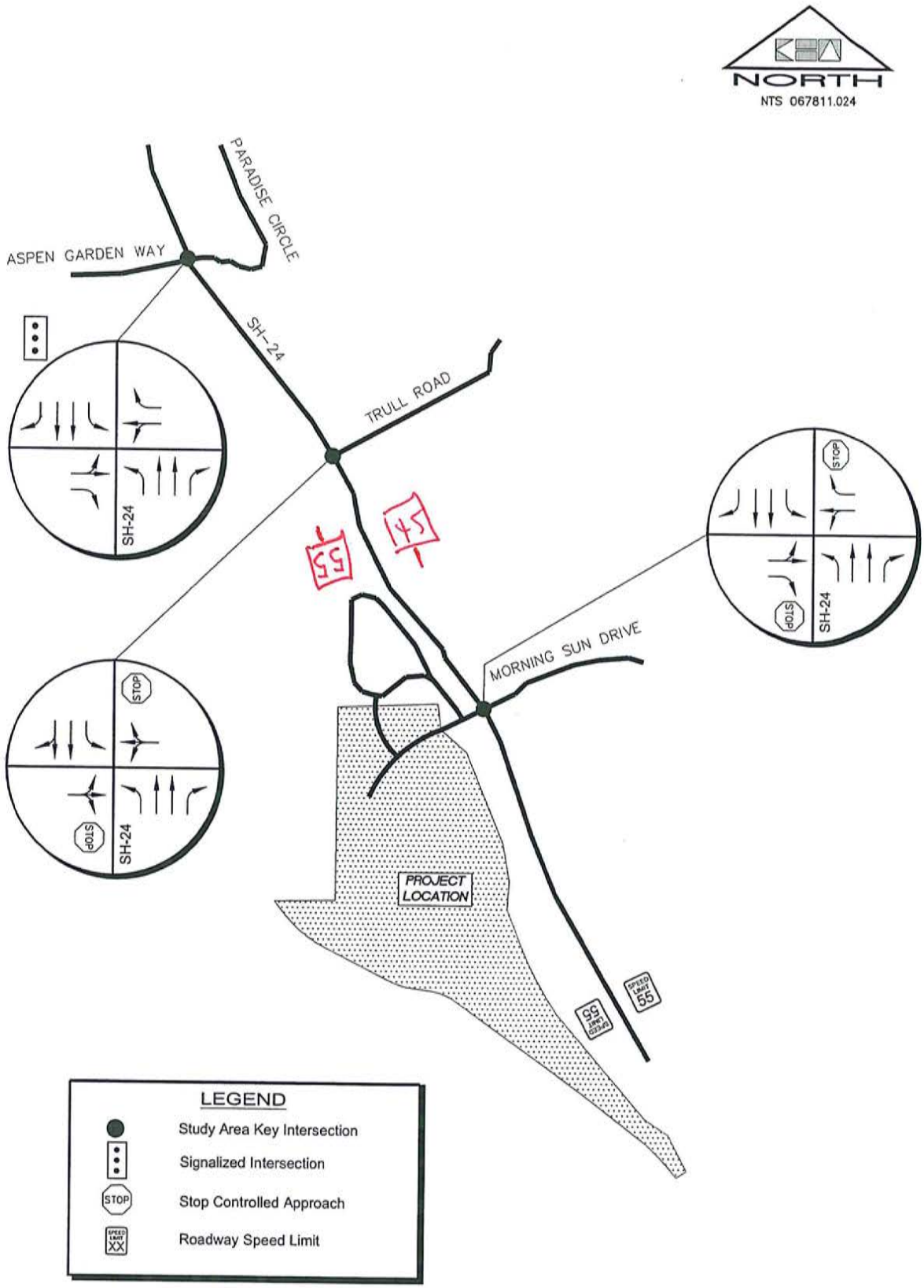
3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing and Future Roadway Network

The project is located on the southwest corner of the SH-24/Morning Sun Drive intersection. In the site vicinity, SH-24 is a category E-X roadway according to the CDOT State Highway Access Category Assignment Schedule. At the time of the study, SH-24 was under maintenance operations and had temporary construction zone speed limits; therefore speed limits along the highway were obtained from CDOT. Accordingly, the speed limit along project frontage is 55 miles per hour. SH-24 is a divided highway, carrying two lanes of travel in each direction adjacent to the project site. The intersection of SH-24 with Morning Sun Drive operates with two-way stop control along Morning Sun Drive. The intersection of SH-24 with Trull Road operates with two-way stop control along Trull Road. Just south of Trull Road, the northbound traffic reduces to a 45 mile per hour speed limit along SH-24. The intersection of SH-24 and Paradise Circle/Aspen Garden Way is signalized. The existing laneage and control at the intersections is shown in **Figure 2**.

A possible future roadway identified in Woodland Park includes a SH-24 bypass. It is anticipated that this bypass would be constructed south of this project site. If this is constructed, through volumes along SH-24 through Woodland Park would be expected to decrease.

Due to the proximity to SH-24 of the access road to the mobile home park, this existing access road will be limited to entering vehicles only. This will ensure that traffic queues of vehicles exiting the proposed development project do not block egress vehicles from the mobile home park. An additional driveway is planned further west along the access road aligning with Morning Sun Drive that will provide two-way traffic to and from the mobile home park.



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING LANEAGE AND CONTROL

FIGURE 2

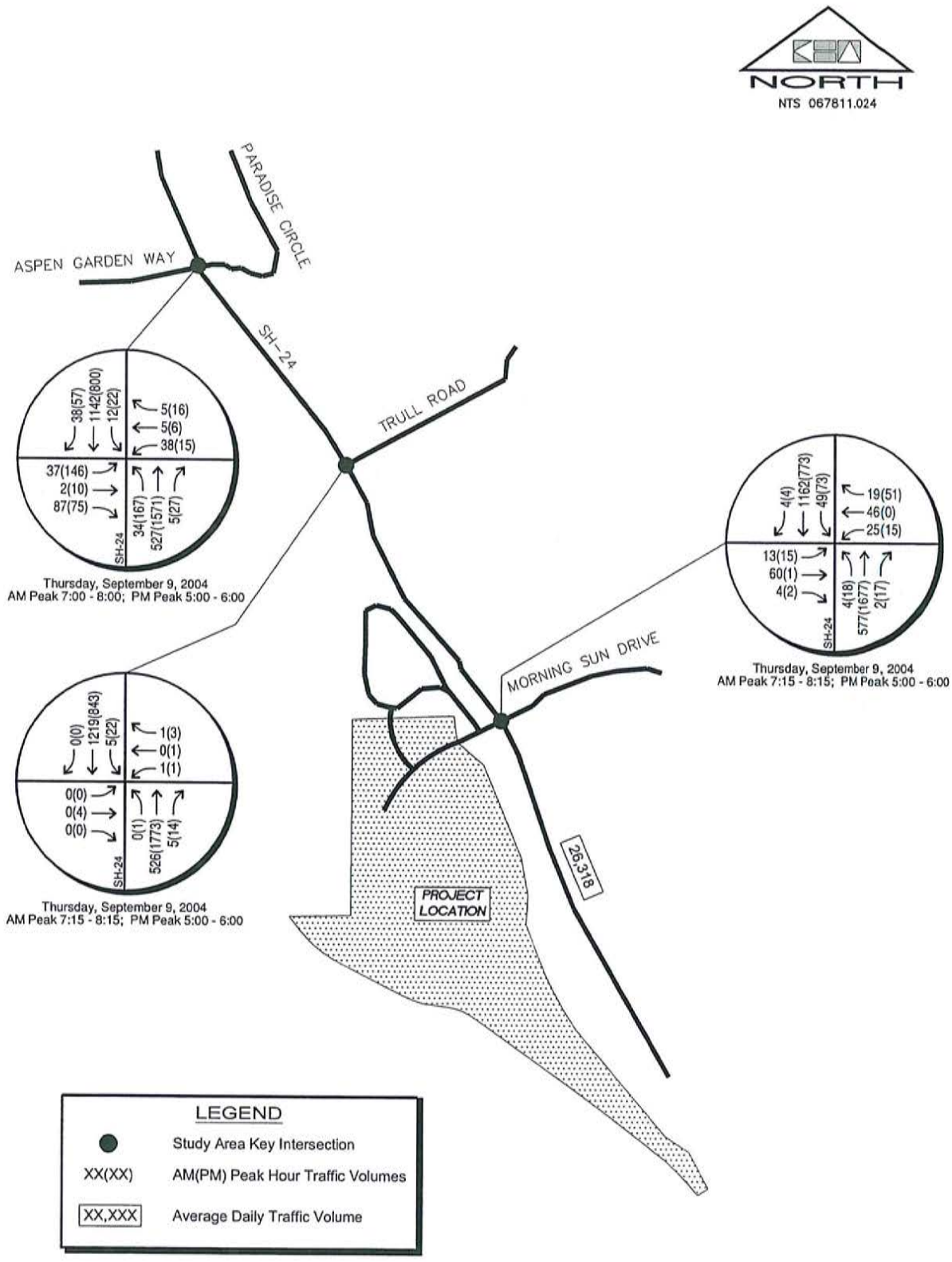
Kimley-Horn and Associates, Inc.

3.2 Existing Study Area

The existing site is comprised of a mix between vacant land and horse stable to be relocated with the development of the project, currently zoned for agricultural uses. A residential mobile home park exists directly north of the site and will share access with this development at the SH-24/Morning Sun Drive intersection. To the south of the proposed project, vacant land exists. A commercial development exists across the highway, directly east of the project. Residential areas exist to the north of this commercial development.

3.3 Existing Traffic Volumes

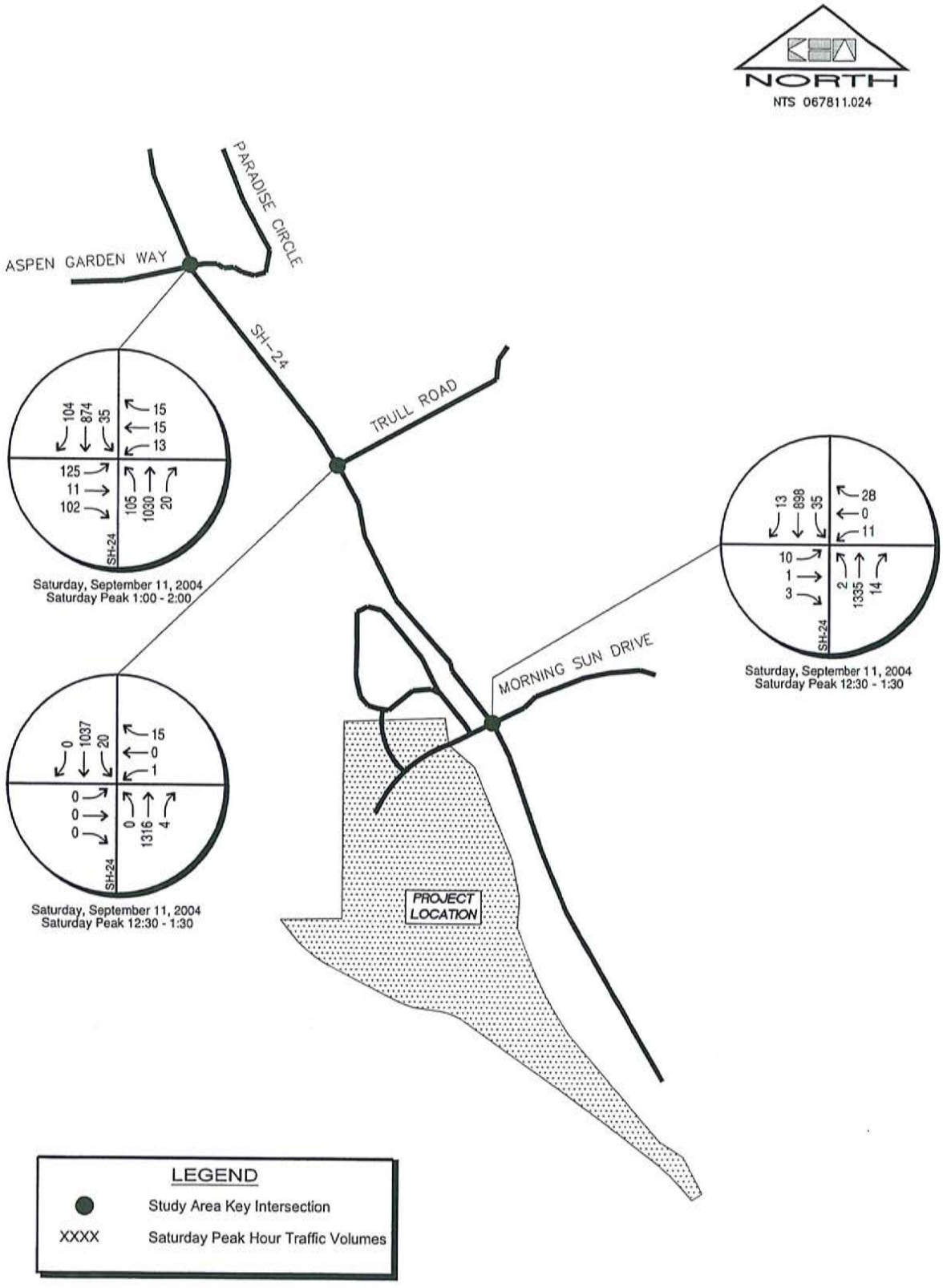
Existing peak hour turning movement counts were conducted at the existing study intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive on Thursday, September 9, 2004 and Saturday, September 11, 2004. The weekday counts were conducted during the AM and PM peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on this Thursday. The Saturday peak hour of the generator counts were conducted in 15-minute intervals from 12:00 Noon to 2:00 PM. This time period corresponds to the highest volume of traffic generated at other Wal-Mart Supercenter locations. Weekday daily traffic volumes were conducted along SH-24 just south of Morning Sun Drive on Thursday, September 9th, 2004. These turning movement counts and daily traffic counts are shown in **Figures 3** and **4** for weekday and weekend, respectively, with count sheets provided in **Appendix B**.



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING WEEKDAY TRAFFIC VOLUMES

FIGURE 3

Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING SATURDAY TRAFFIC VOLUMES

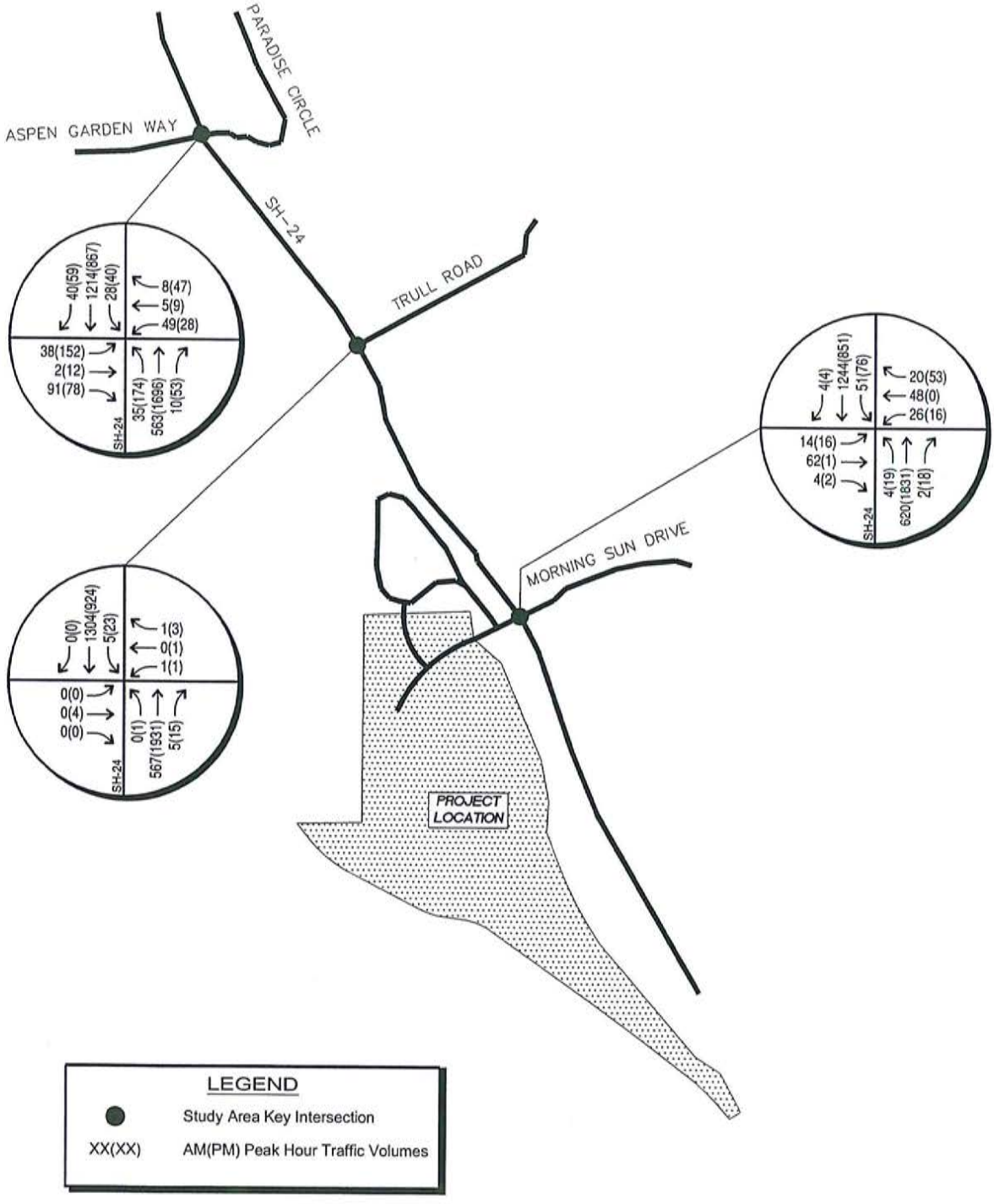
FIGURE 4

Kimley-Horn and Associates, Inc.

3.4 Unspecified Development Traffic Growth

The 2006 background traffic volumes were obtained by growing the existing peak hour turning movement counts by a 2.1 percent annual growth rate. This growth rate was calculated using the 20 year growth factor of 1.52 as provided on the Colorado Department of Transportation website along SH-24 in the site vicinity (CDOT traffic information provided in **Appendix C**). The City of Woodland Park and CDOT verified this growth rate. Additionally, traffic volumes from two future developments in the site vicinity were included in the background traffic. These included project traffic from a proposed Walgreen's on the northeast corner of SH-24 and Aspen Garden Way/Paradise Circle; and The Villages, an office/commercial development proposed along SH-24, at Glendale Drive. Traffic volumes for these projects were obtained from the Walgreen's Traffic Study, prepared by Aldridge Transportation Consultants, LLC, July 2004 and The Village Traffic Study, prepared by LSC Transportation Consultants, Inc., June 2004.

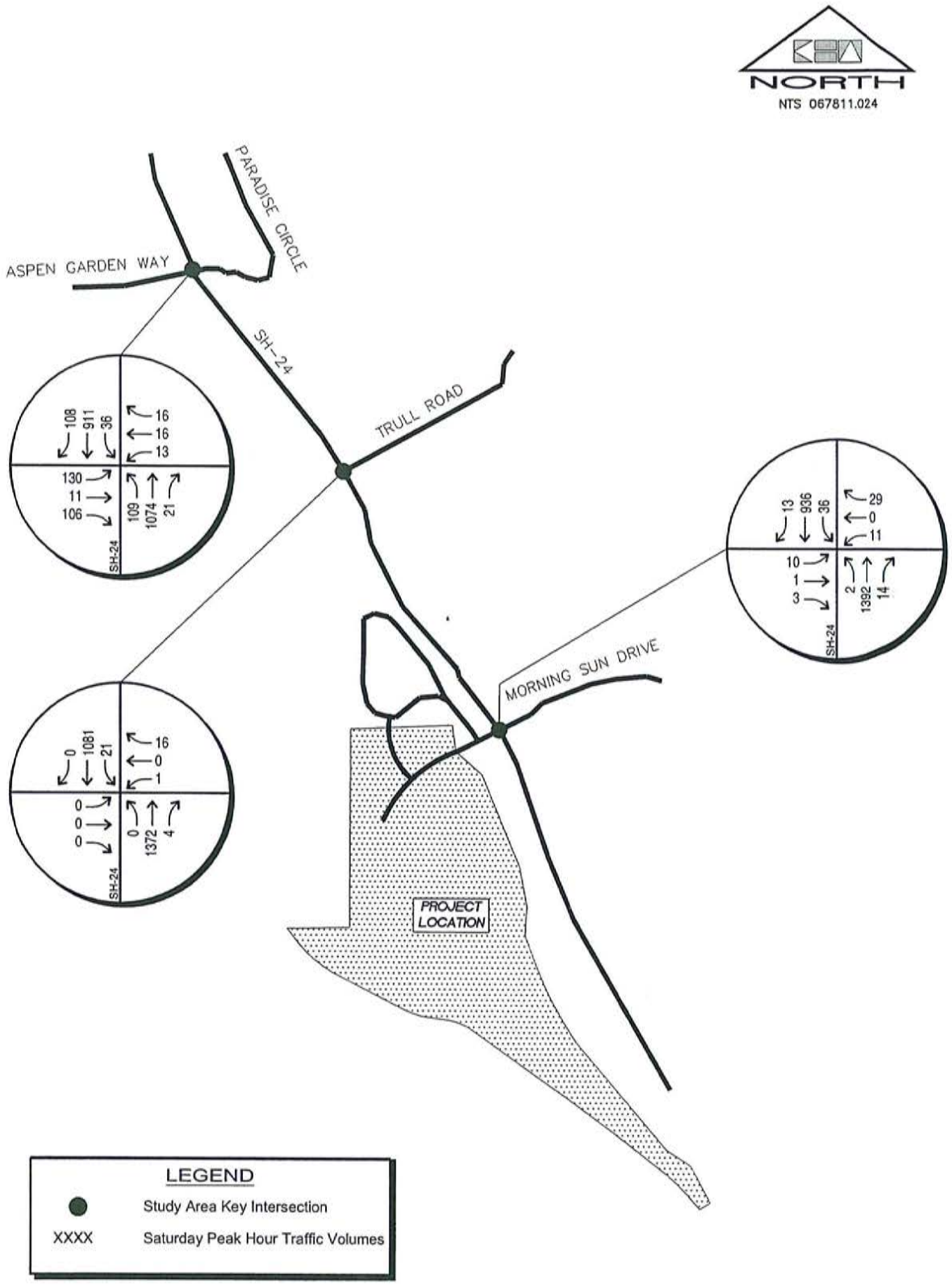
For the long term 2025 volumes, the total project traffic volumes from the Walgreen's study were used for a basis in determining background traffic volumes for this project. CDOT recognizes a future 20-year Average Daily Traffic (ADT) of 36,000. The total traffic volumes projected within this report recognizes ADTs along SH-24 of approximately 38,000 south of Morning Sun Drive and 46,000 north of Morning Sun Drive. Therefore, it is believed that the future traffic projections are conservative. Weekday and weekend background traffic volumes for 2006 are shown in **Figures 5** and **6**. Weekday and weekend background traffic volumes for 2025 are shown in **Figures 7** and **8**.



WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 5

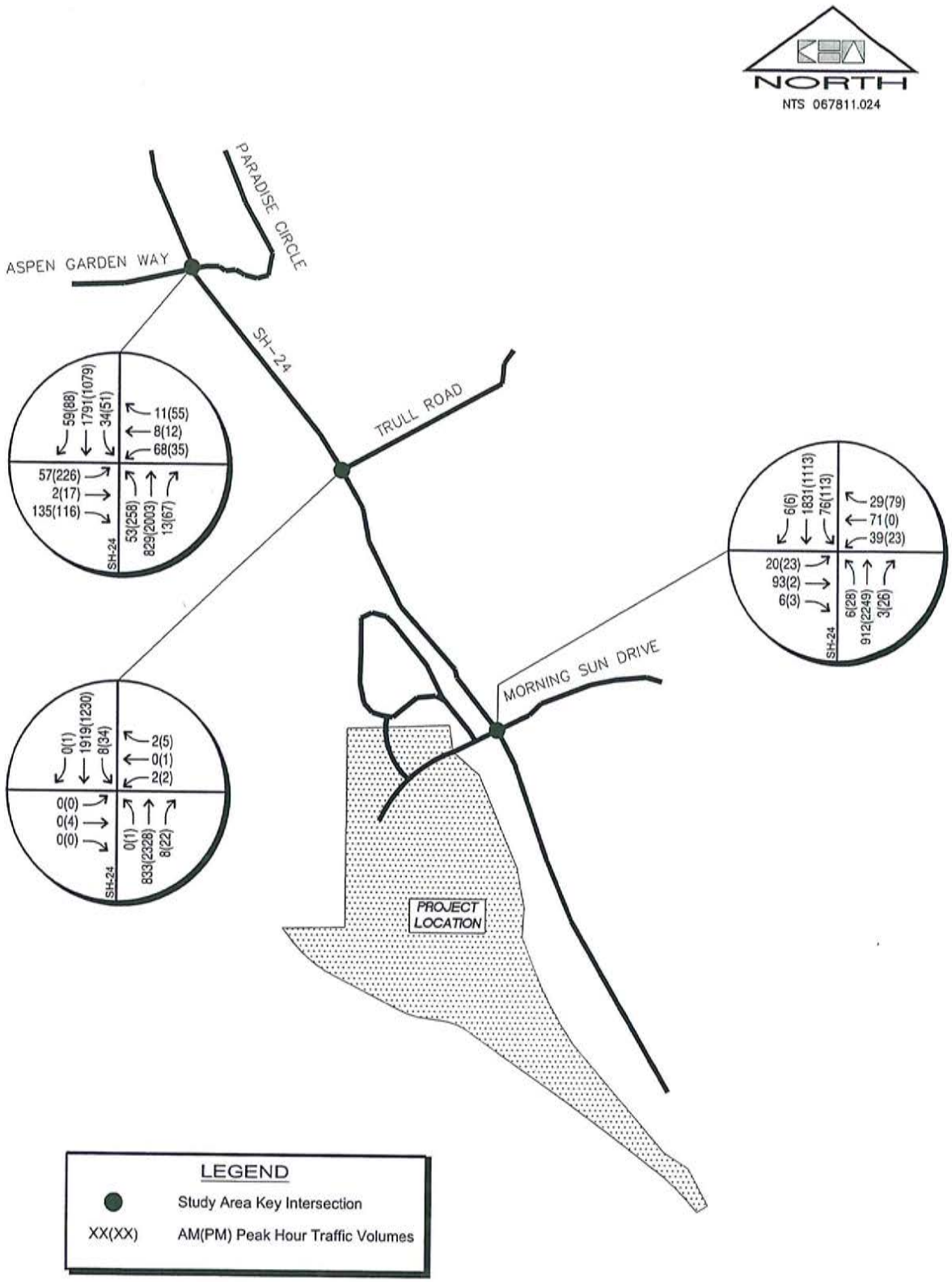
Kimley-Horn
and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 6

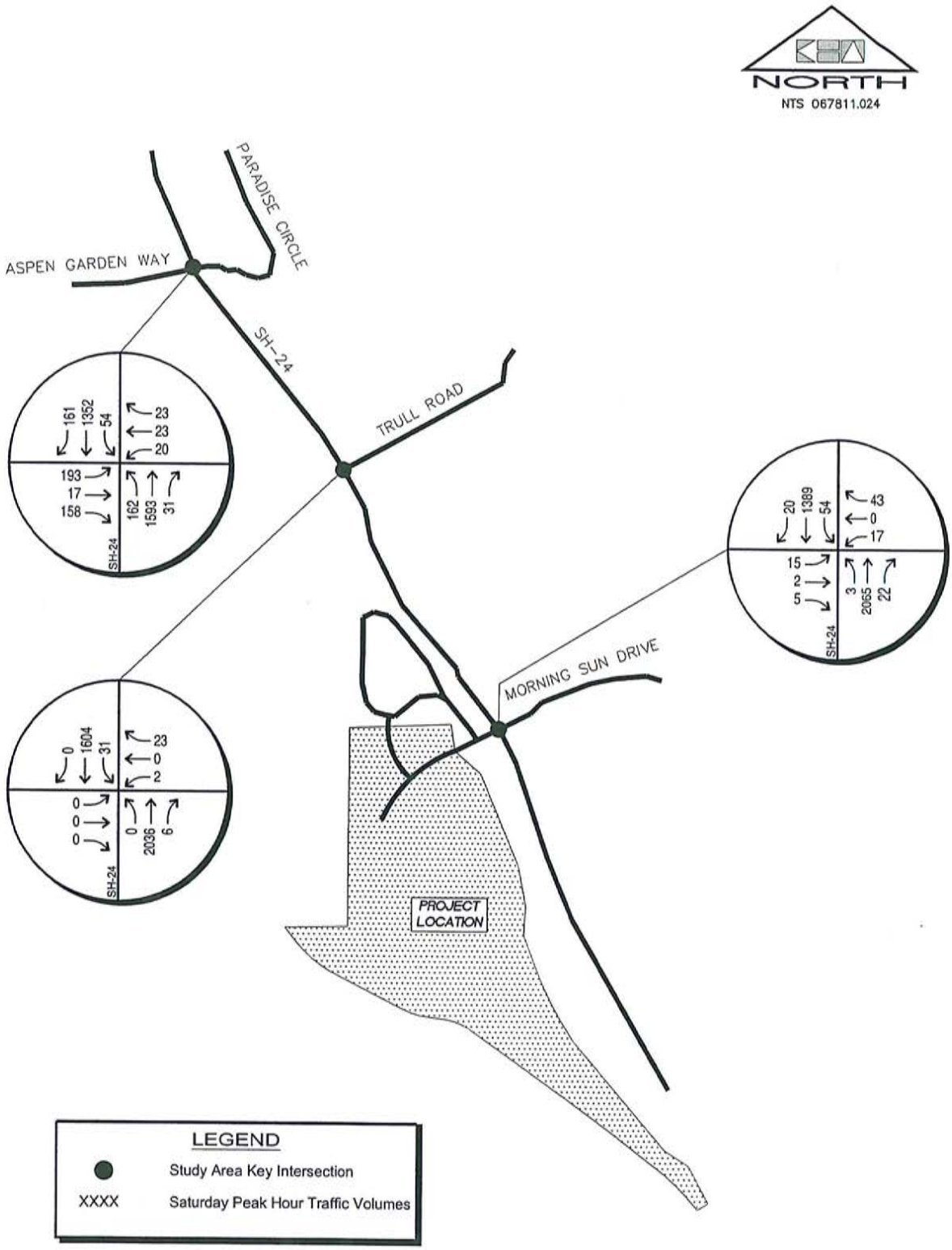
Kimley-Horn
and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 WEEKDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 7

Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 8

Kimley-Horn
and Associates, Inc.

4.0 PROJECT TRAFFIC CHARACTERISTICS

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report*[1] published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average trip rates that apply to Free-Standing Discount Superstore (813), Gasoline Service Station (944), Fast Food Restaurant with Drive-Through Window (934), High Turnover Sit-Down Restaurant (932), and Drive-in Bank and the regression equations that apply to Shopping Center (820) for traffic associated with the development.

The development is expected to generate approximately 810 weekday morning peak hour, 1,247 weekday afternoon peak hour, 1,694 Saturday peak hour of the generator, and 15,046 weekday daily driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. In addition, due to the nature of this development, some trips will be made without using the off-site road system. This is recognized from the same patron shopping at the Wal-Mart Supercenter and also going to the gas station, restaurants, or other shopping uses on-site. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001, ITE *Trip Generation Handbook*. Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

[1] Institute of Transportation Engineers, *Trip Generation: An Information Report*, Seventh Edition, Washington DC, 2003.

Table 1 summarizes the estimated traffic generation for the development. **Table 2** summarizes the estimated non pass-by and pass-by trips including the reductions taken to account for internal capture. The trip generation worksheets are included in **Appendix D**. These calculations illustrate the equations used, directional distribution of trips, number of daily trips, and expected pass-by volumes based on the published ITE pass-by rates.

Table 1 - Wal-Mart Supercenter Development, Woodland Park, CO Traffic Generation

	Size	Vehicles Trips								
		Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Discount Superstore	161,500 sq. ft.									
Non Pass-by		*125*	*121*	*246*	*254*	*265*	*519*	*318*	*305*	*623*
Pass-by		*26*	*25*	*51*	*52*	*54*	*106*	*95*	*91*	*186*
Total		151	146	297	306	319	625	413	396	809
Gasoline Service Station	12 fueling positions									
Non Pass-by		*30*	*31*	*61*	*48*	*48*	*96*	*94*	*94*	*188*
Pass-by		*42*	*42*	*84*	*35*	*35*	*70*	*0*	*0*	*0*
Total		72	73	145	83	83	166	94	94	188
Fast Food Restaurant	4,000 sq. ft.									
Non Pass-by		*55*	*53*	*108*	*36*	*33*	*69*	*121*	*116*	*237*
Pass-by		*53*	*51*	*104*	*36*	*34*	*70*	*0*	*0*	*0*
Total		108	104	212	72	67	139	121	116	237
Sit-Down Restaurant	6,000 sq. ft.									
Non Pass-by		*20*	*19*	*39*	*23*	*15*	*38*	*76*	*44*	*120*
Pass-by		*16*	*14*	*30*	*17*	*11*	*28*	*0*	*0*	*0*
Total		36	33	69	40	26	66	76	44	120
Drive-in Bank	3 drive-in windows									
Non Pass-by		*19*	*13*	*32*	*42*	*42*	*84*	*105*	*96*	*201*
Pass-by		*15*	*11*	*26*	*34*	*35*	*69*	*0*	*0*	*0*
Total		34	24	58	76	77	153	105	96	201
Shopping Center	6,000 sq. ft.									
Non Pass-by		*12*	*7*	*19*	*31*	*34*	*65*	*48*	*44*	*92*
Pass-by		*6*	*4*	*10*	*16*	*17*	*33*	*24*	*23*	*47*
Total		18	11	29	47	51	98	72	67	139
Non Pass-by		*261*	*244*	*505*	*434*	*437*	*871*	*762*	*699*	*1461*
Pass-by		*158*	*147*	*305*	*190*	*186*	*376*	*119*	*114*	*233*
Total		**419**	**391**	**810**	**624**	**623**	**1,247**	**881**	**813**	**1,694**

Table 2 - Summary of Internal Capture Reductions

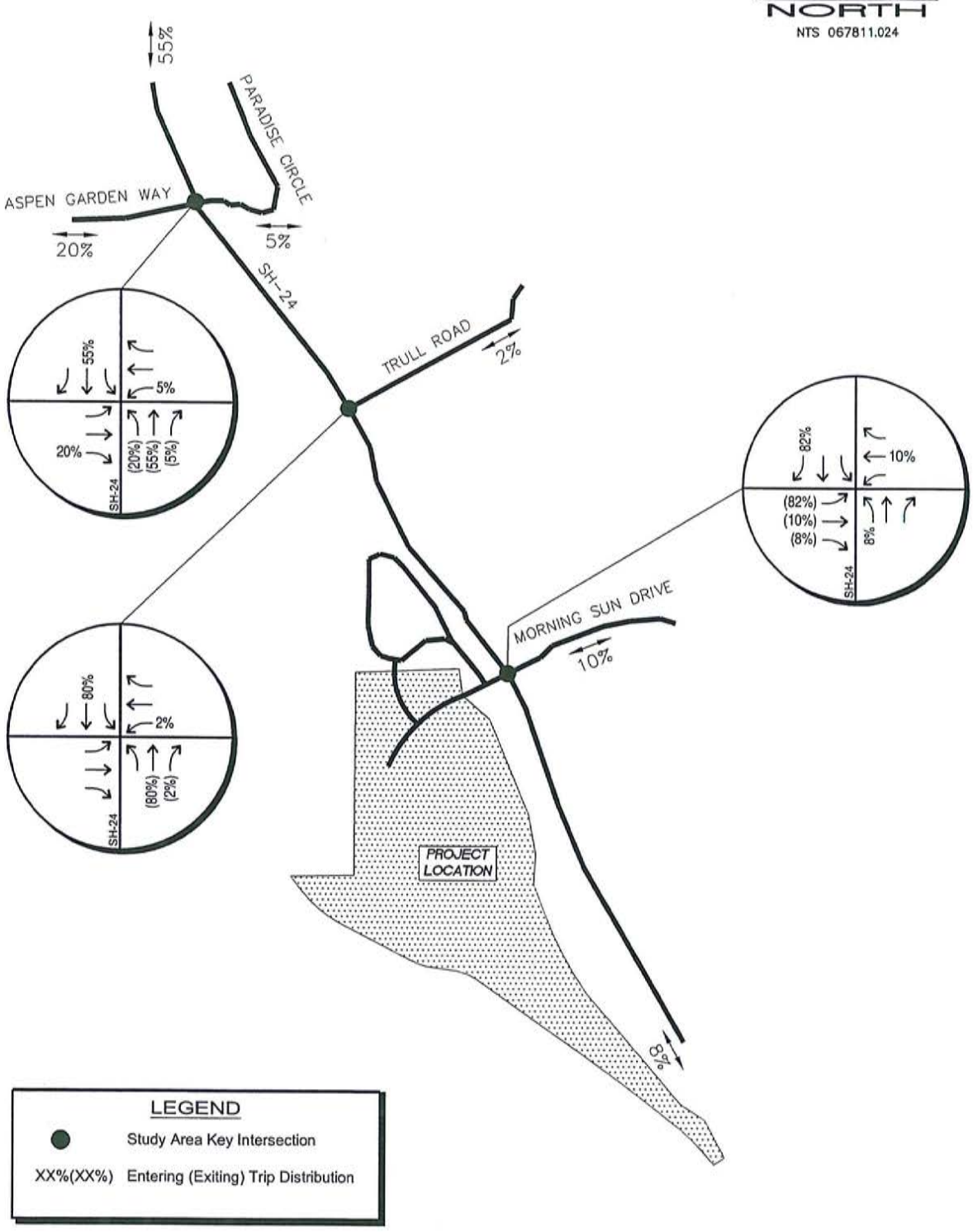
	Vehicles Trips								
	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Non Pass-by									
Internal	63	63	126	91	91	182	287	287	574
External	198	181	379	343	346	689	475	412	887
Total	261	244	505	434	437	871	762	699	1461
Pass-by									
Internal	36	36	72	49	49	98	14	14	28
External	122	111	233	141	137	278	105	100	205
Total	158	147	305	190	186	376	119	114	233

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site in the same direction. **Figure 9** illustrates the expected project non pass-by trip distribution for the site. **Figures 10** through **12** illustrate the expected project pass-by distribution for the site for the weekday morning, weekday afternoon, and Saturday peak hours. Pass-by distributions were prepared separately for the weekday AM, weekday PM, and Saturday peak hours due to the difference in directional volumes during each time period.

4.3 Traffic Assignment

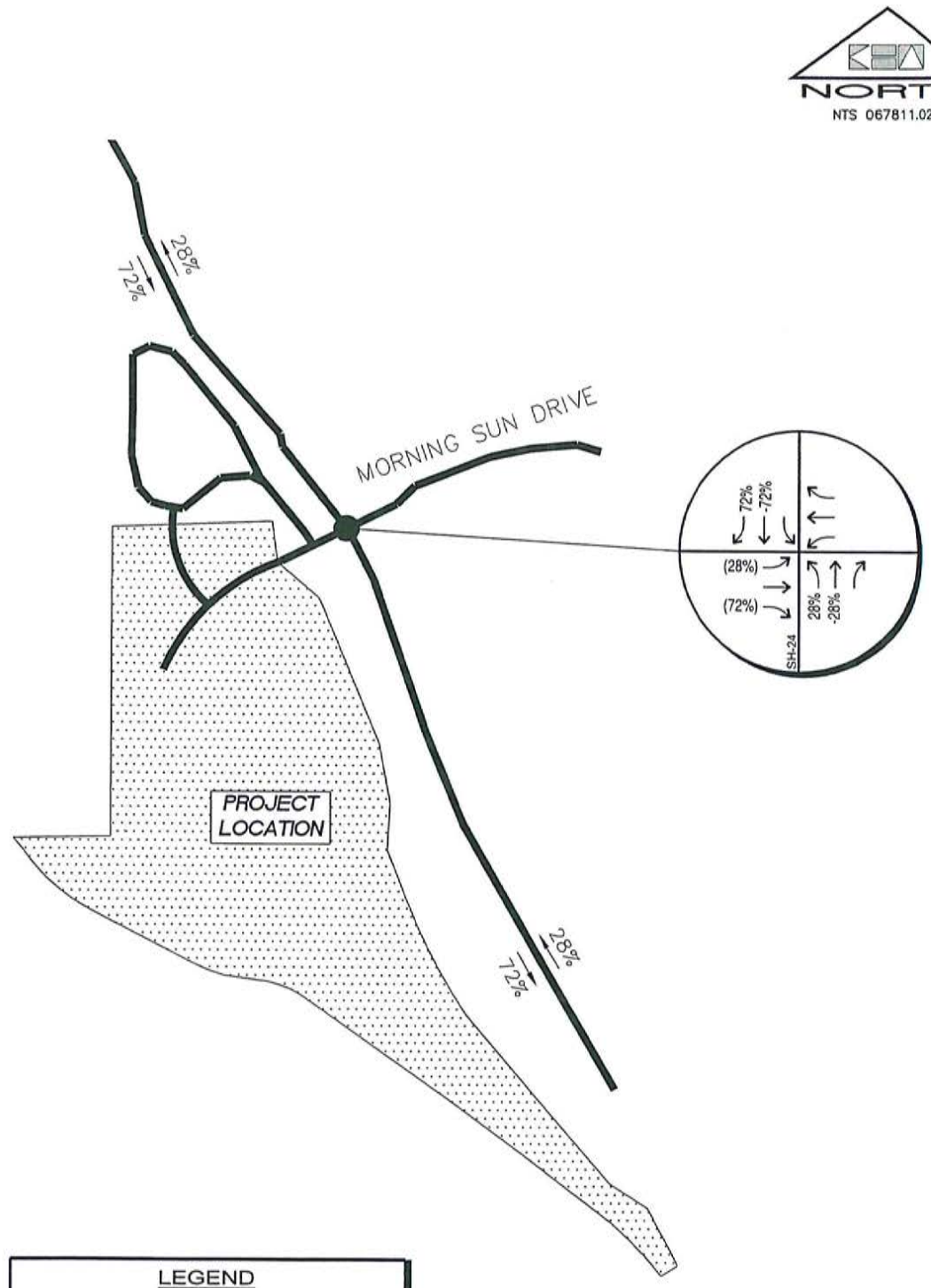
Traffic assignment was obtained by applying the distributions to the estimated external traffic generation of the development shown in **Table 2**. Non pass-by traffic assignment is shown in **Figures 13** and **14** for weekday and Saturday, respectively. Pass-by traffic assignment is shown in **Figures 15** and **16** for weekday and Saturday, respectively.



WOODLAND PARK WAL-MART SUPERCENTER
NON PASS-BY PROJECT TRIP DISTRIBUTION

FIGURE 9

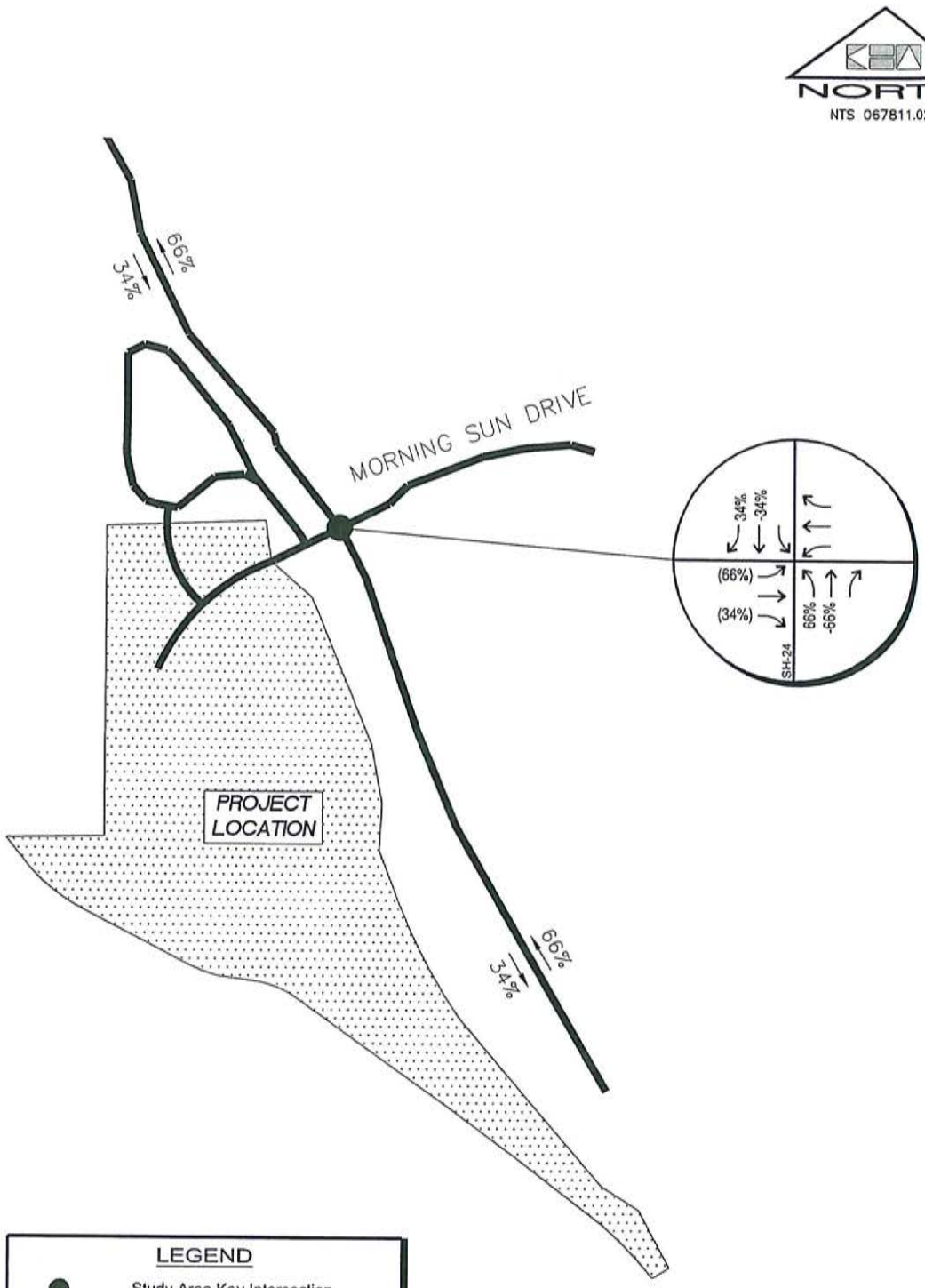
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY AM PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 10

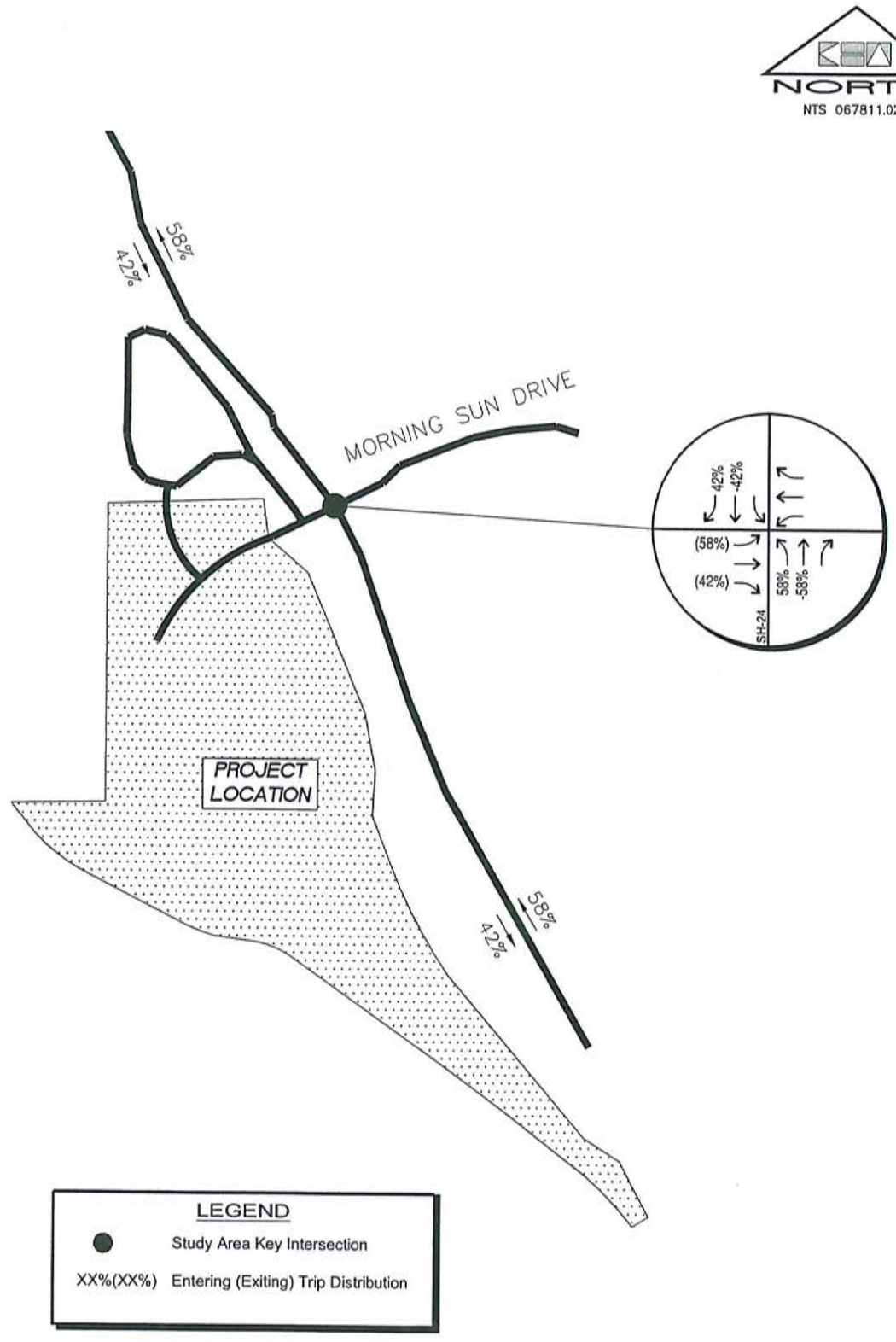
Kimley-Horn
and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY PM PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 11

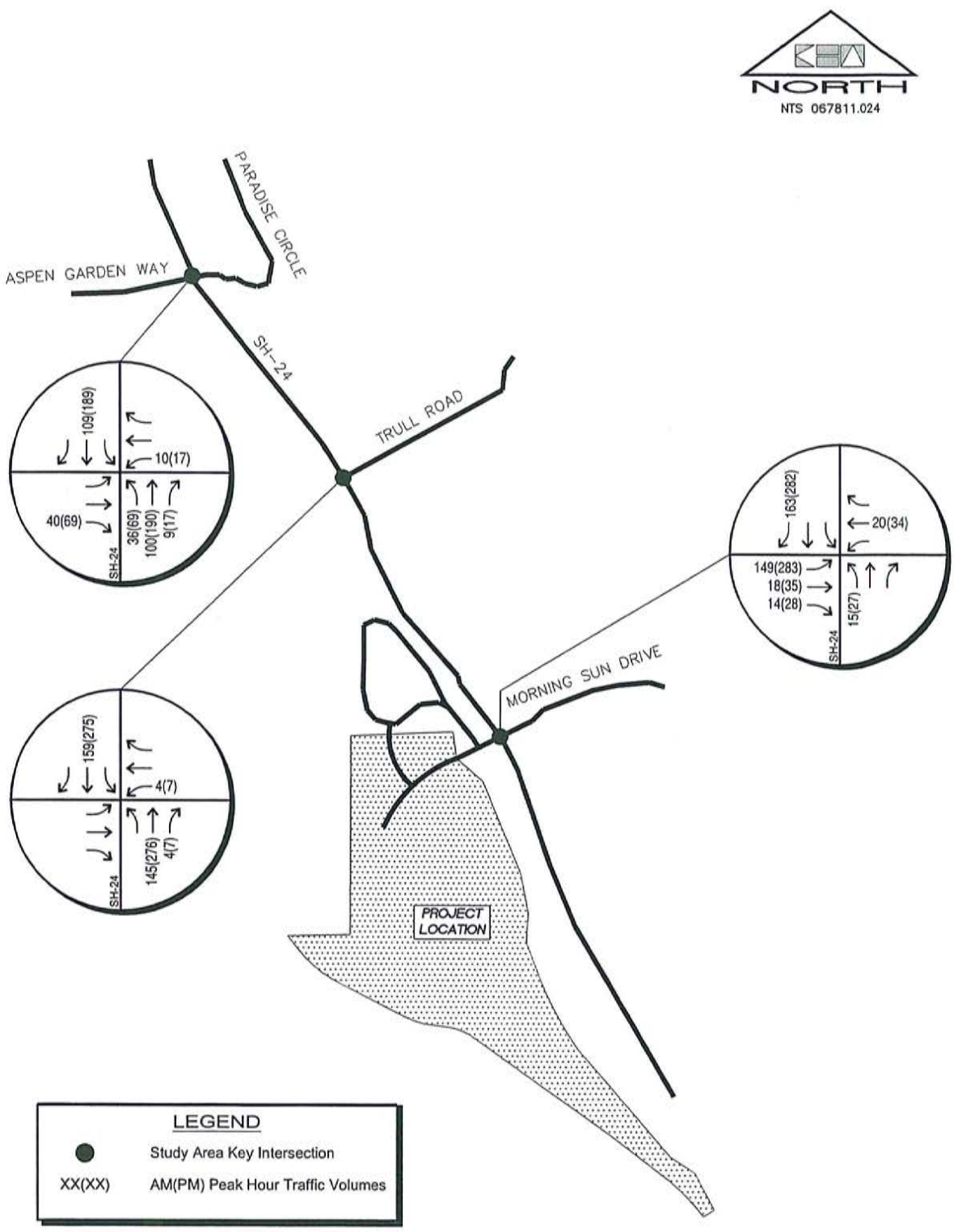
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 12

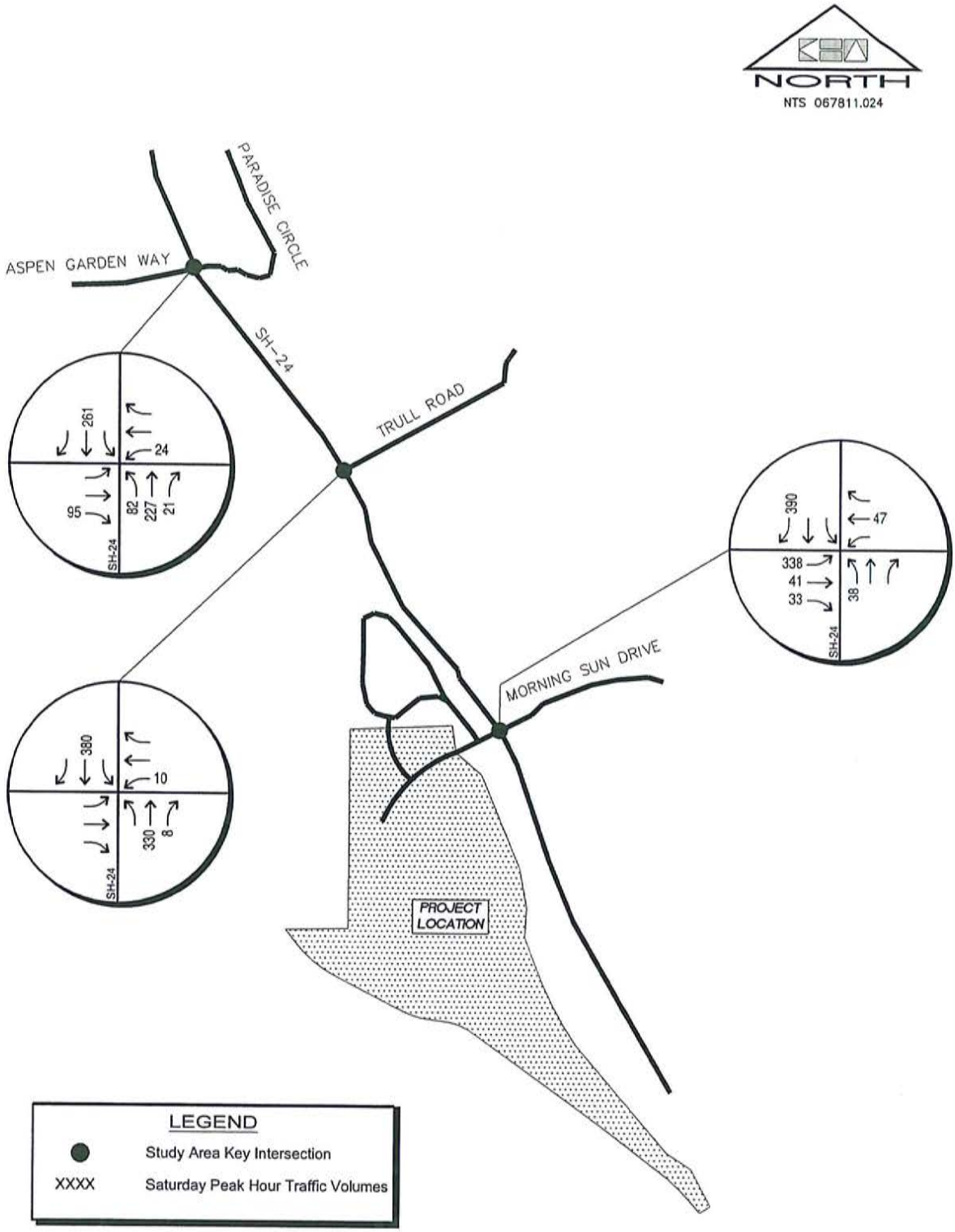
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 13

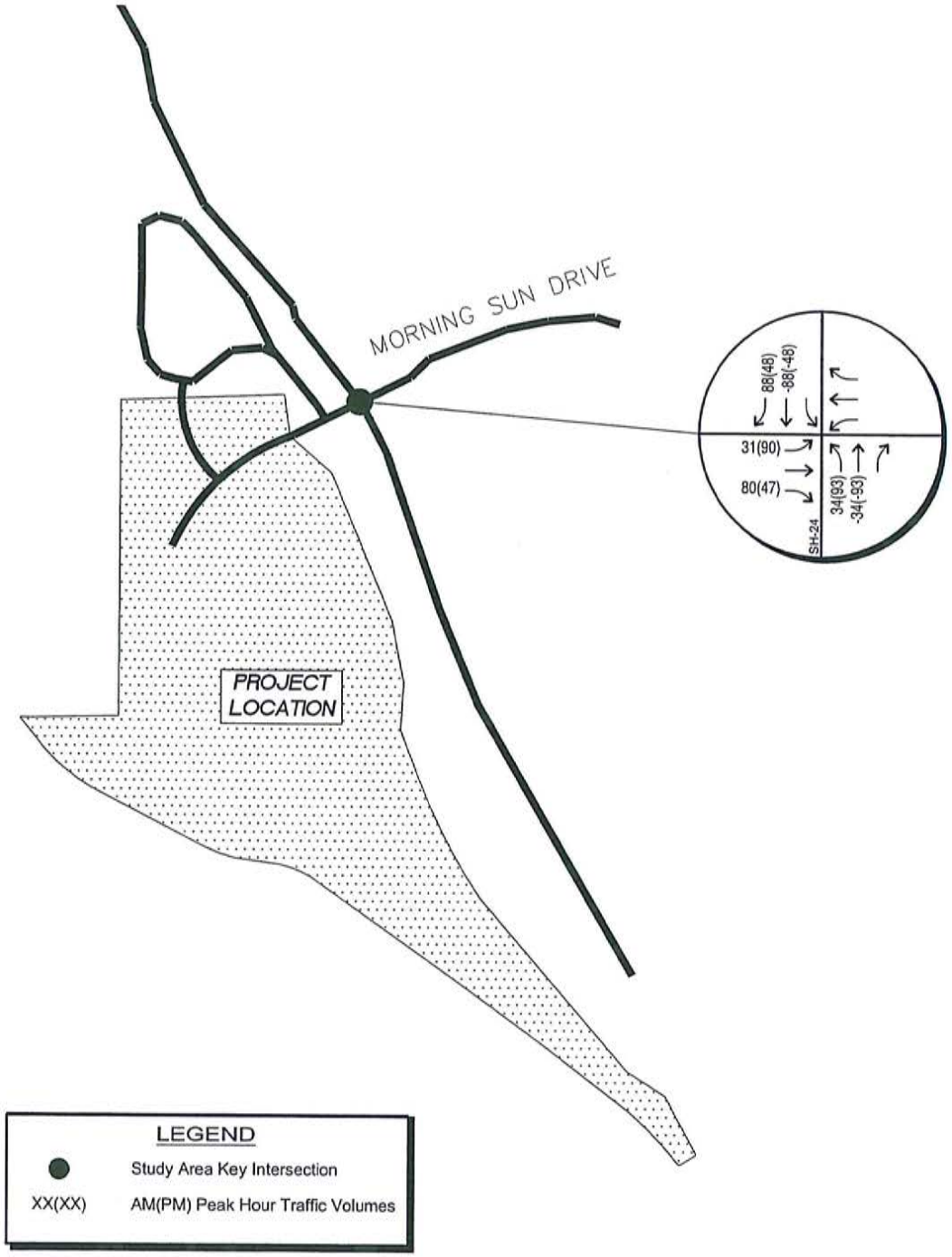
Kimley-Horn
and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 14

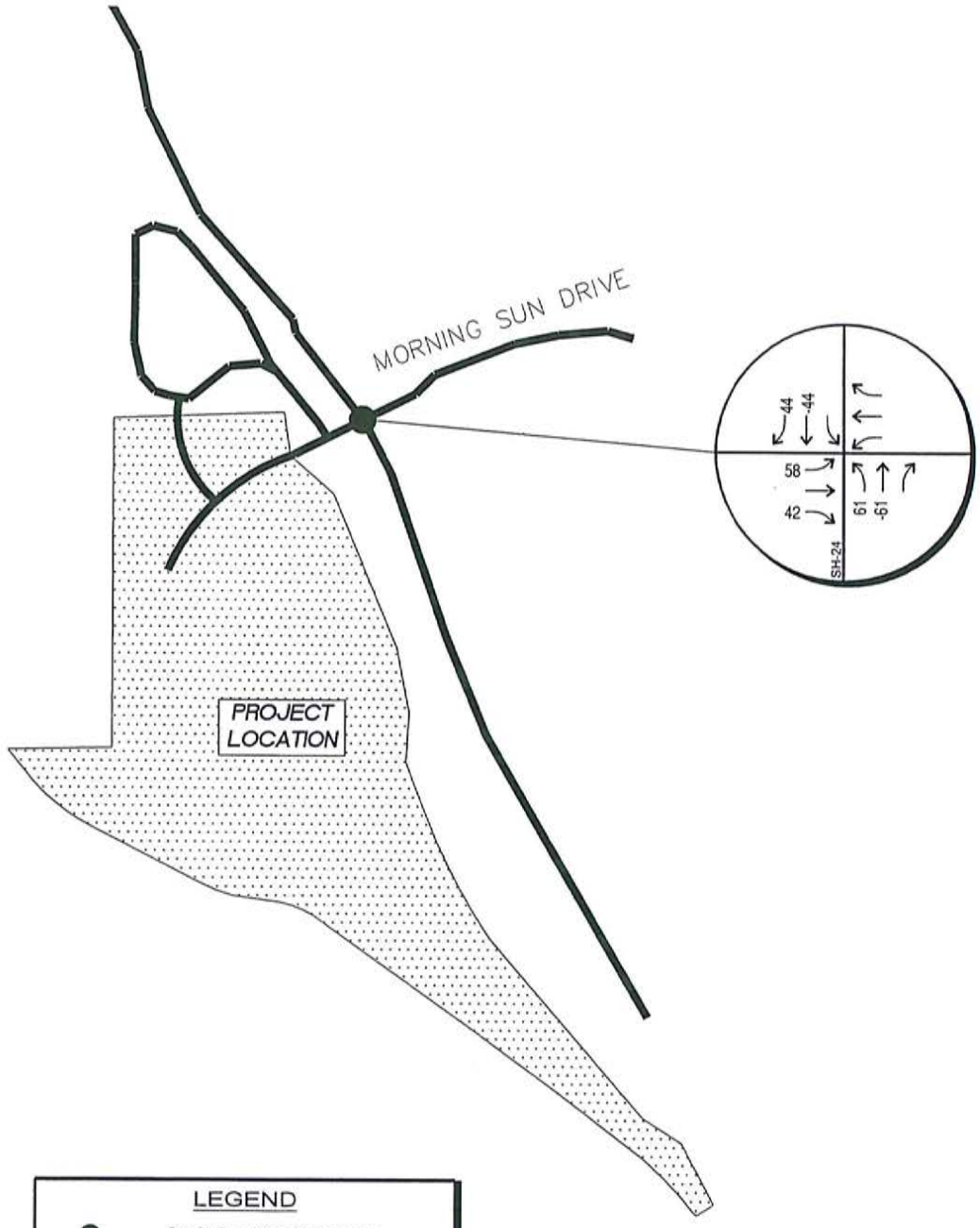
Kimley-Horn
and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 15

Kimley-Horn
and Associates, Inc.



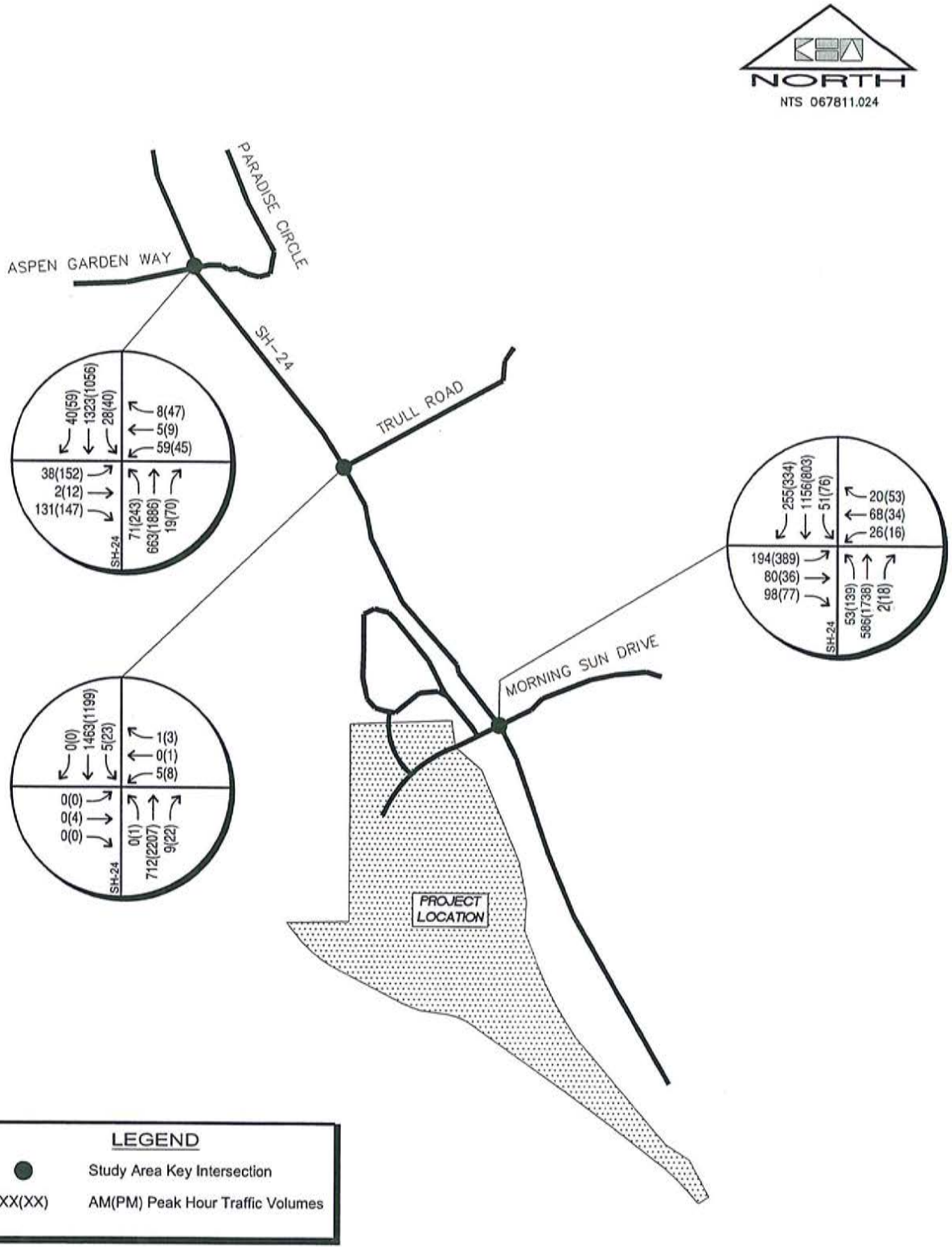
WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 16

Kimley-Horn and Associates, Inc.

4.4 Total Background Plus Project Traffic

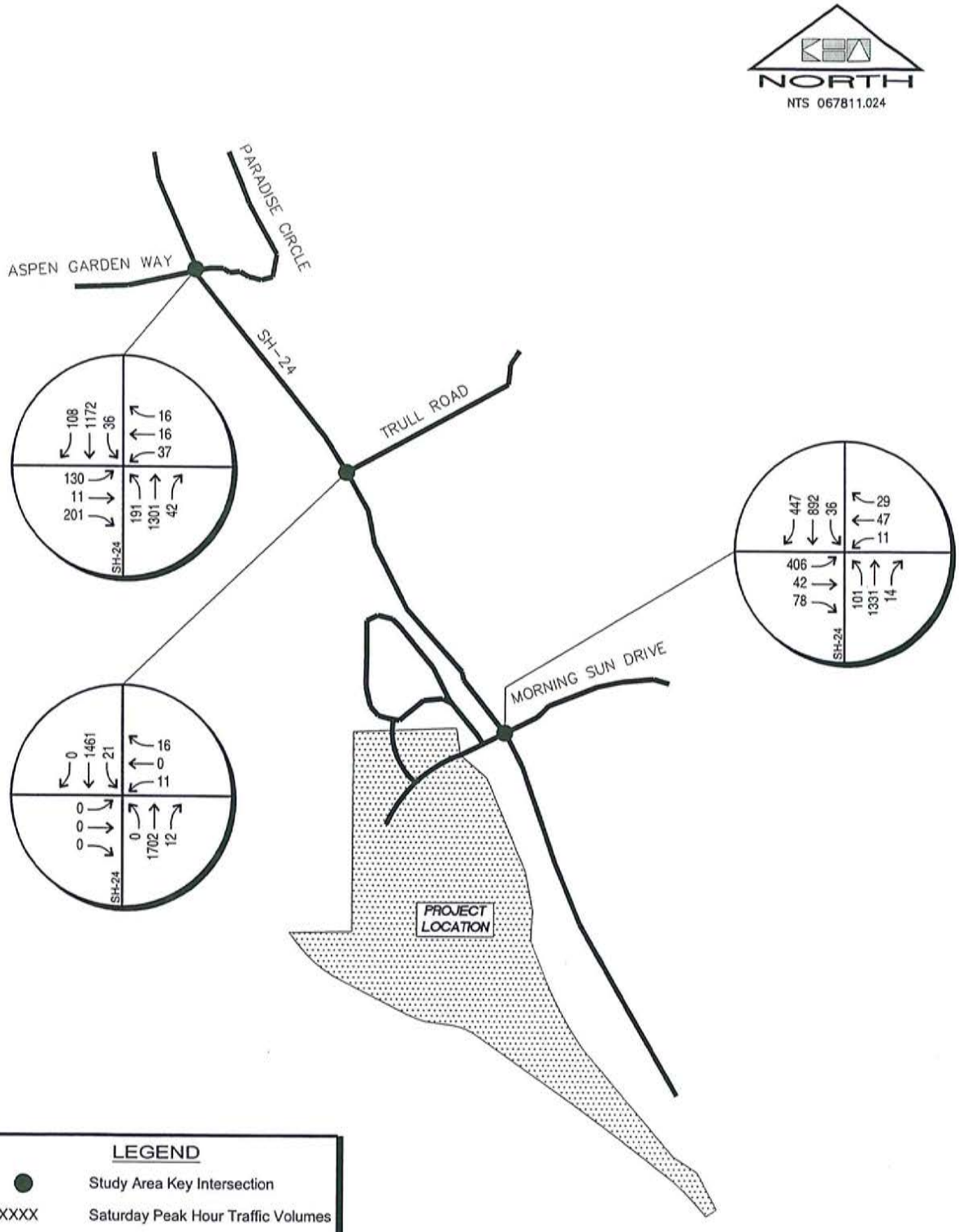
Site traffic volumes were added to the background volumes to represent estimated traffic conditions for the short term 2006 horizon and 2025 long term horizon. Total traffic volumes are illustrated for the 2006 short term horizon in **Figures 17** and **18**. Total traffic volumes are illustrated for the 2025 long term horizon in **Figures 19** and **20**.



WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 17

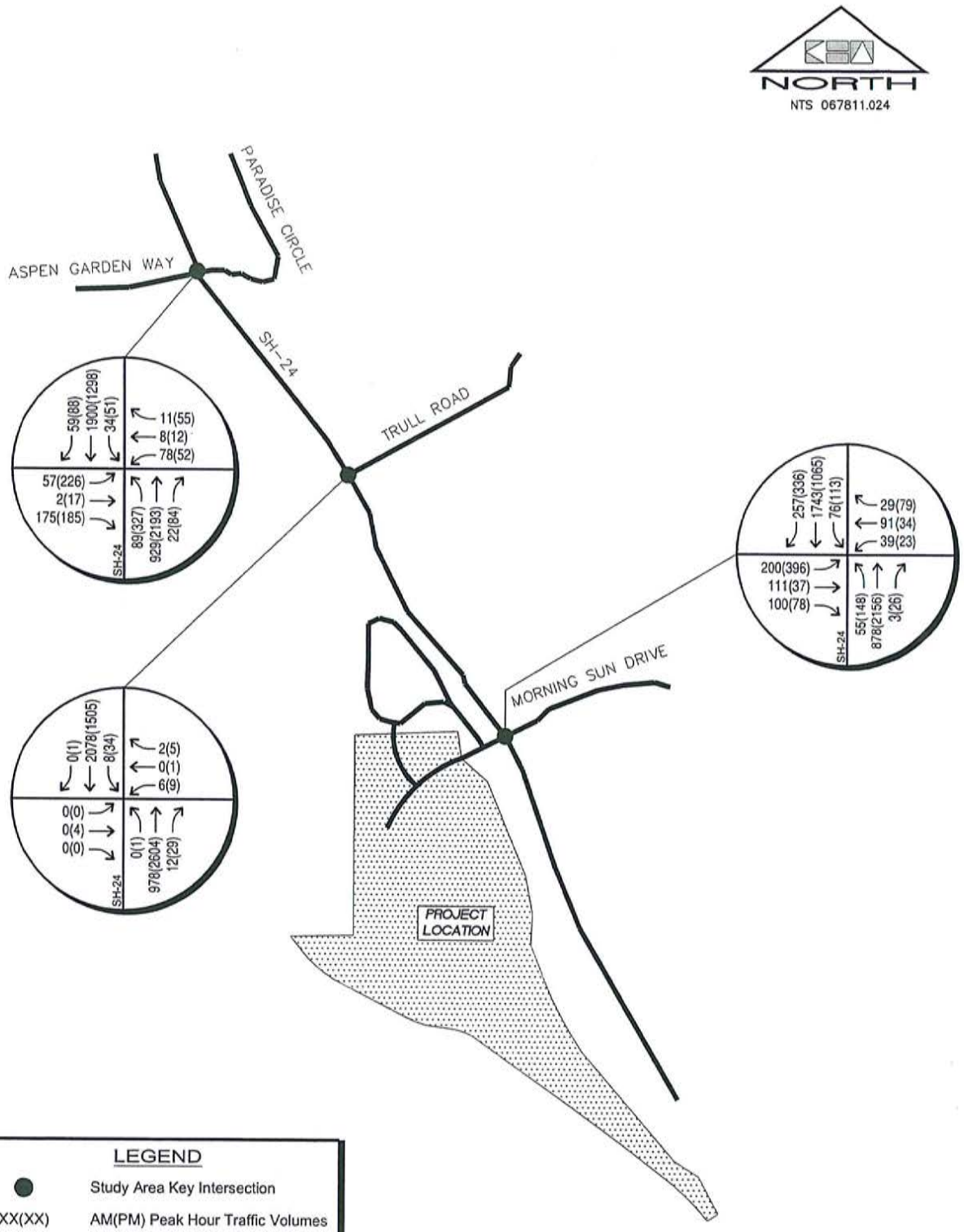
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY TOTAL TRAFFIC VOLUMES

FIGURE 18

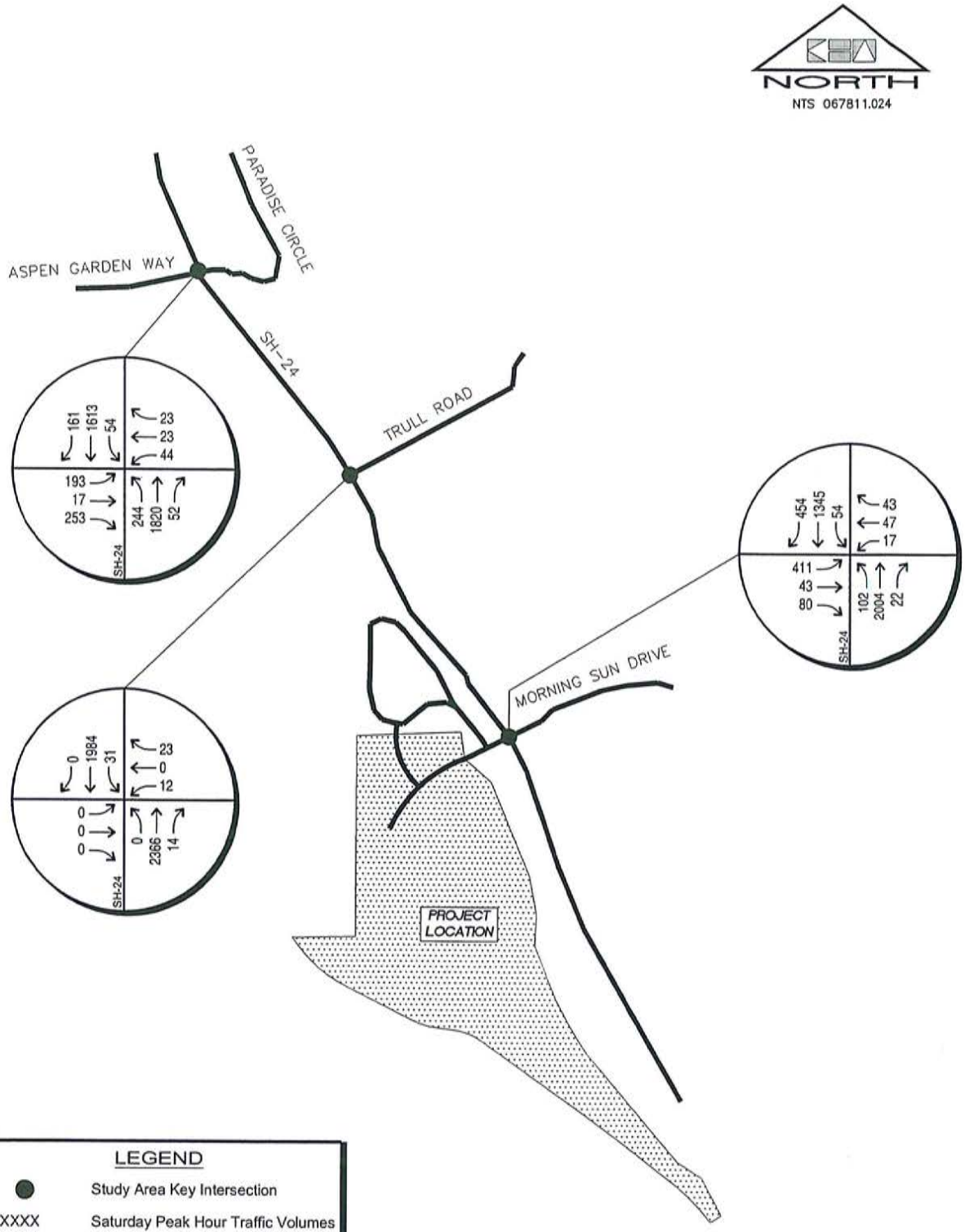
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 19

Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY TOTAL TRAFFIC VOLUMES

FIGURE 20

Kimley-Horn and Associates, Inc.

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies in the 2006 and 2025 development horizons at the identified key intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual*[2].

5.1 Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). For intersections and roadways in this study area, Kimley-Horn recommends intersection LOS D as the minimum threshold for acceptable operations. **Table 3** shows the definition of level of service for signalized and unsignalized intersections.

Table 3 - Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2000.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. Under the unsignalized analysis, the level of service (LOS) for a

[2] Transportation Research Board, *Highway Capacity Manual*, Special Report 209, Washington DC, 2000.

two-way stop controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service for a two-way stop-controlled intersection is not defined for the intersection as a whole. Level of service for a signalized and four-way stop controlled intersection is defined for each approach and for the intersection.

5.2 Key Intersection Operational Analysis

Calculations for the level of service at the key intersections identified for study are provided in **Appendix** E and grouped by individual intersection. The existing year analyses are based on the lane geometry and intersection control shown in **Figure 2**. All signalized intersection analysis in the existing and short term utilizes the existing intersection cycle length and phasing as provided by the Colorado Department of Transportation (CDOT), with the exception of the recommended protective/permissive phasing for left turns from the highway at Aspen Garden Way. The future signalized analysis has been optimized.

State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle

This signalized intersection was found to operate at LOS A for existing weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour. In 2006, this intersection is expected to continue to operate at LOS A during the weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour prior to the addition of project traffic. With the addition of project traffic in 2006, this intersection is anticipated to operate at LOS B during the weekday PM and Saturday peak hours and LOS A during the AM peak hour, with modified protected-permissive phasing along SH-24 and no other improvements. In 2025, prior to the addition of project traffic, this intersection is anticipated to operate at LOS B, C, and C during the AM, PM, and Saturday peak hours, respectively with and without the addition of project traffic. This analysis includes the improved protected-permissive phasing along SH-24 and no other improvements.

By 2025, it is understood that a future SH-24 bypass is being explored by CDOT and the City of Woodland Park. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. **Table 4** provides the results of the level of service at this intersection.

Table 4 - State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing	7.4	A	10.4	B	9.0	A
2006 Background	7.5	A	11.7	B	9.2	A
2006 Background Plus Project *	6.7	A	11.7	B	12.7	B
2025 Background *	13.7	B	28.2	C	20.4	C
2025 Background Plus Project *	17.9	B	31.8	C	28.9	C

* Analysis includes protective-permissive phasing on SH-24

State Highway 24 (SH-24)/Trull Road

The minor street approaches at this intersection currently operate with long delays during the weekday PM peak hour. In both short term (2006) and long term (2025) horizon years, delays along these minor approaches are only anticipated to increase with through traffic volume growth along SH-24; however volumes along the minor street approaches (Trull Road) are not anticipated to warrant signalization in the future based upon the MUTCD Peak Hour Warrant 3. Peak hour volume projections with Warrant 3 are included in **Appendix F.** As shown on this figure, the lower threshold for a minor street approach with one approaching lane is 100 vehicles and 75 vehicles with two approaching lanes, whereas 11 vehicles are anticipated by 2025 unless other future projects are constructed at this intersection. Therefore, it is believed that vehicles experiencing heavy delays traveling from Trull Road onto SH-24 will reroute to adjacent signalized intersections during peak hour travel, or turn right instead. **Table 5** provides the results of the level of service at this intersection for the existing, 2006 background, and 2006 background plus project traffic conditions.

As previously mentioned, it is anticipated that a SH-24 bypass or additional through lane will be needed to serve eastbound and westbound SH-24 traffic. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. The 2025 background and background plus project analysis results are also provided in **Table 5**.

Table 5 - State Highway 24 (SH-24)/Trull Road LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Left/Through/Right	0.0	A	368.5	F	0.0	A
Westbound Through/Left	21.5	C	150.4	F	21.9	C
Northbound Left	0.0	A	12.2	B	0.0	A
Southbound Left	10.4	B	25.4	D	17.2	C
2006 Background						
Eastbound Left/Through/Right	0.0	A	627.0	F	0.0	A
Westbound Through/Left	24.0	C	261.8	F	23.3	C
Northbound Left	0.0	A	12.8	B	0.0	A
Southbound Left	10.6	B	29.6	D	18.0	C
2006 Background Plus Project						
Eastbound Left/Through/Right	0.0	A	2038.5	F	0.0	A
Westbound Through/Left	50.4	F	-	F	517.0	F
Northbound Left	0.0	A	15.2	C	0.0	A
Southbound Left	11.5	B	39.6	E	23.7	C
2025 Background						
Eastbound Left/Through/Right	0.0	A	3413.3	F	0.0	A
Westbound Through/Left	59.9	F	-	F	133.8	F
Northbound Left	0.0	A	15.5	C	0.0	A
Southbound Left	12.3	B	50.9	F	34.5	D
2025 Background Plus Project						
Eastbound Left/Through/Right	0.0	A	-	F	0.0	A
Westbound Through/Left	155.6	F	-	F	-	F
Northbound Left	0.0	A	18.7	C	0.0	A
Southbound Left	13.5	B	75.5	F	51.1	F

DID NOT INCLUDE GAPS IN SIGNAL OR GAP IN HIGHWAY

NOT DONE TO PROVIDE CONSERVATIVE ANALYSIS

SOFTWARE GENERATED

TOO GREAT TO REPORT

State Highway 24 (SH-24)/Morning Sun Drive

The minor street approaches to the existing two-way stop controlled intersection of SH-24 with Morning Sun Drive currently operates with long delays and unacceptable level of service during the weekday AM and PM peak hours. All other movements operate acceptably during all three peak hours studied. In 2006, long delays along the minor street approaches at the intersection are expected to continue, as well as operate with poor level of service during both weekday AM and PM peak hours as an unsignalized intersection. However, the intersection is not anticipated to meet peak hour signal warrants in 2006 based upon background traffic alone. However, a signal is proposed to be constructed in 2006 with development of the project at this intersection. With signalization, as well as dual left turn lanes, one through lane and a separate right turn lane for exiting traffic from Wal-Mart, the intersection is expected to operate at LOS B during the weekday AM peak hour and LOS C during the weekday PM and Saturday peak hour.

In the 2025 long term horizon, without signalization, this intersection is anticipated to continue to operate with long delays along the minor street approaches as an unsignalized intersection. With the proposed project, as well as signalization, the intersection is anticipated to operate at LOS B, D, and C, during the AM, PM, and Saturday peak hours. As previously mentioned, by 2025, anticipated background traffic growth in the area may require a bypass along SH-24. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. **Table 6** illustrates the level of service capacity results at this existing unsignalized intersection.

Table 6 - State Highway 24 (SH-24)/Morning Sun Drive LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Through/Left	40.8	E	41.2	E	23.8	C
Westbound Through/Left	31.6	D	32.6	D	21.5	C
Northbound Left	11.7	B	9.7	A	10.3	B
Southbound Left	9.1	A	19.8	C	13.7	B
2006 Background						
Eastbound Through/Left	50.5	F	57.9	F	25.3	D
Westbound Through/Left	38.5	E	41.8	E	22.6	C
Northbound Left	12.3	B	10.1	B	10.4	B
Southbound Left	9.2	A	23.5	C	14.3	B
2006 Background Plus Project #	14.9	B	24.5	C	21.2	C
2025 Background						
Eastbound Through/Left	599.1	F	-	F	82.3	F
Westbound Through/Left	-	F	171.0	F	64.7	F
Northbound Left	18.2	C	11.8	B	13.5	B
Southbound Left	11.0	B	58.8	F	27.4	D
2025 Background Plus Project #	17.6	B	46.1	D	34.8	C

Signal Improvements as well as Dual Lefts, One Through, One Right on Wal-Mart exit

5.3 Speed Change Lane Length Requirements

Speed change lane lengths were calculated to determine requirements for design of improvements along SH-24. SH-24 is a category E-X (expressway) highway with a 55 mile per hour posted speed limit adjacent to the project. Right turn acceleration and right and left turn deceleration lanes at the intersection of SH-24 with Morning Sun Drive currently exist. It is recommended that these be verified to insure that their construction meets the current standards in accordance with the CDOT State Highway Access Code. The following provides specific turn lane improvements and recommended lengths to be constructed (accounting for future 2025 Full Buildout):

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.

- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

5.4 Progression Analysis

Since the intersection of State Highway 24 (SH-24) with Morning Sun Drive is expected to meet signal warrants and be signalized with construction of the project, a progression study was performed for the network per the CDOT Access Code requirements. The progression analysis was completed for the 2006 near-term horizon along State Highway 24 (SH-24) in the project vicinity. To provide a complete analysis, the signalized intersections of SH-24 with Aspen Garden Way/Paradise Circle and Morning Sun Drive were included. The progression analysis was conducted with the existing 55 mph and 45 mph corridor speeds.

The signal progression analysis was completed using the software program *Synchro*. The efficiency of the network was evaluated. The existing intersection cycle lengths were used in the analysis for the intersection of State Highway 24 (24) with Aspen Garden Way/Paradise Circle. Signal progression analysis indicates that good progression of a minimum 55% efficiency is anticipated during the controlling afternoon peak hour. Therefore, the bandwidths and efficiencies were found to be acceptable considering the E-X standard of 0.40 efficiency or better. The *Synchro* analysis worksheets are provided in **Appendix G**.

5.5 CDOT Crash Data Analysis

Vehicle crash data was obtained from the Colorado Department of Transportation (CDOT) for a four year time period (1/1/99 through 12/31/02) for a section of SH-24 between mile post 286.8 and 287.1. The data is included as **Appendix H**. During this four year time period, there were a total of 9 collisions, of which 2 resulted in injury and no fatalities. The predominant collision types were vehicles hitting a wild animal (3 crashes) and overtaking turn/approaching turn (3 crashes). The number of vehicle crashes attributable to overtaking turns (2) and approaching turn (1) lead towards the difficulty of drivers turning from the highway to the minor street approach. It is expected that the proposed signal and auxiliary lane construction at the intersection of SH-24 with Morning Sun Drive may improve safety through this section. Signals many times increase the likelihood of rear-end collisions, but overall improve safety by reducing the more severe vehicle crash types from turning vehicles at side streets.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/Aspen Garden Way.

- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.

- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and drive-through service. These lots could be interchanged as any of these uses or comparable uses allowed by Woodland Park Code. The maximum building height for Lots 2 through 4 is 35 feet.

Lot 5
Lot 5 will consist of a fuel/gas station with six pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6
Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract C.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants become necessary to effectuate the proposed development, applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

REDLINE

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.

Lot 5
Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6
Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

CLEAN

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.

Lot 5
Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6
Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.

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Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

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Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	33.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	38.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN
5. ALL CURBED RADII ARE TO BE 10' EXTERIOR AND 2' INTERIOR UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY WESTERN STATES SURVEYING.
9. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
   PARKING LAYOUT MEETS WAL-MART STANDARDS WHICH IS WITHIN LOCAL REQUIREMENTS.
10. PARKING SHOWN CONTAINS 90° PARKING SPACES. TYPICAL DIMENSIONS:
    WIDTH: 9.5' AND 9.0'
    DEPTH: 18'
    TWO WAY AISLES: 25'
11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
12. "ALL ACTIVITIES AND USES SHALL BE AUTHORIZED AND BE OPERATED TO MEET THE PERFORMANCE STANDARDS SET FORTH IN CHAPTER 18.33, USE REGULATIONS-PERFORMANCE STANDARDS, OF THE CITY OF WOODLAND PARK MUNICIPAL CODE, ZONING REGULATION."
13. TRACT A IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
14. TRACT B IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS FOUNTAIN CREEK DRAINAGEWAY.
15. TRACT C IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
16. TRACT D IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS A HISTORIC PRESERVATION AREA.

DEVELOPMENT DATA

BUILDING HEIGHT:
MAXIMUM BY PUD 41'

OPEN SPACE REQUIRED:
MINIMUM BY PUD 20%

BUILDING COVERAGE:
MAXIMUM BY PUD 35%

BUILDING SETBACKS:
REQUIRED
FRONT 25'
REAR 10'
SIDE 10'

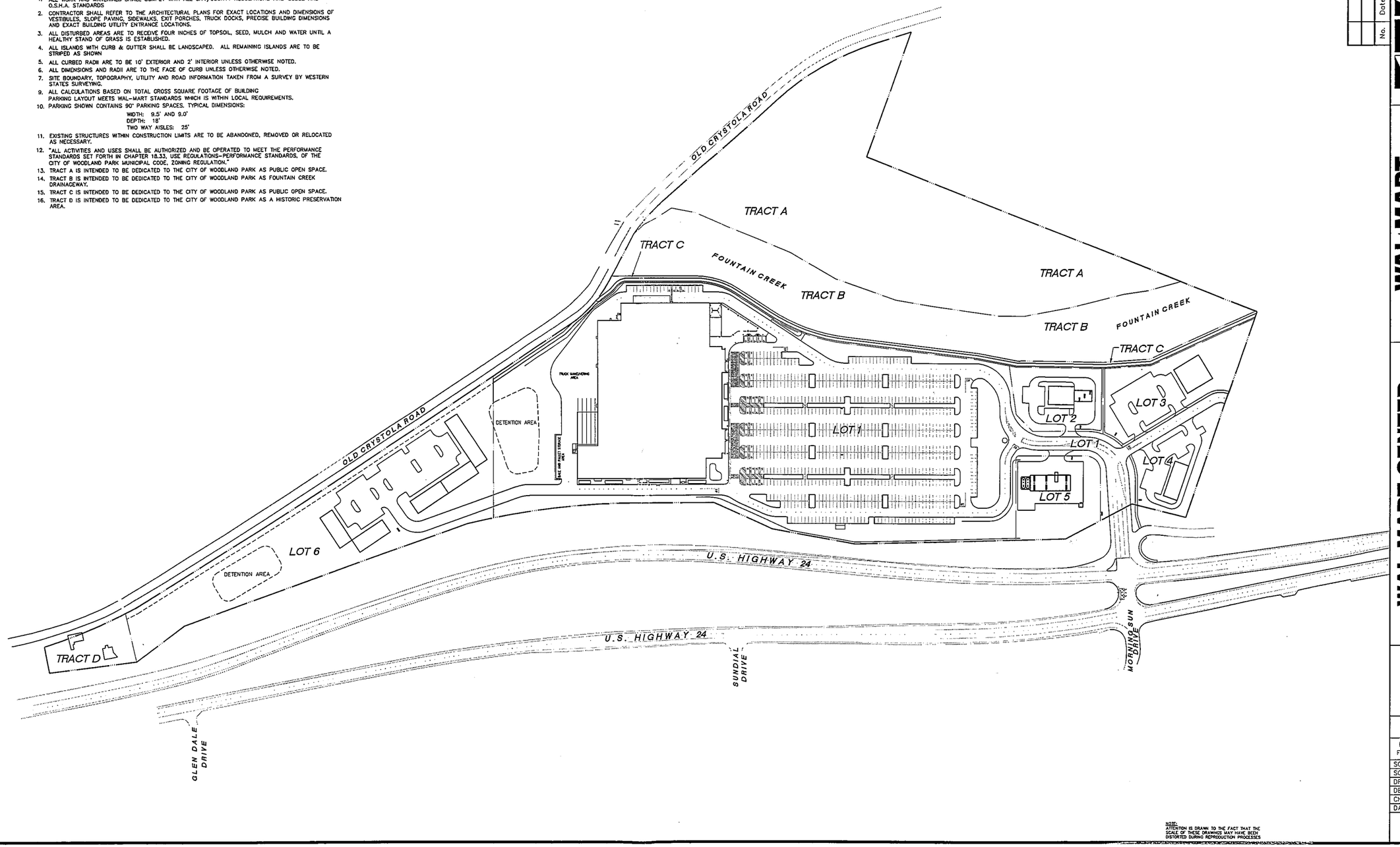
SITE DATA

SITE LOCATION: 19600 HIGHWAY 24
WOODLAND PARK, CO 80866
(NORTHWEST CORNER OF U.S. HIGHWAY 24 AND WOODLAND AVENUE

CURRENT ZONING CLASSIFICATION: AG (AGRICULTURAL)
PROPOSED ZONING CLASSIFICATION: PUD (PLANNED UNIT DEVELOPMENT)
LOCAL JURISDICTIONS: CITY OF WOODLAND PARK, COLORADO
TELLER COUNTY, COLORADO

N

GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
1 inch = 120 ft.



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WAL★MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
OVERALL SITE PLAN

PROJECT NO.
067811024

DRAWING NAME
Final-PBD-PLAN

SCALE (H):1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

1

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BUILDING AND PARKING DATA

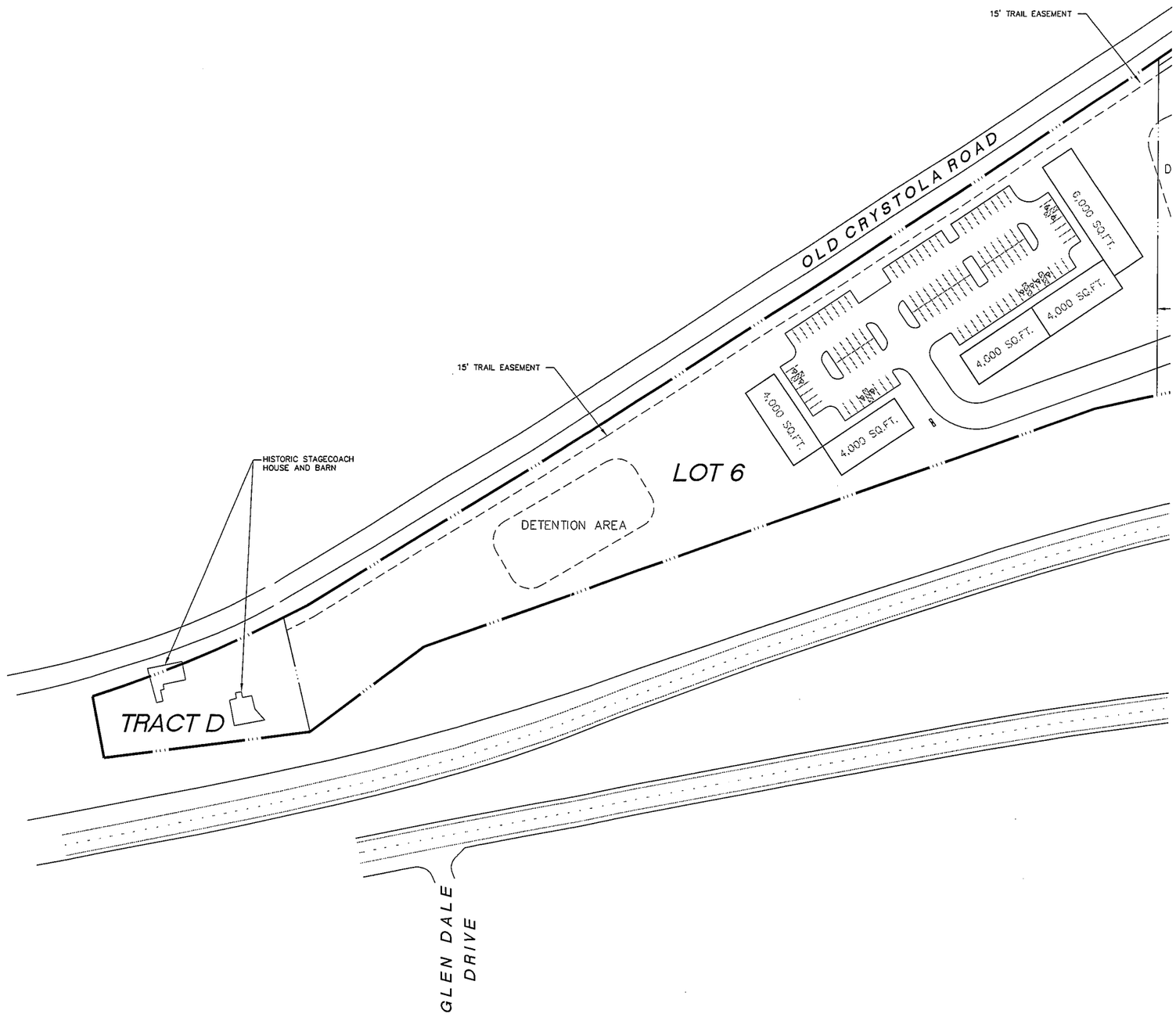
PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	53.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A		N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

N

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.



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WAL-MART CENTER
FINAL DEVELOPMENT PLAN

PROJECT NO.
067811024

DRAWING NAME
Final-PBD-PLAN

SCALE (H):1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

2

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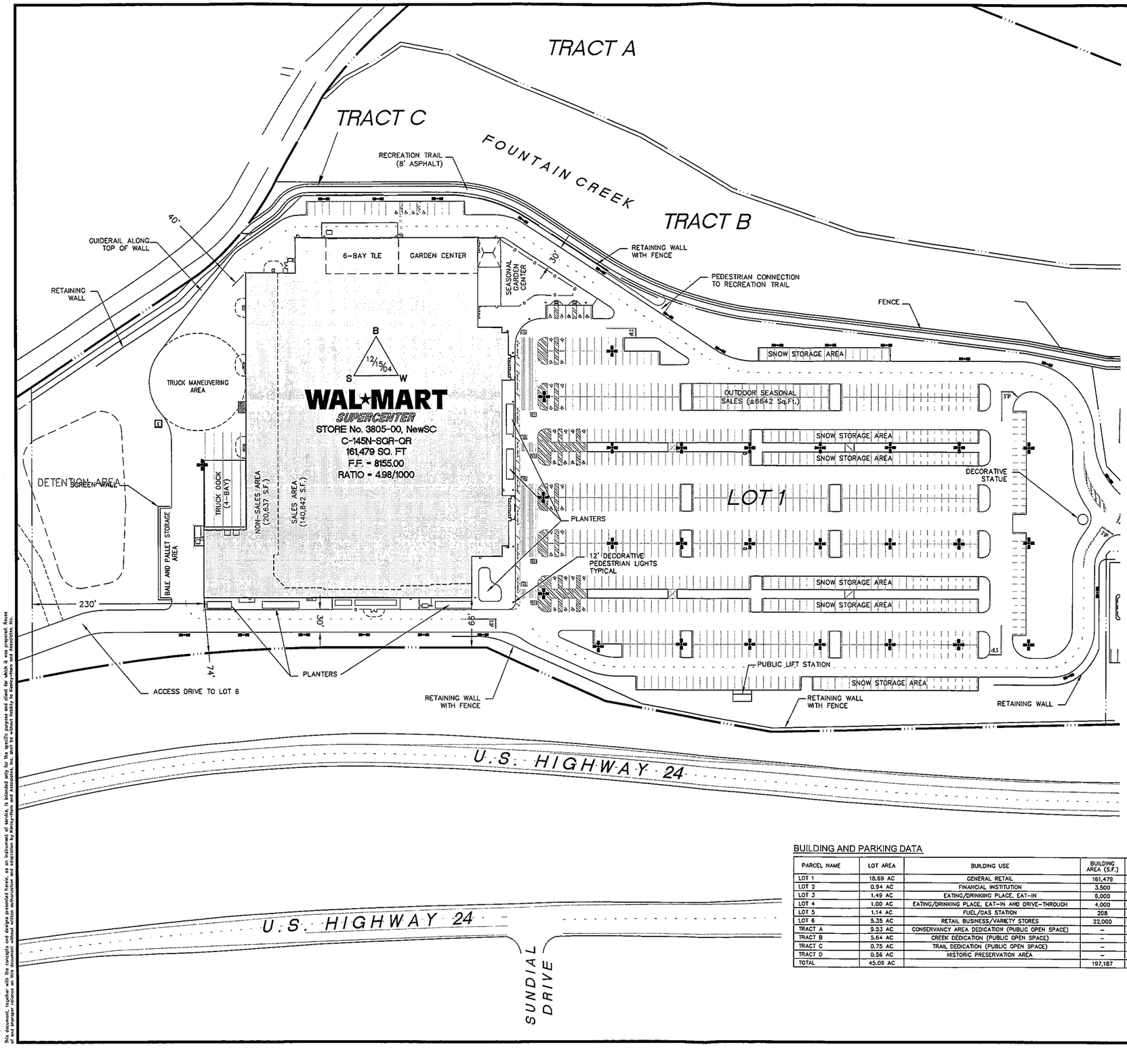

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
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TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

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WAL-MART CENTER
FINAL DEVELOPMENT PLAN

PROJECT NO. 067811024

DRAWING NAME Final-PBD-PLAN

SCALE (H):1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

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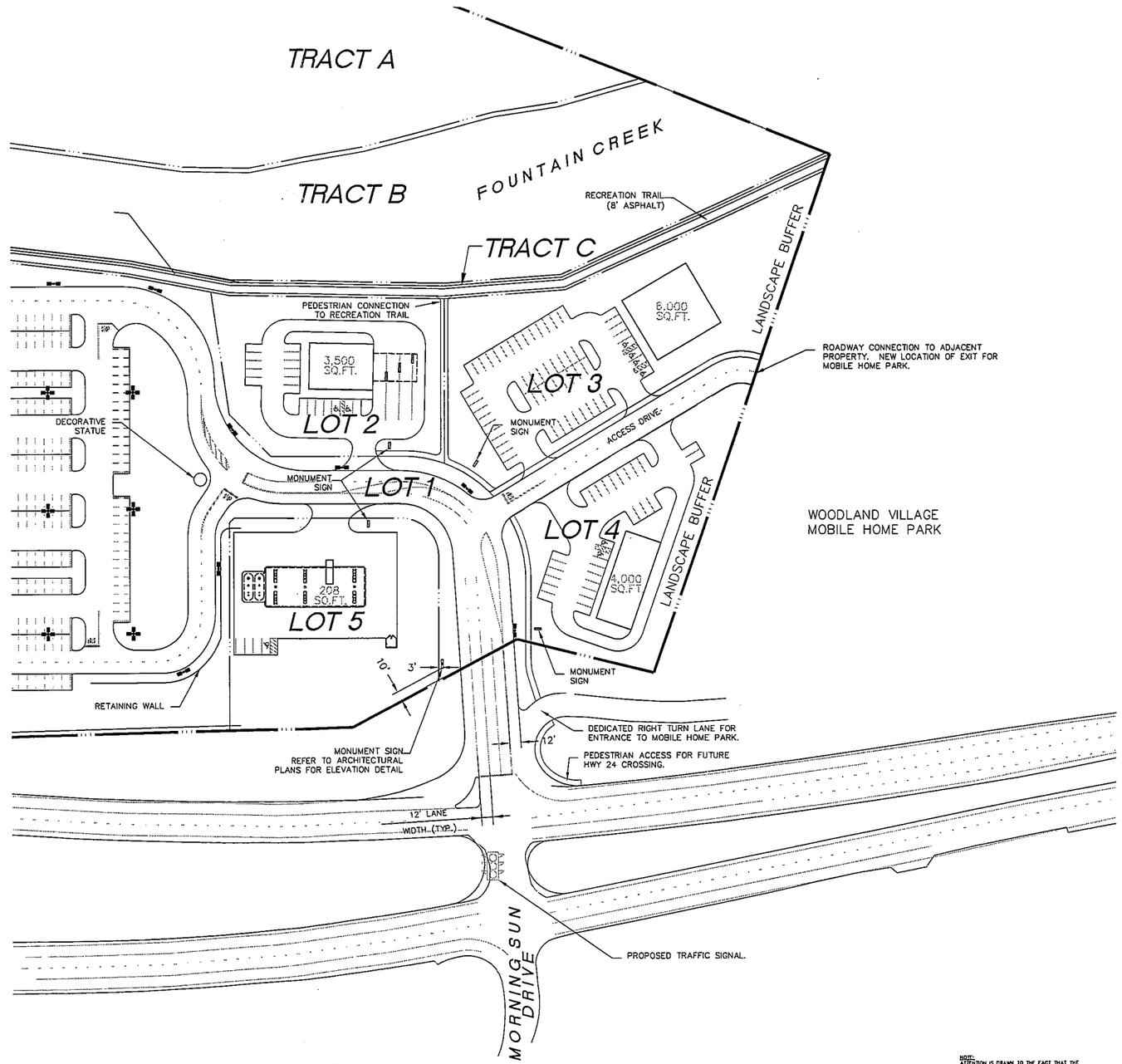
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

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C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

PROJECT NO.
067811024

DRAWING NAME
Final-PBD-PLAN

SCALE (H):1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

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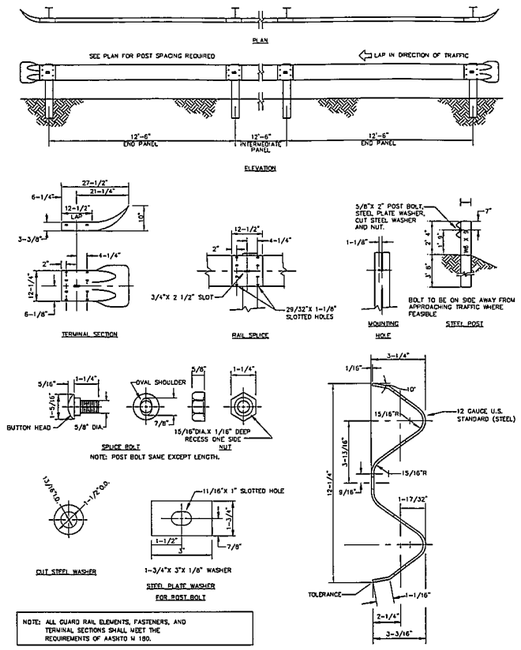
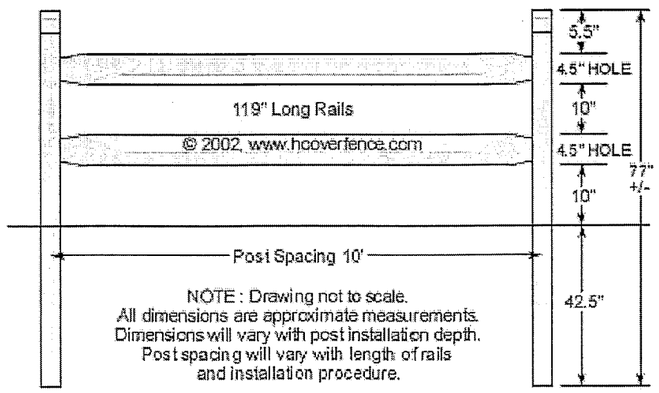


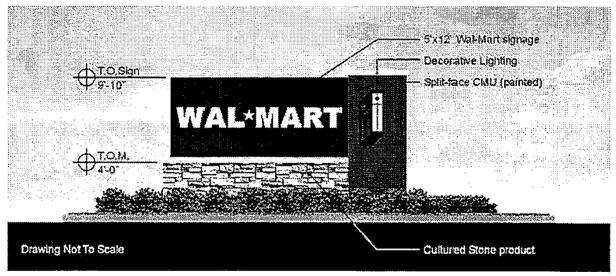
GUIDE RAIL

N.T.S.



ROUND 2 RAIL WOOD FENCE DETAIL

N.T.S.



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STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
DETAILS SHEET

PROJECT NO. 067811024

DRAWING NAME PBD-DET

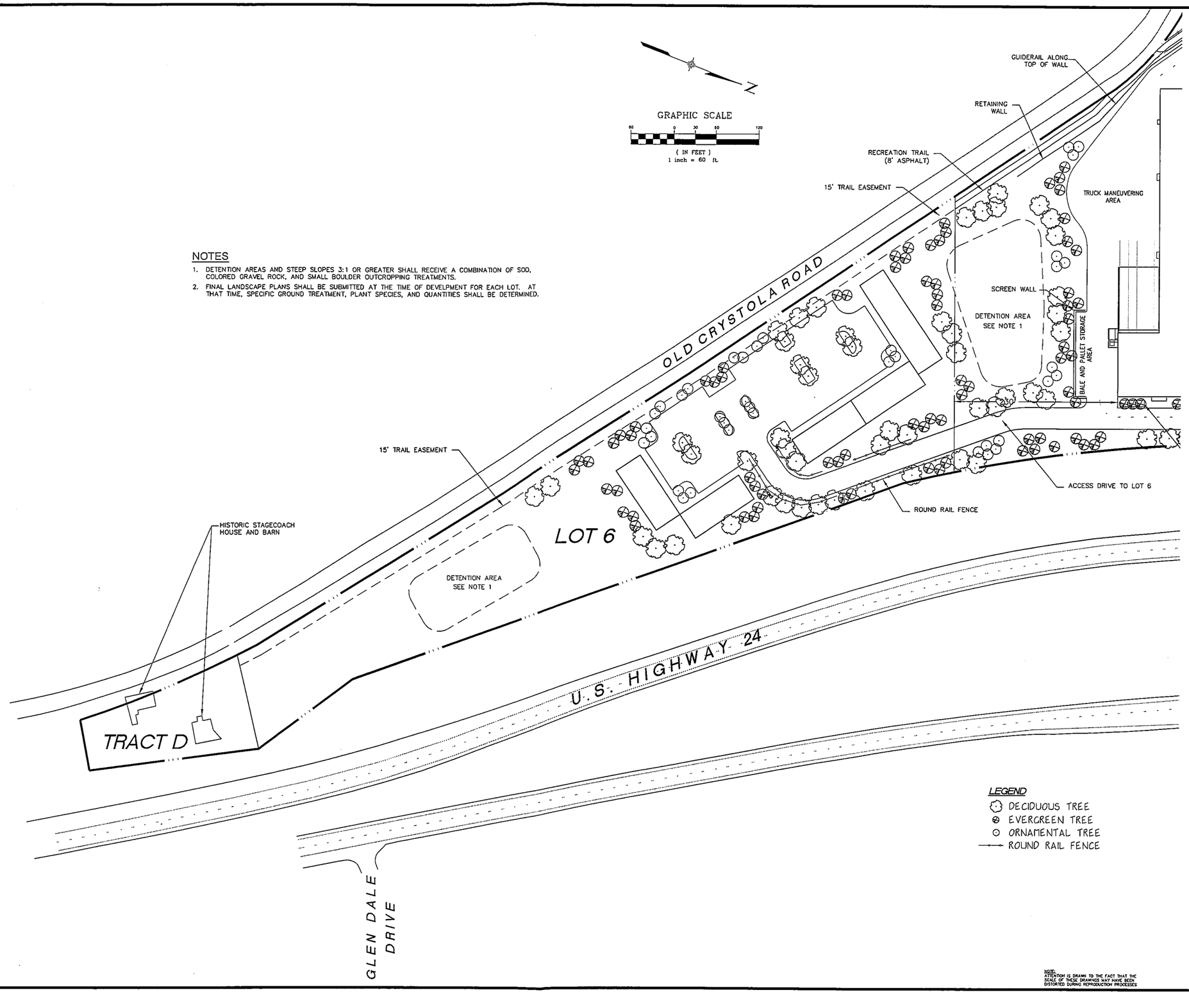
SCALE (H):	N/A
SCALE (V):	N/A
DRAWN BY:	ELG
DESIGNED BY:	ELG
CHECKED BY:	KMR
DATE:	01/31/05

5

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NOTES

1. DETENTION AREAS AND STEEP SLOPES 3:1 OR GREATER SHALL RECEIVE A COMBINATION OF SOD, COLORED GRAVEL ROCK, AND SMALL BOULDER OUTCROPPING TREATMENTS.
2. FINAL LANDSCAPE PLANS SHALL BE SUBMITTED AT THE TIME OF DEVELPMENT FOR EACH LOT. AT THAT TIME, SPECIFIC GROUND TREATMENT, PLANT SPECIES, AND QUANTITIES SHALL BE DETERMINED.



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WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 1

PROJECT NO.	067811024
DRAWING NAME	Final-PBD-LA
SCALE (H):	1"=60'
SCALE (V):	N/A
DRAWN BY:	TDK
DESIGNED BY:	TDK
CHECKED BY:	KMR
DATE:	01/31/05

6

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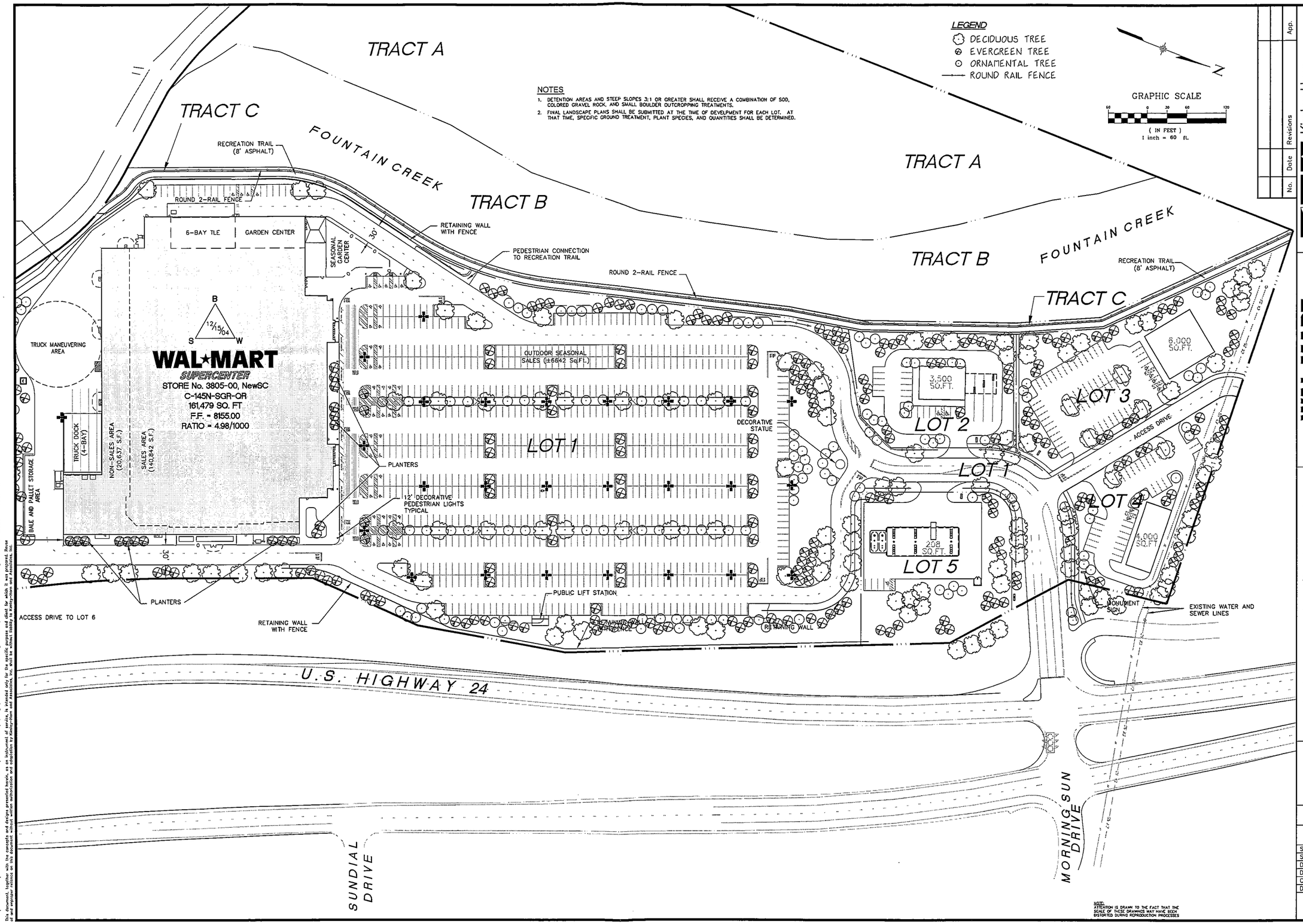

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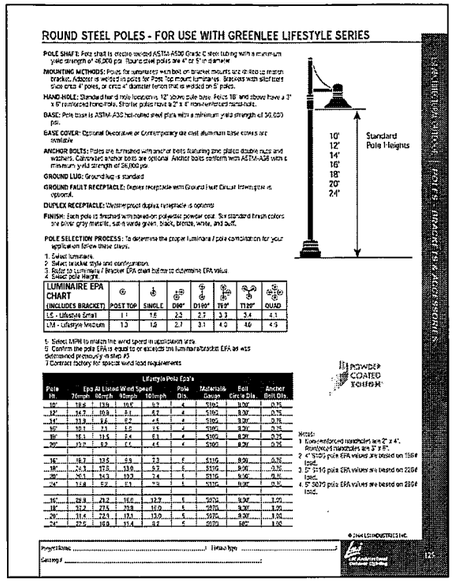
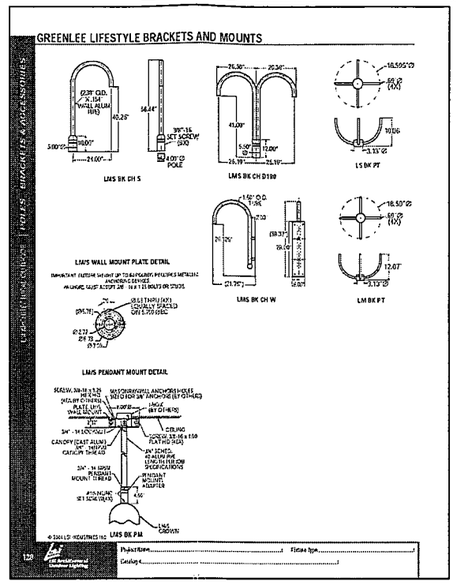
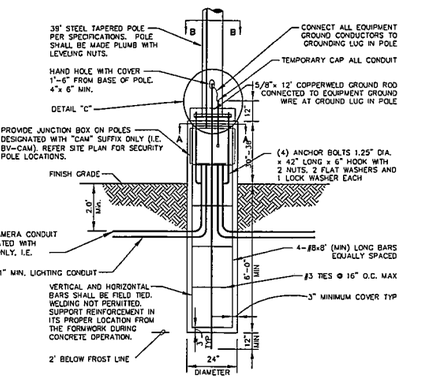
WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 2

PROJECT NO.	067811024
DRAWING NAME	Final-PBD-LA
SCALE (H):	1"=60'
SCALE (V):	N/A
DRAWN BY:	TDK
DESIGNED BY:	TDK
CHECKED BY:	KMR
DATE:	01/31/05







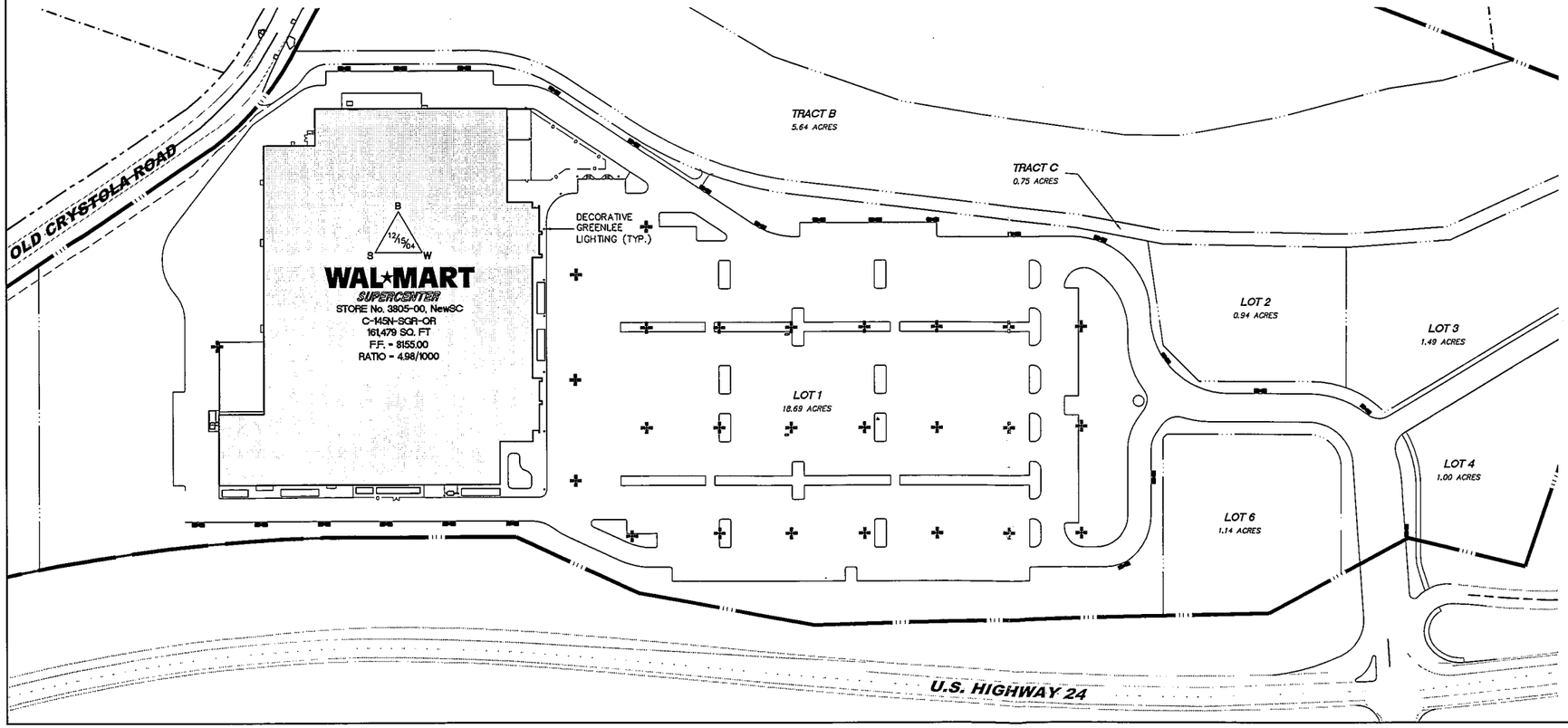
NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
9. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.

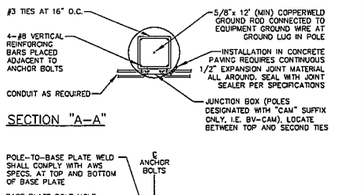
TYPICAL LIGHTING POLE BASE DETAIL

N.T.S.

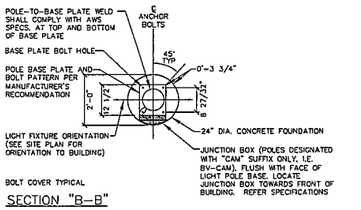
NOTES

1. POLE MOUNTED LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25' ABOVE FINISHED GROUND AS MEASURED TO THE HIGHEST POINT ON THE ASSEMBLY.
2. ALL LIGHTING FIXTURES SHOWN ON THIS PLAN SHALL HAVE PARTIAL CUT-OFF LENSES AND HIGH PRESSURE SODIUM LUMINAIRE ASSEMBLIES.





SECTION "A-A"



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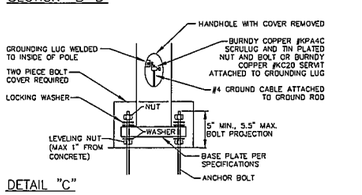
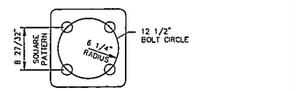


DETAIL "C"



TYPICAL ANCHOR BOLT SPACING

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
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Engineering, Planning, and Environmental Consultants
950 SeventeenTh Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL★MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-OR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LIGHTING PLAN

PROJECT NO. 067811024
DRAWING NAME PBD-Lighting
SCALE (H): 1"=80'
SCALE (V): N/A
DRAWN BY: RWZ
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.

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Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL★MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-OR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
EASEMENT EXHIBIT

PROJECT NO.
067811024

DRAWING NAME
Final-PBD-PLAN

SCALE (H):	1"=120'
SCALE (V):	N/A
DRAWN BY:	SRH
DESIGNED BY:	TDK
CHECKED BY:	KMR
DATE:	01/31/05

9

NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

G:\Land_Dev\67811024_Wal-Mart_Woodland Park (Stackhouse)\Dwg\PBD and Permiting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 - 7:08am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

DEDICATION

Know all people by these presents, that the undersigned warrant that they are the owners of a parcel of land situated in a part of Lot 4 and a part of the Southeast Quarter of the Southwest Quarter of Section 30, a part of the Northwest Quarter of the Northeast Quarter and a part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 12 South, Range 68 West of the Sixth Principal Meridian, City of Woodland Park, County of Teller, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS:

The basis of bearings is the west right of way line of US Highway 24 assumed to bear South 22°32'00" East. The respective ends of the line are monumented by Colorado Department of Highway Right-of-Way markers being a 1 1/2" aluminium cap on #5 rebar.

LEGAL DESCRIPTION:

That portion of the SE 1/4 SW 1/4 of Section 30 lying West of U.S. Highway 24, the Southerly 10 rods of Lot 4 of the SW 1/4 of Section 30 lying East of the County Road; and that portion of the N 1/2 NW 1/4 of Section 31 lying North and East of the County Road and West of U. S. Highway 24; and that portion of the NW 1/4 NE 1/4 of Section 31 lying West of U.S Highway 24 and North and East of the County Road, in Township 12 South, Range 68 West of the 6th P.M., Teller County, State of Colorado as recorded in Book 3424 at Page 153 of the El Paso County records and under Reception No. 509691 of the Teller County records;

Together with that portion of the SW 1/4 NE 1/4 of Section 31, Township 12 South, Range 68 West of the 6th P.M., lying North and East of the County Road and West of U. S. Highway 24, Teller County, State of Colorado as recorded in Book 3424 at Page 152 of the El Paso County records and under Reception No. 509690 of the Teller County recorss, being more particularly described as follows:

BEGINNING at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 30;
Thence North 87°45'01" East, 594.86 feet, along the north line of said Southeast Quarter of the Southwest Quarter to the westerly right of way line of US Highway 24, recorded in Book 161 at Page 94 of the Teller County records;
Thence along said westerly right-of-way line the following eleven (11) courses;
1. Thence South 07°30'14" East, 154.10 feet;
2. Thence South 49°16'20" East, 203.05 feet;
3. Thence South 22°32'00" East, 583.22 feet;
4. Thence South 10°46'57" East, 228.36 feet;
5. Thence South 03°19'34" West, 173.74 feet;
6. Thence South 21°01'52" East, 199.86 feet to a point of non-tangent curvature;
7. Thence southeasterly along the arc of a curve to the left, the radial line to the center point bears North 68°52'15" East, a radius of 2,073.02 feet, thru a central angle of 13°23'36", an arc length of 484.59 feet, whose chord bears South 27°49'34" East a chord length of 483.48 feet;
8. Thence South 40°43'41" East, 824.88 feet;
9. Thence South 57°32'53" East, 165.13 feet;
10. Thence South 28°11'55" East, 240.74 feet;
11. Thence South 58°15'29" West, 71.98 feet to a point of non-tangent curvature and the easterly right-of-way line of Old Crystola Road;

Thence along said easterly right-of-way line the following ten (10) courses;
1. Thence northwesterly along the arc of a curve to the left, the radial line to the center point bears South 51°05'11" West, a radius of 1,548.88 feet, thru a central angle of 10°02'03", an arc length of 271.28 feet, whose chord bears North 43°55'50" West a chord length of 270.91 feet;
2. Thence North 52°37'55" West, 398.62 feet;
3. Thence North 53°53'38" West, 324.85 feet;
4. Thence North 54°51'17" West, 717.45 feet, to a point of non-tangent curvature;
5. Thence westerly along the arc of a curve to the left, the radial line to the center point bears South 31°27'09" West, a radius of 365.39 feet, thru a central angle of 26°38'15", an arc length of 169.87 feet, whose chord bears North 71°51'58" West a chord length of 168.35 feet;
6. Thence North 82°16'52" West, 120.58 feet, to a point of non-tangent curvature;
7. Thence westerly along the arc of a curve to the right, the radial line to the center point bears North 14°33'03" East, a radius of 555.66 feet, thru a central angle of 12°29'10", an arc length of 121.08 feet, whose chord bears North 69°12'23" West a chord length of 120.84 feet;
8. Thence North 62°53'32" West, 414.73 feet to a point of non tangent curvature;
9. Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North 26°17'35" East, a radius of 719.42 feet, thru a central angle of 24°20'28", an arc length of 305.63 feet, whose chord bears North 51°31'51" West a chord length of 303.34 feet;
10. Thence North 38°05'11" West, 110.04 feet;

Thence North 88°50'25" East, 362.09 feet to the west line of the Southeast Quarter of the Southwest Quarter at said Section 30;
Thence North 00°20'19" East, 1,151.73 feet along said west line to the POINT OF BEGINNING

Containing 1,864,286 square feet or 45.094 acres, more or less.

The undersigned owners have caused said tract to be platted into lots, outlots, parcels, lease lots, streets and easements as shown on the plat.

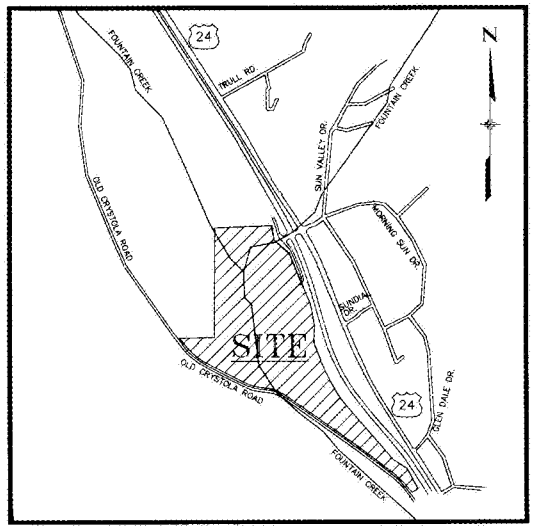
BENCHMARK AND DATUM:

This survey is referenced to NAVD 88 datum. The survey originates from the following benchmarks: Coast & Geodetic Survey (COS) BENCHMARK DISK D 175 1934 a 3 1/4" disk in concrete post. The Orthometric elevation was determined by differential leveling. The published elevation is 8172.10 feet.

This survey originates from the following Control Monument:

			(NAVD 88)	(WGS84)			
POINT	NORTH	EAST	ELEV.	LATITUDE	LONGITUDE	HEIGHT(FT)	DESCRIPTION
D 175	9156.027	10125.030	8172.10	38°58'20.08055"N	105°02'20.37966"W	8123.31	COS Benchmark Disk
B 174	28396.528	19.342	8202.69	39°01'30.04887"N	105°04'28.65977"W	8154.31	COS Benchmark Disk

Local ground coordinates were derived using the following parameters.
Ground Scale Factor = 1.000390084
Center of Rotation: North = 9347.874 ft
East = 10232.832
Rotation Angle = 0°04'00.993907
Translation North = -0.058
Translation East = -0.172



SCALE: 1" = 600'
VICINITY MAP

COVENANTS:
The undersigned owners for themselves, their heirs, successors and assigns, covenant and agree with the City of Woodland Park,

That improvements will conform to all applicable City, State and Federal codes and will be constructed by a contractor licensed in the City of Woodland Park, Colorado.

NOTES
1.) For all title related matters, Western States Surveying, Inc. relies upon Commitment for Title Insurance Commitment No. 2003509GO, dated October 1, 2004 at 7:30 am by Chicago Title Insurance Company in preparing this plat.
2.) The original Agricultural zoning classification was changed to be Planned Unit Development (PUD/PBD) as approved by City Council on April 13, 2005.
3.) Tract A, 9.533 acres is to be dedicated to the City of Woodland Park as Open Space. Said tract is to remain as a Conservancy Area with few improvements which are primarily limited to natural surface (i.e. gravel) horse trail
4.) Ownership and maintenance responsibilities of Tract B, 5.640 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the Fountain Creek drainageway improvements.
5.) Ownership and maintenance responsibilities of Tract C, 0.752 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the public bike and pedestrian trail.
6.) Tract D, 0.549 acres is to be dedicated to the City of Woodland Park as Open Space.
7.) Ownership and maintenance responsibilities of Public Lift Station shall be taken over by the City of Woodland Park upon completion and acceptance of all improvements associated with the operation of the lift station.
8.) 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, sanitary sewer 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.
9.) Lots 3 and 4 shall access sanitary sewer service by tapping into the west flowing sewer along their north property lines, unless such sewer cannot provide gravity sewer service to the proposed construction, in which case the City will approve use of the sewer stub into the south flowing sewer located between the lots.

OWNER
Wal-Mart Stores, Inc.
2001 Southeast 10th Street
Bentonville, Arkansas 72716-0550
(479) 273-4000

SUBDIVIDER
Wal-Mart Stores, Inc.
2001 Southeast 10th Street
Bentonville, Arkansas 72716-0550
(479) 273-4000

DESIGNER
Kimley-Horn & Associates, Inc.
950 17th Street
Suite 1050
Denver, Colorado 80202
(303) 228-2300

SURVEYOR
Western States Surveying, Inc.
12753 South Parker Road
Suite 205
Parker, Colorado 80134
(303) 841-7436

OWNER DEDICATION:

The undersigned owners have caused said tract to be platted into lots, blocks, streets and easements shown on the plat. The undersigned does hereby grant unto the City of Woodland Park those easements and areas for public use shown on the plat. The sole right and authority to release or convey all or any such easements and area for public use shall remain exclusively vested in the City of Woodland Park. All easements shall retain the right of ingress and egress for construction and maintenance of improvements. No permanent structures except fencing upon City approval shall be allowed on any easement.

Witness my (our) hand(s) this 10th day of September, 2007.

Owner(s)

The above and foregoing was acknowledged before me this 10th day of September, 2007.
Witness my hand and official seal. My commission expires: 1-16-2011

Notary Public

Gina Norton
NOTARY PUBLIC STATE OF COLORADO
TELLER COUNTY
My Commission Expires July 16, 2011

State of Colorado)SS.
County of Teller)

CITY COUNCIL OF WOODLAND PARK APPROVALS:

This plat, and the dedication to the public of any streets, trails, sidewalks and public ways shown hereon, and the public utility easements as shown hereby accepted and approved by the City Council of the City of Woodland Park, Colorado, this 14th day of July, 2007.

Mayor — Date

Attest: Cindy Morse 9/19/07
City Clerk — Date

PLANNING COMMISSION APPROVALS:

Approved by the Planning Commission for the City of Woodland Park, Colorado this 14th day of June, 2007.

Chairman Planning Commission — 9-19-07 Date

Attest: M.A. Weiss 9/19/07
Recording Secretary — Date

SURVEYOR'S CERTIFICATE:

I hereby certify that I was in responsible charge of the survey work used in the preparation of this plat; that the positions of the platted points shown hereon have an accuracy of not less than one (1) foot in ten thousand (10,000) feet prior to adjustments; and that all boundary monuments and control corners shown hereon were in place as shown on October 14, 2004.

WSSI Job No. 9919-012.10
For and on behalf of
Western States Surveying, Inc.
12753 South Parker Road, Suite 205
Parker, CO. 80134
(303) 841-7436
By: Albert V. Valletta, Jr., P.L.S. No. 23524

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

RECORDING CERTIFICATE:

State of Colorado)
)SS
County of Teller)

I hereby certify that this instrument was filed for record in my office at 2:35 PM this 27th day of September, 2007 and is duly recorded under reception number 611079

Fee: 51.00
PATRICIA A. CROMWELL
TELLER COUNTY CLERK AND RECORDER

Clerk and Recorder

FILING CERTIFICATE:

All taxes and due on the property described above have been paid in full.

Signed this 27th day of September, 2007.

County Treasurer

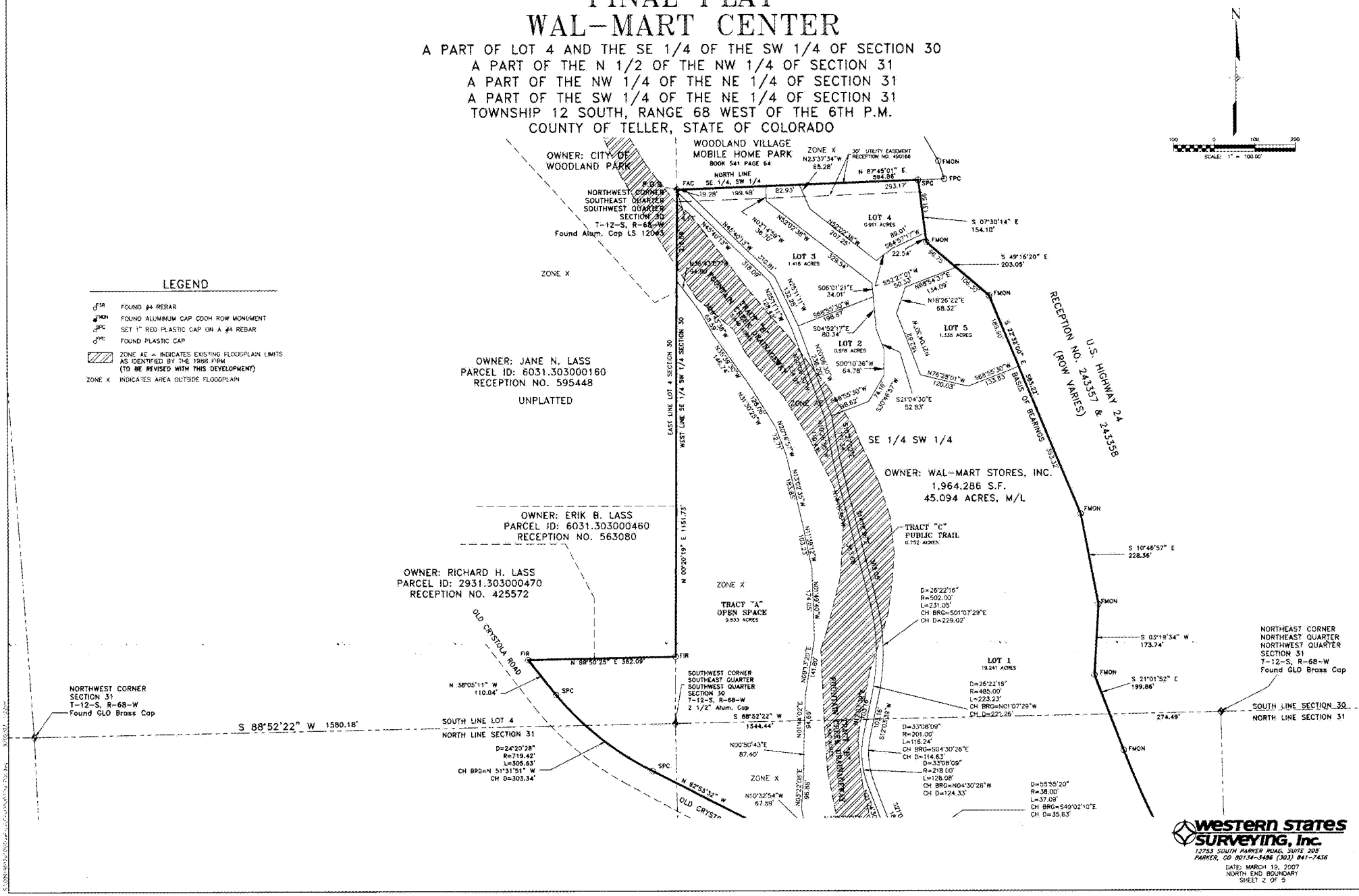
western states SURVEYING, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-5486 (303) 841-7436

DATE: MARCH 19, 2007
COVER SHEET
SHEET 1 OF 5

S:\9919\00\Dgn\Drawings\Final Plat\Final Plat.dwg 9/28/07 12:21pm

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

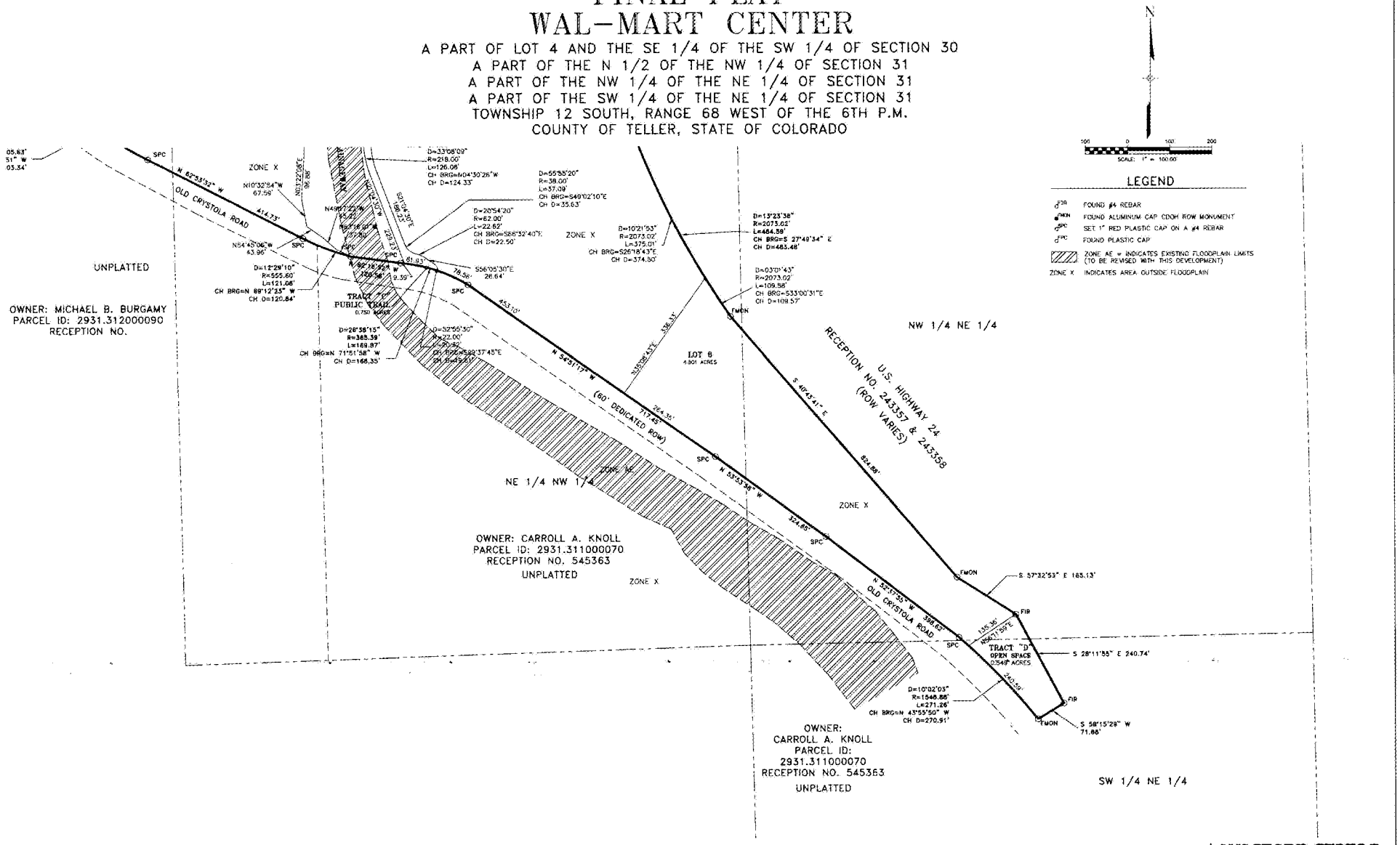


western states SURVEYING, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7436

DATE: MARCH 19, 2007
NORTH END BOUNDARY
SHEET 2 OF 5

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO



western states surveying, Inc.
12755 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-5486 (303) 841-7436

DATE: MARCH 19, 2007
SOUTH END BOUNDARY AND EASEMENTS
SHEET 3 OF 5

FINAL PLAT
WAL-MART CENTER

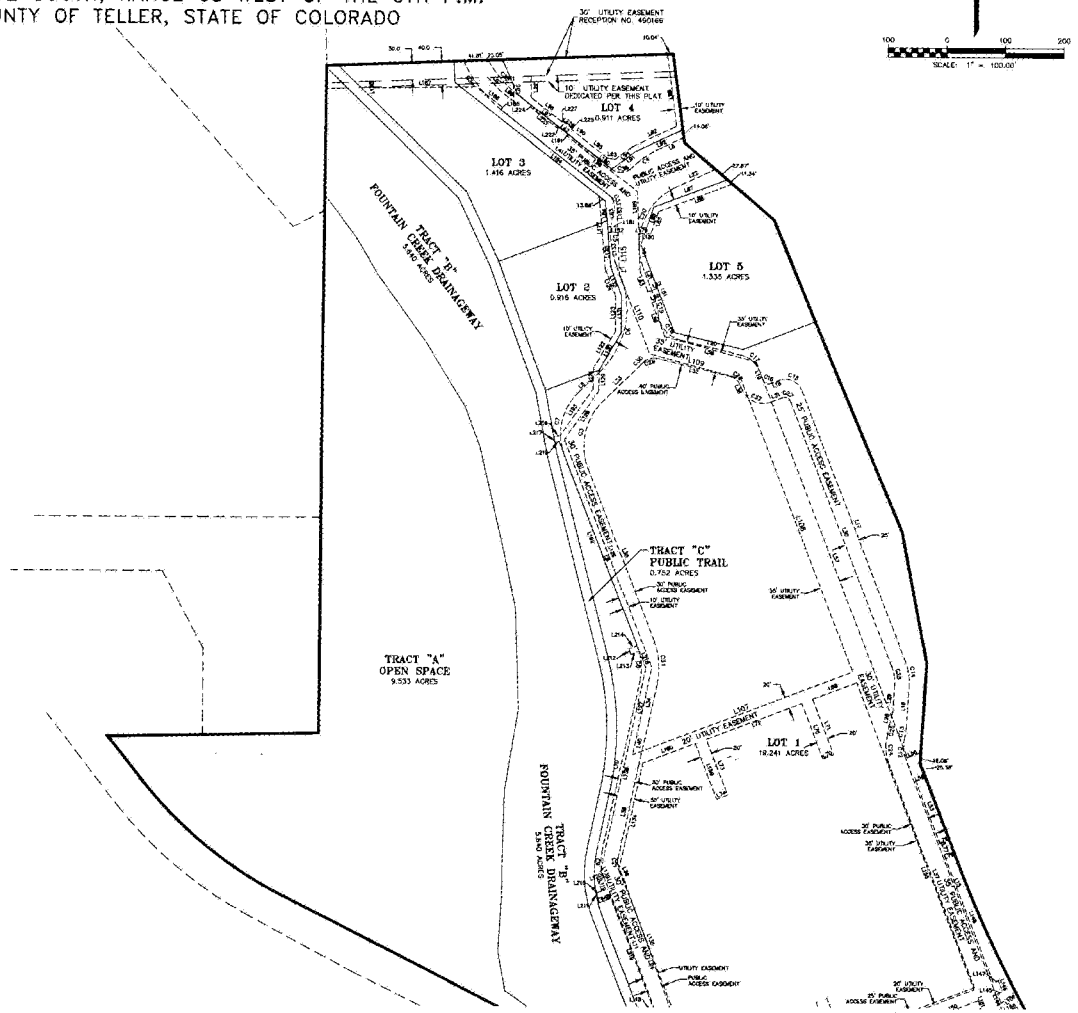
A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

NUMBER	BEARING	DISTANCE
L1	N56°05'30"W	27.95'
L2	N66°47'28"W	43.51'
L3	N54°51'17"W	675.18'
L4	N53°53'58"W	325.14'
L5	N52°17'55"W	398.27'
L6	N63°06'51"E	45.33'
L7	N21°04'30"W	24.34'
L8	N45°34'54"E	53.36'
L9	N21°04'30"W	353.85'
L10	N12°03'39"E	302.83'
L11	N21°04'30"W	259.53'
L12	N56°05'30"W	68.47'
L13	N73°21'03"W	131.57'
L14	N68°55'30"E	268.04'
L15	N21°04'30"W	466.00'
L16	N03°19'34"E	72.09'
L17	N21°04'30"W	500.44'
L18	N68°55'30"E	16.00'
L19	N21°04'30"W	16.69'
L20	N76°28'01"W	106.67'
L21	N21°04'30"W	98.54'
L22	N65°00'51"E	71.13'
L24	N19°22'21"W	238.27'
L25	N56°05'30"W	68.47'
L26	N73°21'03"W	123.03'
L27	N68°55'30"E	357.71'
L28	N14°57'22"E	24.80'
L29	N03°19'34"E	47.80'
L30	N21°04'30"W	490.84'
L31	N68°55'30"E	21.00'
L32	N76°28'01"W	127.65'
L33	N45°34'54"E	85.09'
L34	N12°03'39"E	59.94'
L35	N21°04'30"W	316.65'
L36	N21°04'30"W	9.19'
L37	N21°04'32"W	413.00'
L38	N21°04'30"W	31.32'
L39	N11°54'59"E	166.88'
L40	N12°50'40"E	74.08'
L41	N52°02'38"W	235.28'
L42	N52°02'38"W	207.25'
L43	N21°04'30"W	18.00'
L44	N68°55'30"E	88.21'
L45	N21°04'32"W	59.14'
L46	N40°43'41"W	63.86'
L47	N21°04'32"W	59.14'
L48	N40°43'41"W	56.31'
L49	N21°04'30"W	75.69'
L50	N54°51'17"W	275.92'
L51	N35°08'43"E	2.14'
L52	N54°51'17"W	58.17'
L53	N21°04'30"W	115.48'
L54	N68°55'30"W	17.48'
L56	N68°55'30"E	25.38'
L57	N21°04'30"W	730.45'
L58	N74°46'07"W	161.38'
L59	N21°04'30"W	62.70'
L60	N68°55'30"E	17.53'
L61	N21°04'30"W	20.00'
L62	N68°55'30"E	17.53'
L63	N21°04'30"W	38.72'
L64	N02°17'47"W	64.95'
L65	N00°57'40"W	42.56'
L66	N52°02'38"W	30.03'
L67	N43°09'37"W	30.64'
L68	N68°55'30"E	81.01'
L70	N68°55'30"E	20.00'
L71	N21°04'30"W	102.20'
L72	N68°55'30"E	175.60'
L73	N21°04'30"W	102.19'
L74	N68°55'30"E	20.00'
L75	N21°04'30"W	102.20'
L76	N68°55'31"E	9.51'
L77	N21°04'29"W	20.00'
L78	N68°55'31"E	9.51'
L79	N35°08'43"E	173.78'
L80	N08°16'19"E	26.46'
L81	N40°43'41"W	186.61'
L82	N84°57'17"E	84.12'
L83	N05°49'56"W	44.22'
L84	N05°46'25"W	48.23'
L85	N15°26'22"E	40.47'
L86	N18°26'22"E	37.77'
L87	N68°54'37"E	134.09'
L88	N68°54'37"E	134.73'
L89	N52°02'38"W	97.17'
L90	N52°02'38"W	35.78'
L91	N52°16'58"E	48.95'
L92	N64°51'16"E	90.39'
L93	N82°43'02"W	13.43'
L94	N52°16'58"E	34.12'
L95	N52°02'38"W	53.96'
L96	N52°02'38"W	58.27'
L97	N52°02'38"W	50.19'
L98	N07°30'14"W	125.32'
L99	N68°55'30"E	13.23'
L100	N82°42'10"W	46.30'
L101	N68°55'30"E	59.48'
L102	N69°02'00"E	94.96'
L103	N21°04'30"W	52.79'
L104	N21°04'30"W	13.87'
L105	N69°02'00"E	85.48'
L106	N48°12'16"E	31.82'
L107	N68°55'30"E	403.12'
L108	N21°04'30"W	540.96'
L109	N74°46'07"W	161.38'
L110	N21°04'30"W	144.92'

NUMBER	BEARING	DISTANCE
L115	N02°17'47"W	73.08'
L116	N68°55'30"E	10.83'
L117	N21°04'30"W	20.00'
L118	N68°55'30"E	10.83'
L119	N21°04'30"W	20.57'
L120	N68°55'30"E	10.83'
L121	N01°28'27"E	57.15'
L122	N30°46'57"E	72.74'
L123	N00°10'36"E	60.17'
L124	N21°04'30"W	52.36'
L125	N04°52'17"W	61.40'
L126	N21°04'30"W	420.91'
L127	N12°03'39"E	153.89'
L128	N35°02'39"E	102.13'
L129	N01°28'27"E	37.56'
L130	N30°46'57"E	72.86'
L131	N00°10'36"E	64.78'
L132	N21°04'30"W	52.83'
L133	N04°52'17"W	59.98'
L134	N12°03'39"E	187.28'
L135	N21°04'30"W	265.36'
L136	N56°48'21"W	86.78'
L137	N82°42'28"W	99.74'
L138	N12°03'39"E	157.95'
L139	N21°04'30"W	12.48'
L140	N56°46'21"W	106.35'
L141	N21°04'30"W	8.41'
L142	N68°55'30"E	266.22'
L143	N82°42'28"W	29.54'
L144	N21°04'31"W	18.23'
L145	N68°55'31"E	9.50'
L146	N21°04'29"W	20.00'
L147	N68°55'31"E	9.50'
L148	N21°04'29"W	238.64'
L149	N21°04'30"W	80.97'
L150	N68°55'30"E	222.42'
L151	N21°04'30"W	22.00'
L152	N68°55'30"E	53.97'
L153	N68°55'30"E	222.42'
L154	N68°55'30"E	240.46'
L155	N21°04'30"W	566.54'
L158	N21°04'30"W	102.19'
L160	N68°55'30"E	96.28'
L161	N21°04'29"W	22.00'
L162	N33°42'43"E	88.37'
L163	N40°43'41"W	454.64'
L164	N33°09'31"W	110.53'
L165	N29°39'36"W	124.38'
L166	N68°55'30"E	23.09'
L167	N33°42'43"E	85.84'
L168	N40°43'41"W	362.01'
L169	N57°32'53"W	163.99'
L170	N28°11'55"W	238.19'
L171	N35°08'43"E	31.05'
L172	N54°51'17"W	275.92'
L173	N35°08'43"E	142.14'
L174	N08°16'19"E	50.78'
L175	N40°43'41"W	316.97'
L176	N21°04'31"W	72.91'
L177	N04°52'17"W	17.46'
L178	N21°04'30"W	22.00'
L179	N86°28'10"W	13.86'
L180	N86°28'10"W	20.61'
L181	N86°28'10"W	17.38'
L182	N86°28'10"W	17.10'
L183	N02°17'47"W	44.03'
L184	N52°02'38"W	265.36'
L185	N37°57'22"E	5.00'
L186	N52°02'38"W	96.93'
L187	N86°02'20"E	176.23'
L188	N06°11'12"W	11.44'
L189	N02°17'47"W	62.80'
L190	N52°02'38"W	154.92'
L191	N37°57'22"E	3.50'
L192	N21°04'30"W	376.96'
L193	N35°02'39"E	98.70'
L194	N35°08'43"E	4.78'
L195	N82°42'28"W	48.56'
L196	N69°24'25"E	34.18'

L197	N82°42'10"W	63.14'
L198	N07°17'32"E	15.00'
L199	N82°42'28"W	87.36'
L200	N69°24'25"E	44.92'
L201	N56°11'59"E	14.58'
L202	N56°11'59"E	24.08'
L203	N44°31'17"W	27.47'
L204	N52°47'27"W	390.72'
L205	N44°21'31"W	40.24'
L206	N52°47'27"W	391.82'
L207	N35°08'43"E	67.13'
L208	N54°51'17"W	43.76'
L209	N68°55'30"E	21.00'
L210	N68°55'30"E	10.17'
L211	N21°04'30"W	10.00'
L212	N21°04'30"W	10.00'
L213	N68°55'30"E	15.43'
L214	N68°55'30"E	15.43'
L215	N85°35'20"E	17.52'
L216	N85°39'25"E	9.09'
L217	N10°27'02"W	10.06'
L218	N21°04'30"W	30.90'
L219	N21°04'30"W	214.50'
L220	N84°51'17"W	4.41'
L221	N00°57'40"W	37.24'
L222	N37°57'22"E	3.50'
L223	N52°02'38"W	57.37'
L224	N00°57'40"W	4.50'
L225	N37°57'22"E	1.74'
L226	N52°02'38"W	20.00'
L227	N37°57'22"E	1.74'
L228	S40°43'41"E	90.47'
L229	S49°16'19"W	25.00'
L230	S40°43'41"E	20.00'
L231	N49°16'19"E	25.00'
L232	S54°51'17"E	35.00'
L233	N35°08'43"E	15.67'
L234	S35°08'43"W	15.67'
L235	S54°51'17"E	35.00'
L236	N12°30'40"E	100.77'
L237	N22°44'38"E	104.74'
L238	N17°18'41"E	67.02'
L239	N53°53'58"W	31.69'
L240	N17°18'41"E	75.80'
L241	N22°44'38"E	106.01'
L242	N12°30'40"E	81.04'
L243	N40°43'41"W	37.46'

NUMBER	RADIUS	DELTA	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	371.39	10°27'12"	67.78	S63°44'39"E	67.66
C2	1563.86	01°17'22"	35.19	S48°19'15"E	35.18
C3	110.00	66°39'22"	127.97	S12°15'12"W	120.88
C4	162.00	20°37'48"	58.09	S54°44'27"W	57.78
C5	150.00	36°35'36"	95.80	S02°46'42"E	94.18
C6	149.92	66°41'45"	174.52	N12°15'12"E	164.83
C7	100.00	66°39'24"	116.34	S12°15'12"W	109.89
C8	100.00	33°08'09"	57.83	N04°30'25"W	57.03
C9	75.00	33°08'09"	43.37	S04°30'25"E	42.77
C10	47.39	33°11'53"	27.46	S38°35'00"E	27.08
C11	32.50	17°15'33"	9.79	S64°43'16"E	9.75
C12	50.00	36°22'00"	31.74	S02°53'32"E	31.21
C13	100.00	11°57'54"	20.88	N19°18'31"E	20.85
C14	100.00	24°24'04"	42.59	N08°52'28"W	42.27
C15	30.00	90°00'00"	47.12	N66°04'30"W	42.43
C16	10.00	90°00'00"	15.71	S66°04'30"E	14.14
C17	45.00	55°23'31"	43.50	N48°46'15"W	41.83
C18	50.00	70°50'51"	61.83	S41°02'35"E	57.96
C19	110.00	15°27'20"	29.67	N13°20'50"W	29.58
C20	110.00	56°05'21"	185.28	S21°58'11"W	150.16
C21	15.00	32°59'29"	8.64	S04°54'45"E	8.52
C22	22.40	31°10'04"	12.18	S58°35'00"E	12.03
C23	7.50	17°15'33"	2.26	S64°43'16"E	2.25
C24	80.00	36°22'00"	50.78	S02°53'32"E	49.93
C25	70.00	11°57'54"	14.62	N09°18'31"E	14.59
C26	75.00	24°24'04"	31.94	N08°52'28"W	31.70
C27	10.00	90°00'00"	15.71	N66°04'30"W	14.14
C28	25.00	55°23'31"	24.17	N48°46'15"W	23.24
C29	25.00	62°25'06"	27.24	S72°19'28"W	25.91
C30	110.00	04°28'01"	8.58	N43°20'53"E	8.57
C31	130.00	33°08'09"	75.18	N04°30'25"W	74.14
C32	40.00	90°00'00"	62.83	S66°04'30"E	56.57
C33	25.00	67°33'43"	29.48	N18°18'46"W	27.80
C34	236.00	27°21'49"	112.71	N38°21'43"W	111.64
C35	198.00	22°44'34"	78.59	S40°40'21"E	78.08
C36	25.00	83°29'19"	36.43	N86°12'43"E	33.29
C37	10.00	89°41'23"	15.65	S85°13'49"E	14.10
C38	130.00	19°39'09"	44.59	S30°54'06"E	44.37
C39	100.00	19°39'09"	34.30	S30°54'06"E	34.13



Western States Surveying, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-5486 (303) 841-7436

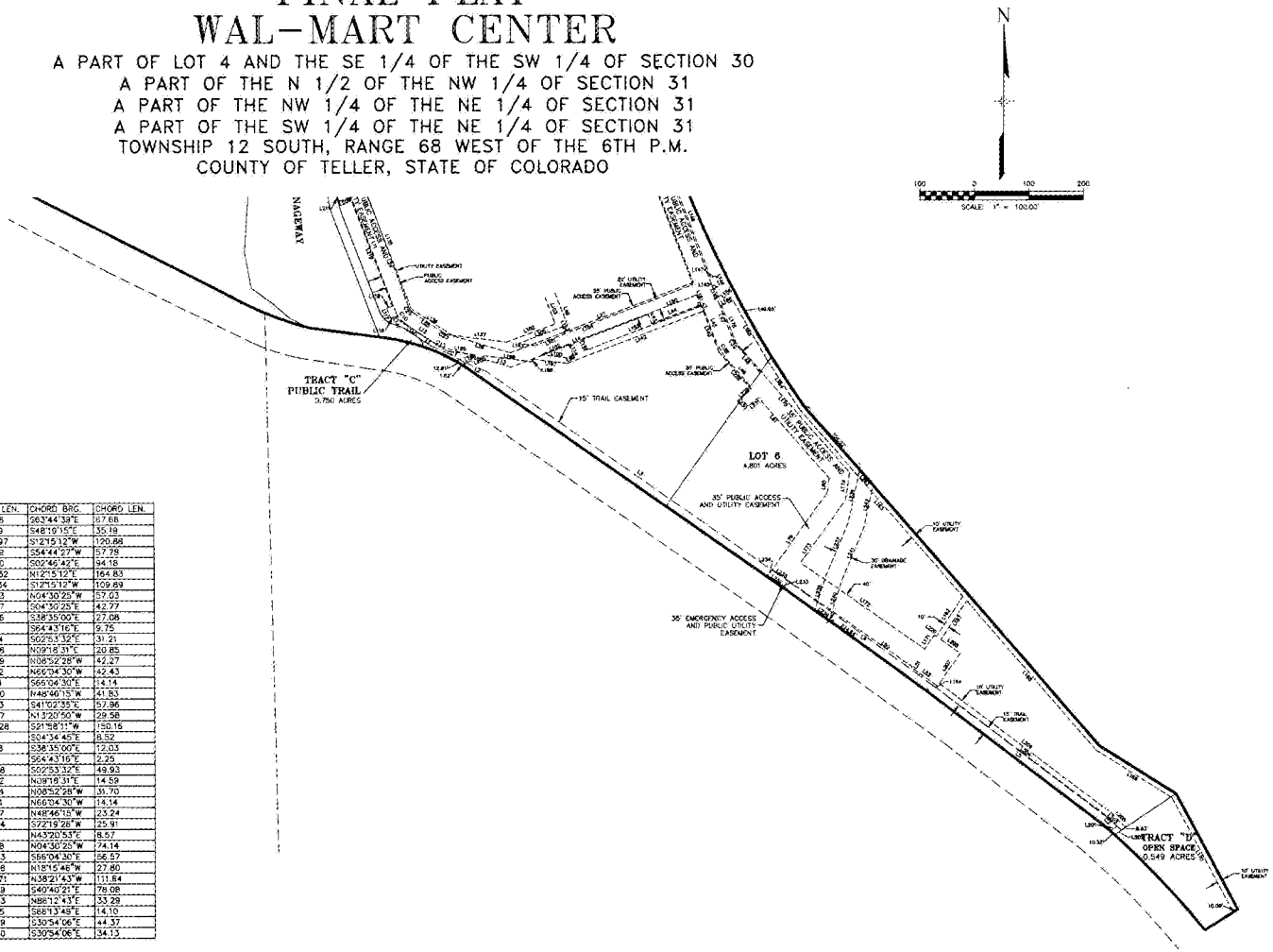
DATE: MARCH 19, 2007
NORTH END EASEMENTS
SHEET 4 OF 5

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

NUMBER	BEARING	DISTANCE
L1	N58°05'30"W	57.95'
L2	N86°47'28"W	43.51'
L3	N54°51'17"W	675.15'
L4	N53°53'58"W	725.14'
L5	N52°37'55"W	399.27'
L6	N65°00'51"E	45.33'
L7	N21°04'30"W	24.34'
L8	N45°34'54"E	53.38'
L9	N21°04'30"W	353.85'
L10	N12°03'39"E	302.83'
L11	N21°04'30"W	259.53'
L12	N56°05'30"W	68.47'
L13	N73°21'03"W	131.57'
L14	N68°55'30"E	268.04'
L15	N21°04'30"W	466.00'
L16	N63°19'34"E	72.09'
L17	N21°04'30"W	500.44'
L18	N68°55'30"E	16.00'
L19	N21°04'30"W	16.69'
L20	N76°28'01"W	106.67'
L21	N21°04'30"W	56.54'
L22	N65°00'51"E	71.13'
L24	N19°52'21"W	238.27'
L25	N56°05'30"W	68.47'
L26	N73°21'03"W	123.03'
L27	N68°55'30"E	357.71'
L28	N14°57'22"E	24.80'
L29	N63°19'34"E	47.80'
L30	N21°04'30"W	490.44'
L31	N68°55'30"E	21.00'
L32	N76°28'01"W	127.65'
L33	N45°34'54"E	85.09'
L34	N12°03'39"E	69.94'
L35	N21°04'30"W	316.65'
L36	N21°04'30"W	6.19'
L37	N21°04'32"W	413.00'
L38	N21°04'30"W	31.32'
L39	N11°54'59"E	166.88'
L40	N12°50'40"E	74.08'
L41	N52°02'38"W	231.29'
L42	N32°02'38"W	207.25'
L43	N21°04'30"W	18.00'
L44	N68°55'30"E	88.21'
L45	N21°04'32"W	59.14'
L46	N40°43'41"W	53.86'
L47	N21°04'32"W	59.14'
L48	N40°43'41"W	36.31'
L49	N21°04'30"W	76.69'
L50	N54°51'17"W	275.92'
L51	N35°08'43"E	2.14'
L52	N54°51'17"W	58.17'
L53	N21°04'30"W	115.48'
L54	N68°55'30"W	17.48'
L56	N68°55'30"E	25.36'
L57	N21°04'30"W	730.46'
L58	N74°46'07"W	161.38'
L59	N21°04'30"W	62.70'
L60	N68°55'30"E	17.53'
L61	N21°04'30"W	20.00'
L62	N68°55'30"E	17.53'
L63	N21°04'30"W	38.72'
L64	N02°17'47"W	64.95'
L65	N00°57'40"E	42.55'
L66	N52°02'38"W	30.03'
L67	N43°09'37"W	30.64'
L68	N68°55'30"E	81.01'
L70	N68°55'30"E	20.00'
L71	N21°04'30"W	102.20'
L72	N68°55'30"E	175.00'
L73	N21°04'30"W	102.18'
L74	N68°55'30"E	20.00'
L75	N21°04'30"W	102.20'
L76	N68°55'31"E	9.51'
L77	N21°04'29"W	20.00'
L78	N68°55'31"E	9.51'
L79	N35°08'43"E	173.78'
L80	N38°16'19"E	26.46'
L81	N40°43'41"W	198.61'
L82	N64°57'17"E	84.12'
L83	N05°49'56"W	44.22'
L84	N05°46'25"W	46.23'
L85	N18°26'22"E	40.47'
L86	N18°26'22"E	37.77'
L87	N88°54'37"E	134.09'
L88	N88°54'37"E	134.73'
L89	N52°02'38"W	97.17'
L90	N52°02'38"W	30.78'
L91	N52°16'58"E	48.95'
L92	N64°51'16"E	90.39'
L93	N62°43'02"W	13.43'
L94	N52°16'58"E	34.12'
L95	N82°02'38"W	53.86'
L96	N52°02'38"W	68.27'
L97	N52°02'38"W	60.19'
L98	N07°03'14"W	125.32'
L99	N68°55'30"E	13.23'
L100	N62°42'10"W	46.30'
L101	N68°38'30"E	59.48'
L102	N69°02'00"E	94.08'
L103	N21°04'30"W	52.79'
L104	N21°04'30"W	13.87'
L105	N69°02'00"E	85.48'
L106	N48°12'16"E	31.82'
L107	N68°55'30"E	403.12'
L108	N21°04'30"W	540.96'
L109	N74°46'07"W	161.38'
L110	N21°04'30"W	144.92'
L115	N02°17'47"W	73.08'
L116	N68°55'30"E	10.83'
L117	N21°04'30"W	20.00'
L118	N68°55'30"E	10.83'
L119	N21°04'30"W	20.57'
L120	N68°55'30"E	10.83'
L121	N01°26'27"E	37.15'
L122	N30°46'57"E	72.74'
L123	N00°10'36"E	60.17'
L124	N21°04'30"W	52.38'
L125	N04°52'17"W	81.40'
L126	N21°04'30"W	420.91'
L127	N12°03'39"E	153.89'
L128	N35°02'39"E	102.13'
L129	N01°26'27"E	37.56'
L130	N30°46'57"E	72.85'
L131	N00°10'36"E	64.78'
L132	N21°04'30"W	52.83'
L133	N04°52'17"W	59.98'
L134	N12°03'39"E	187.28'
L135	N21°04'30"W	265.38'
L136	N56°48'21"W	89.76'
L137	N82°42'28"W	99.74'
L138	N12°03'39"E	357.85'
L139	N21°04'30"W	12.48'
L140	N56°48'21"W	106.35'
L141	N21°04'30"W	9.41'
L142	N68°55'30"E	266.22'
L143	N82°42'28"W	29.54'
L144	N21°04'31"W	18.23'
L145	N68°55'31"E	9.50'
L146	N21°04'29"W	20.00'
L147	N68°55'31"E	9.50'
L148	N21°04'29"W	236.64'
L149	N21°04'30"W	80.97'
L150	N68°55'30"E	222.42'
L151	N21°04'30"W	22.00'
L152	N68°55'30"E	53.97'
L153	N68°55'30"E	222.42'
L154	N68°55'30"E	240.46'
L155	N21°04'30"W	566.54'
L159	N21°04'30"W	102.19'
L160	N68°55'30"E	98.29'
L161	N21°04'30"W	22.00'
L162	N33°42'43"E	68.37'
L163	N40°43'41"W	454.64'
L164	N53°00'31"W	110.53'
L165	N29°59'36"W	124.58'
L166	N68°55'30"E	23.09'
L167	N33°42'43"E	85.64'
L168	N40°43'41"W	362.01'
L169	N57°32'53"W	183.99'
L170	N28°11'55"W	238.12'
L171	N35°08'43"E	31.05'
L172	N54°51'17"W	275.92'
L173	N35°08'43"E	142.14'
L174	N08°16'19"E	50.76'
L175	N40°43'41"W	316.97'
L176	N21°04'31"W	73.91'
L177	N04°52'17"W	17.46'
L178	N21°04'30"W	22.00'
L179	N88°26'10"W	13.86'
L180	N88°26'10"W	20.61'
L181	N88°26'10"W	17.38'
L182	N88°26'10"W	17.10'
L183	N02°17'47"W	44.03'
L184	N52°02'38"W	285.36'
L185	N37°57'22"E	5.00'
L186	N52°02'38"W	56.93'
L187	N89°02'20"E	178.23'
L188	N06°11'12"W	11.44'
L189	N02°17'47"W	62.60'
L190	N52°02'38"W	154.92'
L191	N37°57'22"E	3.50'
L192	N21°04'30"W	376.56'
L193	N35°02'39"E	98.70'
L194	N35°08'43"E	4.18'
L195	N82°42'28"W	48.56'
L196	N89°24'25"E	34.18'
L197	N82°42'10"W	83.14'
L198	N07°17'32"E	5.00'
L199	N82°42'28"W	87.36'
L200	N69°24'25"E	44.92'
L201	N56°11'59"E	14.58'
L202	N58°11'59"E	24.08'
L203	N44°21'31"W	27.47'
L204	N52°47'27"W	390.72'
L205	N44°21'31"W	40.24'
L206	N52°47'27"W	391.82'
L207	N35°08'43"E	67.13'
L208	N54°51'17"W	43.76'
L209	N68°55'30"E	21.00'
L210	N68°55'30"E	16.17'
L211	N21°04'30"W	16.00'
L212	N21°04'30"W	10.00'
L213	N68°55'30"E	15.43'
L214	N68°55'30"E	15.43'
L215	N85°35'20"E	7.52'
L216	N85°35'20"E	9.09'
L217	N10°27'02"W	10.06'
L218	N21°04'30"W	30.90'
L219	N21°04'30"W	214.50'
L220	N54°51'17"W	4.41'
L221	N00°57'40"W	37.24'
L222	N37°57'22"E	3.50'
L223	N52°02'38"W	57.37'
L224	N00°57'40"W	4.50'
L225	N37°57'22"E	1.74'
L226	N52°02'38"W	20.00'
L227	N37°57'22"E	1.74'
L228	S40°43'41"E	30.47'
L229	S49°16'19"W	25.00'
L230	S40°43'41"E	20.00'
L231	N49°16'19"E	25.00'
L232	S54°51'17"E	35.00'
L233	N35°08'43"E	15.67'
L234	S35°08'43"W	15.67'
L235	S54°51'17"E	35.00'
L236	N12°50'40"E	100.77'
L237	N22°44'38"E	104.74'
L238	N17°18'41"E	67.02'
L239	N35°33'58"W	31.89'
L240	N17°18'41"E	75.80'
L241	N22°44'38"E	106.01'
L242	N12°30'40"E	81.04'
L243	N40°43'41"W	37.45'

NUMBER	RADIUS	DELTA	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	371.39	10°27'12"	67.76	S63°44'38"E	67.68
C2	1963.86	01°17'22"	35.19	S48°19'15"E	35.19
C3	110.00	66°39'22"	127.97	S12°15'12"W	120.86
C4	182.00	20°32'48"	58.03	S54°44'27"W	57.78
C5	150.00	36°35'36"	95.80	S02°46'42"E	94.18
C6	149.92	66°41'45"	174.52	N12°15'12"E	164.83
C7	100.00	66°39'24"	116.34	S12°15'12"W	109.89
C8	100.00	33°08'09"	57.83	N04°30'25"W	57.03
C9	75.00	33°08'09"	43.37	S04°30'25"E	42.77
C10	47.39	33°11'53"	27.46	S38°35'00"E	27.08
C11	32.50	17°10'33"	9.79	S64°43'16"E	9.75
C12	50.00	36°22'00"	31.74	S02°53'32"E	31.21
C13	100.00	11°57'54"	20.88	N09°18'31"E	20.85
C14	100.00	24°24'04"	42.59	N08°52'28"W	42.27
C15	30.00	90°00'00"	47.12	N66°04'30"W	42.43
C16	10.00	90°00'00"	15.71	S65°04'30"E	14.14
C17	45.00	55°23'31"	43.50	N48°46'15"W	41.83
C18	50.00	70°50'51"	61.83	S41°02'35"E	57.96
C19	110.00	15°27'20"	29.67	N13°20'50"W	29.58
C20	110.00	86°05'21"	165.28	S21°58'11"W	150.16
C21	15.00	32°59'29"	8.64	S04°34'45"E	8.52
C22	22.40	31°10'04"	12.18	S38°35'00"E	12.03
C23	7.50	17°10'33"	2.26	S64°43'16"E	2.25
C24	80.00	36°22'00"	50.78	S02°53'32"E	49.93
C25	70.00	11°57'54"	14.62	N09°18'31"E	14.59
C26	75.00	24°24'04"	31.94	N08°52'28"W	31.70
C27	10.00	90°00'00"	15.71	N66°04'30"W	14.14
C28	25.00	55°23'31"	24.17	N48°46'15"W	23.24
C29	25.00	62°25'06"	27.24	S72°19'28"W	25.91
C30	110.00	04°28'01"	8.58	N43°20'53"E	8.57
C31	130.00	33°08'09"	75.18	N04°30'25"W	74.14
C32	40.00	90°00'00"	62.83	S66°04'30"E	56.57
C33	25.00	57°33'43"	25.48	N18°15'46"W	27.80
C34	236.00	27°21'49"	112.71	N38°21'43"W	111.64
C35	196.00	22°44'34"	78.59	S40°40'21"E	78.08
C36	25.00	83°29'19"	36.43	N86°12'43"E	33.29
C37	10.00	89°41'23"	15.65	S86°13'48"E	14.10
C38	130.00	19°39'09"	44.59	S30°54'06"E	44.37
C39	100.00	19°39'09"	34.30	S30°54'06"E	34.13



Western States Surveying, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7456

DATE: MARCH 19, 2007
SOUTH END EASEMENTS
SHEET 5 OF 5

S:\2006\1907.26 (S)\Drawings\Final Plat\Fplat.dwg 8/29/07 1:20pm

Accounty No.	Parcel ID	Property Address	Owner	Mailing Address
R0054521	6031.303020030	19580 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0010985	6031.303020010	19600 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0054523	6031.303020050	19584 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160556
R0023439	6031.303000070	19570 E US 24	19570 GROUP LLC	750 E US HIGHWAY 24 STE 202A WOODLAND PARK, CO
R0054525	6031.303020070		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669007
R0054526	6031.303020080		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669008
R0054520	6031.303020020	19590 E US 24	VCG WOODLAND LLC C/O DANNY NEWBERRY	PO BOX 4539 AVON, CO 816204539

REVIEW COMMENTS

Date: January 25, 2023
Project: Champion Xpress Car Wash Site Plan Review - SPR_PUDSPR2023-01

Staff has determined the submitted Site Plan will **require revisions**.

For Municipal Code and Engineering Specification Reference, please visit:

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

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

Page Label	Comments	Reviewer
C-1	Indicate the total square footage of new structures as well as impervious surface area and existing impervious surface area.	Cgates
C-2	Replace out of spec ADA Ramps /please call out typical	Skozurek
C-2	Call out ADA typical	Skozurek
C-2	Commercial and Industrial Driveways shall have a minimum width of 25' (CWPES 5.1.2 N)	Bschmitt
C-2	Note that Commercial Parking lots minimum acceptable standards are 3 in asphalt over 4 in road base (CWPES 5.1.5, table 5-1)	Bschmitt
C-2	Please stripe crosswalk (General Request)	Bschmitt
C-2	Please delineate stop bar and stop sign location (General Request)	Bschmitt
C-2	While this does not meet CWPES 5.1.2 "Unless otherwise approved by the City Engineer or appointed representative, all driveways shall be constructed within lines at right angles from the curb or street line to property line" this is the only feasible (and preferred) location on the entire site to place the driveway given the intersection spacing requirements, existing drainage swale, and existing water utility vault (information, no action required)	Bschmitt
C-2	Please Install 5' wide min sidewalk along frontage of property (CWPMC 18.33.170)	Bschmitt
C-2	Please update and replace non-compliant ADA ramps (CWPMC 18.33.170)	Bschmitt
C-2	Has coordination been performed in design with the Apartment Complex Project, or the Fuel Station for construction reimbursement or future planning of this intersection? The likely solution is a roundabout here, which will potentially affect this site design, and may not necessitate certain improvements as part of the approval.	Bschmitt
C-2	Please call out area and extent of snow storage areas.	Cgates

C-4	Minimum circular pipe inside diameter shall be as follows: Main storm sewer line 18” (CWPES 4.1.3)	Bschmitt
C-4	Please label crossing clearances to ensure 18" clearance per CWPES 4.1.5	Bschmitt
C-4	Sewer service line shall include clean-outs installed at the property line - CWP ES 3.1.21	Ksimpkins
C-4	Water meter shall reside in a heated space to prevent freezing. - CWP ES 2.2.5, 2.5.17 & 2.5.18	Ksimpkins
C-4	Water service lines shall be located a minimum distance of 5 feet from utilities. CWP ES 2.1.7 B.	Ksimpkins
C-4	Water and sewer service line separation of 10 feet is required. CWP ES 2.1.8	Ksimpkins
C-4	If this water stub-out is not used, it will be required to be abandon by the applicant. CWP ES 2.3.14	Ksimpkins
C-4	If applicant chooses to have the water tap at this location, they will have to hire a company to tap the water main. The applicant would be responsible for all costs associated and it shall meet City of Woodland Park Eng. Specs.	Ksimpkins
C-4	If this sewer stub-out is not used, it will be required to be abandon by the applicant. CWP ES 3.3.10 (Not shown on this site plan, however it is installed per the construction drawings).	Ksimpkins
C-4	1. Provide a Water Fixture Count 2. Backflow prevention device (is provided on site plan) 3. Please provide proposed water and sewer usage. 4. Re-draw water service line to go straight into the building if possible. 5. Utilize drip system for irrigation if needed. 6. Tap fees paid upon ZDP issuing. 7. Existing Fire Hydrant locations approved by NETCO?	Ksimpkins
A-REN	Current proposed building facades do not convey ‘mountain western’ aesthetic. Per the PUD requirements, ensure the building architecture will have wood elements that provide a rustic, mountain-like feel. The proposed architectural design should include beams, timbers, and rock to emphasize this theme. Attractive earth tones should be implemented which are consistent with the character of Woodland Park. Also reference MC §18.33.180 H. Architectural Design Guidelines.	Cgates
51	Please update comparison for restaurant use to most current edition of trip generation handbook.	Bschmitt

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

Respectfully,

C.J. Gates
Senior Planner
(719) 687-5209
cgates@city-woodlandpark.org

December 21, 2022

City of Woodland Park
Attn: Planning & Building Department
220 W South Avenue
P.O. Box 9007
Woodland Park, CO 80866

Subject: Champion Xpress Car Wash Site Development Plan Application and PUD Amendment Application

Dear Development Review Team,

Please accept this Planned Unit Development (PUD) Amendment and Site Plan Application. Listed below are the attachments included in this application:

1. Site Plan Application Form
2. Property Owner Authorization Form
3. Wal-Mart Approval-Partial Waiver & Release
4. Project Narrative and Request
5. Site Development Plan
6. Project Renderings and Signage
7. Photometric Plan and Specifications
8. Trip Generation Memorandum
9. Drainage Report [Provided at Later Date]
10. Amended PUD Final Development Plan Narrative
    a. Current Final Development Plan Narrative
    b. Amended PUD Document Redline
    c. Amended PUD Document Clean
11. Amended PUD Document Clean
12. Wal-Mart PUD Overall Site Plan
13. Wal-Mart Center Subdivision Plat

Background

Baseline Engineering represents 7B Building and Development in the submittal of this Site Development Application.

7B Building & Development is a family-owned and operated business. The company has gained a strong reputation for its quality construction services, dependable service to customers, strict budgetary adherence, and outstanding performance as a commercial contractor. At its core, 7B is a general contracting firm that has grown into a full-service commercial construction company. Its rapid growth is fueled by its commercial contracting experience and delivery.

7B Building and Development is the Developer and General Contractor of Champion Xpress Car Washes. Champion Xpress Car Wash is an express car wash company with locations in New Mexico, Colorado, and Utah; the company's headquarters is located in Lubbock, TX. Champion Xpress Car Wash values excellence, hard work, stewardship, and making a difference in the communities they serve.

Project Request

7B Building and Development request approval of a PUD Amendment and Site Plan.

Property Address: 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

Zone District: Planned Unit Development

Proposed Zone District: No Change

Allowed Uses: Financial Institution or Drive-Thru Restaurant

Proposed Use: Automated Car Wash

Table 1. Site Development Information

Property Size	0.9117 Acres/ 39, 715 SF
Building Size	3, 539 SF
Building Height	One floor: 20' 4"
Parking	13 Total Parking Stalls
	3 Employee Stalls: 2 standard stalls; 1 ADA Stall
	10 Vacuum Stalls: 9 Standard Stalls; 1 ADA Stall
Landscape Area	22, 949 SF
	Within the Property Boundary: 14,970SF
	Outside of Property the Boundary: 7,978 SF
Impervious Coverage*	24,569 SF
	Concrete: 2,728 SF
	Building: 3,539 SF
	Asphalt: 18,302 SF

*Sidewalk along Morning Sun Drive is not included in the calculations for impervious coverage.

Operational Information

The Car Wash is open to customers 12 hours a day from 8 a.m. to 8 p.m. The Champion Xpress Car wash operates with three employees on-site. The AM shift begins one hour to a half-hour before the car wash opens, and the PM shift ends one hour to a half-hour after the car wash closes.

The Champion Xpress Car wash building does not have a customer service lobby and is only accessible to customers accessing the tunnel with their vehicles. The building area is only used for maintenance areas, the employee office area, and the tunnel car wash. There are two points of sale for the car wash, which include the pay stations located just before the entrance to the car wash tunnel and the vacuums stalls located in the parking areas

Sewer/Water Tap Information

- Water Tap Size: 2"
- Sewer Tap Size: 2"

Contact Information

Title	Name	Organization	Email	Phone
Applicant Contact	Alan Kirchhoff	7B & Development	alan@7bdev.com	512.608.1904
Representative and Project Manager	Tez Hawkins	Baseline Engineering	Tez.hawkins@baselinecorp.com	970.688.2175
Civil Engineer	Luke Meyers	Baseline Engineering	Luke.meyers@baselinecorp.com	303.940.9966 x208
Architectural Designer	Valeria Ramon	CLHelt	ValeriaR@heltdesign.com	704.677.5771
Landscape Architect	Sarah Adamson	Baseline Engineering	kortney.harris@baselinecorp.com	303.202.5010

Sincerely,

Baseline Engineering on behalf of 7B Building and Development

2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # _____
Case # _____
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

a. Applicant Name 7B Building & Development, Represented by Baseline Engineering

b. Project Coordinator ☑ Property Owner ☐

c. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

d. E-mail Address Tez.Hawkins@baselinecorp.com

e. Phone Numbers Home _____ Work 970.688.2175 Mobile _____

2. Property Owner Information (if different from above)

a. Name Harman Property Management Project Contact? Yes☐ No☑

b. Mailing Address 73 W University Pkwy, Orem, UT 84058

c. E-mail Address _____

d. Phone Numbers Home _____ Work (801) 370-9792 Mobile _____

3. Site Information

a. Site Address 19574 E. U.S. Highway 24,

b. Lot 4 Block ____ Subdivision Walmart Center

c. Property Zoning PUD Lot Size 0.9117 Acres☑ Square Feet☐

4. Is the property subject to covenants?

Yes☑ No☐ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

a. Project Name Champion Xpress Car Wash

b. Brief Description of Project/Request A PUD Amendement to allow a car wash on Lot 4 of the Walmart Center. This is also a Site Plan Application Submittal.

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 Valeria Ramon

ii. Firm Name Helt Design

iii. Physical Address 6405 Wilkinson Blvd Suite 100, Belmont, NC 28012

iv. Mailing Address 6405 Wilkinson Blvd Suite 100, Belmont, NC 28012

v. E-mail Address ValeriaR@heltdesign.com

vi. Phone Numbers: Business (704) 342-1686 Mobile _____

b. **Engineer**

i. Project Contact Luke Meyers

ii. Firm Name Baseline Engineering

iii. Physical Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

iv. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

v. E-mail Address luke.myers@baselinecorp.com

vi. Phone Numbers: Business _____ Mobile _____

c. **Planner**

i. Project Contact Tez Hawkins

ii. Firm Name Baseline Engineering

iii. Physical Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

iv. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

v. E-mail Address tez.hawkins@baselinecorp.com

vi. Phone Numbers: Business 970.688.2175 Mobile 970.688.2175

d. **Surveyor**

i. Project Contact Kenneth Gould, Jr., PLS

ii. Firm Name Gould Land Surveying

iii. Physical Address _____

iv. Mailing Address P.O. Box 7123, Woodland Park, CO 80863

v. E-mail Address ken@gouldls.com

vi. Phone Numbers: Business 719.687.8385 Mobile _____

e. **Other** (specify role) Applicant Project Manager

i. Project Contact Alan Kirchoff

ii. Firm Name 7B Building & Development

iii. Physical Address 13105 Dover Ave, Lubbock, TX 79424

iv. Mailing Address 13105 Dover Ave, Lubbock, TX 79424

v. E-mail Address AlanKirchhoff7b@outlook.com

vi. Phone Numbers: Business 512-608-1904 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.

Please refer to the Property Owner Letter of Authorization

Owner Date

Owner Date

9. Certification:

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

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

Curtis Hawkins 12/22/2022

Applicant Date

City Use Only

1. Submission _____, 20___, taken by _____
   Fee Received _____, 20___, taken by _____

2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.

3. Public Hearing Notice
   Published _____, 20__
   Posted _____, 20__
   Adjacent Property Notification _____, 20___.

4. Planning Commission Public Hearing _____, 20___.
   Board of Adjustment Public Hearing (when applicable) _____, 20___.

5. City Council First Reading of Ordinance (if applicable) _____, 20__.
   City Council Public Hearing _____, 20___.
   Notes _____
   _____

6. Letter of Approval/Denial to applicant sent _____, 20__.

7. Additional Information

_____
_____
_____
_____
_____

Property Owner Letter of Authorization

Property 1: 19574 E. US. Highway 24, Woodland Park, 80863

Legal Description: Lot 4, Walmart Center; Parcel Number: 6031.303020040

I, Brenton Jackson, Director of Real Estate of Harman Management Corporation, hereby certify Harman Management Corporation is the owner of the property described above and that I am authorized to act on behalf of Harman Management Corporation in all matters concerning said property.

I authorize VIA Real Estate, 7B Building and Development, and Baseline Engineering Corporation to submit documentation related to development and land use entitlements, building permitting, site planning, site development review, and zoning compliance.

Harman Management Corporation

Brenton Jackson

12 July 2022

(Date)

STATE OF COLORADO
COUNTY OF TELLER

PARTIAL RELEASE AND WAIVER OF RIGHTS

Date: 8/31/2022

KNOW ALL MEN BY THESE PRESENTS:

That **Wal-Mart Stores, Inc.** (the "**Releasor**"), the legal and equitable holder of beneficial interests resulting or otherwise derived from specially defined or otherwise described use restrictions under that certain **Special Warranty Deed** dated effective as of January 17, 2008, and recorded January 23rd, 2008, as Clerk's Instrument numbered 614471 in the Official Public Land Records of Teller County, Colorado (the "Restriction Deed"), by and between Wal-Mart Stores, Inc. (as the "**Grantor**" therein) and **Harman Management Corporation** (as the "**Grantee**" therein); one of which certain use restrictions, among others, is the right to a proscription against any business which is not a "dual tenant restaurant" business as was expressly contained in said Special Warranty Deed, stated as follows, to-wit:

> *"The Property shall only be used by dual tenant restaurant users for the purposes of the kind typically found in shopping centers, including, not limited to, offices, restaurants, and retail shops; no building with multiple tenants shall be permitted on the Property except dual tenant restaurant users;"* - said use restriction shall hereinafter be referred to as the "Use Restriction".

Except as hereinafter stated, as to the remainder of the conditions and restrictions unaffected by the terms, conditions, and provisions of this **PARTIAL RELEASE AND WAIVER OF RIGHTS**, the Releasor hereby further declares, sets forth, and establishes that said remainder of the restrictions shall remain in full force and of full effect; and, that all of its rights to assert and prosecute any action based upon any claim of a violation of the conditions and restrictions otherwise shall likewise be, and hereby are, retained in full.

The real property covered by the Restriction Deed and containing the Use Restriction is hereby described as follows, to-wit:

LOT 4, WAL-MART CENTER, IN THE CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO.

Upon the full execution hereof, and the recording of this instrument in the official public land records of Teller County, Colorado, the Releasor acknowledges and agrees that it shall hereafter forever, absolutely and without any further condition or qualification, forbear into perpetuity from exercising its right to enforce the Use Restriction in any manner against any party for the cause that an Automated Express Tunnel-Styled Car Wash shall be, or shall have been, operated upon the Property – this covenant of forbearance is appurtenant to and shall run with the Property, and shall be binding upon and inure to the benefit of Releasor's successors, assigns, and legal representatives.

THIS SPACE INTENTIONALLY LEFT BLANK.

[RELEASOR'S SIGNATURE AND ACKNOWLEDGEMENT BEGIN ON NEXT PAGE]

In Testimony whereof, said **Wal-Mart Stores, Inc.**, by its representative, who is duly authorized by its By-Laws, has hereunto signed its corporate name on this date.

WAL-MART STORES, INC., RELEASOR

By: _____

Matthew Dean (PRINT NAME)

Senior Manager II (TITLE)

CORPORATE ACKNOWLEDGEMENT

STATE OF Arkansas

COUNTY OF Benton

On this 31st day of August, 2022, before me, a Notary Public, duly commissioned, qualified and acting within and for the said County and State appeared in person the within named Matthew Dean, to me personally well known, who stated that he/she is the Senior Manager II (title) of **WAL-MART STORES INC.**, and was duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name and on behalf of and as the binding act and deed of said corporation, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHERE, I have hereunto set my hand and official seal this date.

SEAL

OFFICIAL SEAL
SARA J WHITLOCK
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 7/17/2030
Commission No. 12377234

Sara J Whitlock
Notary Public

After recording return to:

VIA Real Estate, LLC
13105 Dover Avenue
Lubbock, Texas 79424
Phone: 806-368-7843

Attn: Contracts Manager

Champion Xpress Car Wash
PUD Amendment Narrative

Project Request

7B Building and Development request approval of a PUD Amendment and Site Plan.

Property Address: 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

Zone District: Planned Unit Development

Proposed Zone District: No Change

Allowed Uses: Financial Institution or Drive Thru Restaurant

Proposed Use: Automated Car Wash

Table 1. Site Development Information

Property Size	0.9117 Acres/ 39, 715
Building Size	3, 539 SF
Building Height	One floor: 20' 4"
Parking	13 Total Parking Stalls
	3 Employee Stalls: 2 standard stalls; 1 ADA Stall
	10 Vacuum Stalls: 9 Standard Stalls; 1 ADA Stall
Landscape Area	22, 949 SF
	Within the Property Boundary: 14,970SF
	Outside of Property the Boundary: 7,978 SF
Impervious Coverage*	24,569 SF
	Concrete: 2,728 SF
	Building: 3,539 SF
	Asphalt: 18,302 SF

*Sidewalk along Morning Sun Drive is not included in the calculations for impervious coverage.

The following section lists and address the City of Woodland Park's PUD Amendment Application Narrative requirements:

1. Provide a short description of the original PUD versus the proposed project.
   Response: The Wal-Mart Center Final Development Plan Narrative states, "Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet."

   The PUD amendment revises the Narrative to state, "*Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.*"

   The proposed car wash maintains the access point contemplated in the original PUD Site plan on the west side of the property. The proposed car wash will remain under the original area of 4,000 square feet contemplated in the original PUD site plan. Building Setbacks, signage locations, and landscape buffers will also stay the same. The Car Wash maintains a general commercial or service commercial land use that operates with a drive-thru apparatus; however, the car wash generates fewer vehicle trips.

2. Describe how the development plan meets the requirements of:
   a. Accepted land planning practices;
      Response: The proposed Car Wash meets the requirements of accepted land use practices defined by the City of Woodland Park Municipal Code applicable to a car wash, including parking and stacking requirements. Contextually, the car wash is adjacent to the City's "Service Commercial" zone district and is consistent with the overall intent of that zoning district with its location along a major transportation corridor that can accommodate large parking areas and associated high traffic counts. In addition, the car wash maximizes the property's land area with respect to easements, setbacks, existing and proposed utilities, and access.
   b. Promote public health, safety, and general welfare;
      Response: To ensure public safety and general welfare, the site's design will comply with the City of Woodland Park Land Use Requirements, Engineering Specifications and Manuals, and pedestrian and vehicle access requirements.
   c. Provide adequate light, air, privacy and convenience;
      Response: The car wash building and all other associated structures will comply with the building code and fire code to ensure that all public health requirements are met.
   d. Lessen and avoid congestion of the public streets and highways;
      Response: The proposed car wash generates less vehicle traffic than the drive-thru restaurant previously approved on Lot 4 of the Wal-Mart PUD. Please refer to the trip generation memorandum in Attachment 8.
   e. Conserve the values of surrounding properties;

Response: The Champion Xpress Car Was does not anticipate lowered property values with the development of the car wash because of zone district continuity. The car wash is adjacent to the City's "Service Commercial" zone district to the north. It is consistent with the overall intent of that zoning district with its location along major a transportation corridor that can accommodate large parking areas and associated high traffic counts. The remaining adjacent properties are within the Wal-Mart PUD.

f. Protect against fire, panic, explosion, noxious fumes, flooding along natural watercourses, and other hazards.
Response: **The proposed car wash does use any combination of hazardous materials, detergents, liquids, or fumes; all products are regulated. The property is in a minimal hazard flood area, Flood Zone X; a drainage plan is included in the PUD Submittal Package. The car wash building and all other associated structures will comply with the building code and fire code to prevent fire risk.**

3. The final development plan shall include, but not be limited to, the following information on the site plan or as part of this Narrative:
    a. Location and size of area involved;
    Response: Please Refer to the Cover Page.
    b. All improvements of surrounding properties lying adjacent to the proposed PUD district;
    Response: The site plan shows the adjacent right-of-way
    c. The dwelling unit per tract density of residential areas included in the plan;
    Response: This is not applicable. No Dwelling units are proposed.
    d. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses; This is not applicable to this application;
    e. The location and width of proposed streets, public ways, easements and other similar public and private facilities;
    Response: **This information is provided on Sheet C2 of the site development plan included in Attachment 5.**
    f. f. The use, height, bulk and location of all principal and accessory buildings proposed on the development plan;
    g. **Response: Please Refer to the Cover Page of this Application.**
4. Attach any agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must be written so as to be acceptable to the City.
Response: The waiver to develop a car wash on Lot 4 of the Wal-Mart PUD is included in attachment 3.
5. A development schedule indicating the following:
    a. The approximate date when construction of the project can be expected to begin,
    b. The stages in which the project will be completed and the approximate date when construction of each stage can be expected to begin;
    Response: The project is expected to start construction in the Spring of 2023 and be completed in Early 2024.
6. The feasibility of the proposal for the disposition of sanitary waste and stormwater runoff;
Response: **The Champion Xpress Car Wash has access to an 8" sanitary sewer main on the north side of the property; the sanitary sewer main is located within an existing utility easement. The car wash proposes to tap into the sanitary sewer main with a 2" meter and line from the northeast corner of the proposed building; the utility plan is provided in attachment**

5, sheet C4. Please refer to the utility plan, Sheet C4, and the grading and drainage plan, sheet C3 of attachment 5, to review how the feasibility of stormwater management.

Stormwater runoff will be captured using an underground detention system on the property's southwest side. The underground detention system will outlet or release into an existing drainage swale on the north side of the property.

7. The location, number and dimensional plans of proposed off-street parking and loading facilities;
   Response: The current PUD guide doesn't delineate parking requirements for each lot outside of the approved PUD site plan/map, and because the Champion Xpress car wash is a change in use from Lot 4, it defaults will default to the City's parking requirements. The Champion Xpress car wash proposes 23 stacking spaces, ten vacuum stalls, and three employee stalls. The parking plan is included in attachment 5, sheet C1.
8. A schematic landscaping plan indicating approximate location, number and type of shrubs, conifer, or deciduous trees or other form of landscaping treatment;
   Response: Please Refer to Sheet L1 in attachment 5.
9. All of information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the City's subdivision regulations, which has not been previously required;
   Response: The property was previously subdivided, and no subdivision is proposed with this site plan and PUD amendment application.
10. In addition to the above, planned business development proposal shall include the following:
    a. A traffic impact study,
       Response: A traffic impact study for the Walmart PUD was completed in 2005 and is referenced in the Champion Xpress Trip Generation Letter in Attachment 8.
    b. Description, location and extent of fences, earth berms and/or other buffer areas,
       Response: Please Refer to sheet L1 of the Site Development Plan in Attachment 5.
    c. Description, location and extent of proposed signs,
       Response: Please Refer to sheet C2 of the Site Development Plan in Attachment 5.

    d. Lighting standards and heights
       Response: Please Refer to Photometric Plan in Attachment 7.
    e. Location and extent of outside storage areas with proposed methods of concealment from abutting streets and residential areas,
       Response: **No Outdoor storage is proposed.**
    f. Estimated employment projections,
       Response: Champion Express Car will operate with three employees daily.
    g. Public cost/benefit analysis
       Response: There are no anticipated public costs associated with the PUD amendment.
    h. A statement to be affixed to a final development plan which shall read: "All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33, Use Regulations--Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation,"
       Response: Statement acknowledged and added to the Site Development Plan Cover Sheet in Attachment 5.

811 Know what's **below.** **Call** before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

Indicate the total square footage of new structures as well as impervious surface area and existing impervious surface area.

VICINITY MAP
SCALE: 1" = 150'

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE NORTH LINE OF WAL-MART CENTER, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 87 DEGREES 55 MINUTES 01 SECONDS EAST.

BENCHMARK

VERTICAL DATUM: NAVD 88, GEOID 18. ESTABLISHED USING LEICA GEOSYSTEMS SMARTNET RTK NETWORK AND CONFIRMED BY CHECKING INTO NGS CONYERS (JK1354) BENCHAMARK AS PUBLISHED ON THE NGS DATASHEET RETRIEVED BY THE SURVEYOR AT THE TIME OF FIELDWORK. LOCAL SITE BENCHMARK: CHISELED "+" ON BLOCK WALL. ELEVATION = 8187.08 AS SHOWN HEREON.

SHEET INDEX

SHEET NO.	SHEET TITLE
C1	COVER
C2	SITE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
A1.0	ARCHITECTURAL SITE PLAN
A2.0	ARCHITECTURAL ELEVATIONS
A2.1	TRASH ENCLOSURE ELEVATIONS & DETAILS
A2.2	VACUUM ENCLOSURE ELEVATIONS & DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES

CONTACTS:

DEVELOPER
7B BUILDING AND DEVELOPMENT
13105 DOVER AVENUE
LUBBOCK, TX 79424
CONTACT: STEPHEN SNELSON
TELEPHONE: (806) 368-7843

CIVIL ENGINEER
BASELINE ENGINEERING
112 N. RUBEY DRIVE, #210
GOLDEN, CO 80403
TELEPHONE: (303) 940-9966
CONTACTS: LUKE MYERS, P.E.

ARCHITECT
C.L. HELT ARCHITEC, INC
6405 W. WILKINSON BLVD., SUITE 100
BELMONT, NC 28012
TELEPHONE: (704) 342-1686
CONTACTS: BEN WOODS

MUNICIPALITY
CITY OF WOODLAND PARK
220 W SOUTH AVENUE
WOODLAND PARK, CO 80866
TELEPHONE: (719) 686-9680

FIRE DISTRICT
NORTHEAST TELLER COUNTY FIRE DISTRICT
1010 EVERGREEN HEIGHTS DR.
WOODLAND PARK, CO 80863
TELEPHONE: (719) 687-1866

WATER
CITY OF WOODLAND PARK
220 W SOUTH AVENUE
WOODLAND PARK, CO 80866
TELEPHONE: (719) 686-9680

SANITARY
CITY OF WOODLAND PARK
220 W SOUTH AVENUE
WOODLAND PARK, CO 80866
TELEPHONE: (719) 686-9680

ELECTRIC
CORE ELECTRIC COOPERATIVE
800 N HWY 67,
WOODLAND PARK, CO 80863
TELEPHONE: (800) 332-9540

All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33, Use Regulations--Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation.

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

DATE _____ OWNERS _____

I HEREBY CERTIFY THAT AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS SITE PLAN WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK, PLANNING DEPARTMENT, BY THE CITY OF WOODLAND PARKING PLANNING COMMISSION ON _____ 20____, AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY THE CITY COUNCIL HELD ON _____ 20_____.

DATE _____ CITY PLANNER
CITY OF WOODLAND PARK

BASELINE Engineering · Planning · Surveying
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P: 3039403966 • F: 3039403969 • www.baselineeorp.com

DESIGNED BY	DRAWN BY	CHECKED BY
LTV	LAR	LRM

PREPARED BY DATE
REVISION DESCRIPTION

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK, TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
COVER

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
COVER	
SHEET 1 OF 10	

C1

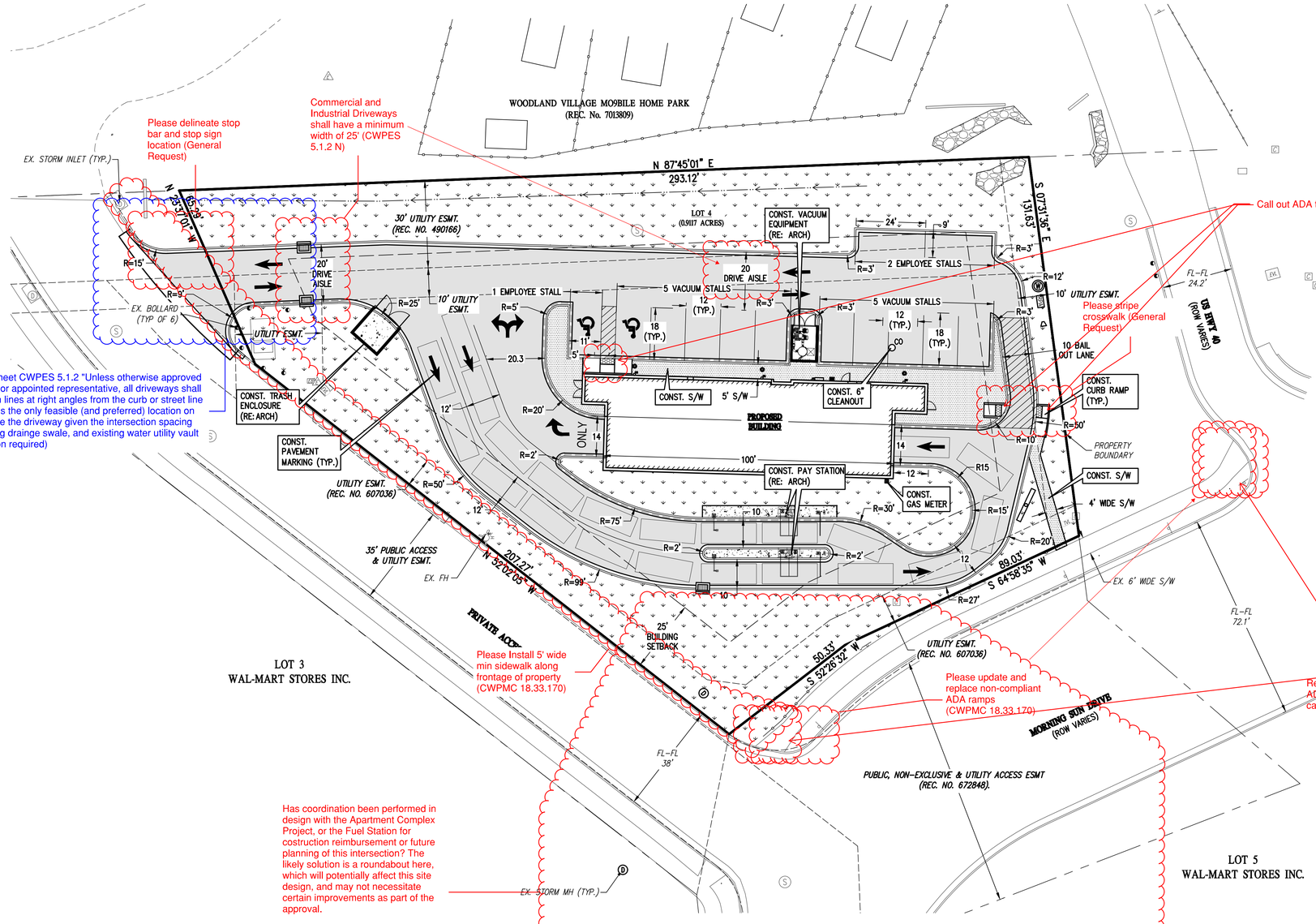
N:\PLANNING LLC\491 7B Development - Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Cover.dwg, 12/22/2022 8:20:11 AM, Lon Von

Know what's **below.** **Call** before you dig.

Please call out area and extent of snow storage areas.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



While this does not meet CWPES 5.1.2 "Unless otherwise approved by the City Engineer or appointed representative, all driveways shall be constructed within lines at right angles from the curb or street line to property line" this is the only feasible (and preferred) location on the entire site to place the driveway given the intersection spacing requirements, existing drainge swale, and existing water utility vault (information, no action required)

Has coordination been performed in design with the Apartment Complex Project, or the Fuel Station for costruction reimbursement or future planning of this intersection? The likely solution is a roundabout here, which will potentially affect this site design, and may not necessitate certain improvements as part of the approval.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		ADA PARKING STALL
		SIGN
W	W	WATER METER
	RPA	REDUCED PRESSURE ASSEMBLY
		REDUCER
S	S	SANITARY MANHOLE
		CLEANOUT
		RECLAIM SYSTEM
		SAND/OIL INTERCEPTOR
		TEST WELL
		TYPE '13' CURB INLET
		INLET SMALL AREA
D	D	STORM DRAIN MANHOLE
DS	DS	DOWNSPOUT
		LIGHT POLE
C	C	COMMUNICATION VAULT

PROPOSED HATCES

	ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION
	SIDEWALK PAVING
	CONCRETE PAVING
	LANDSCAPING

Note that Commercial Parking lots minimum acceptable standards are 3 in asphalt over 4 in road base (CWPES 5.1.5, table 5-1)

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 / C2 C2 SITE PLAN

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DESIGNED BY LTV | DRAWN BY LAR | CHECKED BY LRM

REVISION DESCRIPTION | DATE | PREPARED BY

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK, TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SITE PLAN	
SHEET 2 OF 10	

C2

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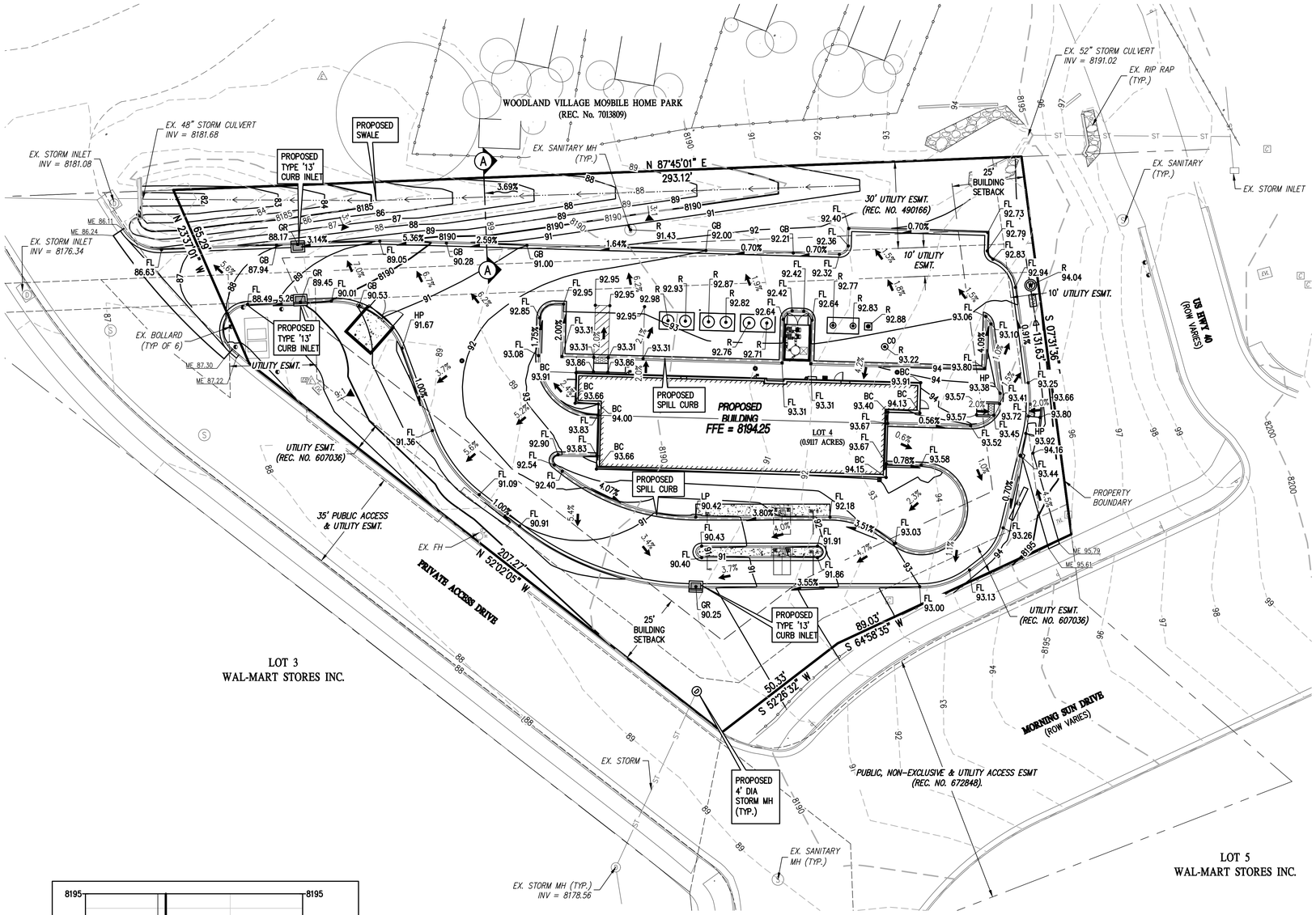
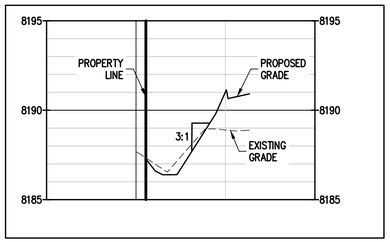
811 Know what's **below.** **Call** before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO





A C3 C3 DITCH SECTION A

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		PROPERTY BOUNDARY
		EASEMENT
		LOT LINE
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
		DITCH FLOWLINE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
W	W	WATER METER
W	W	WATER MANHOLE
		WATER VALVE
		FIRE HYDRANT
	RPA	REDUCED PRESSURE ASSEMBLY
		REDUCER
		REDUCER
S	S	SANITARY MANHOLE
	CO	CLEANOUT
		RECLAIM SYSTEM
		SAND/OIL INTERCEPTOR
		TEST WELL
		TYPE '13' CURB INLET
		TYPE 'R' INLET
		INLET SMALL AREA
D	D	STORM DRAIN MANHOLE
DS	DS	DOWNSPOUT
		LIGHT POLE
C	C	COMMUNICATION VAULT
		SIGN
		ADA PARKING STALL
25.44	25.36	SPOT ELEVATION
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 C3 C3 GRADING PLAN

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DESIGNED BY LTV | DRAWN BY LAR | CHECKED BY LRM

REVISION DESCRIPTION | PREPARED BY | DATE

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
GRADING PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	BEC
SURVEY DATE	XXXXXX
JOB NO.	483 7B
DRAWING NAME	GRADING PLAN
SHEET	3 OF 10

C3

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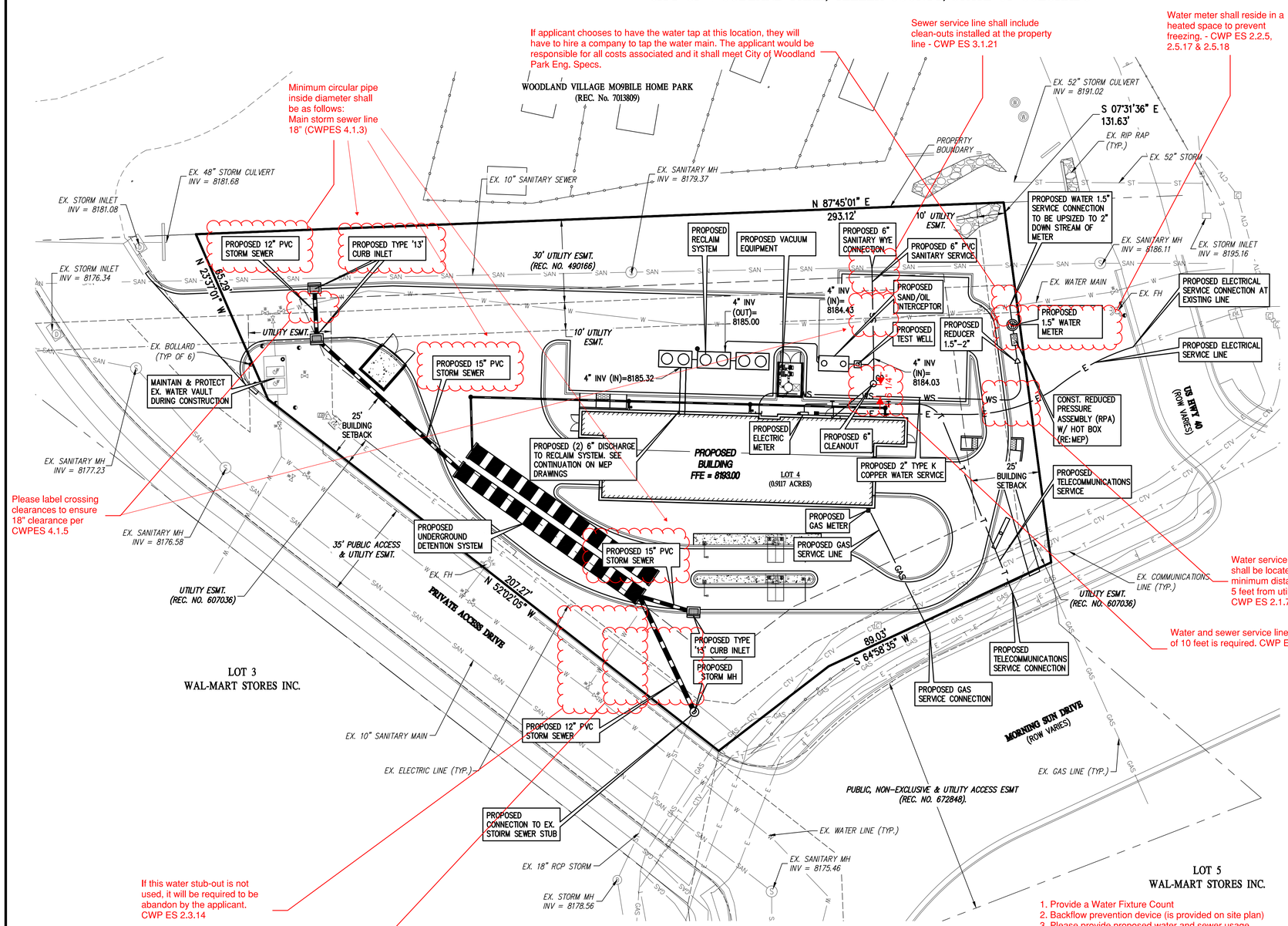
811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
W	W	WATER LINE
WS	WS	WATER SERVICE
SAN	SAN	SANITARY SEWER MAIN
SS	SS	SANITARY SEWER SERVICE
ST	ST	STORM SEWER
GAS	GAS	GASLINE
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE
CTV	CTV	CABLE TV

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		ADA PARKING STALL
		SIGN
		WATER METER
	RPA	REDUCED PRESSURE ASSEMBLY
		REDUCER
		SANITARY MANHOLE
		CLEANOUT
		RECLAIM SYSTEM
		SAND/OIL INTERCEPTOR
		TEST WELL
		TYPE '13' CURB INLET
		INLET SMALL AREA
		STORM DRAIN MANHOLE
		DOWNSPOUT
		LIGHT POLE
		COMMUNICATION VAULT

PROPOSED HATCHES
RIPRAP

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 C4 C4 UTILITY PLAN

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DESIGNED BY	DRAWN BY	CHECKED BY
LTV	LAR	LRM

REVISION	DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK, TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
UTILITY PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
UTILITY PLAN	
SHEET 4 OF 10	

C4

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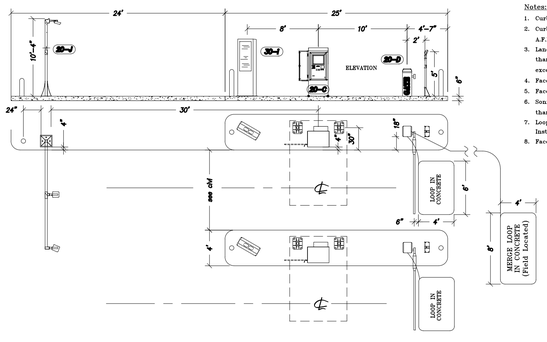
SITE DEVELOPMENT PLAN

CHAMPION XPRESS CAR WASH

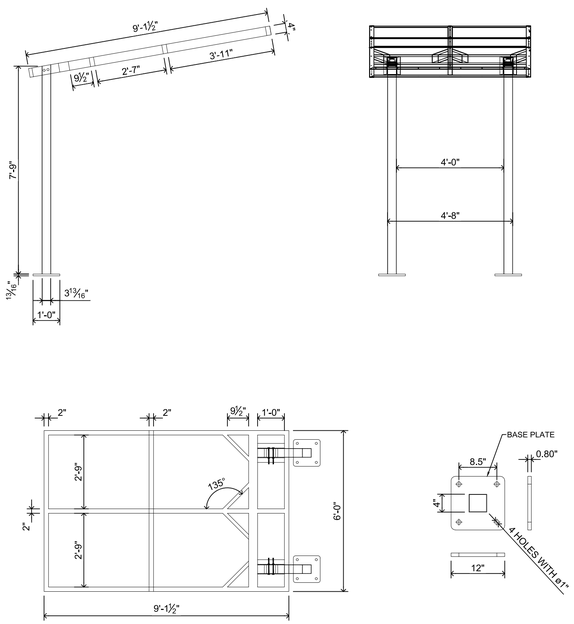
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



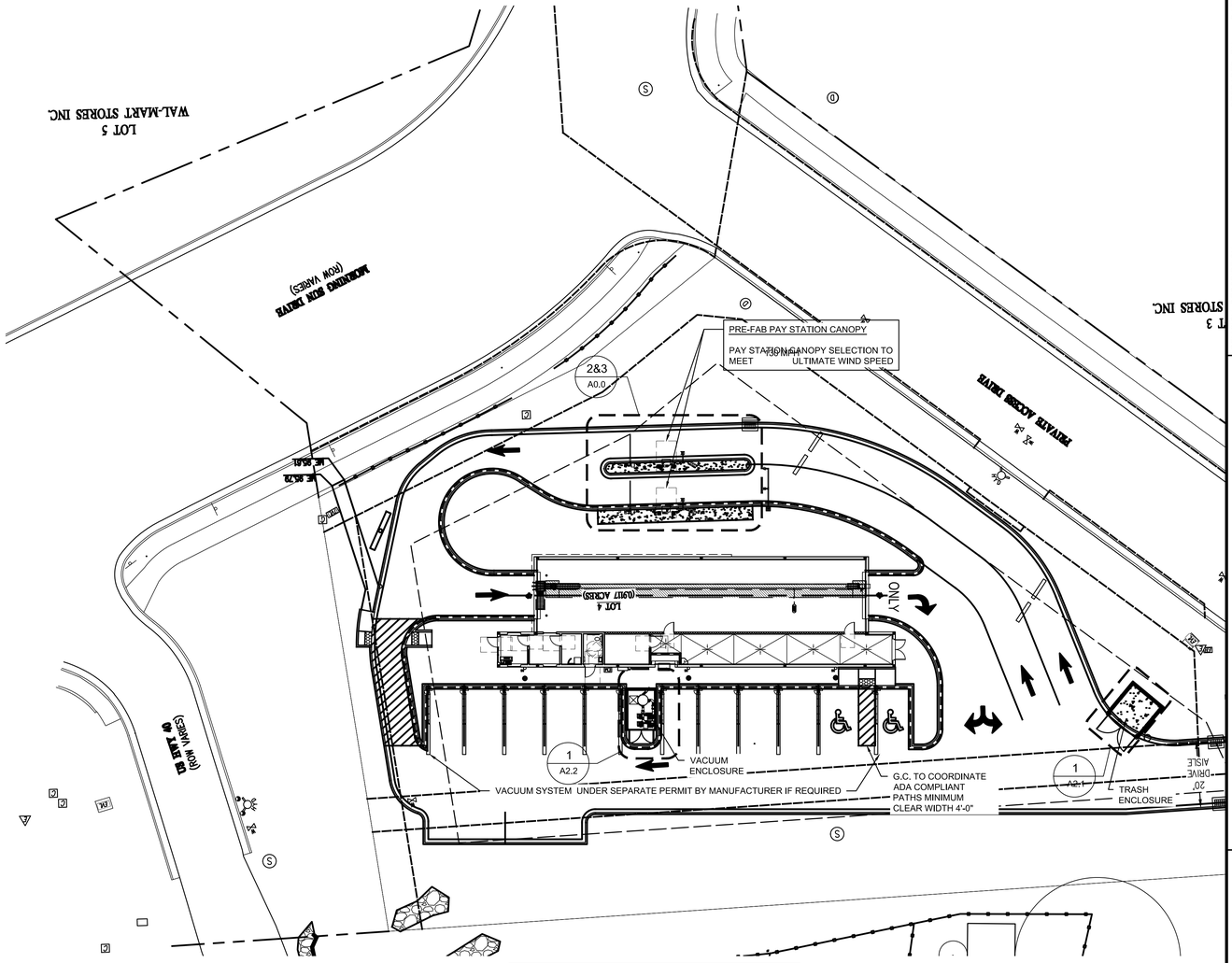
Notes:
1. Curb should be 6" in height.
2. Curb should have bollards (Ø4"X36" A.F.F.) at both ends to protect hardware.
3. Lanes between curbs should be no less than 9' (recommended) and should not exceed 12'
4. Face of Sonny's-PS 4" from curb edge.
5. Face of Gate 18" from curb edge.
6. Sonny's-PS and gate should be no less than 9' and should not exceed 10'.
7. Loops provided by CarWash Controls Installation by G.C.
8. Face of gate 18" from curb of edge.

SEE ELECTRICAL FOR ALL CONDUIT LOCATIONS
SEE CIVIL FOR PAY LANE QUANTITIES AND DIMENSIONS.

3 A0.0 — TYP. CONCRETE ISLAND DETAIL
NTS. NOTE: G.C. TO VERIFY DIMENSIONS ABOVE WITH CIVIL, PAY STATION CANOPY MANUFACTURER AND EQUIPMENT PROVIDER.



2 A0.0 — PRE-FAB PAY STATION CANOPY DETAILS
NTS. NOTE: PRE-FAB PAY STATION CANOPIES BY TSS INC. PROVIDED BY OWNER & INSTALLED BY G.C. G.C. TO COORDINATE SEPARATE PERMIT IF REQUIRED.



GC NOTE: PLAN MAY BE ROTATED FROM CIVIL ORIENTATION. COORDINATE BUILDING ORIENTATION WITH TRAVEL DIRECTION ARROWS SHOWN

ARCHITECTURAL SITE PLAN NOTE:

SEE CIVIL FOR BALANCE OF INFORMATION NOT SHOWN

1 A0.0 — ARCHITECTURAL SITE PLAN / CANOPY LAYOUT
SCALE: 1" = 20'-0"

C.L. Helt, Architect Inc.

DESIGNED BY	DRAWN BY	CHECKED BY
VR	VR	VR

REVISION	DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
TELLER COUNTY
MORNING SUN DRIVE
ARCHITECTURAL SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BAMLINE CORPORATION

INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 5	OF 10

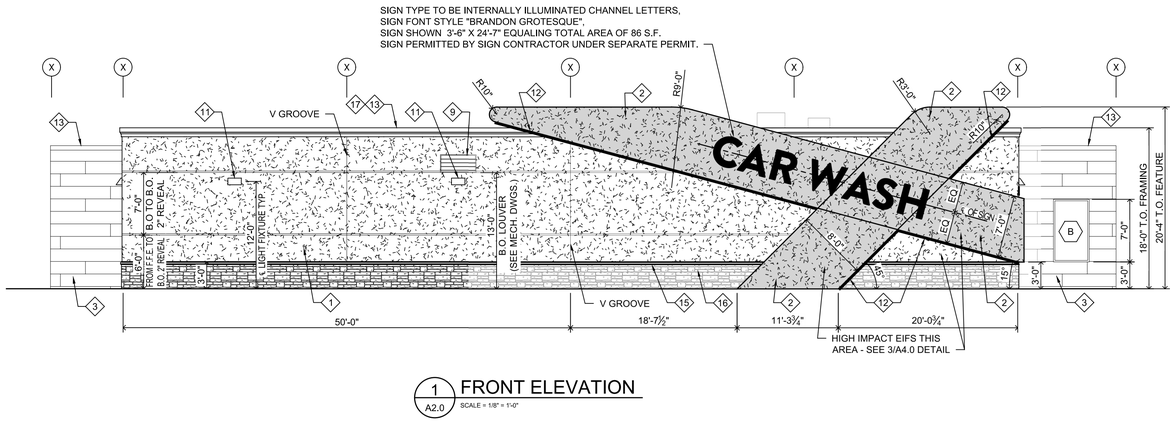
A1.0

SITE DEVELOPMENT PLAN

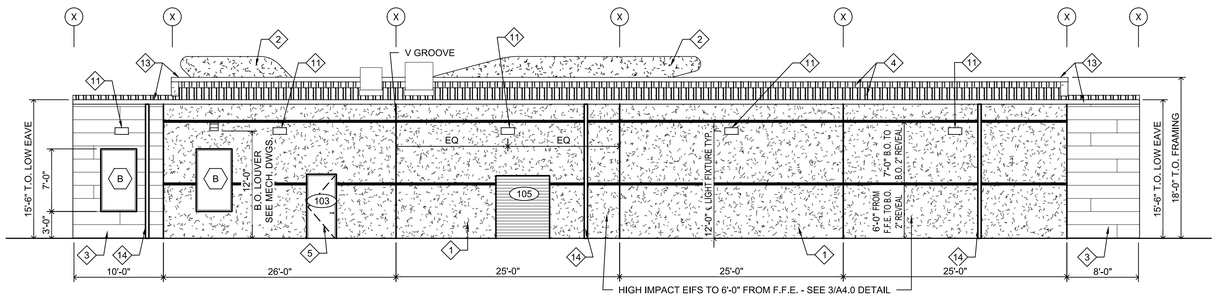
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

LEGEND	
000	WINDOW TYPE. SEE WINDOW GLAZING ELEVATION ON SHEET A5.0
000	DOOR TYPE. SEE DOOR SCHEDULE ON SHEET A5.0
000	FINISH TYPE. SEE EXTERIOR FINISH SPEC. LEGEND



1 A2.0 FRONT ELEVATION
SCALE = 1/8" = 1'-0"



2 A2.0 (PARKING) ELEVATION
SCALE = 1/8" = 1'-0"

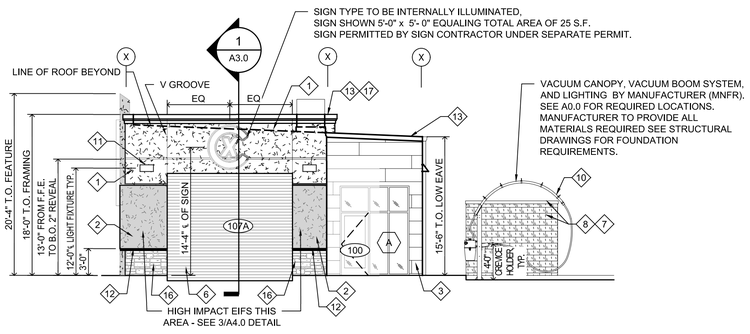
EXTERIOR FINISH SPEC. LEGEND

NOTE: SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION

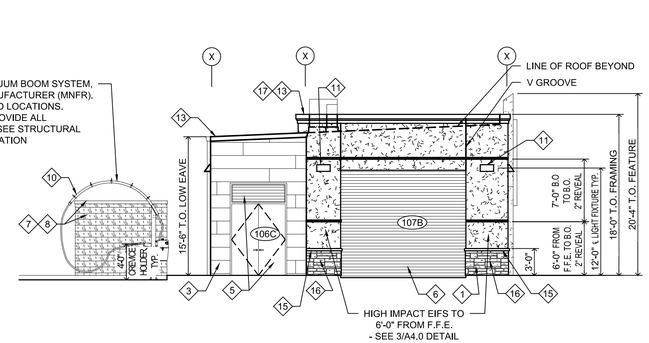
1	EIFS WALL SYSTEM MANUF: STO OR EQUAL COLOR: STO 32123 TEXTURE: STOLIT 1.5 (MEDIUM)
2	EIFS WALL SYSTEM AT "X" MANUF: STO OR EQUAL COLOR: STO 35140 TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY
3	FIBER CEMENT SIDING MANUF: NICHIHA SERIE: CORBOSA CONCRETE SERIES COLOR: SHADOW
4	MAIN BUILDING ROOF PANEL MANUF: WHIRLWINDSTEEL COLOR: GALVALUME PLUS STYLE: SUPER SPAN X
5	PAINT FINISH DOORS, AND LOUVER IN HOLLOW METAL DOOR FRAME MANUF: SHERWIN WILLIAMS COLOR: SW 7675 (1 PRIME + 2 COATS COLOR) NAME: SEALSKIN
6	PAINT FINISH (1 PRIME + 2 COATS COLOR) MANUF: IFS COATING COLOR: RAL 90333 CRYSTAL WHITE PRODUCT#: PLSF 80037PAINT FINISH
7	SPLIT FACE CMU COLOR: PAINTED TO MATCH EIFS COLOR STO 32123
8	CMU WALL CAP TO MATCH CMU
9	LOUVERS TO MATCH ADJACENT FINISH COLOR
10	VACUUM BOOM FRAME MANUF: SONNY COLOR: SILVER
11	WALL PACK - SEE ELECTRICAL CENTER BETWEEN EIFS GROVE TYP.
12	COVE LIGHTING FEATURE - SEE ELECTRICAL
13	COPING CAP,GUTTER, TRIM, AND ACCESORIES MANUF: WHIRLWINDSTEEL COLOR: BURNISHED SLATE
14	DOWNSPOUT BY PEMB COLOR: LIGHT STONE - SEE CIVIL FOR CONNECTION TO STORM LINE
15	WAINSCOT CAP OR EQUAL MANUF: SUNSET STONE OR EQUAL COLOR: NATURAL
16	STACKED STONE OR EQUAL MANUF: SUNSET STONE OR EQUAL COLOR: PONDEROSA
17	EIFS WALL SYSTEM - CORNICE MANUF: STO OR EQUAL COLOR: STO 32243 TEXTURE: STOLIT 1.5 (MEDIUM)

NOTE: SIGN CONTRACTOR SHALL ENGINEER ATTACHMENT OF SIGN TO BUILDING STRUCTURE AND DETERMINE NUMBER OF FASTENERS, SIZE OF FASTENERS, AND ATTACHMENT POINTS. FASTENERS SHALL BE BLIND TO BE INSTALLED FROM EXTERIOR ONLY. PROVIDE PIPE SPACER TO AVOID CRUSHING WALL FINISH. SEAL ALL PENETRATION WATERTIGHT.

NOTE:
- SEE 9/A4.0 FOR V GROOVE DETAIL TYP. AT 25' O.C., SEE 8/A4.0 FOR EIFS REVEAL DETAIL.



3 A2.0 ENTRANCE (LEFT) ELEVATION
SCALE = 1/8" = 1'-0"



4 A2.0 EXIT (RIGHT) ELEVATION
SCALE = 1/8" = 1'-0"

C.L. Helt, Architect Inc.

DESIGNED BY	DRAWN BY	CHECKED BY
VR	VR	VR

REVISION	DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT
CITY OF WOODLAND PARK
TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
ARCHITECTURAL ELEVATIONS

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BARELINE CORPORATION

INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 6 OF 10	

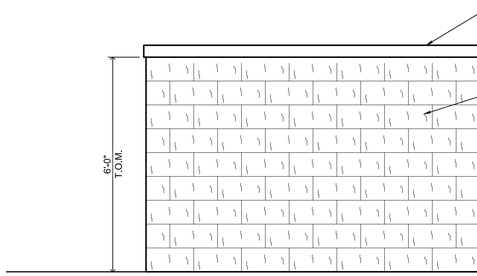
A2.0

SITE DEVELOPMENT PLAN

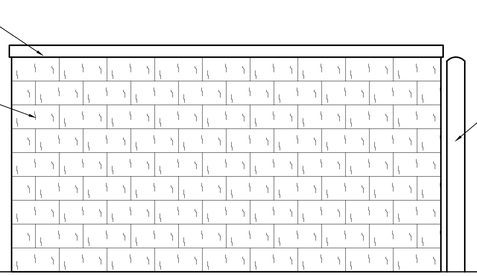
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

NOTE: SEE SHEET A2.0 FOR FINISHES



5 A2.1 TRASH ENCLOSURE ELEVATION
SCALE = 1/2" = 1'-0"



4 A2.1 TRASH ENCLOSURE ELEVATION
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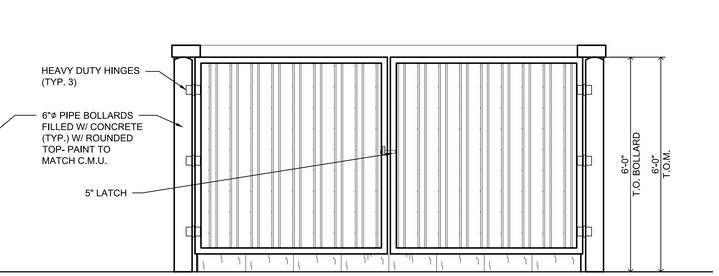
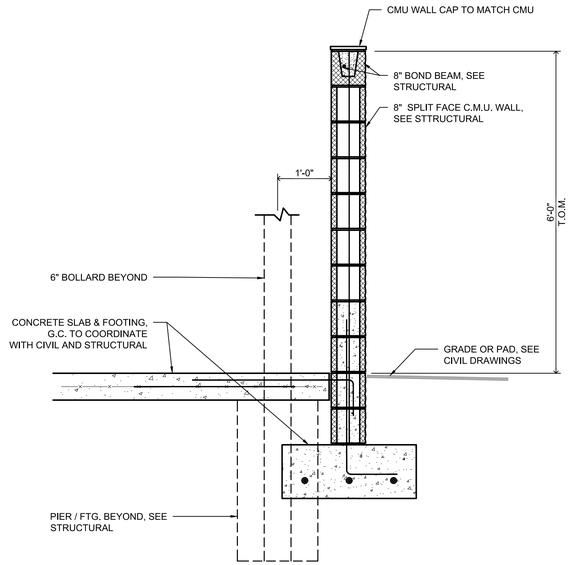
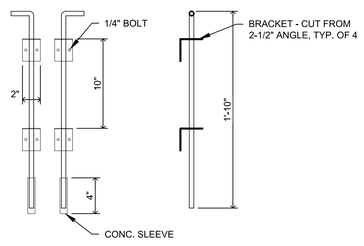


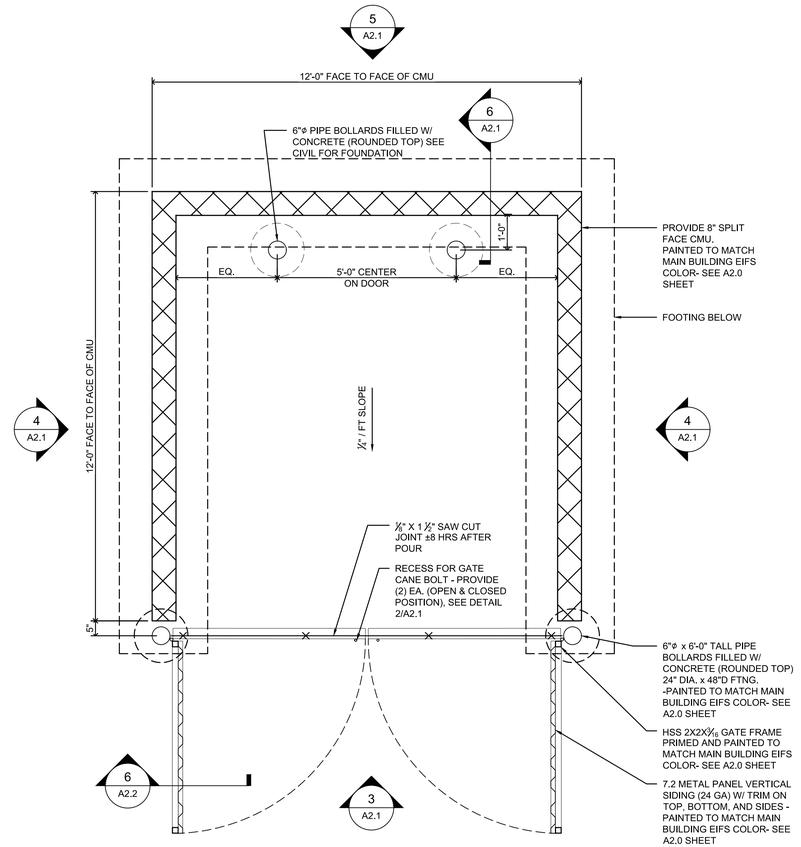
3 A2.1 TRASH ENCLOSURE ELEVATION
SCALE = 1/2" = 1'-0"



6 A2.1 TYP. WALL SECTION
SCALE = 3/4" = 1'-0"



2 A2.1 CANE BOLT KEEPER DETAIL
SCALE = 1 1/2" = 1'-0"



1 A2.1 ENLARGED TRASH ENCLOSURE PLAN
SCALE = 1/4" = 1'-0"
NOTE: REFERENCE ARCHITECTURAL SITE PLAN FOR SITE ORIENTATION

C.L. Helt, Architect Inc.

DESIGNED BY	DRAWN BY	CHECKED BY
VR	VR	VR

REVISION	DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
TELLER COUNTY

TRASH ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BARLINE CORPORATION

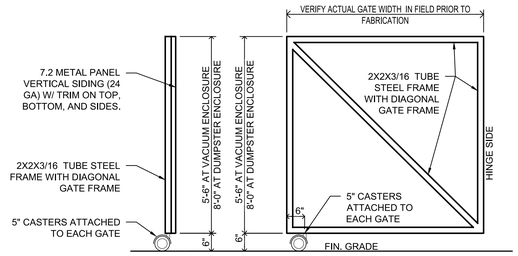
INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 7 OF	10

A2.1

SITE DEVELOPMENT PLAN

CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



6 A2.2 TYPICAL GATE SECTION
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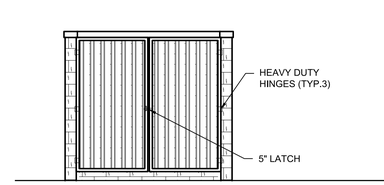
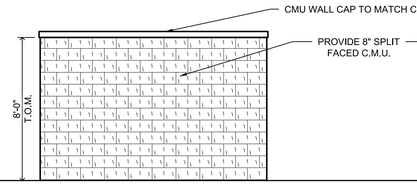
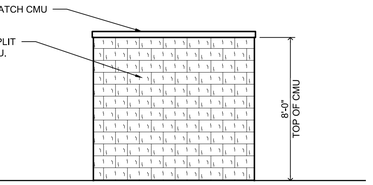


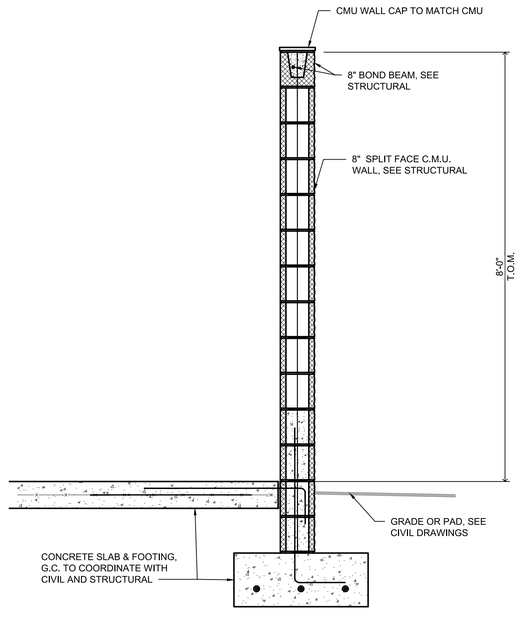
5 A2.2 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4" = 1'-0"



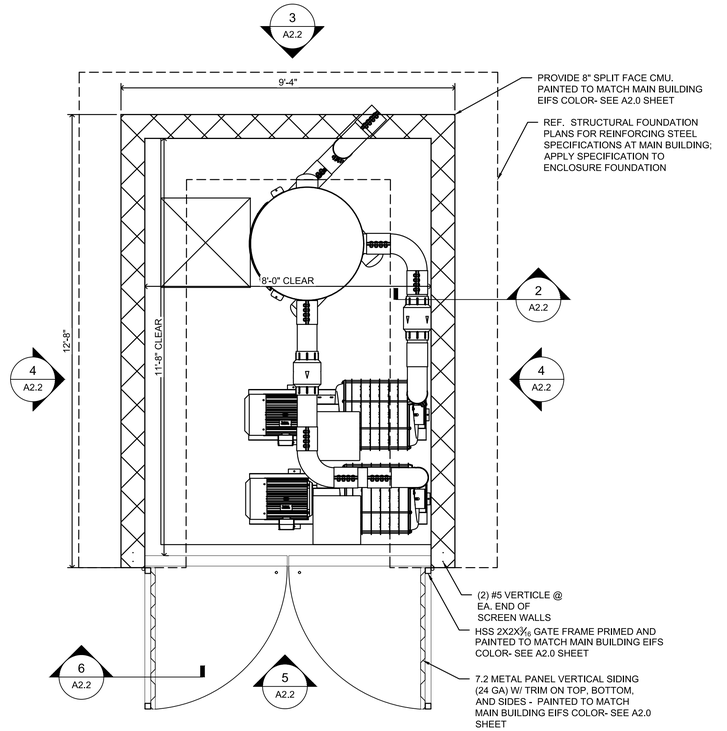
4 A2.2 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4" = 1'-0"



3 A2.2 VACUUMENCLOSURE ELEVATION
SCALE = 1/4" = 1'-0"



2 A2.2 TYPICAL WALL SECTION
SCALE = 3/4" = 1'-0"



1 A2.2 CMU VACUUM ENCLOSURE PLAN
SCALE = 1/2" = 1'-0"
NOTE: REFERENCE ARCHITECTURAL SITE PLAN FOR SITE ORIENTATION

C.L. Helt, Architect Inc.

DESIGNED BY VR | DRAWN BY VR | CHECKED BY VR

REVISION DESCRIPTION | PREPARED BY | DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
TELLER COUNTY

VACUUM ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

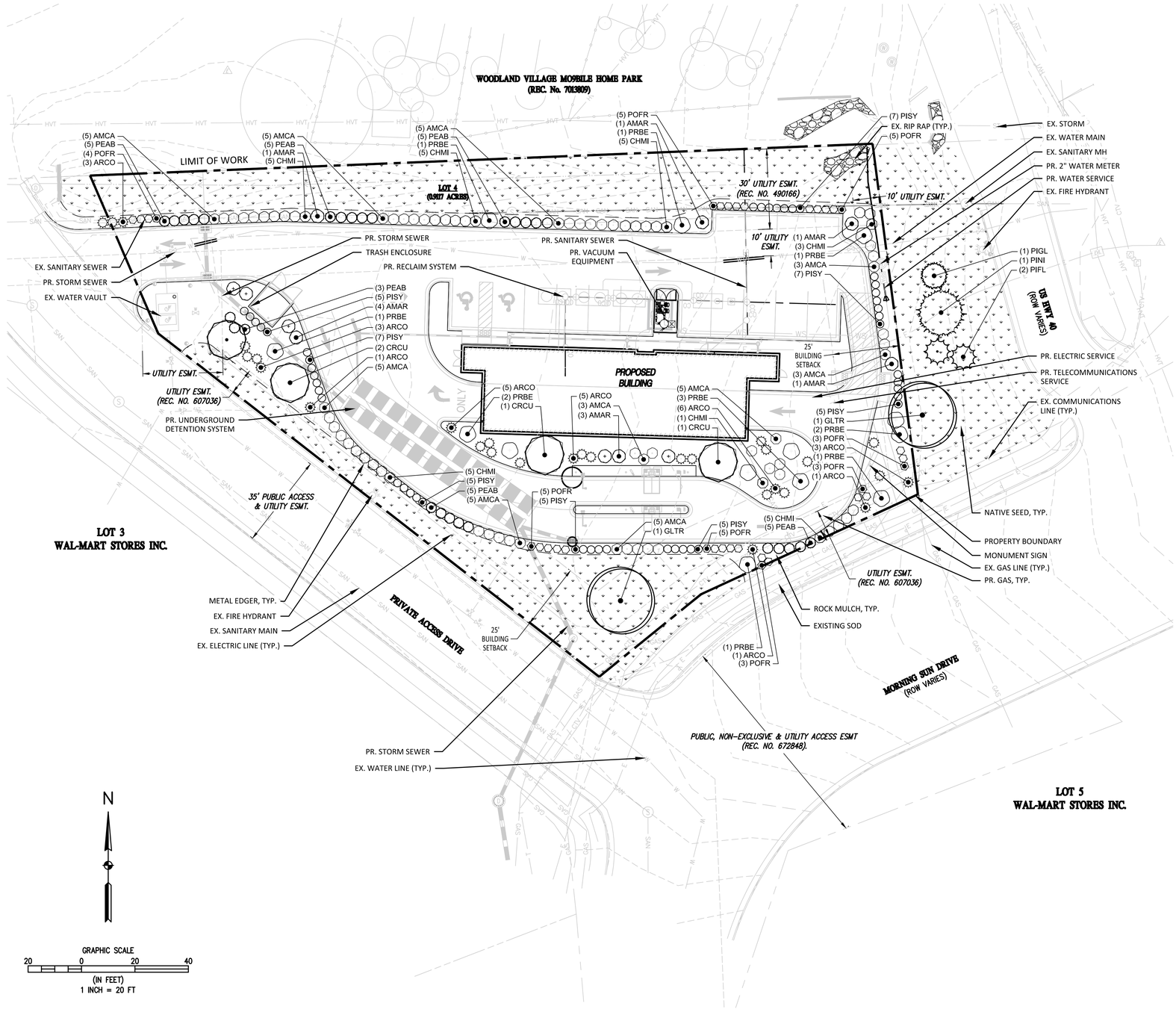
INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM BEC	SURVEY DATE XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 8 OF 10	

A2.2

811 Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



Per MC 18.33.010 all Deciduous tress must be 2.5" caliper - 1' above ground 10' in height

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
+	AMAR	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	2" CAL.	11
	CRCU	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	2" CAL.	4
	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL.	2
	PIGL	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	2" CAL.	1
	PIFL	PINUS FLEXILIS LIMBER PINE	2" CAL.	3
	PINI	PINUS NIGRA AUSTRIAN PINE	2" CAL.	1

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMCA	AMORPHA CANESCENS LEADPLANT	---	45
	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	---	30
	CHMI	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	---	31
	PEAB	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	---	29
	PISY	PINUS SYLVESTRIS 'NANA' DWARF SCOTCH PINE	---	50
	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE' MCKAY'S WHITE BUSH CINQUEFOIL	---	34
	PRBE	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	---	13

MATERIAL SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
3	METAL EDGER	1,249 LF	

SYMBOL	DESCRIPTION	QTY	DETAIL
	ROCK MULCH	7,553 SF	
	NATIVE SEED	15,396 SF	

BASELINE
Engineering · Planning · Surveying
102 N. RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 3039403868 • F. 3039403869 • www.baselinecorp.com

DESIGNED BY KLH | DRAWN BY KLH | CHECKED BY SRO

REVISION DESCRIPTION | PREPARED BY | DATE

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK, TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
LANDSCAPE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	BEC
SURVEY DATE	XXXXXX
JOB NO.	483 7B
DRAWING NAME	LANDSCAPE PLAN
SHEET	9 OF 10

L1.0

N:_PLANNING LLC\491 7B Development - Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Landscape Plan.dwg, 12/14/2022 1:41:29 PM, Laura Rios

Know what's **below.**
Call before you dig.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH

LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO

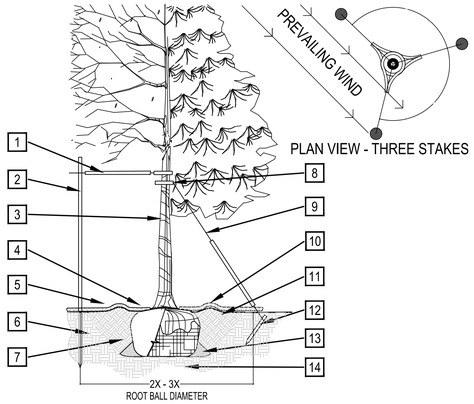
LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3'' DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" COLORADO ROSE CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL PLANTS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4'' DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES . EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SODDED, TURF SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE ENTECH ENGINEERING, INC. JULY 5, 2022 ENTECH JOB NO 221054 PAGE 8, 5.5 SURFACE AND SUBSURFACE DRAINAGE "TO HELP MINIMIZE INFILTRATION OF WATER INTO THE FOUNDATION ZONE, VEGETATIVE PLANTINGS PLACED CLOSE TO FOUNDATION WALLS SHOULD BE LIMITED TO THOSE SPECIES HAVING LOW WATERING REQUIREMENTS AND IRRIGATED GRASS SHOULD NOT BE LOCATED WITHIN 5 FEET OF THE FOUNDATION. SIMILARLY, SPRINKLERS ARE NOT RECOMMENDED TO DISCHARGE WATER WITHIN 5 FEET OF FOUNDATIONS. IRRIGATION NEAR FOUNDATIONS SHOULD BE LIMITED TO THE MINIMUM AMOUNT SUFFICIENT TO MAINTAIN VEGETATION. APPLICATION OF MORE IRRIGATION WATER THAN NECESSARY CAN INCREASE THE POTENTIAL FOR SLAB AND FOUNDATION MOVEMENT."
22. TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM TWO FOOT (2') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
23. CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN VEHICLE LOT PLANTING AREAS TO A DEPTH OF 30 INCHES.

SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.
ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15–15–15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4



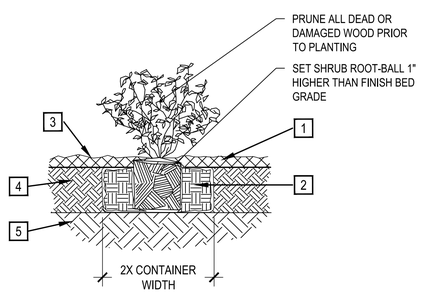
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
2. 1.1 1-$\frac{1}{2}$" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   1.2 1-$\frac{1}{2}$" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
3. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-$\frac{1}{2}$" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. $\frac{1}{2}$" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

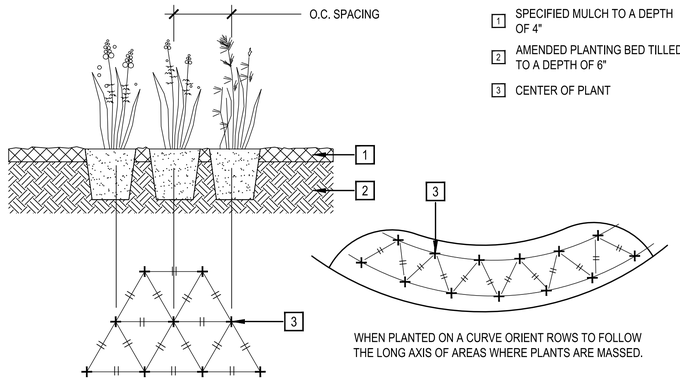


1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)
4. AMENDED TOPSOIL
5. EXISTING SUBGRADE

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

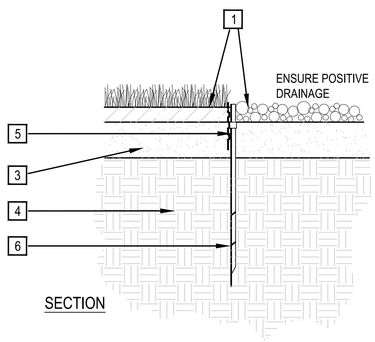
SCALE: 1-1/2" = 1'-0"



1. SPECIFIED MULCH TO A DEPTH OF 4"
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

3 ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER SHALL BE COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES
6. EDGER STAKE - 12"

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 METAL EDGER

SCALE: 1" = 1'-0"

BASELINE
Engineering · Planning · Surveying
102 N. RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 3033403866 • F: 3033403869 • www.baselinecorp.com

DESIGNED BY KLH | DRAWN BY KLH | CHECKED BY SRO

REVISION DESCRIPTION	PREPARED BY	DATE

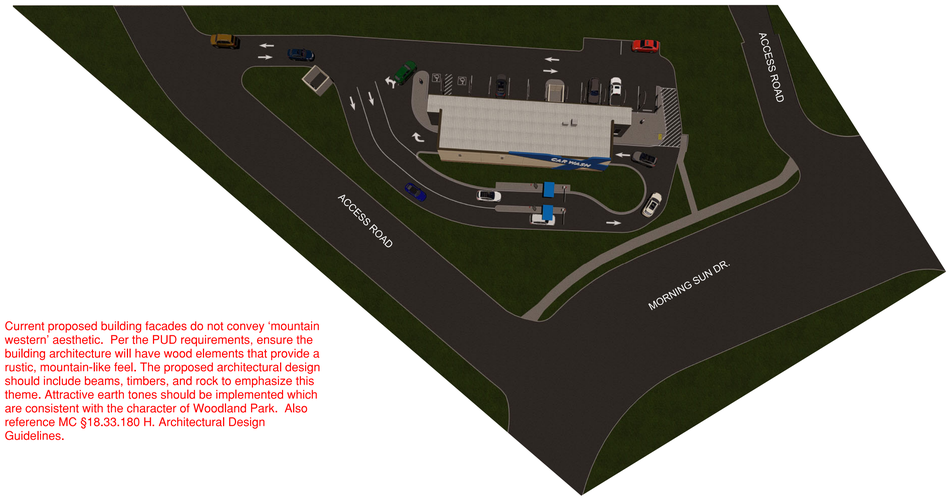
7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK — TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM / SURVEY DATE	BEC / XXXXXX
JOB NO.	483 7B
DRAWING NAME	LANDSCAPE NOTES
SHEET	9 OF 10

N:\PLANNING LLC\491 7B Development - Woodland Park Site\Drawings\Planning Documents\Site Plan\491 Landscape Plan.dwg, 12/14/2022 1:41:38 PM, Laura Rios



Current proposed building facades do not convey 'mountain western' aesthetic. Per the PUD requirements, ensure the building architecture will have wood elements that provide a rustic, mountain-like feel. The proposed architectural design should include beams, timbers, and rock to emphasize this theme. Attractive earth tones should be implemented which are consistent with the character of Woodland Park. Also reference MC §18.33.180 H. Architectural Design Guidelines.

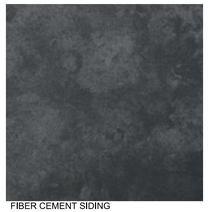
AERIAL VIEW

ENTRANCE VIEW FROM VACUUM PARKING

EXIT VIEW

EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 32123
TEXTURE: STOLIT 1.5 MEDIUM

EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 35140
TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY



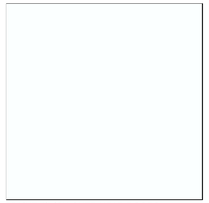
FIBER CEMENT SIDING
MANUF: NICHIHA
SERIE: CORBOSA CONCRETE SERIES
COLOR: SHADOW

MAIN BUILDING ROOF PANEL
MANUF: WHIRLWINDSTEEL
COLOR: GALVALUME PLUS
STYLE: SUPER SPAN X

VACCUM BOOMS
MANUF: SONNY
COLOR: SILVER

COPING CAP, GUTTER, TRIM, AND ACCESORIES
MANUF: WHIRLWINDSTEEL
COLOR: BURNISHED SLATE

PAINT FINISH DOORS, AND LOUVER IN HOLLOW METAL DOOR FRAME,
MANUF: SHERWIN WILLIAMS
COLOR: SW 7675
NAME: SEALSKIN



PAINT FINISH OVER HEAD DOORS
MANUF: IFS COATING
COLOR: RAL 90333 CRYSTAL WHITE
PRODUCT#: PLSF 80037PAINT FINISH

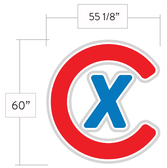
DOWNSPOUT BY PEMB
COLOR: LIGHT STONE

STACKED STONE OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: PONDEROSA

EIFS WALL SYSTEM - CORNICE
MANUF: STO OR IDENTICAL
COLOR: STO 32243
TEXTURE: STOLIT 1.5 MEDIUM

WAINSCOT CAP OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: NATURAL

ELECTRONIC MATERIAL SAMPLE BOARD

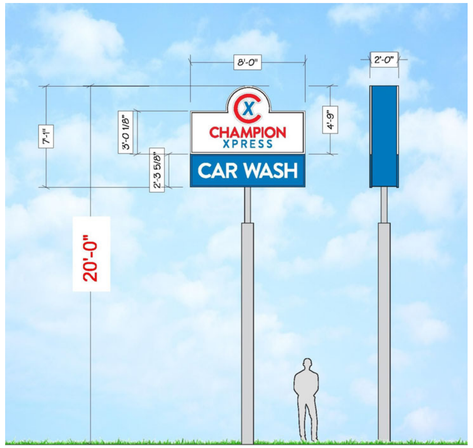


CX
Translucent vinyl 60" h x 55 1/8" w
(tower above double doors)

BUILDING SIGNAGE

X SIGNAGE
ACRYLIC FACE WHITE CHANNEL LETTERS WITH ALUMINIUM RETAINERS
CAR WASH 3'-6" x 24'-7"

SIGNAGE APPROVAL



FREESTANDING SIGN

VACUUM SIDE VIEW

ELEVATION APPROVAL

C.L. Helt, Architect Inc.
6405 W. WILKINSON BLVD
SUITE 100
BELMONT, NC 28012
Ph. 704-342-1686
Fx. 704-343-0054
INFO@CLHELT.COM

C.L. HELT PROJECT # 22045

Project : CHAMPION XPRESS CAR WASH
FOR
7B BUILDING AND DEVELOPMENT
MORNING SUN DRIVE
WOODLAND PARK,CO, 80863

Sheet Description :
RENDERINGS
ELEVATIONS

Seal

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Drawn By :
V. RAMON

Checked By :
D. MYERS

Revisions :

Date :
11/02/2022

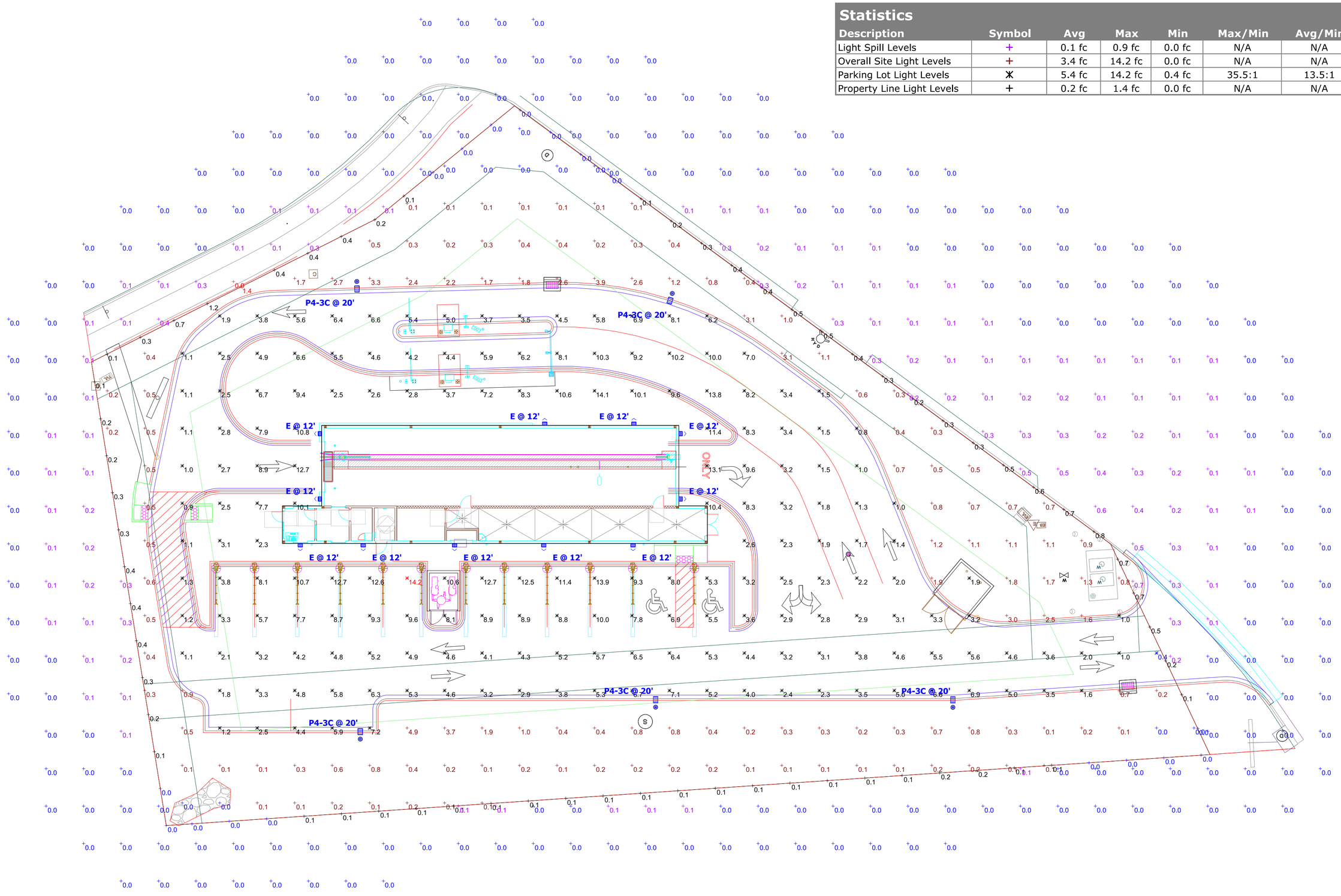
Sheet No.
A-REN

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	P4-3C	5	GLEON-SA3C-730-U-SL4-HSS	Single Head Eaton McGraw Edison Galleon Series LED Area Unit w/Type SL4 (Spill Light Control Type 4 Distribution & 17.5ft. Pole Height w/2.5ft. Base) House Side Shielding (Full Cutoff Design)	LED/3000K (FULL CUTOFF DESIGN w/SHIELDING)	166
	E	11	RWL2-160L-50-3K7-4W-UNV	Hubbell Outdoor Lighting Ratio RWL2 Series Wall Mounted LED Sconce Unit w/Type 4W Optics (12ft. Mounting Height)	LED/3000K (FULL CUTOFF DESIGN)	54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Light Spill Levels	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Overall Site Light Levels	+	3.4 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	X	5.4 fc	14.2 fc	0.4 fc	35.5:1	13.5:1
Property Line Light Levels	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A



Champion Xpress - Woodland Park, CO (Morning Sun)
Site Lighting Photometric Design

Designer
Adam Carrier
Date
12/13/2022
Scale
Not to Scale
Drawing No.

Summary

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: E | PROJECT:

CATALOG #: RWL2-160L-50-3K7-4W-UNV

RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K

C US | BUY AMERICAN SOLUTIONS See Certification Specifications | DLC LISTED | DLC PREMIUM

RELATED PRODUCTS

Ratio Family | Ratio Area | Ratio Flood

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL | NX DISTRIBUTED INTELLIGENCE™ | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25˚C to 40˚C

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: E PROJECT:

CATALOG #: RWL2-160L-50-3K7-4W-UNV

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

Example: RWL1–48L-10–3K7–2–UNV–BLS–E

CATALOG # RWL2-160L-50-4K7-4W-UNV

ORDERING INFORMATION

RWL2 – 160L-50 – 3K7 – 4W – UNV – ____ –

Series	
RWL1	Ratio Wall 1
RWL2	Ratio Wall 2

# LEDs - Wattage	
48L-10	1,000 Lumens[4]
48L-15	2,000 Lumens[4]
48L-20	2,500 Lumens[4]
48L-25	3,500 Lumens[4]
48L-35	4,500 Lumens
48L-45	5,500 Lumens
160L-45	6,500 Lumens
160L-50	7,500 Lumens
160L-65	9,500 Lumens
160L-80	11,000 Lumens
160L-95	13,000 Lumens
160L-115	15,000 Lumens
160L-135	17,500 Lumens
160L-155	19,500 Lumens

CCT/CRI	
3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI

Distribution	
2	IES TYPE II[1]
3	IES TYPE III
4W	IES TYPE IV

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Control Options Network	
NXWE	NX Wireless Enabled (module + radio)[4,7]
NXSPW_F	NX Wireless, PIR Occ. Sensor, Daylight Harvesting[4,5,7]
NXSP_F	NX, PIR Occ. Sensor, Daylight Harvesting[4,5,7]
WIR	Wireless Controls, wiSCAPE™[2,6]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor[3,4]
SCP-20F	Remote control programmable line voltage sensor[3,4]
Control Options	
7PR_	7-Pin Receptacle[6]

Options	
F	Fusing[3]
E	Emergency Battery Backup[7,8,9]
EH	Emergency Battery w/ Heater Option[7,8]
2DR	Dual Driver[4,6]
2PF	Dual Power Feed[4,6]
PC	Button Photocontrol[8]

Notes:
1. Only available with RWL2
2. wiSCAPE Gateway required for system programming
3. Specific voltage selection is required
4. Not available with 347/480V
5. Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
6. This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
7. This item is located in the integral backbox for RWL1 configurations only.
8. Option only available at 120 or 277V

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**WP-BB-XXX**	Accessory for conduit entry[1]

Notes:
1. replace "xxx" with color option

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO WALL

RWL1/RWL2 LED WALLPACK

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO WALL

RWL1/RWL2 LED WALLPACK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
	35	120	0.31	36.9
		208	0.18	
		240	0.15	
		277	0.13	
		347	0.11	
		480	0.08	
	45	120	0.39	46.5
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
	155	120	1.31	156.8
		208	0.75	
		240	0.65	
		277	0.57	
		347	0.45	
		480	0.33	

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

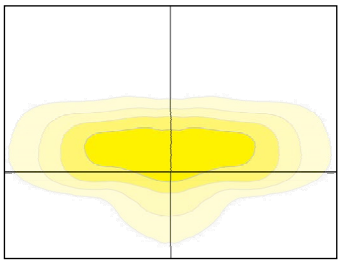
RATIO WALL

RWL1/RWL2 LED WALLPACK

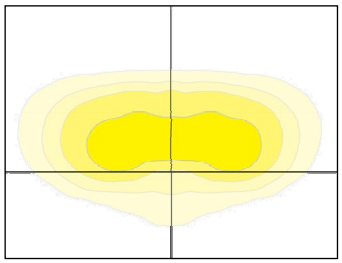
PHOTOMETRY

MountingHeight:30ft

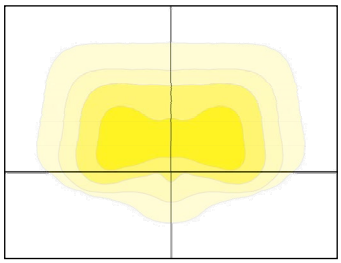
Type II



Type III

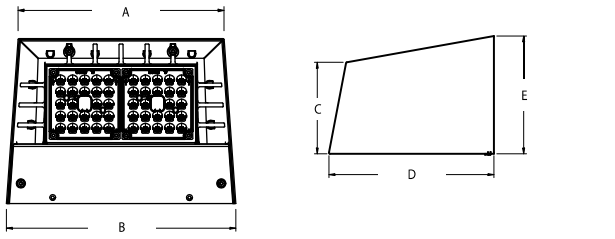


Type VI



DIMENSIONS

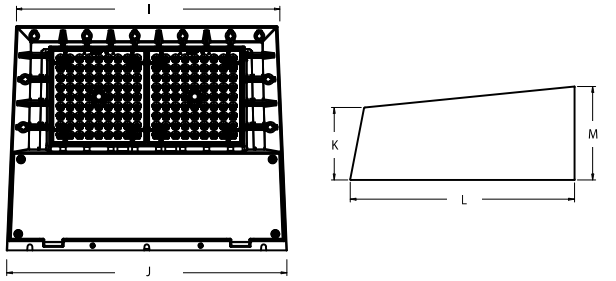
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight
6.5 lbs (2.95 kgs)

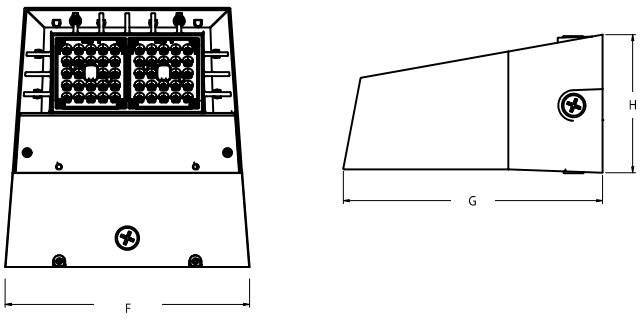
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

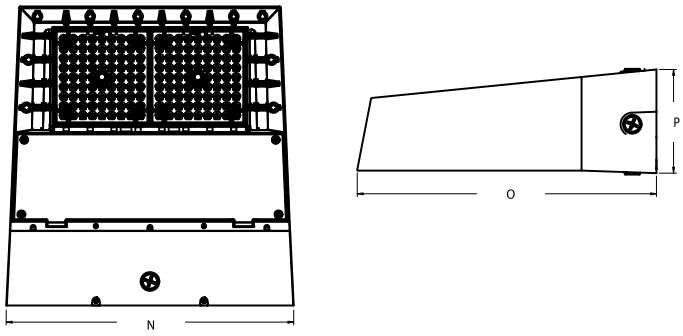
Weight
16.5 lbs (7.48 kgs)

RWL1 with Integral Back Box



F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with Integral Back Box



N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

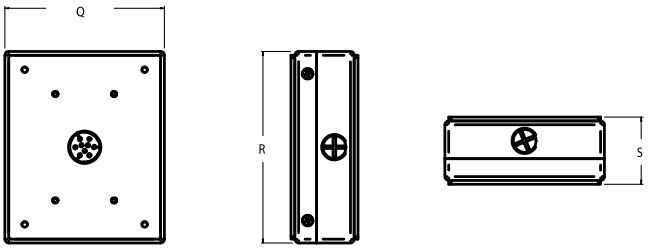
CATALOG #:

RATIO WALL

RWL1/RWL2 LED WALLPACK

DIMENSIONS (CONTINUED)

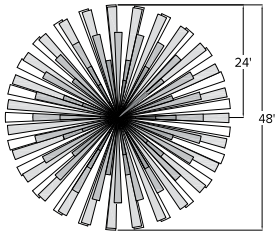
Back Box Accessory

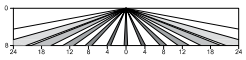


Q	R	S
4.9" 124mm	5.9" 150mm	2.1" 53mm

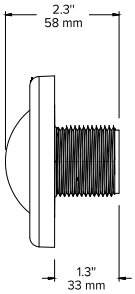
ADDITIONAL INFORMATION

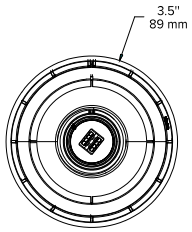
NXSP-14F



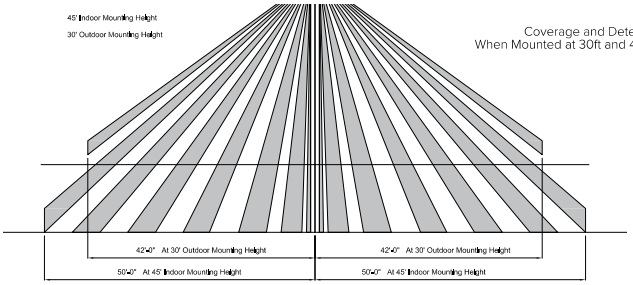


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

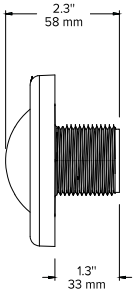


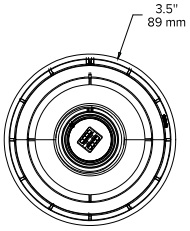


NXSP-40F

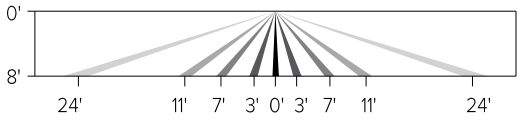


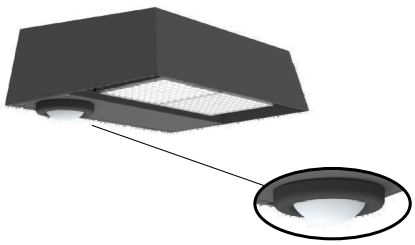
Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens

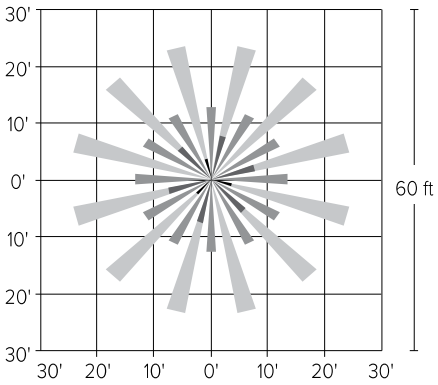


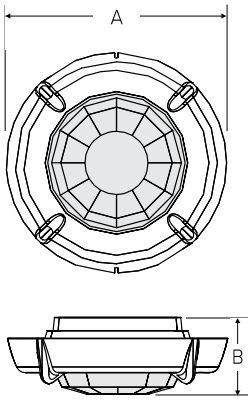


SCP-8F









A	B
2.3" (59mm)	.8" (20mm)

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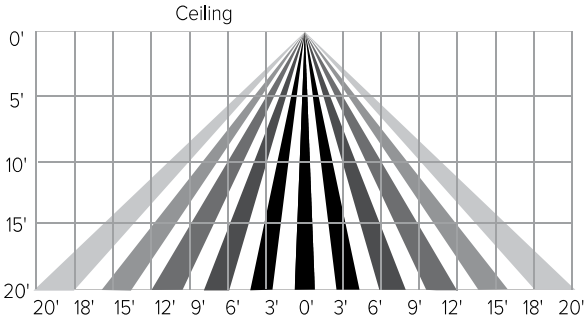
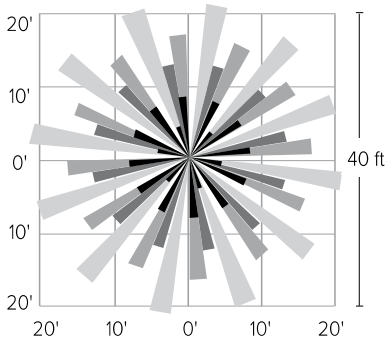
HUBBELL Lighting

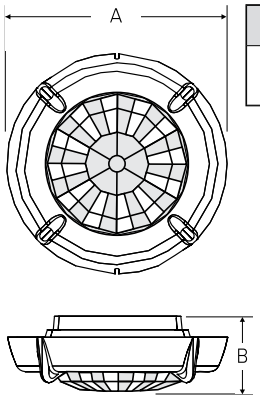
RATIO WALL

RWL1/RWL2 LED WALLPACK

SCP-20F

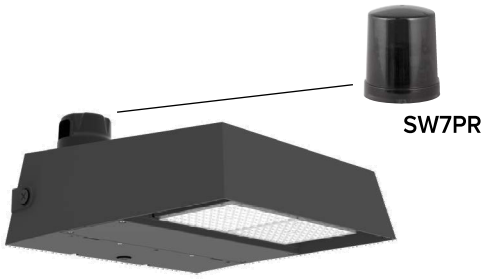






A	B
2.3" (59mm)	.8" (20mm)

SITESYNC 7-PIN MODULE



SW7PR

SiteSync LIGHTING CONTROL

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

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Project		**Catalog #**	GLEON-SA3C-730-U-SL4-HSS	**Type**	P4-3C
Prepared by	VILLA LIGHTING	**Notes**		**Date**	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenSafe Technology

Light ARchitect™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

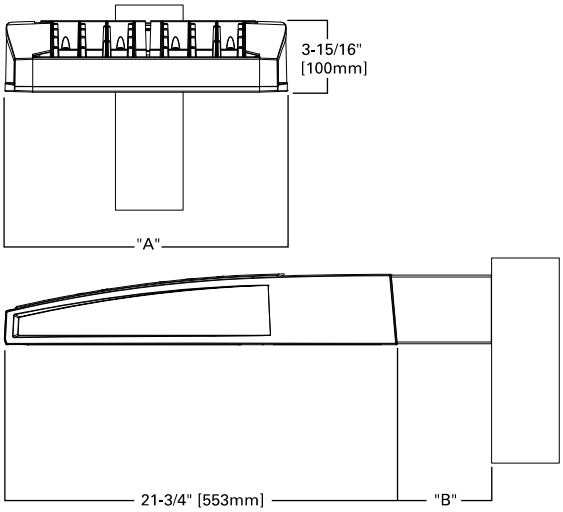
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	–
9-10	33-3/4"	7"	16"	–	–

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [35] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [35]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [5] **SA8**=8 Squares [5] **SA9**=9 Squares [6] **SA0**=10 Squares [6]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [16]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [14, 16]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QML**=Quick Mount Arm (Standard Length, Large) [37] **QMEA**=Quick Mount Arm (Extended Length) [12]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [19, 20]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
20K=Series 20kV UL 1449 Surge Protective Device
2L=Two Circuits [17, 18]
HA=50°C High Ambient
HSS=Installed House Side Shield [28]
GRSBK=Glare Reducing Shield, Black [23]
GRSWH=Glare Reducing Shield, White [23]
LCF=Light Square Trim Painted to Match Housing [27]
MT=Installed Mesh Top
TH=Tool-less Door Hardware
CC=Coastal Construction finish [3]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CE=CE Marking [29]
AHD145=After Hours Dim, 5 Hours [22]
AHD245=After Hours Dim, 6 Hours [22]
AHD255=After Hours Dim, 7 Hours [22]
AHD355=After Hours Dim, 8 Hours [22]
DALI=DALI Drivers

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol
PR=NEMA 3-PIN Photocontrol Receptacle
PR7=NEMA 7-PIN Photocontrol Receptacle [21]
SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [34]
SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [34]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24]
ZW=WaveLinx Module and 4-PIN Receptacle
ZD=WaveLinx Module with DALI driver and 4-PIN Receptacle
SWPD4XX=WaveLinx Sensor Only, 7'-15' [13, 32, 33]
SWPD5XX=WaveLinx Sensor Only, 15'-40' [13, 32, 33]
WOBXX=WaveLinx Sensor with Bluetooth, 7'-15' [13, 32]
WOFXX=WaveLinx Sensor with Bluetooth, 15'-40' [13, 32]
LWR-LW=Enlighted Sensor, 8'–16' Mounting Height [26]
LWR-LN=Enlighted Sensor, 16'–40' Mounting Height [26]
DIM10-MS/DIM-L08=Synapse Occupancy Sensor (<8' Mounting) [19]
DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) [19]
DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) [19]

Accessories (Order Separately) [36]

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [11]
GLEON-QMEA=Quick Mount Extended Arm Kit [12]
LS/HSS=Field Installed House Side Shield [28, 30]
LS/GRSBK=Glare Reducing Shield, Black [23, 30]
LS/GRSWH=Glare Reducing Shield, White [23, 30]
LS/PFS=Perimeter Shield, Black [15]
WOLC-7P-10A=WaveLinx Outdoor Control Module [19, 31]
SWPD4-XX=Wavelinx Wireless Sensor, 7'–15' Mounting Height [13, 19, 32, 33]
SWPD5-XX=Wavelinx Wireless Sensor, 15'–40' Mounting Height [13, 19, 32, 33]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Requires ZW or ZD receptacle.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Requires PR7.
32. Replace XX with sensor color (WH, BZ or BK.)
33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Available for 7-10 squares.

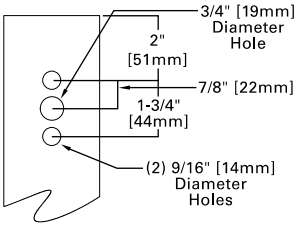
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

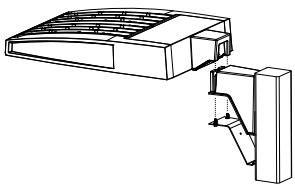
Mounting Details

Standard Arm (Drilling Pattern)

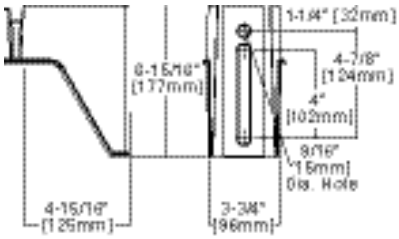
TYPE "N"



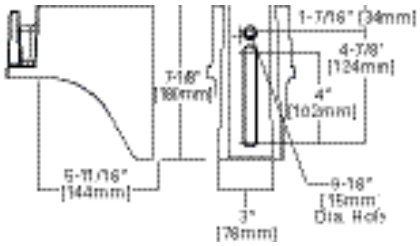
Quick Mount Arm (Includes fixture adapter)



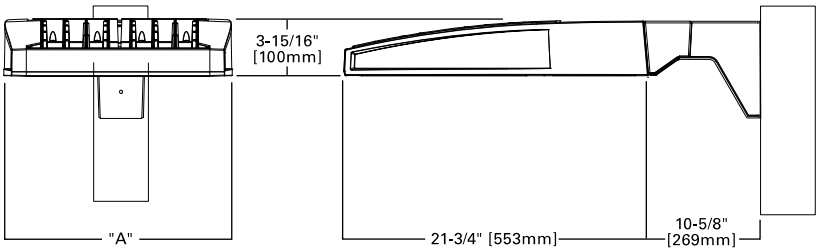
QM and QMEA Pole Mount



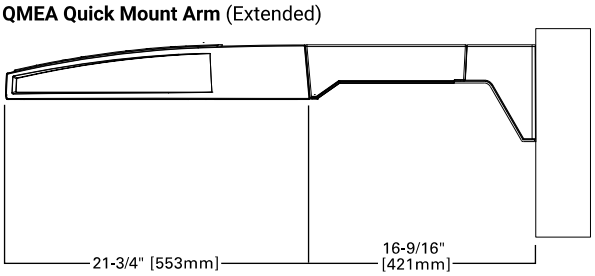
QML Pole Mount



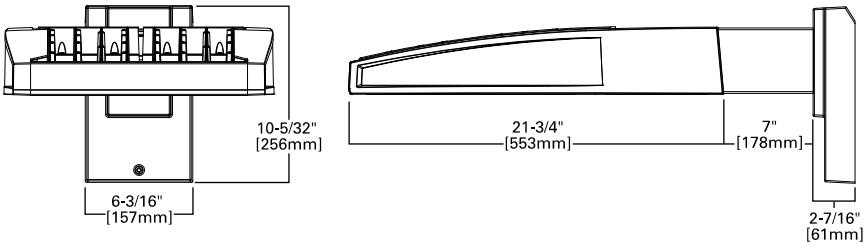
QM Quick Mount Arm (Standard)



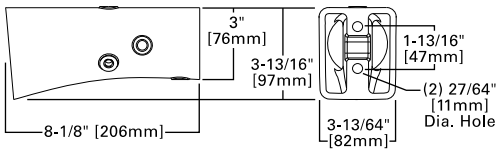
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

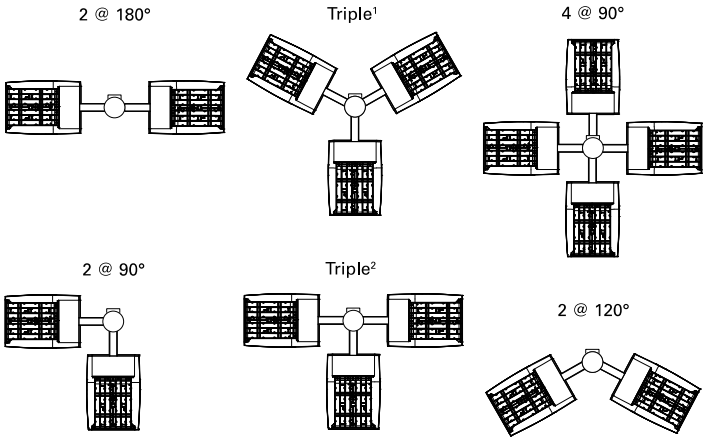


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	–
10	Extended	Extended	--	–



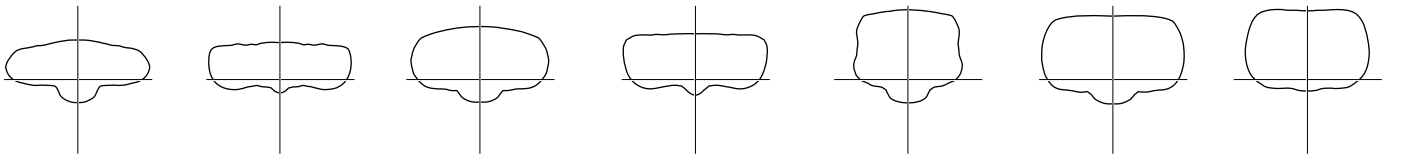
NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°. **3** Shown with 4 square configurations.

Fixture Weights and EPAs

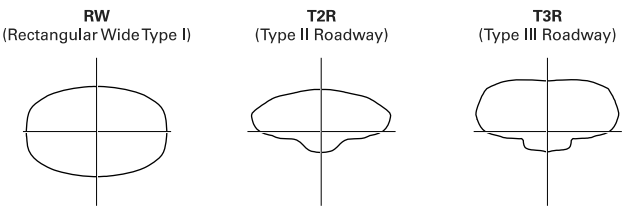
Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	–	–	38	1.11
5-6	44	1.00	46	1.11	–	–	49	1.11
7-8	54	1.07	56	1.11	58	1.11	–	–
9-10	63	1.12	--	--	67	1.11	–	–

Optical Distributions

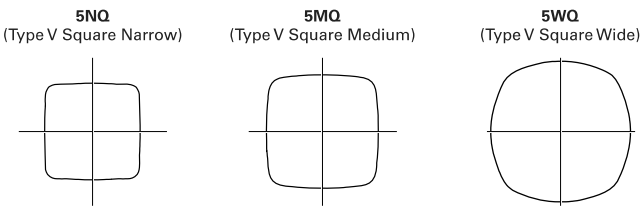
Asymmetric Area Distributions



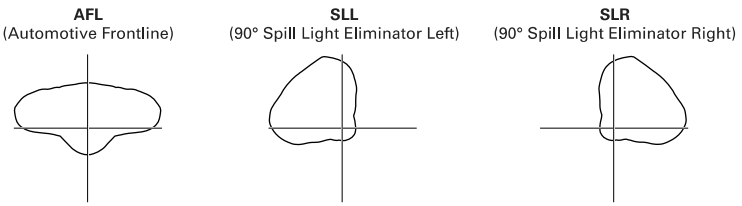
Asymmetric Roadway Distributions



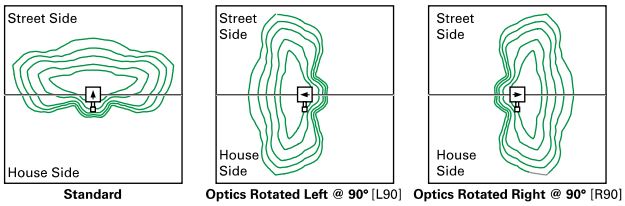
Symmetric Distributions



Specialized Distributions



Rotated Optics



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

View GLEON IES files

Nominal Power Lumens (1.2A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SLL/ SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (800mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SLL/ SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (600mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

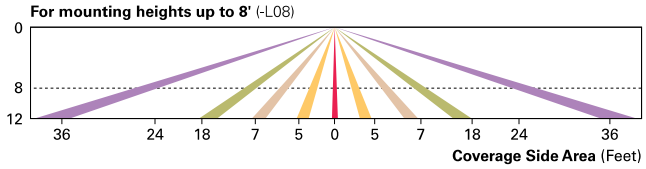
Control Options

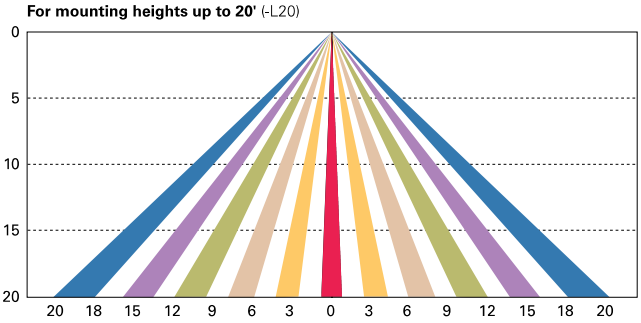
0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

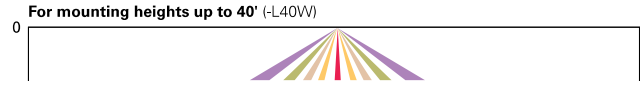
Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

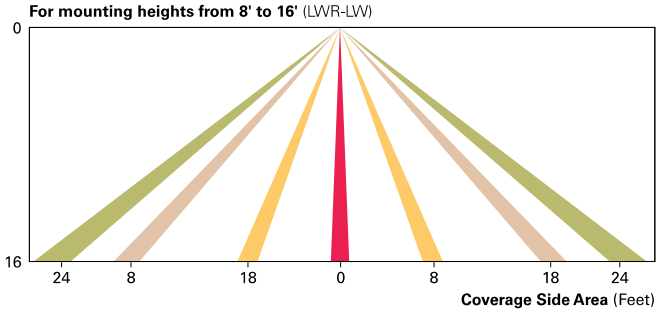
Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

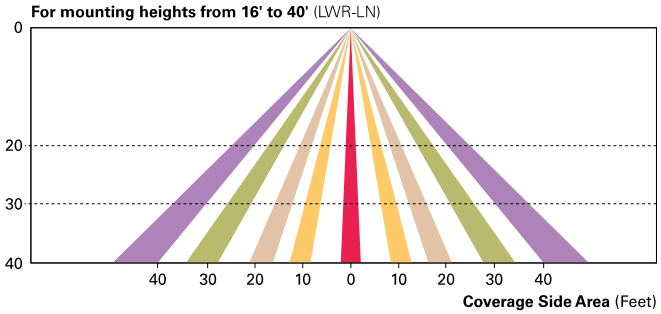






Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.





WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)
Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)
SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Steel Poles

SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutinos or visit www.cooperlighting.com for available options, accessories and ordering information.

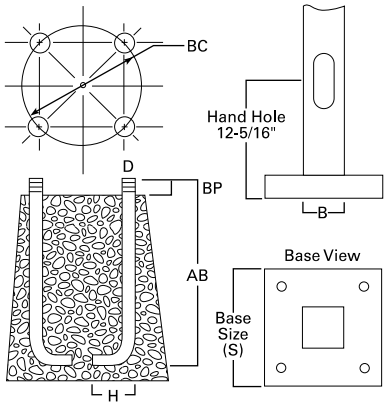
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39' **22.5**=22.5'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **R**=Hartford Green **S**=Silver **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **9**=3" O.D. Tenon (4" Long) **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling **S**=Standard Upsweep Arm[6] **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Triple[2] **4**=4 at 90° **5**=2 at 90° **X**=None	**X**=None **2**=2' **3**=2.5' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub[3] **B**=3/4" Tapped Hub[3] **C**=Convenience Outlet[4] **E**=GFCI Convenience Outlet[4] **G**=Ground Lug **H**=Additional Hand Hole[5] **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. **6.** Arm must be ordered separately.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

EFFECTIVE PROJECTED AREA (At Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.

2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.

3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.

4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

December 21, 2022

City of Woodland Park
Attn: Planning & Building Department
220 W South Avenue
P.O. Box 9007
Woodland Park, CO 80866

Subject: Champion Xpress Car Wash Traffic Generation Memorandum

Dear Community Development,

Please accept this Traffic Generation Memorandum for the Champion Xpress Car Wash. The Memo is an attachment of the Champion Xpress Car Wash Planned Unit Development Amendment (PUD) and Site Plan Application.

Introduction & Objective

This memorandum aims to demonstrate the Champion Xpress car wash's trip generation compared to the Wal-Mart PUD's previously approved drive-thru restaurant on Lot 4.

Champion Xpress Car Wash

The car wash is proposed at 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

The Car Wash is open to customers 11 hours a day from 8 a.m. to 7 p.m. The Champion Xpress Car wash operates with three Employees on-site. The AM shift begins one hour to a half-hour before the car wash opens, and the PM shift ends one hour after the car wash closes.

Trip Generation Estimates

Total estimated trips generated by the Champion Xpress Car Wash were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Trip generation calculations are provided in Table 1. The estimated trip generation rates are calculated with the ITE manual's "Saturday peak hour" for each hour of the car wash's operation; Saturdays are the car wash's busiest time.

Using the same methodology and hours of operation mentioned above, Table 1 also provides the trip generation estimates for the previously approved drive-thru restaurant. However, it's essential to understand that per the ITE Trip Generation Manual, a drive-thru restaurant in the City's "Service Commercial" Zone District would have much longer operational hours and, therefore, would generate additional vehicle trips than what is shown .

Table 1. Champion Xpress Car Wash Trip Generation

			AM			PM		
Use	Size	Daily Total Trips*	Total	In	Out	Total	In	Out
Champion Xpress Car Wash [ITE Land Use Code 948] **	3, 539 SF	481	175	87	87	306	153	153
Previous Approved Use: Drive Thru-Restaurant [ITE Land Code 934]	4,000 SF	967	352	176	176	615	307	307

* Per the ITE 11th Edition Trip Generation Manual, all land uses in the 800 and 900 land-use code series are entitled to a pass-By" Trip reduction of 60% if the building is less than 50,000 SF. Total Trip Generation uses a 60% "Pass-By" Trip Reduction

**It should also be noted that the number of trips generated by a car wash is significantly reduced during the winter in cold weather climates.

A traffic impact study for the Wal-Mart PUD was completed in 2005 by Kimley-Horn and Associates. The report is included in Appendix A of this Memorandum. Page 17 of the study provides a trip generation estimate for the proposed uses of the PUD, including a 4,000-square-foot fast-food restaurant. Table 2 of this memorandum replicates and compares the Saturday peak hour estimated vehicle trip generation without incorporating a pass-by consideration.

Use	Size	Saturday Peak Hour Total	In	Out
Champion Xpress Car Wash [ITE, 11th addition Land Use Code 948]	3, 539 SF	77.5	39	39
Previous Approved Use: Drive Thru-Restaurant*	4,000 SF	237	121	116

* Per the 2005 Traffic Study completed by Kimley-Horn and Associates, the trip generation estimates from the March 2001 Trip Generation Handbook were used to calculate the Saturday Peak Hour vehicle trips.

Please update comparison for restaurant use to most current edition of trip generation handbook.

Stacking & Queuing

No vehicle stacking or queuing shall occur in the private access easement west of the property or the Morning Sun Drive right-of-way. Champion Xpress Employees are present during all hours of operation and will ensure no vehicles are stacking into the previously mentioned areas. Additionally, from developing and operating over 100 car washes around the United States, 7B Building and Development has observed that prospective customers turn away if the queue of vehicles is at the maximum queuing capacity of the site.

In conjunction with the previous operational statements, based on the trip generation calculations delineated in Table 1, the car wash should not reach the maximum queue on the site. The Champion Xpress Car Wash can queue a maximum of 23 vehicles (including one vehicle in the tunnel); Each car spends about two minutes in the car wash tunnel, and subsequently, the car wash can process approximately 30 vehicles in an hour. Based on the calculations in Table 1, 30 vehicles exceed the number of vehicles that enter the car wash within the Saturday PM peak hour. Therefore, the car wash can process more vehicles at the peak hour before the maximum vehicle stacking capacity is reached on the site.

Table 3. Site Queuing

Pay Lane and Tunnel Vehicle Stacking Capacity	**23 vehicles**
Saturday Peak PM Peak Hour Ingress (60% "pass-by" reduction)	**22 vehicles**
Vehicles Processed/hr. (2 minutes/vehicle)	**30 vehicles**

Please include ADT in letter for impact fee calculation.

Best Regards,

Baseline Engineering

Appendix A

Revised Traffic Impact Study

Wal-Mart Supercenter, Woodland Park #3805-00

Prepared for:
Wal-Mart Stores, Inc.

© Kimley-Horn and Associates, Inc. 2004

Kimley-Horn
and Associates, Inc.

REVISED TRAFFIC IMPACT STUDY

Wal-Mart Supercenter, Woodland Park – #3805-00

Woodland Park, Colorado

Prepared for
Wal-Mart Stores, Inc.
2001 SE 10th Street
Bentonville, Arkansas 72716-0550

Prepared By
Kimley-Horn and Associates, Inc.
950 Seventeenth Street
Suite 1050
Denver, Colorado 80202
(303) 228-2300
(303) 446-8678 FAX

February 2005

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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1.0 EXECUTIVE SUMMARY

A commercial development is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and 6,000 square feet of general retail. It is expected that the development would be completed in the year 2006. Analysis was completed for the buildout 2006 short term horizon as well as the 2025 long-term horizon.

The purpose of this study is to identify traffic generation characteristics, to identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There are three key intersections along SH-24 that have been evaluated in this study as requested by the City of Woodland Park. These include the existing intersections of SH-24 & Aspen Garden Way/Paradise Circle, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The only access to the development will be provided via SH-24. This segment of SH-24 is classified as E-X (Expressway) and has a speed limit of 55 miles per hour adjacent to the site. Therefore, direct access to the project is proposed from the existing access street providing access to the trailer park to the north and stables to be removed as part of this project. This access street aligns with Morning Sun Drive.

The entire development is expected to generate approximately 810 weekday AM peak hour, 1,247 weekday PM peak hour, and 1,694 Saturday peak hour of the generator driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. Due to the nature of this development, some trips will be made without using the off-site road system. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001 *Trip Generation Handbook*. Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. Assignment of the project traffic was based upon the trip generation described previously and the distribution developed.

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/Aspen Garden Way.

- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.

- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).

2.0 INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this report to document the results of a Traffic Impact Study of future traffic conditions associated with the proposed Wal-Mart Supercenter Development. The project is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The vicinity map illustrating the project location is shown in **Figure 1**.

The purpose of this study is to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There were three key intersections along SH-24 identified by the City of Woodland Park for evaluation in this study. These include the existing intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and approximately 6,000 square feet of general retail use. The commercial development is expected to be completed in the year 2006. Analysis has been completed for the 2006 buildout short term horizon as well as the 2025 long-term horizon for the weekday morning and afternoon peak hours and Saturday peak hour of the generator. The current site plan illustrating the development and access locations is shown in **Appendix A.**

NORTH

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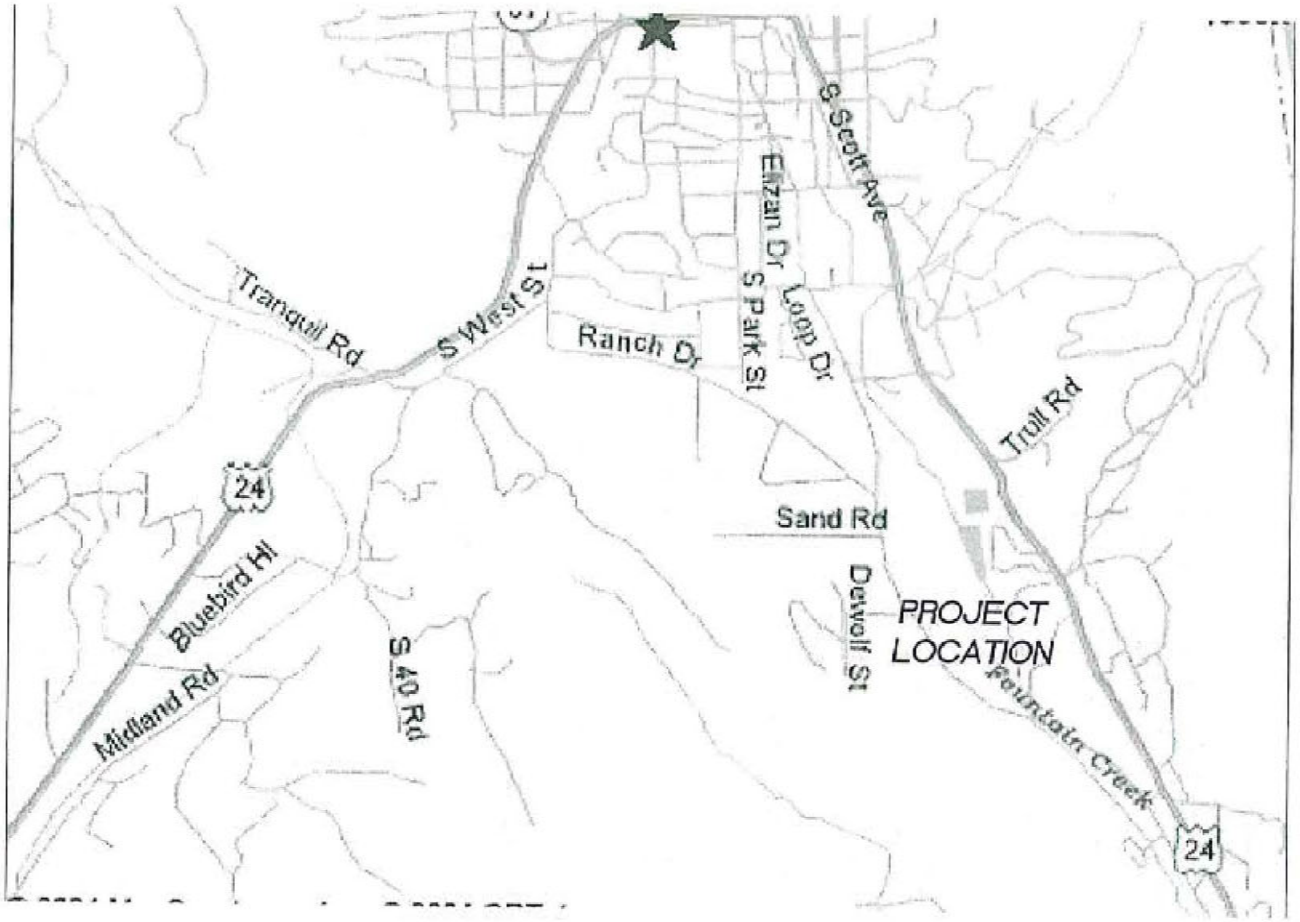


WOODLAND PARK WAL-MART SUPERCENTER
SITE LOCATION

FIGURE 1

Kimley-Horn and Associates, Inc.

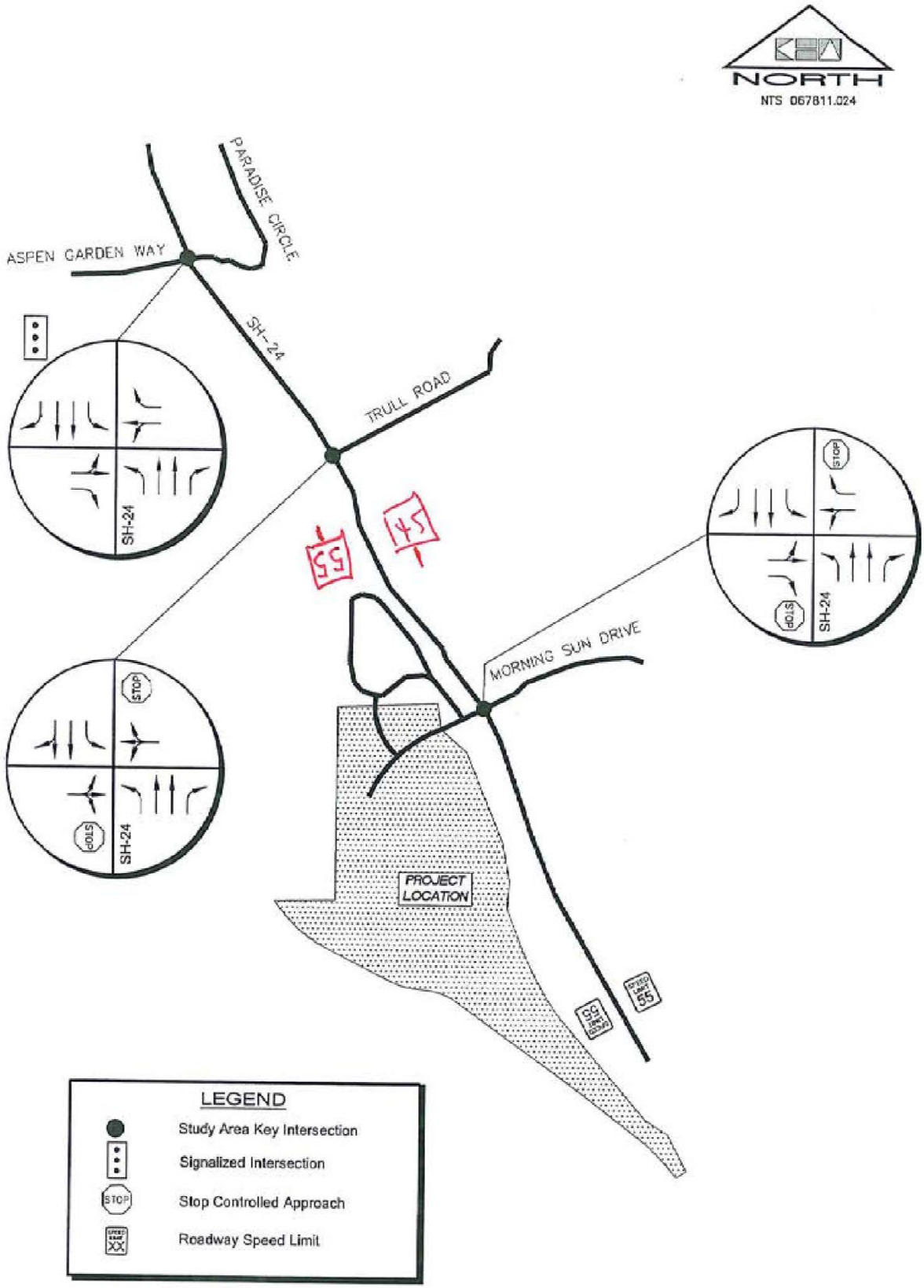
3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing and Future Roadway Network

The project is located on the southwest corner of the SH-24/Morning Sun Drive intersection. In the site vicinity, SH-24 is a category E-X roadway according to the CDOT State Highway Access Category Assignment Schedule. At the time of the study, SH-24 was under maintenance operations and had temporary construction zone speed limits; therefore speed limits along the highway were obtained from CDOT. Accordingly, the speed limit along project frontage is 55 miles per hour. SH-24 is a divided highway, carrying two lanes of travel in each direction adjacent to the project site. The intersection of SH-24 with Morning Sun Drive operates with two-way stop control along Morning Sun Drive. The intersection of SH-24 with Trull Road operates with two-way stop control along Trull Road. Just south of Trull Road, the northbound traffic reduces to a 45 mile per hour speed limit along SH-24. The intersection of SH-24 and Paradise Circle/Aspen Garden Way is signalized. The existing laneage and control at the intersections is shown in **Figure 2**.

A possible future roadway identified in Woodland Park includes a SH-24 bypass. It is anticipated that this bypass would be constructed south of this project site. If this is constructed, through volumes along SH-24 through Woodland Park would be expected to decrease.

Due to the proximity to SH-24 of the access road to the mobile home park, this existing access road will be limited to entering vehicles only. This will ensure that traffic queues of vehicles exiting the proposed development project do not block egress vehicles from the mobile home park. An additional driveway is planned further west along the access road aligning with Morning Sun Drive that will provide two-way traffic to and from the mobile home park.



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING LANEAGE AND CONTROL

FIGURE 2

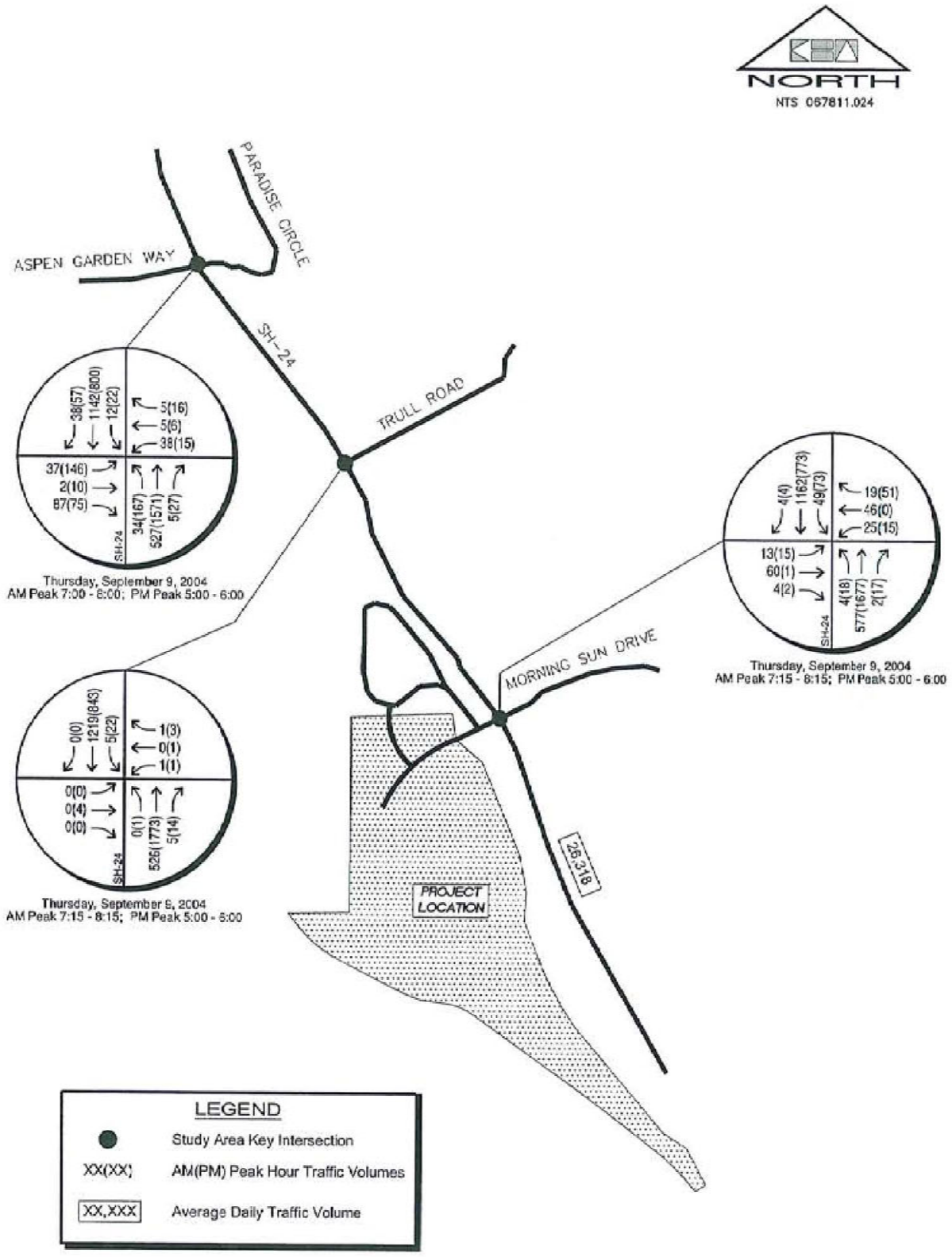
Kimley-Horn and Associates, Inc.

3.2 Existing Study Area

The existing site is comprised of a mix between vacant land and horse stable to be relocated with the development of the project, currently zoned for agricultural uses. A residential mobile home park exists directly north of the site and will share access with this development at the SH-24/Morning Sun Drive intersection. To the south of the proposed project, vacant land exists. A commercial development exists across the highway, directly east of the project. Residential areas exist to the north of this commercial development.

3.3 Existing Traffic Volumes

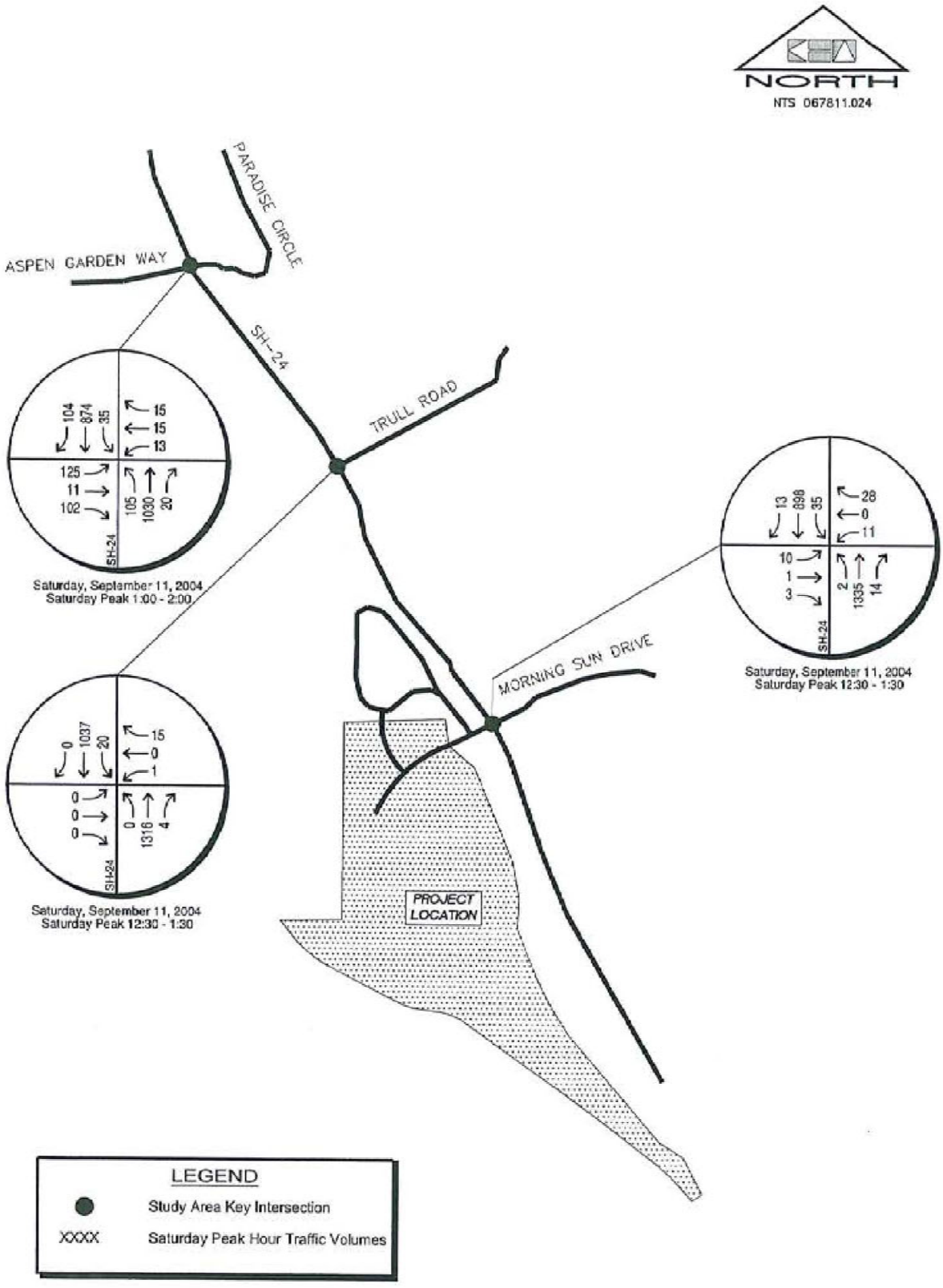
Existing peak hour turning movement counts were conducted at the existing study intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive on Thursday, September 9, 2004 and Saturday, September 11, 2004. The weekday counts were conducted during the AM and PM peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on this Thursday. The Saturday peak hour of the generator counts were conducted in 15-minute intervals from 12:00 Noon to 2:00 PM. This time period corresponds to the highest volume of traffic generated at other Wal-Mart Supercenter locations. Weekday daily traffic volumes were conducted along SH-24 just south of Morning Sun Drive on Thursday, September 9th, 2004. These turning movement counts and daily traffic counts are shown in **Figures 3** and **4** for weekday and weekend, respectively, with count sheets provided in **Appendix B.**



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING WEEKDAY TRAFFIC VOLUMES

FIGURE 3

Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING SATURDAY TRAFFIC VOLUMES

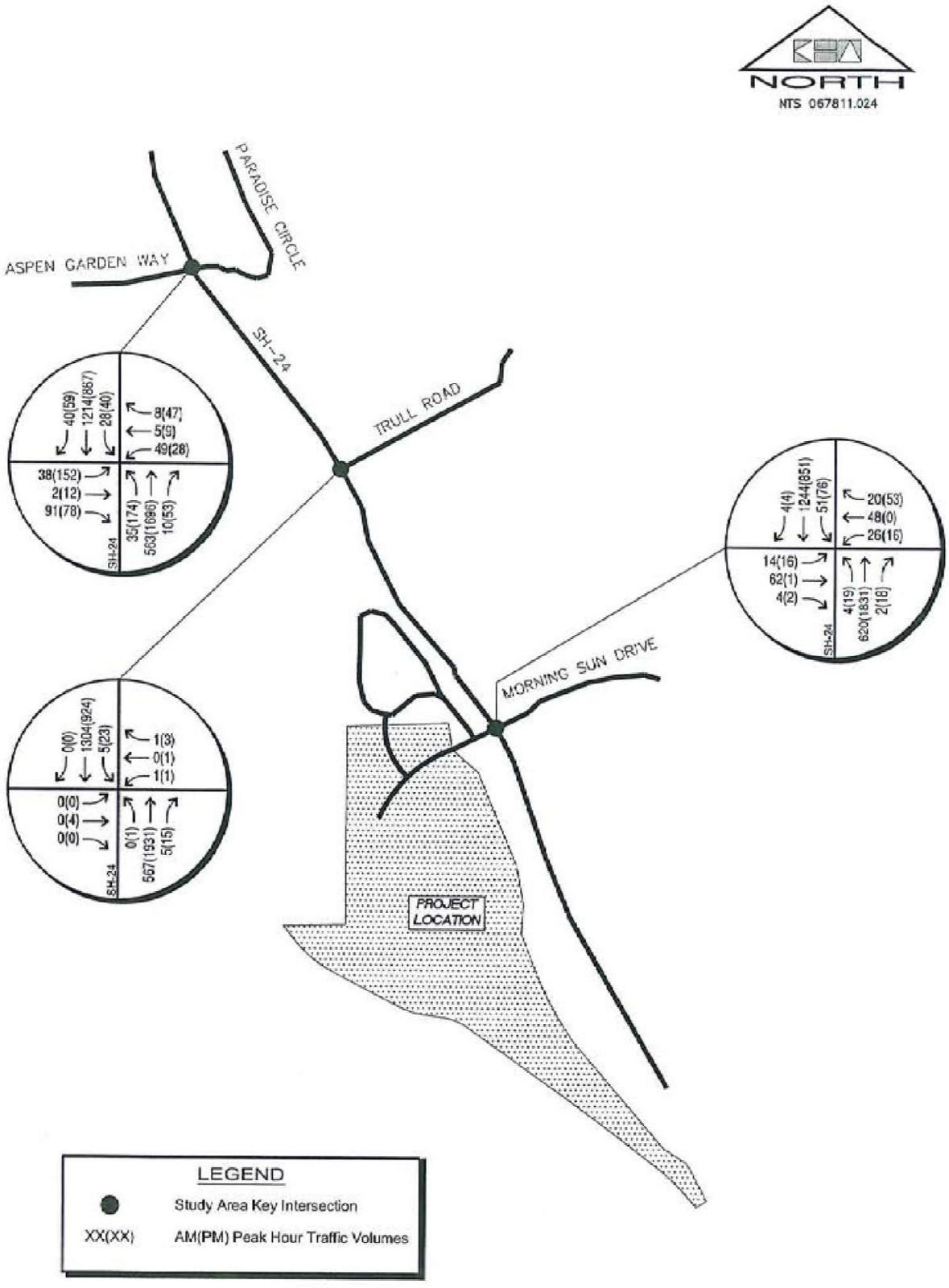
FIGURE 4

Kimley-Horn and Associates, Inc.

3.4 Unspecified Development Traffic Growth

The 2006 background traffic volumes were obtained by growing the existing peak hour turning movement counts by a 2.1 percent annual growth rate. This growth rate was calculated using the 20 year growth factor of 1.52 as provided on the Colorado Department of Transportation website along SH-24 in the site vicinity (CDOT traffic information provided in **Appendix C**). The City of Woodland Park and CDOT verified this growth rate. Additionally, traffic volumes from two future developments in the site vicinity were included in the background traffic. These included project traffic from a proposed Walgreen's on the northeast corner of SH-24 and Aspen Garden Way/Paradise Circle; and The Villages, an office/commercial development proposed along SH-24, at Glendale Drive. Traffic volumes for these projects were obtained from the Walgreen's Traffic Study, prepared by Aldridge Transportation Consultants, LLC, July 2004 and The Village Traffic Study, prepared by LSC Transportation Consultants, Inc., June 2004.

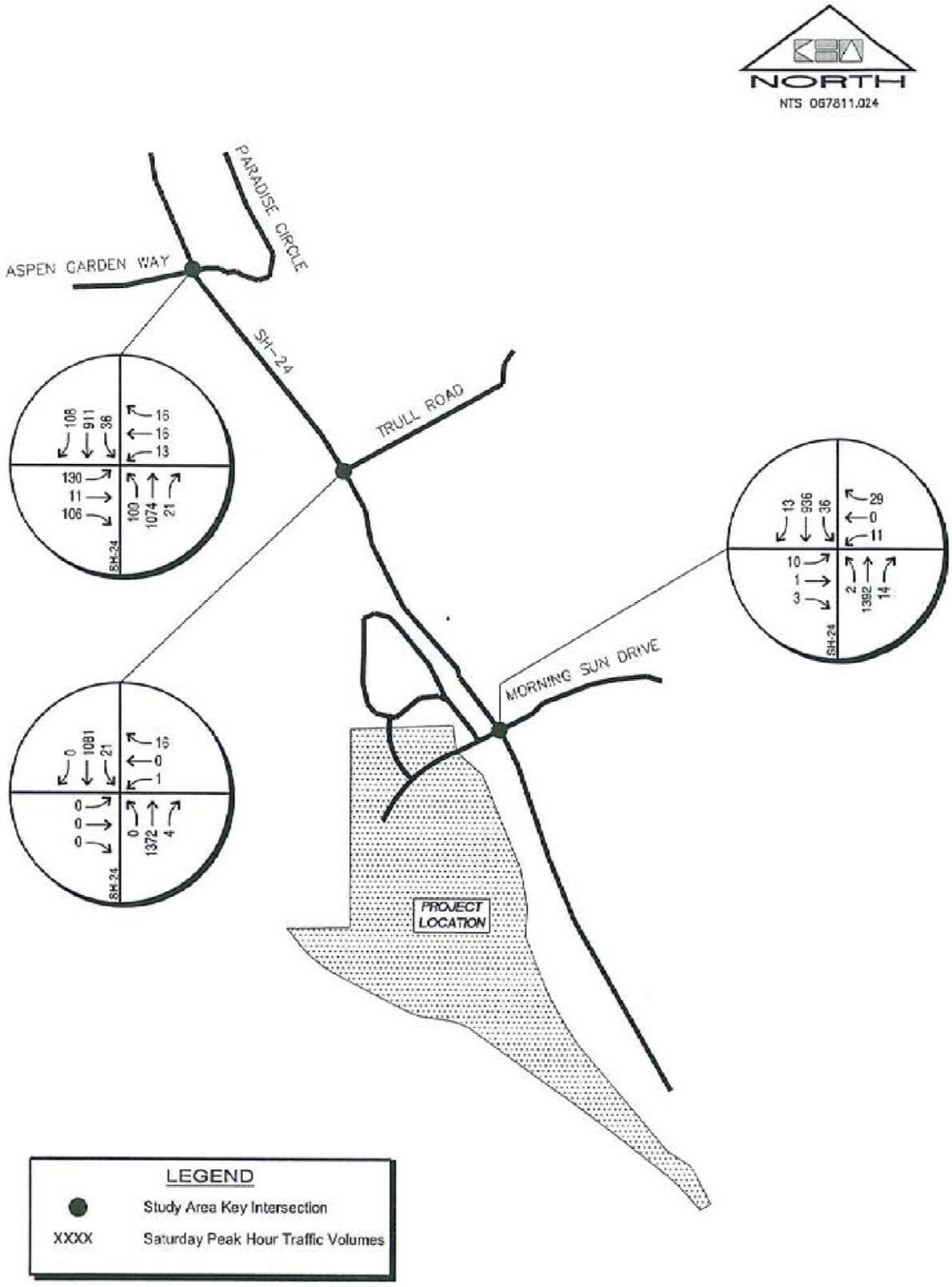
For the long term 2025 volumes, the total project traffic volumes from the Walgreen's study were used for a basis in determining background traffic volumes for this project. CDOT recognizes a future 20-year Average Daily Traffic (ADT) of 36,000. The total traffic volumes projected within this report recognizes ADTs along SH-24 of approximately 38,000 south of Morning Sun Drive and 46,000 north of Morning Sun Drive. Therefore, it is believed that the future traffic projections are conservative. Weekday and weekend background traffic volumes for 2006 are shown in **Figures 5** and **6**. Weekday and weekend background traffic volumes for 2025 are shown in **Figures 7** and **8**.



WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 5

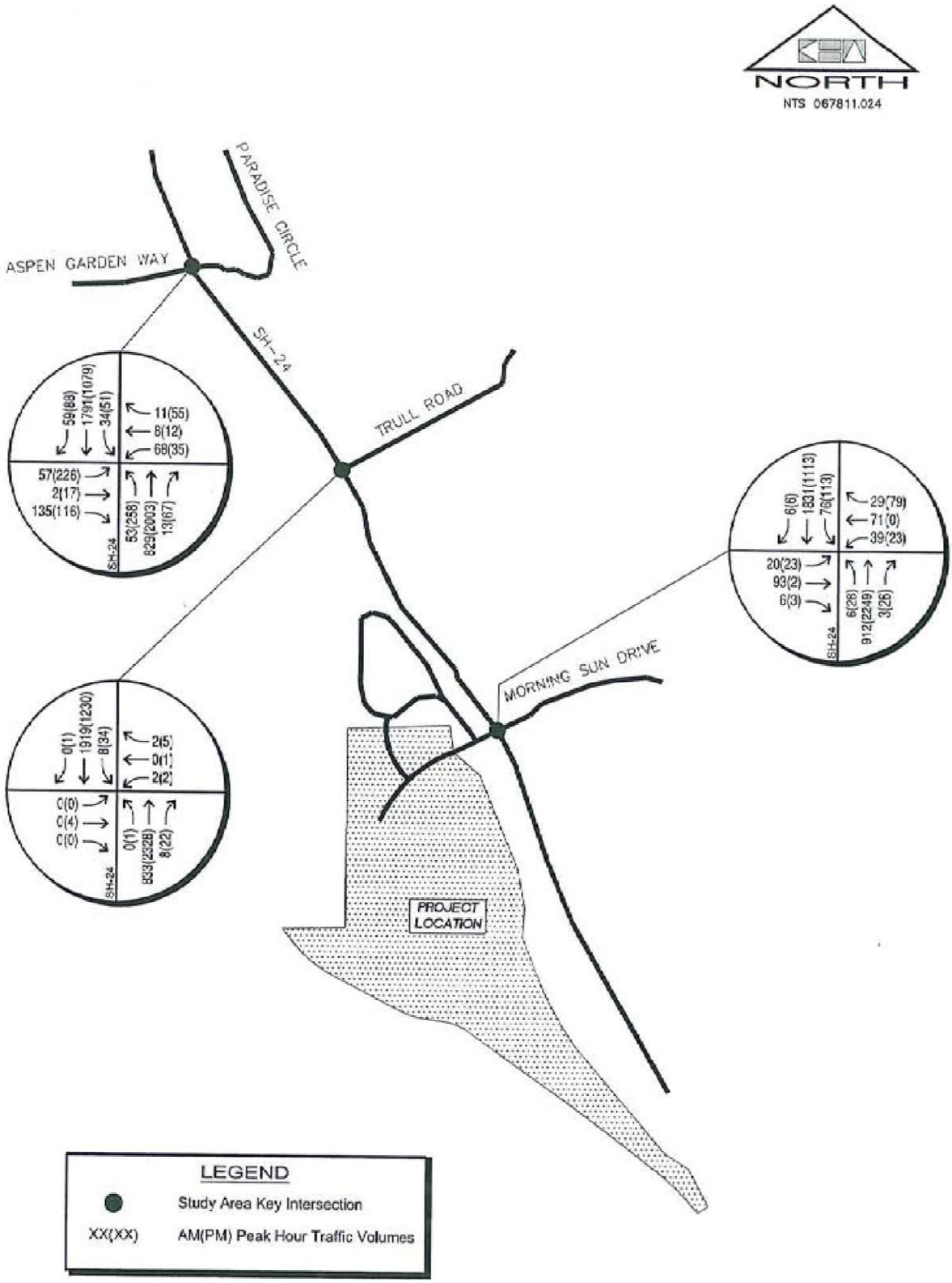
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 6

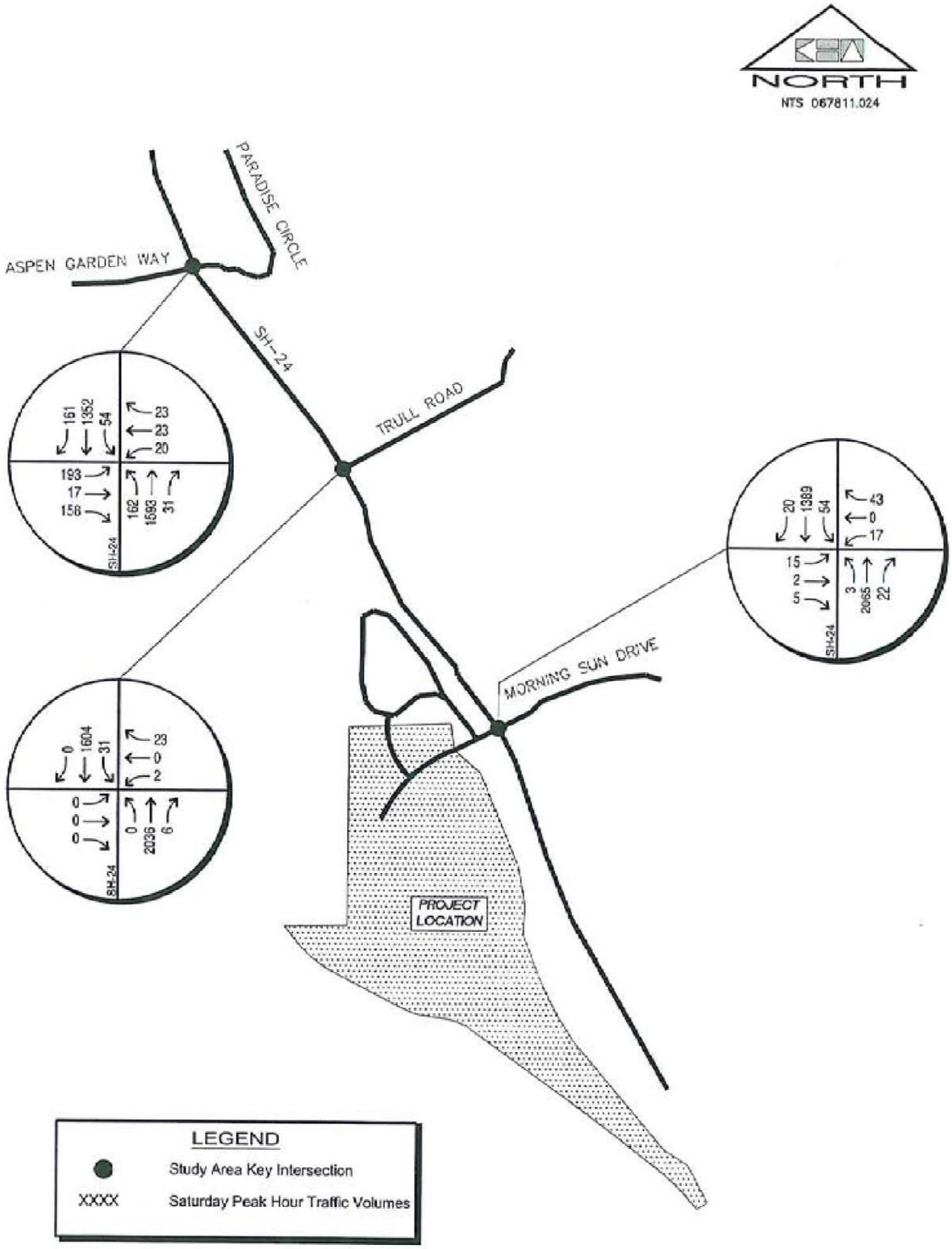
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 WEEKDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 7

Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 8

Kimley-Horn and Associates, Inc.

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report*[1] published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average trip rates that apply to Free-Standing Discount Superstore (813), Gasoline Service Station (944), Fast Food Restaurant with Drive-Through Window (934), High Turnover Sit-Down Restaurant (932), and Drive-in Bank and the regression equations that apply to Shopping Center (820) for traffic associated with the development.

The development is expected to generate approximately 810 weekday morning peak hour, 1,247 weekday afternoon peak hour, 1,694 Saturday peak hour of the generator, and 15,046 weekday daily driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. In addition, due to the nature of this development, some trips will be made without using the off-site road system. This is recognized from the same patron shopping at the Wal-Mart Supercenter and also going to the gas station, restaurants, or other shopping uses on-site. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001, ITE *Trip Generation Handbook*. Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

[1] Institute of Transportation Engineers, *Trip Generation: An Information Report*, Seventh Edition, Washington DC, 2003.

Table 1 summarizes the estimated traffic generation for the development. **Table 2** summarizes the estimated non pass-by and pass-by trips including the reductions taken to account for internal capture. The trip generation worksheets are included in **Appendix D.** These calculations illustrate the equations used, directional distribution of trips, number of daily trips, and expected pass-by volumes based on the published ITE pass-by rates.

Table 1 - Wal-Mart Supercenter Development, Woodland Park, CO Traffic Generation

	Size	Vehicles Trips								
		Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Discount Superstore										
Non Pass-by	161,500 sq. ft.	*125*	*121*	*246*	*254*	*265*	*519*	*318*	*305*	*623*
Pass-by		*26*	*25*	*51*	*52*	*54*	*106*	*95*	*91*	*186*
Total		151	146	297	306	319	625	413	396	809
Gasoline Service Station										
Non Pass-by	12 fueling	*30*	*31*	*61*	*48*	*48*	*96*	*94*	*94*	*188*
Pass-by	positions	*42*	*42*	*84*	*35*	*35*	*70*	*0*	*0*	*0*
Total		72	73	145	83	83	166	94	94	188
Fast Food Restaurant										
Non Pass-by	4,000 sq. ft.	*55*	*53*	*108*	*36*	*33*	*69*	*121*	*116*	*237*
Pass-by		*53*	*51*	*104*	*36*	*34*	*70*	*0*	*0*	*0*
Total		108	104	212	72	67	139	121	116	237
Sit-Down Restaurant										
Non Pass-by	6,000 sq. ft.	*20*	*19*	*39*	*23*	*15*	*38*	*76*	*44*	*120*
Pass-by		*16*	*14*	*30*	*17*	*11*	*28*	*0*	*0*	*0*
Total		36	33	69	40	26	66	76	44	120
Drive-in Bank										
Non Pass-by	3 drive-in	*19*	*13*	*32*	*42*	*42*	*84*	*105*	*96*	*201*
Pass-by	windows	*15*	*11*	*26*	*34*	*35*	*69*	*0*	*0*	*0*
Total		34	24	58	76	77	153	105	96	201
Shopping Center										
Non Pass-by	6,000 sq. ft.	*12*	*7*	*19*	*31*	*34*	*65*	*48*	*44*	*92*
Pass-by		*6*	*4*	*10*	*16*	*17*	*33*	*24*	*23*	*47*
Total		18	11	29	47	51	98	72	67	139
Non Pass-by		*261*	*244*	*505*	*434*	*437*	*871*	*762*	*699*	*1461*
Pass-by		*158*	*147*	*305*	*190*	*186*	*376*	*119*	*114*	233
Total		419	391	810	624	623	1,247	881	813	1,694

Table 2 - Summary of Internal Capture Reductions

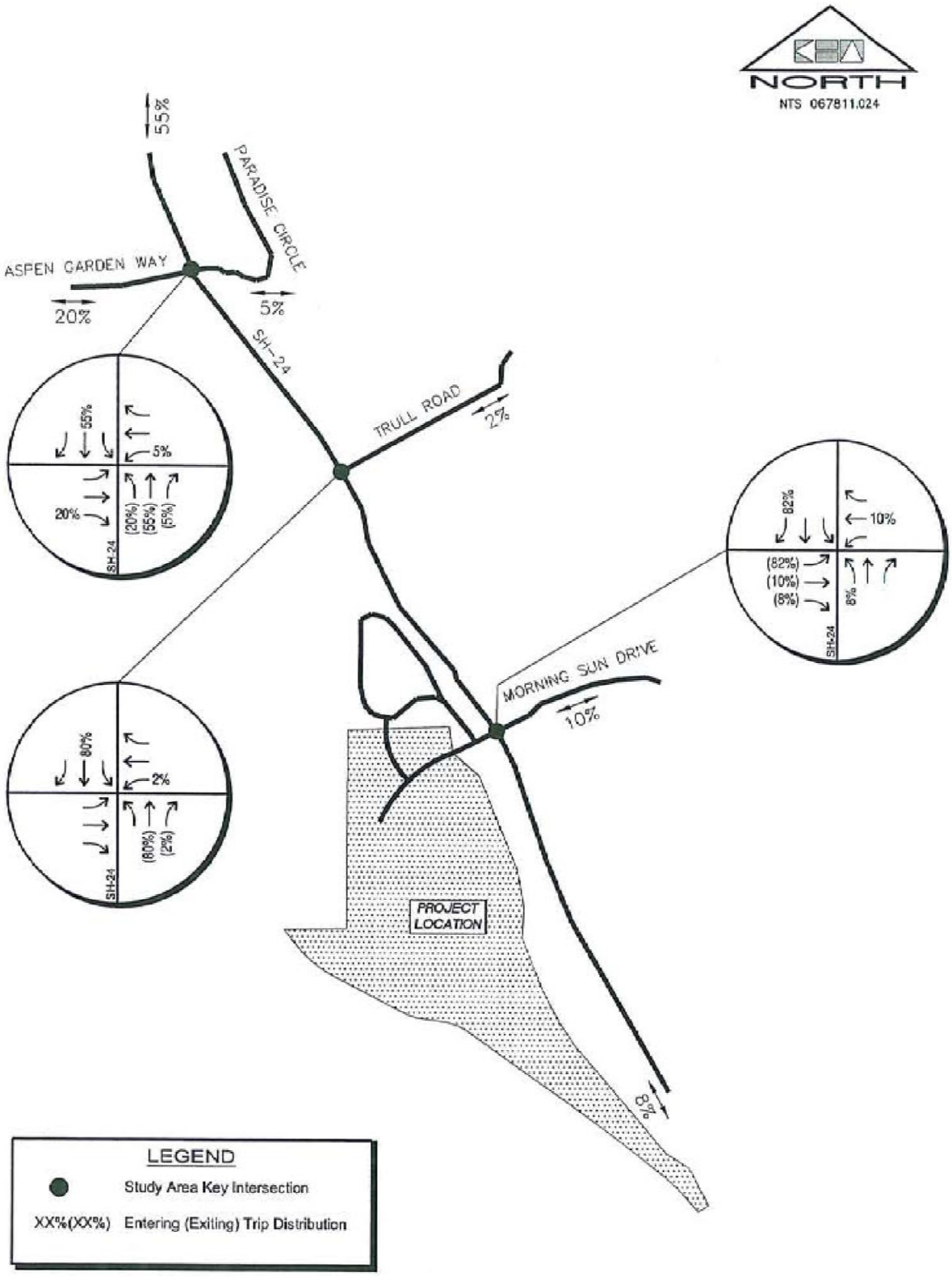
	Vehicles Trips								
	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Non Pass-by									
Internal	63	63	126	91	91	182	287	287	574
External	198	181	379	343	346	689	475	412	887
Total	261	244	505	434	437	871	762	699	1461
Pass-by									
Internal	36	36	72	49	49	98	14	14	28
External	122	111	233	141	137	278	105	100	205
Total	158	147	305	190	186	376	119	114	233

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site in the same direction. **Figure 9** illustrates the expected project non pass-by trip distribution for the site. **Figures 10** through **12** illustrate the expected project pass-by distribution for the site for the weekday morning, weekday afternoon, and Saturday peak hours. Pass-by distributions were prepared separately for the weekday AM, weekday PM, and Saturday peak hours due to the difference in directional volumes during each time period.

4.3 Traffic Assignment

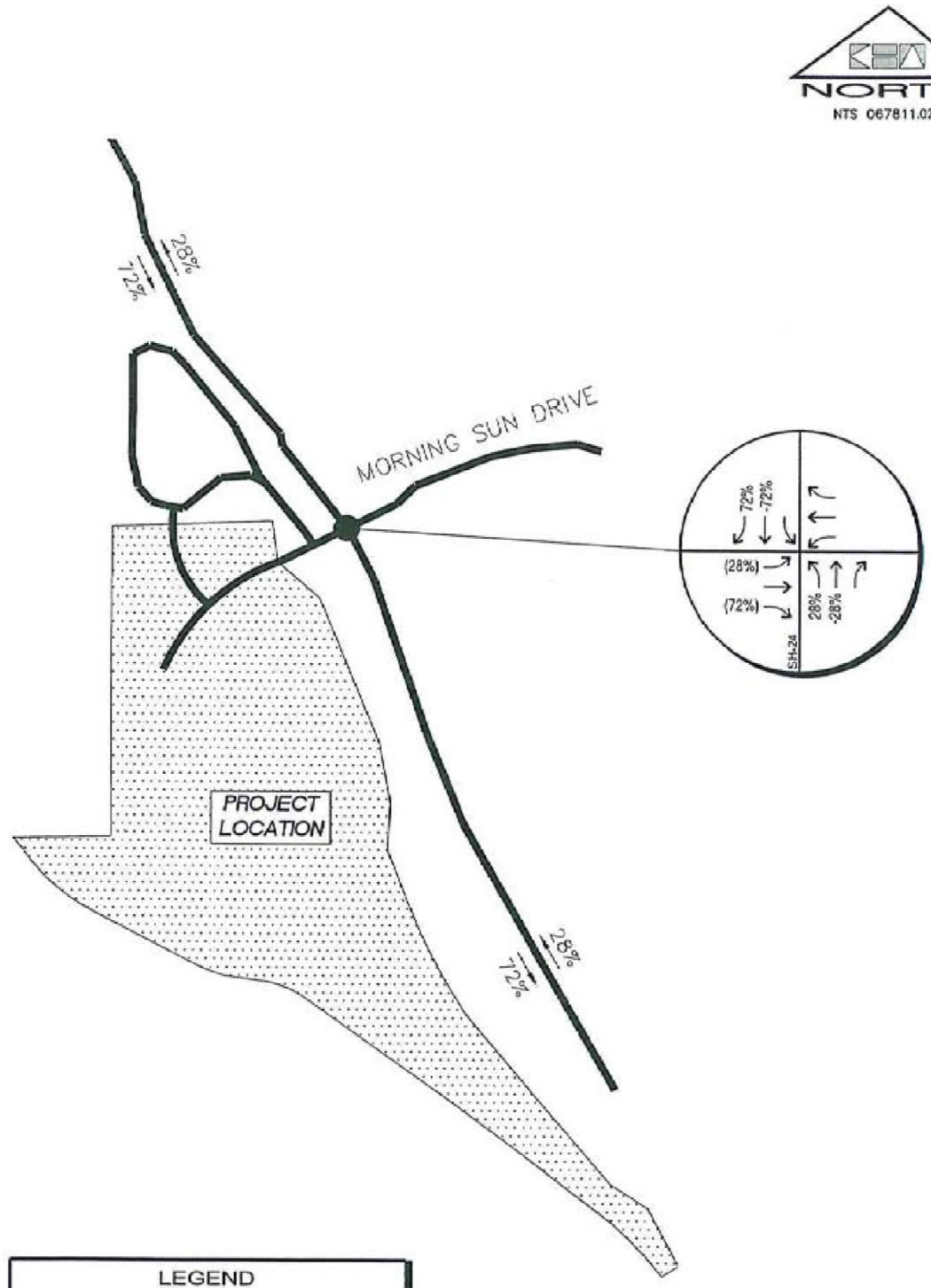
Traffic assignment was obtained by applying the distributions to the estimated external traffic generation of the development shown in **Table 2**. Non pass-by traffic assignment is shown in **Figures 13** and **14** for weekday and Saturday, respectively. Pass-by traffic assignment is shown in **Figures 15** and **16** for weekday and Saturday, respectively.



WOODLAND PARK WAL-MART SUPERCENTER
NON PASS-BY PROJECT TRIP DISTRIBUTION

FIGURE 9

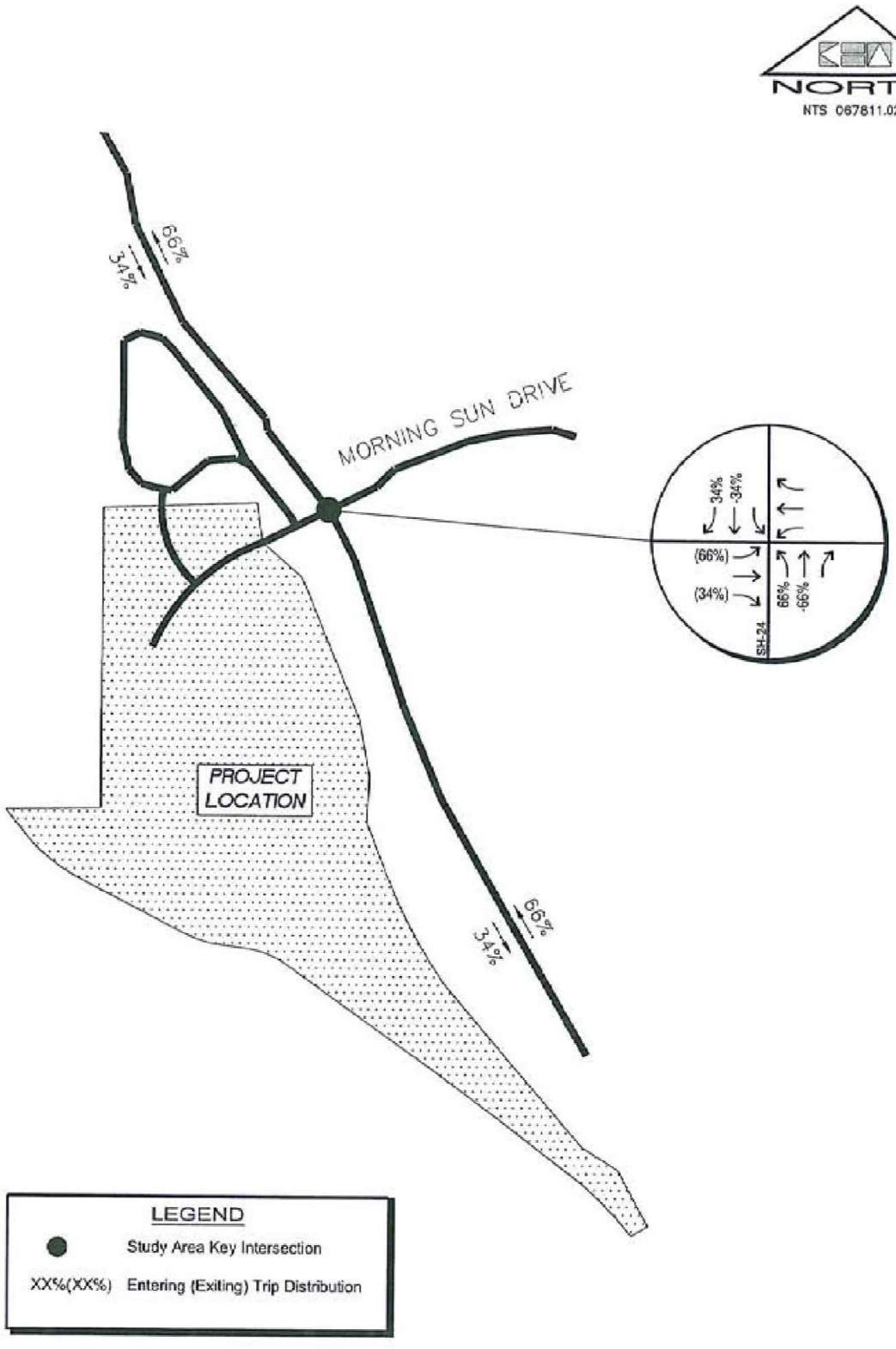
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY AM PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 10

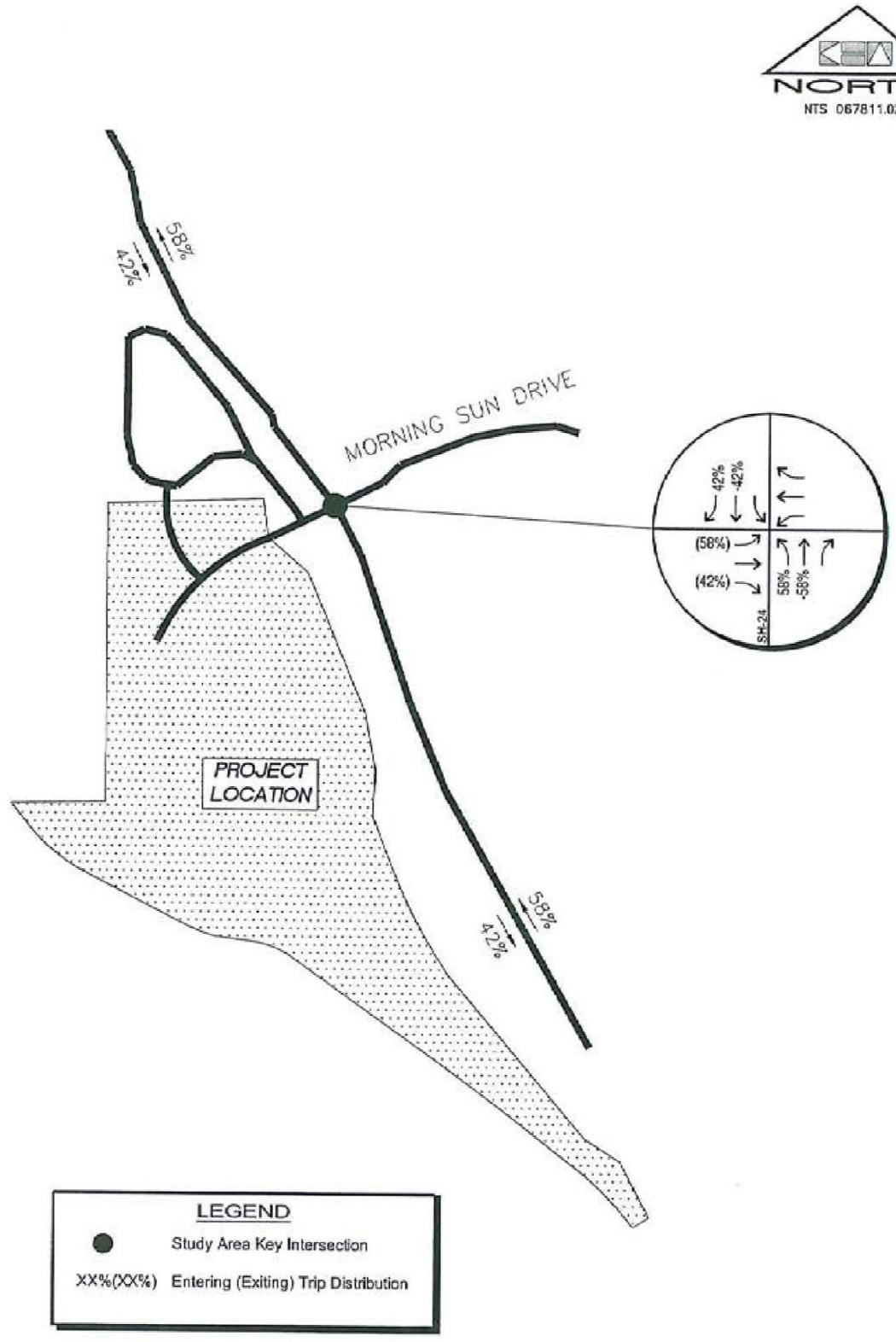
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY PM PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 11

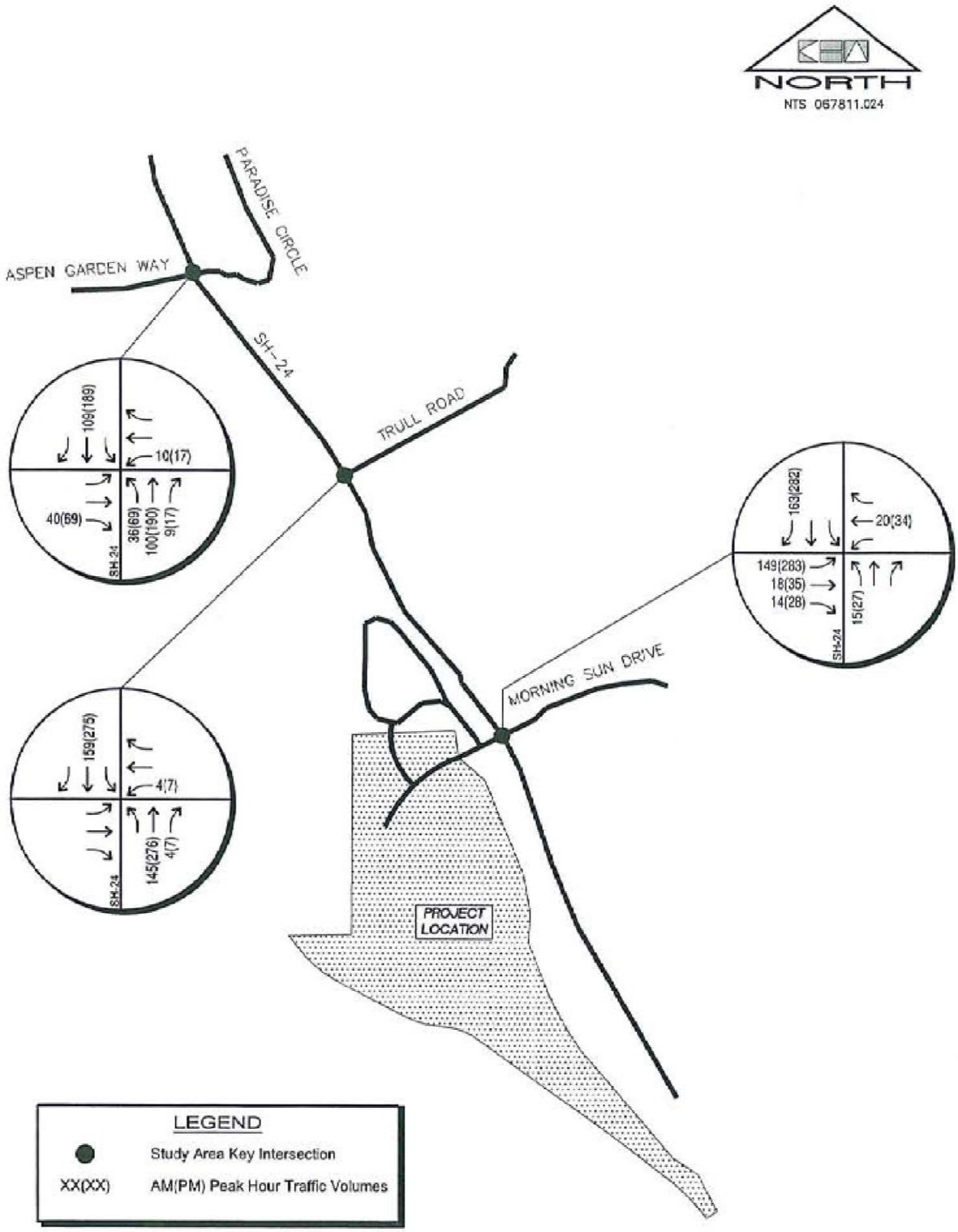
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 12

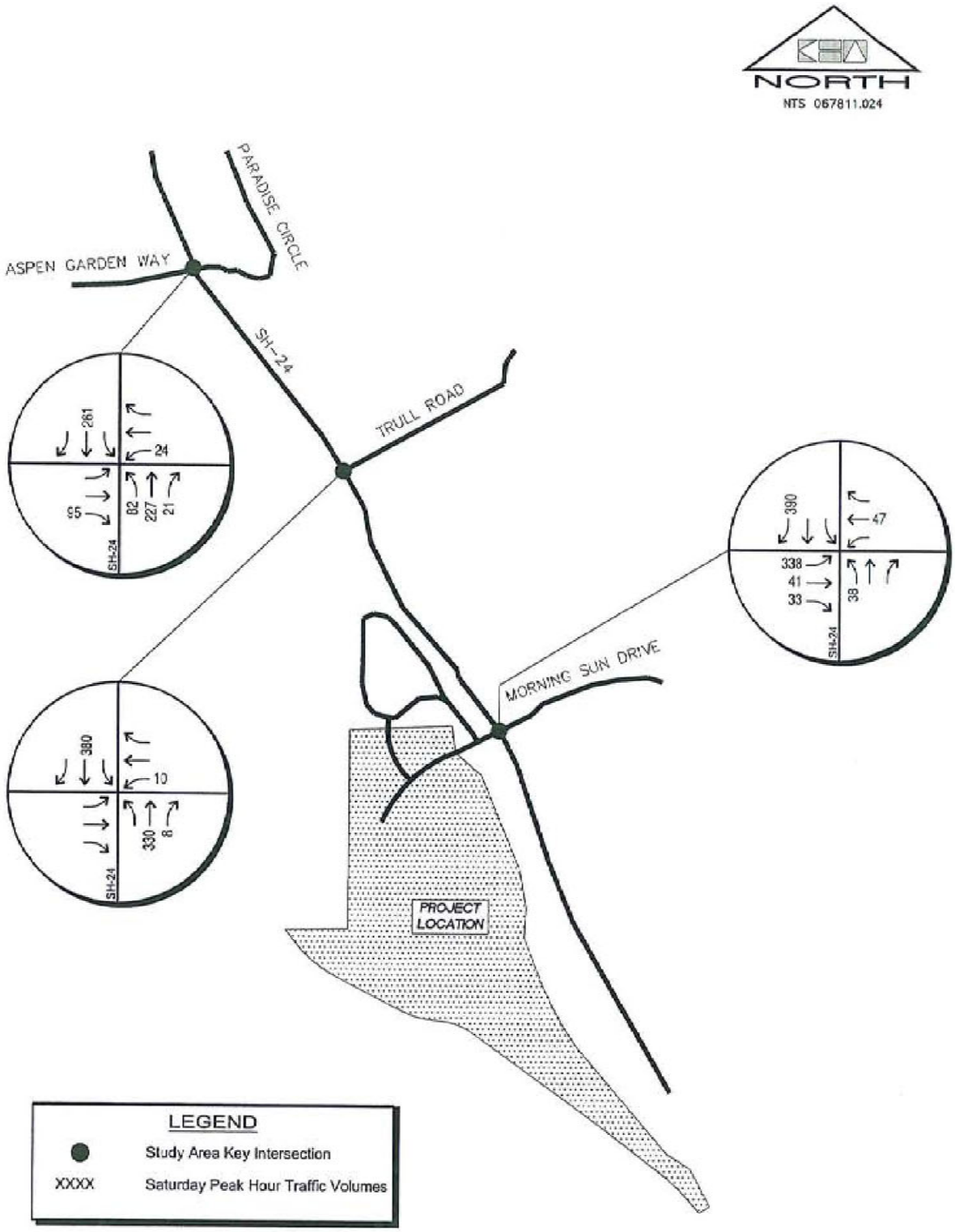
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 13

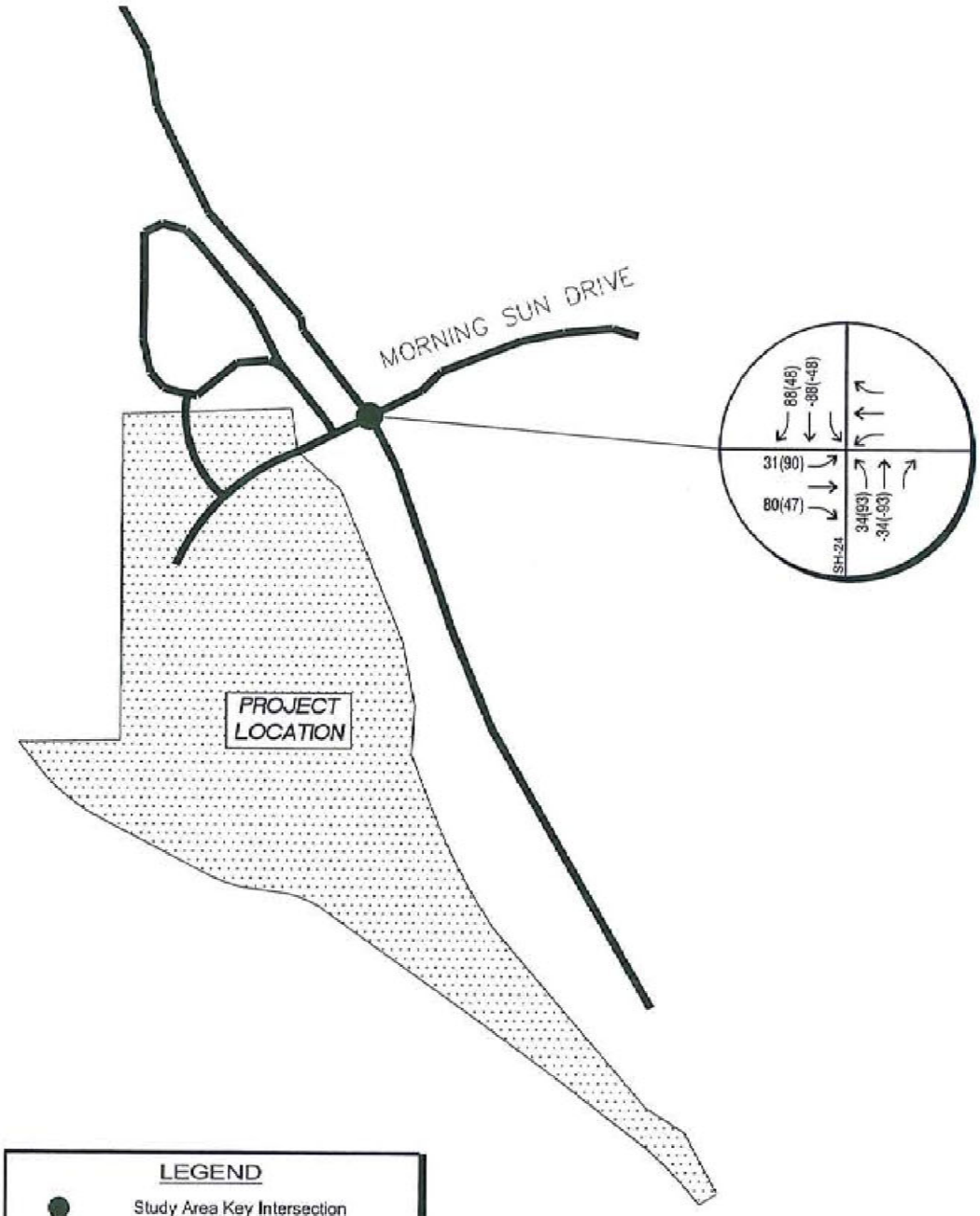
Kimley-Horn
and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 14

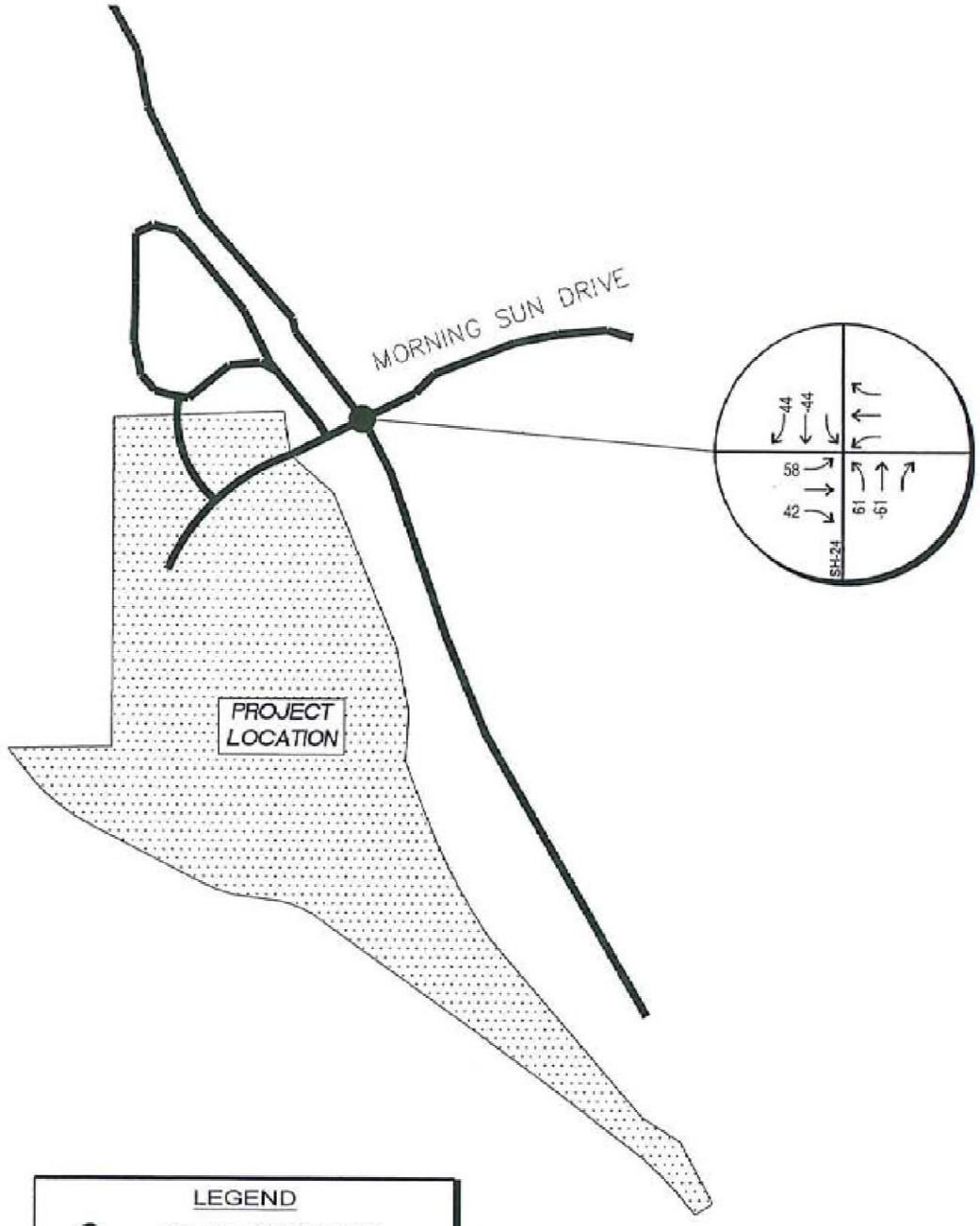
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 15

Kimley-Horn
and Associates, Inc.



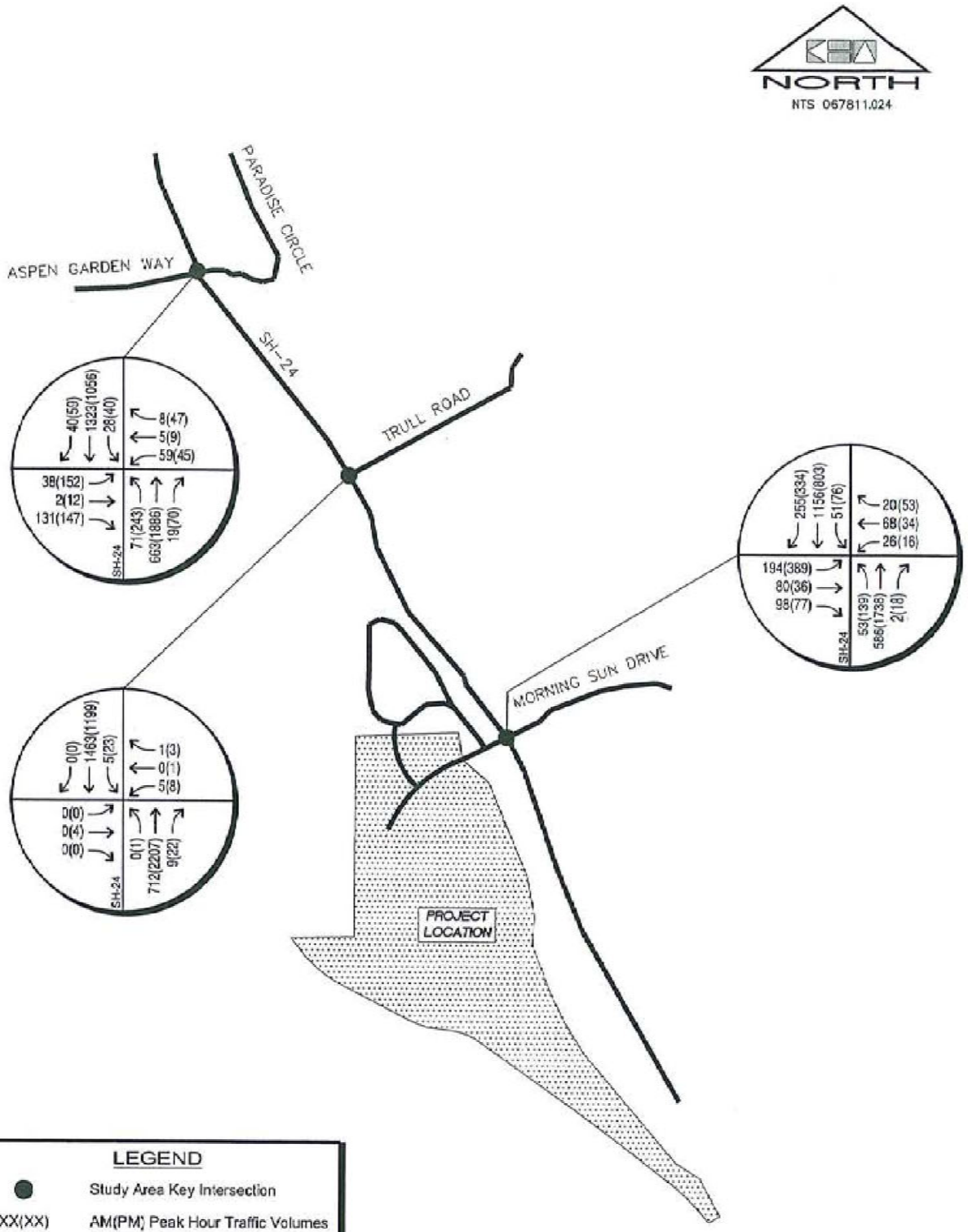
WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 16

Kimley-Horn and Associates, Inc.

4.4 Total Background Plus Project Traffic

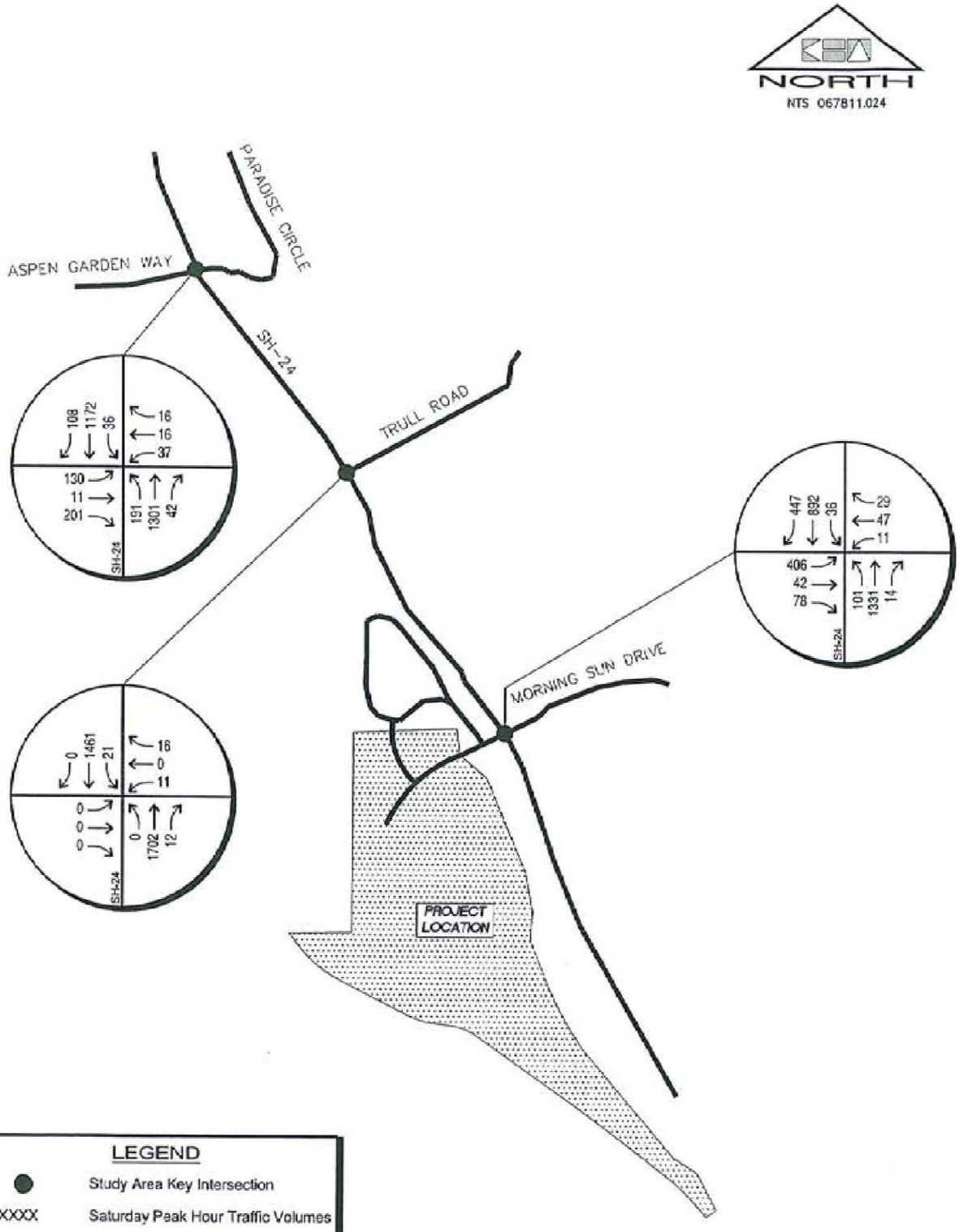
Site traffic volumes were added to the background volumes to represent estimated traffic conditions for the short term 2006 horizon and 2025 long term horizon. Total traffic volumes are illustrated for the 2006 short term horizon in **Figures 17** and **18**. Total traffic volumes are illustrated for the 2025 long term horizon in **Figures 19** and **20**.



WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 17

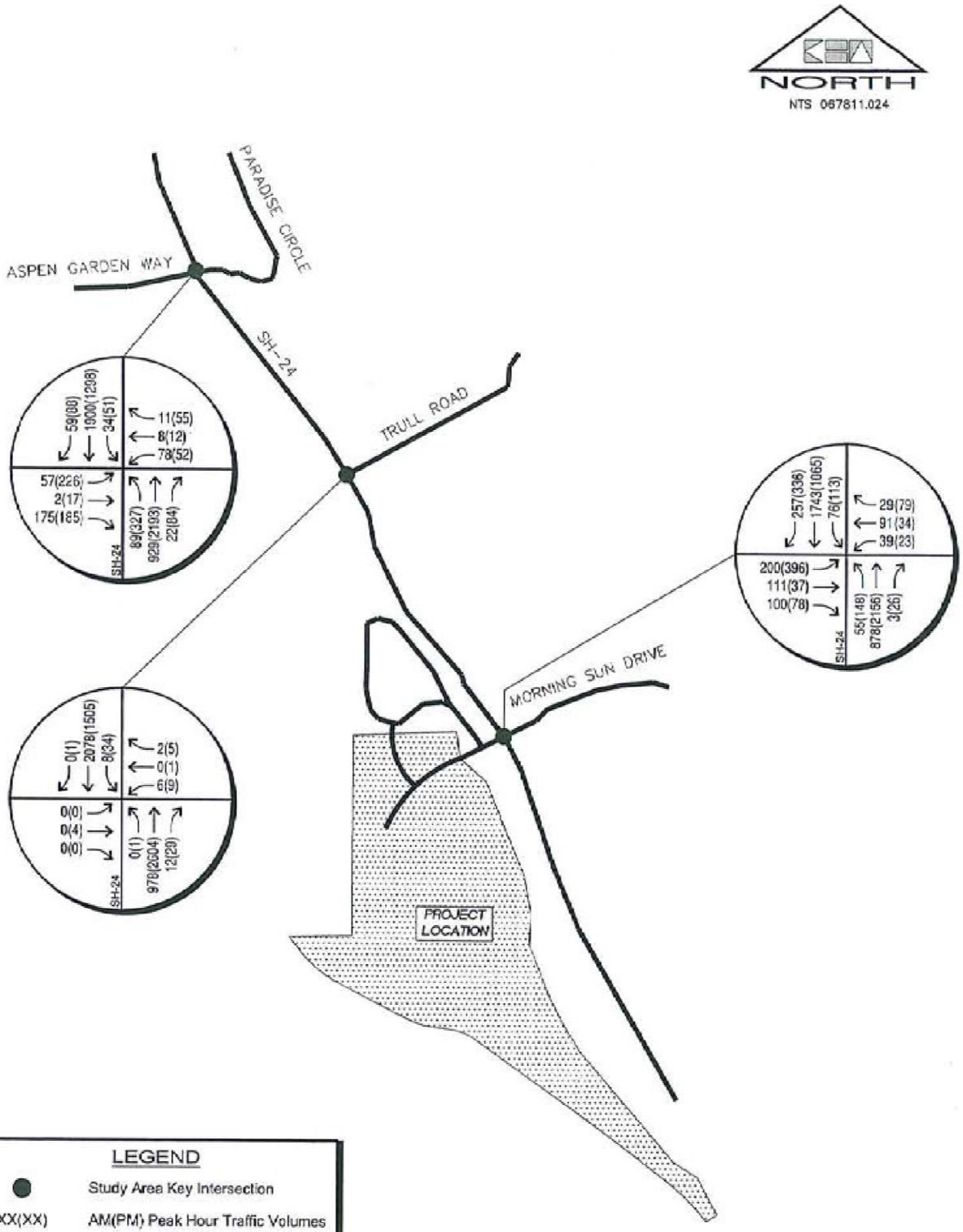
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY TOTAL TRAFFIC VOLUMES

FIGURE 18

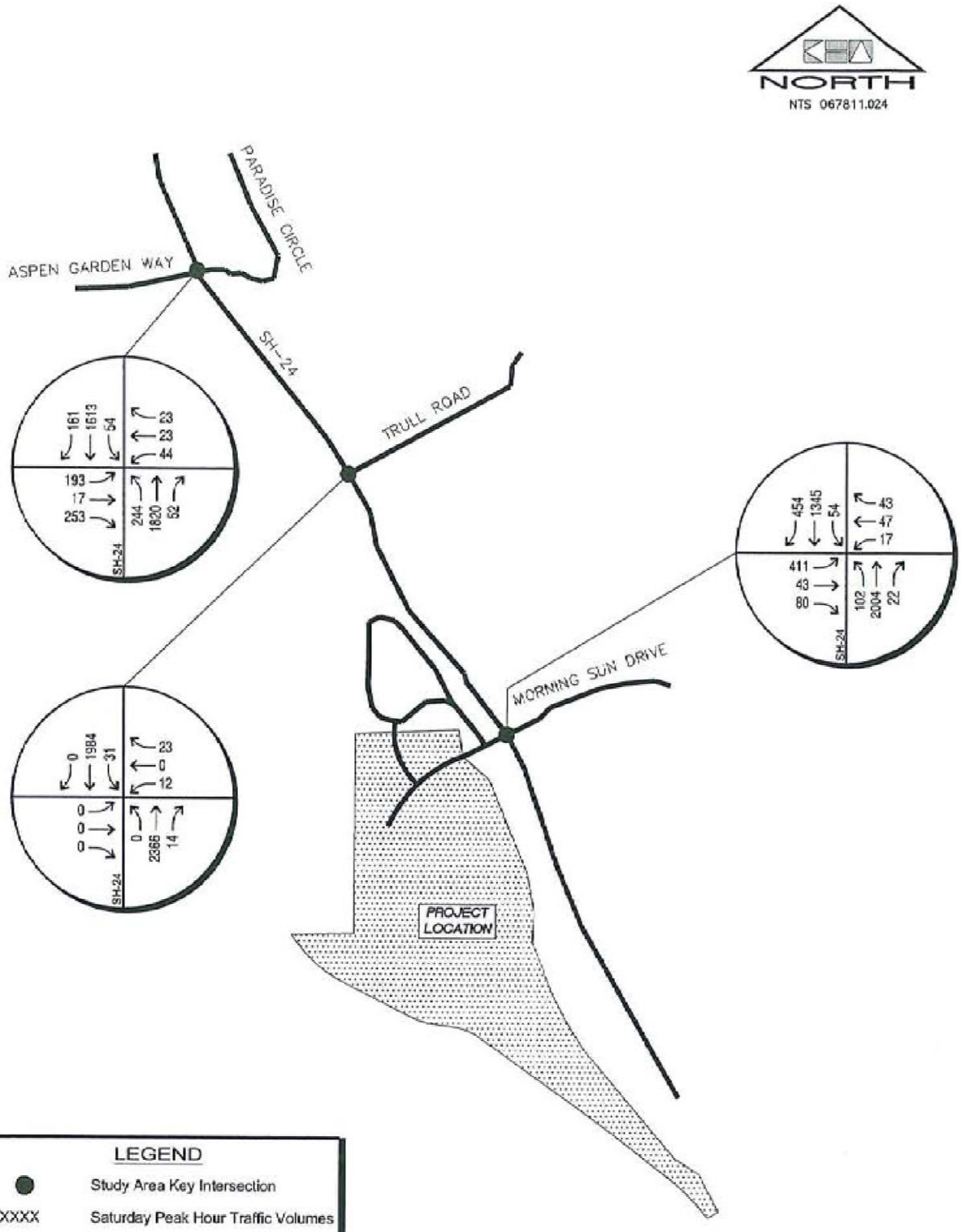
Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 19

Kimley-Horn and Associates, Inc.



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY TOTAL TRAFFIC VOLUMES

FIGURE 20

Kimley-Horn and Associates, Inc.

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies in the 2006 and 2025 development horizons at the identified key intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual*[2].

5.1 Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). For intersections and roadways in this study area, Kimley-Horn recommends intersection LOS D as the minimum threshold for acceptable operations. **Table 3** shows the definition of level of service for signalized and unsignalized intersections.

Table 3 - Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2000.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. Under the unsignalized analysis, the level of service (LOS) for a

[2] Transportation Research Board, *Highway Capacity Manual*, Special Report 209, Washington DC, 2000.

two-way stop controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service for a two-way stop-controlled intersection is not defined for the intersection as a whole. Level of service for a signalized and four-way stop controlled intersection is defined for each approach and for the intersection.

5.2 Key Intersection Operational Analysis

Calculations for the level of service at the key intersections identified for study are provided in **Appendix E** and grouped by individual intersection. The existing year analyses are based on the lane geometry and intersection control shown in **Figure 2**. All signalized intersection analysis in the existing and short term utilizes the existing intersection cycle length and phasing as provided by the Colorado Department of Transportation (CDOT), with the exception of the recommended protective/permissive phasing for left turns from the highway at Aspen Garden Way. The future signalized analysis has been optimized.

State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle

This signalized intersection was found to operate at LOS A for existing weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour. In 2006, this intersection is expected to continue to operate at LOS A during the weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour prior to the addition of project traffic. With the addition of project traffic in 2006, this intersection is anticipated to operate at LOS B during the weekday PM and Saturday peak hours and LOS A during the AM peak hour, with modified protected-permissive phasing along SH-24 and no other improvements. In 2025, prior to the addition of project traffic, this intersection is anticipated to operate at LOS B, C, and C during the AM, PM, and Saturday peak hours, respectively with and without the addition of project traffic. This analysis includes the improved protected-permissive phasing along SH-24 and no other improvements.

By 2025, it is understood that a future SH-24 bypass is being explored by CDOT and the City of Woodland Park. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. Table 4 provides the results of the level of service at this intersection.

Table 4 - State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing	7.4	A	10.4	B	9.0	A
2006 Background	7.5	A	11.7	B	9.2	A
2006 Background Plus Project *	6.7	A	11.7	B	12.7	B
2025 Background *	13.7	B	28.2	C	20.4	C
2025 Background Plus Project *	17.9	B	31.8	C	28.9	C

* Analysis includes protective-permissive phasing on SH-24

State Highway 24 (SH-24)/Trull Road

The minor street approaches at this intersection currently operate with long delays during the weekday PM peak hour. In both short term (2006) and long term (2025) horizon years, delays along these minor approaches are only anticipated to increase with through traffic volume growth along SH-24; however volumes along the minor street approaches (Trull Road) are not anticipated to warrant signalization in the future based upon the MUTCD Peak Hour Warrant 3. Peak hour volume projections with Warrant 3 are included in **Appendix F.** As shown on this figure, the lower threshold for a minor street approach with one approaching lane is 100 vehicles and 75 vehicles with two approaching lanes, whereas 11 vehicles are anticipated by 2025 unless other future projects are constructed at this intersection. Therefore, it is believed that vehicles experiencing heavy delays traveling from Trull Road onto SH-24 will reroute to adjacent signalized intersections during peak hour travel, or turn right instead. Table 5 provides the results of the level of service at this intersection for the existing, 2006 background, and 2006 background plus project traffic conditions.

As previously mentioned, it is anticipated that a SH-24 bypass or additional through lane will be needed to serve eastbound and westbound SH-24 traffic. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. The 2025 background and background plus project analysis results are also provided in Table 5.

Table 5 - State Highway 24 (SH-24)/Trull Road LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Left/Through/Right	0.0	A	368.5	F	0.0	A
Westbound Through/Left	21.5	C	150.4	F	21.9	C
Northbound Left	0.0	A	12.2	B	0.0	A
Southbound Left	10.4	B	25.4	D	17.2	C
2006 Background						
Eastbound Left/Through/Right	0.0	A	627.0	F	0.0	A
Westbound Through/Left	24.0	C	261.8	F	23.3	C
Northbound Left	0.0	A	12.8	B	0.0	A
Southbound Left	10.6	B	29.6	D	18.0	C
2006 Background Plus Project						
Eastbound Left/Through/Right	0.0	A	2038.5	F	0.0	A
Westbound Through/Left	50.4	F	-	F	517.0	F
Northbound Left	0.0	A	15.2	C	0.0	A
Southbound Left	11.5	B	39.6	E	23.7	C
2025 Background						
Eastbound Left/Through/Right	0.0	A	3413.3	F	0.0	A
Westbound Through/Left	59.9	F	-	F	133.8	F
Northbound Left	0.0	A	15.5	C	0.0	A
Southbound Left	12.3	B	50.9	F	34.5	D
2025 Background Plus Project						
Eastbound Left/Through/Right	0.0	A	-	F	0.0	A
Westbound Through/Left	155.6	F	-	F	-	F
Northbound Left	0.0	A	18.7	C	0.0	A
Southbound Left	13.5	B	75.5	F	51.1	F

DID NOT INCLUDE GAPS IN SIGNAL OR GAP IN HIGHWAY

NOT DONE TO PROVIDE CONSERVATIVE ANALYSIS

SOFTWARE GENERATED

TOO GREAT TO REPORT

State Highway 24 (SH-24)/Morning Sun Drive

The minor street approaches to the existing two-way stop controlled intersection of SH-24 with Morning Sun Drive currently operates with long delays and unacceptable level of service during the weekday AM and PM peak hours. All other movements operate acceptably during all three peak hours studied. In 2006, long delays along the minor street approaches at the intersection are expected to continue, as well as operate with poor level of service during both weekday AM and PM peak hours as an unsignalized intersection. However, the intersection is not anticipated to meet peak hour signal warrants in 2006 based upon background traffic alone. However, a signal is proposed to be constructed in 2006 with development of the project at this intersection. With signalization, as well as dual left turn lanes, one through lane and a separate right turn lane for exiting traffic from Wal-Mart, the intersection is expected to operate at LOS B during the weekday AM peak hour and LOS C during the weekday PM and Saturday peak hour.

In the 2025 long term horizon, without signalization, this intersection is anticipated to continue to operate with long delays along the minor street approaches as an unsignalized intersection. With the proposed project, as well as signalization, the intersection is anticipated to operate at LOS B, D, and C, during the AM, PM, and Saturday peak hours. As previously mentioned, by 2025, anticipated background traffic growth in the area may require a bypass along SH-24. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. **Table 6** illustrates the level of service capacity results at this existing unsignalized intersection.

Table 6 - State Highway 24 (SH-24)/Morning Sun Drive LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Through/Left	40.8	E	41.2	E	23.8	C
Westbound Through/Left	31.6	D	32.6	D	21.5	C
Northbound Left	11.7	B	9.7	A	10.3	B
Southbound Left	9.1	A	19.8	C	13.7	B
2006 Background						
Eastbound Through/Left	50.5	F	57.9	F	25.3	D
Westbound Through/Left	38.5	E	41.8	E	22.6	C
Northbound Left	12.3	B	10.1	B	10.4	B
Southbound Left	9.2	A	23.5	C	14.3	B
2006 Background Plus Project #	14.9	B	24.5	C	21.2	C
2025 Background						
Eastbound Through/Left	599.1	F	-	F	82.3	F
Westbound Through/Left	-	F	171.0	F	64.7	F
Northbound Left	18.2	C	11.8	B	13.5	B
Southbound Left	11.0	B	58.8	F	27.4	D
2025 Background Plus Project #	17.6	B	46.1	D	34.8	C

Signal Improvements as well as Dual Lefts, One Through, One Right on Wal-Mart exit

5.3 Speed Change Lane Length Requirements

Speed change lane lengths were calculated to determine requirements for design of improvements along SH-24. SH-24 is a category E-X (expressway) highway with a 55 mile per hour posted speed limit adjacent to the project. Right turn acceleration and right and left turn deceleration lanes at the intersection of SH-24 with Morning Sun Drive currently exist. It is recommended that these be verified to insure that their construction meets the current standards in accordance with the CDOT State Highway Access Code. The following provides specific turn lane improvements and recommended lengths to be constructed (accounting for future 2025 Full Buildout):

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.

- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

5.4 Progression Analysis

Since the intersection of State Highway 24 (SH-24) with Morning Sun Drive is expected to meet signal warrants and be signalized with construction of the project, a progression study was performed for the network per the CDOT Access Code requirements. The progression analysis was completed for the 2006 near-term horizon along State Highway 24 (SH-24) in the project vicinity. To provide a complete analysis, the signalized intersections of SH-24 with Aspen Garden Way/Paradise Circle and Morning Sun Drive were included. The progression analysis was conducted with the existing 55 mph and 45 mph corridor speeds.

The signal progression analysis was completed using the software program *Synchro*. The efficiency of the network was evaluated. The existing intersection cycle lengths were used in the analysis for the intersection of State Highway 24 (24) with Aspen Garden Way/Paradise Circle. Signal progression analysis indicates that good progression of a minimum 55% efficiency is anticipated during the controlling afternoon peak hour. Therefore, the bandwidths and efficiencies were found to be acceptable considering the E-X standard of 0.40 efficiency or better. The *Synchro* analysis worksheets are provided in **Appendix G.**

5.5 CDOT Crash Data Analysis

Vehicle crash data was obtained from the Colorado Department of Transportation (CDOT) for a four year time period (1/1/99 through 12/31/02) for a section of SH-24 between mile post 286.8 and 287.1. The data is included as **Appendix H**. During this four year time period, there were a total of 9 collisions, of which 2 resulted in injury and no fatalities. The predominant collision types were vehicles hitting a wild animal (3 crashes) and overtaking turn/approaching turn (3 crashes). The number of vehicle crashes attributable to overtaking turns (2) and approaching turn (1) lead towards the difficulty of drivers turning from the highway to the minor street approach. It is expected that the proposed signal and auxiliary lane construction at the intersection of SH-24 with Morning Sun Drive may improve safety through this section. Signals many times increase the likelihood of rear-end collisions, but overall improve safety by reducing the more severe vehicle crash types from turning vehicles at side streets.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/Aspen Garden Way.

- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.

- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and drive-through service. These lots could be interchanged as any of these uses or comparable uses allowed by Woodland Park Code. The maximum building height for Lots 2 through 4 is 35 feet.

Lot 5
Lot 5 will consist of a fuel/gas station with six pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6
Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract C.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants become necessary to effectuate the proposed development, applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

REDLINE

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.

Lot 5
Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6
Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

CLEAN

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.

Lot 5
Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6
Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

Lots 2 through 4 are for general commercial use and have been depicted on the Final Development Plan as a financial institution with three drive-through windows, eating/drinking place for eat-in service, and eating/drinking place for drive-in and through service. These lots could be interchanged as any of these uses or comparable uses allowed by the Woodland Park Code. The maximum Building height for Lots 2 through 4 is 35 feet. In addition, Lot 4 is allowed to as Automated Express Style Car Wash.

Lot 5
Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6
Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A
Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B
Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C
Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D
Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	23.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	33.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN
5. ALL CURBED RADII ARE TO BE 10' EXTERIOR AND 2' INTERIOR UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY WESTERN STATES SURVEYING.
9. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
   PARKING LAYOUT MEETS WAL-MART STANDARDS WHICH IS WITHIN LOCAL REQUIREMENTS.
10. PARKING SHOWN CONTAINS 90° PARKING SPACES. TYPICAL DIMENSIONS:
    WIDTH: 9.5' AND 9.0'
    DEPTH: 18'
    TWO WAY AISLES: 25'
11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
12. "ALL ACTIVITIES AND USES SHALL BE AUTHORIZED AND BE OPERATED TO MEET THE PERFORMANCE STANDARDS SET FORTH IN CHAPTER 18.33, USE REGULATIONS-PERFORMANCE STANDARDS, OF THE CITY OF WOODLAND PARK MUNICIPAL CODE, ZONING REGULATION."
13. TRACT A IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
14. TRACT B IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS FOUNTAIN CREEK DRAINAGEWAY.
15. TRACT C IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
16. TRACT D IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS A HISTORIC PRESERVATION AREA.

DEVELOPMENT DATA

BUILDING HEIGHT:
MAXIMUM BY PUD 41'

OPEN SPACE REQUIRED:
MINIMUM BY PUD 20%

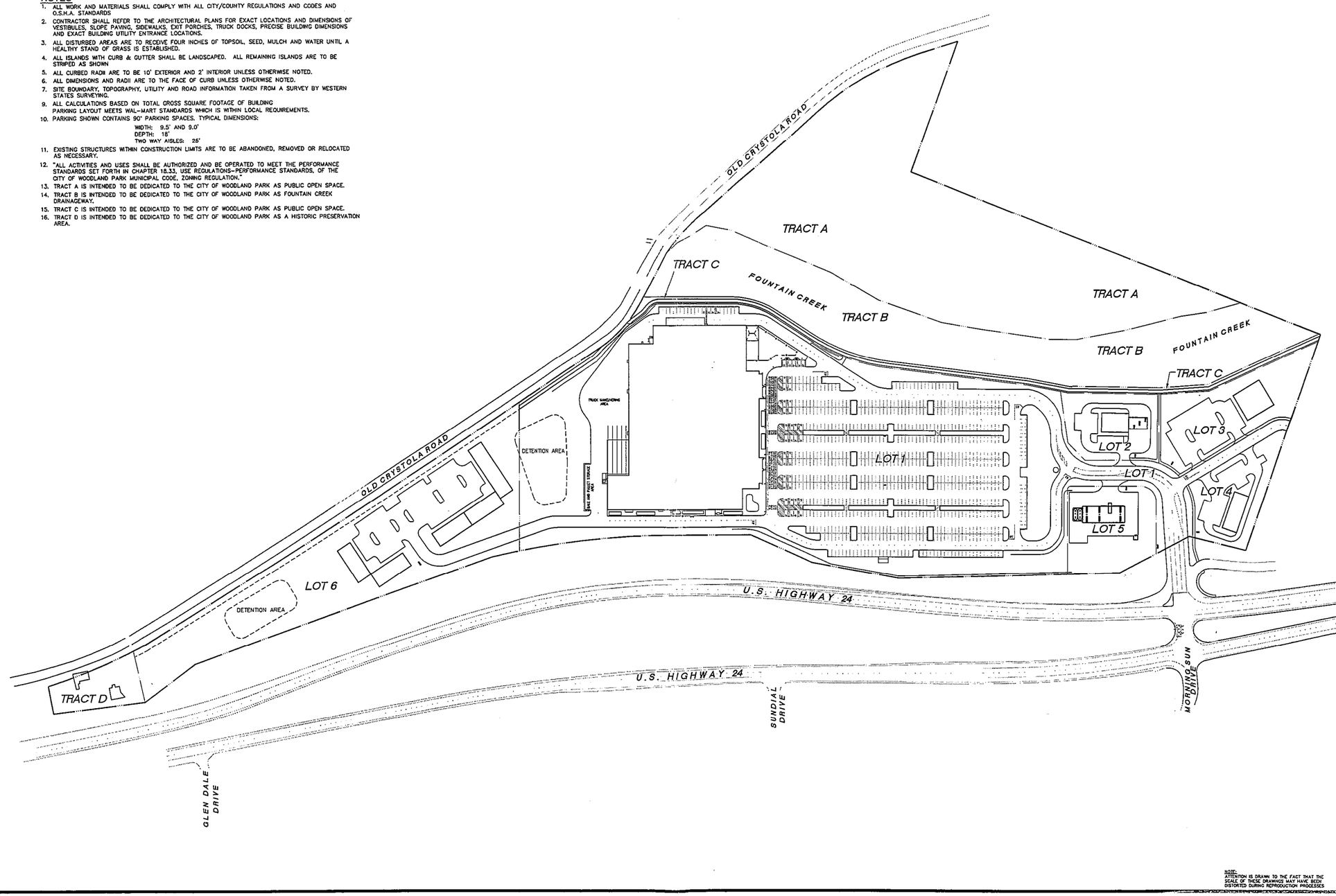
BUILDING COVERAGE:
MAXIMUM BY PUD 35%

BUILDING SETBACKS:
REQUIRED
FRONT 25'
REAR 10'
SIDE 10'

SITE DATA

SITE LOCATION: 19600 HIGHWAY 24
WOODLAND PARK, CO 80866
(NORTHWEST CORNER OF U.S. HIGHWAY 24 AND WOODLAND AVENUE

CURRENT ZONING CLASSIFICATION: AG (AGRICULTURAL)
PROPOSED ZONING CLASSIFICATION: PUD (PLANNED UNIT DEVELOPMENT)
LOCAL JURISDICTIONS: CITY OF WOODLAND PARK, COLORADO
TELLER COUNTY, COLORADO



GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

NOTE:
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WAL★MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
OVERALL SITE PLAN

PROJECT NO.	067811024
DRAWING NAME	Final-PBD-PLAN
SCALE (H):	1"=120'
SCALE (V):	N/A
DRAWN BY:	SRH
DESIGNED BY:	TDK
CHECKED BY:	KMR
DATE:	01/31/05

1

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BUILDING AND PARKING DATA

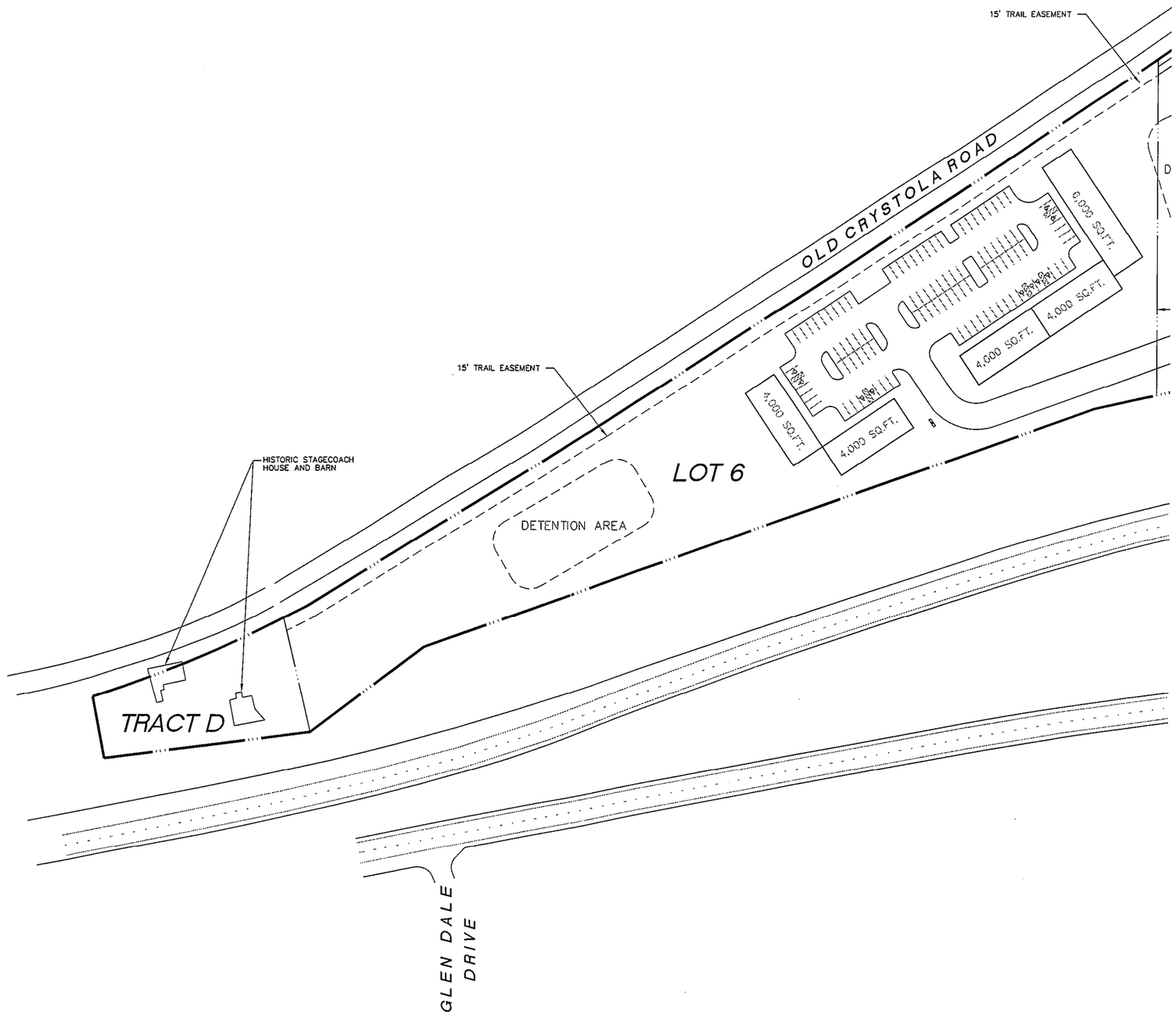
PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	53.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

N

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.



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STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

PROJECT NO.
067811024

DRAWING NAME
Final-PBD-PLAN

SCALE (H):1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

2

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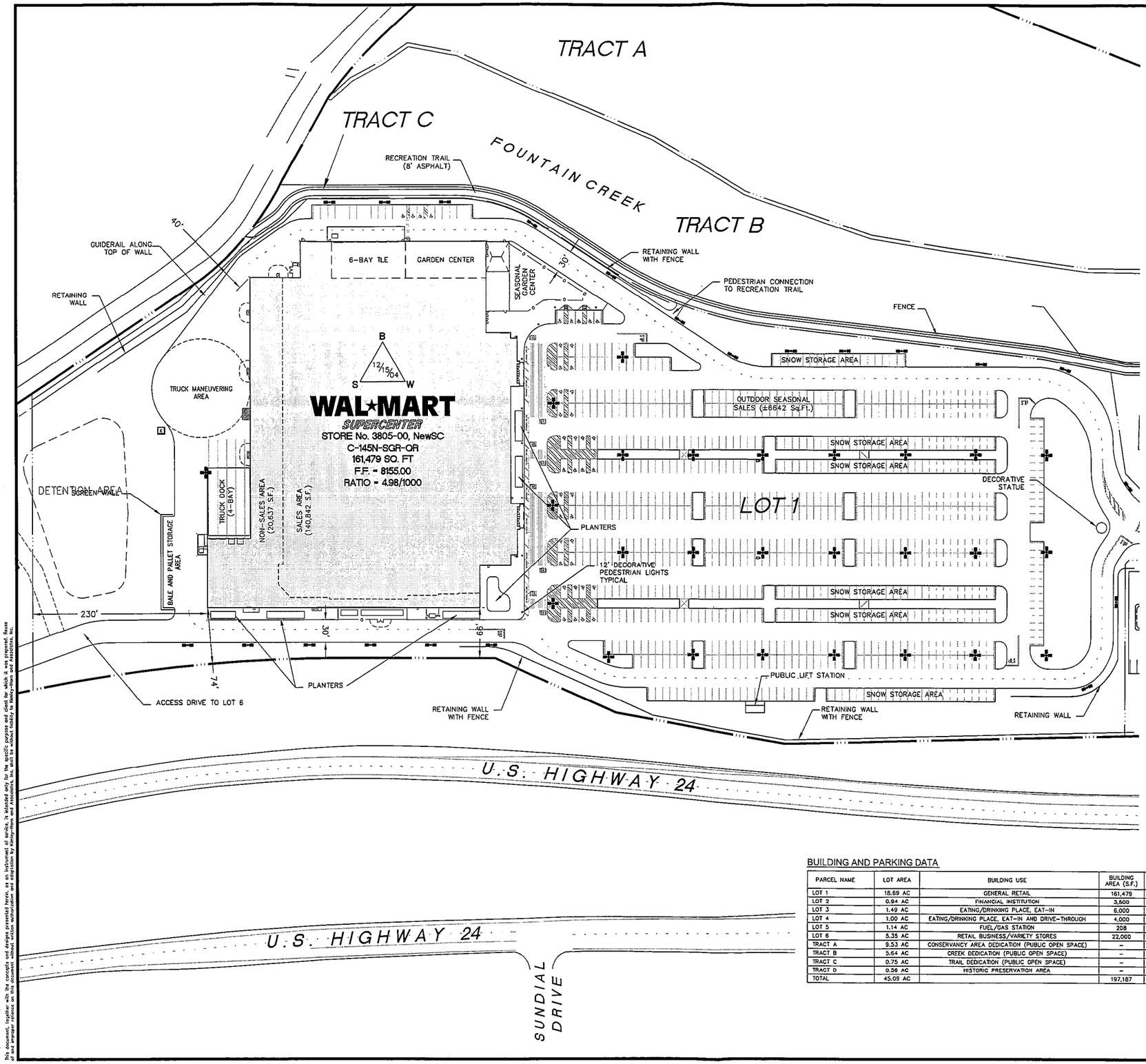

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
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TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	–	–	–	–	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

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C-145N-SGR-OR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

PROJECT NO. 067811024

DRAWING NAME Final-PBD-PLAN

SCALE (H):1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

3

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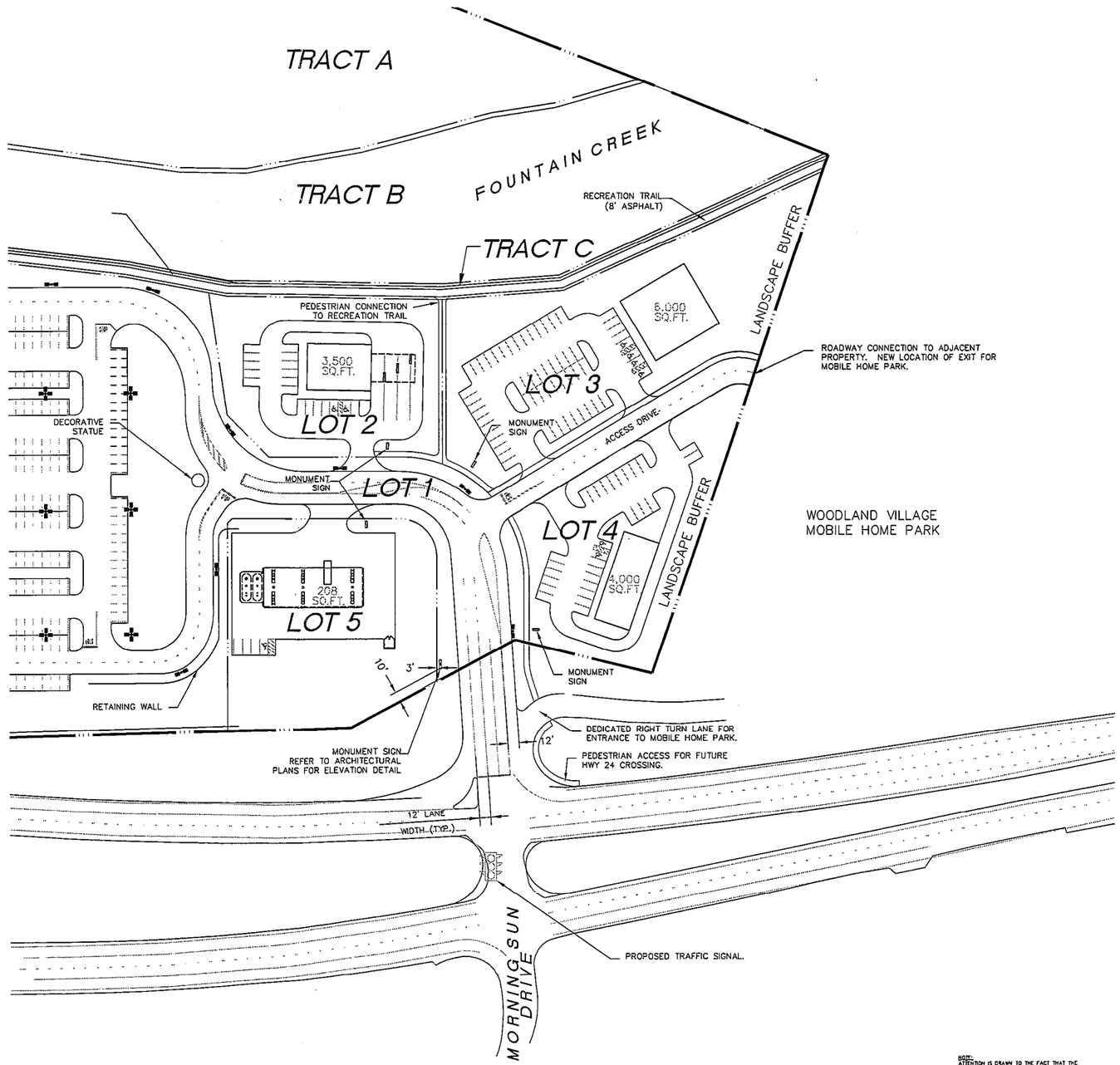
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	–	–	–	–	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
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WAL★MART SUPERCENTER

STORE No. 3805-00, NewSC
C-145N-SGR-OR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

PROJECT NO.
067811024

DRAWING NAME
Final-PBD-PLAN

SCALE (H):	1"=120'
SCALE (V):	N/A
DRAWN BY:	SRH
DESIGNED BY:	TDK
CHECKED BY:	KMR
DATE:	01/31/05

4

NOTE:
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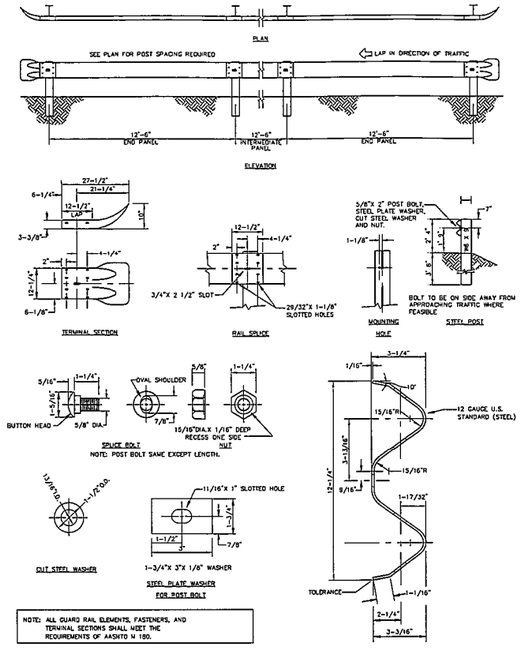
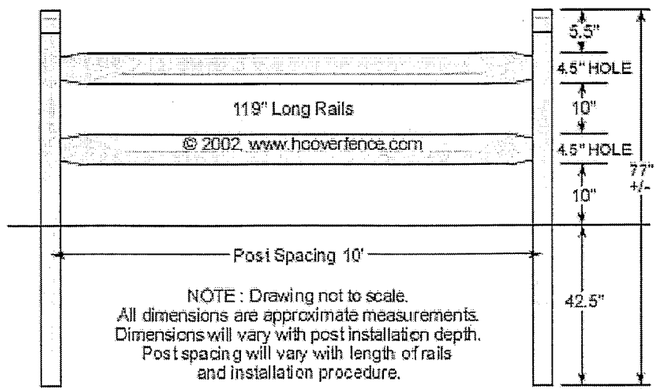


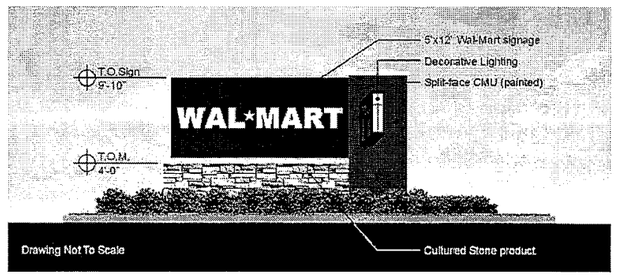
GUIDE RAIL

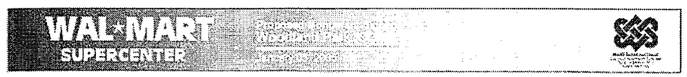
N.T.S.



ROUND 2 RAIL WOOD FENCE DETAIL

N.T.S.





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STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

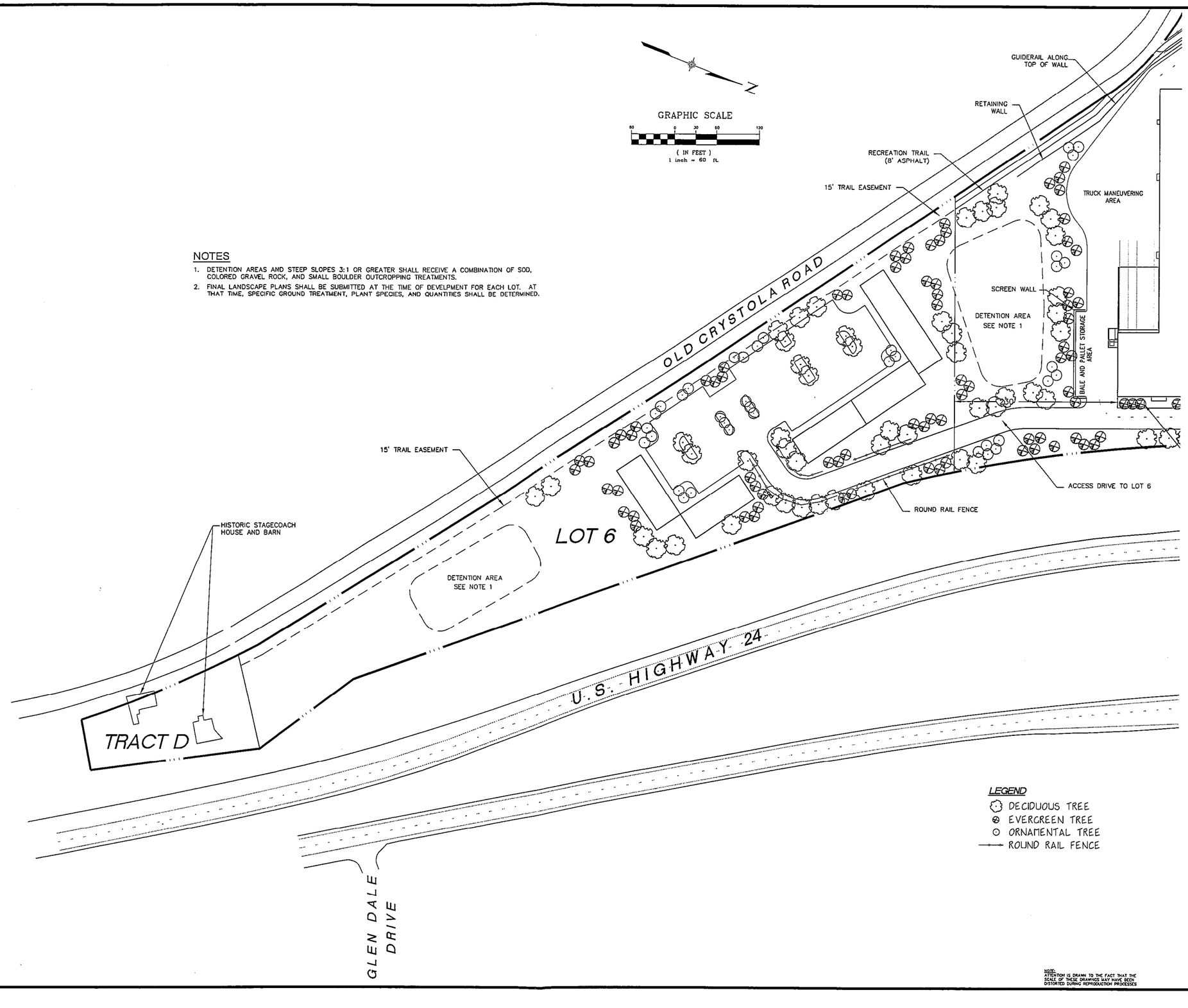
WAL-MART CENTER
FINAL DEVELOPMENT PLAN
DETAILS SHEET

PROJECT NO.	067811024
DRAWING NAME	PBD-DET
SCALE (H):	N/A
SCALE (V):	N/A
DRAWN BY:	ELC
DESIGNED BY:	ELG
CHECKED BY:	KMR
DATE:	01/31/05

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NOTES

1. DETENTION AREAS AND STEEP SLOPES 3:1 OR GREATER SHALL RECEIVE A COMBINATION OF SOD, COLORED GRAVEL ROCK, AND SMALL BOULDER OUTCROPPING TREATMENTS.
2. FINAL LANDSCAPE PLANS SHALL BE SUBMITTED AT THE TIME OF DEVELPMENT FOR EACH LOT. AT THAT TIME, SPECIFIC GROUND TREATMENT, PLANT SPECIES, AND QUANTITIES SHALL BE DETERMINED.



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C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 1

PROJECT NO.	067811024
DRAWING NAME	Final-PBD-LA
SCALE (H):	1"=60'
SCALE (V):	N/A
DRAWN BY:	TDK
DESIGNED BY:	TDK
CHECKED BY:	KMR
DATE:	01/31/05

6

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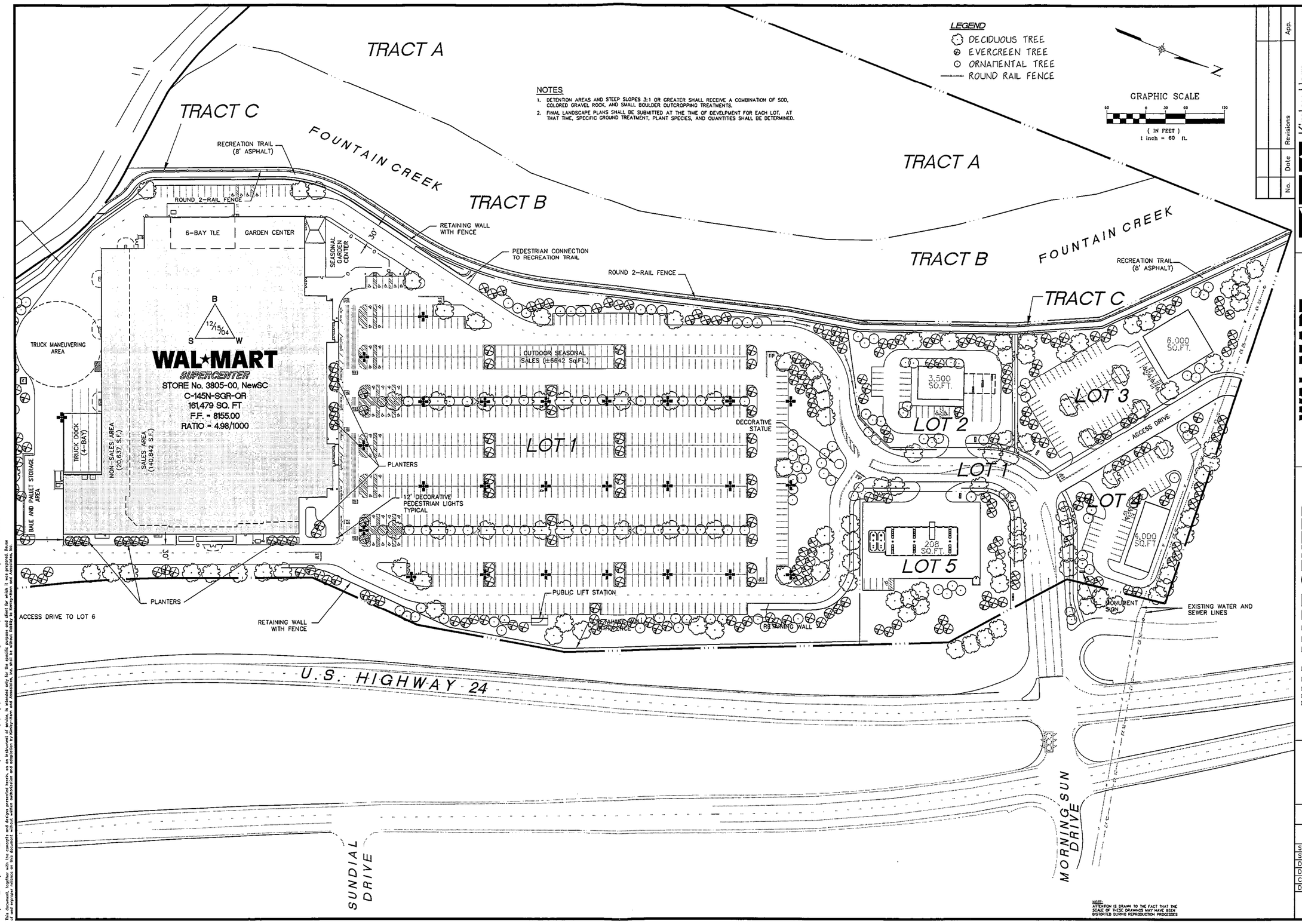

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WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 2

PROJECT NO.	067811024
DRAWING NAME	Final-PBD-LA
SCALE (H):	1"=60'
SCALE (V):	N/A
DRAWN BY:	TDK
DESIGNED BY:	TDK
CHECKED BY:	KMR
DATE:	01/31/05

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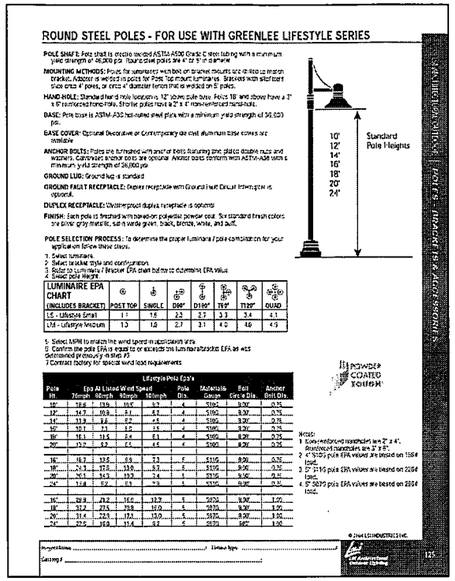


ROUND STEEL POLES - FOR USE WITH GREENLEE LIFESTYLE SERIES

POLE SHAFT: Pole shaft is precision rounded ASTM A500 Grade C steel tubing with a minimum yield strength of 46,000 psi. Round direct poles are 4" or 5" in diameter.

MOUNTING METHODS: Poles for luminaires with direct or bracket mounts are of a slip fit or tenon design. Adapter is welded in place for Pole Top mount luminaires. Bracket with slip fitter style arms 4' poles, or arms 4" diameter tenon that is welded on 5' poles.

HAND HOLE: Standard hand hole locations is 12" above base plate. Poles 18' and above have a 3" x 8" reinforced hand hole. Shorter poles have a 2" x 6" reinforced hand hole.

BASE: Pole base is ASTM A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.

BASE COVER: Optional Decorative or Contemporary die cast aluminum base covers are available.

ANCHOR BOLTS: Poles are furnished with anchor bolts featuring zinc plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform with ASTM-A36 with a minimum yield strength of 36,000 psi.

GROUND LUG: Ground lug is standard.

GROUND FAULT RECEPTACLE: Duplex receptacle with Ground Fault Circuit Interrupter is required.

DUPLEX RECEPTACLE: Weather proof duplex receptacle is optional.

FINISH: Each pole is finished with corrosion protective powder coat. Six standard finish colors are black, gray metallic, sandstone, black, bronze, white, and buff.

POLE SELECTION PROCESS: To determine the proper luminaire / pole combination for your application follow these steps:

1. Select luminaire.
2. Select desired style and configuration.
3. Refer to Luminaire / Bracket EPA chart but not to determine EPA value.
4. Select pole height.

LUMINAIRE EPA CHART (INCLUDES BRACKET)	POST TOP	SINGLE	DBK	D180	T90	T120	QUAD
LS - Lifestyle Small	1.1	1.6	2.2	2.7	3.3	3.4	4.1
LM - Lifestyle Medium	1.3	1.8	2.7	3.1	4.0	4.8	4.5

5. Select MPH to match the wind speed in application's area.
6. Confirm the pole EPA is equal to or exceeds the luminaire/bracket EPA as was determined previously in step #3.
7. Contact factory for special wind load requirements.

Pole Ht.	Epa At Listed Wind Speed 80mph	90mph	100mph	Pole Dia.	Materials Gauge	Bolt Circle Dia.	Anchor Bolt Dia.
10'	12.6	15.9	19.6	4.5	4	5105	8.50"	0.75
12'	14.7	18.8	23.1	4.5	4	5105	8.50"	0.75
14'	13.9	17.6	21.7	4.5	4	5105	8.50"	0.75
16'	13.1	16.5	20.3	4.5	4	5105	8.50"	0.75
18'	12.1	15.5	19.1	4.5	4	5105	8.50"	0.75
20'	11.2	14.3	17.7	4.5	4	5105	8.50"	0.75
22'								
16'	16.7	13.5	8.9	7.3	7	5115	8.50	0.75
18'	14.3	17.0	13.0	5.7	5	5115	9.00	0.75
20'	10.5	14.3	13.3	7.4	5	5115	9.00	0.75
24'	11.8	15.2	13.3	7.5	5	5115	9.00	0.75
16'	19.9	25.2	16.0	12.9	5	5215	9.00	1.00
18'	17.2	21.5	19.8	10.0	5	5215	9.00	1.00
20'	11.4	22.5	17.1	13.0	5	5215	9.00	1.00
24'	22.5	28.9	21.4	9.2	5	5215	9.00	1.00

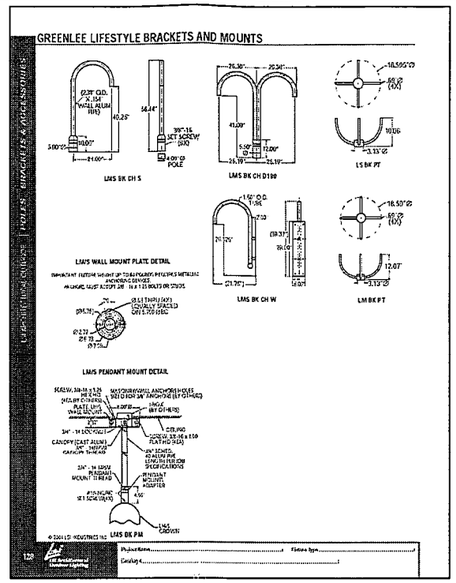
Notes:
1. Base reinforced rectangular 1 are 2" x 4".
Reinforced rectangular are 2" x 8".
2. 4" 5105 psi EPA values are based on 105# load.
3. 5" 5115 psi EPA values are based on 225# load.
4. 5" 5215 psi EPA values are based on 330# load.

10'
12'
14'
16'
18'
20'
24'
Standard Pole Heights

POWDER COATED FINISH

© 2004 LSI INDUSTRIES INC.

Project Name _____ Fixture Type _____
Catalog # _____



GREENLEE LIFESTYLE BRACKETS AND MOUNTS

LMS BK CH S

LMS BK CH D180

LS BK PT

LMS WALL MOUNT PLATE DETAIL

LMS BK CH W

LM BK PT

LMS PENDANT MOUNT DETAIL

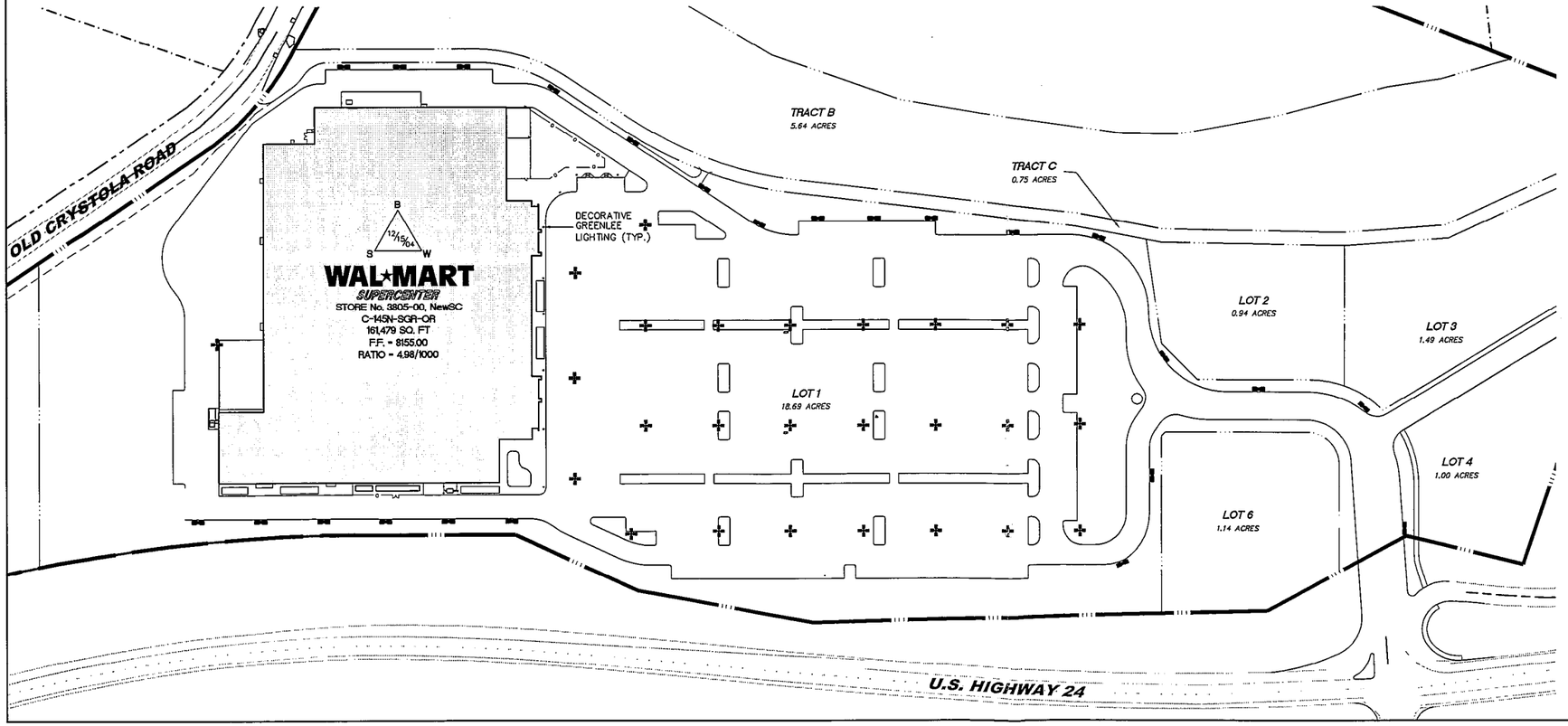
LMS BK PM

© 2004 LSI INDUSTRIES INC.

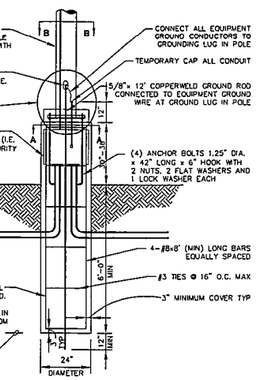
Project Name _____ Fixture Type _____
Catalog # _____

NOTES

1. POLE MOUNTED LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25' ABOVE FINISHED GROUND AS MEASURED TO THE HIGHEST POINT ON THE ASSEMBLY.
2. ALL LIGHTING FIXTURES SHOWN ON THIS PLAN SHALL HAVE PARTIAL CUT-OFF LENSES AND HIGH PRESSURE SODIUM LUMINAIRE ASSEMBLIES.



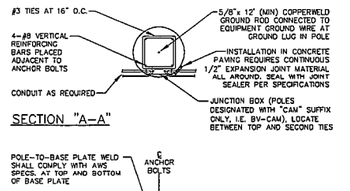
GRAPHIC SCALE
50 0 40 80 150
(IN FEET)
1 inch = 80 ft.



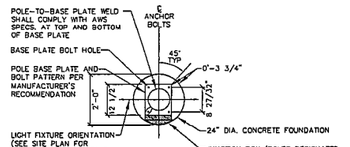
NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
9. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.

TYPICAL LIGHTING POLE BASE DETAIL

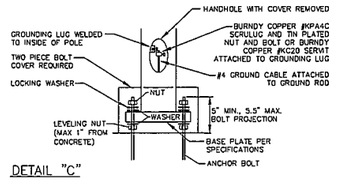
N.T.S.



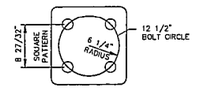
SECTION "A-A"



SECTION "B-B"



DETAIL "C"



TYPICAL ANCHOR BOLT SPACING

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
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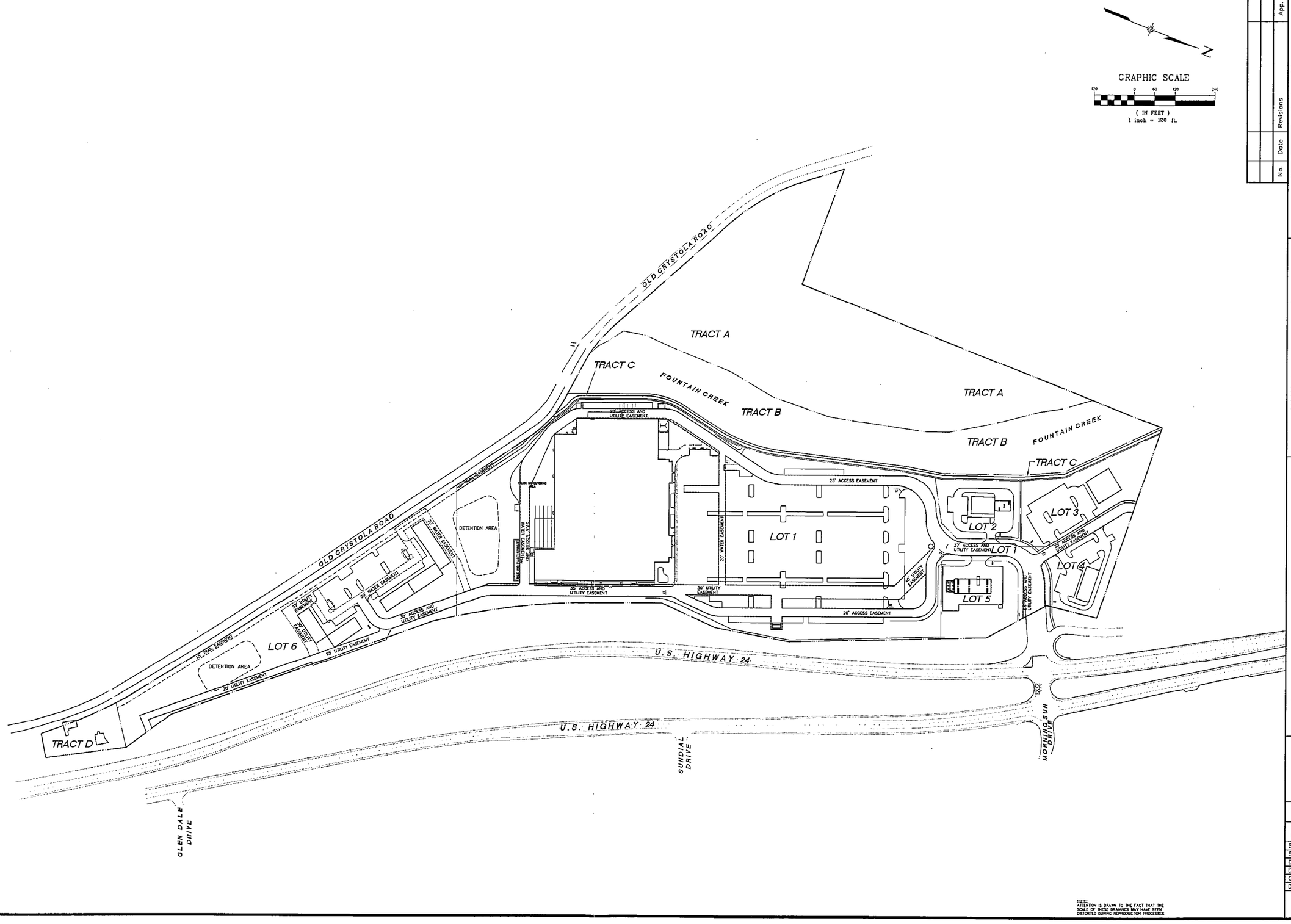
Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL★MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-OR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LIGHTING PLAN

PROJECT NO. 067811024
DRAWING NAME PBD-Lighting
SCALE (H): 1"=80'
SCALE (V): N/A
DRAWN BY: RWZ
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05



NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.

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Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL★MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
EASEMENT EXHIBIT

PROJECT NO. 067811024

DRAWING NAME Final-PBD-PLAN

SCALE (H):1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

9

G:\Land_Dev\67811024_Wal-Mart_Woodland Park (Stackhouse)\Dwg\PBD and Permiting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 - 7:08am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

DEDICATION

Know all people by these presents, that the undersigned warrant that they are the owners of a parcel of land situated in a part of Lot 4 and a part of the Southeast Quarter of the Southwest Quarter of Section 30, a part of the Northwest Quarter of the Northeast Quarter and a part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 12 South, Range 68 West of the Sixth Principal Meridian, City of Woodland Park, County of Teller, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS:

The basis of bearings is the west right of way line of US Highway 24 assumed to bear South 22°32'00" East. The respective ends of the line are monumented by Colorado Department of Highway Right-of-Way markers being a 1 1/2" aluminium cap on #5 rebar.

LEGAL DESCRIPTION:

That portion of the SE 1/4 SW 1/4 of Section 30 lying West of U.S. Highway 24, the Southerly 10 rods of Lot 4 of the SW 1/4 of Section 30 lying East of the County Road; and that portion of the N 1/2 NW 1/4 of Section 31 lying North and East of the County Road and West of U. S. Highway 24; and that portion of the NW 1/4 NE 1/4 of Section 31 lying West of U.S Highway 24 and North and East of the County Road, in Township 12 South, Range 68 West of the 6th P.M., Teller County, State of Colorado as recorded in Book 3424 at Page 153 of the El Paso County records and under Reception No. 509691 of the Teller County records;

Together with that portion of the SW 1/4 NE 1/4 of Section 31, Township 12 South, Range 68 West of the 6th P.M., lying North and East of the County Road and West of U. S. Highway 24, Teller County, State of Colorado as recorded in Book 3424 at Page 152 of the El Paso County records and under Reception No. 509690 of the Teller County records, being more particularly described as follows:

BEGINNING at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 30;
Thence North 87°45'01" East, 594.86 feet, along the north line of said Southeast Quarter of the Southwest Quarter to the westerly right of way line of US Highway 24, recorded in Book 161 at Page 94 of the Teller County records;
Thence along said westerly right-of-way line the following eleven (11) courses;
1. Thence South 07°30'14" East, 154.10 feet;
2. Thence South 49°16'20" East, 203.05 feet;
3. Thence South 22°32'00" East, 583.22 feet;
4. Thence South 10°46'57" East, 228.36 feet;
5. Thence South 03°19'34" West, 173.74 feet;
6. Thence South 21°01'52" East, 198.86 feet to a point of non-tangent curvature;
7. Thence southeasterly along the arc of a curve to the left, the radial line to the center point bears North 68°52'15" East, a radius of 2,073.02 feet, thru a central angle of 13°23'36", an arc length of 484.59 feet, whose chord bears South 27°49'34" East a chord length of 483.48 feet;
8. Thence South 40°47'41" East, 824.88 feet;
9. Thence South 57°32'53" East, 165.13 feet;
10. Thence South 28°11'55" East, 240.74 feet;
11. Thence South 58°15'29" West, 71.98 feet to a point of non-tangent curvature and the easterly right-of-way line of Old Crystola Road;

Thence along said easterly right-of-way line the following ten (10) courses;
1. Thence northwesterly along the arc of a curve to the left, the radial line to the center point bears South 51°05'11" West, a radius of 1,548.88 feet, thru a central angle of 10°02'03", an arc length of 271.28 feet, whose chord bears North 43°55'50" West a chord length of 270.91 feet;
2. Thence North 52°37'58" West, 398.62 feet;
3. Thence North 53°53'38" West, 324.85 feet;
4. Thence North 54°51'17" West, 717.45 feet, to a point of non-tangent curvature;
5. Thence westerly along the arc of a curve to the left, the radial line to the center point bears South 31°27'29" West, a radius of 365.39 feet, thru a central angle of 26°38'15", an arc length of 169.87 feet, whose chord bears North 71°51'58" West a chord length of 168.35 feet;
6. Thence North 82°16'52" West, 120.58 feet, to a point of non-tangent curvature;
7. Thence westerly along the arc of a curve to the right, the radial line to the center point bears North 14°33'03" East, a radius of 555.60 feet, thru a central angle of 12°29'10", an arc length of 121.08 feet, whose chord bears North 69°12'33" West a chord length of 120.84 feet;
8. Thence North 62°53'32" West, 414.73 feet to a point of non tangent curvature;
9. Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North 26°17'35" East, a radius of 719.42 feet, thru a central angle of 24°20'28", an arc length of 305.63 feet, whose chord bears North 51°31'51" West a chord length of 303.34 feet;
10. Thence North 38°05'11" West, 110.04 feet.

Thence North 88°50'25" East, 362.09 feet to the west line of the Southeast Quarter of the Southwest Quarter at said Section 30;
Thence North 00°20'19" East, 1,151.73 feet along said west line to the POINT OF BEGINNING

Containing 1,864,286 square feet or 45.094 acres, more or less.

The undersigned owners have caused said tract to be platted into lots, outlots, parcels, lease lots, streets and easements as shown on the plat.

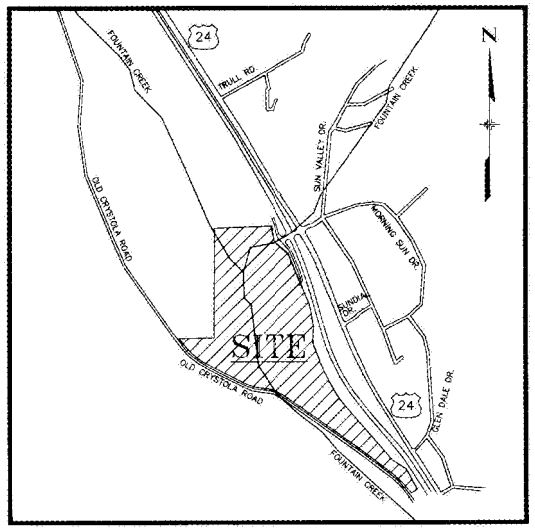
BENCHMARK AND DATUM:

This survey is referenced to NAVD 88 datum. The survey originates from the following benchmarks: Coast & Geodetic Survey (CGS) BENCHMARK DISK D 175 1934 a 3 1/4" disk in concrete post. The Orthometric elevation was determined by differential leveling. The published elevation is 8172.18 feet.

This survey originates from the following Control Monument:

			(NAVD 88)	(WGS84)			
POINT	NORTH	EAST	ELEV.	LATITUDE	LONGITUDE	HEIGHT(FT)	DESCRIPTION
D 175	9156.027	10125.030	8172.10	38°58'20.08055"N	105°02'20.37968"W	8123.31	CGS Benchmark Disk
B 174	28396.528	19.342	8202.69	39°01'30.04887"N	105°04'28.55977"W	8154.31	CGS Benchmark Disk

Local ground coordinates were derived using the following parameters:
Ground Scale Factor = 1.000359000864
Center of Rotation: North = 9347.874 ft, East = 10232.832, Rotation Angle = 0°04'00.983907
Translation North = -0.058, Translation East = -0.172



SCALE: 1" = 600'
VICINITY MAP

COVENANTS
The undersigned owners for themselves, their heirs, successors and assigns, covenant and agree with the City of Woodland Park,

That improvements will conform to all applicable City, State and Federal codes and will be constructed by a contractor licensed in the City of Woodland Park, Colorado.

NOTES
1.) For all title related matters, Western States Surveying, Inc. relied upon Commitment for Title Insurance Commitment No. 2003509GO, dated October 1, 2004 at 7:30 am by Chicago Title Insurance Company in preparing this plat.
2.) The original Agricultural zoning classification was changed to be Planned Unit Development (PUD/PBD) as approved by City Council on April 13, 2005.
3.) Tract A, 9.533 acres is to be dedicated to the City of Woodland Park as Open Space. Said tract is to remain as a Conservancy Area with few improvements which are primarily limited to natural surface (i.e. gravel) horse trail.
4.) Ownership and maintenance responsibilities of Tract B, 5.640 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the Fountain Creek drainageway improvements.
5.) Ownership and maintenance responsibilities of Tract C, 0.752 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the public bike and pedestrian trail.
6.) Tract D, 0.549 acres is to be dedicated to the City of Woodland Park as Open Space.
7.) Ownership and maintenance responsibilities of Public Lift Station shall be taken over by the City of Woodland Park upon completion and acceptance of all improvements associated with the operation of the lift station.
8.) 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, sanitary sewer 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.
9.) Lots 3 and 4 shall access sanitary sewer service by tapping into the west flowing sewer along their north property lines, unless such sewer cannot provide gravity sewer service to the proposed construction, in which case the City will approve use of the sewer stub into the south flowing sewer located between the lots.

OWNER
Wal-Mart Stores, Inc.
2001 Southeast 10th Street
Bentonville, Arkansas 72716-0550
(479) 273-4000

SUBDIVIDER
Wal-Mart Stores, Inc.
2001 Southeast 10th Street
Bentonville, Arkansas 72716-0550
(479) 273-4000

DESIGNER
Kimley-Horn & Associates, Inc.
850 17th Street
Suite 1050
Denver, Colorado 80202
(303) 228-2300

SURVEYOR
Western States Surveying, Inc.
12753 South Parker Road
Suite 205
Parker, Colorado 80134
(303) 841-7436

OWNER DEDICATION:

The undersigned owners have caused said tract to be platted into lots, blocks, streets and easements shown on the plat. The undersigned does hereby grant unto the City of Woodland Park those easements and areas for public use shown on the plat. The sole right and authority to release or convey all or any such easements and area for public use shall remain exclusively vested in the City of Woodland Park. All easements shall retain the right of ingress and egress for construction and maintenance of improvements. No permanent structures except fencing upon City approval shall be allowed on any easement.

Witness my (our) hand(s) this 10th day of September, 2007.

Owner(s)

The above and foregoing was acknowledged before me this 10th day of September, 2007.
Witness my hand and official seal. My commission expires: 9-16-2011

Notary Public

Gina Norton
NOTARY PUBLIC STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires July 16, 2011

State of Colorado)SS
County of Teller)

CITY COUNCIL OF WOODLAND PARK APPROVALS:

This plat, and the dedication to the public of any streets, trails, sidewalks and public ways shown hereon, and the public utility easements as shown hereby accepted and approved by the City Council of the City of Woodland Park, Colorado, this 19th day of July, 2007.

Mayor Date

Attest:
City Clerk Date 9/19/07

PLANNING COMMISSION APPROVALS:

Approved by the Planning Commission for the City of Woodland Park, Colorado this 14th day of June, 2007.

Chairman Planning Commission Date 9-19-07

Attest:
Recording Secretary Date 9/19/07

SURVEYOR'S CERTIFICATE:

I hereby certify that I was in responsible charge of the survey work used in the preparation of this plat; that the positions of the platted points shown hereon have an accuracy of not less than one (1) foot in ten thousand (10,000) feet, prior to adjustments; and that all boundary monuments and control corners shown hereon were in place as described on October 14, 2004.

WSSI Job No. 9919-012.10
For and on behalf of
Western States Surveying, Inc.
12753 South Parker Road, Suite 205
Parker CO. 80134
(303) 841-7436
By: Albert V. Valletta, Jr., P.L.S. No. 23524

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

RECORDING CERTIFICATE:

State of Colorado)
)SS
County of Teller)

I hereby certify that this instrument was filed for record in my office at 2:35 PM this 27th day of September, 2007 and is duly recorded under reception number 611029

Fee: 51.00
PATRICIA A. CROMWON
TELLER COUNTY CLERK AND RECORDER

Clerk and Recorder

FILING CERTIFICATE:

All taxes and due on the property described above have been paid in full.

Signed this 27th day of September, 2007.

County Treasurer

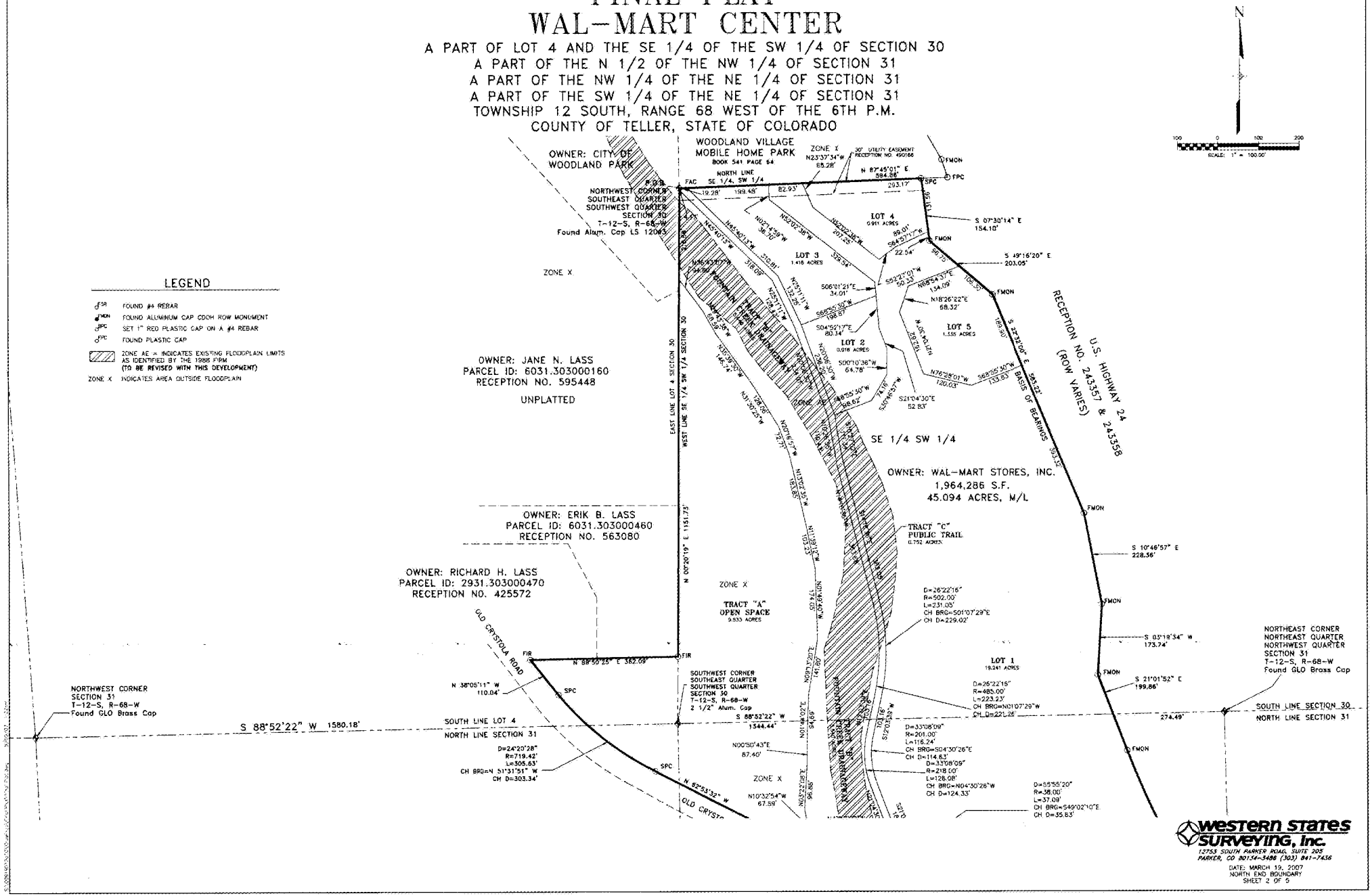
western states SURVEYING, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7436

DATE: MARCH 19, 2007
COVER SHEET
SHEET 1 OF 5

X:\0919012\10\Drawings\Plat\Plat.dwg 9/26/07 1:22pm

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

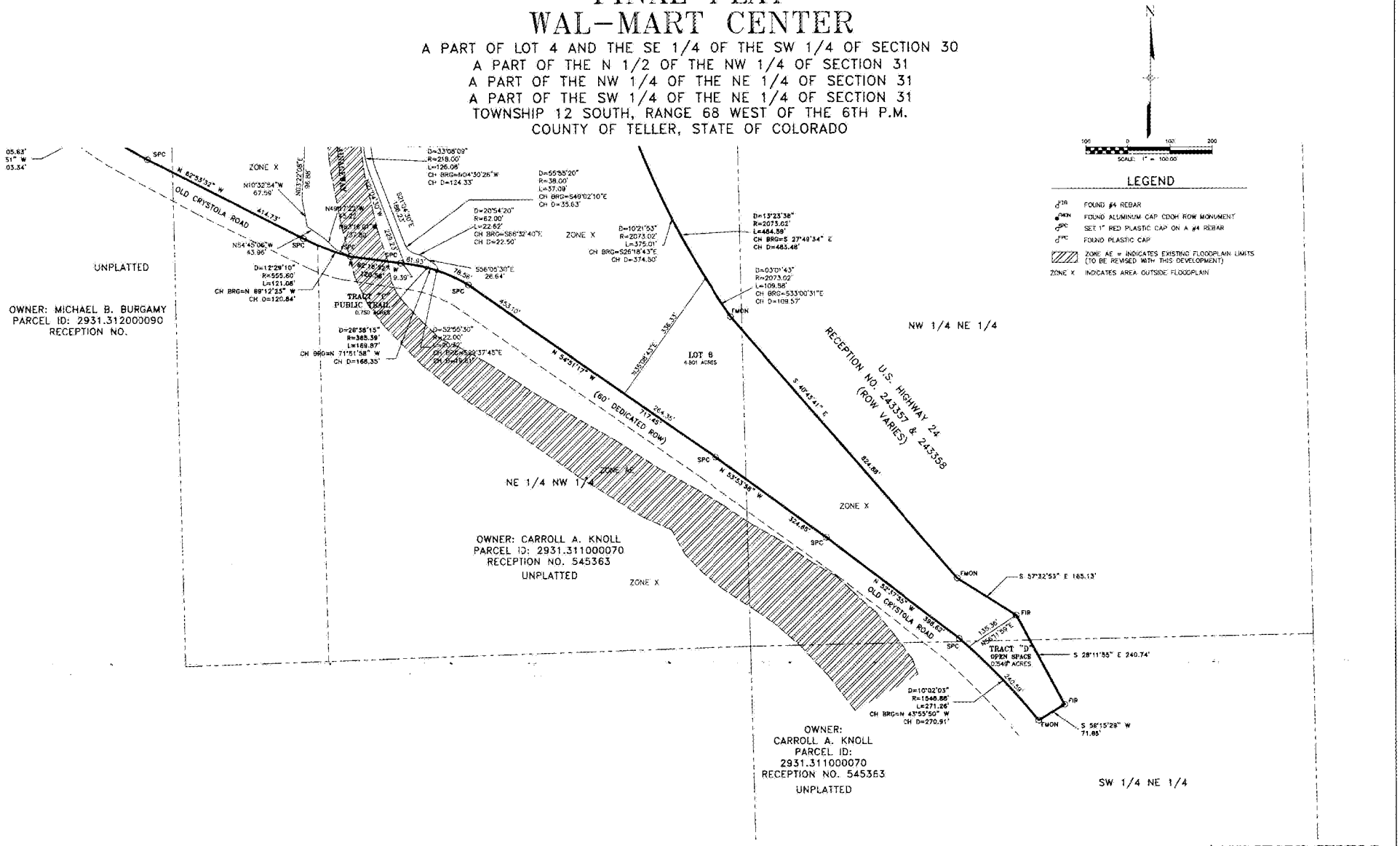


western states SURVEYING, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7436

DATE: MARCH 19, 2007
NORTH END BOUNDARY
SHEET 2 OF 5

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO



western states surveying, Inc.
12755 SOUTH HAWKEN ROAD, SUITE 205
PARKER, CO 80134-5486 (303) 841-7436

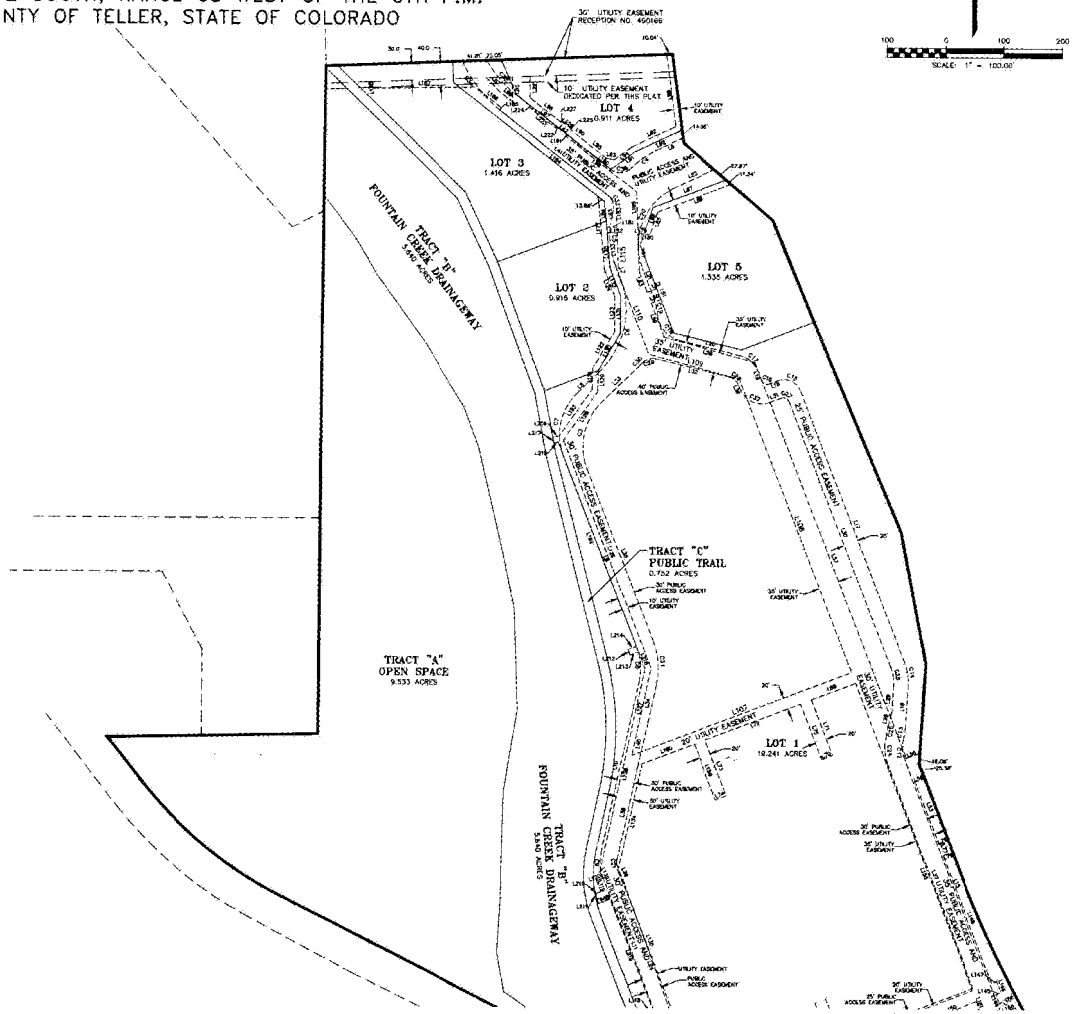
DATE: MARCH 19, 2007
SOUTH END BOUNDARY AND EASEMENTS
SHEET 3 OF 5

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

NUMBER	BEARING	DISTANCE
L1	N56°05'30"W	27.95'
L2	N66°47'28"W	43.51'
L3	N54°51'17"W	675.18'
L4	N53°53'58"W	325.14'
L5	N52°17'55"W	398.27'
L6	N63°06'51"E	45.32'
L7	N21°04'30"W	24.34'
L8	N45°34'54"E	53.36'
L9	N21°04'30"W	353.85'
L10	N12°03'39"E	302.83'
L11	N21°04'30"W	259.53'
L12	N56°05'30"W	68.47'
L13	N73°21'03"W	131.57'
L14	N68°55'30"E	268.04'
L15	N21°04'30"W	466.00'
L16	N03°19'34"E	72.09'
L17	N21°04'30"W	500.44'
L18	N68°55'30"E	16.00'
L19	N21°04'30"W	16.69'
L20	N76°28'01"W	106.67'
L21	N21°04'30"W	98.54'
L22	N65°00'51"E	71.13'
L24	N19°52'21"W	238.27'
L25	N56°05'30"W	68.47'
L26	N73°21'03"W	123.03'
L27	N68°55'30"E	357.71'
L28	N14°53'22"E	24.80'
L29	N03°19'34"E	47.80'
L30	N21°04'30"W	490.84'
L31	N68°55'30"E	21.00'
L32	N76°28'01"W	127.65'
L33	N45°34'54"E	85.09
L34	N12°03'39"E	59.94'
L35	N21°04'30"W	316.65'
L36	N21°04'30"W	0.19'
L37	N21°04'32"W	413.00'
L38	N21°04'30"W	31.32'
L39	N11°54'59"E	166.88'
L40	N12°50'40"E	74.08'
L41	N52°02'38"W	230.39'
L42	N52°02'38"W	207.25'
L43	N21°04'30"W	18.00'
L44	N68°55'30"E	88.21'
L45	N21°04'32"W	59.14'
L46	N40°43'41"W	63.86'
L47	N21°04'30"W	59.14'
L48	N40°43'41"W	56.31'
L49	N21°04'30"W	75.69'
L50	N54°51'17"W	275.92'
L51	N35°08'43"E	2.14'
L52	N54°51'17"W	58.17'
L53	N21°04'30"W	115.48'
L54	N68°55'30"W	17.48'
L56	N68°55'30"E	25.38'
L57	N21°04'30"W	750.45'
L58	N74°48'07"W	161.38'
L59	N21°04'30"W	62.70'
L60	N68°55'30"E	17.53'
L61	N21°04'30"W	20.00'
L62	N68°55'30"E	17.53'
L63	N21°04'30"W	38.72'
L64	N02°17'47"W	64.95'
L65	N00°57'40"W	42.56'
L66	N52°02'38"W	30.03'
L67	N43°08'37"W	30.64'
L68	N68°55'30"E	81.01'
L70	N68°55'30"E	20.00'
L71	N21°04'30"W	102.20'
L72	N68°55'30"E	175.60'
L73	N21°04'30"W	102.19'
L74	N68°55'30"E	20.00'
L75	N21°04'30"W	102.20'
L76	N68°55'31"E	9.51'
L77	N21°04'29"W	20.00'
L78	N68°55'31"E	9.51'
L79	N35°08'43"E	173.76'
L80	N06°16'19"E	26.46'
L81	N40°43'41"W	186.61'
L82	N84°57'17"E	84.12'
L83	N05°49'56"W	44.22'
L84	N05°48'25"W	48.23'
L85	N18°26'22"E	40.47'
L86	N18°26'22"E	37.77'
L87	N68°54'37"E	134.09'
L88	N68°54'37"E	134.73'
L89	N52°02'38"W	97.17'
L90	N52°02'38"W	35.78'
L91	N52°16'58"E	48.95'
L92	N64°51'16"E	90.39'
L93	N82°43'02"W	13.43'
L94	N52°16'58"E	34.12'
L95	N52°02'38"W	53.96'
L96	N52°02'38"W	58.27'
L97	N52°02'38"W	50.19'
L98	N07°30'14"W	125.32'
L99	N68°55'30"E	13.23'
L100	N82°43'10"W	46.30'
L101	N68°55'30"E	59.48'
L102	N69°02'00"E	94.96'
L103	N21°04'30"W	52.79'
L104	N21°04'30"W	13.67'
L105	N69°02'00"E	85.48'
L106	N48°12'16"E	31.82'
L107	N68°55'30"E	403.12'
L108	N21°04'30"W	540.96'
L109	N74°46'07"W	161.38'
L110	N21°04'30"W	144.92'
L115	N02°17'47"W	73.08'
L116	N68°55'30"E	10.83'
L117	N21°04'30"W	20.00'
L118	N68°55'30"E	10.83'
L119	N21°04'30"W	20.57'
L120	N68°55'30"E	10.83'
L121	N01°28'27"E	37.15'
L122	N30°46'57"E	72.74'
L123	N00°10'36"E	60.17'
L124	N21°04'30"W	52.36'
L125	N04°52'17"W	61.40'
L126	N21°04'30"W	420.91'
L127	N12°03'39"E	153.89'
L128	N35°02'39"E	102.13'
L129	N01°28'27"E	37.56'
L130	N30°46'57"E	72.86'
L131	N00°10'36"E	64.78'
L132	N21°04'30"W	52.83'
L133	N04°52'17"W	59.98'
L134	N12°03'39"E	187.28'
L135	N21°04'30"W	265.36'
L136	N56°48'21"W	86.78'
L137	N82°42'28"W	99.74'
L138	N12°03'39"E	157.85'
L139	N21°04'30"W	12.48'
L140	N56°46'21"W	106.35'
L141	N21°04'30"W	6.41'
L142	N68°55'30"E	266.22'
L143	N82°42'28"W	29.54'
L144	N21°04'30"W	19.23'
L145	N68°55'31"E	9.50'
L146	N21°04'29"W	20.00'
L147	N68°55'31"E	9.50'
L148	N21°04'29"W	238.64'
L149	N21°04'30"W	80.97'
L150	N68°55'30"E	222.42'
L151	N21°04'30"W	22.00'
L152	N68°55'30"E	53.97'
L153	N68°55'30"E	222.42'
L154	N68°55'30"E	240.46'
L155	N21°04'30"W	566.54'
L158	N21°04'30"W	102.19'
L160	N68°55'30"E	96.29'
L161	N21°04'30"W	22.00'
L162	N33°42'43"E	88.37'
L163	N40°43'41"W	454.64'
L164	N33°00'31"W	110.53'
L165	N29°39'36"W	124.58'
L166	N68°55'30"E	23.09'
L167	N33°42'43"E	85.84'
L168	N40°43'41"W	362.01'
L169	N57°32'53"W	163.99'
L170	N28°11'55"W	238.19'
L171	N35°08'43"E	31.05'
L172	N54°51'17"W	275.92'
L173	N35°08'43"E	142.14'
L174	N08°16'19"E	50.78'
L175	N40°43'41"W	316.97'
L176	N21°04'31"W	72.91'
L177	N04°52'17"W	17.46'
L178	N21°04'30"W	22.00'
L179	N88°28'10"W	13.86'
L180	N88°28'10"W	20.61'
L181	N88°28'10"W	17.38'
L182	N88°28'10"W	17.10'
L183	N02°17'47"W	44.03'
L184	N52°02'38"W	265.36'
L185	N37°57'22"E	5.00'
L186	N52°02'38"W	56.93'
L187	N89°02'00"E	176.23'
L188	N06°11'12"W	11.44'
L189	N02°17'47"W	62.60'
L190	N52°02'38"W	154.92'
L191	N37°57'22"E	3.50'
L192	N21°04'30"W	376.56'
L193	N35°02'39"E	98.70'
L194	N35°08'43"E	4.19'
L195	N82°42'28"W	48.56'
L196	N69°24'25"E	34.18'
L197	N62°42'10"W	63.14'
L198	N07°17'32"E	5.00'
L199	N82°42'28"W	87.38'
L200	N69°24'25"E	44.92'
L201	N56°11'59"E	14.58'
L202	N56°11'59"E	24.08'
L203	N44°51'17"W	27.47'
L204	N52°47'27"W	390.72'
L205	N44°21'31"W	40.24'
L206	N52°47'27"W	391.82'
L207	N35°08'43"E	67.13'
L208	N54°51'17"W	43.76'
L209	N68°55'30"E	21.00'
L210	N68°55'30"E	10.17'
L211	N21°04'30"W	10.00'
L212	N21°04'30"W	10.00'
L213	N68°55'30"E	15.43'
L214	N68°55'30"E	15.43'
L215	N85°55'20"E	7.52'
L216	N85°39'20"E	5.09'
L217	N10°27'02"W	10.06'
L218	N21°04'30"W	30.90'
L219	N21°04'30"W	314.50'
L220	N54°51'17"W	4.41'
L221	N00°57'40"W	37.24'
L222	N37°57'22"E	3.50'
L223	N52°02'38"W	57.37'
L224	N00°57'40"W	4.50'
L225	N37°57'22"E	1.74'
L226	N52°02'38"W	20.00'
L227	N37°57'22"E	11.74'
L228	S40°43'41"E	90.41'
L229	S49°16'19"W	25.00'
L230	S40°43'41"E	20.00'
L231	N49°16'19"E	25.00'
L232	S54°51'17"E	35.00'
L233	N35°08'43"E	15.67'
L234	S35°08'43"W	15.67'
L235	S54°51'17"E	38.00'
L236	N12°30'40"E	100.77'
L237	N22°44'38"E	104.74'
L238	N17°16'41"E	67.02'
L239	N53°53'58"W	31.69'
L240	N17°16'41"E	75.80'
L241	N22°44'38"E	106.01'
L242	N12°30'40"E	81.04'
L243	N40°43'41"W	37.46'

NUMBER	RADIUS	DELTA	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	371.39	10°27'12"	67.76	S63°44'39"E	67.66
C2	1563.86	01°17'22"	35.18	S48°19'15"E	35.18
C3	110.00	66°39'22"	127.97	S12°15'12"W	120.88
C4	162.00	20°32'49"	58.09	S54°44'27"W	57.78
C5	150.00	36°35'36"	95.80	S02°46'42"E	94.18
C6	149.92	66°41'45"	174.52	N12°15'12"E	164.83
C7	100.00	66°39'24"	116.34	S12°15'12"W	109.89
C8	100.00	33°08'09"	57.83	N04°30'25"W	57.03
C9	75.00	33°08'09"	43.37	S04°30'25"E	42.77
C10	47.39	33°11'53"	27.46	S38°35'00"E	27.08
C11	32.50	17°15'33"	9.79	S64°43'16"E	9.75
C12	50.00	36°22'00"	31.74	S02°53'32"E	31.21
C13	100.00	11°57'54"	20.88	N09°18'31"E	20.85
C14	100.00	24°24'04"	42.59	N08°52'28"W	42.27
C15	30.00	90°00'00"	47.12	N66°04'30"W	42.43
C16	10.00	90°00'00"	15.71	S66°04'30"E	14.14
C17	45.00	55°23'31"	43.50	N48°46'15"W	41.83
C18	50.00	70°50'51"	61.83	S41°02'35"E	57.96
C19	110.00	15°27'20"	29.67	N13°20'50"W	29.58
C20	110.00	86°05'21"	165.28	S21°58'11"W	150.16
C21	15.00	32°59'28"	8.64	S04°34'45"E	8.52
C22	22.40	31°10'04"	12.18	S38°35'00"E	12.03
C23	7.50	17°15'33"	2.26	S64°43'16"E	2.25
C24	80.00	36°22'00"	50.78	S02°53'32"E	49.93
C25	70.00	11°57'54"	14.62	N09°18'31"E	14.59
C26	75.00	24°24'04"	31.94	N08°52'28"W	31.70
C27	10.00	90°00'00"	15.71	N66°04'30"W	14.14
C28	25.00	55°23'31"	24.17	N48°46'15"W	23.24
C29	25.00	62°25'06"	27.24	S72°19'26"W	25.91
C30	110.00	04°28'01"	8.58	N43°20'53"E	8.57
C31	130.00	33°08'09"	75.18	N04°30'25"W	74.14
C32	40.00	90°00'00"	62.83	S66°04'30"E	56.57
C33	25.00	67°31'43"	29.46	N18°15'46"W	27.80
C34	236.06	27°21'49"	112.71	N38°21'43"W	111.64
C35	198.00	22°44'34"	78.59	S40°40'21"E	78.08
C36	25.00	83°29'19"	36.43	N86°12'43"E	33.29
C37	10.00	89°41'23"	15.65	S65°13'49"E	14.10
C38	130.00	19°39'09"	44.59	S30°54'06"E	44.37
C39	100.00	19°39'09"	34.30	S30°54'06"E	34.13



western states SURVEYING, Inc.
12733 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-5466 (303) 841-7436

DATE: MARCH 19, 2007
NORTH END EASEMENTS
SHEET 4 OF 5

S:\2005\05103\05Drawings\Final Plat\Final Plat.dwg, 4/19/2007 7:43:01 AM, Adam

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

NUMBER	BEARING	DISTANCE
L1	N58°05'30"W	57.95'
L2	N86°47'28"W	43.51'
L3	N54°51'17"W	675.19'
L4	N53°53'58"W	725.14'
L5	N52°37'55"W	399.27'
L6	N65°00'51"E	45.33'
L7	N21°04'30"W	24.34'
L8	N45°34'54"E	53.38'
L9	N21°04'30"W	353.85'
L10	N12°03'39"E	302.83'
L11	N21°04'30"W	259.53'
L12	N56°05'30"W	68.47'
L13	N73°21'03"W	131.57'
L14	N68°55'30"E	268.04'
L15	N21°04'30"W	468.00'
L16	N63°19'34"E	72.09'
L17	N21°04'30"W	500.44'
L18	N68°55'30"E	16.00'
L19	N21°04'30"W	16.69'
L20	N76°28'01"W	108.67'
L21	N21°04'30"W	56.34'
L22	N65°00'51"E	71.13'
L24	N19°52'21"W	238.27'
L25	N56°05'30"W	68.47'
L26	N73°21'03"W	123.03'
L27	N68°55'30"E	357.71'
L28	N14°57'22"E	24.80'
L29	N63°19'34"E	47.80'
L30	N21°04'30"W	490.44'
L31	N68°55'30"E	21.00'
L32	N76°28'01"W	127.65'
L33	N45°34'54"E	80.09'
L34	N12°03'39"E	69.94'
L35	N21°04'30"W	316.65'
L36	N21°04'30"W	6.19'
L37	N21°04'32"W	413.00'
L38	N21°04'30"W	31.32'
L39	N11°44'59"E	166.88'
L40	N12°50'40"E	74.08'
L41	N52°02'38"W	231.29'
L42	N32°02'38"W	207.25'
L43	N21°04'30"W	18.00'
L44	N68°55'30"E	88.21'
L45	N21°04'32"W	39.14'
L46	N40°43'41"W	53.86'
L47	N21°04'32"W	59.14'
L48	N40°43'41"W	36.31'
L49	N21°04'30"W	76.69'
L50	N54°51'17"W	375.82'
L51	N55°06'45"E	2.14'
L52	N54°51'17"W	58.17'
L53	N21°04'30"W	115.48'
L54	N68°55'30"W	17.48'
L56	N68°55'30"E	25.38'
L57	N21°04'30"W	730.45'
L58	N74°46'07"W	161.38'
L59	N21°04'30"W	92.70'
L60	N68°55'30"E	17.53'
L61	N21°04'30"W	20.00'
L62	N68°55'30"E	17.53'
L63	N21°04'30"W	38.72'
L64	N02°17'47"W	64.95'
L65	N00°57'40"W	42.55'
L66	N52°02'38"W	30.03'
L67	N43°09'37"W	30.64'
L68	N68°55'30"E	39.01'
L70	N68°55'30"E	20.00'
L71	N21°04'30"W	102.20'
L72	N68°55'30"E	175.00'
L73	N21°04'30"W	102.19'
L74	N68°55'30"E	20.00'
L75	N21°04'30"W	102.20'
L76	N68°55'31"E	9.51'
L77	N21°04'29"W	20.00'
L78	N68°55'31"E	9.51'
L79	N35°08'43"E	173.78'
L80	N08°16'19"E	26.48'
L81	N40°43'41"W	196.61'
L82	N64°57'17"E	84.12'
L83	N05°49'56"W	44.22'
L84	N05°46'25"W	46.23'
L85	N16°28'22"E	40.47'
L86	N16°28'22"E	37.77'
L87	N68°54'37"E	134.09'
L88	N68°54'37"E	134.73'
L89	N52°02'38"W	97.17'
L90	N52°02'38"W	30.78'
L91	N52°16'58"E	48.95'
L92	N64°51'16"E	90.39'
L93	N62°43'02"W	13.43'
L94	N52°16'58"E	34.12'
L95	N32°02'38"W	53.98'
L96	N52°02'38"W	68.27'
L97	N52°02'38"W	50.19'
L98	N07°30'14"W	123.32'
L99	N68°55'30"E	13.23'
L100	N62°42'10"W	46.30'
L101	N68°55'30"E	59.48'
L102	N69°02'00"E	94.06'
L103	N21°04'30"W	55.79'
L104	N21°04'30"W	13.87'
L105	N69°02'00"E	86.48'
L106	N48°12'16"E	31.82'
L107	N68°55'30"E	403.12'
L108	N21°04'30"W	540.96'
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L117	N21°04'30"W	20.00'
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L119	N21°04'30"W	20.57'
L120	N68°55'30"E	10.83'
L121	N01°26'27"E	37.15'
L122	N30°46'57"E	72.74'
L123	N00°10'36"E	60.17'
L124	N21°04'30"W	52.36'
L125	N04°52'17"W	61.40'
L126	N21°04'30"W	420.91'
L127	N12°03'39"E	153.89'
L128	N35°02'39"E	102.13'
L129	N01°26'27"E	37.56'
L130	N30°46'57"E	72.85'
L131	N00°10'36"E	64.76'
L132	N21°04'30"W	52.83'
L133	N04°52'17"W	59.98'
L134	N12°03'39"E	187.28'
L135	N21°04'30"W	265.38'
L136	N56°48'21"W	89.76'
L137	N82°42'28"W	99.74'
L138	N12°03'39"E	357.85'
L139	N21°04'30"W	12.48'
L140	N56°48'21"W	106.35'
L141	N21°04'30"W	6.41'
L142	N68°55'30"E	266.22'
L143	N82°42'28"W	29.54'
L144	N21°04'31"W	18.23'
L145	N68°55'31"E	9.50'
L146	N21°04'29"W	20.00'
L147	N68°55'31"E	9.50'
L148	N21°04'29"W	236.64'
L149	N21°04'30"W	80.97'
L150	N68°55'30"E	222.42'
L151	N21°04'30"W	22.00'
L152	N68°55'30"E	53.97'
L153	N68°55'30"E	222.42'
L154	N68°55'30"E	240.46'
L155	N21°04'30"W	566.54'
L156	N21°04'30"W	102.19'
L160	N68°55'30"E	98.29'
L161	N21°04'30"W	22.00'
L162	N32°42'43"E	68.37'
L163	N40°43'41"W	454.64'
L164	N53°00'31"W	110.53'
L165	N29°39'36"W	124.55'
L166	N68°55'30"E	23.08'
L167	N33°42'43"E	85.64'
L168	N40°43'41"W	362.01'
L169	N57°32'53"W	163.99'
L170	N28°11'55"W	238.12'
L171	N35°08'43"E	31.08'
L172	N54°51'17"W	275.92'
L173	N35°08'43"E	142.14'
L174	N08°16'19"E	50.78'
L175	N40°43'41"W	316.97'
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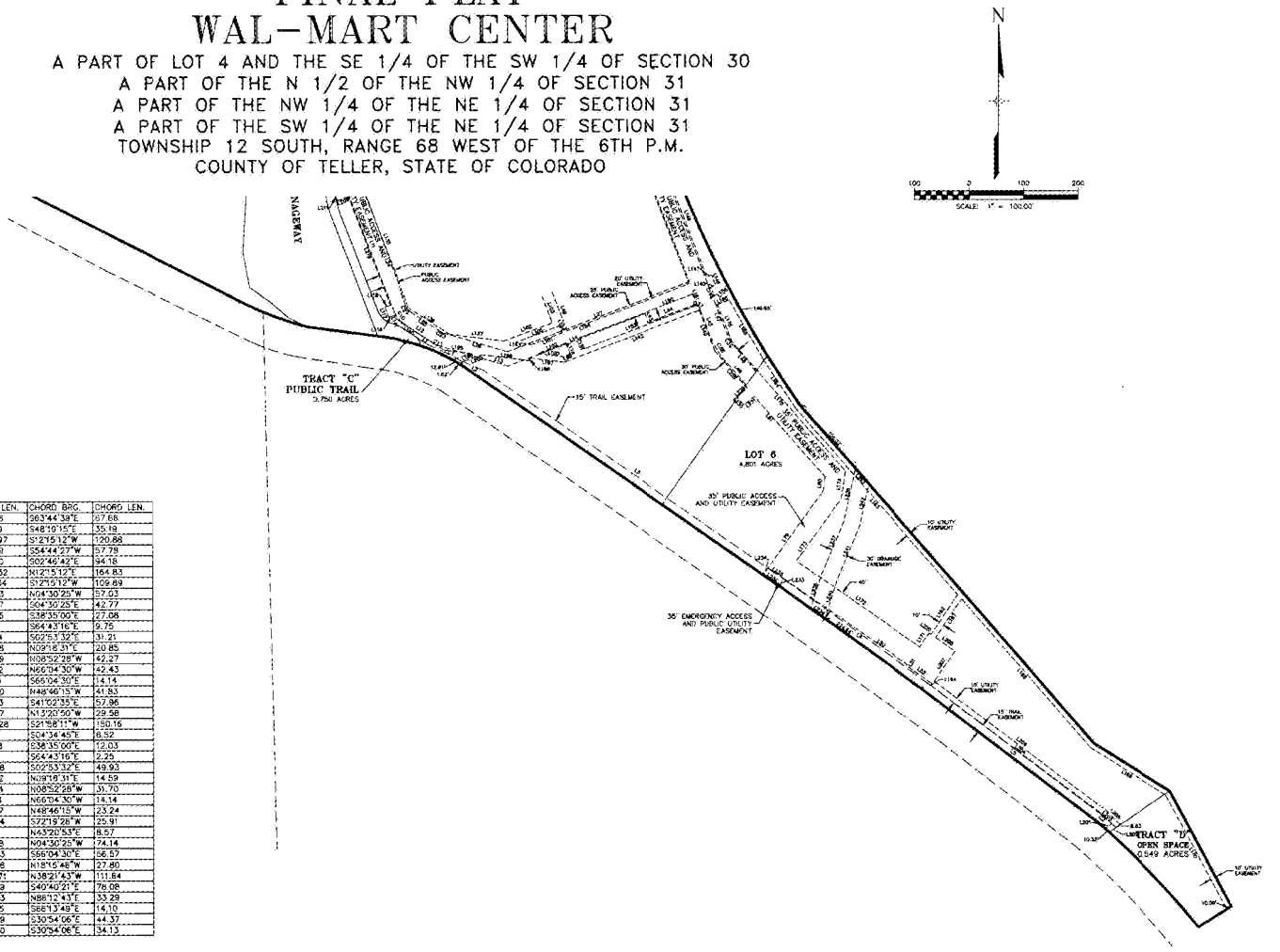
L177	N04°52'17"W	17.46'
L178	N21°04'30"W	22.00'
L179	N88°28'10"W	13.86'
L180	N88°28'10"W	20.61'
L181	N88°28'10"W	17.38'
L182	N88°28'10"W	17.10'
L183	N02°17'47"W	44.03'
L184	N52°02'38"W	255.36'
L185	N37°57'22"E	5.00'
L186	N52°02'38"W	56.93'
L187	N89°02'20"E	178.23'
L188	N06°11'12"W	11.44'
L189	N12°17'47"W	62.60'
L190	N52°02'38"W	154.92'
L191	N37°57'22"E	3.50'
L192	N21°04'30"W	376.56'
L193	N35°02'39"E	98.70'
L194	N35°08'43"E	4.18'
L195	N82°42'28"W	48.56'
L196	N89°24'25"E	34.18'
L197	N82°42'10"W	63.14'
L198	N07°17'32"E	5.00'
L199	N82°42'28"W	87.36'
L200	N69°24'25"E	44.92'
L201	N56°11'50"E	14.58'
L202	N58°11'59"E	24.08'
L203	N44°21'31"W	27.47'
L204	N52°47'27"W	390.72'
L205	N44°21'31"W	40.24'
L206	N52°47'27"W	391.89'
L207	N35°08'43"E	67.13'
L208	N54°51'17"W	43.76'
L209	N68°55'30"E	21.00'
L210	N68°55'30"E	16.17'
L211	N21°04'30"W	16.00'
L212	N21°04'30"W	10.00'
L213	N68°55'30"E	15.43'
L214	N68°55'30"E	15.43'
L215	N85°35'20"E	7.52'
L216	N85°35'20"E	9.09'
L217	N10°27'02"W	10.06'
L218	N21°04'30"W	130.90'
L219	N21°04'30"W	214.50'
L220	N54°51'17"W	4.41'
L221	N00°57'40"W	37.24'
L222	N37°57'22"E	3.50'
L223	N52°02'38"W	57.37'
L224	N00°57'40"W	14.50'
L225	N37°57'22"E	1.74'
L226	N52°02'38"W	20.00'
L227	N37°57'22"E	1.74'
L228	S40°43'41"E	90.47'
L229	S49°16'19"W	28.00'
L230	S40°43'41"E	30.00'
L231	N49°16'19"E	25.00'
L232	S54°51'17"E	35.00'
L233	N35°08'43"E	15.67'
L234	S35°08'43"W	15.67'
L235	S54°51'17"E	35.00'
L236	N12°50'40"E	100.77'
L237	N22°44'38"E	104.74'
L238	N17°19'41"E	67.02'
L239	N35°35'58"W	31.89'
L240	N17°19'41"E	75.80'
L241	N22°44'38"E	106.01'
L242	N12°30'40"E	81.04'
L243	N40°43'41"W	37.45'

NUMBER	RADIUS	DELTA	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	371.39	10°27'12"	67.76	S63°44'38"E	67.66
C2	1563.88	01°17'22"	35.19	S48°19'15"E	35.19
C3	110.00	66°39'22"	127.97	S12°15'12"W	120.86
C4	162.00	20°32'48"	58.09	S54°44'27"W	57.78
C5	150.00	36°35'36"	95.80	S02°46'42"E	94.18
C6	149.92	66°41'45"	174.52	N12°15'12"E	164.83
C7	100.00	66°39'24"	116.34	S12°15'12"W	109.89
C8	100.00	33°08'09"	57.83	N04°30'25"W	57.03
C9	75.00	33°08'09"	43.37	S04°30'25"E	42.77
C10	47.38	33°11'53"	27.46	S38°35'00"E	27.08
C11	32.50	17°15'33"	9.79	S64°43'16"E	9.75
C12	50.00	36°22'00"	31.74	S02°53'32"E	31.21
C13	100.00	11°57'54"	20.86	N09°18'31"E	20.85
C14	100.00	24°24'04"	42.59	N08°52'28"W	42.27
C15	30.00	90°00'00"	47.12	N66°04'30"W	42.43
C16	10.00	90°00'00"	15.71	S66°04'30"E	14.14
C17	45.00	55°23'31"	43.50	N48°46'15"W	41.83
C18	50.00	70°50'51"	61.83	S41°09'35"E	57.96
C19	110.00	15°27'20"	29.67	N13°20'50"W	29.58
C20	110.00	86°05'21"	165.28	S21°58'11"W	150.16
C21	15.00	32°59'29"	8.64	S04°34'45"E	8.52
C22	22.40	31°10'04"	12.18	S38°35'00"E	12.03
C23	7.50	17°15'33"	2.26	S64°43'16"E	2.25
C24	80.00	36°22'00"	50.78	S02°53'32"E	49.93
C25	70.00	11°57'54"	14.62	N09°18'31"E	14.59
C26	75.00	24°24'04"	31.94	N08°52'28"W	31.70
C27	10.00	90°00'00"	15.71	N66°04'30"W	14.14
C28	25.00	55°23'31"	24.17	N48°46'15"W	23.24
C29	25.00	62°25'06"	27.24	S72°19'28"W	25.91
C30	110.00	04°28'01"	8.58	N43°20'53"E	8.57
C31	130.00	33°08'09"	75.18	N04°30'25"W	74.14
C32	40.00	90°00'00"	62.83	S66°04'30"E	56.57
C33	25.00	57°33'43"	25.48	N18°15'48"W	27.80
C34	236.00	27°21'49"	112.71	N38°21'43"W	111.64
C35	198.00	22°44'34"	78.59	S40°40'21"E	78.08
C36	25.00	83°29'19"	36.43	N88°12'43"E	33.29
C37	10.00	89°41'23"	15.65	S66°13'48"E	14.10
C38	130.00	19°39'09"	44.59	S30°54'06"E	44.37
C39	100.00	19°39'09"	34.30	S30°54'06"E	34.13



Western States Surveying, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7456

DATE: MARCH 19, 2007
SOUTH END EASEMENTS
SHEET 5 OF 5

S:\2006\2062.29\DWG\Survey\Final Plat\5_Final Plat.dwg, 8/29/2007 1:25:09 PM

Accounty No.	Parcel ID	Property Address	Owner	Mailing Address
R0054521	6031.303020030	19580 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0010985	6031.303020010	19600 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0054523	6031.303020050	19584 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160556
R0023439	6031.303000070	19570 E US 24	19570 GROUP LLC	750 E US HIGHWAY 24 STE 202A WOODLAND PARK, CO
R0054525	6031.303020070		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669007
R0054526	6031.303020080		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669008
R0054520	6031.303020020	19590 E US 24	VCG WOODLAND LLC C/O DANNY NEWBERRY	PO BOX 4539 AVON, CO 816204539

Planning Commission Staff Report
PC Public Hearing February 9, 2023

Agenda Item	Department	Presenter
4D	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4D

SUB20232-01: Consider a request by Frankie Valenzuela of Ventus LLC (applicant) and Johnathan James Ventus LLS (property owner) for a Final Plat of 25 lots of a 35.78 acre tract of land located in Section 19 and Section 30, T12S, R68W of the 6th P.M., City of Woodland Park; in the Suburban Residential (SR) zone. (QJ)

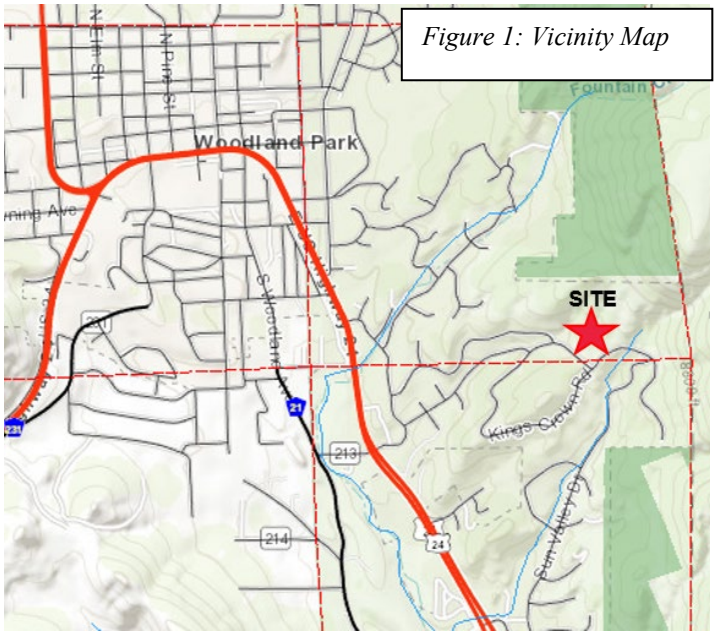


Figure 1: Vicinity Map

PROCESS

As a major subdivision, this platting involves:

- construction of new streets, sidewalks, curbs, gutters and storm water detention;
- extension of municipal facilities (i.e., water and sanitary sewer system) and dry utilities.

A major subdivision authorization is a two-step public process with approval of a Preliminary Plat (approved in 2019 and an extensions granted in 2021 & 2022) and submission of a final

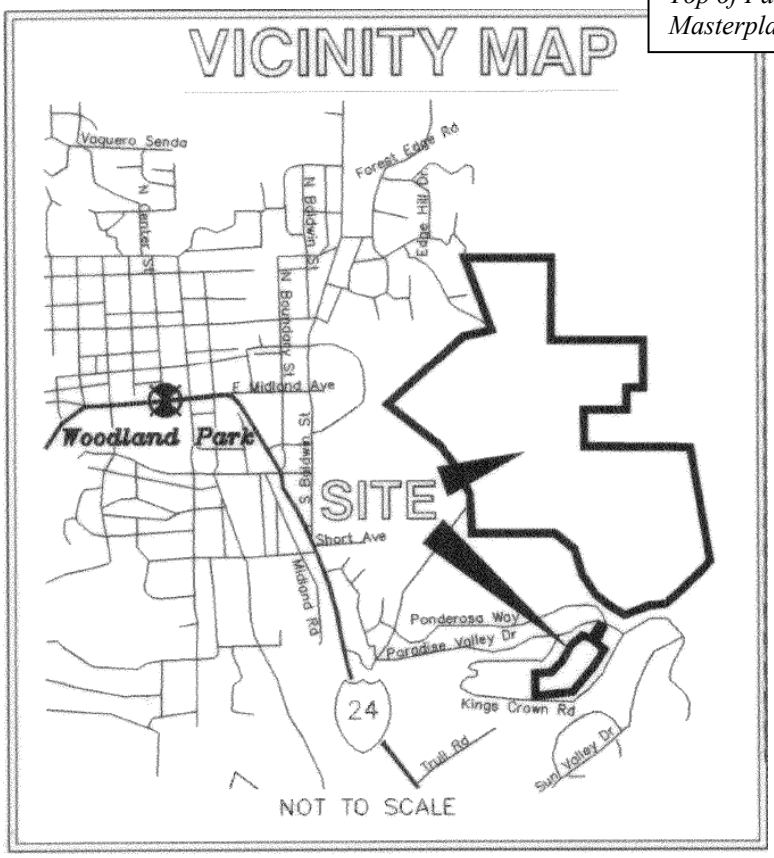
subdivision plat (complete with a public hearing before the Planning Commission and City Council).

The Applicant proposes to develop 25 lots for single family dwelling units. Residential use within this plat is permitted and is subject to administrative approval of a Zoning Development Permit (ZDP) for each dwelling unit. The ZDP process also provides for a compliance check of criteria such as setbacks, height, parking, landscaping, and other site improvements for utilities, grading, drainage, and erosion control.

BACKGROUND

In 2005, City Council approved the Amended Top of Paradise Master Plan (Attachment 4) encompassing 197.7 acres showing 175 lots and allowing up to a total of 190 lots in the SR zone. As seen on Figure 2, the Master Plan encompasses several subdivisions including Forest Edge Park Fourth addition, Forest Edge Park First Filing, Thunderbird Estates, and Paradise Estates Filing 1, 2, 3, 8, 9, 10 and Haven at Paradise.

Figure 2: Vicinity Map of Top of Paradise Masterplan



Other subdivisions located within the Amended Top of Paradise Master Plan area that have received Final Plat approvals include:

- 2006, Paradise of Colorado Filing 1 Final plat with 4 residential lots;

- 2008, the Paradise of Colorado Filing No. 2 Final Plat with 29 residential lots on 25.22 acres;
- 2017, Paradise of Colorado Filing No. 3 Final Plat with 3 residential lots;
- 2018, Paradise of Colorado Filing No. 4 containing 19.27 acres with 22 single-family residences and dedication of new streets (Locklin Way and a small portion of Thunder Ridge Drive); and
- 2019, the Highlands in Paradise Final Plat with 9 lots along Highland Court on 7.07 acres.

REQUEST

This application is for Final Plat approval for the subdivision known as The Haven at Paradise. The preliminary plat for this project, consisting of 35.77 acres with 24 residential lots ranging in size from 15,993 SF to 217,335 SF (Attachment 3), was originally approved on April 9, 2019 and the approval granted two extensions to April 4, 2023. The approved Preliminary Plat includes Tract A which is 15,041 SF in size for storm water detention which is proposed to be owned and maintained by the City of Woodland Park. It also includes Tract B which is 12.31 acres in size for private open space owned and maintained by the Homeowners Association. This Tract was originally intended for the use of the residences of The Haven at Paradise and to include a trail system throughout the tract.

The preliminary plat approval also included a variance from MC §17.40.140 to reduce the minimum ROW width from 50' to 40' (with 30' front setbacks) as well as the following conditions:

1. Park fees (MC §17.36.030) shall be paid prior to recording the Final Plat with the stipulation that these park fees are used to develop Chimney Park or other recreational amenities in Paradise Estates or Thunderbird Subdivisions. Please know that the fee increases every year and will be adjusted and the amount finalized when the zoning permits are issued.
2. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and implementation by the developer prior to Final Plat approval.
3. Complete the water line loop from Red Haven to Blue Haven cul-de-sac during the first phase.

During the Preliminary Plat approval process, City Council members expressed concern about the capability of a Home Owners Association to manage and maintain the public space within tract B. At that time, the developer was encouraged to consider dedicating the 12.13 acre open space tract to the City.

The current application is for The Haven at Paradise Final Plat (Figure 3). Similar to the Preliminary Plat, the proposed Final Plat is for 35.77 acres of land, however the lot configuration is different in that this plat is for 25 residential lots and one tract for storm water detention. The tract that was originally proposed as open space within Haven at Paradise (Tract B), is now intended for a residential lot that is 528,437 SF in size which will be accessed off of Kings Crown Road.

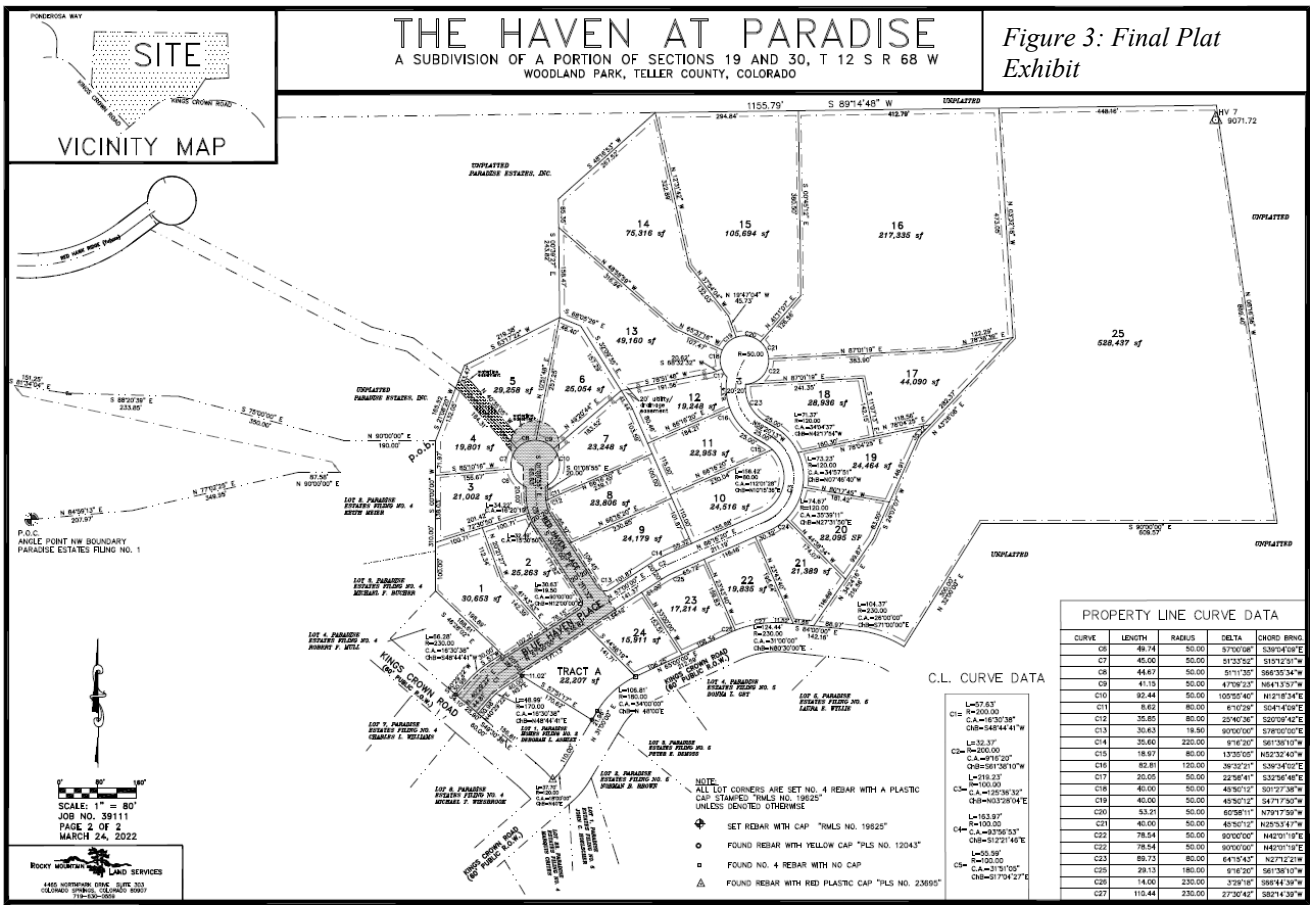


Figure 3: Final Plat Exhibit

This Final Plat does not include any dedication of open space or park land, however it still meets the City's open space requirements. The Park Land requirements for all filings within the Top of Paradise Master Plan were satisfied through the previous dedication of Chimney Park and the first filing of Thunderbird Estates was approved with the dedication of a tract next to the High school along with a number of tracts that provide trail corridors. For the future filings within the Top of Paradise Master Plan area, including this proposal, the applicant has agreed to pay Park fees with the stipulation that the fees collected be used to develop Chimney Park or other public recreational amenities in Paradise Estates or Thunderbird Subdivisions.

Regarding the wildfire mitigation plan requirement, this item has yet to be satisfied and is still outstanding.

INFRASTRUCTURE

After the most recent preliminary plat extension, the applicate submitted a Zoning Development Permit (ZDP) application to the City of Woodland Park for approval of Grading and Infrastructure Plans. City staff administratively approved this ZDP on June 27, 2022 and the construction has commenced on this site. The approved construction documents are attached hereto (Attachment 2).

New **drainage** improvements include curbs, gutters, storm pipes and inlets to convey run-off to a proposed detention pond located within Tract A. A drainage report (dated January 10, 2022) titled a "Final Drainage Report for the Haven at Paradise" was submitted and reviewed by the City Engineer and found to be acceptable in accordance with the City's Drainage Criteria Manual.

Water and sanitary sewer mains will be constructed in accordance with the City's Engineering Specifications. Construction drawings were approved on June 27, 2022.

In 2008, an 8" water line was installed through this site in order to loop a water main from the Top of Paradise water tank to Kings Crown Road. This water main was necessary to provide adequate water pressure and fire protection to previously subdivided lots at the south end of Kings Crown Road. Tap fees for each new residential dwelling are based on the quantity of plumbing fixture units and the fees will be collected with the Zoning Development Permit (ZDP).

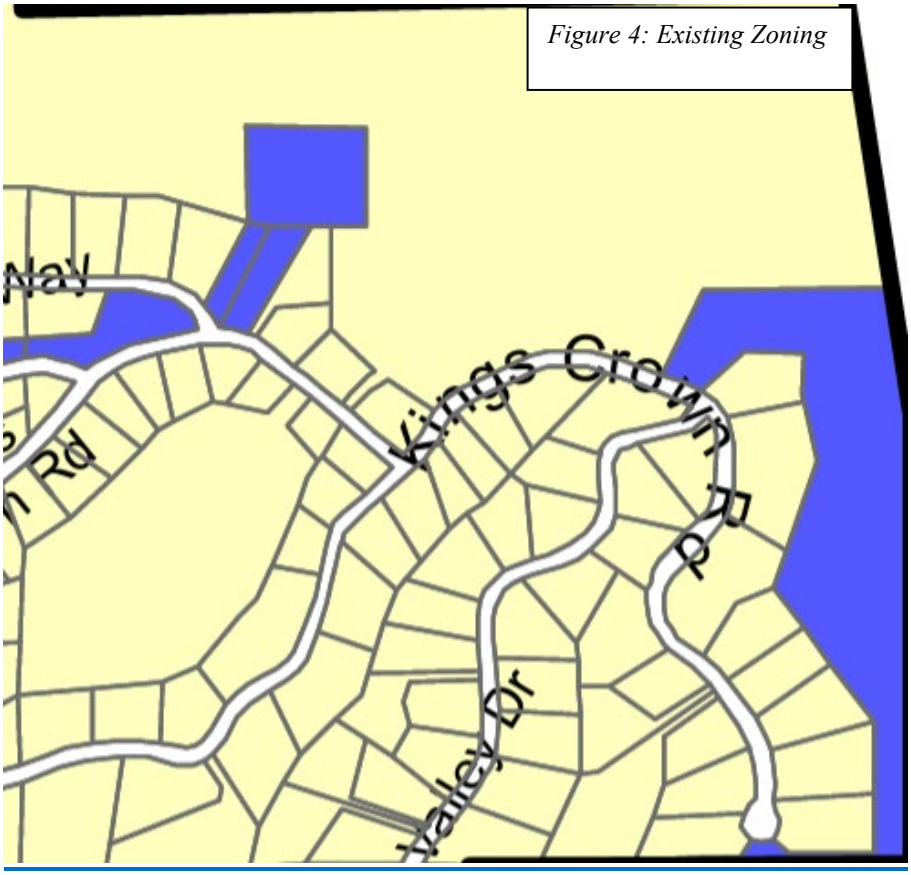
Access and traffic flow to the Haven at Paradise is provided via the existing Kings Crown Road which connects to Ponderosa Way, Paradise Valley Drive and Sun Valley Drive. Consistent with the ROW width reduction approved with the preliminary plat, the new streets (Blue Haven Place and Red Haven Place) are proposed as 40' wide public road right-of-way (ROW) with a 24' wide asphalt mat and 24' mountable curbs and gutters. This reduction in ROW width is acceptable since the utility companies (CORE, Black Hills Energy, & telecom) prefer to install their infrastructure outside of the ROW in easements on private property. Construction Drawings have been submitted and approved by the City of Woodland Park.

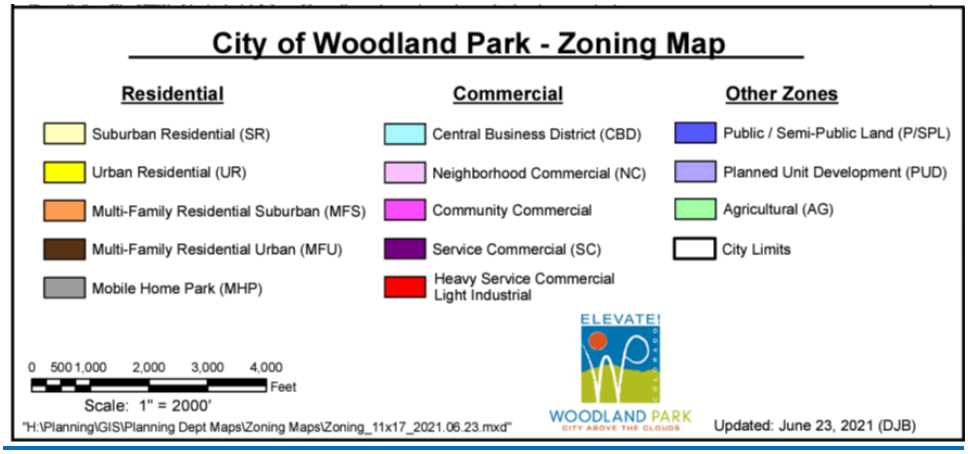
ZONING AND LAND USES

Figure 3 shows the zoning map for the area. The proposed Final Plat is within the SR zone district. Surrounding land uses in the area are as follows:

	Zone	Land Use
North	PNF	Pike National Forest (outside the City Limits)
West	SR	Existing single family dwelling units in Paradise Estates Filing #4 and unplatted property within the Top of Paradise Master Plan
East	PNF	Pike National Forest
South	SR	Existing single family dwelling units in Paradise Estates Filing #5 and City Open Space (14.16 acres) and Lot 16 Paradise Estates #6

Figure 4: Existing Zoning





Regarding dimensional standards, within the SR zone district, new development is subject to the following:

- Maximum Height – 30 feet for main building and 20 feet for accessory buildings.
- Minimum Building Setback – main building 25 feet front/rear (30 feet front for The Haven at Paradise), 8 feet side; accessory building 4 feet side and rear
- Minimum lot Area and Maximum Lot Coverage – 15,000 SF / 20% of lot
- Minimum Lot Frontage – 40 feet measured at the right of way

Figure 5: Legal Access point to the Haven at Paradise from Kings Crown Road.

FINAL PLAT CODE ANALYSIS

The final plat shall contain the following information per MC §17.24.080:

§17.24.70 Completed plat preparation A*. The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute on that portion of the approved preliminary plat which is proposed for immediate recording.*

Complies. The Final Plat design does conform to the preliminary plat with the exception the tract that was originally proposed as open space within Haven at Paradise (Tract B), is now intended for a residential lot that is 528,437 SF in size which will be accessed off of Kings Crown Road. This Final Plat does not include any dedication of open space or park land, however it still meets the City's requirements due to the previous dedication of Chimney Park and the dedication of a tract next to the High school along with a number of tracts that provide trail corridors.

17.24.080 Information. *Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.*

Complies. The applicant has included all required information on the Final Plat.

§17.40.050 – Streets – Frontage. *No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.*

Complies. All proposed lots have sufficient frontage.

§17.40.170 – Easements. *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. Where the rear lot lines abuts on property outside of the subdivision of which there are no easements provided for of at least ten feet in width, then easement or alley on the rear lot lines in the subdivision shall be at lease twenty foot in width. Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line. Where required, easements for public sewer of water shall be required with the width to be determined in accordance with the city engineering specifications.*

Complies. All proposed easements meet standards set forth in § 17.40.170.

§17.40.210 – Lots. *The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots on compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.*

Complies. Staff believes that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots on compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street. City staff has approved the applicants grading plan in accordance with their grading and infrastructure Zoning Development Permit.

§17.40.250 – Land use intensity ratios. *Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.*

Complies. Each lot shall have a maximum site coverage of 20% of the lot area. Plat note 7 covers this regulation.

§17.36.020 – Park capital fees or dedication of land. *Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by the city council per resolution for public parks, recreation areas and open space. The city council based upon advisement from the parks and recreation advisory board and subsequent recommendation by the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication on the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.*

May comply. Consistent with the condition of approval imposed at preliminary plat, Park fees, with the stipulation that the fees collected be used to develop Chimney Park or other public recreational amenities in Paradise Estates or Thunderbird Subdivisions must be paid prior to final recording of the Final Plat.

SUBDIVISION DEVELOPMENT AGREEMENT (SDA) AND SECURITY

The developer is required to complete all public infrastructure prior to Final Plat approval and recording. An improvement guarantee via a Subdivision Development Agreement and acceptable security (i.e., irrevocable letter of credit, or bond) for all the remaining infrastructure is required and must be recorded concurrently with the Final Plat. The agreement shall be the city's standard subdivision development agreement with any amendments or additions as required by the city. Any special requirements unique to a particular subdivision due to terrain, etc., shall be defined in the agreement.

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with a public notice poster and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no written comments regarding this Final Plat proposal.

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, and the City Manager. No comments have been submitted on the Final Plat application.

STAFF RECOMMENDATION

MOTION: Move to recommend approval of the Haven at Paradise Final Plat subject to the following conditions:

1. The developer must enter into a subdivision development agreement including financial guarantee for the cost estimate of the remaining infrastructure to be installed. The agreement shall be the city's standard subdivision development agreement with any amendments or additions as required by the city. Any special requirements unique to a particular subdivision due to terrain, etc., shall be defined in the agreement.
2. Park fees must be paid prior to recording of the Final Plat.
3. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and approval.
4. Add a plat note to Final Plat documenting the requirement for a 30’ front setback.

ATTACHMENTS

1. Application
2. Approved Haven at Paradise Construction Drawings
3. Approved Haven at Paradise Preliminary Plat
4. Amended Top of Paradise Master Plan

Received:
9/14/2022

Woodland Park COLORADO
Planning and Building

2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202301009____
Case # SUB2023-01_____
Fee(s): See City of Woodland Park Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

a. Applicant Name Ventus LLC - Frankie Valenzuela
b. Project Coordinator ☑ Property Owner ☑
c. Mailing Address 9477 Brook Lane, Lone Tree, CO 80214
d. E-mail Address FVALENZUELA@MAIL.RU
e. Phone Numbers Home _____ Work_____ Mobile 917-283-1506

2. Property Owner Information (if different from above)

a. Name Ventus LLC - Johnathan James Project Contact? Yes☑ No☐
b. Mailing Address 1528 Coronado Beach Dr., Monument, CO 80132
c. E-mail Address JWJAMES3@ICLOUD.COM
d. Phone Numbers Home _____ Work _____ Mobile 303-748-7993

3. Site Information

a. Site Address The Side lot of lot 1 Paradise homes filing no. 1
b. Lot ____ Block ____ Subdivision N57'51'17"W a distance of 170.62'
c. Property Zoning _____ Lot Size _____ Acres☐ Square Feet☐

4. Is the property subject to covenants? Yes☐ No☑

If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

a. Project Name The Haven at Paradise
b. Brief Description of Project/Request The Haven at Paradise single family development

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

5. **Consultant Information** (if applicable)

a. **Architect**

i. Project Contact _____

ii. Firm Name _____

iii. Physical Address _____

iv. Mailing Address _____

v. E-mail Address _____

vi. Phone Numbers: Business _____ Mobile _____

b. **Engineer**

i. Project Contact Mike A. Bramlett

ii. Firm Name JR Engineering, LLC

iii. Physical Address 5475 Tech Center Drive, Colorado Springs, CO 80919

iv. Mailing Address 5475 Tech Center Drive, Colorado Springs, CO

v. E-mail Address mbramlett@jrengineering.com

vi. Phone Numbers: Business _____ Mobile 719-659-7679

c. **Planner**

i. Project Contact _____

ii. Firm Name _____

iii. Physical Address _____

iv. Mailing Address _____

v. E-mail Address _____

vi. Phone Numbers: Business _____ Mobile _____

d. **Surveyor**

i. Project Contact Chris Thompson, P.L.S.

ii. Firm Name Rocky Mountain Land Services

iii. Physical Address 4465 Northpark Drive, Suite 303, Colorado Springs, Colorado 80907

iv. Mailing Address 4465 Northpark Drive, Suite 303, Colorado Springs, Colorado 80907

v. E-mail Address clt@rmls-survey.com

vi. Phone Numbers: Business _____ Mobile 719-502-9738

e. **Other** (specify role) Development Manager

i. Project Contact Frankie Valenzuela

ii. Firm Name Ventus LLC

iii. Physical Address 9477 Brook Lane, Lone Tree, CO 80124

iv. Mailing Address 9477 Brook Lane, Lone Tree, CO 80124

v. E-mail Address FVALENZUELA@MAIL.RU

vi. Phone Numbers: Business _____ Mobile 917-283-1506

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.

J. James 9/12/2022

Owner Date

F.Valenzuela 9/12/2022

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.

F.Valenzuela 9/12/2022

Applicant Date

City Use Only

1. Submission _____, 20___, taken by _____
   Fee Received _____, 20___, taken by _____

2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.

3. Public Hearing Notice
   Published _____, 20__
   Posted _____, 20__
   Adjacent Property Notification _____, 20___.

4. Planning Commission Public Hearing _____, 20___.
   Board of Adjustment Public Hearing (when applicable) _____, 20___.

5. City Council First Reading of Ordinance (if applicable) _____, 20__.
   City Council Public Hearing _____, 20___.
   Notes _____
   _____

6. Letter of Approval/Denial to applicant sent _____, 20__.

7. Additional Information

_____
_____
_____
_____
_____

2022 FINAL PLAT – SUBMITTAL REQUIREMENTS
City of Woodland Park
(Revised 1/1/2022)

The Final Plat and application shall contain and include the following criteria and information (please check completed boxes). This completed form MUST be submitted with the application:

Applicant	City	Submittal Requirement
☑		**Complete Application.** A completed application for final plat review using forms supplied by the Planning Department.
☐		**Adjoiners Addresses.** One copy of accurate names and mailing addresses of the owners of all adjoining land within 150' of subject property as their names appear on the tax records of county.
☐		**Application Fee.** See Fee Sheet for application fee for a final plat.
☐		**Large Copies of Final Plat.** One (1) 24" x 36" copy folded to an approximate 8½" x 11" size. (Additional large copies may be needed after staff's review.)
☐		**Reduced Size Copies of Final Plat.** One (1) set of 11" x 17" size.
☐		**Electronic File.** Adobe Portable Document Format (.pdf) formatted for printing on 24"x36" sheet(s). Can be submitted on compact flash drive. Alternatively, file can be emailed to lpellegrino@city-woodlandpark.org or to sriley@city-woodlandpark.org
Completed Plat Preparation. The completed final plat acceptable for recording shall be prepared as follows:		
☐		A. Design conforms to approved preliminary plat for portion being final platted.
☑		B. Scale no less than 1" = 100'.
☐		C. Drawing(s) made by use of India ink on mylar, or machine printed on mylar with page dimension of 24" x 36". Maps of two or more sheets shall be referenced to an index map on the first sheet.
Required Plat Information. The final plat shall contain the following information as required by Section 17.24.080 of the municipal code.		
☐		A. Proposed name of subdivision.
☐		B. Vicinity map showing the location and boundaries of the subdivision as part of a larger subdivision or tract of land. Scale no smaller than 1" = 2000'.
☐		C. Names and addresses of the subdivider and owner, the designer of the subdivision (if applicable), and the surveyor (registered in the State of Colorado).
☐		D. Date of plat preparation, scale and, north sign (true north).
☐		E. Signature and seal of registered land surveyor certifying accuracy of survey and drafting of plat (see Section 18.24.080E for survey accuracy requirements and legal description requirements).
☐		F. Names of adjoining subdivisions with dotted lines of abutting lots. If adjoining land is unplatted, it should be labeled as such.

☑		G. Filing boundary lines, right-of-way lines of streets, easements, where easements are not defined on the property lines of platted lots, and other sites shall be drawn on the plat showing accurate dimensions included length, width, area measurements, and bearing of curved data.
☑		H. Names of right-of-way widths for each street or other right-of-way.
☐		I. Purposes of any easements and public use area.
☐		J. Systematic method of identification for each lot or site, and each block as appropriate.
☐		K. Statement of owner dedication streets, right-of-way and any sites for public uses (See Section 17.24.080K, Subdivision Regulations).
☑		L. Certificates showing approval of the plat by the Planning Commission and approval and acceptance of the plat by City Council (as shown at Section 17.24.080L, Subdivision Regulations).
☑		M. Certificate of filing with Teller County Clerk and Recorder (Signed at time plat recorded).
☐		N. Certificate of filing completed by County Treasurer.
☐		O. Statement concerning conditions of approval (as shown in Section 17.24.0800 Subdivision Regulations).
Supplemental Materials. The following supplemental materials shall accompany a final plat as required by Section 17.24.090.		
A. **For Major Subdivisions:**		
☑		1. One (1) 24” x 36” and one (1) 11” x 17” set of engineering plans for public facilities to be installed (Must conform to City Engineering Specifications and contain statement of approval by City Engineer).
☑		2. One (1) copy of any proposed private restrictions or covenants affecting subdivision or any part of it (for informational purposes).
☑		3. Cost estimates for installation of necessary public improvements.
☑		4. Any required deeds or plat dedication of parks, recreation areas or open space or submission of fees-in-lieu. All land dedication to the City shall be free and clear of all liens and encumbrances (No final plat shall be approved by City Council until all fees are paid).
☑		5. A letter from the surveyor of the plat indicating area of streets, of the lots by zone, and of park sites being dedicated if different from that furnished with preliminary plat.
☑		6. A proposed subdivision development agreement and subdivision improvement guarantee (if necessary) as described in Section 17.28 and 17.44.050.
☑		7. Title insurance commitment or policy issued by licensed Colorado title insurance company indicating that the subdivider is lawful owner of all lands required to deed or dedicate public lands and shall name the City as the insured prospective owner thereof. The amount of such title insurance shall be established by multiplying the total land acreage to be dedicated by the Standard Fair Market Value of $24,000 per acre as established by City Council.
☑		8. Drainage report as described in the City Engineering Specification.

☑		9. One (1) 11” x17” copy of plat of proposed (Major) Subdivision.
B. **For Minor Subdivisions:**		
☐		1. Letter of intent as described for a major subdivision at time of preliminary plat (Section 17.20.080).
☐		2. Names and mailing addresses of all immediately adjoining landowners within 150’ of the subject property as their name appears in the County Clerk and Recorder’s office and as their addresses appear on the County tax records.
☐		3. Mailing addresses, names, phone numbers of individuals or firms to whom notices of public hearings and billings (recording plat, public notice, sign posting, etc) are to be sent.
☐		4. One (1) 24” x 36” copy of plat map of proposed subdivision at scale of 1” = 200’ and one (1) 11” x 17” reduced copy of same.
☐		5. Title insurance commitment or policy issued by licensed Colorado title insurance company indicating that the subdivider is lawful owner of all lands required to deed or dedicate public lands and shall name the City as the insured prospective owner thereof. The amount of such title insurance shall be established by multiplying the total land acreage to be dedicated by the Standard Fair Market Value of $24,000 per acre as established by City Council.
☐		6. Site Drainage Plan with two foot (2’) contours (if required by City Planner).
☐		**Final Plat approval.** The following items shall be required on Wednesday at 5:00 PM one week prior to the City Council meeting at which final plat approval is requested in order to be placed on the City Council Agenda:
☐		A. Final plat mylar with the signatures of the subdivider(s), surveyor and appropriate public notaries.
☐		B. Any required deeds.
☐		C. Required subdivision development agreement.
☐		D. Any lien holder certificates.
☐		E. Any required irrevocable letter of credits or escrow agreements.
☐		F. Private Covenants.
☐		G. Title insurance commitment.
☐		H. Any other required documents of legal significance.
☐		I. Required fees for plat recording, posting of signs, recorded copy of plat for the City, public notice fees, etc.

PROTECTIVE COVENANTS

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PROTECTIVE COVENANTS
OF PARADISE @ PIKES PEAK

THESE PROTECTIVE COVENANTS OF PARADISE OF COLORADO ("Covenants") are made and entered into the date and year hereinafter set forth by PARADISE OF COLORADO, LLC, a Colorado limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of that certain real property in the County of Teller, State of Colorado, which is described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive ("Property"); and

WHEREAS, the Declarant desires to subject and place upon the Property certain covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities and other provisions; and

WHEREAS, these Covenants do not create a Common Interest Community, as defined by the Colorado Common Interest Ownership Act at C.R.S. §38-33.3-103(8); therefore, these Covenants shall not be governed by the Colorado Common Interest Ownership Act; and

WHEREAS, pursuant to C.R.S. §32-1-1004(8)(a), it is the intention of the Declarant, in imposing these Covenants on the Property, to empower the Paradise of Colorado Metropolitan District, a metropolitan district that governs the Property, to furnish covenant enforcement and design review services for the Property and to pay for such services with Metropolitan District revenues derived from the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities, and other provisions set forth herein.

ARTICLE 1.
DEFINITIONS

Section 1.1. ***Architectural Control Committee.***

"Architectural Control Committee" ("ACC") means the committee appointed by the governing body of the Metropolitan District that will review and consider all proposed Improvements to Lots.

Section 1.2. ***Builder.***

"Builder" means any Person who acquires a Lot for the purpose of constructing a residential improvement on such Lot for himself, or for sale to the public, or as contracted by a Lot Owner. All Builders shall be approved by the Declarant during the Development Period and subsequent to that the Architectural Control Committee.

Section 1.3. ***Covenants.***

"Covenants" means these Protective Covenants, as amended and supplemented from time to time.

Section 1.4. ***Declarant.***

"Declarant" means Paradise of Colorado, LLC, a Colorado limited liability company, and/or any other Person to whom the Declarant may, at any time from time to time, assign one or more of the Declarant's rights under these Covenants (which shall be the extent of the Declarant's rights to which such assignee succeeds); provided, that no assignment of any Declarant rights shall be effective unless such assignment is duly executed by the assignor Declarant and recorded in Teller County, Colorado.

Section 1.5. ***Improvements.***

"Improvements" means all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, including gates in fences, basketball backboards and hoops, swing sets or other play structures, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment, solar equipment, wind generators, if any.

Section 1.6. ***Lot.***

"Lot" means each platted lot that is now or hereafter included in the Property described in Section 1.10.

Section 1.7. ***Metropolitan District.***

"Metropolitan District" means Paradise of Colorado Metropolitan District, and/or any other metropolitan district, to which the then-Metropolitan District may, from time to time, transfer or assign any or all of the rights and duties of the Metropolitan District under these Covenants. Each such assignment or transfer, if any, shall be effective upon recording in Teller County, Colorado, of a document of transfer or assignment, duly executed by the then-Metropolitan District.

Section 1.8. ***Owner.***

"Owner" means each fee simple title holder of a Lot, including without limitation Declarant, or any other Person who owns a Lot, but does not include a Person having an interest in a Lot solely as security for an obligation.

Section 1.9. ***Person.***

"Person" means a natural person, a corporation, a limited liability company, a partnership, a trust, a joint venture, an unincorporated association, or any other entity or any combination thereof and includes, without limitation, each Owner and the Declarant.

Section 1.10. ***Property.***

"Property" means the real estate described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive.

Section 1.11. ***Development Period.***

"Development Period" means the period that commenced upon Declarant gaining ownership of the Property and continues until building has been completed upon 85% of the Lots as defined in Section 1.10.

ARTICLE 2.
DESIGN REVIEW

Section 2.1. ***Design Review Requirements.***

No Improvements shall be constructed, erected, placed, altered, planted, applied or installed upon any Lot unless said Improvements are in full compliance with the provisions of these Covenants and the Guidelines (as hereinafter defined), if any, and unless at least two (2) sets of complete plans and specifications therefore (said plans and specifications to show exterior design, height, all materials, all colors, and location of the Improvements, plotted horizontally and vertically, location and size of driveways, location, size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as any such other materials and information as may be required by the Architectural Control Committee of the Metropolitan District. Complete Plans and Specifications must be submitted to and approved in writing by the Architectural Control Committee.

The Architectural Control Committee shall exercise its reasonable judgment to the end that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures. In its review of such plans, specifications and other materials and information, the Architectural Control Committee may require as a condition to its considering an approval request that the applicant(s) pay or reimburse the Metropolitan District for the expenses incurred by the Metropolitan District in the review process.

In addition to the foregoing review and approvals, the construction, erection, addition, deletion, change or installation of any Improvements shall also require the applicant to obtain the approval of all governmental entities with jurisdiction thereof, and issuance of all required permits, licenses and approvals by all such entities. Without limiting the generality of the preceding sentence, issuance of zoning development permit(s) ("ZDP") by the City of Woodland Park, Colorado, and Building Permits, shall be a precondition to commencement of any construction of, alteration of, addition to or change in any Improvement.

Section 2.2 ***Guidelines.***

The governing board of the Metropolitan District, has the authority to promulgate architectural standards, rules, regulations and/or guidelines (collectively the "Guidelines") to interpret and implement the provisions of this Article and these Covenants. Without limiting the generality of the foregoing, such provisions may contain provisions to clarify the designs and materials that may be considered in design approval, may state requirements for submissions, and may state procedural requirements. In addition, such provisions may provide for blanket approvals, interpretations, or restrictions. Track Type Home designs will not be accepted. By way of example, and not by way of limitation, such provisions may state that a certain type of Evergreen Tree will be acceptable and will not require approval, or a particular type and color of a retaining wall will be acceptable. All Improvements proposed to be constructed, and any Guidelines that are adopted, shall be promulgated and implemented in accordance with these Covenants.

Section 2.3. ***Design Standards.***

The minimum design standards applicable to all Lots in the Property include:

2.3.1 Setbacks. All Improvements shall be located a minimum of 25 feet from all property lines.

2.3.2 Landscaping. All disturbed areas shall be restored and or improved. A minimum of four (4) evergreen trees maintained on the front 50 feet of each lot as measured from the curb at all times. Each tree shall be a minimum of seven feet in height.

2.3.3 Roof Types. All roof material shall be Tile; natural, clay, or concrete.

2.3.4 Driveways. The first fifty (50) feet of all driveways shall be predominately pavers, either natural stone or concrete. Walkways shall consist of decorative concrete or pavers. Additional materials that can be used in combination with the foregoing are colored and stained concrete, exposed aggregate, stamped concrete, and stone. 20%

2.3.5 Exterior Finishes. A minimum of twenty percent of the exterior of the Improvements will be natural or manufactured stone. Flexibility will be given with design as to the location of the twenty percent. The balance of the materials including the garage doors must have a custom finish and be approved by the Architectural Control Committee. All windows shall be metal clad. All metal and/or concrete surfaces must be finished.

2.3.6 Improvement Sizes. Single family residences must have a minimum of 2750 finished sq. ft. and a minimum three car garage. Each individual residence shall have unique architectural features as approved by the Architectural Control Committee.

2.3.7 Fences. Fences are not allowed. A small dog run in an area obscured from the roadways and not obtrusive to adjacent Lots may be installed with the approval of the Architectural Control Committee.

Section 2.4. ***Declarant's Exemption.***

The Declarant shall be exempt from the provisions of these Covenants which exemption shall terminate upon the expiration of the Development Period.

Section 2.5. ***Procedures.***

The Architectural Control Committee shall approve or disapprove all applications within thirty (30) days after the submission of complete plans, specifications, and other materials and information which the ACC may require in conjunction therewith. A stamped or printed notation, initialed by an authorized member of the ACC, affixed to any of the plans and specifications, shall be deemed a sufficient writing. However, the ACC shall not be required to maintain records of plans, specifications or other documents or information that have been submitted to it for approval. Approval by the ACC shall be conclusive evidence of compliance with this Article 2, provided that the Improvements are constructed in compliance with the plans and specifications as approved. Failure to approve within 30 days shall be deemed disapproval.

Section 2.6. ***Appeal.***

In the event an applicant receives an adverse decision on an application, the applicant may appeal to the governing board of the Metropolitan District. The applicant shall submit such appeal in writing within thirty (30) days after receiving such adverse decision. The governing board of the

Metropolitan District will render its opinion in writing to the applicant within twenty-one (21) days after receipt of the appeal.

Section 2.7. ***Proceeding After Approval.***

After approval of any proposed Improvement, construction or installation of the proposed Improvement shall be commenced as promptly and diligently as possible and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one (1) year after the date of approval of the application or failure to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the Architectural Control Committee. The ACC or the governing board of the Metropolitan District as provided herein, in their discretion, may consider requests for extensions of time for completion of any proposed Improvements.

Section 2.8. ***Notice of Completion.***

Upon the completion of any Improvement, the applicant shall give a written "Notice of Completion" to the Architectural Control Committee. Upon receipt of the "Notice of Completion", the ACC will inspect the exterior of the Improvements and Lot and ascertain whether the construction and/or installation is in compliance with the approved plans and specifications. The applicant will be provided a written response to the "Notice of Completion" within a reasonable period.

Section 2.9. ***Inspection of Work.***

The Architectural Control Committee or its duly authorized representative shall have the right to inspect any Improvement prior to or after completion in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Article; provided, however, that the right of inspection shall terminate sixty (60) days after the Architectural Control Committee receives the Notice of Completion.

If, as a result of inspections or otherwise, the Architectural Control Committee finds that any Improvement has been installed or constructed without obtaining the approval of the Architectural Control Committee, or was not installed or constructed in substantial compliance with the approval that was granted, or was not completed within one (1) year after the date of approval, subject to any extensions of time granted pursuant to Section 2.7 hereof, the Architectural Control Committee shall notify the applicant in writing of the noncompliance. The notice of non-compliance shall specify the particulars of the noncompliance.

Section 2.10. ***Correction of Noncompliance.***

If the Architectural Control Committee determines that noncompliance exists, the Person responsible for such noncompliance shall remedy or remove the same (and return the subject property or structure to its original condition) within a period of not more than forty-five (45) days from the date of receipt of the notice of noncompliance. If such Person does not comply with the ruling within such period, the Architectural Control Committee and/or the governing board of the Metropolitan District may, at their option, record a notice of noncompliance against the Lot on which the noncompliance exists, may remove the non-complying Improvement or may otherwise remedy the noncompliance, and the Person responsible for such noncompliance shall reimburse the

ACCESSORY BLDG.

Metropolitan District, upon demand, for all costs and expenses incurred with respect thereto including attorney's fees and court costs.

Section 2.11. ***Cooperation.***

The governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with any other architectural review committees, or one or more other boards or committees that exercise architectural or design review functions, in order to increase consistency or coordination, reduce costs, or as may otherwise be deemed appropriate or beneficial by the governing board of the Metropolitan District in its discretion. The costs and expenses for all such matters, if any, shall be shared or apportioned between such boards or committees and the Metropolitan District, as the governing board of the Metropolitan District may determine in its discretion from time to time. Additionally, the governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with other architectural review committees, or one or more other boards or committees that exercise architectural review functions, to collect fees, charges, or other amounts which may be due to such entity and to permit any such entity to collect fees, charges, or other amounts which may be due to the governing board of the Metropolitan District; in any such instance, the governing board of the Metropolitan District shall provide for remittance to such entity of any amounts collected by the governing board of the Metropolitan District or to the Metropolitan District of any amounts collected by such entity.

Section 2.12. ***Access Easement.***

Each Lot shall be subject to an easement in favor of the Metropolitan District and the governing board, including the agents, employees and contractors thereof: for performing any of the actions contemplated in these Covenants If damage is inflicted, or a strong likelihood exists that it will be inflicted, on any other property or any Lot, the Owner responsible for the damage or expense to avoid damage is liable for the cost of prompt repair. Further, the rights and easements granted in this Section may be exercised only during reasonable hours after reasonable notice to the Owner(s) or occupant(s) of any affected Lot; except that no such notice shall be required in connection with any exterior, non-intrusive maintenance; and except that in emergency situations entry upon a Lot may be made at any time provided that the Owner(s) or occupant(s) of each affected Lot shall be warned of impending emergency entry as early as is reasonably possible. The interior of any residence located on a Lot shall not be subject to the easements provided for in this Section.

Section 2.13. ***No Liability.***

The governing board of the Metropolitan District and the members thereof, as well as any representative of the governing board appointed to act on its behalf, and the Architectural Control Committee, shall not be liable in equity or damages to any Person submitting requests for approval or to any Person by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, in regard to any matter within its jurisdiction hereunder. In reviewing any matter, the governing board of the Metropolitan District shall not be responsible for the safety, whether structural or otherwise, of the Improvements submitted for review, nor the conformance with applicable building codes or other governmental laws or regulations, nor compliance with any other standards or regulations, and any approval of an Improvement by the governing board of the Metropolitan District shall not be deemed an approval of any such matters. No Owner or other

Person shall be a third party beneficiary of any obligation imposed upon, rights accorded to, action taken by, or approval granted by the governing board of the Metropolitan District.

Section 2.14. ***Variance.***

The Architectural Control Committee and/or the governing board of the Metropolitan District, in their sole discretion, may grant reasonable variances or adjustments from any conditions and restrictions imposed by these Covenants, in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in the case that the granting thereof shall not be materially detrimental or injurious to the other property or improvements in the surrounding area and shall not harm the general intent and purpose of the Covenants.

Section 2.15. ***Waivers; No Precedent.***

The approval or consent of the governing board of the Metropolitan District, or any representative thereof, to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent by the governing board or any representative thereof, as to any application or other matters whatsoever as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent as to any other matter.

ARTICLE 3.
RESTRICTIONS

Section 3.1. ***Restrictions Imposed.***

The Property is subject to all requirements, covenants, restrictions and other matters stated on the recorded plats of the Property, or any portion thereof, as well as on all other documents recorded in the office of the Clerk and Recorder of Teller County, Colorado, as amended. In addition, the Declarant declares that all of the Lots shall be held and shall henceforth be sold, conveyed, used, improved, occupied, owned, and resided upon, subject to the following provisions, conditions, limitations, restrictions, agreements and covenants, as well as those contained elsewhere in these Covenants. Notwithstanding anything to the contrary, any of the provisions, conditions, limitations, restrictions agreements or covenants contained in these Restrictions may hereafter be modified or supplemented in any respect as to any portion(s) of the Property by one or more documents that are approved in writing, in advance, by the governing board of the Metropolitan District, and recorded in Teller County, Colorado.

Section 3.2. ***Residential Use; Professional or Home Occupation.***

Lots shall be used for residential use only, including uses which are customarily incident thereto, and shall not be used at any time for business, commercial or professional purposes. Builders that have received design approval, may as part of the approval process, use the home as a model home for a period not to exceed two years and are exempt from this Section 3.2. However, Owners may conduct business activities within their homes provided that all of the following conditions are satisfied:

3.2.1 The business conducted is clearly secondary to the residential use of the home and is conducted entirely within the home;

3.2.2 The existence or operation of the business is not detectable from outside of the home by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted;

3.2.3 The business does not result in an undue volume of traffic or parking within the Property;

3.2.4 The business conforms to all zoning requirements and is lawful in nature; and

3.2.5 The business conforms to the Guidelines as well as any rules and regulations that may be imposed by the governing board of the Metropolitan District from time to time on a uniform basis.

Section 3.3. ***Household Pets.***

No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Lots; provided, however, that the Owners and residents of each Lot may keep a reasonable number of bona fide household pets (including dogs, cats or other domestic animals), so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Lots. All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the Owner or his or her representative, who shall be responsible for collecting and properly disposing of any animal waste. The governing board of the Metropolitan District shall have, and is hereby given, the right and authority to determine in its sole discretion that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance; or that an Owner or resident is in violation of the leash laws of the applicable jurisdiction or other applicable governmental laws, ordinances, or other provisions related to household pets; or that an Owner or resident is otherwise in violation of the provisions of this Section. In any such case, the governing board of the Metropolitan District may take such action(s) as it may deem appropriate. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such pets, as well as any costs incurred as a result of such pets.

Section 3.4. ***Temporary Structures; Unsightly Conditions.***

Except as hereinafter provided, no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any Lot; provided, however, that during the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials and portable bathrooms may be erected and maintained by the Person doing such work. The work of constructing, altering or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. Further, no unsightly conditions, structures, facilities, equipment or objects shall be so located on any Lot as to be visible from a street or from any other Lot.

Section 3.5. ***Miscellaneous Improvements.***

3.5.1 No advertising or signs of any character shall be erected, placed, permitted, or maintained on any Lot other than a name plate of the occupant, a street number, and/or a security sign as approved by the Architectural Control Committee. The sole exception would be for a "For Sale", "Open House", or "For Rent" sign of not more than six (6) square feet in the aggregate. Notwithstanding the foregoing, signs, by any Builder with the express written consent of the Architectural Control Committee, in connection with the use of the Lot as a Model Home, shall be permissible.

3.5.2 No permanently affixed clotheslines, drying yards, service yards, wood piles or storage areas shall be permitted on any Lot.

3.5.3 No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. Further, no such apparatus shall be permitted elsewhere on a Lot except when appropriately screened and approved by the governing board of the Metropolitan District. Without limiting the foregoing, conventional air conditioning units located on the ground of a Lot are permissible when approved in accordance with the preceding sentence.

3.5.4 Except as may otherwise be permitted by the Architectural Control Committee, no exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Lot, except inside a residence or otherwise concealed from view. Provided further, however, that the requirements of this subsection shall not apply to those "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended from time to time. As to "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended, the governing board of the Metropolitan District shall be empowered to adopt rules and regulations governing the types of "antenna" (including certain satellite dishes) that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996 and/or applicable regulations, as amended, and establish reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

3.5.5 No wind generators shall be constructed, installed, erected or maintained on any Lot.

Section 3.6. ***Vehicular Parking, Storage and Repairs.***

Except as otherwise provided in the rules and regulations which may be adopted by the governing board of the Metropolitan District from time to time, vehicles shall be parked only in the garages or in the driveways serving the Lots. Parking on streets is prohibited except for the temporary visitation (4 hours). A vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. Vehicles shall be subject to such reasonable rules and regulations as the governing board of the Metropolitan District may adopt from time to time. Except as may otherwise be set forth in the rules and regulations or Guidelines, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property

or any Improvements located thereon, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted in the Property except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if, for example, it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for twenty-four (24) consecutive hours without the prior approval of the governing board of the Metropolitan District.

In the event the governing board of the Metropolitan District shall determine that a vehicle is parked or stored in violation herein, then a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the governing board of the Metropolitan District in its discretion from time to time, the governing board of the **Metropolitan District shall have the right to remove the vehicle at the sole expense of the owner** thereof.

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Property unless it is done within the enclosed garage and screened from sight and sound of the activity from the street and from adjoining property. Any Owner or other Person undertaking any such activities shall be solely responsible for, and assumes all risks of, such activities, including adoption and utilization of any and all necessary safety measures or precautions, including but not limited to, ventilation. The foregoing restriction shall not be deemed to prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle, or other vehicle on a Lot, together with those activities normally incident and necessary to such washing and polishing.

Section 3.7. ***Nuisances.***

No nuisance shall be permitted which is visible within or otherwise affects any portion of the Property, nor any use, activity or practice which interferes with the peaceful enjoyment or possession and proper use of any Lot, or any portion thereof, by its residents. As used herein, the term "nuisance" shall include each violation of these Covenants and the Guidelines, if any, but shall not include any activities of the Declarant. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. Further, no unlawful use shall be permitted or made of the Property or any portion thereof. All laws, ordinances and regulations of all governmental bodies having jurisdiction over the Property, or any portion thereof, shall be observed.

Section 3.8. ***No Hazardous Activities; No Hazardous Materials or Chemicals.***

No activities shall be conducted on any Lot or within Improvements constructed on any Lot which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot and no open fires shall be lighted or permitted on any Lot except in a contained barbecue unit while attended and in use for cooking purposes or within a dedicated fire pit or interior fireplace. Further, no hazardous materials or chemicals shall at any time be located, kept or stored in, on or at any Lot except such as may be contained in household products normally kept at homes for use of the residents thereof and in such

limited quantities so as to not constitute a hazard or danger to person or property. A Lot Owner shall be responsible for remediating damage to or staining (by oil, grease or other chemical) of the street and driveway pavers to the extent caused by said Lot Owner or by any guest, invitee, vendor or contractor of the Lot Owner.

Section 3.9. ***No Annoying Lights, Sounds or Odors.***

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Lot which is unreasonably loud or annoying; and no odor shall be permitted from any Lot which is noxious or offensive to others. Further, no annoying light, sound or odor shall be permitted which may be seen, heard or smelled from any Lot. In addition to the foregoing, no electromagnetic, light or any physical emission which might interfere with aircraft, communications or navigational aids shall be permitted.

Section 3.10. ***Restrictions on Trash and Materials.***

No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate except inside the residence on any Lot nor shall such items be deposited on a street, unless placed in a suitable, tightly-covered container that is reasonably located solely for the purpose of garbage pickup; provided, however, no such container may be deposited on a street for garbage pickup prior to 5:00 a.m. on the day such garbage will be picked up. Further, no trash or materials shall be permitted to accumulate in such a manner as to be visible from any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. In accordance with Section 3.4 hereof, each Lot shall at all times be kept in a clean and sightly condition by the Owner(s) thereof.

Section 3.11. ***Landscaping.***

All areas disturbed by the building process shall be restored. A preliminary landscape plan shall be part of the submittal of Plans and Specifications. At the 50% completion stage, the final landscape plan shall be submitted to the Architectural Control Committee. All landscaping must be competed by August of the year following that in which construction commenced. Any additional landscaping plans must be submitted to the Architectural Control Committee for review, and the approval of such plans shall be obtained from the ACC prior to the installation of landscaping. Each Owner shall maintain all landscaping on such Owner's Lot in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping. The Property is particularly vulnerable to insect infestation to include Pine Beetle, Moths, Mistletoe, and other Fungi. Periodic maintenance including spraying and prevention is critical to the health of the trees. Removal of infected or diseased trees shall be the responsibility of the Lot Owner. A minimum of four (4) evergreen trees shall be maintained in the front 50 feet of each lot, as measured from the curb, with a minimum height of seven (7) feet each.

Section 3.12. ***Maintenance of and Non-Interference with Grade and Drainage.***

Each Owner shall maintain the grading upon his Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage. Each Owner agrees that he will not in any way interfere with the established drainage pattern on his Lot. In the event that it is

necessary or desirable to change the established drainage over any Lot, then the Owner thereof shall submit a plan to the Architectural Control Committee for its review and approval, in accordance with the provisions of Article 2 of these Covenants and any such change shall also be made in accordance with all laws, regulations and resolutions of any applicable governmental entities. For purposes of this Section, "established drainage" is defined as the drainage which exists at the time of final grading of a Lot by the Declarant.

Section 3.13. ***Erosion Control.***

The storm water program throughout the United States arises from the Clean Water Act of 1972 and regulations established by the U.S. Environmental Protection Agency, as well as other laws and regulations. These requirements may be implemented and expanded through state and local regulations and permits, but the federal laws are federally enforceable. The use of landscape materials (such as top soil, mulches, natural and manufactured fertilizers, crushed rock, sand, etc.) that potentially deposit silts, dusts, and debris into the storm water system near a Lot must be managed to reasonably preclude run-off or other disbursement (such as being blown) during stormy conditions. These materials should not be placed upon or adjoining any hard-surfaces such as driveways, walkways, curb, gutter, or street, where the potential for runoff is very high. If temporary storage results in these materials being located on these areas, then erosion control devices must be in place at the time of such storage. Some examples of erosion control devices are sandbags, encased straw, small stone rolls, straw bales, waddles, etc. Extreme care must also be taken when handling or storing chemicals such as oils, fuels, paints, fertilizers (liquid or dry), trash, etc., and such items must also be reasonably prevented from entering the storm water system. Generally, the storm water system starts at the curb or drainage system on each Lot and ends up eventually in the Nation's waterways. Roadways must be protected from silting and contamination.

Section 3.14. ***Restrictions on Mining or Drilling.***

No real estate or improvements within the Property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth, except drilling or exploring for oil, gas or other hydrocarbons pursuant to oil and gas leases in effect on the date that these Covenants are recorded, as the same may be amended and supplemented from time to time.

ARTICLE 4.
ADDITIONAL PROVISIONS

Section 4.1. ***Enforcement/Assessment***

Each Owner grants to the Declarant and to the Metropolitan District, and there is excepted and reserved to the Declarant and Metropolitan District, a lien upon the Lot of the Owner in the event of non-performance by the Owner of each of the terms and conditions contained in the Covenants herein. The amount of the lien shall be determined by the governing board of the Metropolitan District based on a schedule of penalties adopted by the governing board from time to time. After providing the Owner with notice and an opportunity to be heard, the governing board of the Metropolitan District may levy a penalty against any Owner if it finds the willful or negligent acts or omissions of the Owner or a user having a relationship with the Owner cause any violation of these Covenants, or cause any loss or damage to the Metropolitan District, or cause an

expenditure of funds in connection with the enforcement powers of the Metropolitan District. If the penalty is not paid within 30 days of receipt by the Owner, then a lien may be placed against the Lot which lien may include but not be limited to interest at a maximum rate provided by law, attorney's fees and costs. Enforcement of the covenants, conditions, restrictions, easements, reservations, rights-of-way, liens, charges and other provisions contained in these Covenants, as amended, may also be by any proceeding at law or in equity against any Person(s) violating or attempting to violate any such provision(s). The Metropolitan District and any aggrieved Owner shall have the right to institute, maintain and prosecute any such proceedings. No remedy shall be exclusive of other remedies that may be available. In any action instituted or maintained under these Covenants or any other governing documents, the prevailing party shall be entitled to recover its costs and attorney fees incurred in asserting or defending the claim, as well as any and all other sums. Failure by the Metropolitan District or any Owner to enforce any covenant, restriction or other provision contained herein shall in no event be deemed a waiver of the right to do so thereafter.

Section 4.2. ***Leases.***

The term "lease," as used herein, shall include any agreement for the leasing or rental of a Lot, or any portion thereof, and shall specifically include, without limitation, month-to-month rentals and subleases. Any Owner shall have the right to lease his Lot, or any portion thereof, as long as all leases provide that the terms of the lease and lessee's occupancy of the leased premises shall be subject in all respects to the provisions of these Covenants and the Guidelines; and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under the lease.

Section 4.3. ***Severability.***

All provisions of these Covenants are severable. Invalidation of any of the provisions, by judgment, court order or otherwise, shall in no way affect or limit any other provisions which shall remain in full force and effect.

Section 4.4. ***Duration, Revocation and Amendment.***

Each and every provision of these Covenants shall run with and bind the Property and all Improvements perpetually from the date of recording of these Covenants. The benefits, burdens, and all other provisions contained in these Covenants shall be binding upon, and inure to the benefit of the Declarant, the Metropolitan District, and all Owners, and upon and to their respective heirs, personal representatives, successors and assigns.

These Covenants may be amended by a vote or agreement of the Owners of at least sixty-seven percent (67%) of the Lots; provided that, during the Development Period, no such amendment shall be effective without the prior, written consent of the Declarant.

Notwithstanding anything to the contrary contained in these Covenants, these Covenants may be amended in whole or in part, at any time from time to time, by the Declarant without the consent or approval of any other Owner or any other Person, in order to correct clerical, typographical, or technical errors, or to clarify any of these Covenants or any provision hereof. The Declarant's right of amendment set forth in the preceding sentence shall terminate concurrently with expiration of the Development Period.

Section 4.5. ***Declarant's Use.***

Notwithstanding anything to the contrary contained in these Covenants, it shall be expressly permissible and proper for Declarant, its employees and agents, to perform such reasonable activities, and to maintain upon portions of the Lots such items as Declarant deems reasonably necessary or incidental to the construction and sale of Lots. The foregoing includes, without limitation, locating, maintaining and relocating management office, signs, and sales office, of such sizes, and at such locations as it determines in its reasonable discretion from time to time.

Section 4.6. ***Notices.***

Any notice permitted or required in these Covenants shall be deemed to have been given and received upon the earlier to occur of (a) personal delivery upon the Person to whom such notice is to be given; or (b) four (4) days after deposit in the United States mail, registered or certified mail, postage prepaid, return receipt requested, addressed to the Owner at the address for such Owner's Lot.

Section 4.7. ***Limitation on Liability.***

The Declarant and the Metropolitan District and their directors, officers, shareholders, members, partners, agents or employees, shall not be liable to any Person for any action or for any failure to act arising out of these Covenants and the Guidelines, if any, unless the action or failure to act was not in good faith and was done or withheld with malice. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.8. ***No Representations, Guaranties or Warranties.***

No representations, guaranties or warranties of any kind, express or implied, shall be deemed to have been given or made by Declarant or the Metropolitan District or by any of their officers, directors, shareholders, members, partners, agents or employees, in connection with any portion of the Property, fitness for intended use, or view, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof, unless and except as specifically set forth in writing. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.9. ***Waiver.***

By acceptance of a deed to a Lot, each Owner hereby releases, waives, and discharges the Declarant and the Metropolitan District and their respective officers, directors, members, partners, agents and employees, heirs, personal representatives, successors and assigns, from all losses, claims, liabilities, costs, expenses, and damages, arising directly or indirectly from any hazards, disclosures or risks set forth in these Covenants.

Section 4.10. ***Headings.***

The Article, Section and subsection headings in these Covenants are inserted for convenience of reference only, do not constitute a part of these Covenants, and in no way define, describe or limit the scope or intent of these Covenants or any of the provisions hereof.

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: 5555-3928462

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**

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C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
D. **The Company must receive payment of the appropriate premium**.
E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

Issuing Office: 770 Gold Hill Place South
Woodland Park, CO 80863

Commitment No.: 5555-3928462

Property Address: 0 Spacious Skies Drive, Woodland Park, CO 80863

APN: R0055193

Revision No.: 1 - added req.'s 10-11

Inquiries Should Be Directed To:

Barbie Bunker or Colorado Springs Processing Team

Phone: (719)208-8330

Email: bbunker@firstam.com

Issuing Office File No.: 5555-3928462

SCHEDULE A

1. Commitment Date: April 08, 2022 8:00 AM
2. Policies to be issued:
   (a) ☐ ALTA® Owner's Policy (6-17-06)
   Proposed Insured:
   Proposed Policy Amount: $

   (b) ☒ ALTA® Loan Policy (6-17-06)
   Proposed Insured: Park State Bank & Trust, its successors and/or assigns as their interests may appear
   Proposed Policy Amount: $1,930,000.00
3. The estate or interest in the Land described or referred to in this Commitment is

   Fee Simple interest

4. The Title is, at the Commitment Date, vested in: Jonathan James
5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

Premiums:

Owner's Policy: $
Lender's Policy: $ 2,003.00 (50% Construction Loan Rate)
Tax Certificate Fee: $ 50.00
Endorsement(s): $

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Commitment No.: 5555-3928462

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.

6. Evidence that all assessments for common expenses, if any, have been paid.

7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.

8. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2B.

9. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

10. Deed from Jonathan James to Ventus, LLC, a Colorado limited liability company conveying the subject property.

11. Statement of Authority for Ventus, LLC, a Colorado limited liability company, evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity, and containing the other information required by C.R.S. 38-30-172 and/or 38-30-108.5.

    NOTE: The Loan Policy to be issued will contain the following:

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Pending disbursement of the full proceeds of the loan secured by the Deed of Trust set forth under Schedule A hereof, the Policy insures only to the extent of the amount actually disbursed, but increases up to the face amount of the Policy as each disbursement is made.

NOTE: The following conveyance(s) have been recorded within the last 24 months:

Special Warranty Deed recorded October 08, 2021 at Reception No. 743568.

Special Warranty Deed recorded July 22, 2021 at Reception No. 740790.

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Commitment No.: 5555-3928462

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

2. Easements, or claims of easements, not shown by the Public Records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

   Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.

7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.

8. Any water rights, claims of title to water, in, on or under the Land.

9. Easement for Utilities, Egress and Ingress described in Deed recorded March 30, 2009 at Reception No. 625165.

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10. Easement for Utilities, Egress and Ingress described in Deed recorded April 6, 2009 at Reception No. 625363.

11. Terms, conditions, duties and obligations imposed by the Paradise of Colorado Metropolitan District as evidenced by Decree recorded December 22, 2014 at Reception No. 676352.

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File No.: 5555-3928462

The Land referred to herein below is situated in the County of Teller, State of Colorado, and is described as follows:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 9, THE HIGHLANDS IN PARADISE AS RECORDED UNDER RECEPTION NUMBER 713224 OF THE RECORDS OF THE TELLER COUNTY, COLORADO, CLERK AND RECORDER; (ALL BEARINGS USED HEREIN ARE RELATIVE TO THOSE FOUND IN SAID SUBDIVISION PLAT)

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES:
(1) THENCE N 48° 34' 34" E, A DISTANCE OF 185.59 FEET;
(2) THENCE N 37° 32' 45" E, A DISTANCE OF 299.53 FEET;
(3) THENCE S 50° 03' 29" E, A DISTANCE OF 30.83 FEET;
(4) THENCE N 33° 49' 18" E, A DISTANCE OF 270.70 FEET;
(5) THENCE N 16° 19' 28" E, A DISTANCE OF 178.08 FEET TO A POINT ON THE BOUNDARY OF PARADISE OF COLORADO FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 711754 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES:
(1) THENCE N 68° 52' 17" E, A DISTANCE OF 112.24 FEET;
(2) THENCE S 74° 47' 22" E, A DISTANCE OF 152.80 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND ALSO BEING A POINT ON THE BOUNDARY OF THAT 177.66 ACRE TRACT (PER SURVEY COMPLETED BY MICHAEL J. LAMBERT DATED FEBRUARY 28, 1994);

THENCE ALONG SAID BOUNDARY, THE FOLLOWING NINE COURSES:
(1) THENCE S 02° 46' 23" E, A DISTANCE OF 363.80 FEET;
(2) THENCE S 02° 46' 19" E, A DISTANCE OF 322.73 FEET TO AN ANGLE POINT THEREON;
(3) THENCE S 89° 28' 06" W, A DISTANCE OF 295.86 FEET;
(4) THENCE S 01° 43' 16" E, A DISTANCE OF 646.47 FEET;
(5) THENCE S 89° 19' 04" W, A DISTANCE OF 616.58 FEET;
THENCE S 00° 27' 34" W, A DISTANCE OF 324.02 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S 1/2 SE 1/4) OF SAID SECTION 19;
(6) THENCE N 89° 14' 48" E ALONG THE NORTH LINE OF SAID S 1/2 SE 1/4, A DISTANCE OF 2515.60 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 SE 1/4;
(7) THENCE S 08° 16' 56" E, A DISTANCE OF 869.40 FEET;
(8) THENCE N 90° 00' 00" W, A DISTANCE OF 609.59 FEET
(9) THENCE S 32° 00' 00" W, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KINGS CROWN ROAD AS DEPICTED ON THE PLAT OF "PARADISE ESTATES FILING NO. 5" AS RECORDED UNDER RECEPTION NUMBER 326400 OF SAID COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING SIX COURSES:
(1) THENCE NORTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26° 00' 00" (THE LONG CHORD OF WHICH BEARS N 71° 00' 00" W, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 104.37 FEET;

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(2) THENCE N 84° 00' 00" W, A DISTANCE OF 142.16 FEET
(3) THENCE WESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31° 00' 00" (THE LONG CHORD OF WHICH BEARS S 80° 30' 00' W, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET;
(4) THENCE S 65° 00' 00" W, A DISTANCE OF 212.59 FEET;
(5) THENCE SOUTHWESTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34° 00' 00" (THE LONG CHORD OF WHICH BEARS S 48° 00' 00" W, A LONG CHORD DISTANCE OF 105.25 FEET), AN ARC LENGTH OF 106.81 FEET;
(6) THENCE S 31° 00' 00" W, A DISTANCE OF 21.96 FEET TO THE NORTHEAST CORNER LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID LOT 1, THE FOLLOWING FOUR COURSES:
(1) THENCE N 57° 51' 17" W, A DISTANCE OF 170.62 FEET;
(2) THENCE S 57° 00' 00" W, A DISTANCE OF 40.00 FEET;
(3) THENCE SOUTHWESTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 48.42 FEET), AN ARC LENGTH OF 48.99 FEET;
(4) THENCE S 40° 29' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE NORTHERLY LINE OF KINGS CROWN ROAD;

THENCE N 49° 30' 38" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF LOT 4, PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARIES OF SAID LOT 4, THE FOLLOWING FOUR COURSES:
(1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET;
(2) THENCE NORTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38" (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 66.05 FEET), AN ARC LENGTH OF 66.28 FEET;
(4) THENCE N 57° 00' 00" E, A DISTANCE OF 30.00 FEET;
(5) THENCE N 46° 28' 02" W, A DISTANCE OF 188.61 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4;

THENCE CONTINUING N 00° 00' 00" W ALONG THE BOUNDARY OF SAID PARADISE ESTATES FILING NO. 4, A DISTANCE OF 310.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID TRACT, THE FOLLOWING FOUR COURSES:
(1) THENCE S 90° 00' 00" E, A DISTANCE OF 110.00 FEET;
(2) THENCE N 00° 00' 00" E, A DISTANCE OF 310.00 FEET;
(3) THENCE N 90° 00' 00" W, A DISTANCE OF 367.62 FEET;
(4) THENCE S 00° 00' 00" W, A DISTANCE OF 291.88 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID TELLER COUNTY RECORDS;
THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES:
(1) THENCE N 75° 00' 00" W, A DISTANCE OF 280.00 FEET;
(2) THENCE N 88° 20' 29" W, A DISTANCE OF 233.85 FEET;
(3) THENCE N 81° 34' 04" W, A DISTANCE OF 151.25 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 269427 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES:
(1) THENCE N 90° 00' 00" W, A DISTANCE OF 87.58 FEET;
(2) THENCE S 77° 02' 25" W, A DISTANCE OF 224.95 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 11 AS RECORDED UNDER RECEPTION NUMBER 634946 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARIES OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES:
(1) THENCE N 33° 33' 05" W, A DISTANCE OF 319.11 FEET TO A POINT ON THE RIGHT OF WAY OF EAGLES PERCH

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PLACE AS DEPICTED ON SAID PLAT;
(2) THENCE ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91° 47' 41" (THE LONG CHORD OF WHICH BEARS N 40° 41' 23" W, A LONG CHORD DISTANCE OF 71.81 FEET), AN ARC LENGTH OF 80.11 FEET;
(3) THENCE N 01° 43' 50" E, A DISTANCE OF 145.99 FEET;
(4) THENCE N 52° 58' 03" E, A DISTANCE OF 80.91 FEET;
(5) THENCE N 31° 38' 49" W, A DISTANCE OF 186.32 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 8 AS RECORDED UNDER RECEPTION NUMBER 466006 OF SAID COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY, THE FOLLOWING FIVE COURSES:
(1) THENCE N 52° 00' 00" E, A DISTANCE OF 84.66 FEET;
(2) THENCE N 00° 00' 00" E, A DISTANCE OF 102.80 FEET;
(3) THENCE N 54° 00' 00" E, A DISTANCE OF 296.37 FEET;
(4) THENCE N 30° 00' 00" E, A DISTANCE OF 257.60 FEET;
(5) THENCE N 59° 45' 00" W, A DISTANCE OF 147.17 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NUMBER 7 AS RECORDED UNDER RECEPTION NUMBER 446540 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES:
(1) THENCE N 40° 30' 00" E, A DISTANCE OF 71.86 FEET;
(2) THENCE N 30° 00' 00" E, A DISTANCE OF 171.82 FEET TO A POINT ON THE BOUNDARY OF LOT 29, PARADISE OF COLORADO FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 616756 OF THE RECORDS OF TELLER COUNTY COLORADO CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING COURSE:
(1) N 49° 07' 44" E ALONG THE BOUNDARY OF SAID LOT, A DISTANCE OF 119.92 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 740790 OF SAID TELLER COUNTY RECORDS; THENCE ALONG THE BOUNDARIES OF SAID TRACT, THE FOLLOWING FIVE COURSES;

(1) THENCE NORTHWESTERLY THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 06' 50" (THE LONG CHORD OF WHICH BEARS N 20° 07' 16" W, A LONG CHORD DISTANCE OF 6.32 FEET), AN ARC LENGTH OF 6.32 FEET;
(2) THENCE N 19° 33' 51" W, A DISTANCE OF 26.57 FEET TO A POINT ON THE BOUNDARY OF SAID PARADISE OF COLORADO FILING NO. 2;
(3) THENCE N 63° 46' 02" E ALONG SAID BOUNDARY, A DISTANCE OF 50.34 FEET TO A POINT ON THE BOUNDARY OF SAID THE HIGHLANDS IN PARADISE AS RECORDED UNDER RECEPTION NUMBER 713224 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY, THE FOLLOWING TWO COURSES:
(4) THENCE S 19° 33' 51" E, A DISTANCE OF 32.42 FEET;
(5) THENCE SOUTHEASTERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 10' 10" (THE LONG CHORD OF WHICH BEARS S 30° 08' 56" E, A LONG CHORD DISTANCE OF 101.03 FEET), AN ARC LENGTH OF 101.61 FEET TO THE MOST SOUTHERLY CORNER OF LOT 9 IN SAID THE HIGHLANDS IN PARADISE AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.
COUNTY OF TELLER, STATE OF COLORADO.

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First American Title Insurance Company
770 Gold Hill Place South
Woodland Park, CO 80863
(719)208-8330

File #: 5555-3928462 **Date: April 21, 2022**

Property Address: 0 Spacious Skies Drive
Woodland Park, CO 80863

We appreciate the opportunity to be of service to you. *To avoid delays in your closing, all funds needed at your closing should be wired!* Please contact your Escrow Officer below to obtain and verify wiring instructions. Please note, if First American Title receives a third party deposit, additional document(s) are required. Please contact your Escrow Team for more information.

Escrow Officer: Barbie Bunker
(719)208-8330 / bbunker@firstam.com
770 Gold Hill Place South
Woodland Park, CO 80863

Escrow Assistant: Colorado Springs Processing Team
(719)208-8330 / ColoradoSpringsemail@firstam.com

The following parties have received a copy of this Commitment:

Borrower(s): Ventus, LLC
Delivered Electronically

Lender: Park State Bank & Trust /
Delivered Electronically

Thank you for choosing First American Title. We look forward to assisting you. If you should have any questions, please do not hesitate to contact us.

PROTECTIVE COVENANTS

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PROTECTIVE COVENANTS
OF PARADISE @ PIKES PEAK

THESE PROTECTIVE COVENANTS OF PARADISE OF COLORADO ("Covenants") are made and entered into the date and year hereinafter set forth by PARADISE OF COLORADO, LLC, a Colorado limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of that certain real property in the County of Teller, State of Colorado, which is described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive ("Property"); and

WHEREAS, the Declarant desires to subject and place upon the Property certain covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities and other provisions; and

WHEREAS, these Covenants do not create a Common Interest Community, as defined by the Colorado Common Interest Ownership Act at C.R.S. §38-33.3-103(8); therefore, these Covenants shall not be governed by the Colorado Common Interest Ownership Act; and

WHEREAS, pursuant to C.R.S. §32-1-1004(8)(a), it is the intention of the Declarant, in imposing these Covenants on the Property, to empower the Paradise of Colorado Metropolitan District, a metropolitan district that governs the Property, to furnish covenant enforcement and design review services for the Property and to pay for such services with Metropolitan District revenues derived from the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities, and other provisions set forth herein.

ARTICLE 1.
DEFINITIONS

Section 1.1. ***Architectural Control Committee.***

"Architectural Control Committee" ("ACC") means the committee appointed by the governing body of the Metropolitan District that will review and consider all proposed Improvements to Lots.

Section 1.2. ***Builder.***

"Builder" means any Person who acquires a Lot for the purpose of constructing a residential improvement on such Lot for himself, or for sale to the public, or as contracted by a Lot Owner. All Builders shall be approved by the Declarant during the Development Period and subsequent to that the Architectural Control Committee.

Section 1.3. ***Covenants.***

"Covenants" means these Protective Covenants, as amended and supplemented from time to time.

Section 1.4. ***Declarant.***

"Declarant" means Paradise of Colorado, LLC, a Colorado limited liability company, and/or any other Person to whom the Declarant may, at any time from time to time, assign one or more of the Declarant's rights under these Covenants (which shall be the extent of the Declarant's rights to which such assignee succeeds); provided, that no assignment of any Declarant rights shall be effective unless such assignment is duly executed by the assignor Declarant and recorded in Teller County, Colorado.

Section 1.5. ***Improvements.***

"Improvements" means all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, including gates in fences, basketball backboards and hoops, swing sets or other play structures, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment, solar equipment, wind generators, if any.

Section 1.6. ***Lot.***

"Lot" means each platted lot that is now or hereafter included in the Property described in Section 1.10.

Section 1.7. ***Metropolitan District.***

"Metropolitan District" means Paradise of Colorado Metropolitan District, and/or any other metropolitan district, to which the then-Metropolitan District may, from time to time, transfer or assign any or all of the rights and duties of the Metropolitan District under these Covenants. Each such assignment or transfer, if any, shall be effective upon recording in Teller County, Colorado, of a document of transfer or assignment, duly executed by the then-Metropolitan District.

Section 1.8. ***Owner.***

"Owner" means each fee simple title holder of a Lot, including without limitation Declarant, or any other Person who owns a Lot, but does not include a Person having an interest in a Lot solely as security for an obligation.

Section 1.9. ***Person.***

"Person" means a natural person, a corporation, a limited liability company, a partnership, a trust, a joint venture, an unincorporated association, or any other entity or any combination thereof and includes, without limitation, each Owner and the Declarant.

Section 1.10. ***Property.***

"Property" means the real estate described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive.

Section 1.11. ***Development Period.***

"Development Period" means the period that commenced upon Declarant gaining ownership of the Property and continues until building has been completed upon 85% of the Lots as defined in Section 1.10.

ARTICLE 2.
DESIGN REVIEW

Section 2.1. ***Design Review Requirements.***

No Improvements shall be constructed, erected, placed, altered, planted, applied or installed upon any Lot unless said Improvements are in full compliance with the provisions of these Covenants and the Guidelines (as hereinafter defined), if any, and unless at least two (2) sets of complete plans and specifications therefore (said plans and specifications to show exterior design, height, all materials, all colors, and location of the Improvements, plotted horizontally and vertically, location and size of driveways, location, size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as any such other materials and information as may be required by the Architectural Control Committee of the Metropolitan District. Complete Plans and Specifications must be submitted to and approved in writing by the Architectural Control Committee.

The Architectural Control Committee shall exercise its reasonable judgment to the end that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures. In its review of such plans, specifications and other materials and information, the Architectural Control Committee may require as a condition to its considering an approval request that the applicant(s) pay or reimburse the Metropolitan District for the expenses incurred by the Metropolitan District in the review process.

In addition to the foregoing review and approvals, the construction, erection, addition, deletion, change or installation of any Improvements shall also require the applicant to obtain the approval of all governmental entities with jurisdiction thereof, and issuance of all required permits, licenses and approvals by all such entities. Without limiting the generality of the preceding sentence, issuance of zoning development permit(s) ("ZDP") by the City of Woodland Park, Colorado, and Building Permits, shall be a precondition to commencement of any construction of, alteration of, addition to or change in any Improvement.

Section 2.2 ***Guidelines.***

The governing board of the Metropolitan District, has the authority to promulgate architectural standards, rules, regulations and/or guidelines (collectively the "Guidelines") to interpret and implement the provisions of this Article and these Covenants. Without limiting the generality of the foregoing, such provisions may contain provisions to clarify the designs and materials that may be considered in design approval, may state requirements for submissions, and may state procedural requirements. In addition, such provisions may provide for blanket approvals, interpretations, or restrictions. Track Type Home designs will not be accepted. By way of example, and not by way of limitation, such provisions may state that a certain type of Evergreen Tree will be acceptable and will not require approval, or a particular type and color of a retaining wall will be acceptable. All Improvements proposed to be constructed, and any Guidelines that are adopted, shall be promulgated and implemented in accordance with these Covenants.

Section 2.3. ***Design Standards.***

The minimum design standards applicable to all Lots in the Property include:

2.3.1 Setbacks. All Improvements shall be located a minimum of 25 feet from all property lines.

2.3.2 Landscaping. All disturbed areas shall be restored and or improved. A minimum of four (4) evergreen trees maintained on the front 50 feet of each lot as measured from the curb at all times. Each tree shall be a minimum of seven feet in height.

2.3.3 Roof Types. All roof material shall be Tile; natural, clay, or concrete.

2.3.4 Driveways. The first fifty (50) feet of all driveways shall be predominately pavers, either natural stone or concrete. Walkways shall consist of decorative concrete or pavers. Additional materials that can be used in combination with the foregoing are colored and stained concrete, exposed aggregate, stamped concrete, and stone. 20%

2.3.5 Exterior Finishes. A minimum of twenty percent of the exterior of the Improvements will be natural or manufactured stone. Flexibility will be given with design as to the location of the twenty percent. The balance of the materials including the garage doors must have a custom finish and be approved by the Architectural Control Committee. All windows shall be metal clad. All metal and/or concrete surfaces must be finished.

2.3.6 Improvement Sizes. Single family residences must have a minimum of 2750 finished sq. ft. and a minimum three car garage. Each individual residence shall have unique architectural features as approved by the Architectural Control Committee.

2.3.7 Fences. Fences are not allowed. A small dog run in an area obscured from the roadways and not obtrusive to adjacent Lots may be installed with the approval of the Architectural Control Committee.

Section 2.4. ***Declarant's Exemption.***

The Declarant shall be exempt from the provisions of these Covenants which exemption shall terminate upon the expiration of the Development Period.

Section 2.5. ***Procedures.***

The Architectural Control Committee shall approve or disapprove all applications within thirty (30) days after the submission of complete plans, specifications, and other materials and information which the ACC may require in conjunction therewith. A stamped or printed notation, initialed by an authorized member of the ACC, affixed to any of the plans and specifications, shall be deemed a sufficient writing. However, the ACC shall not be required to maintain records of plans, specifications or other documents or information that have been submitted to it for approval. Approval by the ACC shall be conclusive evidence of compliance with this Article 2, provided that the Improvements are constructed in compliance with the plans and specifications as approved. Failure to approve within 30 days shall be deemed disapproval.

Section 2.6. ***Appeal.***

In the event an applicant receives an adverse decision on an application, the applicant may appeal to the governing board of the Metropolitan District. The applicant shall submit such appeal in writing within thirty (30) days after receiving such adverse decision. The governing board of the

Metropolitan District will render its opinion in writing to the applicant within twenty-one (21) days after receipt of the appeal.

Section 2.7. ***Proceeding After Approval.***

After approval of any proposed Improvement, construction or installation of the proposed Improvement shall be commenced as promptly and diligently as possible and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one (1) year after the date of approval of the application or failure to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the Architectural Control Committee. The ACC or the governing board of the Metropolitan District as provided herein, in their discretion, may consider requests for extensions of time for completion of any proposed Improvements.

Section 2.8. ***Notice of Completion.***

Upon the completion of any Improvement, the applicant shall give a written "Notice of Completion" to the Architectural Control Committee. Upon receipt of the "Notice of Completion", the ACC will inspect the exterior of the Improvements and Lot and ascertain whether the construction and/or installation is in compliance with the approved plans and specifications. The applicant will be provided a written response to the "Notice of Completion" within a reasonable period.

Section 2.9. ***Inspection of Work.***

The Architectural Control Committee or its duly authorized representative shall have the right to inspect any Improvement prior to or after completion in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Article; provided, however, that the right of inspection shall terminate sixty (60) days after the Architectural Control Committee receives the Notice of Completion.

If, as a result of inspections or otherwise, the Architectural Control Committee finds that any Improvement has been installed or constructed without obtaining the approval of the Architectural Control Committee, or was not installed or constructed in substantial compliance with the approval that was granted, or was not completed within one (1) year after the date of approval, subject to any extensions of time granted pursuant to Section 2.7 hereof, the Architectural Control Committee shall notify the applicant in writing of the noncompliance. The notice of non-compliance shall specify the particulars of the noncompliance.

Section 2.10. ***Correction of Noncompliance.***

If the Architectural Control Committee determines that noncompliance exists, the Person responsible for such noncompliance shall remedy or remove the same (and return the subject property or structure to its original condition) within a period of not more than forty-five (45) days from the date of receipt of the notice of noncompliance. If such Person does not comply with the ruling within such period, the Architectural Control Committee and/or the governing board of the Metropolitan District may, at their option, record a notice of noncompliance against the Lot on which the noncompliance exists, may remove the non-complying Improvement or may otherwise remedy the noncompliance, and the Person responsible for such noncompliance shall reimburse the

ACCESSORY BLDG.

Metropolitan District, upon demand, for all costs and expenses incurred with respect thereto including attorney's fees and court costs.

Section 2.11. ***Cooperation.***

The governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with any other architectural review committees, or one or more other boards or committees that exercise architectural or design review functions, in order to increase consistency or coordination, reduce costs, or as may otherwise be deemed appropriate or beneficial by the governing board of the Metropolitan District in its discretion. The costs and expenses for all such matters, if any, shall be shared or apportioned between such boards or committees and the Metropolitan District, as the governing board of the Metropolitan District may determine in its discretion from time to time. Additionally, the governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with other architectural review committees, or one or more other boards or committees that exercise architectural review functions, to collect fees, charges, or other amounts which may be due to such entity and to permit any such entity to collect fees, charges, or other amounts which may be due to the governing board of the Metropolitan District; in any such instance, the governing board of the Metropolitan District shall provide for remittance to such entity of any amounts collected by the governing board of the Metropolitan District or to the Metropolitan District of any amounts collected by such entity.

Section 2.12. ***Access Easement.***

Each Lot shall be subject to an easement in favor of the Metropolitan District and the governing board, including the agents, employees and contractors thereof: for performing any of the actions contemplated in these Covenants If damage is inflicted, or a strong likelihood exists that it will be inflicted, on any other property or any Lot, the Owner responsible for the damage or expense to avoid damage is liable for the cost of prompt repair. Further, the rights and easements granted in this Section may be exercised only during reasonable hours after reasonable notice to the Owner(s) or occupant(s) of any affected Lot; except that no such notice shall be required in connection with any exterior, non-intrusive maintenance; and except that in emergency situations entry upon a Lot may be made at any time provided that the Owner(s) or occupant(s) of each affected Lot shall be warned of impending emergency entry as early as is reasonably possible. The interior of any residence located on a Lot shall not be subject to the easements provided for in this Section.

Section 2.13. ***No Liability.***

The governing board of the Metropolitan District and the members thereof, as well as any representative of the governing board appointed to act on its behalf, and the Architectural Control Committee, shall not be liable in equity or damages to any Person submitting requests for approval or to any Person by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, in regard to any matter within its jurisdiction hereunder. In reviewing any matter, the governing board of the Metropolitan District shall not be responsible for the safety, whether structural or otherwise, of the Improvements submitted for review, nor the conformance with applicable building codes or other governmental laws or regulations, nor compliance with any other standards or regulations, and any approval of an Improvement by the governing board of the Metropolitan District shall not be deemed an approval of any such matters. No Owner or other

Person shall be a third party beneficiary of any obligation imposed upon, rights accorded to, action taken by, or approval granted by the governing board of the Metropolitan District.

Section 2.14. ***Variance.***

The Architectural Control Committee and/or the governing board of the Metropolitan District, in their sole discretion, may grant reasonable variances or adjustments from any conditions and restrictions imposed by these Covenants, in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in the case that the granting thereof shall not be materially detrimental or injurious to the other property or improvements in the surrounding area and shall not harm the general intent and purpose of the Covenants.

Section 2.15. ***Waivers; No Precedent.***

The approval or consent of the governing board of the Metropolitan District, or any representative thereof, to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent by the governing board or any representative thereof, as to any application or other matters whatsoever as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent as to any other matter.

ARTICLE 3.
RESTRICTIONS

Section 3.1. ***Restrictions Imposed.***

The Property is subject to all requirements, covenants, restrictions and other matters stated on the recorded plats of the Property, or any portion thereof, as well as on all other documents recorded in the office of the Clerk and Recorder of Teller County, Colorado, as amended. In addition, the Declarant declares that all of the Lots shall be held and shall henceforth be sold, conveyed, used, improved, occupied, owned, and resided upon, subject to the following provisions, conditions, limitations, restrictions, agreements and covenants, as well as those contained elsewhere in these Covenants. Notwithstanding anything to the contrary, any of the provisions, conditions, limitations, restrictions agreements or covenants contained in these Restrictions may hereafter be modified or supplemented in any respect as to any portion(s) of the Property by one or more documents that are approved in writing, in advance, by the governing board of the Metropolitan District, and recorded in Teller County, Colorado.

Section 3.2. ***Residential Use; Professional or Home Occupation.***

Lots shall be used for residential use only, including uses which are customarily incident thereto, and shall not be used at any time for business, commercial or professional purposes. Builders that have received design approval, may as part of the approval process, use the home as a model home for a period not to exceed two years and are exempt from this Section 3.2. However, Owners may conduct business activities within their homes provided that all of the following conditions are satisfied:

3.2.1 The business conducted is clearly secondary to the residential use of the home and is conducted entirely within the home;

3.2.2 The existence or operation of the business is not detectable from outside of the home by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted;

3.2.3 The business does not result in an undue volume of traffic or parking within the Property;

3.2.4 The business conforms to all zoning requirements and is lawful in nature; and

3.2.5 The business conforms to the Guidelines as well as any rules and regulations that may be imposed by the governing board of the Metropolitan District from time to time on a uniform basis.

Section 3.3. ***Household Pets.***

No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Lots; provided, however, that the Owners and residents of each Lot may keep a reasonable number of bona fide household pets (including dogs, cats or other domestic animals), so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Lots. All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the Owner or his or her representative, who shall be responsible for collecting and properly disposing of any animal waste. The governing board of the Metropolitan District shall have, and is hereby given, the right and authority to determine in its sole discretion that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance; or that an Owner or resident is in violation of the leash laws of the applicable jurisdiction or other applicable governmental laws, ordinances, or other provisions related to household pets; or that an Owner or resident is otherwise in violation of the provisions of this Section. In any such case, the governing board of the Metropolitan District may take such action(s) as it may deem appropriate. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such pets, as well as any costs incurred as a result of such pets.

Section 3.4. ***Temporary Structures; Unsightly Conditions.***

Except as hereinafter provided, no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any Lot; provided, however, that during the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials and portable bathrooms may be erected and maintained by the Person doing such work. The work of constructing, altering or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. Further, no unsightly conditions, structures, facilities, equipment or objects shall be so located on any Lot as to be visible from a street or from any other Lot.

Section 3.5. ***Miscellaneous Improvements.***

3.5.1 No advertising or signs of any character shall be erected, placed, permitted, or maintained on any Lot other than a name plate of the occupant, a street number, and/or a security sign as approved by the Architectural Control Committee. The sole exception would be for a "For Sale", "Open House", or "For Rent" sign of not more than six (6) square feet in the aggregate. Notwithstanding the foregoing, signs, by any Builder with the express written consent of the Architectural Control Committee, in connection with the use of the Lot as a Model Home, shall be permissible.

3.5.2 No permanently affixed clotheslines, drying yards, service yards, wood piles or storage areas shall be permitted on any Lot.

3.5.3 No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. Further, no such apparatus shall be permitted elsewhere on a Lot except when appropriately screened and approved by the governing board of the Metropolitan District. Without limiting the foregoing, conventional air conditioning units located on the ground of a Lot are permissible when approved in accordance with the preceding sentence.

3.5.4 Except as may otherwise be permitted by the Architectural Control Committee, no exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Lot, except inside a residence or otherwise concealed from view. Provided further, however, that the requirements of this subsection shall not apply to those "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended from time to time. As to "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended, the governing board of the Metropolitan District shall be empowered to adopt rules and regulations governing the types of "antenna" (including certain satellite dishes) that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996 and/or applicable regulations, as amended, and establish reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

3.5.5 No wind generators shall be constructed, installed, erected or maintained on any Lot.

Section 3.6. ***Vehicular Parking, Storage and Repairs.***

Except as otherwise provided in the rules and regulations which may be adopted by the governing board of the Metropolitan District from time to time, vehicles shall be parked only in the garages or in the driveways serving the Lots. Parking on streets is prohibited except for the temporary visitation (4 hours). A vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. Vehicles shall be subject to such reasonable rules and regulations as the governing board of the Metropolitan District may adopt from time to time. Except as may otherwise be set forth in the rules and regulations or Guidelines, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property

or any Improvements located thereon, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted in the Property except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if, for example, it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for twenty-four (24) consecutive hours without the prior approval of the governing board of the Metropolitan District.

In the event the governing board of the Metropolitan District shall determine that a vehicle is parked or stored in violation herein, then a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the governing board of the Metropolitan District in its discretion from time to time, the governing board of the **Metropolitan District shall have the right to remove the vehicle at the sole expense of the owner** thereof.

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Property unless it is done within the enclosed garage and screened from sight and sound of the activity from the street and from adjoining property. Any Owner or other Person undertaking any such activities shall be solely responsible for, and assumes all risks of, such activities, including adoption and utilization of any and all necessary safety measures or precautions, including but not limited to, ventilation. The foregoing restriction shall not be deemed to prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle, or other vehicle on a Lot, together with those activities normally incident and necessary to such washing and polishing.

Section 3.7. ***Nuisances.***

No nuisance shall be permitted which is visible within or otherwise affects any portion of the Property, nor any use, activity or practice which interferes with the peaceful enjoyment or possession and proper use of any Lot, or any portion thereof, by its residents. As used herein, the term "nuisance" shall include each violation of these Covenants and the Guidelines, if any, but shall not include any activities of the Declarant. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. Further, no unlawful use shall be permitted or made of the Property or any portion thereof. All laws, ordinances and regulations of all governmental bodies having jurisdiction over the Property, or any portion thereof, shall be observed.

Section 3.8. ***No Hazardous Activities; No Hazardous Materials or Chemicals.***

No activities shall be conducted on any Lot or within Improvements constructed on any Lot which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot and no open fires shall be lighted or permitted on any Lot except in a contained barbecue unit while attended and in use for cooking purposes or within a dedicated fire pit or interior fireplace. Further, no hazardous materials or chemicals shall at any time be located, kept or stored in, on or at any Lot except such as may be contained in household products normally kept at homes for use of the residents thereof and in such

limited quantities so as to not constitute a hazard or danger to person or property. A Lot Owner shall be responsible for remediating damage to or staining (by oil, grease or other chemical) of the street and driveway pavers to the extent caused by said Lot Owner or by any guest, invitee, vendor or contractor of the Lot Owner.

Section 3.9. ***No Annoying Lights, Sounds or Odors.***

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Lot which is unreasonably loud or annoying; and no odor shall be permitted from any Lot which is noxious or offensive to others. Further, no annoying light, sound or odor shall be permitted which may be seen, heard or smelled from any Lot. In addition to the foregoing, no electromagnetic, light or any physical emission which might interfere with aircraft, communications or navigational aids shall be permitted.

Section 3.10. ***Restrictions on Trash and Materials.***

No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate except inside the residence on any Lot nor shall such items be deposited on a street, unless placed in a suitable, tightly-covered container that is reasonably located solely for the purpose of garbage pickup; provided, however, no such container may be deposited on a street for garbage pickup prior to 5:00 a.m. on the day such garbage will be picked up. Further, no trash or materials shall be permitted to accumulate in such a manner as to be visible from any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. In accordance with Section 3.4 hereof, each Lot shall at all times be kept in a clean and sightly condition by the Owner(s) thereof.

Section 3.11. ***Landscaping.***

All areas disturbed by the building process shall be restored. A preliminary landscape plan shall be part of the submittal of Plans and Specifications. At the 50% completion stage, the final landscape plan shall be submitted to the Architectural Control Committee. All landscaping must be competed by August of the year following that in which construction commenced. Any additional landscaping plans must be submitted to the Architectural Control Committee for review, and the approval of such plans shall be obtained from the ACC prior to the installation of landscaping. Each Owner shall maintain all landscaping on such Owner's Lot in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping. The Property is particularly vulnerable to insect infestation to include Pine Beetle, Moths, Mistletoe, and other Fungi. Periodic maintenance including spraying and prevention is critical to the health of the trees. Removal of infected or diseased trees shall be the responsibility of the Lot Owner. A minimum of four (4) evergreen trees shall be maintained in the front 50 feet of each lot, as measured from the curb, with a minimum height of seven (7) feet each.

Section 3.12. ***Maintenance of and Non-Interference with Grade and Drainage.***

Each Owner shall maintain the grading upon his Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage. Each Owner agrees that he will not in any way interfere with the established drainage pattern on his Lot. In the event that it is

necessary or desirable to change the established drainage over any Lot, then the Owner thereof shall submit a plan to the Architectural Control Committee for its review and approval, in accordance with the provisions of Article 2 of these Covenants and any such change shall also be made in accordance with all laws, regulations and resolutions of any applicable governmental entities. For purposes of this Section, "established drainage" is defined as the drainage which exists at the time of final grading of a Lot by the Declarant.

Section 3.13. ***Erosion Control.***

The storm water program throughout the United States arises from the Clean Water Act of 1972 and regulations established by the U.S. Environmental Protection Agency, as well as other laws and regulations. These requirements may be implemented and expanded through state and local regulations and permits, but the federal laws are federally enforceable. The use of landscape materials (such as top soil, mulches, natural and manufactured fertilizers, crushed rock, sand, etc.) that potentially deposit silts, dusts, and debris into the storm water system near a Lot must be managed to reasonably preclude run-off or other disbursement (such as being blown) during stormy conditions. These materials should not be placed upon or adjoining any hard-surfaces such as driveways, walkways, curb, gutter, or street, where the potential for runoff is very high. If temporary storage results in these materials being located on these areas, then erosion control devices must be in place at the time of such storage. Some examples of erosion control devices are sandbags, encased straw, small stone rolls, straw bales, waddles, etc. Extreme care must also be taken when handling or storing chemicals such as oils, fuels, paints, fertilizers (liquid or dry), trash, etc., and such items must also be reasonably prevented from entering the storm water system. Generally, the storm water system starts at the curb or drainage system on each Lot and ends up eventually in the Nation's waterways. Roadways must be protected from silting and contamination.

Section 3.14. ***Restrictions on Mining or Drilling.***

No real estate or improvements within the Property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth, except drilling or exploring for oil, gas or other hydrocarbons pursuant to oil and gas leases in effect on the date that these Covenants are recorded, as the same may be amended and supplemented from time to time.

ARTICLE 4.
ADDITIONAL PROVISIONS

Section 4.1. ***Enforcement/Assessment***

Each Owner grants to the Declarant and to the Metropolitan District, and there is excepted and reserved to the Declarant and Metropolitan District, a lien upon the Lot of the Owner in the event of non-performance by the Owner of each of the terms and conditions contained in the Covenants herein. The amount of the lien shall be determined by the governing board of the Metropolitan District based on a schedule of penalties adopted by the governing board from time to time. After providing the Owner with notice and an opportunity to be heard, the governing board of the Metropolitan District may levy a penalty against any Owner if it finds the willful or negligent acts or omissions of the Owner or a user having a relationship with the Owner cause any violation of these Covenants, or cause any loss or damage to the Metropolitan District, or cause an

expenditure of funds in connection with the enforcement powers of the Metropolitan District. If the penalty is not paid within 30 days of receipt by the Owner, then a lien may be placed against the Lot which lien may include but not be limited to interest at a maximum rate provided by law, attorney's fees and costs. Enforcement of the covenants, conditions, restrictions, easements, reservations, rights-of-way, liens, charges and other provisions contained in these Covenants, as amended, may also be by any proceeding at law or in equity against any Person(s) violating or attempting to violate any such provision(s). The Metropolitan District and any aggrieved Owner shall have the right to institute, maintain and prosecute any such proceedings. No remedy shall be exclusive of other remedies that may be available. In any action instituted or maintained under these Covenants or any other governing documents, the prevailing party shall be entitled to recover its costs and attorney fees incurred in asserting or defending the claim, as well as any and all other sums. Failure by the Metropolitan District or any Owner to enforce any covenant, restriction or other provision contained herein shall in no event be deemed a waiver of the right to do so thereafter.

Section 4.2. ***Leases.***

The term "lease," as used herein, shall include any agreement for the leasing or rental of a Lot, or any portion thereof, and shall specifically include, without limitation, month-to-month rentals and subleases. Any Owner shall have the right to lease his Lot, or any portion thereof, as long as all leases provide that the terms of the lease and lessee's occupancy of the leased premises shall be subject in all respects to the provisions of these Covenants and the Guidelines; and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under the lease.

Section 4.3. ***Severability.***

All provisions of these Covenants are severable. Invalidation of any of the provisions, by judgment, court order or otherwise, shall in no way affect or limit any other provisions which shall remain in full force and effect.

Section 4.4. ***Duration, Revocation and Amendment.***

Each and every provision of these Covenants shall run with and bind the Property and all Improvements perpetually from the date of recording of these Covenants. The benefits, burdens, and all other provisions contained in these Covenants shall be binding upon, and inure to the benefit of the Declarant, the Metropolitan District, and all Owners, and upon and to their respective heirs, personal representatives, successors and assigns.

These Covenants may be amended by a vote or agreement of the Owners of at least sixty-seven percent (67%) of the Lots; provided that, during the Development Period, no such amendment shall be effective without the prior, written consent of the Declarant.

Notwithstanding anything to the contrary contained in these Covenants, these Covenants may be amended in whole or in part, at any time from time to time, by the Declarant without the consent or approval of any other Owner or any other Person, in order to correct clerical, typographical, or technical errors, or to clarify any of these Covenants or any provision hereof. The Declarant's right of amendment set forth in the preceding sentence shall terminate concurrently with expiration of the Development Period.

Section 4.5. ***Declarant's Use.***

Notwithstanding anything to the contrary contained in these Covenants, it shall be expressly permissible and proper for Declarant, its employees and agents, to perform such reasonable activities, and to maintain upon portions of the Lots such items as Declarant deems reasonably necessary or incidental to the construction and sale of Lots. The foregoing includes, without limitation, locating, maintaining and relocating management office, signs, and sales office, of such sizes, and at such locations as it determines in its reasonable discretion from time to time.

Section 4.6. ***Notices.***

Any notice permitted or required in these Covenants shall be deemed to have been given and received upon the earlier to occur of (a) personal delivery upon the Person to whom such notice is to be given; or (b) four (4) days after deposit in the United States mail, registered or certified mail, postage prepaid, return receipt requested, addressed to the Owner at the address for such Owner's Lot.

Section 4.7. ***Limitation on Liability.***

The Declarant and the Metropolitan District and their directors, officers, shareholders, members, partners, agents or employees, shall not be liable to any Person for any action or for any failure to act arising out of these Covenants and the Guidelines, if any, unless the action or failure to act was not in good faith and was done or withheld with malice. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.8. ***No Representations, Guaranties or Warranties.***

No representations, guaranties or warranties of any kind, express or implied, shall be deemed to have been given or made by Declarant or the Metropolitan District or by any of their officers, directors, shareholders, members, partners, agents or employees, in connection with any portion of the Property, fitness for intended use, or view, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof, unless and except as specifically set forth in writing. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.9. ***Waiver.***

By acceptance of a deed to a Lot, each Owner hereby releases, waives, and discharges the Declarant and the Metropolitan District and their respective officers, directors, members, partners, agents and employees, heirs, personal representatives, successors and assigns, from all losses, claims, liabilities, costs, expenses, and damages, arising directly or indirectly from any hazards, disclosures or risks set forth in these Covenants.

Section 4.10. ***Headings.***

The Article, Section and subsection headings in these Covenants are inserted for convenience of reference only, do not constitute a part of these Covenants, and in no way define, describe or limit the scope or intent of these Covenants or any of the provisions hereof.

THE HAVEN AT PARADISE

A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 30, T 12 S R 68 W

WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT VENTUS, LLC, A COLORADO LIMITED LIABILITY COMPANY, JONATHON JAMES, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK H AT PAGE 43–44 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE N 84° 59' 13" E, A DISTANCE OF 207.97 FEET; (2) THENCE N 77° 02' 25" E, A DISTANCE OF 349.95 FEET; (3) THENCE S 90° 00' 00" E, A DISTANCE OF 87.58 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE S 81° 34' 04" E, A DISTANCE OF 151.25 FEET; (2) THENCE S 88° 20' 39" E, A DISTANCE OF 233.85 FEET; (3) THENCE S 75° 00' 00" E, A DISTANCE OF 350.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS; THENCE N 90° 00' 00" E ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 190.00 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID COUNTY RECORDS AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES: (1) THENCE S 00° 00' 00" W, A DISTANCE OF 310.00 FEET; (2) THENCE S 46° 28' 02" E, A DISTANCE OF 188.61 FEET; (3) THENCE S 57° 00' 00" W, A DISTANCE OF 30.00 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 66.05 FEET), AN ARC LENGTH OF 66.28 FEET; (5) THENCE S 40° 29' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF KINGS CROWN ROAD; THENCE S 49° 30' 38" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING FOUR COURSES: (1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 48.82 FEET), AN ARC LENGTH OF 48.99 FEET; (3) THENCE N 57° 00' 00" E, A DISTANCE OF 40.00 FEET; (4) THENCE S 57° 51' 17" E, A DISTANCE OF 170.62 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 5 AS RECORDED UNDER RECEPTION NUMBER 326400 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING SIX COURSES: (1) THENCE N 31° 00' 00" E, A DISTANCE OF 21.96 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 00' 00", (THE LONG CHORD OF WHICH BEARS N 48° 00' 00" E, A LONG CHORD DISTANCE OF 105.25 FEET), AN ARC LENGTH OF 106.81 FEET; (3) THENCE N 65° 00' 00" E, A DISTANCE OF 212.59 FEET; (4) THENCE EASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 00' 00", (THE LONG CHORD OF WHICH BEARS N 80° 30' 00" E, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET; (5) THENCE S 84° 00' 00" E, A DISTANCE OF 142.16 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 00' 00", (THE LONG CHORD OF WHICH BEARS S 71° 00' 00" E, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 104.37 FEET; THENCE N 32° 00' 00" E, A DISTANCE OF 300.00 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 609.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE N 08° 16' 56" W ALONG SAID EAST LINE, A DISTANCE OF 869.40 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE–HALF OF THE SOUTHEAST ONE–QUARTER (S1/2 SE1/4) OF SAID SECTION 19; THENCE S 89° 14' 48" W ALONG THE NORTH LINE OF SAID S1/2 SE1/4, A DISTANCE OF 1,155.79 FEET; THENCE S 48° 16' 53" W, A DISTANCE OF 267.52 FEET; THENCE S 00° 39' 27" E, A DISTANCE OF 243.82 FEET; THENCE S 63° 17' 22" W, A DISTANCE OF 219.38 FEET; THENCE S 21° 08' 20" W, A DISTANCE OF 165.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.78 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE STREETS, EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE, CONVEY OR QUIT CLAIM ALL OR ANY SUCH STREETS, EASEMENTS, RIGHTS 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 THEREIN. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE HAVEN".

IN WITNESS WHEREOF:

THE AFOREMENTIONED, JONATHAN JAMES, MANAGER OF VENTUS, LLC. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022. A.D.

_____
JONATHON JAMES, MANAGER

STATE OF COLORADO)
ss)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D., BY JONATHON JAMES, MANAGER OF VENTUS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

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 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.

_____ _____
CHRISTOPHER THOMPSON DATE
PROFESSIONAL LAND SURVEYOR NO. 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO 80906
719–630–0559

APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS ___ DAY OF _____, 2022, A.D.

_____ ATTEST: _____
CHAIRMAN OF THE PLANNING COMMISSION PLANNING TECHNICIAN

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS __th DAY OF _____, 2022, A.D.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

RECORDING:

STATE OF COLORADO)
ss)
COUNTY OF TELLER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK_. M., THIS _____ DAY OF _____, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____OF THE RECORDS OF TELLER COUNTY, COLORADO.

BY: _____
TELLER COUNTY CLERK AND RECORDER

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS _____ DAY OF _____, 2018, A.D.

_____
TELLER COUNTY TREASURER

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 FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

(2.) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

(3.) AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD–OUT IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING THE LOTS IN THIS PLAT.

(4.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN AN ALUMINUM CAP STAMPED PLS NO. 12043 AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 19 AND AT A POINT ON THE NORTH LINE OF THE SW ¼ NE ¼ OF SAID SECTION AS SHOWN HEREON. THE ASSUMED BEARING BETWEEN THE MONUMENTS IS N 89° 46' 12" W.

(5.) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.

(6.) UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ON EACH SIDE OF ALL STREETS SHOWN HEREON ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC DRAINAGE AND UTILITIES.

(7.) LOT COVERAGE: PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, EACH LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20% OF THE LOT AREA, AS SPECIFIED IN TABLE LC 5.

(8.) TRACT A IS TO BE UTILIZED FOR A DRAINAGE DETENTION POND AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OWNER/DEVELOPER:
VENTUS, LLC
9477 BROOK LANE
LONE TREE, CO
80124
JONATHON JAMES
303–748–7993

SURVEYOR:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719–630–0559

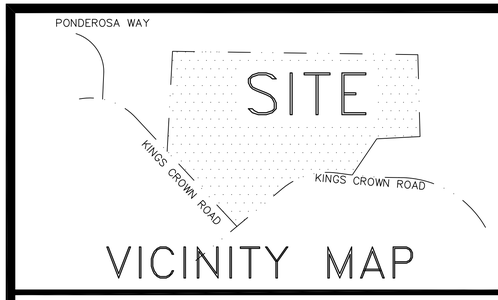
ENGINEER:
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719–593–2593

JOB NO. 39111
PAGE 1 OF 2
MARCH 24, 2022

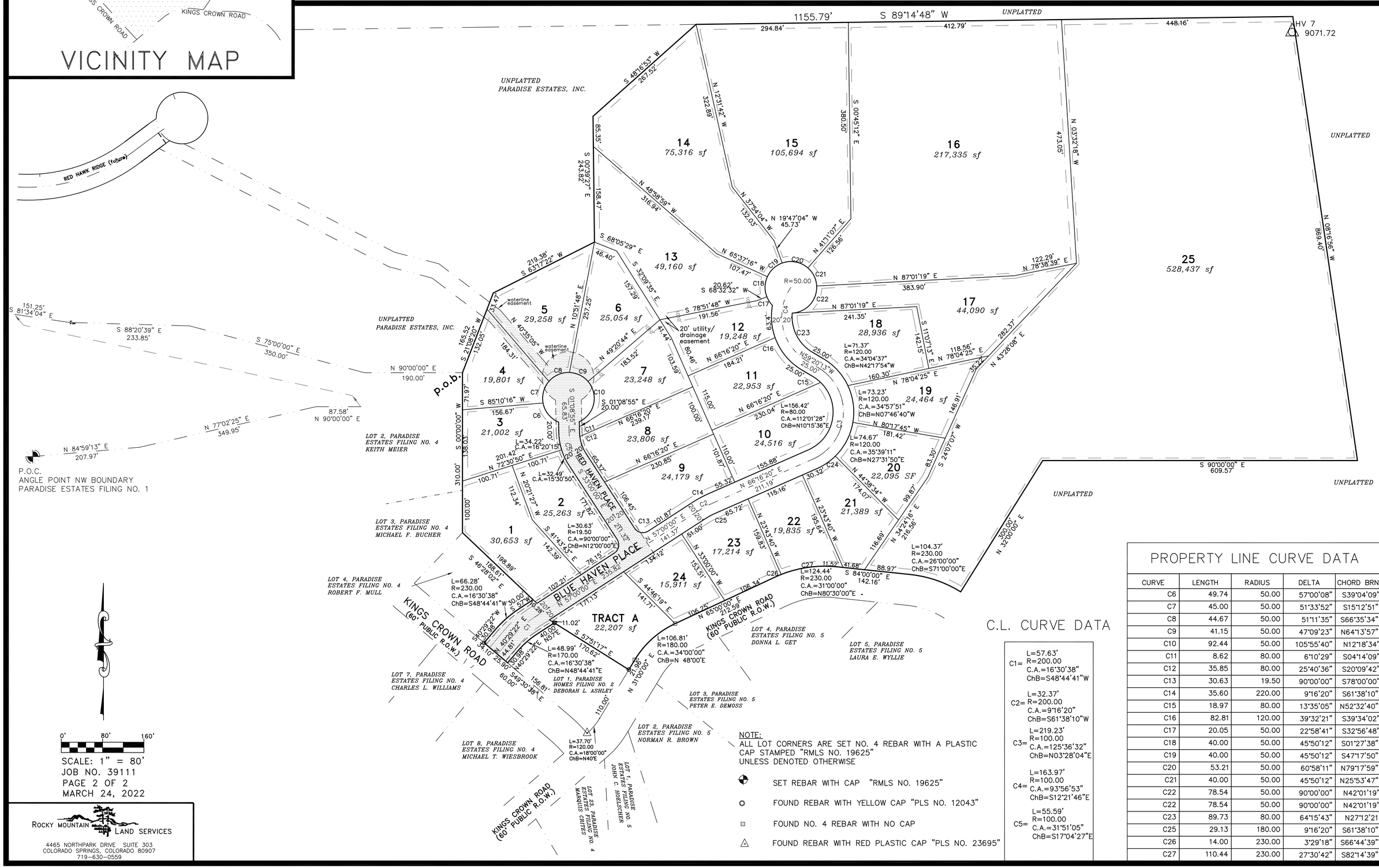
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719–630–0559

THE HAVEN AT PARADISE

A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 30, T 12 S R 68 W
WOODLAND PARK, TELLER COUNTY, COLORADO



VICINITY MAP



0' 80' 160'

SCALE: 1" = 80'
JOB NO. 39111
PAGE 2 OF 2
MARCH 24, 2022

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

NOTE:
ALL LOT CORNERS ARE SET NO. 4 REBAR WITH A PLASTIC CAP STAMPED "RMLS NO. 19625" UNLESS DENOTED OTHERWISE

- SET REBAR WITH CAP "RMLS NO. 19625"
- FOUND REBAR WITH YELLOW CAP "PLS NO. 12043"
- FOUND NO. 4 REBAR WITH NO CAP
- FOUND REBAR WITH RED PLASTIC CAP "PLS NO. 23695"

C.L. CURVE DATA

C1= L=57.63' R=200.00 C.A.=16°30'38" ChB=S48°44'41"W

C2= L=32.37' R=200.00 C.A.=9°16'20" ChB=S61°38'10"W

C3= L=219.23' R=100.00 C.A.=125°36'32" ChB=N03°28'04"E

C4= L=163.97' R=100.00 C.A.=93°56'53" ChB=S12°21'46"E

C5= L=55.59' R=100.00 C.A.=31°51'05" ChB=S17°04'27"E

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C6	49.74	50.00	57°00'08"	S39°04'09"E
C7	45.00	50.00	51°33'52"	S15°12'51"W
C8	44.67	50.00	51°11'35"	S66°35'34"W
C9	41.15	50.00	47°09'23"	N64°13'57"W
C10	92.44	50.00	105°55'40"	N12°18'34"E
C11	8.62	80.00	6°10'29"	S04°14'09"E
C12	35.85	80.00	25°40'36"	S20°09'42"E
C13	30.63	19.50	90°00'00"	S78°00'00"E
C14	35.60	220.00	9°16'20"	S61°38'10"W
C15	18.97	80.00	13°35'05"	N52°32'40"W
C16	82.81	120.00	39°32'21"	S39°34'02"E
C17	20.05	50.00	22°58'41"	S32°56'48"E
C18	40.00	50.00	45°50'12"	S01°27'38"W
C19	40.00	50.00	45°50'12"	S47°17'50"W
C20	53.21	50.00	60°58'11"	N79°17'59"W
C21	40.00	50.00	45°50'12"	N25°53'47"W
C22	78.54	50.00	90°00'00"	N42°01'19"E
C22	78.54	50.00	90°00'00"	N42°01'19"E
C23	89.73	80.00	64°15'43"	N27°12'21W
C25	29.13	180.00	9°16'20"	S61°38'10"W
C26	14.00	230.00	3°29'18"	S66°44'39"W
C27	110.44	230.00	27°30'42"	S82°14'39"W

THE HAVEN AT PARADISE

CITY OF WOODLAND PARK
COUNTY OF TELLER
STATE OF COLORADO

CONSTRUCTION DOCUMENTS

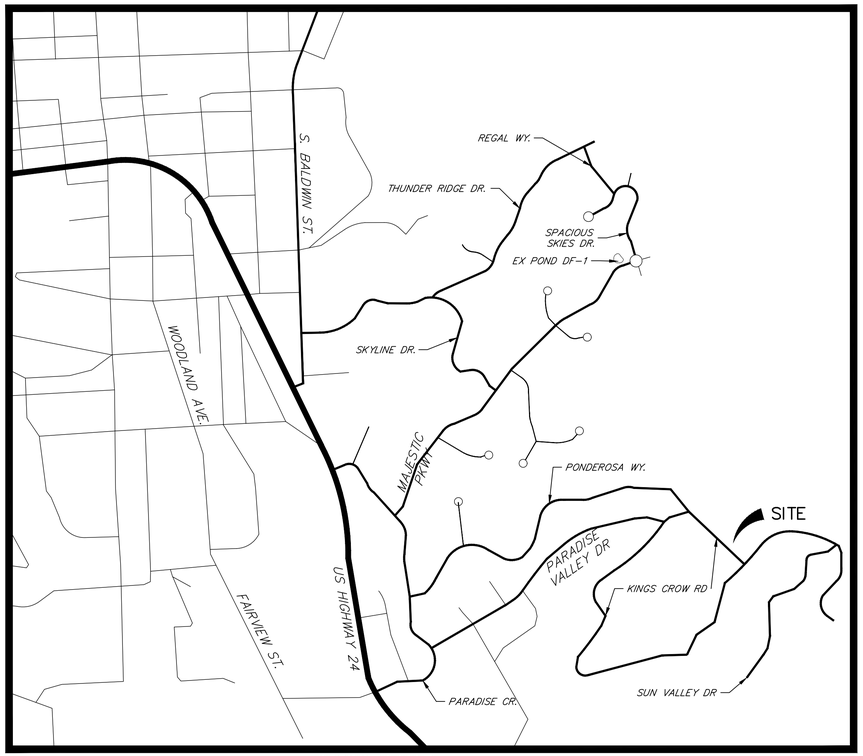
GENERAL NOTES

1. ALL ROADWAY AND DRIVEWAY CONSTRUCTION SHALL CONFORM TO THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF WOODLAND PARK DEPARTMENT OF PUBLIC WORKS. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WOODLAND PARK DEPARTMENT OF PUBLIC WORKS INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ACTUAL CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE DEPARTMENT OF PUBLIC WORKS) AND ONE (1) COPY OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
6. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF WOODLAND PARK FOR APPROVAL WITH THE PERMIT APPLICATION. A STREET CUT AND RIGHT OF WAY USE PERMIT OR PUBLIC IMPROVEMENT CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
7. THESE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF CITY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO ADDITIONAL REVIEW AND ACCEPTANCE BY CITY OF WOODLAND PARK.
8. CONTRACTOR SHALL NOTIFY THE CITY OF WOODLAND PARK ENGINEERING INSPECTION SECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON A FACILITY, WHICH WILL BE CONVEYED TO THE CITY OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION POND OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURE). FAILURE TO NOTIFY THE ENGINEERING INSPECTION SECTION TO ALLOW FOR INSPECTION OF THIS CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES BY THE CITY.
9. INSPECTION: CONSTRUCTION SHALL NOT COMMENCE UNTIL ADEQUATE PERMITS HAVE BEEN ISSUED. IF A CITY OF WOODLAND PARK INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE (48-96 HOURS IN ADVANCE) OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, CITY OF WOODLAND PARK RESERVES THE RIGHT TO NOT ACCEPT IMPROVEMENTS COMPLETED IN THE INSPECTOR'S ABSENCE.
10. PAVING SHALL NOT BEGIN UNTIL THE DIRECTOR OF PUBLIC WORKS HAS APPROVED THE GEOTECHNICAL (SOILS) REPORT AND PAVEMENT DESIGN. SUBGRADE COMPACTION TESTS MUST ALSO BE COMPLETED AND APPROVED BY THE ENGINEERING INSPECTION SECTION PRIOR TO PAVING.
11. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED.
12. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
13. ALL ELEVATIONS ARE ON XXXXX. THE CONTRACTOR SHALL PRESERVE ALL SURVEY CONTROL.
14. EXCEPT WHERE OTHERWISE PROVIDED, THE CITY OF WOODLAND PARK AND THE COLORADO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS SHALL APPLY; AND ALL CONSTRUCTION SHALL BE DONE IN CONFORMANCE WITH THEIR REQUIREMENTS.
15. ALL NEW UTILITIES REQUIRE TRACER WIRE BE INSTALLED FOR EASE OF LOCATING.
16. CONTRACTOR SHALL STAMP "S" FOR SEWER AND "W" FOR WATER IN CURB AT STUB LOCATIONS FOR INDIVIDUALS LOTS DURING CURB INSTALLATION.

WATER UTILITY NOTES

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) (811) OR (1-800-922-1987) FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE, WATER, SEWER, AND STORM SEWER THREE (3) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CONTACTING ANY TIER II UTILITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS EXCEPT WHERE ALTERNATES HAVE BEEN DESIGNED INTO THE PROJECT AND APPROVED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVED BY AUTHORIZED CITY OF WOODLAND PARK PERSONNEL.
4. ALL NEW WATER MAINS TWELVE (12") INCHES OR LESS SHALL BE PVC PRESSURE PIPE WITH RUBBER RING JOINT GASKETS OR HIGH DENSITY POLYETHYLENE (HDPE) WITH HEAT FUSION WELDED JOINTS, UNLESS OTHERWISE SPECIFIED. PVC PIPE SHALL CONFORM TO THE LATEST EDITION OF AWWA C900 AND HDPE PIPE SHALL CONFORM TO THE LATEST EDITION OF AWWA C906. PIPE O.D. SHALL BE EQUIVALENT TO DUCTILE IRON PIPE SIZES (DIP).
5. FIRE HYDRANTS SHALL BE LIMITED TO THE FOLLOWING MANUFACTURERS, OR APPROVED EQUAL, APPROVED IN WRITING BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE, AND SHALL BE PAINTED ACCORDING TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS PRIOR TO ACCEPTANCE.

   WATEROUS – 5¼ INCH PACER FIRE HYDRANT, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.
   MUELLER COMPANY – 5¼ INCH CENTURION, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.
   CLOW – 5¼ INCH MEDALLION, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.
6. THE CONTRACTOR SHALL FURNISH TO THE DESIGN ENGINEER ALL FIELD MODIFICATIONS AND OTHER CHANGES TO THE APPROVED CONSTRUCTION DRAWINGS FOR INCLUSION IN THE "AS-BUILT" DRAWINGS. THE "AS-BUILT" DRAWINGS WILL BE CERTIFIED/STAMPED AND SIGNED BY THE PROFESSIONAL ENGINEER BEFORE SUBMITTING TO THE CITY OF WOODLAND PARK.
7. THERE SHALL BE A MINIMUM OF SEVEN (7') FEET OF COVER OVER ALL WATER MAINS AND SERVICE LINES TO FINISHED GRADE.
8. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY OF WOODLAND PARK PERSONNEL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES OR AFTER CONSTRUCTION ACTIVITIES HAVE BEEN INTERRUPTED FOR THREE (3) MONTHS OR LONGER OR IF THERE WAS A CHANGE OF THE OWNER/CONTRACTOR.
9. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED CITY PERSONNEL.
10. ALL TRENCHES AND EXCAVATIONS MUST MEET COMPACTION REQUIREMENTS PER CHAPTER 7 OF THE ENGINEERING SPECIFICATIONS. COMPACTION TESTING SHALL BE CONDUCTED BY THE CONTRACTOR'S GEOTECHNICAL FIRM ON ALL TRENCHES AND EXCAVATIONS. THE FREQUENCY OF THE TESTS SHALL BE AS APPROVED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.
11. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THESE APPROVED PLANS AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON JOBSITE AT ALL TIME.
12. THE CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE TV UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES IN PUBLIC RIGHTS-OF-WAY SHALL BE 30 INCHES.
13. THE CONTRACTOR SHALL CONTROL THE WATER INSTALLATION USING CONSTRUCTION STAKING PROVIDED BY A LICENSED SURVEYOR. WATER LINES SHALL BE STAKED FOR LINE AND GRADE. CUT SHEETS SHALL BE PROVIDED TO THE CITY INSPECTOR PRIOR TO CONSTRUCTION OF THE WATERLINE. THE CUT SHEETS SHALL INCLUDE DIMENSION TIES TO ALL VALVES.
14. A BOOSTER PUMP AND 1 INCH WATER TAP MAY BE NEEDED DEPENDING ON HOME ELEVATION. THE CITY'S WATER TANK IS AT AN ELEVATION OF 8,768 FEET.



VICINITY MAP
SCALE: 1" = 600'

SANITARY SEWER NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS. WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED CITY OF WOODLAND PARK PERSONNEL.
2. ALL NEW SEWER MAINS SHALL BE PVC, STANDARD DIMENSION RATIO (SDR)-35 PIPE IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL. PVC PRESSURE PIPE C-900, DR-18/DR-24 MAY ALSO BE USED. WHEN PVC C-900 PRESSURE PIPE IS USED FOR SEWERS OR FORCE MAINS, THE CONTRACTOR SHALL REQUEST FROM THE PIPE MANUFACTURER CERTIFICATION THAT THE JOINT GASKETS ARE COMPATIBLE FOR USE WITH RAW SEWAGE.
3. THE CONTRACTOR SHALL FURNISH THE DESIGN ENGINEER "AS CONSTRUCTED" LOCATIONS OF ALL FACILITIES INSTALLED AND THIS, IN TURN, SHALL BE SUBMITTED TO THE CITY OF WOODLAND PARK ON "AS-BUILT" PLANS, PREPARED BY THE DESIGN ENGINEER.
4. RIM ELEVATIONS SHOWN ON THE PLAN AND PROFILE SHEETS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE PIPELINE CONTRACTOR SHOULD ALLOW APPROXIMATELY THE TOP ONE (1') FOOT TO BE ADJUSTED EITHER UP OR DOWN IN ORDER TO MATCH FINAL PAVEMENT ELEVATION. THE MAXIMUM ADJUSTMENT TO FINAL GRADE IS 12 INCHES WITH CONCRETE RINGS.
5. BEDDING AND BACKFILL MATERIALS FOR BOTH WATER AND SEWER SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS.
6. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY ENGINEER OR APPOINTED REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
7. ALL SANITARY SEWER MANHOLE CONES SHALL BE ECCENTRIC AND THE VERTICAL PORTION SHALL BE TURNED TOWARD THE CENTER OF THE STREET IN ALL INSTANCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED CITY PERSONNEL.
9. THE CONTRACTOR SHALL CONTROL THE SEWER INSTALLATION USING CONSTRUCTION STAKING PROVIDED BY A LICENSED SURVEYOR. SEWER LINES SHALL BE STAKED FOR LINE AND GRADE. CUT SHEETS SHALL BE PROVIDED TO THE CITY INSPECTOR PRIOR TO CONSTRUCTION OF THE SEWER.
10. ALL CURVILINEAR SANITARY PIPE SHALL BE ACCOMPLISHED BY USING 3° ELBOW FITTINGS BETWEEN STRAIGHT PIPE SEGMENTS TO FORM THE SPECIFIED RADIUS. SEE CSU DETAIL C2-2 FOR PIPE LENGTH AND CORRESPONDING RADIUS.
11. WHERE WATERLINES CROSS SANITARY SEWER LINES, THE SANITARY SEWER SHALL BE ENCASED IN CONCRETE, A MINIMUM OF TEN (10') FEET ON EACH SIDE OF THE CENTERLINE OF THE CROSSING. SEE WOODLAND PARK DETAIL 2.5.12.

SHEET INDEX

1-2	COVER SHEET
3	GRADING AND EROSION CONTROL PLAN
4-6	STREET IMPROVEMENT PLANS INCLUDING SANITARY SEWER
7-9	WATER PLAN & PROFILES
10	OVERALL UTILITY PLAN
11	STORM PLAN & PROFILE
12-13	POND GRADING PLAN
14	WALL PROFILES
15	POND OUTLET STRUCTURE DETAILS
16-22	DETAILS
22	TOTAL SHEETS

Acceptance of Plans
The City of Woodland Park hereby accepts these plans for construction, as being in general requirements of this government. Responsibility for the completeness and accuracy of the plans and related designs resides with the Engineer and Engineering Firm of Record
06/27/2022

Know what's below. Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

CONTACTS:

CITY OF WOODLAND PARK	220 W. SOUTH AVENUE WOODLAND PARK, CO 8086
UTILITIES	CITY OF WOODLAND PARK 220 W. SOUTH AVENUE WOODLAND PARK, CO 80863 ATTN: KIP WILLEY P~(719) 687-5208
OWNER/DEVELOPER	VENTUS ATTN: JONATHAN JAMES 1528 CORONADO BEACH DR. MONUMENT, CO 80132 P~(303) 748-7993
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 P~(303) 267-6240
SURVEYOR	ROCKY MOUNTAIN LAND SERVICES ATTN: CHRIS THOMSON, P.L.S. 1623 SOUTH TEJON STREET COLORADO SPRING, CO 80906 P~(719) 630-0559
FIRE PROTECTION	NORTHEAST TELLER COUNTY FIRE PROTECTION DISTRICT ATTN: TYLER LAMBERT, DEPUTY FIRE CHIEF 1010 EVERGREEN HEIGHTS DR. WOODLAND PARK, CO P~(719) 687-1866
ELECTRIC	INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION 800 NORTH HIGHWAY 67 WOODLAND PARK, CO 80863 P~(719) 687-9277
GAS	BLACK HILLS ENERGY 105 S. VICTORIA AVE, PUEBLO, CO 81003 P~(888) 890-5554

BASIS OF BEARING

THE SIDE LOT LINE OF LOT 1 PARADISE HOMES FILING NO. 1 BEING N57°51'17"W A DISTANCE OF 170.62'

BENCHMARK

TO BE PROVIDED BY ROCKY MOUNTAIN LAND SERVICES

NOTICE TO CONTRACTOR

BY ACCEPTING AND UTILIZING THESE PLANS THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CIVIL ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE ENGINEER ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OR COMPLETENESS OF SUCH DATA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, CONDUITS OR STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS AND BY ACCEPTING AND UTILIZING THESE PLANS, ASSUMES ALL RESPONSIBILITY FOR THE PROTECTION OR AND ANY DAMAGE TO SAID FACILITIES.

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLETT, P.E. — DATE 6/17/22
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

APPROVED FOR CONSTRUCTION — DATE
CITY ENGINEER OR APPOINTED REPRESENTATIVE

AS BUILT CERTIFIED BY:

MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

APPROVE FOR *AS-BUILT* RECORD — DATE
CITY ENGINEER OR APPOINTED REPRESENTATIVE

PREPARED FOR
VENTUS
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MONUMENT, CO 80132
JONATHAN JAMES
(303)748-7993
JWJAMES3@CLOUD.COM

J·R ENGINEERING
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DRAWN BY	NQJ
CHECKED BY	

THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS
COVER SHEET

SHEET 1 OF 22
JOB NO. 25238.00

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LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE	A	A
CENTERLINE		
CITY LIMITS		
WIRE FENCE	X	X
CHAIN LINK FENCE	O	O
WOOD FENCE	◇	◆
MASONRY FENCE	□	■
GUARDRAIL		
CONC. BARRIER		
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	Ⓓ	◉
STORM INLET		▣
AREA INLET – SQUARE	□	
AREA INLET – ROUND	○	
FLARED END SECTION	▷	◁
RIPRAP		
SANITARY SEWER		
LINE MARKER	Mkr San	
SERVICE MARKER	Ⓢ	
CLEAN–OUT	o–	•–
MANHOLE W/ DIRECTIONAL FLOW ARROW	Ⓢ	●◀
WATER LINE		
LINE MARKER	Mkr W	
SERVICE MARKER	Ⓦ	
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE	Ⓦ	●
BEND		
BLOW–OFF VALVE		
WELL	WELL	WELL
METER	Ⓜ	●
VALVE	⋈	⋈
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		Ⓐ
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW–OFF ASSEMBLY		
GAS LINE		
MARKER	Mkr G	
SERVICE MARKER	Ⓖ	
METER	Ⓖ	●
VALVE	⋈	⋈
PLUG	[	[
TEE		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL	TV	
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER	Ⓔ	
ELECTRICAL PEDESTAL	E	
ELECTRICAL METER	Ⓔ	
ELECTRICAL MANHOLE	Ⓔ	
FIBER–OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL	I	
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	Ⓣ	
UTILITY POLE	–o–	●–
GUY ANCHOR	o–	
GUY POLE	○–	
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	THE FIRM AGENCY	

MONUMENTATION LEGEND

ALUMINUM CAP – FOUND	AC
BRASS CAP – FOUND	BC
BENCHMARK – FOUND	
CROSS – FOUND	+
MONUMENT – SET	○
MONUMENT – FOUND (DEFAULT)	●
MONUMENT – FOUND (ALTERNATE 1)	■
MONUMENT – FOUND (ALTERNATE 2)	◉
MONUMENT – FOUND (ALTERNATE 3)	▲
MONUMENT – FOUND (ALTERNATE 4)	◬
MONUMENT – FOUND (ALTERNATE 5)	⬟
MONUMENT – FOUND (ALTERNATE 6)	◉
MONUMENT – FOUND (ALTERNATE 7)	◭
NAIL & WASHER – FOUND	NAIL & WASHER
PANEL – FOUND	
PK NAIL – FOUND	PK NAIL
ROW MONUMENT – FOUND	
ROW MARKER – FOUND	⊡
SECTION CORNER – FOUND	
SECTION CORNER – SET	
QUARTER–SECTION CORNER – FOUND	
QUARTER–SECTION CORNER – SET	
SECTION CENTER – FOUND	◉
SECTION CENTER – FOUND	◎
CONTROL/TRAVERSE POINT – SET	△

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER		
TRAFFIC SIGNAL BOX		⊠
TRAFFIC SIGNAL POLE		
TRAFFIC SIGNAL		
BARRICADE		
GUARD RAIL POST	·	·
IMPACT ATTENUATOR		
BRIDGE STYLE HIGHWAY SIGN POST		
CANTILEVER STYLE HIGHWAY SIGN POST		
SIGN		
RAILROAD MARKER/SIGN	RR	
STREET LIGHT	☼	✷
STREET LIGHT – SINGLE		
STREET LIGHT – DOUBLE		
LUMINAIRE		
ALTERNATE LUMINAIRE		
SIGNAL MAST ARM W/ LUMINAIRE		
PEDESTAL POLE FOUNDATION		
TRAFFIC SIGNAL POLE		
ROUND PULL BOX		
MEDIUM PULL BOX		
LARGE PULL BOX (20X33X15)		
SIGNAL HEAD WITHOUT BACK PLATE		
SIGNAL HEAD WITH BACK PLATE		
PEDESTRIAN SIGNAL HEAD		
VIDEO IMAGE DETECTOR		
OPTICOM DETECTOR		
VEHICLE DETECTION ZONE		V

STORM WATER MANAGEMENT

	KEY	SYMBOL
CHECK DAM	CD	
CONSTRUCTION ROAD STABILIZATION	CRS	
CURB SOCK INLET PROTECTION	CS	
CONCRETE WASHOUT AREA	CWA	
DIVERSION DITCH AND DIKE, TEMPORARY	DD	
DIVERSION CHANNEL, TEMPORARY	DV	
DEWATERING	DW	
EROSION CONTROL BLANKET	ECB	
INLET FILTER	IF	
INLET PROTECTION	IP	
MULCHING	MU	
OUTLET PROTECTION	OP	
PAVED FLUME	PF	
PERMENENT SEEDING	PS	
REINFORCED CONCRETE DAM	RCD	
ROUGH CUT STREET CONTROL	RCS	
SEDIMENT BASIN	SB	
SEDIMENT CONTROL LOG	SCL	
SILT FENCE	SF	
SURFACE ROUGHENING	SR	
STABILIZED STAGING AREA	SSA	
SEDIMENT TRAP	ST	
STRAW BALE BARRIER	STB	
TERRACING	TER	
TEMPORARY SEEDING	TS	
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	TSC C	
TEMPORARY STREAM CROSSING FORD TYPE	TSC F	
TEMPORARY SLOPE DRAIN	TSD	
VEHICLE TRACKING CONTROL	VTC	
VEHICLE TRACKING CONTROL WITH WASH RACK	WR	

DRAINAGE REPORT PLANS

	KEY
BASIN DESIGNATION (NO COEFFICIENT)	# #.##
BASIN DESIGNATION (1 COEFFICIENT)	# #.## | #
BASIN DESIGNATION (2 COEFFICIENTS)	# #.## | # #
ANALISYS POINT IDENTIFIER	#
BASIN DESIGNATION (HISTORIC)	# #.##
BASIN DESIGNATION (DEVELOPED)	# #.##
SUB–BASIN DESIGNATION (DEVELOPED)	# #.#
DRAINAGE PIPE IDENTIFIER	##
DRAINAGE POINT IDENTIFIER (HEXAGONAL)	##
DRAINAGE POINT IDENTIFIER (TRIANGULAR)	?
SWMM DESIGNATION 1	#
SWMM DESIGNATION 2	#
SWMM DESIGNATION 3	#
SWMM DESIGNATION 4	?

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE – CONIFEROUS		
TREE – DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		FP

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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V–SCALE	N/A	DRAWN BY	NQJ
DATE	06/16/22	CHECKED BY	NQJ

THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS

LG01

SHEET 2 OF 22

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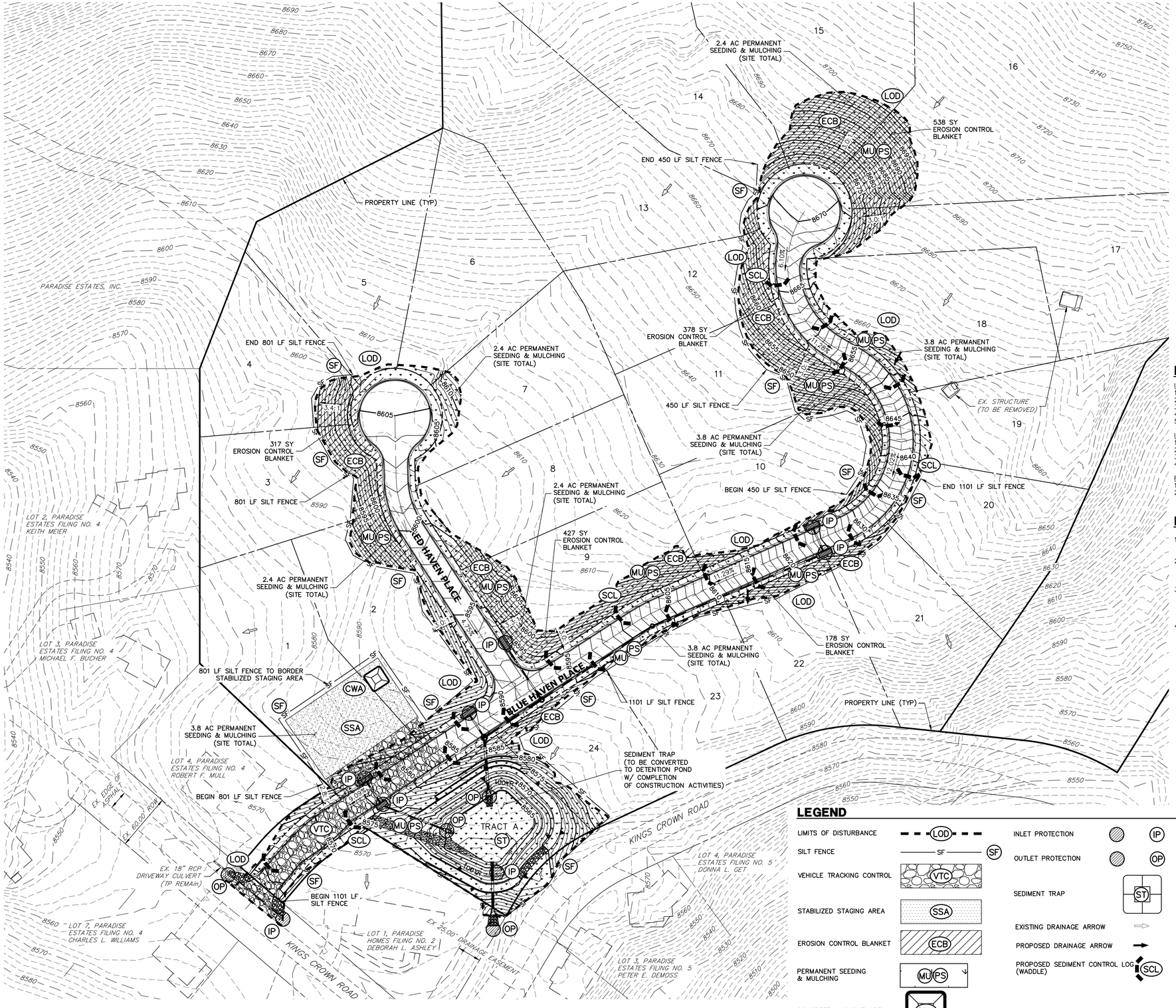

BMP PHASING

INITIAL:
1) INSTALL VTC
2) INSTALL CWA
3) ESTABLISH SSA
4) INSTALL SILT FENCE
5) INSTALL SEDIMENT TRAP

INTERIM:
1) LOCATE/INSTALL TEMPORARY STOCKPILE
2) MAINTAIN ALL BMPS
3) INSTALL INLET AND OUTLET PROTECTION
4) INSTALL EROSION CONTROL BLANKETS

FINAL:
1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
2) REMOVE SILT FENCE AFTER STABILIZED

NOTES

1. INSTALL EROSION/SEDIMENT CONTROL ONLY DURING APPROPRIATE PHASING, AND AS APPROVED BY THE ENGINEER OR CITY INSPECTOR.
2. REFER TO THE LATEST DEPARTMENT OF PUBLIC WORKS ENGINEERING CONSTRUCTION STANDARDS FOR EROSION CONTROL DETAILS. SEE SHEETS 16–19 FOR STANDARD DETAILS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PLACEMENT OF ALL CONCRETE WASHOUT FACILITIES AND STABILIZED CONSTRUCTION ENTRANCES WITHIN THE PROJECT SITE BOUNDARY. ADDITIONAL VTC PADS MAY BE REQUIRED.
4. AFTER SEEDING A DISTURBED AREA, MULCH (WEED FREE STRAW) SHALL BE PLACED. MULCH SHALL BE CRIMPED AND HAVE MULCH TACKIFIER APPLIED.

LEGEND

- LIMITS OF DISTURBANCE — LOD
- SILT FENCE — SF
- VEHICLE TRACKING CONTROL — VTC
- STABILIZED STAGING AREA — SSA
- EROSION CONTROL BLANKET — ECB
- PERMANENT SEEDING & MULCHING — MU PS
- CONCRETE WASHOUT AREA — CWA
- INLET PROTECTION — IP
- OUTLET PROTECTION — OP
- SEDIMENT TRAP — ST
- EXISTING DRAINAGE ARROW
- PROPOSED DRAINAGE ARROW
- PROPOSED SEDIMENT CONTROL LOG (WADDLE) — SCL

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig.

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 6/17/22

APPROVED FOR CONSTRUCTION
CITY ENGINEER OR APPOINTED REPRESENTATIVE — DATE

AS BUILT CERTIFIED BY:

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC — DATE

APPROVE FOR *AS-BUILT* RECORD
CITY ENGINEER OR APPOINTED REPRESENTATIVE — DATE

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THE HAVEN AT PARADISE
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SHEET 3 OF 22

JOB NO. 25238.00

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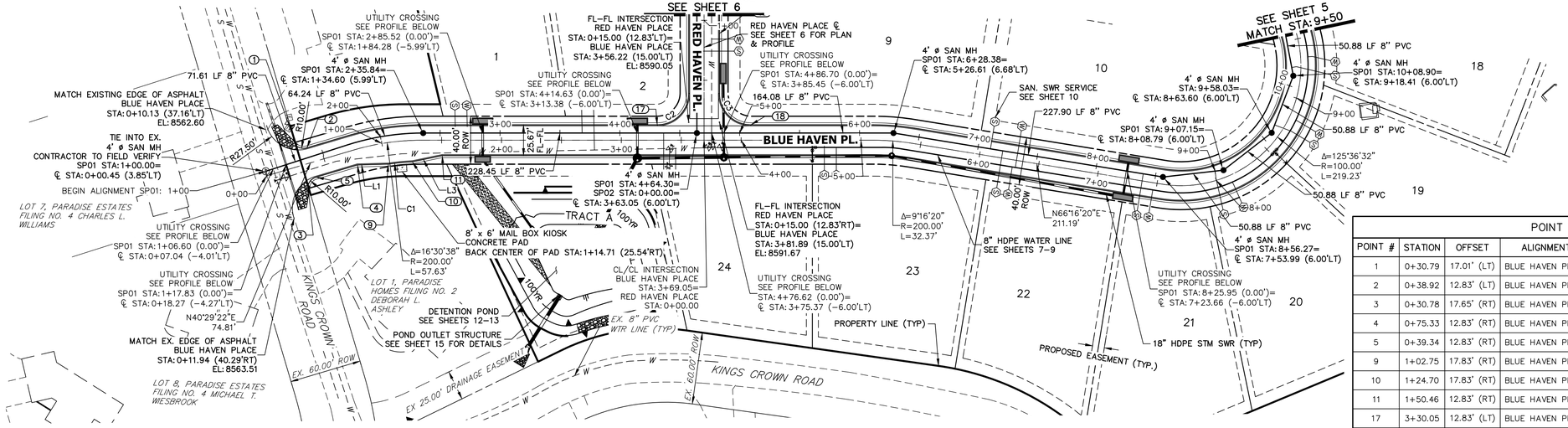
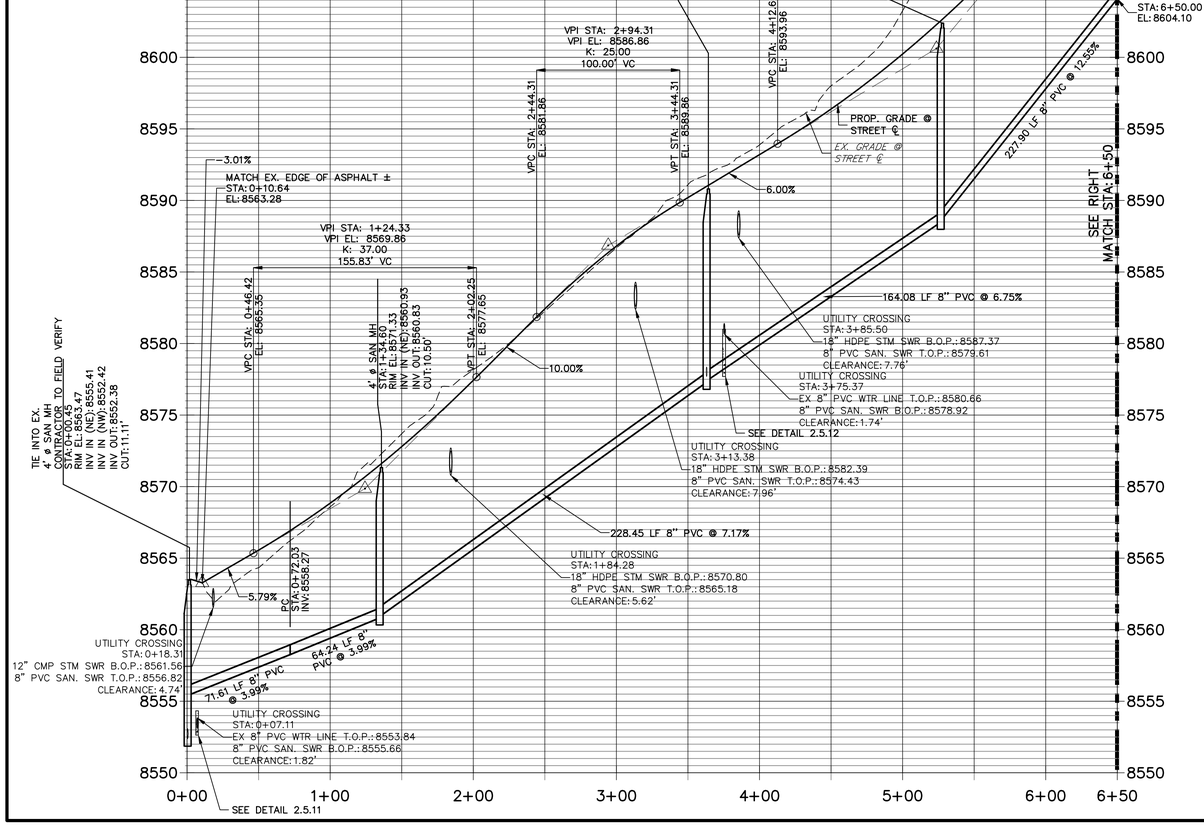
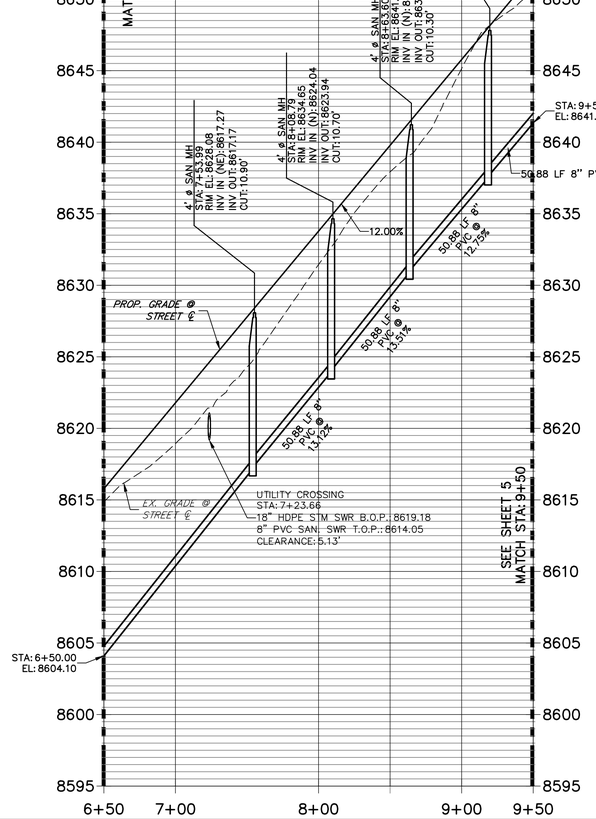


POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+30.79	17.01' (LT)	BLUE HAVEN PLACE	8564.40	BEGIN CURB AND GUTTER
2	0+38.92	12.83' (LT)	BLUE HAVEN PLACE	8564.49	PT/BEGIN TYPICAL STREET SECTION
3	0+30.78	17.65' (RT)	BLUE HAVEN PLACE	8564.33	BEGIN CURB AND GUTTER
4	0+75.33	12.83' (RT)	BLUE HAVEN PLACE	8566.71	END TYPICAL STREET SECTION
5	0+39.34	12.83' (RT)	BLUE HAVEN PLACE	8564.73	PCR/BEGIN TYPICAL STREET SECTION
9	1+02.75	17.83' (RT)	BLUE HAVEN PLACE	8568.51	FLOWLINE PC
10	1+24.70	17.83' (RT)	BLUE HAVEN PLACE	8570.18	FLOWLINE PT
11	1+50.46	12.83' (RT)	BLUE HAVEN PLACE	8572.43	BEGIN TYPICAL STREET SECTION
17	3+30.05	12.83' (LT)	BLUE HAVEN PLACE	8588.57	PCR
18	4+08.06	12.83' (LT)	BLUE HAVEN PLACE	8593.24	PCR

BLUE HAVEN PLACE PROFILE
STA 0+00.00 TO 6+50.00



BLUE HAVEN PLACE PROFILE_(1)
STA 6+50.00 TO 9+50.00

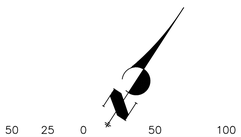


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55°29'03"W	25.80'
L3	S45°19'29"W	25.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°17'26"	182.17'	20.00'
C2	90°00'00"	26.17'	41.11'
C3	90°00'00"	26.17'	41.11'

NOTES

1. ALL PLAN VIEW ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. SEE SHEET 20 FOR CURB AND GUTTER DETAILS.



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MIKE A. BRAMLETT, P.E. DATE 6/17/22
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

APPROVED FOR CONSTRUCTION
CITY ENGINEER OR APPOINTED REPRESENTATIVE DATE

AS BUILT CERTIFIED BY:

MIKE A. BRAMLETT, P.E. DATE
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(303)748-7993
JWJAMES3@ICLOUD.COM

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No.	REVISION	BY	DATE

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 06/16/22
DESIGNED BY NQJ
DRAWN BY NQJ
CHECKED BY

THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS

SI01

SHEET 4 OF 22
JOB NO. 25238.00

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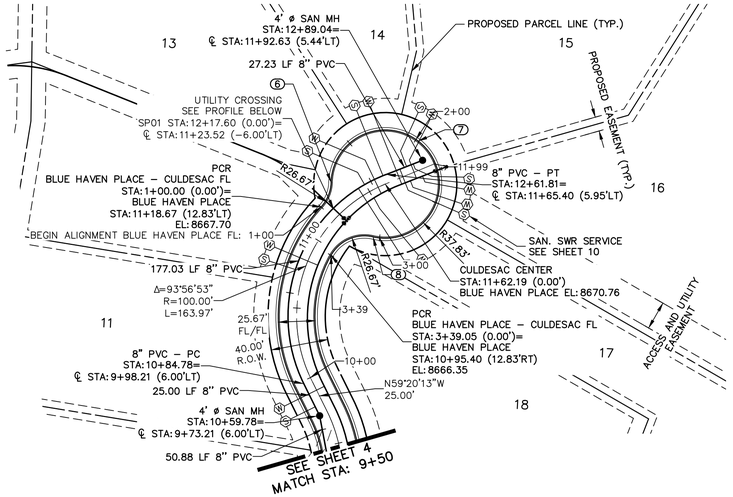
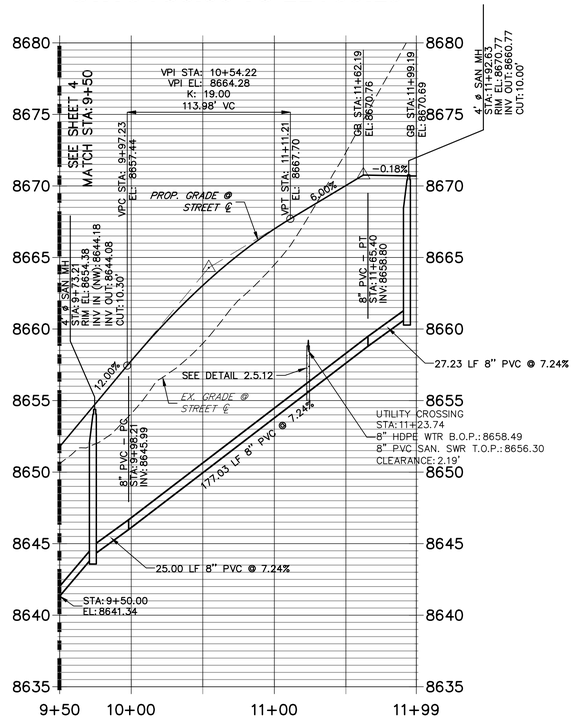


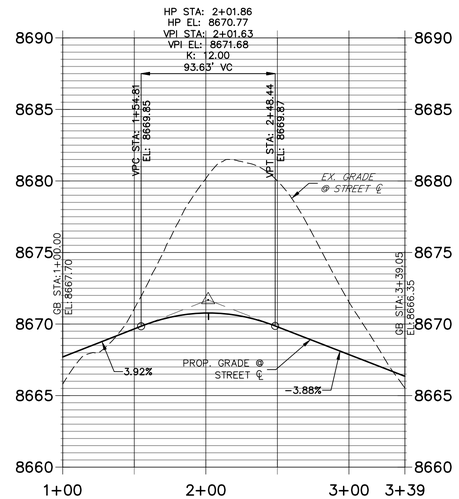
BLUE HAVEN PLACE PROFILE_(2)
STA 9+50.00 TO 11+99.19



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
6	1+18.99	0.00' ()	BLUE HAVEN PLACE – CULDESAC FL	8668.44	PRC
7	2+01.86	0.00' ()	BLUE HAVEN PLACE – CULDESAC FL	8670.77	HIGH POINT
8	3+04.71	0.00' ()	BLUE HAVEN PLACE – CULDESAC FL	8667.68	PRC

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
12	0+39.00	12.83' (LT)	RED HAVEN PLACE	8591.53	PCR
13	0+39.00	12.83' (RT)	RED HAVEN PLACE	8591.93	PCR/END FL TRANSITION
14	3+02.84	23.17' (RT)	RED HAVEN PLACE	8603.52	PRC
16	3+02.75	23.06' (LT)	RED HAVEN PLACE	8603.53	PRC
43	3+81.89	89.00' (LT)	BLUE HAVEN PLACE	8593.91	BEGIN FL TRANSITION

BLUE HAVEN PLACE - CULDESAC FL PROFILE
STA 1+00.00 TO 3+39.05



NOTES

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2. SEE SHEET 20 FOR CURB AND GUTTER DETAILS.

50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

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COLORADO P.E. 32314
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DATE 6/17/22

APPROVED FOR CONSTRUCTION
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AS BUILT CERTIFIED BY:

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COLORADO P.E. 32314
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THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS

SI02

SHEET 5 OF 22

JOB NO. 25238.00

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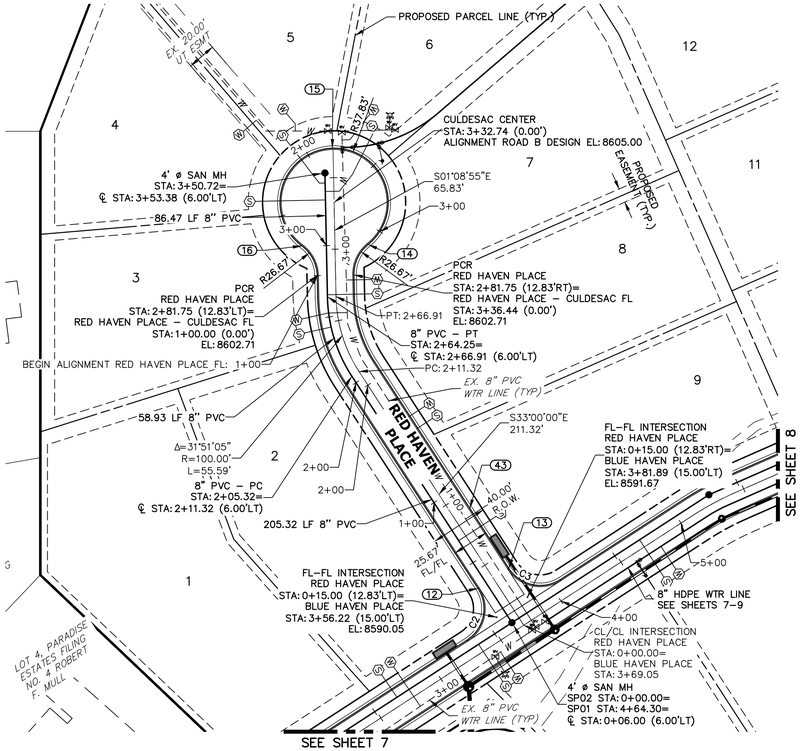
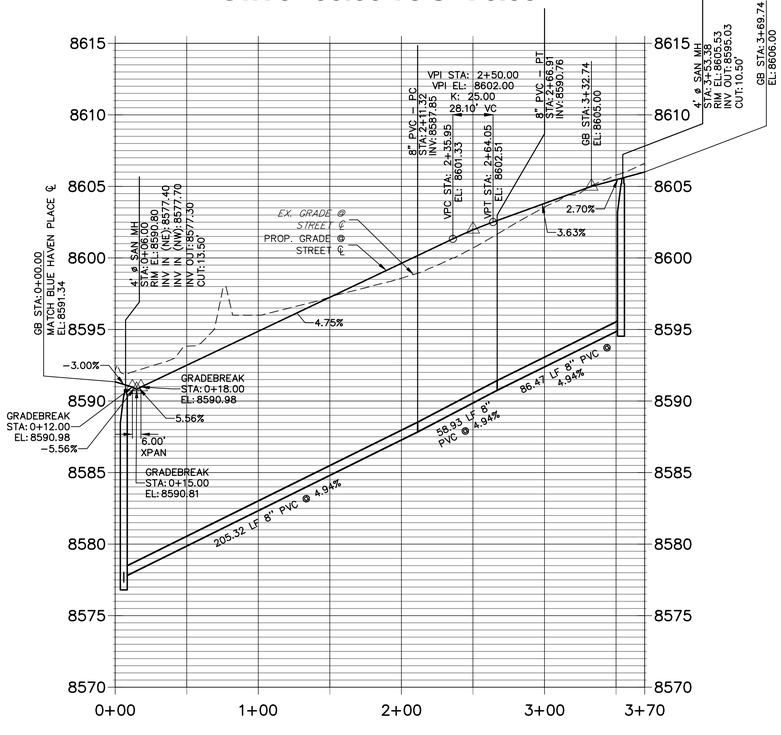


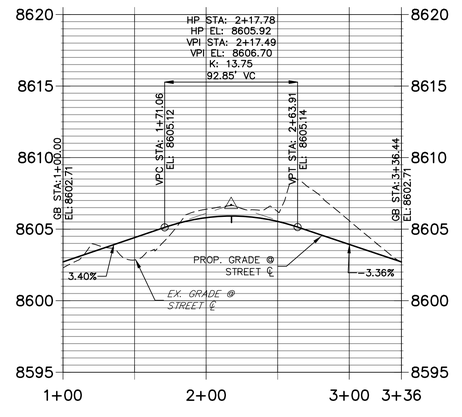
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	90°00'00"	26.17'	41.11'
C3	90°00'00"	26.17'	41.11'

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
12	0+39.00	12.83' (LT)	RED HAVEN PLACE	8591.53	PCR
13	0+39.00	12.83' (RT)	RED HAVEN PLACE	8591.93	PCR/END FL TRANSITION
14	3+02.84	23.17' (RT)	RED HAVEN PLACE	8603.52	PRC
16	3+02.75	23.06' (LT)	RED HAVEN PLACE	8603.53	PRC
43	3+81.89	89.00' (LT)	BLUE HAVEN PLACE	8593.91	BEGIN FL TRANSITION

RED HAVEN PLACE PROFILE
STA 0+00.00 TO 3+70.00



RED HAVEN PLACE - CULDESAC FL PROFILE
STA 1+00.00 TO 3+36.44



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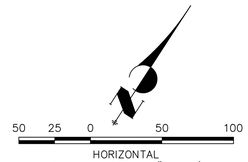

HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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COLORADO P.E. 32314
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APPROVED FOR CONSTRUCTION
CITY ENGINEER OR APPOINTED REPRESENTATIVE — DATE

AS BUILT CERTIFIED BY:

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DATE	06/16/22
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THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS

SI03

SHEET 6 OF 22

JOB NO. 25238.00

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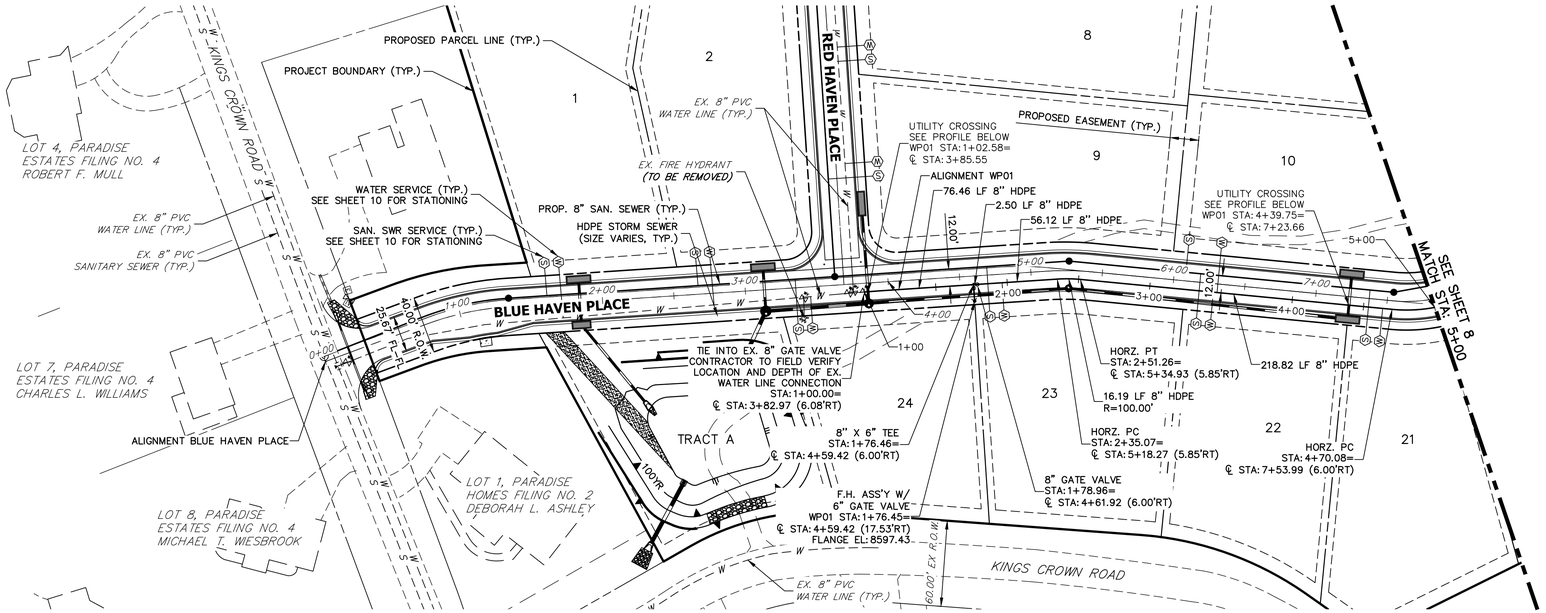
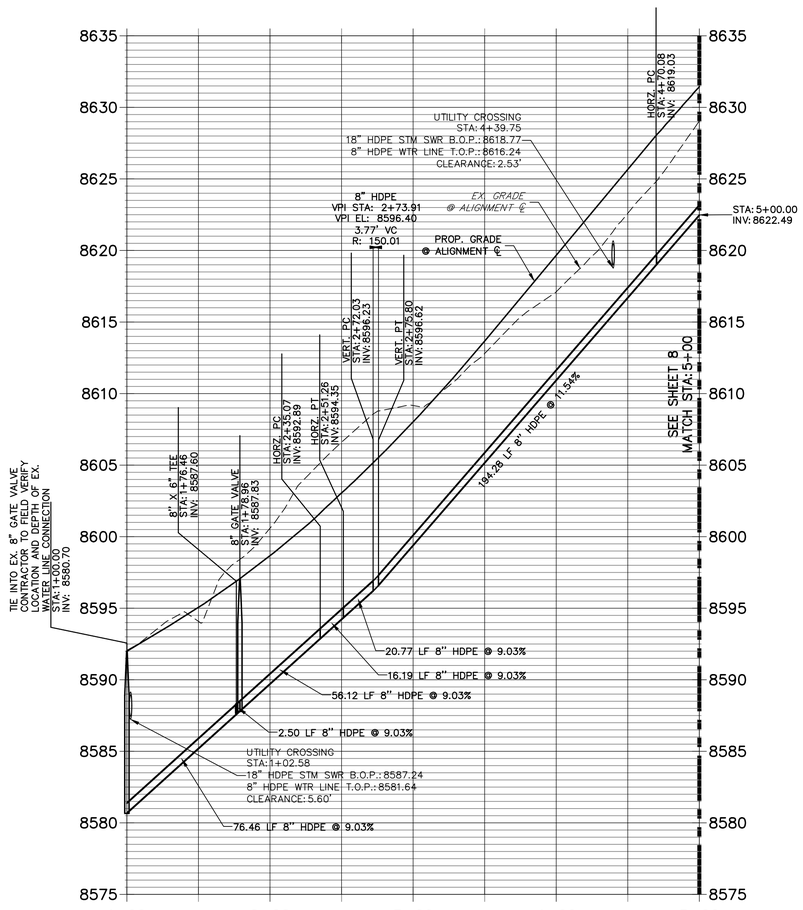


WP01 PROFILE
STA 1+00.00 TO 5+00.00



WATER PLAN SHEET NOTES

1. ALL WATER PIPE, FITTINGS, VALVES, AND APPURTENANCES MUST MEET ALL OF THE LATEST CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS AND MUNICIPAL CODE. CONTRACTOR SHALL CONFIRM ALL MATERIALS USED ARE ACCEPTABLE WITH THE WOODLAND PARK INSPECTOR.
2. ALL WATER PIPE SHALL BE 8" HDPE PIPE, DR-9, PRESSURE CLASS 250, AND MEET THE LATEST AWWA C906, AND HAVE AN O.D. EQUIVALENT TO DIP PIPE SIZES AND BE CLEARLY IDENTIFIED WITH THE MANUFACTURER NAME, DATE MANUFACTURED, PE4710, DR RATING, PRESSURE CLASS AND ASTM SPECIFICATIONS APPLIED. PERMANENT IDENTIFICATION OF PIPING SHALL BE PROVIDED BY CO-EXTRUDING MULTIPLE EQUALLY SPACED COLOR STRIPES INTO THE PIPE OUTSIDE SURFACE OR BY SOLID COLORED PIPE SHELL, OR COLORED PRINT LINE. WATER PIPE STRIPES SHALL BE BLUE. ALL BLACK PIPE WILL NOT BE ACCEPTED.
3. ALL WATER PIPE SHALL BE STANDARD LAYING LENGTHS OF 40', UNLESS OTHERWISE APPROVED BY THE WOODLAND PARK INSPECTOR.
4. ALL HDPE PIPES SHALL BE JOINED BY THERMAL BUTT FUSION (HEAT FUSION WELDED).
5. ALL FITTINGS AND VALVES SHALL BE DUCTILE IRON AND REQUIRE AN MJ ADAPTER TO CONNECT TO THE HDPE MAINS. FITTING SHALL HAVE A PRESSURE RATING OF 350 PSI.
6. ALL VALVES SHALL BE CONNECTED TO HDPE PIPE WITH A HDPE MJ ADAPTOR.

50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER 6/17/22

APPROVED FOR CONSTRUCTION
CITY ENGINEER OR APPOINTED REPRESENTATIVE — DATE

AS BUILT CERTIFIED BY:

MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
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THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS

WP01

SHEET 7 OF 22

JOB NO. 25238.00

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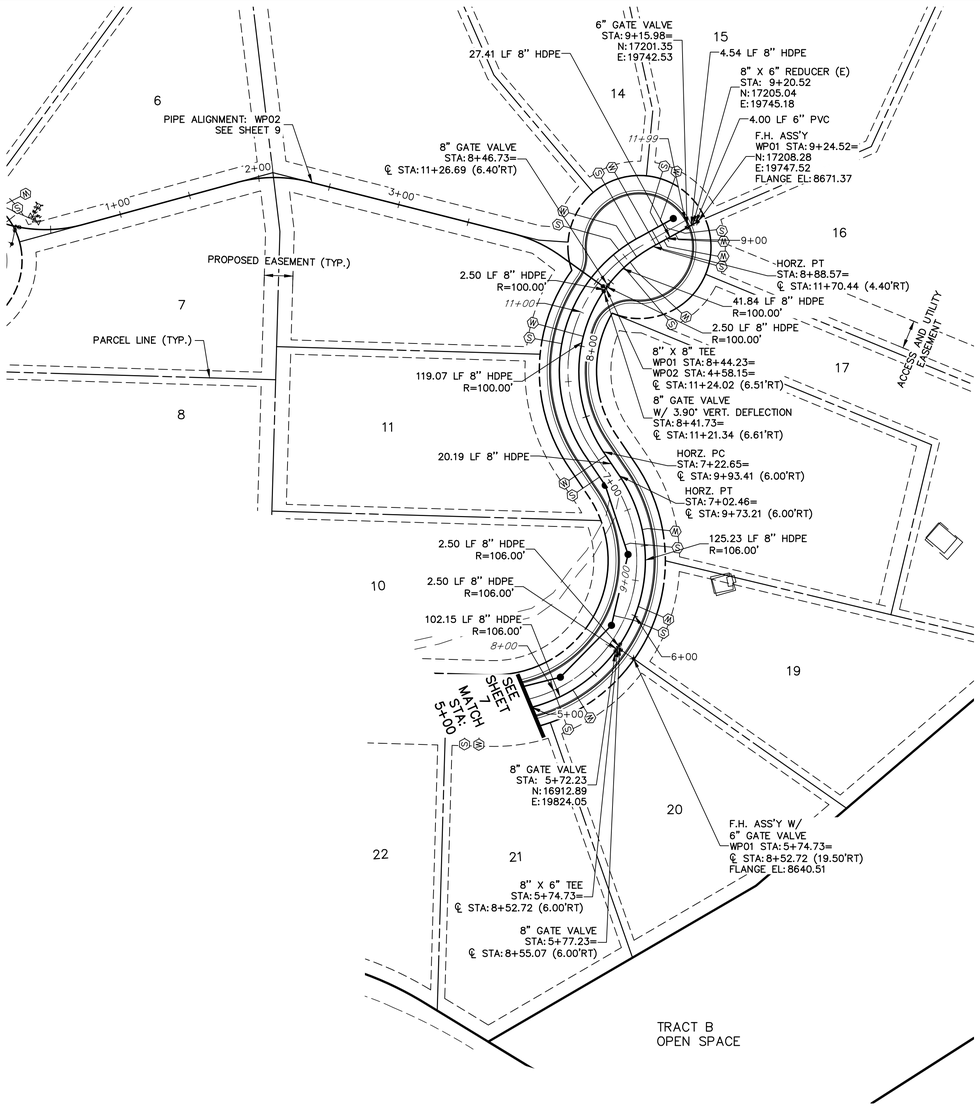

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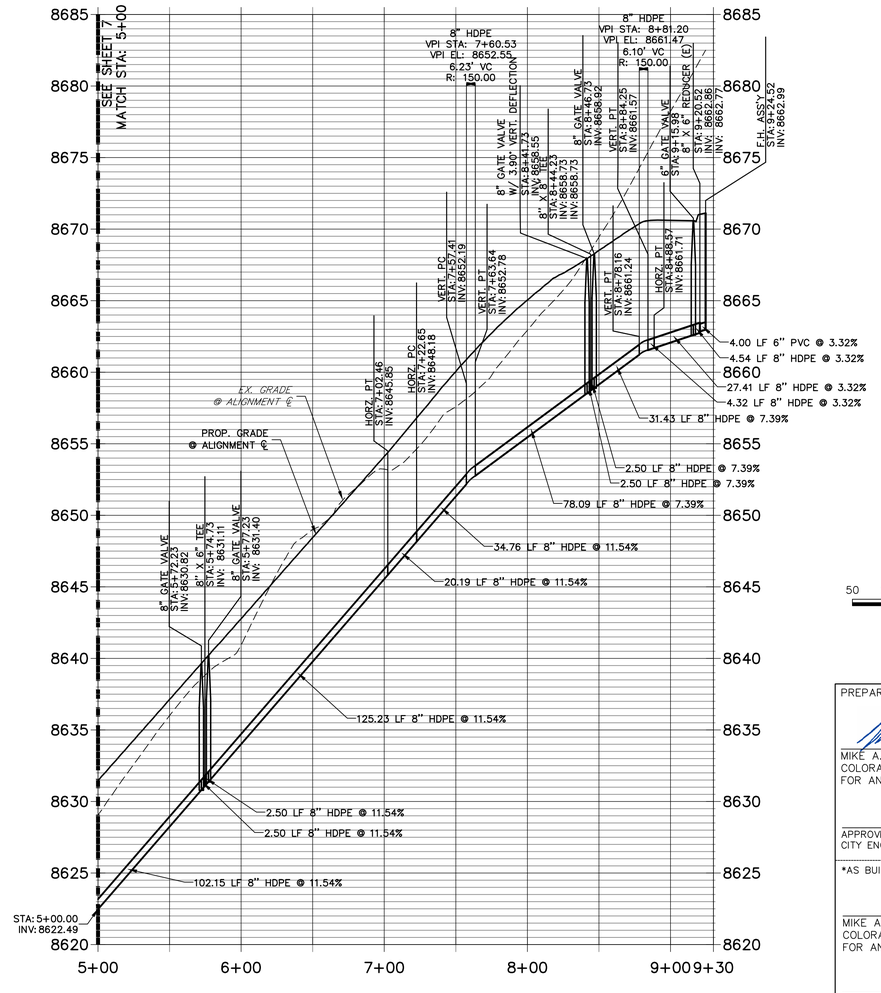
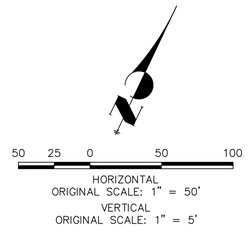
6. ALL VALVES SHALL BE CONNECTED TO HDPE PIPE WITH A HDPE MJ ADAPTOR.

WP01 PROFILE (1)
STA 5+00.00 TO 9+30.00





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COLORADO P.E. 32314
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COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER 6/17/22

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THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS
WP02

SHEET 8 OF 22

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WP02 PROFILE
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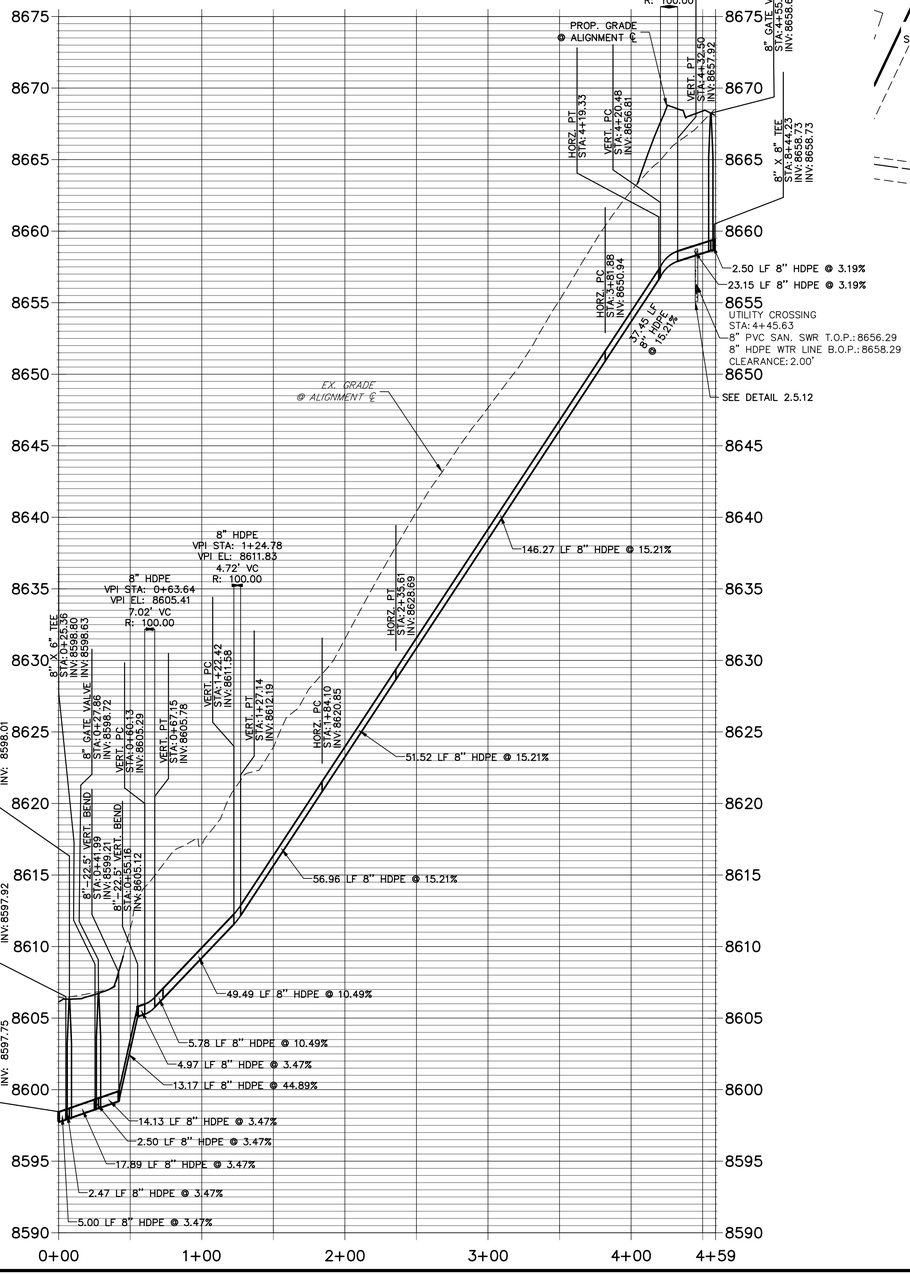

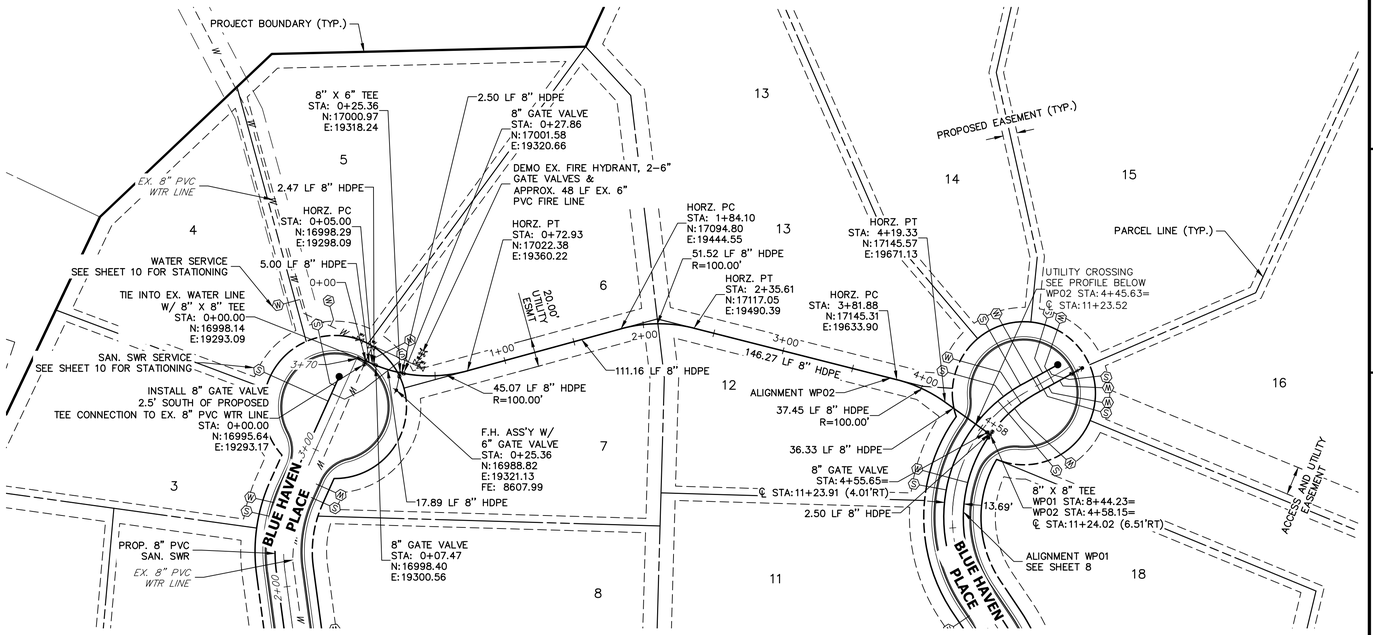

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1. ALL WATER PIPE, FITTINGS, VALVES, AND APPURTENANCES MUST MEET ALL OF THE LATEST CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS AND MUNICIPAL CODE. CONTRACTOR SHALL CONFIRM ALL MATERIALS USED ARE ACCEPTABLE WITH THE WOODLAND PARK INSPECTOR.
2. ALL WATER PIPE SHALL BE 8" HDPE PIPE, DR-9, PRESSURE CLASS 250, AND MEET THE LATEST AWWA C906, AND HAVE AN O.D. EQUIVALENT TO DIP PIPE SIZES AND BE CLEARLY IDENTIFIED WITH THE MANUFACTURER NAME, DATE MANUFACTURED, PE4710, DR RATING, PRESSURE CLASS AND ASTM SPECIFICATIONS APPLIED. PERMANENT IDENTIFICATION OF PIPING SHALL BE PROVIDED BY CO-EXTRUDING MULTIPLE EQUALLY SPACED COLOR STRIPES INTO THE PIPE OUTSIDE SURFACE OR BY SOLID COLORED PIPE SHELL, OR COLORED PRINT LINE. WATER PIPE STRIPES SHALL BE BLUE. ALL BLACK PIPE WILL NOT BE ACCEPTED.
3. ALL WATER PIPE SHALL BE STANDARD LAYING LENGTHS OF 40', UNLESS OTHERWISE APPROVED BY THE WOODLAND PARK INSPECTOR.
4. ALL HDPE PIPES SHALL BE JOINED BY THERMAL BUTT FUSION (HEAT FUSION WELDED).
5. ALL FITTINGS AND VALVES SHALL BE DUCTILE IRON AND REQUIRE AN MJ ADAPTER TO CONNECT TO THE HDPE MAINS. FITTING SHALL HAVE A PRESSURE RATING OF 350 PSI.
6. ALL VALVES SHALL BE CONNECTED TO HDPE PIPE WITH A HDPE MJ ADAPTOR.

Know what's **below.** **Call** before you dig.

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLETT, P.E. — DATE 6/17/22
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

APPROVED FOR CONSTRUCTION — DATE
CITY ENGINEER OR APPOINTED REPRESENTATIVE

AS BUILT CERTIFIED BY:

MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

APPROVE FOR *AS-BUILT* RECORD — DATE
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PREPARED FOR
VENTUS
1528 CORONADO BEACH DR.
MONUMENT, CO 80132
JONATHAN JAMES
(303)748-7993
JWJAMES3@CLOUD.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	06/16/22
DESIGNED BY	NQJ
DRAWN BY	NQJ
CHECKED BY	

THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS
WP03

SHEET 9 OF 22
JOB NO. 25238.00

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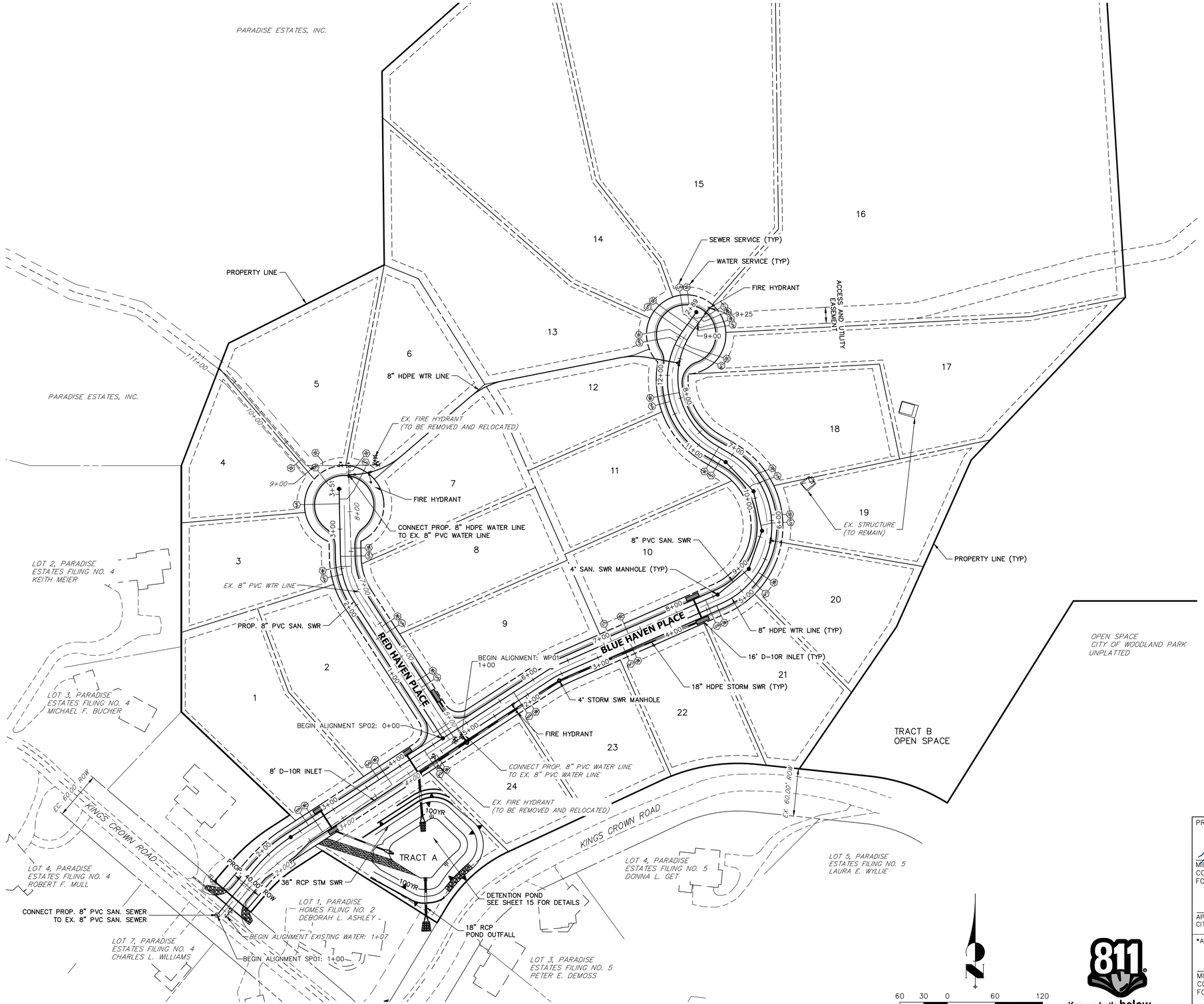

60 30 0 60 120

ORIGINAL SCALE: 1" = 60'

Know what's **below.** **Call** before you dig.

WATER SERVICE TABLE		
ID NO.	PIPE ℄ STATION	PIPE ALIGNMENT
LOT 1	2+69.10	EXISTING WATER LINE
LOT 2	3+74.89	EXISTING WATER LINE
LOT 3	7+31.26	EXISTING WATER LINE
LOT 4	9+21.34	EXISTING WATER LINE
LOT 5	8+90.64	EXISTING WATER LINE
LOT 6	8+51.86	EXISTING WATER LINE
LOT 7	7+53.96	EXISTING WATER LINE
LOT 8	6+45.09	EXISTING WATER LINE
LOT 9	5+63.48	EXISTING WATER LINE
LOT 10	3+47.20	WP01
LOT 11	7+19.46	WP01
LOT 12	8+07.01	WP01
LOT 13	8+75.12	WP01
LOT 14	8+90.93	WP01
LOT 15	9+01.99	WP01
LOT 16	9+06.54	WP01
LOT 17	8+69.28	WP01
LOT 18	6+61.39	WP01
LOT 19	6+07.01	WP01
LOT 20	5+31.20	WP01
LOT 21	4+63.43	WP01
LOT 22	3+44.60	WP01
LOT 23	1+96.46	WP01
LOT 24	4+42.64	EXISTING WATER LINE
LOT B	8+97.43	WP01

SEWER SERVICE TABLE		
ID NO.	PIPE ℄ STATION	PIPE ALIGNMENT
LOT 1	2+62.72	SP01
LOT 2	3+68.53	SP01
LOT 3	2+42.86	SP02
LOT 4	3+31.86	SP02
LOT 5	3+43.72	SP02
LOT 6	3+37.79	SP02
LOT 7	2+65.63	SP02
LOT 8	1+49.95	SP02
LOT 9	0+68.34	SP02
LOT 10	7+10.40	SP01
LOT 11	10+66.78	SP01
LOT 12	11+66.76	SP01
LOT 13	12+45.07	SP01
LOT 14	12+59.35	SP01
LOT 15	12+77.04	SP01
LOT 16	12+82.04	SP01
LOT 17	12+40.01	SP01
LOT 18	10+15.90	SP01
LOT 19	9+65.03	SP01
LOT 20	9+00.15	SP01
LOT 21	8+39.62	SP01
LOT 22	7+20.80	SP01
LOT 23	5+70.67	SP01
LOT 24	4+36.55	SP01
LOT B	12+72.04	SP01

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER 6/17/22

APPROVED FOR CONSTRUCTION — DATE
CITY ENGINEER OR APPOINTED REPRESENTATIVE

AS BUILT CERTIFIED BY:

MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
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CHECKED BY	

THE HAVEN AT PARADISE
CONSTRUCTION DOCUMENTS

UTO1

SHEET 10 OF 22

JOB NO. 25238.00

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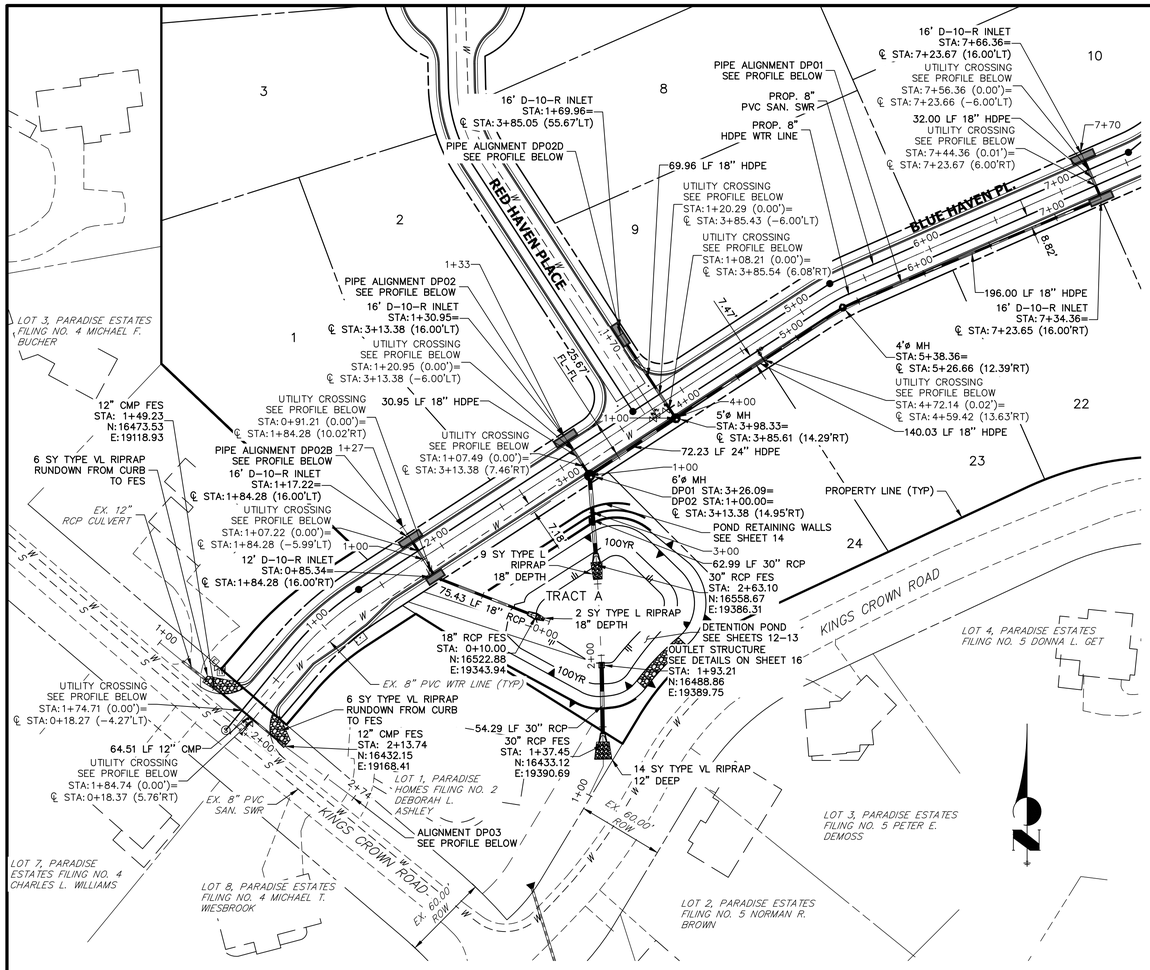

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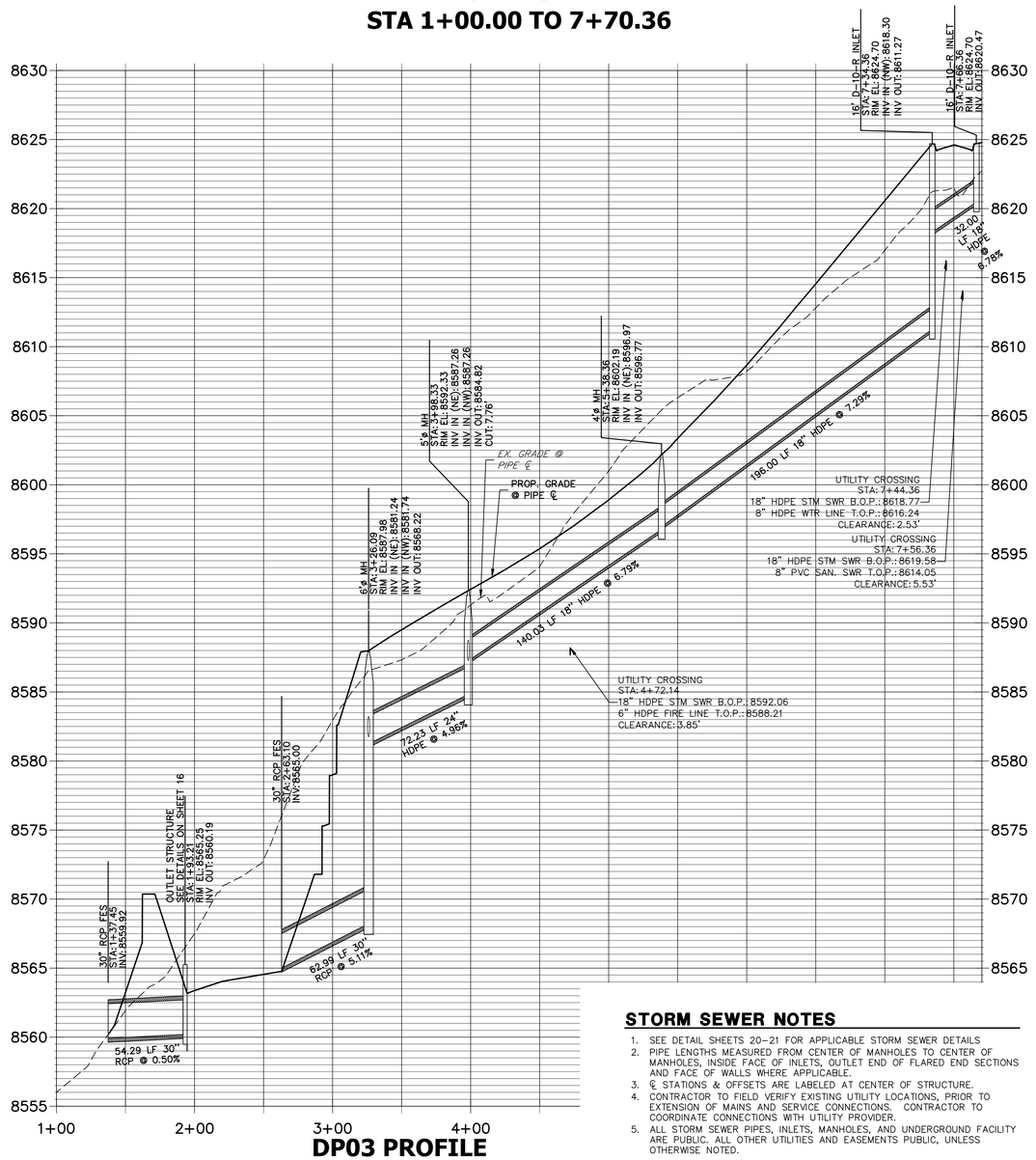

DP02 PROFILE
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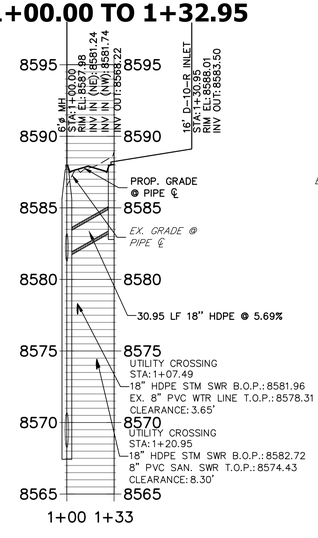

DP02B PROFILE
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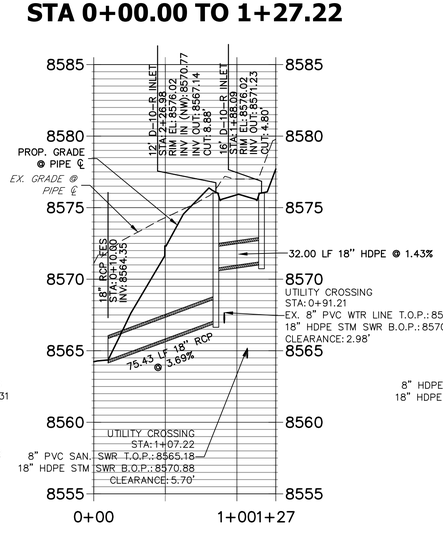

DP02D PROFILE
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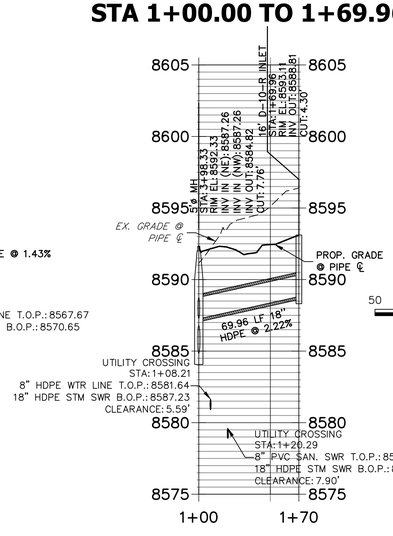


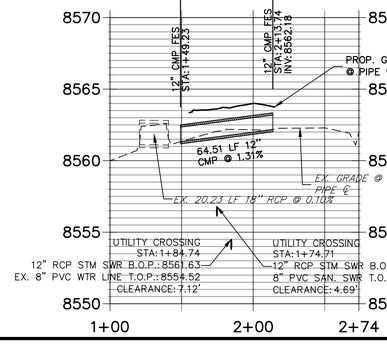
50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

811 Know what's below. Call before you dig.

DP03 PROFILE
STA 1+00.00 TO 2+73.88



STORM SEWER NOTES

1. SEE DETAIL SHEETS 20–21 FOR APPLICABLE STORM SEWER DETAILS
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
3. ℄ STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
4. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
5. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC. ALL OTHER UTILITIES AND EASEMENTS PUBLIC, UNLESS OTHERWISE NOTED.

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

6/17/22
DATE

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

APPROVED FOR CONSTRUCTION
CITY ENGINEER OR APPOINTED REPRESENTATIVE — DATE

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CHECKED BY	

THE HAVEN AT PARADISE

STORM PLAN & PROFILE

SHEET 11 OF 22

JOB NO. 25238.00

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SECTION A-A PROFILE
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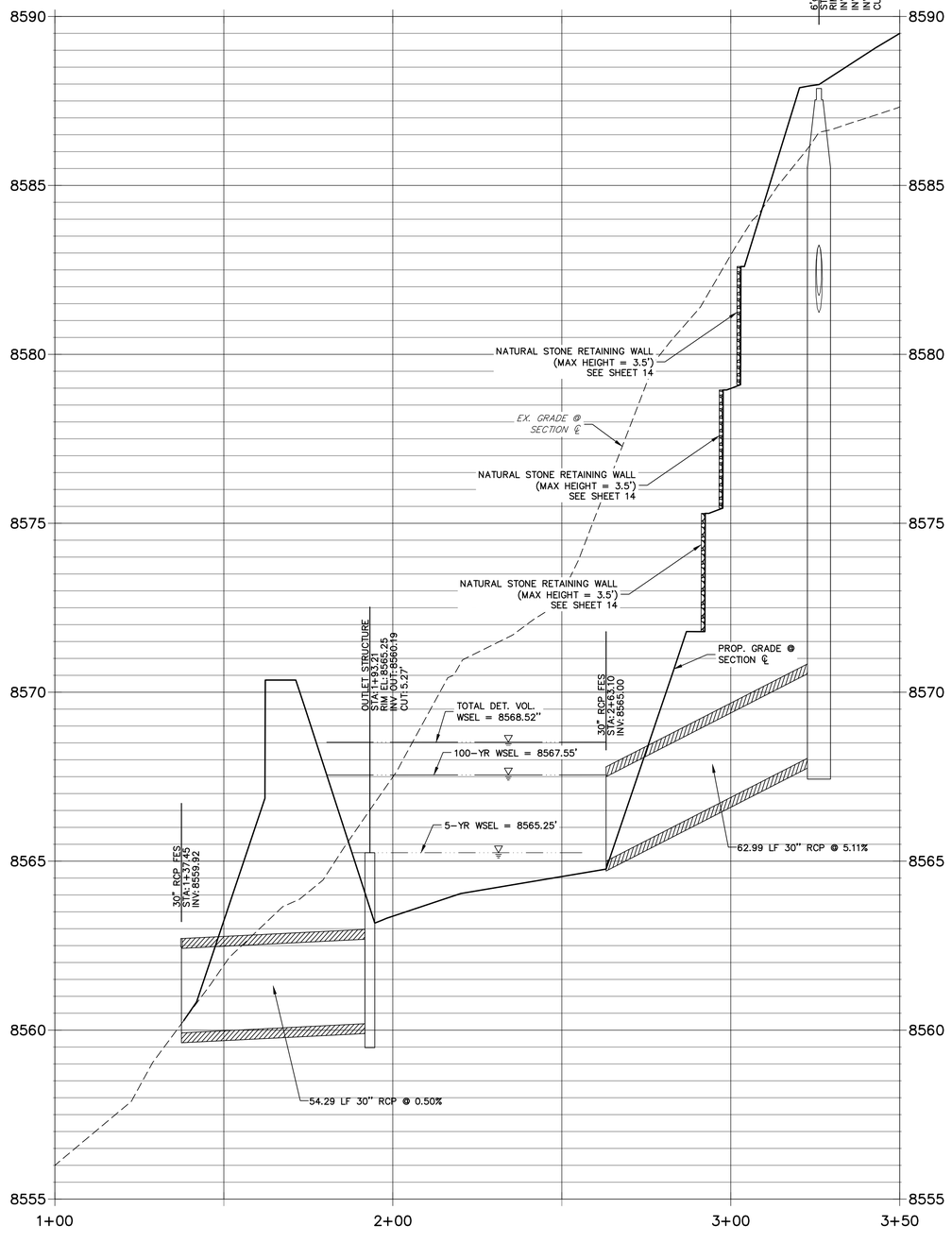

SECTION B-B PROFILE
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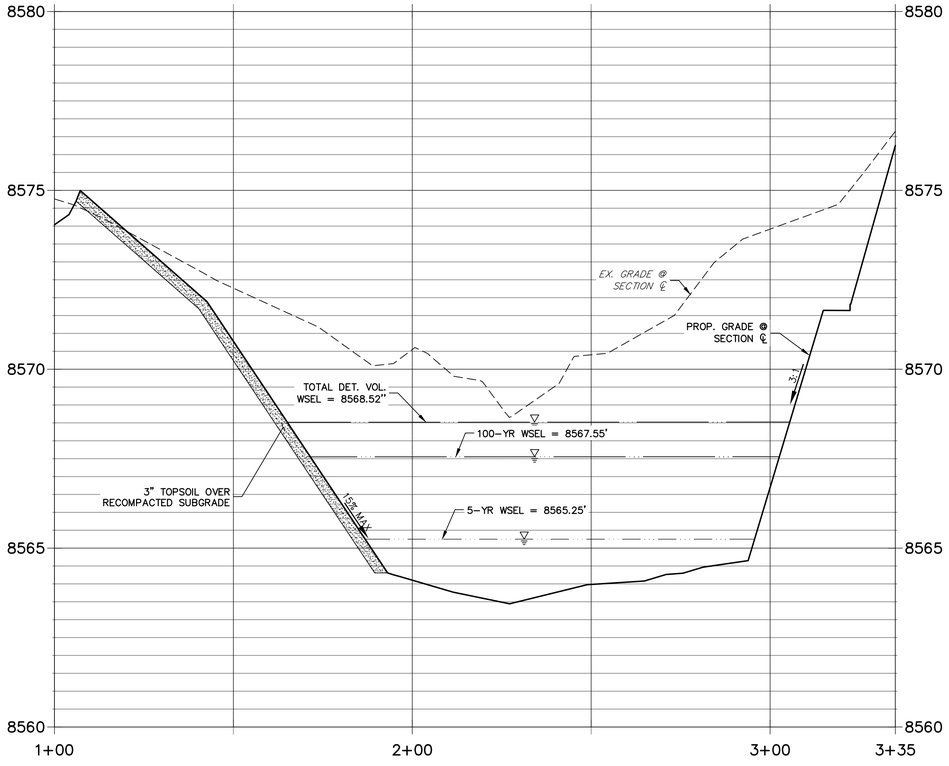
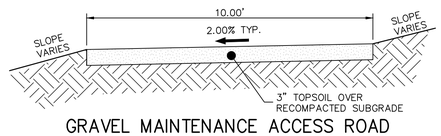
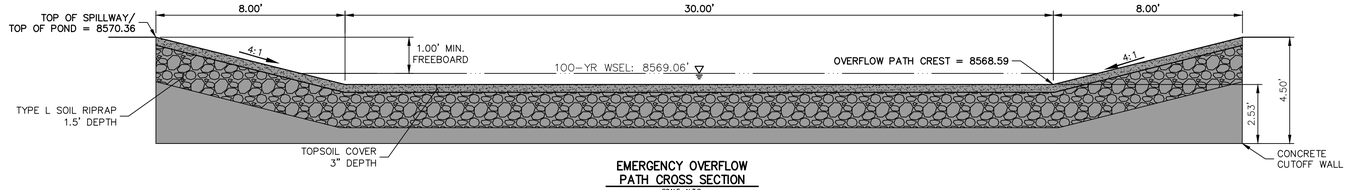




GRAVEL MAINTENANCE ACCESS ROAD
TYPICAL SECTION
N.T.S.



EMERGENCY OVERFLOW
PATH CROSS SECTION
SCALE: N.T.S.

20 10 0 20 40
HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

811 Know what's **below.** **Call** before you dig.

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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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COLORADO P.E. 32314
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No.	REVISION	BY	DATE

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V-SCALE	1"=2'
DATE	06/16/22
DESIGNED BY	NQJ
DRAWN BY	TAW
CHECKED BY	

THE HAVEN AT PARADISE

PG02

SHEET 12 OF 22

JOB NO. 25238.00

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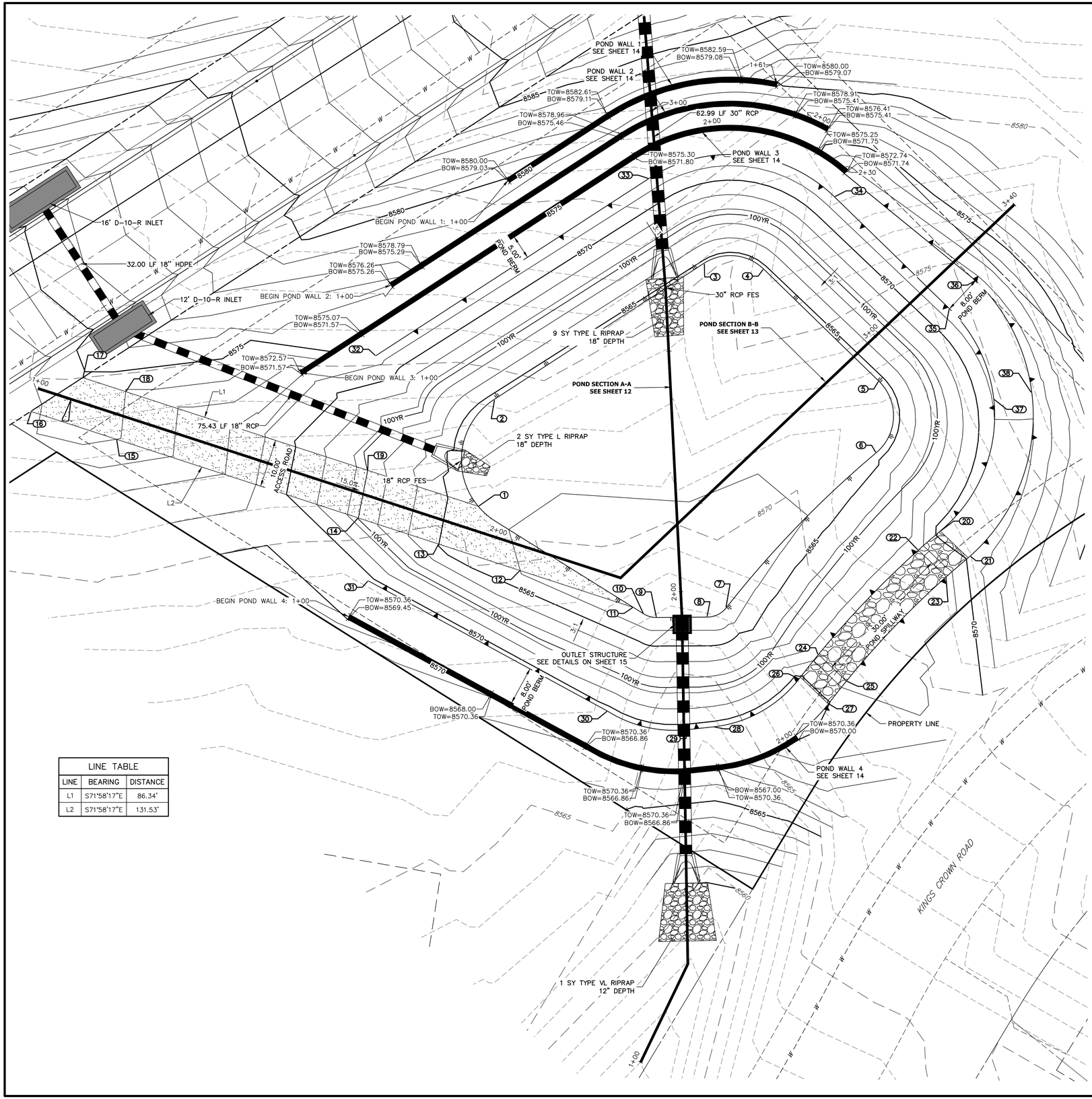

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°58'17"E	86.34'
L2	S71°58'17"E	131.53'

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N: 16513.38 E: 19347.43	8564.16
2	TOE	N: 16535.59 E: 19350.77	8564.62
3	TOE	N: 16563.85 E: 19394.29	8564.80
4	TOE	N: 16562.63 E: 19406.71	8564.74
5	TOE	N: 16539.35 E: 19430.61	8564.62
6	TOE	N: 16524.53 E: 19430.07	8564.58
7	TOE	N: 16492.27 E: 19398.89	8563.23
8	TOE	N: 16490.36 E: 19394.99	8563.16
9	TOE	N: 16490.28 E: 19384.47	8563.18
10	TOE	N: 16491.04 E: 19381.78	8563.21
11	TOE	N: 16492.39 E: 19379.62	8563.27
12	ACCESS ROAD	N: 16500.02 E: 19356.16	8564.00
13	ACCESS ROAD	N: 16505.52 E: 19339.26	8565.00
14	ACCESS ROAD	N: 16510.96 E: 19322.55	8567.64
15	ACCESS ROAD	N: 16527.31 E: 19272.32	8574.00
16	ACCESS ROAD	N: 16533.09 E: 19254.55	8573.76
17	ACCESS ROAD	N: 16540.10 E: 19265.33	8574.82
18	ACCESS ROAD	N: 16537.20 E: 19274.25	8574.00
19	ACCESS ROAD	N: 16520.87 E: 19324.41	8567.64
20	SPILLWAY	N: 16508.24 E: 19443.33	8570.36

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
21	SPILLWAY	N: 16503.00 E: 19449.50	8570.37
22	SPILLWAY	N: 16504.29 E: 19438.78	8568.59
23	SPILLWAY	N: 16498.76 E: 19444.57	8568.59
24	SPILLWAY	N: 16482.60 E: 19418.05	8568.59
25	SPILLWAY	N: 16477.07 E: 19423.83	8568.59
26	SPILLWAY	N: 16477.55 E: 19414.04	8570.36
27	SPILLWAY	N: 16472.33 E: 19420.12	8570.36
28	TOP	N: 16467.58 E: 19396.26	8570.36
29	TOP	N: 16467.00 E: 19390.92	8570.36
30	TOP	N: 16470.83 E: 19374.28	8570.36
31	TOP	N: 16497.88 E: 19324.65	8570.36
32	TOP	N: 16544.66 E: 19326.19	8571.57
33	TOP	N: 16581.46 E: 19382.85	8571.80
34	TOP	N: 16577.67 E: 19421.36	8571.74
35	TOP	N: 16554.40 E: 19445.26	8571.62
36	TOP	N: 16560.27 E: 19450.70	8571.63
37	TOP	N: 16535.63 E: 19454.40	8571.10
38	TOP	N: 16536.97 E: 19462.30	8571.11

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V-SCALE	N/A	DRAWN BY	TAW
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10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

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MIKE A. BRAMLETT, P.E. DATE 6/17/22
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THE HAVEN AT PARADISE

PG01

SHEET 13 OF 22

JOB NO. 25238.00

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POND WALL 1 PROFILE
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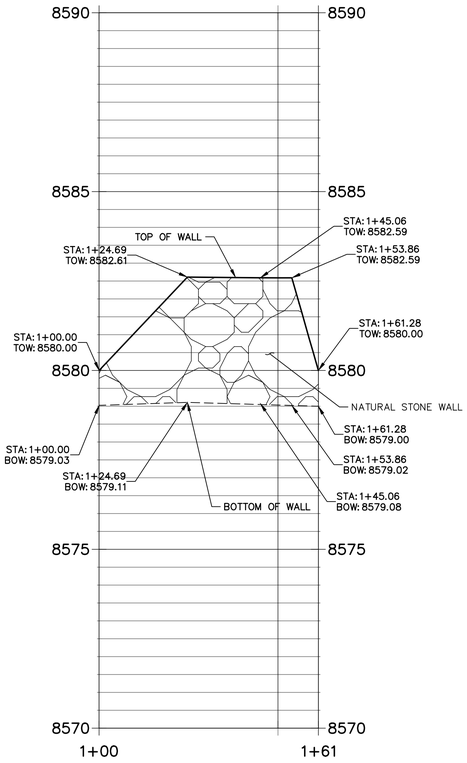

POND WALL 2 PROFILE
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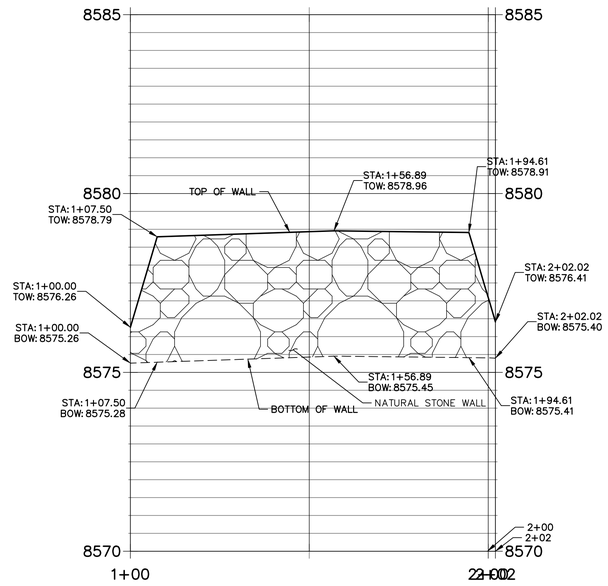

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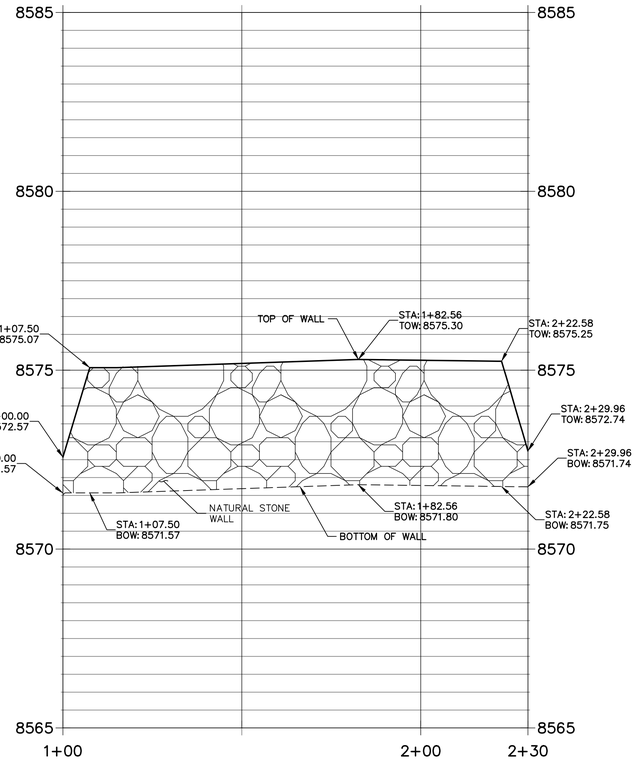
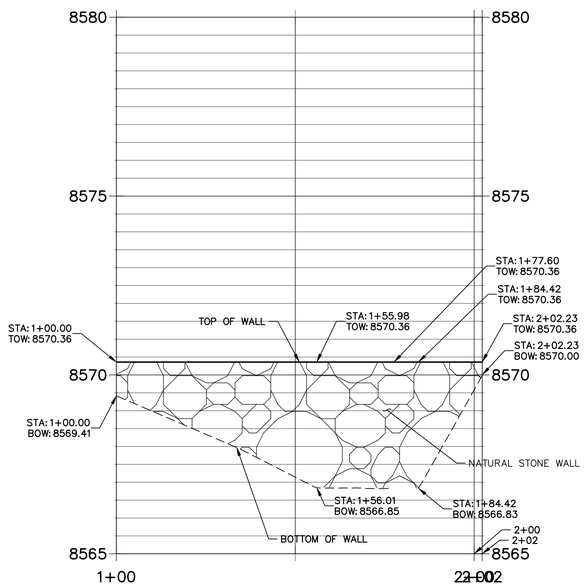


POND WALL 4 PROFILE
STA 1+00.00 TO 2+02.23



20 10 0 20 40

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

811 Know what's **below.** **Call** before you dig.

PREPARED UNDER MY DIRECT SUPERVISION

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AS BUILT CERTIFIED BY:

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

APPROVE FOR *AS-BUILT* RECORD
CITY ENGINEER OR APPOINTED REPRESENTATIVE

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTUS
1528 CORONADO BEACH DR.
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J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	06/16/22
DESIGNED BY	NQJ
DRAWN BY	NQJ
CHECKED BY	

THE HAVEN AT PARADISE

GR02

SHEET 14 OF 22

JOB NO. 25238.00

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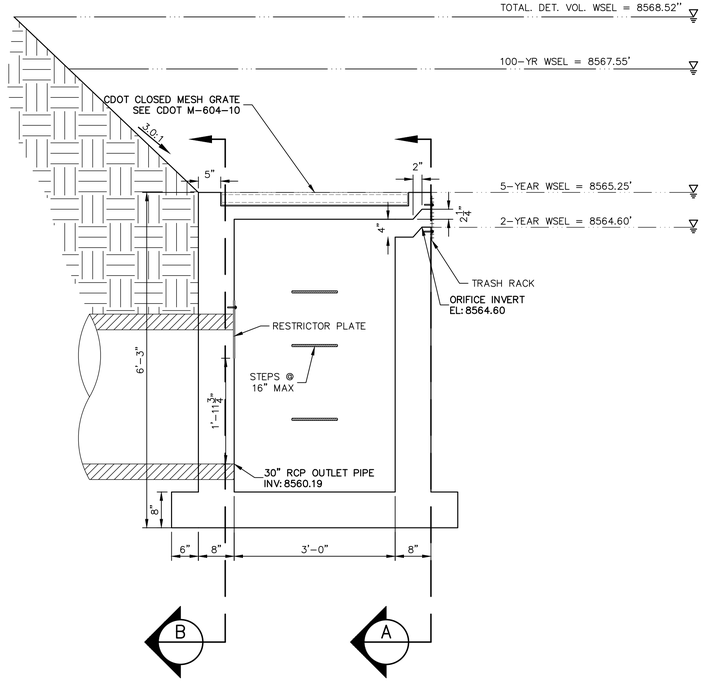
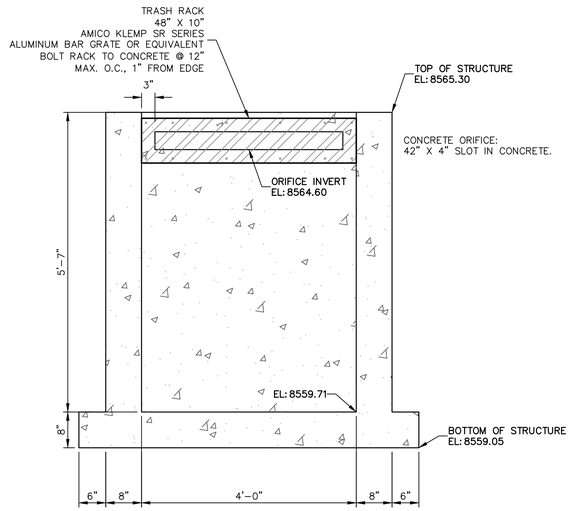


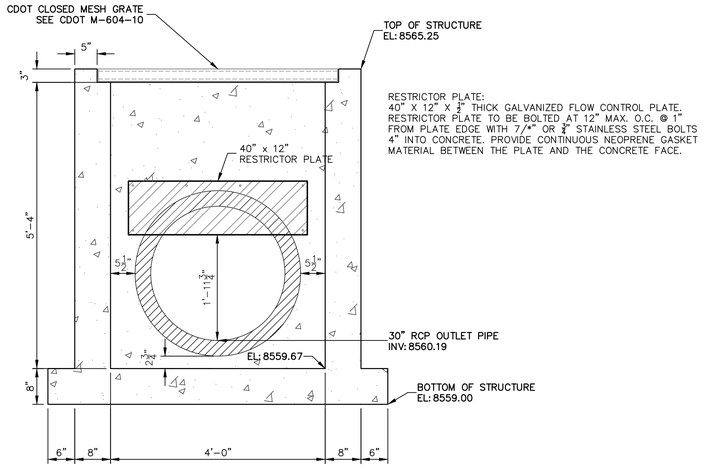
OUTLET STRUCTURE – PROFILE

SCALE: 3/4"=1'



A 40 SECTION A AT ORIFICE (FRONT) WALL

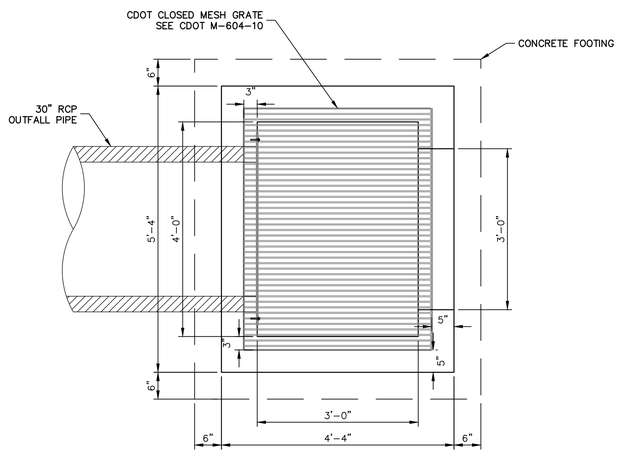
SCALE: 3/4"=1'



RESTRICTOR PLATE:
40" X 12" X ½" THICK GALVANIZED FLOW CONTROL PLATE. RESTRICTOR PLATE TO BE BOLTED AT 12" MAX. O.C. @ 1" FROM PLATE EDGE WITH 7/*" OR ¾" STAINLESS STEEL BOLTS 4" INTO CONCRETE. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE PLATE AND THE CONCRETE FACE.

B 40 SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



OUTLET STRUCTURE – PLAN

SCALE: 3/4"=1'

3/4" 3/8" 0 3/4"

HORIZONTAL
ORIGINAL SCALE: 1" = 3/4"'

VERTICAL
ORIGINAL SCALE: 1" = 3/4"'

PREPARED UNDER MY DIRECT SUPERVISION

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

6/17/22

DATE

APPROVED FOR CONSTRUCTION
CITY ENGINEER OR APPOINTED REPRESENTATIVE

DATE

AS BUILT CERTIFIED BY:

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COLORADO P.E. 32314
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THE HAVEN AT PARADISE

POND OUTLET STRUCTURE DETAILS

SHEET 15 OF 22

JOB NO. 25238.00

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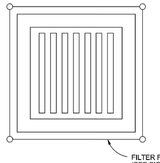


FILTER FABRIC INLET PROTECTION
NTS

FILTER FABRIC INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.

3. POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.

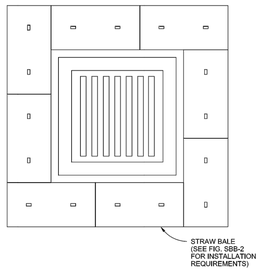
2. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

4. FILTER FABRIC PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure IP-1 Filter Fabric Inlet Protection Construction Detail and Maintenance Requirements

3-25



STRAW BALE INLET PROTECTION
NTS

STRAW BALE INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.

3. SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

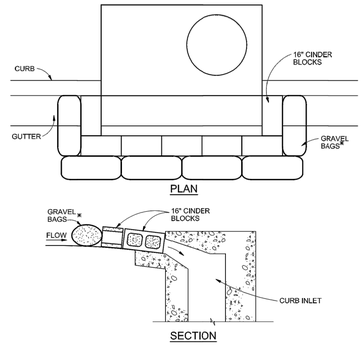
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY. AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure IP-2 Straw Bale Inlet Protection Construction Detail and Maintenance Requirements

3-26



BLOCK AND GRAVEL BAG*CURB INLET PROTECTION
NTS

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.

3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.

4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.

5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

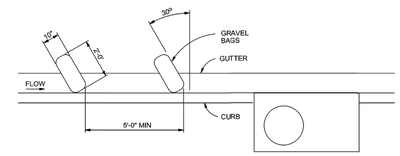
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs Stormwater Quality	Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements

3-27



CURB SOCK INLET PROTECTION
NTS

CURB SOCK INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. SOCK IS TO BE MADE OF 1/4 INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

3. WASHED SAND OR GRAVEL 3/4 INCH TO 4 INCHES IN DIAMETER IS PLACED INSIDE THE SOCK.

4. PLACEMENT OF THE SOCK IS TO BE 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

5. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED AT A MINIMUM 5 FEET APART.

6. AT LEAST 2 CURB SOCKS IN SERIES IS REQUIRED.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.

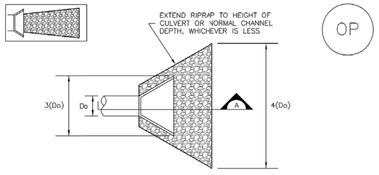
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED.

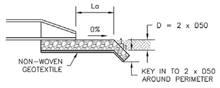
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure IP-4 Curb Sock Inlet Protection Construction Detail and Maintenance Requirements

3-28



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, Lo (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 15 23 25	6 9 12 16
24	30 40 50 60	15 25 25 30	9 9 12 16

OP-1. TEMPORARY OUTLET PROTECTION

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF OUTLET PROTECTION.
   -DIMENSIONS OF OUTLET PROTECTION.

2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.

3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

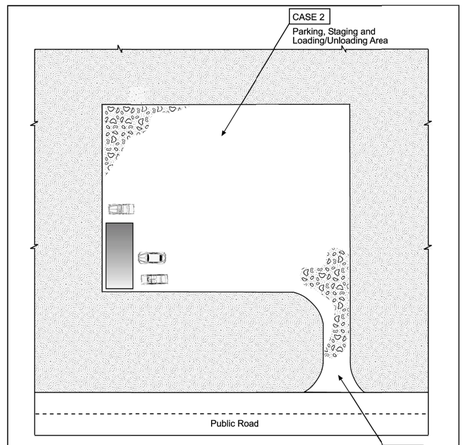


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs Storm Water Quality	Figure VT-1 Vehicle Tracking Application Examples

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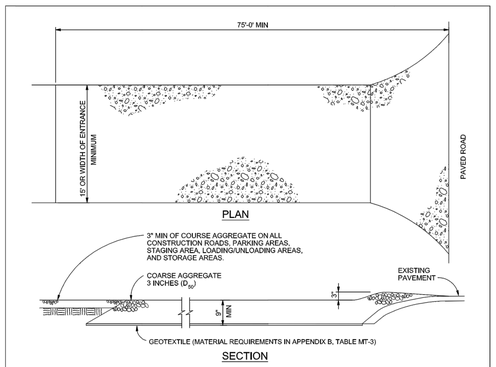
3-53



VEHICLE TRACKING
NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality	Figure VT-2 Vehicle Tracking Application Examples

3-54

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, A

32314 6/17/22
DATE

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Required Area per Row (in^2)

Design Volume (acre-ft)	Depth at Outlet (ft)							
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5
2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73
1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87
0.8	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17
0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09
0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05
0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03
0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02
0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01

TABLE SB-1

Circular Perforation Sizing

Hole Diameter (in)	Hole Diameter (in)	Area per Row (in^2)		
		n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.76	5.52	8.28
2	2.000	3.14	6.28	9.42
n = Number of columns of perforations				
Minimum steel plate thickness		1/4"	5/16"	3/8"

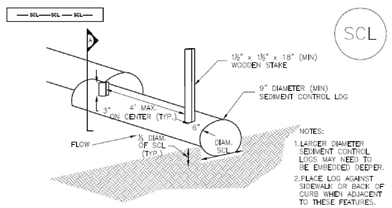
TABLE SB-2

City of Colorado Springs
Stormwater Quality

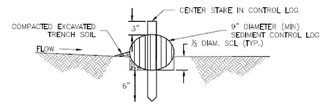
Figure SB-2
Outlet Sizing
Application Techniques and Maintenance Requirements

3-33

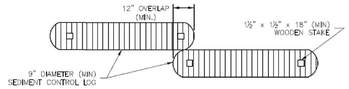
Sediment Control Log (SCL) SC-2



TRENCHED SEDIMENT CONTROL LOG



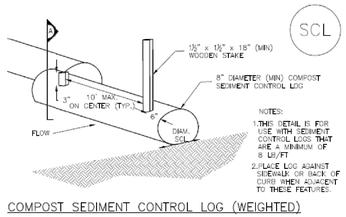
SECTION Ⓐ
TRENCHED SEDIMENT CONTROL LOG



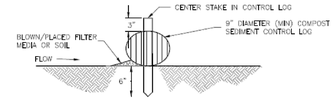
LOG JOINTS

SCL-1. TRENCHED SEDIMENT CONTROL LOG

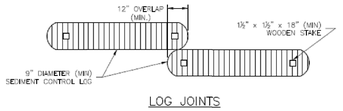
SC-2 Sediment Control Log (SCL)



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



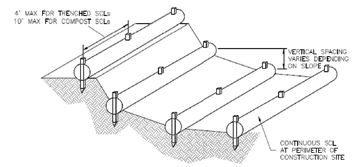
SECTION Ⓐ
COMPOST SEDIMENT CONTROL LOG



LOG JOINTS

SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

Sediment Control Log (SCL) SC-2



SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED).

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO; NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDED AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.

2. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.

3. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. GRAVEL CAN ALSO BE USED.

4. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.

5. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL) USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES), OR WITH A TACKIFIER.

6. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.

2. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEEDED.

City of Colorado Springs
Stormwater Quality

Figure MU-1
Mulching
Construction Detail and Maintenance Requirements

3-30

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[c]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314 6/17/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

H-SCALE N/A | DESIGNED BY NQJ
V-SCALE N/A | DRAWN BY NQJ
DATE 06/16/22 | CHECKED BY

THE HAVEN AT PARADISE

GEC DETAILS (CONT.)

SHEET 17 OF 22

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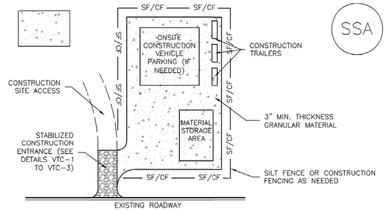


SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

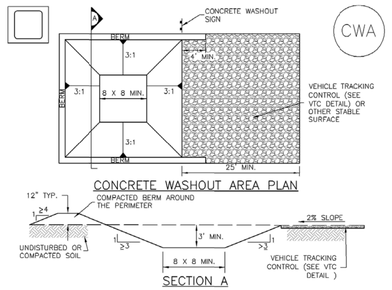
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

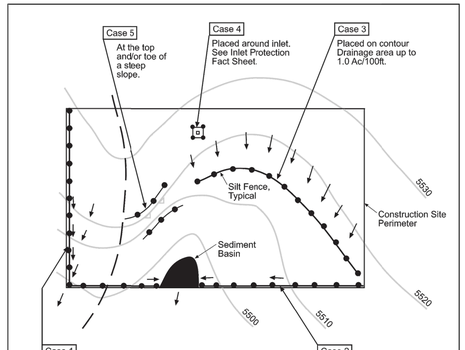


Table SF-1

Silt Fence Used as Perimeter Control	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 AC
Continuous Grade	OK (1)	OK (1)	OK (1)
Area of Concentrated Flow	OK	NO (2)	NO (3)

(1) Temporary Swale or Straw Bale Barrier may be used as alternative to a Silt Fence.
(2) Check Dam may also be used as alternative to Silt Fence at low point.
(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

City of Colorado Springs
Storm Water Quality

Figure SF-1
Silt Fence
Application Examples

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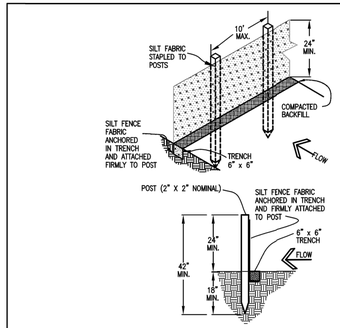


SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE, WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

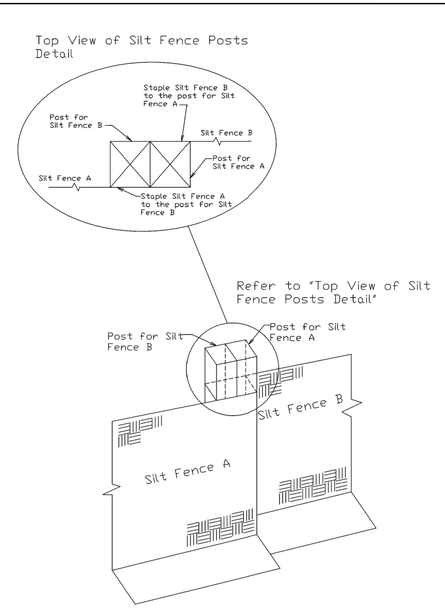
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.

2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

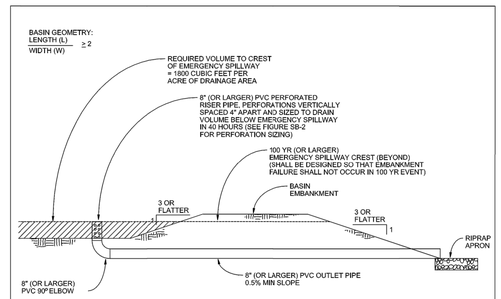
City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements



City of Colorado Springs
Stormwater Quality

Figure SF-3
Silt Fence Joint Tying
Construction Detail and Maintenance Requirements



SEDIMENT BASIN
NTS

SEDIMENT BASIN NOTES

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.

2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.

3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.

4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.

5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.

6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.

7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.

3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SB-1
Sediment Basin
Construction Detail and Maintenance Requirements

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

6/17/22
DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTUS
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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE N/A
V-SCALE N/A
DATE 06/16/22
DESIGNED BY NQJ
DRAWN BY NQJ
CHECKED BY

THE HAVEN AT PARADISE

GEC DETAILS (CONT.)

SHEET 18 OF 22

JOB NO. 25238.00

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Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[e]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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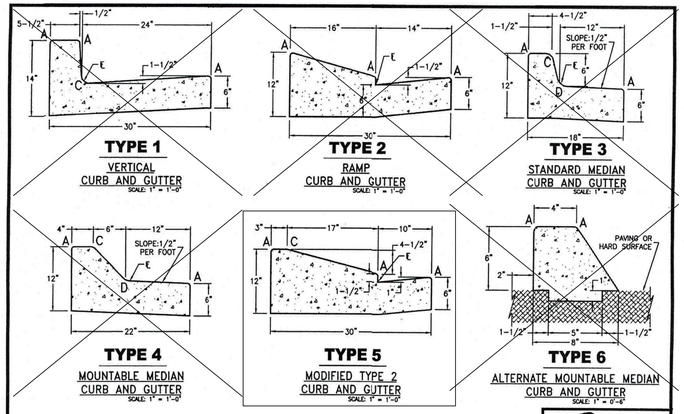
21"



LENGTH FOR RADII

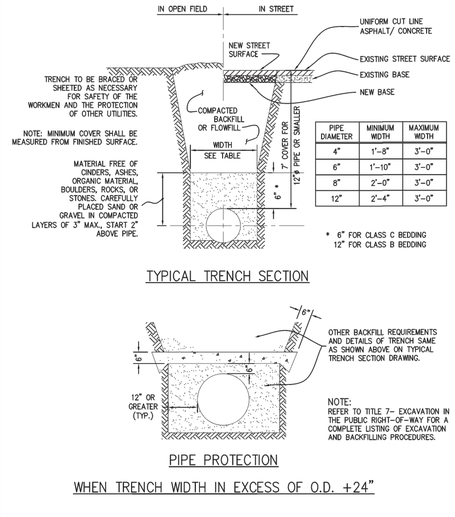
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"

NOTES FOR TYPE 6 CURB:

1. 4000 P.S.I. concrete mix design shall be modified to include 0.5 bags of fiber mesh per cubic foot.
2. 1" deep tool joints shall be installed at 5' (six foot) spacing.
3. Type 6 median curb will only be allowed where street section falls away from curb, "spill" condition.

Standard Curb & Gutter Type 1, 2, 3, 4, 5 & 6

Approved: Mary V. Hopkins, Engineer
Date: 3-19-01
Drawn: S. HAYES
Date: April 00
STD. D-6



PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-8"	3'-0"
6"	1'-10"	3'-0"
8"	2'-0"	3'-0"
12"	2'-4"	3'-0"

TYPICAL TRENCH SECTION

NOTE: REFER TO TITLE 7- EXCAVATION IN THE PUBLIC RIGHT-OF-WAY FOR A COMPLETE LISTING OF EXCAVATION AND BACKFILLING PROCEDURES.

PIPE PROTECTION

WHEN TRENCH WIDTH IN EXCESS OF O.D. +24"

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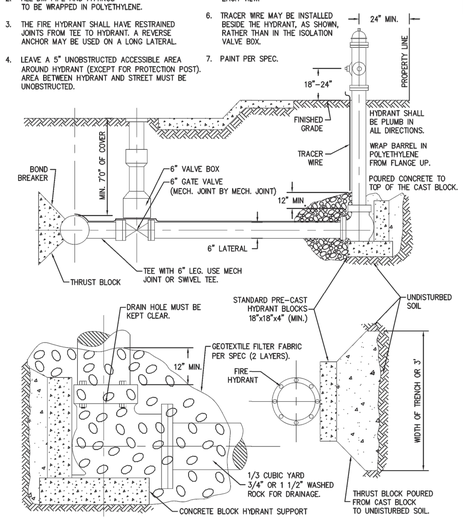
TYPICAL TRENCH SECTION PIPE PROTECTION		
DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.1

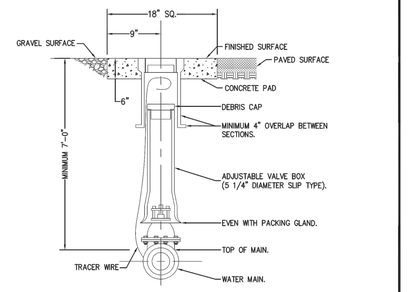
GENERAL NOTES:

1. DRAWING NOT TO SCALE.
2. ALL D.I. PIPE AND FITTINGS TO BE WRAPPED IN POLYETHYLENE.
3. THE FIRE HYDRANT SHALL HAVE RESTRAINED JOINTS FROM TEE TO HYDRANT. A REVERSE ANCHOR MAY BE USED ON A LONG LATERAL.
4. LEAVE A 5" UNOBSTRUCTED ACCESSIBLE AREA AROUND HYDRANT (EXCEPT FOR PROTECTION POST). AREA BETWEEN HYDRANT AND STREET MUST BE UNOBSTRUCTED.
5. ALL REQUIRED COMPONENTS ARE NOT NECESSARILY SHOWN ON EACH VIEW.
6. TRACER WIRE MAY BE INSTALLED BESIDE THE HYDRANT, AS SHOWN, RATHER THAN IN THE ISOLATION VALVE BOX.
7. PAINT PER SPEC.



FIRE HYDRANT INSTALLATION DETAIL

DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.2



TYPICAL VALVE BOX SETTING

NOTE:
1. FOR GRAVEL SURFACE, VALVE BOX COVER AND CONCRETE PAD COLLAR SHALL BE LOCATED FLUSH WITH FINISHED GRADE.
2. FOR PAVED SURFACE, VALVE BOX COVER AND CONCRETE PAD COLLAR SHALL BE LOCATED FLUSH WITH FINISHED PAVED SURFACE.
3. FOR EASEMENTS NOT TRAVELED NOR MAINTAINED FOR VEHICULAR TRAFFIC, VALVE BOX COVER SHALL BE LOCATED EVEN WITH FINISHED GRADE.
4. REFER TO FIGURE 2.5.9 FOR TRACER WIRE DETAIL.
5. CONCRETE SHALL BE PER SPEC.

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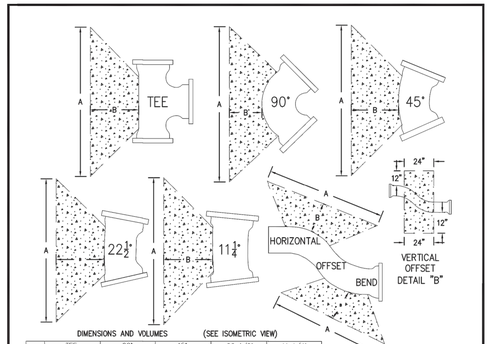
TYPICAL VALVE BOX SETTING		
DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.4



DIMENSIONS AND VOLUMES (SEE ISOMETRIC VIEW)

SIZE	TEE A	TEE B	TEE VOL	90° A	90° B	90° VOL	45° A	45° B	45° VOL	22 1/2° A	22 1/2° B	22 1/2° VOL	11 1/4° A	11 1/4° B	11 1/4° VOL
4"	1'6"	1'6"	1/8	1'6"	1'6"	1/8	1'6"	1'6"	1/8	1'6"	1'6"	1/8	1'6"	1'6"	1/8
6"	2'0"	2'0"	1/4	2'3"	2'3"	1/4	1'9"	1'8"	1/8	1'6"	1'6"	1/8	1'6"	1'6"	1/8
8"	2'6"	2'6"	1/3	2'10"	2'10"	1/2	2'2"	2'2"	1/4	1'6"	1'6"	1/8	1'6"	1'6"	1/8
10"	3'0"	3'0"	1/2	3'6"	3'0"	3/4	2'8"	2'8"	1/3	1'10"	1'10"	1/8	1'6"	1'6"	1/8
12"	3'6"	3'0"	3/4	4'3"	3'6"	1	3'2"	3'0"	1/2	2'3"	2'3"	1/4	1'8"	1'8"	1/8
14"	4'2"	3'8"	1	5'0"	4'6"	2	3'8"	3'6"	1	2'8"	2'8"	1/2	1'10"	1'10"	1/8

ISOMETRIC VIEW, SHOWING A AND B DIMENSIONS.

NOTES:

1. THE REACTION BLOCKS ON THIS PAGE ARE DESIGNED BASED ON INTERNAL PRESSURE OF 300 PSI AND A SOIL BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
2. WHEN INTERNAL PRESSURES ARE LESS THAN 300 PSI AND/OR SOIL BEARING CAPACITIES ARE GREATER THAN 3000 PSF, THRUST BLOCK DIMENSIONS AND VOLUMES MAY BE ADJUSTED ACCORDINGLY. THE DESIGN ENGINEER SHALL PROVIDE THE APPROPRIATE CALCULATIONS, ALONG WITH DIMENSIONS AND VOLUMES, FOR APPROVAL BY THE CITY ENGINEER PRIOR TO ACCEPTANCE OF PLANS.
3. THRUST BLOCK SIZING SHALL BE BASED ON AN INTERNAL PRESSURE EQUAL TO THE REQUIRED TEST PRESSURE FOR THE LINE.
4. IN POOR SOIL CONDITIONS OR FOR INTERNAL PRESSURES OVER 300 PSI DIMENSIONS AND VOLUMES SHALL BE INCREASED ACCORDINGLY.
5. THE MINIMUM A AND B DIMENSIONS FOR ALL BLOCK ARE 1'6"
6. FOR HORIZONTAL OFFSETS, USE TABLE FOR 45° ELBOWS.
7. FOR VERTICAL OFFSETS, USE DETAIL "B" FOR ANCHOR.
8. THRUST BLOCK DIMENSIONS AND VOLUMES FOR DEAD ENDS SHALL BE THE SAME AS FOR TEE'S.
9. THE ABOVE VOLUMES ARE ROUNDED TO THE NEAREST PORTION OF A CUBIC YARD.
10. NUTS AND BOLTS SHALL REMAIN ACCESSIBLE AND FREE OF SPLASHED CONCRETE. A BOND BREAKER IS REQUIRED BETWEEN FITTINGS AND CONCRETE.
11. REFER TO SECTION 2.2.6 AND 2.3.10 OF THESE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. WRAP ALL DIP FITTINGS WITH POLYETHYLENE PER FIG. 2.5.10 PRIOR TO POURING THRUST BLOCK.

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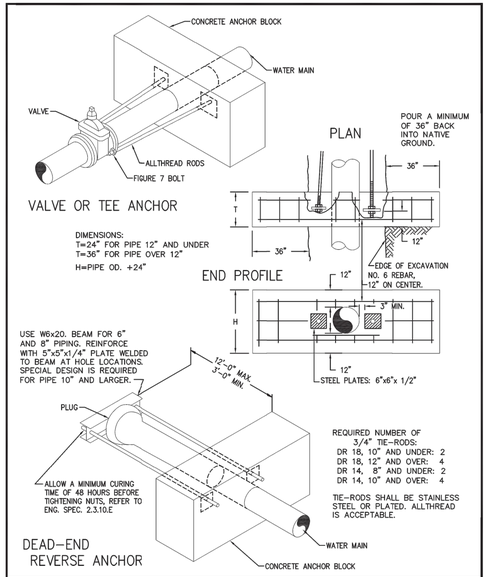
POURED CONCRETE THRUST REACTION BLOCK		
DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.7



DEAD-END REVERSE ANCHOR

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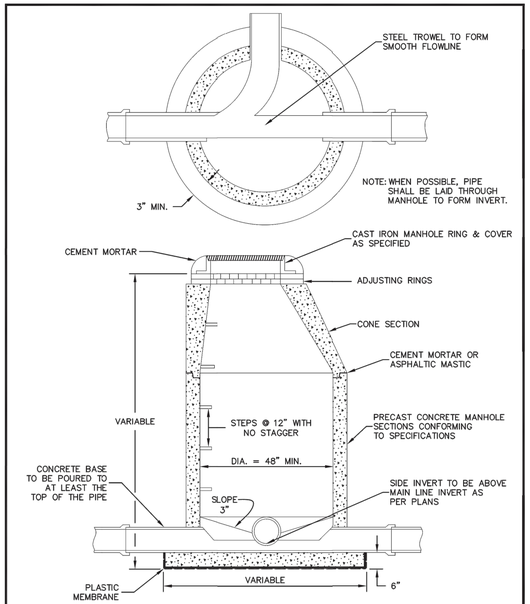
REVERSE ANCHOR DETAIL		
DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.8



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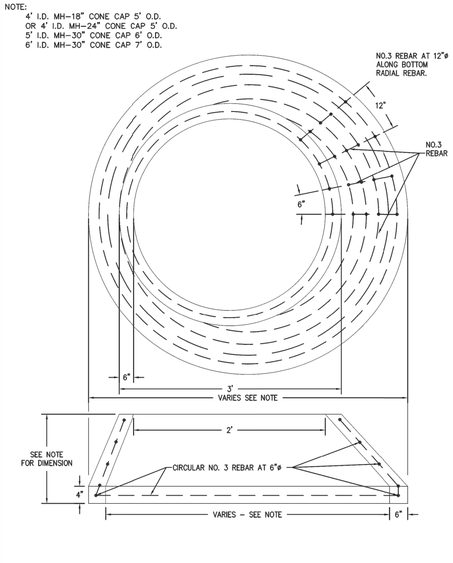
STANDARD MANHOLE CONSTRUCTION		
DATE: FEB, 2011	REV. –/–/–	FIG. 3.4.1

NOTE:
4' I.D. MH–18" CONE CAP 5' O.D.
OR 4' I.D. MH–24" CONE CAP 5' O.D.
5' I.D. MH–30" CONE CAP 6' O.D.
6' I.D. MH–30" CONE CAP 7' O.D.



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STANDARD CONCRETE MANHOLE CONE CAP		
DATE: FEB, 2011	REV. –/–/–	FIG. 3.4.2

ENGINEER'S STATEMENT

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THE HAVEN AT PARADISE

CITY OF WOODLAND PARK DETAILS

SHEET 20 OF 22

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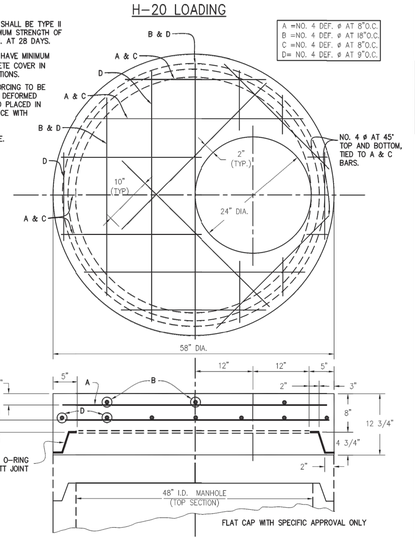
H-20 LOADING

NOTE:
1. CONCRETE SHALL BE TYPE II WITH MINIMUM STRENGTH OF 3000 P.S.I. AT 28 DAYS.
2. REBAR TO HAVE MINIMUM 2" CONCRETE COVER IN ALL DIRECTIONS.
3. ALL REINFORCING TO BE GRADE 40 DEFORMED BARS, AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. CODE.

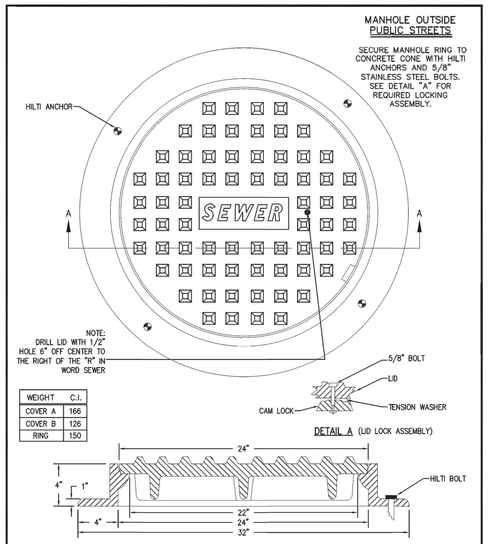
A =NO. 4 DEF. ø AT 8"O.C.
B =NO. 4 DEF. ø AT 18"O.C.
C =NO. 4 DEF. ø AT 8"O.C.
D= NO. 4 DEF. ø AT 9"O.C.



WOODLAND PARK	48" PRE-CAST CONCRETE MANHOLE DECK	DATE: FEB, 2011	REV. –/–/–	FIG. 3.4.5

MANHOLE OUTSIDE PUBLIC STREETS

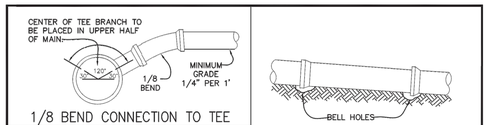
SECURE MANHOLE RING TO CONCRETE CONE WITH HILTI ANCHORS AND 5/8" STAINLESS STEEL BOLTS. SEE DETAIL "A" FOR REQUIRED LOCKING ASSEMBLY.



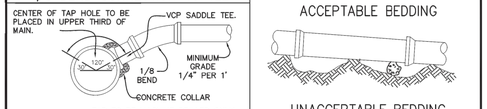
WEIGHT	C.I.
COVER A	166
COVER B	126
RING	150

SECTION A–A

WOODLAND PARK	MANHOLE RING AND COVER	DATE: FEB, 2011	REV. –/–/–	FIG. 3.4.7



1/8 BEND CONNECTION TO TEE



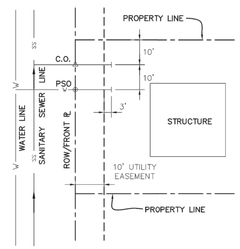
TAP TO BE MACHINE DRILLED ONLY

1/8 BEND & SADDLE CONNECTION

ACCEPTABLE BEDDING

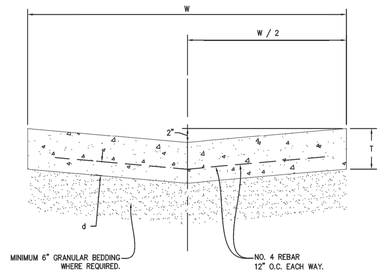
UNACCEPTABLE BEDDING

NOTES:
1. BELLS SHALL NOT TOUCH THE SIDES OR BOTTOM OF THE BELL HOLE.
2. THE BARREL SECTION SHALL BE SUPPORTED THROUGHOUT ITS LENGTH.
3. SERVICE TAPS SHALL BE IN LINE TEE OR MACHINE TAPPED, HAND TAPS SHALL NOT BE ALLOWED.
4. SERVICE LINES SHALL BE LOCATED TEN FEET UP HILL FROM THE LOWEST FRONT PROPERTY CORNER.
5. THE CURB SHALL BE MARKED WITH "S" WHERE THE SEWER SERVICE LINE CROSSES THE CURB.
6. THE MINIMUM SERVICE LINE GRADE SHALL BE 1/4" PER FOOT.
7. JOINTS SHALL BE WATER TIGHT.
8. SERVICE LINES SHALL RUN PERPENDICULAR TO THE FRONT LOT LINE AND SHALL EXTEND AT LEAST THIRTEEN FEET INSIDE THE PROPERTY LINE. AN AIR & WATER TIGHT PLUG OR CAP SHALL BE PLACED ON THE END OF THE SERVICE LINE AND 4x4 POST PLACED IN GROUND FOR FUTURE LOCATION.
9. A CLEAN OUT SHALL BE PROVIDED AT THE PROPERTY LINE.



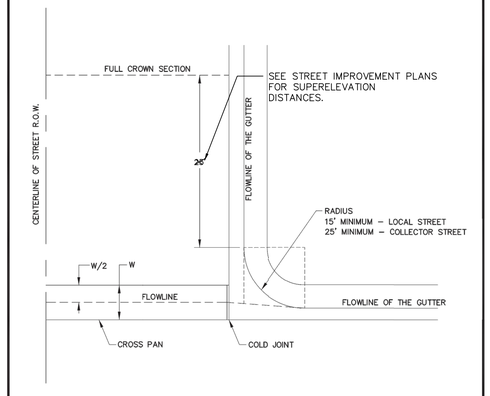
RESIDENTIAL SEWER SERVICE

WOODLAND PARK	SANITARY SEWER SERVICE DETAIL	DATE: FEB, 2011	REV. –/–/–	FIG. 3.4.12



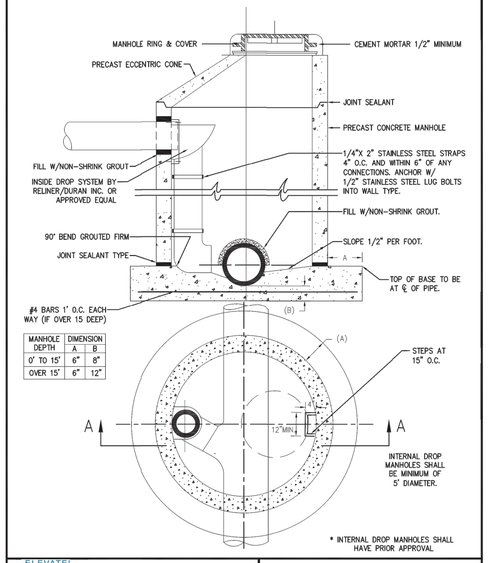
TYPE OF STREET	W	T	d
HIGHWAY	10'–0"	8"	3"
COMMERCIAL, LOCAL & COLLECTOR	8'–0"	8"	3"
RESIDENTIAL, ARTERIAL	6'–0"	8"	3"

WOODLAND PARK	CROSS - PAN	DATE: FEB, 2011	REV. –/–/–	FIG. 6.4.3



MINIMUM CURB RADIUS FOR COMMERCIAL AND INDUSTRIAL AREA SHALL BE 30 FEET

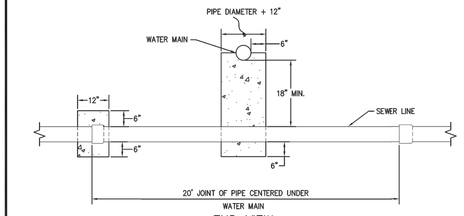
WOODLAND PARK	INTERSECTION DETAIL	DATE: FEB, 2011	REV. –/–/–	FIG. 6.4.4



MANHOLE DEPTH	DIMENSION A	B
0' TO 15'	6"	6"
OVER 15'	6"	12"

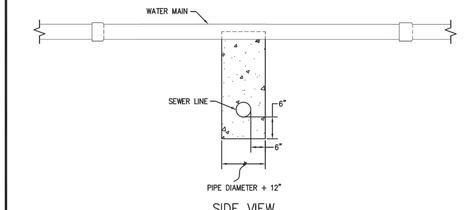
* INTERNAL DROP MANHOLES SHALL HAVE PRIOR APPROVAL

WOODLAND PARK	STANDARD INTERNAL DROP MANHOLE *	DATE: FEB, 2011	REV. –/–/–	FIG. 3.4.4



END VIEW

NOTE: A 6" THICK REINFORCED CONCRETE ENCASEMENT MAY BE USED IN PLACE OF THE CENTERED 20' JOINT OF SEWER PIPE. SAID ENCASEMENT SHALL EXTEND AT LEAST 10' (FT.) ON EACH SIDE OF WATER MAIN.



SIDE VIEW

*SEE SANITARY SEWER NOTE NO. 11 ON COVER.

WOODLAND PARK	WATER & SEWER CROSSING (TYPE II)	DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.12

PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS							
		20'	18'	16'	14'	12'	10'	8'	6'	4'
4" - 12" DIP	4°00'	286'	258'	229'	200'	172'	143'	115'	100'	100'
14" - 16" DIP	3°12'	358'	322'	287'	251'	215'	179'	143'	107'	100'
18" - 36" DIP	2°24'	477'	430'	382'	334'	286'	239'	191'	143'	100'
4" - 36" SDR 35 PVC	3°00'	382'	344'	306'	267'	230'	191'	153'	115'	100'

NOTES:
1. COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
2. SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3° BENDS.
3. MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

Colorado Springs Utilities — It's how we're all connected	MINIMUM RADIUS FOR DIP AND PVC PIPE	C2–2 DATED 5/2015

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314 — 6/17/22 DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER — MIKE A. BRAMLETT

UNTIL SUCH TIME AS THESE PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTUS
1528 CORONADO BEACH DR.
MONUMENT, CO 80132
JONATHAN JAMES
(303)748-7993
JWJAMES3@CLOUD.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	DESIGNED BY	NQJ
V-SCALE	N/A	DRAWN BY	NQJ
DATE	06/16/22	CHECKED BY	

THE HAVEN AT PARADISE

CITY OF WOODLAND PARK DETAILS (CONT.)

SHEET 21 OF 22

JOB NO. 25238.00

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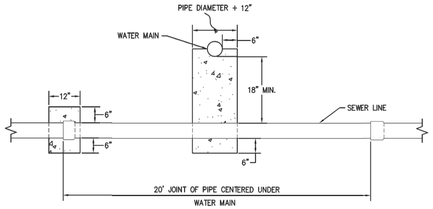
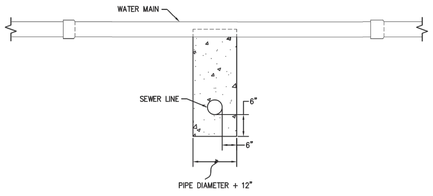


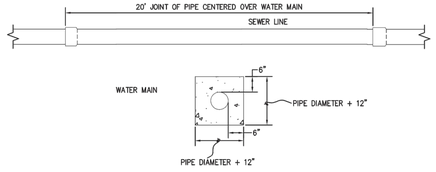
END VIEW

NOTE: A 6" THICK REINFORCED CONCRETE ENCASEMENT MAY BE USED IN PLACE OF THE CENTERED 20' JOINT OF SEWER PIPE. SAID ENCASEMENT SHALL EXTEND AT LEAST 10' (FT.) ON EACH SIDE OF WATER MAIN.



SIDE VIEW

ELEVATE WOODLAND PARK	WATER & SEWER CROSSING (TYPE II)		
	DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.12



END VIEW

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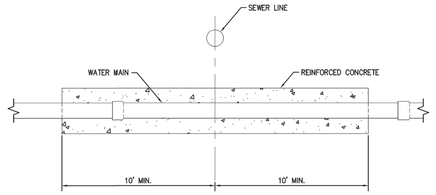
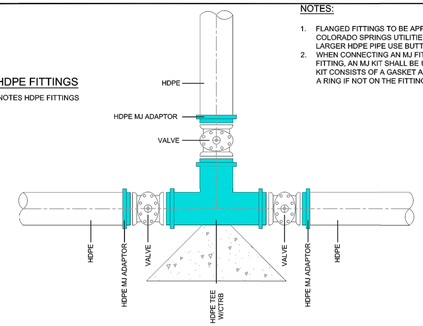


SIDE VIEW

ELEVATE WOODLAND PARK	WATER & SEWER CROSSING (TYPE I)		
	DATE: FEB, 2011	REV. –/–/–	FIG. 2.5.11

TIE-IN HDPE FITTINGS

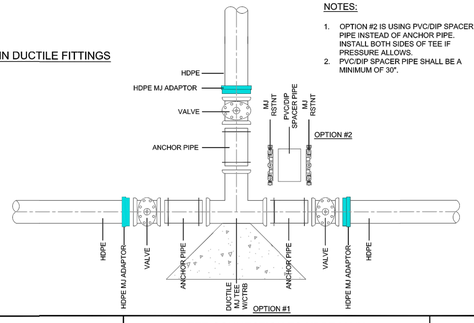
DENOTES HDPE FITTINGS



NOTES:

1. FLANGED FITTINGS TO BE APPROVED BY COLORADO SPRINGS UTILITIES. FOR 16" OR LARGER HDPE PIPE USE BUTTERFLY VALVES.
2. WHEN CONNECTING AN MJ FITTING TO AN MJ FITTING, AN MJ KIT SHALL BE USED. THE MJ KIT CONSISTS OF A GASKET AND BOLTS (AND A RING IF NOT ON THE FITTING)

TIE-IN DUCTILE FITTINGS



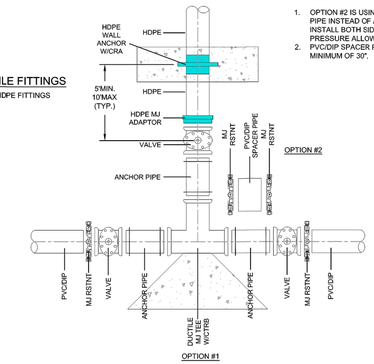
NOTES:

1. OPTION #2 IS USING PVC/DIP SPACER PIPE INSTEAD OF ANCHOR PIPE. INSTALL BOTH SIDES OF TEE IF PRESSURE ALLOWS.
2. PVC/DIP SPACER PIPE SHALL BE A MINIMUM OF 30".

Colorado Springs Utilities It's how we're all connected	TEE CONNECTION TO HDPE MAIN USING HDPE FITTINGS AND/OR DUCTILE FITTINGS	A10-1 DATED 06/2015

TIE-IN DUCTILE FITTINGS

DENOTES HDPE FITTINGS



NOTES:

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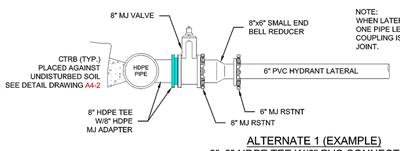
NOTES:

1. FLANGED FITTINGS TO BE APPROVED BY COLORADO SPRINGS UTILITIES. FOR 16" OR LARGER HDPE PIPE USE BUTTERFLY VALVES.
2. SEE DETAIL DRAWING A10-7 FOR WALL ANCHOR DETAIL.
3. SEE DETAIL DRAWING A4-8 FOR CONCRETE REVERSE ANCHOR DIMENSIONS AND SIZING.
4. WHEN CONNECTING AN MJ FITTING TO AN MJ FITTING, AN MJ KIT SHALL BE USED. THE MJ KIT CONSISTS OF A GASKET AND BOLTS (AND A RING IF NOT ON THE FITTING)

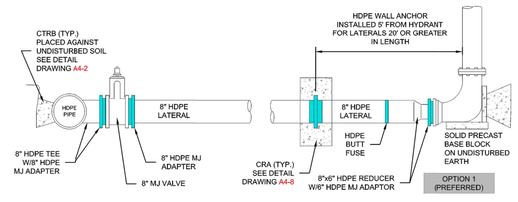
Colorado Springs Utilities It's how we're all connected	TEE CONNECTION FROM PVC/DIP MAIN TO HDPE USING DUCTILE FITTINGS	A10-2 DATED 03/2014

TYPICAL HDPE FIRE HYDRANT CONNECTION DETAILS

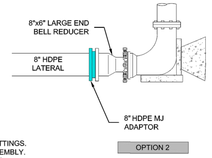


NOTE: WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH, A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.

ALTERNATE 1 (EXAMPLE)
8"x8" HDPE TEE W/6" PVC CONNECTION



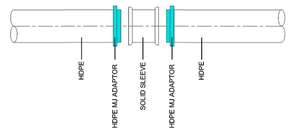
ALTERNATE 2 (EXAMPLE)
8" HDPE HYDRANT CONNECTION



NOTES: DENOTES HDPE FITTINGS

1. PIPE SIZES WILL VARY DUE TO SITE DESIGN.
2. MINIMUM SIZE FOR HDPE HYDRANT LATERAL IS 8".
3. VALVE BOX TO BE LOCATED OUTSIDE CURB PAN FOR VALVE AND VALVE BOX SETTINGS.
4. FIRE HYDRANT TO BE INSTALLED TO BURY LINE AS INDICATED ON HYDRANT ASSEMBLY.
5. GROUND LEVEL TEST BOX AND TRACER WIRE TO BE INSTALLED AND CONNECTED.
6. DEPTH OF BURY AS REQUIRED
7. NO OBSTRUCTIONS TO BE CONSTRUCTED IN FRONT OF THE FIRE HYDRANT.
8. SEE DETAIL DRAWING A5-1 FOR FIRE HYDRANT LOCATION.

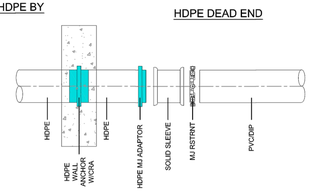
Colorado Springs Utilities It's how we're all connected	TYPICAL HDPE FIRE HYDRANT CONNECTION DETAIL	A10-9 DATED 06/2015



TRANSITION HDPE TO HDPE W/BREAK POINT

TRANSITION HDPE TO HDPE BY BUTT FUSION

HDPE DEAD END



TRANSITION HDPE TO OTHER PIPE MATERIAL

NOTES: DENOTES HDPE FITTINGS

1. FLANGED FITTINGS TO BE APPROVED BY COLORADO SPRINGS UTILITIES. FOR 16" OR LARGER HDPE PIPE USE BUTTERFLY VALVES.
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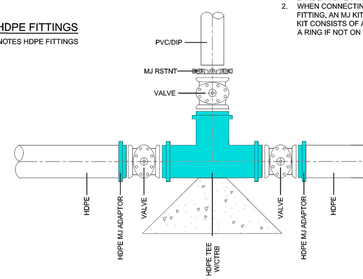
Colorado Springs Utilities It's how we're all connected	HDPE TRANSITION TO HDPE OR OTHER PIPE MATERIAL	A10-6 DATED 06/2015

TIE-IN HDPE FITTINGS

DENOTES HDPE FITTINGS



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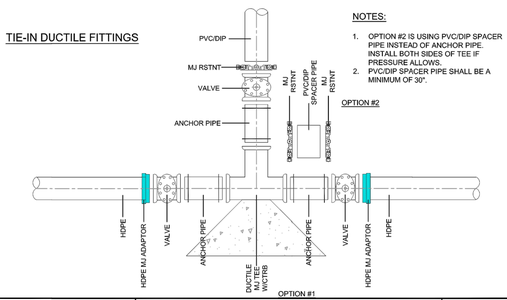

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2. PVC/DIP SPACER PIPE SHALL BE A MINIMUM OF 30".

Colorado Springs Utilities It's how we're all connected	HDPE MAIN TEE CONNECTION TO PVC/DIP USING HDPE FITTINGS AND/OR DUCTILE FITTINGS	A10-3 DATED 06/2015

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTUS
1528 CORONADO BEACH DR.
MONUMENT, CO 80132
JONATHAN JAMES
(303)748-7993
JWJAMES3@CLOUD.COM

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	06/16/22
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

THE HAVEN AT PARADISE

CITY OF WOODLAND PARK
DETAILS (CONT.)

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

6/17/22
DATE

MIKE A. BRAMLETT — 32314 — PROFESSIONAL ENGINEER — COLORADO

SHEET 22 OF 22

JOB NO. 25238.00

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ELEVATE! COLORADO
WOODLAND PARK
CITY ABOVE THE CLOUDS

April 24, 2019

SENT VIA EMAIL

Mr. William F. Brown, Jr
Ms. Andria Rodriquez
1012 South Copper Key Court
Gilbert, Arizona 85233

SUBJECT: Letter of Approval

Dear Ms. Rodriquez and Mr. Brown:

As you know, the City Council voted unanimously to approve *The Haven at Paradise Preliminary Plat* on April 4, 2019 to include their support for a variance. The variance is from §17.40.140 minimum width of right-of-way to allow for a 40' ROW with 30 foot front setbacks and subject to the following conditions:

1. Prior to certifying the Preliminary Plat, the following corrections shall be made:
   - Add a vicinity map and darken the scale, date and topo lines to make it illegible.
   - Add the adjoining land uses, road rights-of-way and subdivisions as shown on the preliminary utilities plan.
   - Add an index for all the attached sheets; grading, utilities, slope and driveways.
   - Add a location for the US Postal neighborhood box unit, complete with access.
   - Remove the setback dotted lines and replace with utility and drainage easements on each lot in compliance with §17.40.170 and minimum of 20'wide side yard easement between lots 6 and 7 and 12 and 13 for the water line loop.
   - Add the following comments to the 4-inch square box:
     - Tract A is reserved for stormwater detention and will be owned and maintained by the City
     - Tract B is reserved for private open space and will be owned and maintained by the Homeowners Association unless the developer decides to dedicate the open space to the City at the time of Final Plat review and approval
     - Add a note stating the total area of public streets of 72,214 SF or 1.657 acres
     - Add note regarding condition #2 concerning the variance and 30'front setbacks
     - Add a note regarding condition #5 concerning the water line loop to be completed in the first phase of development
2. Please revise the Letter of Intent to include the need for a ROW variance for a 40' ROW width with 30 front setbacks versus 50' ROW width.
3. Fees in lieu of park land in the amount of $46,416 (24 lots x $1,934 or in the amount of the adjusted annual park capital fee) shall be paid prior to recording the Final Plat with the stipulation that these park fees are used to develop Chimney Park or other recreational amenities in Paradise Estates or Thunderbird Subdivisions.
4. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and implementation by the developer prior to Final Plat approval by City Council.

5. Complete the water line loop from Red Haven to Blue Haven cul-de-sac during the first phase.

Lastly, the City Council wants to encourage Mr. Brown to consider dedicating the 12.13 acre open space tract to the City in the future. Council members expressed concerns about the capability of a Home Owners Association to manage and maintain this public space.

Please make the necessary revisions to the Preliminary Plat with the index listing the Preliminary Grading Plan, Preliminary Utilities Plan, Slope Analysis and Driveway Exhibit. We are looking forward to review of your construction drawings which will require approval before issuance of a City Grading Permit, State Erosion and Sediment Control permit and infrastructure Zoning Development Permit (ZDP).

Sincerely,

Sally Riley

Sally Riley, AICP, Planning Director
City of Woodland Park

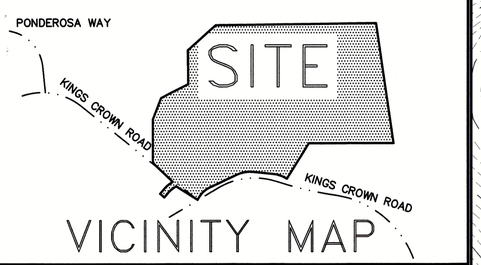
Cc: Mike Bramlett, PE, JR Engineering
Chris Thompson, PLS, Rocky Mountain Land Services

PRELIMINARY PLAT

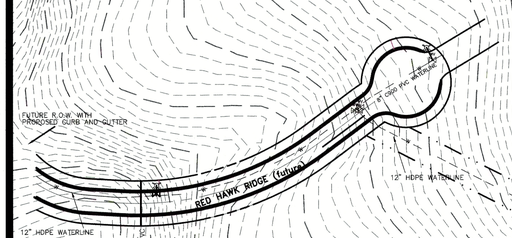
THE HAVEN AT PARADISE

WOODLAND PARK, TELLER COUNTY, COLORADO

SUB 19-001 (# 19010018)



VICINITY MAP



OWNER:
PARADISE ESTATES, INC.
P.O. BOX 6566
WOODLAND PARK, CO 80833

ENGINEER
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719-593-2593

DEVELOPER:
WILLIAM F. BROWN, JR.
WOODLAND PARK, CO 80833

SURVEYOR:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

SHEET INDEX

SHEET 1	PRELIMINARY PLAT
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	SLOPE ANALYSIS
SHEET 5	SNOW STORAGE EXHIBIT (LOTS 3–7)
SHEET 6	SNOW STORAGE EXHIBIT (LOTS 13–17)
SHEET 7	DRIVEWAY EXHIBIT (LOTS 13–17)

C1=	L=57.63' R=200.00 C.A.=16°30'38" ChB=S48°44'41"W
C2=	L=32.37' R=200.00 C.A.=9°16'20" ChB=S61°38'10"W
C3=	L=219.23' R=100.00 C.A.=125°36'32" ChB=N03°28'04"E
C4=	L=163.97' R=100.00 C.A.=93°56'53" ChB=S12°21'46"E
C5=	L=55.59' R=100.00 C.A.=31°51'05" ChB=S17°04'27"E

0' 80' 160'

SCALE: 1" = 80'
JOB NO. 39111
DECEMBER 11, 2020

UNPLATTED NATIONAL FOREST SERVICE

UNPLATTED PARADISE ESTATES, INC.

UNPLATTED CITY OF WOODLAND PARK

UNPLATTED

TRACT B
OPEN SPACE
12.13 ACRES

TRACT A
15,028 sf

RED HAVEN PLACE

BLUE HAVEN PLACE

KINGS CROWN ROAD (60' PUBLIC R.O.W.)

POSTAL BOX UNITS SEE SHEET 3

20' utility/ drainage easement

waterline easement

LOT 1, PARADISE HOMES FILING NO. 2 DEBORAH L. ASHLEY

LOT 2, PARADISE ESTATES FILING NO. 5 NORMAN R. BROWN

LOT 3, PARADISE ESTATES FILING NO. 4 MICHAEL F. BUCHER

LOT 4, PARADISE ESTATES FILING NO. 4 ROBERT F. MULL

LOT 5, PARADISE ESTATES FILING NO. 5 LAURA E. WYLLIE

LOT 6, PARADISE ESTATES FILING NO. 5 DONNA L. GET

LOT 7, PARADISE ESTATES FILING NO. 4 CHARLES L. WILLIAMS

LOT 8, PARADISE ESTATES FILING NO. 4 MICHAEL T. WIESBROOK

LOT 2, PARADISE ESTATES FILING NO. 4 KEITH METER

LOT 1, PARADISE ESTATES FILING NO. 5 JOHN C. HOERSCHER

LOT 2, PARADISE ESTATES FILING NO. 5 BARRETT CRITES

p.o.b.

APPROVAL BY THE CITY OF WOODLAND PARK PLANNING DEPARTMENT:

APPROVED BY THE PLANNING DEPARTMENT FOR THE CITY OF WOODLAND PARK, COLORADO THIS 5th DAY OF January 2021.

Sally Riley
Approved by City Council on April 4, 2019

ATTEST: 01-05-2021

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK H AT PAGE 43–44 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE N 84° 59' 13" E, A DISTANCE OF 207.97 FEET; (2) THENCE N 77° 02' 25" E, A DISTANCE OF 349.95 FEET; (3) THENCE S 90° 00' 00" E, A DISTANCE OF 87.58 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE S 81° 34' 04" E, A DISTANCE OF 151.25 FEET; (2) THENCE S 88° 20' 39" E, A DISTANCE OF 233.85 FEET; (3) THENCE S 75° 00' 00" E, A DISTANCE OF 350.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS; THENCE N 90° 00' 00" E ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 190.00 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID COUNTY RECORDS AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES: (1) THENCE S 00° 00' 00" W, A DISTANCE OF 300.00 FEET; (2) THENCE S 46° 28' 02" E, A DISTANCE OF 188.61 FEET; (3) THENCE S 57° 00' 00" W, A DISTANCE OF 30.00 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 66.05 FEET), AN ARC LENGTH OF 66.28 FEET; (5) THENCE S 40° 29' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF KINGS CROWN ROAD; THENCE S 49° 30' 38" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING FOUR COURSES: (1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 48.82 FEET), AN ARC LENGTH OF 48.99 FEET; (3) THENCE N 57° 00' 00" E, A DISTANCE OF 40.00 FEET; (4) THENCE S 57° 51' 17" E, A DISTANCE OF 170.62 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 5 AS RECORDED UNDER RECEPTION NUMBER 326400 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING SIX COURSES: (1) THENCE N 31° 00' 00" E, A DISTANCE OF 21.96 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 00' 00", (THE LONG CHORD OF WHICH BEARS N 48° 00' 00" E, A LONG CHORD DISTANCE OF 105.25 FEET), AN ARC LENGTH OF 106.81 FEET; (3) THENCE N 65° 00' 00" E, A DISTANCE OF 212.59 FEET; (4) THENCE EASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 00' 00", (THE LONG CHORD OF WHICH BEARS N 80° 30' 00" E, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET; (5) THENCE S 84° 00' 00" E, A DISTANCE OF 142.16 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 00' 00", (THE LONG CHORD OF WHICH BEARS S 71° 00' 00" E, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 104.37 FEET; THENCE N 32° 00' 00" E, A DISTANCE OF 300.00 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 609.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE N 08° 16' 56" W ALONG SAID EAST LINE, A DISTANCE OF 869.40 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE–HALF OF THE SOUTHEAST ONE–QUARTER (S1/2 SE1/4) OF SAID SECTION 19; THENCE S 89° 14' 48" W ALONG THE NORTH LINE OF SAID S1/2 SE1/4, A DISTANCE OF 1,155.79 FEET; THENCE S 48° 16' 53" W, A DISTANCE OF 267.52 FEET; THENCE S 00° 39' 27" E, A DISTANCE OF 243.82 FEET; THENCE S 63° 17' 22" W, A DISTANCE OF 219.38 FEET; THENCE S 21° 08' 20" W, A DISTANCE OF 132.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.78 ACRES, MORE OR LESS.

CITY COMMENTS

1.) TRACT A IS RESERVED FOR STORMWATER DETENTION AND WILL BE OWNED AND MAINTAINED BY THE CITY OF WOODLAND PARK.

2.) TRACT B IS RESERVED FOR PRIVATE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, UNLESS THE DEVELPER DECIDES TO DEDICATE THE OPEN SPACE TO THE CITY AT THE TIME OF FINAL PLAT REVIEW AND APPROVAL.

3.) THE TOTAL AREA OF THE PUBLIC RIGHT OF WAY IS 72,214 SQUARE FEET OR 1.657 ACRES.

4.) A VARIANCE IS APPROVED TO ALLOW FOR A 40' R.O.W. WITH A 30' FRONT YARD SETBACK VERSUS A 50' R.O.W.

5.) THE ENTIRE WATER SYSTEM IS TO BE INSTALLED WITH THE FIRST FILING.

received 1/4/2021

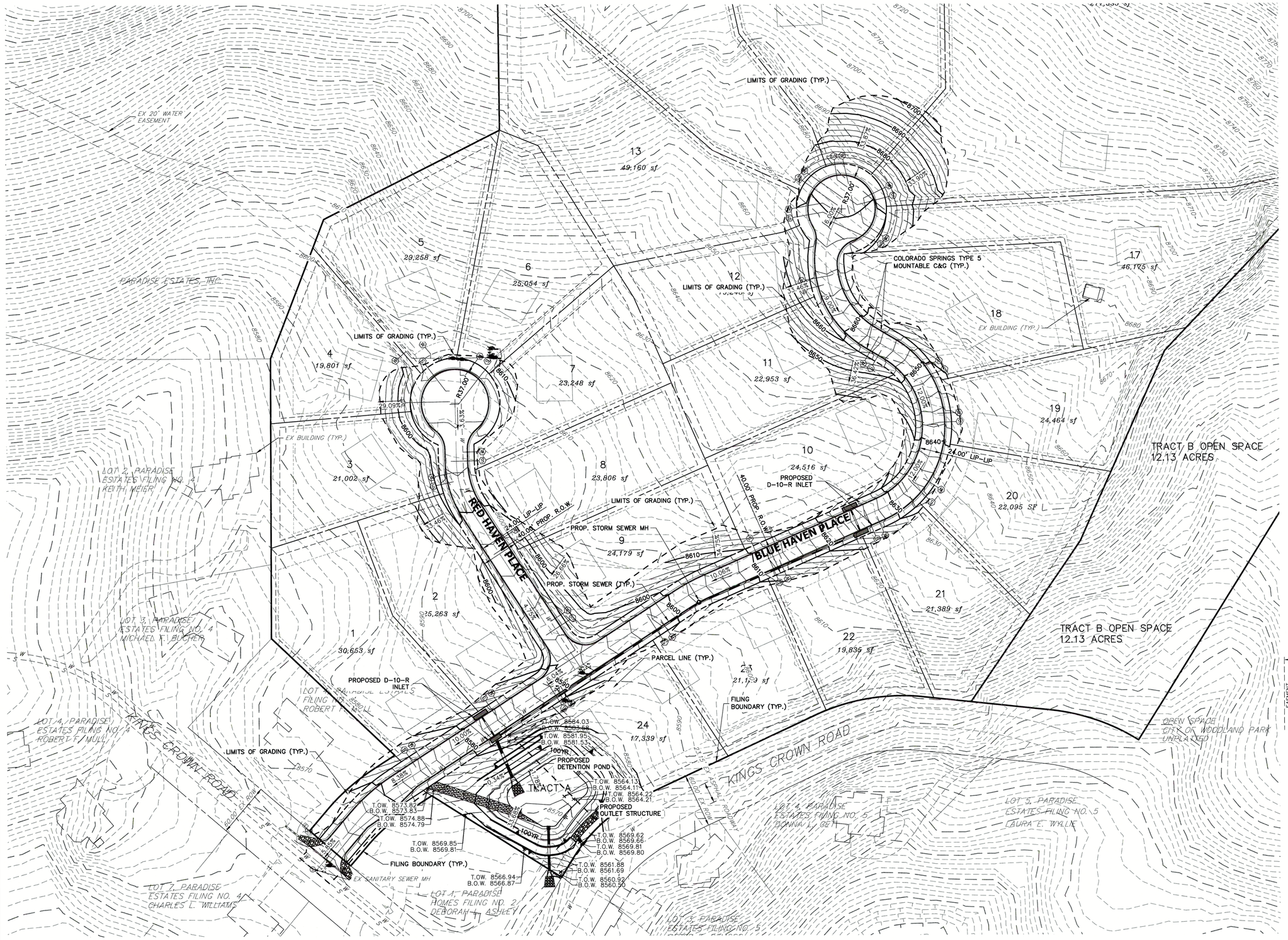
SHEET 1 of 7

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

THE HAVEN AT PARADISE

PRELIMINARY GRADING PLAN

SUB 19-001 (#19010018)



50 25 0 50 100

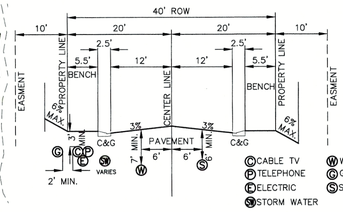
ORIGINAL SCALE: 1" = 50'

LEGEND

- CONCRETE CURB & GUTTER
- 5000 EXISTING CONTOUR
- 5000 PROPOSED CONTOUR
- PROPOSED SETBACK
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- TOW / BOW — TOP OF WALL / BOTTOM OF WALL
- 60XX.XX — PROPOSED SPOT ELEVATION

2000 SF BUILDING PAD

N.T.S.



40' ROW STREET SECTION

N.T.S.

25131.01
THE HAVEN AT PARADISE
PRELIMINARY GRADING PLAN
12/11/2020
SHEET 2 OF 7

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

THE HAVEN AT PARADISE

PRELIMINARY UTILITY PLAN

SUB 19-001 (# 19010018)

EXISTING 8" WATER LINE IN 20' ESMT

PARADISE ESTATES, INC.

10.00' SIDE LOT EASEMENTS (5' EACH SIDE OF PARCEL LINE)

13
ASSUMED HOUSE LOCATION (TYP.)
49,160 sf

PR 4' DIA. SANITARY SEWER MANHOLE (TYP.)

PROPOSED FIRE HYDRANT

20.00' POTABLE WATER EASEMENT (ENLARGED SIDE LOT EASEMENTS)

10.00' BACK LOT EASEMENT

17
46,175 sf

5
29,258 sf

6
25,054 sf

DEMO EX. WATER LINE FROM TEE TO EX. FH

20.00' EX WATER EASEMENT

12
19,248 sf

10.00' FRONT LOT EASEMENT

18
32,104 sf

PR 8" WATER LINE (TYP.)

RELOCATE EXISTING FIRE HYDRANT

4
19,801 sf

PR SANITARY SEWER MANHOLE (TYP.)

7
23,248 sf

11
22,953 sf

CONNECT TO EX. WATER

10.00' FRONT LOT EASEMENT

19
24,464 sf

PR 8" SANITARY SEWER (TYP.)

PROPOSED FIRE HYDRANT

LOT 2, PARADISE ESTATES FILING NO. 4 KEITH MEIER

3
21,002 sf

PROPOSED CURB & GUTTER

8
23,806 sf

10
24,516 sf

PROPOSED D-10-R INLET

20
22,095 SF

10.00' BACK LOT EASEMENT

24.00' LIP-LIP
40.00' PROP. R.O.W.

RED HAVEN PLACE

BLUE HAVEN PLACE

EXISTING 8" WATER LINE

9
24,179 sf

PROPOSED STORM MH

10.00' BACK LOT EASEMENT

10.00' FRONT LOT EASEMENT

2
25,263 sf

PROPOSED 18" STORM PIPE

10.00' SIDE LOT EASEMENTS (5' EACH SIDE OF PARCEL LINE)

21
21,389 sf

LOT 3, PARADISE ESTATES FILING NO. 4 MICHAEL F. BUCHER

1
30,653 sf

PR SANITARY SEWER MANHOLE (TYP.)

22
19,835 sf

CONNECT TO EX. WATER

TRACT B OPEN SPACE
12.13 ACRES

23
21,129 sf

RELOCATE EXISTING FIRE HYDRANT TO PROPERTY LINE

17,339 sf

PARCEL LINE (TYP.)

LOT 4, PARADISE ESTATES FILING NO. 4 ROBERT F. MULL

KINGS CROWN ROAD

PROPOSED D-10-R INLET

5' WIDENING (PULL OFF AREA)
5:1 TAPER RATIO (25' LENGTH)

100YR

TRACT A

PROPOSED DETENTION POND

23.15' EX ASPHALT ROADWAY

60.00' EX ROW

20.00'

PROPOSED OUTLET STRUCTURE

KINGS CROWN ROAD

LOT 4, PARADISE ESTATES FILING NO. 5 DONNA L. GET

LOT 5, PARADISE ESTATES FILING NO. 5 LAURA E. WYLLIE

PROPOSED MAIL KIOSK ON 6'X8' CONCRETE PAD

EXISTING 8" WATER LINE

CONNECT TO EXISTING SANITARY SEWER MANHOLE

PROPOSED 18" STORM CULVERT

LOT 1, PARADISE HOMES FILING NO. 2 DEBORAH L. ASHLEY

LOT 7, PARADISE ESTATES FILING NO. 4 CHARLES L. WILLIAMS

EXISTING 8" SANITARY SEWER LINE

LOT 3, PARADISE ESTATES FILING NO. 5 PETER E. DEMOSS

LOT 2, PARADISE ESTATES FILING NO. 5 NORMAN R. BROWN

LOT 8, PARADISE ESTATES FILING NO. 4 MICHAEL T. WIESBROOK

EXISTING CULVERT

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

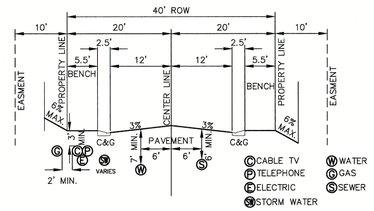
LEGEND

- BOUNDARY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- CENTERLINE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CURB & GUTTER
- EXISTING ASPHALT
- EXISTING DRIVEWAY
- EXISTING BUILDING

NOTE

JR ENGINEERING WILL MODEL WATER PRESSURE ONCE PROVIDED FIRE HYDRANT FLOW TEST.

50'
40'
2000 SF BUILDING PAD
N.T.S.



40' ROW STREET SECTION
N.T.S.

25131.01
THE HAVEN AT PARADISE
PRELIMINARY UTILITY PLAN
12/11/2020
SHEET 3 OF 7

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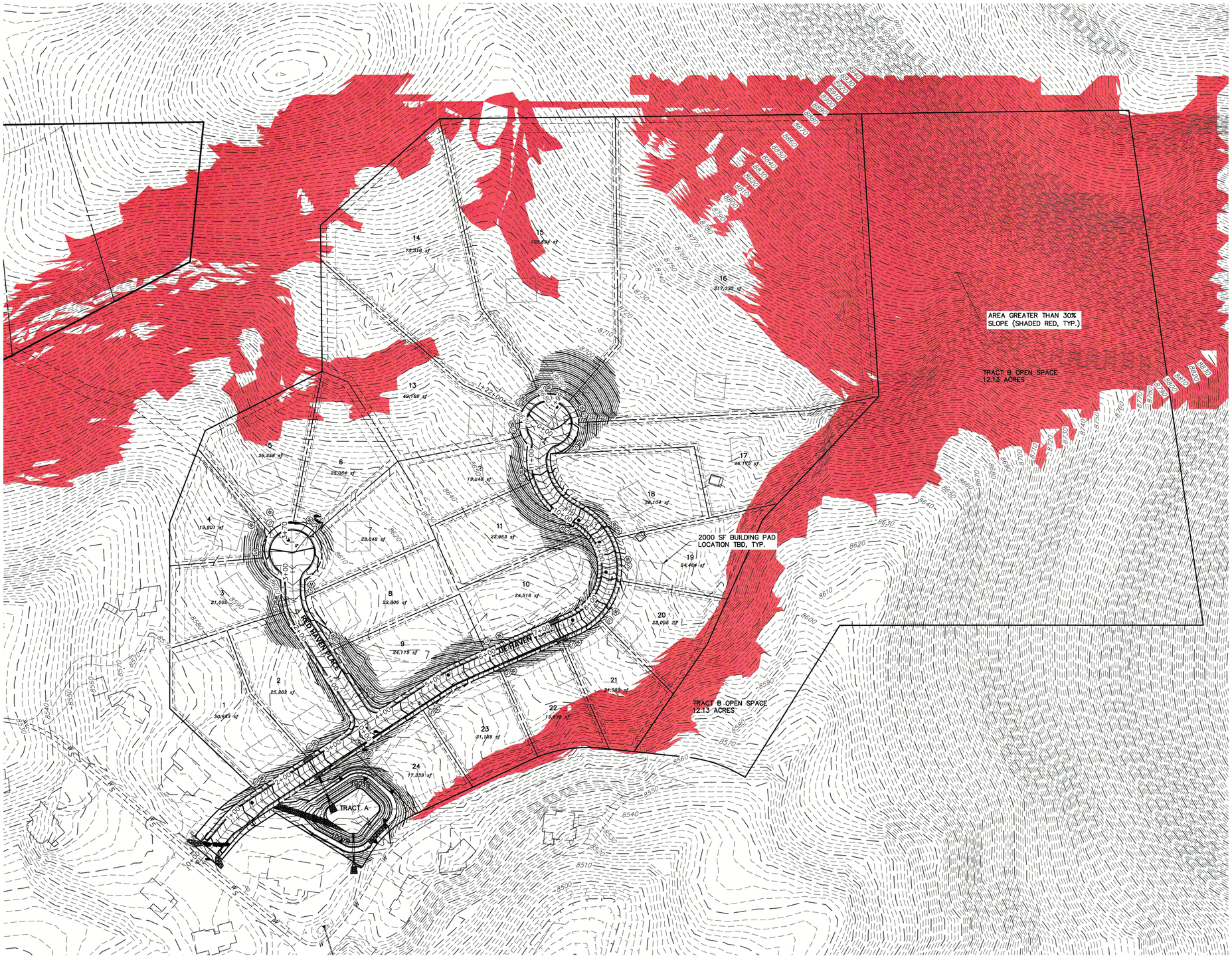
THE HAVEN AT PARADISE

SLOPE EXHIBIT

SUB 19-001 (#19010018)



N

80 40 0 80 160

ORIGINAL SCALE: 1" = 80'

2000 SF BUILDING PAD

N.T.S.

811 Know what's **below.** **Call** before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
WILL BROWN
1012 S COPPER KEY COURT
GILBERT, AZ 85233
(480) 265-7129

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=80'	DESIGNED BY	MAB
V-SCALE	N/A	DRAWN BY	TAW
DATE	12/11/20	CHECKED BY	

THE HAVEN AT PARADISE

SLOPE EXHIBIT

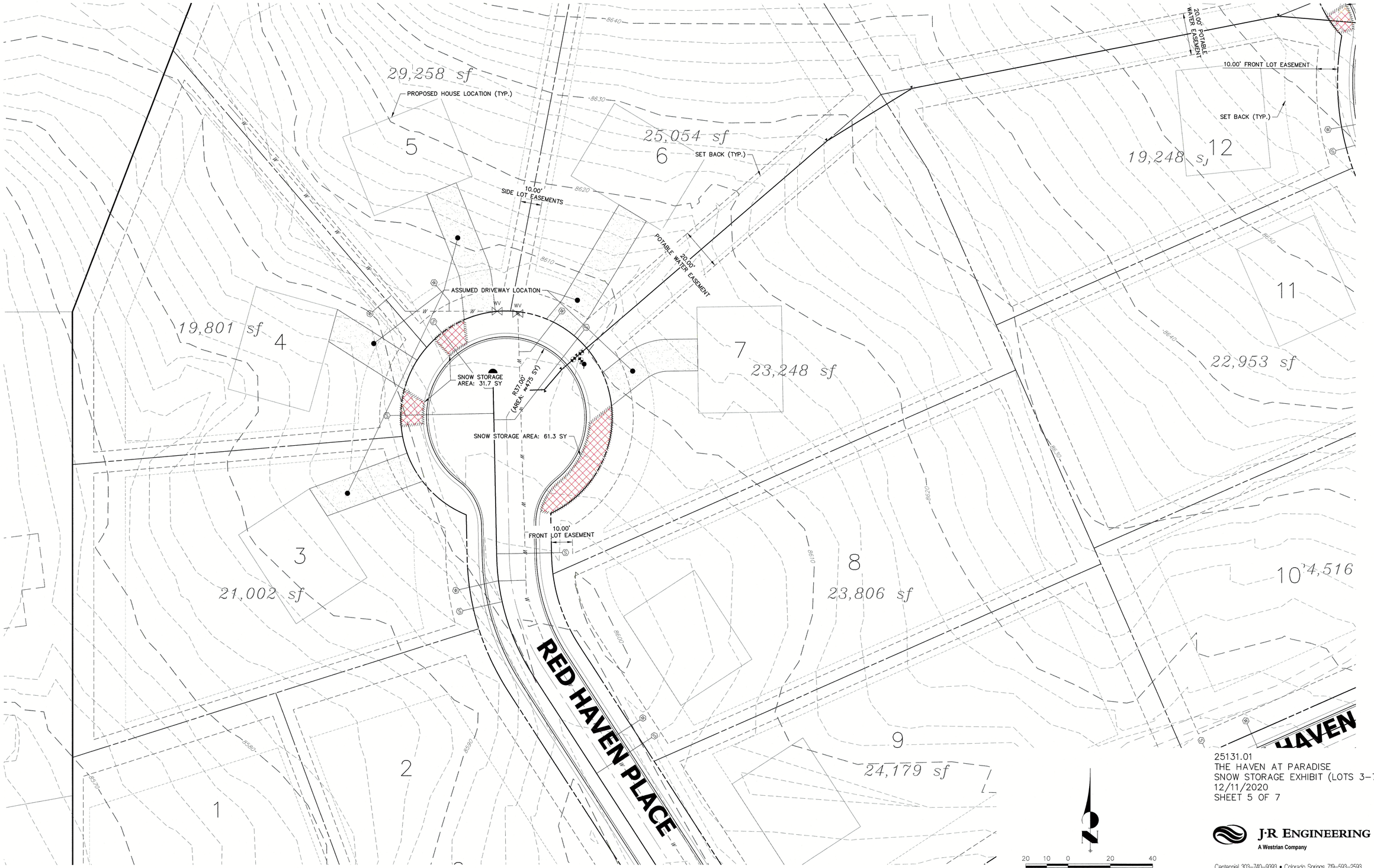
SHEET 4 OF 7

JOB NO. 25131.01

THE HAVEN AT PARADISE

SNOW STORAGE EXHIBIT (LOTS 3-7)

SUB19-001 (# 19010018)



20 10 0 20 40

ORIGINAL SCALE: 1" = 20'

25131.01
THE HAVEN AT PARADISE
SNOW STORAGE EXHIBIT (LOTS 3-7)
12/11/2020
SHEET 5 OF 7

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THE HAVEN AT PARADISE

SNOW STORAGE EXHIBIT (LOTS 13-17)

SUB 19-001 (# 19010018)

PROPOSED HOUSE LOCATION

ASSUMED BUILDING PAD ELEVATION: 8704.00

14

15.00'

20.00'

15.00'

232.85'

15% MAX SLOPE

PROPOSED HOUSE LOCATION (TYP.)

15

ASSUMED BUILDING PAD ELEVATION: 8700.00

20.00'

15.00'

15.00'

R50.00'

16.5% MAX SLOPE

DRIVE ℄ LENGTH = 178.86

R25.00'

ASSUMED DRIVEWAY TIE IN ELEVATION: 8671.43

ASSUMED DRIVEWAY TIE IN ELEVATION: 8671.08

ASSUMED DRIVEWAY TIE IN ELEVATION: 8670.05

49,160 sf

ASSUMED BUILDING PAD ELEVATION: 8660.00

13

SNOW STORAGE AREA: 39.7 SY

R37.00' (AREA: 4425 SY)

SNOW STORAGE AREA: 53.3 SY

20.00' ROTABLE WATER EASEMENT

10.00' FRONT LOT EASEMENT

SET BACK (TYP.)

19,248 sf

12

ASSUMED DRIVEWAY TIE IN ELEVATION: 8670.74

ASSUMED DRIVEWAY TIE IN ELEVATION: 8669.77

10.00' SIDE LOT EASEMENTS

PARCEL LINE (TYP.)

BUILDING SETBACK (TYP.)

217,335 sf

DRIVE ℄ LENGTH = 274.08

R25.00'

R25.00'

R25.00'

15.00'

20.00'

16.5% MAX SLOPE

PROPOSED HOUSE LOCATION

16

ASSUMED BUILDING PAD ELEVATION: 8714.00

DRIVE ℄ LENGTH = 264.78

10.0% MAX SLOPE

15.00'

20.00'

15.00'

17

ASSUMED BUILDING PAD ELEVATION: 8695.00

PROPOSED HOUSE LOCATION

46,175 sf

ASSUMED BUILDING PAD ELEVATION: 8670.00

18

32,104 sf

8650 8660 8670 8680 8690 8700 8710 8720 8730 8740

N

20 10 0 20 40

ORIGINAL SCALE: 1" = 20'

25131.01
THE HAVEN AT PARADISE
SNOW STORAGE EXHIBIT (LOTS 13-17)
12/11/2020
SHEET 6 OF 7

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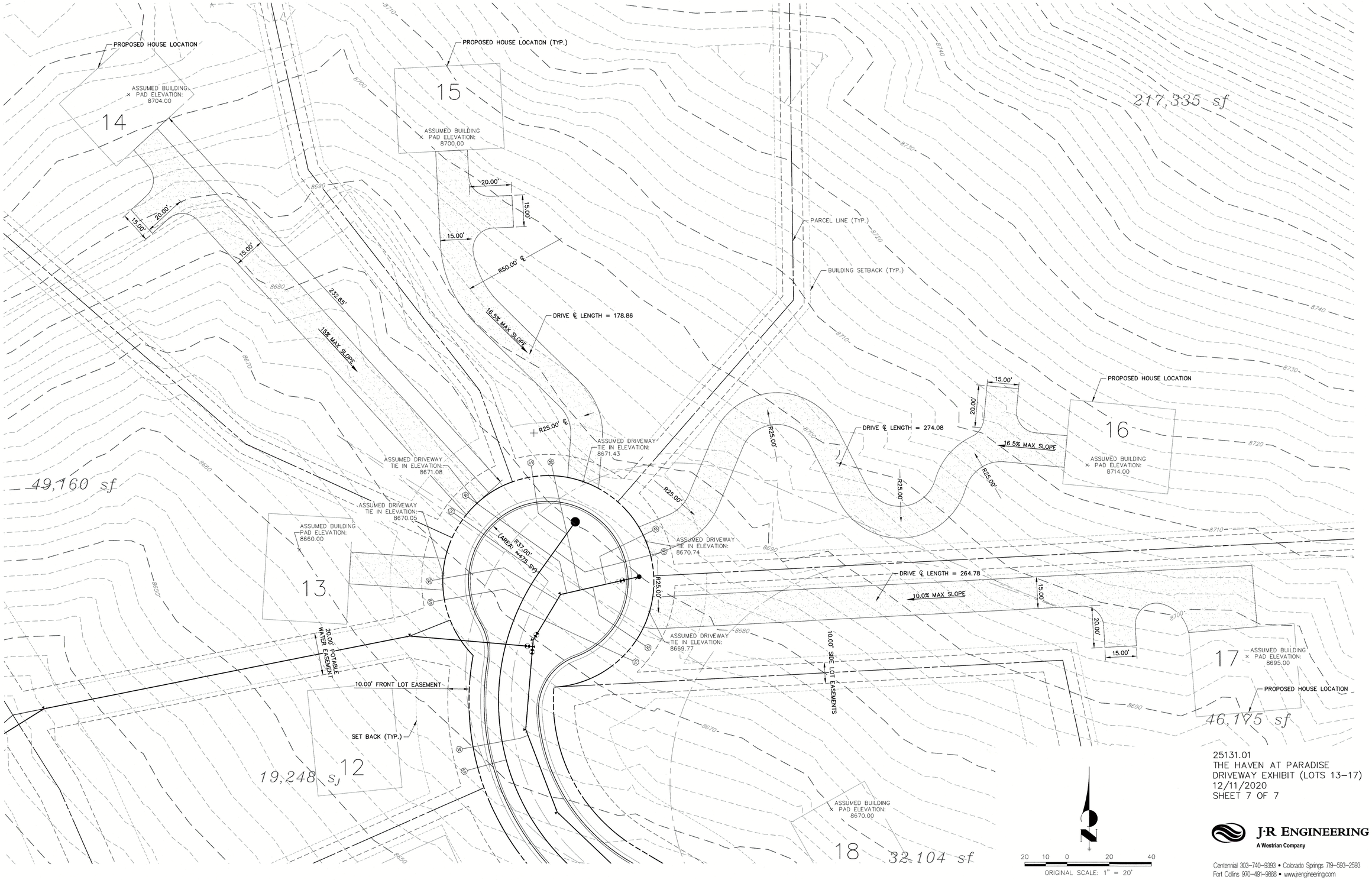
THE HAVEN AT PARADISE
DRIVEWAY EXHIBIT (LOTS 13-17)

SUB 19-001 (#19010018)



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THE HAVEN AT PARADISE
DRIVEWAY EXHIBIT (LOTS 13-17)
12/11/2020
SHEET 7 OF 7

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SLOPE ANALYSIS – TOP OF PARADISE

BALANCE OF THUNDERBIRD ESTATES // PARADISE ESTATES
WOODLAND PARK, TELLER COUNTY, COLORADO

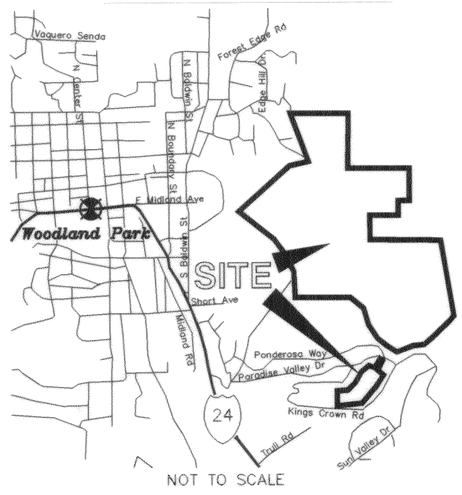
MASTER PLAN

FOREST EDGE PARK FOURTH ADDITION
FOREST EDGE PARK FIRST FILING
WOODLAND PARK HIGH SCHOOL
THUNDERBIRD ESTATES
PARADISE ESTATES FILING NO. 9
PARADISE ESTATES FILING NO. 8
PARADISE ESTATES FILING NO. 1
PARADISE ESTATES FILING NO. 3
PARADISE ESTATES FILING NO. 4
PARADISE ESTATES FILING NO. 7
PROPOSED PARADISE EST. FILING NO. 10 (PER PARADISE ESTATES NO. 7 PRELIMINARY PLAT)
NATIONAL FOREST
PARK SITE
30' WIDE TRACT D
30' WIDE TRACT B
30' WIDE TRACT C
30' WIDE TRACT F
30' WIDE TRACT E
30' WIDE TRACT T
TRACT A
30' WIDE EASEMENT FOR UTILITIES
COMMON ACCESS FOR TANK SITE, LOT 35 & NATIONAL FOREST
20' DRAINAGE EASEMENTS
BOBCAT COURT
THUNDER RIDGE
RAVEN CREST DRIVE
MAJESTIC PARKWAY
RED HAWK RIDGE DRIVE
PEREGRINE COURT
EAGLET COURT
HAWKLET COURT
RAPTURE COURT
AUTUMN PLACE
SUMMER COURT
SKYLINE DRIVE
PROSPECT
PILE
SCHOOL
TANK SITE
HEAVY TIMBER

Legend:

- < 30%
- 30% - 40%
- > 40%

VICINITY MAP



NOT TO SCALE

TRUE

0' 200' 400'

SCALE: 1" = 200'
JOB NO.: 98011
JUNE 16, 1999

ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO
719-630-0559