



**PUBLIC NOTICE
PLANNING COMMISSION AGENDA
Thursday, March 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:** February 9, 2023
- 4. PUBLIC HEARINGS**

A. 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) **Rescheduled from February 9, 2023.**

B. SUB2022-06 Stone Ridge Village Filing No. 5 Final Plat: A request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator) to approve a major subdivision of 7.95 acres platted into 18 lots with easements and road rights-of-way in the Stone Ridge Village Planned Unit Development (PUD), situated west of the existing intersection of Firestone Drive and Stone Ridge Drive located in the S1/2 of the NE1/4 of Section 14, Township 12 South, Range 69 West of the 6th P.M. in the City of Woodland Park, Teller County, Colorado. (QJ)

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

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for February 9, 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
	Senior Planner C.J. Gates
	Planner II David Burgess
	Permit Technician Amy Wolin

2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** The January 12, 2023 minutes were approved with the strike of the attachment, as the requested attachment, the proposed Ordinance, was part of the packet sent to the Planning Commission which is a permanent record; all members voted aye.

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 B24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) in the Public/Semi-Public Lands (P/SPL) zone. (QJ)

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

Senior Planner Gates presented the staff report. A temporary “Cell on Wheels” (COW) Temporary Use Permit (TUP), issued in August 2022 to support the Salute to Veterans Bike Rally, and was extended to December 31, 2022. This SUP application proposed to replace the COW TUP with a LITE Site SUP. The site plan shows the project complies with City standards except for the proposed above-ground power lines.

Mr. Gates noted that the final staff recommendation presented includes conditions that have been revised from those that appear in the staff report. As such, Staff recommends 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.

Commissioners clarified with staff that towers of this size are addressed under the SUP section of the Municipal Code, the use is permitted in the P/SPL zone, and the LITE site will occupy three parking spaces near the Woodland Park Senior Center.

Kelly Harrison, representing Verizon Wireless (VZW), of 1917 Lowell Blvd., Denver, CO 80204, gave the applicant's presentation. The proposed LITE site will provide temporary service while VZW applies to build a permanent 60' tower at the Woodland Aquatic Center, a case the Planning Commission will hear on March 9th. The LITE site is 60' tall, has an area slightly smaller than the COW, would be surrounded by a chain link fence, and requires power. The applicant requests striking Condition #4 because the City specification of burying cables would require VZW to have to go through a full NEPA process, which may delay deployment by four to six months. Typically temporary sites are deployed quickly and do not require underground cables.

Commissioners confirmed that VZW learned of the City requirement of burying the cables in the first review of the application. Matt Fleck, (applicant representative) via Zoom made the case for supplying power via overhead power lines to save time and money. Commissioners asked about the need for the LITE site to upgrade service in Woodland Park, how the temporary site is powered, and the duration of "temporary."

Chair Hartsfield opened the public comment period.

Pete Hitchcock, owner of Lots 5-8, Block 13-B, Lake Addition, questioned the definition of "temporary" as the LITE site may operate for up to two years, and thinks the Municipal Code is lacking specifics for cell towers. The proposed site abuts the Urban Residential (UR) zone, where cell towers are not a defined use. Like the COW, the LITE site would significantly alter views. He requested denial or tabling because he believes the City is vulnerable without a clear cell tower code, this could set a precedent for more temporary towers, and the lack of a defined end date.

Seeing no other speakers, Chair Hartsfield closed the public comment period.

Commissioners discussed: why other sites (Ute Pass Cultural Center or Woodland Aquatic Center) are not suitable; the use of a generator for back-up power; more

screening by adding slats to the chain-link fence; and changing the expiration date to December 2024. Any application extension would be reviewed by the same process as the initial permit which includes hearing by the Planning Commission and City Council.

MOTION: Commissioner Brown motioned and Commissioner Kennedy seconded to recommend to City Council the 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).
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 facility and all associated utilities must comply with City specifications.
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 except for emergency or backup use.
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 shall expire December 31, 2024. Should an extension be desired, the applicant must apply for an extension that will be processed per MC §18.61.050.
9. Fencing satisfactory to the City shall provide opaque screening of the installation.

YES: Larsen, Nielsen, Brown, Hartsfield, Harvey, Kennedy

NO: None

Motion PASSES 6 - 0.

This case will go before City Council for a 1st Reading on March 2nd, 2023 and a Public Hearing on March 16th, 2023.

- 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)

For the record, Director Schminke noted that to prevent a conflict of interest, this application was only reviewed in-house because Baseline Engineering, the applicant's engineer, is also a City planning consultant.

Senior Planner Gates presented the staff report including the location and zoning history. The applicant would like to change the PUD's language to allow for an express-style car wash, and thus add this use to Lot 4 of the Wal-Mart PUD. He went over the staff analysis in MC 18.30, noted all notification requirements were met. He concluded with the staff recommendation that the Planning Commission move to recommend City Council approve 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.

Commissioners clarified the private access drive on the submitted plan is actually a 35' Public Access And Utility Easement. City Utilities have commented on the water and wastewater plans. The PUD also calls for a "mountain-rustic" aesthetic for the buildings constructed within the PUD. This amendment would not change the uses allowed for Lots 3 & 5, which include less vehicle-centric uses. As part of an administrative site plan review process, the City and CDOT will likely require improvements to accommodate any additional development in this area.

Tez Hawkins of Baseline Engineering gave the applicant's presentation. He emphasized that this proposal is for an additional use to be added to Lot 4 of the PUD, and is a less intense use than a quick service restaurant. The car wash will have a water recycling system that recycles 70 – 81% of the water used. CDOT's comments were received today, and they will be analyzed and incorporated. He introduced Alan Kerchoff (applicant representative), via Zoom who also emphasized the water recycling technology.

Chair Hartsfield opened and closed the public comment period with no comments.

Chair Hartsfield opened the Planning Commission discussion. The issue is a modification of the PUD, and the SPR is an administrative review. The concerns are traffic intensity, allowed uses on different lots, the original intent of the PUD, and aesthetics. Director Schminke added that this is not a change of the use, it's adding a use so that the lot can be developed as a restaurant or a car wash.

MOTION: Commissioner Larsen moved and Commissioner Harvey seconded to recommend approval of the Wal-Mart PUD Amendment to reflect an additional use of an automated car wash to "eating/drinking place, Eat-in and Drive-through" on Lot 4 of the Wal-Mart Center and amend Building and Parking data subject to the three conditions found in the staff report.

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.

YES: Harvey, Kennedy, Larsen, Nielsen, Hartsfield, Brown

NO: None

Motion PASSES 6 - 0.

This case will be heard by City Council for a 1st Reading on March 2, 2023 and for a Public Hearing on March 16th, 2023.

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)

Before Senior Planner Gates gave the Staff Report, Commissioner Larsen noted there is additional correspondence related to this application on the Planning Commissioners' desks. He added that he has worked with all three entities involved in this application but believes that there is no conflict of interest and that he can make a fair decision. Planning Director Schminke confirmed that Commissioner Larsen had done due diligence in making this decision.

Senior Planner Gates gave the Staff Report and recapped this history of this various subdivisions in the area. This Final Plat proposes 24 lots on 35.77 acres. Two extensions have previously been granted for the Preliminary Plat. "Tract B Open Space" is now proposed as Lot 25 and intended for residential use. Open space requirements are met, park fees have been paid, the infrastructure and grading ZDP's were issued on June 27, 2022. He then gave the Staff Analysis and concluded with a recommendation that Planning Commission move to recommend the City Council 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.

Chair Hartsfield asked if the Planning Commission had any questions of staff.

Vice-Chair Brown confirmed that all the lots have a 40' frontage, thus a variance is not needed. Commissioner Harvey expressed confusion about Tract B turning into Lot 25, as the Preliminary Plat showed Tract B as private open space for residents in that development. It now appears to be one 12-acre single-family lot. Commissioner Larsen questioned if at the preliminary plat, any discussion was had about opening this tract up to the public by way of an easement to the City. Senior Planner Gates informed the Planning Commission that since February 2019, the USDA (US Forest Service) does not want any additional trail connections from this area. Vice-Chair Brown suggested that the City take over access.

Frankie Valenzuela of Ventus LLC, 9477 Brook Lane, Lone Tree, CO 80214, introduced himself as the owner-applicant. He clarified that Lot 25 would be difficult to build on, would be owned by the HOA as a clubhouse, and not developed as a residential lot. Commissioner Larsen recalled that in 1999, Tract B was to be dedicated to the City. Vice-Chair Brown acknowledged that the popular social trails east of this property were closed. The proposed Lot 25 will not have utility service lines, and is not for sale; the owner of Lot 17 (Ventus LLC) wants it. Commissioner Larsen took issue with platting an unbuildable, unaccessible lot. Mr. Valenzuela then suggested that the owner would build on Lots 17 and 25.

Commissioner Larsen asked about the standards for a final plat in terms of park capital fees and land dedication. He was unsure if this final plat is consistent with the preliminary plat, which labels Lot 25 as Tract B open space, and thus if the preliminary plat would have to be amended. Director Schminke clarified that because of other land dedications, some flexibility exists that would possibly allow a final plat with a residential use on Lot 25 with no restrictions.

Vice-Chair Brown accused the applicant of a bait-and-switch: the preliminary plat was approved with Tract B as being open space and 20 lots (not 24), and stated that the PRAB needs to review this change. Commissioner Kennedy counterpointed that Lot 25 is difficult to develop and the USFS still does not want an access point to the national forest from this property. Commissioner Harvey was on the City Council at the time of the preliminary plat, suggested that Lot 25 be left as open space or deeded over to the City for the City to maintain, and concurred that this is a major change to the preliminary plat. Mr. Valenzuela countered that the Final Plat meets the code and the developer has the option to pay park fees.

Chair Hartsfield opened the public comment.

Mrs. Brown, handed out a map and said that Lot 25 as a residential lot was not in the original plan. This is a substantial change and that as subdivision filings are platted additional open space should be added, especially along the Paradise Greenway. The 2021 Comp Plan showed connectivity to the USFS. She is against changing Tract B to Lot 25.

Chris Gonzalez (speaking on Zoom), is on the Parks and Recreation Advisory Board (PRAB), but is speaking as a founder of the Teller Trail Team, and is a neighbor of the proposed plat. He said that Woodland Park has been outspoken about trail access to the national forest, the land east of Lot 25 is actually in El Paso County, is concerned that the opportunity to possibly connect to the national forest would be lost forever, would like this change to come before the PRAB, and that the USFS staffing is increasing and thus may be interested in making new connections.

With no one else wishing to comment, Chair Hartsfield closed the public comment.

Mr. Valenzuela noted that the 2019 preliminary plat reserved Tract B for private open space.

Commissioners then discussed the 1999 Paradise Estates master plan showing Tract B as open space, as did the City's comp plan, a lack of comment from PRAB, and the assumption that this land was public because of the proximity of an existing parking lot. Director Schminke said although it was an oversight that the PRAB did not review the plat, she cautioned the Planning Commission about continuing this item. The applicant can also withdraw the application. Mr. Valenzuela stated he was willing to amend the proposed final plat to include changing Lot 25 back into Tract B.

MOTION: Commissioner Larsen moved and Commissioner Nielsen seconded to approve the Haven at Paradise Final Plat subject to the conditions found in the staff report, one through four, and add a condition number five; :

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.
5. Revert "Lot 25" to the original label "Tract B" with the original plat notes and comments approved on the Preliminary Plat.

YES: Kennedy, Larsen, Nielsen, Hartsfield, Brown, Harvey

NO: None

Motion PASSES 6 - 0.

This case is scheduled to City Council for a public hearing on March 16, 2023.

REPORTS: Director Schminke reminded the Commission that their next meeting on February 16th will be another work session regarding the development code review and that both she and the consultant would be attending remotely. She also noted that City Council is scheduled to discuss the status of Ordinance 1431, Series 2022 regarding short-term rentals at their February 16th meeting.

5. **ADJOURN:** The meeting was adjourned at 10:00 p.m.

Approved this ____ day of _____, 2023 by

Ken Hartsfield, Chair



Planning Commission Staff Report Public Hearing March 9, 2023

Agenda Item

4A

Department

Planning

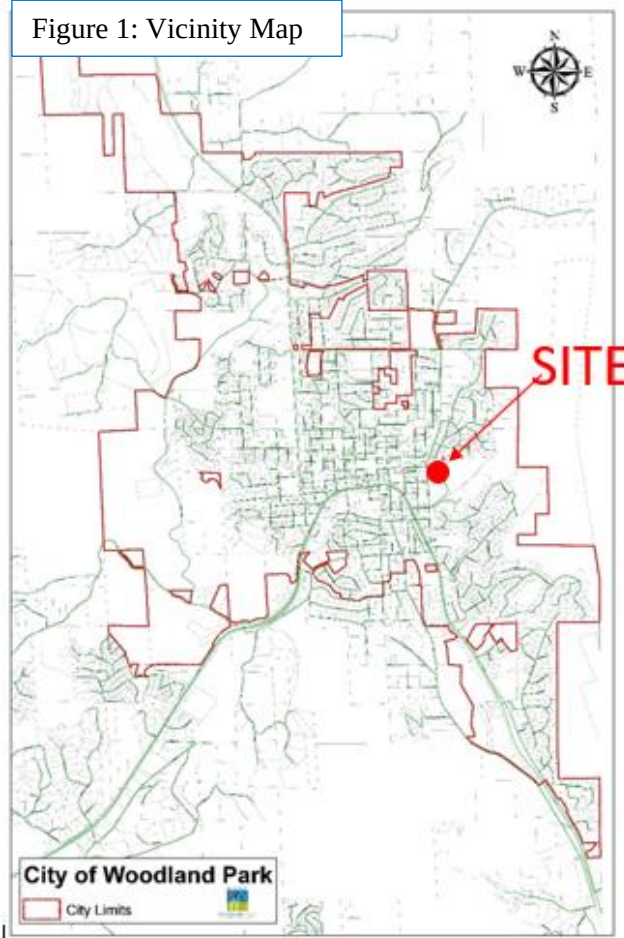
Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 4A

#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)

Figure 1: Vicinity Map



BACKGROUND

Lot 1, Woodland Park Aquatic Center is a 2.10 acre lot that was previously subdivided from the 42.136 acre tract of land lying east of Baldwin Avenue and owned by the RE-2 School District. The construction of the Woodland Aquatic Center includes a water slide (as seen on Figure 2) with a total building height of 33.5 feet which was achieved through a height variance process. The Aquatic Center is a total of 24,785 SF and contains two pools, locker rooms, changing cabanas, lobby and a parking lot with 34 spaces.

Figure 2: Aquatic Center Slide



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' solution to this problem was to deploy a temporary cell on wheels (COW) while they identified a more permanent solution. The application attached hereto is the Verizon Wireless' permanent solution to the problem stated above. The proposed facility will become part of the Verizon Wireless's overall telecommunication network, providing service to the City of Woodland Park and Teller County area.

According to Chapter 18.61.020 of the City of Woodland Park Municipal Code, towers and antennas exceeding fifty feet in height require a SUP. This current application is being processed as a SUP is due to the fact that the proposed new antenna has a total height of 60 feet (56'-3" for the antenna and an additional 3' -7" to the top of the tower roof). The proposed facility will be fully concealed within a structure designed to complement the existing building architecture of the Aquatic Center.

SITE AND SURROUNDING PROPERTIES

The subject property is zoned Public/Semi-Public Land (P/SPL) (Figure 3) and is bordered by Baldwin St. to the west, Woodland Park High school to the East and North, and Gateway Elementary School to the south. To the west of the subject property, across Baldwin St. are parcels zoned Community Commercial where commercial business are existing. Woodland Park High school and Gateway Elementary exist on the same parcel and are zoned P/SPL. The proposed communication facility will be located within the western portion of the subject property bordering N. Baldwin St.

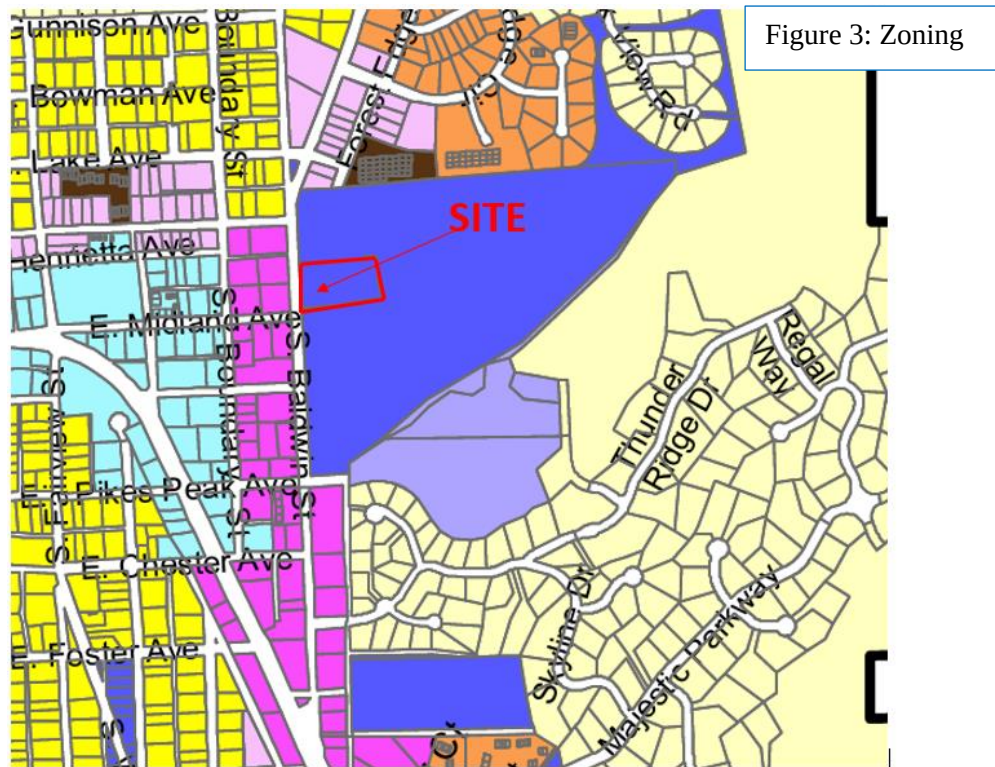


Figure 3: Zoning

City of Woodland Park - Zoning Map

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

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

	USE	ZONE
North & East	Woodland Park High School	P/SPL
West	N Baldwin St & Privately owned business	CC
South	Gateway Elementary School	P/SPL

AREA AND SITE PHOTOS

Figure 4 is an aerial photo of the subject property and surrounding area. Additional site photos follow in figures 4b and 4c.



Figure 4b: Proposed Site looking east



Figure 4c: Proposed site looking southeast



Original Proposed Site Plan

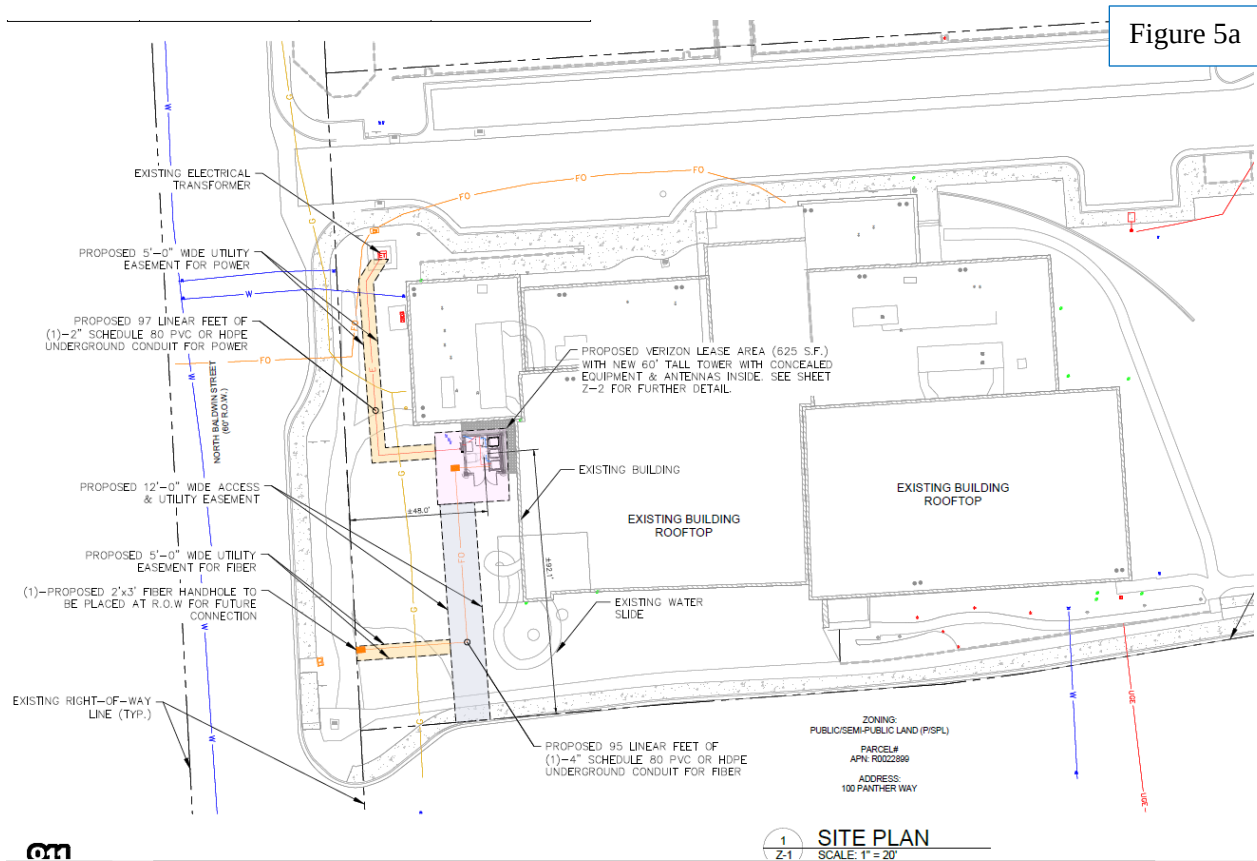
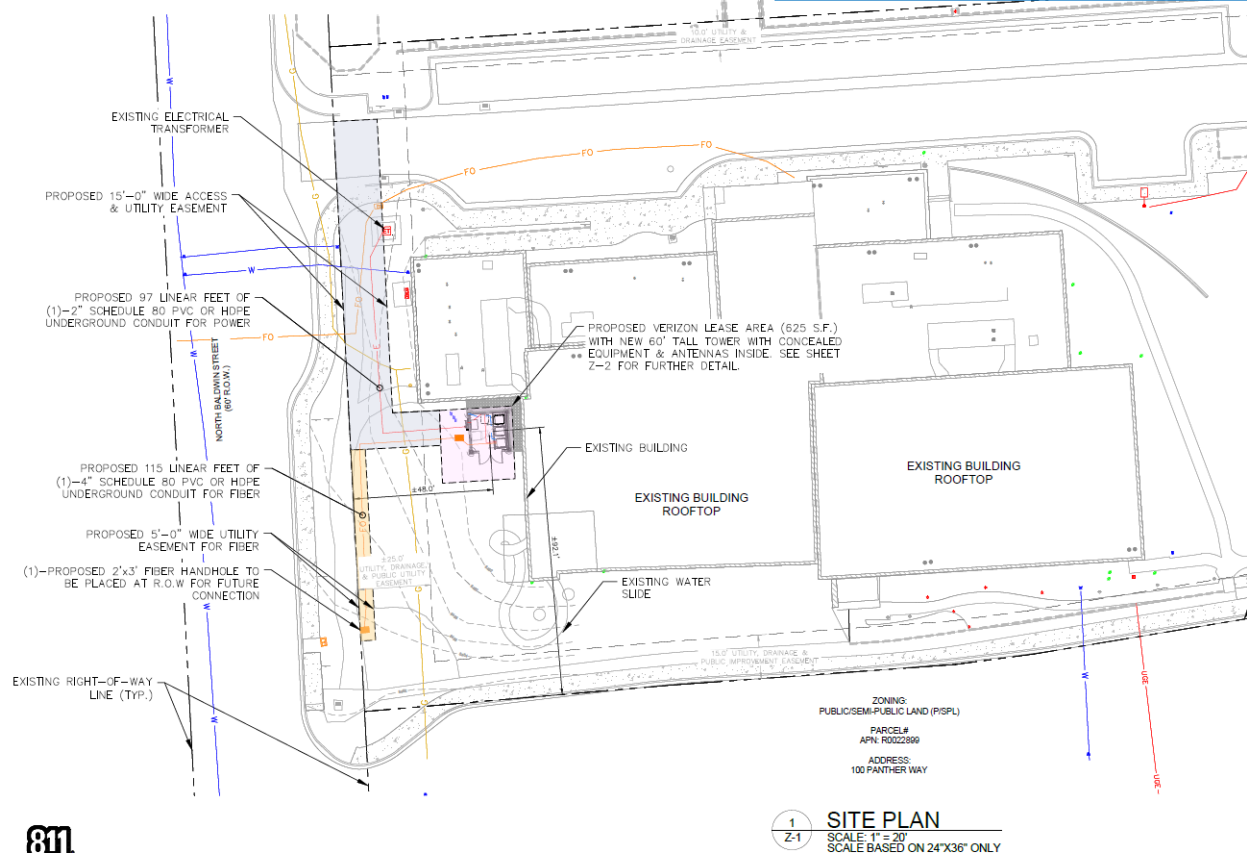


Figure 5a above is the original proposed site plan which is also attached within the application. As noted on figure 5a, the applicant proposed a 5'-0" wide utility easement for power to run from the proposed facility to the existing electrical transformer on the northwest side of the site. The proposed power lines will be placed within 97 linear feet of (1)-2" schedule 80 PVC or HDPE underground conduit. The applicant is also proposing a 12'-0" wide access & utility easement running north and south connecting to a proposed 5'-0" wide easement for fiber that will connect to a proposed 2'x3' fiber handhold. The proposed fiber lines will be placed within 95 linear feet of (1)-4" schedule 80 PVC or HDPE underground conduit. The lease area that the applicant is proposing is a total of 625 SF.

Figure 5b below is the applicant's revised proposed site plan. This document is contained within the applicant response packet and is attached hereto. The revised site plan was a direct result from Staff's comments on the original proposal. Where the original and revised site plans differ the most is the location of the proposed fiber and power lines. Currently, a utility easement is existing on the west side of the subject property and per Staff's recommendation, the applicant place the power and fiber lines within it. The revised proposed site plan is what is desirable.

Revised Proposed Site Plan

Figure 5b: Revised proposed site plan



Below in Figure 6a is an elevation of the proposed facility which shows its proximity to the existing WAC building. Another copy of this elevation is contained within the drawing set of the application which is attached to this report. As depicted in the elevation, the existing building is 33 feet in height and the proposed tower is 60 feet in height. The proposed facility will be 26.5 feet higher than the highest point of the existing building.

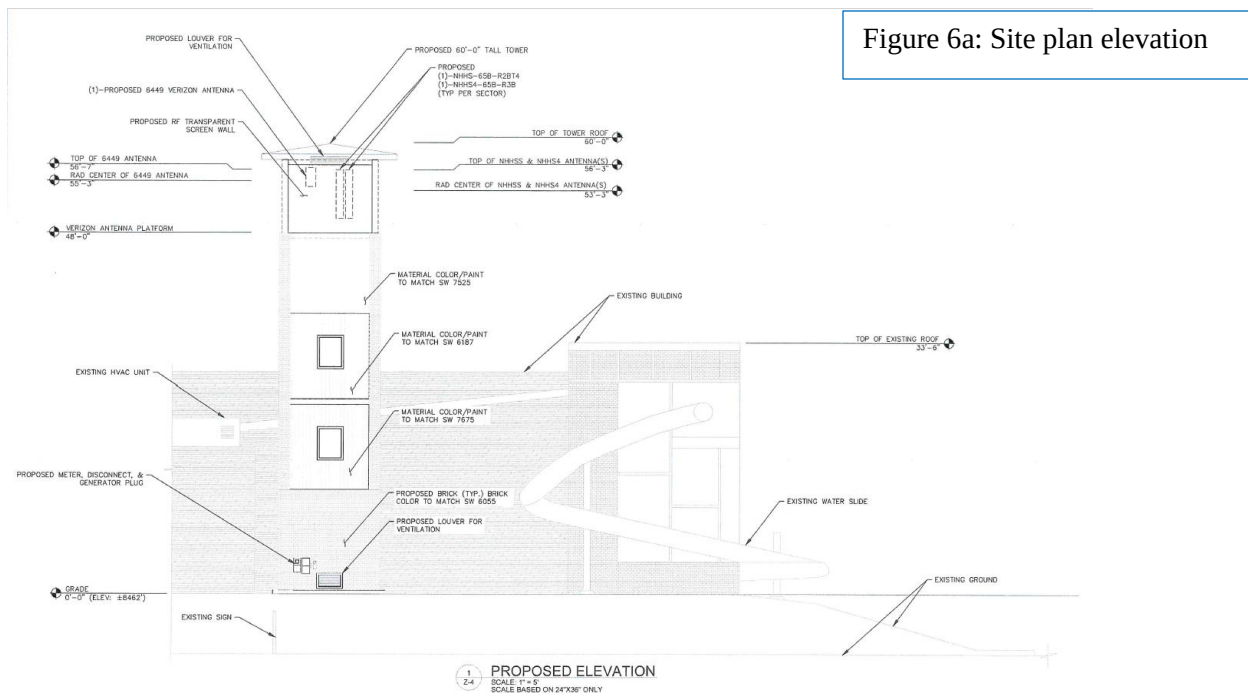


Figure 6b is a color rendering of the proposed tower. Staff asked the applicant to submit this information within the applicant response packet. The rendering shows how the applicant is attempting to match the existing color and architecture of the existing site.

Figure 6b: Color rendering of proposed tower



ANALYSIS OF SPECIAL USE PERMIT AND FINDINGS

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

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

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

Complies. The service provided by the proposed communication facility will have a direct public benefit to the City. The proposed facility will become part of Verizon Wireless’ overall telecommunication network, providing service to Woodland Park and across Teller County

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

Complies. The proposed communication tower along with all fiber and power lines will be enclosed within a structure or underground. The proposed communication facility will not materially endanger the public health and welfare.

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

Complies. The proposed facility includes a structure to enclose all telecommunication materials. The proposed structure will be painted to match the existing Woodland Park Aquatic Center. The proposal will not substantially injure the value of vicinity 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.

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. Currently, there is one major concern that to the location of proposed easements. The proposed plans include an easement that is not 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 if the applicant is willing to comply with this specific section of the Municipal Code and use existing established utility easements that are available.

- 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. After construction is complete, the site will be visited on average by one vehicle per month for routine maintenance.

- 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 on the Woodland Park Aquatic Center property and will have no 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.*

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

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

Complies. The applicant is taking ownership of all construction and maintenance and claims does not increase public danger.

- 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 proposed facility will be painted to match the existing structure and all telecommunication materials will be enclosed within the proposed structure. Staff will be requesting additional design modifications so the structure will better harmonize with the existing building.

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. While staff has received a couple inquiries about the application no public comment on the proposal have been submitted.

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 “60’-0” concealed antenna facility at the front (west side) of the existing building architecture and conceal the VZW antennas, and equipment within” at 111 N. Baldwin Street, L1, Woodland Aquatic Center in the Public/Semi-Public Lands (P/SPL) zone. Subject to the following conditions:

1. An updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
2. An Agreement for use of the City property must be finalized and signed by all parties prior to issuance of any ZDP will be issued.
3. The applicant must secure necessary easements to finalize the location of and ensure all power and telecommunication lines are run underground.
4. Coordinate with staff to modify the tower design to better harmonize with the existing WAC building.

ATTACHMENTS

- A. Applicant Application
- B. City Review Red-line Comments
- C. Applicant Response Packet

Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Open Permit Comments

Permit Number 202212319

Project # EXT/Case # SUP2022-02

Public Hearing Required ☐

Date Received 12/8/2022

Date Routed 12/13/2022

Date Initial Permit Approved

*Date Permit Paid

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

Project Type SUP

Project Type Number 23

Project Classification Cell Tower - 60' High

Non-Profit, Residential or Commercial Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPS

Project Name Verizon Wireless Macro Facili

Site Address Number 111

Site Address Name N. Baldwin Street

Lot Number 1

Block Number

Subdivision Woodland Aquatic Ce

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 Drive,

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

Plans Director Office

8350 East Crescent Parkway
Suite 200
Greenwood Village, CO 80111

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

December 7, 2022

Via Email to kschminke@city-woodlandpark.org

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

Dear Ms. Schminke:

Verizon Wireless considers the City of Woodland Park ("City") a valued partner in its efforts to provide improved wireless services to Woodland Park and to submit applications for wireless facilities. Verizon Wireless is willing to work with the City and engage in all stages of the application discussions to ensure that the City and Verizon Wireless are aligned and that the application process will be streamlined because of needed Code revisions.

Attached please find materials related to the Special Use Permit application to install a 60' foot concealed macro wireless facility ("Wireless Facility") at the Woodland Park Aquatic Center (known as CSP Kelly). As we previously expressed in our letter dated October 27, 2022, Verizon's position is the CSP Kelly application is 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 rather than following the Code or federal or state law. 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.

We look forward to continuing to work collaboratively with the City on wireless projects, which will significantly improve wireless telecommunication coverage and/or capacity in Woodland Park.

Sincerely,

/s/ Laura Alms

Laura Alms

verizon[✓]

55717539.2



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202212319
Case # SUP2022-02
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

- a. Applicant Name 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 111 North Baldwin Street, Woodland Park, CO 80863
- b. Lot 1 Block --- Subdivision WOODLAND AQUATIC CENTER
- c. Property Zoning P/SPL Lot Size 2.1 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 Kelly
- b. Brief Description of Project/Request Verizon Wireless proposes to construct a 60'-0" concealed antenna facility at the front of the existing Woodland Park Aquatic Center. The structure will be designed to complement the existing building architecture and will conceal VZW antennas and equipment within.

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.)

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 _____ 12/2/22
Applicant _____ Date _____

Site Plan Review – Applicable Code Sections – Chapters 18.34, 18.33 and 18.39

18.34.070 - Standards for Site Plan Review

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

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

C. The proposed development shall be designed, constructed, and maintained to accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site. **The proposed facility is unmanned and no appreciable impact to traffic is anticipated. After completion of construction, the site is will be visited on average by one vehicle per month for routine maintenance.**

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

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

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

G. The proposed development shall be designed, constructed and maintained to not unduly diminish or impair but to become compatible with the use and enjoyment of vicinity property. To such end the development may be required to provide architectural design schemes and fixtures such as, but not limited to, fencing, landscaping, and buffer areas. (Ord. No. 966-2003, § 2, 4-3-2003). **Verizon Wireless proposes to construct a fully concealed antenna facility designed, constructed, and maintained to be compatible with the use and enjoyment of the property.**

Chapter 18.33 - USE REGULATIONS-PERFORMANCE STANDARDS

18.33.010 - Conformance required.

18.33.020 - Fire hazard.

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

18.33.030 - Reserved.

18.33.040 - Smoke.

No emission shall be permitted at any point from any chimney or otherwise of visible grey smoke of a shade equal to or darker than No. 2 on the Power's MicroRinglemann Chart published by the McGraw-Hill Publishing Company, Inc., and copyright 1954 (being a direct facsimile reduction of a standard Ringlemann Chart as issued by the United States Bureau of Mines) except that visible grey smoke of a shade equal to No. 3 on the chart may be emitted to four minutes in any thirty-minute period of time. **No chimneys or smoke will be associated with the proposed facility.**

18.33.050 - Odor.

No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air, at the lot line. There is hereby established as a guide in determining such quantities of offensive odors, Table III, "Odor Thresholds," in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington D.C. **No odorous gases or other odorous matter will be associated with the proposed facility.**

18.33.060 - Particulate emissions.

No emission shall be permitted which can cause any damage to health, animals, vegetation, or other forms of property, or which can cause any excessive soiling at any point at or beyond the property line. No emissions shall be permitted in excess of the standards specified in Table I, Chapter 5, "Industrial Hygiene Standards, Maximum Allowable Concentrations," of the "Air Pollution Abatement Manual," copyright 1951 by the Manufacturing Chemists Association, Inc., Washington, D.C. In no event shall any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations, exceed 0.3 grains per cubic foot of the conveying gas at any point. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of five hundred degrees Fahrenheit and fifty percent excess air. **No particulate emissions will be associated with the proposed facility.**

18.33.070 - Vibration.

Uses shall not include vibration which is discernible without instruments on any adjoining lot or property. **Verizon Wireless shall comply with this provision.**

18.33.080 - Glare.

Uses shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway. **Verizon Wireless shall comply with this provision.**

18.33.090 - Traffic hazard.

Uses shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion. **The proposed facility is unmanned and no appreciable impact to traffic is anticipated. After completion of construction, the site is will be visited on average by one vehicle per month for routine maintenance.**

18.33.100 - Public utility and facility use.

Uses shall not involve any activity substantially increasing the burden on any public utilities or facilities, unless provision is made for any necessary adjustments. **The proposed facility will not involve any activity substantially increasing the burden on any public utilities or facilities.**

18.33.110 - Character of neighborhood.

Uses shall not involve any activity not in character with the majority of the uses in the neighborhood unless by design, setback, nature of operation, and other devices the character of the neighborhood will be maintained. **Verizon Wireless proposes to construct a fully concealed antenna facility designed, constructed, and maintained to be compatible with the use and enjoyment of the property. The structure will be designed to complement the existing building architecture and will conceal VZW antennas and equipment within.**

18.33.120 - Community welfare.

Uses shall not involve any activity which adversely affects the general welfare of the community. **The service provided by the proposed Verizon Wireless communication facility will have a direct public benefit to the City and its residents, businesses and E911 services. The proposed facility will become part of Verizon Wireless's overall telecommunication network, providing service to the City of Woodland Park and greater Teller County.**

Chapter 18.39 - OFF-STREET PARKING AND LOADING

Chapter 18.39 is Not Applicable – no Off-Street Parking or Loading is associated with the proposal.

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 service provided by the proposed Verizon Wireless communication facility will have a direct public benefit to the City and its residents, businesses and E911 services. The proposed facility will become part of Verizon Wireless's overall telecommunication network, providing service to the City of Woodland Park and greater Teller County.**

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 facility will benefit vicinity properties by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services.**

Having quality access to wireless broadband is no longer a luxury, it is a necessity. 70.7% of adults and 82.7% of children live in wireless-only homes. (CDC's 2021 Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, January-June 2022).

Homebuyers today consider wireless coverage as one of the items on their home buying checklist. Real Estate agents across the country are saying excellent cell phone service is something homebuyers find important.

Today's wireless facilities are designed to blend into the landscape to the degree feasible and no evidence of impacts on property values have been seen. The proposed Verizon Wireless facility has been designed to complement the existing building architecture and will conceal VZW antennas and equipment within.

D. The proposed development and use shall be in harmony with the area in which it is to be located. **Verizon Wireless proposes to construct a fully concealed antenna facility designed, constructed, and maintained to be compatible with the use and enjoyment of the property. The structure will be designed to complement the existing building architecture and will conceal VZW antennas and equipment within.**

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. After completion of construction, the site is will be visited on average by one vehicle per month for routine maintenance.

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 facility shall be designed constructed and maintained with appropriate regard 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 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.**

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



(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

SPECIAL WARRANTY DEED

WOODLAND PARK SCHOOL DISTRICT RE-2, a political subdivision of the State of Colorado, which has a street address of P.O. Box 99, Woodland Park, CO 80866, County of Teller and State of Colorado ("Grantor") for and in consideration of TEN and No/100 Dollars, in hand paid, the receipt and sufficiency of which is hereby acknowledged by the Grantor, hereby sells and conveys unto **THE CITY OF WOODLAND PARK**, a Colorado home rule municipality, which has a street address of 220 W. South Avenue, Woodland Park, CO 80863, County of Teller and State of Colorado (the "Grantee"), the following real property in the County of Teller and State of Colorado described in EXHIBIT A, attached hereto and incorporated herein by this reference (the "Property").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained and described Property, with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever, including all right, title, and interest in all minerals, mineral rights, and substances of every kind and nature on, in, or under all or any portion of the Property; and all decreed and undecreed water rights and all rights under Colorado law to surface water and groundwater and groundwater on, under and appurtenant to or associated with the Property, whether tributary, nontributary, and all rights of the overlaying landowner to all groundwater beneath the Property. The Grantor, for the Grantor and Grantor's successors and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the successors and assigns of Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

Executed and delivered this 30th day of March, 2016.

WOODLAND PARK SCHOOL DISTRICT RE-2,
a political subdivision of the State of Colorado

By: Carol Greenstreet
Name: Carol Greenstreet
Title: President

ATTEST:
By: Beth Huber
Name: BETH HUBER
Title: SECRETARY

Return to:

NORTON & SMITH, P.C.
Attorneys at Law
1331 17th Street, Suite 500
Denver, Colorado 80202-1555



F0535286

STATE OF COLORADO)
) ss.
COUNTY OF TELLER)

The foregoing instrument was acknowledged before me this 30th day of March, 2016, by Carol Greenstreet as president of and by Beth Huber as Secretary WOODLAND PARK SCHOOL DISTRICT RE-2, a political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires 01/28/2020.

Barbara Owings
Notary Public

SEAL



EXHIBIT A

LEGAL DESCRIPTION – AQUATIC CENTER PROPERTY:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 207255 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M., TELLER COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED UNDER SAID RECEPTION NO. 207255, AS MONUMENTED BY A REBAR AND RED CAP STAMPED "PLSC 25968", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT OF LAND BEARS S02°44'22"E (S02°42'00"E PER THE RECORDED DEED), A DISTANCE OF 1435.14 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S02°44'22"E ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF BALDWIN STREET, A DISTANCE OF 314.16 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE N86°30'58"E, A DISTANCE OF 341.40 FEET;

THENCE N03°11'49"W, A DISTANCE OF 13.10 FEET;

THENCE N84°51'58"E, A DISTANCE OF 58.53 FEET;

THENCE S05°36'31"E, A DISTANCE OF 159.20 FEET;

THENCE S25°50'05"E, A DISTANCE OF 64.67 FEET;

THENCE S80°52'22"W, A DISTANCE OF 203.20 FEET;

THENCE S82°40'57"W, A DISTANCE OF 27.43 FEET;

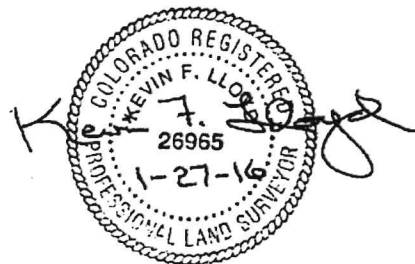
THENCE S86°07'35"W, A DISTANCE OF 98.23 FEET;

THENCE S85°21'08"W, A DISTANCE OF 105.65 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED UNDER SAID RECEPTION NO. 207255, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BALDWIN STREET;

THENCE N02°44'22"W ALONG THAT LINE COMMON TO SAID TRACT OF LAND AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.10 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920



▼

R0056166

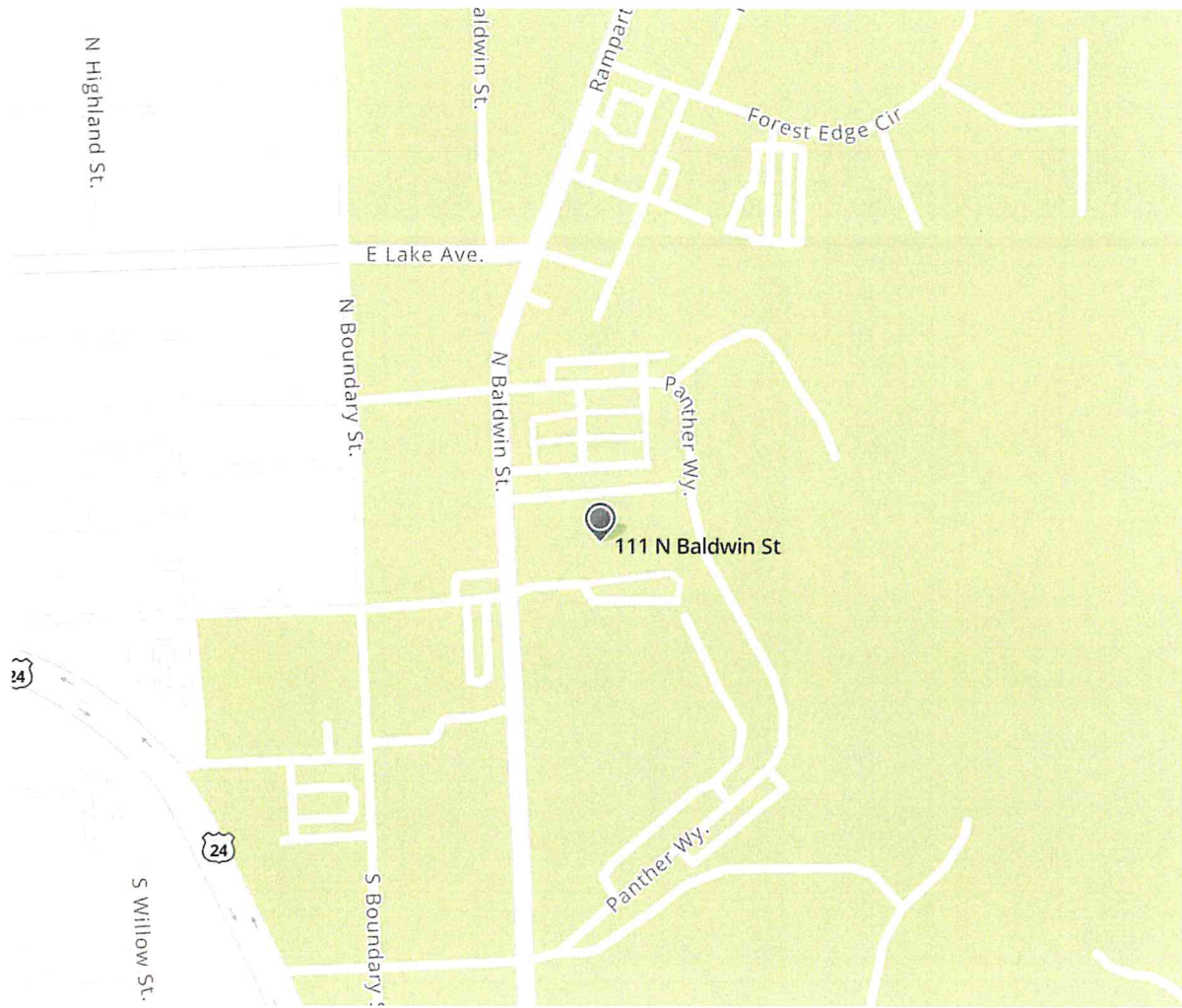
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Show search results for R0056...



Vicinity Map





CSP KELLY NSB
STEALTH TOWER
ZONING DRAWINGS

SITE ADDRESS

ADDRESS TBD
WOODLAND PARK, CO 80863

SITE COORDINATES

LATITUDE: 38.9951316
LONGITUDE: -105.0470133

PROJECT TEAM



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



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

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

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

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

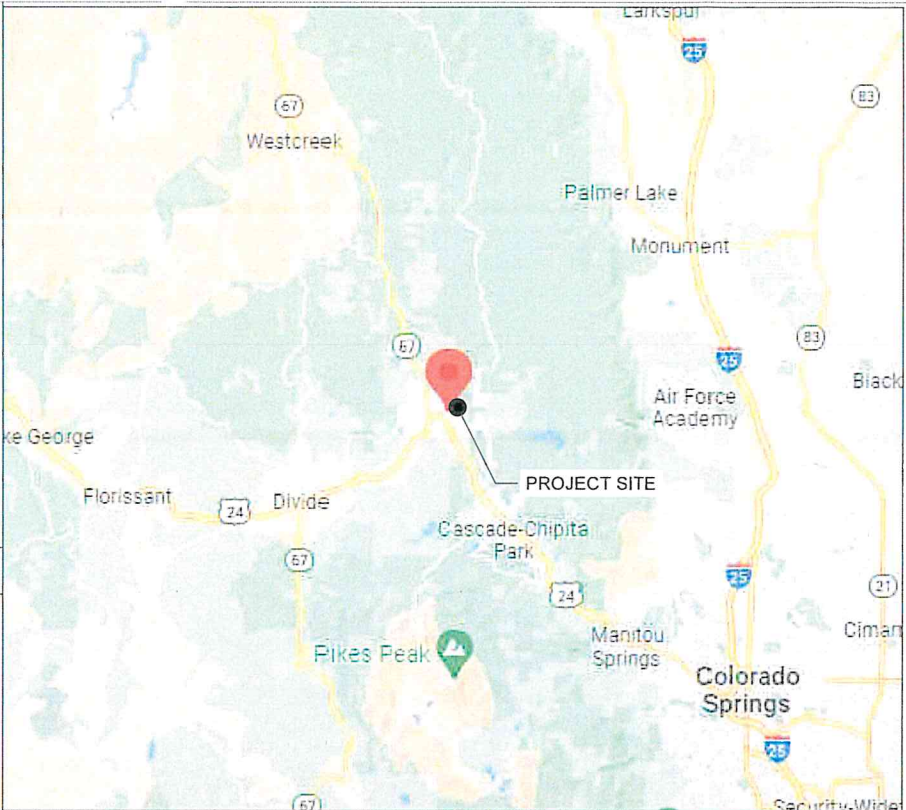
SITE ACQUISITION:
KELLY HARRISON
KAPPA CONSULTING
KHARRISON@YMAIL.COM

PROJECT INFORMATION

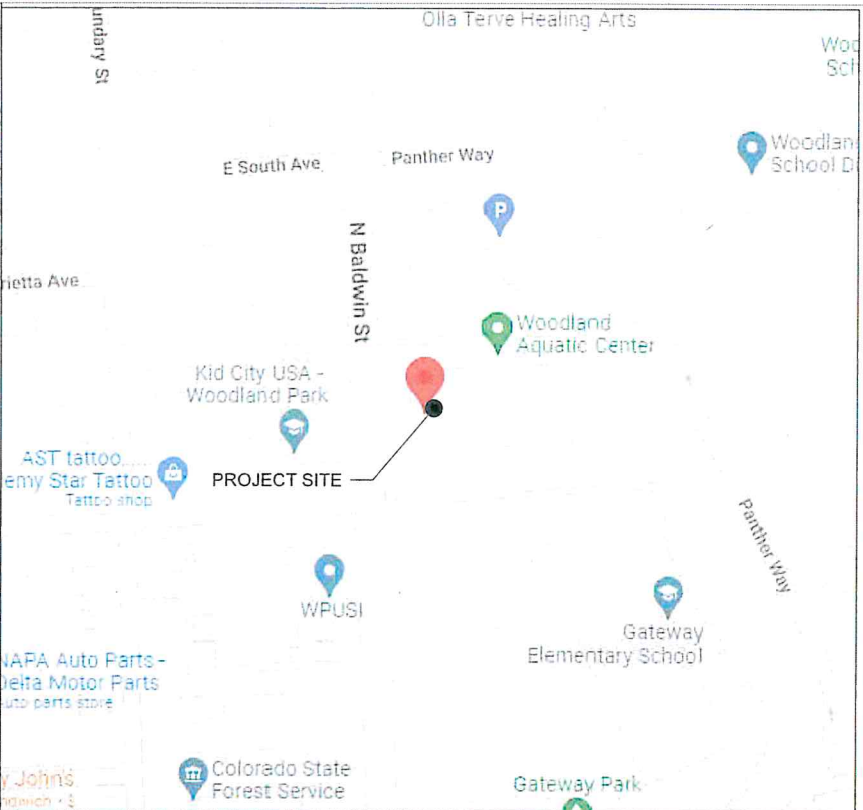
JURISDICTION: CITY OF WOODLAND PARK & (PPRBD) PIKES
PEAK REGIONAL BUILDING DEPARTMENT
ZONING: PUBLIC/ SEMI-PUBLIC LAND P/SPL
PARCEL NUMBER: APN: R0056166
ELEVATION: (NAVD 88) ± 8462.0'
STRUCTURE TYPE: STEALTH TOWER
STRUCTURE HEIGHT: 60'-0"
ANTENNA RAD CENTER: 55'-3" & 53'-3"
APPLICANT: VERIZON WIRELESS
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEERING CONTACT: MATT FLECK
4582 SOUTH ULSTER ST, SUITE 1500
DENVER, CO 80237
(720) 647-6159

CODE ANALYSIS

BUILDING CODE: IBC 2015
ELECTRICAL CODE: NEC 2020
FIRE SAFETY CODE: IFC 2015
USE GROUP: U-UTILITY
CONSTRUCTION TYPE: IIB



REGIONAL MAP



VICINITY MAP

SHEET INDEX

NAME	DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	COMPOUND AND ANTENNA PLAN
Z-4	ELEVATION
Z-5	ANTENNA SPEC SHEETS
Z-6	ANTENNA SPEC SHEETS
Z-7	ANTENNA/RADIO SPEC SHEETS
Z-8	ANTENNA SCHEDULE

PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE INSTALLATION OF:

- INSTALL (1) NEW STEALTH TOWER, ANTENNA MOUNTS, AND FOUNDATION
- INSTALL (3) NHHS4-65B-R3B ANTENNAS
- INSTALL (3) NHHS-65B-R2BT4 ANTENNAS
- INSTALL (3) AIR 6449 ANTENNAS
- INSTALL (3) 4449 RRH, (3) 4408 RRH, & (3) 8843 RRH
- INSTALL (2) 4520 OVP'S & (2) 6627 OVP'S
- INSTALL (3) NEW EQUIPMENT CABINETS ASSOCIATED EQUIPMENT
- RUN NEW FIBER, ELECTRIC CABLES, AND OTHER ASSOCIATED UTILITIES TO THE PROJECT SITE AND PROPOSED POLE LOCATION

REFERENCED DOCUMENTS:
RFDS: 10/04/2022 EME: TBD MACRO CALC: TBD
VERIFY THE MOST CURRENT DOCUMENTS PRIOR TO CONSTRUCTION

DRIVING DIRECTIONS

- START FROM 10000 PARK MEADOWS DRIVE LONE TREE, CO 80124
- DEPART AND HEAD EAST ON PARK MEADOWS DR
- ROAD NAME CHANGES TO E LINCOLN AVE
- TURN LEFT ONTO E LINCOLN AVE
- TAKE THE RAMP ON THE RIGHT FOR I-25 SOUTH AND HEAD TOWARD COLO SPGS
- AT EXIT 141, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR US-24 WEST
- TURN RIGHT ONTO US-24 W / W US HIGHWAY 24
- TURN RIGHT ONTO PIKES PEAK AVE
- TURN LEFT ONTO S BALDWIN ST AND THE SITE WILL BE LOCATED AT 111 N BALDWIN ST. (WOODLAND AQUATIC CENTER)

THE FOLLOWING CERTIFICATIONS SHALL BE SHOWN AND EXECUTED ON SITE PLANS THROUGH THE PUBLIC HEARING PROCESS:

(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 _____ OWNER(S) _____

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

DATE _____ CITY PLANNER
CITY OF WOODLAND PARK



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



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

REV. DATE DESCRIPTION BY

C 12/05/22	CSP KELLY NSB ZDs	JCH
B 10/24/22	CSP KELLY NSB ZDs	BAB
A 09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: _____ CHECKED BY: _____

BAB MFF

196015042

ENGINEER SEAL



PROJECT INFORMATION

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

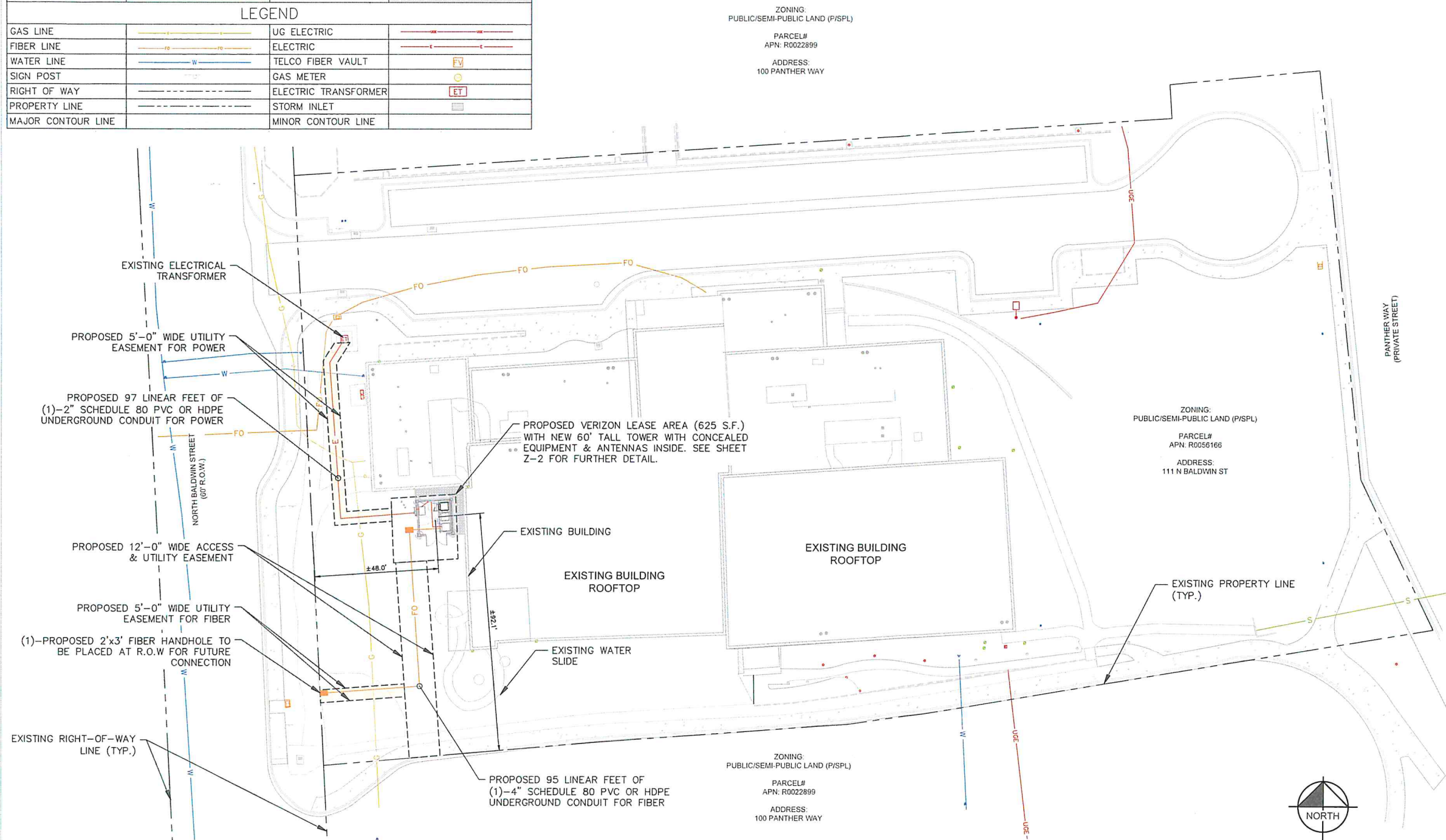
SHEET TITLE

TITLE SHEET

SHEET NUMBER

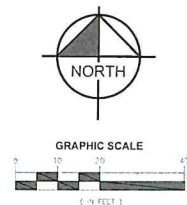
T-1

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	
LEGEND			
GAS LINE		UG ELECTRIC	
FIBER LINE		ELECTRIC	
WATER LINE		TELCO FIBER VAULT	
SIGN POST		GAS METER	
RIGHT OF WAY		ELECTRIC TRANSFORMER	
PROPERTY LINE		STORM INLET	
MAJOR CONTOUR LINE		MINOR CONTOUR LINE	



1
Z-1

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



verizon

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

Kimley»Horn

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

REV	DATE	DESCRIPTION	BY
C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: _____ CHECKED BY: _____

BAB **MFF**

KHA PROJECT NUMBER
196015042

FOR REVIEW

PROJECT INFORMATION

CSP KELLY NSB

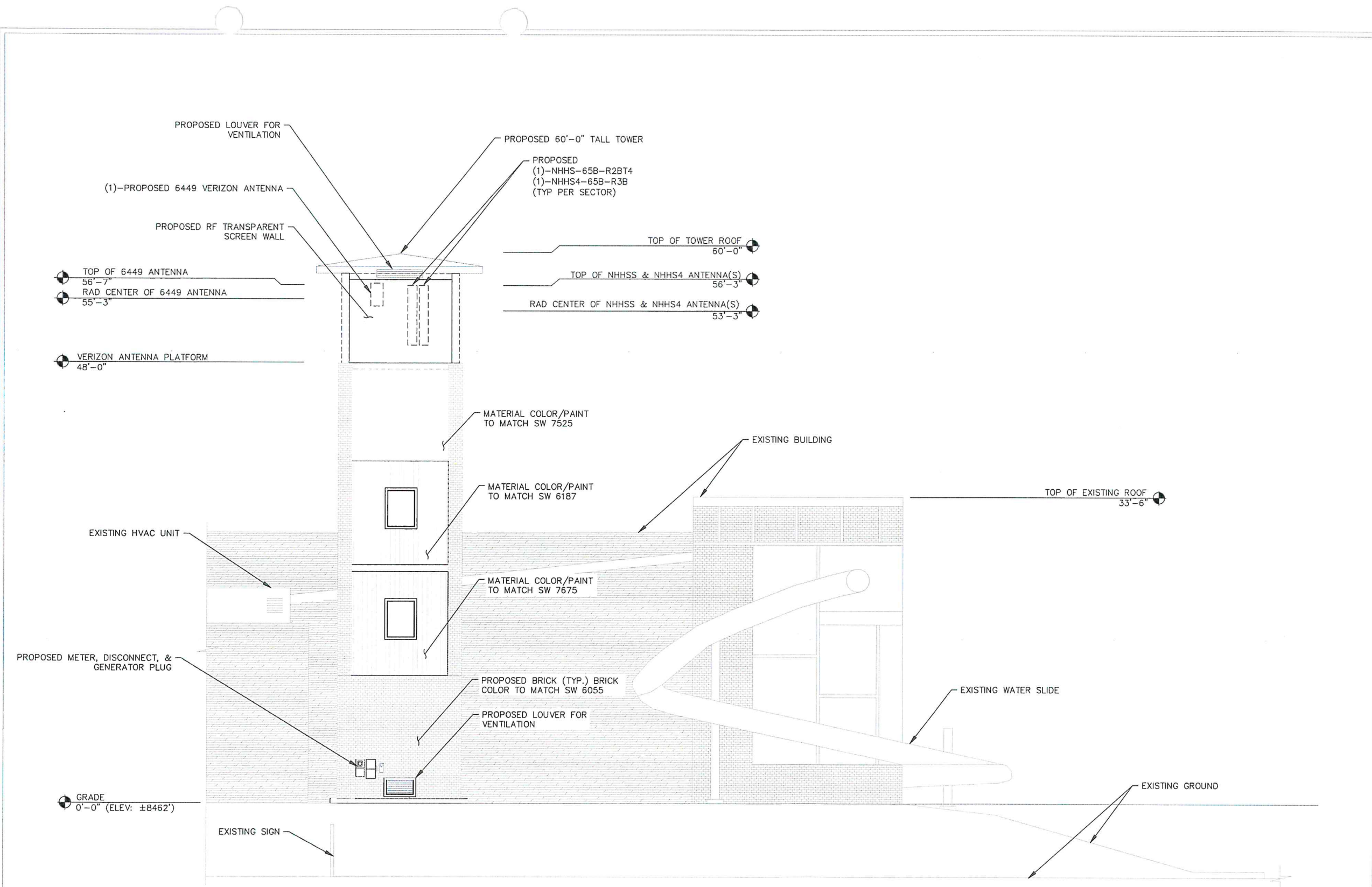
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1



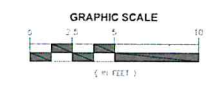
Z-2



1
Z-4
PROPOSED ELEVATION
SCALE: 1" = 5'
SCALE BASED ON 24"X36" ONLY

NOTE: TOWER TO BE FINISHED IN MATERIALS THAT MATCH OR MIMIC MATERIALS USED ON EXISTING BUILDING

ATTENTION TO PROPERTY OWNER
FOR ALL REFERENCES FOR MATERIAL/COLOR TO MATCH THE SPECIFIED COLOR IS:
SHERWIN WILLIAMS SW 6055, SW 7525, SW 6187, & SW 7675
CONTACT KIMLEY-HORN FOR ANY DISCREPANCIES.



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



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

REV.	DATE	DESCRIPTION	BY
C	12/05/22	CSP KELLY NSB ZDc	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: **BAB** CHECKED BY: **MFF**

KHA PROJECT NUMBER: **196015042**

ENGINEER SEAL

FOR REVIEW

PROJECT INFORMATION

CSP KELLY NSB
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE

**PROPOSED
ELEVATION**

SHEET NUMBER

Z-4



NHHS4-65B-R3B



14 Port Sector Antenna, 2x698-896 MHz, 4x1695-2200 MHz 65° HPBW, and 8x3700-4000 MHz Beamformer, 3XRET

General Specifications

Antenna Type	Sector and beamforming
Band	Multiband
Calibration Connector Interface	4.3:10 Female
Calibration Connector Quantity	1
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	Fiberglass, UV resistant
Radiator Material	Low loss ceramic board
Reflector Material	Aluminum
RF Connector Interface	4.3:10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	8
RF Connector Quantity, mid band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	14

Remote Electrical Tilt (RET) Information

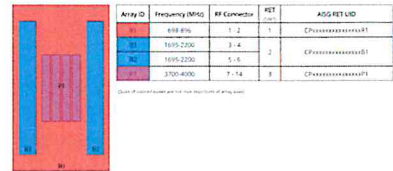
RET Hardware	CommRET v2
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	3 female 3 male
Input Voltage	10-30 Vdc
Internal Bias Tee	Cal Port Port 1 Port 3
Internal RET	High band (1) Low band (1) Mid band (1)
Protocol	3GPP/ASG 2.0 (Single RET)

NHHS4-65B-R3B

Dimensions

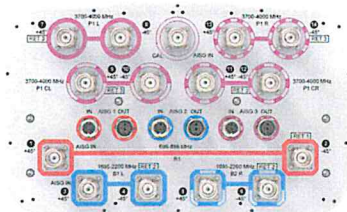
Width	350 mm 13.78 in
Depth	208 mm 8.189 in
Length	1828 mm 71.569 in
Net Weight, without mounting kit	27 kg 59.525 lb

Array Layout



Port Configuration

NHHS4-65B-R3B



Electrical Specifications

Impedance	50 ohm
Operating Frequency Band	1695 - 2200 MHz 3700 - 4000 MHz 698 - 896 MHz
Polarization	+45°
Total Input Power, maximum	1,000 W @ 50 °C

Electrical Specifications

Frequency Band, MHz	698-896	806-896	1695-1880	1850-1990	1920-2200	3700-4000
Gain, dBi	15	15.1	17.7	18.1	18.2	15.9
Beamwidth, Horizontal, degrees	66	64	63	61	64	85
Beamwidth, Vertical, degrees	11.5	10.4	5.6	5.3	5	5.7
USLS (First Lobe), dB	15	15	17	20	21	13
Front-to-Back Ratio at 180°, dB	37	34	34	35	33	30
Coupling level, Amp, Antenna port to Cal port, dB						26
Coupling level, max Amp Δ,						±2

NHHS4-65B-R3B

Antenna port to Cal port, dB						0.5
Coupler, max Amp Δ, Antenna port to Cal port, dB						5
Coupler, max Phase Δ, Antenna port to Cal port, degrees						
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	25	25	25	25	25	25
Isolation, Co-polarization, dB	15/140	15/140	15/140	15/140	15/140	15/140
VSWR Return loss, dB	-153	-153	-153	-153	-153	-145
PIM, 3rd Order, 2 x 20 W, dBc	300	300	250	250	250	75
Input Power per Port at 50°C, maximum, watts						

Electrical Specifications, BASTA

Frequency Band, MHz	698-896	806-896	1695-1880	1850-1990	1920-2200	3700-4000
Gain by all Beam Tilts, average, dBi	14.7	14.9	17.4	17.9	17.9	15.2
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.3	±0.7	±0.2	±0.3	±0.9
Beamwidth, Horizontal Tolerance, degrees	±3.3	±1.2	±4.1	±3.2	±5.2	±19
Beamwidth, Vertical Tolerance, degrees	±0.7	±0.7	±0.3	±0.2	±0.3	±0.5
Front-to-Back Total Power at 180° ± 30°, dB	27	25	26	28	27	22
CPR at Boresight, dB	23	19	18	21	23	14
CPR at Sector, dB	14	9	11	11	11	5

Electrical Specifications, Broadcast 65°

Frequency Band, MHz	3700-4000
Gain, dBi	16.8
Beamwidth, Horizontal, degrees	65
Beamwidth, Vertical, degrees	5.7
Beamwidth, Vertical Tolerance, degrees	±0.3
Front-to-Back Total Power at 180° ± 30°, dB	25

NHHS4-65B-R3B

USLS (First Lobe), dB	15
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Electrical Specifications, Envelope Pattern

Frequency Band, MHz	3700-4000
Gain, dBi	20.5

Electrical Specifications, Service Beam

Frequency Band, MHz	3700-4000
Steered 0° Gain, dBi	20.5
Steered 0° Gain Tolerance, dBi	±0.5
Steered 0° Beamwidth, Horizontal, degrees	22
Steered 0° Front-to-Back Total Power at 180° ± 30°, dB	29
Steered 0° Horizontal Sidelobe, dB	12
Steered 30° Gain, dBi	19.5
Steered 30° Gain Tolerance, dBi	±0.9
Steered 30° Beamwidth, Horizontal, degrees	28
Steered 30° Front-to-Back Total Power at 180° ± 30°, dB	26

Electrical Specifications, Soft Split

Frequency Band, MHz	3700-4000
Gain, dBi	18.9
Beamwidth, Horizontal, degrees	32
Front-to-Back Total Power at 180° ± 30°, dB	26
Horizontal Sidelobe, dB	16

Mechanical Specifications

Wind Loading @ Velocity, frontal	301.0 N @ 150 km/h (67.7 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	254.0 N @ 150 km/h (57.1 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	639.0 N @ 150 km/h (143.4 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	319.0 N @ 150 km/h (71.7 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h 149.75 mph

NHHS4-65B-R3B

Packaging and Weights

Width, packed	456 mm 17.953 in
Depth, packed	357 mm 14.055 in
Length, packed	1975 mm 77.756 in
Weight, gross	39.7 kg 87.523 lb

Regulatory Compliance/Certifications

Agency	Classification
CHINA ROHS	Above maximum concentration value
ISO 9001 2015	Designed, manufactured and/or distributed under this quality management system
ROHS	Compliance/Exempted



Included Products

BSAMNT 3	Wide Profile Antenna Downlink Mounting Kit for 2.4-4.5 in (60-115 mm) OD round members. Kit contains one scissor lip bracket set and one bottom bracket set.
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* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
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10000 PARK MEADOWS DRIVE,
SUITE 200, LONE TREE, CO 80124

PLANS PREPARED BY:



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

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY

C 12/05/22	CSP KELLY NSB ZD	JCH
B 10/24/22	CSP KELLY NSB ZD	BAB
A 09/27/22	CSP KELLY NSB ZD	BAB

DRAWN BY: CHECKED BY:

BAB	MFF
-----	-----

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL



PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

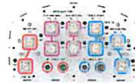
SHEET TITLE:

ANTENNA SPEC SHEETS

SHEET NUMBER:

Z-5

NHHSS-65B-R2BT4



10-port sector antenna, 2x 698–896, 4x 1695–2200 and 4x 3100–4200 MHz, 65° HPBW, 2x RETs and 2x SBTs. Both high bands share the same electrical tilt.

- Perfect antenna to add 3.5GHz CBRS to macro sites
- Low band and mid band performance mirrors the performance of existing NHH low port antennas
- Isolated dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- One LB RET and one HB RET. Both high bands are controlled by one RET to ensure same tilt level for 4x SBTs

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	Fiberglass, UV resistant
Radiator Material	Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, mid band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	10

Remote Electrical Tilt (RET) Information

RET Hardware	ControlRET v2
RET Interface	4x 8 pin connector as per IEC 60130-9 Daisy chain in Male / Daisy chain out Female Pin3: RS485(A/BSG_B), Pin5: RS485(B/ASG_A), Pin6: DG 10-30V, Pin7: DG, Return

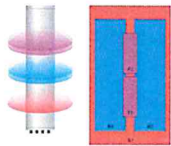
NHHSS-65B-R2BT4

RET Interface, quantity	2 female 2 male
Input Voltage	10–30 Vdc
Internal RET	High band (1) Low band (1)
Power Consumption, active state, maximum	10 W
Power Consumption, idle state, maximum	2 W
Protocol	SGPP/ASG 2.0 (Single RET)

Dimensions

Width	301 mm 11.85 in
Depth	181 mm 7.126 in
Length	1828 mm 71.969 in
Net Weight, without mounting kit	23.1 kg 50.927 lb

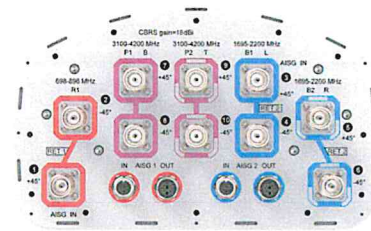
Array Layout



Array ID	Frequency Band	RF Connector	RET	ASG No.	ASG RET Use
1	698-896	1-2	1	ASG1	(Through connector)
2	1695-2200	3-4	2	ASG2	(Through connector)
3	3100-4200	5-6	3	ASG3	(Through connector)
4	3100-4200	7-8	4	ASG4	(Through connector)

Port Configuration

NHHSS-65B-R2BT4



Electrical Specifications

Impedance	50 ohm
Operating Frequency Band	1695 – 2200 MHz 3100 – 4200 MHz 698 – 896 MHz
Polarization	±45°
Total Input Power, maximum	1,000 W @ 50 °C

Electrical Specifications

Frequency Band, MHz	698–896	806–896	1695–1880	1850–1990	1920–2200	3100–3550	3550–3700	3700–4200
Gain, dBi	14.6	15.2	17.4	17.6	18	17.7	17.3	17.9
Beamwidth, Horizontal, degrees	65	62	66	61	64	64	64	60
Beamwidth, Vertical, degrees	13	11.6	5.5	5.2	4.9	5.7	5.3	4.9
Beam Tilt, degrees	0–14	0–14	0–7	0–7	0–7	4	4	4
USLS (First Lobe), dB	15	15	16	16	18	16	17	18
Front-to-Back Ratio at 180°, dB	26	29	31	28	27	30	33	29
Isolation, Cross Polarization, dB	25	25	25	25	25	25	25	25
Isolation, Inter-band, dB	25	25	25	25	25	28	28	28
VSWR Return loss, dB	1.5:1/40	1.5:1/40	1.5:1/40	1.5:1/40	1.5:1/40	1.5:1/40	1.5:1/40	1.5:1/40
PHM, 3rd Order, 2 x 20 W, dBC	-153	-153	-153	-153	-153	-140	-140	-140

NHHSS-65B-R2BT4

Input Power per Port at 50°C, maximum, watts	300	300	300	300	300	100	100	100
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Electrical Specifications, BASTA

Frequency Band, MHz	698–896	806–896	1695–1880	1850–1990	1920–2200	3100–3550	3550–3700	3700–4200
Gain by all Beam Tilts, average, dBi	14.6	14.8	17	17.5	17.7	17.3	17	17.2
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.6	±0.3	±0.4	±0.6	±0.7	±0.6
Gain by Beam Tilt, average, dBi	0°:14.6 7°:14.8 14°:14.6	0°:15.0 7°:14.9 14°:14.5	0°:16.9 5°:17.0 11°:16.8	0°:17.4 3°:17.5 7°:17.4	0°:17.5 3°:17.8 7°:17.6	0°:17.7 3°:17.8 7°:17.6	0°:17.3 3°:17.8 7°:17.6	0°:17.0 3°:17.8 7°:17.6
Beamwidth, Horizontal Tolerance, degrees	±1.7	±1.3	±1.2	±3.1	±6.2	±10	±6.7	±10.5
Beamwidth, Vertical Tolerance, degrees	±0.8	±0.8	±0.2	±0.2	±0.4	±0.4	±0.3	±0.4
USLS, beampeak to 20° above beampeak, dB	18	16	14	15	17	14		
Front-to-Back Total Power at 180° ± 30°, dB	22	25	25	25	24	26	25	24
CPR at Boresight, dB	24	17	16	21	19	15	17	14
CPR at Sector, dB	12	6	11	10	6	8	9	7

Mechanical Specifications

Wind Loading @ Velocity, frontal	278.0 N @ 150 km/h (62.5 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	230.0 N @ 150 km/h (51.7 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	537.0 N @ 150 km/h (120.7 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	287.0 N @ 150 km/h (64.5 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h 149.75 mph

Packaging and Weights

Width, packed	1973 mm 77.677 in
Depth, packed	441 mm 17.362 in
Length, packed	337 mm 13.268 in
Weight, gross	35.1 kg 77.282 lb

Regulatory Compliance/Certifications

Agency	Classification
CEH/AR/ROHS	Above maximum concentration value

NHHSS-65B-R2BT4

ROHS	Compliant/Exempted
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Included Products

BSAMNT-3	Wide Profile Antenna Down tilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.
----------	---

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
------------------	---

verizon

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

Kimley»Horn

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

C	12/05/22	CSP KELLY NSB ZDs	JCH
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A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: CHECKED BY:

BAB

MFF

RHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

ANTENNA SPEC
SHEETS

SHEET NUMBER:

Z-6

-

Now confirmed

max measurements/ will not exceed

1
Z-7

AIR 6449 ANTANNA/RADIO SPEC SHEET

SCALE: N.T.S.

ERICSSON

1/26/91-FGC 101 3670 Uen Rev A
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Ericsson shall have no liability for any error or damage of any kind
resulting from the use of this document.

2
Z-7

4408 RADIO SPEC SHEET
SCALE: N.T.S.

- 

Portrait Mount Only

Now confirmed max measurements/ will not exceed

3 8843 RADIO SPEC SHEET
Z-7 SCALE: N.T.S.

- 

Now confirmed max measurements/ will not exceed

4 4449 RADIO SPEC SHEET
Z-7 SCALE: N.T.S.

Z-7

ANTENNA SCHEDULE*											
ANTENNA SECTOR	ANTENNA POSITION	ANTENNA*	REMAIN/PROPOSED	LENGTH	WIDTH	DEPTH	WEIGHT (POUNDS)	HORIZONTAL DISTANCE ADJACENT BUILDING	VERTICAL DISTANCE FROM C.O.R. TO UPPER PARAPET	VERTICAL DISTANCE FROM C.O.R. TO GRADE	QTY.
ALPHA	1	—	—	—	—	—	—	414'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NHHSS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	30.4"	15.9"	8.1"	88		N/A	55'-3"	1
BETA	1	—	—	—	—	—	—	245'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NHHSS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	30.4"	15.9"	8.1"	88		N/A	55'-3"	1
GAMMA	1	—	—	—	—	—	—	135'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NHHSS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	30.4"	15.9"	8.1"	88		N/A	55'-3"	1

* REFER TO FINAL RFDS PRIOR TO CONSTRUCTION



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

PLANS PREPARED BY



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

REV. DATE DESCRIPTION BY

C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY CHECKED BY

BAB	MFF
-----	-----

KHA PROJECT NUMBER

196015042

ENGINEER SEAL

FOR REVIEW

PROJECT INFORMATION

CSP KELLY NSB
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE

ANTENNA
SCHEDULE

SHEET NUMBER

Z-8

Architectural Drawings, Renderings, Graphic Illustrations

An approximation of the tower elevation has been provided for reference on the Plan Set. Final facility erection drawings/finishes can be provided upon zoning approval of the general design. All associated telecommunication equipment will be within structure and concealed from view.

Drainage Plan

The proposed concealed communication facility is anticipated to add no more than 225 sq. ft. of impervious area to the parcel (approximately 2.1 acres). It is anticipated that the proposed development will have a de minimis impact on the drainage of the property due to a less than 0.3% increase in impervious area.

Grading Plan

No grading is anticipated as part of this project.

Landscape Plan

Not applicable, site is fully concealed.

Traffic Report/Study

The proposed facility is unmanned and not anticipated to create any appreciable impact on traffic around the site. After completion of construction, the site is anticipated to be visited on average by one vehicle per month for maintenance as needed.



2022 SITE PLAN REVIEW SUBMITTAL REQUIREMENTS **CITY OF WOODLAND PARK** (Revised 1/1/2022)

The site plan 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 Check	City Check	Submittal Requirement
☒		Complete Application. A completed application for site plan review upon forms supplied by the Planning Department
☒		Application Fee. See fee sheet available in City Planning & Building Department or on City website (www.city-woodlandpark.org) under Planning & Building Department/Development Fees.
☒		Adjoiners List. A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
☒		Warranty Deed or Title Policy. Documents proving ownership of subject property.
☒		Plans. One (1) set of 24" x 36" sheet(s)
☒		One (1) set of 11" x 17" sheet(s)
☒		Adobe Portable Document Format (.pdf) formatted for printing on 24"x36" sheet(s). May be submitted on compact flash drive.
Supplemental Materials. Supplemental materials to be included with all applications are as follows:		
☒		Architectural drawings, renderings, or other graphic illustrations of structures, landscaping, and accessory infrastructure
☒		Drainage plan (3 copies)
☒		Grading plan
☐		Landscape plan - <u>Not applicable, site is fully concealed.</u>
☒		Traffic report/study (3 copies)
☒		Site Plan. A site plan containing and including the following criteria and information:
☐		Prepared by a qualified individual with appropriate signature, date and seal affixed;
☐		Indicate the name of the proposed development, submittal phase, and the words "Site Plan";

Applicant Check	City Check	Submittal Requirement
Site Plan, continued.		
A site plan containing and including the following criteria and information:		
☐		Be drawn at a scale to clearly show the entire project and site characteristics [one inch equals thirty feet (1" = 30') is preferred];
☐		A vicinity map indicating the location of the site;
☐		Date of preparation, scale, and north arrow (designated as true north);
☐		The location, exterior horizontal dimensions and height of all existing and/or proposed structures and/or uses with reference to property lines;
☐		Property lines, dimensions, and known monuments;
☐		Location, dimensions and names of on-site and adjacent streets, trails, public rights-of-way and sidewalks;
☐		Location, dimensions and intent of existing and proposed easements;
☐		Location, number, and dimensions of all parking areas, driveways, driving lanes, loading areas and parking formula used;
☐		Locations of existing and proposed utilities, including: water, sewer, drainage, fire, electricity, gas, phone, and cable television infrastructure;
☐		General direction of off-site topography;
☐		Location and extent of streams, watercourses, and floodplains or other hazards;
☐		Landscaped areas;
☐		Location of existing and proposed signs;
☐		Areas for solid waste disposal containers and typical enclosure detail, if applicable;
☐		Zoning district, special district and city boundaries;
☐		Area and extent of snow storage areas;
☐		Adjacent existing and proposed uses;
☐		On-site topography at two-foot (2') contour intervals referenced to U.S. Geological Survey datum;
☐		Location and extent of all traffic control devices and signs;
☐		Location and extent of exterior lighting fixtures and a typical detail diagram;
☐		Location and extent of fences and buffer areas, if applicable. For purposes of this section, a buffer area shall be defined as a strip of land or appropriate method to separate one type of land use from another use which may be incompatible;
☐		Location and extent of areas in excess of thirty percent (30%) slope;

Applicant Check	City Check	Submittal Requirement
		Site Plan, continued. A site plan containing and including the following criteria and information:
☐		Indicate any lands or areas to be retained as open space and/or future expansion;
☐		Additional reasonable site plan information requested by the Planning Department to aid in the review and evaluation of the development;
☐		Minimum four by four inch (4" x 4") box for listing of approval conditions and restrictions;
☐		Indicate the total square footage of new impervious surface area and existing impervious surface area.
☐		The following certifications shall be shown and executed on site plans through the <u>public hearing</u> process: <i>(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.</i> _____ Date Owner(s) <i>I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein, City of Woodland Park, Planning Department, by the City of Woodland Park Planning Commission on _____ 20____, after a properly conducted Public Hearing by the City Council held on _____, 20____.</i> _____ Date City Planner City of Woodland Park
☐		The following certifications shall be shown and executed on the permitted use site plans through the administrative review process: <i>(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.</i> _____ Date Owner(s) <i>I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.</i> _____ Date City Planner City of Woodland Park
☒		Waivers or Modifications. The above stated criteria and standards may be amended, waived or modified upon a written request with a recommendation by the planning commission to city council resulting in a the favorable vote of the majority of the members present of the city council.



REVIEW COMMENTS

Date: January 19, 2023

Project: Verizon Wireless Macro Facility – SUP2022-02

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 comment:

Page Label	Comments	Reviewer
4 of 4	This application does not include the Agreement or legal description which incorporates all the comments sent by Michael on September 23rd, 2022 to Kelly Harrison. In order to complete a full review, the agreement must be included with updated easement language and legal descriptions that match these plan sets.	Bschmitt
Z-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."	Bschmitt
Z-1	This parcel and access are not owned by the City of Woodland Park. An access agreement will need to be developed with the RE-2 School district, and sidewalk/driveway improvements will need to be made to protect the City sidewalk infrastructure from cracking as vehicles/equipment access the site.	Bschmitt
Z-1	Include on-site topography at two-foot contour intervals referenced to U.S Geological Survey datum.	Cgates
Z-1	Include easement information on Site Plan from the subdivision plat for this parcel.	Cgates
Z-1	Ensure all proposed fiber and power lines run through existing platted utility easements.	Cgates
Z-4	Include color samples for all color/paint references. A color illustration of proposed structure is recommended.	Cgates
Z-4	Call out exterior facing materials used on proposed facility.	Cgates

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



Navigation buttons: Home, Previous, Next, First, Last

ID

Permit Number 202212319

Project # EXT/Case # SUP2022-02

Public Hearing Required ☐

Date Received 12/8/2022

Date Routed 12/13/2022

Date Initial Permit Approved

*Date Permit Paid

Open Permit Comments

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

Project Type SUP

Project Type Number 23

Project Classification Cell Tower - 60' High

Non-Profit, Residential or Commercial Commercial

NOTE: Above Field required only for SINS and TUPs

Project Name Verizon Wireless Macro Facili

Site Address Number 111

Site Address Name N. Baldwin Street

Lot Number 1

Block Number

Subdivision Woodland Aquatic Ce

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 Drive,

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

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

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

Plans Director Office

8350 East Crescent Parkway
Suite 200
Greenwood Village, CO 80111

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

December 7, 2022

Via Email to kschminke@city-woodlandpark.org

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

Dear Ms. Schminke:

Verizon Wireless considers the City of Woodland Park ("City") a valued partner in its efforts to provide improved wireless services to Woodland Park and to submit applications for wireless facilities. Verizon Wireless is willing to work with the City and engage in all stages of the application discussions to ensure that the City and Verizon Wireless are aligned and that the application process will be streamlined because of needed Code revisions.

Attached please find materials related to the Special Use Permit application to install a 60' foot concealed macro wireless facility ("Wireless Facility") at the Woodland Park Aquatic Center (known as CSP Kelly). As we previously expressed in our letter dated October 27, 2022, Verizon's position is the CSP Kelly application is 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 rather than following the Code or federal or state law. 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.

We look forward to continuing to work collaboratively with the City on wireless projects, which will significantly improve wireless telecommunication coverage and/or capacity in Woodland Park.

Sincerely,

/s/ Laura Alms

Laura Alms

verizon[✓]

55717539.2



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202212319
Case # SUP2022-02
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

- a. Applicant Name 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 111 North Baldwin Street, Woodland Park, CO 80863
- b. Lot 1 Block --- Subdivision WOODLAND AQUATIC CENTER
- c. Property Zoning P/SPL Lot Size 2.1 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 Kelly
- b. Brief Description of Project/Request Verizon Wireless proposes to construct a 60'-0" concealed antenna facility at the front of the existing Woodland Park Aquatic Center. The structure will be designed to complement the existing building architecture and will conceal VZW antennas and equipment within.

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.



Applicant

12/2/22

Date

City Use Only

1. Submission December 9, 20 22, taken by KS (routed 12/13 to CL by AW)
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 26, 2023. ?
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) February 16, 2023.
City Council Public Hearing March 3, 2023.
Notes _____

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

This application does not include the Agreement or legal description which incorporates all the comments sent by Michael on September 23rd, 2022 to Kelly Harrison. In order to complete a full review, the agreement must be included with updated easement language and legal descriptions that match these plan sets.

Site Plan Review – Applicable Code Sections – Chapters 18.34, 18.33 and 18.39

18.34.070 - Standards for Site Plan Review

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

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

C. The proposed development shall be designed, constructed, and maintained to accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site. **The proposed facility is unmanned and no appreciable impact to traffic is anticipated. After completion of construction, the site is will be visited on average by one vehicle per month for routine maintenance.**

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

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

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

G. The proposed development shall be designed, constructed and maintained to not unduly diminish or impair but to become compatible with the use and enjoyment of vicinity property. To such end the development may be required to provide architectural design schemes and fixtures such as, but not limited to, fencing, landscaping, and buffer areas. (Ord. No. 966-2003, § 2, 4-3-2003). **Verizon Wireless proposes to construct a fully concealed antenna facility designed, constructed, and maintained to be compatible with the use and enjoyment of the property.**

Chapter 18.33 - USE REGULATIONS-PERFORMANCE STANDARDS

18.33.010 - Conformance required.

18.33.020 - Fire hazard.

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

18.33.030 - Reserved.

18.33.040 - Smoke.

No emission shall be permitted at any point from any chimney or otherwise of visible grey smoke of a shade equal to or darker than No. 2 on the Power's MicroRinglemann Chart published by the McGraw-Hill Publishing Company, Inc., and copyright 1954 (being a direct facsimile reduction of a standard Ringlemann Chart as issued by the United States Bureau of Mines) except that visible grey smoke of a shade equal to No. 3 on the chart may be emitted to four minutes in any thirty-minute period of time. **No chimneys or smoke will be associated with the proposed facility.**

18.33.050 - Odor.

No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air, at the lot line. There is hereby established as a guide in determining such quantities of offensive odors, Table III, "Odor Thresholds," in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington D.C. **No odorous gases or other odorous matter will be associated with the proposed facility.**

18.33.060 - Particulate emissions.

No emission shall be permitted which can cause any damage to health, animals, vegetation, or other forms of property, or which can cause any excessive soiling at any point at or beyond the property line. No emissions shall be permitted in excess of the standards specified in Table I, Chapter 5, "Industrial Hygiene Standards, Maximum Allowable Concentrations," of the "Air Pollution Abatement Manual," copyright 1951 by the Manufacturing Chemists Association, Inc., Washington, D.C. In no event shall any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations, exceed 0.3 grains per cubic foot of the conveying gas at any point. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of five hundred degrees Fahrenheit and fifty percent excess air. **No particulate emissions will be associated with the proposed facility.**

18.33.070 - Vibration.

Uses shall not include vibration which is discernible without instruments on any adjoining lot or property. **Verizon Wireless shall comply with this provision.**

18.33.080 - Glare.

Uses shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway. **Verizon Wireless shall comply with this provision.**

18.33.090 - Traffic hazard.

Uses shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion. **The proposed facility is unmanned and no appreciable impact to traffic is anticipated. After completion of construction, the site is will be visited on average by one vehicle per month for routine maintenance.**

18.33.100 - Public utility and facility use.

Uses shall not involve any activity substantially increasing the burden on any public utilities or facilities, unless provision is made for any necessary adjustments. **The proposed facility will not involve any activity substantially increasing the burden on any public utilities or facilities.**

18.33.110 - Character of neighborhood.

Uses shall not involve any activity not in character with the majority of the uses in the neighborhood unless by design, setback, nature of operation, and other devices the character of the neighborhood will be maintained. **Verizon Wireless proposes to construct a fully concealed antenna facility designed, constructed, and maintained to be compatible with the use and enjoyment of the property. The structure will be designed to complement the existing building architecture and will conceal VZW antennas and equipment within.**

18.33.120 - Community welfare.

Uses shall not involve any activity which adversely affects the general welfare of the community. **The service provided by the proposed Verizon Wireless communication facility will have a direct public benefit to the City and its residents, businesses and E911 services. The proposed facility will become part of Verizon Wireless's overall telecommunication network, providing service to the City of Woodland Park and greater Teller County.**

Chapter 18.39 - OFF-STREET PARKING AND LOADING

Chapter 18.39 is Not Applicable – no Off-Street Parking or Loading is associated with the proposal.

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 service provided by the proposed Verizon Wireless communication facility will have a direct public benefit to the City and its residents, businesses and E911 services. The proposed facility will become part of Verizon Wireless's overall telecommunication network, providing service to the City of Woodland Park and greater Teller County.**

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 facility will benefit vicinity properties by providing enhanced Verizon Wireless service to the City and its residents, businesses and E911 services.**

Having quality access to wireless broadband is no longer a luxury, it is a necessity. 70.7% of adults and 82.7% of children live in wireless-only homes. (CDC's 2021 Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, January-June 2022).

Homebuyers today consider wireless coverage as one of the items on their home buying checklist. Real Estate agents across the country are saying excellent cell phone service is something homebuyers find important.

Today's wireless facilities are designed to blend into the landscape to the degree feasible and no evidence of impacts on property values have been seen. The proposed Verizon Wireless facility has been designed to complement the existing building architecture and will conceal VZW antennas and equipment within.

D. The proposed development and use shall be in harmony with the area in which it is to be located. **Verizon Wireless proposes to construct a fully concealed antenna facility designed, constructed, and maintained to be compatible with the use and enjoyment of the property. The structure will be designed to complement the existing building architecture and will conceal VZW antennas and equipment within.**

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. After completion of construction, the site is will be visited on average by one vehicle per month for routine maintenance.

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 facility shall be designed constructed and maintained with appropriate regard 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 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.**

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



(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

SPECIAL WARRANTY DEED

WOODLAND PARK SCHOOL DISTRICT RE-2, a political subdivision of the State of Colorado, which has a street address of P.O. Box 99, Woodland Park, CO 80866, County of Teller and State of Colorado ("Grantor") for and in consideration of TEN and No/100 Dollars, in hand paid, the receipt and sufficiency of which is hereby acknowledged by the Grantor, hereby sells and conveys unto **THE CITY OF WOODLAND PARK**, a Colorado home rule municipality, which has a street address of 220 W. South Avenue, Woodland Park, CO 80863, County of Teller and State of Colorado (the "Grantee"), the following real property in the County of Teller and State of Colorado described in EXHIBIT A, attached hereto and incorporated herein by this reference (the "Property").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained and described Property, with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever, including all right, title, and interest in all minerals, mineral rights, and substances of every kind and nature on, in, or under all or any portion of the Property; and all decreed and undecreed water rights and all rights under Colorado law to surface water and groundwater and groundwater on, under and appurtenant to or associated with the Property, whether tributary, nontributary, and all rights of the overlaying landowner to all groundwater beneath the Property. The Grantor, for the Grantor and Grantor's successors and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the successors and assigns of Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

Executed and delivered this 30th day of March, 2016.

WOODLAND PARK SCHOOL DISTRICT RE-2,
a political subdivision of the State of Colorado

By: Carol Greenstreet
Name: Carol Greenstreet
Title: President

ATTEST:

By: Beth Huber
Name: BETH HUBER
Title: SECRETARY

Return to:

NORTON & SMITH, P.C.

Attorneys at Law
1331 17th Street, Suite 500
Denver, Colorado 80202-1555



F0535286

STATE OF COLORADO)
) ss.
COUNTY OF TELLER)

The foregoing instrument was acknowledged before me this 30th day of March,
2016, by Carol Greenstreet as president of and by Beth
Huber as Secretary WOODLAND PARK SCHOOL DISTRICT
RE-2, a political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires 01/28/2020.

Barbara Owings
Notary Public

SEAL



EXHIBIT A

LEGAL DESCRIPTION – AQUATIC CENTER PROPERTY:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 207255 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M., TELLER COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED UNDER SAID RECEPTION NO. 207255, AS MONUMENTED BY A REBAR AND RED CAP STAMPED "PLSC 25968", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT OF LAND BEARS S02°44'22"E (S02°42'00"E PER THE RECORDED DEED), A DISTANCE OF 1435.14 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S02°44'22"E ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF BALDWIN STREET, A DISTANCE OF 314.16 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE N86°30'58"E, A DISTANCE OF 341.40 FEET;

THENCE N03°11'49"W, A DISTANCE OF 13.10 FEET;

THENCE N84°51'58"E, A DISTANCE OF 58.53 FEET;

THENCE S05°36'31"E, A DISTANCE OF 159.20 FEET;

THENCE S25°50'05"E, A DISTANCE OF 64.67 FEET;

THENCE S80°52'22"W, A DISTANCE OF 203.20 FEET;

THENCE S82°40'57"W, A DISTANCE OF 27.43 FEET;

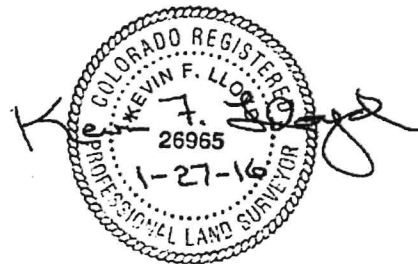
THENCE S86°07'35"W, A DISTANCE OF 98.23 FEET;

THENCE S85°21'08"W, A DISTANCE OF 105.65 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED UNDER SAID RECEPTION NO. 207255, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BALDWIN STREET;

THENCE N02°44'22"W ALONG THAT LINE COMMON TO SAID TRACT OF LAND AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.10 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920





Teller County Government

The Official Site For Teller County, Colorado

Property Records Database



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

Property Record Database

Account Information (provided by Assessor)

Account No R0056166

Parcel Id 6031.192280010

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

Actual \$42,860

Assessed \$12,430

Tax Dist 60

Acct Type Exempt

School Dist RE-2

Acres 2.1000

Map No. 3031-19

Owner Name CITY OF WOODLAND PARK

Mailing Address BOX 9007
WOODLAND PARK, CO 80866

Physical Address 111 N BALDWIN ST

Area WP CENTRAL AREA

Brief Legal Desc L1 WOODLAND AQUATIC CENTER

Brief Legal Description is not intended for use on legal documents

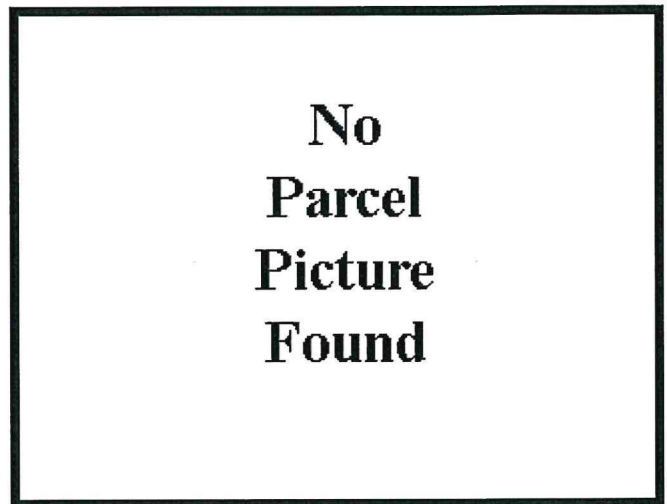
[Show Map](#)

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	2.1000
TOTAL		2.1000



Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
03/17/2016	686850	Plat	\$0
03/30/2016	686961	Special Warranty Deed	\$0

Building Permits

Date	Permit No.	Description	Permit Issued By
06/27/2016	K18847	RETAINING WALLS SEE PLAN 88647	Woodland Park
08/02/2016	K24898	TEMPORARY SERVICE	Woodland Park
01/08/2018	K14863	NEW AQUATIC CENTER - UPGRADE TO FINISH	Woodland Park

Account number: R0056166 was not found

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

E-Mail suggestions or comments to [WebDeveloper](#)
12/13/2022 10:56:33 AM

R0056166

X

Show search results for R0056...

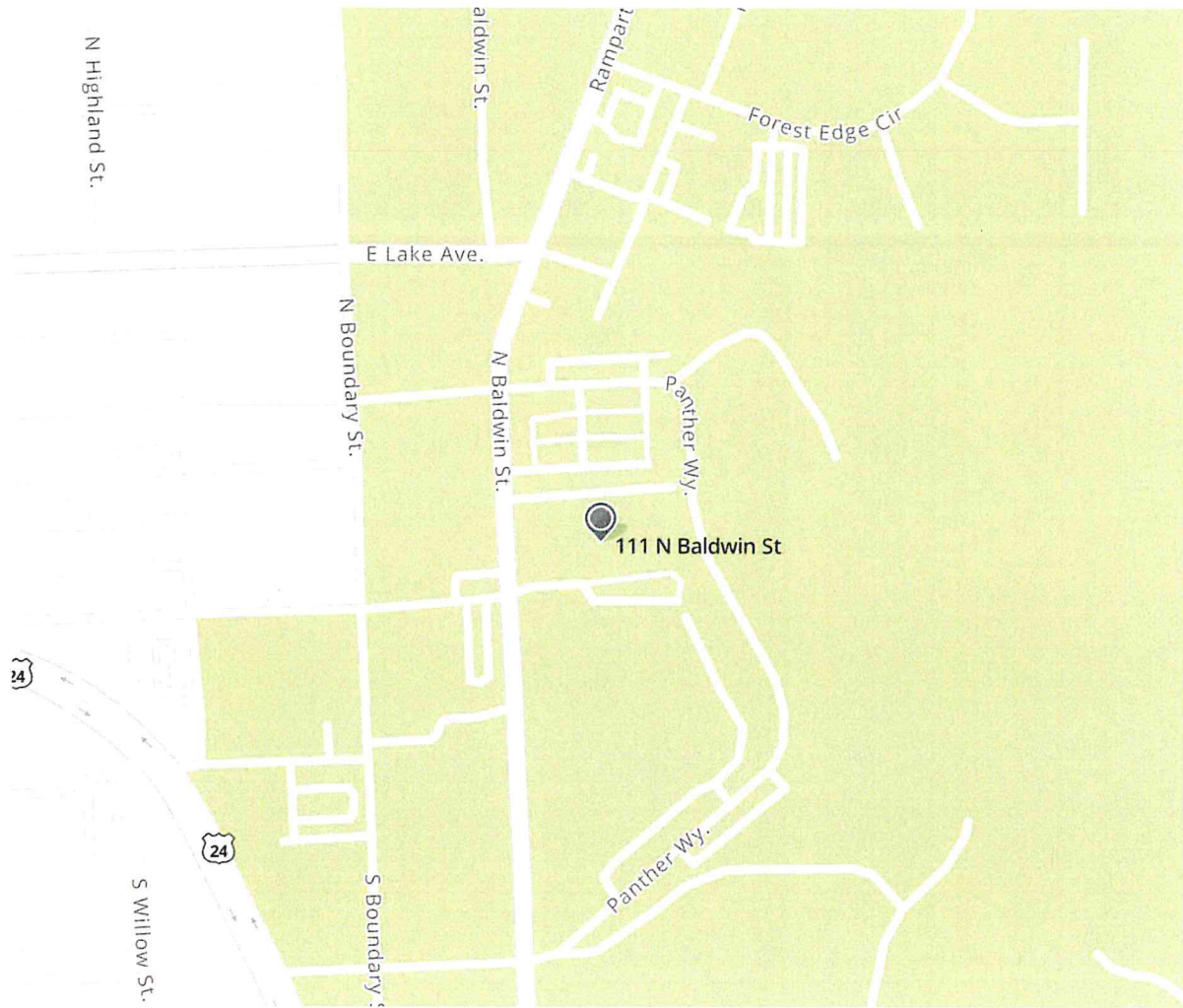


5,050 38,995 Degrees

200ft

EX-001 DISTRICT 500

Vicinity Map





CSP KELLY NSB
STEALTH TOWER
ZONING DRAWINGS

SITE ADDRESS

ADDRESS TBD
WOODLAND PARK, CO 80863

SITE COORDINATES

LATITUDE: 38.9951316 LONGITUDE: -105.0470133

PROJECT TEAM



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



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

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

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

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

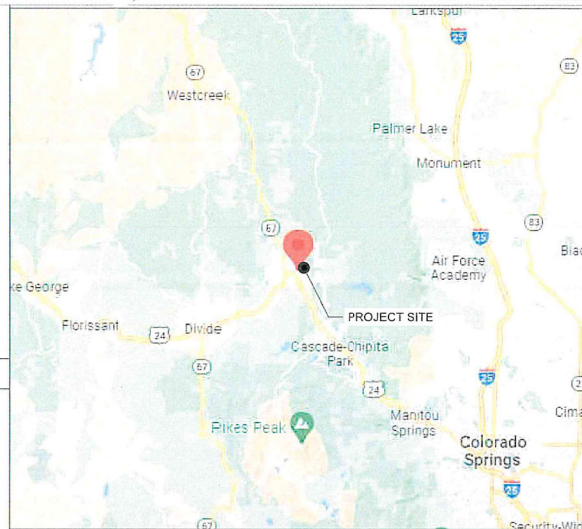
SITE ACQUISITION:
KELLY HARRISON
KAPPA CONSULTING
KHARRISON@YMAIL.COM

PROJECT INFORMATION

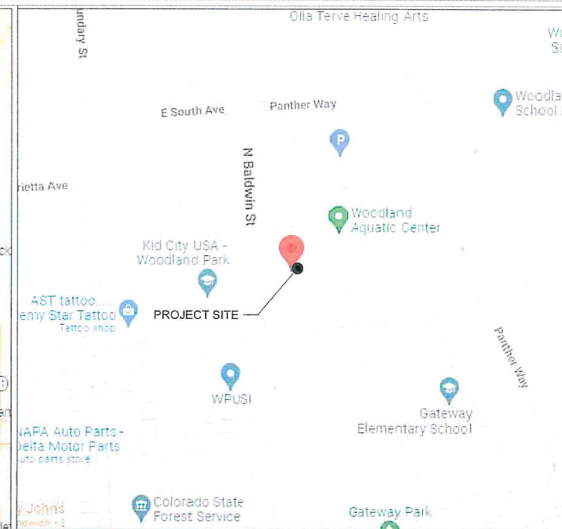
JURISDICTION: CITY OF WOODLAND PARK & (PPRBD) PIKES
PEAK REGIONAL BUILDING DEPARTMENT
ZONING: PUBLIC/ SEM-PUBLIC LAND P/SPL
PARCEL NUMBER: APN: R0056166
ELEVATION: (NAVD 88) ± 8462.0'
STRUCTURE TYPE: STEALTH TOWER
STRUCTURE HEIGHT: 60'-0"
ANTENNA RAD CENTER: 55'-3" & 53'-3"
APPLICANT: VERIZON WIRELESS
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEERING CONTACT: MATT FLECK
4582 SOUTH ULSTER ST, SUITE 1500
DENVER, CO 80237
(720) 647-6159

CODE ANALYSIS

BUILDING CODE: IBC 2015
ELECTRICAL CODE: NEC 2020
FIRE SAFETY CODE: IFC 2015
USE GROUP: U-UTILITY
CONSTRUCTION TYPE: IIB



REGIONAL MAP



VICINITY MAP

SHEET INDEX

NAME	DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	COMPOUND AND ANTENNA PLAN
Z-4	ELEVATION
Z-5	ANTENNA SPEC SHEETS
Z-6	ANTENNA SPEC SHEETS
Z-7	ANTENNA/RADIO SPEC SHEETS
Z-8	ANTENNA SCHEDULE

PROJECT SUMMARY

- THIS PROJECT CONSISTS OF THE INSTALLATION OF:
- INSTALL (1) NEW STEALTH TOWER, ANTENNA MOUNTS, AND FOUNDATION
 - INSTALL (3) NHHS4-65B-R3B ANTENNAS
 - INSTALL (3) NHHS4-65B-R2B4 ANTENNAS
 - INSTALL (3) AIR 6449 ANTENNAS
 - INSTALL (3) 4449 RRH, (3) 4408 RRH, & (3) 8843 RRH
 - INSTALL (2) 4520 OVP'S & (2) 6627 OVP'S
 - INSTALL (3) NEW EQUIPMENT CABINETS ASSOCIATED EQUIPMENT
 - RUN NEW FIBER, ELECTRIC CABLES, AND OTHER ASSOCIATED UTILITIES TO THE PROJECT SITE AND PROPOSED POLE LOCATION

REFERENCED DOCUMENTS:
RFDS: 10/04/2022 EME: TBD MACRO CALC: TBD
VERIFY THE MOST CURRENT DOCUMENTS PRIOR TO CONSTRUCTION

DRIVING DIRECTIONS

- START FROM 10000 PARK MEADOWS DRIVE LONE TREE, CO 80124
- DEPART AND HEAD EAST ON PARK MEADOWS DR
- ROAD NAME CHANGES TO E LINCOLN AVE
- TURN LEFT ONTO E LINCOLN AVE
- TAKE THE RAMP ON THE RIGHT FOR I-25 SOUTH AND HEAD TOWARD COLO SPGS
- AT EXIT 141, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR US-24 WEST
- TURN RIGHT ONTO US-24 W / W US HIGHWAY 24
- TURN RIGHT ONTO PIKES PEAK AVE
- TURN LEFT ONTO S BALDWIN ST AND THE SITE WILL BE LOCATED AT 111 N BALDWIN ST. (WOODLAND AQUATIC CENTER)

THE FOLLOWING CERTIFICATIONS SHALL BE SHOWN AND EXECUTED ON SITE PLANS THROUGH THE PUBLIC HEARING PROCESS:

(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 _____ OWNER(S) _____

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

DATE _____ CITY PLANNER
CITY OF WOODLAND PARK



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

PLANS PREPARED BY _____



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

REV DATE DESCRIPTION BY

C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY _____ CHECKED BY _____

BAB MFF

196015042

PROJECT INFORMATION

CSP KELLY NSB

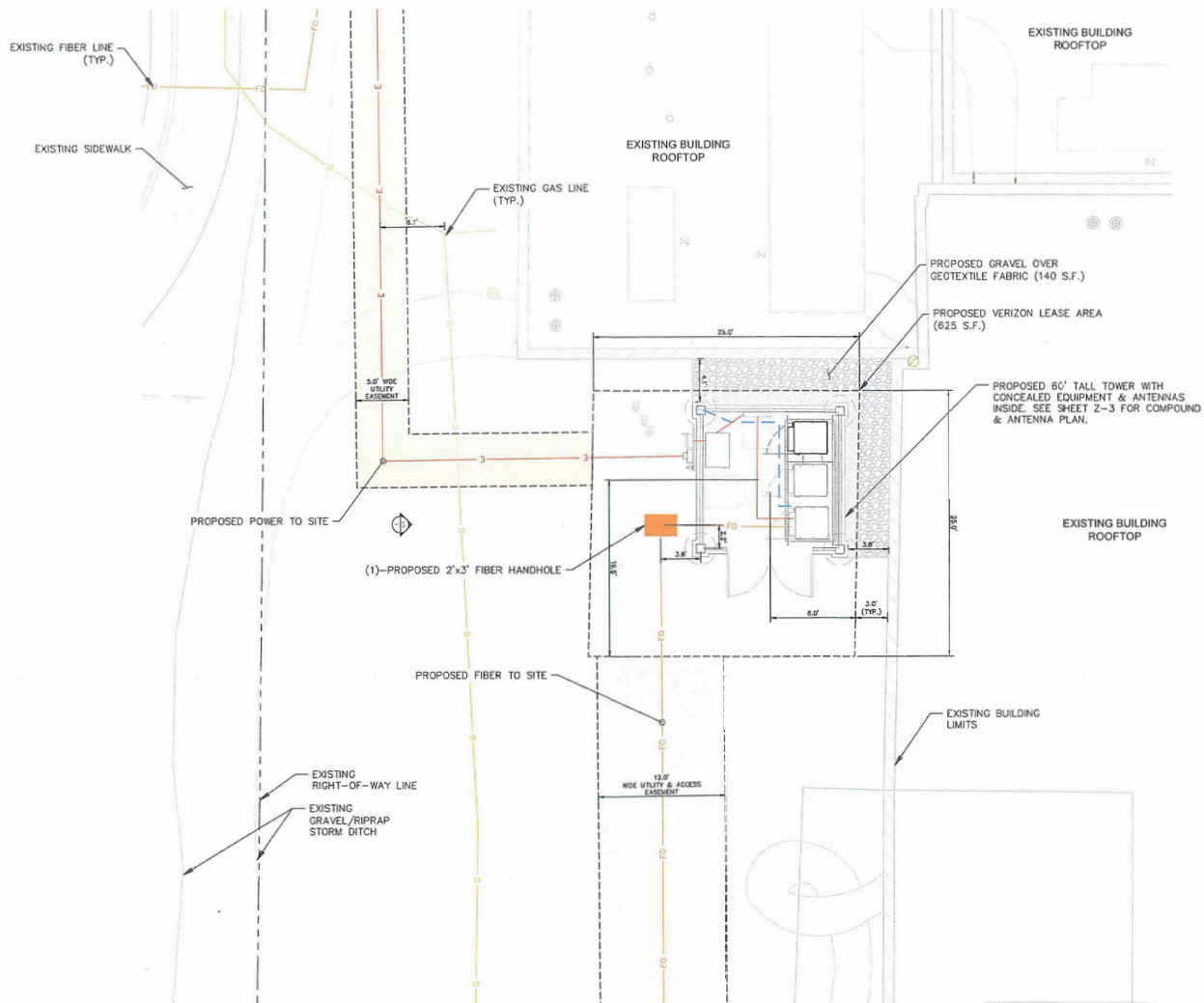
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE

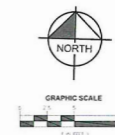
TITLE SHEET

SHEET NUMBER

T-1



1
Z-2
ENLARGED SITE PLAN
SCALE: 1" = 5'
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	12/05/22	CSP KELLY NSB ID6	JCH
B	10/24/22	CSP KELLY NSB ID6	BAB
A	09/27/22	CSP KELLY NSB ID6	BAB

DRAWN BY: **BAB** CHECKED BY: **MFF**

KHA PROJECT NUMBER

196015042

ENGINEER SEAL

FOR REVIEW

PROJECT INFORMATION

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET FILE

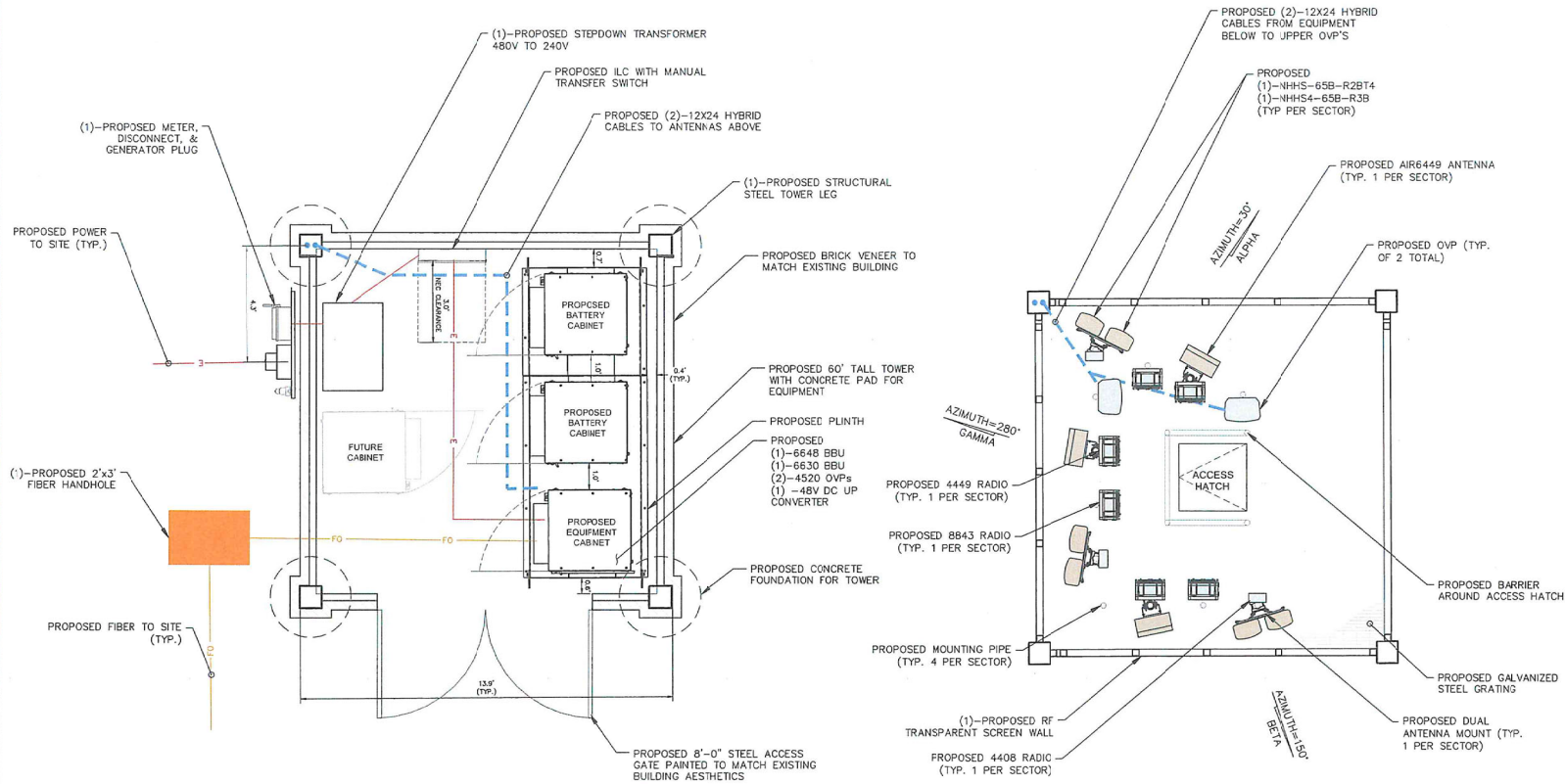
**ENLARGED
SITE PLAN**

SHEET NUMBER

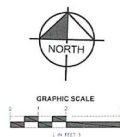
Z-2



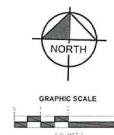
Know what's below.
Call before you dig.



1
Z-3
COMPOUND PLAN DETAIL
SCALE: 1" = 2'
SCALE BASED ON 24"X36" ONLY



2
Z-3
ANTENNA PLAN DETAIL
SCALE: 1" = 2'
SCALE BASED ON 24"X36" ONLY



verizon

10000 PARK MEADOWS DRIVE,
SUITE 200, LORE 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 12/05/22	CSP KELLY NSB ZDG	JCH
B 10/24/22	CSP KELLY NSB ZDG	BAB
A 09/27/22	CSP KELLY NSB ZDG	BAB

DRAWN BY: **BAB** CHECKED BY: **MFF**

KHA PROJECT NUMBER: **196015042**

ENGINEER SEAL: **196015042**

FOR REVIEW

PROJECT INFORMATION

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

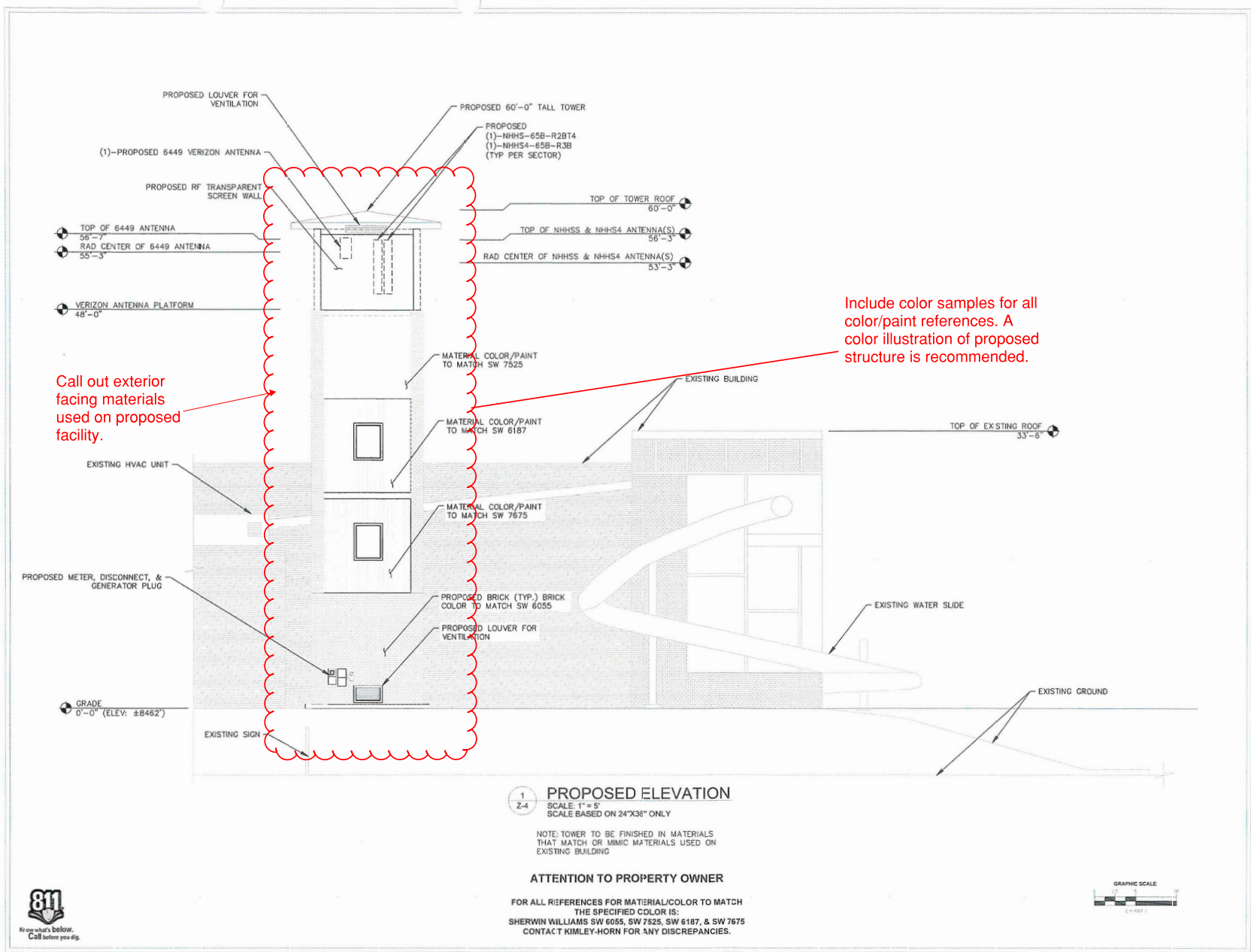
**COMPOUND AND
ANTENNA PLAN**

SHEET NUMBER

Z-3



Know what's below.
Call before you dig.



verizon

19000 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	12/05/22	CSP KELLY NSB 206	JCH
B	10/24/22	CSP KELLY NSB 206	BAB
A	09/27/22	CSP KELLY NSB 206	BAB

DRAWN BY: BAB CHECKED BY: MFF

KHA PROJECT NUMBER: 196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE: PROPOSED ELEVATION

SHEET NUMBER: Z-4

NHHS4-65B-R3B



14 Port Sector Antenna, 2x698-896 MHz, 4x1695-2200 MHz 65° HPEBW, and 8x3700-4000 MHz Beamformer, 34RET

General Specifications

Antenna Type	Sector, unidirectional
Band	Multi-band
Calibration Connector Interface	+2.54 Female
Calibration Connector Quantity	1
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	Fluoropolymer, dielectric
Radome Material	Low loss conductor board
Reflector Material	Aluminum
RF Connector Interface	+2.54 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	8
RF Connector Quantity, mid band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	14

Remote Electrical Tilt (RET) Information

RET Hardware	CompuRET v2
RET Interface	RS485/RS485 (RJ45) / RS485/RS485 (RJ45)
RET Interface, polarity	3 Male / 3 Male
Input Voltage	12-24 Vdc
Internal Bias Type	Custom (1 Port 1, 1 Port 3)
Internal RET	High band (8) / Low band (4) / Mid band (2)
Protocol	SDP/USG2.0 (Single RET)

Page 1 of 1

NHHS4-65B-R3B

Dimensions

Width	308 mm (12.13 in)
Depth	100 mm (3.94 in)
Length	1620 mm (63.8 in)
Net Weight, without mounting kit	27 kg (59.52 lb)

Array Layout

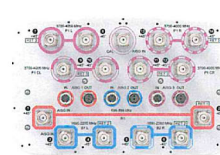
Band	Frequency Range	RF Connector	RET	Mounting Kit
High	698-896 MHz	2	1	1
Mid	1695-2200 MHz	2	1	1
Low	3700-4000 MHz	1	1	1

Diagram showing the array layout of the NHHS4-65B-R3B antenna.

Port Configuration

Diagram showing the port configuration of the NHHS4-65B-R3B antenna.

NHHS4-65B-R3B



Electrical Specifications

Impedance	50 Ohm
Operating Frequency Band	698 - 896 MHz / 1695 - 2200 MHz / 3700 - 4000 MHz / 65° HPEBW
Polarization	+45°
Total Input Power, maximum	1.65 kW (2.5 dBm)

Electrical Specifications

Frequency Band, MHz	698-896	896-916	1695-1880	1880-1910	1910-2200	3700-4000
Gain, dBi	15	15.1	12.7	10.1	10.2	10.0
Beamwidth, Horizontal, degrees	64	64	63	61	64	85
Beamwidth, Vertical, degrees	11.5	10.4	10.6	5.3	9	5.7
UTLS (First Lobe), dB	15	15	17	20	21	13
Front-to-Back Ratio at 180°, dB	37	34	34	25	25	30
Coupling level, Amp, Antenna port to Cal port, dB						26
Coupling level, max Amp A						12

Page 2 of 1

NHHS4-65B-R3B

Antenna port to Cal port, dB						
Coupler, max Amp A, Antenna port to Cal port, dB	0.5					
Coupler, max Phase A, Antenna port to Cal port, degrees	5					
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	25	25	25	25	25	25
Isolation, Co-polarization, dB	19					
VSWR (Return Loss), dB	1.0/1.0	1.0/1.0	1.0/1.0	1.0/1.0	1.0/1.0	1.0/1.0
PM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, W	350	300	250	250	250	250

Electrical Specifications, BASTA

Frequency Band, MHz	698-896	896-916	1695-1880	1880-1910	1910-2200	3700-4000
Gain by all Beam TMs, average, dBi	14.7	14.9	12.4	10.9	10.9	10.2
Gain by all Beam TMs, Tolerance, dB	+0.5	+0.2	+0.7	+0.2	+0.2	+0.6
Beamwidth, Horizontal, degrees	63.3	61.2	61.1	62.2	63.2	84.8
Beamwidth, Vertical, Tolerance, degrees	+0.7	+0.7	+0.3	+0.2	+0.3	+0.5
Front-to-Back Total Power at 180° ± 30°, dB	27	25	26	28	27	22
CPS at Beamwidth, dB	23	19	16	21	23	14
CPS at Sector, dB	14	9	11	11	11	5

Electrical Specifications, Broadcast 65°

Frequency Band, MHz	3700-4000
Gain, dBi	16.8
Beamwidth, Horizontal, degrees	65
Beamwidth, Vertical, degrees	5.7
Beamwidth, Vertical Tolerance, degrees	+0.3
Front-to-Back Total Power at 180° ± 30°, dB	25

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NHHS4-65B-R3B

UTLS (First Lobe), dB	15
Electrical Specifications, Envelope Pattern	
Frequency Band, MHz	1700-4000
Gain, dBi	10.8
Electrical Specifications, Service Beam	
Frequency Band, MHz	1700-4000
Slewed 0° Gain, dBi	10.5
Slewed 0° Beamwidth, Horizontal, degrees	72
Slewed 0° Front-to-Back Total Power at 180° ± 30°, dB	19
Slewed 0° Horizontal Sidelobe, dB	12
Slewed 30° Gain, dBi	19.5
Slewed 30° Gain Tolerance, dBi	10.9
Slewed 30° Beamwidth, Horizontal, degrees	78
Slewed 30° Front-to-Back Total Power at 180° ± 30°, dB	16

Electrical Specifications, Soft Split

Frequency Band, MHz	1700-4000
Gain, dBi	18.9
Beamwidth, Horizontal, degrees	82
Front-to-Back Total Power at 180° ± 30°, dB	76
Horizontal Sidelobe, dB	16

Mechanical Specifications

Wind Loading @ Velocity, normal	301 ft/lb (41.5 kN) @ 150 mph (27.7 m/s) @ 150 km/h
Wind Loading @ Velocity, lateral	254 ft/lb (34.5 kN) @ 150 mph (27.7 m/s) @ 150 km/h
Wind Loading @ Velocity, maximum	670 ft/lb (90.8 kN) @ 150 mph (27.7 m/s) @ 150 km/h
Wind Loading @ Velocity, rear	210 ft/lb (28.4 kN) @ 150 mph (27.7 m/s) @ 150 km/h
Wind Speed, maximum	247 km/h (147.3 mph)

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NHHS4-65B-R3B

Packaging and Weights

Width, packed	400 mm (15.75 in)
Depth, packed	300 mm (11.81 in)
Length, packed	1920 mm (75.59 in)
Weight, gross	31.7 kg (70.02 lb)

Regulatory Compliance/Certifications

Agency	Classification
CE/UKCA/REACH	Below maximum concentration value
ISO 9001:2015	Enforced, manufactured and distributed under the quality management system
REACH	Controlled and exempted



Included Products

Kit contents	Wide Flat Antenna Mounting Kit for 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 1838, 1840, 1842, 1844, 1846, 1848, 1850, 1852, 1854, 1856, 1858, 1860, 1862, 1864, 1866, 1868, 1870, 1872, 1874, 1876, 1878, 1880, 1882, 1884, 1886, 1888, 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924, 1926, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1944, 1946, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344,
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AIR 6449 B77D/ C-BAND

- Advanced Antenna System (AAS)
- 54TX/64RX with 192 AE
- Up to 320W RF Power
- EIRP up to 79 dBm
- Up to 200 MHz CBW with 64TX
- Max total carrier BW is 200 MHz for NR
- Support number of layers: DL/UL 16/8

AIR 6449 B77D/ C-Band	Height	Width	Depth	Weight
no protruding items	30.4 in (772 mm)	15.9 in (402 mm)	8.1 in (205 mm)	88.0 lbs (39.9 Kg)
w/ protruding items	30.8 in (783 mm)	16.1 in (408 mm)	10.8 in (273 mm)	

- 4 x 25 Gbps eCPRI, (compatible to 10G) eCPRI SFP28
- 48 VDC, max ~ 1360W (80%TX-20%RX), Typical TBD
- 40 to +55 C, (Incl Solar Load)



Now confirmed
max measurements/ will not exceed

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Z-7 AIR 6449 ANTENNA/RADIO SPEC SHEET
SCALE: N.T.S.

RADIO 4408

The new Radio 4408 is part of the new Radio 4400 series portfolio. Radio 4408 is based on the new design, support many parameters and power efficiency, and comes up to medium range 3GPP radio profiles.

Radio 4408 has, by use of its small and small dimensions, support for a wide range of mounting scenarios and can be integrated into the new antenna system. With the Radio 4408, Ericsson provides the most reliable portfolio for 5G networks. Having a small form factor, it is a small and efficient single and dual-band radio solution.

Typical Radio 4408 supports configurations with integrated or external antenna systems and can be used in the various radio access technologies. It is designed to be used in the Ericsson 5G network, which is a small and efficient single and dual-band radio solution.

Radio 4408 supports LTE TDD and LTE FDD. It is designed to be used in the Ericsson 5G network, which is a small and efficient single and dual-band radio solution.



Enter on the right side you can see a picture of the Radio 4408 mounted on a clamp pole. The picture shows a view from the back of the Radio 4408. The support structure is not visible and the picture is not to scale.



Technical specifications for Radio 4408	
FREQUENCY BANDS	Radio 4408 supports B1, B3, B5, B7, B20, B21, B28, B29, B30, B31, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, B122, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140, B141, B142, B143, B144, B145, B146, B147, B148, B149, B150, B151, B152, B153, B154, B155, B156, B157, B158, B159, B160, B161, B162, B163, B164, B165, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175, B176, B177, B178, B179, B180, B181, B182, B183, B184, B185, B186, B187, B188, B189, B190, B191, B192, B193, B194, B195, B196, 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ANTENNA SCHEDULE*											
ANTENNA SECTOR	ANTENNA POSITION	ANTENNA*	REMAIN/PROPOSED	LENGTH	WIDTH	DEPTH	WEIGHT (POUNDS)	HORIZONTAL DISTANCE ADJACENT BUILDING	VERTICAL DISTANCE FROM C.O.R. TO UPPER PARAFET	VERTICAL DISTANCE FROM C.O.R. TO GRADE	QTY.
ALPHA	1	—	—	—	—	—	—	414'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NH-SS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	36.4"	15.9"	8.1"	88		N/A	55'-3"	1
BETA	1	—	—	—	—	—	—	245'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NH-SS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	36.4"	15.9"	8.1"	88		N/A	55'-3"	1
GAMMA	1	—	—	—	—	—	—	135'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NH-SS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	36.4"	15.9"	8.1"	88		N/A	55'-3"	1

* REFER TO FINAL RFDS PRIOR TO CONSTRUCTION

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	12/02/22	CSP KELLY NSB ZDE	JCH
B	10/24/22	CSP KELLY NSB ZDE	BAB
A	09/27/22	CSP KELLY NSB ZDE	BAB

DRAWN BY: **BAB** CHECKED BY: **MFF**

KHA PROJECT NUMBER: **196015042**

ENGINEER SEAL

FOR REVIEW

PROJECT INFORMATION

CSP KELLY NSB
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE

**ANTENNA
SCHEDULE**

SHEET NUMBER

Z-8

Architectural Drawings, Renderings, Graphic Illustrations

An approximation of the tower elevation has been provided for reference on the Plan Set. Final facility erection drawings/finishes can be provided upon zoning approval of the general design. All associated telecommunication equipment will be within structure and concealed from view.

Drainage Plan

The proposed concealed communication facility is anticipated to add no more than 225 sq. ft. of impervious area to the parcel (approximately 2.1 acres). It is anticipated that the proposed development will have a de minimis impact on the drainage of the property due to a less than 0.3% increase in impervious area.

Grading Plan

No grading is anticipated as part of this project.

Landscape Plan

Not applicable, site is fully concealed.

Traffic Report/Study

The proposed facility is unmanned and not anticipated to create any appreciable impact on traffic around the site. After completion of construction, the site is anticipated to be visited on average by one vehicle per month for maintenance as needed.



2022 SITE PLAN REVIEW SUBMITTAL REQUIREMENTS **CITY OF WOODLAND PARK** (Revised 1/1/2022)

The site plan 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 Check	City Check	Submittal Requirement
☒		Complete Application. A completed application for site plan review upon forms supplied by the Planning Department
☒		Application Fee. See fee sheet available in City Planning & Building Department or on City website (www.city-woodlandpark.org) under Planning & Building Department/Development Fees.
☒		Adjoiners List. A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
☒		Warranty Deed or Title Policy. Documents proving ownership of subject property.
☒		Plans. One (1) set of 24" x 36" sheet(s)
☒		One (1) set of 11" x 17" sheet(s)
☒		Adobe Portable Document Format (.pdf) formatted for printing on 24"x36" sheet(s). May be submitted on compact flash drive.
Supplemental Materials. Supplemental materials to be included with all applications are as follows:		
☒		Architectural drawings, renderings, or other graphic illustrations of structures, landscaping, and accessory infrastructure
☒		Drainage plan (3 copies)
☒		Grading plan
☐		Landscape plan - <u>Not applicable, site is fully concealed.</u>
☒		Traffic report/study (3 copies)
☒		Site Plan. A site plan containing and including the following criteria and information:
☐		Prepared by a qualified individual with appropriate signature, date and seal affixed;
☐		Indicate the name of the proposed development, submittal phase, and the words "Site Plan";

Applicant Check	City Check	Submittal Requirement
Site Plan, continued.		
A site plan containing and including the following criteria and information:		
☐		Be drawn at a scale to clearly show the entire project and site characteristics [one inch equals thirty feet (1" = 30') is preferred];
☐		A vicinity map indicating the location of the site;
☐		Date of preparation, scale, and north arrow (designated as true north);
☐		The location, exterior horizontal dimensions and height of all existing and/or proposed structures and/or uses with reference to property lines;
☐		Property lines, dimensions, and known monuments;
☐		Location, dimensions and names of on-site and adjacent streets, trails, public rights-of-way and sidewalks;
☐		Location, dimensions and intent of existing and proposed easements;
☐		Location, number, and dimensions of all parking areas, driveways, driving lanes, loading areas and parking formula used;
☐		Locations of existing and proposed utilities, including: water, sewer, drainage, fire, electricity, gas, phone, and cable television infrastructure;
☐		General direction of off-site topography;
☐		Location and extent of streams, watercourses, and floodplains or other hazards;
☐		Landscaped areas;
☐		Location of existing and proposed signs;
☐		Areas for solid waste disposal containers and typical enclosure detail, if applicable;
☐		Zoning district, special district and city boundaries;
☐		Area and extent of snow storage areas;
☐		Adjacent existing and proposed uses;
☐		On-site topography at two-foot (2') contour intervals referenced to U.S. Geological Survey datum;
☐		Location and extent of all traffic control devices and signs;
☐		Location and extent of exterior lighting fixtures and a typical detail diagram;
☐		Location and extent of fences and buffer areas, if applicable. For purposes of this section, a buffer area shall be defined as a strip of land or appropriate method to separate one type of land use from another use which may be incompatible;
☐		Location and extent of areas in excess of thirty percent (30%) slope;

Attachment C

KAPPA CONSULTING, LLC

January 30, 2023

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

Project: Verizon Wireless Macro Facility – SUP2022-02
Letter addressing Review Comments received 01/19/23

Dear Mr. Gates,

Please see Verizon Wireless's ("Verizon") responses to City of Woodland Park ("City") comments on Verizon's Macro Facility (SUP2022-02), which Verizon received on January 19, 2023. Pursuant to the City's email dated January 19, 2023, Verizon's responses are due on or before January 30, 2023, by 9:00 A.M.

Comment No. 1

4 of 4 This application does not include the Agreement or legal description which incorporates all the comments sent by Michael on September 23rd, 2022 to Kelly Harrison. In order to complete a full review, the agreement must be included with updated easement language and legal descriptions that match these plan sets. Bschrmitt

Verizon Response: Verizon and the City will be executing a Land Lease Agreement addressing terms related to the facility and associated non-exclusive easement/s. The Land Lease Agreement includes an Exhibit B depicting the facility lease area and non-exclusive easement/s.

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

Comment No. 2

Z-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." Bschrmitt

Verizon Response: Title 17 of the City Code applies to the subdivision of land and the subsequent development of the subdivided plat – not communication facilities. Verizon is proposing a communication facility within an unsubdivided 25'-0" x 25'-0" lease area. No subdivision of land is proposed or associated with the facility. Thus, the Code provision in Comment No. 2 does not apply to this Special Use Permit application. Additionally, Comment No. 2 makes it impossible to bring power and fiber to Verizon's proposed lease area within said easement as the Verizon lease area is more than 10' from the property line.

KAPPA CONSULTING, LLC

Per a call to CJ Gates on January 24, 2023, Verizon proposes to run its required utilities through existing on-site easements as feasible. Verizon will create the non-exclusive easement/s required to bring access and utilities to its site where no existing or usable easements exist. Please see Final Survey and Exhibit B to the Land Lease Agreement (included in this resubmittal) for all existing easements and proposed non-exclusive easements.

Comment No. 3

Z-1 This parcel and access are not owned by the City of Woodland Park. An access agreement will need to be developed with the RE-2 School district, and sidewalk/driveway improvements will need to be made to protect the City sidewalk infrastructure from cracking as vehicles/equipment access the site.
Bschmitt

Verizon Response: All proposed non-exclusive easements have been routed within the subject City parcel.

Comment No. 4

Z-1 Include on-site topography at two-foot contour intervals referenced to U.S Geological Survey datum.
Cgates

Verizon Response: The updated and revised Plan Set is included with this resubmittal. The Project Scope on Sheet Z1 has been revised to add on-site topography at two-foot contour intervals.

Comment No. 5

Z-1 Include easement information on Site Plan from the subdivision plat for this parcel. Cgates

Verizon Response: The updated and revised Plan Set is included with this resubmittal. Sheet Z1 has been revised to include easement information shown on the Woodland Aquatic Center survey Recorded March 28, 2016, in Instrument No: 686850.

Comment No. 6

Z-1 Ensure all proposed fiber and power lines run through existing platted utility easements. Cgates

Verizon Response: Per a call to CJ Gates on January 24, 2023, Verizon proposes to run its required utilities through existing on-site easements as feasible. Verizon will create the non-exclusive easement/s required to bring access and utilities to its site where no existing or usable easements exist. Please see Final Survey and Exhibit B to the Land Lease Agreement (included in this resubmittal) for all existing easements and proposed non-exclusive easements.

Comment No. 7

Z-4 Include color samples for all color/paint references. A color illustration of proposed structure is recommended. Cgates

Verizon Response: The updated and revised Plan Set is included with this resubmittal. A full color Photo Simulation has been included on Sheet P2 of the revised Plan Set. Color samples, if required, can be provided after the project and final exterior facility colors have been approved by the City.

Comment No. 8

Z-4 Call out exterior facing materials used on proposed facility. Cgates

KAPPA CONSULTING, LLC

Verizon Response: The updated and revised Plan Set is included with this resubmittal. Sheet Z4 includes a note stating proposed materials will match or mimic existing building materials.



CSP KELLY NSB
STEALTH TOWER
ZONING DRAWINGS

SITE ADDRESS

ADDRESS TBD
WOODLAND PARK, CO 80863

SITE COORDINATES

LATITUDE: 38.9951316
LONGITUDE: -105.0470133

PROJECT TEAM

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

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

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

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

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

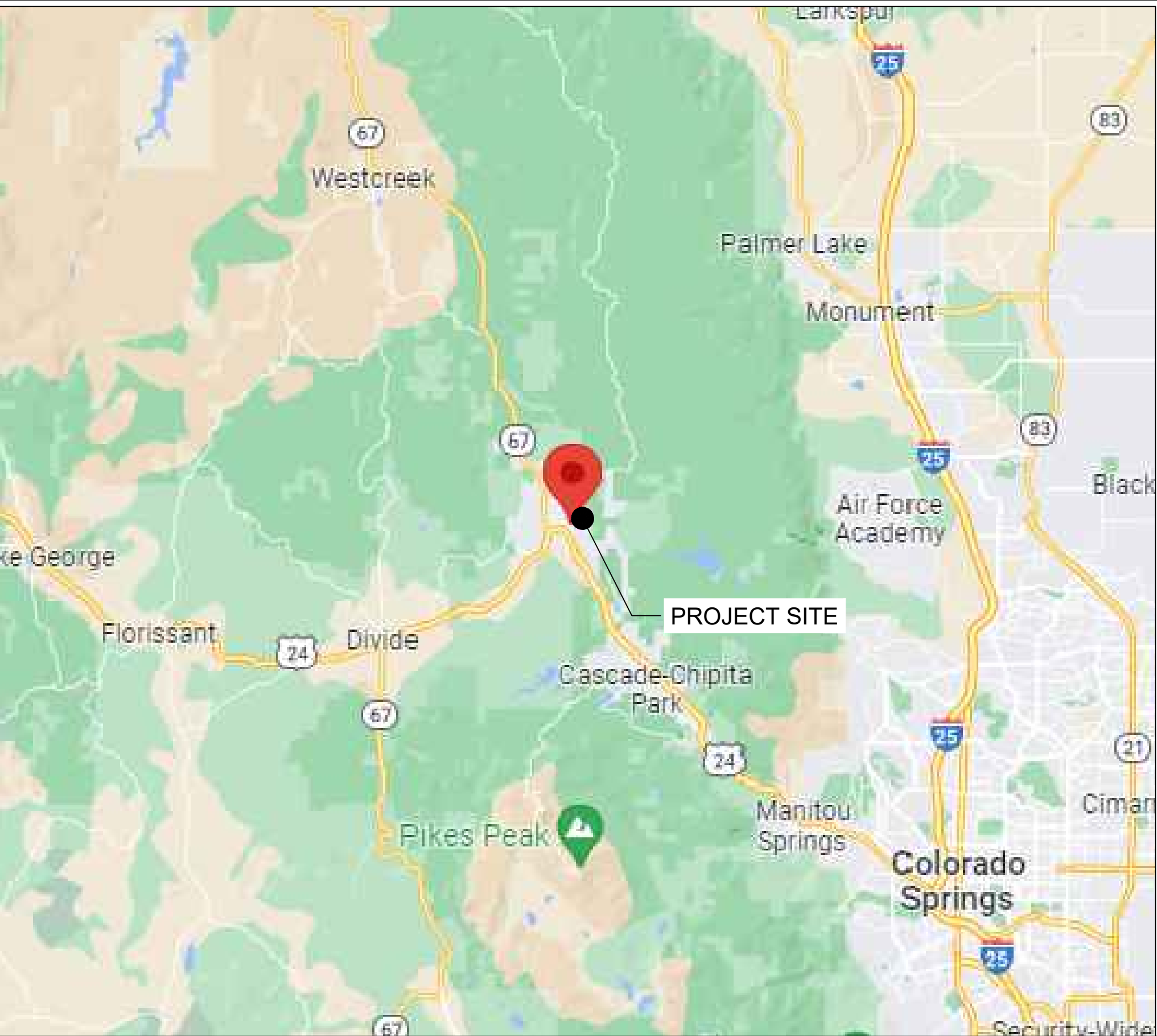
SITE ACQUISITION:
KELLY HARRISON
KAPPA CONSULTING
KHARRISON@YMAIL.COM

PROJECT INFORMATION

JURISDICTION:	CITY OF WOODLAND PARK & (PPRBD) PIKES PEAK REGIONAL BUILDING DEPARTMENT
ZONING:	PUBLIC/ SEMI-PUBLIC LAND P/SPL
PARCEL NUMBER:	APN: R0056166
ELEVATION:	(NAVD 88) ± 8462.0'
STRUCTURE TYPE:	STEALTH TOWER
STRUCTURE HEIGHT:	60'-0"
ANTENNA RAD CENTER:	55'-3" & 53'-3"
APPLICANT:	VERIZON WIRELESS
ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEERING CONTACT:	MATT FLECK 4582 SOUTH ULSTER ST, SUITE 1500 DENVER, CO 80237 (720) 647-6159

CODE ANALYSIS

BUILDING CODE:	IBC 2015
ELECTRICAL CODE:	NEC 2020
FIRE SAFETY CODE:	IFC 2015
USE GROUP:	U-UTILITY
CONSTRUCTION TYPE:	IIB



REGIONAL MAP



VICINITY MAP

SHEET INDEX

NAME	DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	COMPOUND AND ANTENNA PLAN
Z-4	ELEVATION
Z-5	ANTENNA SPEC SHEETS
Z-6	ANTENNA SPEC SHEETS
Z-7	ANTENNA/RADIO SPEC SHEETS
Z-8	ANTENNA SCHEDULE
P-1	EXISTING PHOTO SIM
P-2	PROPOSED PHOTO SIM

PROJECT SUMMARY

- THIS PROJECT CONSISTS OF THE INSTALLATION OF:
- INSTALL (1) NEW STEALTH TOWER, ANTENNA MOUNTS, AND FOUNDATION
 - INSTALL (3) NHHS4-65B-R3B ANTENNAS
 - INSTALL (3) NHHSS-65B-R2BT4 ANTENNAS
 - INSTALL (3) AIR 6449 ANTENNAS
 - INSTALL (3) 4449 RRH, (3) 4408 RRH, & (3) 8843 RRH
 - INSTALL (2) 4520 OVP'S & (2) 6627 OVP'S
 - INSTALL (3) NEW EQUIPMENT CABINETS ASSOCIATED EQUIPMENT
 - RUN NEW FIBER, ELECTRIC CABLES, AND OTHER ASSOCIATED UTILITIES TO THE PROJECT SITE AND PROPOSED POLE LOCATION

REFERENCED DOCUMENTS:
RFDS: 10/04/2022 EME: TBD MACRO CALC: TBD
VERIFY THE MOST CURRENT DOCUMENTS PRIOR TO CONSTRUCTION

DRIVING DIRECTIONS

- START FROM 10000 PARK MEADOWS DRIVE LONE TREE, CO 80124
- DEPART AND HEAD EAST ON PARK MEADOWS DR
- ROAD NAME CHANGES TO E LINCOLN AVE
- TURN LEFT ONTO E LINCOLN AVE
- TAKE THE RAMP ON THE RIGHT FOR I-25 SOUTH AND HEAD TOWARD COLO SPGS
- AT EXIT 141, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR US-24 WEST
- TURN RIGHT ONTO US-24 W / W US HIGHWAY 24
- TURN RIGHT ONTO PIKES PEAK AVE
- TURN LEFT ONTO S BALDWIN ST AND THE SITE WILL BE LOCATED AT 111 N BALDWIN ST. (WOODLAND AQUATIC CENTER)

THE FOLLOWING CERTIFICATIONS SHALL BE SHOWN AND EXECUTED ON SITE PLANS THROUGH THE PUBLIC HEARING PROCESS:

(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 _____ OWNER(S) _____

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

DATE _____ CITY PLANNER _____
CITY OF WOODLAND PARK



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

PLANS PREPARED BY: _____

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

REV:	DATE:	DESCRIPTION:	BY:
D	01/26/23	CSP KELLY NSB ZDs	MAK
C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: _____ CHECKED BY: _____

BAB

MFF

KHA PROJECT NUMBER: 196015042



PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

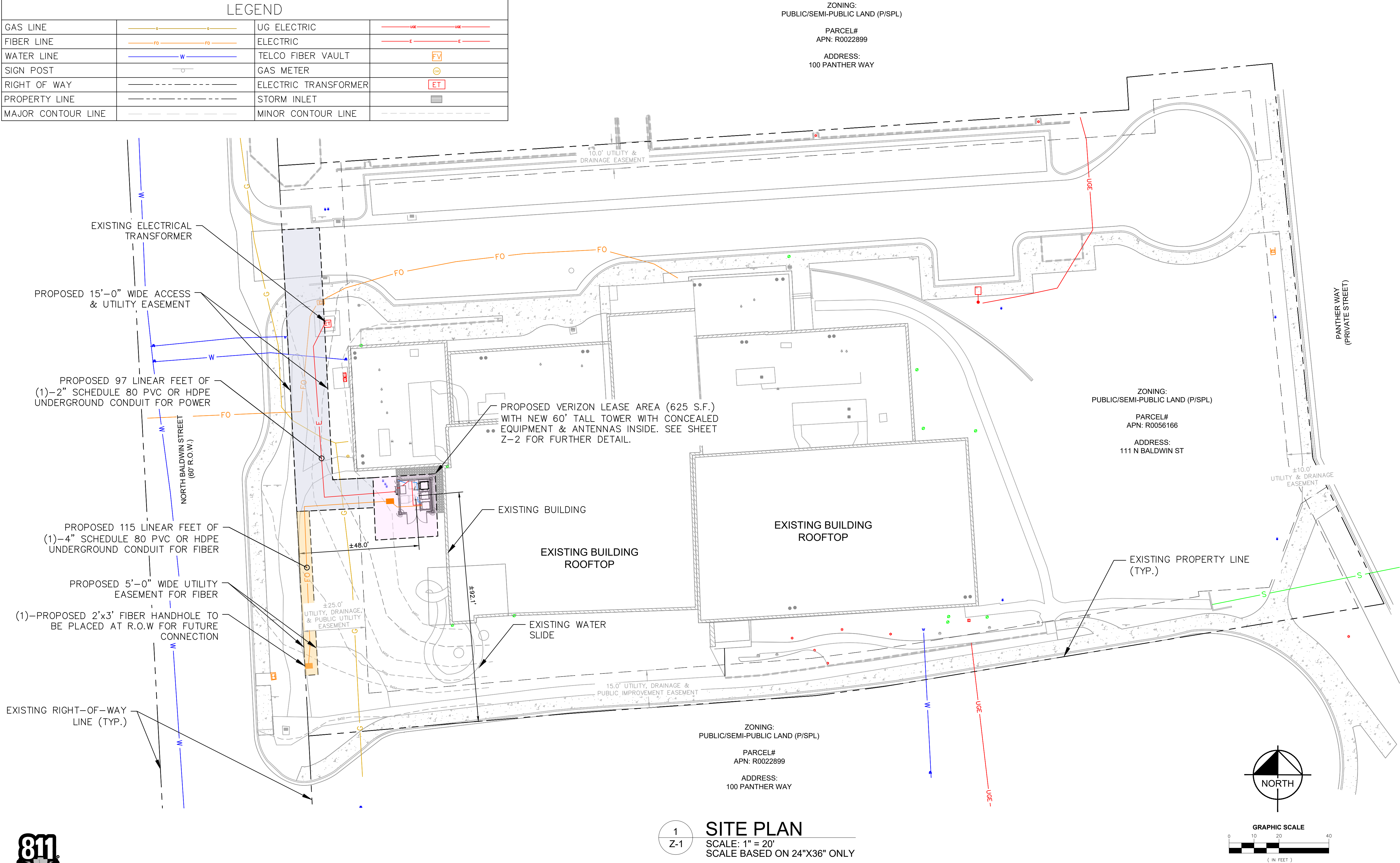
SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

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	
LEGEND			
GAS LINE		UG ELECTRIC	
FIBER LINE		ELECTRIC	
WATER LINE		TELCO FIBER VAULT	
SIGN POST		GAS METER	
RIGHT OF WAY		ELECTRIC TRANSFORMER	
PROPERTY LINE		STORM INLET	
MAJOR CONTOUR LINE		MINOR CONTOUR LINE	



verizon

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

PLANS PREPARED BY:

Kimley»Horn

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PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

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A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: CHECKED BY:

BAB

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB

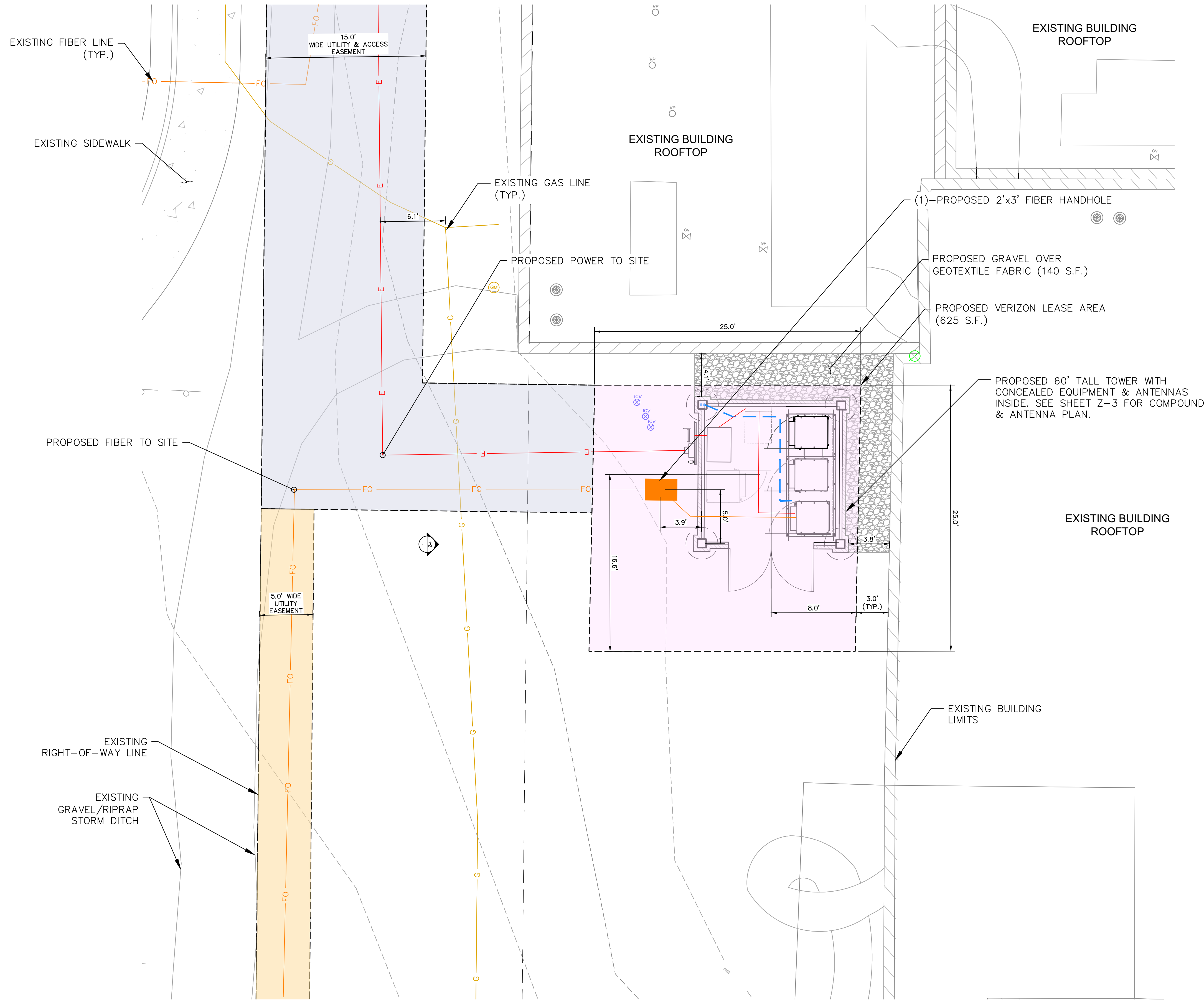
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

SITE PLAN

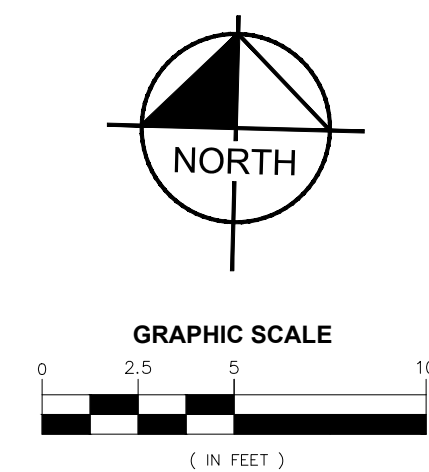
SHEET NUMBER:

Z-1



1
Z-2

ENLARGED SITE PLAN
SCALE: 1" = 5'
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
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DRAWN BY: CHECKED BY:

BAB **MFF**

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB

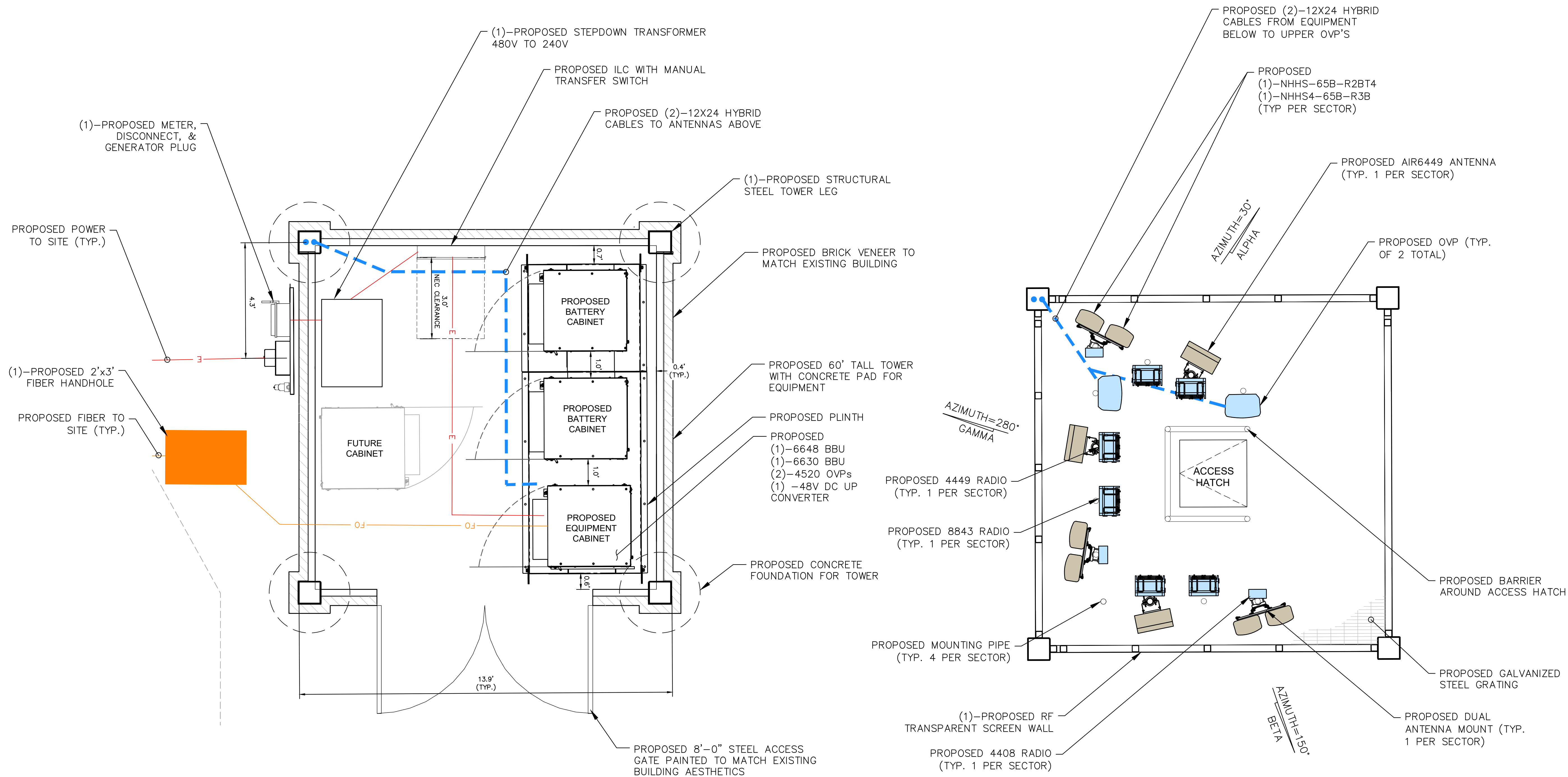
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

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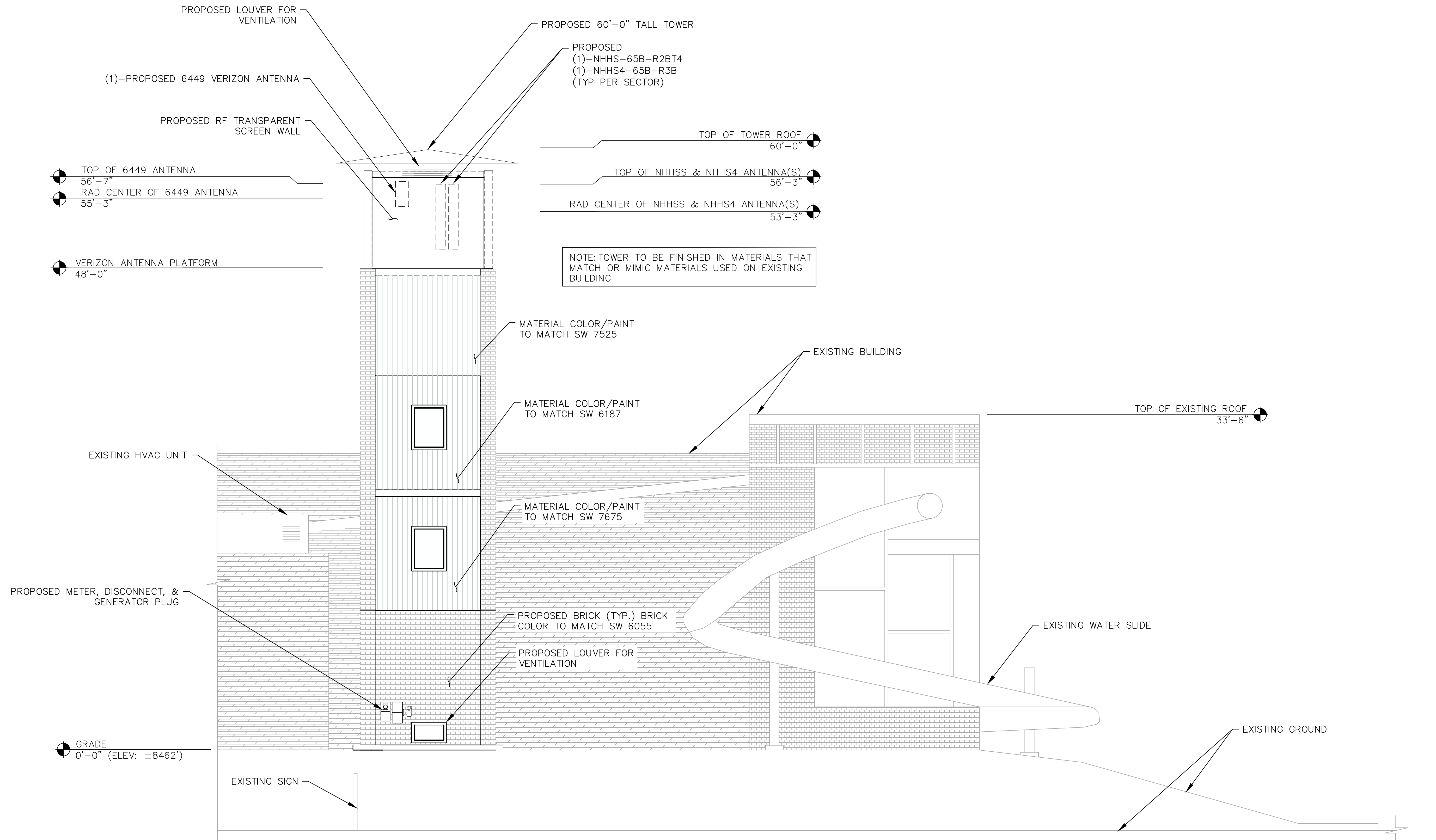
**ENLARGED
SITE PLAN**

SHEET NUMBER:

Z-2

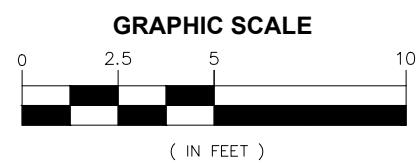


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C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB



1
Z-4
PROPOSED ELEVATION
SCALE: 1" = 5'
SCALE BASED ON 24"X36" ONLY

ATTENTION TO PROPERTY OWNER
FOR ALL REFERENCES FOR MATERIAL/COLOR TO MATCH
THE SPECIFIED COLOR IS:
SHERWIN WILLIAMS SW 6055, SW 7525, SW 6187, & SW 7675
CONTACT KIMLEY-HORN FOR ANY DISCREPANCIES.



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

PLANS PREPARED BY:



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A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: CHECKED BY:

BAB

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

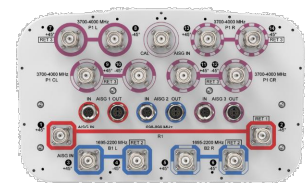
**PROPOSED
ELEVATION**

SHEET NUMBER:

Z-4



NHHS4-65B-R3B



14 Port Sector Antenna, 2x698-896 MHz, 4x1695-2200 MHz 65° HPBW, and 8x3700-4000 MHz Beamformer, 3XRET

General Specifications

Antenna Type	Sector- and beamforming
Band	Multiband
Calibration Connector Interface	4.3-10 Female
Calibration Connector Quantity	1
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	Fiberglass, UV resistant
Radiator Material	Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	8
RF Connector Quantity, mid band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	14

Remote Electrical Tilt (RET) Information

RET Hardware	CommRET v2
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	3 female 3 male
Input Voltage	10-30 Vdc
Internal Bias Tee	Cal Port Port 1 Port 3
Internal RET	High band (1) Low band (1) Mid band (1)
Protocol	3GPP/AISG 2.0 (Single RET)

NHHS4-65B-R3B

Dimensions

Width	350 mm 13.78 in
Depth	208 mm 8.189 in
Length	1828 mm 71.969 in
Net Weight, without mounting kit	27 kg 59.525 lb

Array Layout

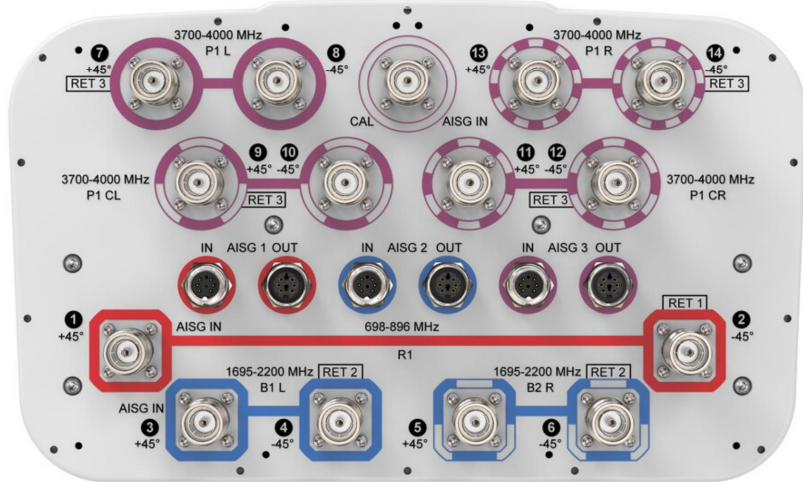
Array ID	Frequency (MHz)	RF Connector	RET (RET)	AISG RET UID
B	698-896	1-2	1	CXXXXXXXXXXXXB1
B1	1695-2200	3-4	2	CXXXXXXXXXXXXB1
B2	1695-2200	5-6		
P	3700-4000	7-14	3	CXXXXXXXXXXXXP1

(Color of colored boxes are not true depictions of array sizes)

Port Configuration



NHHS4-65B-R3B



Electrical Specifications

Impedance	50 ohm
Operating Frequency Band	1695 – 2200 MHz 3700 – 4000 MHz 698 – 896 MHz
Polarization	±45°
Total Input Power, maximum	1,000 W @ 50 °C

Electrical Specifications

Frequency Band, MHz	698-806	806-896	1695-1880	1850-1990	1920-2200	3700-4000
Gain, dBi	15	15.1	17.7	18.1	18.2	15.9
Beamwidth, Horizontal, degrees	66	64	63	61	64	85
Beamwidth, Vertical, degrees	11.5	10.4	5.6	5.3	5	5.7
USLS (First Lobe), dB	15	15	17	20	21	13
Front-to-Back Ratio at 180°, dB	37	34	34	35	33	30
Coupling level, Amp, Antenna port to Cal port, dB						26
Coupling level, max Amp Δ,						±2

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NHHS4-65B-R3B

Antenna port to Cal port, dB						
Coupler, max Amp Δ, Antenna port to Cal port, dB						0.5
Coupler, max Phase Δ, Antenna port to Cal port, degrees						5
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	25	25	25	25	25	25
Isolation, Co-polarization, dB						19
VSWR Return loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-145
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	75

Electrical Specifications, BASTA

Frequency Band, MHz	698-806	806-896	1695-1880	1850-1990	1920-2200	3700-4000
Gain by all Beam Tilts, average, dBi	14.7	14.9	17.4	17.9	17.9	15.2
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.3	±0.7	±0.2	±0.3	±0.9
Beamwidth, Horizontal Tolerance, degrees	±3.3	±1.2	±4.1	±3.2	±5.2	±19
Beamwidth, Vertical Tolerance, degrees	±0.7	±0.7	±0.3	±0.2	±0.3	±0.5
Front-to-Back Total Power at 180° ± 30°, dB	27	25	26	28	27	22
CPR at Boresight, dB	23	19	18	21	23	14
CPR at Sector, dB	14	9	11	11	11	5

Electrical Specifications, Broadcast 65°

Frequency Band, MHz	3700-4000
Gain, dBi	16.8
Beamwidth, Horizontal, degrees	65
Beamwidth, Vertical, degrees	5.7
Beamwidth, Vertical Tolerance, degrees	±0.3
Front-to-Back Total Power at 180° ± 30°, dB	25

NHHS4-65B-R3B

USLS (First Lobe), dB	15
Electrical Specifications, Envelope Pattern	
Frequency Band, MHz	3700-4000
Gain, dBi	20.5
Electrical Specifications, Service Beam	
Frequency Band, MHz	3700-4000
Steered 0° Gain, dBi	20.5
Steered 0° Gain Tolerance, dBi	±0.5
Steered 0° Beamwidth, Horizontal, degrees	22
Steered 0° Front-to-Back Total Power at 180° ± 30°, dB	29
Steered 0° Horizontal Sidelobe, dB	12
Steered 30° Gain, dBi	19.5
Steered 30° Gain Tolerance, dBi	±0.9
Steered 30° Beamwidth, Horizontal, degrees	28
Steered 30° Front-to-Back Total Power at 180° ± 30°, dB	26

Electrical Specifications, Soft Split

Frequency Band, MHz	3700-4000
Gain, dBi	18.9
Beamwidth, Horizontal, degrees	32
Front-to-Back Total Power at 180° ± 30°, dB	26
Horizontal Sidelobe, dB	16

Mechanical Specifications

Wind Loading @ Velocity, frontal	301.0 N @ 150 km/h (67.7 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	254.0 N @ 150 km/h (57.1 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	698.0 N @ 150 km/h (143.4 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	319.0 N @ 150 km/h (71.7 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h 149.75 mph

NHHS4-65B-R3B

Packaging and Weights

Width, packed	456 mm 17.953 in
Depth, packed	357 mm 14.055 in
Length, packed	1975 mm 77.756 in
Weight, gross	39.7 kg 87.523 lb

Regulatory Compliance/Certifications

Agency	Classification
CHINA-ROHS	Above maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
ROHS	Compliant/Exempted



Included Products

BSAMNT-3	Wide Profile Antenna Downtilt Mounting Kit for 2.4-4.5 in (60-115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.
----------	--

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
------------------	---

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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

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DRAWN BY: CHECKED BY:

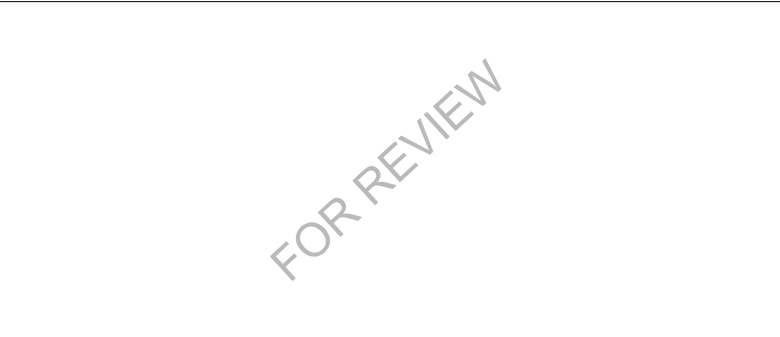
BAB

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ANTENNA SPEC
SHEETS

SHEET NUMBER:

Z-5

1

Z-5

NHHS4-65B-R3B ANTENNA SPEC SHEETS
SCALE: N.T.S.

AIR 6449 B77D/ C-BAND

- › Advanced Antenna System (AAS)
- › 64TX/64RX with 192 AE
- › Up to 320W RF Power
- › EIRP up to 79 dBm
- › Up to 200 MHz CBW with 64TX
- › Max total carrier BW is 200 MHz for NR
- › Support number of layers: DL/UL 16/8

AIR 6449 B77D/ C-Band	Height	Width	Depth	Weight
wo protruding items	30.4 In (772 mm)	15.9 In (403 mm)	8.1 In (205 mm)	88.0 lbs (39.9 Kg)
w protruding items	30.8 In (783 mm)	16.1 In (408 mm)	10.8 In (273 mm)	

- › 4 x 25 Gbps eCPRI, (compatible to 10G) eCPRI SFP28
- › -48 VDC, max ~ 1360W (80%TX-20%RX), Typical TBD
- › -40 to +55 °C, (Incl Solar Load)



12-Feb-2021 Commercial in Confidence | Page 1

1
Z-7 AIR 6449 ANTANNA/RADIO SPEC SHEET
SCALE: N.T.S.

RADIO 4408

The micro Radio 4408 is part of the Ericsson Radio System portfolio. Radio 4408 has best in class design, superior radio performance and power efficiency when it comes to medium range 3GPP radio products.

Radio 4408 has, by use of its small and smart dimensions, support for a wide range of mounting scenarios and has a pioneering flexibility within its product segment. With the Radio 4408, Ericsson evolves the micro radio portfolio to become even more flexible thus making it easier than ever to make small and efficient single and multi-band micro radio installations.

The Radio 4408 supports installations with integrated or external antenna systems and can be used by the versatile optical CPRI interface be connected to any of the efficient Ericsson Baseband LTE modules by use of star or cascade configurations supporting multi sector and multi band.

Radio 4408 supports LTE TDD with four duplex TX/RX branches supporting up to 4 x 5 W output power.



Below on the right side you see a picture of the Radio 4408 mounted on a lamp pole. The picture beside it shows the back part of the Radio 4408, the support system in which the wall mount and pole mount are integrated.



Technical specification for Radio 4408	
FREQUENCY BANDS	
Bands:	B38A, B40U, B41, B42, B43, B46, B77C
HW CAPACITY	
Carrier capacity:	Up to 6 LTE carriers, Up to 100MHz NR carrier bandwidth
IBW:	Up to 150MHz
MMO:	Yes, 4T4R
Output power:	4 x 5 W
INTERFACE SPECIFICATIONS	
Antenna ports:	4 x NEX10 (f)
CPRI:	2 x 2.5/10 Gbps (exchangeable SFP modules)
Optical indicators:	6
External alarms:	2
Field ground:	1
MECHANICAL SPECIFICATIONS	
Weight:	< 5 kg
Volume:	4 liters including mounting bracket and esthetic front cover HWD=200x200x102mm without protruding HWD=213.5x200x105mm with protruding
Mounting:	Rail, wall and pole mount
ELECTRICAL SPECIFICATIONS	
Power Supply:	-48 VDC or 100 - 250 VAC
ENVIRONMENTAL SPECIFICATIONS	
Normal operating temp.:	-40 °C to +55 °C (cold start at -40 °C)
Relative Humidity:	5 - 100%
Environment:	Outdoor class with IP65

2019-09-09
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1/287 81-FGC 181.3678 Uen Rev A
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Ericsson shall have no liability for any error or damage of any kind
resulting from the use of this document.

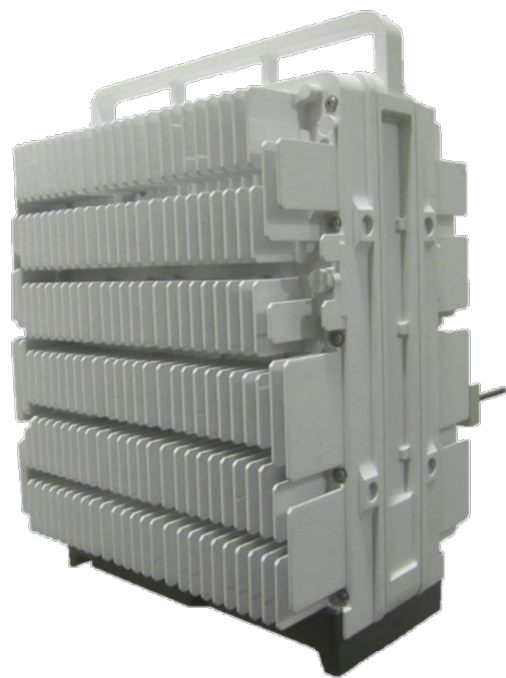
2
Z-7 4408 RADIO SPEC SHEET
SCALE: N.T.S.

RADIO 8843 – B2 & B66A
4TX 4RX PER BAND

- › 8 antenna ports, 4TX/4RX for 2 bands with separate RF ports
- › Up to 320W RF Power shared between 2 bands
 - › Examples:
 - › 4x40W on each band or
 - › 4x20W on B2 and 4x60W on Band 66A
 - › 2x60W on Band 2 and 2x80W on Band 66A
- › Carrier Capacity:
 - › Up to 24 carrier and up to 60+70 MHZ OBW for LTE
- › 2 x 10 Gbps CPRI
- › Size and Weight:

Radio 8843 - B2 & B66A	Height	Width	Depth	Weight
wo protruding items	15 In (380 mm)	13.2 In (335 mm)	11.1 In (282 mm)	75 lbs (34.02 Kg)
w protruding items	18 In (455 mm)	13.2 In (335 mm)	11.3 In (287 mm)	

- › -48 VDC
- › 2x26A fuse (2 power connectors, 2 or 3 wire) (26A for 4x60W)
- › AISG TMA & RET support (2 Bias-T, 1 ALD port)
- › Type 4.3-10 RF connectors
- › 2 external alarms
- › IP 65, -40 to +55 °C



Portrait Mount Only

Now confirmed max measurements/ will not exceed

2019-05-11 | | Page 5

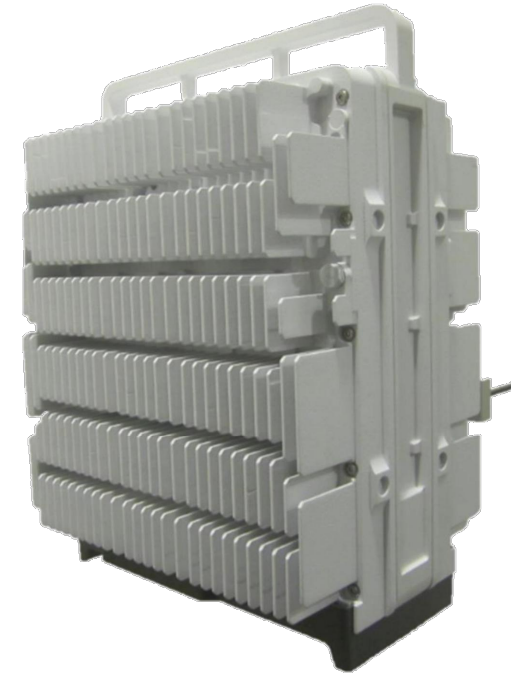
3
Z-7 8843 RADIO SPEC SHEET
SCALE: N.T.S.

RADIO 4449 – B13 & B5
4TX 4RX PER BAND

- › 4 antenna ports, 4TX/4RX for 2 bands with common RF ports
- › Up to 320W RF Power shared between 2 bands
 - › Examples:
 - › 4x40W on each band or
 - › 2x60W each band on two high-power RF ports
- › Carrier Capacity:
 - › Up to 24 carrier and up to 10+25 MHZ OBW for LTE
- › 2 x 10 Gbps CPRI
- › Size and Weight:

Radio 4449 - B13& B5	Height	Width	Depth	Weight
wo protruding items	15 In (380 mm)	13.2 In (335 mm)	9.3 In (235 mm)	70 lbs (31.7 Kg)
w protruding items	18 In (455 mm)	13.2 In (335 mm)	9.4 In (240 mm)	

- › -48 VDC
- › 2x20A fuse (2 power connectors, 2 or 3 wire)
- › AISG TMA & RET support (2 Bias-T, 1 ALD port)
- › Type 4.3-10 RF connectors
- › 2 external alarms
- › IP 65, -40 to +55 °C



Portrait Mount Only



Now confirmed max measurements/ will not exceed

2019-05-11 | | Page 4

4
Z-7 4449 RADIO SPEC SHEET
SCALE: N.T.S.

verizon

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

Kimley»Horn

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

REV: DATE: DESCRIPTION: BY:

D	01/26/23	CSP KELLY NSB ZDs	MAK
C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: CHECKED BY:

BAB

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ANTENNA/RADIO
SPEC SHEETS

SHEET NUMBER:

Z-7

ANTENNA SCHEDULE*											
ANTENNA SECTOR	ANTENNA POSITION	ANTENNA*	REMAIN/PROPOSED	LENGTH	WIDTH	DEPTH	WEIGHT (POUNDS)	HORIZONTAL DISTANCE ADJACENT BUILDING	VERTICAL DISTANCE FROM C.O.R. TO UPPER PARAPET	VERTICAL DISTANCE FROM C.O.R. TO GRADE	QTY.
ALPHA	1	—	—	—	—	—	—	414'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NHHSS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	30.4"	15.9"	8.1"	88		N/A	55'-3"	1
BETA	1	—	—	—	—	—	—	245'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NHHSS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	30.4"	15.9"	8.1"	88		N/A	55'-3"	1
GAMMA	1	—	—	—	—	—	—	135'	—	—	N/A
	2	NHHS4-65B-R3B	PROPOSED	71.9"	13.8"	8.2"	59		N/A	53'-3"	1
	3	NHHSS-65B-R2BT4	PROPOSED	71.9"	11.8"	7.1"	51		N/A	53'-3"	1
	4	AIR 6449 PANEL/RADIO	PROPOSED	30.4"	15.9"	8.1"	88		N/A	55'-3"	1

* REFER TO FINAL RFDS PRIOR TO CONSTRUCTION



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

PLANS PREPARED BY:



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

REV: DATE: DESCRIPTION: BY:

D	01/26/23	CSP KELLY NSB ZDs	MAK
C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: CHECKED BY:

BAB MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ANTENNA
SCHEDULE

SHEET NUMBER:

Z-8



1
P-1

EXISTING PHOTO SIMULATION

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:

D	01/26/23	CSP KELLY NSB ZDs	MAK
C	12/05/22	CSP KELLY NSB ZDs	JCH
B	10/24/22	CSP KELLY NSB ZDs	BAB
A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: CHECKED BY:

BAB

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

CSP KELLY NSB

ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

PHOTO SIMULATION

SHEET NUMBER:

P-1



1
P-2

PROPOSED PHOTO SIMULATION



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

PLANS PREPARED BY:



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

REV: DATE: DESCRIPTION: BY:

D	01/26/23	CSP KELLY NSB ZDs	MAK
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A	09/27/22	CSP KELLY NSB ZDs	BAB

DRAWN BY: CHECKED BY:

BAB	MFF
-----	-----

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

CSP KELLY NSB
ADDRESS TBD
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

PHOTO SIMULATION

SHEET NUMBER:

P-2

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY U.S. TITLE SOLUTIONS, ORDER NO.: UST72089 EFFECTIVE DATE: 08/25/2022.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08119C0206D DATED 09/25/2009.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

PROJECT META DATA

- 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.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *COLORADO STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/18/22.

LESSOR'S LEGAL DESCRIPTION (APN: R0056166)

LOT 1, AS SHOWN ON THE WOODLAND AQUATIC CENTER PLAT, IN INSTRUMENT NO. 686850, RECORDED MARCH 28TH 2018 IN TELLER COUNTY, COLORADO.

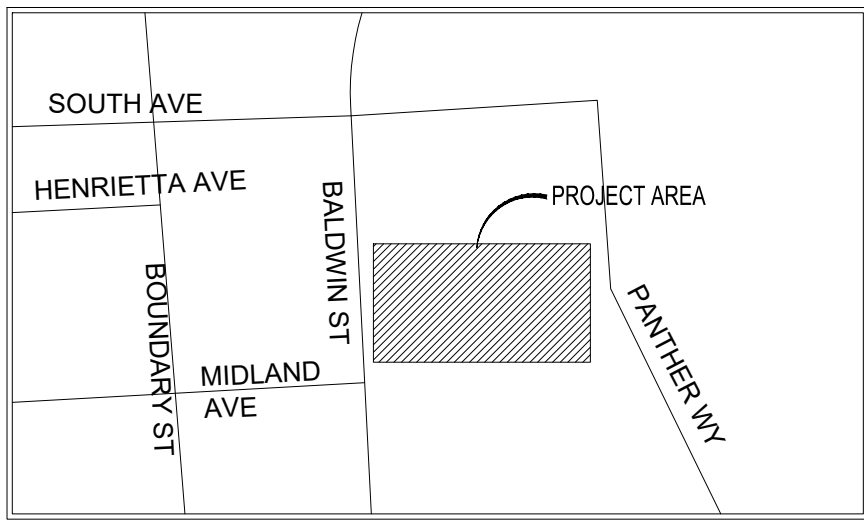
SCHEDULE B EXCEPTIONS

- (5.2) WOODLAND AQUATIC CENTER RECORDED MARCH 28, 2016, IN INSTRUMENT NO: 686850.

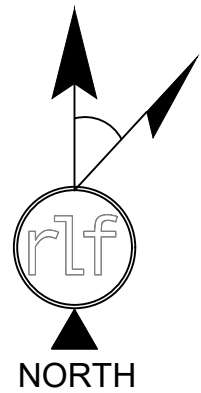
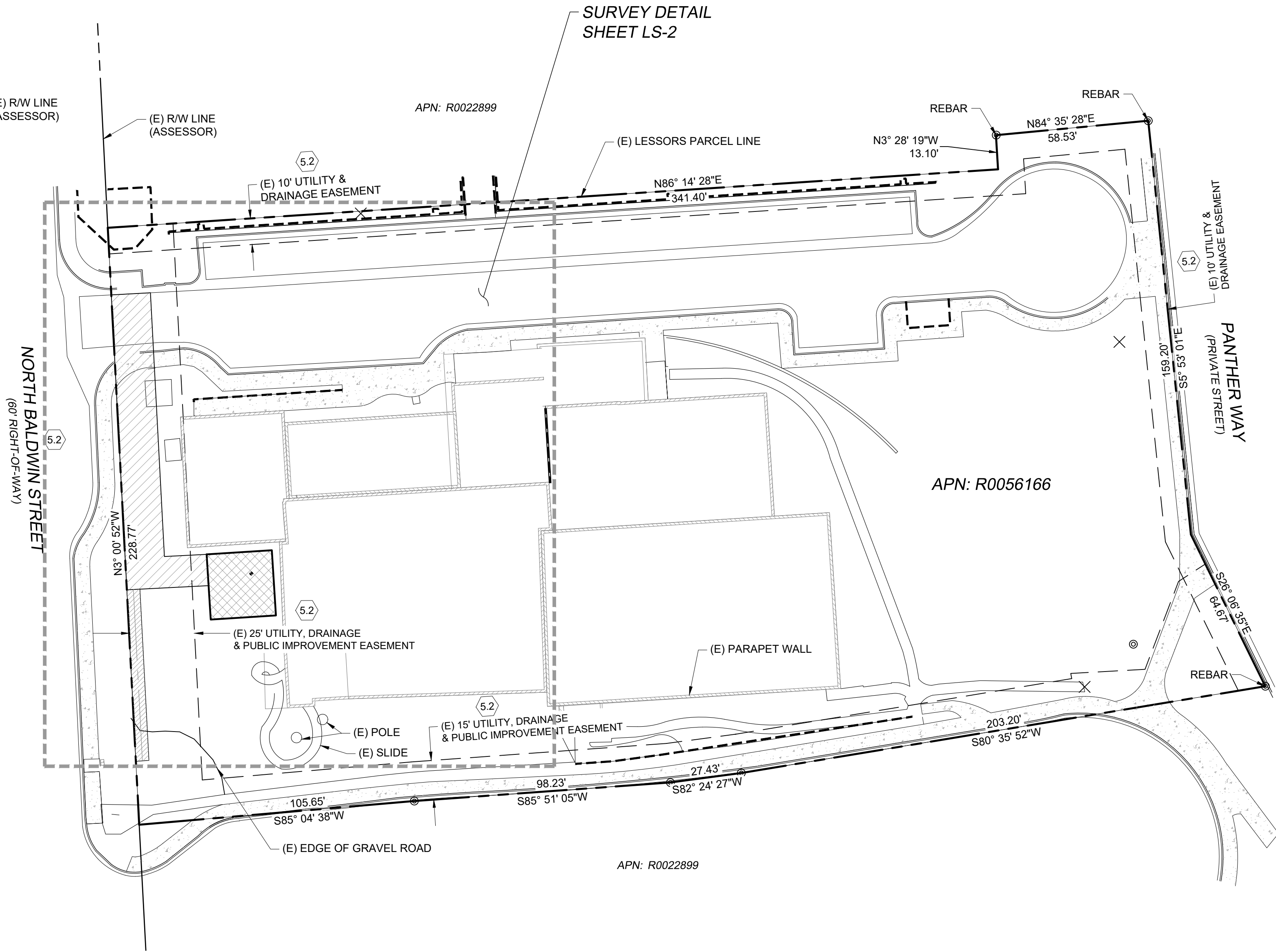
ITEMS 1 THRU 5.1 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

LEGEND

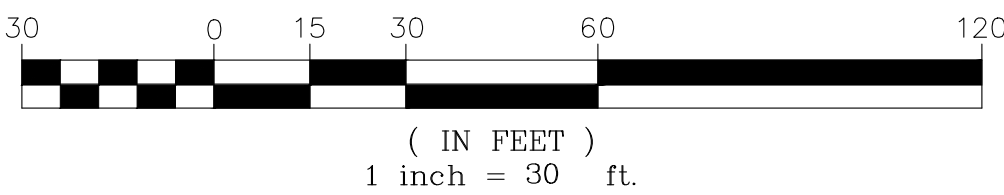
- REBAR
 - LIGHT POST
 - AIR CONDITIONING UNIT
 - VENT PIPE
 - ROOF DRAIN
 - GAS VALVE
 - SANITARY SEWER CLEANOUT
 - STORM DRAIN GRATE
 - SIGN
 - SCHEDULE B HEX
 - POSITION OF GEODETIC COORDINATES
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - U/G ELECTRIC LINE
 - U/G FIBER OPTIC LINE
 - FINISH SURFACE
- UGE --- UGE ---
--- FO --- FO ---
FS



VICINITY MAP
N.T.S.



GRAPHIC SCALE



verizon

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

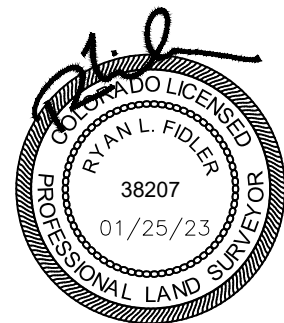
Kimley»Horn

655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

FIELD BY:	PAC
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	01/25/23	FINAL
1	01/23/23	TITLE REVIEW
0	09/13/22	PRELIMINARY



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
08002443
SITE NAME:
CSP KELLY

SITE ADDRESS:
111 N BALDWIN ST
WOODLAND PARK, CO 80863

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1
REVISION:



655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

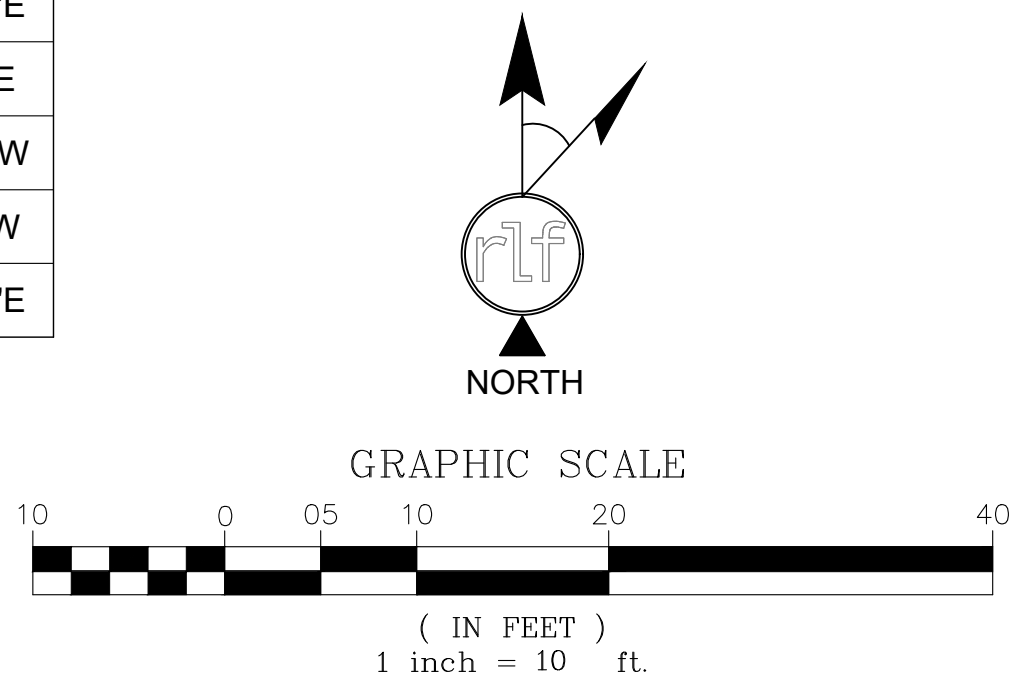
REVISIONS		
2	01/25/23	FINAL
	01/23/23	TITLE REVIEW
0	09/13/22	PRELIMINARY
NO.	DATE	DESCRIPTION



SHEET NO. LS-2	REVISION:
--------------------------	-----------

- ⊙ REBAR
- LIGHT POST
- ⊙ AIR CONDITIONING UNIT
- VENT PIPE
- ⊙ ROOF DRAIN
- ⊗ GAS VALVE
- ⊙ SANITARY SEWER CLEANOUT
- ▢ STORM DRAIN GRATE
- SIGN
- 2 SCHEDULE B HEX
- ⤴ POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- U/G ELECTRIC LINE
- FO— U/G FIBER OPTIC LINE
- FS FINISH SURFACE

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	S3° 37' 39"E
L2	25.00	N86° 22' 21"E
L3	25.00	S3° 37' 39"E
L4	25.00	S86° 22' 21"W
L5	25.00	N3° 37' 39"W
L6	2.50	N87° 04' 59"E



LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement") is made by and between The City of Woodland Park, a Colorado home rule municipality, with its principal offices located at 220 W South Avenue, P.O. Box 9007, Woodland Park, Colorado 80866 ("LESSOR"), and Cellco Partnership d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. GRANT. LESSOR hereby grants to LESSEE the right to install, maintain, replace, add and operate communications equipment ("Use") upon a portion of that real property owned, leased or controlled by LESSOR located at 111 N. Baldwin Street, Woodland Park, County of Teller, State of Colorado 80863, APN 6031.192280010 (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The "Premises" is approximately 625 square feet, and is shown in detail on Exhibit "B" attached hereto and made a part hereof. Prior to execution of this lease, LESSEE will provide a drawing of the property showing the footprint of the tower on said property. This drawing will be appended to this agreement as part of Exhibit "B." LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety, provided that the footprint of the tower is precisely shown on such survey. The specific equipment covered by this Agreement, as well as materials, construction and architectural compatibility requirements for the tower structure are depicted in Exhibit "B." LESSEE'S equipment shall be installed within the interior of the tower. LESSEE may make any changes, additions, replacements or modification to its original equipment at any time and without LESSOR's consent, provided that such new equipment configuration shall result in no change to the exterior visual impact of the tower as depicted in Exhibit "B."

2. INITIAL TERM. This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for five (5) years beginning on the first day of the month after LESSEE begins installation of LESSEE's communications equipment on the Premises (the "Commencement Date") and will be acknowledged by the Parties in writing, including electronic mail.

3. EXTENSIONS. The initial term of this Agreement shall automatically be extended for three (3) additional five (5) year terms unless LESSEE gives LESSOR written notice of its intent to terminate at least three (3) months prior to the end of the then current extension term. The initial term and any extension terms shall be collectively referred to herein as the "Term."

4. RENTAL.

a. Rental payments shall begin on the Commencement Date and be due at a total annual rental of \$18,000.00, to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR at City of Woodland Park Finance Department, PO Box 9007, 220 W.

South Ave., Woodland Park, CO, 80866, or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment due date by notice given in accordance with Paragraph 19 below. The initial rental payment shall be delivered by LESSEE no later than 90 days after the Commencement Date. Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE. Annual rent for each five-year extension term shall be increased to an amount equal to 110% of the annual rent payable for the immediately preceding five-year term, and shall continue to be paid to LESSOR in equal monthly installments.

b. For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; (iii) LESSEE's payment direction form, and (iv) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE shall have no obligation to deliver rental payments until the requested documentation has been received by LESSEE. Upon receipt of the requested documentation, LESSEE shall deliver the accrued rental payments as directed by LESSOR.

5. ACCESS/UTILITIES. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a fifteen-foot (15') wide right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LESSOR agrees to grant LESSEE or the service provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR. LESSEE shall connect its equipment to a metered supply of electricity. In the event of any power interruption at the Premises, LESSEE shall be permitted to install, maintain and/or provide access to and use of a temporary power source to be located on the Property, including related equipment and appurtenances, such as conduits connecting the temporary power source to the Premises.

6. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the Property is (a) in compliance with all Laws; and (b) in compliance with all EH&S Laws (as defined in Paragraph 24).

7. IMPROVEMENTS. The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at LESSEE's expense and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add to or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, at no

additional cost to LESSEE or LESSOR, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit. LESSEE shall not permit any use of the premises for advertising, except with prior written consent of LESSOR and subject to any additional terms imposed by LESSOR. LESSEE shall only be required to obtain LESSOR consent for modifications that increase LESSEE's Premises. LESSOR shall respond in writing to any LESSEE consent request within 30 days of receipt or LESSOR's consent shall be deemed granted, provided, any material modifications to the Premises shall be memorialized by the Parties in writing. LESSOR is not entitled to a rent increase associated with any LESSEE modification unless it is increasing its Premises, in which case, any rent increase shall be proportionate to the additional ground space included in the Premises. With LESSEE'S prior written approval, such approval not to be unreasonably withheld, conditioned or delayed, LESSOR shall have the option to add signage and/or a clock to the exterior of the tower structure at no cost to LESSOR, provided the sign/clock is located below the level of LESSEE's antennas.

8. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory soil boring test, environmental studies, or any other due diligence LESSEE chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain and maintain any Government Approvals. Notwithstanding anything contained herein to the contrary, LESSOR hereby agrees to allow LESSEE to install any RF frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws.

9. TERMINATION LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) LESSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; (vi) with 3 months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (vii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion.

LESSOR may, unless otherwise stated, terminate this Agreement on written notice to the LESSOR in the event that (i) LESSEE fails to comply with any material terms and conditions of this Agreement and fails to cure any such default as required by this Agreement; (ii) any government body, other than LESSOR, passes an ordinance, law or regulation that would interfere or render impossible performance of this Agreement; (iii) upon ninety (90) days' written notice if the Woodland Park City Council decides in its sole discretion and for any reason, to redevelop the Property (except for redevelopment of the property for use by another commercial wireless communications provider), or decides to discontinue use of the Property for commercial purposes; or (iv) upon thirty (30) days' written notice if it determines in its sole discretion and for any reason, that there exists structural damage or destruction of all or part of the Property from any source, provided that LESSEE shall first be notified of the damaged and offered the opportunity and reasonable time to repair the damage.

10. INDEMNIFICATION. Subject to Paragraph 11, and to the extent permitted by law, each Party and/or any successor and/or assignees thereof, shall indemnify and hold harmless the other Party, and/or any successors and/or assignees thereof, against (i) all claims of liability or loss from bodily 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, and (ii) reasonable attorney's fees, expense, and defense costs incurred by the indemnified Party. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim that is subject to the indemnification obligations in this paragraph. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. The indemnifying Party shall defend any indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of each indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party. All indemnification obligations shall survive the termination or expiration of this Agreement.

11. INSURANCE. LESSEE agree to maintain during the term of this Agreement the following insurance policies:

a. Commercial general liability on an occurrence form in the amount of \$2,000,000.00 per occurrence and \$4,000,000.00 in the annual aggregate for bodily injury and property damage.

b. "All-Risk" property insurance on a replacement cost basis insuring LESSEE's property with no coinsurance requirement.

12. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 10 and 23, a violation of Paragraph 26, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

13. INTERFERENCE.

a. LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing communications equipment of LESSEE.

b. Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone

to LESSEE'S Network Management Center (at (800) 264-6620) or to LESSOR at (719)687-5233, the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

c. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. Within 90 days of the expiration or earlier termination of the Agreement, LESSEE shall remove LESSEE's Communications Equipment (except footings) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws.

15. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Property or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Property and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third-party offeror. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within 30 days after receipt of LESSOR's Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third-party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice of LESSEE's intention to meet the third party offer within 60 days after receipt of LESSOR's Notice, then if LESSOR's Notice describes a transaction involving greater space than the Premises, LESSEE may elect to proceed with a transaction covering only the Premises and the purchase price shall be prorated on a square footage basis. Further, LESSOR acknowledges and agrees that if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third-party offer. LESSEE may elect to amend this Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family members by direct conveyance or

by conveyance to a trust for the benefit of family members shall not be considered a sale for which LESSEE has any right of first refusal.

16. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

17. LESSOR'S TITLE. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect LESSEE's Use.

18. ASSIGNMENT. Without any approval or consent of the other Party, but with written notice to the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. With written notice to LESSOR, LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion, provided that any tenant subletting from LESSEE must obtain all required permits and approvals associated with such use from LESSOR prior to installation of any equipment on the Premises.

19. NOTICE. Except for notices permitted via telephone in accordance with Paragraph 13, or via electronic mail in accordance with Paragraph 2, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: The City of Woodland Park
220 W South Avenue
P.O. Box 9007
Woodland Park, Colorado 80866

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

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

20. [Intentionally Deleted].

21. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 5 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 21 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 13 of this Agreement.

22. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon receipt of an itemized invoice. If LESSEE undertakes any such performance on LESSOR's behalf and LESSOR does not pay LESSEE the full undisputed amount within 30 days of its receipt of an itemized invoice setting forth the amount due, LESSEE may offset the full undisputed amount due against all fees due and owing to LESSOR under this Agreement until the full undisputed amount is fully reimbursed to LESSEE.

23. ENVIRONMENTAL. LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). LESSEE shall indemnify and hold harmless the LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws or to the extent that LESSEE causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from the violation of any applicable EH&S

Laws or a release of any regulated substance to the environment except to the extent resulting from the activities of LESSEE. The Parties recognize that LESSEE is only leasing a small portion of the Property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE's specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as soil) containing those hazardous substances, LESSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

24. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs LESSEE's Use, rent shall abate until LESSEE'S Use is restored. If LESSEE's Use is not restored within 45 days, LESSEE may terminate this Agreement.

25. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LESSEE's Use, LESSEE may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

26. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

27. [Intentionally Deleted].

28. [Intentionally Deleted].

29. RELOCATION.

LESSOR, on one (1) occasion, may relocate LESSEE to another location on the LESSOR's premises (herein referred to as the "Alternate Property"), provided:

(a) the Alternate Property is similar to LESSEE's current Property in size and is compatible for LESSEE's use in LESSEE's sole discretion;

(b) LESSEE shall pay all costs incurred by LESSEE for relocating its equipment from the Property to a mutually agreeable site and improving the Alternate Property so that the Alternate Property is substantially similar to the original Property, including all costs incurred to obtain all of the certificates, permits and other approvals that may be required by any Federal, State or Local authorities as well as any satisfactory soil boring tests which will permit LESSEE use of the Alternate Property as set forth in Paragraph 8 hereinabove;

(c) LESSOR shall give LESSEE at least six (6) months' written notice before requiring LESSEE to relocate;

(d) LESSEE must be involved in the redevelopment process and architectural planning of LESSOR's intended expansion; and

(e) LESSEE's service will not be interrupted and LESSEE shall be allowed if necessary to place a temporary communications facility and antenna structure on LESSOR's premises during any such relocation.

30. [Intentionally Deleted].

31. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. This Agreement may be executed in counterparts, including written and electronic forms. All executed counterparts shall constitute one Agreement, and each counterpart shall be deemed an original.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Agreement is entered into by the Parties as of the Effective Date.

LESSOR

The City of Woodland Park
a Colorado home rule municipality

By: _____

Name: _____

Its: _____

Date: _____

LESSEE

Cellco Partnership d/b/a Verizon Wireless

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"
PROPERTY DESCRIPTION

Lot 1, as shown on the Woodland Aquatic Center Plat, in Instrument No. 686850, recorded March 28th 2018 in Teller County, Colorado.

EXHIBIT "B"
PREMISES DESCRIPTION

(See Attached – 2 pages)

SURVEYOR NOTES
1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY U.S. TITLE SOLUTIONS, ORDER NO.: US772089 EFFECTIVE DATE: 08/25/2022.

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY U.S. TITLE SOLUTIONS, ORDER NO. UST72698 EXPIRATION DATE 08/25/2022.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS SELECTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE INITIAL UTILITIES ARE SHOWN OR CORRECTLY LOCATED. THE USER OF THIS SALES CONTRACTOR DEVELOPER TO CONTACT BLUE PRINT AND OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
5. THE USER OF THIS SALES CONTRACTOR IS RESPONSIBLE TO THE CONTRACTOR FOR ANY AND ALL DELAY AND RESPONSIBILITY OF THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE DESIGNATION. THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 15010C0060 DATED 09/22/2009.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN UNIVERSAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS. APPLYING GEOID /2B SEPARATION CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.

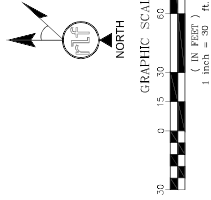
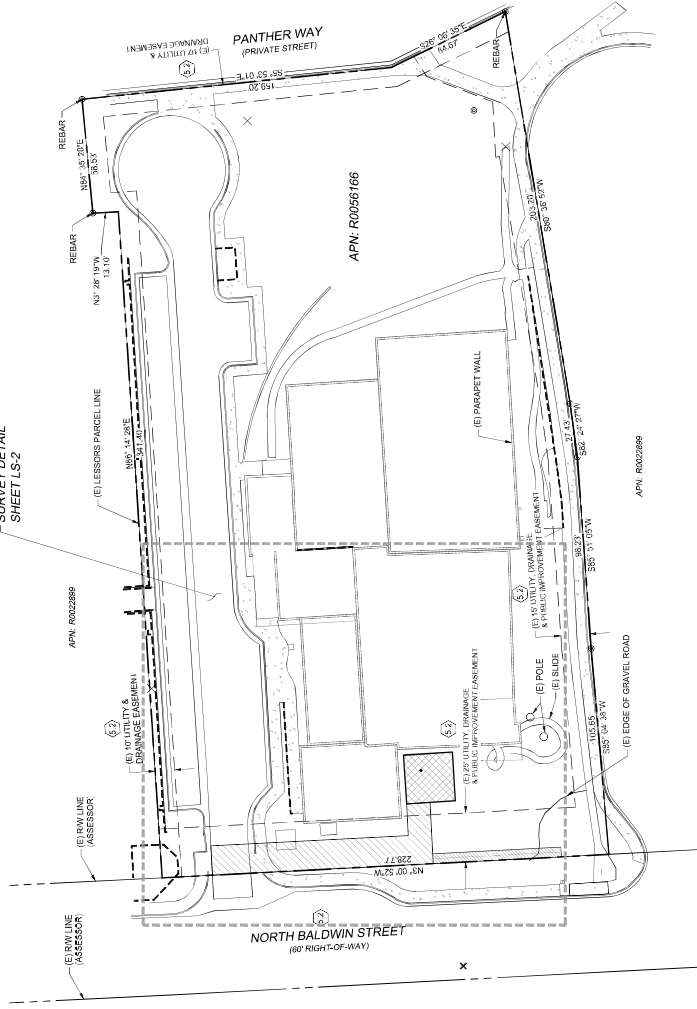
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/19/22.

LESSOR'S LEGAL DESCRIPTION (APN: R0056166):
LOT 1, AS SHOWN ON THE WOODLAND AQUATIC CENTER PLAT, IN INSTRUMENT NO. 868650, RECORDED MARCH 28TH 2018 IN TELLER COUNTY, COLORADO.

5.2 WOODLAND AQUATIC CENTER RECORDED MARCH 28, 2016, IN INSTRUMENT NO: 686850.

ITEMS 1 THRU 5.1 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

**SURVEY DETAIL
SHEET LS-2**



3350 EAST CRECENT PARKWAY ST. 200
GREENWOOD VILLAGE, CO 80111

Kimley»Horn

655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

FIELD BY:	PAC
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

2	01/25/23	FINAL
1	01/23/23	TITLE REVIEW
0	09/13/22	PRELIMINARY
NO	DATE	DESCRIPTION



REUSE OF DOCUMENT

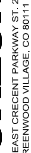
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.	08002443
SITE NAME:	CSP KELLY

SITE ADDRESS:
111 N BALDWIN ST
WOODLAND PARK, CO 80863

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO. **LS-1** REVISION:



55 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

REVISIONS

REVISIONS		
2	01/25/23	FINAL
1	01/23/23	TITLE REVIEW
0	09/13/22	PRELIMINARY
NO	DATE	DESCRIPTION



REUSE OF DOCUMENT

THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

SITE ADDRESS:
111 N BALDWIN ST
WOODLAND PARK, CO 80863

SHEET NO.
LS-2

REVISION:

	REBAR
	LIGHT POST
	AIR CONDITIONING UNIT
	VENT PIPE
	ROOF DRAIN
	GAS VALVE
	SANITARY SEWER CLEAN
	STORM DRAIN GRATE
	SIGN
	SCHEDULE B HEX
	POSITION OF GEORECTIC PROPERTY LINE
	RIGHT-OF-WAY LINE
	UG ELECTRIC LINE
	UG FIBER OPTIC LINE
	FINISH SURFACE

COMMENCING AT THE NORTHWEST CORNER OF SAID DESCRIBED PARCEL ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BALDWIN STREET, WHICH IS THE SOUTHWEST CORNER OF LOT 1 BEARS SOUTH 03°00'52" EAST, 228.77 FEET; THENCE SOUTH 03°00'52" EAST, 25.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°54'23" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 03°01'17" EAST, A DISTANCE OF 101.08 FEET;
THENCE NORTH 87°06'09" EAST, A DISTANCE OF 18.17 FEET;
THENCE SOUTH 03°37'39" EAST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 03°37'39" EAST, A DISTANCE OF 12.00 FEET;
THENCE NORTH 03°37'39" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON THE
EASTERN RIGHT-OF-WAY LINE OF BALDWIN STREET;
THENCE NORTH 10°00'02" WEST ALONG SAID EASTERN RIGHT-OF-WAY LINE, A
DISTANCE OF 113.04 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOT 1, AS SHOWN ON THE WOODLAND AQUATIC CENTER PLAT, IN INSTRUMENT NO. 000050, RECORDED MARCH 20TH 2016 IN TELLER COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID DESCRIBED PARCEL ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BALDWIN STREET, WHICH IS THE SOUTHWEST CORNER OF LOT 1 BEARS SOUTH 03° 00'32" EAST, 228.77 FEET; THENCE SOUTH 03° 00'32" EAST, 25.71 FEET; THENCE NORTH 88° 54'25" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88° 54'25" EAST, A DISTANCE OF 10.19 FEET; THENCE NORTH 87° 06'09" EAST, A DISTANCE OF 10.17 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 88°22'21" EAST, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 03°37'30" EAST, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 86°22'21" WEST, A DISTANCE OF 25.00 FEET;
THENCE NORTH 03°37'30" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF
BEGINNING.

CONTAINING 625 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

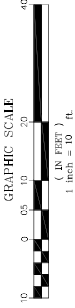
A PORTION OF LOT 1, AS SHOWN ON THE WOODLAND AQUATIC CENTER PLAT, IN INSTRUMENT NO. 686850, RECORDED MARCH 28TH 2018 IN TELLER COUNTY.

COLORADO,
A 6.00 FOOT STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH 03°00'52" EAST, A DISTANCE OF 65.67 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO EQUAL ONE CONTIGUOUS PARCEL

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	S3° 37' 39"E
L2	25.00	N86° 22' 21"E
L3	25.00	S3° 37' 39"E
L4	25.00	S86° 22' 21"W
L5	25.00	N3° 37' 39"W
L6	2.50	N87° 04' 59"E



FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Tock & Corl, PLLC
Attn: S. Ward
17502 Marine Drive
Stanwood, WA 98292

Space above this line is for Recorder's use.

Memorandum of Land Lease Agreement

Grantor:	City of Woodland Park
Grantee:	Cellco Partnership d/b/a Verizon Wireless
Legal Description:	Lot 1, as shown on the Woodland Aquatic Center Plat, County of Teller, State of Colorado Official legal description attached as Exhibit "A"
Assessor's Tax Parcel ID#:	6031.192280010
Reference # (if applicable):	R0056166

MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement (“Agreement”) was entered into as of _____, 202__, by and between The City of Woodland Park, a Colorado home rule municipality (“Lessor”), and Cellco Partnership d/b/a Verizon Wireless (“Lessee”), for certain real property located at 111 N. Baldwin Street, Woodland Park, County of Teller, State of Colorado 80863, within the property of Lessor which is described in Exhibit “A” attached hereto (“Legal Description”), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee’s rights to extend the term of the Agreement as provided in the Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of
Land Lease Agreement as of the day and year last below written.

LESSOR: The City of Woodland Park,
a Colorado home rule municipality

By: _____
Name: _____
Title: _____
Date: _____

LESSEE: Cellco Partnership d/b/a Verizon Wireless

By: _____
Name: _____
Title: _____
Date: _____

Exhibit "A" – Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 202__, before me, a Notary Public in and for the State of _____, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as _____ of The City of Woodland Park, a Colorado home rule municipality, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of _____,
residing at _____
My appointment expires _____
Print Name _____

LESSEE ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 202__ by _____, of Cellco Partnership d/b/a Verizon Wireless, a Delaware general partnership, on behalf of the partnership.

Notary Public

Notary Seal

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, as shown on the Woodland Aquatic Center Plat, in Instrument No. 686850, recorded March 28th 2018 in Teller County, Colorado.



**Planning and
Building**

City of Woodland Park Staff Report for Planning Commission

Meeting Date: March 9, 2023

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

AGENDA ITEM

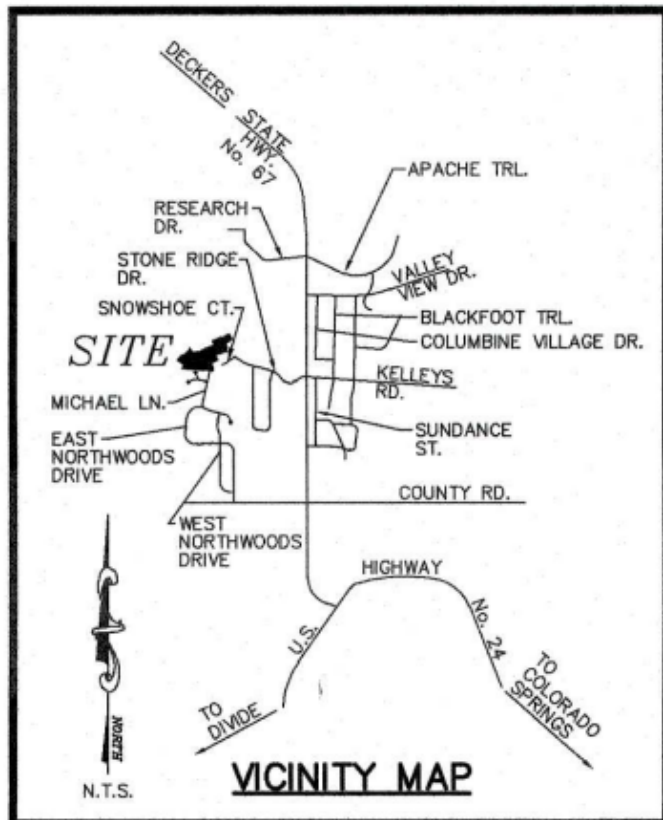
SUB#2022-06: Stone Ridge Village Filing No. 5. Final Plat. A request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator) to approve a major subdivision of 7.95 acres platted into 18 lots with easements and road rights-of-way in the Stone Ridge Village Planned Unit Development (PUD) situated to the North and West of the existing intersection of Firestone Drive and Stone Ridge Drive. The property is located in the S1/2 of the NE1/4 of Section 14, Township 12 South, Range 69 West of the 6th P.M. in the City of Woodland Park, Teller County. **(QJ)**

BACKGROUND

Annexation of the 200-acre Stone Ridge Village property was approved by City Council on July 18, 2002. Two years later, a PUD zone district was established with approval of a PUD Final Development Plan and Preliminary Plat. Stone Ridge Village PUD is a unique blend of single-family residential neighborhoods, a variety of multi-family units, commercial tracts for offices, churches, institutional uses and neighborhood services with more than 51 acres of public open space.

The Preliminary Plat and PUD Final Development Plan were approved March 18, 2004. Stone Ridge Village Filings No. 1 and No. 2 were approved October 5, 2006 with 71 single-family lots. Stone Ridge Village Filing No. 3 was approved on September 21, 2017 with 28 lots on 11.87 acres, and Stone Ridge Village Filing No. 4 was approved on July 18, 2019 with 21 lots on 9.44 acres. This final plat request for Stone Ridge Village Filing No. 5 includes 18 lots on 7.95 acres.

Figure 1: Vicinity Map



PROCESS

As a major subdivision, this platting involves:

- construction of new streets, sidewalks, curbs, gutters and stormwater system;
- extension of municipal facilities (i.e., water and sanitary sewer system) and dry utilities;
- no adverse effect to the remainder of the parcel or adjoining property; and
- conformance with the City's comprehensive plan and other adopted plans, as well as the zoning ordinance, and subdivision regulations.

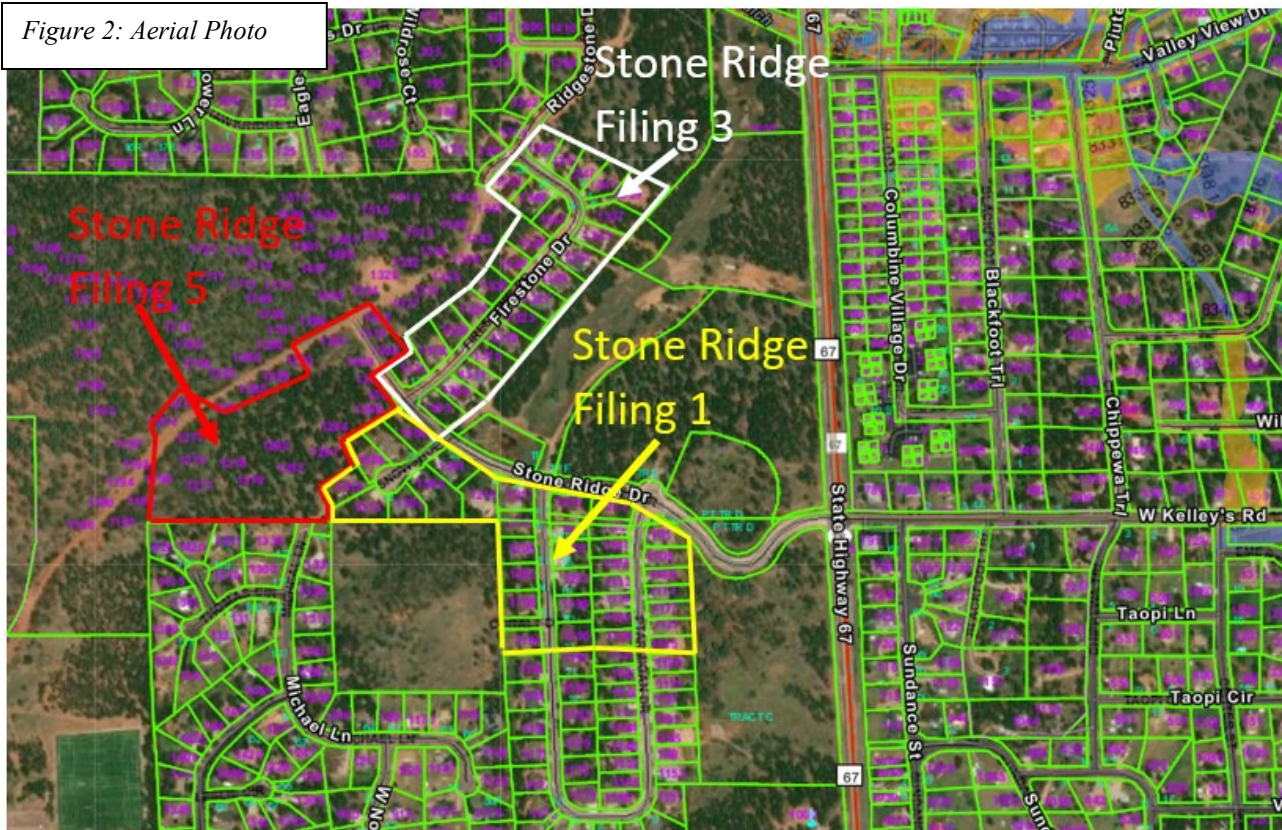
A major subdivision authorization is a two-step public process with approval of a Preliminary Plat (completed in 2004) and submission of a final subdivision plat (that includes public hearings before the Planning Commission and City Council).

SURROUNDING ZONING and USES

Stone Ridge Village PUD is located west of Highway 67 and is accessed from Stone Ridge Drive which is directly west of Kelly's Road. Stone Ridge Drive intersects with Firestone Drive, the majority of the existing road is located within filing 3 of Stone Ridge. As part of filing 5 Firestone Drive will be extended to the west and Stone Ridge Drive will be extended to the north. The aerial photo in Figure 2 provides an overview of the subject area. Specific uses and zoning can be seen within the table below.

	Zone	Land Use
North	PUD	Vacant land, which is part of the Stone Ridge Subdivision Preliminary Plat.
West	PUD	Vacant land, which is part of the Stone Ridge Subdivision Preliminary Plat.
East	PUD	Single family homes/lots in Stone Ridge Village Filing No. 3.
South	PUD/SR	Single family homes/lots in Northwoods Subdivision Filing No. 4.
South East	PUD/UR	Single family homes/lots in Stone Ridge Village Filing No. 1. Vacant land that is unplatted owned by Spruce Ridge Properties, LLC

Figure 2: Aerial Photo



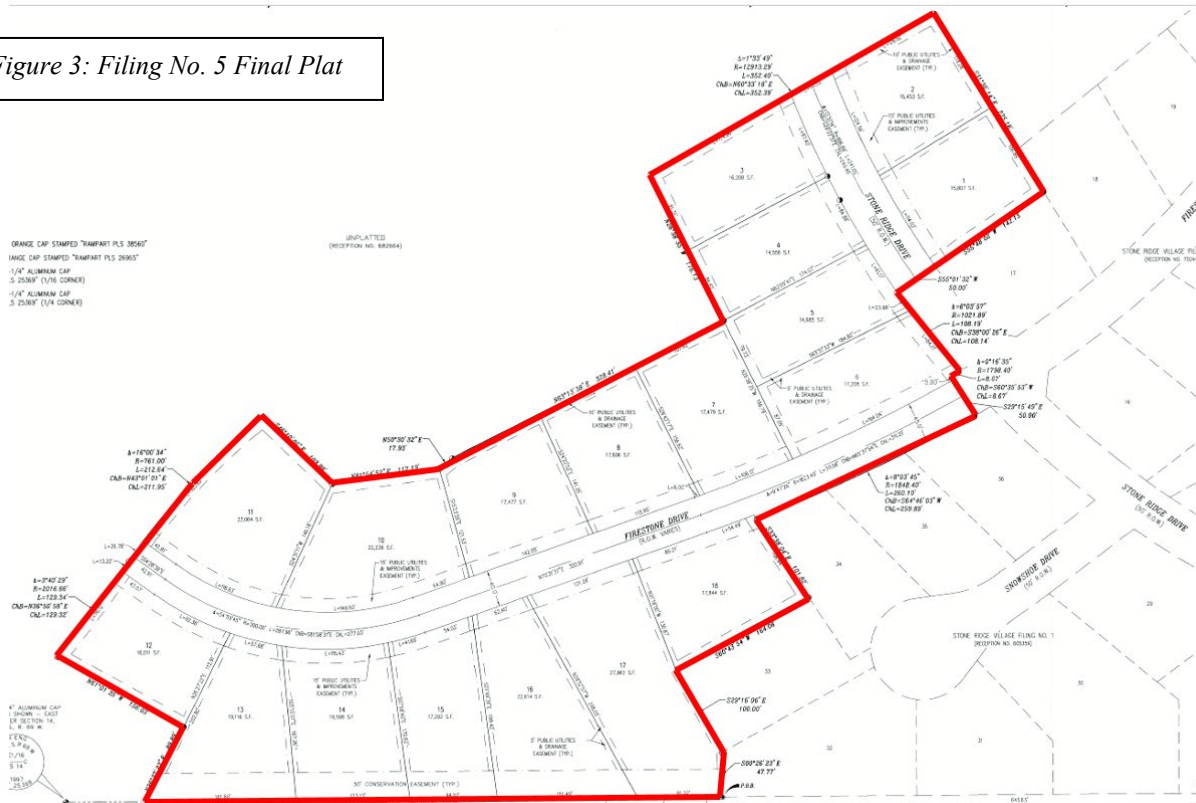
Stone Ridge Village PUD is subject to the following dimensional standards as established by a 2005 PUD amendment:

- **Height:** 35-foot maximum building height measured at mean grade.
- **Setbacks:** 25-foot minimum front/rear setback for ½ acre lots (21,780 SF) or less; an 18-foot front/rear setback is allowed with no more than two adjacent lots with side-by-side 18-foot setbacks, or no more than three lots if one of the three is a corner lot. 8-foot minimum side setback for ½ acre lots (21,780 SF) or less, a 5-foot side minimum setback on one side of the lot is allowed while the other side must be 8 feet and two 5-foot side lot setbacks may straddle a common lot line. For corner lots, the front setback adjacent to one street shall be a minimum of 25 feet and the reverse street side may have a minimum 18-foot setback.
- **Garages:** 25-foot minimum setback from the front property line to garage vehicle access point.
- **Lot area:** Minimum: 11,000 SF Maximum: 47,500 SF
- **Lot coverage:** Per maximums as provided in Article 17.40.250 of Woodland Park Subdivision regulations.
- **Lot Frontage:** 25-foot minimum along road.

PROPOSED PLAT

Residential use is permitted in this portion of the overall Stone Ridge PUD. In this filing of the Stone Ridge Subdivision, the Applicant proposes to develop 18 lots for single family dwelling units as seen in Figure 3. Construction of each dwelling unit is subject to administrative approval of a Zoning Development Permit (ZDP). The ZDP process also includes a compliance check of criteria such as setbacks, height, parking, landscaping, architecture and other site improvements for utilities, grading, drainage, and erosion control.

Figure 3: Filing No. 5 Final Plat



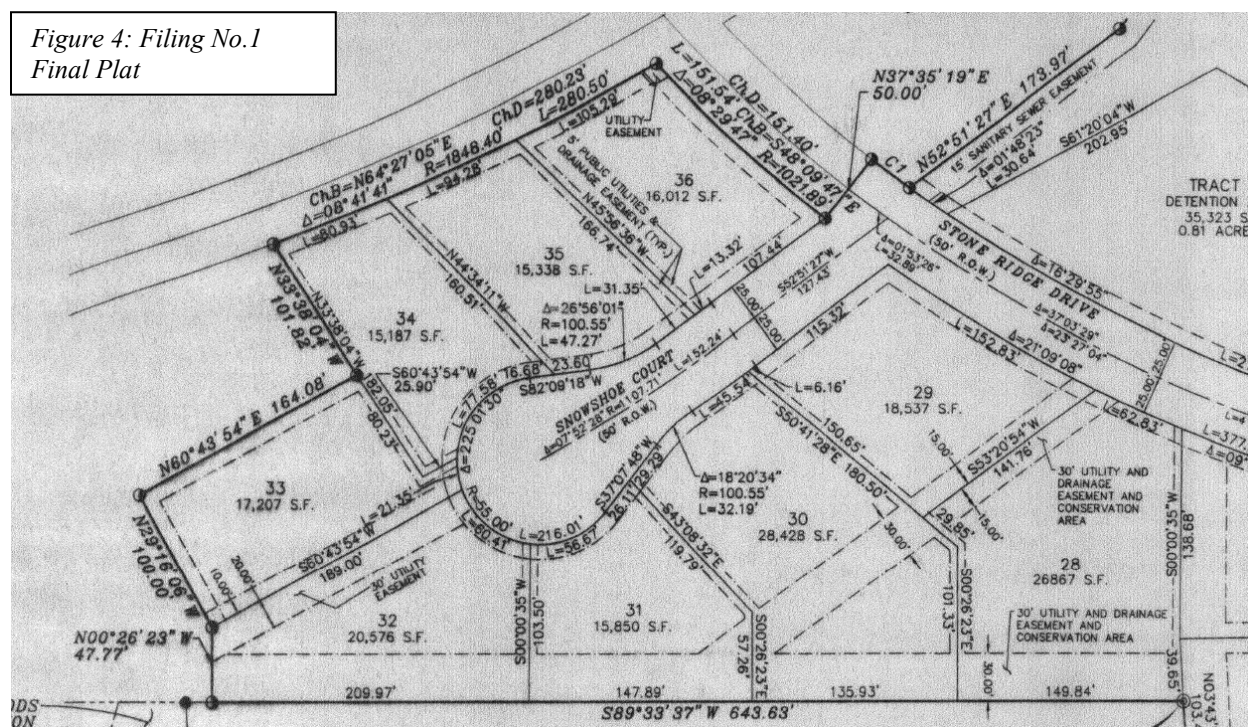
The configuration of the proposed final plat is consistent with the approved 2004 Preliminary Plat. In comparing the preliminary and final plats, the only minor differences to note relate to small changes in lot shape and reduced road right-of-way widths. Even with small changes to the lot shapes, the lots range in size from 14,556 SF to 27,962 SF which is consistent with the preliminary plat.

Regarding right-of-way widths, Firestone Drive was originally proposed to have a 50-foot road right-of-way (ROW) width. The final plat now shows the ROW to be 45-feet by the intersection with Stone Ridge Drive and tapers to 40-feet in width at the west end of the plat. The original wider ROW width was designed to include road pavement and the installation of utilities, such as gas and electric, on either side of the pavement within the ROW. Local gas and electric utilities now desire to have easements for their use dedicated outside the ROW. This plat reflects that

desire and includes a 15-foot *Public Utilities & Improvements Easement* on either side of the ROW to accommodate the utilities.

The other item to note is, in Stone Ridge Filing No. 1, at the end of Snowshoe Court there is a 30-foot utility easement between Lots 32 and 33 (as seen on Figure 4). There is an 8" water main and an 8" sanitary sewer main in this easement. The construction drawings for this filing show the 8" water main connecting with the water main in Michael Lane. Consistent with the preliminary plat, this easement needs to be extended into the southeast corner of Lot 17 of the proposed plat for filing No. 5.

Figure 4: Filing No.1
Final Plat



INFRASTRUCTURE

The applicant submitted Zoning Development Permit (ZDP) applications to the City of Woodland Park for approval of Grading and Infrastructure Plans. City staff conditionally approved these ZDPs on May 17, 2022 and the construction has commenced on this site. The approved construction documents are attached hereto.

Drainage improvements include curb, gutter and an overall stormwater system in accordance with the drainage plan and report that was previously approved for the Stone Ridge PUD. Addendum No. 1 to the Final Drainage Report was prepared by JPS Engineering on June 7, 2019 which concluded that “the existing capacity of Detention Pond L1 is adequate for the remaining phases of single-family development within Stone Ridge subdivision.”

Water and sanitary sewer mains and service lines are currently under construction in accordance with the 2011 City Engineering Specifications. Stone Ridge Village is subject to prior agreements

including the City's conversion from "developer supplied water" to water development fees. Per Ordinance No. 838, the Developer deeded his water rights, wells, easements, and appurtenances to the City. Also, Ordinance No. 838 requires payment of a Water Development Fee of \$1,200 per residential lot prior to recording the Final Plat. Because wells and water rights were conveyed to the City, no water rights fees are collected for the development of this property.

Access and traffic flow to Filing No. 5 is provided from Hwy 67 via Stone Ridge Drive and a second access at Research Drive which connects to Ridgestone Drive and subsequently to Firestone Drive. The majority of the lots within filing No. 5 are to the west of the intersection of Stone Ridge Drive and Firestone Drive. Stone Ridge Village PUD has two access points to Hwy 67, which will serve 136 homes when Filings Nos. 1 – 5 are built-out.

The road network within Filing No. 5 includes a 50-foot wide right-of-way for Stone Ridge Drive. As noted above, the right-of-way for Firestone Drive is 45-feet wide by the intersection with Stone Ridge Drive and tapers to 40-feet in width at the west end of the plat.

As this PUD continues to build out, other connections into the residential areas of the development include:

1. A connection from the southern edge of Eagle Pines Subdivision at Eagle Pines Drive; and
2. At the south west corner of Stone Ridge Village connecting at Meadow Wood Sports Complex and on to Evergreen Heights Drive.

These proposed access points are part of an overall road network to service the interior of Stone Ridge Village with a total of 340 residential units.

Pursuant to the Stone Ridge Village Annexation Agreement, improvements to the intersection of Kelley's Road and Highway 67 (i.e., deceleration and acceleration lanes, left turn lanes) were completed by the owner with the first filing. In addition, the owner provided the City with an \$82,000 letter of credit to be used toward a new traffic signal on Highway 67 which has been installed and is operational.

CODE COMPLIANCE

Final Plat Chapter 17.24 and Design Standards Chapter 17.40

The Subdivision Regulations contain platting and design standards for all types of subdivisions. The platting standards contain specifications relating to the form of the plat while the design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements and alleys to ensure an efficient, orderly, well planned subdivision ready for future construction. In italics below are the relevant plat and design standards applicable to this major subdivision application followed by a staff analysis.

§17.24.070 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 lots mostly conform to the preliminary plat. There are minor variations in lot size for the properties along Firestone Drive. The width of Firestone Drive was modified from 50 feet, to a varying right of way width of 45 to 40 feet. To compensate for the reduced road width, a 15 foot wide public utilities and improvements easement is proposed on each side of the roadway.

§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 criteria from this section has been reviewed by staff and is determined to be acceptable.

§17.40.010 - Purpose. *The character and environment of the City of Woodland Park for future years will be greatly affected by the design of subdivisions and the plats that are approved by the City. Planning, layout and design of a subdivision are of the utmost concern. The residents must have available to them within the area, safe and convenient movement to points of destination or collection. Modes of travel to achieve this objective should not conflict with each other or with abutting land uses. Lots and blocks should provide desirable settings for the buildings that are to be constructed, make use of natural contours and protect the view, afford privacy for the residents and protection from adverse noise and vehicular traffic. Natural features and vegetation of the area must be preserved if at all possible. Schools, parks, churches and other community facilities should be planned as an integral part of the area. In order to meet the above objectives, the city encourages innovative subdivision design.*

Complies. As determined at Preliminary Plat, this subdivision provides for a well-designed subdivision with lots that are accessible from the extension of Firestone Drive and Stone Ridge Drive. Safe and convenient vehicular and pedestrian movement is provided with local streets and sidewalks designed to City standards. Staff finds that the proposed subdivision:

- Provides safe and convenient vehicular and pedestrian movement;
- Provides desirable lots and settings for single family homes;
- Makes use of natural contours, views and affords privacy;
- Protects from adverse noise and vehicular traffic; and
- Schools, parks, churches and other community facilities are within reasonable proximity to the subdivision.

§17.40.020 - Site consideration. *Land which the city finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the city to solve the problems created by the*

unsuitable land conditions. If the problem cannot be suitably corrected, such land shall be set aside for uses which shall not involve a danger or a harmful situation.

Complies. Filing No. 5 is suitable for development. The proposed lots have similar topographical features to the surrounding previously developed lots in Stone Ridge Village, as well as the Northwoods Subdivision located to the south.

§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 a plat 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. Each lot has adequate frontage with a minimum of 25' frontage. Lots will be accessed off of newly constructed portions of Firestone Drive, and Stone Ridge Drive. The applicant has begun construction of the infrastructure within this filing. They have provided cost estimates for the construction of these roadways, and are required to complete their construction. A subdivision development agreement is required and the applicant must provide a financial guarantee for the cost of the public improvements prior to the filing of the final plat with Teller County.

§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 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.*

Substantially complies. All easements are shown on the final plat and adequate for all utilities. Public utility and improvement easements are provided along each property line. The easements are as follows:

- 15 feet along right of way frontages.
- 5 feet per lot alongside property lines.
- 10 feet along rear property lines, except for lots 13-17 which contain a 30 foot conservation easement.

The following easements are also necessary:

- The 30-foot utility easement between Lots 32 and 33 of Filing No. 1 needs to be extended across the southeast corner of Lot 17 in filing No. 5.

- Instead of the currently proposed 10-foot easement, a 15-foot easement is needed along the west property line of lots 11 and 12. These west property lines will abut the Ridgestone Drive ROW when it is extended as part of a future filing.

§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 in compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.*

Complies. All lots are reasonably arranged and buildable with adequate provision made for driveway access from an approved street and a viable building envelope.

§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. Table LCS requires that lots between 14,556 SF to 27,962 SF have a maximum site coverage of 25% to 20%. Plat note No. 6 reflects this regulation. Below are the relevant portions of Table LCS.

12,000-18,000 square feet	25% minus 1% for each additional 1,200 square feet of lot area, to a maximum site coverage of 20%
18,000+ square feet	20%

§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 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 in the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.*

Complies. The Stone Ridge PUD approved in 2004 required the developer to dedicate 22.93 acres of park land adjacent to Meadow Wood Sports Complex (deeded to the City in 2004) and various open space tracts; therefore, no park capital fees are collected with Filing No. 5. As development occurs into the future, various open space tracts will be dedicated to the City for a total of 28.71 open space within the 200 acre PUD.

PUBLIC NOTICES

Notice of the Planning Commission hearing was sent to the owners of the property to be subdivided, to adjacent property owners within 150 feet of the site, and to the appropriate

agencies at least ten days prior to the hearing date. A notice of public hearing was published in the Pikes Peak Courier at least seven days prior to the Planning Commission hearing and posted on the proposed subdivision at least ten days prior to the hearing. As of the writing of this staff report, no written public comment has been submitted to staff.

The subdivision plat was referred to various City departments including Public Works, Utilities, Parks and Recreation, Finance, CORE, NETCFD, Black Hills Energy, Century Link, Peak Internet and TDS Cable. The final Plat application will be presented to the Parks and Recreation Advisory Board for their meeting scheduled on March 8th, 2023. Staff will relay their comments during the March 9th, Planning Commission meeting.

STAFF RECOMMENDATION

Based upon the findings described in the Staff Report, that the Planning Commission recommend approval of Stone Ridge Village Filing No. 5 with a variance to allow 40'-45' road right-of-way width for Firestone Drive and 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.
2. The Final Plat shall be amended prior to recording with the following notes or corrections:
 - The 30-foot utility easement between Lots 32 and 33 of Filing No. 1 needs to be extended across the southeast corner of Lot 17 in filing No. 5.
 - Instead of the currently proposed 10-foot easement, a 15-foot easement is needed along the west property line of lots 11 and 12. These west property lines will abut the Ridgestone Drive ROW when it is extended as part of a future filing.
3. Prior to recording a Final Plat, the Applicant shall pay a \$1,200 Water Development Fee for each single-family residential lot (a total of \$21,600 for Filing No. 5). Water tap fees in Stone Ridge Village are not subject to water rights fees.
4. Developer shall provide the City a copy of the final "Declaration of Covenants, Conditions and Restrictions," which covenants must be recorded simultaneously with the Final Plat.

ATTACHMENTS

- A. Applicant Application
- B. Stone Ridge Village Filing No. 5 Plat Exhibit
- C. Construction Drawings
- D. Stone Ridge Village Preliminary Plat

Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Open Permit Comments

Permit Number 202208225

Project # EXT/Case # SUB2022-06

Public Hearing Required ☒

Date Received 8/19/2022

Date Routed 8/22/2022

Date Initial Permit Approved

*Date Permit Paid 8/19/2022

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

Project Type SUB

Project Type Number 5

Project Classification Final Plat

Non-Profit, Residential or Commercial Residential

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPs

Project Name Stone Ridge Village Filing No

Site Address Number

Site Address Name

Lot Number 1-18

Block Number

Subdivision Stone Ridge Village

Filing # 5

Applicant Business Name Stone Ridge Village,

App First Name Skip

App Last Name Howes

App Phone Number 719-687-6083

PO Box 5044

Mailing Address Street #

Mailing Address Street Name

City Woodland Park

State CO

Zip Code 80866

Owner First Name Dana

Owner Last Name Duncan

Zone Class PUD

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

Planner Office



Stone Ridge Village, LLC
P.O. Box 5044
Woodland Park, CO 80866
719-687-0800



☐ Complete. _____
date

August 19, 2022

Karen Schminke, City Planner
City of Woodland Park Planning Department
Woodland Park, CO 80863

Re: Final Plat Submittal Stone Ridge Village, Filing 5

Dear Karen,

Attached are the documents for the Final Plat processing of Stone Ridge Village Filing 5. We are submitting at least 30 days prior to the September 22, 2022 Planning Commission meeting with the understanding that it will go to City Council on October 6.

By the time it goes to City Council the curb and gutter, paving, sidewalk extension along Stone Ridge Drive and the stop sign at Firestone and Stone Ridge Drive will be installed. The outstanding items pending completion of dry utilities will be re-vegetation and the 5' sidewalk along the westerly side of Firestone. As in the past the builders will install the 5' sidewalk during the construction of the residences and the developer will, if necessary, fill in any missing walks within 24 months of recording of the plat.

Attached:

1. 2022 General Application and Final Plat Submittal Requirements
2. Legal Description of Filing 5
3. Areas of roads and lots for title policy
4. Title Commitment from Empire Title
5. List of adjoining addresses
6. Application Fee check in the amount of \$2,690. (\$944 + \$97/lot)
7. One 24x36 copy of plat and one 11x17 copy of plat
8. Electronic copy of final plat for printing.
9. Engineering plans were previously approved and on file with the City Engineer
10. Copy of proposed covenants for the filing
11. Letter outlining pending public improvements to guarantee
12. Drainage report is on file with the City from a prior approval.
13. There are no park land dedications
14. Subdivision Development agreement will be drafted by City Staff.

I believe we have everything included, should you need additional information, please reach out directly to me.

Warm regards,

Skip Howes
Project Manager

enc.



2022 GENERAL APPLICATION
(Revised 1/1/2022)

RECEIVED
8/19/22

☐ Complete date

Project # 202208225
Case # 5082022-06
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)
 $\$944 + (18 \times 91) = \2690

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 Skip Howes
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address PO Box 5044, Woodland Park, CO 80866
- d. E-mail Address scotthomesltd@cs.com
- e. Phone Numbers Home _____ Work 719-687-6083 Mobile 719-330-6266

2. Property Owner Information (if different from above)

- a. Name Stone Ridge Village, LLC, Dana Duncan Manager Project Contact? Yes ☒ No ☐
- b. Mailing Address PO Box 5044, Woodland Park, CO 80866
- c. E-mail Address lmartila@rpwp.net
- d. Phone Numbers Home _____ Work 719-687-4724 Mobile _____

3. Site Information

- a. Site Address Stone Ridge Village Filing no. 5
- b. Lot 18 lots Block _____ Subdivision Stone Ridge Village, Filing No. 5
- c. Property Zoning PUD 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 Stone Ridge Village Filing No.5 Final Plat
- b. Brief Description of Project/Request 18 new lots in Stone Ridge Village, Per the PUD Master Plan and Preliminary Plat

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.)

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

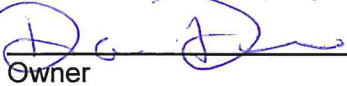
7. Applicable Code Sections

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 8-14-22
Date

 Owner Date

9. Certification:

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

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

  Applicant 8-3-22
Date



Stone Ridge Village, LLC
P.O. Box 5044
Woodland Park, CO 80866
719-687-0800

August 19, 2022

Karen Schminke, City Planner
City of Woodland Park
Woodland Park, CO 80863

Re: Stone Ridge Village Filing 5 Public Improvements

Dear Karen,

There are two items that will potentially outstanding at the time City Council records the final plat for Stone Ridge Village Filing No. 5, revegetation within the City Right of way and the 5' pedestrian sidewalk along the north side fo Firestone Drive.

Revegetation of areas n ROW:

Extension of Stone Ridge Drive - 4,200 sf

Extension of Firestone Drive North Side - 5,225 sf

Extension of Firestone Drive South Side - 5,500 sf

Total charge to hydro seed 15,000 sf area \$2,450.00

150% requirement = \$3,675.00

Pedestrian Sidewalk along North side of Firestone Drive:

950' at \$25/sf = \$23,750

As builders take down their lots the requirement fo the sidewalk will transfer to that specific builder. Developer may submit for release of those lots from the requirement and City staff will release the among on a cost per liniere foot for each specific lot frontage. Should the developer still own any lots within 24 months of the recording of the Final plat, the developer will complete the vacant sidewalk to link the adjoining walk paths.

Warm regards,

Skip Howes
Project Manager

STONE RIDGE VILLAGE FILING NO. 5
LOCATED IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER
(S1/2 NE1/4) OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF
THE 6th P.M., CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ⊙ FOUND REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ⊙ FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED "J.R. ENG PLS 25369" (1/16 CORNER)
- ⊙ FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED "J.R. ENG PLS 25369" (1/4 CORNER)

UNPLATTED
(RECEPTION NO. 682664)

FOUND 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN - EAST
1/16 CORNER SECTION 14,
T. 12 S., R. 69 W.

JR ENG
T 12 S R 69 W
E 1/16
C S 14 C
1997
PLS 25369

FOUND 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN - WEST
1/4 CORNER SECTION 13,
T. 12 S., R. 69 W.

JR ENG
T 12 S R 69 W
1/4
S 14 S 13
1997
PLS 25369

0' 50' 100'
SCALE: 1" = 50'
JOB NO.: 22023
AUGUST 19, 2022

NORTHWOODS SUBDIVISION FILING NO. 4
(RECEPTION NO. 313663)

UNPLATTED
(RECEPTION NO. 543248)

SUB. PLAT - STONE RIDGE VILLAGE FILING NO. 5
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMPART
SURVEYS, LLC

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

DRAWING: 22023FP.DWG PAGE 2 OF 2

Stone Ridge Subdivision

Phase 3 - Filing 5

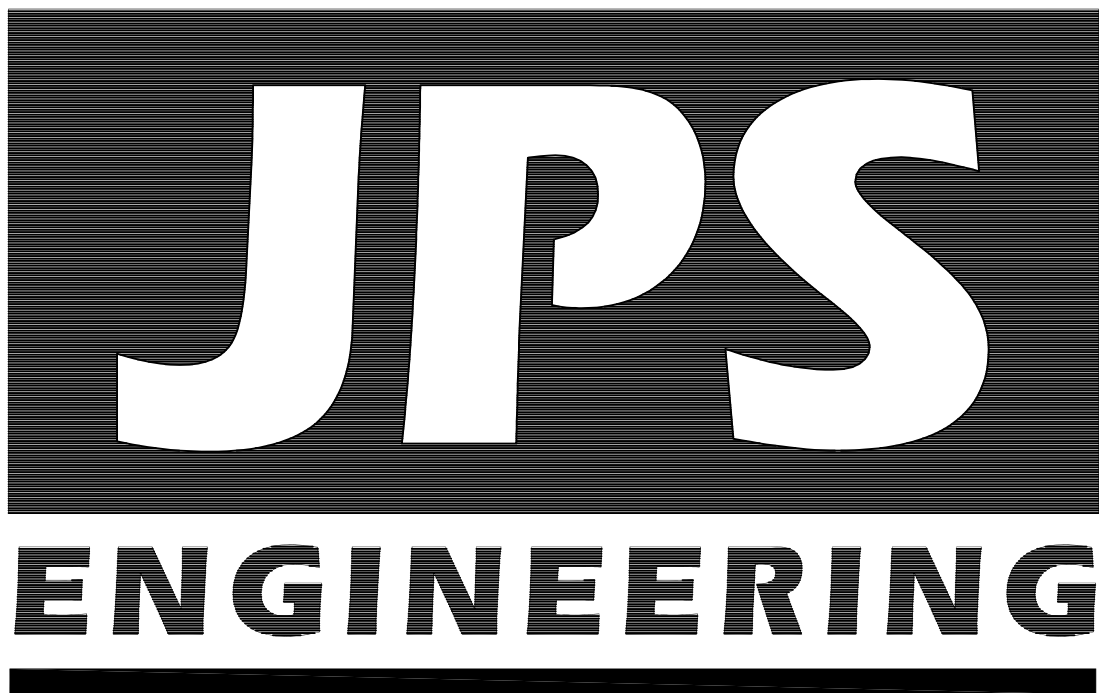
Construction Drawings

Woodland Park, Colorado

PREPARED FOR:

Stone Ridge Village, LLC
300 SUNNY GLEN COURT
WOODLAND PARK, CO 80863

PREPARED BY:



19 East Willamette Avenue
Colorado Springs, Colorado 80903
(719) 477-9429
May, 2022

Water and Wastewater approved per City Engineers Conditions.



SHEET INDEX

G1	TITLE SHEET
G2	GENERAL NOTES & LEGEND
SV1	SURVEY CONTROL PLAN
TY1	TYPICAL SECTION & CIVIL DETAILS
C1.1	PHASE 3 – GRADING & EROSION CONTROL PLAN
C1.2	EROSION CONTROL NOTES & DETAILS
C3	CIVIL DETAILS
U1.1	PHASE 3 UTILITY PLAN
U1.2	STANDARD UTILITY DETAILS
PP4	FIRESTONE DRIVE PLAN & PROFILE
PP5	STONE RIDGE DRIVE PLAN & PROFILE

Conditional Acceptance of Plans
The City of Woodland Park hereby conditionally 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
05/17/2022
Conditions of Acceptance:

Approval is only for infrastructure on Filing Number 5. The portion of the infrastructure for Filing 6 (PP5) is not approved (or included for review) per the request of the applicant. If the applicant would like to receive approval for Filing 6, the plans need to be updated to meet the engineering criteria and the drainage report needs to be resubmitted with updated storm calculations.

A number of the installed services do not meet the separation and crossing requirements in the City of Woodland Park Engineering Specifications (3.1.17). Photo proof of install per CWPES 3.1.17 B shall be provided (including documentation of DIP waterline install) as part of as built certification or services will need to be relocated prior to initial acceptance.

The Hydrant location offsets put the hydrant exactly on the edge of sidewalk along Firestone. Prior to initial acceptance, the hydrants will be inspected to verify no part of the hydrant encroaches on the sidewalk, or the hydrants will need to be relocated.

Prepared under my direct supervision:

John P. Schwab, P.E. No. 29891 Dat

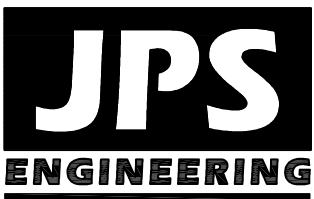
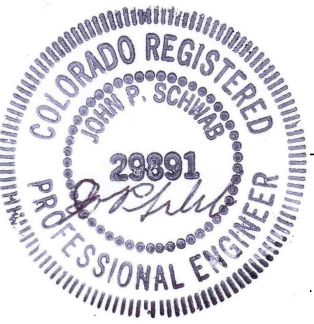
Approved for Construction
City of Woodland Park
City Engineer

Date:

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer

Date:



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



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1-800-922-1987
CALL BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

STONE RIDGE SUBDIVISION PHASE 3 - FILING 5

COVER SHEET

BENCHMARK: CONTROL POINT AT TOP OF CURB, SOUTH SIDE OF TAMARAC PARKWAY, WEST OF SH67; EL.=8289.40 (DATUM: NAVD88)	SITE LOCATION: PORTIONS OF SECTIONS 12, 13, & 14. TOWNSHIP 12S, RANGE 69W OF THE 6TH P.M., TELLER COUNTY, CO
--	---

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	5/14/19	LAST MODIFIED:	5/13/22
PROJECT NO:	040301	MODIFIED BY:	BJJ

SHEET: G1

1. THE CONTRACTOR SHALL MEET THE STANDARDS & SPECIFICATIONS OF THE CITY OF WOODLAND PARK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
4. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
 - A. CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS.
 - B. CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
6. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
8. CURB RETURN RADII ARE 15-FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
9. SERVICE LINES SHALL BE INSTALLED PER CITY OF WOODLAND PARK STANDARDS.
10. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 30". ALL UTILITY TRENCHES MUST MEET MINIMUM COMPACTION REQUIREMENTS PER CITY SPECIFICATIONS.
11. UTILITY BEDDING SHALL BE PLACED PER CITY OF WOODLAND PARK REQUIREMENTS.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
13. REFERENCE TO WOODLAND PARK ENGINEERING SPECIFICATIONS FOR BACKFILL AND COMPACTION SPECIFICATIONS.
14. COORDINATE WITH CORE FOR ELECTRIC SERVICE - (687-9277).
15. COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE - (CONTACT TOM POGUE, 687-7406).
16. ALL UTILITY TRENCHES SHALL MEET MINIMUM COMPACTION REQUIREMENTS PER CITY SPECIFICATIONS.
17. DISTURBED SLOPES STEEPER THAN 3:1 WILL REQUIRE SEEDING AND APPLICATION OF A ROLLED EROSION CONTROL PRODUCT (RECP).
18. 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.
19. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
20. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987) FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE, WATER AND SANITARY UTILITIES THREE (3) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. ALL PROPERTY LINES AND EASEMENTS MUST BE IN PLACE PRIOR TO INSTALLATION OF ANY UTILITIES.

ROAD CLASSIFICATION:	LOCAL RESIDENTIAL
DESIGN SPEED:	25 MPH
ROADWAY WIDTH:	24' MAT
MIN. HORIZONTAL RADIUS:	100'
MIN. GRADE:	1.5%
MAX. GRADE:	10.0%
MIN. K-VALUE (CREST):	14.4
MIN. K-VALUE (SAG):	21.7

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1. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
2. LENGTHS SHOWN FOR SANITARY SEWER PIPES ARE TO CENTER OF MANHOLE.
3. LOCATIONS FOR EACH SEWER SERVICE SHALL BE DETERMINED IN THE FIELD BY REPRESENTATIVES OF THE CITY AND THE DEVELOPMENT AT THE TIME THE MAINS HAVE BEEN INSTALLED AND PROPERTY CORNERS MARKED. A 10' SEPARATION MUST BE MAINTAINED BETWEEN WATER AND SEWER SERVICES AND MAINS AT ALL POINTS.
4. CLASS B BEDDING USING 3/4" ROCK FOR COMPACTED GRANULAR MATERIAL IS REQUIRED FOR ALL SEWERS LESS THAN 1% SLOPE (OR NATIVE MATERIAL APPROVED BY CITY).
5. INSTALL TRACER WIRE ALONG SANITARY SEWER MAINS AND SERVICE LINES, ACCESSIBLE EVERY 250' AND AT MANHOLES & PROPERTY LINES.
6. SEWER MAIN WITH MORE THAN 12' COVER REQUIRES PVC PRESSURE PIPE.
7. ALL SS SERVICE LINES SHALL HAVE A CLEANOUT AT THE PROPERTY LINE AND MUST BE EXTENDED 13' BEYOND THE PROPERTY LINE.

1. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
2. WATER PIPES AND FITTINGS SHALL BE INSTALLED PER CITY OF WOODLAND PARK SPECIFICATIONS. ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER CITY OF WOODLAND PARK STANDARDS. ALL WATER PIPE SHALL BE PVC AWWA C900 CLASS 150 (DR-18) WITH INSULATED 12AWG TRACER WIRE UNLESS OTHERWISE NOTED OR REQUIRED BY CITY OF WOODLAND PARK STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER CITY OF WOODLAND PARK SPECIFICATION SECTION 2.4.
3. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
4. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER CITY OF WOODLAND PARK STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS AS SHOWN ON CITY OF WOODLAND PARK DRAWING FIG. 2.5.2.
5. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE.
6. FIRE HYDRANTS SHALL BE LIMITED TO THE FOLLOWING MANUFACTURERS ONLY, OR APPROVED EQUAL, APPROVED IN WRITING BY THE CITY ENGINEER, AND SHALL BE PAINTED ACCORDING TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK "ENGINEERING SPECIFICATIONS" PRIOR TO ACCEPTANCE.

MUELLER COMPANY - 5 1/4" CENTURION, WITH 7'-6" BURY, CONFORMING TO AWWA C502 STANDARDS.

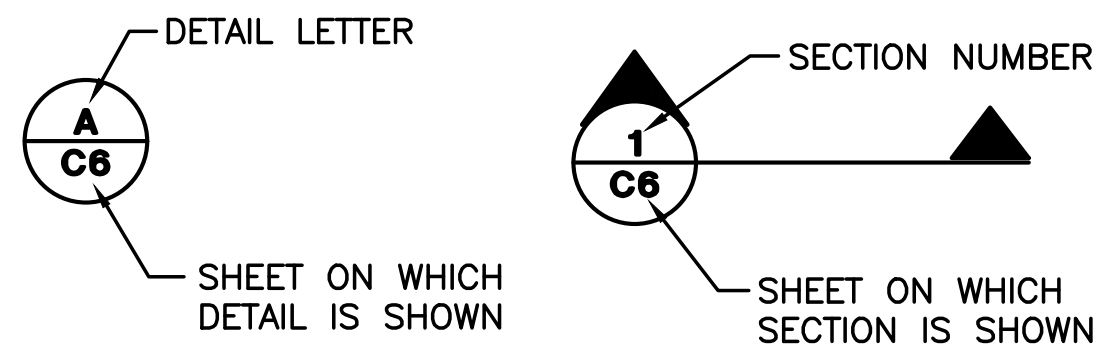
CLOW - 5 1/4" MEDALLION, WITH 7'-6" BURY, CONFORMING TO AWWA C502 STANDARDS.

US PIPE - 5 1/4" METROPOLITAN 250, WITH 7'-6" BURY, CONFORMING TO AWWA C502 STANDARDS.

WATEROUS - 5 1/4" AMERICAN DARLING, WITH 7'-6" BURY, CONFORMING TO AWWA C502 STANDARDS.
7. THERE SHALL BE A MINIMUM OF 7'-0" OF COVER FROM FINISHED GRADE OVER ALL WATER MAINS AND WATER SERVICE LINES. ALL WATER MAINS SHALL BE INSTALLED AT DEPTHS OF 7' TO 9' BELOW FINAL GRADE UNLESS OTHERWISE NOTED.
8. ALL REVERSE ANCHORS FOR FUTURE STUB OUTS MUST BE EQUIPPED WITH A VALVE AND BLOWOFF CONSTRUCTED PER CITY SPECIFICATIONS.
9. PROVIDE TRACER WIRE ACCESS POINTS EVERY 250'.

1. STORM DRAIN PIPE SHALL BE HDPE PIPE (ADS N-12 OR EQUAL) W/ CLASS B BEDDING (OR NATIVE MATERIAL APPROVED BY CITY) UNLESS OTHERWISE NOTED. HDPE PIPE WILL ONLY BE ALLOWED FOR STORM DRAIN PIPE WITH DIAMETER LESS THAN OR EQUAL TO 30".
2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
3. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

	SECTION LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	PROPOSED UTILITIES
	NEW FENCE
	PROPOSED SAN. SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED 8" WATER MAIN
	EXISTING 12" WATER MAIN
	EXISTING 8" SANITARY SEWER
	PROPOSED 8" SANITARY SEWER
	SS MH W/ DIRCTIONAL ARROW
	FIRE HYDRANT ASSY.
	FLOW DIRECTION ARROW
	PLAN NORTH
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED CONCRETE THRUST BLOCK



APPROVALS

Date _____

GENERAL NOTES, LEGEND & DETAILS



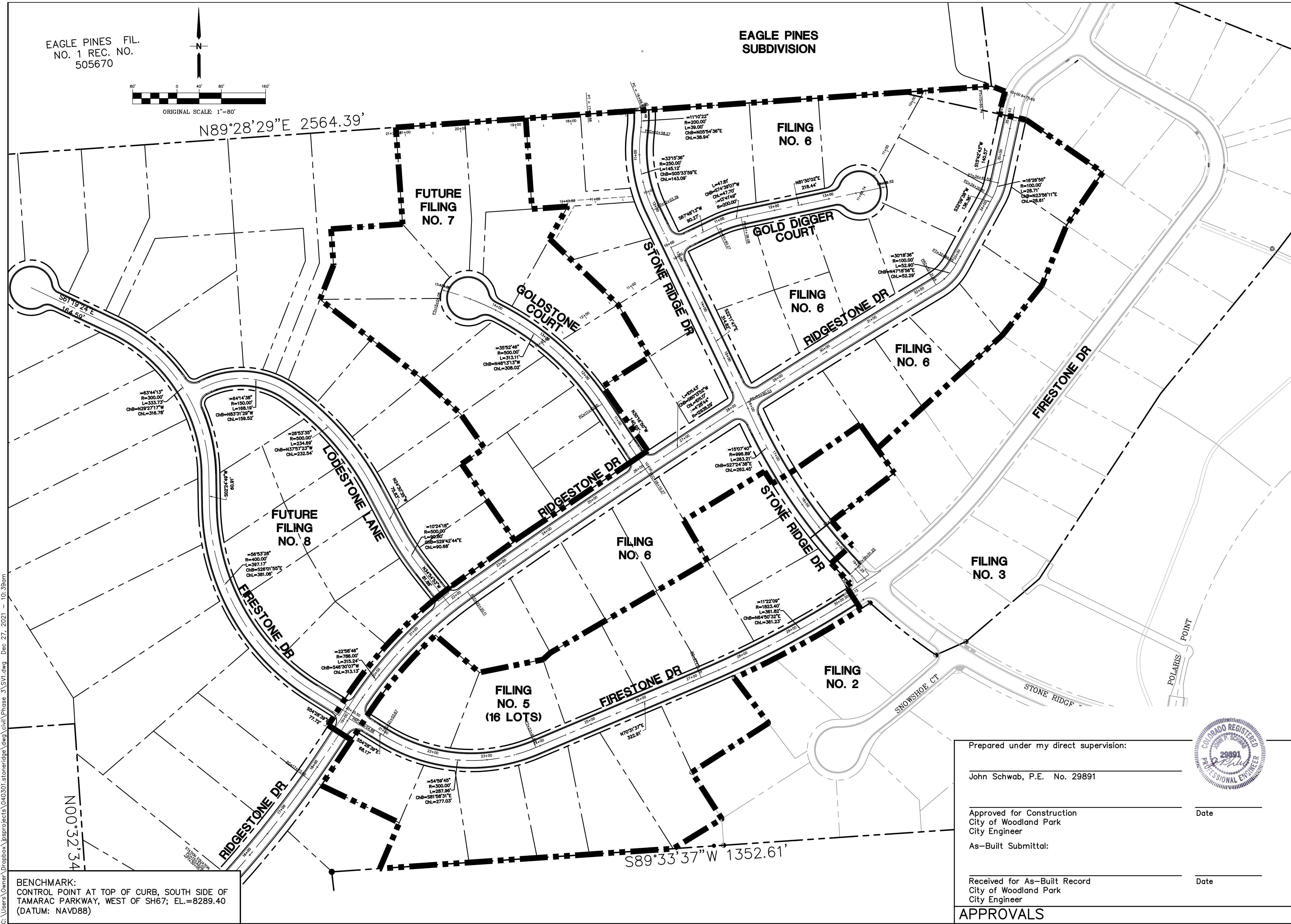
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE

HORZ. SCALE: AS SHOWN	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 5/14/19	LAST MODIFIED: 12/27/21
PROJECT NO: 040301	MODIFIED BY: BJJ

SHEET: **G2**

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BENCHMARK:
CONTROL POINT AT TOP OF CURB, SOUTH SIDE OF
TAMARAC PARKWAY, WEST OF SH67; EL.=8289.40
(DATUM: NAVD88)

Prepared under my direct supervision:	
John Schwab, P.E. No. 29891	
Approved for Construction City of Woodland Park City Engineer	Date
As-Built Submittal:	
Received for As-Built Record City of Woodland Park City Engineer	Date

APPROVALS

STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)

SURVEY CONTROL PLAN

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Colorado Springs, CO 80903
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE

HORZ. SCALE: 1"=80'

VERT. SCALE: N/A

SURVEYED: RAMPART

CREATED: 12/22/21

PROJECT NO: 040301

SHEET:

DRAWN: BJJ

DESIGNED: JPS

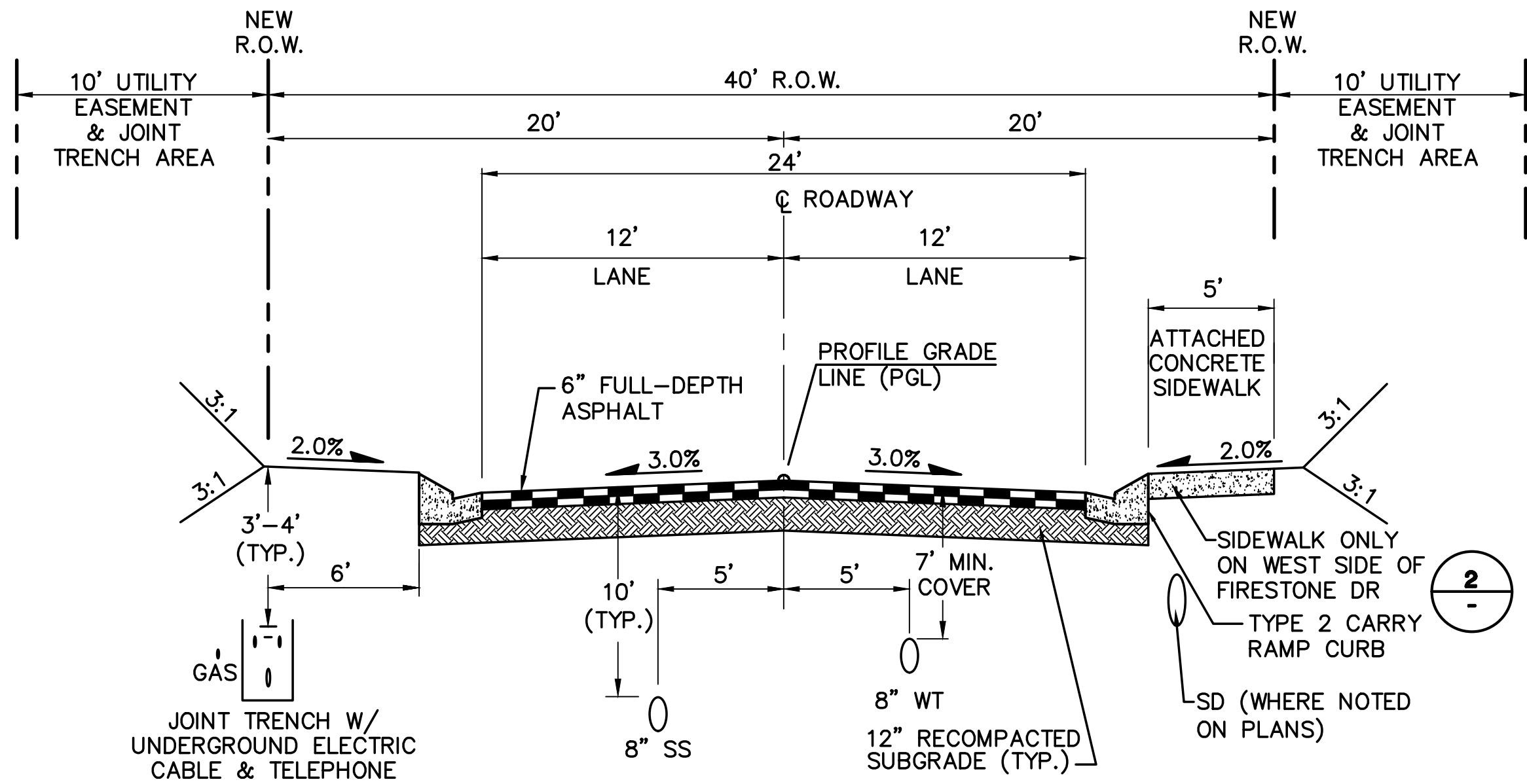
CHECKED: JPS

LAST MODIFIED: 12/27/21

MODIFIED BY: BJJ

SV1

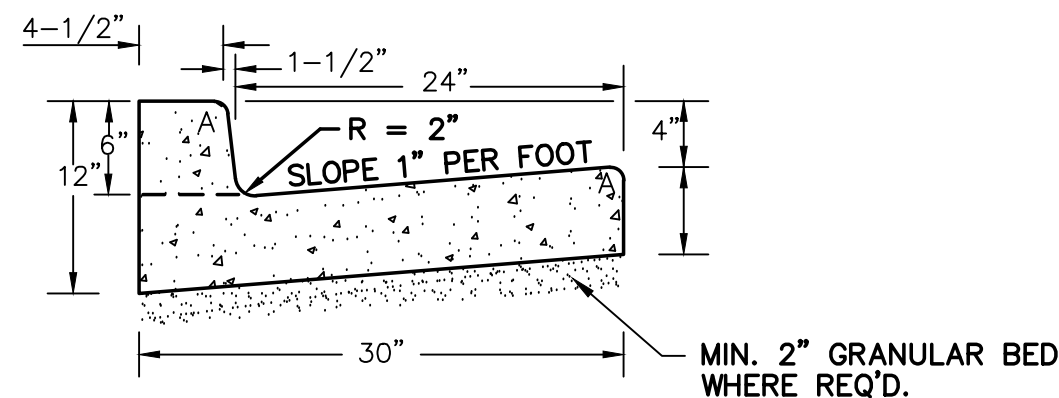
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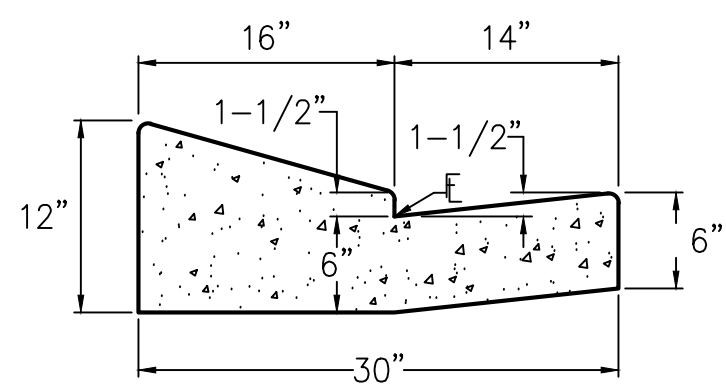
TYPICAL LOCAL RESIDENTIAL ROAD SECTION (A)

SCALE: 1"=5' HORZ.
1"=2.5' VERT.
(60' CLEAR CUT WIDTH)

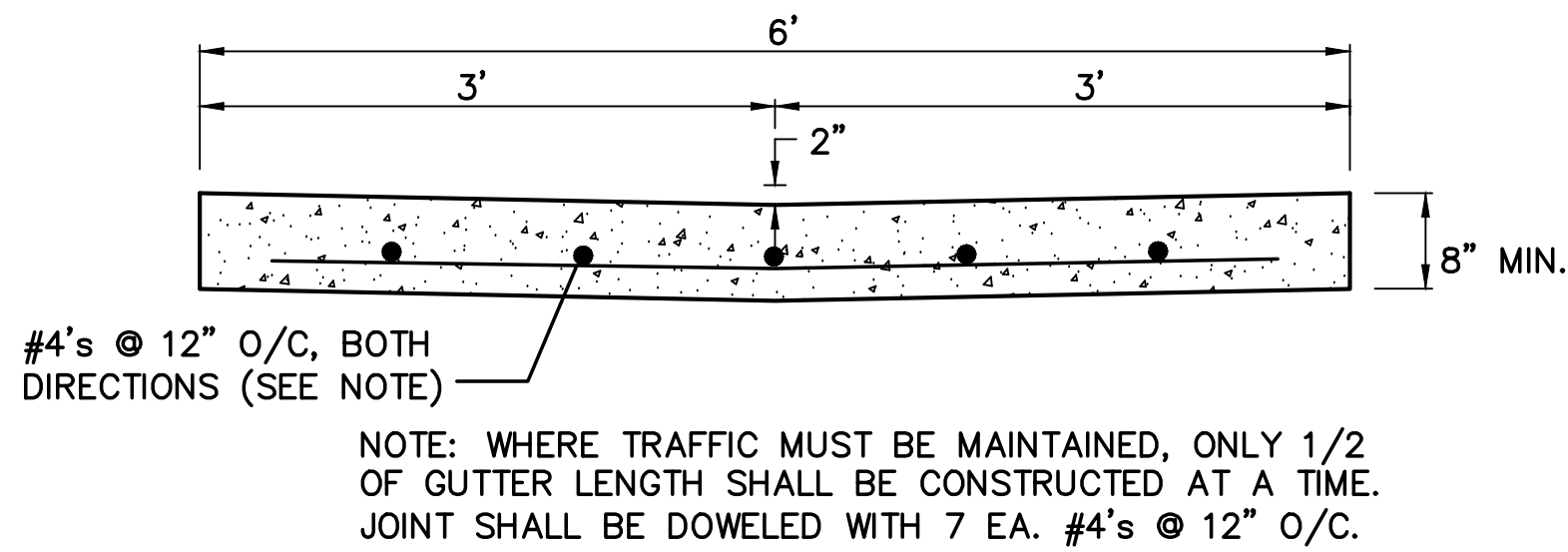
LENGTH FOR RADII	
A	1/2"
C	1-1/2"
D	1-1/2" TO 2"



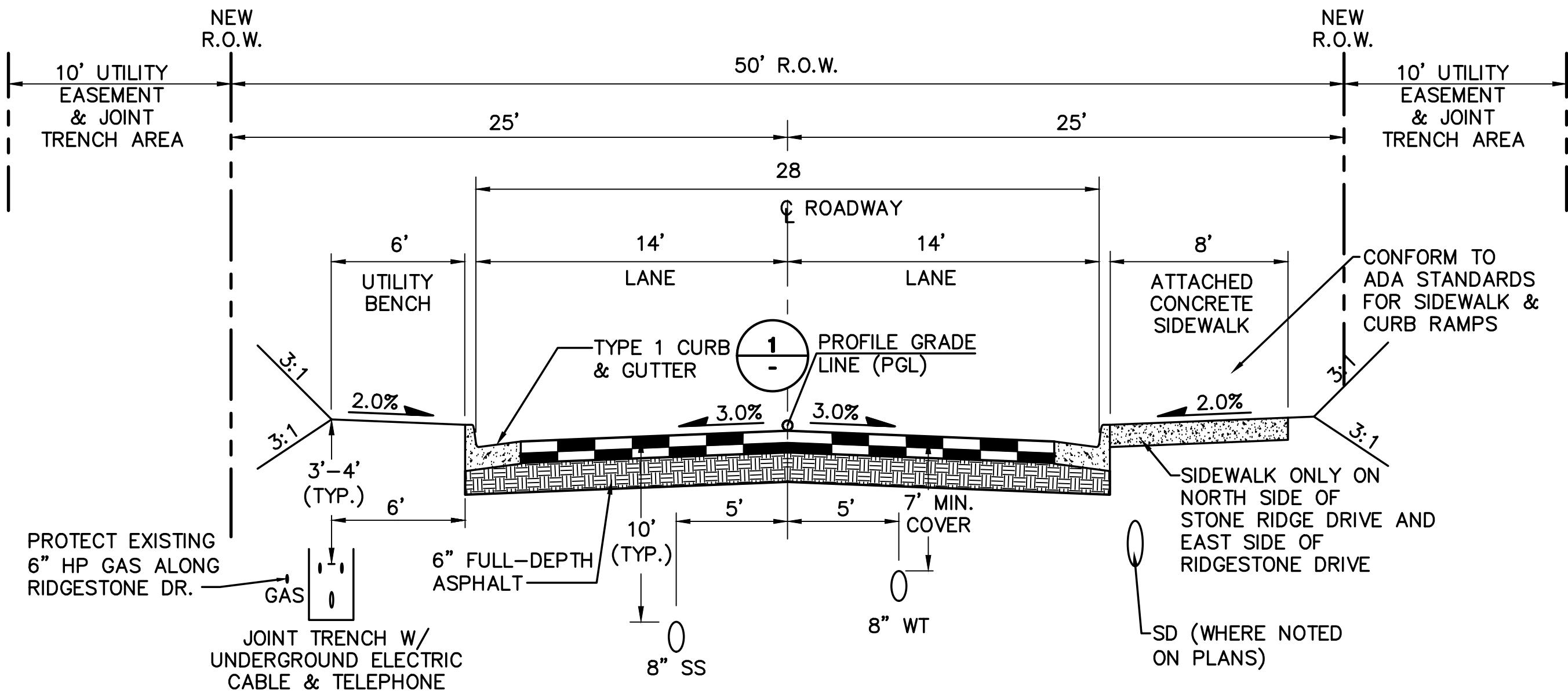
TYPE 1 CURB SECTION (1)
N.T.S.



TYPE 2 RAMP CURB DETAIL (2)
N.T.S.



CONCRETE CROSSPAN (4)
NOT TO SCALE



TYPICAL MINOR COLLECTOR ROAD (RIDGESTONE DRIVE & STONE RIDGE DR)

SECTION (B)

SCALE: 1"=5' HORZ.
1"=2.5' VERT.
(70' CLEAR CUT WIDTH)

PAVEMENT DESIGN TABLE:

STREET NAME	CLASSIFICATION	PRELIMINARY PAVEMENT DESIGN		
		FULL-DEPTH ASPHALT (IN)	ASPHALT (IN)	ROAD BASE (IN)
RIDGESTONE DRIVE	MINOR COLLECTOR	6	4	6
STONE RIDGE DRIVE	MINOR COLLECTOR	6	4	6
FIRESTONE DRIVE	LOCAL	5	3	6
GOLDSTONE COURT	LOCAL	5	3	6
GOLD DIGGER COURT	LOCAL	5	3	6

NOTES:
1. SUBGRADE INVESTIGATION & PAVEMENT DESIGN REPORT SHALL BE REVIEWED & APPROVED BY CITY PRIOR TO PAVING.
2. ALL ROADWAY PAVING SHALL CONFORM TO CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS.

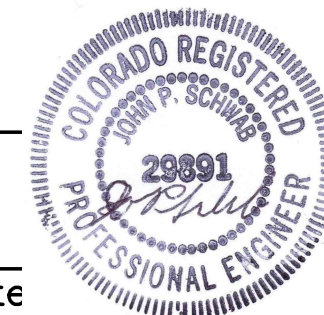
Prepared under my direct supervision:

John P. Schwab, P.E. No. 29891 Date

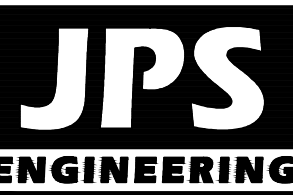
Approved for Construction
City of Woodland Park
City Engineer Date:

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer Date:



STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)



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FOR THE MARKING OF UNDERGROUND
FOR THE MEMBER UTILITIES

No.	REVISION	BY	DATE

TYPICAL SECTIONS

HORZ. SCALE: 1"=5'	DRAWN: BJJ
VERT. SCALE: 1"=2.5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 5/14/19	LAST MODIFIED: 8/23/21
PROJECT NO: 040301	MODIFIED BY: BJJ

SHEET:

TY1

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LEGEND:

- PROPERTY LINES
- - - - - PHASE BOUNDARY
- - - - - LIMITS OF DISTURBANCE
○ SILT FENCE
RIPRAP
6490 EXISTING CONTOURS
6490 PROPOSED CONTOURS
X 55.0 PROPOSED SPOT ELEVATION (FLOWLINE)
IP INLET PROTECTION (GRAVEL FILTER)
SF SILT FENCE
VTC VEHICLE TRACKING CONTROL PAD
TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
SB SEDIMENT BASIN
RR RIPRAP
SFB TEMPORARY SILT FENCE BARRIERS

KEYED NOTES:

- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
② TOPSOIL STOCKPILE AREA
③ HYDROSEED DISTURBED SLOPES
④ PROTECT EXISTING TREES BEYOND LIMITS OF GRADING

EROSION CONTROL NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE ACRE OR MORE, THE CONTRACTOR SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION
WQCD—PERMITS
4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80246-1530
ATTN.: PERMITS UNIT

TOTAL DISTURBED AREA = 12.0 ACRES

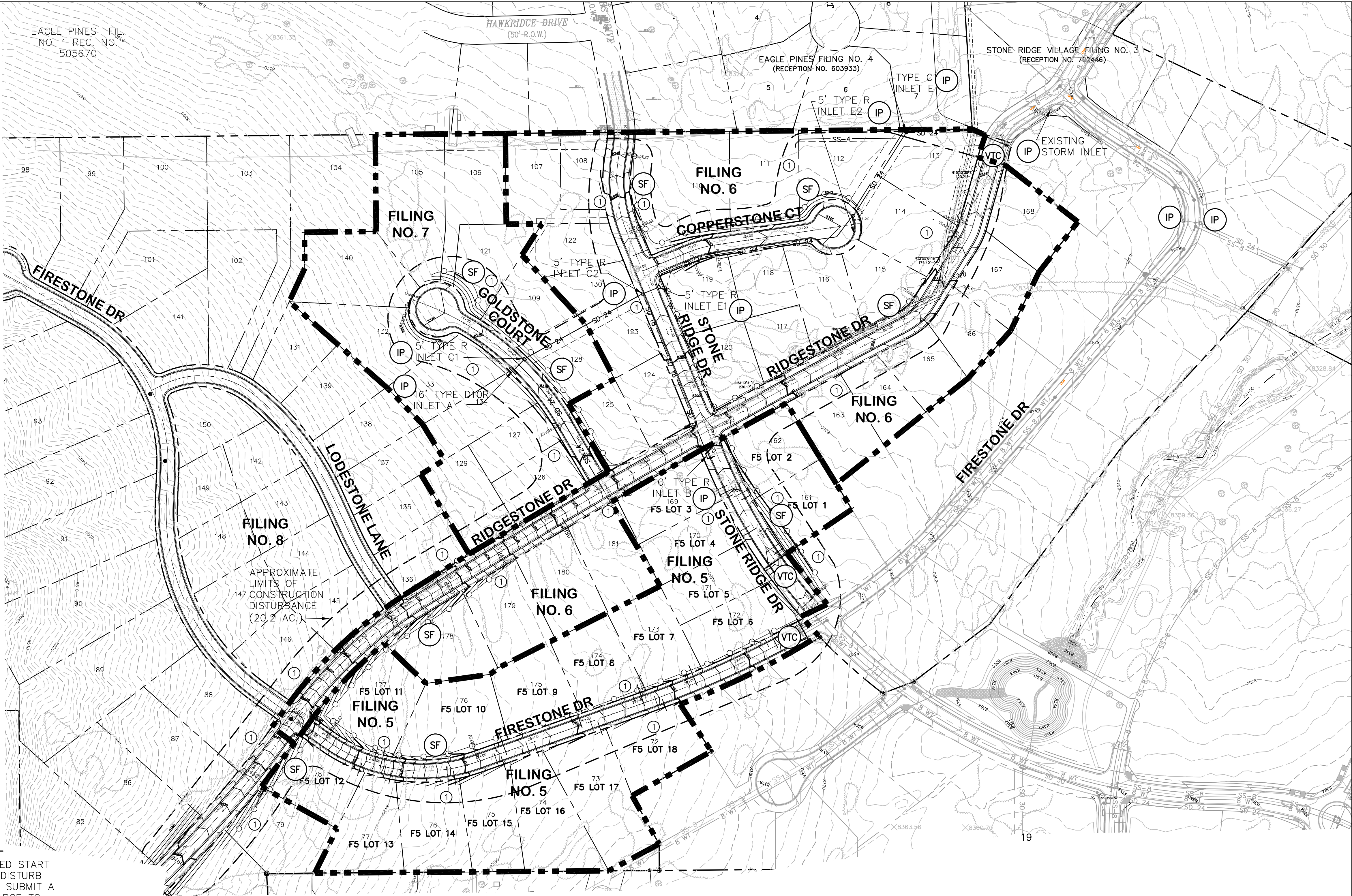
BENCHMARK:
CONTROL POINT AT TOP OF CURB, SOUTH SIDE OF TAMARAC PARKWAY, WEST OF SH67; EL.=8289.40 (DATUM: NAVD88)

PHASE 2 — ESTIMATED EARTHWORK QUANTITY:

	EXCAVATION (TOTAL CUT)	EMBANKMENT FILL ^A	NET
PHASE 3 ROADS	872 CY	7,809 CY	6,937 CY (FILL)

(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



Prepared under my direct supervision:

John P. Schwab, P.E. No. 29891 Date

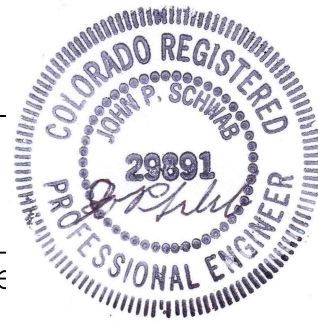
Approved for Construction
City of Woodland Park
City Engineer

Date:

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer

Date:



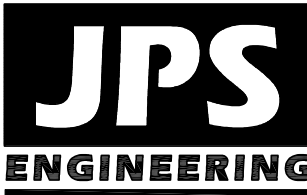
STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)

PHASE 3 - GRADING &
EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: MJP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 5/14/19	LAST MODIFIED: 5/13/22
PROJECT NO: 040301	MODIFIED BY: BJJ

SHEET:

C1.1



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No.	REVISION	BY	DATE

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NPDES NOTES

1. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOWLINES AND PUBLIC RIGHTS OF WAY AS A RESULT OF THIS CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER, OR AS DIRECTED BY THE ENGINEER.
2. THIS CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN HAS BEEN SUBMITTED AS PART OF AN APPLICATION FOR AN EROSION AND SEDIMENT CONTROL PERMIT FILED WITH THE CITY OF WOODLAND PARK. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE CONTRACTOR DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS SUCCESSORS OR HEIRS; UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
5. A LAYER OF SUITABLE MULCH SHALL BE APPLIED TO ALL DISTURBED PORTIONS OF THE SITE WITHIN 14 DAYS OF THE COMPLETION OF GRADING. SAID MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE AND SHALL BE TACKED OR FASTENED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED.
6. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT.
7. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMP'S BI-WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE-HALF THE HEIGHT OF THE BMP, OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
8. THE CONTRACTOR SHALL PROPERLY COVER ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT WITHIN PUBLIC RIGHTS OF WAY.
9. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
10. THE USE OF OSHA APPROVED COLORED WARNING CAPS ON REBAR OR FENCE POSTS USED WITH EROSION CONTROL MEASURES IS NOT ACCEPTABLE.
11. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 60 DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGE WAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
12. MODIFICATION OF AN ACTIVE EROSION AND SEDIMENT CONTROL PERMIT BY THE CONTRACTOR SHALL REQUIRE TIMELY NOTIFICATION OF AND APPROVAL BY THE CITY OF WOODLAND PARK.
13. TERMINATION OF AN ACTIVE EROSION AND SEDIMENT CONTROL PERMIT UPON COMPLETION OF THE PROJECT REQUIRES NOTIFICATION OF AND APPROVAL BY THE CITY OF WOODLAND PARK.
14. "UNLESS CONFINED IN A PREDEFINED, BERMED CONTAINMENT AREA, THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM DRAINAGE SYSTEM IS PROHIBITED.
15. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE.
16. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.
17. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.

EROSION CONTROL NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE. THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD--PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, COLORADO 80246-1530
ATTN.: PERMITS UNIT

SEEDING MIX "LOW GROW GRASS MIX":

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	6.0 LBS.
FESCUE	SHEEP	5.0 LBS.
PERENNIAL RYE	LUNA	4.0 LBS.
FESCUE	CHEWINGS	3.0 LBS.
BLUEGRASS	CANADA	2.0 LBS.
TOTAL:		20 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

SEDIMENT CONTROL MAINTENANCE PROGRAM:

		FREQUENCY
PERIODIC SITE INSPECTIONS	BI-WEEKLY	
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING	
SEDIMENT REMOVAL FROM BMP'S	MONTHLY	
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED	

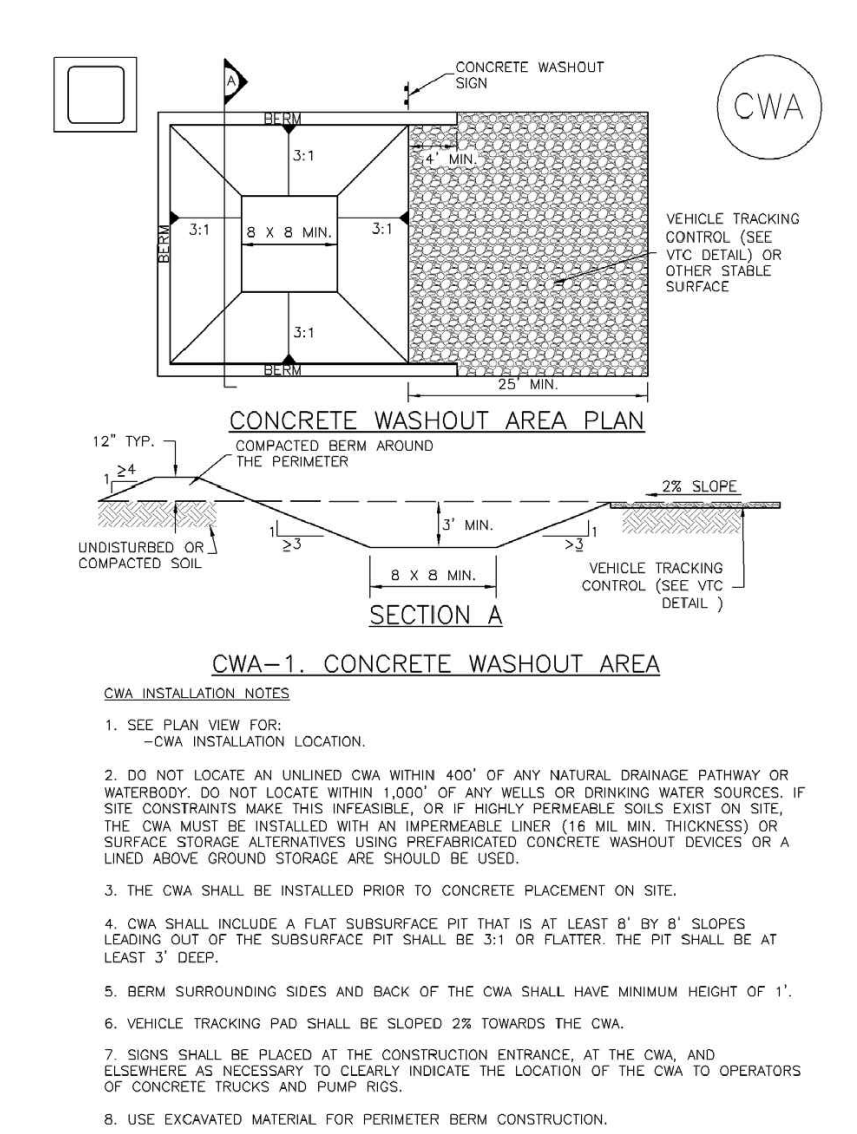
¹ AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

² ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

ESTIMATED TIME SCHEDULE:

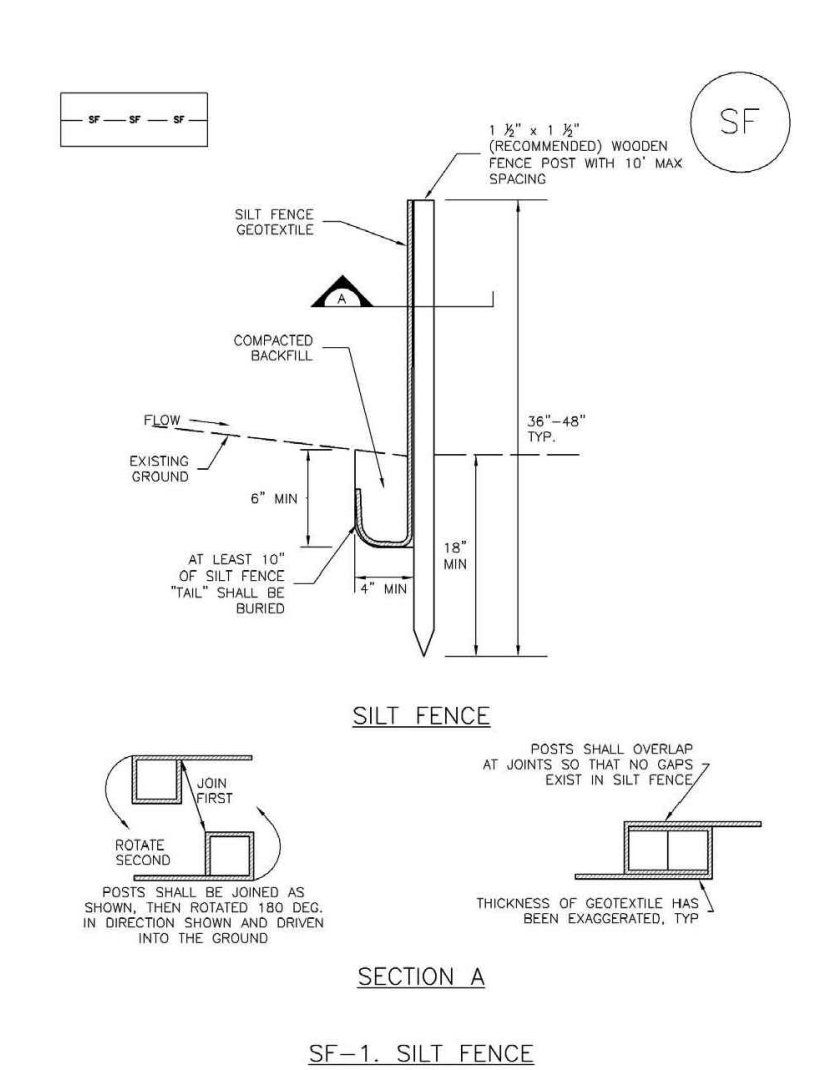
INSTALL BMP'S	OCTOBER, 2021
ROADWAY GRADING & UTILITIES	OCTOBER, 2021
SEEDING & MULCHING	AUGUST, 2022
STABILIZATION	SEPTEMBER, 2023

Concrete Washout Area (CWA) MM-1



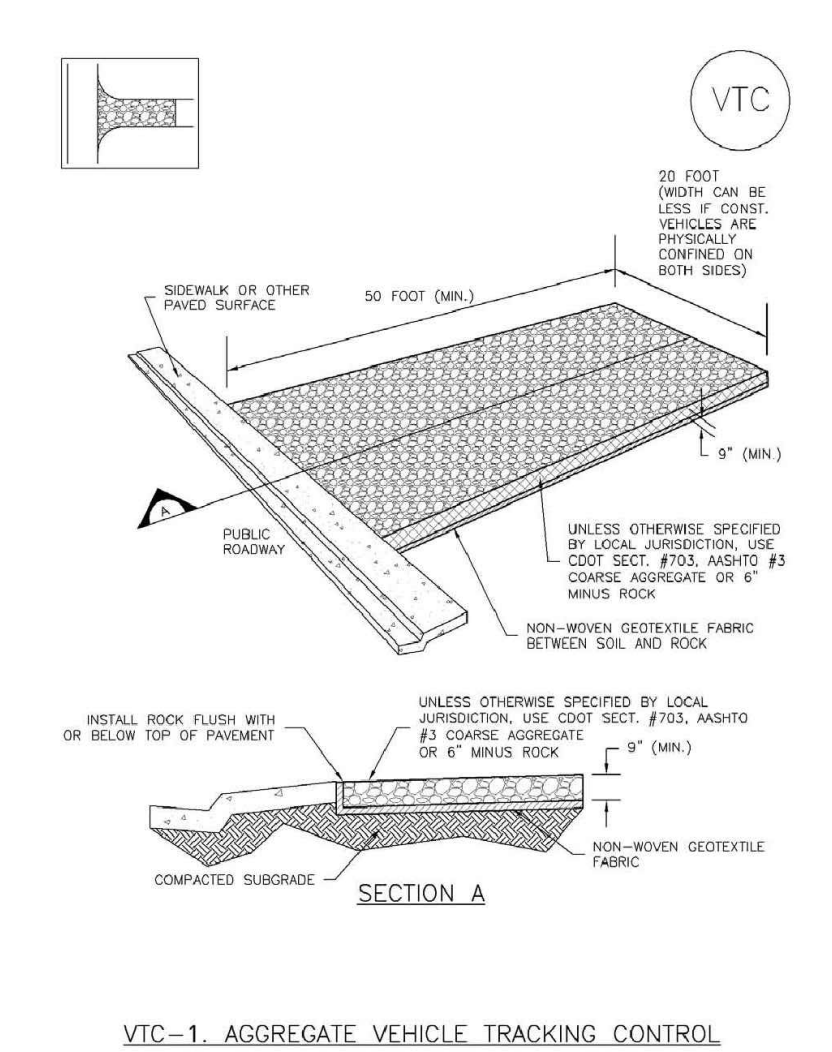
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Silt Fence (SF) SC-1



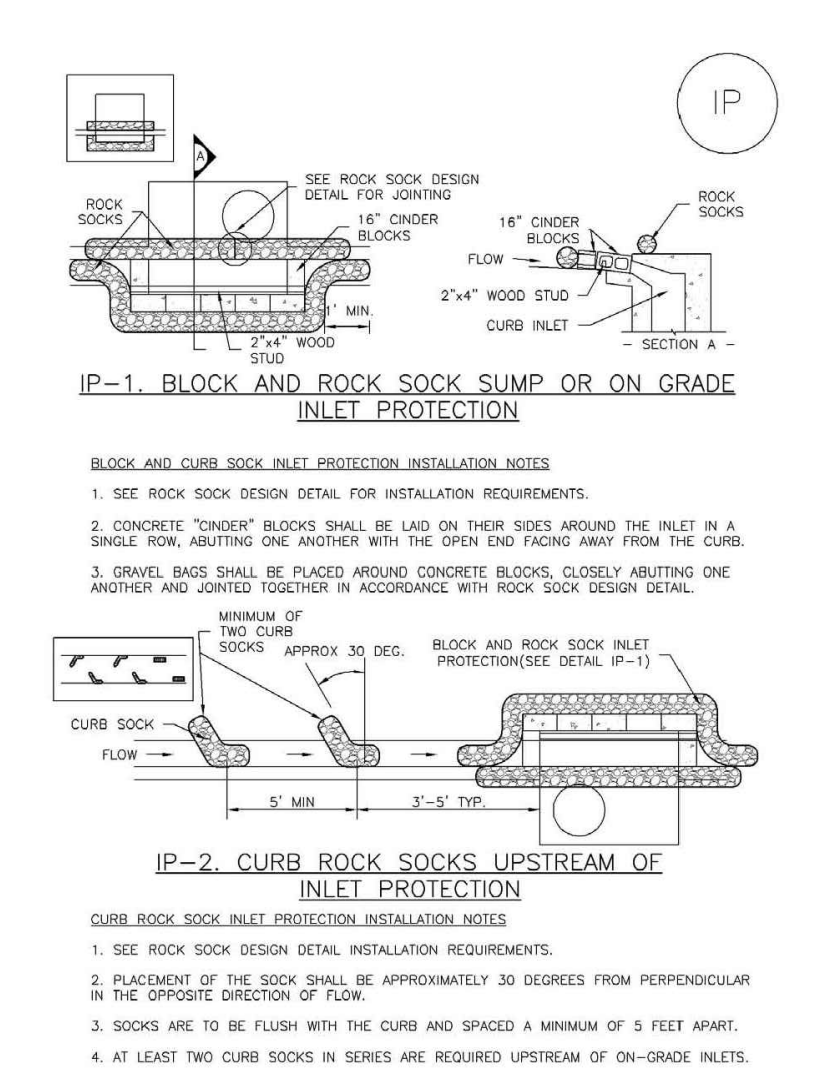
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

Vehicle Tracking Control (VTC) SM-4



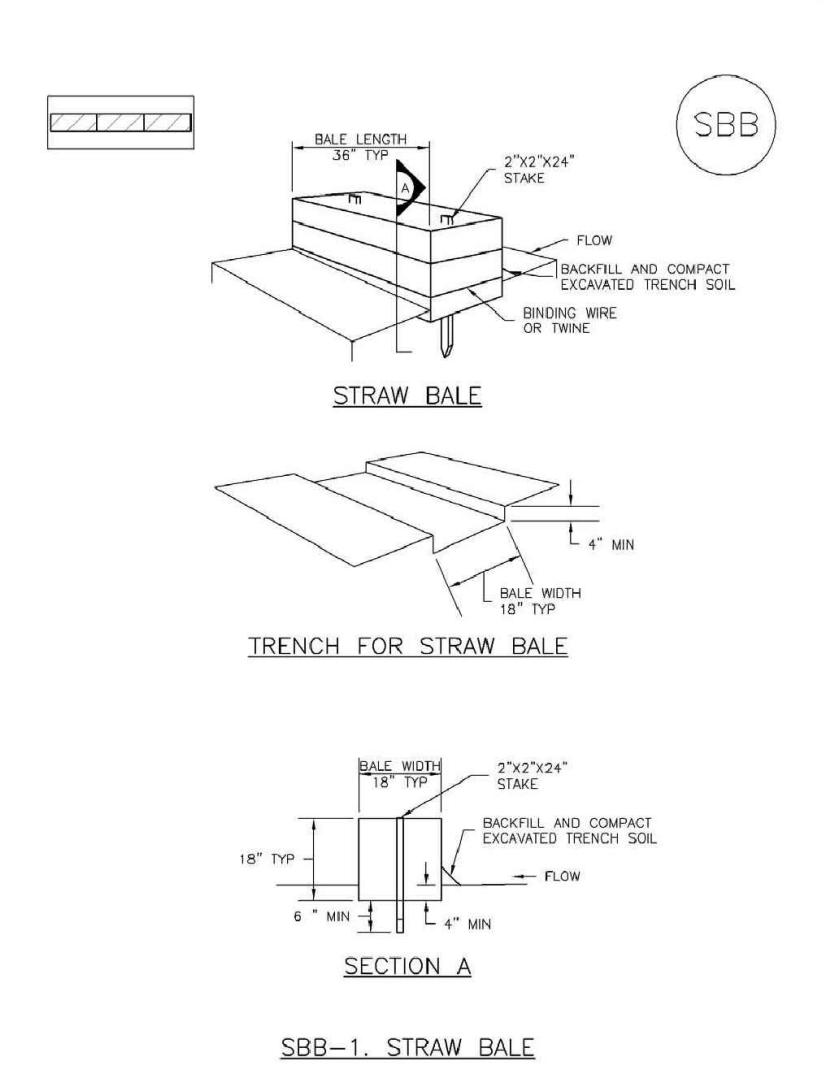
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SC-6 Inlet Protection (IP)



IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SC-3 Straw Bale Barrier (SBB)



SBB-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

NOTE: REFER TO MHFD STANDARDS FOR ADDITIONAL CONTROL MEASURE STANDARDS & INSTALLATION DETAILS.

Prepared under my direct supervision:

John Schwab, P.E. No. 29891

Approved for Construction
City of Woodland Park
City Engineer

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer

APPROVALS



Date

Date

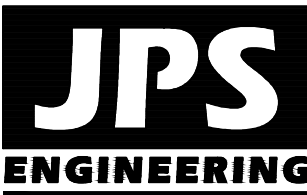
STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)

EROSION CONTROL NOTES & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	-	CHECKED:	JPS
CREATED:	9/22/21	LAST MODIFIED:	9/23/21
PROJECT NO:	040301	MODIFIED BY:	BJJ

SHEET:

C1.2



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80903

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MEMBER UTILITIES

General Notes

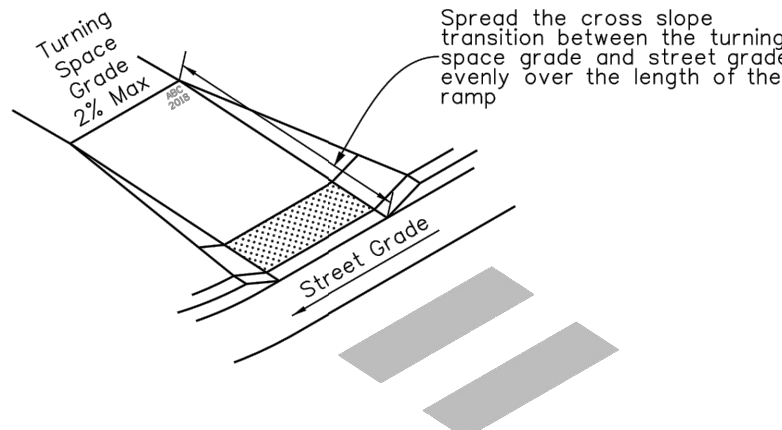
1. All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
2. The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
3. Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
4. A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
5. The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
6. Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and aligned with pedestrian traffic.
7. All detectable warning surfaces at the base of ramps shall start a minimum of 6 inches from the flowline of the curb and not be more than 8 inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
8. Ramp and detectable warning running slope shall be 8.3% or flatter except on long ramps as specified by Note 14.
9. Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
10. If a traffic signal pedestrian push button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
11. Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
12. Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
13. All ramp joints and grade breaks shall be flush ($0^{+1}/8^{+1}$). The joint between the roadway surface and gutter pan shall be flush.
14. In retrofit applications, to avoid chasing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
15. The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
16. Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.

17. The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curb, the turning space shall be 5 feet by 5 feet.
18. Contact the City Forestry Division if it is necessary to disturb trees or roots.
19. All curb ramps shall have a minimum concrete thickness of 6 inches.
20. All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
21. Ramps shall align with each other across the street.

Slope Table

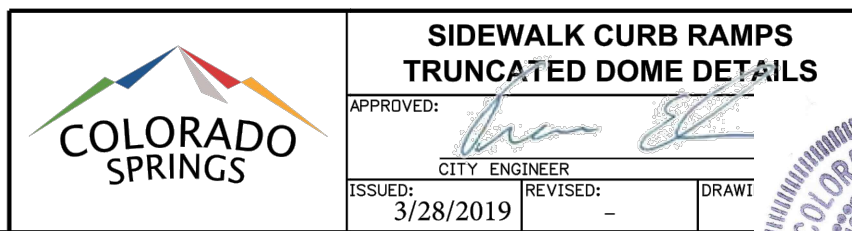
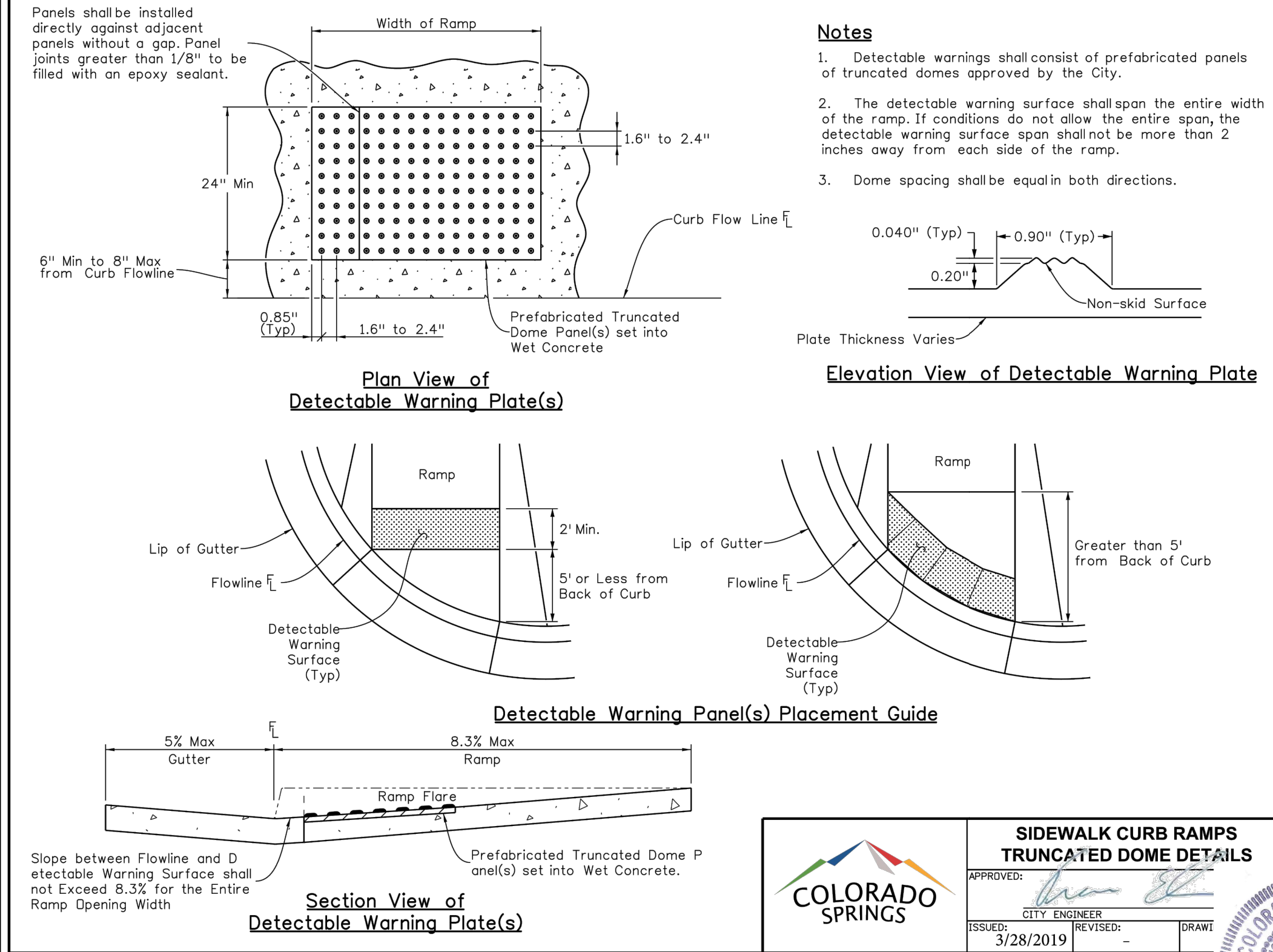
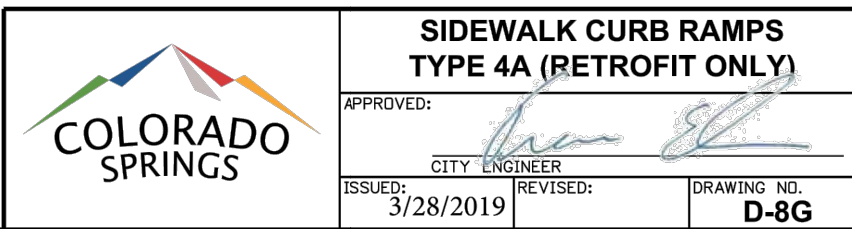
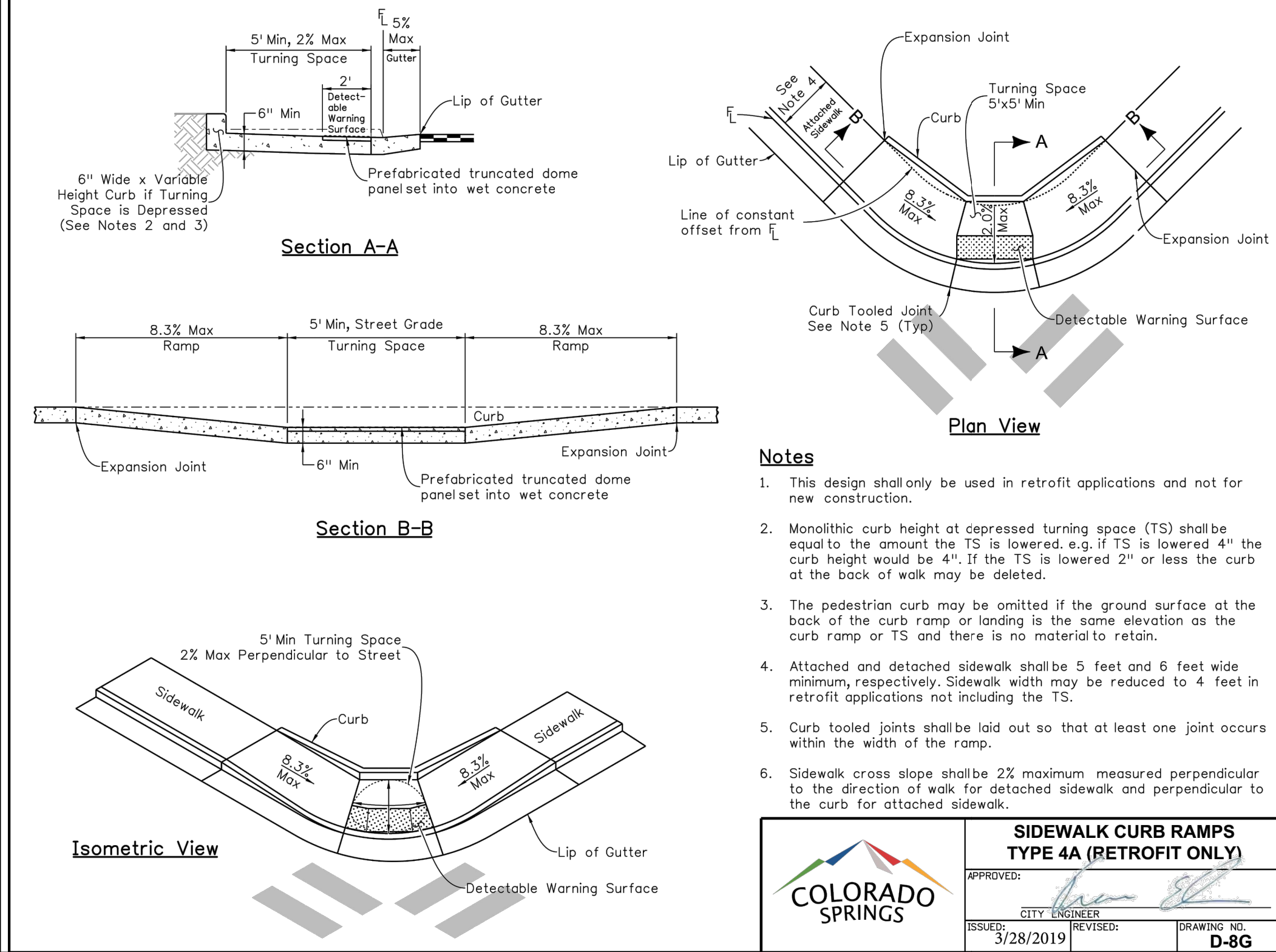
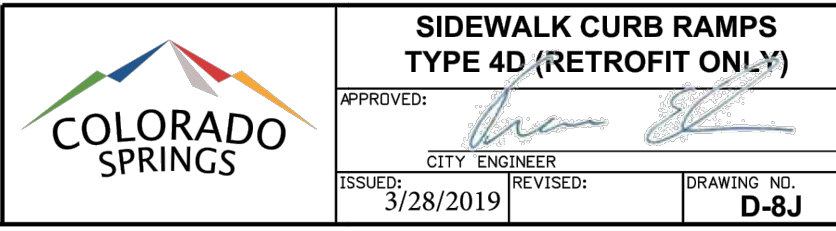
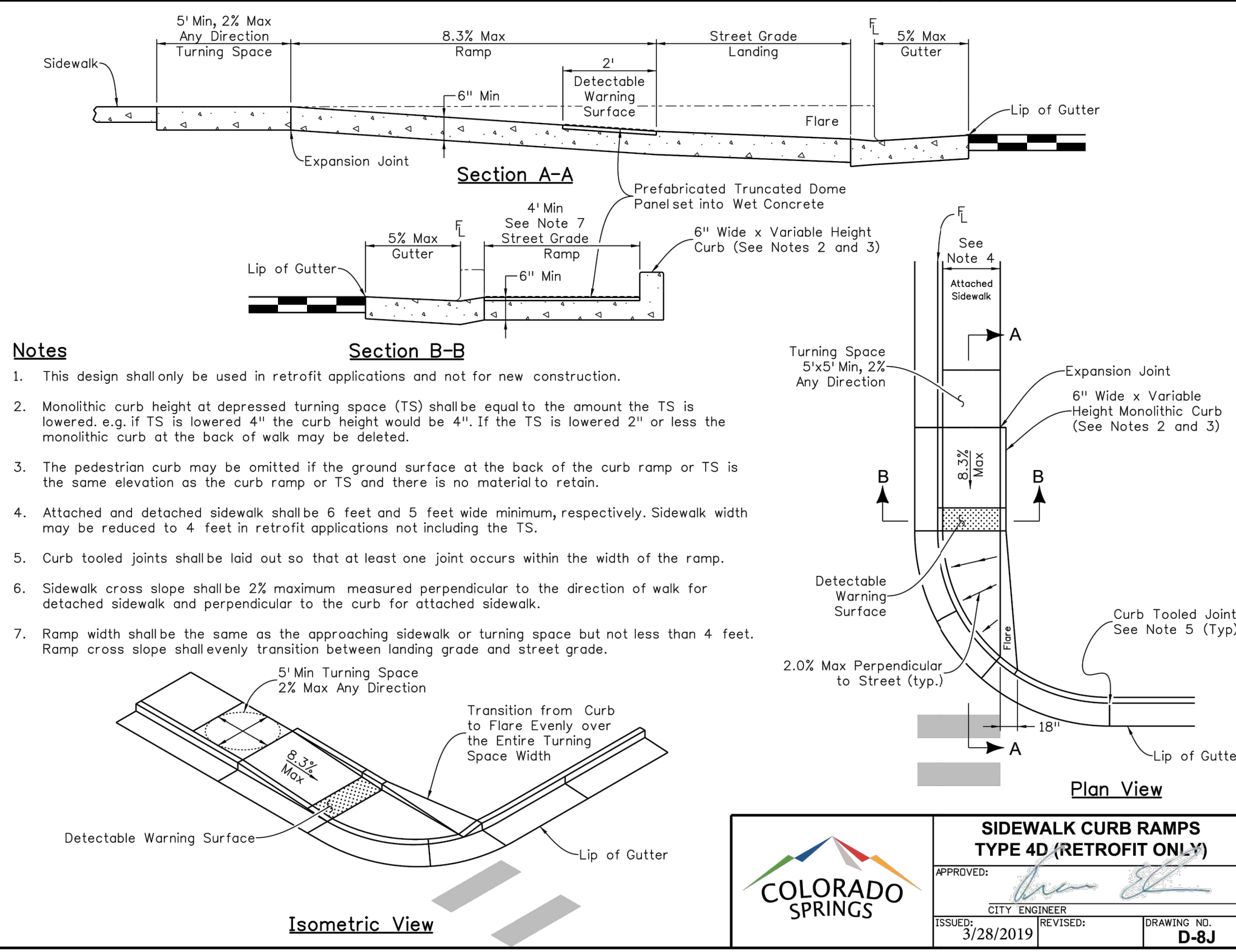
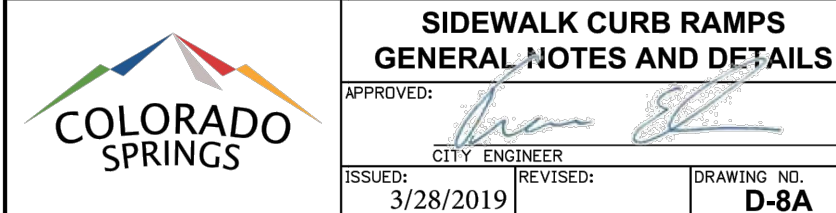
The table below is intended to be used to convert between the percent (rise/run) and ratio (run/rise) methods of expressing the magnitude of a slope:

PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1



Ramp Cross Slope Transition To Match Roadway Profile

- Ramp cross slopes and turning spaces shall be:
- A. 2% max when a yield or stop control is present.
 - B. Permitted to equal the street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.



Prepared under my direct supervision:

John Schwab, P.E. No. 29891 Date

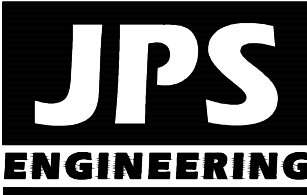
Approved for Construction
City of Woodland Park
City Engineer Date

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer Date

APPROVALS

STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)



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DATE	BY	REVISION
No.		

CIVIL DETAILS

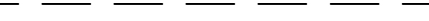
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 5/14/19	LAST MODIFIED: 10/13/21
PROJECT NO: 040301	MODIFIED BY: BJJ

SHEET:

C3

U1.1

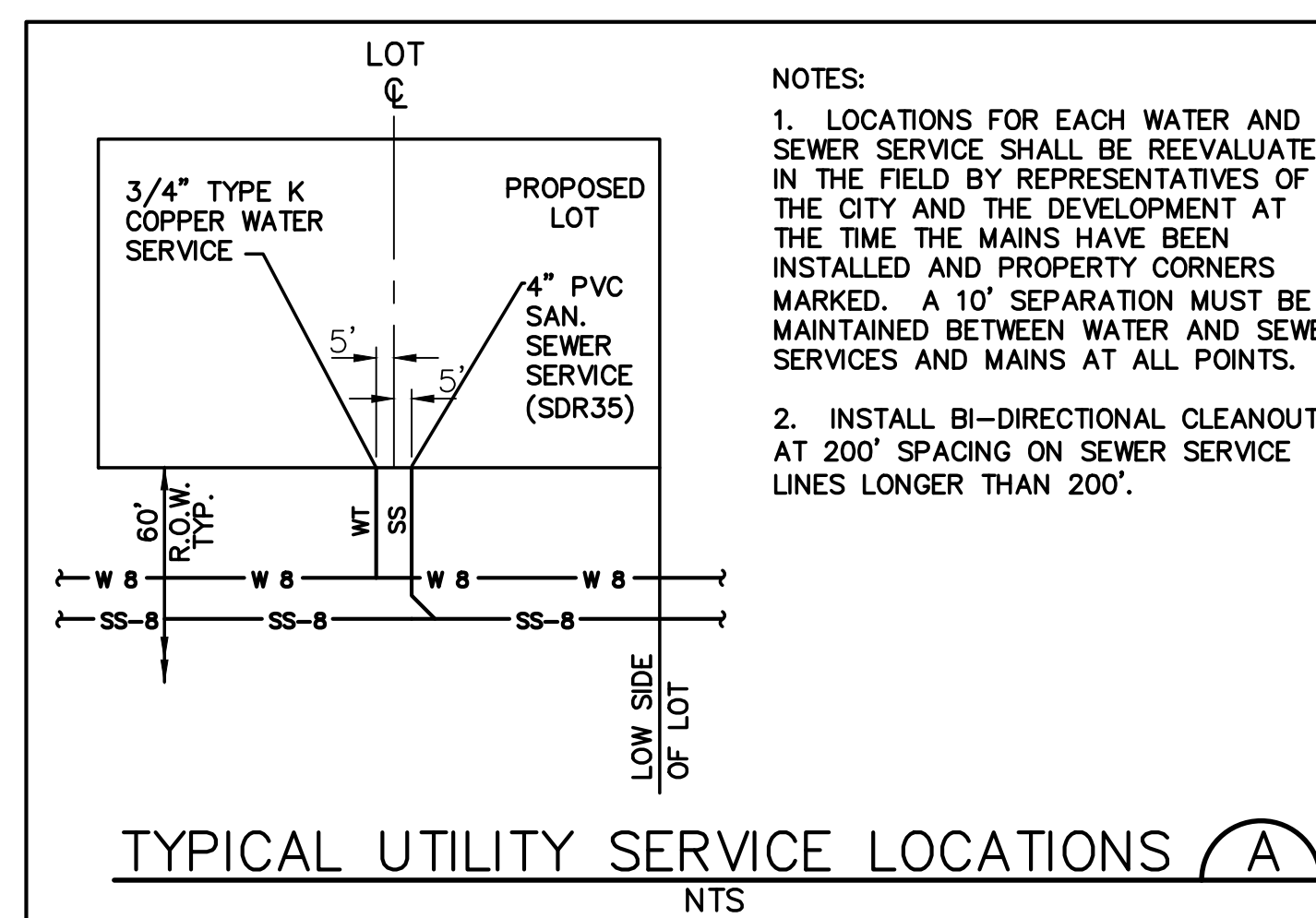
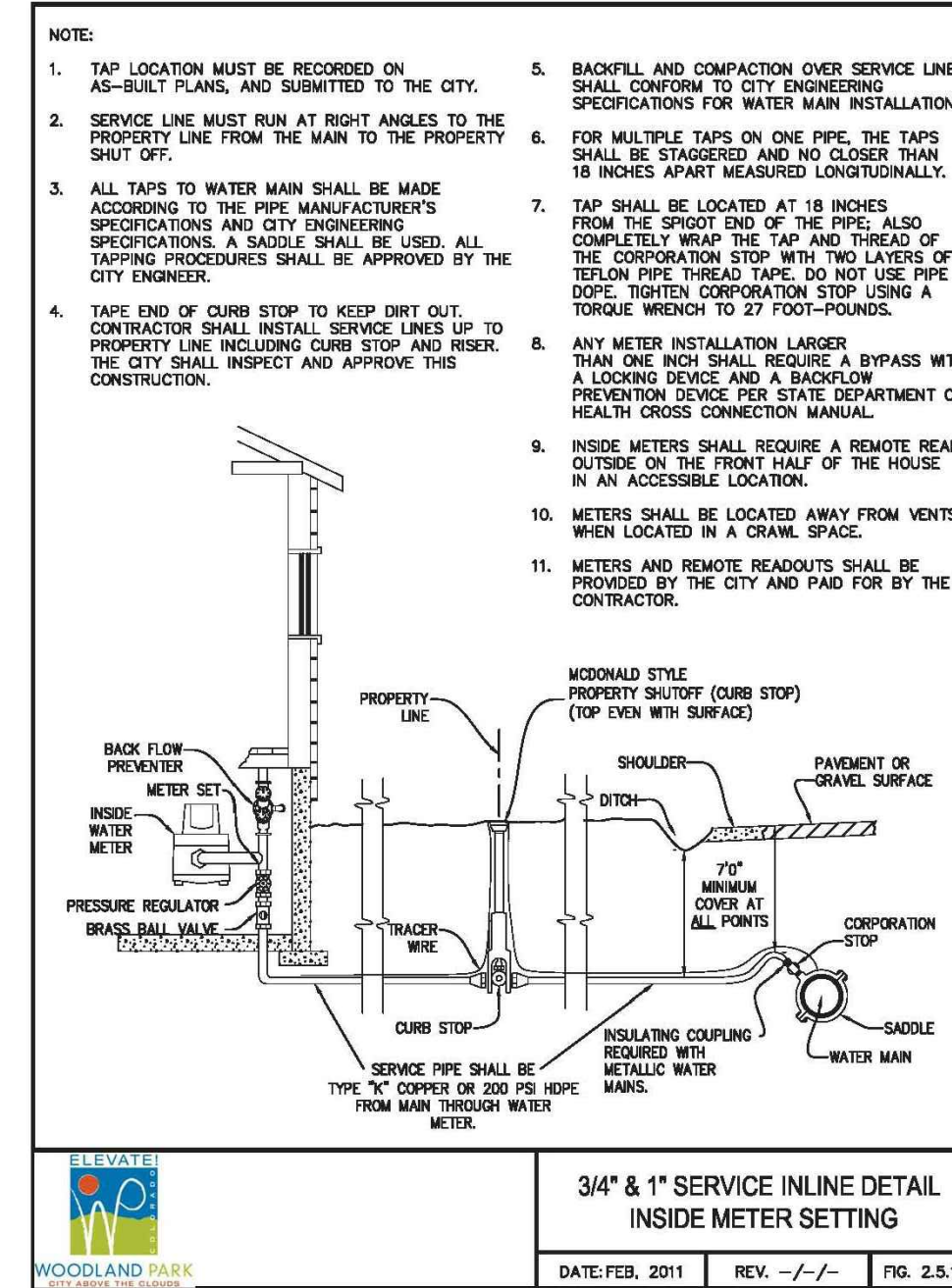
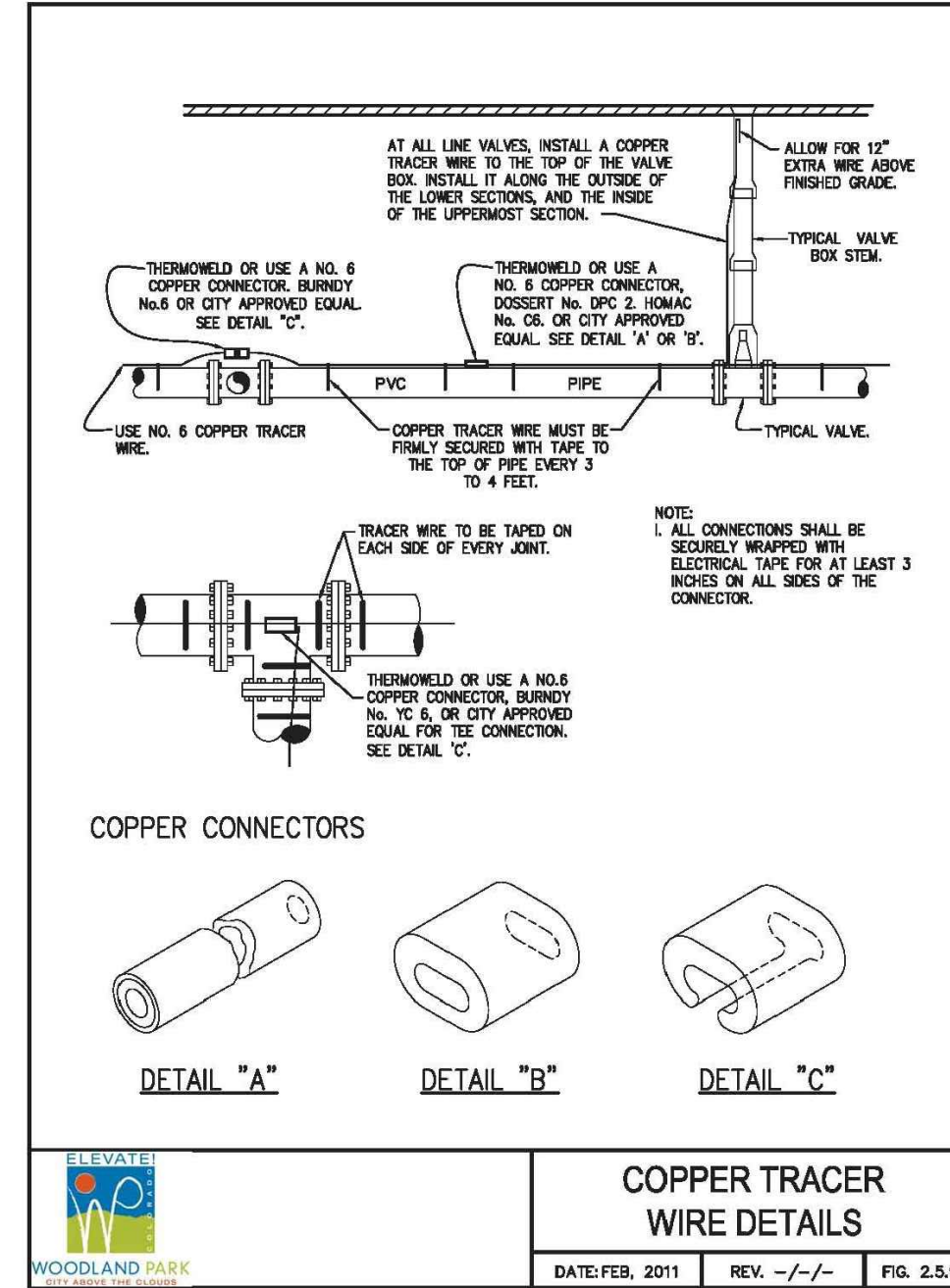
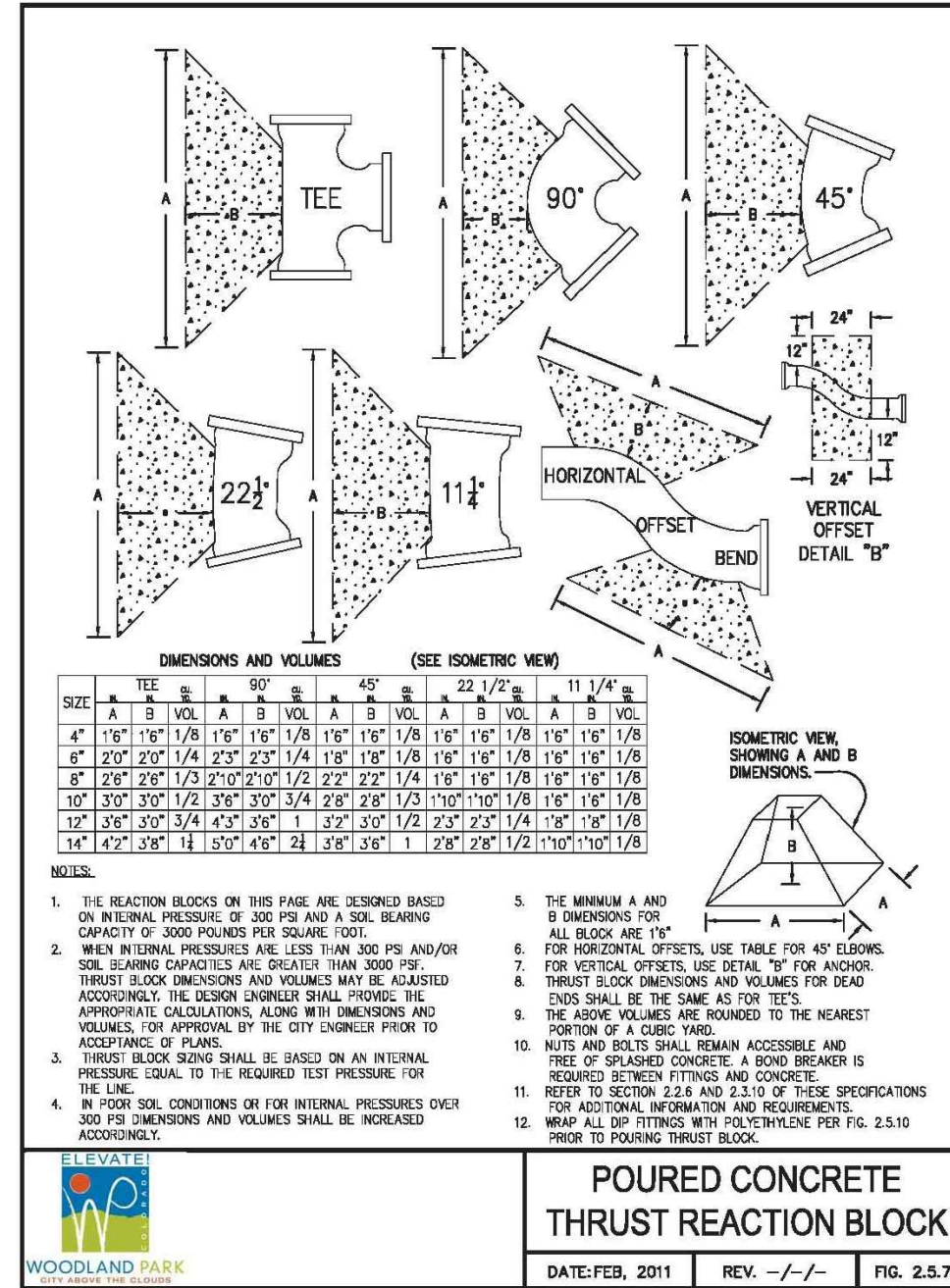
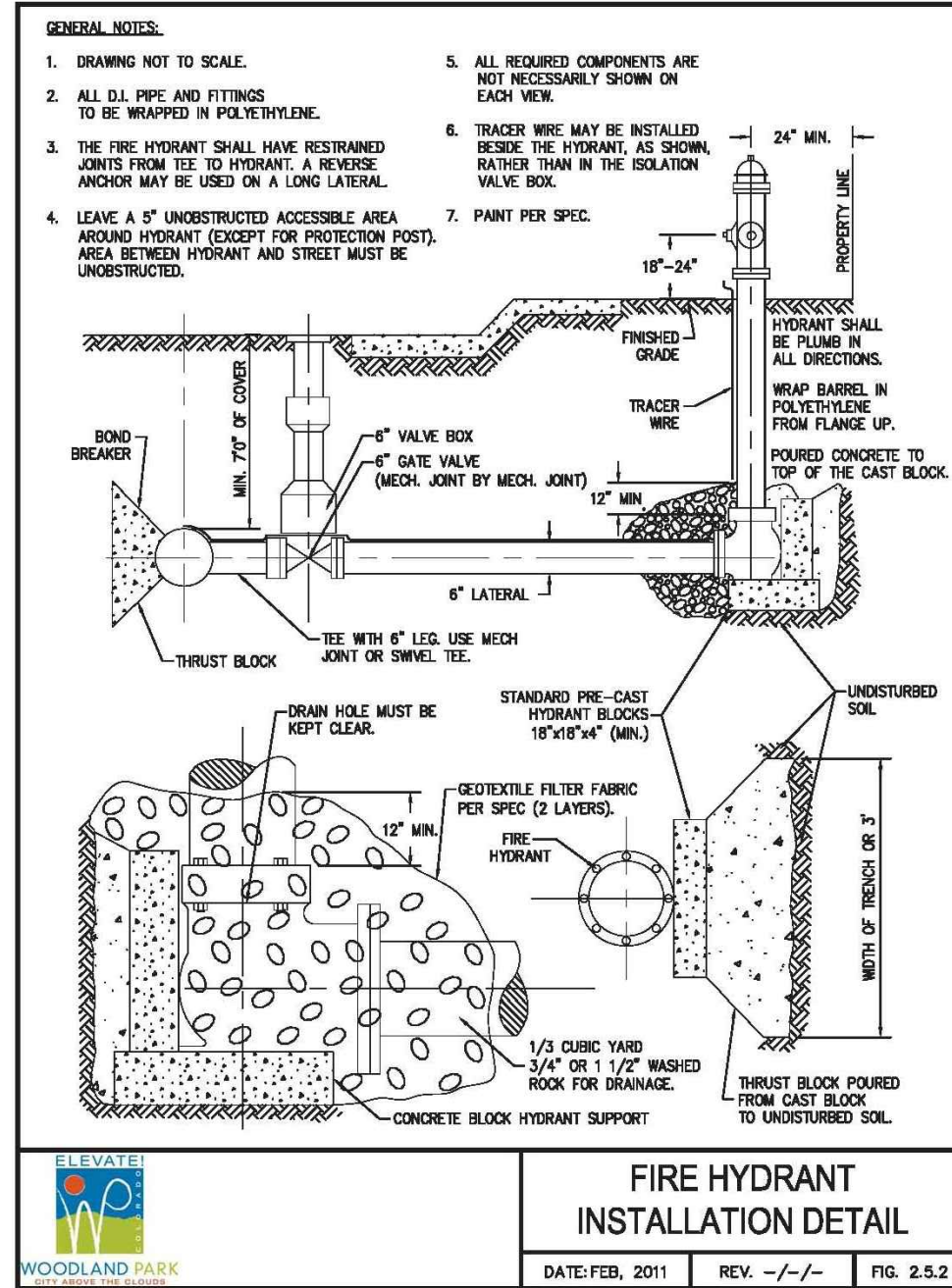
LEGEND:

	BOUNDARY LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	PROPOSED SAN. SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED 8" WATER MAIN
	EXISTING 12" WATER MAIN
	EXISTING 8" SANITARY SEWER
	PROPOSED 8" SANITARY SEWER
	SS MH W/ DIRCTIONAL ARROW
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT

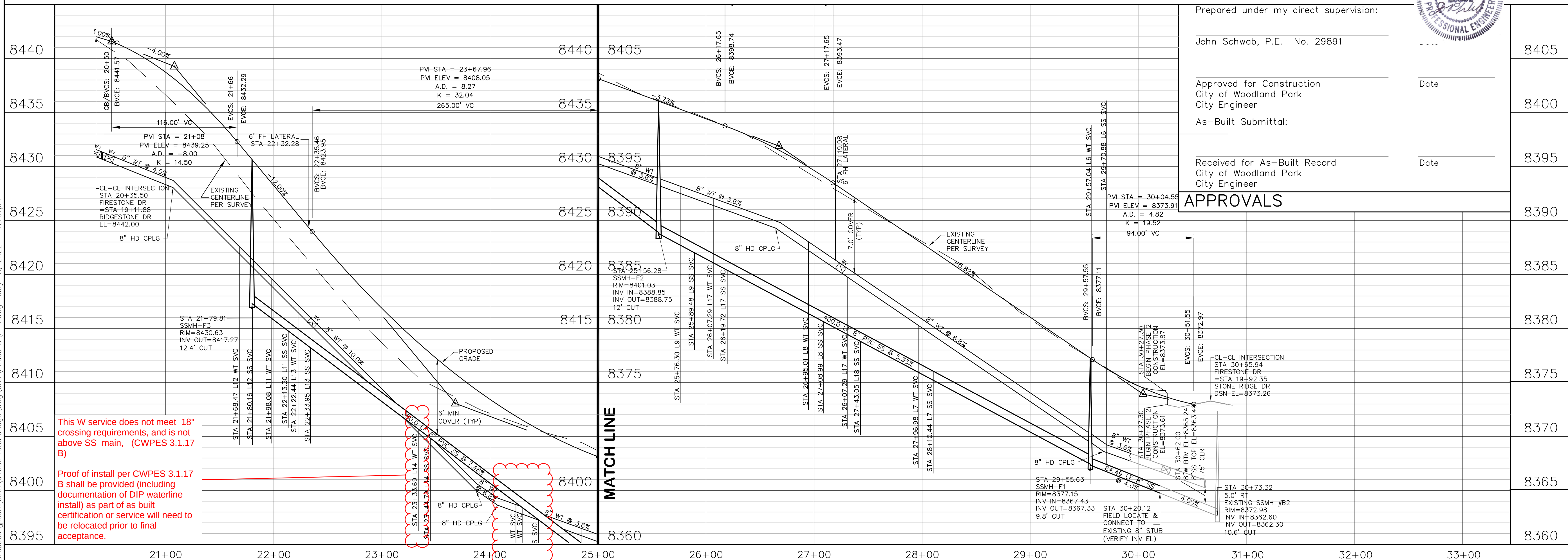
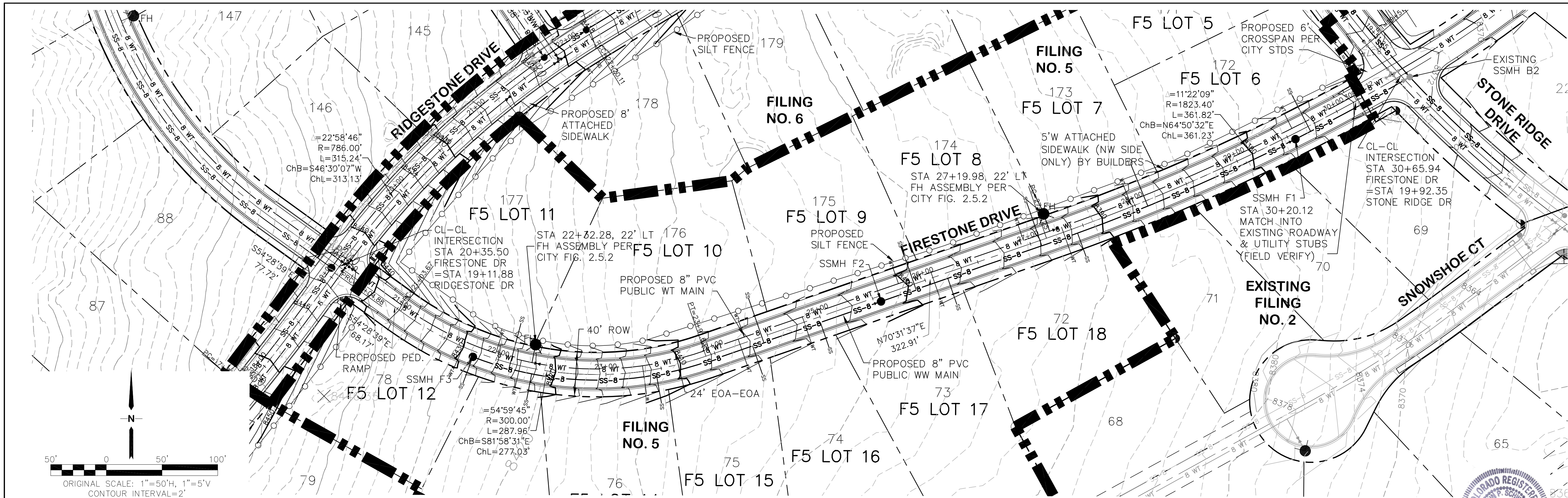


Prepared under my direct supervision:	
_____ John Schwab, P.E. No. 29891	_____ Date
_____ Approved for Construction City of Woodland Park City Engineer	_____ Date
As-Built Submittal:	
_____ Received for As-Built Record City of Woodland Park City Engineer	_____ Date

APPROVALS



C:\Users\Owner\Dropbox\jpsprojects\040301\stoneridge\dwg\civil\Phase 3\PP4.dwg May 13, 2022 - 12:31pm



BENCHMARK:
CONTROL POINT AT TOP OF CURB, SOUTH SIDE OF
TAMARAC PARKWAY, WEST OF SH67; EL.=8289.40
(DATUM: NAVD88)

NOTE: PROVIDE HD COUPLINGS FOR ALL REQUIRED DEFLECTIONS (MAX 3" DEFLECTIONS)

The station labels for these services do not show up in the view port. These will need to be updated on the as-built submittal.

From the profile intersection, these appear to not meet the 18" crossing requirements, and W is not above SS main (CWPEs 3.1.17 B)

Proof of install per CWPEs 3.1.17 B shall be provided (including documentation of DIP waterline install) as part of as built certification or service will need to be relocated as part of final acceptance.

Prepared under my direct supervision:

John Schwab, P.E. No. 29891

Approved for Construction
City of Woodland Park
City Engineer

As-Built Submittal:

Received for As-Built Record
City of Woodland Park
City Engineer

APPROVALS

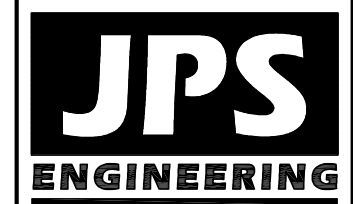


STONE RIDGE SUBDIVISION PHASE 3 - FILING 5

FIRESTONE DRIVE PLAN & PROFILE

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'
SURVEYED: RAMPART
CREATED: 6/05/19
PROJECT NO: 040301
SHEET: PP4

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/13/22
MODIFIED BY: MSP

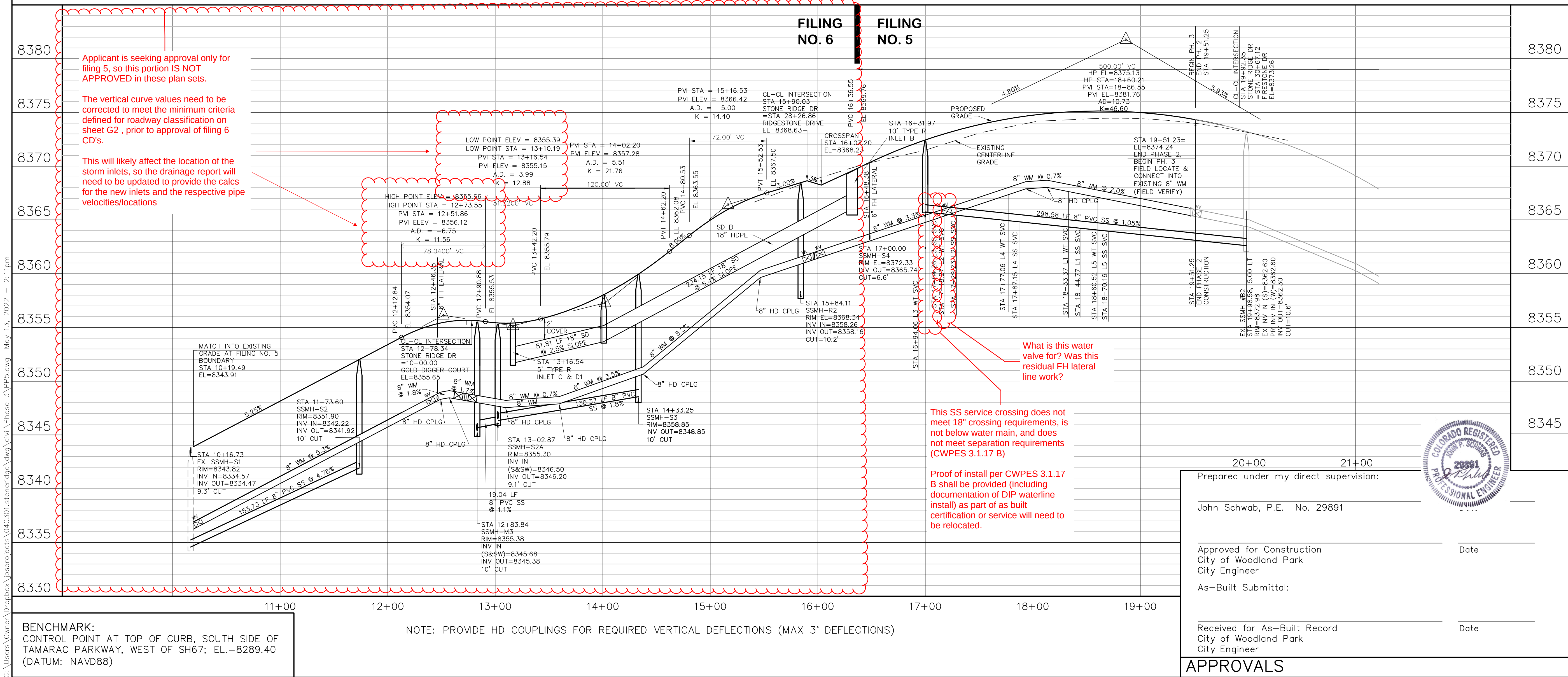
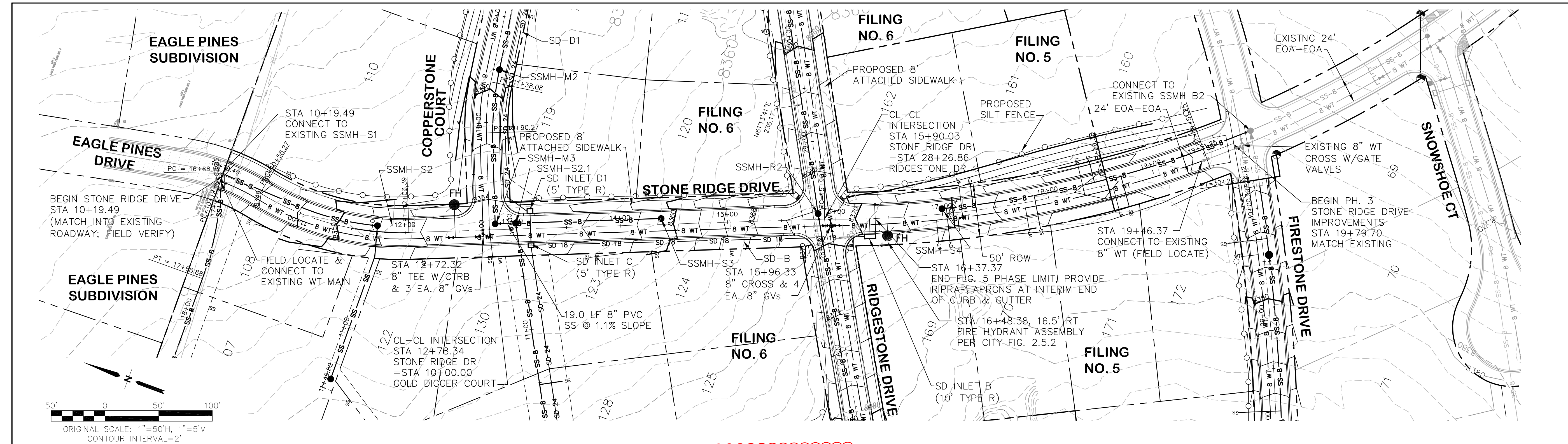


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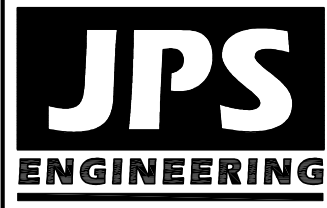


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1-800-922-1987
CALL 24 HOURS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
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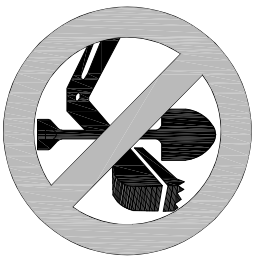
G:\Users\Owner\Dropbox\jpsprojects\040301.stoneridge.dwg Civil Phase 3\PP5.dwg May 13, 2022 - 2:11pm



STONE RIDGE SUBDIVISION - FILING NO. 5



19 E. Willamette Ave.
Colorado Springs, CO
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FAX: 719-471-0766
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOU DIG, GRADE, OR EXCAVATE
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MEMBER UTILITIES.

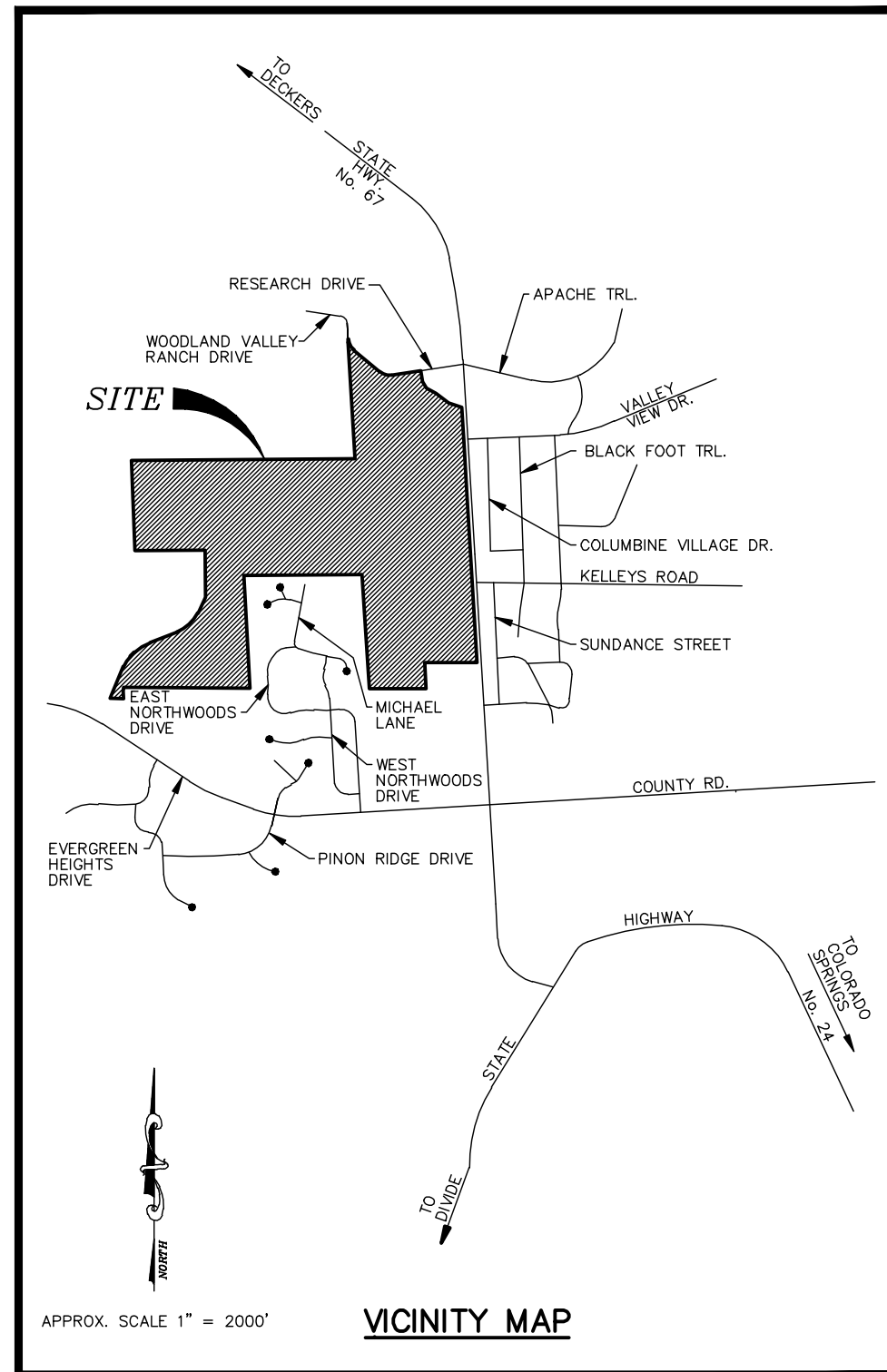
NO.	REVISION	DATE	BY
1	CITY SUBMITTAL	9/30/21	JPS
2	CITY COMMENTS	1/05/22	JPS
3	CITY COMMENTS	4/7/22	JPS
4	CITY COMMENTS	5/13/22	JPS

STONE RIDGE DRIVE PLAN & PROFILE

HORIZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 6/05/19	LAST MODIFIED: 5/13/22
PROJECT NO: 040301	MODIFIED BY: BJJ
SHEET: PP5	

PRELIMINARY PLAT

STONE RIDGE SUBDIVISION – LOCATED IN A PORTION OF SECTIONS 12, 13 AND 14, T. 12 S., R. 69 W. OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



APPROX. SCALE 1" = 200'

SCALE: 1" = 200'

JOB NO.: 03267

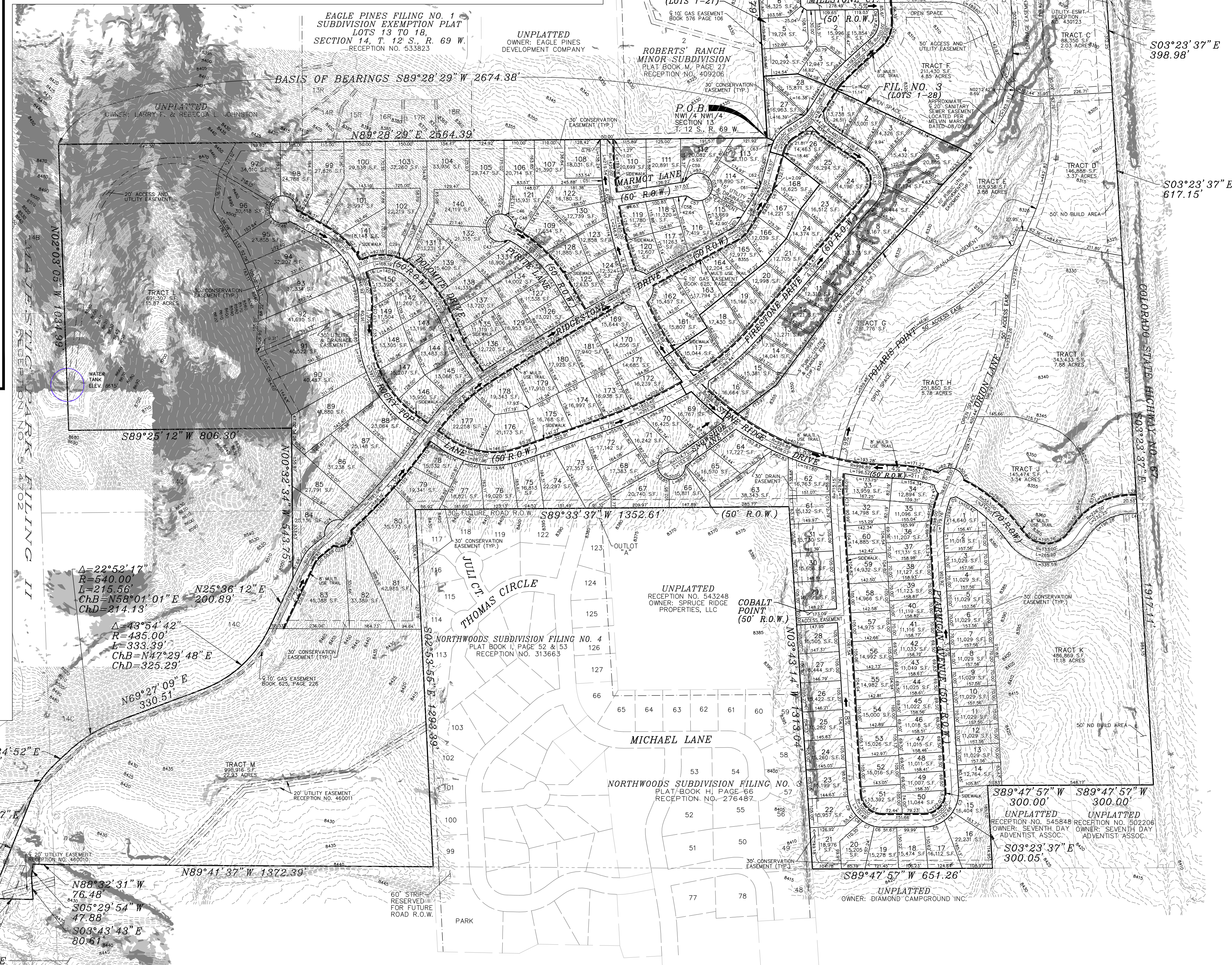
FEBRUARY 20, 2004

REVISED: MAY 24, 2004

REVISED: JANUARY 31, 2017

TABLE OF LOT CURVES				TABLE OF LOT LINES			
NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
C1	29.33	C2	37.13	C5	61.12	L1	101
C2	29.33	C3	29.33	C6	117.69	L2	117.69
C3	29.33	C4	29.33	C7	117.69	L3	117.69
C4	29.33	C5	61.12	C8	117.69	L4	117.69
C5	61.12	C6	117.69	C9	117.69	L5	117.69
C6	117.69	C7	117.69	C10	117.69	L6	117.69
C7	117.69	C8	117.69	C11	117.69	L7	117.69
C8	117.69	C9	117.69	C12	117.69	L8	117.69
C9	117.69	C10	117.69	C13	117.69	L9	117.69
C10	117.69	C11	117.69	C14	117.69	L10	117.69
C11	117.69	C12	117.69	C15	117.69	L11	117.69
C12	117.69	C13	117.69	C16	117.69	L12	117.69
C13	117.69	C14	117.69	C17	117.69	L13	117.69
C14	117.69	C15	117.69	C18	117.69	L14	117.69
C15	117.69	C16	117.69	C19	117.69	L15	117.69
C16	117.69	C17	117.69	C20	117.69	L16	117.69
C17	117.69	C18	117.69	C21	117.69	L17	117.69
C18	117.69	C19	117.69	C22	117.69	L18	117.69
C19	117.69	C20	117.69	C23	117.69	L19	117.69
C20	117.69	C21	117.69	C24	117.69	L20	117.69
C21	117.69	C22	117.69	C25	117.69	L21	117.69
C22	117.69	C23	117.69	C26	117.69	L22	117.69
C23	117.69	C24	117.69	C27	117.69	L23	117.69
C24	117.69	C25	117.69	C28	117.69	L24	117.69
C25	117.69	C26	117.69	C29	117.69	L25	117.69
C26	117.69	C27	117.69	C30	117.69	L26	117.69
C27	117.69	C28	117.69	C31	117.69	L27	117.69
C28	117.69	C29	117.69	C32	117.69	L28	117.69
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C31	117.69	C32	117.69	C35	117.69	L31	117.69
C32	117.69	C33	117.69	C36	117.69	L32	117.69
C33	117.69	C34	117.69	C37	117.69	L33	117.69
C34	117.69	C35	117.69	C38	117.69	L34	117.69
C35	117.69	C36	117.69	C39	117.69	L35	117.69
C36	117.69	C37	117.69	C40	117.69	L36	117.69
C37	117.69	C38	117.69	C41	117.69	L37	117.69
C38	117.69	C39	117.69	C42	117.69	L38	117.69
C39	117.69	C40	117.69	C43	117.69	L39	117.69
C40	117.69	C41	117.69	C44	117.69	L40	117.69
C41	117.69	C42	117.69	C45	117.69	L41	117.69
C42	117.69	C43	117.69	C46	117.69	L42	117.69
C43	117.69	C44	117.69	C47	117.69	L43	117.69
C44	117.69	C45	117.69	C48	117.69	L44	117.69
C45	117.69	C46	117.69	C49	117.69	L45	117.69
C46	117.69	C47	117.69	C50	117.69	L46	117.69
C47	117.69	C48	117.69	C51	117.69	L47	117.69
C48	117.69	C49	117.69	C52	117.69	L48	117.69
C49	117.69	C50	117.69	C53	117.69	L49	117.69
C50	117.69	C51	117.69	C54	117.69	L50	117.69
C51	117.69	C52	117.69	C55	117.69	L51	117.69
C52	117.69	C53	117.69	C56	117.69	L52	117.69
C53	117.69	C54	117.69	C57	117.69	L53	117.69
C54	117.69	C55	117.69	C58	117.69	L54	117.69
C55	117.69	C56	117.69	C59	117.69	L55	117.69
C56	117.69	C57	117.69	C60	117.69	L56	117.69
C57	117.69	C58	117.69	C61	117.69	L57	117.69
C58	117.69	C59	117.69	C62	117.69	L58	117.69
C59	117.69	C60	117.69	C63	117.69	L59	117.69
C60	117.69	C61	117.69	C64	117.69	L60	117.69
C61	117.69	C62	117.69	C65	117.69	L61	117.69
C62	117.69	C63	117.69	C66	117.69	L62	117.69
C63	117.69	C64	117.69	C67	117.69	L63	117.69
C64	117.69	C65	117.69	C68	117.69	L64	117.69
C65	117.69	C66	117.69	C69	117.69	L65	117.69
C66	117.69	C67	117.69	C70	117.69	L66	117.69
C67	117.69	C68	117.69	C71	117.69	L67	117.69
C68	117.69	C69	117.69	C72	117.69	L68	117.69
C69	117.69	C70	117.69	C73	117.69	L69	117.69
C70	117.69	C71	117.69	C74	117.69	L70	117.69
C71	117.69	C72	117.69	C75	117.69	L71	117.69
C72	117.69	C73	117.69	C76	117.69	L72	117.69
C73	117.69	C74	117.69	C77	117.69	L73	117.69
C74	117.69	C75	117.69	C78	117.69	L74	117.69
C75	117.69	C76	117.69	C79	117.69	L75	117.69
C76	117.69	C77	117.69	C80	117.69	L76	117.69
C77	117.69	C78	117.69	C81	117.69	L77	117.69
C78	117.69	C79	117.69	C82	117.69	L78	117.69
C79	117.69	C80	117.69	C83	117.69	L79	117.69
C80	117.69	C81	117.69	C84	117.69	L80	117.69
C81	117.69	C82	117.69	C85	117.69	L81	117.69
C82	117.69	C83	117.69	C86	117.69	L82	117.69
C83	117.69	C84	117.69	C87	117.69	L83	117.69
C84	117.69	C85	117.69	C88	117.69	L84	117.69
C85	117.69	C86	117.69	C89	117.69	L85	117.69
C86	117.69	C87	117.69	C90	117.69	L86	117.69
C87	117.69	C88	117.69	C91	117.69	L87	117.69
C88	117.69	C89	117.69	C92	117.69	L88	117.69
C89	117.69	C90	117.69	C93	117.69	L89	117.69
C90	117.69	C91	117.69	C94	117.69	L90	117.69
C91	117.69	C92	117.69	C95	117.69	L91	117.69
C92	117.69	C93	117.69	C96	117.69	L92	117.69
C93	117.69	C94	117.69	C97	117.69	L93	117.69
C94	117.69	C95	117.69	C98	117.69	L94	117.69
C95	117.69	C96	117.69	C99	117.69	L95	117.69
C96	117.69	C97	117.69	C100	117.69	L96	117.69
C97	117.69	C98	117.69			L97	117.69
C98	117.69	C99	117.69			L98	117.69
C99	117.69	C100	117.69			L99	117.69
C100	117.69					L100	117.69

EVERGREEN HEIGHTS DRIVE



LEGEND – TRACTS, PARKS AND OPEN SPACES					
TRACT	LAND USE	GROSS ACREAGE OF TRACT	PRIVATE OPEN SPACE ACREAGE	PUBLIC OPEN SPACE ACREAGE	PUBLIC PARK ACREAGE
A	APARTMENTS 14 du/gc	4.16	1.91	NONE	NONE
B	OPEN SPACE	3.03	NONE	2.95	NONE
C	COMMERCIAL	2.03	0.37	NONE	NONE
D	COMMERCIAL	3.37	0.61	NONE	NONE
E	OPEN SPACE	3.88	NONE	3.53	NONE
F	PATIO HOMES 4 du/gc	4.85	1.60	NONE	NONE
G	OPEN SPACE	6.47	NONE	5.84	NONE
H	CONDOMINIUMS 7 du/gc	5.78	1.73	NONE	NONE
I	COMMERCIAL	7.88	0.97	NONE	NONE
J	OPEN SPACE	3.34	3.22	NONE	NONE
K	COMMERCIAL	11.18	1.13	NONE	NONE
L	OPEN SPACE	15.87	NONE	15.87	NONE
M	PUBLIC PARK	22.93	NONE	22.93	22.93

LEGEND – DIMENSIONAL STANDARDS			
DIMENSION STANDARD CATEGORY	SINGLE FAMILY RESIDENCE	MULTI FAMILY RESIDENCE	COMMERCIAL
BUILDING SETBACK	FRONT	25'	25'
	REAR	25'	25'
	SIDE	8'	8'
MAXIMUM HEIGHT	MAIN BLDG.	35'	45'
	ACCESSORY BUILDING	20'	20'
LOT COVERAGE	BUILDING	25%	35%
	OPEN SPACE	40%	35%

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE SUBJECT PROPERTY AND THAT THE UNDERSIGNED SHALL ABIDE BY THE PROVISION AS SPECIFIED UPON THIS PRELIMINARY PLAT AS PRESENTED AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK CITY COUNCIL IN RENDERING ITS APPROVAL.

DATE: _____ DANA DUNCAN, OWNER

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT WAS APPROVED SUBJECT TO CONDITIONS CONTAINED HEREIN BY THE CITY OF WOODLAND PARK CITY COUNCIL ON _____, 2004, AFTER A PROPERLY CONDUCTED PUBLIC HEARING HELD ON _____, 2004.

DATE: _____ CITY PLANNER, CITY OF WOODLAND PARK

SUBDIVIDER / OWNER	DESIGNER
DANA DUNCAN P.O. BOX 5044 WOODLAND PARK, CO 80863 (719) 687-0800	PINNACLE DESIGNWORKS 750 E. HIGHWAY 24 WOODLAND PARK, CO 80863 (719) 687-5990

PROFESSIONAL LAND SURVEYOR

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

SLOPE ANALYSIS:

0-30% = 98.0%
31%-40% = 1.3%
41%-100% = 0.7%

SHADED AREAS = 30% OR GREATER SLOPE

30% TO 40% SLOPES
SLOPES GREATER THAN 40%

AREA SUMMARY:

TOTAL AREA OF PROJECT = 200.00 ACRES
TOTAL AREA OF STREETS = 18.97 ACRES
TOTAL AREA OF SINGLE-FAMILY = 86.25 ACRES
TOTAL AREA OF SINGLE-FAMILY OPEN SPACE = 7.30 ACRES
TOTAL AREA OF MULTI-FAMILY = 14.79 ACRES
TOTAL AREA OF MULTI-FAMILY OPEN SPACE = 5.24 ACRES
TOTAL AREA OF COMMERCIAL = 24.46 ACRES
TOTAL AREA OF COMMERCIAL OPEN SPACE = 3.08 ACRES
TOTAL AREA OF PUBLIC OPEN SPACE = 51.12 ACRES

HILLSIDE LOT DESIGNATION:

LOTS 91, 92, 95 AND 96 ARE TO BE CONSIDERED HILLSIDE LOTS (30% OF LOT IS GREATER THAN A 30% SLOPE).

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08119C0077C (EFFECTIVE DATE SEPTEMBER 30, 1988), THE DESCRIBED AREA IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

PRELIM. PLAT-STONE RIDGE SUBDIVISION
CITY OF WOODLAND PARK, TELLER COUNTY, CO

RAMPART SURVEYS

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

DRAWING: 03267PP3.DWG

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