



City of Woodland Park

City Council

March 16, 2023 at 7:00 PM

AGENDA

5:00 PM - City Council Worksession regarding City Council Rules and Procedures.

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A. Presentation from the Woodland Park High School Forensics Team.
 - B. Consideration of appointments to the Planning Commission. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)
 - C. Presentation of awards to the Police Department Staff and Citizen.
(Presenter, Police Chief Chris Deisler)
 - D. Presentation of Quarter 1 and Update on Newmont Mine.
(Presenter External Relations Representative, Andrea Connolly, Newmont Mine)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
 - A. Approval of the minutes from the February 16, 2023 and March 2, 2023 Regular City Council Meetings. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)
 - B. Approval of the February 2023 Statement of Expenditures and Authorize the Mayor to sign Warrants in payment thereof. (A)
(Presenter, Finance Director Aaron Vassalotti)
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **UNFINISHED BUSINESS**
(Public Comment may be heard)
8. **ORDINANCES ON INITIAL POSTING**
(Public comment may be heard)
 - A. Consideration of Ordinance No. 1444, Series 2023, on initial posting, an Ordinance Granting a Special Use Permit with a Site Plan Review for the Purpose of Verizon to Construct and Utilize a Concealed Antenna Communication Facility in the Public/Semi-Public Lands (P/SPL) Zone and set the Public Hearing for April 6, 2023. (QJ)
(Presenter, Senior Planner CJ Gates)
 - B. Consideration of Ordinance No. 1443, Series 2023 on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Extending a Temporary Moratorium on the Submission, Acceptance, Processing

and Approval of Applications for all Short-Term Rental Licenses to December 31, 2023 and set the Public Hearing for April 6, 2023. (A)
(Presenter, City Attorney Geoff Wilson)

9. PUBLIC HEARINGS

(Public comment may be heard)

- A.** Ordinance No. 1441, Series 2023, an Ordinance Granting a Special Use Permit with a Site Plan Review for the Purpose of Verizon to Construct and Utilize a Temporary Communication Facility in the Public/Semi-Public Lands (P/SPL) Zone. (QJ)
(Presenter, Senior Planner CJ Gates)
- B.** Ordinance No. 1442, Series 2023, an Ordinance Amending the PUD for the Property Located in the Walmart PUD with a Legal Description of Lot 4 Wal-Mart Center, to Amend the Allowed Use and Dimensional Standards to also Include an Automated Express Style Car Wash (QJ)
(Presenter, Senior Planner CJ Gates)
- C.** The Haven at Paradise Final Plat - a request by Frankie Valenzuela of Ventus LLC (applicant) and Johnathan James Ventus LLS (property owner) for a Final Plat of 24 lots and two tracts of a 35.78 acre tract of land located in Section 19 and Section 30, T12S, R68W of the 6th P.M., City of Woodland Park; in the Suburban Residential (SR) zone. (QJ)
(Presenter, Senior Planner CJ Gates)

10. NEW BUSINESS

(Public comment may be heard)

- A.** Approval of the Woodland Station Purchase Agreement. (A)
(Presenter, Chair of the Downtown Development Authority, Tony Perry)
- B.** Approve Resolution No. 901, Series 2023 establishing water and sewer plant investment fees effective April 1, 2023. (A)
(Presenter Utilities Director Kip Wiley)

11. REPORTS

(Public comment not necessary)

- A.** Mayor's Report
- B.** Council Reports
- C.** City Attorney's Report
- D.** City Manager's Report
 - 1. Sales Tax Update-January 2023

12. ADJOURNMENT

Key to agenda abbreviations:

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

require formal actions by the elected body.

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

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



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Suzanne Leclercq, Deputy City Manager/City Clerk

DATE: March 16, 2023

SUBJECT: Consideration of appointments to the Planning Commission. (A)
(Presenter Deputy City Manager/City Clerk Suzanne Leclercq)

BACKGROUND: As the Council will recall, there are currently three available positions on the Planning Commission. Interested applicants must meet the requirements for this opening. They must be at least 18 years old, a City resident for not less than one year and possess qualifications that are compatible with the Commission's purpose and authority. The applicants must also be available to meet on the second and fourth Thursday evenings of each month.

At the January 5, 2023 City Council Meeting, DeAnn Betterman came before Council for consideration to be on the Planning Commission. The vote on that evening ended in a tie. As a result of the tie, this appointment has to be reconsidered at a later Council Meeting. At the March 16, 2023 City Council Meeting, Ms. Betterman will be before the Council seeking appointment to the Planning Commission.

The City Clerk's office received another application from Melvin Pierce to be considered for appointment to the Planning Commission. Mr. Pierce meets the residency requirement to be considered for the position on the Planning Commission.

The terms for these appointments will expire on January 1, 2026.

Both applicants will be invited to attend the City Council Meeting on March 16, 2023.

RECOMMENDATION:

ATTACHMENTS: None



City of Woodland Park

February 16, 2023 at 7:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Following an Executive Session - Between the City Council and the Downtown Development Authority Pursuant to C.R.S. Section 24-6-402(4)(e)(1) for determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators. The following purposes are provided for identification purposes: potential transfer and development of related property within the Woodland Park Downtown Development District and related legal agreements. Mayor LaBarre called the regularly scheduled meeting to order at 7:00PM.

The following individuals were in attendance at the Executive Session: Mayor LaBarre, Mayor Pro-tem Case, Councilmember Connors, Councilmember Nakai, Councilmember Neal, Councilmember Zuluaga, City Manager Lawson, City Clerk Leclercq, City Attorney Williams, Planning Director Schminke, DDA Chair Perry, DDA Treasurer Anderson and DDA Attorney McAskin.

The following Councilmembers were in attendance at the Council Meeting: Mayor LaBarre, Mayor Pro-tem Case, Councilmember Connors, Councilmember Nakai, Councilmember Neal, Councilmember Zuluaga and Councilmember Ott attended via zoom.

The following Staff members were in attendance at the Council meeting: City Manager Lawson, Deputy City Manager/City Clerk Leclercq, Utilities Director Wiley, Planning Director Schminke, City Planner Gates, Community Engagement Coordinator Higgenbotham, Assistant to the City Manager Johnson and Deputy City Clerk Minton.

Prior to the start of the Council Meeting, Councilmember Zuluaga stated that he felt there were items discussed in the Executive Session that were not germane to the topic.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Celebration of the recent selection of the Woodland Park High School Madrigals to attend the Western Slope Honor Choir Festival and being selected by the Colorado Music Educators Association to perform at their clinic.
(Presenter Jeff Hemingson, Director of Bands and Choirs, Woodland Park High School)

Director of Bands and Choirs for Woodland Park High School, Jeff Hemingson, introduced the Madrigals to the City Council. Hemingson shared the many accomplishments of the group and they performed for the Council.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A.** Approval of the December 2022 Statement of expenditures and authorize the Mayor to sign Warrants in payment thereof.
(Presenter, Finance Director Vassalotti)

City Clerk Leclercq read the Consent Calendar into the record.

The following motion was made.

To approve the December 2022, January 2023 Statement of Expenditures and the minutes from the February 2, 2023 City Council Meeting. Case/Nakai. 7-0.

- B.** Approval of the January 2023 Statement of expenditures and authorize the Mayor to sign Warrants in payment thereof.
(Presenter, Finance Director Vassalotti)
- C.** Approval of the minutes from the February 2, 2023 City Council Meeting. (A)
(Presenter Deputy City Manager/City Clerk Leclercq)

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

7. UNFINISHED BUSINESS

(Public Comment may be heard)

- A.** Repeal or set for election Ordinance No. 1431, Series 2022 and next steps.
(Presenter, Deputy City Manager/City Clerk Suzanne Leclercq)

City Clerk Leclercq reviewed the referendum process of Ordinance No. 1431, Series 2022 with the Council. Leclercq shared that following a protest hearing held on February 3, 2023, Deputy Municipal Judge Ron Carlson issued his Opinion and Decision on February 8, 2023. Judge Carlson stated the following "Therefore, I find the protest of Jeremy Lyons should be denied for lack of substantial and competent evidence taken in the record as a whole. The Clerk of the City of Woodland Park has done her job and is affirmed. The Petitions are to be forwarded forthwith to the City Council for action to repeal Ordinance 1431, Series 2022 or setting of an election where public dialog can hopefully sort out the truth of the matter".

Leclercq shared with the Council that Colorado Revised Statute Section 31-11-105 (3) states "If a referendum petition is filed, the ordinance or part thereof protested against shall not take effect, and upon final determination of petition sufficiency, the legislative body shall promptly reconsider the ordinance." Section 31-11-105 (4) states, "If, upon reconsideration, the ordinance or part thereof protested is not repealed, the legislative body shall submit the measure to a vote of the registered electors at a regular or special election held not less than sixty days and not more than one hundred fifty days after the final determination of petition sufficiency..."

Leclercq shared with the council that this evening the Council must decide to either repeal Ordinance No. 1431, Series 2022 and discuss what the next steps will look like or set it up for an election. If the Council decides to set this matter for an election, the 60 day mark for the earliest date for the election is March 24 and the 150 day mark for the latest date for the election would be June 22, 2023. The City Clerk would like to recommend April 4, 2023 as the election date, which is 71 days and well within the time period allowed by State Statute.

Mayor LaBarre asked that the residents signed up for Public Comment speak first and following that the Council will discuss and render a decision.

The following speakers spoke:

1. Arnie Sparnins shared that the Council needed to listen to the Citizens and repeal Ordinance No. 1431.
2. Marry Sekowski shared that Council needed to repeal Ordinance No. 1431.
3. Gene Harris shared that the Council needed to repeal Ordinance No. 1431.
4. Carol Roberts shared that she was a petition circulator and was worried about the character of the neighborhood regarding STR's
5. Tim Northrup shared that if Council/Planning does not bring back an Ordinance agreeable to the Citizens', there will be a Citizen's Initiative.
6. Jerry Penland shared that the Council needs to repeal Ordinance No. 1431.

At this time, the following motion was made:

Motion: To repeal Ordinance No. 1431, Series 2022. Connors/Neal. 7-0.

At this time, Councilmember Zuluaga stated that he felt the Council had three options regarding the next steps.

1. To do nothing
2. To send the Ordinance back to the Planning Commission
- 3 To send the petitioners Ordinance to the Planning Commission

Following additional discussion, the council came to a consensus to hold a work session on March 2, 2023 to discuss further steps.

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

- A.** Consider Ordinance No. 1440, Series 2023, on initial posting, an Ordinance approving the purchase of certain water shares and set the Public Hearing for March 2, 2022.(A)

(Presenter, Deputy City Manager/Director of Operations Kip Wiley)

Utilities Director Wiley introduced Ordinance No. 1440, Series 2023 on initial posting.

Motion: Approve Ordinance No. 1440, Series 2023 on initial posting, an Ordinance approving the purchase of certain water shares and setting the Public Hearing for March 2, 2022. Case/Ott. Motion carried 7-0.

9. PUBLIC HEARINGS

(Public comment may be heard)

- A.** Approval of a change of location of the Beer and Wine Liquor License of Aj's Pizzeria (Aron Melvick M&M Pizza Co) currently located at 751 Gold Hill Place South, Woodland Park CO 80863, to the new location of 250 E Highway 24 Woodland Park, CO 80863 (QJ)

(Presenter Deputy City Manager / City Clerk, Suzanne Leclercq)

City Clerk Leclercq reviewed the change of location of the liquor license for AJ's Pizzeria from 731 Gold Hill Place to 250 East Highway 24. Leclercq reviewed with the Council that their

application is complete and meets all of the criteria needed to be approved. Aaron Melvick shared with the Council that he is excited to be operating at the new location.

Following Council discussion, Mayor LaBarre opened up the Public Comment portion of the Public Hearing. There being no Public Comment, Mayor LaBarre closed the Public Comment portion of the Hearing and the following motion was made.

Motion: To approve the change of location of the Beer and Wine Liquor License for AJ's Pizzeria currently located at 751 Gold Hill Place South, Woodland Park, CO to the new location of 250 East Highway 24, Woodland Park, CO. Case/Connors. 7-0.

- B.** Approve Ordinance No. 1436, Series 2023, an Ordinance Amending Chapter 18.31 of the Woodland Park Municipal Code, Concerning an Expansion of the Woodland Station Overlay District Geographic Boundary Generally Located South of W. Midland Avenue and S. Pine Street Containing Approximately 2.70 Acres. (L) (Presenter, Planning Director Karen L. Schminke, AICP)

City Planner Gates shared the Staff Report with the Council stating the following. The Woodland Station Overlay District zone is located within the Central Business District zone and within the Woodland Park Downtown Development Authority boundary area.

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

Land use activity in this category is intended for what is considered the downtown area of the city with associated commercial activity that can be accessed by pedestrians as well as the motoring public. Density is considered high and design issues relate to on-street U.S. highway corridor improvements, including efficient off-street parking, landscaping and pedestrian mobility to and from local businesses. Residential activity is appropriate in this area particularly at second or third story levels, above offices or commercial shops.

The DDA was established pursuant to Ordinance 914, Series 2001, and adopted a Foundation Plan setting forth the goals and objectives for the orderly redevelopment of the Woodland Park Downtown area. In 2007, the City Council determined that the establishment of the Woodland Station Overlay District would be in the best interest of Woodland Park citizens. The intent of the overlay designation is to further the goals and objectives of orderly redevelopment of the parcels within the district.

The overall appearance and function of the development within the Woodland Station Overlay District is to be compatible with any existing structures in the area and the community's general mountain historic environment, and to be in harmony within the character of Woodland Park. In addition, Resolution No. 677 was passed to provide design guidelines within the boundary of Woodland Station mixed-use development. Per MC Section 18.31.010 A., the purpose of the Woodland Station Overlay District regulations is to:

1. Promote important community qualities within Woodland Station Overlay District by allowing flexibility in applying the Central Business District standards and the design standards contained in Section 13.33.180 to help achieve desired attributes. Flexibility may be allowed with respect to scale, mass, architectural design and overall site design.
2. Require future development within the Woodland Station Overlay District to be designed in a manner that will protect and promote the character and sense of this critical area.
3. Allow for a variety of design, while still protecting the character of the area.

The benefits for inclusion in the overlay are many. Chapter 18.31 allows the developer to submit a site plan for administrative review for all uses within the CBD including those uses categorized as conditional uses, such as residential occupancies. The developer is allowed to propose parking ratios, setbacks and height standards. The purpose of the overlay is to allow for flexibility in applying the CBD standards and create a “village-like” character that is pedestrian friendly and a vibrant business environment.

REZONING ANALYSIS

Amendments to Title 18 (including supplements, changes, modifications or repeal of boundaries or regulations) are regulated by MC 18.69.010 and City Charter Section 15.7. This section of the Municipal Code outlines the process for review and the review bodies involved, but does not provide any specific review criteria. It is staff policy to use the following review criteria when considering rezoning applications:

1. Is the proposed zoning consistent with the Comprehensive Plan Map?

Yes. The 2030 Woodland Park Future Land Use Map as seen in Figure 4, identifies the subject properties as “Downtown Mixed Use” This request will not cause the Envision 2030 Comprehensive Plan Map to be updated.

2. Is the proposed zoning consistent with the Comprehensive Plan Goals and Objectives?

Yes. Staff believes that the rezoning request meets many Plan Goals and Objectives including: Land Use and Growth Goal 1: Provide opportunities for growth and development while preserving community and environmental quality. Land Use Growth Objective 1.1: Ensure that new development fits the intent of the Future Land Use Map and uses the land and community resources/facilities efficiently and in an environmentally sensitive manner.

3. Have changes occurred in the surrounding properties that warrant a change in zoning classification?

Yes. Currently, no development project for the subject property has been submitted. The Woodland Park DDA has been in conversation with a developer interested in the developing the DDA owned parcel to the east of the subject property.

4. Is the addition of the Woodland Station Overlay Zone District appropriate at this location?

Yes. The subject property is contiguous with the current boundary of the Overlay district. Additionally, two of the properties in question were previously included in the district.

5. Can this rezone be served with planned water resources?

Yes. The underlying zone remains in place and the addition of the overlay will have no net effect on water usage.

6. Can this rezone be served with wastewater treatment resources?

Yes. Wastewater treatment capacity to serve the proposed zoning change is available and

adequate for present and future needs.

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission public hearing. The site was posted with a public notice poster and notice of the public hearing was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no written comments regarding this rezoning proposal. The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, and the City Manager. Only one comment was received during the referral period and was a "No Comment" from the City of Woodland Park Utilities Department.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on January 12th, 2023 (draft minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission voted unanimously to recommend City Council approve the requested boundary change for the Woodland Station Overlay District.

At this time, Mayor LaBarre called the applicant, Arden Weatherford, to the podium to answer any questions the Council may have. Councilmember Zuluaga shared that he had concerns about Conflict of Interest regarding Mr. Weatherford and him overstepping boundaries with his position on the DDA and being a landowner. Councilmember Neal shared as the DDA liaison to the Council that he wanted the public to know that Mr. Weatherford has recused himself appropriately and that the current DDA is monitoring this situation closely. Councilmember Zuluaga stated that he has a problem with the Ethics of this and that, as a Councilmember, he has taken an oath to uphold the Constitution and the Charter of the City of Woodland Park.

Mayor LaBarre opened up the Public Comment portion of the Public Hearing. There being no Public Comment Mayor LaBarre closed the Public Hearing.

Councilmember Zuluaga made the following motion.

Motion: To deny the approval of Ordinance No 1436, Series 2023, an Ordinance Amending Chapter 18.31 of the Woodland Park Municipal Code, concerning an Expansion of the Woodland Station Overlay District Geographic Boundary Generally located South of West Midland Avenue and South Pine Street Containing Approximately 2.7 acres. Lack of a second motion died.

Motion: To approve Ordinance No 1436, Series 2023, an Ordinance Amending Chapter 18.31 of the Woodland Park Municipal Code, concerning an Expansion of the Woodland Station Overlay District Geographic Boundary Generally located South of West Midland Avenue and South Pine Street Containing Approximately 2.7 acres. Case/Connors. Motion passed 6-1 with Zuluaga voting no.

- C.** Approve Ordinance No. 1438, Series 2023, an Ordinance Declaring the Instrument for Public Notification Process and Method for the City of Woodland Park for the Year 2023. (A) (Presenter, Deputy City Manager/City Clerk Suzanne Leclercq)

City Clerk Leclercq reviewed Ordinance No. 1438, Series 2023 with the Council. Leclercq shared that posting notices on the website not only saved money for the City but also made the notices more accessible to the public.

At this time Mayor LaBarre opened the the Public Comment portion of the Public Hearing. There being no Public Comment Mayor LaBarre closed the Public Hearing.

Motion: To approve Ordinance No. 1438, Series 2023, an Ordinance Declaring the Instrument for Public Notification Process and Method for the City of Woodland Park for the Year 2023. Neal/Nakai. Motion carried 7-0.

- D.** Approve Ordinance No. 1439, Series 2023, an Ordinance of the City Council for the City of Woodland Park, Colorado amending Title 5 of the Woodland Park Municipal Code, regarding Small Cell Facilities to Establish a Procedure for the Application, Review, and Siting of Small Cell Facilities (L) (Presenter, City Attorney Nina Williams)

City Attorney Williams reviewed Ordinance No. 1439, Series 2023 regarding amending Title 5 of the Woodland Park Municipal Code, regarding Small Cell Facilities to Establish a Procedure for the Application, Review, and Siting of Small Cell Facilities. Williams shared that in September of 2018 the Federal Communications Commission (FCC) adopted a declaratory ruling and order ("Small Cell Order") that limited local governments' ability to regulate the actual siting and placement of Small Cell Facilities. In addition to limiting local governments' ability to regulate the actual siting and placement, the Small Cell Order also limited the recovery of fees and costs and went on to establish a presumptively valid fee schedule.

The rules created by the Small Cell Order are slightly in conflict with the current law under C.R.S. § 29-27-403 so in an effort to create clarity for the City, the amendments to the City Code ("the Code") are proposed. Within the attached Ordinance are the proposed amendments to Title 5 of the Code as it relates to creating a procedure for the application, review, and siting of small cell facilities and the variance approval criteria. Williams also shared that there is no fiscal impact associated with Ordinance No. 1439, Series 2023.

Councilmember Zuluaga shared that he had concerns about the safety and health of the citizens. Zuluaga shared that he did not have confidence in the FCC and so what if we say no to this Ordinance and they sue us? City Attorney Williams shared that the Ordinance is the most we can do to protect our municipality. Zuluaga shared concerns regarding the frequency/sounds and its effects on the human psyche.

Councilmember Neal shared that the World Health Organization has taken an official position

on 5G and found it to be considered safe. Neal shared that he is more concerned about property values having these cell sites all over the place than transmission effects.

Councilmember Ott shared that he is not concerned about the health portion of the 5G sites.

At this time, Mayor LaBarre opened up the Public Comment portion of this hearing.

Maureen Johnson spoke of the long term exposure to the frequency of these 5G sites. She shared her concern about health risks to humans, plants, trees and animals.

Linda Martin (spoke via zoom) also about the long term effects of these radio frequencies.

There being no further public comment, Mayor LaBarre closed the Public Hearing.

City Attorney Williams reminded Council that Ordinance 1439 is not permitting something that is already permitted but it is putting restrictions on it.

Councilmember Zuluaga suggested that the language Public Health be removed from the Ordinance and that this will give us the ability to discuss at a later time. Councilmember Neal thought that removing Public Health from the ordinance would be a good idea since they cannot definitively say that the frequencies do not cause health issues. City Attorney William stated that removing that language does not change the legality of the ordinance and that can be done. The council agreed that this should be removed.

Motion: To approve Ordinance No. 1439, Series 2023, an Ordinance of the City Council for the City of Woodland Park, Colorado amending Title 5 of the Woodland Park Municipal Code, regarding Small Cell Facilities to Establish a Procedure for the Application, Review, and Siting of Small Cell Facilities. Case/Nakai. 6-1 with Zuluaga voting no.

10. NEW BUSINESS

(Public comment may be heard)

- A.** Approve Resolution No. 899, Series 2023, authorizing the purchase of Water Shares from certain sellers.

(Presenter, Deputy City Manager/Director of Operations Kip Wiley)

Utility Director Wiley reviewed Resolution No. 899, Series 2023 with the Council.

Motion: to approve Resolution No. 899, Series 2023,authorizing the purchase of Water Shares from certain sellers. Nakai/Neal. 7-0.

- B.** Approval of a contract with Leonard and Shirley Talkington in the amount of \$60,000.00 for the purchase of 1.0 Twin Lakes water share.

(Presenter, Deputy City Manager/Director of Operations Kip Wiley)

This item was removed from the agenda.

- C.** Approve Resolution No. 900, Series 2023, a Resolution of the City Council for the City of Woodland Park, Colorado updating the 2023 Fee Schedule to adopt the Presumptively Valid Small Cell Facility Fee Schedule. (A)

(Presenter City attorney Nina Williams)

City Attorney Williams reviewed Resolution No. 900, Series 2023 with the Council.

Motion: To approve Resolution No. 900, Series 2023, a Resolution of the City Council for the City of Woodland Park, Colorado updating the 2023 Fee Schedule to adopt the Presumptively Valid Small cell Facility Fee Schedule. Case/Connors. 7-0.

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

No report.

B. Council Reports

Mayor Pro-tem Case shared that she, City Manager Lawson and Deputy City Manager/City Clerk Leclercq had lunch with the State legislators and other Municipalities to talk about lobbying efforts.

Councilmember Connors talked about Community Partnership and Veterans Affairs.

Councilmember Neal shared a DDA update.

Councilmember Zuluaga shared a KWPB update.

C. City Attorney's Report

D. City Manager's Report

Utility Director Wiley shared an update of the resevoir.

Finance Director Vassalotti reviewed the most recent Sales Tax/Lodging reportw with Council.

12. ADJOURNMENT

The time being 9:21 PM and no further City business Mayor LaBarre adjourned the Council Meeting.

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS ____ DAY OF _____,2023

Hilary LaBarre, Mayor



City of Woodland Park

March 2, 2023 at 7:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor LaBarre called the City Council Meeting to order at 7:04 PM following a work session on STR's.

The following members of Council were present: Mayor LaBarre, Mayor Pro-tem Case, Councilmember Connors, Councilmember Nakai, Councilmember Neal and Councilmember Zuluaga. Councilmember Ott was absent.

The following staff members were present: City Manager Lawson, Deputy City Manager/City Clerk Leclercq, Finance Director Vassalotti, Planning Director Schminke, Assistant to the City Manager Johnson, Deputy City Clerk Minton and Utilities Manager Wiley and City Engineer Schmitt appeared via zoom.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Presentation from the Ute Pass Historical Society.
(Presenters Donna Finacle and Patricia Hyslop)

Donna Finnacle, President of the Ute Pass Historical Society and Pat Hyslop Boardmember shared a presentation on the Ute Pass Historical Society.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

- A. Approval of Construction Management Services for Hwy 67 Improvements between Wilson and Co and the City of Woodland Park for \$205,040.
(Presenter, City Engineer Ben Schmitt)

City Engineer Schmitt presented the Contract for Construction Management services to the City Council.

Motion: To approve Construction Management Services for Highway 67 improvements between Wilson and Co. and the City of Woodland Park for the amount of \$205,040. Zuluaga/Connors. Motion carried 6-0.

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

Mary Sekowski spoke regarding STR's and that the Council needs to consider local stakeholders and look at the survey results.

Arnie Sparnins spoke regarding STR's regarding the survey results, community character and not using scare tactics of a law suit.

Jerry Penland spoke regarding STR's and the Planning Commission.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

- A.** Consideration of Ordinance No. 1441, Series 2023, on initial posting, an Ordinance Granting a Special Use Permit with a Site Plan Review for the Purpose of Verizon to Construct and Utilize a Temporary Communication Facility in the Public/Semi-Public Lands (P/SPL) Zone, and set the Public Hearing for March 16, 2023. (QJ)
(Presenter, Planning Director Karen L. Schminke, AICP)

Planning Director Schminke presented Ordinance No. 1441 on initial posting.

Motion: To approve Ordinance No. 1441, Series 2023 on initial posting, an Ordinance Granting a Special Use Permit with a Site Plan Review for the purpose of Verizon to Construct and Utilize a Temporary Communication Facility in the Public/Semi Public Lands Zone and set the Public Hearing for March 16, 2023. Case/Nakai. Motion carried 6-0.

- B.** Consideration of Ordinance No. 1442, Series 2023, on initial posting, an Ordinance Amending the PUD for the Property Located in the Walmart PUD with a Legal Description of Lot 4 Wal-Mart Center, to Amend the Allowed Use and Dimensional Standards to also Include an Automated Express Style Car Wash, and set the Public Hearing for March 16, 2023. (QJ)
(Presenter, Planning Director Karen L. Schminke, AICP)

Planning Director Schminke reviewed Ordinance No. 1442, Series 2023 on initial posting.

Motion: To approve Ordinance No. 1442, Series 2023, on initial posting, an Ordinance Amending the PUD for the Property Located in the Walmart PUD with a Legal Description of Lot 4 Wal-Mart Center, to Amend the Allowed Use and Dimensional Standards to also include an Automated Express Style Car Wash, and set the Public Hearing for March 16, 2023, Case/Neal. 6-0 motion carried.

9. PUBLIC HEARINGS

(Public comment may be heard)

- A.** Approve Ordinance No. 1440, Series 2023, an Ordinance approving the purchase of certain water shares.
(Presenter, Deputy City Manager/Director of Operations Kip Wiley)

Utilities Director Kip Wiley reviewed Ordinance No. 1140, Series 2023 with the City Council.

Mayor LaBarre opened up the Public Comment portion of the Hearing. There being no Public Comment, Mayor LaBarre closed the Public hearing.

Motion: To approve Ordinance No. 1440, Series 2023, an Ordinance approving the purchase of certain water shares. Zuluaga/Nakai. 6-0 motion carried.

10. NEW BUSINESS

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor LaBarre shared the upcoming events for the next two weeks.

B. Council Reports

Councilmember Connors shared information on the St. Patrick's Day parade.

Councilmember Nakai shared that there is a UAC Meeting scheduled for next week.

Councilmember Neal shared that there is a DDA Meeting scheduled for next week.

Councilmember Zuluaga shared information on KWPB and a cleanup that CDOT is holding.

C. City Attorney's Report

D. City Manager's Report

12. ADJOURNMENT

There being no further City business and the time being 8:03 PM Mayor LaBarre adjourned the City Council meeting.

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS ____ DAY OF _____, 2023

Hilary LaBarre, Mayor



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Aaron Vassalotti, Finance Director

DATE: March 16, 2023

SUBJECT: Approval of the February 2023 Statement of Expenditures and Authorize the Mayor to sign Warrants in payment thereof. (A)
(Presenter, Finance Director Aaron Vassalotti)

BACKGROUND: Approval of the February 2023 Statement of Expenditures and Authorize the Mayor to sign Warrants in payment thereof.

RECOMMENDATION: Approval of the February 2023 Statement of Expenditures and Authorize the Mayor to sign Warrants in payment thereof.

ATTACHMENTS: 1. February 2023 Statement of Expenditures



City of Woodland Park Staff Report for City Council

Meeting Date: March 16, 2023

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
5B	Finance	Aaron Vassalotti Finance Director

ITEM:

February 2023 Statement of Expenditures

BACKGROUND:

The City Council receives and approves the Statement of Expenditures for each month.

DISCUSSION:

Please review the following and attached check registers in support of the Statement of Expenditures.

Summary

<u>February 2023</u>	
Accounts Payable Checks	459,227.22
Payroll Checks	490,846.24
CEBT	93,821.48
US Bank Wire WPCFR-W16A346	175,112.86
Vectra Visa credit card EFT	25,512.58
Total	1,244,520.38

The Elected Officials expenditures for February 2023 are attached as a separate report.

STAFF RECOMMENDATION:

Approve February 2023 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
115995	CHK	A	APEX LOCATING SERVICES LLC	5456	1	300.00	0.00	300.00	02/02/2023		43896
			PRIVATE UTILITY LOCATE	1062		300.00	0.00	300.00			
115996	CHK	A	BADGER METER INC	4278	1	2,427.92	0.00	2,427.92	02/02/2023		43896
			CELLULAR LTE UNIT	80117956		2,427.92	0.00	2,427.92			
115997	CHK	A	BLACK HILLS ENERGY	4035	4	25,040.63	0.00	25,040.63	02/02/2023		43896
			01/2023 CHARGES	1202023		25,040.63	0.00	9,758.11			
			01/2023 CHARGES	1202023		25,040.63	0.00	1,329.20			
			01/2023 CHARGES	1202023		25,040.63	0.00	5,030.06			
			01/2023 CHARGES	1202023		25,040.63	0.00	8,923.26			
115998	CHK	A	CAPITAL ONE, N.A.	5298	1	181.60	0.00	181.60	02/02/2023		43896
			SUPPLIES	1192023		181.60	0.00	181.60			
115999	CHK	A	CINTAS CORPORATION NO 2	4977	2	191.78	0.00	191.78	02/02/2023		43896
			UNIFORMS - FLEET	4143382935		95.89	0.00	95.89			
			UNIFORM - FLEET	4144085119		95.89	0.00	95.89			
116000	CHK	A	CINTAS FIRE PROTECTION	3604	1	240.54	0.00	240.54	02/02/2023		43896
			INSPECTION - WPPD	0F47569225		240.54	0.00	240.54			
116001	CHK	A	COLORADO ANALYTICAL LAB	4028	1	134.00	0.00	134.00	02/02/2023		43896
			LAB SERVICES	230110033		134.00	0.00	134.00			
116002	CHK	A	DOCUMART COPIES & PRINTING	3252	1	55.00	0.00	55.00	02/02/2023		43896
			BUSINESS CARDS - STROM	372589		55.00	0.00	55.00			
116003	CHK	A	EMPLOYERS COUNCIL SERVICES, IN	5099	2	7,505.00	0.00	7,505.00	02/02/2023		43896
			MEMBERSHIP DUES 2023	0000445915		7,100.00	0.00	7,100.00			
			2023 UPDATE SERVICE	0000447666		405.00	0.00	405.00			
116004	CHK	A	GADES SALES CO, INC.	5435	1	5,980.00	0.00	5,980.00	02/02/2023		43896
			Crosswalk System	0084107-IN		5,980.00	0.00	5,980.00			
116005	CHK	A	GLOBAL TECHNOLOGY	5439	1	110,813.86	0.00	110,813.86	02/02/2023		43896
			UPCC AV/Lighting Improvements	1184		110,813.86	0.00	110,813.86			
116006	CHK	A	GRAINGER INC.	282	4	380.54	0.00	380.54	02/02/2023		43896
			PESTICIDE - WWTP	9568824321		187.28	0.00	187.28			
			CLOCK - WWTP	9570515263		47.25	0.00	47.25			
			SUPPLIES - WWTP	9580244987		88.76	0.00	88.76			
			SUPPLIES - WWTP	9583006680		57.25	0.00	57.25			
116007	CHK	A	HOLMAN	4630	1	430.00	0.00	430.00	02/02/2023		43896
			PARTS	1925778		430.00	0.00	430.00			
116008	CHK	A	JACK'S TIRE & OIL MANAGEMENT C	5215	4	758.28	0.00	758.28	02/02/2023		43896
			TRAILER - F/S	23-0333783-088		580.61	0.00	377.39			
			TRAILER - F/S	23-0333783-088		580.61	0.00	203.22			
			TIRES	23-0338710-088		177.67	0.00	62.19			
			TIRES	23-0338710-088		177.67	0.00	115.48			
116009	CHK	A	JUDD'S GLASS & MIRROR	5340	1	982.00	0.00	982.00	02/02/2023		43896
			REPAIR #36	815267		982.00	0.00	982.00			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
116010	CHK	A	KUBWATER RESOURCES INC COMPOST - WWTP	4643 11512	1	7,091.28 7,091.28	0.00 0.00	7,091.28 7,091.28	02/02/2023		43896
116011	CHK	A	LAW FIRM OF SUZANNE M. ROGERS, 01/2023 LEGAL NOTICES	5054 02012023	1	2,748.10 2,748.10	0.00 0.00	2,748.10 2,748.10	02/02/2023		43896
116012	CHK	A	MICHOW COX & MCASKIN 01/2023 LEGAL CHARGES	5404 WPDDA.JAN2023.001	1	4,291.50 4,291.50	0.00 0.00	4,291.50 4,291.50	02/02/2023		43896
116013	CHK	A	OTIS ELEVATOR COMPANY 2023 SERVICE CONTRACT-ELEVATOR	2706 100401018501	1	4,748.28 4,748.28	0.00 0.00	4,748.28 4,748.28	02/02/2023		43896
116014	CHK	A	PAVEMENT REPAIR & SUPPLIES INC PAVEMENT REPAIR	3202 2023-837	1	2,380.00 2,380.00	0.00 0.00	2,380.00 2,380.00	02/02/2023		43896
116015	CHK	A	PHIL LONG FORD #46 REPAIR	504 926719	1	73.30 73.30	0.00 0.00	73.30 73.30	02/02/2023		43896
116016	CHK	A	PIKES PEAK AUTO BODY SPEC, INC #38 REPAIR	862 22521	1	2,552.80 2,552.80	0.00 0.00	2,552.80 2,552.80	02/02/2023		43896
116017	CHK	A	REBECCA ALLEN 01/2023 INVOICE	5329 393	1	200.00 200.00	0.00 0.00	200.00 200.00	02/02/2023		43896
116018	CHK	A	SCHUMACHER'S #46 ALIGNMENT	561 72640	1	98.95 98.95	0.00 0.00	98.95 98.95	02/02/2023		43896
116019	CHK	A	SGS ACCUTEST INC. 12/22 WATER QUALITY TEST01 01/11 WATER QUALITY TEST	4859 52160144276 52160144508	2	633.00 208.00 425.00	0.00 0.00 0.00	633.00 208.00 425.00	02/02/2023		43896
116020	CHK	A	SHERWIN-WILLIAMS PAINT	1890 3040-2	1	57.86 57.86	0.00 0.00	57.86 57.86	02/02/2023		43896
116021	CHK	A	STANDARD INSURANCE COMPANY 02/23 STD & LTD	1091 01172023	1	1,857.59 1,857.59	0.00 0.00	1,857.59 1,857.59	02/02/2023		43896
116022	CHK	A	STANLEY CONVERGENT SECURITY SO 02/23 MAINTENANCE	4042 6003087838	1	398.82 398.82	0.00 0.00	398.82 398.82	02/02/2023		43896
116023	CHK	A	STOVER, DAN WW A CERTIFICATION RENEWAL WASTEWATER A CERTIFICATION CLASS A CERTIFICATION RENEWAL	2603 2023-12 2023-14 258014	3	277.00 96.00 96.00 85.00	0.00 0.00 0.00 0.00	277.00 96.00 96.00 85.00	02/02/2023		43896
116024	CHK	A	TIMBER LINE ELEC/CONTROL CORP SCADA REMOTE PROGRAMMING	1145 7573	1	365.00 365.00	0.00 0.00	365.00 365.00	02/02/2023		43896
116025	CHK	A	UNITED REPROGRAPHIC SUPPLY 01/23-02/23 BILLING	4285 3995207	1	107.80 107.80	0.00 0.00	107.80 107.80	02/02/2023		43896
116026	CHK	A	USA BLUEBOOK BOOK - WWTP	1779 233099	1	344.09 344.09	0.00 0.00	344.09 344.09	02/02/2023		43896
116027	CHK	A	WAGNER EQUIPMENT CO. PARTS	666 P39C0389534	1	699.24 699.24	0.00 0.00	699.24 699.24	02/02/2023		43896

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
116028	CHK	A	WESTWOOD LAKES WATER DISTRICT 12/22-01/23 WELLFIELD	679 01242023	1	5,429.17 5,429.17	0.00 0.00	5,429.17 5,429.17	02/02/2023		43896
116031	CHK	A	BIRCHAM'S 01/23 CHARGES	75 353717	1	573.26 573.26	0.00 0.00	573.26 573.26	02/09/2023		43932
116032	CHK	A	BRAVO SCREEN PRINTING, INC. YOUTH BASKETBALL	3466 10122	1	1,575.32 1,575.32	0.00 0.00	1,575.32 1,575.32	02/09/2023		43932
116033	CHK	A	BRIAN E. BUNDY ACCT. SUPPORT SERVICES	5208 02032023	1	840.00 840.00	0.00 0.00	840.00 840.00	02/09/2023		43932
116034	CHK	A	BROWNS HILL ENGINEERING CONTRL SERVICE WORK	4326 24864	1	320.00 320.00	0.00 0.00	320.00 320.00	02/09/2023		43932
116035	CHK	A	CENTURYLINK 01/2023 CHARGES 01/2023 CHARGES	4342 1252023 1252023	2	422.96 422.96 422.96	0.00 0.00 0.00	422.96 147.14 275.82	02/09/2023		43932
116036	CHK	A	CINTAS CORPORATION NO 2 UNIFORMS - FLEET	4977 4144773645	1	119.82 119.82	0.00 0.00	119.82 119.82	02/09/2023		43932
116037	CHK	A	CITY FINANCE ACCTS REC RADIO REPAIR	1914 RAD2299	1	173.80 173.80	0.00 0.00	173.80 173.80	02/09/2023		43932
116038	CHK	A	COALITION FOR UPPER SO PLATTE FUELS REDUCTION TREATMENT	3768 CU22-192	1	5,874.00 5,874.00	0.00 0.00	5,874.00 5,874.00	02/09/2023		43932
116039	CHK	A	COLORADO ADVERTISING PRODUCTS 1099 FORMS & ENVELOPES	4602 7495	1	300.05 300.05	0.00 0.00	300.05 300.05	02/09/2023		43932
116040	CHK	A	CONSPIRE! DRUG SCREEN	3235 23568	1	65.00 65.00	0.00 0.00	65.00 65.00	02/09/2023		43932
116041	CHK	A	CORE & MAIN LP STOCK SUPPLIES	4980 S253141	1	1,616.55 1,616.55	0.00 0.00	1,616.55 1,616.55	02/09/2023		43932
116042	CHK	A	CORE ELECTRIC COOPERATIVE 01/2023 CHARGES 01/2023 CHARGES 01/2023 CHARGES 01/2023 CHARGES	5316 2012023 2012023 2012023 2012023	4	44,597.02 44,597.02 44,597.02 44,597.02 44,597.02	0.00 0.00 0.00 0.00 0.00	44,597.02 12,664.21 12,823.47 11,725.95 7,383.39	02/09/2023		43932
116043	CHK	A	CROWN TROPHY NAME BADGE - KEATING	4177 54063	1	21.75 21.75	0.00 0.00	21.75 21.75	02/09/2023		43932
116044	CHK	A	DANIELS LONG CHEVROLET #69 #69	203 647117 649310	2	95.36 46.97 48.39	0.00 0.00 0.00	95.36 46.97 48.39	02/09/2023		43932
116045	CHK	A	ENDRESS & HAUSER INC EQUIPMENT - WWTP	5083 6002410975	1	584.68 584.68	0.00 0.00	584.68 584.68	02/09/2023		43932
116046	CHK	A	ENGER, JANE INSTRUCTOR - P&R	3876 02062023	1	83.50 83.50	0.00 0.00	83.50 83.50	02/09/2023		43932

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
116047	CHK	A	FOXWORTH - GALBRAITH LUMBER CO	96	4	440.92	0.00	440.92	02/09/2023		43932
			01/2023 CHARGES	2012023		440.92	0.00	87.95			
			01/2023 CHARGES	2012023		440.92	0.00	153.33			
			01/2023 CHARGES	2012023		440.92	0.00	27.85			
			01/2023 CHARGES	2012023		440.92	0.00	171.79			
116048	CHK	A	GALLS, LLC	5221	15	3,023.13	0.00	3,023.13	02/09/2023		43932
			UNIFORM - WPPD	023240474		146.85	0.00	146.85			
			UNIFORMS - WPPD	023240501		48.00	0.00	48.00			
			UNIFORM - WPPD	023240504		106.80	0.00	106.80			
			UNIFORMS - WPPD	023253239		15.04	0.00	15.04			
			UNIFORMS - WPPD	023253258		51.11	0.00	51.11			
			UNIFORMS - WPPD	023253260		325.92	0.00	325.92			
			UNIFORMS - WPPD	023253262		368.64	0.00	368.64			
			UNIFORMS - WPPD	023253263		58.61	0.00	58.61			
			UNIFORMS - WPPD	023292316		222.92	0.00	222.92			
			UNIFORMS - WPPD	023292317		195.62	0.00	195.62			
			UNIFORMS - WPPD	023292318		254.76	0.00	254.76			
			UNIFORM - WPPD	023326302		23.98	0.00	23.98			
			UNIFORMS - WPPD	023326321		30.08	0.00	30.08			
			UNIFORMS - WPPD	023339323		391.60	0.00	391.60			
			UNIFORMS - WPPD	023339324		783.20	0.00	783.20			
116049	CHK	A	GLASER GAS, INC.	3244	4	273.00	0.00	273.00	02/09/2023		43932
			PROPANE - ZAMBONI	101556		39.00	0.00	39.00			
			PROPANE - ZAMBONI	102288		78.00	0.00	78.00			
			PROPANE - ZAMBONI	102468		78.00	0.00	78.00			
			PROPANE - ZAMBONI	102477		78.00	0.00	78.00			
116050	CHK	A	GOVOS	5349	2	4,241.00	0.00	4,241.00	02/09/2023		43932
			02/23 MUNIREV & VRBO	INV-397		2,120.50	0.00	2,120.50			
			01/23 MUNIREV & VRBO	INV-KSW-006995		2,120.50	0.00	2,120.50			
116051	CHK	A	HIGH COUNTRY PEST CONTROL	3822	1	112.00	0.00	112.00	02/09/2023		43932
			01/23 PEST CONTROL	138132		112.00	0.00	112.00			
116052	CHK	A	HOLMAN	4630	2	505.00	0.00	505.00	02/09/2023		43932
			#92 - CONTROL	1926705		430.00	0.00	430.00			
			#30 PARTS	1926706		75.00	0.00	75.00			
116053	CHK	A	HOME DEPOT CREDIT SERVICES	1758	1	666.61	0.00	666.61	02/09/2023		43932
			01/2023 CHARGES	1292023		666.61	0.00	666.61			
116054	CHK	A	IMAGE BEARERS CLEANING LLC	5082	1	5,432.00	0.00	5,432.00	02/09/2023		43932
			02/22 CLEANING CONTRACT	3331		5,432.00	0.00	5,432.00			
116055	CHK	A	JACK'S TIRE & OIL MANAGEMENT C	5215	1	586.91	0.00	586.91	02/09/2023		43932
			TIRES	23-0339939-088		586.91	0.00	586.91			
116056	CHK	A	KENYON, P JORDAN PH.D.	4333	1	275.00	0.00	275.00	02/09/2023		43932
			EVALUATION - ARSENEAU	2501-6		275.00	0.00	275.00			
116057	CHK	A	KROGER-KING SOOPERS CUST CHGS	145	2	88.01	0.00	88.01	02/09/2023		43932
			02/2023 CHARGES	2012023		88.01	0.00	43.06			
			02/2023 CHARGES	2012023		88.01	0.00	44.95			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
116058	CHK	A	LEXIS NEXIS ACCURINT	3379	1	36.00	0.00	36.00	02/09/2023		43932
			01/2023 CONTRACT FEE	1209360-20230131		36.00	0.00	36.00			
116059	CHK	A	CREATIVE MEMORIES	1	1	10.41	0.00	10.41	02/09/2023		43932
			SALES TAX REFUND	02012023		10.41	0.00	10.41			
116060	CHK	A	KIMBERLY BURLESON	1	1	23.58	0.00	23.58	02/09/2023		43932
			MILEAGE REIMBURSEMENT	02032023		23.58	0.00	23.58			
116061	CHK	A	KIMBERLY BURLESON	1	1	158.73	0.00	158.73	02/09/2023		43932
			MILEAGE REIMBURSEMENT	02032023A		158.73	0.00	158.73			
116062	CHK	A	CLOCK TOWER CONDOS HOA	1	3	35.00	0.00	35.00	02/09/2023		43932
			UTILTIY REFUND	6126.01		35.00	0.00	1.67			
			UTILTIY REFUND	6126.01		35.00	0.00	8.14			
			UTILTIY REFUND	6126.01		35.00	0.00	25.19			
116063	CHK	A	O'REILLY AUTOMOTIVE STORES, IN	4531	1	122.34	0.00	122.34	02/09/2023		43932
			01/2023 CHARGES	1282023		122.34	0.00	122.34			
116064	CHK	A	PIKES PEAK REGIONAL BUILDING D	4647	1	100.00	0.00	100.00	02/09/2023		43932
			ELEVATOR SERVICE	1924626		100.00	0.00	100.00			
116065	CHK	A	PITNEY BOWES GLOBAL FINANCIAL	2479	1	90.00	0.00	90.00	02/09/2023		43932
			02/23 POSTAGE METER LEASE	3316943995		90.00	0.00	90.00			
116066	CHK	A	PRIORITY RESEARCH	4392	1	198.00	0.00	198.00	02/09/2023		43932
			BACKROUND CHECK	1030813		198.00	0.00	198.00			
116067	CHK	A	QUADIENT FINANCE USA, INC	5204	1	500.00	0.00	500.00	02/09/2023		43932
			POSTAGE METER REFILL	01292023		500.00	0.00	500.00			
116068	CHK	A	SNO-WHITE LINEN & UNIFORM, INC	581	1	73.36	0.00	73.36	02/09/2023		43932
			EVENT EXPENSE	S0093581		73.36	0.00	73.36			
116069	CHK	A	SOUTHERN GLAZER'S WINE & SPIRI	2805	1	197.80	0.00	197.80	02/09/2023		43932
			WINE PURCHASE	5244845		197.80	0.00	197.80			
116070	CHK	A	SPRUCE NETWORKS, LLC	5437	1	1,638.00	0.00	1,638.00	02/09/2023		43932
			01/23 IT CONSULTING	1003		1,638.00	0.00	1,638.00			
116071	CHK	A	TDS BROADBAND LLC	5335	5	3,179.05	0.00	3,179.05	02/09/2023		43932
			02/23 CHARGES	01252023		638.78	0.00	638.78			
			02/23 DIGITAL SIGN	01252023A		92.45	0.00	92.45			
			02/23 CHARGES	01252023B		833.18	0.00	833.18			
			02/2023 CHARGES	01252023C		1,609.43	0.00	1,609.43			
			02/23 CHARGES	02022023		5.21	0.00	5.21			
116072	CHK	A	TIAA COMMERCIAL FINANCE, INC	5175	1	653.40	0.00	653.40	02/09/2023		43932
			02/23 CONTRACT & LATE CHARGE	9379540		653.40	0.00	653.40			
116073	CHK	A	TRACTOR SUPPLY COMPANY	4753	1	187.95	0.00	187.95	02/09/2023		43932
			01/2023 CHARGES	1302023		187.95	0.00	187.95			
116074	CHK	A	TWIN LAKES RESERVOIR/CANAL CO.	637	1	200.00	0.00	200.00	02/09/2023		43932
			TRANSFER FEES	2640		200.00	0.00	200.00			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
116075	CHK	A	UNCC UTILITY NOTIFICATION CNTR	2012	2	119.97	0.00	119.97	02/09/2023		43932
			UTILITY LOCATES	223011383		119.97	0.00	77.98			
			UTILITY LOCATES	223011383		119.97	0.00	41.99			
116076	CHK	A	US POSTAL SERVICE	516	2	3,000.00	0.00	3,000.00	02/09/2023		43932
			UTILITY BILL MAILING	02022023		3,000.00	0.00	1,050.00			
			UTILITY BILL MAILING	02022023		3,000.00	0.00	1,950.00			
116077	CHK	A	VERO BROADBAND, LLC	5423	1	59.95	0.00	59.95	02/09/2023		43932
			WP SIGN	000010642		59.95	0.00	59.95			
116078	CHK	A	WESTWOOD LAKES POA	3549	1	75.00	0.00	75.00	02/09/2023		43932
			2023 DUES - POA	01312023		75.00	0.00	75.00			
116079	CHK	A	WILSON WILLIAMS LLP	5287	1	16,472.89	0.00	16,472.89	02/09/2023		43932
			01/23 LEGAL SERVICES	210		16,472.89	0.00	16,472.89			
116080	CHK	A	XEROX BUSINESS SOLUTIONS SOUTH	5336	1	1,524.03	0.00	1,524.03	02/09/2023		43932
			01/23-02/23 BILLING	IN4248330		1,524.03	0.00	1,524.03			
105	EFT	A	VECTRA BANK COLORADO	4705	4	25,383.09	0.00	25,383.09	02/15/2023	HP	44063
			Jan Visa Bill	01312023		25,383.09	0.00	133.25			
			Jan Visa Bill	01312023		25,383.09	0.00	71.75			
			Jan Visa Bill	01312023		25,383.09	0.00	22,064.56			
			Jan Visa Bill	01312023		25,383.09	0.00	3,113.53			
116087	CHK	A	ACE EQUIPMENT & SUPPLY	18	1	575.00	0.00	575.00	02/16/2023		43944
			LIFT INSPECTION	174793		575.00	0.00	575.00			
116088	CHK	A	AIRGAS INTERMOUNTAIN	338	1	19.70	0.00	19.70	02/16/2023		43944
			SUPPLIES	9134245612		19.70	0.00	19.70			
116089	CHK	A	BOBCAT OF THE ROCKIES, LLC	3724	3	263.63	0.00	263.63	02/16/2023		43944
			#97	66140460		129.74	0.00	129.74			
			#95	66140461		76.64	0.00	76.64			
			BOBCAT BUCKET	66140463		57.25	0.00	57.25			
116090	CHK	A	CASELLE INC	2356	2	513.00	0.00	513.00	02/16/2023		43944
			03/23 CONTRACT SUPPORT	122586		513.00	0.00	179.55			
			03/23 CONTRACT SUPPORT	122586		513.00	0.00	333.45			
116091	CHK	A	CHAD MILDBRANDT	5159	1	74.00	0.00	74.00	02/16/2023		43944
			BARTENDING - UPCC	02132023		74.00	0.00	74.00			
116092	CHK	A	CINTAS CORPORATION NO 2	4977	1	108.43	0.00	108.43	02/16/2023		43944
			UNIFORM	4145475647		108.43	0.00	108.43			
116093	CHK	A	ENVIROTECH SERVICES INC	5170	4	14,841.44	0.00	14,841.44	02/16/2023		43944
			ICE SLICER	CD202308267		3,620.08	0.00	3,620.08			
			ICE SLICER	CD202308268		3,667.44	0.00	3,667.44			
			ICE SLICER	CD202308269		3,700.00	0.00	3,700.00			
			ICE SLICER	CD202308270		3,853.92	0.00	3,853.92			
116094	CHK	A	FALCON ENVIRONMENT CORP.	1741	1	3,851.81	0.00	3,851.81	02/16/2023		43944
			REPAIR & HYDRAULIC KIT	9737		3,851.81	0.00	3,851.81			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
116095	CHK	A	GALLS, LLC BOOT	5221 023292327	1	106.80 106.80	0.00 0.00	106.80 106.80	02/16/2023		43944
116096	CHK	A	GAZETTE, THE 01/23 LEGAL NOTICE	276 01312023	1	161.12 161.12	0.00 0.00	161.12 161.12	02/16/2023		43944
116097	CHK	A	GRAINGER INC. PARTS - WWTP PARTS - WWTP SUPPLIES - WWTP SUPPLIES & CABINET SUPPLIES - WWTP BANKER BOX CREDIT MEMO SUPPLIES - WWTP	282 9587259343 9588179755 9590189156 9591868378 9591868386 9592784590 9594913056 9595447906	8	697.51 19.75 16.83 65.10 457.14 47.70 93.73 260.20 257.46	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	697.51 19.75 16.83 65.10 457.14 47.70 93.73 260.20 257.46	02/16/2023		43944
116098	CHK	A	HACH COMPANY LAB SUPPLIES - WTP ELECTRODE	291 13440933 13447768	2	1,767.06 1,061.11 705.95	0.00 0.00 0.00	1,767.06 1,061.11 705.95	02/16/2023		43944
116099	CHK	A	IMAGE BEARERS CLEANING LLC 01/22 CLEANING CONTRACT	5082 3310	1	5,432.00 5,432.00	0.00 0.00	5,432.00 5,432.00	02/16/2023		43944
116100	CHK	A	IRON MOUNTAIN SHREDDING - CITY HALL SHREDDING - CITY HALL	1376 9KY4675 HGGD970	2	642.20 314.79 327.41	0.00 0.00 0.00	642.20 314.79 327.41	02/16/2023		43944
116101	CHK	A	JACK'S TIRE & OIL MANAGEMENT C #19	5215 23-0344810-088	1	496.20 496.20	0.00 0.00	496.20 496.20	02/16/2023		43944
116102	CHK	A	JUDD'S GLASS & MIRROR #71 REPAIR Cracked Window Replacement	5340 817512 96791	2	2,044.00 283.00 1,761.00	0.00 0.00 0.00	2,044.00 283.00 1,761.00	02/16/2023		43944
116103	CHK	A	LOGAN SIMPSON DESIGN INC PTOS Master Plan	5282 31198	1	1,959.40 1,959.40	0.00 0.00	1,959.40 1,959.40	02/16/2023		43944
116104	CHK	A	LOWE'S BUSINESS ACCOUNT 01/2023 CHARGES	2842 2022023	1	306.09 306.09	0.00 0.00	306.09 306.09	02/16/2023		43944
116105	CHK	A	KIMBERLY BURLESON TRAVEL REIMBURSEMENT	1 02132023	1	450.58 450.58	0.00 0.00	450.58 450.58	02/16/2023		43944
116106	CHK	A	ROBERT MOORE UTILITY REFUND	1 1797.02	1	39.46 39.46	0.00 0.00	39.46 39.46	02/16/2023		43944
116107	CHK	A	NAPA AUTO PARTS 02/2023 CHARGES 02/2023 CHARGES 02/2023 CHARGES	2048 2022023 2022023 2022023	3	2,186.64 2,186.64 2,186.64 2,186.64	0.00 0.00 0.00 0.00	2,186.64 1,757.70 69.74 359.20	02/16/2023		43944
116108	CHK	A	PIKES PEAK TELEVISION, INC 01/23 WEATHER CAMERA	4663 636981-1	1	1,000.00 1,000.00	0.00 0.00	1,000.00 1,000.00	02/16/2023		43944
116109	CHK	A	SGS ACCUTEST INC. 12/22 WATER QUALITY TEST	4859 52160144902	2	1,229.49 1,021.49	0.00 0.00	1,229.49 1,021.49	02/16/2023		43944

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			01/23 WATER QUALITY TEST	52160144911		208.00	0.00	208.00			
116110	CHK	A	USA BLUEBOOK	1779	2	1,413.91	0.00	1,413.91	02/16/2023		43944
			EQUIPMENT - WTP	226046		1,138.90	0.00	1,138.90			
			LAB SUPPLIES - WTP	226257		275.01	0.00	275.01			
116111	CHK	A	UTE PASS CONCRETE-SAND&GRAVEL	655	9	5,017.15	0.00	5,017.15	02/16/2023		43944
			SQUEEGEE - F/S	655		624.33	0.00	624.33			
			SQUEEGEE - F/S	D587449		797.31	0.00	797.31			
			SQUEEGEE-F/S	D587479		480.25	0.00	480.25			
			SQUEEGEE F/S	D587493		474.30	0.00	474.30			
			SQUEEGEE - F/S	D587494		504.05	0.00	504.05			
			SQUEEGEE - F/S	D587495		493.00	0.00	493.00			
			SQUEEGEE - F/S	D587496		473.03	0.00	473.03			
			SQUEEGEE - F/S	DE1012		582.25	0.00	582.25			
			SQUEEGEE - F/S	DE1015		588.63	0.00	588.63			
116112	CHK	A	WAGNER EQUIPMENT CO.	666	1	228.55	0.00	228.55	02/16/2023		43944
			PARTS	P39C0389976		228.55	0.00	228.55			
116113	CHK	A	WEX HEALTH INC	5283	1	83.00	0.00	83.00	02/16/2023		43944
			01/23 FSA	0001667050-IN		83.00	0.00	83.00			
116114	CHK	A	WILSON & COMPANY, INC.	5212	1	966.00	0.00	966.00	02/16/2023		43944
			1/23 PROFESSIONAL SERVICES	113517		966.00	0.00	966.00			
116115	CHK	A	WIRELESS WATCHDOGS, LLC	5102	1	144.00	0.00	144.00	02/16/2023		43944
			01/23 MAINTENANCE	IN0101745		144.00	0.00	144.00			
116116	CHK	A	XEROX BUSINESS SOLUTIONS SOUTH	5336	1	1,524.03	0.00	1,524.03	02/16/2023		43944
			02/236-03/23 BILLING02	IN4258707		1,524.03	0.00	1,524.03			
104	EFT	A	WEX BANK	5187	1	10,679.09	0.00	10,679.09	02/18/2023	HP	43969
			Jan 2023 Wex Bill	87010949		10,679.09	0.00	10,679.09			
116119	CHK	A	AIRGAS INTERMOUNTAIN	338	1	83.40	0.00	83.40	02/23/2023		43954
			SUPPLIES	9134562041		83.40	0.00	83.40			
116120	CHK	A	ARCHIVESOCIAL	5463	1	5,988.00	0.00	5,988.00	02/23/2023		43954
			SOCIAL MEDIA SUBSCRIPTION	25898		5,988.00	0.00	5,988.00			
116121	CHK	A	AXON ENTERPRISE	5008	1	6,047.40	0.00	6,047.40	02/23/2023		43954
			EQUIP/MAINT. TASER PLAN YEAR	INUS128688		6,047.40	0.00	6,047.40			
116122	CHK	A	BOBCAT OF THE ROCKIES, LLC	3724	1	49.31	0.00	49.31	02/23/2023		43954
			COUPLER	66140497		49.31	0.00	49.31			
116123	CHK	A	BRIAN E. BUNDY	5208	1	840.00	0.00	840.00	02/23/2023		43954
			ACCT. SUPPORT SERVICES	02172023		840.00	0.00	840.00			
116124	CHK	A	CHAD MILDBRANDT	5159	1	215.00	0.00	215.00	02/23/2023		43954
			BARTENDER - UPCC	02212023		215.00	0.00	215.00			
116125	CHK	A	CINTAS CORPORATION NO 2	4977	1	108.43	0.00	108.43	02/23/2023		43954
			UNIFORMS - FLEET	4146179342		108.43	0.00	108.43			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
116126	CHK	A	COLORADO RURAL WATER ASSOC	963	2	450.00	0.00	450.00	02/23/2023		43954
			2023 SYSTEM MEMBERSHIP	22702		450.00	0.00	157.50			
			2023 SYSTEM MEMBERSHIP	22702		450.00	0.00	292.50			
116127	CHK	A	DENVER INDUSTRIAL PUMPS INC	5387	1	1,815.00	0.00	1,815.00	02/23/2023		43954
			EQUIP. REPAIR	103228		1,815.00	0.00	1,815.00			
116128	CHK	A	EL PASO CTY PUBLIC HEALTH LABO	241	1	252.00	0.00	252.00	02/23/2023		43954
			LAB SERVICES	EHS20218932		252.00	0.00	252.00			
116129	CHK	A	GALLS, LLC	5221	5	1,961.43	0.00	1,961.43	02/23/2023		43954
			UNIFORMS - WPPD	023382259		1,762.20	0.00	1,762.20			
			UNIFORMS - WPPD	023382260		177.42	0.00	177.42			
			UNIFORMS - WPPD	023396437		7.27	0.00	7.27			
			UNIFORMS - WPPD	023396438		7.27	0.00	7.27			
			UNIFORM - WPPD	023396439		7.27	0.00	7.27			
116130	CHK	A	GRAINGER INC.	282	3	235.84	0.00	235.84	02/23/2023		43954
			REPAIR KIT - WWTP	9600369848		89.58	0.00	89.58			
			SUPPLIES - WWTP	9603694309		121.00	0.00	121.00			
			POWER RELAY	9604646654		25.26	0.00	25.26			
116131	CHK	A	KIMBALL MIDWEST	4046	1	107.70	0.00	107.70	02/23/2023		43954
			DISC	100714022		107.70	0.00	107.70			
116132	CHK	A	RONALD W. CARLSON	5462	1	1,026.80	0.00	1,026.80	02/23/2023		43954
			STR PROTEST HEARING	02032023		1,026.80	0.00	1,026.80			
116133	CHK	A	SHIRLEY TALKINGTON & LEONARD T	5109	1	60,000.00	0.00	60,000.00	02/23/2023		43954
			1.0 TWIN LAKES WATER SHARE	02092023		60,000.00	0.00	60,000.00			
116134	CHK	A	RED BARON CAR WASH	4191	3	284.23	0.00	284.23	02/23/2023		43954
			01/23 CHARGES	2184		284.23	0.00	20.00			
			01/23 CHARGES	2184		284.23	0.00	247.23			
			01/23 CHARGES	2184		284.23	0.00	17.00			
116135	CHK	A	TDS BROADBAND LLC	5335	1	89.95	0.00	89.95	02/23/2023		43954
			02/23-03/23 CHARGES	02062023		89.95	0.00	89.95			
116136	CHK	A	THE FURNACE GUY, INC	5449	1	1,898.00	0.00	1,898.00	02/23/2023		43954
			REPAIR & THERMOSTAT REPLACED	313479-2		1,898.00	0.00	1,898.00			
116137	CHK	A	TRI-TECH FORENSICS, INC	5461	1	265.00	0.00	265.00	02/23/2023		43954
			BLOOD KITS	00838801		265.00	0.00	265.00			
116138	CHK	A	UPS STORE #1374	416	3	195.10	0.00	195.10	02/23/2023		43954
			01/2023 CHARGES	1312023		195.10	0.00	102.40			
			01/2023 CHARGES	1312023		195.10	0.00	26.21			
			01/2023 CHARGES	1312023		195.10	0.00	66.49			
116139	CHK	A	VWR INTERNATIONAL, INC.	983	1	1,650.88	0.00	1,650.88	02/23/2023		43954
			TUBES - WWTP	8811981357		1,650.88	0.00	1,650.88			
116140	CHK	A	ZAMBONI	2846	1	122.33	0.00	122.33	02/23/2023		43954
			#3	112854		122.33	0.00	122.33			

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
REGISTER TOTALS			Checks: 138 Voids: 0		230	459,227.22	0.00	459,227.22			

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
19025	Maitenance Worker III	1	3,203.86	789.77	2,414.09	2/1/2023
19026	Maint. Worker III - St	1	9,682.31	3,835.14	5,847.17	2/1/2023
19027	Lifeguard	1	383.33	38.32	345.01	2/10/2023
19028	Lifeguard	1	829.24	122.09	707.15	2/10/2023
19029	Lifeguard	1	78.82	6.03	72.79	2/10/2023
19030	Lifeguard	1	114.64	8.76	105.88	2/10/2023
19031	Lifeguard	1	53.74	4.11	49.63	2/10/2023
19032	Lifeguard	1	154.05	11.78	142.27	2/10/2023
19033	Maint. Worker I - PBG	1	1,513.60	426.51	1,087.09	2/10/2023
19034	Lifeguard	1	259.35	29.58	229.77	2/24/2023
19035	Lifeguard	1	228.64	19.50	209.14	2/24/2023
19036	Lifeguard	1	373.04	37.54	335.50	2/24/2023
19037	Lifeguard	1	853.13	127.31	725.82	2/24/2023
19038	Lifeguard	1	39.41	3.01	36.40	2/24/2023
19039	Lifeguard	1	240.03	21.36	218.67	2/24/2023
19040	Lifeguard	1	96.73	7.40	89.33	2/24/2023
19041	Lifeguard	1	154.05	11.79	142.26	2/24/2023
19042	Maint. Worker I - PBG	1	1,655.50	461.40	1,194.10	2/24/2023
51458	Fleet Mechanic I	1	1,995.43	579.25	1,416.18	2/10/2023
51459	Police Officer II	1	2,129.40	562.01	1,567.39	2/10/2023
51460	Police Officer II	1	2,268.00	567.09	1,700.91	2/10/2023
51461	Corporal	1	3,781.20	802.37	2,978.83	2/10/2023
51462	Assistant Dispatch Supervisor	1	3,871.38	1,359.75	2,511.63	2/10/2023
51463	Police Officer I	1	1,241.59	379.28	862.31	2/10/2023
51464	Dispatcher I	1	3,083.65	930.67	2,152.98	2/10/2023
51465	MWI	1	1,437.92	397.90	1,040.02	2/10/2023
51466	Utility Billing Techni	1	2,030.40	681.83	1,348.57	2/10/2023
51467	Planner	1	2,758.40	883.00	1,875.40	2/10/2023
51468	Grant Analyst	1	2,491.87	408.48	2,083.39	2/10/2023
51469	Maintenance Worker II Field S	1	2,097.60	512.09	1,585.51	2/10/2023
51470	Water Fitness Instruct	1	458.64	40.08	418.56	2/10/2023
51471	Crew Chief-Field Service	1	3,108.27	1,361.85	1,746.42	2/10/2023
51472	Dispatcher	1	2,561.05	555.46	2,005.59	2/10/2023
51473	MUNICIPAL COURT CLERK	1	1,488.95	317.88	1,171.07	2/10/2023
51474	Maintenance Worker I P	1	1,651.47	395.17	1,256.30	2/10/2023
51475	Police Officer II	1	3,217.40	590.09	2,627.31	2/10/2023
51476	Sergeant	1	4,605.15	1,778.58	2,826.57	2/10/2023
51477	Lifeguard	1	3,414.66	1,120.63	2,294.03	2/10/2023
51478	Chief of Police	1	4,662.00	1,245.21	3,416.79	2/10/2023
51479	Police Officer I	1	2,772.79	563.83	2,208.96	2/10/2023
51480	PT Snow Plowing	1	1,474.20	203.66	1,270.54	2/10/2023
51481	Code Compliance	1	1,995.14	579.40	1,415.74	2/10/2023
51482	Police Officer I	1	2,014.32	500.27	1,514.05	2/10/2023
51483	Accounting Manager	1	3,209.79	1,083.21	2,126.58	2/10/2023
51484	Maintenance Worker II Street	1	986.24	103.45	882.79	2/10/2023
51485	MWI	1	1,328.00	208.00	1,120.00	2/10/2023
51486	Sales Tax Accountant	1	2,002.20	321.16	1,681.04	2/10/2023
51487	Lifeguard	1	28.66	2.19	26.47	2/10/2023
51488	Lifeguard	1	25.08	1.92	23.16	2/10/2023

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
51489	PT Snow Plowing	1	355.68	27.20	328.48	2/10/2023
51490	Police Officer I	1	3,246.45	898.78	2,347.67	2/10/2023
51491	Sports Coordinator	1	1,954.63	471.71	1,482.92	2/10/2023
51492	Senior Planner	1	3,076.92	901.70	2,175.22	2/10/2023
51493	Maintenance Worker I -	1	1,478.26	556.43	921.83	2/10/2023
51494	Lifeguard	1	50.16	3.84	46.32	2/10/2023
51495	Dispatcher I	1	2,966.64	751.20	2,215.44	2/10/2023
51496	Communications Specialist	1	1,840.00	574.99	1,265.01	2/10/2023
51497	PD Admin Assist/Teen C	1	2,372.49	656.86	1,715.63	2/10/2023
51498	Finance Admin. Asst./C	1	1,904.00	632.28	1,271.72	2/10/2023
51499	Police Officer	1	2,105.33	561.08	1,544.25	2/10/2023
51500	Dispatcher II	1	3,245.23	816.65	2,428.58	2/10/2023
51501	HR Generalist	1	3,283.46	1,201.01	2,082.45	2/10/2023
51502	Assistant to the City Manager	1	2,889.82	871.00	2,018.82	2/10/2023
51503	Police Officer I	1	2,704.50	511.73	2,192.77	2/10/2023
51504	Pool Attendant	1	247.19	21.92	225.27	2/10/2023
51505	MWI	1	1,714.65	362.46	1,352.19	2/10/2023
51506	Parks and Rec Director	1	4,144.66	1,494.21	2,650.45	2/10/2023
51507	WWTO	1	1,513.60	522.71	990.89	2/10/2023
51508	Lifeguard	1	494.39	51.83	442.56	2/10/2023
51509	Lifeguard	1	720.72	132.92	587.80	2/10/2023
51510	Event Center Coordinat	1	2,218.61	546.20	1,672.41	2/10/2023
51511	Construction Inspector	1	2,415.50	997.74	1,417.76	2/10/2023
51512	Maintenance Worker II - Stree	1	1,877.88	363.74	1,514.14	2/10/2023
51513	City Manager	1	5,993.97	1,952.14	4,041.83	2/10/2023
51514	City Clerk/Deputy City	1	4,558.93	2,477.74	2,081.19	2/10/2023
51515	Lifeguard	1	75.08	5.74	69.34	2/10/2023
51516	Lifeguard	1	40.09	3.07	37.02	2/10/2023
51517	Dispatcher II	1	3,182.43	962.49	2,219.94	2/10/2023
51518	WWTO	1	1,757.18	589.03	1,168.15	2/10/2023
51519	Police Officer	1	2,653.61	647.01	2,006.60	2/10/2023
51520	WWTO B	1	2,406.20	512.22	1,893.98	2/10/2023
51521	Presiding Municipal Co	1	1,553.73	253.77	1,299.96	2/10/2023
51522	P&R Sports Site Supv	1	476.58	42.46	434.12	2/10/2023
51523	UPCC-ASSISTANT	1	598.32	99.68	498.64	2/10/2023
51524	Lifeguard	1	349.40	26.73	322.67	2/10/2023
51525	Deputy City Clerk	1	2,239.32	544.47	1,694.85	2/10/2023
51526	Victim Advocate	1	764.80	76.51	688.29	2/10/2023
51527	Assistant Aquatics Manager	1	1,828.18	468.28	1,359.90	2/10/2023
51528	Victims Advocate Coord	1	2,673.22	1,153.81	1,519.41	2/10/2023
51529	Sports Site Supervisor	1	431.95	44.04	387.91	2/10/2023
51530	Water Treatment Operat	1	2,020.00	619.34	1,400.66	2/10/2023
51531	Superintendent	1	3,342.39	1,038.61	2,303.78	2/10/2023
51532	Police Officer I	1	3,186.50	990.59	2,195.91	2/10/2023
51533	Lifeguard	1	182.90	13.99	168.91	2/10/2023
51534	Maint. Worker II - Str	1	2,386.92	776.12	1,610.80	2/10/2023
51535	Program Coordinator	1	1,888.92	700.13	1,188.79	2/10/2023
51536	Lifeguard	1	558.87	62.37	496.50	2/10/2023
51537	Lieutenant	1	3,330.12	1,464.48	1,865.64	2/10/2023

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
51538	Dispatcher	1	1,676.00	560.38	1,115.62	2/10/2023
51539	Planning Director	1	4,397.95	2,020.41	2,377.54	2/10/2023
51540	City Engineer	1	4,830.00	1,345.38	3,484.62	2/10/2023
51541	Help Desk Tech	1	1,890.30	376.17	1,514.13	2/10/2023
51542	PT Meter Reader	1	324.00	31.78	292.22	2/10/2023
51543	Utilities Technician	1	2,756.30	1,214.62	1,541.68	2/10/2023
51544	Permit Technician	1	1,109.25	297.87	811.38	2/10/2023
51545	MW II	1	2,811.00	1,026.25	1,784.75	2/10/2023
51546	Lifeguard	1	440.21	45.67	394.54	2/10/2023
51547	Fitness Instructor	1	22.17	1.69	20.48	2/10/2023
51548	Lead Lifeguard	1	906.84	157.66	749.18	2/10/2023
51549	Lifeguard	1	75.40	5.78	69.62	2/10/2023
51550	WWTP Chief Operator	1	3,912.65	1,494.84	2,417.81	2/10/2023
51551	Fleet Crew Chief	1	2,615.20	803.03	1,812.17	2/10/2023
51552	Lifeguard	1	326.01	31.93	294.08	2/10/2023
51553	Lifeguard	1	1,000.30	160.18	840.12	2/10/2023
51554	Lifeguard	1	709.34	95.93	613.41	2/10/2023
51555	Dispatch Supervisor	1	3,992.99	1,811.04	2,181.95	2/10/2023
51556	Police Officer I	1	3,139.93	1,031.64	2,108.29	2/10/2023
51557	Police Officer I	1	2,225.29	295.43	1,929.86	2/10/2023
51558	Crew Chief - PBG	1	2,796.00	784.32	2,011.68	2/10/2023
51559	Finance Director	1	4,954.19	1,515.22	3,438.97	2/10/2023
51560	Police Officer II	1	3,766.34	967.82	2,798.52	2/10/2023
51561	Corporal	1	4,431.83	1,162.86	3,268.97	2/10/2023
51562	PT Meter Reader	1	782.40	86.85	695.55	2/10/2023
51563	Aquatic Manager	1	2,976.79	930.13	2,046.66	2/10/2023
51564	WTP CHIEF OPERATOR	1	4,207.46	2,272.62	1,934.84	2/10/2023
51565	Utilities Director/Dep	1	5,315.21	2,468.40	2,846.81	2/10/2023
51566	Lifeguard	1	107.48	8.23	99.25	2/10/2023
51567	Front Desk Representative	1	1,073.18	164.49	908.69	2/10/2023
51568	WTO	1	1,932.18	379.56	1,552.62	2/10/2023
51569	Fleet Mechanic I	1	1,995.43	579.25	1,416.18	2/24/2023
51570	Police Officer II	1	2,674.43	659.06	2,015.37	2/24/2023
51571	Police Officer II	1	2,646.00	637.10	2,008.90	2/24/2023
51572	Corporal	1	3,588.94	768.51	2,820.43	2/24/2023
51573	Assistant Dispatch Supervisor	1	2,422.26	822.29	1,599.97	2/24/2023
51574	Police Officer I	1	2,606.91	679.92	1,926.99	2/24/2023
51575	Dispatcher I	1	2,024.95	525.96	1,498.99	2/24/2023
51576	MWI	1	1,463.00	404.83	1,058.17	2/24/2023
51577	Utility Billing Techni	1	2,030.40	681.84	1,348.56	2/24/2023
51578	Planner	1	2,758.40	882.99	1,875.41	2/24/2023
51579	Grant Analyst	1	2,316.87	388.08	1,928.79	2/24/2023
51580	Maintenance Worker II Field S	1	2,805.54	726.97	2,078.57	2/24/2023
51581	Water Fitness Instruct	1	435.12	37.29	397.83	2/24/2023
51582	Crew Chief-Field Service	1	3,108.27	1,787.86	1,320.41	2/24/2023
51583	Dispatcher	1	1,686.05	321.92	1,364.13	2/24/2023
51584	MUNICIPAL COURT CLERK	1	1,180.42	243.27	937.15	2/24/2023
51585	Maintenance Worker I P	1	1,376.69	328.55	1,048.14	2/24/2023
51586	Police Officer II	1	3,529.48	664.54	2,864.94	2/24/2023

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
51587	Sergeant	1	4,907.26	1,863.43	3,043.83	2/24/2023
51588	Lifeguard	1	2,214.66	747.91	1,466.75	2/24/2023
51589	Chief of Police	1	4,662.00	1,245.21	3,416.79	2/24/2023
51590	Police Officer I	1	2,530.02	520.16	2,009.86	2/24/2023
51591	PT Snow Plowing	1	1,638.00	239.56	1,398.44	2/24/2023
51592	Code Compliance	1	1,995.14	579.40	1,415.74	2/24/2023
51593	Police Officer I	1	2,350.04	562.81	1,787.23	2/24/2023
51594	Accounting Manager	1	3,209.79	1,083.22	2,126.57	2/24/2023
51595	Maintenance Worker II Street	1	986.24	103.45	882.79	2/24/2023
51596	MWI	1	1,452.50	223.51	1,228.99	2/24/2023
51597	Sales Tax Accountant	1	1,827.20	292.14	1,535.06	2/24/2023
51598	Lifeguard	1	28.66	2.19	26.47	2/24/2023
51599	Lifeguard	1	197.04	16.07	180.97	2/24/2023
51600	PT Snow Plowing	1	1,085.76	118.10	967.66	2/24/2023
51601	Police Officer I	1	3,246.45	898.77	2,347.68	2/24/2023
51602	Sports Coordinator	1	1,954.63	471.70	1,482.93	2/24/2023
51603	Senior Planner	1	3,076.92	901.69	2,175.23	2/24/2023
51604	Maintenance Worker I -	1	1,478.26	556.41	921.85	2/24/2023
51605	Lifeguard	1	193.46	15.79	177.67	2/24/2023
51606	Dispatcher I	1	2,268.78	624.81	1,643.97	2/24/2023
51607	Communications Specialist	1	1,840.00	574.97	1,265.03	2/24/2023
51608	PD Admin Assist/Teen C	1	2,197.49	601.96	1,595.53	2/24/2023
51609	Finance Admin. Asst./C	1	1,904.00	632.28	1,271.72	2/24/2023
51610	Police Officer	1	2,759.00	610.46	2,148.54	2/24/2023
51611	Dispatcher II	1	1,971.31	460.53	1,510.78	2/24/2023
51612	HR Generalist	1	3,283.46	1,201.02	2,082.44	2/24/2023
51613	Assistant to the City Manager	1	2,889.82	871.01	2,018.81	2/24/2023
51614	Police Officer I	1	3,087.38	580.23	2,507.15	2/24/2023
51615	Pool Attendant	1	230.87	20.65	210.22	2/24/2023
51616	MWI	1	1,502.30	315.97	1,186.33	2/24/2023
51617	Parks and Rec Director	1	4,144.66	1,494.22	2,650.44	2/24/2023
51618	WWTO	1	1,513.60	522.71	990.89	2/24/2023
51619	Lifeguard	1	386.51	38.56	347.95	2/24/2023
51620	Lifeguard	1	1,077.12	218.96	858.16	2/24/2023
51621	Event Center Coordinat	1	1,923.08	463.12	1,459.96	2/24/2023
51622	Construction Inspector	1	2,415.50	997.72	1,417.78	2/24/2023
51623	Maintenance Worker II - Stree	1	2,282.50	461.24	1,821.26	2/24/2023
51624	City Manager	1	5,993.97	1,952.14	4,041.83	2/24/2023
51625	City Clerk/Deputy City	1	4,558.93	2,477.76	2,081.17	2/24/2023
51626	Lifeguard	1	119.44	9.14	110.30	2/24/2023
51627	Lifeguard	1	40.09	3.06	37.03	2/24/2023
51628	Dispatcher II	1	2,075.36	555.26	1,520.10	2/24/2023
51629	WWTO	1	1,757.18	589.03	1,168.15	2/24/2023
51630	Police Officer	1	4,182.33	880.55	3,301.78	2/24/2023
51631	WWTO B	1	2,231.20	469.84	1,761.36	2/24/2023
51632	Presiding Municipal Co	1	899.53	109.30	790.23	2/24/2023
51633	P&R Sports Site Supv	1	649.50	62.69	586.81	2/24/2023
51634	UPCC-ASSISTANT	1	598.32	107.68	490.64	2/24/2023
51635	Lifeguard	1	349.40	26.73	322.67	2/24/2023

Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT						
Payment Number	Position	Num Inv	Gross Amount	Discounts	Net Pay	Payment Date
51636	Deputy City Clerk	1	2,064.32	503.10	1,561.22	2/24/2023
51637	Victim Advocate	1	382.40	31.25	351.15	2/24/2023
51638	Assistant Aquatics Manager	1	1,653.18	425.90	1,227.28	2/24/2023
51639	Victims Advocate Coord	1	3,600.63	1,459.04	2,141.59	2/24/2023
51640	Water Treatment Operat	1	2,020.00	619.35	1,400.65	2/24/2023
51641	Superintendent	1	3,342.39	836.45	2,505.94	2/24/2023
51642	Police Officer I	1	2,684.57	901.08	1,783.49	2/24/2023
51643	Lifeguard	1	166.28	12.72	153.56	2/24/2023
51644	Maint. Worker II - Str	1	2,476.41	796.70	1,679.71	2/24/2023
51645	Program Coordinator	1	1,713.92	658.74	1,055.18	2/24/2023
51646	Lifeguard	1	497.97	52.09	445.88	2/24/2023
51647	Lieutenant	1	3,330.12	1,464.48	1,865.64	2/24/2023
51648	Dispatcher	1	1,676.00	560.37	1,115.63	2/24/2023
51649	Planning Director	1	4,397.95	2,020.43	2,377.52	2/24/2023
51650	City Engineer	1	4,830.00	1,345.38	3,484.62	2/24/2023
51651	Help Desk Tech	1	1,890.30	376.16	1,514.14	2/24/2023
51652	PT Meter Reader	1	207.00	16.83	190.17	2/24/2023
51653	Utilities Technician	1	2,756.30	1,214.61	1,541.69	2/24/2023
51654	Permit Technician	1	1,059.95	286.14	773.81	2/24/2023
51655	MW II	1	2,811.00	1,026.26	1,784.74	2/24/2023
51656	Lifeguard	1	47.78	3.65	44.13	2/24/2023
51657	Fitness Instructor	1	66.51	5.09	61.42	2/24/2023
51658	Lead Lifeguard	1	693.00	108.58	584.42	2/24/2023
51659	Lifeguard	1	158.34	12.10	146.24	2/24/2023
51660	WWTP Chief Operator	1	3,785.06	1,463.76	2,321.30	2/24/2023
51661	Lifeguard	1	53.74	4.11	49.63	2/24/2023
51662	Fleet Crew Chief	1	2,615.20	803.04	1,812.16	2/24/2023
51663	Lifeguard	1	114.64	8.77	105.87	2/24/2023
51664	Lifeguard	1	909.26	139.21	770.05	2/24/2023
51665	Dispatch Supervisor	1	2,645.57	1,241.92	1,403.65	2/24/2023
51666	Police Officer I	1	3,376.63	1,097.14	2,279.49	2/24/2023
51667	Police Officer I	1	2,350.04	320.57	2,029.47	2/24/2023
51668	Crew Chief - PBG	1	2,621.00	741.94	1,879.06	2/24/2023
51669	Finance Director	1	4,954.19	1,515.23	3,438.96	2/24/2023
51670	Police Officer II	1	2,625.71	648.57	1,977.14	2/24/2023
51671	Corporal	1	4,494.19	1,180.50	3,313.69	2/24/2023
51672	PT Meter Reader	1	782.40	116.86	665.54	2/24/2023
51673	Aquatic Manager	1	2,976.79	930.13	2,046.66	2/24/2023
51674	WTP CHIEF OPERATOR	1	4,207.46	2,272.61	1,934.85	2/24/2023
51675	Utilities Director/Dep	1	5,315.21	2,468.40	2,846.81	2/24/2023
51676	Lifeguard	1	157.63	12.05	145.58	2/24/2023
51677	Front Desk Representative	1	853.31	115.69	737.62	2/24/2023
51678	WTO	1	1,757.18	340.67	1,416.51	2/24/2023
			490,846.24	147,673.37	343,172.87	



City of Woodland Park Staff Report for City Council

Meeting Date: March 16, 2023

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
Interoffice Memorandum	Finance	Aaron Vassalotti Finance Director

ITEM:

Monthly Report of Mayor and Council Expenses

The following is a summary of the Council and Mayor Expenses for February 2023.

February 2023

Description	Budget	Month Exp	YTD Exp	Balance	% Expended
Miscellaneous expenses	\$17,950	\$0.00	\$0.00	\$17,950.00	0%
Training/Travel	\$10,000	\$0.00	\$0.00	\$10,000.00	0%
Supplies	\$150	\$0.00	\$0.00	\$150.00	0%
Meetings/Mileage/Meals	\$3,000	\$263.45	\$263.45	\$2,736.55	9%
Special Projects	\$500	\$0.00	\$0.00	\$500.00	0%
Total	\$31,600	\$263.45	\$263.45	\$31,336.55	1%



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: CJ Gates, Senior Planner

DATE: March 16, 2023

SUBJECT: Consideration of Ordinance No. 1444, Series 2023, on initial posting, an Ordinance Granting a Special Use Permit with a Site Plan Review for the Purpose of Verizon to Construct and Utilize a Concealed Antenna Communication Facility in the Public/Semi-Public Lands (P/SPL) Zone and set the Public Hearing for April 6, 2023. (QJ)
(Presenter, Senior Planner CJ Gates)

BACKGROUND: On July 28, 2022 Teller County sent a letter to the applicant regarding public safety concerns associated with Verizon Wireless connectivity issues in all of Teller County. The Teller County Office of Emergency Management, along with the Board of County Commissioners, outlined that the lack of connectivity with the Verizon service was having a negative impact on public safety and commerce within the County. Verizon Wireless' implemented a temporary solution to this problem by deploying a temporary cell on wheels (COW) while they identified a more permanent solution. This application, a macro-facility to be located at the Woodland Park Aquatic Center is Verizon Wireless' permanent solution to this problem. 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.

RECOMMENDATION: Approve Ordinance No. _____, Series 2023, on initial posting, an Ordinance Granting a Special Use Permit with a Site Plan Review for the Purpose of Verizon to Construct and Utilize a Concealed Antenna Communication Facility in the Public/Semi-Public Lands (P/SPL) Zone, and set the Public Hearing for April 6, 2023.

ATTACHMENTS: 1. Ordinance - Verizon Macro Facility SUP

CITY OF WOODLAND PARK
ORDINANCE NO. _____, SERIES 2023

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH A SITE PLAN REVIEW FOR THE PURPOSE OF VERIZON TO CONSTRUCT AND UTILIZE A CONCEALED ANTENNA COMMUNICATION FACILITY IN THE PUBLIC/SEMI-PUBLIC LANDS (P/SPL) ZONE

WHEREAS, there is currently a lack of connectivity with Verizon service in the City of Woodland Park, which has a negative impact on public safety; and

WHEREAS, Verizon previously deployed a temporary cell on wheels within the City while they identified a more permanent solution; and

WHEREAS, the City of Woodland Park has received a request for a Special Use Permit with Site Plan Review for the purpose of constructing a 60-foot concealed antenna communication facility 111 N. Baldwin Street, L1, Woodland Aquatic Center within the Public/Semi-Public Lands (P/SPL) Zone District as a permanent solution; and

WHEREAS, an application to establish said special use has been accepted and considered pursuant to Municipal Code Chapter 18.61; and

WHEREAS, pursuant to Municipal Code Sections 18.61.020 and 18.72.060 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on March 9, 2023 and recommended approval based on evidence contained in the staff report and presented at public hearing.

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

Section 1. Approval. The Special Use Permit for a concealed antenna facility is hereby approved 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 underground.
4. Coordinate with staff to modify the tower design to better harmonize with the existing WAC building.

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

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS 6th DAY OF APRIL, 2023.

The Honorable Mayor Hilary LaBarre

ATTEST:

City Clerk Suzanne Leclercq

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1443, SERIES 2023**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO FURTHER EXTENDING A TEMPORARY MORATORIUM
ON THE SUBMISSION, ACCEPTANCE, PROCESSING AND APPROVAL OF
APPLICATIONS FOR SHORT-TERM RENTAL LICENSES**

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

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

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

WHEREAS, pursuant to C.R.S. § 31-15-501, the City also possesses the authority to regulate the operation and licensing of businesses generally within its jurisdiction; and

WHEREAS, pursuant to such authority, the City has previously adopted certain regulations within Title 5, concerning business licenses and regulations, and Title 18, concerning zoning, of the Woodland Park Municipal Code (“Code”); and

WHEREAS, on July 7, 2022, through Ordinance 1426, the City Council imposed a three (3) month temporary moratorium on receiving applications for review and issuing or approving short-term rental licenses in order to preserve the status quo while the City conducted public engagement, neighborhood meetings, surveys and work sessions, and while City Council, Planning Commission and City staff completed its review and draft of the City’s regulatory framework for short-term rentals and its impact on neighborhood character and availability of housing stock; and

WHEREAS, on October 6, 2022, through Ordinance 1430, the City Council extended said temporary moratorium, originally set to expire on October 15, 2022, to December 15, 2022, because the Planning Commission and City Council were still in the process of holding meetings and public hearings to obtain further relevant public comment, and so that City staff could continue diligently researching and drafting these requested short-term rental regulations appropriate for the needs of the Woodland Park community; and

WHEREAS, on October 20, 2022, City Council heard public comment from numerous residents and property owners on this important issue to the community, and determined that more time was necessary to obtain further input from the community before implementing regulations, as well as to consider all available options with sufficient time to do so, and therefore directed legal staff to draft an ordinance further extending the moratorium an additional six months past the December 15, 2022 expiration; and

WHEREAS, therefore, on December 1, 2022, through Ordinance 1432, the City Council extended the moratorium through June 24, 2023; and

WHEREAS, through Ordinance No. 1431, Series 2022, City Council adopted comprehensive short-term rental regulations; and

WHEREAS, a referendum petition was subsequently filed in December 2022 which suspended Ordinance No. 1431 from taking effect, said petition as deemed sufficient by the City Clerk on January 23, 2023, and on February 16, 2023, Council repealed Ordinance No. 1431, rather than setting the referendum for a special election; and

WHEREAS, so that staff, Planning Commission and City Council has ample time to gather additional public input to consider amended short-term rental regulations, the City Council now wishes to extend the current moratorium to December 31, 2023; and

WHEREAS, Council finds that these six (6) additional months is an appropriate length of time to consider, hold further public hearings and finalize short-term rental regulations; and

WHEREAS, in order for equitable enforcement and consistent application of the Code and the City's administrative regulations, it is crucial that the temporary moratorium be extended until December 31, 2023, for six (6) additional months past the current expiration date of June 24, 2023; and

WHEREAS, the Council also finds and determines that the subject regulations concerning short-term rentals, as well as this short extension of the temporarily moratorium on short-term rental license applications, are necessary to the preservation of the public health, safety and welfare, as well as consistent and equitable enforcement and applicability.

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

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

Section 2. Extension of Temporary Moratorium. Effective upon the effective date of this Ordinance, the moratorium previously extended until June 24, 2023, upon the submission, acceptance, processing, and approval of all applications for short-term rental licenses within the City of Woodland Park is hereby extended until December 31, 2023. No application for a short-term rental license shall be submitted to or accepted by the City, and no such application shall be reviewed or license issued or approved in response to such an application. City Staff and the City Council are directed to develop and amend and adopt regulations appropriate to short term rentals prior to the expiration of this moratorium period.

Section 3. Effective Date; Expiration. The subject moratorium originally imposed on July 7, 2022, and extended until December 15, 2022, and then until June 24, 2023, shall continue, and shall expire on December 31, 2023, unless repealed prior to that date, or extended to a later date.

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

Section 5. *Effective Date.* This Ordinance shall be in full force and effect from and after its publication as required.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 6th DAY OF APRIL, 2023.

City of Woodland Park

Hilary LaBarre, Mayor

ATTEST:

City Clerk, Suzanne Leclercq



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: CJ Gates, Senior Planner

DATE: March 16, 2023

SUBJECT: Ordinance No. 1441, Series 2023, an Ordinance Granting a Special Use Permit with a Site Plan Review for the Purpose of Verizon to Construct and Utilize a Temporary Communication Facility in the Public/Semi-Public Lands (P/SPL) Zone. (QJ)
(Presenter, Senior Planner CJ Gates)

BACKGROUND: See attached detailed report.

RECOMMENDATION: Approve Ordinance No. 1441, Series 2023, an ordinance granting a special use permit with a site plan review for the purpose of Verizon to construct and utilize a temporary communication facility in the public/semi-public lands (P/SPL) zone.

ATTACHMENTS:

1. VW Temp Lite Site SUP CC Staff Report
2. Attachment A. Ordinance 1441 Verizon LITE SUP 2023-0217
3. Attachment B. 2023.02.09 PC Minutes - DRAFT (for signing)
4. Attachment C. Verizon Temp Lite Site - SUP Application
5. Attachment D. Applicant Redline Comment Responce Packet
6. Attachment E. Letter from Verizon March 8, 2023 re Power Delivery Issue



City Council Staff Report Public Hearing March 16, 2023

Agenda Item

Department

Presenter

9A

Planning

C.J. Gates
Senior Planner

AGENDA ITEM 9A

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



Figure 1a: Vicinity Map

BACKGROUND

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

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

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

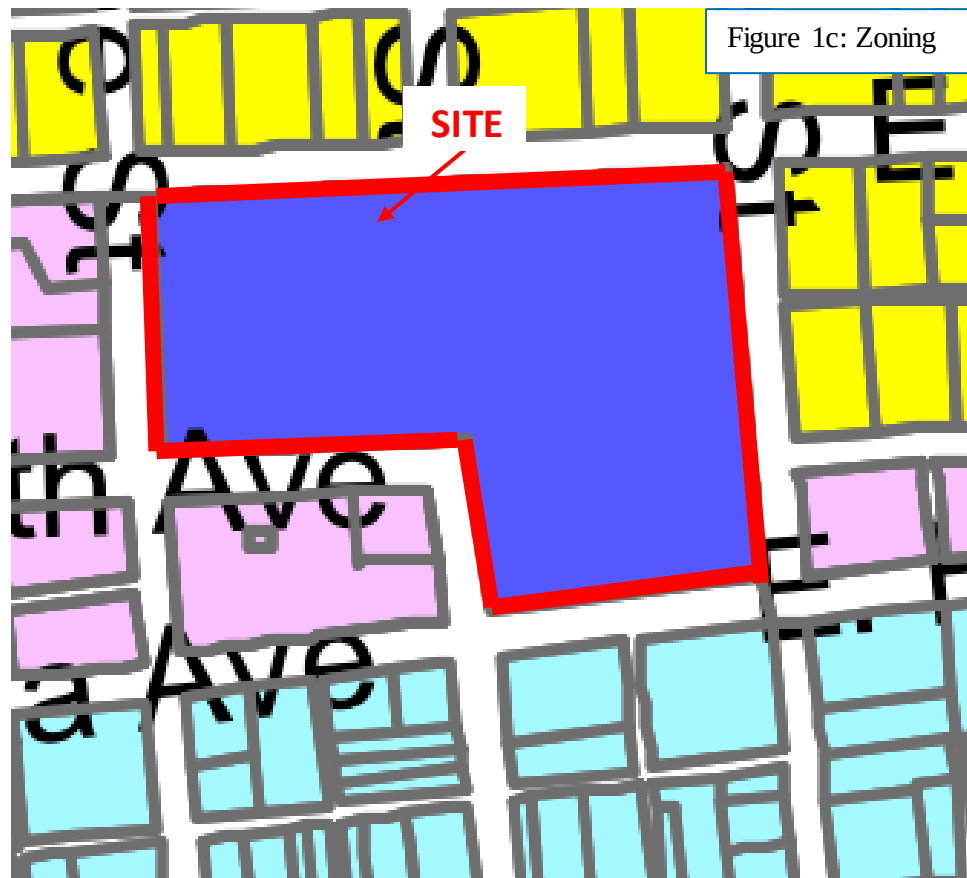


COW facilities are designed to be used for shorter temporary time periods. Verizon removed the COW in late December 2022 and has begun the process to request permits to site a permanent macro facility. The entitlement and construction process for the macro facility will take well over a year to complete.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

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

SITE AND SURROUNDING PROPERTIES

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



<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	

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

AREA AND SITE PHOTOS



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



Figure 2b: Proposed Site looking north



Figure 2c: Proposed site looking east

Proposed Site Plan

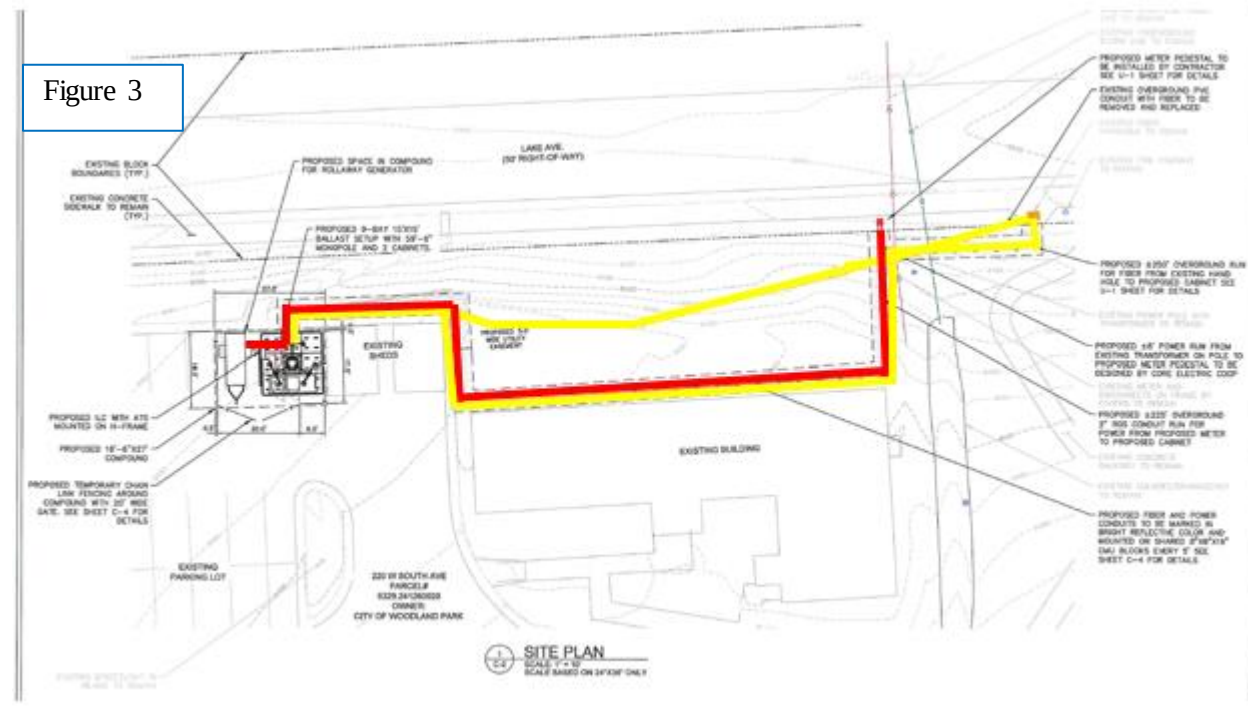


Figure 3 above is the proposed site plan which is also attached within the application. The proposed site plan identifies that the applicant is proposing the power and telecommunication fiber lines to the site be installed above ground so they lay on the ground surface. The red and yellow lines in the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

ANALYSIS OF SPECIAL USE PERMIT AND FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

Resiliency Objective 3.1: Maintain redundancy in communication systems.

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

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

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

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

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

- G. *The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.*

Complies. The proposed facility is unmanned and no impact to traffic is anticipated. Once the LITE site is installed an operational, the only traffic generated will likely be a monthly service to the facility.

- H. *The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.*

Complies. The proposed facility will be located in the parking lot for Woodland Park City Hall and will have no impact to topography, surface drainage, soil potentials, natural and manmade hazards, streams, and environmentally significant features. Due to terrain, the base of the site and associated cabinets are not a visible from Lake Ave.

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

Complies. The proposed facility does not require or involve any water supply, wastewater disposal, solid waste disposal, air quality protection methods, nor should adversely impact existing surface water drainage.

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

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

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

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

REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has not received any public comment on the proposal.

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on February 9th, 2023 (draft minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission voted unanimously to recommend City Council to approve the 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 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.

STAFF RECOMMENDATION

That the City Council move to:

Approve Ordinance No. 1441, Series 2023, an ordinance granting a special use permit with a site plan review for the purpose of Verizon to construct and utilize a temporary communication facility in the public/semi-public lands (P/SPL) zone.

ATTACHMENTS

- A. Ordinance No. 1441 Series 2023
- B. Planning Commission February 9th, 2023 Draft Minutes
- C. Applicant Application
- D. Applicant Response Packet
- E. Letter from Verizon March 8, 2023

CITY OF WOODLAND PARK ORDINANCE NO. 1441, SERIES 2023

AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH A SITE PLAN REVIEW FOR THE PURPOSE OF VERIZON TO CONSTRUCT AND UTILIZE A TEMPORARY COMMUNICATION FACILITY IN THE PUBLIC/SEMI-PUBLIC LANDS (P/SPL) ZONE

WHEREAS, the City of Woodland Park has received a request for a Special Use Permit with Site Plan Review for the purpose of constructing a 59 foot, 6 inch monopole LITE site at L1-4 B 24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) within the Public/Semi-Public Lands (P/SPL) Zone District; and

WHEREAS, an application to establish said special use has been accepted and considered pursuant to Municipal Code Chapter 18.61; and

WHEREAS, pursuant to Municipal Code Sections 18.61.020 and 18.72.060 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on February 9, 2023 and recommended approval based on evidence contained in the staff report and presented at public hearing; and

WHEREAS, City Council considered the request, the Planning Commission recommendation, the staff recommendation, and after holding a public hearing on March 16, 2023, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting a Special Use Permit; and

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

Section 1. Approval. The Special Use Permit for a temporary communication facility is hereby approved subject to the following conditions:

1. An agreement for the 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. Easements must be finalized and located in compliance with City specifications and are subject to City approval.
6. The facility must not be powered by a 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, the special use permit will 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.

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

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS 16th DAY OF MARCH, 2023.

The Honorable Mayor Hilary LaBarre

ATTEST: _____
City Clerk Suzanne Leclercq

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

Lee Brown, Vice-Chair

Planning Application Entry Form

[Print Record](#)[Go To Development Fees Receipt Form](#)

ID

Permit Number 202212309

Project # EXT/Case # SUP2022-01

Public Hearing Required ☒

Date Received 12/5/2022

Date Routed 12/5/2022

Date Initial Permit Approved

*Date Permit Paid

Open Permit Comments

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

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

Project Type SUP

Project Type Number Special Use Permit

Project Classification 23

Non-Profit, Residential or Commercial Commercial

NOTE: Above Field required only for SInS and TUPs

Project Name Verizon Temp Lite Site

Site Address Number 220

Site Address Name W. South Ave.

Lot Number 1-4

Block Number 24

Subdivision 1/2 Lake Add Vac Alle

Filing #

Applicant Business Name Verizon Wireless

App First Name Kelly

App Last Name Harrison

App Phone Number 303-748-0599

PO Box

Mailing Address Street # 10000

Mailing Address Street Name Park Meadows Dr, St

City Lone Tree

State CO

Zip Code 80124

Owner First Name City of Woodland Par

Owner Last Name

Zone Class P/SPL

Applicant Project Value \$0.00

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

Senior Planner



2022 GENERAL APPLICATION

(Revised 1/1/2022)

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

received
12/5/2022

Type of Application (Check one or more as applicable)

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

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

5. Project Information

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

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

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact Matt Fleck
- ii. Firm Name Kimley-Horn
- iii. Physical Address 4582 South Ulster Street Suite 1500 Denver, CO 80237
- iv. Mailing Address 4582 South Ulster Street Suite 1500 Denver, CO 80237
- v. E-mail Address Matt.Fleck@kimley-horn.com
- vi. Phone Numbers: Business 720-647-6159 Mobile 303-902-5041

b. Engineer

- i. Project Contact VZW RF Engineer: Joe Davis
- ii. Firm Name Verizon Wireless
- iii. Physical Address 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
- iv. Mailing Address 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
- v. E-mail Address joseph.davis3@verizonwireless.com
- vi. Phone Numbers: Business 913-522-6807 Mobile 913-522-6807

c. Planner

- i. Project Contact Site Acquisition/Zoning: Kelly Harrison, Kappa Consulting
- ii. Firm Name Kappa Consulting
- iii. Physical Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
- iv. Mailing Address VZW: 10000 Park Meadows Dr, Suite 300, Lone Tree CO 80124
- v. E-mail Address kharrison@ymail.com
- vi. Phone Numbers: Business 303-748-0599 Mobile 303-748-0599

d. Surveyor

- i. Project Contact Please see Matt Fleck, Kimley-Horn above.
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

e. Other (specify role) N/A

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

6. Submittal Requirements

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

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

7. Applicable Code Sections

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

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

8. Certification of Ownership

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



Owner _____ Date _____



Owner _____ Date _____

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

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



Applicant Kelly Harrison _____ Date 12/5/22 _____

City Use Only

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

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

Special Use Permit – 18.61.040 Standards

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

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

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

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

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

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

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

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

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

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

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

AGREEMENT

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

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

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

2. The term of this Agreement shall be for a period of one (1) year and shall be effective on the first (1st) day of the month in which this Agreement is executed by all parties. This Agreement will renew automatically thereafter on an annual basis unless Licensee provides written notice of cancellation to Licensor (i) at least 90 days prior to the annual anniversary of the effective date of this Agreement, or (ii) of completion of construction and commencement of commercial operations at a different site to be determined.
3. The Licensee shall pay to the Licensor an annual fee of \$4,920.00 to be paid in equal monthly installments on the first day of each month to Licensor or to such other person, firm or place as the Licensor may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date.
4. Licensee reserves the right to terminate this Agreement for any or no reason on thirty (30) days written notice to Licensor. Upon such termination, Licensee will remove all of its equipment and improvements and restore the Property to its original condition, within thirty (30) days of termination.
5. To the extent permissible by law, Licensor and Licensee shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of

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

6. This Agreement may be sold, assigned or transferred by Licensee to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization, without the consent of the Licensors. As to any other parties, any sale, assignment or transfer must be with the written consent of the Licensors, which consent will not be unreasonably withheld.
7. Licensee agrees to pay Licensors penalties for any violations of this Agreement or of the Woodland Park Municipal Code or any other laws or regulations, including but not limited to operating without the appropriate permits and approvals. Penalty fees shall be paid in the amount of One Hundred Dollars (\$100.00) per day the violation occurs and persists.

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

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

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

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

LICENSOR: City of Woodlandn Park

By: _____
Name:
Its:
Date:

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

By: _____
Name:
Its:
Date:

Exhibit A
Description



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

July 28, 2022

Via email to Marissa.Murray@verizonwireless.com

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

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

Dear Ms. Murray:

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

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

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

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

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



CERTIFICATE OF LIABILITY INSURANCE

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

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

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

PRODUCER Aon Risk Services Northeast, Inc. New York NY Office One Liberty Plaza 165 Broadway, Suite 3201 New York NY 10006 USA		CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:	
INSURED Verizon Wireless, LLC 1095 Avenue of the Americas New York NY 10036 USA		INSURER(S) AFFORDING COVERAGE INSURER A: Liberty Mutual Fire Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 23035	

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

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

Limits shown are as requested

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

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

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

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

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

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

Holder Identifier :

Certificate No : 570094845285



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 R0021970

Parcel Id 6329.241260020

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

Actual \$749,989

Assessed \$217,500

Tax Dist 63

Acct Type Exempt

School Dist RE-2

Acres 5.6600

Map No. 3029-24

Owner Name CITY OF WOODLAND PARK

Mailing Address PO BOX 9007
WOODLAND PARK, CO 80866

Physical Address 200 W SOUTH AVE

Area LAKE ADD

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

Brief Legal Description is not intended for use on legal documents

[Show Map](#)

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

Zoning P/SPL

Land Information (provided by Assessor)

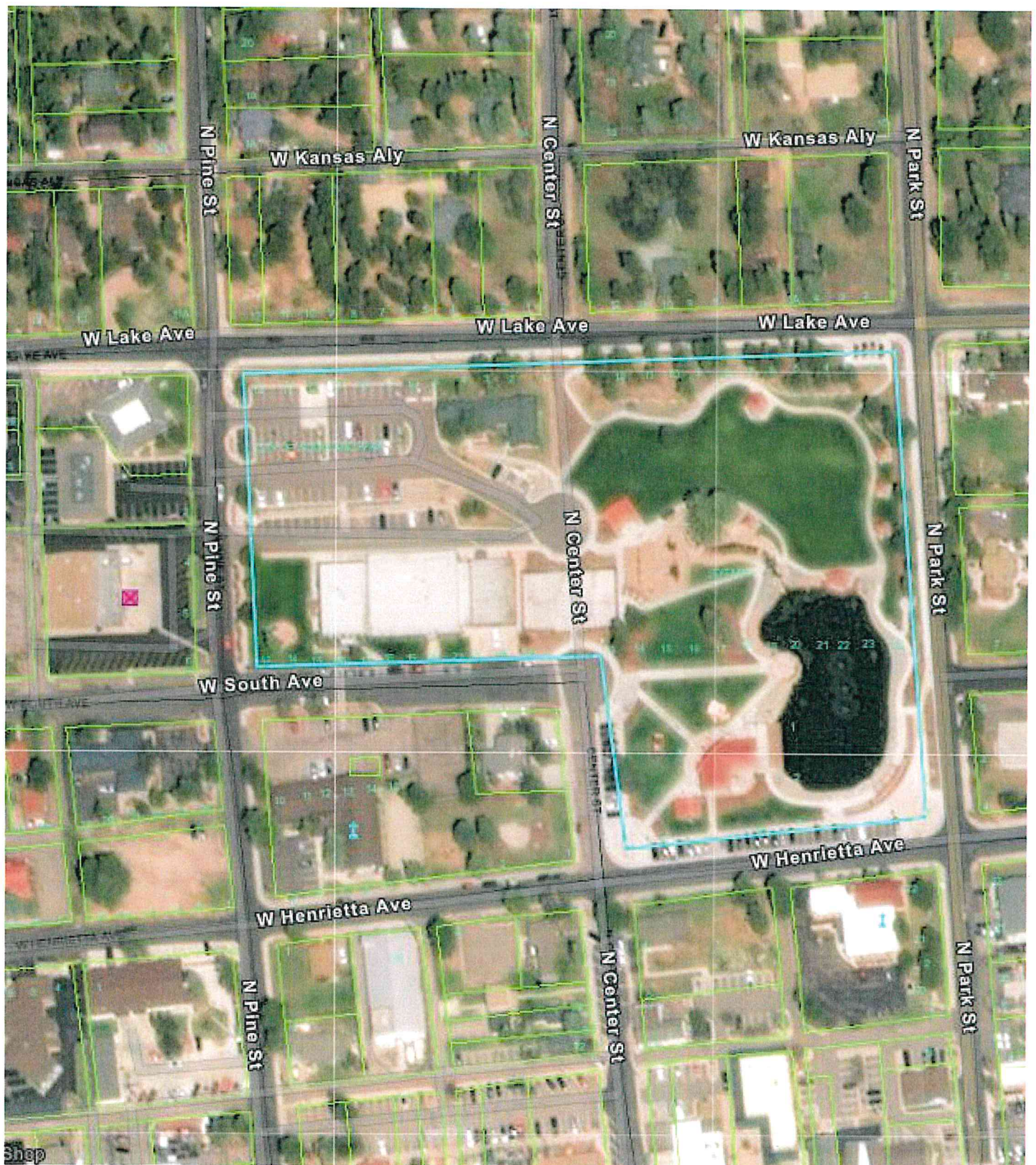
Land Type Abst Code Acres

Exempt 9149 5.6600

TOTAL 5.6600

Building Information (provided by Assessor)

No
Parcel
Picture
Found





WOODLAND PARK COW 2
VZW TEMP LITE SITE
CONSTRUCTION DRAWINGS

SITE ADDRESS

COORDINATES

321 PINE ST
WOODLAND PARK, CO 80863

38.99671° N
105.05518° W

PROJECT TEAM



KIMLEY HORN 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

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

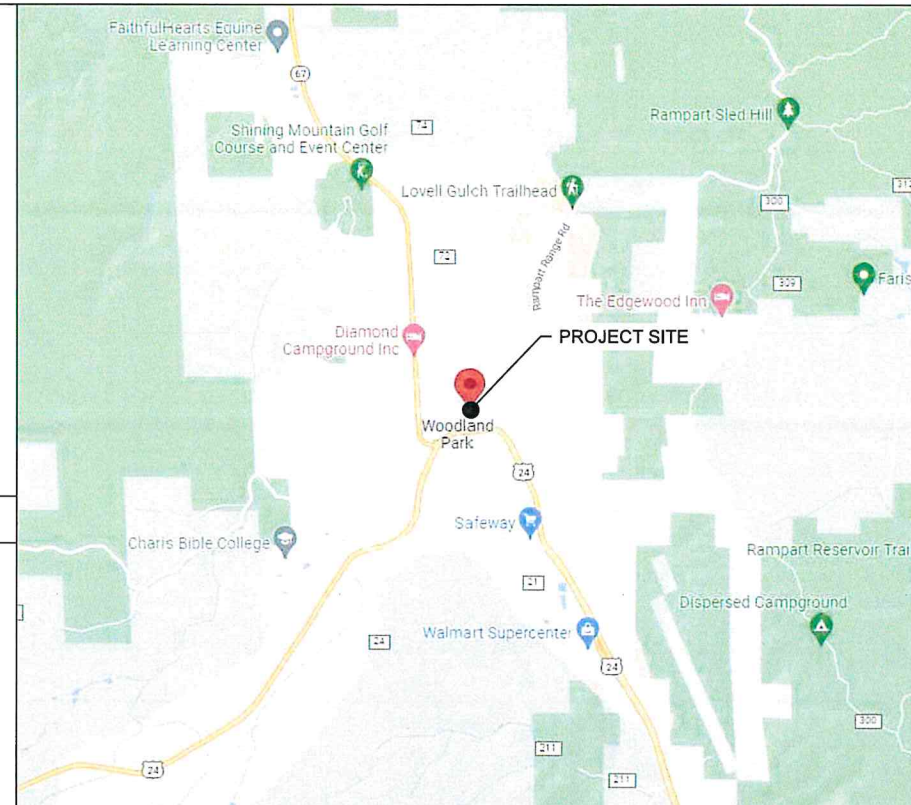
VERIZON RF ENGINEER:
JOSEPH DAVIS
JOSEPH.DAVIS3@VERIZONWIRELESS.COM

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

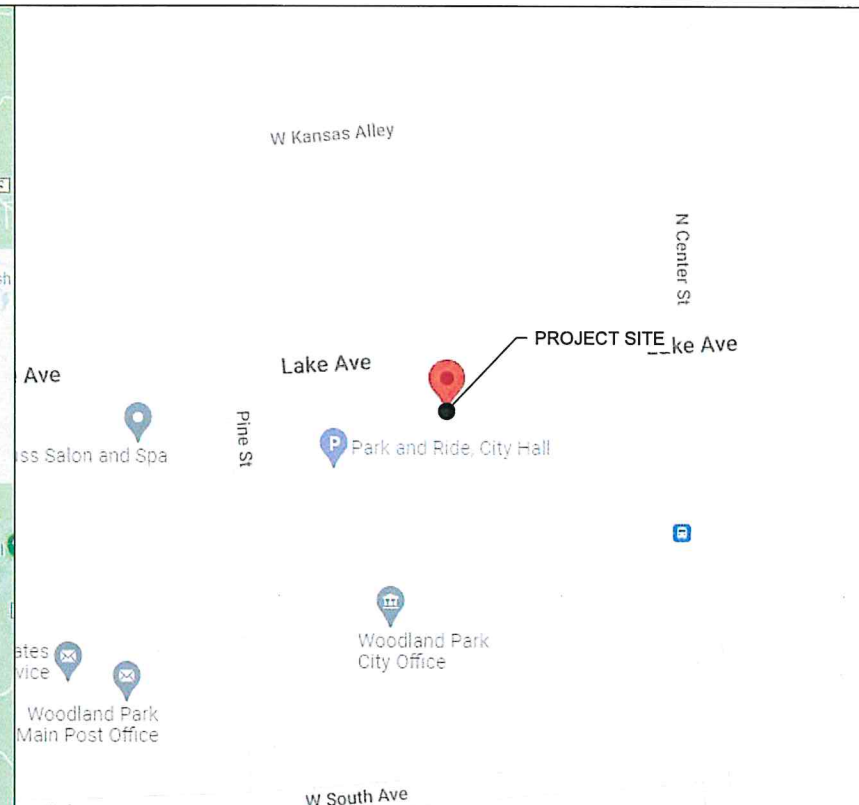
SITE ACQ. AGENT - FOR VZW
KAPPA CONSULTING LLC
KELLY HARRISON
KHARRISON@YMAIL.COM

PROJECT INFORMATION

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



REGIONAL MAP



VICINITY MAP

SHEET INDEX

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

CODE ANALYSIS

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

PROJECT SUMMARY

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

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

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

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

COLOR STANDARDS

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

DRIVING DIRECTIONS

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



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

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

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR
CONTRACTOR: (CONSTRUCTION)
OWNER – VERIZON
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND VERIZON PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

22. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
23. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
24. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
25. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION.
26. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
27. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
28. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
29. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
30. ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
31. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION. APPROXIMATELY 2 TIMES PER MONTH.
32. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED. OR WHERE CODES OR REGULATIONS TAKE PRECEDENCE.
33. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
34. ALL EQUIPMENT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THE FINAL LOCATION ARE TO BE APPROVED BY CONSTRUCTION MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND CLEARANCE REQUIRED BY OTHERS RELATED TO SAID EQUIPMENT.
35. ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES,REGULATIONS AND LAWFUL ORDERS OF GOVERNING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
36. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CONSTRUCTION MANAGER.
37. PHOTOS SHALL BE TAKEN OF THE SITE AT THE REQUEST OF THE CONSTRUCTION MANAGER. ALL WORK TO BE BURIED OR HIDDEN MUST BE PHOTO GRAPHED AND INSPECTED BY THE CONSTRUCTION MANAGER PRIOR TO BACKFILLING ETC. UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER.

STRUCTURAL STEEL NOTES:

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

CODES:

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

COAXIAL CABLE NOTES:

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

GENERAL CABLE & EQUIPMENT NOTES:

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

RF CONNECTOR REQUIREMENTS:

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

ABBREVIATIONS LIST:

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



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

PLANS PREPARED BY:

Kimley»Horn

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

REV: DATE: DESCRIPTION: BY:

C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

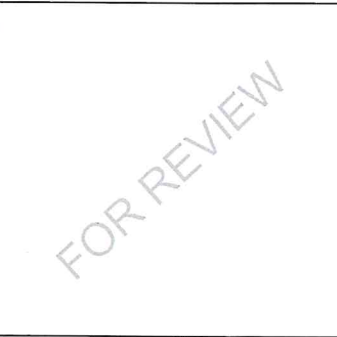
MAK

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

GENERAL
NOTES I

SHEET NUMBER:

N-1

DEMOLITION:

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

GROUNDING NOTES:

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

RACEWAY NOTES:

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

HOLES, SLEEVES AND OPENINGS:

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

CONDUCTOR NOTES:

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

HANGERS AND SUPPORT:

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

HANGERS AND SUPPORT (CONTINUED):

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



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

PLANS PREPARED BY:

Kimley»Horn

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

REV: DATE: DESCRIPTION: BY:

C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

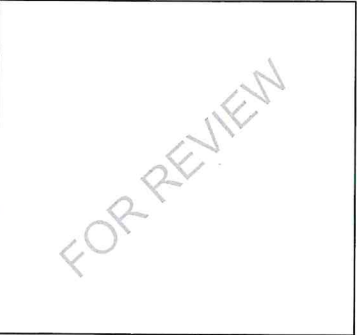
MAK

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

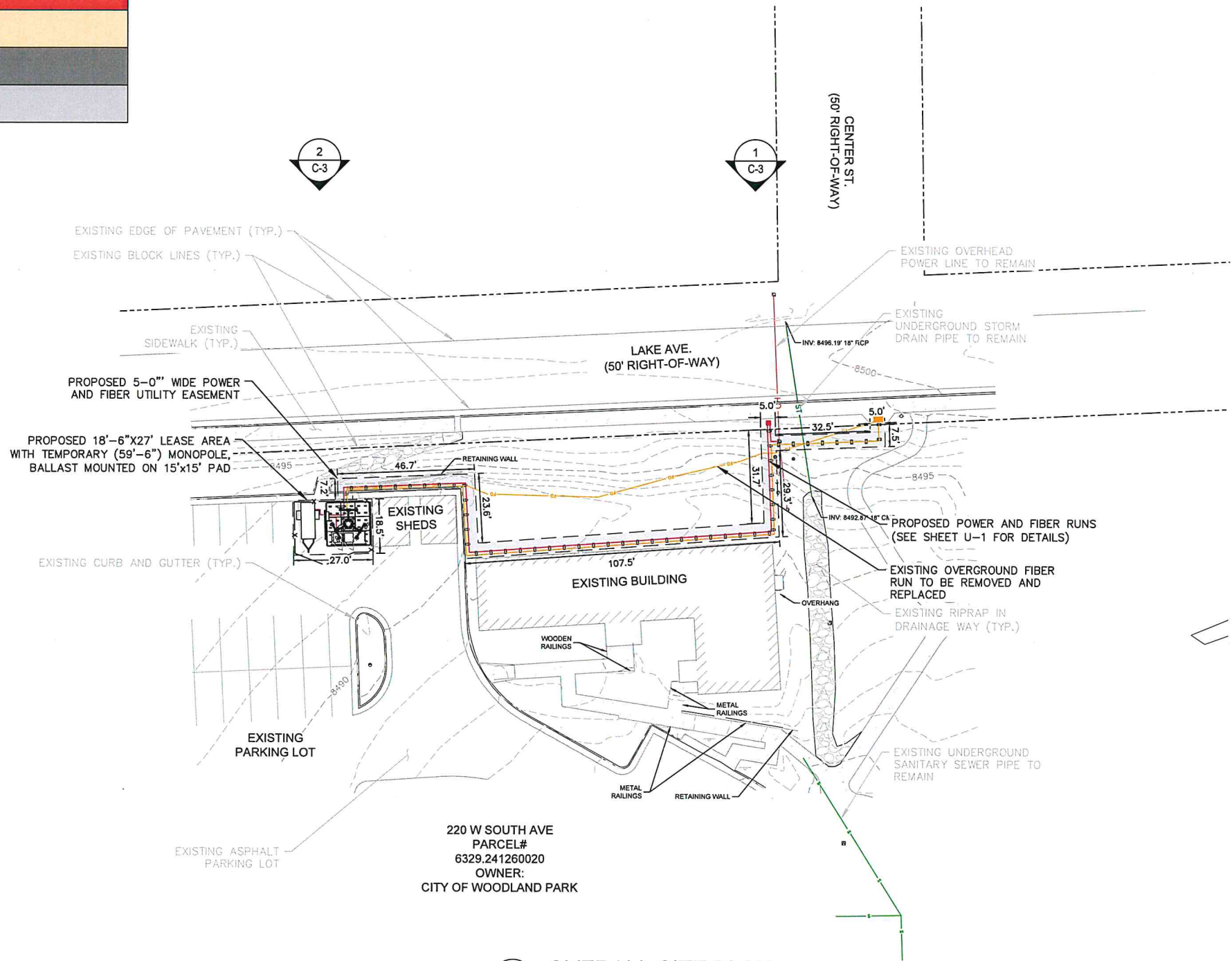
GENERAL
NOTES II

SHEET NUMBER:

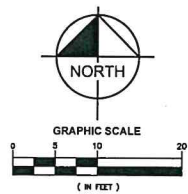
N-2

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

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



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



verizon

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

PLANS PREPARED BY:

Kimley»Horn

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

REV: DATE: DESCRIPTION: BY:

C 10/10/22	WOODLAND PARK LITE CD	MAK	
B 09/29/22	WOODLAND PARK LITE CD	BAB	
A 09/27/22	WOODLAND PARK LITE CD	MAK	

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

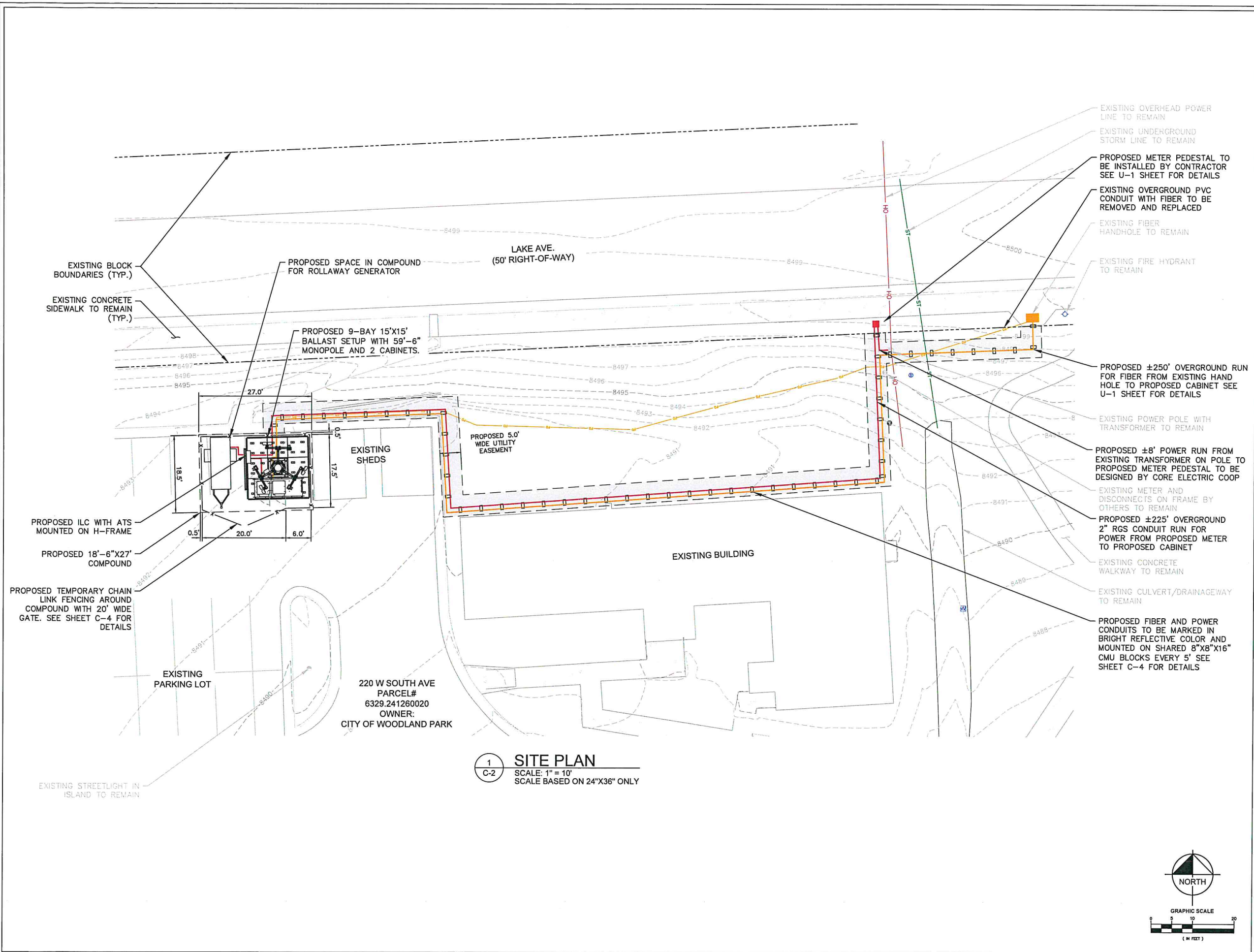
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1



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



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 10/10/22	WOODLAND PARK LITE CD	MAK	
B 09/29/22	WOODLAND PARK LITE CD	BAB	
A 09/27/22	WOODLAND PARK LITE CD	MAK	

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-2

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

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

PROPOSED RAYCAP 6627
MOUNTED TO STANDOFF ARM

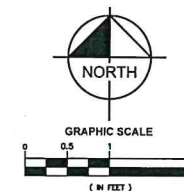
PROPOSED ERICSSON 8843 AND 4449
RADIOS MOUNTED TO PIPE MOUNT
(TYP. PER SECTOR)

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

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

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

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



verizon

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

PLANS PREPARED BY:

Kimley»Horn

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

REV: DATE: DESCRIPTION: BY:

C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

C-3



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:

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

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

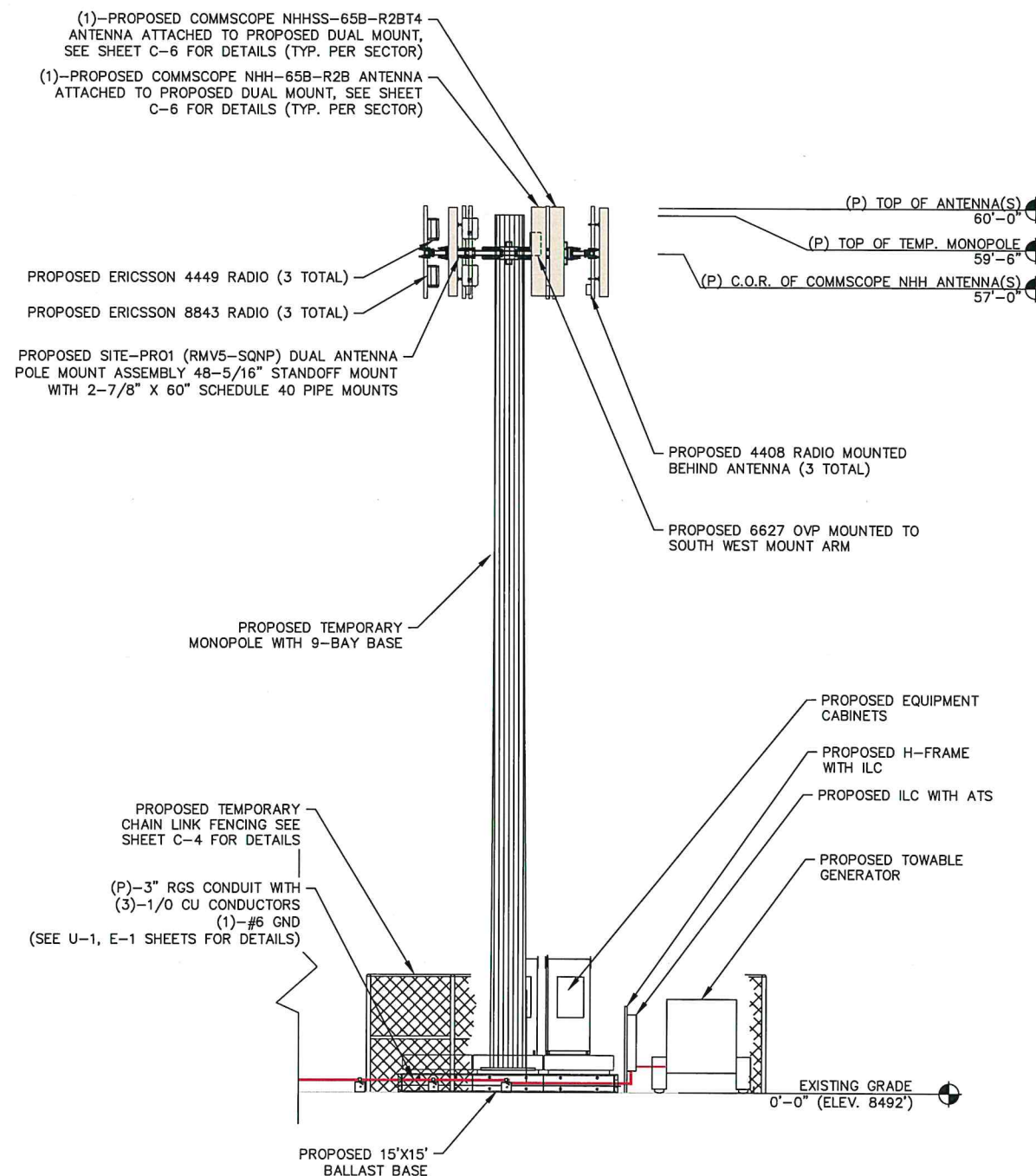
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

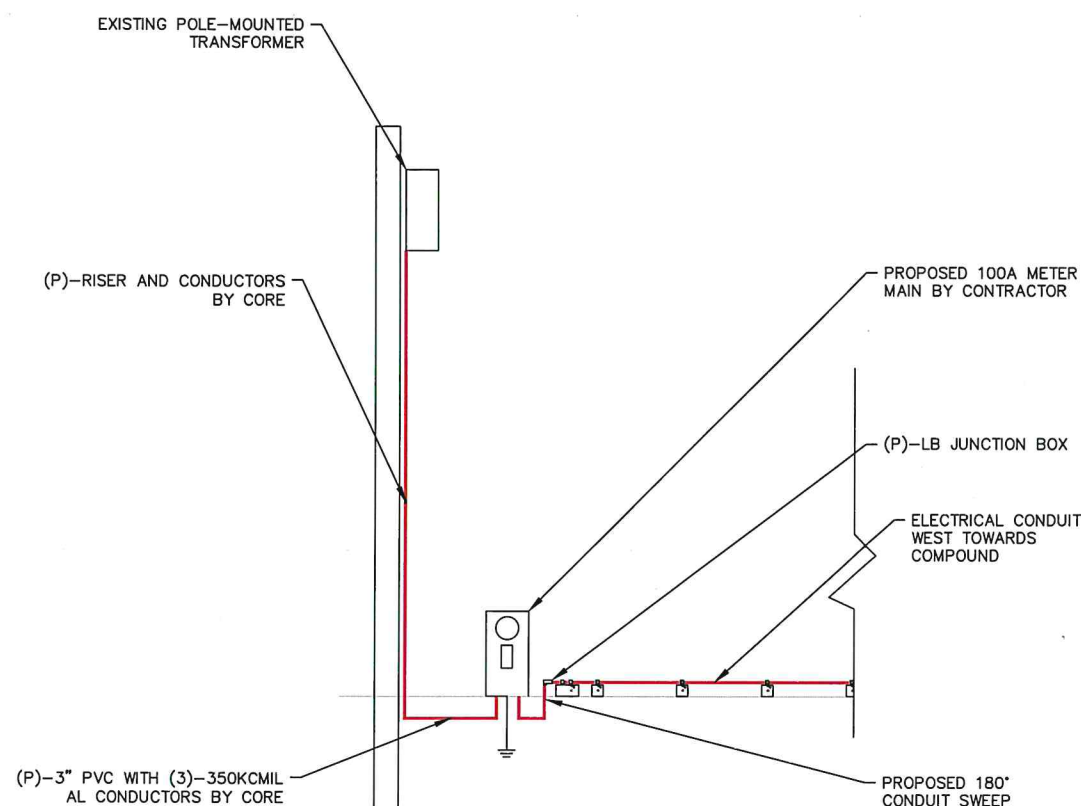
PROPOSED
ELEVATION PLAN

SHEET NUMBER:

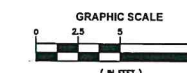
C-4



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

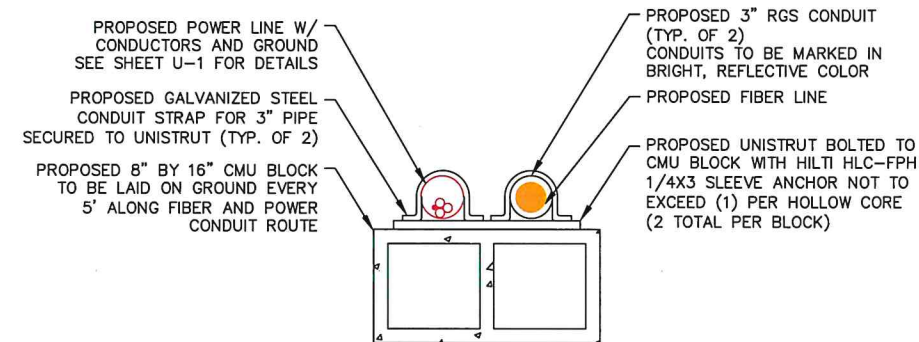


1
C-4
PROPOSED NORTH ELECTRICAL CONNECT ELEVATION
N.T.S.
SCALE BASED ON 24"X36" ONLY



verizon

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



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

WORK ZONE SAFETY SERIES

6' X 10' INLINE CHAIN LINK FENCE PANEL
Our classic fence panel has been the industry quality standard for perimeter fencing for over 40 years.

USED BY EXPERTS
Strong, resilient, and durable enough to control large crowds.

PERFECTLY CRAFTED
16 gauge steel for maximum strength and for long-term weather resistance and durability.

FENCE GATE
Built to the highest standards and guaranteed to meet your needs and demands, the Versa Protection Gate is a long-term investment at short-term prices.

SPECIFICATIONS
SKU TP7610S
Length 10'
Height 6'
Weight 45 lbs
Main Frame 1 3/8" OD 16-gauge tube
Wire 2-3/8" 12.5 gauge chain link wire
Feet 33" x 18", 1pc 16-gauge tube
Finish Galvanized

ACCESSORIES (OPTIONAL)
OSHA Safety Signs
Perfect for providing caution to personnel and pedestrians.
Fence Screen
Suited for any construction site or area requiring details blockage.
"BigFoot"
Sandbag replicator designed to be used as ballast weight.
Fence Panel Connector
Clamp with bolt to connect your temporary fence panels together.

BASE TYPES

ADVERTISING & MONETIZE
Photo-quality custom made fence screen for signage and advertising.

SONCO PERIMETER SECURITY
888-776-2615 | 888-776-2616
240-487-2409
sales@soncostore.com
www.soncostore.com

Sonco Worldwide, Inc. | 6500 Ammendale Rd., Beltsville, MD 20705 — Other locations: CA, TX, IL, IN, RI, PA, DE, FL, NC

WORK ZONE SAFETY SERIES

VERSA VEHICLE GATE KIT
Quickly and easily make any fence panel a man or vehicle gate.

SPECIFICATIONS
SKU #WVK
Weight 10 lbs
Finish Galvanized

ACCESSORIES (OPTIONAL)
Save on OSHA Safety Signs by foregoing customization and ordering fence wraps already in-stock. Upgraded safety without personalization still minimizes your liability.
OSHA Safety Signs Stock Options

Custom OSHA Safety Signs

Heavy-duty and galvanized Latch included

Heavy-duty and galvanized Hinges included

Wheel with 1-3/8" - 1-7/8" outside diameter pipe gate frames

Intuitively designed, the versa vehicle gate kits allow you to create a gate out of any existing Fence Panel. Simply set the gate inside, tighten, and enjoy!

SONCO PERIMETER SECURITY
888-776-2615 | 888-776-2616
240-487-2409
sales@soncostore.com
www.soncostore.com

Sonco Worldwide, Inc. | 6500 Ammendale Rd., Beltsville, MD 20705 — Other locations: CA, TX, IL, IN, RI, PA, DE, FL, NC

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

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

PLANS PREPARED BY:
Kimley»Horn

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

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

DRAWN BY: MAK
CHECKED BY: MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

EQUIPMENT ROOM
PLAN

SHEET NUMBER:

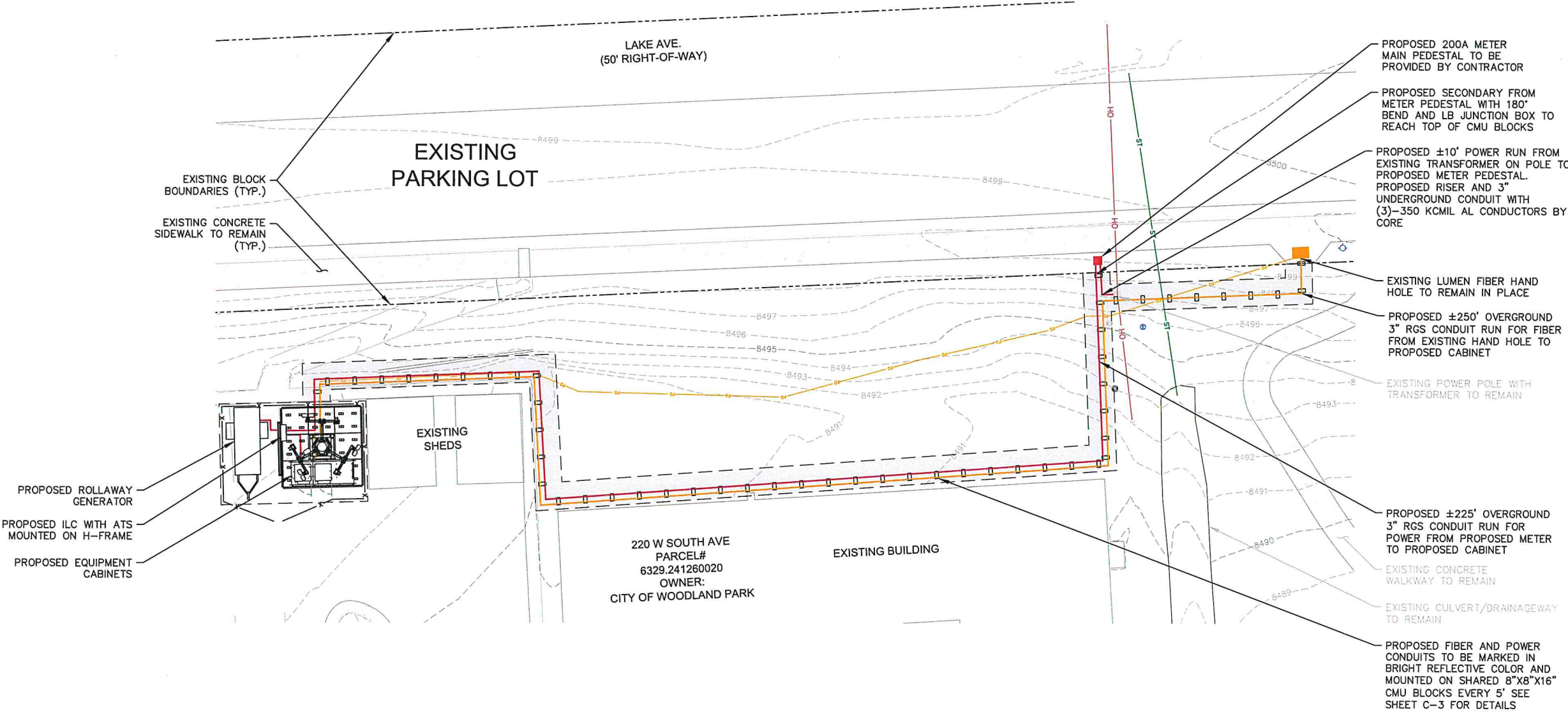
C-5



Know what's below.
Call before you dig.

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

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



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

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

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

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

DRAWN BY: **MAK** CHECKED BY: **MFF**

KHA PROJECT NUMBER:
196015042

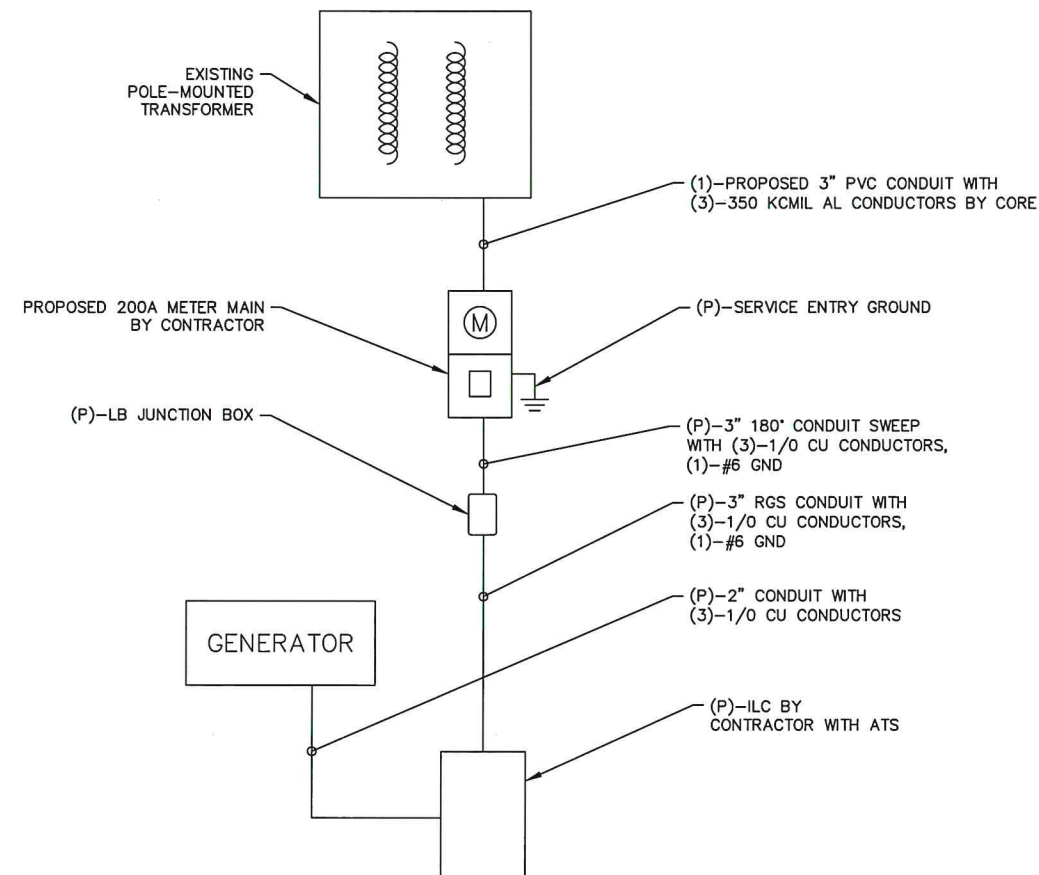
ENGINEER SEAL:

FOR REVIEW

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

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
U-1



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

verizon

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

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

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

DRAWN BY: MAK
CHECKED BY: MFF

KHA PROJECT NUMBER:
196015042

ENGINEER SEAL:

FOR REVIEW

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

SHEET TITLE:
**ELECTRICAL
ONE-LINE**

SHEET NUMBER:
E-1

**8350 East Crescent Parkway
Suite 200
Greenwood Village, CO 80111**

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

January 13, 2023

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

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

Dear Ms. Schminke:

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

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

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

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

Sincerely,

/s **Laura Alms**

Laura Alms

verizon✓

KAPPA CONSULTING, LLC

January 13, 2023

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

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

Dear Mr. Gates,

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

Comment No. 1

Page 6 - Please detail the estimated date V.W. believes the temporary facility will be removed from site.
Cgates

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

Comment No. 2

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

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

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

Comment No. 3

Page 7 - This area needs to include the temp power easement specified for the fiber and utility drop for the lease rate calculations. Cgates

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

Comment No. 4

Page 8 - Per resolution 696, this rate is defined by lease area, and is a daily rate per 10 square feet. Using an area of 1783 (shown in the drawings), a rate of \$0.54 (2023 rate) per 10sf per day, this equates to \$96.28 per day & \$35,142.20 per year based the area shown on the plan set provided. Cgates

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

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

Easements are not calculated as lease area.

Comment No. 5

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

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

Comment No. 6

Page 13 - This policy appears to expire before the end of the SUP. A condition of approval would need to be that the City can Reject said SUP if an active policy is not received and approved prior to the 6/30/23 deadline. Cgates

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

Comment No. 7

Sheet C-1 - The above ground proposal does not comply with City code. Per ordinance 1308, Series 2017, 5.2.11 Depth: "Telecommunications service lines are allowed to be initially surface-laid on a temporary basis, not to exceed (3) months, weather permitting. Any Entity burying an individual telecommunication service line at a depth less than thirty inches (30") shall be responsible for all damage to the service line due solely or in part to its burial depth being less than thirty inches (30") regardless of whether the Entity locates such service line pursuant to state law" Cgates

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

Comment No. 8

Sheet C-1 - Per 12/12/2022 virtual meeting with Verizon and CORE, the City proposed a solution for CORE to run permanent power to the LITE site for future use as a charging station under the City/CORE franchise agreement, and CORE could lease the temporary power drop and conduit service for fiber to Verizon. This would eliminate the need for an above ground service run and easement. It would incumbent on Verizon and CORE to coordinate the agreement and schedule, based on CORE's proposed install time frames. Bschrmitt

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

Comment No. 9

Sheet C-1 - Proposed easement is not designed in compliance with City Code: Per CWPMC 17.40.170 "Where required, easements for all utilities other than public sewer and water lines shall be a minimum of

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

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

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

If additional entitlement processes are required, please advise.

Comment No. 10

Sheet C-4 - Provide information regarding color of tower and equipment Cgates

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

Comment No. 11

Sheet U-1 - Utilities Stamp Ksimpkins

Verizon's Response: No Verizon action required.

Comment No. 12

Sheet U-1 - Utilities Stamp Ksimpkins

Verizon's Response: No Verizon action required.



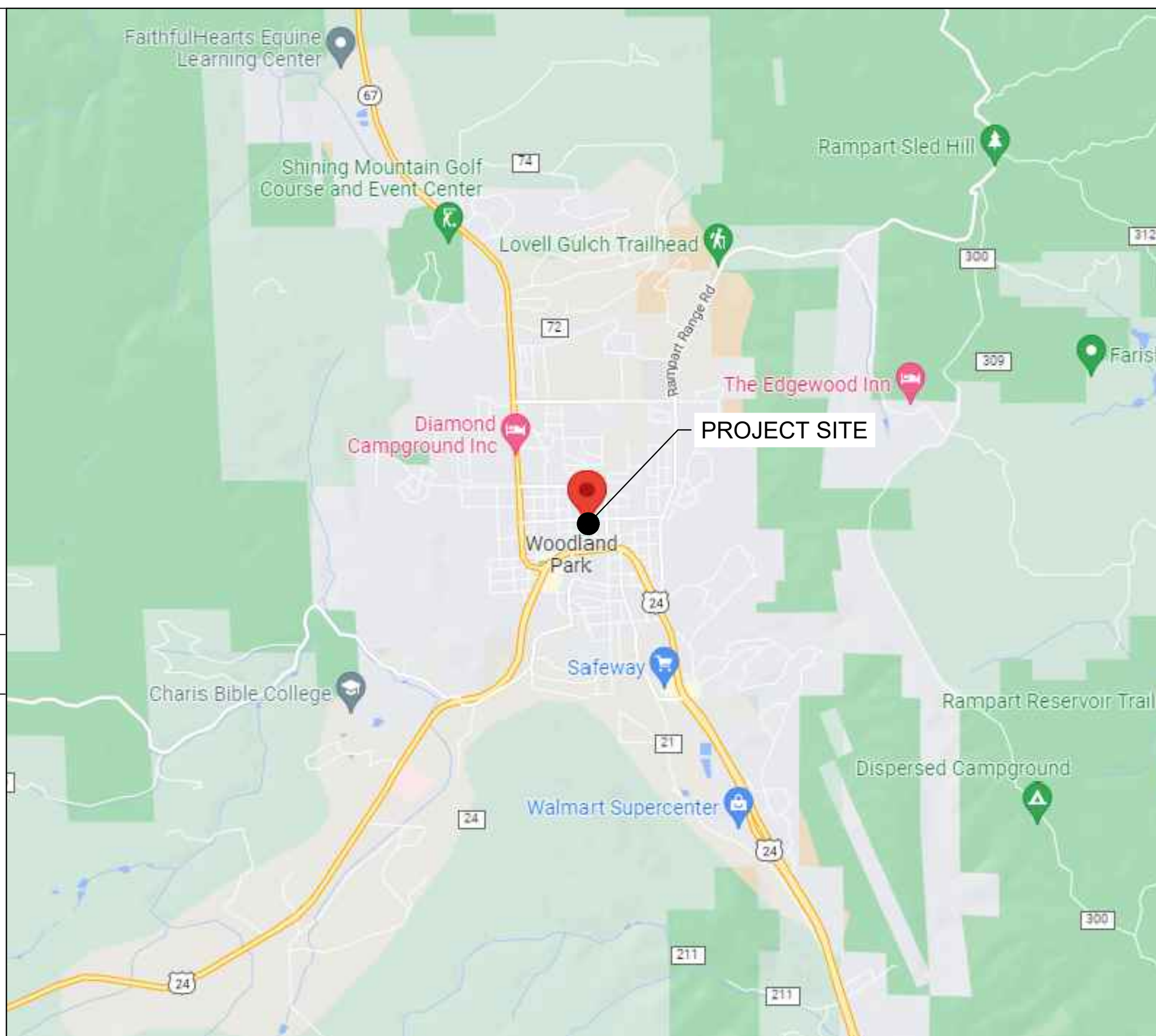
VERIZON CONSTRUCTION:
CONSTRUCTION ENGINEER
ANDREW COLE
ANDREW.COLE@VERIZONWIRELESS.COM

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

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

PROJECT INFORMATION

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



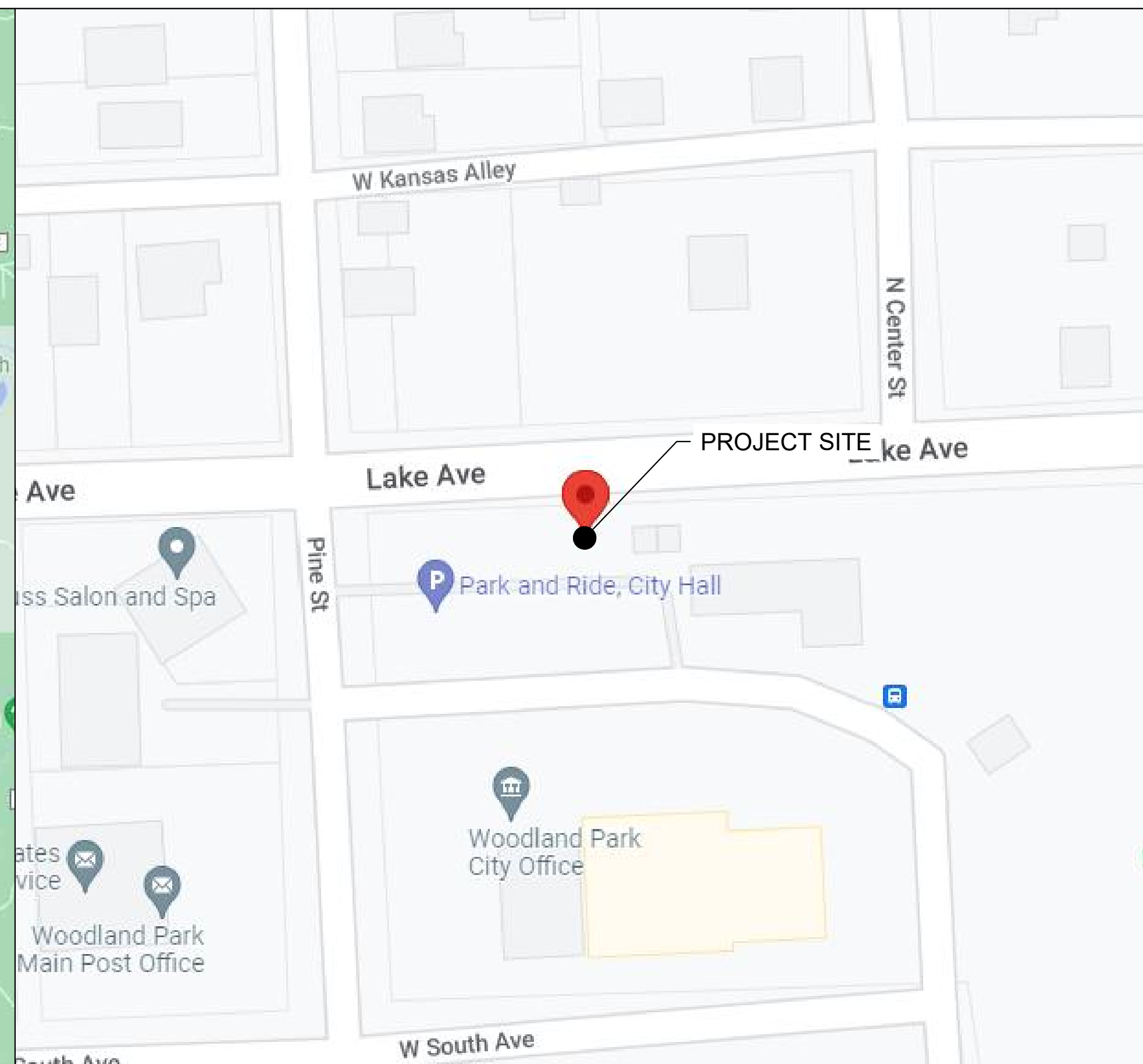
REGIONAL MAP

SHEET INDEX

[illegible]

CODE ANALYSIS

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



VICINITY MAP

PROJECT SUMMARY

TO BE REMOVED:

- EXISTING C.O.W. EQUIPMENT

TO BE INSTALLED:

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

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

COLOR STANDARDS

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

DRIVING DIRECTIONS

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



PLANS PREPARED BY:

Kimley»Horn

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

REV: _____ DATE: _____ DESCRIPTION: _____ BY: _____

C	10/10/22	WOODLAND PARK LITE CD	MA
B	09/29/22	WOODLAND PARK LITE CD	BA
A	09/27/22	WOODLAND PARK LITE CD	MA

DRAWN BY: _____ CHECKED BY: _____

MAK

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR
CONTRACTOR: (CONSTRUCTION)
OWNER – VERIZON
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND VERIZON PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

22. THE AREAS OF THE OWNER’S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
23. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
24. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
25. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION.
26. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
27. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
28. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
29. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
30. ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER’S INSTRUCTIONS AND RECOMMENDATIONS.
31. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION. APPROXIMATELY 2 TIMES PER MONTH.
32. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED. OR WHERE CODES OR REGULATIONS TAKE PRECEDENCE.
33. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
34. ALL EQUIPMENT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THE FINAL LOCATION ARE TO BE APPROVED BY CONSTRUCTION MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND CLEARANCE REQUIRED BY OTHERS RELATED TO SAID EQUIPMENT.
35. ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES,REGULATIONS AND LAWFUL ORDERS OF GOVERNING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
36. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS–BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CONSTRUCTION MANAGER.
37. PHOTOS SHALL BE TAKEN OF THE SITE AT THE REQUEST OF THE CONSTRUCTION MANAGER. ALL WORK TO BE BURIED OR HIDDEN MUST BE PHOTO GRAPHED AND INSPECTED BY THE CONSTRUCTION MANAGER PRIOR TO BACKFILLING ETC. UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER.

STRUCTURAL STEEL NOTES:

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

CODES:

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

COAXIAL CABLE NOTES:

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

GENERAL CABLE & EQUIPMENT NOTES:

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

RF CONNECTOR REQUIREMENTS:

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

ABBREVIATIONS LIST:

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



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: == CHECKED BY: ==

MAK

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

GENERAL
NOTES I

SHEET NUMBER:

N-1

DEMOLITION:

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

GROUNDING NOTES:

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

RACEWAY NOTES:

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

HOLES, SLEEVES AND OPENINGS:

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

CONDUCTOR NOTES:

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

HANGERS AND SUPPORT:

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

HANGERS AND SUPPORT (CONTINUED):

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



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: == CHECKED BY: ==

MAK

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

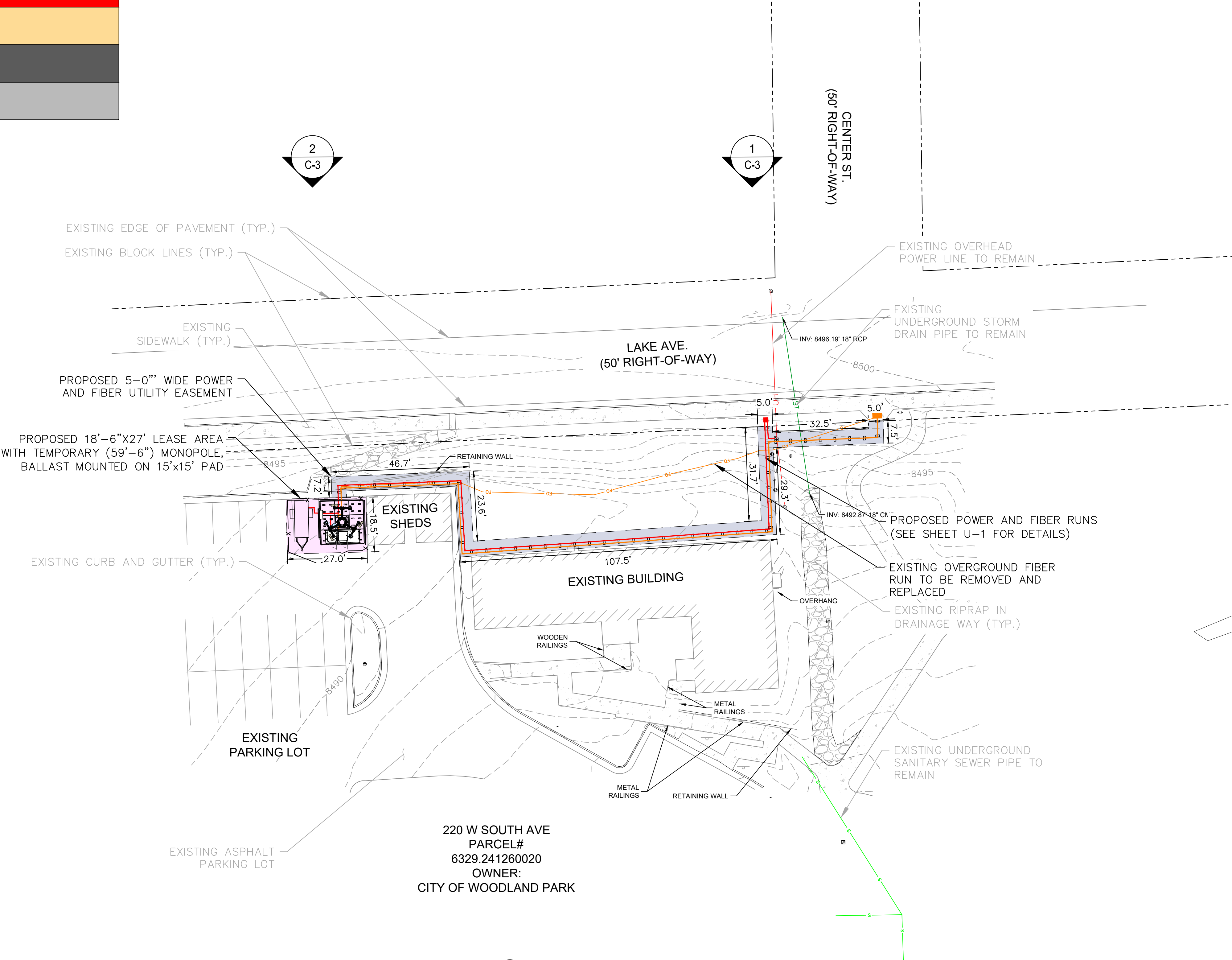
GENERAL
NOTES II

SHEET NUMBER:

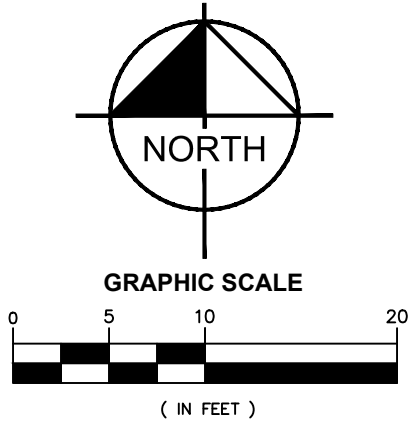
N-2

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

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



1
C-1
OVERALL SITE PLAN
SCALE: 1" = 20'
SCALE BASED ON 24"x36" ONLY



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1



Know what's below.
Call before you dig.



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

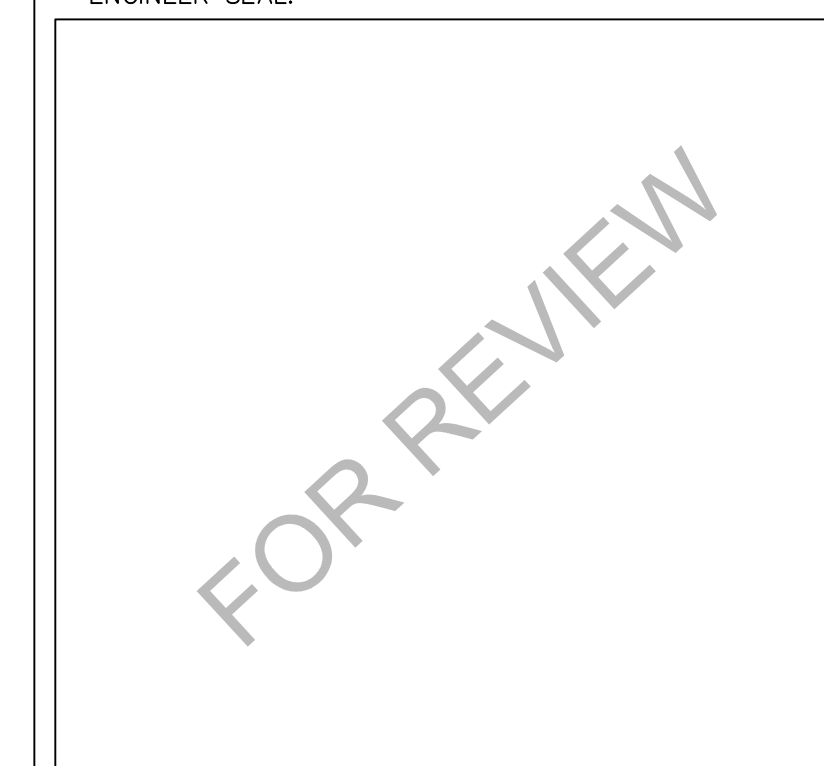
DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

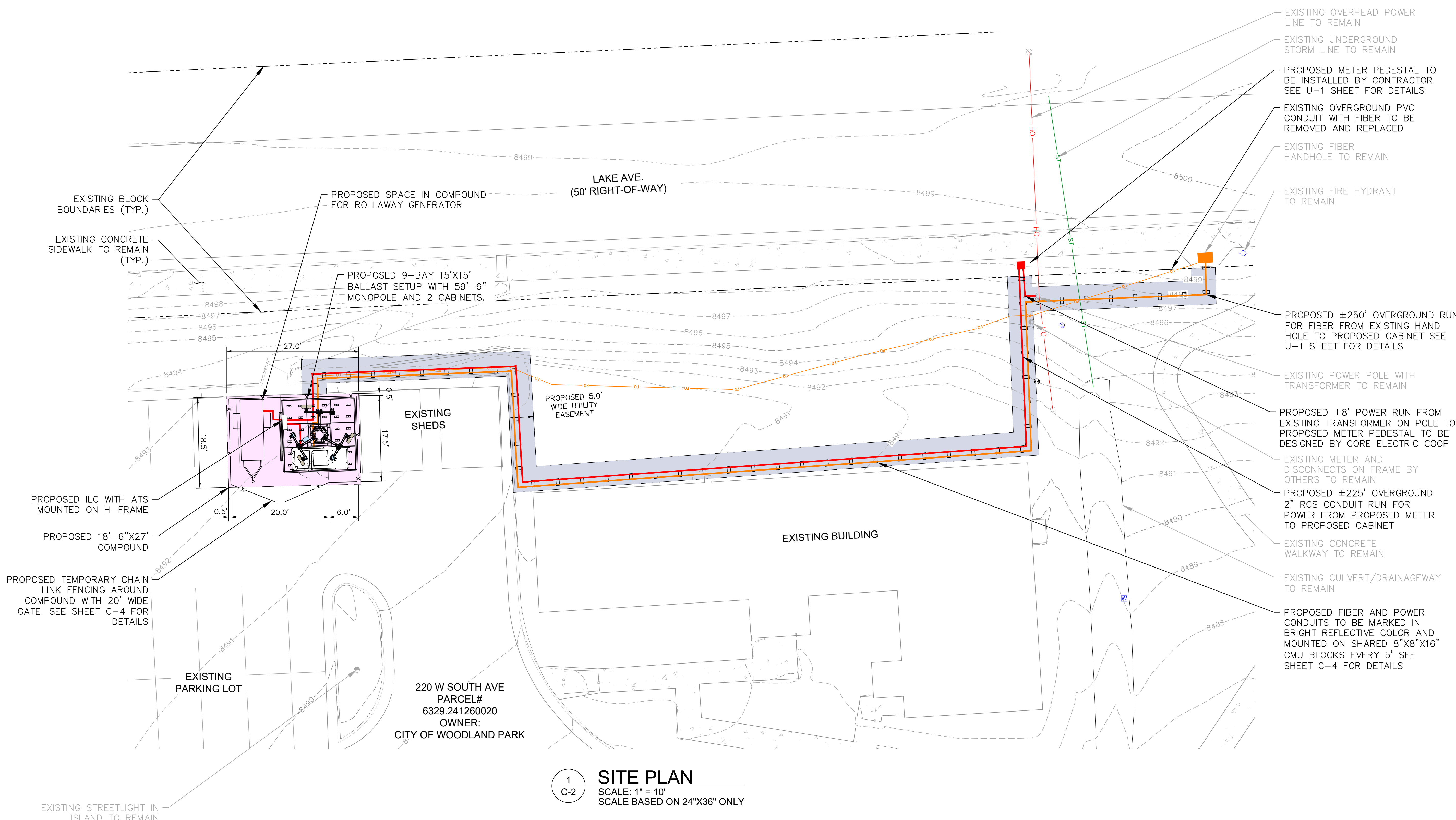
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

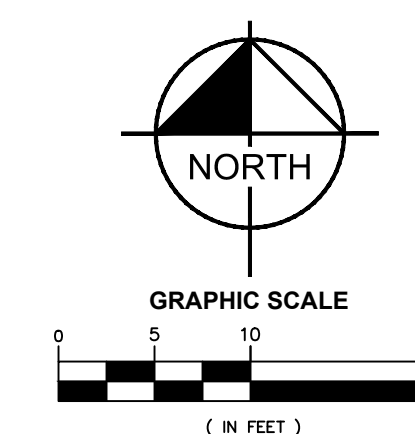
SITE PLAN

SHEET NUMBER:

C-2



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



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

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

PROPOSED RAYCAP 6627
MOUNTED TO STANDOFF ARM

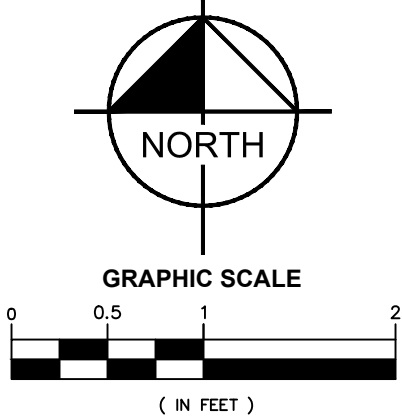
PROPOSED ERICSSON 8843 AND 4449
RADIOS MOUNTED TO PIPE MOUNT
(TYP. PER SECTOR)

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

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

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

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



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

C-3



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

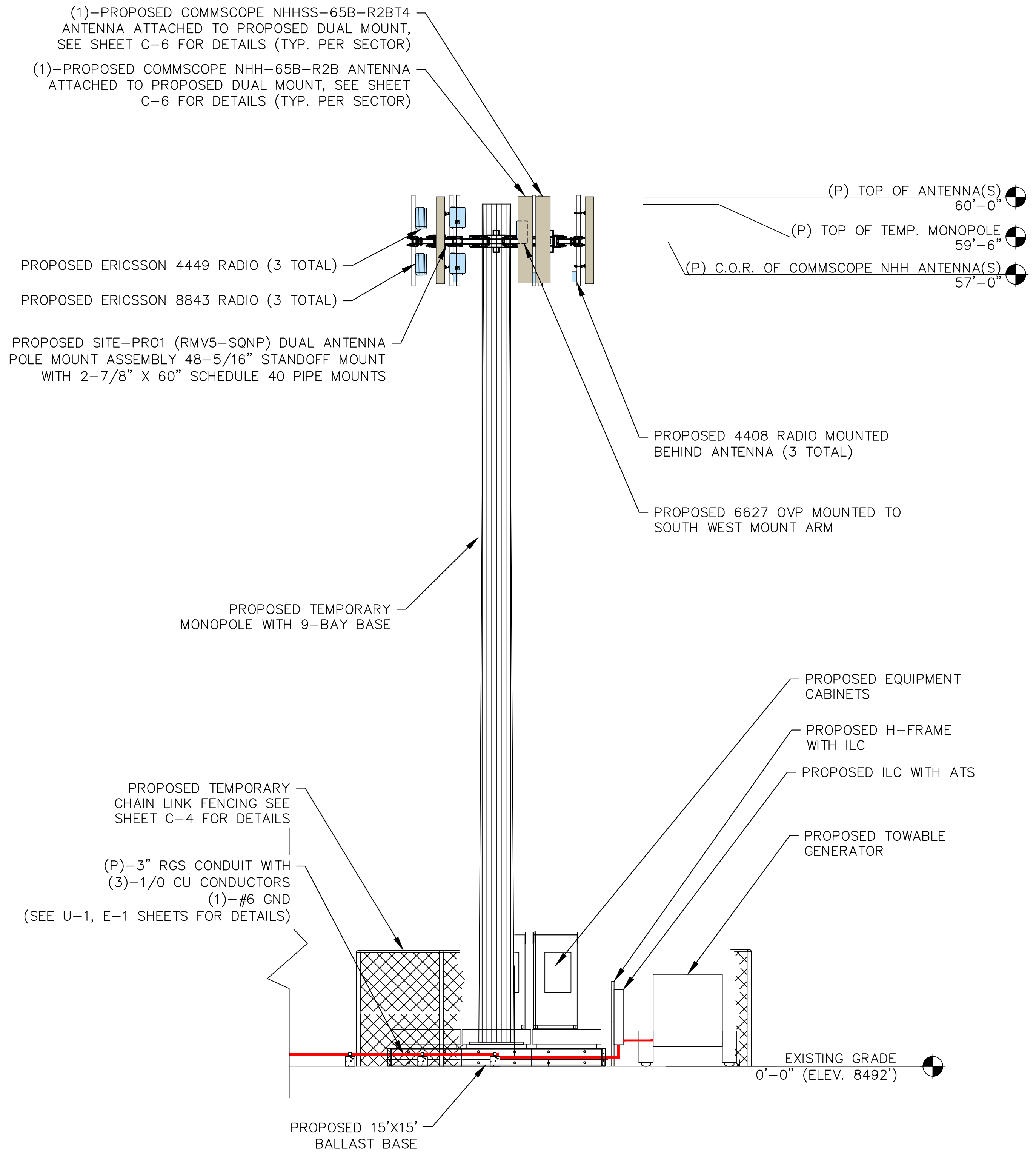
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

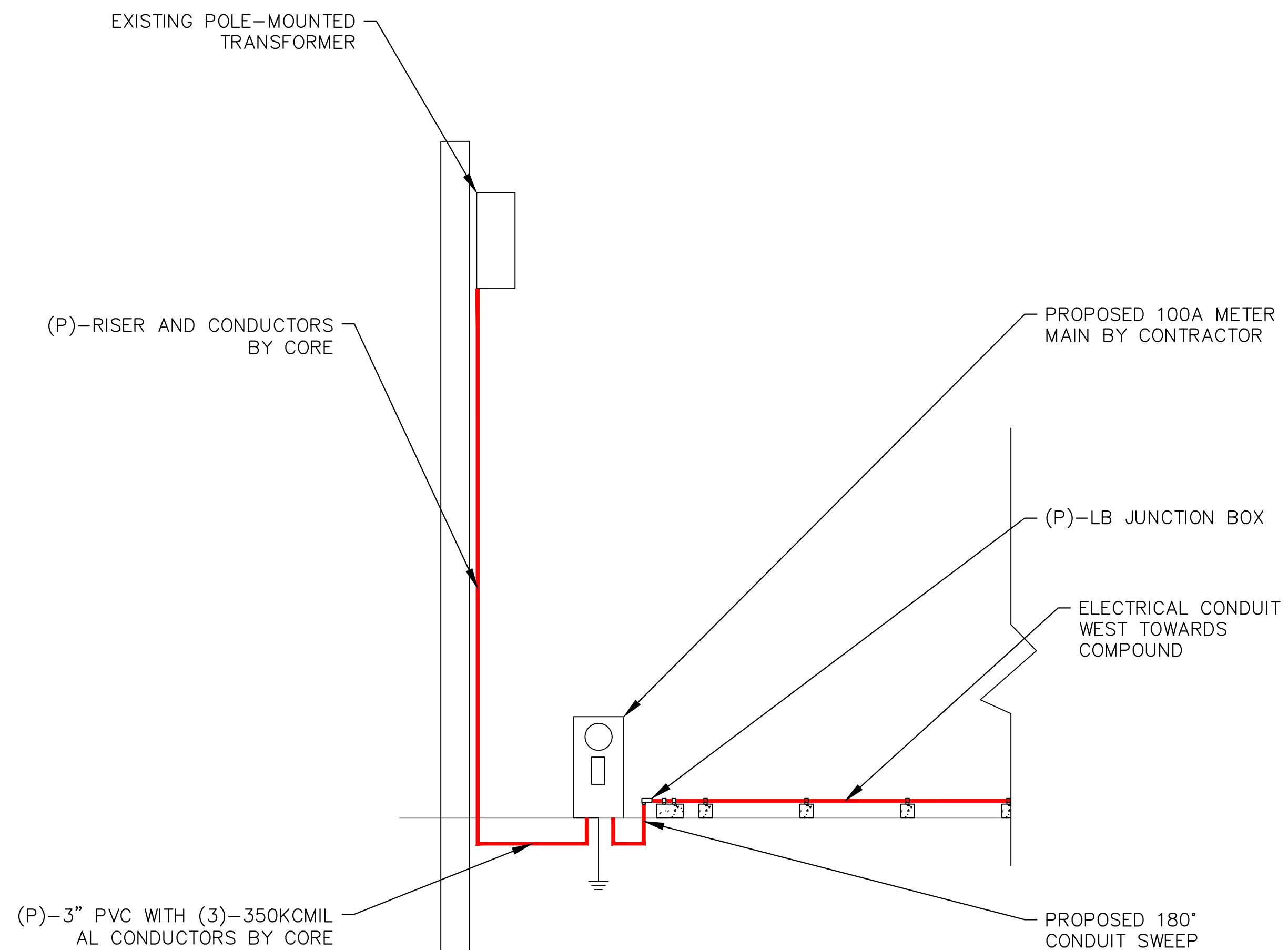
PROPOSED
ELEVATION PLAN

SHEET NUMBER:

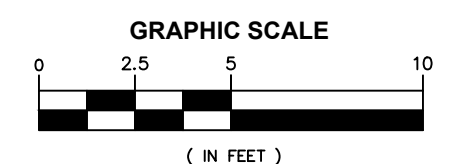
C-4



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

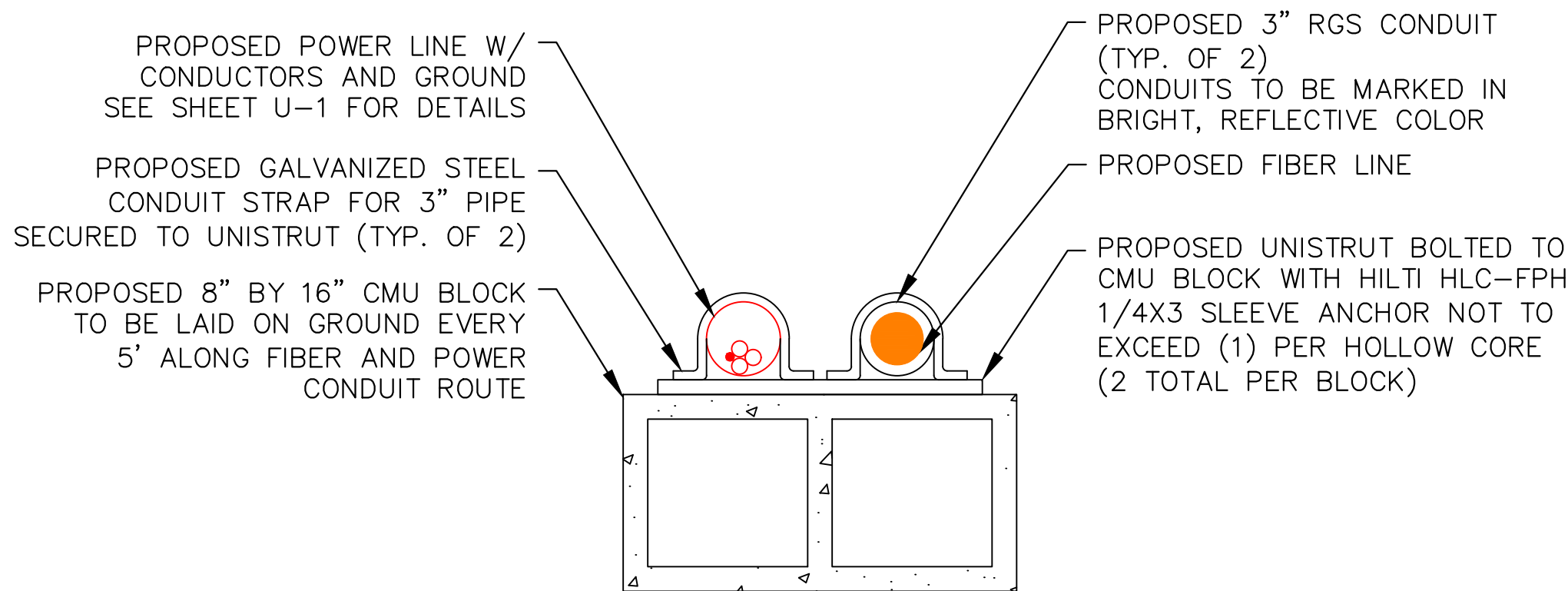


1
C-4
PROPOSED NORTH ELECTRICAL CONNECT ELEVATION
N.T.S.
SCALE BASED ON 24"X36" ONLY



verizon

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



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

WORK ZONE
SAFETY SERIES

6' X 10' INLINE CHAIN LINK FENCE PANEL

Our classic fence panel has been the industry quality standard for perimeter fencing for over 40 years.

USED BY EXPERTS

PERFECTLY CRAFTED

FENCE GATE

10'

6'

ADVERTISE & MONETIZE

Photo-quality custom made fence screen for signage and advertising

888-776-2615 | 888-776-2616

240-487-2489

sales@soncostore.com

www.soncostore.com

SONCO

PERIMETER SECURITY

Sonco Worldwide, Inc. | 6500 Ammendale Rd., Beltsville, MD 20705 — Other locations: CA, TX, IL, IN, RI, PA, DE, FL, NC

WORK ZONE
SAFETY SERIES

VERSA VEHICLE GATE KIT

Quickly and easily make any fence panel a man or vehicle gate.

Heavy-duty and galvanized Latch included

Heavy-duty and galvanized Hinges included

Wheel with 1-3/8" - 1-7/8" outside diameter pipe gate frames

OSHA Safety Signs Stock Options

Custom Osha Safety Signs

Intuitively designed, the versa vehicle gate kits allow you to create a gate out of any existing Fence Panel. Simply set the gate inside, tighten, and enjoy!

888-776-2615 | 888-776-2616

240-487-2489

sales@soncostore.com

www.soncostore.com

SONCO

PERIMETER SECURITY

Sonco Worldwide, Inc. | 6500 Ammendale Rd., Beltsville, MD 20705 — Other locations: CA, TX, IL, IN, RI, PA, DE, FL, NC

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

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

PLANS PREPARED BY:

Kimley»Horn

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

REV: DATE: DESCRIPTION: BY:

C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:

FOR REVIEW

PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

EQUIPMENT ROOM
PLAN

SHEET NUMBER:

C-5

Know what's below.
Call before you dig.

Page 98 of 440

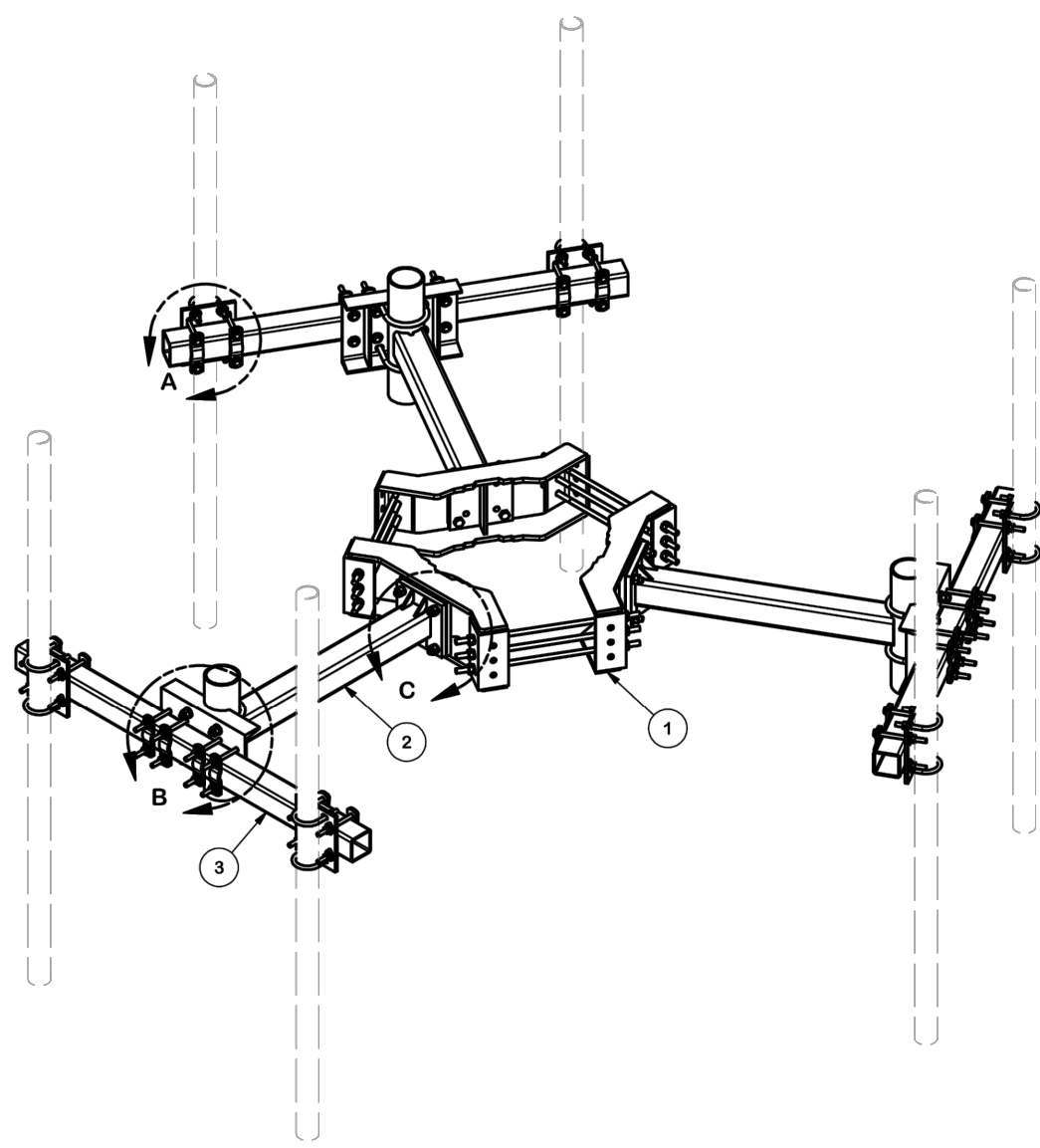


Know what's below.
Call before you dig.

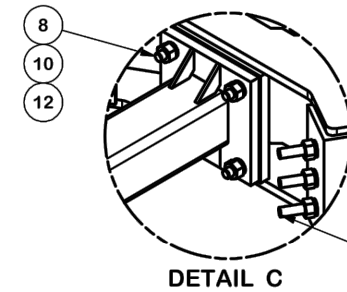
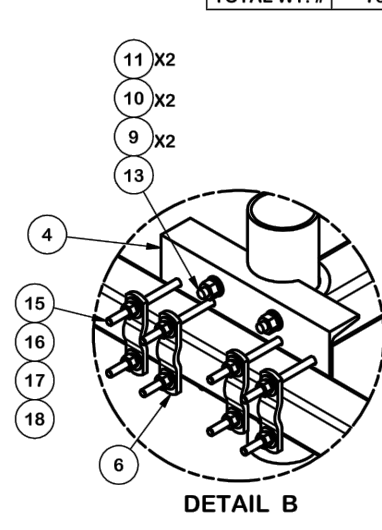
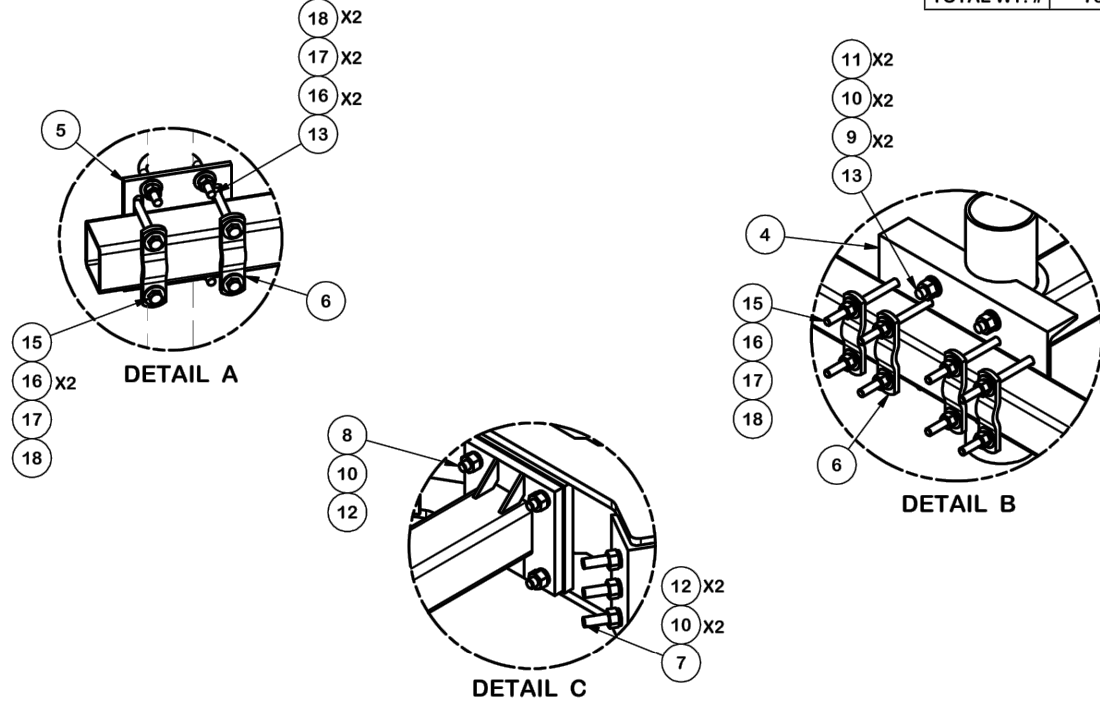
1
C-6

PROPOSED TOWER MOUNT DETAILS

SCALE: N.T.S.



PARTS LIST					
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.81
2	3	X-SV197-36	SUPPORT ARM WELDMENT - 36"		67.93
3	3	SC360	3 1/2" X 60" SQUARE TUBE	60 in	43.23
4	3	X-SP216	LARGE SUPPORT CROSS PLATE		20.83
5	6	SCX4	CROSSOVER PLATE	8 1/2 in	6.02
6	24	X-100054	CLAMP (4" U-CLAMP) GALVANIZED		0.91
7	9	G58R-24	5/8" x 24" THREADED ROD (HDG.)	24 in	0.40
8	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2 3/4 in	0.36
9	12	A58PW	5/8" HDG A325 FLATWASHER		0.03
10	42	G58LW	5/8" HDG LOCKWASHER		0.03
11	12	A58NUT	5/8" HDG A325 HEX NUT		0.13
12	30	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13
13	6	X-UB5458	5/8" X 4-5/8" X 7" X 3" U-BOLT (HDG.)		0.26
14	12	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)		0.70
15	48	G12065	1/2" x 6-1/2" HDG HEX BOLT GR5 FULL THREAD	6 1/2 in	0.41
16	120	G12PW	1/2" HDG USS FLATWASHER	3/32 in	0.03
17	72	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01
18	72	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07
TOTAL WT. #					754.52

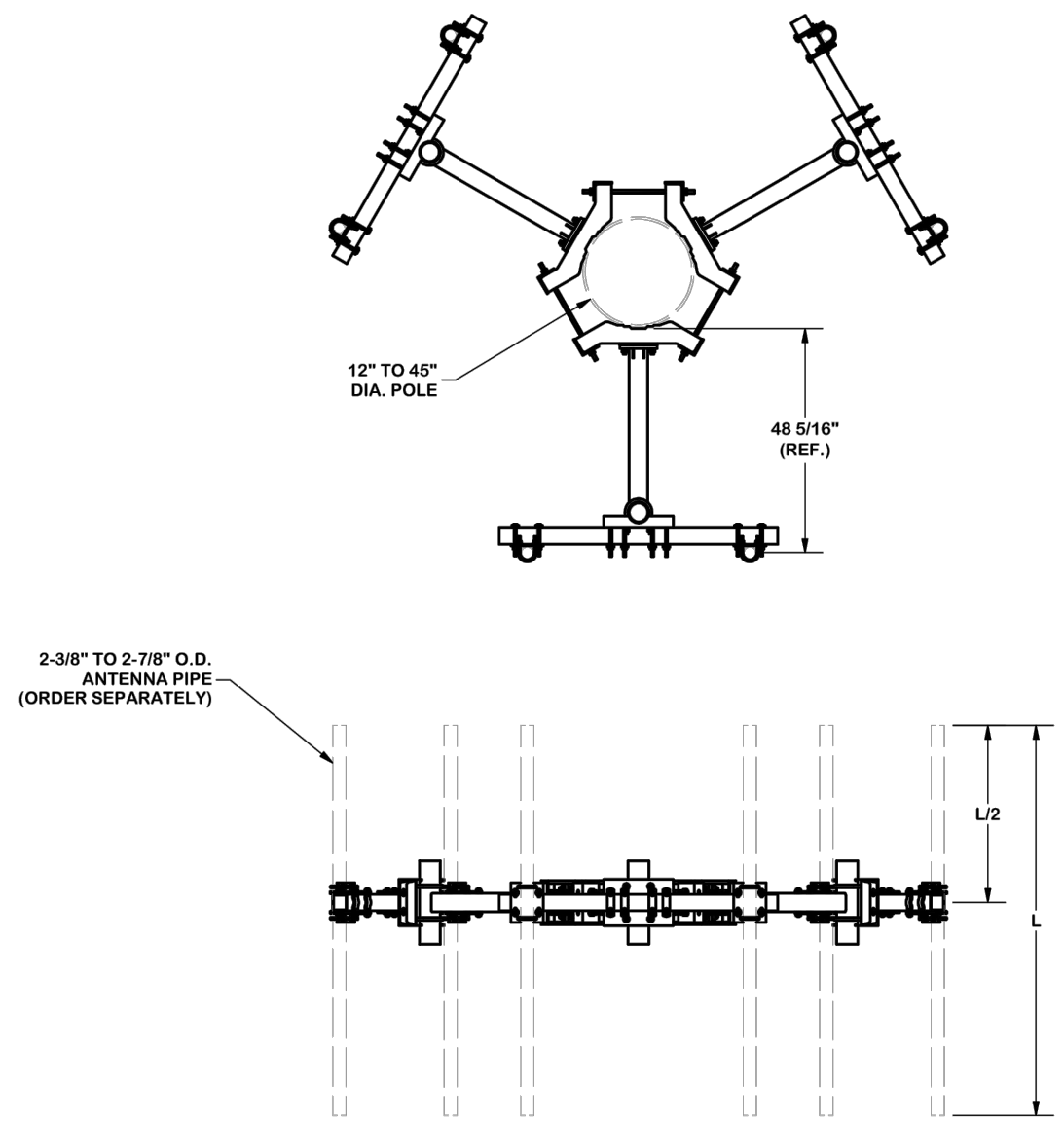


TOLERANCE NOTES

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

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

DESCRIPTION				LOCATION:	
MONOPOLE TRIPLE T-ARM FOR 6 ANTENNAS				New York, NY Albany, CA Los Angeles, CA Plymouth, IN Baton, OR Dallas, TX	
CFD NO.	DRAWN BY	ENG. APPROVAL	PART NO.		
81	CEK	4/28/2017	RMV5-SQNP		
CLASS	SUB	CHECKED BY	DWG. NO.		
81	01	CUSTOMER	BMC	5/12/2017	

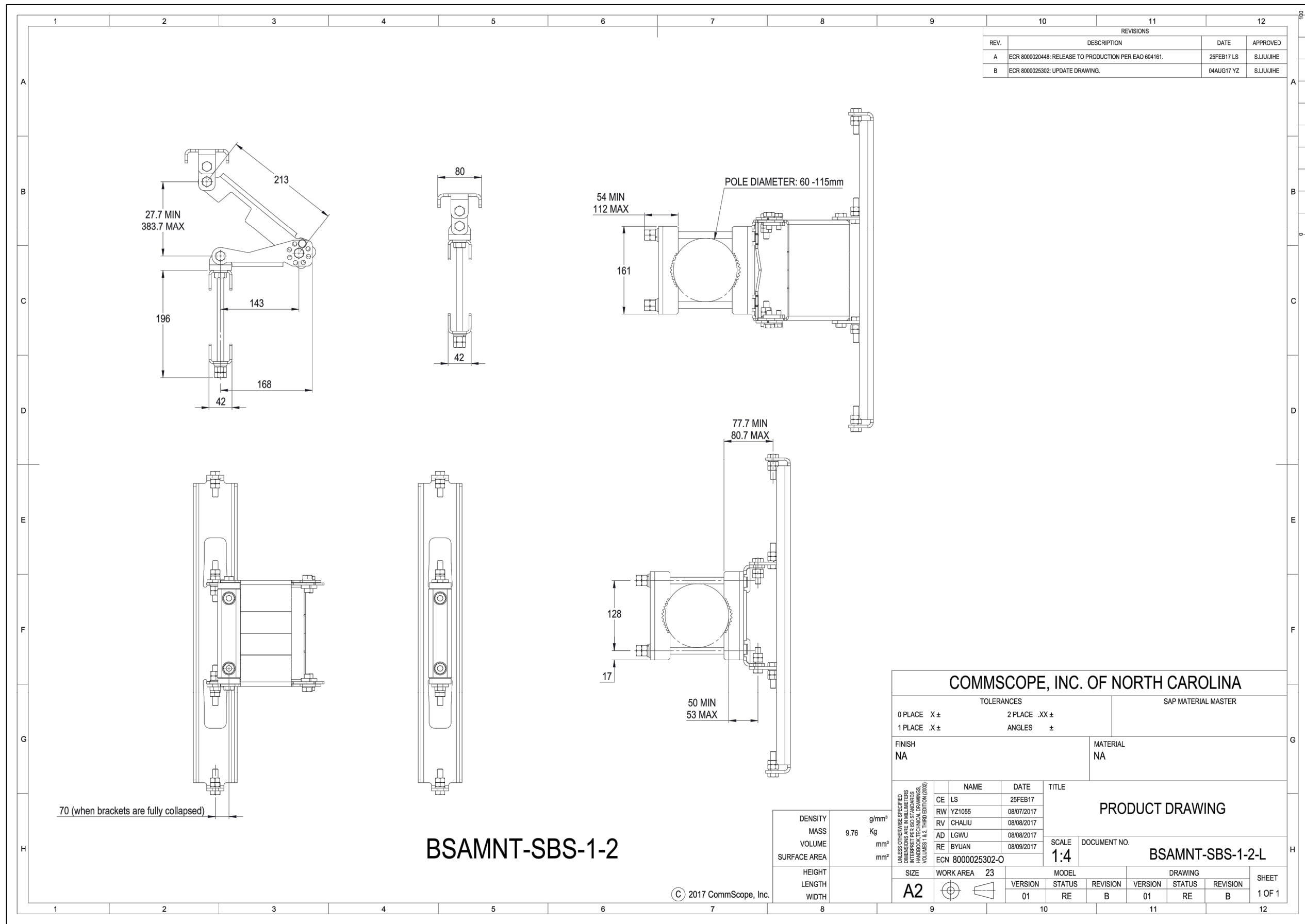


TOLERANCE NOTES

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

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

DESCRIPTION				LOCATION:	
MONOPOLE TRIPLE T-ARM FOR 6 ANTENNAS				New York, NY Albany, CA Los Angeles, CA Plymouth, IN Baton, OR Dallas, TX	
CFD NO.	DRAWN BY	ENG. APPROVAL	PART NO.		
81	CEK	4/28/2017	RMV5-SQNP		
CLASS	SUB	CHECKED BY	DWG. NO.		
81	01	CUSTOMER	BMC	5/12/2017	



2
C-6

PROPOSED DUAL MOUNT DETAILS

SCALE: N.T.S.



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK

MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

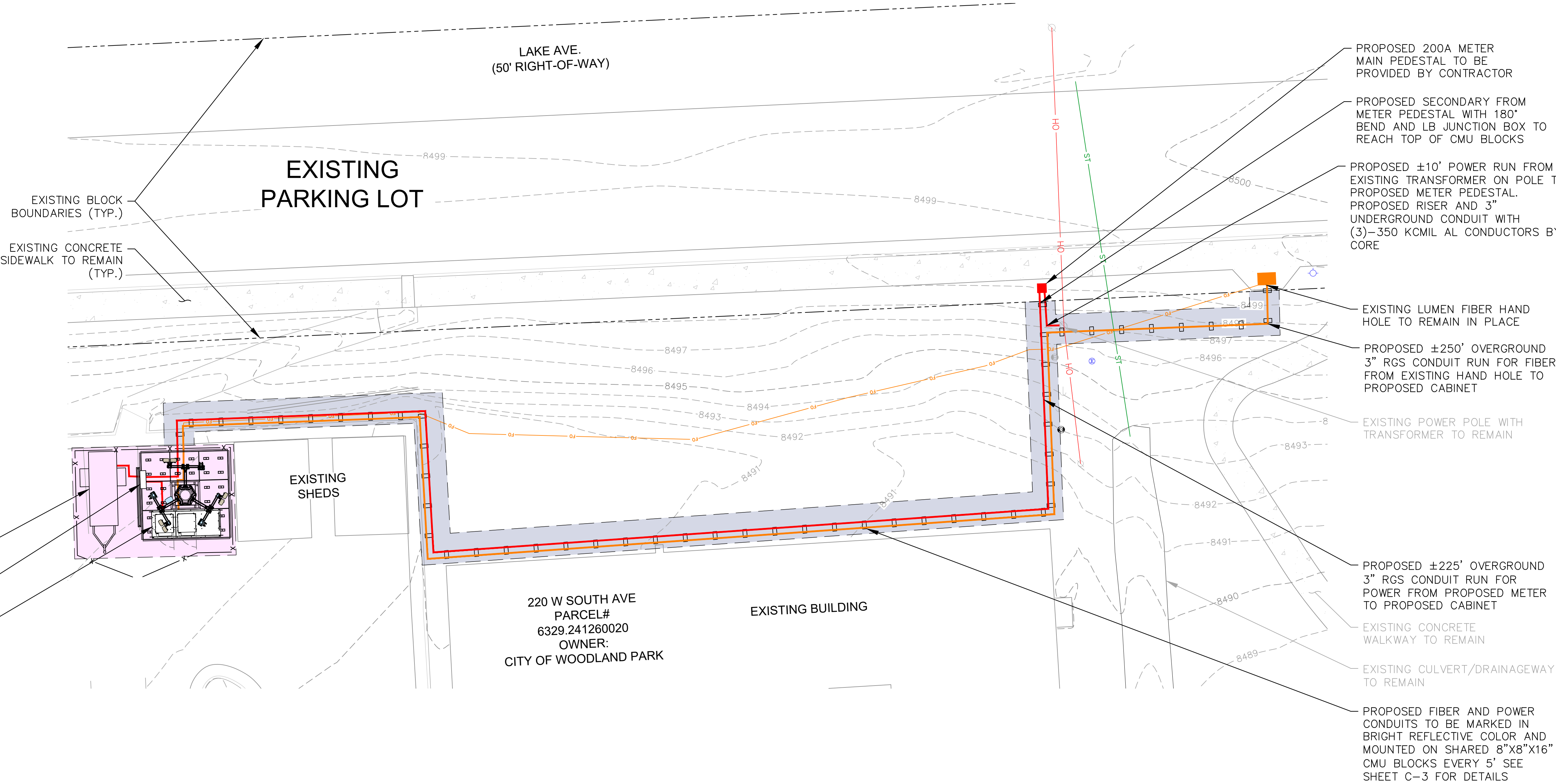
ANTENNA MOUNT
DETAILS

SHEET NUMBER:

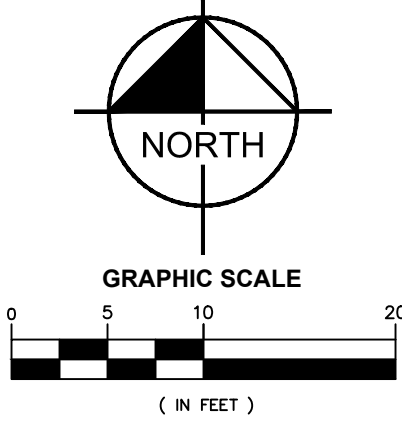
C-6

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

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



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



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

PLANS PREPARED BY:

Kimley»Horn

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

REV: DATE: DESCRIPTION: BY:

C	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK **MFF**

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

**WOODLAND PARK
COW 2**

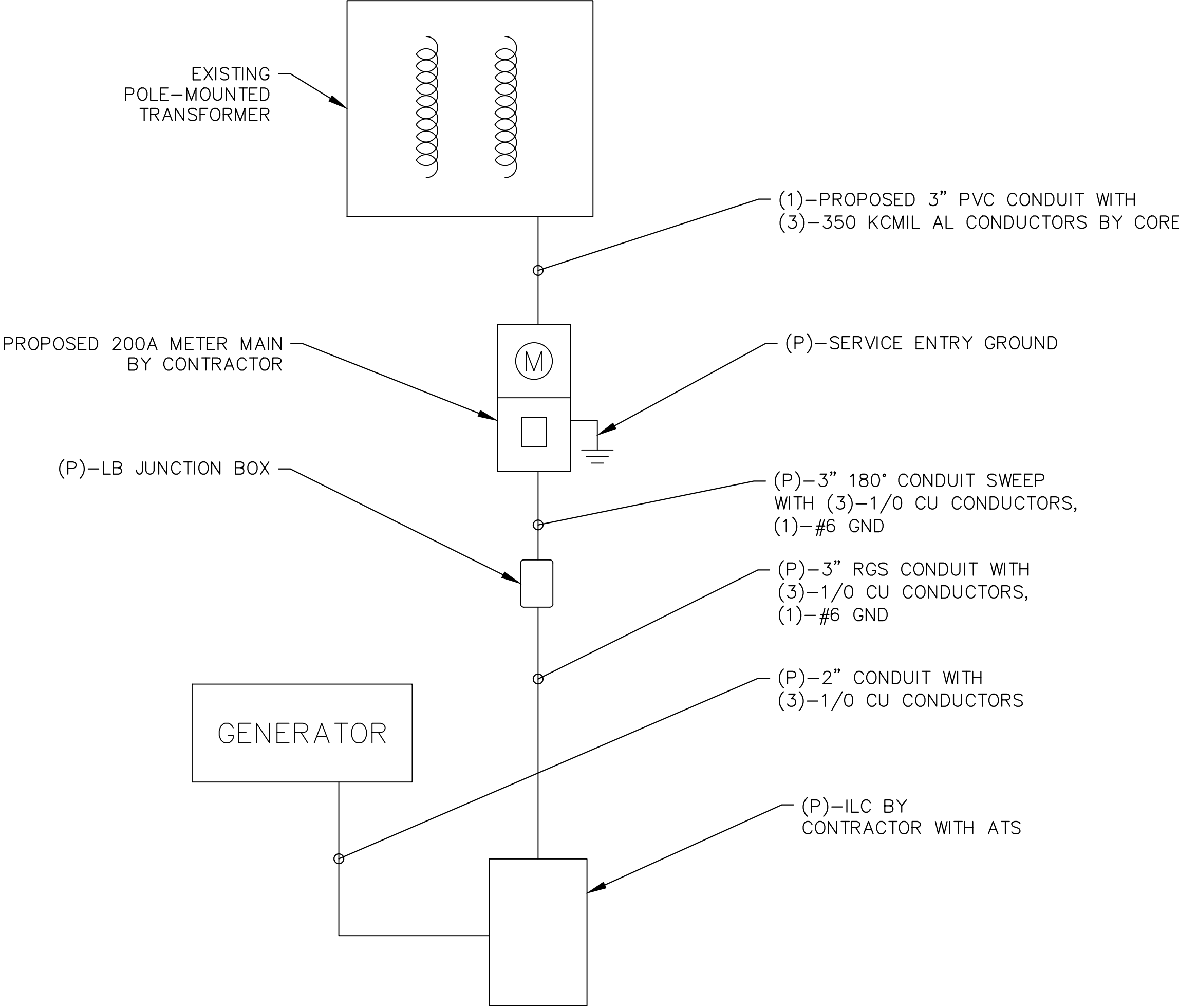
321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

U-1



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



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	10/10/22	WOODLAND PARK LITE CD	MAK
B	09/29/22	WOODLAND PARK LITE CD	BAB
A	09/27/22	WOODLAND PARK LITE CD	MAK

DRAWN BY: CHECKED BY:

MAK MFF

KHA PROJECT NUMBER:

196015042

ENGINEER SEAL:



PROJECT INFORMATION:

WOODLAND PARK
COW 2

321 PINE ST
WOODLAND PARK, CO 80863
TELLER COUNTY

SHEET TITLE:

ELECTRICAL
ONE-LINE

SHEET NUMBER:

E-1

AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LICENSOR: City of Woodland Park

By: _____

Name: _____

Its: _____

Date: _____

LICENSEE: CELLCO PARTNERSHIP
d/b/a Verizon Wireless

By: _____

Name: _____

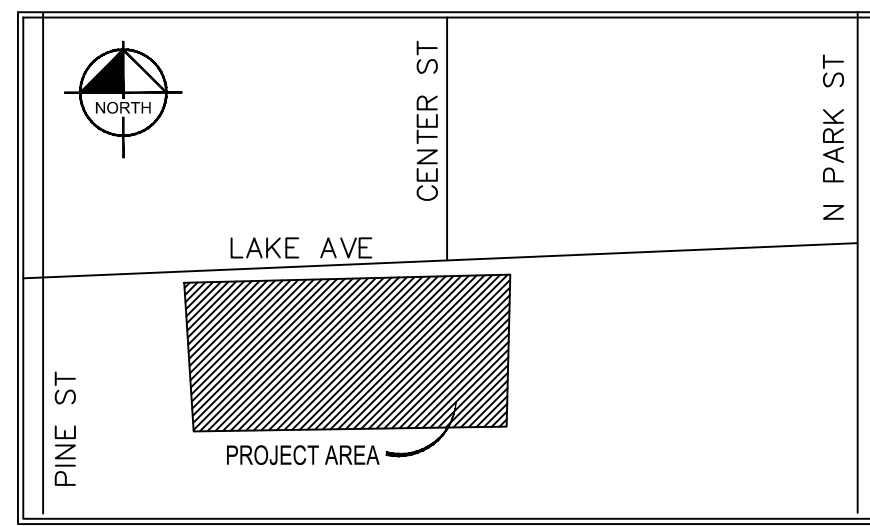
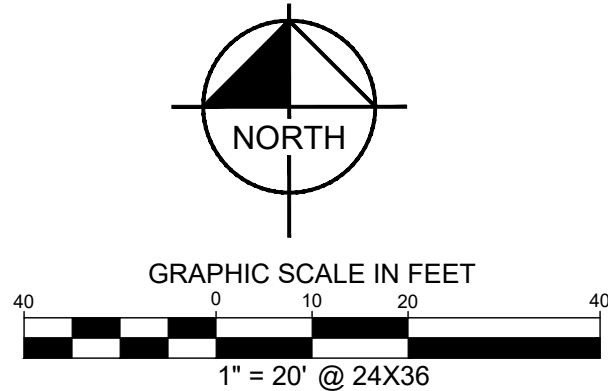
Its: _____

Date: _____

Exhibit “A”
Description

(See Attached)

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



LEGEND

→	GUY ANCHOR
•	LIGHT STANDARD
⊙	ELECTRIC METER
⊕	UTILITY POLE
⊞	ELECTRIC VAULT
⊞	SEWER
⊞	SANITARY SEWER MANHOLE
⊞	STORM SEWER MANHOLE
⊞	GAS METER
⊞	WATER BOX
⊞	FIRE HYDRANT

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	W
---	SS
---	OHE
---	UGE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PARCEL DESCRIPTION - UTILITY EASEMENT 1

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

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

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

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S 01°17'44" E, A DISTANCE OF 5.02 FEET;

THENCE S 87°42'28" W, A DISTANCE OF 37.41 FEET;
THENCE S 02°13'35" E, A DISTANCE OF 29.42 FEET;
THENCE S 85°55'42" W, A DISTANCE OF 102.52 FEET;
THENCE N 03°13'56" W, A DISTANCE OF 23.68 FEET;
THENCE S 87°48'39" W, A DISTANCE OF 41.75 FEET;
THENCE S 01°24'29" E, A DISTANCE OF 4.70 FEET TO THE POINT OF TERMINUS;

CONTAINING AN AREA OF 1.222 SQ. FT. OR 0.0281 ACRES, MORE OR LESS.

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

PARCEL DESCRIPTION - UTILITY EASEMENT 2

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

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

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

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

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

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

PARCEL DESCRIPTION - LEASE AREA

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

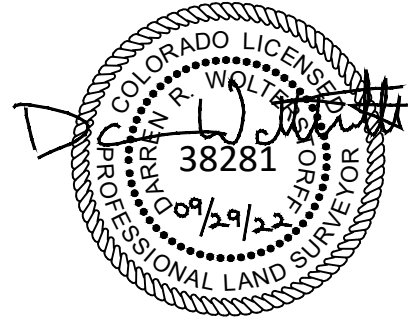
COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 13, LAKE ADDITION TO THE TOWN OF WOODLAND PARK, AS MONUMENTED BY A FOUND NO. 5 REBAR, NO CAP, WHENCE A FOUND 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP ON THE SOUTH LINE OF SAID BLOCK 13, BEARS S 87°18'51" W, A DISTANCE OF 208.10 FEET FORMING THE BASIS OF BEARINGS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

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

THENCE S 01°26'48" E, A DISTANCE OF 18.50 FEET;
THENCE S 88°35'16" W, A DISTANCE OF 27.00 FEET;
THENCE N 01°26'48" W, A DISTANCE OF 18.50 FEET;
THENCE S 88°47'08" E, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING;

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

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



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

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE. CONSEQUENTLY, KIMLEY-HORN CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED, THAT ALL BURIED UTILITIES ARE SHOWN. PRIOR TO ANY CONSTRUCTION YOU MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST 2 BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT OR PAVING. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.

NOTES CONT.:

5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS EXHIBIT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY LINES, FENCES OR IMPROVEMENTS.
7. DATE OF FINAL FIELD SURVEY: SEPTEMBER 7, 2022. KIMLEY-HORN IS NOT RESPONSIBLE FOR THE LOCATION OF ANY IMPROVEMENTS PLACED, OR SITE MODIFICATIONS, AFTER THE DATE OF FINAL FIELD SURVEY.
8. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND MEASURED IN U.S. SURVEY FEET.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR EASEMENT REVIEW. EXISTING EASEMENTS, SETBACK LINES, RIGHTS-OF-WAY OR AGREEMENTS BETWEEN PARTIES WERE NOT EXAMINED OR ADDRESSED DURING THE PREPARATION OF THIS SURVEY.
10. BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 13, LAKE ADDITION TO THE TOWN OF WOODLAND PARK, S 87°18'51" W, A DISTANCE OF 208.10 FEET, AS MONUMENTED BY A FOUND NO. 5 REBAR, NO CAP, AT THE EAST END AND A FOUND 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP ON THE WEST SIDE, AS SHOWN HEREON.
11. THIS PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF TELLER, MAP NUMBER 08119C0206D, MAP EFFECTIVE DATE SEPTEMBER 25, 2009. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.

March 8, 2023

Woodland Park City Council
220 West South Avenue
Woodland Park, CO 80866

Re: Verizon Wireless' LITE Site Application for City Council Consideration on March 16, 2023

Dear Mayor Pro-tem Kellie Case,:

Thank you for your consideration of Verizon's permit to deploy a temporary wireless facility at 200 West South Avenue, SUP Number 2022-01 ("LITE Site") while the permanent Verizon Wireless Macro Facility is permitted and constructed at 111 N. Baldwin Street, Woodland Aquatic Center, SUP Number 2022-02.

Verizon sincerely appreciates that the Planning Commission gave such thoughtful consideration to and voted unanimously to recommend the City Council approve the LITE Site at its upcoming March 16th City Council meeting.

The intent of this letter is to provide a general overview of the options with respect to Condition #4 regarding the provision of how to run power to the LITE Site. As it is currently submitted for review to the City Council, Condition #4 requires that

"Fiber and electric must be installed below grade in compliance with City specifications."

There are alternatives the City can consider in how the power is supplied to the Lite Site, which may be helpful based on the potential timing impact of the currently proposed condition as described below. Verizon seeks to provide this summary in advance of the City Council meeting to best facilitate meaningful consideration of this issue. Further analysis of these options by the City may be necessary relative to the Woodland Park City Code.

The assumption upon which these alternatives are proposed is that there is an increase in cellular usage in Woodland Park from Memorial Day until Labor Day ("Summer Months") for which wireless coverage is highly desirable. Reliable wireless service during the Summer Months is needed for emergency services, residents, tourists, day visitors, and retail and other business needs, to name a few. Verizon seeks to provide to its customers optimal wireless service within the parameters of the City's permit requirements.

Option 1 - Undergrounded Power Run (current condition):

Advantage:

This is the method preferred by Woodland Park planning staff.

Disadvantage:

This method of power delivery requires underground disturbance which necessitates an environmental review pursuant to the National Environmental Policy Act (NEPA). Verizon routinely submits for this type of environmental review in its projects after the zoning and building permits are approved and, based on our experience, anticipates that it will take approximately 4 – 6 months from the date the permits are issued. If the permits are issued mid-March, Verizon likely will not receive NEPA approval until mid-July at the earliest. It is unlikely that this option will allow for the LITE Site to be operational during the majority of the 2023 Summer Months. Notably, this ground disturbance that triggers a NEPA review is for a site that is intended to be operational for less than 2 years (on or before December 31, 2024).

Option 2 – Above-ground Power (preferred):

Advantage:

This method of providing power to the LITE Site will not involve any ground disturbance and, therefore, can be installed more quickly -- likely before Memorial Day for service from the LITE Site during the Summer Months.

Disadvantage:

Above-ground power is often seen as aesthetically less desirable than undergrounding. Also, it can be viewed as a safety hazard even though all potential safety hazards are mitigated through protective conduit.

Option 3 – Generator Power:

Advantage:

Generator power is the quickest and easiest method of providing power to the LITE Site. Also, generator power could be used for a **limited period of time** until either underground or above-ground power could be installed.

Disadvantage:

Generators emit noise. City staff advised that they received resident complaints about the generator used to power the prior temporary site. Verizon can look at noise mitigation options for the generator.

Generators may be characterized as aesthetically less pleasing than underground or above-ground power.

Generators are expensive to operate. Verizon bears this responsibility for the cost and employee resources to fuel a generator and, therefore, does not favor this option. However, Verizon's priority is to deliver optimal service, specifically with increased wireless usage during the Summer Months in Woodland Park, and, thus, provides this option for consideration.

Thank you for the opportunity to present this information. We look forward to the review of Verizon's permit application on March 16.

Sincerely,

Joshua S. Miller

Josh Miller

cc: Woodland Park City Council



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: CJ Gates, Senior Planner

DATE: March 16, 2023

SUBJECT: Ordinance No. 1442, Series 2023, an Ordinance Amending the PUD for the Property Located in the Walmart PUD with a Legal Description of Lot 4 Wal-Mart Center, to Amend the Allowed Use and Dimensional Standards to also Include an Automated Express Style Car Wash (QJ)
(Presenter, Senior Planner CJ Gates)

BACKGROUND: See attached detailed report.

RECOMMENDATION: Approve Ordinance No. 1442, Series 2023, an Ordinance Amending the PUD for the Property Located in the Walmart PUD with a Legal Description of Lot 4 Wal-Mart Center, to Amend the Allowed Use and Dimensional Standards to also Include an Automated Express Style Car Wash.

ATTACHMENTS:

1. CC Staff Report - PUDSPR2023-01
2. Attachment A. Ordinance 1442 Amending Wal-Mart PUD Lot 4 2023-0217
3. Attachment B. 2023.02.09 PC Minutes - DRAFT (for signing)
4. Attachment C. PUDSPR2023-01_CX Car Wash Application Packet_2022-12-21



City Council Staff Report Public Hearing March 16, 2023

Agenda Item

9B

Department

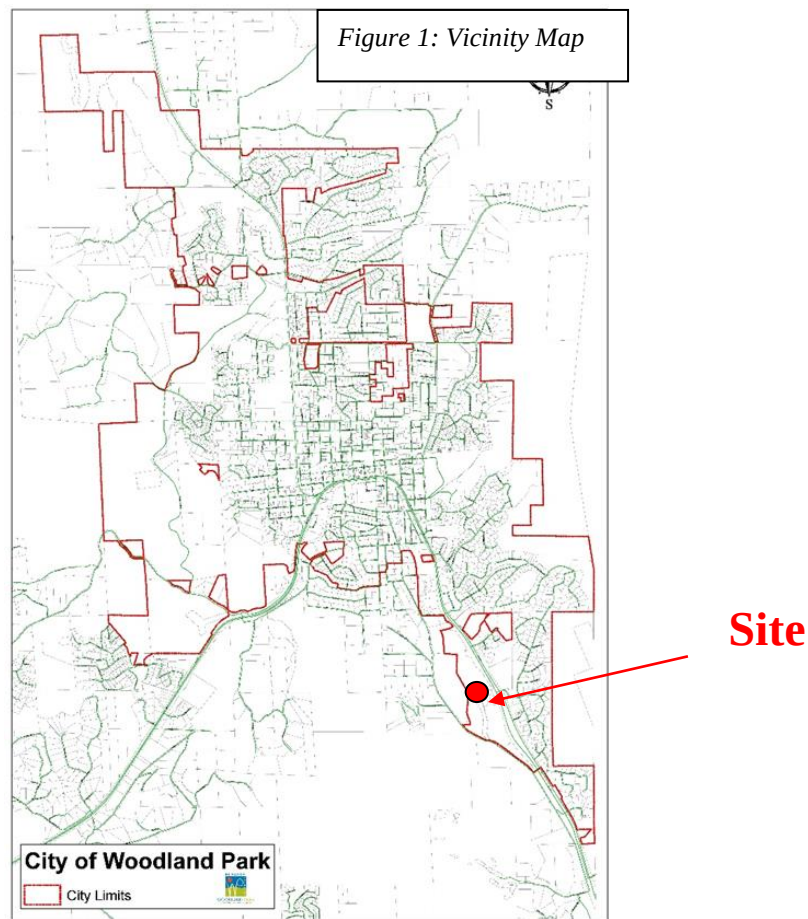
Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 9B

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



LOCATION & ZONING

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

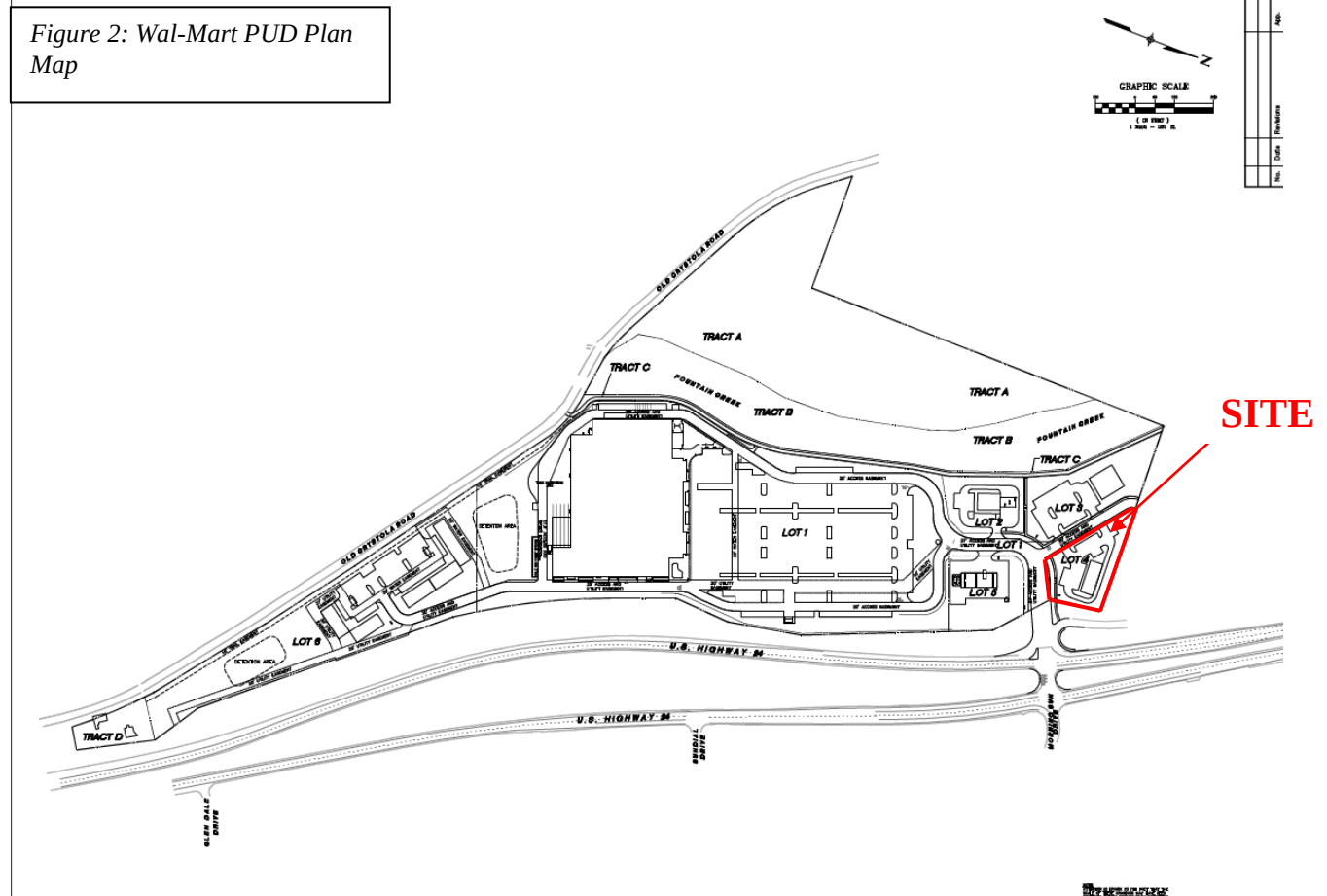
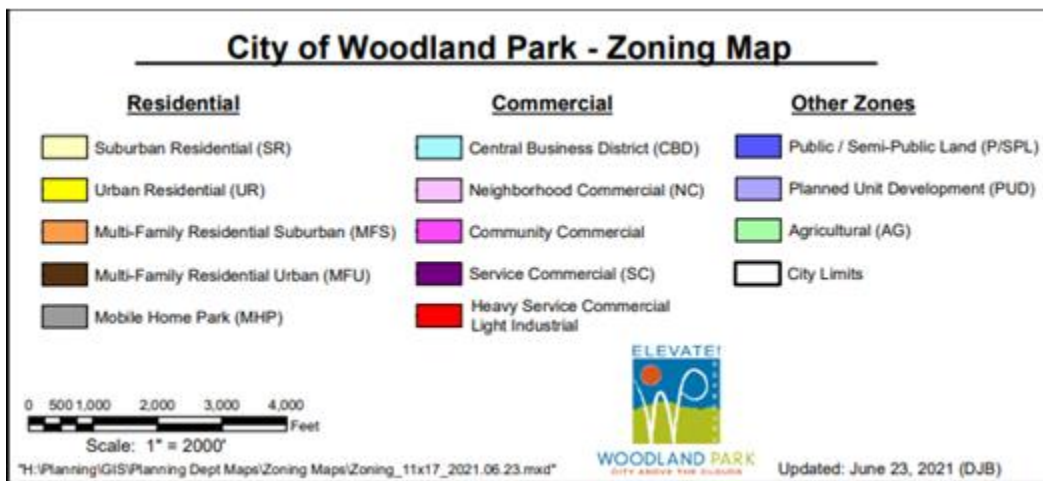
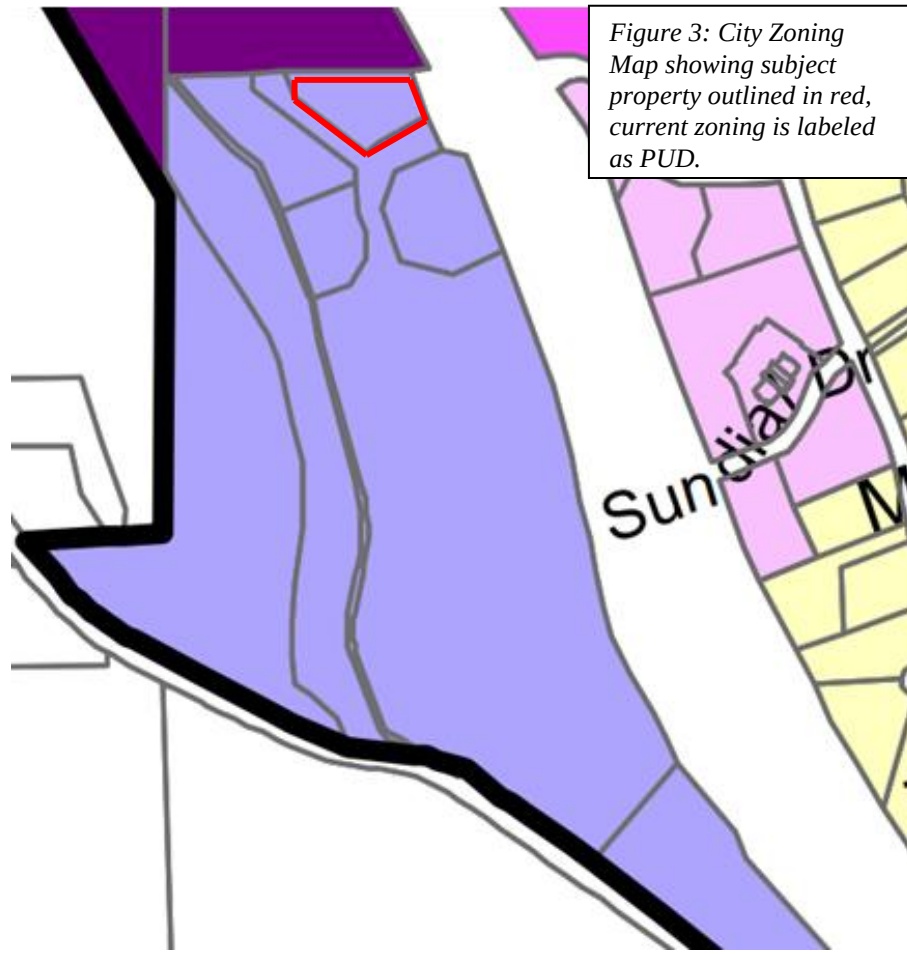


Figure 3 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD. The zoning and uses of the surrounding properties are:

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



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

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

BACKGROUND

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

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

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

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

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

In reviewing the application, staff identified a discrepancy in the information provided by the applicant. Specifically, the maximum building height language was omitted from the project narrative submitted for this project. However, there were no language omissions in the subsequent documents attached to the application submitted by the applicant. The maximum building height of 35 feet on lot 4 is not subject to change in accordance with this application. If this requested PUD amendment is approved, a developer would have the option of developing Lot 4 with either an “eating/drinking place for eat-in and drive through” or automated car wash.

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

In addition to this requested PUD amendment, and as seen on the attached application, the applicant has also applied for a site plan review of the proposed car wash. The Site Plan review is a Zoning Development Permit and is reviewed and approved administratively through the City of

Woodland Park Planning Department. The applicant outlines within their narrative that the proposed car wash maintains the access point contemplated in the original PUD site plan on the west side of the property. The proposed car wash will remain under the original area limitation of 4,000 square feet outlined within the PUD plan. Building setbacks, signage locations, and landscape buffers will also stay the same.

SITE & SURROUNDING PROPERTIES

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





Figure 5: Photo showing subject property looking south



Figure 6: Photo showing subject property looking west



Figure 7: Photo showing subject property looking north east



Figure 8: Photo showing subject property looking north

CODE COMPLIANCE

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

§18.30.010 Purpose.

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

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

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

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

§18.30.020 Where district may be established.

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

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

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

§18.30.080 Final Plan Requirements – Approval

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

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

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

- B. *The proponents of a PUD shall, after review of the preliminary plan with the planning commission, submit a final plan of development to the planning commission for its consideration, upon which plan the commission shall advertise and hold at least one public hearing. The development plan shall include, but not be limited to, the following information:*
1. *Location and size of the area involved;*
Complies. The PUD Amendment consists of approximately 0.91 acres of land west of Highway 24 and immediately adjacent to the intersection of Highway 24 and Morning Sun Drive.
 2. *All improvements of surrounding properties lying adjacent to the proposed PUD district;*
Complies. Surrounding property uses and improvements remain unchanged.
 3. *The dwelling unit per tract density of residential areas included in the plan;*
Complies. No dwelling units are proposed.
 4. *Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses,*
Complies. Required land conveyances occurred when the subdivision plat was recorded and are consistent with the PUD plan. No additional land is proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, or school sites.
 5. *The location and width of proposed streets, public ways, easements and other similar public and private facilities;*
Complies. The applicant is proposing the entrance and exit to the site from the west side of the property the *Private Access Drive* labeled on the site plan. This same access is labeled as “35’ Public Access and Utility Easement” on the recorded plat. The site plan will need to be updated for consistency with the recorded subdivision plat. No new public streets are proposed and the location of the access to the proposed site is consistent with the approved PUD Plan.
 6. *The use, height, bulk and location of all principal and accessory buildings on the development plan;*
Complies. The applicant is proposing to change the use of the property to a car wash facility. The proposed building meets standards per the City of Woodland Park Municipal Code site plan requirements (MC 18.34) as well as what is currently allowed per the PUD requirements.
 7. *Agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must be written so as to be acceptable to the city;*
Complies. A letter of property owner permission to develop a car wash on Lot 4 of the Wal-Mart PUD is included within attachment 3 of the applicant’s application.
 8. *A development schedule indicating the following:*
 - a. *The approximate date when construction of the project can be expected to begin,*
Complies. The applicant proposes to begin construction in spring of 2023 and complete construction in early 2024.
 - b. *The stages in which the project will be completed and the approximate date when construction of each stage can be expected to begin;*
Complies. Development of Lot 4 will occur in one phase. The applicant expects to begin construction in spring of 2023 and complete construction in early 2024.

9. *The feasibility of the proposal for the disposition of sanitary waste and storm water runoff;*
May Comply. The applicant has access to an 8" sanitary sewer main on the north side of the property which is located within an existing utility easement. The car wash proposes to tap into this sanitary sewer main from the northeast corner of the proposed building. The proposed utility plan is included within the application. Also attached is the Red-line Comment Packet generated from Staff and referral agency review which includes comments regarding utilities on the site. This provision should comply once the applicant has resolved said comments.
10. *The location, number and dimensional plans of proposed off-street parking and loading facilities;*
Complies. The proposed car wash is a change in use on Lot 4 of the Wal-Mart PUD. Since the current PUD does not include parking requirements for this proposed use the applicant is proposing to meet the City's established parking requirements in MC Section 18.39.20. The proposed carwash will include 23 stacking spaces, ten vacuum stalls, and three employee stalls. The proposed parking plan is also included within the application.
11. *A schematic landscaping plan indicating approximate location, number and type of shrubs, conifer, or deciduous trees or other form of landscaping treatment;*
May Comply. The applicant included a detailed landscape plan within the application. Staff included redline comments within the landscape plan. This provision may comply if the applicant is consistent with the Woodland Park Municipal Code and the current approved PUD. A detailed compliance check will occur with administrative review of proposed site plan.
12. *All information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the city's subdivisions regulations which has not been previously required;*
Not applicable. This property was subdivided previously and no further subdivision is proposed.
13. *In addition to the above, planned business development proposal shall include the following:*
- a. *A traffic impact study,*
May comply. A traffic study was reviewed with the initial entitlement of the PUD. Subsequent development of the remaining Lots is subject to providing an updated traffic study which is reviewed with the requested site plan review for each Lot.
 - b. *Description, location and extent of fences, earth berms and/or other buffer areas.*
Complies. The applicant included the location and extent of fences, earth berms and/or other buffer areas within the application.
 - c. *Description, location and extent of proposed signs,*
Complies. The applicant included the location and extent of proposed signs within the application.
 - d. *Lighting standards and heights,*
Complies. The applicant included a photometric plan within the application.
 - e. *Location and extent of outside storage areas with proposed methods of concealment from abutting streets and residential areas,*
Complies. No outside storage is proposed.
 - f. *Estimated employment projections,*
Complies. Champion Express car wash will operate with three employees per day.

- g. *Public cost/benefit analysis,*

Complies. There are no anticipated public cost with this development

- h. *A statement to be affixed to a final development which shall read: " All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33 Use Regulations – Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation,"*

Complies. The applicant included the above statement within the Site Development Plan Cover Sheet.

- i. *Any reasonable information specifically requested by the planning commission, city council or city staff relevant to determining if the requested use is appropriate pursuant to these standards.*

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

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

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

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

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

Figure 9: Building and Parking Data table from approved PUD

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.12 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	36.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

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

A. For residential uses, as provided in Chapter 18.39 of this title;

Not applicable. No residential use is proposed on this site.

B. For non-residential uses, off-street parking and loading shall be as provided in accord with the requirements of Chapter 18.36.

Complies. The applicant is proposing to meet the City's established parking requirements in MC Section 18.39.20. The proposed carwash will include 23 stacking spaces, ten vacuum stalls, and three employee stalls.

§18.30.130 Landscaping. Landscaping shall be adequate to provide a park-like appearance for the land, buildings and structures located within the boundaries of the planned unit development district.

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

REFERRALS AND NOTIFICATIONS

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

Application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, City Manager, CDOT, Woodland Park Police Department, and West Teller County Fire. City staff issued a red-line comment packet back to the applicant which is attached hereto.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on February 9th, 2023 (draft minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission voted unanimously to recommend City Council approve the Wal-Mart PUD

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

STAFF RECOMMENDATION

That the City Council move to:

Approve Ordinance No. 1442, Series 2023, an ordinance amending the PUD for the property located in the Walmart PUD with a legal description of Lot 4 Wal-Mart Center, to amend the allowed use and dimensional standards to also include an automated express style car wash.

ATTACHMENTS

- A. Ordinance No. 1442, Series 2023
- B. Planning Commission February 9th, 2023 Draft Minutes
- C. Applicant Application

CITY OF WOODLAND PARK ORDINANCE NO. 1442, SERIES 2023

AN ORDINANCE AMENDING THE PUD FOR THE PROPERTY LOCATED IN THE WALMART PUD WITH A LEGAL DESCRIPTION OF LOT 4 WAL-MART CENTER, TO AMEND THE ALLOWED USE AND DIMENSIONAL STANDARDS TO ALSO INCLUDE AN AUTOMATED EXPRESS STYLE CAR WASH

WHEREAS, the City of Woodland Park has received an application from 7B Building & Development (Applicant) on behalf of Harman Property Management (Owner), requesting an amendment to the Planned Unit Development (PUD) to amend the allowed use from “Eating/Drinking place, Eat-in and Drive-through” to also allow a car wash on lot 4, Wal-Mart Center, Woodland Park, Colorado and amend Building and Parking Data, and is zoned PUD; and

WHEREAS, Ordinance No. 1017, Series 2005, zoned the subject property Planned Unit Development (PUD) for the purpose of developing a Planned Business Development (PBD) in accordance with the approved Wal-Mart Center Final Development Plan; and

WHEREAS, City Council, in their consideration of Ordinance No. 1017, Series 2005, at their April 13, 2005, hearing approved the modification; and

WHEREAS, the Woodland Park Planning Commission considered a request on February 9, 2023 and approved an amendment to The Wal-Mart PUD to modify the use of Lot 4 from “Eating/Drinking Place, Eat-in and Drive-Through” to reflect an additional use of an automated car wash; and

WHEREAS, an application to amend said Planned Unit Development (PUD) has been accepted and considered pursuant to Municipal Code Chapter 18.30; and

WHEREAS, pursuant to Municipal Code Sections 18.30 and 18.72.060 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on February 9, 2023 and based on evidence contained in the staff report and presented at public hearing recommended approval of the request; and

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

Section 1. Property Description. The legal description of said tract of land is LOT 4 of the Wal-Mart Center, Woodland Park, Colorado.

Section 2. Use Amendment. The Wal-Mart PUD is amended to reflect an additional use of an automated car wash in addition 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 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. That *Private Access Drive* labeled on the site plan must be updated for consistency with the recorded subdivision plat.

Section 3. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 16th DAY OF MARCH, 2023.

Hilary LaBarre, Mayor

ATTEST:

Suzanne Leclercq, City Clerk

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

Lee Brown, Vice-Chair



December 21, 2022

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

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

Dear Development Review Team,

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

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

Background

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

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

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

Project Request

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

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

Legal Description: Lot 4, Walmart Center

Zone District: Planned Unit Development

Proposed Zone District: No Change

Allowed Uses: Financial Institution or Drive-Thru Restaurant

Proposed Use: Automated Car Wash

Table 1. Site Development Information

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

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

Operational Information

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

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

Sewer/Water Tap Information

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

Contact Information

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

Sincerely,

Baseline Engineering on behalf of 7B Building and Development



2022 GENERAL APPLICATION

(Revised 1/1/2022)

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

Type of Application (Check one or more as applicable)

- | | | |
|--|---|---|
| ☒ Site Plan Review Permitted Use | ☐ 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 7B Building & Development, Represented by Baseline Engineering
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403
- d. E-mail Address Tez.Hawkins@baselinecorp.com
- e. Phone Numbers Home _____ Work 970.688.2175 Mobile _____

2. Property Owner Information (if different from above)

- a. Name Harman Property Management Project Contact? Yes ☐ No ☒
- b. Mailing Address 73 W University Pkwy, Orem, UT 84058
- c. E-mail Address _____
- d. Phone Numbers Home _____ Work (801) 370-9792 Mobile _____

3. Site Information

- a. Site Address 19574 E. U.S. Highway 24,
- b. Lot 4 Block _____ Subdivision Walmart Center
- c. Property Zoning PUD Lot Size 0.9117 Acres ☒ Square Feet ☐

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

5. Project Information

- a. Project Name Champion Xpress Car Wash
- b. Brief Description of Project/Request A PUD Amendment to allow a car wash on Lot 4 of the Walmart Center. This is also a Site Plan Application Submittal.

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

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact Valeria Ramon
- ii. Firm Name Helt Design
- iii. Physical Address 6405 Wilkinson Blvd Suite 100, Belmont, NC 28012
- iv. Mailing Address 6405 Wilkinson Blvd Suite 100, Belmont, NC 28012
- v. E-mail Address ValeriaR@heltdesign.com
- vi. Phone Numbers: Business (704) 342-1686 Mobile

b. Engineer

- i. Project Contact Luke Meyers
- ii. Firm Name Baseline Engineering
- iii. Physical Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403
- iv. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403
- v. E-mail Address luke.myers@baselinecorp.com
- vi. Phone Numbers: Business Mobile

c. Planner

- i. Project Contact Tez Hawkins
- ii. Firm Name Baseline Engineering
- iii. Physical Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403
- iv. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403
- v. E-mail Address tez.hawkins@baselinecorp.com
- vi. Phone Numbers: Business 970.688.2175 Mobile 970.688.2175

d. Surveyor

- i. Project Contact Kenneth Gould, Jr., PLS
- ii. Firm Name Gould Land Surveying
- iii. Physical Address
- iv. Mailing Address P.O. Box 7123, Woodland Park, CO 80863
- v. E-mail Address ken@gouldls.com
- vi. Phone Numbers: Business 719.687.8385 Mobile

e. Other (specify role) Applicant Project Manager

- i. Project Contact Alan Kirchoff
- ii. Firm Name 7B Building & Development
- iii. Physical Address 13105 Dover Ave, Lubbock, TX 79424
- iv. Mailing Address 13105 Dover Ave, Lubbock, TX 79424
- v. E-mail Address AlanKirchhoff7b@outlook.com
- vi. Phone Numbers: Business 512-608-1904 Mobile

6. Submittal Requirements

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

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

7. Applicable Code Sections

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

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

8. Certification of Ownership

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



Please refer to the Property Owner Letter of Authorization

Owner

Date



Owner

Date

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

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



Christie Hawkins
Applicant

12/22/2022

Date

City Use Only

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

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

Property Owner Letter of Authorization

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

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

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

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

Harman Management Corporation



Brenton Jackson



(Date)

**STATE OF COLORADO
COUNTY OF TELLER**

PARTIAL RELEASE AND WAIVER OF RIGHTS

Date: 8/31/2022

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

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

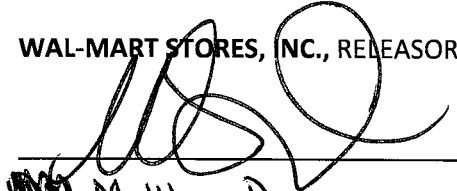
THIS SPACE INTENTIONALLY LEFT BLANK.

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

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

WAL-MART STORES, INC., RELEASOR

By:


Matthew Dean (PRINT NAME)
Senior Manager II (TITLE)

CORPORATE ACKNOWLEDGEMENT

STATE OF Arkansas

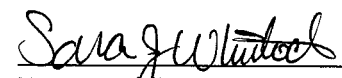
COUNTY OF Benton

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

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

SEAL




Notary Public

After recording return to:

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

Attn: Contracts Manager

Champion Xpress Car Wash

PUD Amendment Narrative



Project Request

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

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

Legal Description: Lot 4, Walmart Center

Zone District: Planned Unit Development

Proposed Zone District: No Change

Allowed Uses: Financial Institution or Drive Thru Restaurant

Proposed Use: Automated Car Wash

Table 1. Site Development Information

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

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

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

1. Provide a short description of the original PUD versus the proposed project.

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

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

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

2. Describe how the development plan meets the requirements of:

- a. Accepted land planning practices;

Response: The proposed Car Wash meets the requirements of accepted land use practices defined by the City of Woodland Park Municipal Code applicable to a car wash, including parking and stacking requirements. Contextually, the car wash is adjacent to the City's "Service Commercial" zone district and is consistent with the overall intent of that zoning district with its location along a major transportation corridor that can accommodate large parking areas and associated high traffic counts. In addition, the car wash maximizes the property's land area with respect to easements, setbacks, existing and proposed utilities, and access.

- b. Promote public health, safety, and general welfare;

Response: To ensure public safety and general welfare, the site's design will comply with the City of Woodland Park Land Use Requirements, Engineering Specifications and Manuals, and pedestrian and vehicle access requirements.

- c. Provide adequate light, air, privacy and convenience;

Response: The car wash building and all other associated structures will comply with the building code and fire code to ensure that all public health requirements are met.

- d. Lessen and avoid congestion of the public streets and highways;

Response: The proposed car wash generates less vehicle traffic than the drive-thru restaurant previously approved on Lot 4 of the Wal-Mart PUD. Please refer to the trip generation memorandum in Attachment 8.

- e. Conserve the values of surrounding properties;

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

- f. Protect against fire, panic, explosion, noxious fumes, flooding along natural watercourses, and other hazards.

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

- 3. The final development plan shall include, but not be limited to, the following information on the site plan or as part of this Narrative:

- a. Location and size of area involved;

Response: Please Refer to the Cover Page.

- b. All improvements of surrounding properties lying adjacent to the proposed PUD district;

Response: The site plan shows the adjacent right-of-way

- c. The dwelling unit per tract density of residential areas included in the plan;

Response: This is not applicable. No Dwelling units are proposed.

- d. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses; This is not applicable to this application;

- e. The location and width of proposed streets, public ways, easements and other similar public and private facilities;

Response: This information is provided on Sheet C2 of the site development plan included in Attachment 5.

- f. The use, height, bulk and location of all principal and accessory buildings proposed on the development plan;

- g. **Response: Please Refer to the Cover Page of this Application.**

- 4. Attach any agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must be written so as to be acceptable to the City.

Response: The waiver to develop a car wash on Lot 4 of the Wal-Mart PUD is included in attachment 3.

- 5. A development schedule indicating the following:

- a. The approximate date when construction of the project can be expected to begin,
- b. The stages in which the project will be completed and the approximate date when construction of each stage can be expected to begin;

Response: The project is expected to start construction in the Spring of 2023 and be completed in Early 2024.

- 6. The feasibility of the proposal for the disposition of sanitary waste and stormwater runoff;

Response: The Champion Xpress Car Wash has access to an 8" sanitary sewer main on the north side of the property; the sanitary sewer main is located within an existing utility easement. The car wash proposes to tap into the sanitary sewer main with a 2" meter and line from the northeast corner of the proposed building; the utility plan is provided in attachment

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

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

7. The location, number and dimensional plans of proposed off-street parking and loading facilities;
Response: The current PUD guide doesn't delineate parking requirements for each lot outside of the approved PUD site plan/map, and because the Champion Xpress car wash is a change in use from Lot 4, it defaults will default to the City's parking requirements. The Champion Xpress car wash proposes 23 stacking spaces, ten vacuum stalls, and three employee stalls. The parking plan is included in attachment 5, sheet C1.
8. A schematic landscaping plan indicating approximate location, number and type of shrubs, conifer, or deciduous trees or other form of landscaping treatment;
Response: Please Refer to Sheet L1 in attachment 5.
9. All of information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the City's subdivision regulations, which has not been previously required;
Response: The property was previously subdivided, and no subdivision is proposed with this site plan and PUD amendment application.
10. In addition to the above, planned business development proposal shall include the following:
 - a. A traffic impact study,
Response: A traffic impact study for the Walmart PUD was completed in 2005 and is referenced in the Champion Xpress Trip Generation Letter in Attachment 8.
 - b. Description, location and extent of fences, earth berms and/or other buffer areas,
Response: Please Refer to sheet L1 of the Site Development Plan in Attachment 5.
 - c. Description, location and extent of proposed signs,
Response: Please Refer to sheet C2 of the Site Development Plan in Attachment 5.
 - d. Lighting standards and heights
Response: Please Refer to Photometric Plan in Attachment 7.
 - e. Location and extent of outside storage areas with proposed methods of concealment from abutting streets and residential areas,
Response: No Outdoor storage is proposed.
 - f. Estimated employment projections,
Response: Champion Express Car will operate with three employees daily.
 - g. Public cost/benefit analysis
Response: There are no anticipated public costs associated with the PUD amendment.
 - h. A statement to be affixed to a final development plan which shall read: "All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33, Use Regulations--Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation,"
Response: Statement acknowledged and added to the Site Development Plan Cover Sheet in Attachment 5.

SITE DEVELOPMENT PLANS
CHAMPION XPRESS CAR WASH
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 150'

BASIS OF BEARINGS

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

BENCHMARK

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

SHEET INDEX

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

CONTACTS:

DEVELOPER

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



CIVIL ENGINEER

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



ARCHITECT

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



MUNICIPALITY

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



FIRE DISTRICT

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



WATER

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



SANITARY

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



ELECTRIC

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



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

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

DATE OWNERS

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

DATE CITY PLANNER
CITY OF WOODLAND PARK



112 N RUBEN DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9966 • www.baselinecorp.com

DESIGNED BY LTV
DRAWN BY LAR
CHECKED BY LRM

DATE
PREPARED BY

REVISION DESCRIPTION

7B BUILDING & DEVELOPMENT

TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
COVER

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL XXXXX.2022

DRAWING SIZE 24" X 36"

SURVEY FIRM BEC SURVEY DATE XXXXXX

JOB NO. 483 7B

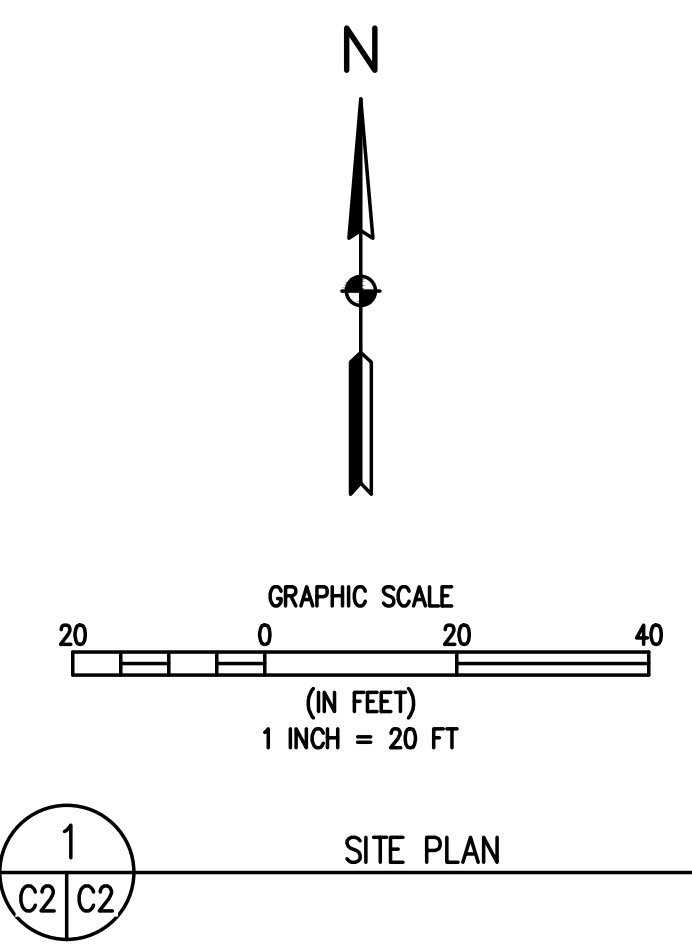
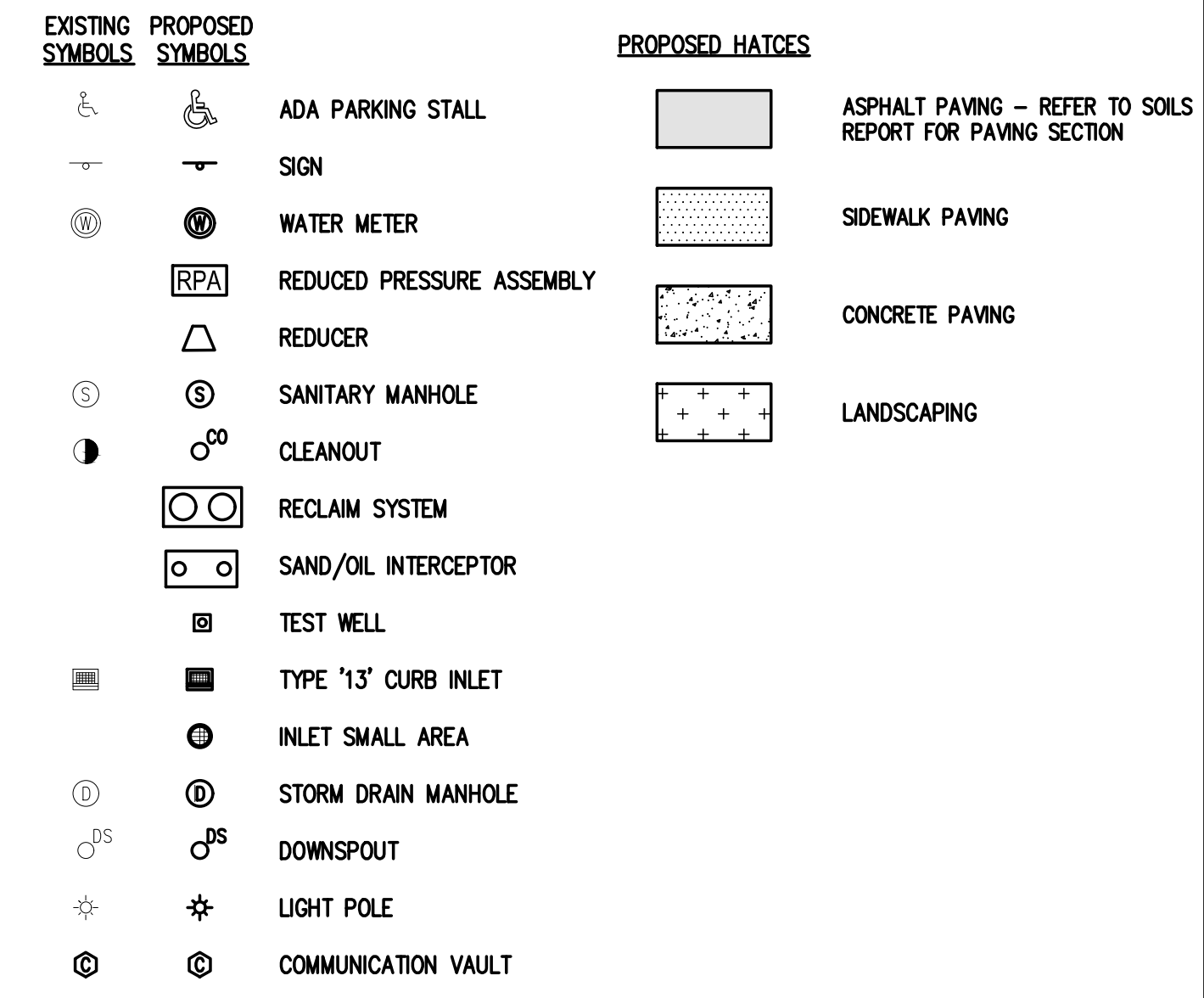
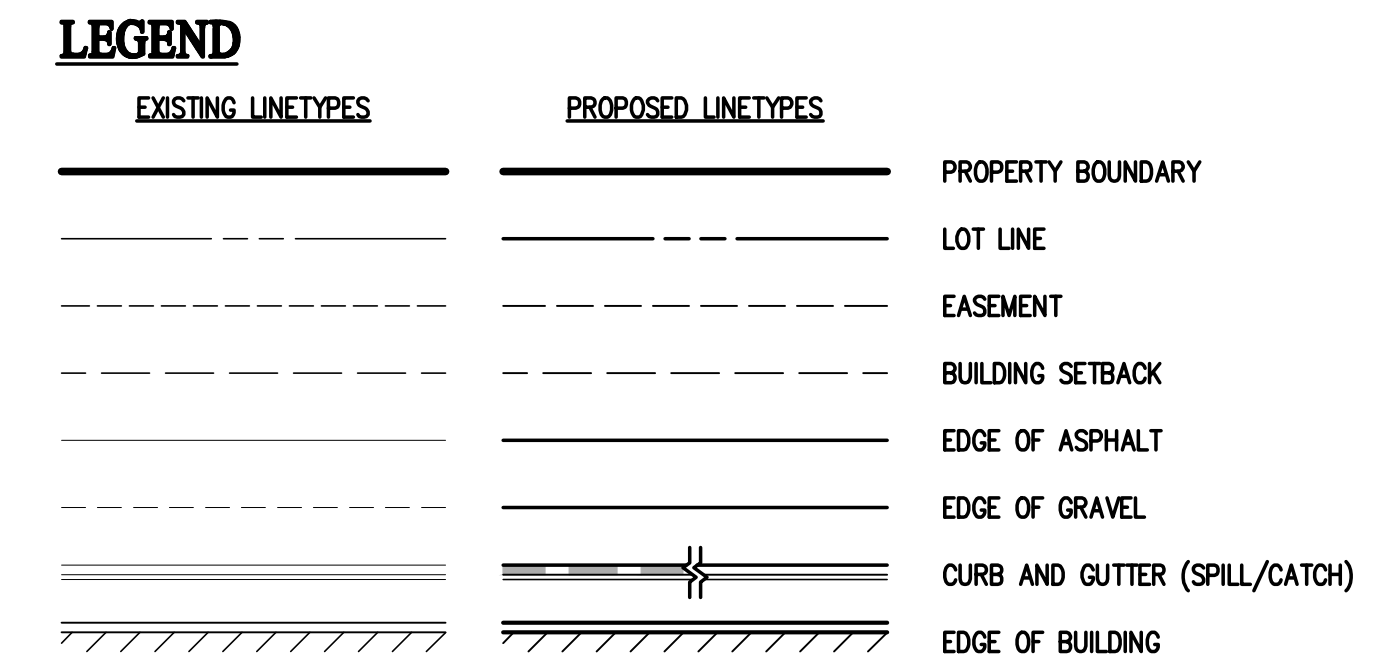
DRAWING NAME COVER

SHEET 1 OF 10

C1



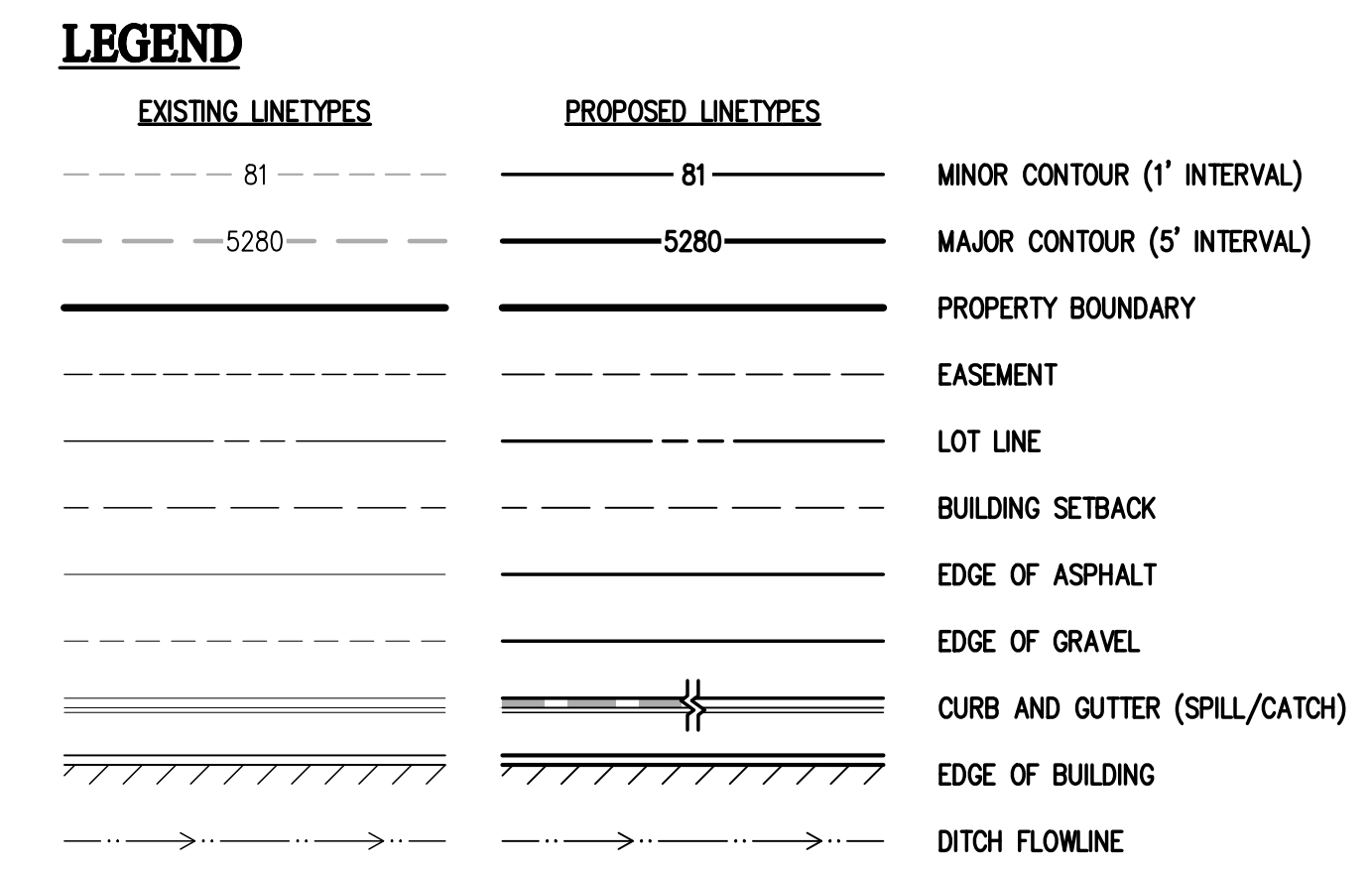
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



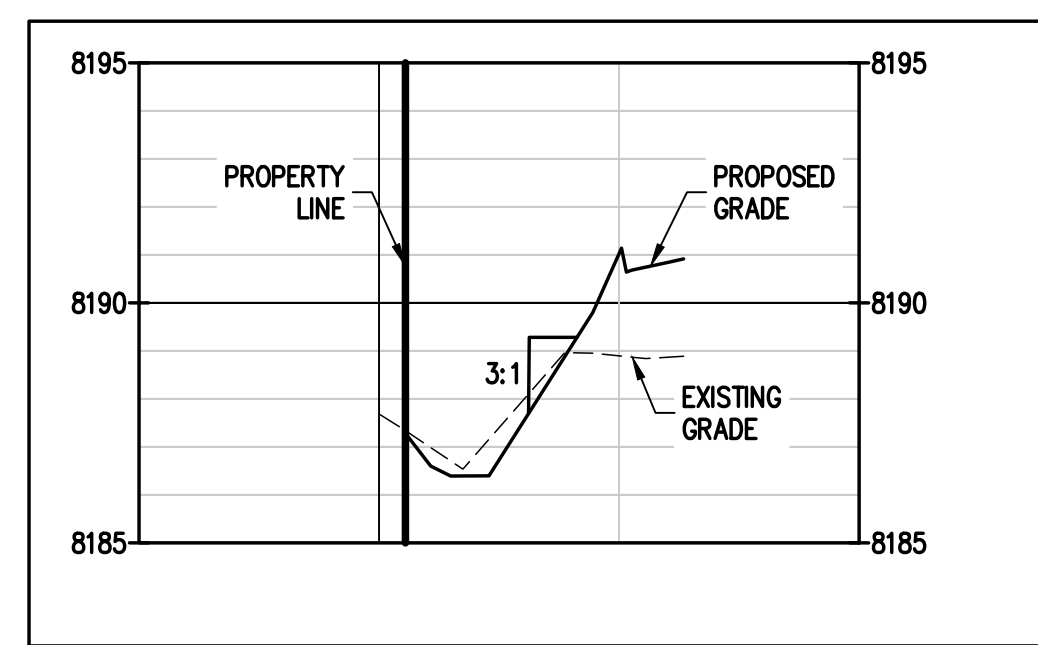
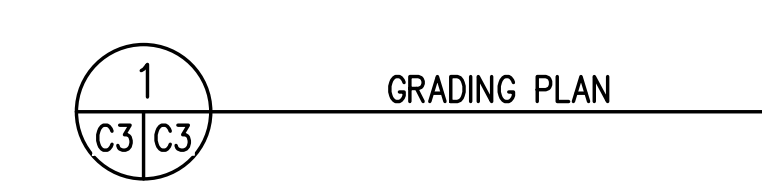
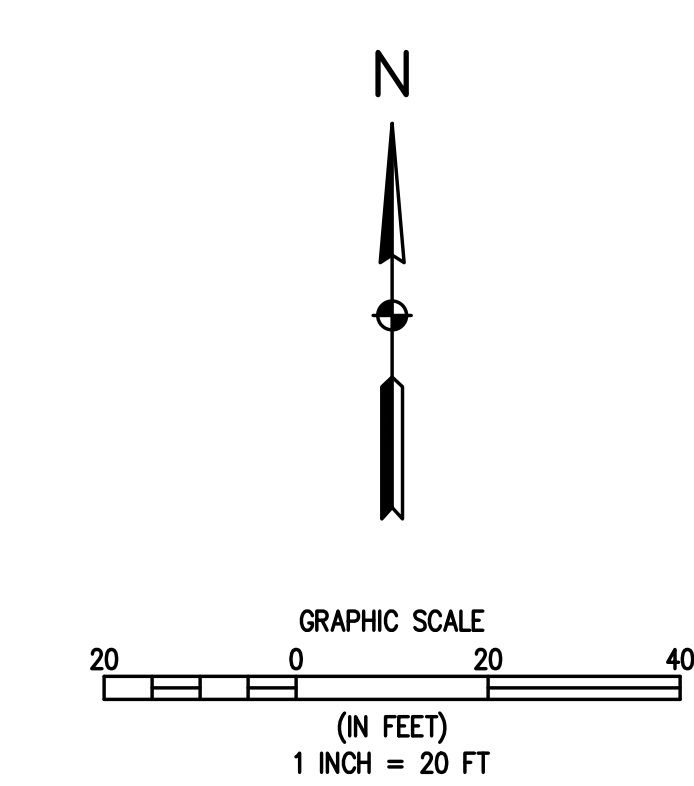
 Engineering • Planning • Surveying 112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403 P. 303.940.9586 • F. 303.940.9553 • www.baselinencorp.com	
DESIGNED BY	LTV
DRAWN BY	LAR
CHECKED BY	LRM
REVISION DESCRIPTION	PREPARED BY DATE
7B BUILDING & DEVELOPMENT CITY OF WOODLAND PARK TELLER COUNTY WOODLAND PARK CHAMPION XPRESS CAR WASH MORNING SUN DRIVE SITE PLAN	
PREPARED UNDER THE DIRECT SUPERVISION OF PRELIMINARY NOT FOR CONSTRUCTION FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
REG	XX/XX/XX
JOB NO.	483.78
DRAWING NAME	
SITE PLAN	
SHEET	2 OF 10



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



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

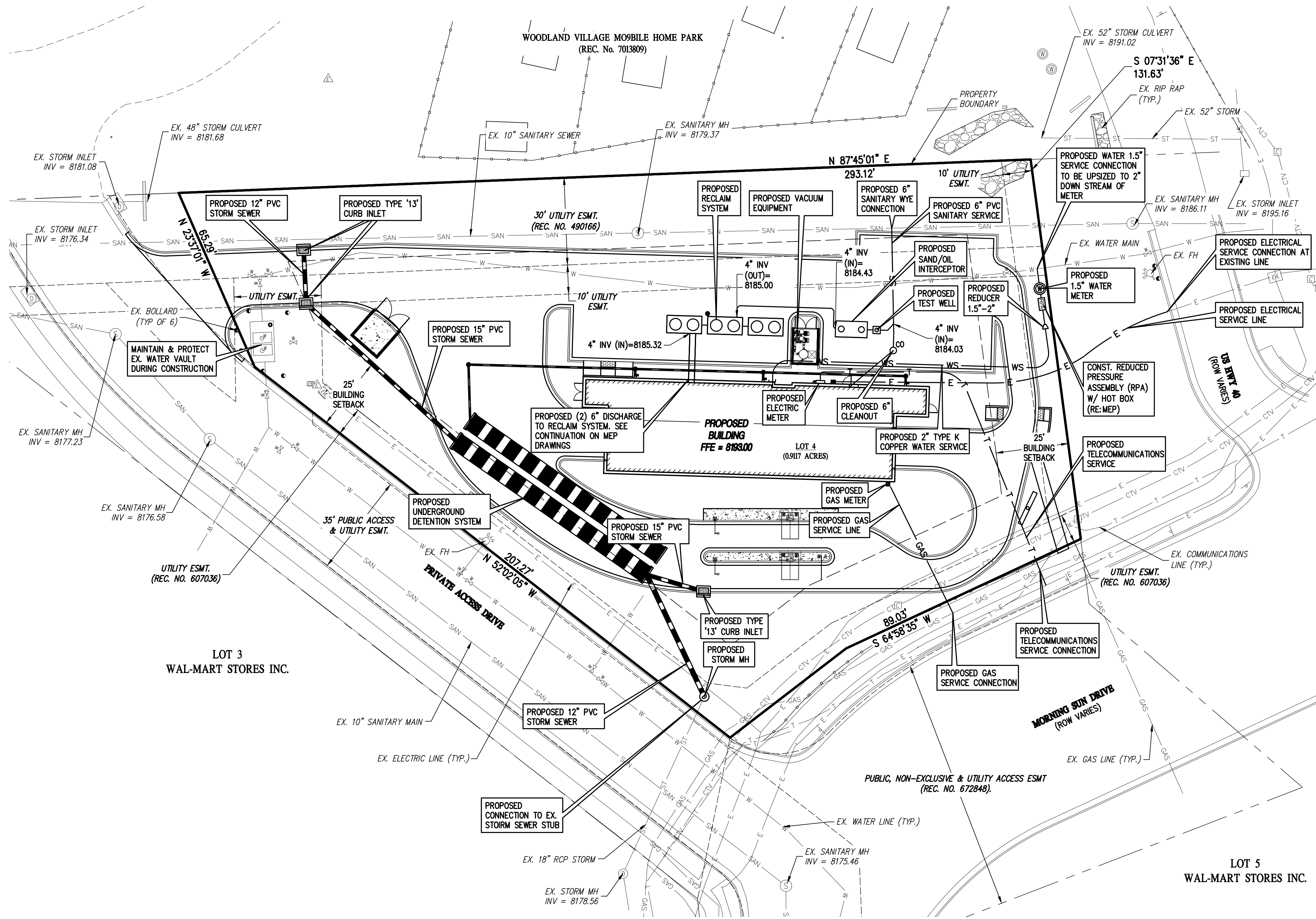


 DITCH SECTION A

 BASELINE Engineering • Planning • Surveying 12 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403 P: 303.940.0386 • F: 303.940.9559 • www.baselineeng.com	
DESIGNED BY	LTV
DRAWN BY	LAR
CHECKED BY	LRM
REVISION DESCRIPTION	PREPARED BY
DATE	
7B BUILDING & DEVELOPMENT CITY OF WOODLAND PARK TELLER COUNTY WOODLAND PARK CHAMPION XPRESS CAR WASH MORNING SUN DRIVE GRADING PLAN	
PREPARED UNDER THE DIRECT SUPERVISION OF PRELIMINARY NOT FOR CONSTRUCTION FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
REG	XX/XX/XX
JOB NO.	453.78
DRAWING NAME	
GRADING PLAN	
SHEET	3 OF 10

SITE DEVELOPMENT PLANS CHAMPION XPRESS CAR WASH

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

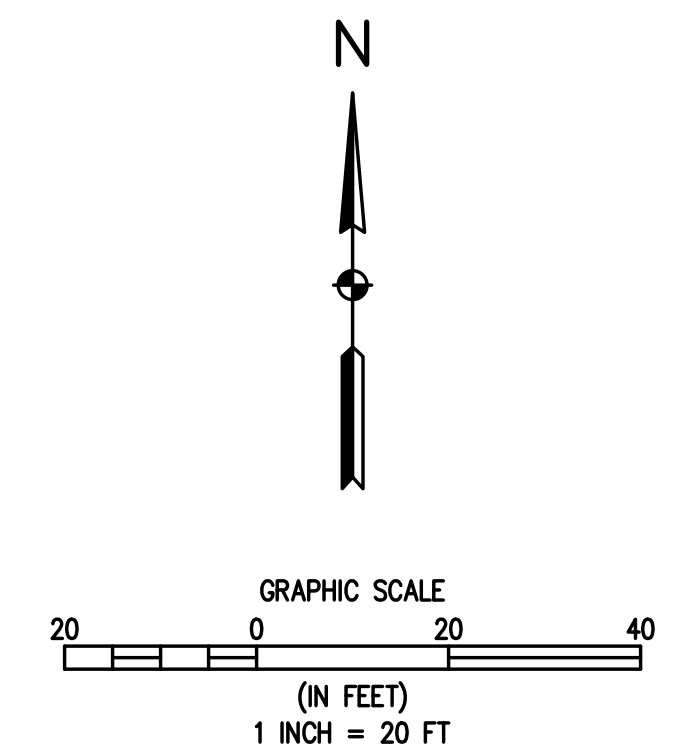


LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	EDGE OF ASPHALT
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	EDGE OF BUILDING
---	---	WATER LINE
---	---	WATER SERVICE
---	---	SANITARY SEWER MAIN
---	---	SANITARY SEWER SERVICE
---	---	STORM SEWER
---	---	GASLINE
---	---	UNDERGROUND ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	CABLE TV

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

PROPOSED HATCHES	PROPOSED HATCHES
⊙	⊙
⊙	⊙



1
C4 C4
UTILITY PLAN

DESIGNED BY LTV
DRAWN BY LAR
CHECKED BY LRM

DATE
PREPARED BY

REVISION	DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF

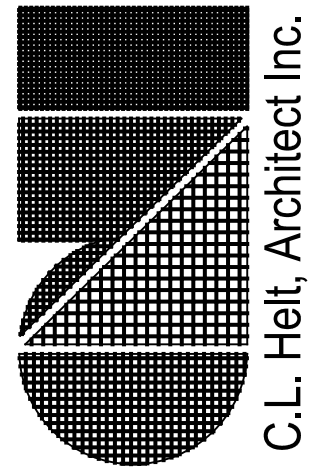
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

C4

SITE DEVELOPMENT PLAN
CHAMPION XPRESS CAR WASH

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

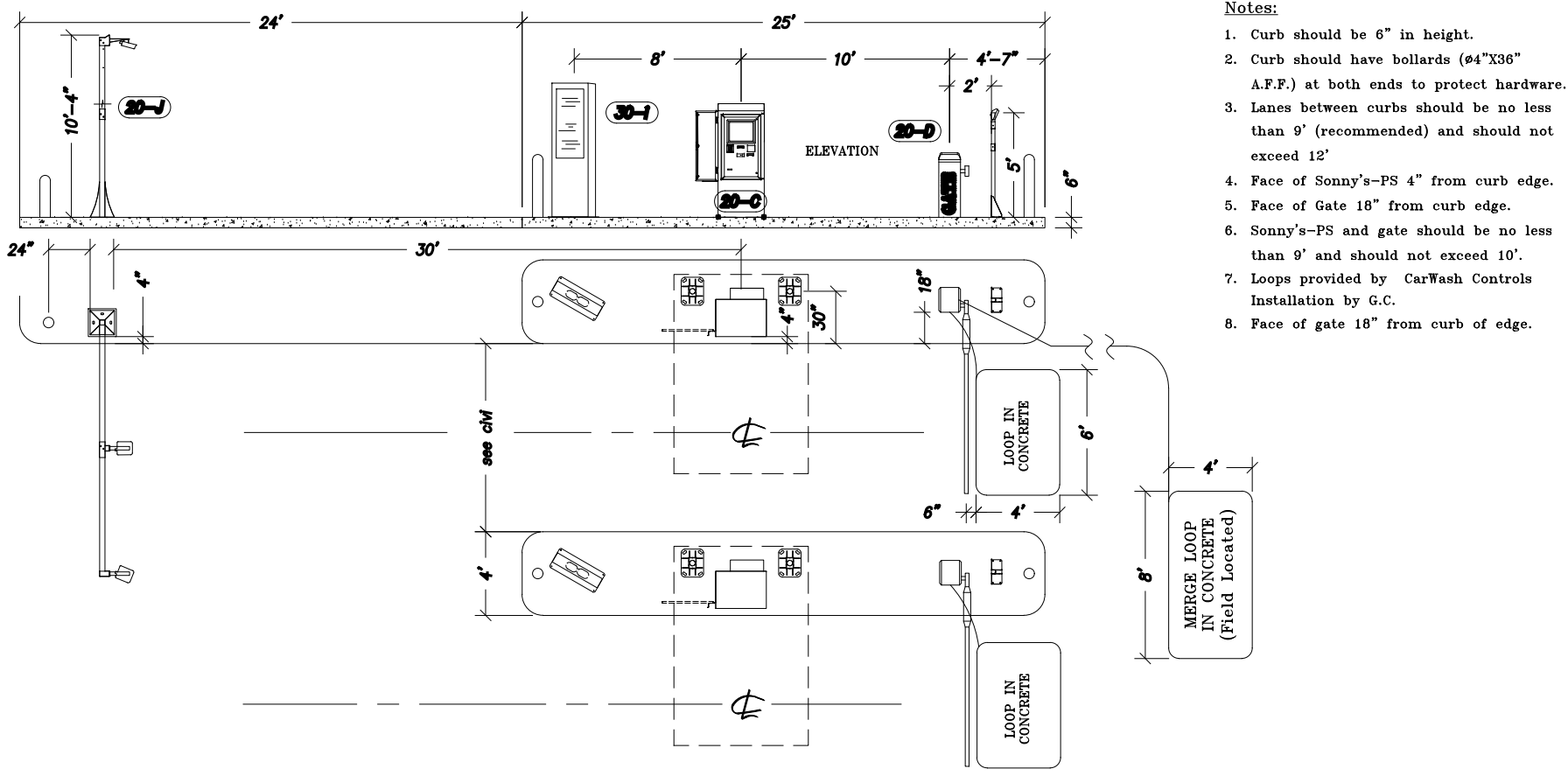


DESIGNED BY VR
DRAWN BY VR
CHECKED BY VR

REVISION DESCRIPTION
DATE
PREPARED BY

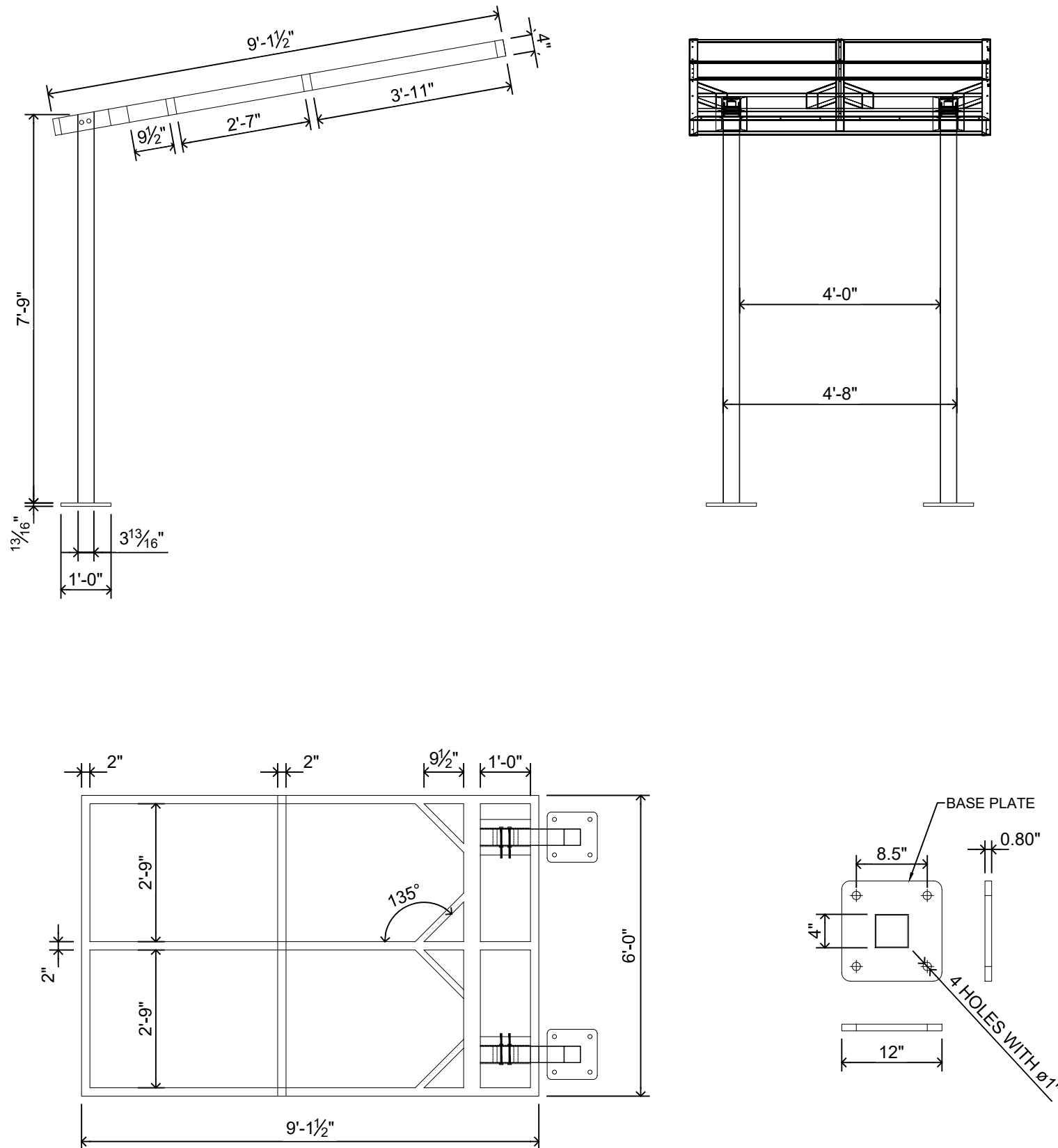
7B BUILDING & DEVELOPMENT
TELLER COUNTY
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
ARCHITECTURAL SITE PLAN

FOR AND ON BEHALF OF
HUSLINE CORPORATION
INITIAL SUBMITTAL 12.16.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM BEC SURVEY DATE XXXXXX
JOB NO. 483 7B
DRAWING NAME
SHEET 5 OF 10
A1.0

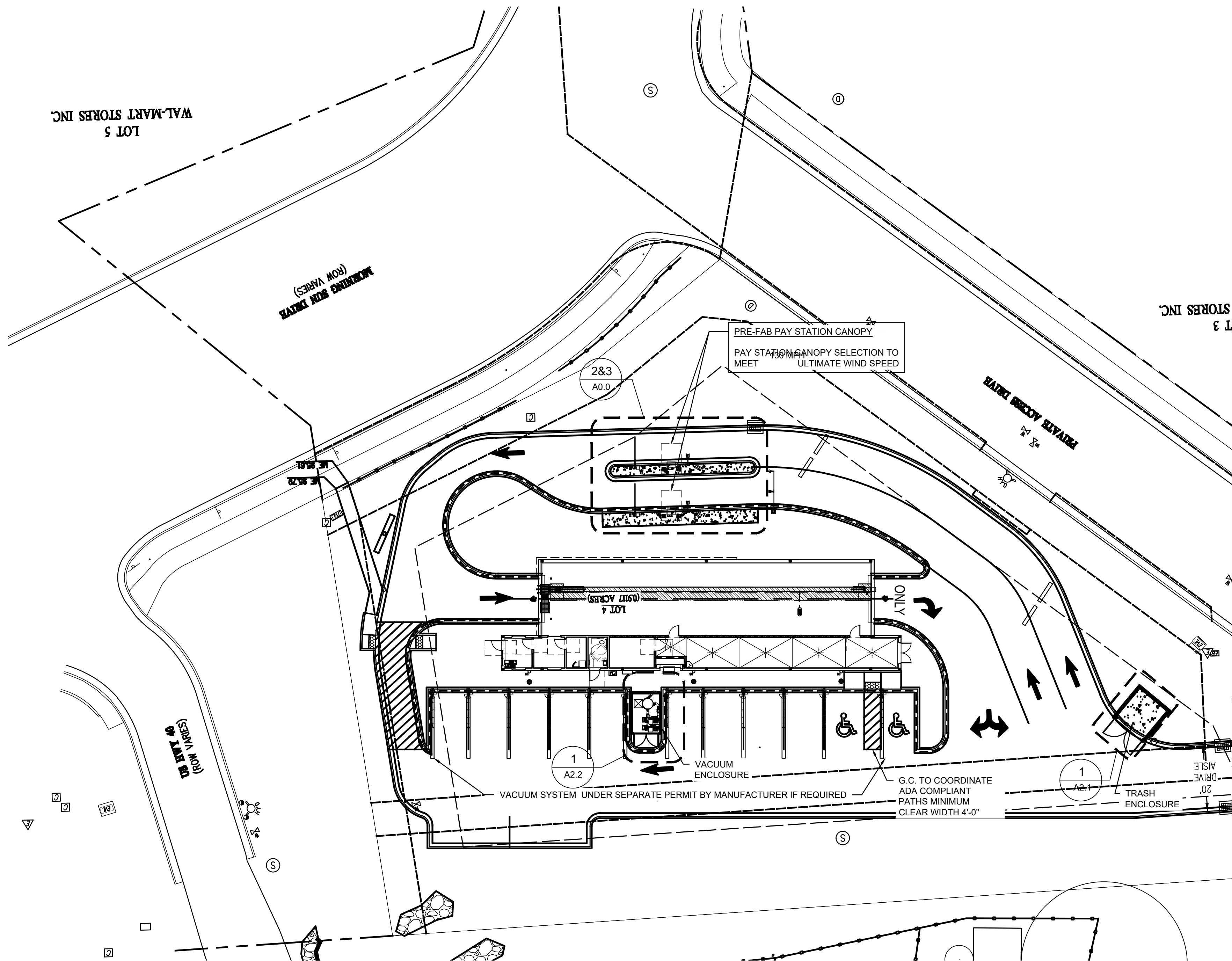


SEE ELECTRICAL FOR ALL CONDUIT LOCATIONS
SEE CIVIL FOR PAY LANE QUANTITIES AND DIMENSIONS.

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



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



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

SITE DEVELOPMENT PLAN
CHAMPION XPRESS CAR WASH

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

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

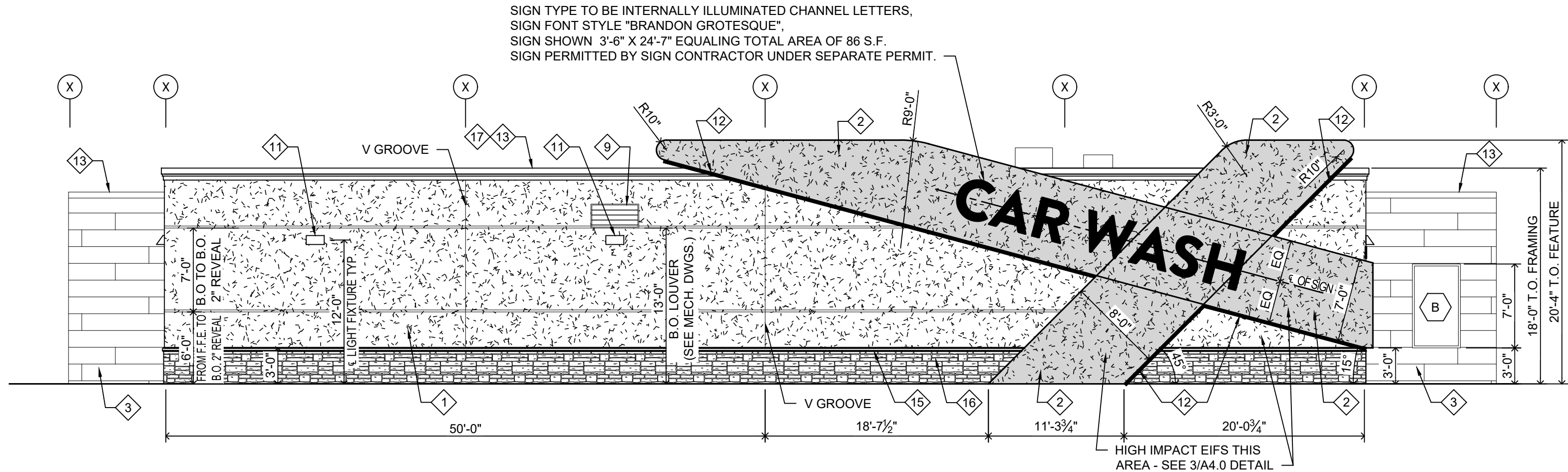
EXTERIOR FINISH SPEC. LEGEND

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

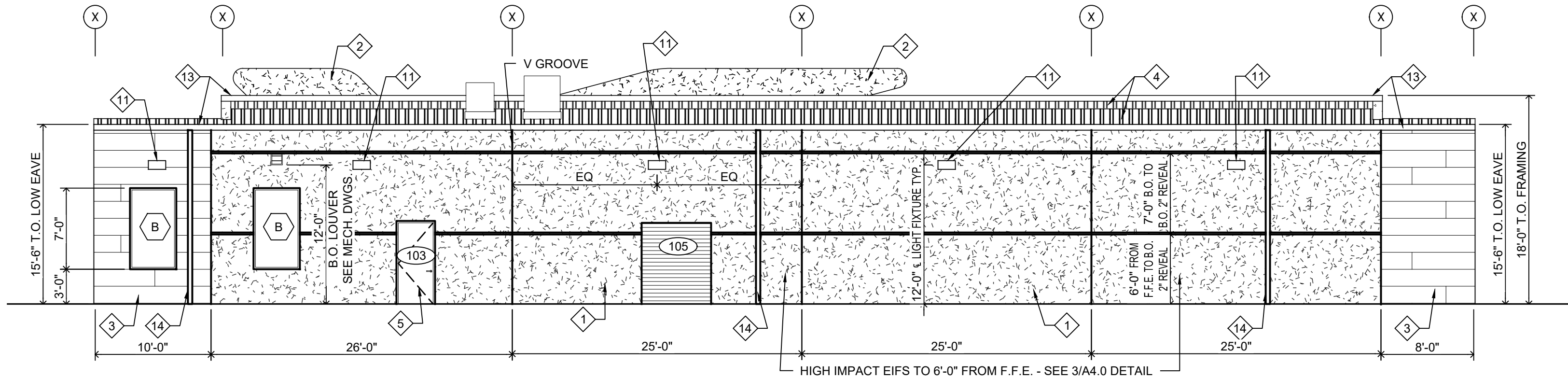
1	EIFS WALL SYSTEM MANUF: STO OR EQUAL COLOR: STO 32123 TEXTURE: STOLIT 1.5 (MEDIUM)
2	EIFS WALL SYSTEM AT "X" MANUF: STO OR EQUAL COLOR: STO 35140 TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY
3	FIBER CEMENT SIDING MANUF: NICHHA SERIE: CORBOSA CONCRETE SERIES COLOR: SHADOW
4	MAIN BUILDING ROOF PANEL MANUF: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

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

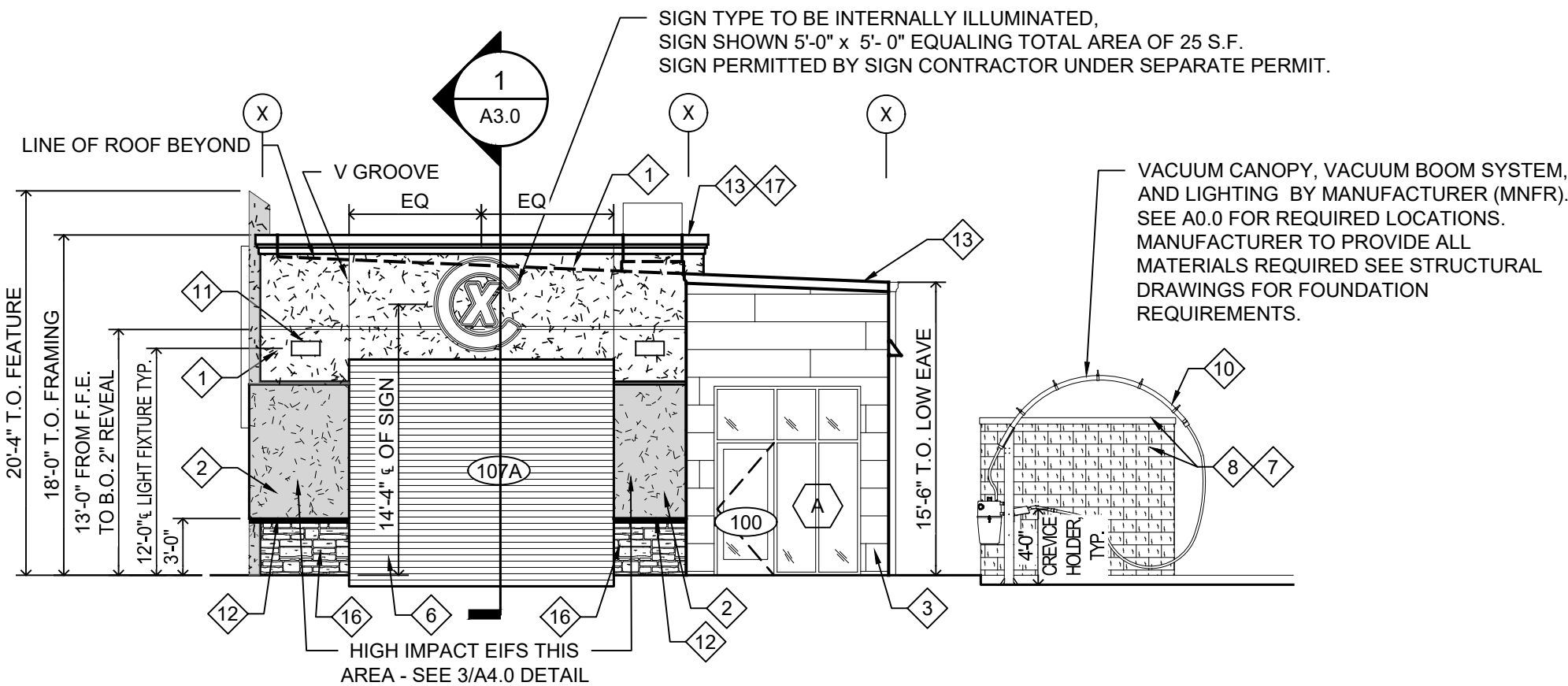
NOTE:
- SEE 9/A4.0 FOR V GROOVE DETAIL TYP. AT 25" O.C., SEE 8/A4.0 FOR EIFS REVEAL DETAIL.



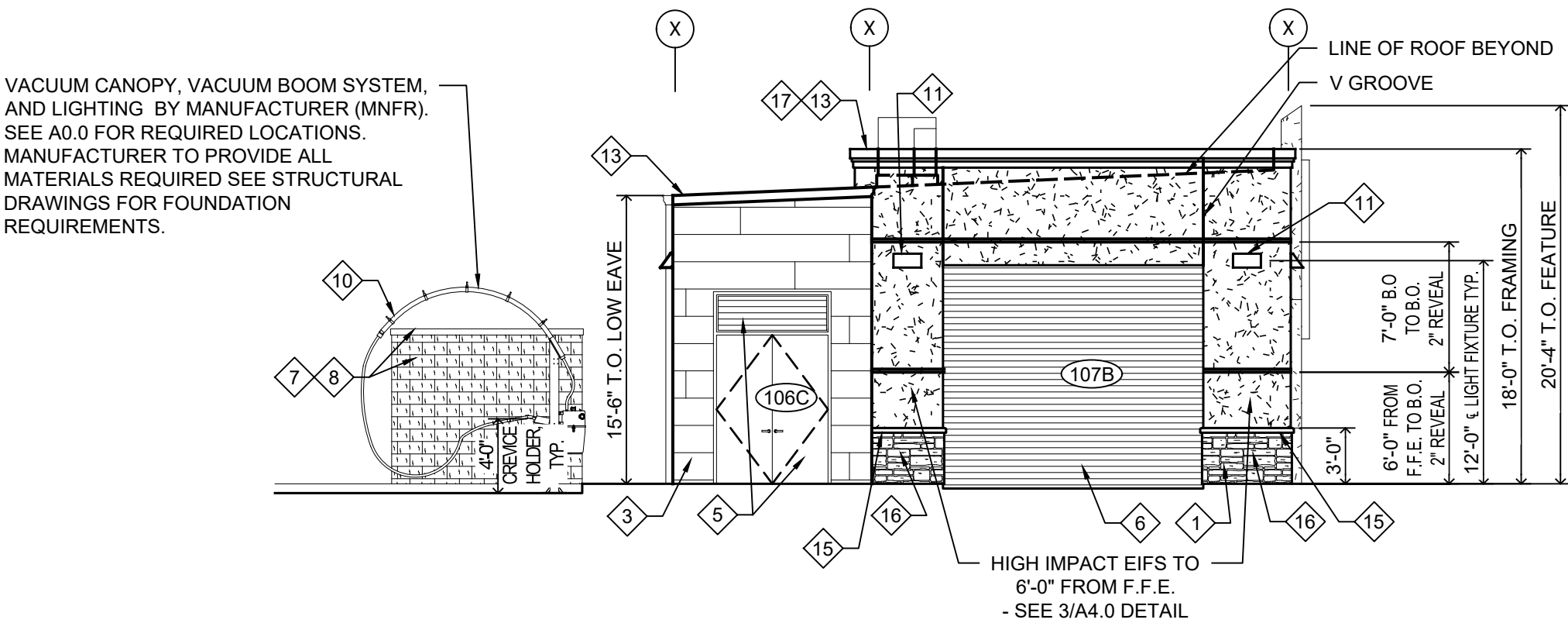
1 FRONT ELEVATION
A2.0 SCALE = 1/8" = 1'-0"



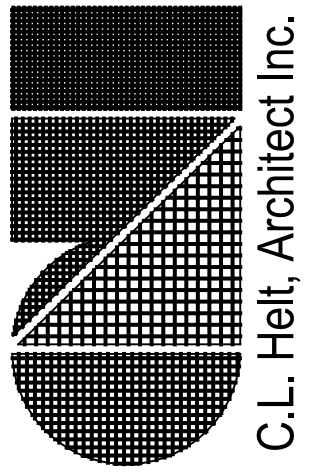
2 (PARKING) ELEVATION
A2.0 SCALE = 1/8" = 1'-0"



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



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



DESIGNED BY
VR
DRAWN BY
VR
CHECKED BY
VR

DATE
PREPARED BY

REVISION DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF

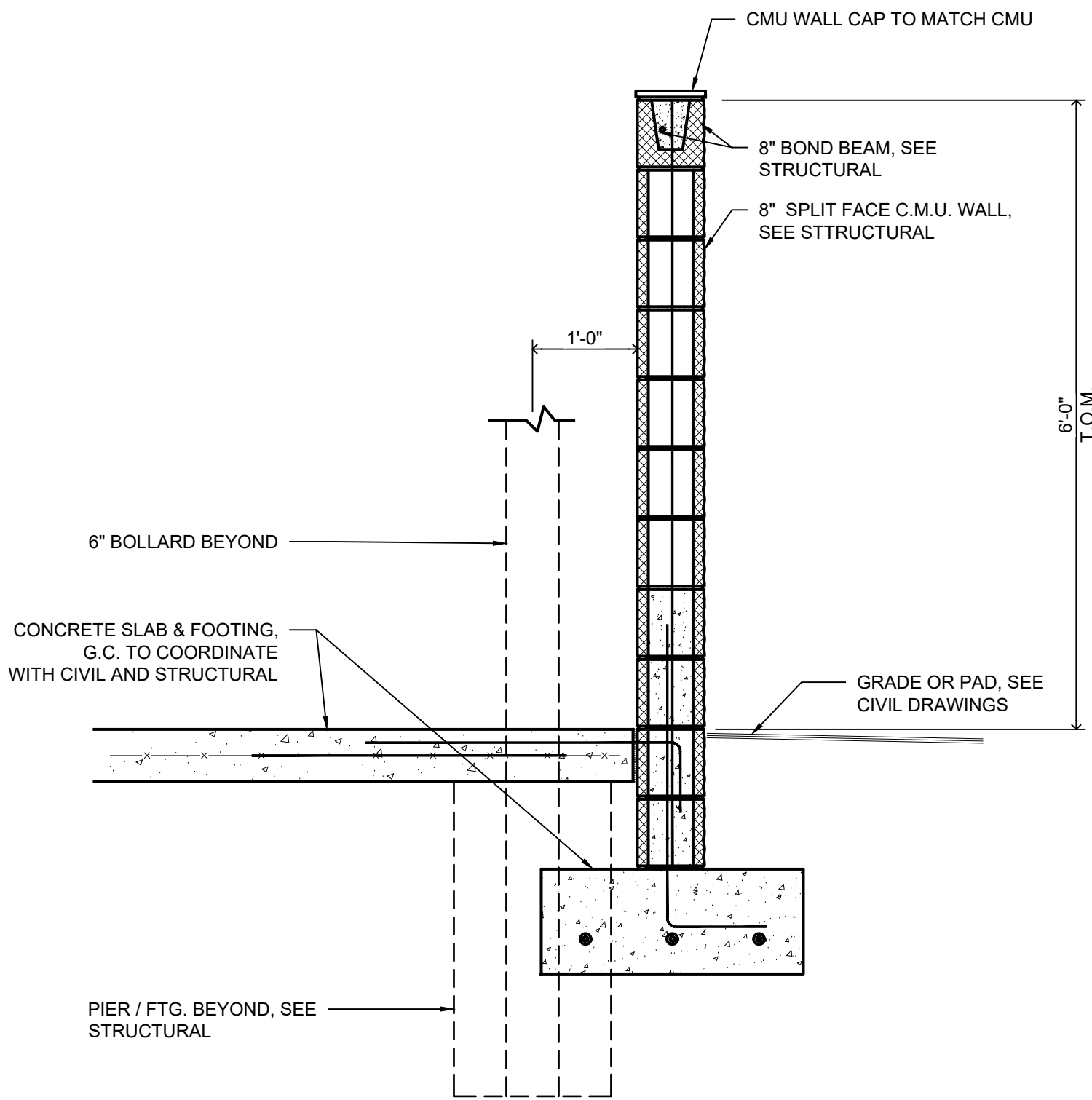
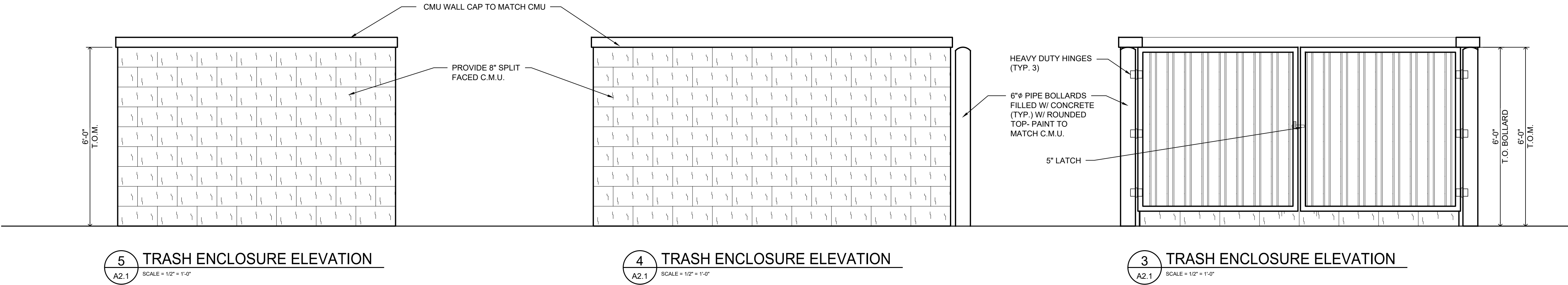
FOR AND ON BEHALF OF
BURLINE CORPORATION
INITIAL SUBMITTAL 12.16.2022
DRAWING SIZE 24" X 36"
SURVEY FROM XXXXXX
JOB NO. 483 7B
DRAWING NAME

SHEET 6 OF 10
A2.0

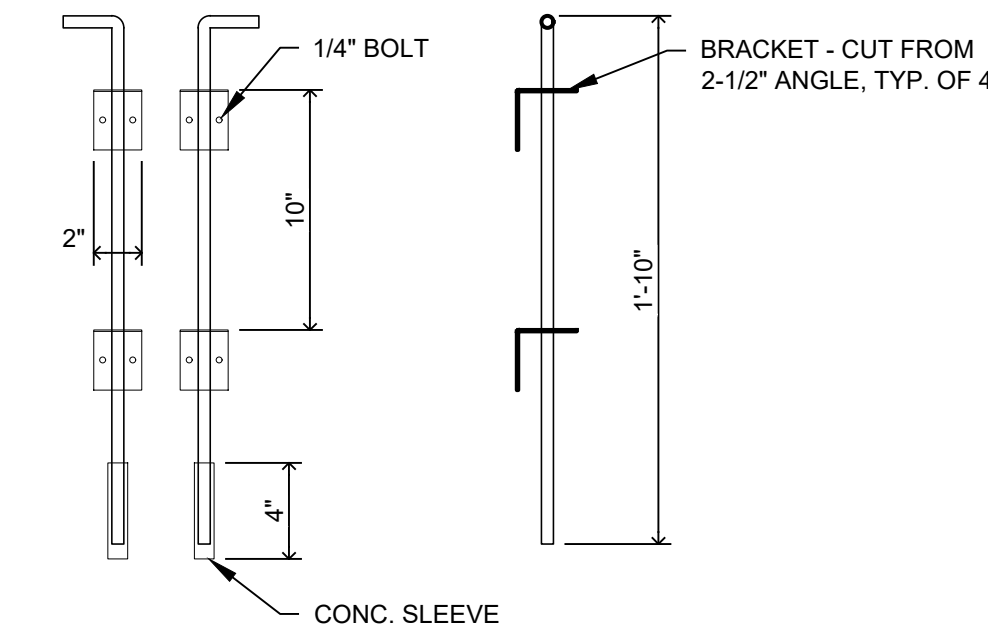
SITE DEVELOPMENT PLAN
CHAMPION XPRESS CAR WASH

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

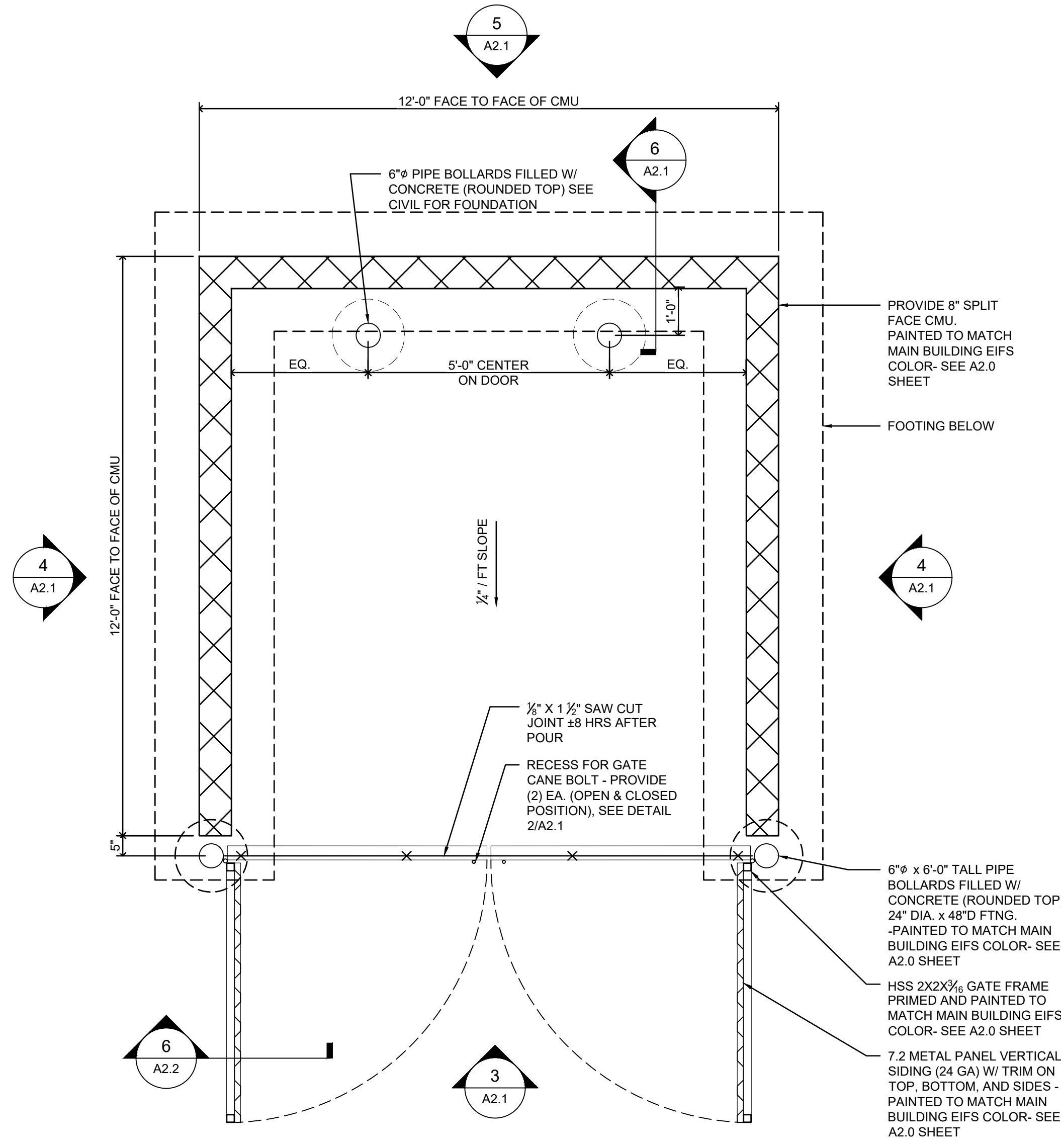
NOTE: SEE SHEET A2.0 FOR FINISHES



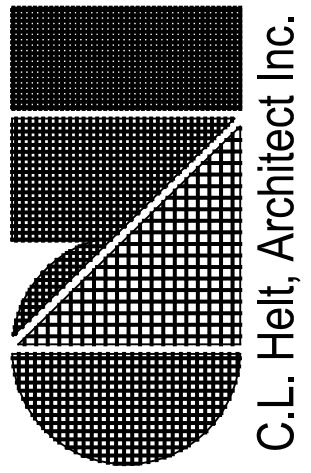
6 TYP. WALL SECTION
A2.1 SCALE = 3/4" = 1'-0"



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



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



DESIGNED BY VR
DRAWN BY VR
CHECKED BY VR

DATE

PREPARED BY

REVISION DESCRIPTION

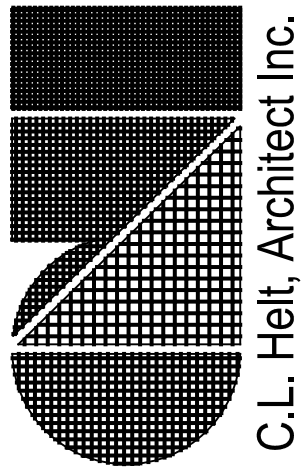
7B BUILDING & DEVELOPMENT
TELLER COUNTY
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
TRASH ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

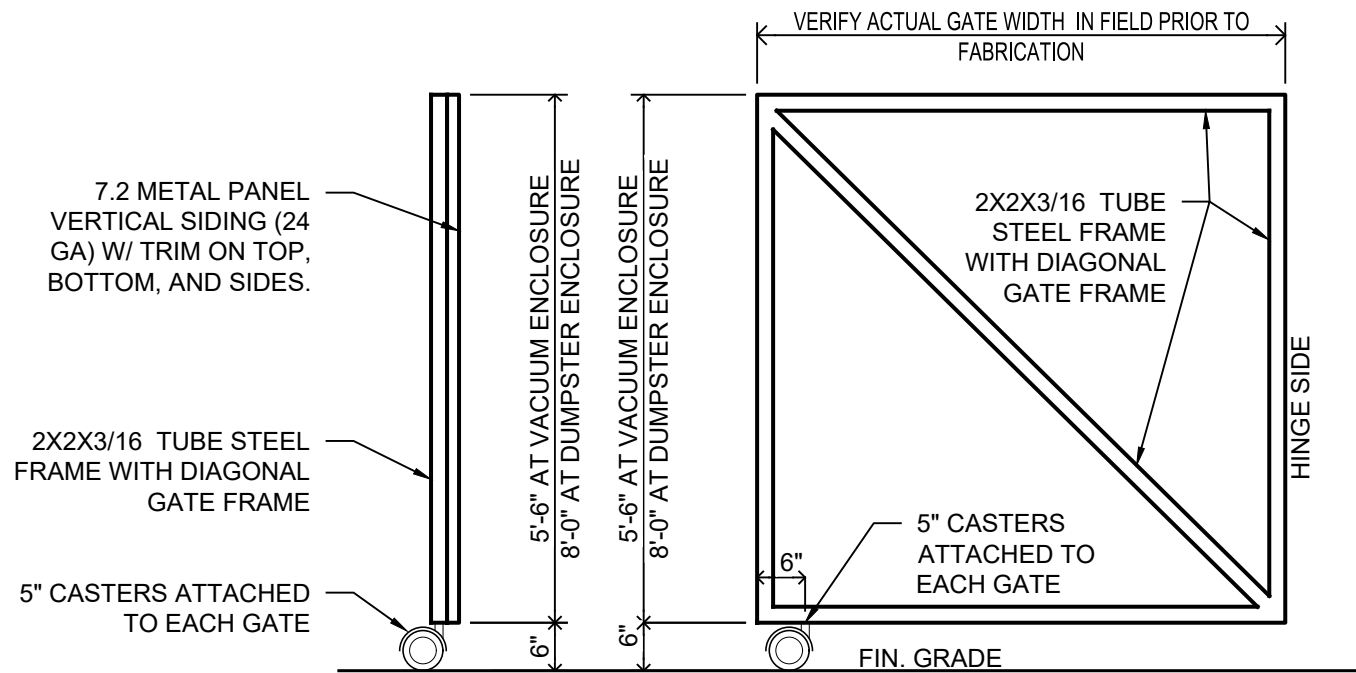
FOR AND ON BEHALF OF
BUEHLER CORPORATION
INITIAL SUBMITTAL 12.16.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM BEC
JOB NO. 483 7B
DRAWING NAME
SHEET 7 OF 10
A2.1

SITE DEVELOPMENT PLAN
CHAMPION XPRESS CAR WASH

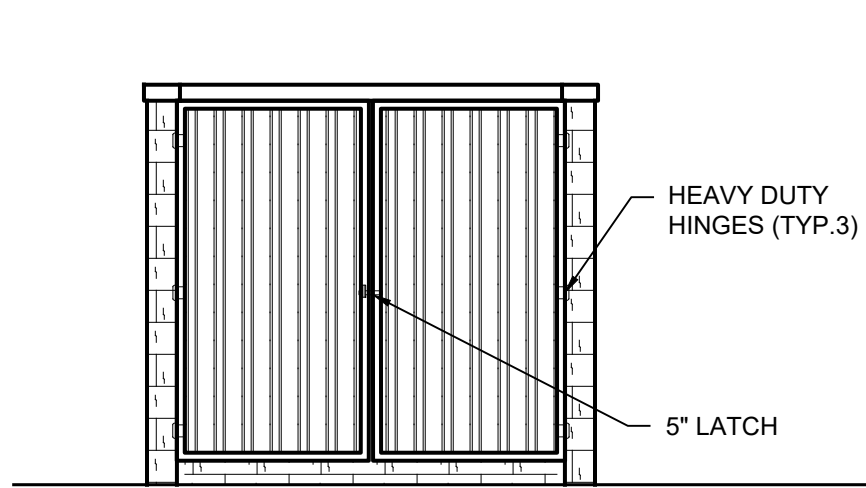
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



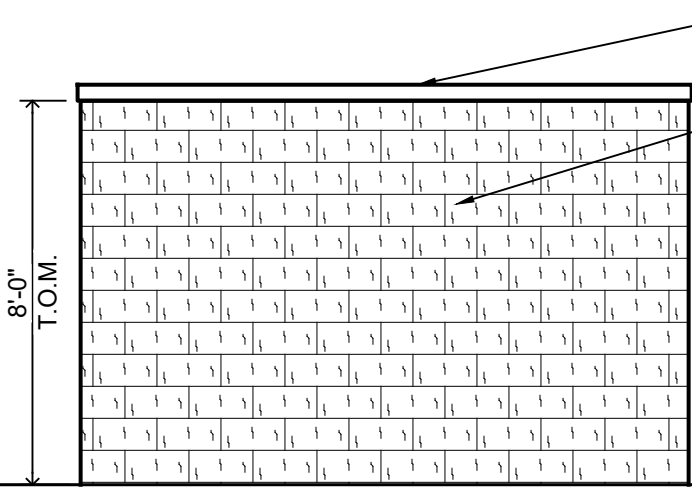
C.L. Helt, Architect Inc.



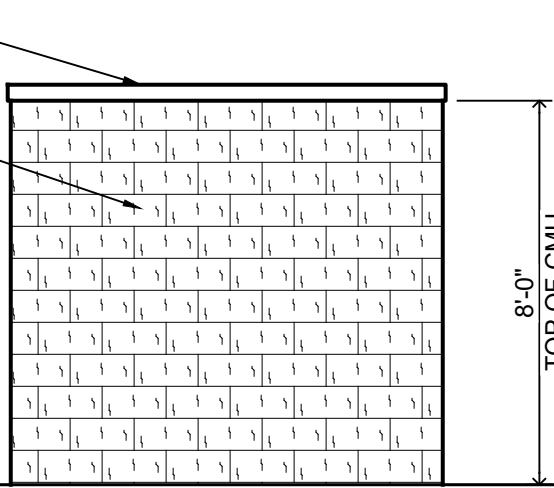
6 TYPICAL GATE SECTION
SCALE = 1/2\"/>



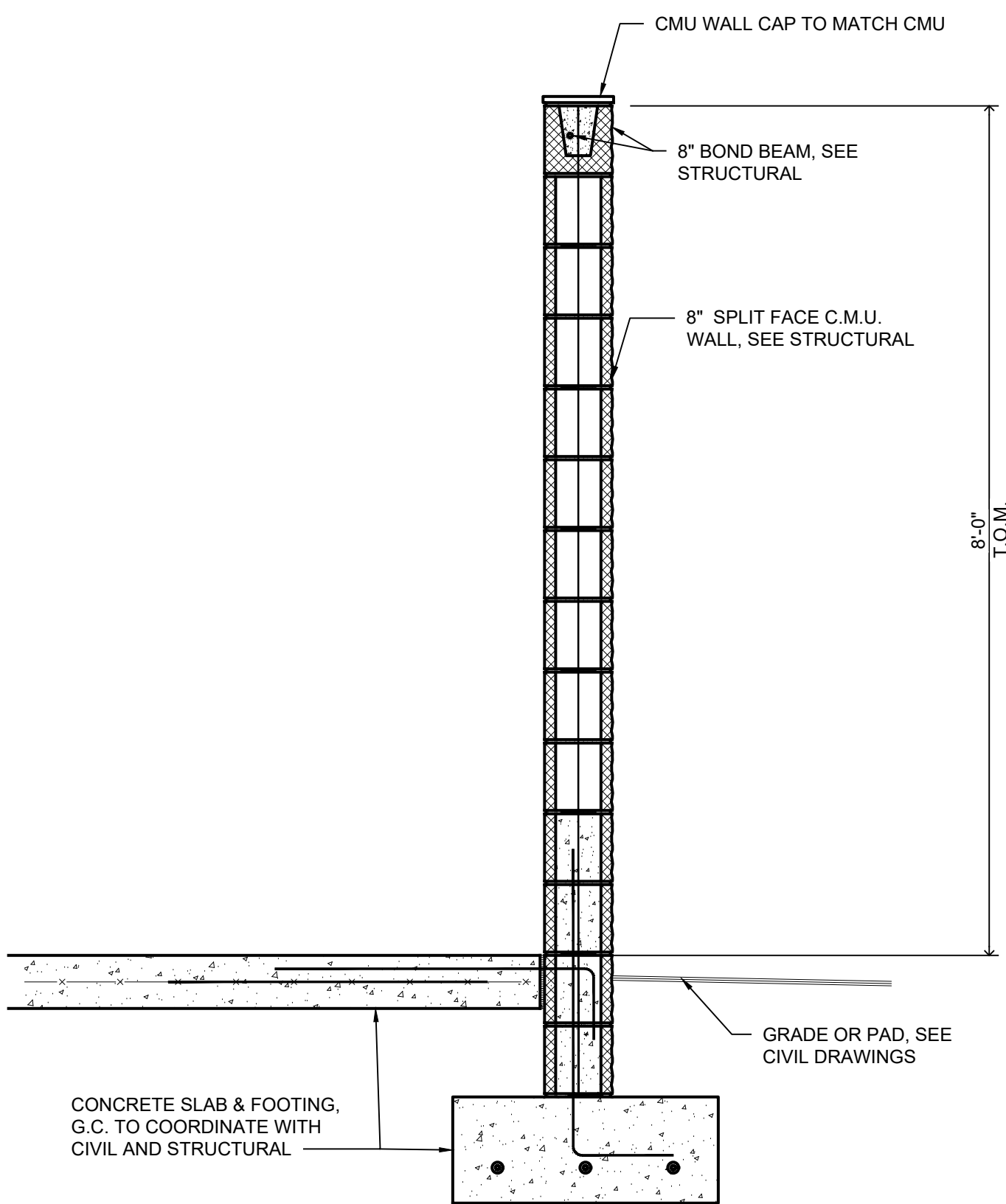
5 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4\"/>



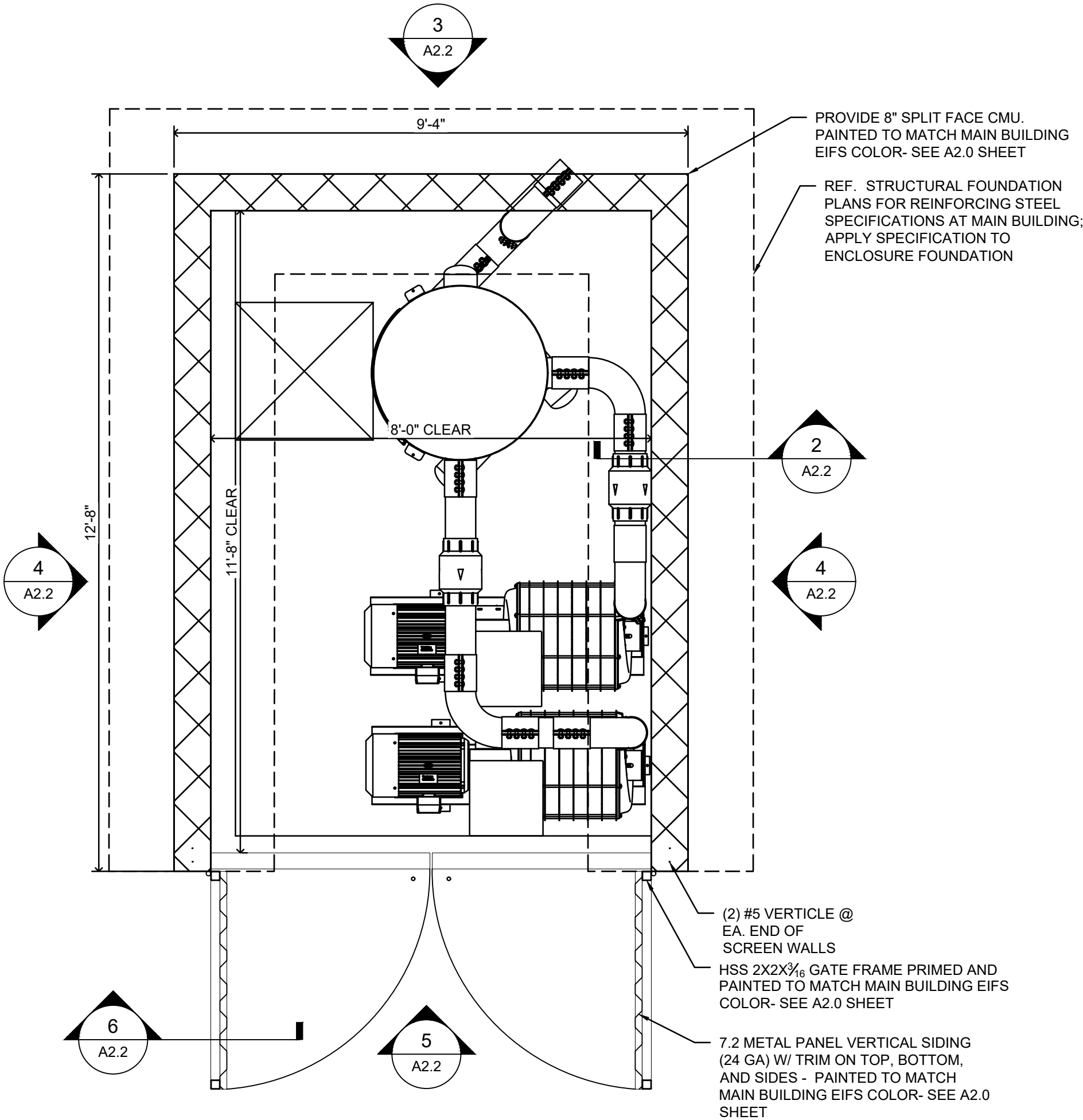
4 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4\"/>



3 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4\"/>



2 TYPICAL WALL SECTION
SCALE = 3/4\"/>



1 CMU VACUUM ENCLOSURE PLAN
SCALE = 1/2\"/>

DESIGNED BY
VR

DRAWN BY
VR

CHECKED BY
VR

DATE

PREPARED BY

REVISION DESCRIPTION

7B BUILDING & DEVELOPMENT
TELLER COUNTY
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
VACUUM ENCLOSURE ELEVATIONS AND DETAILS

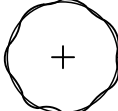
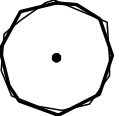
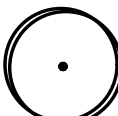
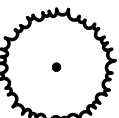
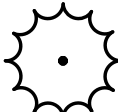
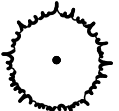
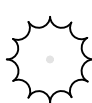
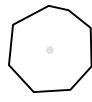
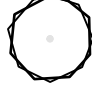
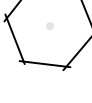
FOR AND ON BEHALF OF
BUREAU CORPORATION

INITIAL SUBMITTAL 12.16.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM BEC
SURVEY DATE XXXXXX
JOB NO. 483 7B
DRAWING NAME
SHEET 8 OF 10
A2.2

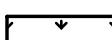


LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMAR	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	2" CAL.	11
	CRCU	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	2" CAL.	4
	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL.	2
	PIGL	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	2" CAL.	1
	PIFL	PINUS FLEXILIS LIMBER PINE	2" CAL.	3
	PINI	PINUS NIGRA AUSTRIAN PINE	2" CAL.	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMCA	AMORPHA CANESCENS LEADPLANT	---	45
	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	---	30
	CHMI	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	---	31
	PEAB	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	---	29
	PISY	PINUS SYLVESTRIS 'NANA' DWARF SCOTCH PINE	---	50
	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE' MCKAY'S WHITE BUSH CINQUEFOIL	---	34
	PRBE	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	---	13

MATERIAL SCHEDULE

<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
3	METAL EDGER	1,249 LF	
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	ROCK MULCH	7,553 SF	
	NATIVE SEED	15,396 SF	

BASILINE Engineering • Planning • Surveying

112 N RUBY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9986 • F. 303.940.9953 • www.basilineincorp.com

DESIGNED BY	KLH
DRAWN BY	KLH
CHECKED BY	SRO

PREPARED BY	DATE

[illegible]

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

PREPARED UNDER THE DIRECT
SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
LANDSCAPE PLAN	
SHEET	9 OF 10
L1.0	

L1.0



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

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
4. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
5. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENOED.
8. ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
9. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" COLORADO ROSE CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL PLANTS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
10. SHRUB BEDS ARE TO BE CONTAINED BY COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES . EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14. LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
15. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
16. ALL SODDED, TURF SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
17. KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
18. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
19. SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
20. ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
21. A 5' WIDTH OF DRY BORDUR IS REQUIRED AROUND THE FOUNDATION. REFER TO THE ENTECH ENGINEERING, INC. JULY 5, 2022 ENTECH JOB NO 221054 PAGE 8, 5.5 SURFACE AND SUBSURFACE DRAINAGE "TO HELP MINIMIZE INFILTRATION OF WATER INTO THE FOUNDATION ZONE, VEGETATIVE PLANTINGS PLACED CLOSE TO FOUNDATION WALLS SHOULD BE LIMITED TO THOSE SPECIES HAVING LOW WATERING REQUIREMENTS AND IRRIGATED GRASS SHOULD NOT BE LOCATED WITHIN 5 FEET OF THE FOUNDATION. SIMILARLY, SPRINKLERS ARE NOT RECOMMENDED TO DISCHARGE WATER WITHIN 5 FEET OF FOUNDATIONS. IRRIGATION NEAR FOUNDATIONS SHOULD BE LIMITED TO THE MINIMUM AMOUNT SUFFICIENT TO MAINTAIN VEGETATION. APPLICATION OF MORE IRRIGATION WATER THAN NECESSARY CAN INCREASE THE POTENTIAL FOR SLAB AND FOUNDATION MOVEMENT."
22. TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM TWO FOOT (2') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
23. CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN VEHICLE LOT PLANTING AREAS TO A DEPTH OF 30 INCHES.

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDING, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

[illegible]

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
2. 1.1 1 $\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
1.2 1 $\frac{1}{2}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
3. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1	PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE	8	GROMMETED NYLON STRAPS
2	6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.	9	GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
3	TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)	10	4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
4	PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.	11	BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
5	3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).	12	2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
6	1:1 SLOPE ON SIDES OF PLANTING HOLE.	13	PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
7	REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK	14	PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

SCALE: 3/16" = 1'-0"

- 1 SPECIFIED MULCH
- 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)
- 4 AMENDED TOPSOIL
- 5 EXISTING SUBGRADE

NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

O.C. SPACING

1 SPECIFIED MULCH TO A DEPTH OF 4"

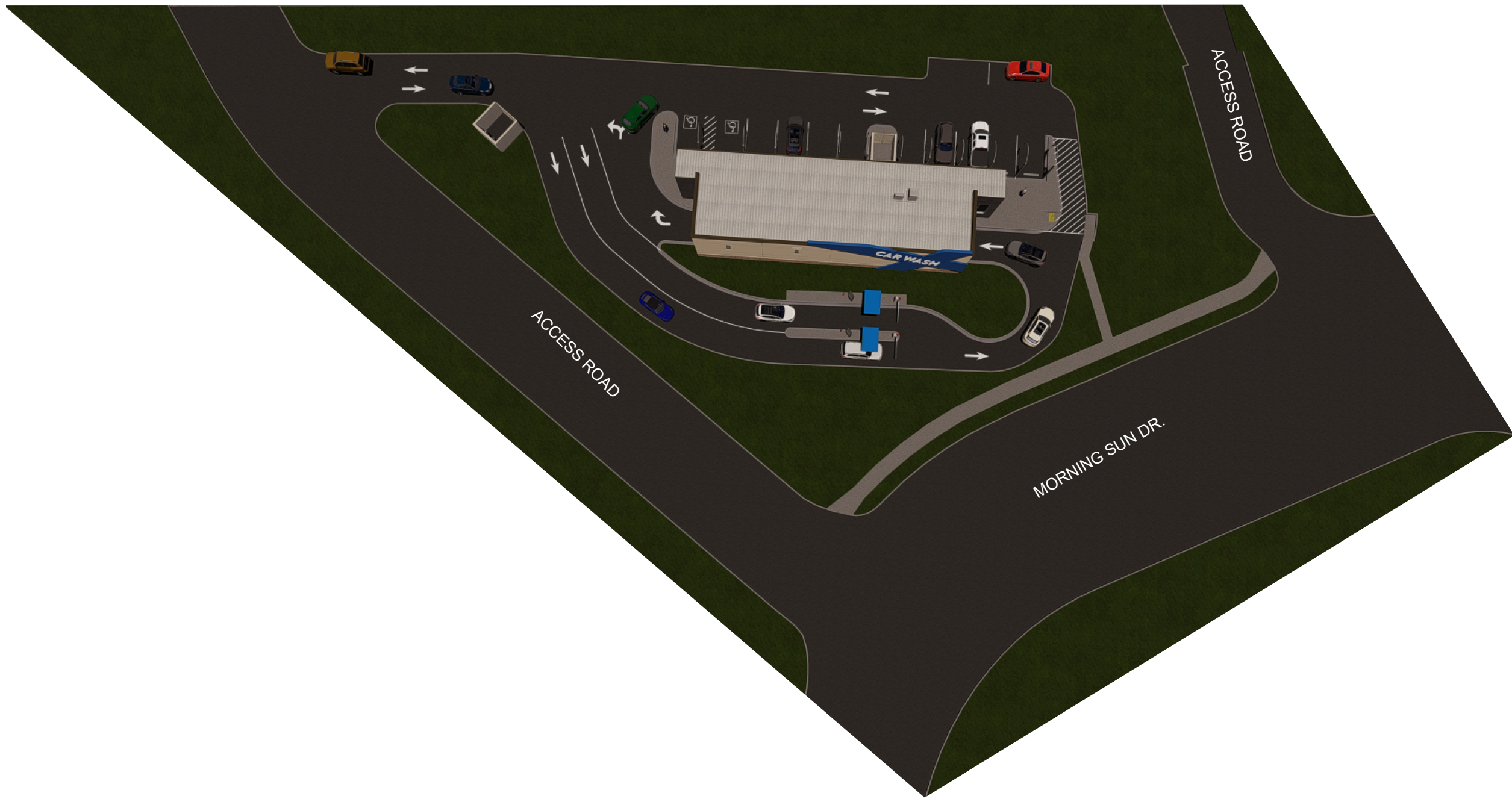
2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"

3 CENTER OF PLANT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

SCALE: 1" = 1'-0"

SCALE: 1" = 1'-0'



AERIAL VIEW



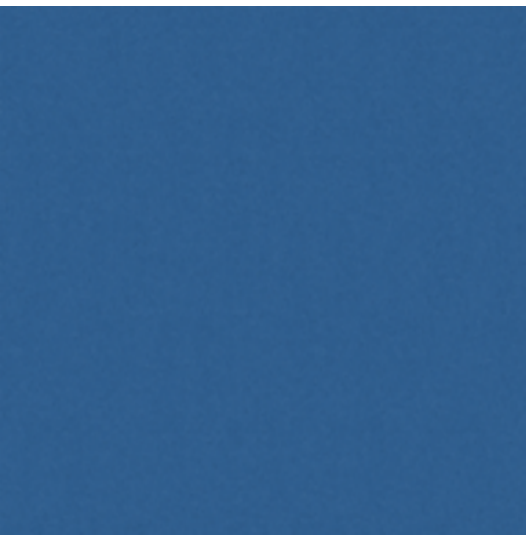
ENTRANCE VIEW FROM VACUUM PARKING



EXIT VIEW



EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 32123
TEXTURE: STOLIT 1.5 MEDIUM



EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 35140
TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY



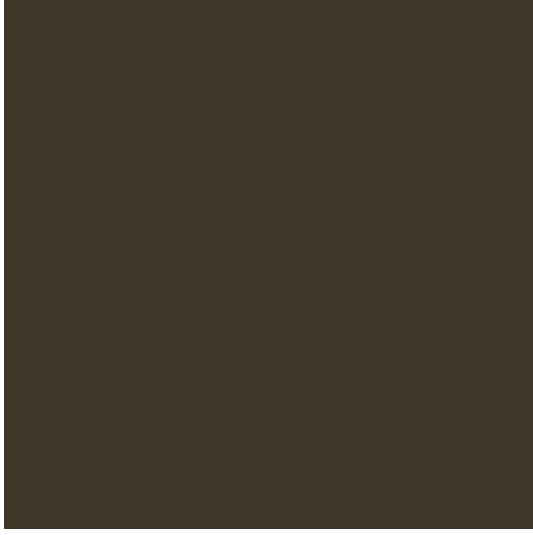
FIBER CEMENT SIDING
MANUF: NICHHA
SERIE: CORBOSA CONCRETE SERIES
COLOR: SHADOW



MAIN BUILDING ROOF PANEL
MANUF: WHIRLWINDSTEEL
COLOR: GALVALUME PLUS
STYLE: SUPER SPAN X



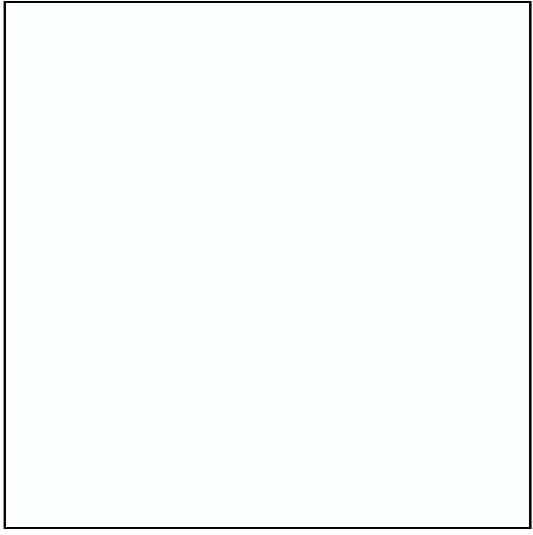
VACCUUM BOOMS
MANUF: SONNY
COLOR: SILVER



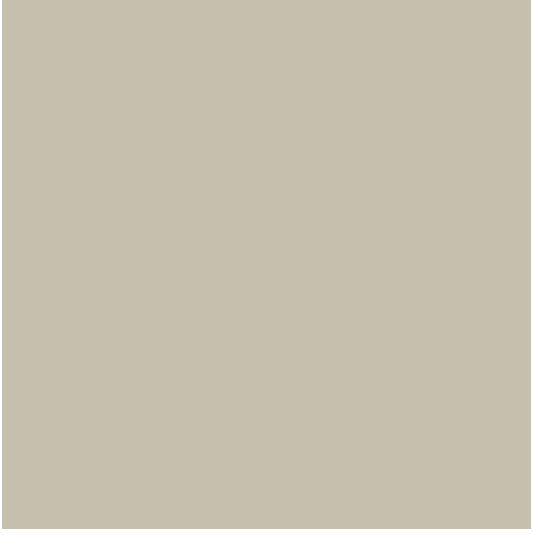
COPING CAP, GUTTER, TRIM, AND ACCESSORIES
MANUF: WHIRLWINDSTEEL
COLOR: BURNISHED SLATE



PAINT FINISH DOORS, AND LOUVER IN HOLLOW METAL DOOR FRAME,
MANUF: SHERWIN WILLIAMS
COLOR: SW 7675
NAME: SEALSKIN



PAINT FINISH OVER HEAD DOORS
MANUF: IFS COATING
COLOR: RAL 90333 CRYSTAL WHITE
PRODUCT#: PLSF 80037PAINT FINISH

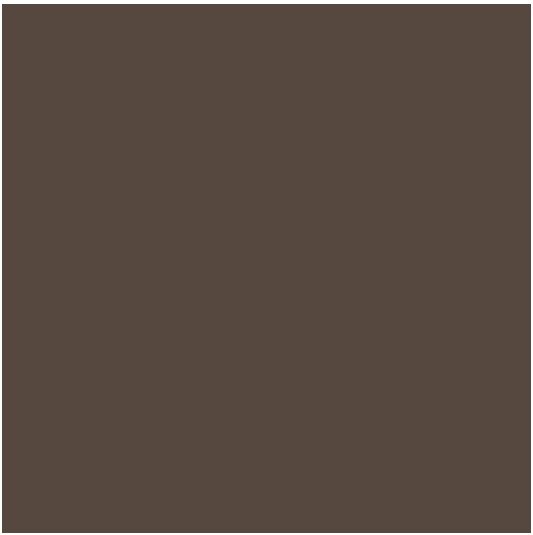


DOWNSPOUT BY PEMB
COLOR: LIGHT STONE



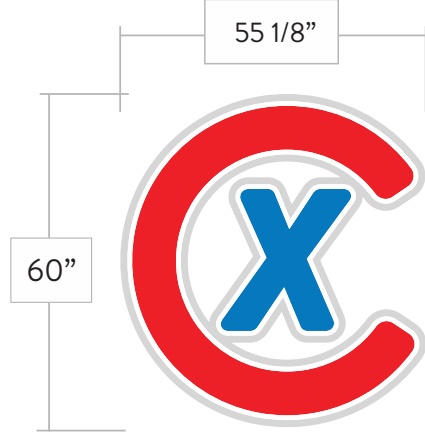
STACKED STONE OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: PONDEROSA

WAINSCOT CAP OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: NATURAL



EIFS WALL SYSTEM - CORNICE
MANUF: STO OR IDENTICAL
COLOR: STO 32243
TEXTURE: STOLIT 1.5 MEDIUM

ELECTRONIC MATERIAL SAMPLE BOARD

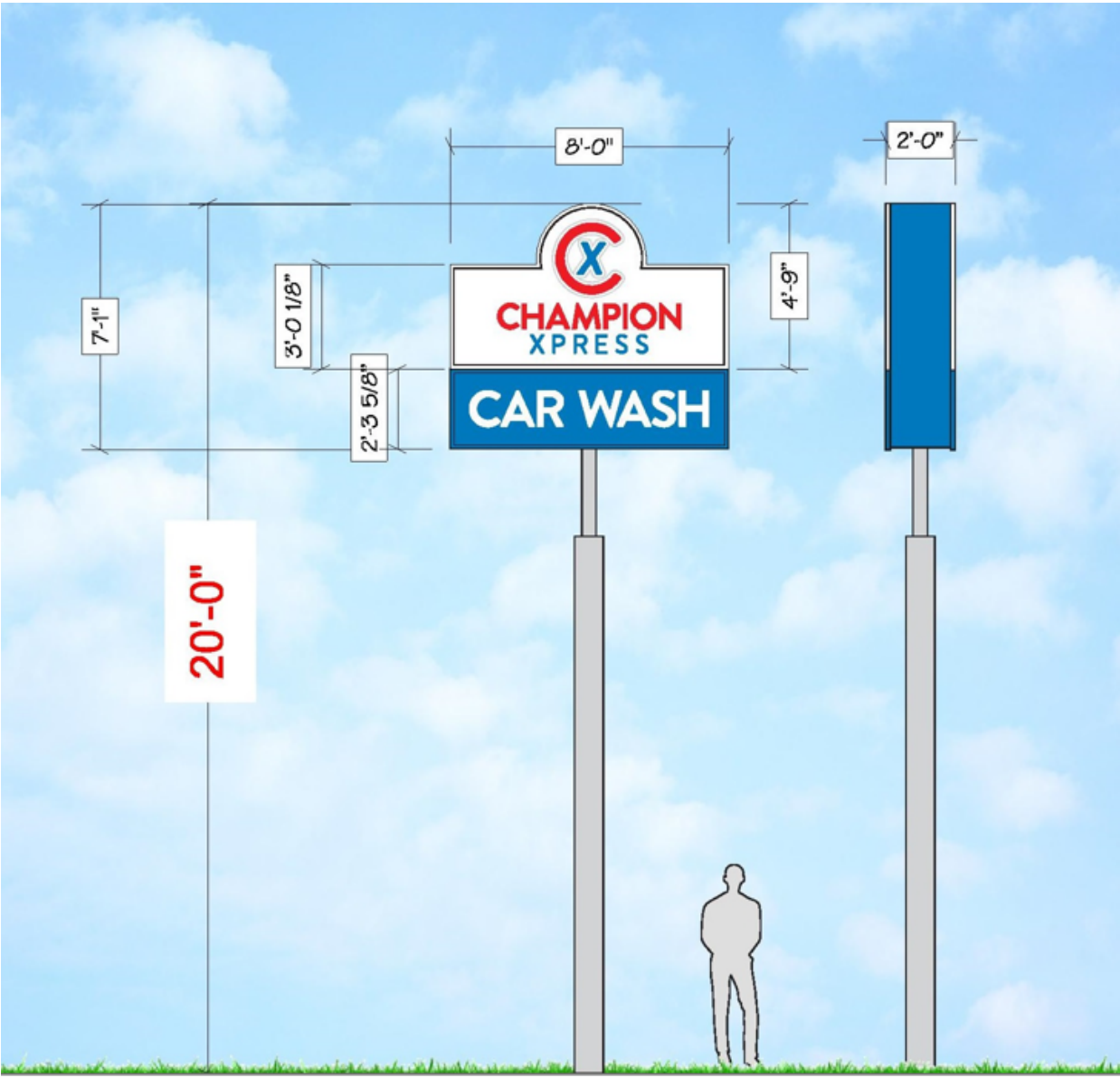


CX
Translucent vinyl 60" h x 55 1/8" w
(tower above double doors)



X SIGNAGE
ACRYLIC FACE WHITE CHANNEL LETTERS WITH ALUMINIUM RETAINERS
CAR WASH 3'-6" x 24'-7"

BUILDING SIGNAGE



FREESTANDING SIGN



VACUUM SIDE VIEW

SIGNAGE APPROVAL

ELEVATION APPROVAL

Sheet Description :
RENDERING
ELEVATIONS

Seal

THIS DRAWING AND ITS COPIES ARE THE COPYRIGHT OF C.L. HELT ARCHITECT INC. THIS DRAWING MAY NOT BE USED FOR PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE SPECIFIC WRITTEN APPROVAL OF C.L. HELT ARCHITECT INC. AND OR TIMOTHY JOHNSTON, ARCHITECT

Drawn By :
V. RAMON

Checked By :
D. MYERS

Revisions :

Date :
11/02/2022

Sheet No.

A-REN



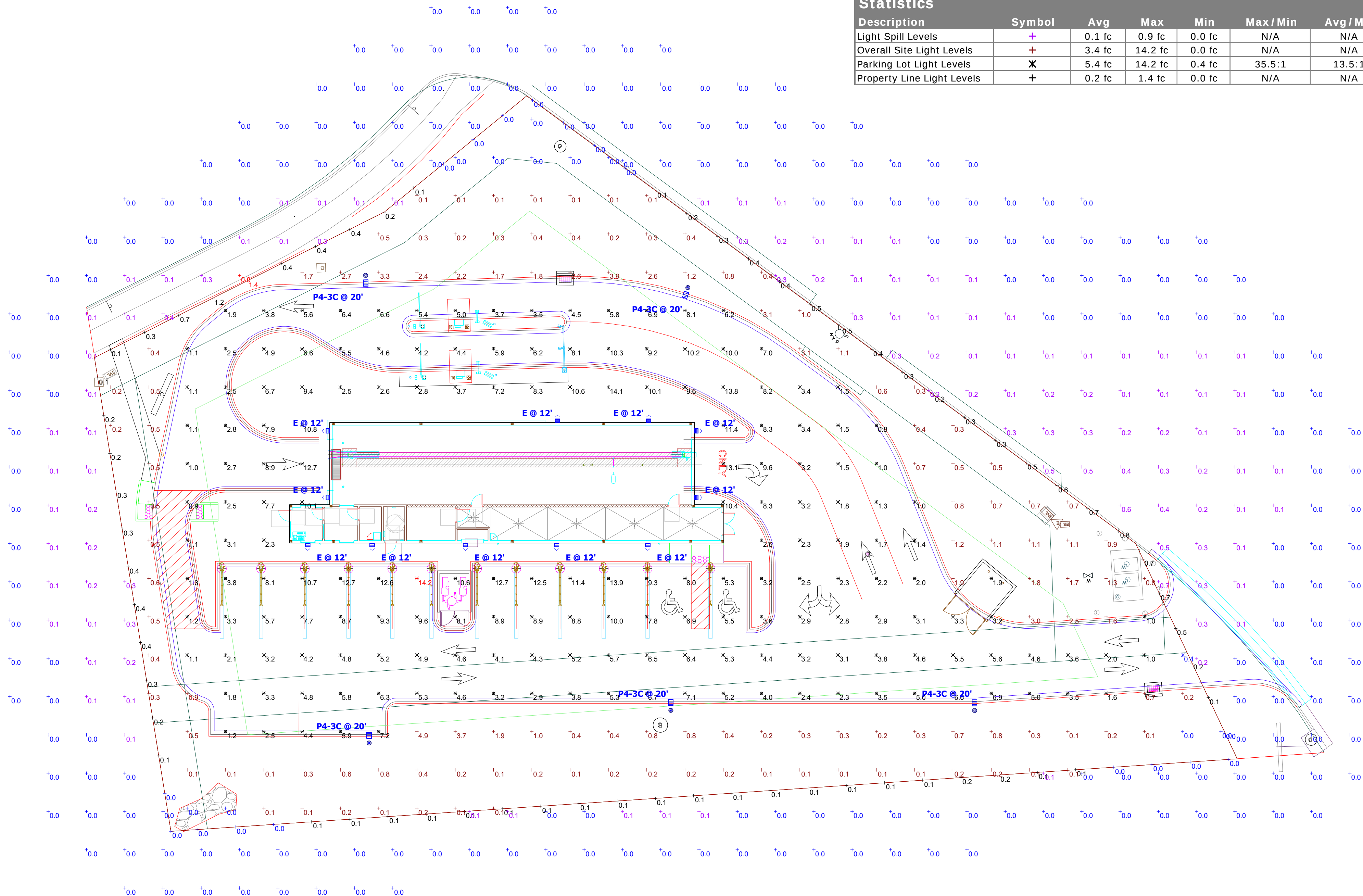
Champion Xpress - Woodland Park, CO (Morning Sun) Site Lighting Photometric Design

Designer
Adam Carrier
Date
12/13/2022
Scale
Not to Scale
Drawing No.

Summary

Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	P4-3C	5	GLEON-SA3C-730-U-SL4-HSS	Single Head Eaton McGraw Edison Galleon Series LED Area Unit w/Type SL4 (Spill Light Control Type 4 Distribution & 17.5ft. Pole Height w/2.5ft. Base) House Side Shielding (Full Cutoff Design)	LED/3000K (FULL CUTOFF DESIGN) w/SHIELDING	166
	E	11	RWL2-160L-50-3K7-4W-UNV	Hubbell Outdoor Lighting Ratio RWL2 Series Wall Mounted LED Sconce Unit w/Type 4W Optics (12ft. Mounting Height)	LED/3000K (FULL CUTOFF DESIGN)	54

Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Light Spill Levels	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Overall Site Light Levels	+	3.4 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	✱	5.4 fc	14.2 fc	0.4 fc	35.5:1	13.5:1
Property Line Light Levels	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A



RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscap and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C



RELATED PRODUCTS

- [Ratio Family](#) [Ratio Area](#) [Ratio Flood](#)

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG # RWL2-160L-50-4K7-4W-UNV

ORDERING INFORMATION

RWL2	160L-50	3K7	4W	UNV	
Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
RWL1 Ratio Wall 1	48L-10 1,000 Lumens ⁴ 48L-15 2,000 Lumens ⁴ 48L-20 2,500 Lumens ⁴ 48L-25 3,500 Lumens ⁴ 48L-35 4,500 Lumens ⁴ 48L-45 5,500 Lumens ⁴ 160L-45 6,500 Lumens ⁴ 160L-50 7,500 Lumens ⁴ 160L-65 9,500 Lumens ⁴ 160L-80 11,000 Lumens ⁴ 160L-95 13,000 Lumens ⁴ 160L-115 15,000 Lumens ⁴ 160L-135 17,500 Lumens ⁴ 160L-155 19,500 Lumens ⁴	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	2 IES TYPE II ¹ 3 IES TYPE III 4W IES TYPE IV	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VG Verde Green Textured Color Option CC Custom Color
RWL2 Ratio Wall 2					

Control Options Network	Options
NXWE NX Wireless Enabled (module + radio) ^{2,7} NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7} NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7} WIR Wireless Controls, wiSCAPE™ ^{2,6}	F Fusing ³ E Emergency Battery Backup ^{7,8,9} EH Emergency Battery w/ Heater Option ^{7,8} 2DR Dual Driver ^{4,6} 2PF Dual Power Feed ^{4,6} PC Button Photocontrol ⁸
Stand Alone Sensors	
SCP-8F Remote control programmable line voltage sensor ^{3,4} SCP-20F Remote control programmable line voltage sensor ^{3,4}	
Control Options	
7PR_ 7-Pin Receptacle ⁶	

- Notes:
- Only available with RWL2
 - wiSCAPE Gateway required for system programming
 - Specific voltage selection is required
 - Not available with 347/480V
 - Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
 - This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
 - This item is located in the integral backbox for RWL1 configurations only.
 - Option only available at 120 or 277V

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options
Standalone SCPREMOTE Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
☐ WP-BB-XXX	Accessory for conduit entry ¹

- Notes:
- replace "xxx" with color option

RATIO WALL

RWL1/RWL2 LED WALLPACK

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

RATIO WALL

RWL1/RWL2 LED WALLPACK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
	35	120	0.31	36.9
		208	0.18	
		240	0.15	
		277	0.13	
		347	0.11	
		480	0.08	
	45	120	0.39	46.5
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
	155	120	1.31	156.8
		208	0.75	
		240	0.65	
		277	0.57	
		347	0.45	
		480	0.33	

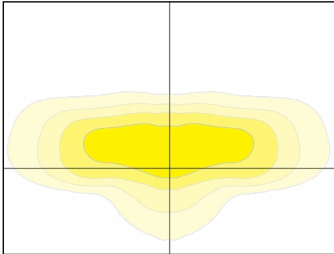
RATIO WALL

RWL1/RWL2 LED WALLPACK

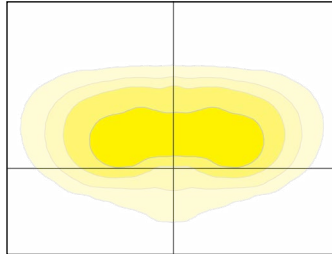
PHOTOMETRY

Mounting Height: 30ft

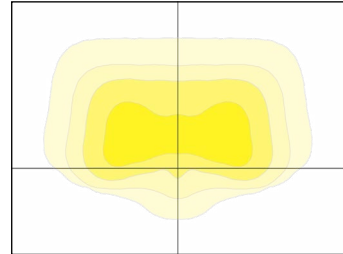
Type II



Type III

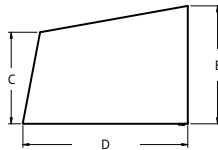
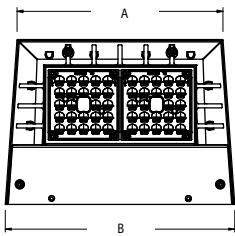


Type VI



DIMENSIONS

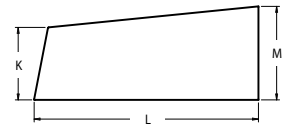
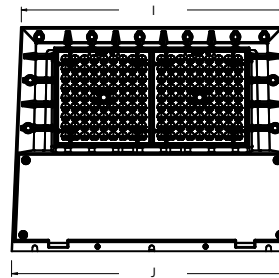
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight
6.5 lbs (2.95 kgs)

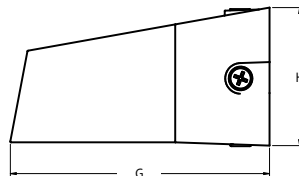
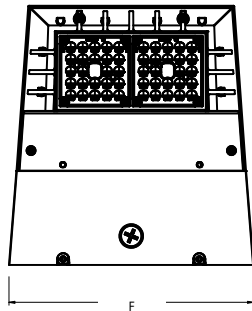
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

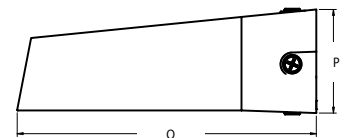
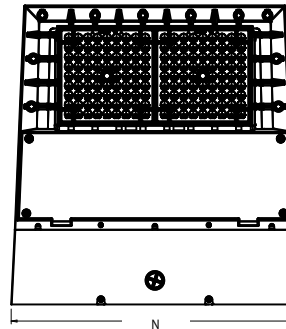
Weight
16.5 lbs (7.48 kgs)

RWL1 with
Integral Back Box



F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with
Integral Back Box



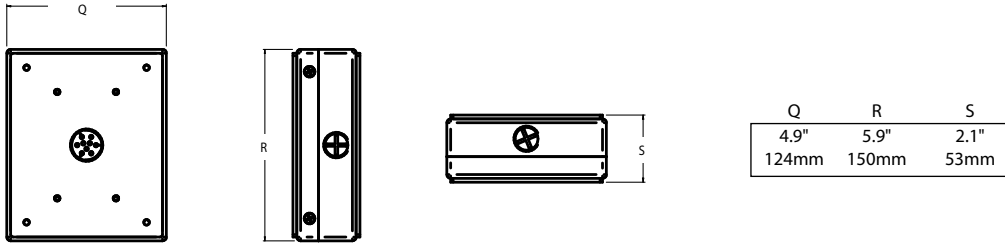
N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

RATIO WALL

RWL1/RWL2 LED WALLPACK

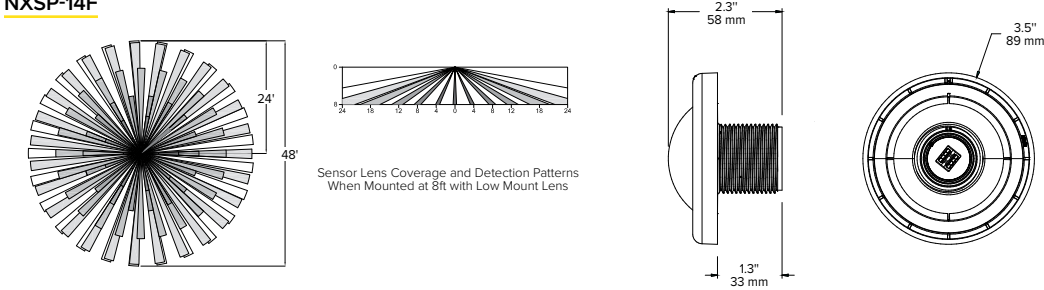
DIMENSIONS (CONTINUED)

Back Box Accessory

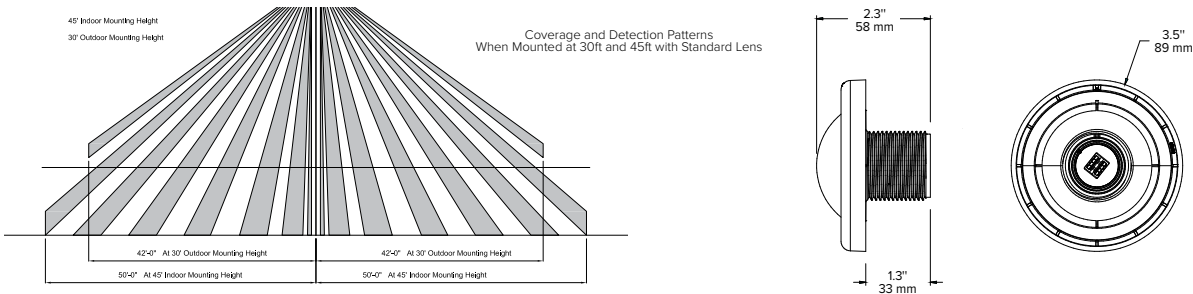


ADDITIONAL INFORMATION

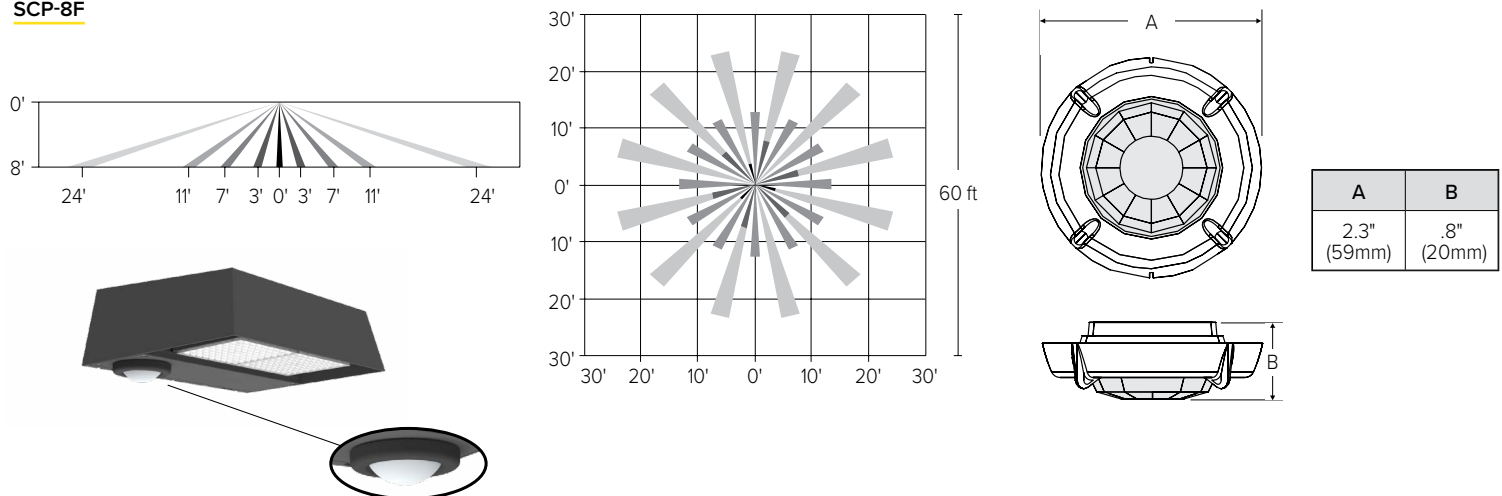
NXSP-14F



NXSP-40F



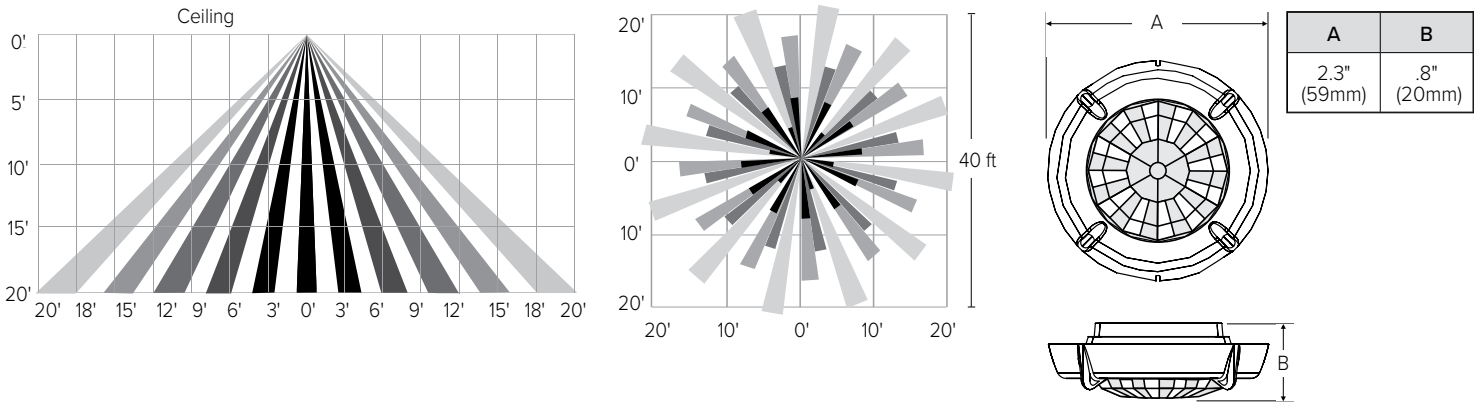
SCP-8F



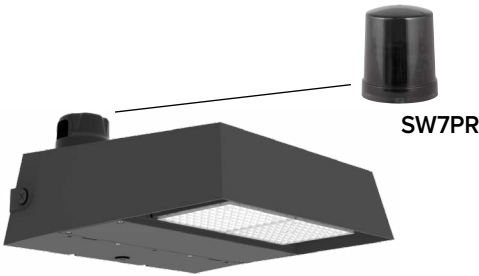
RATIO WALL

RWL1/RWL2 LED WALLPACK

SCP-20F



SITESYNC 7-PIN MODULE



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

Project		Catalog #	GLEON-SA3C-730-U-SL4-HSS	Type	P4-3C
Prepared by	VILLA LIGHTING	Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



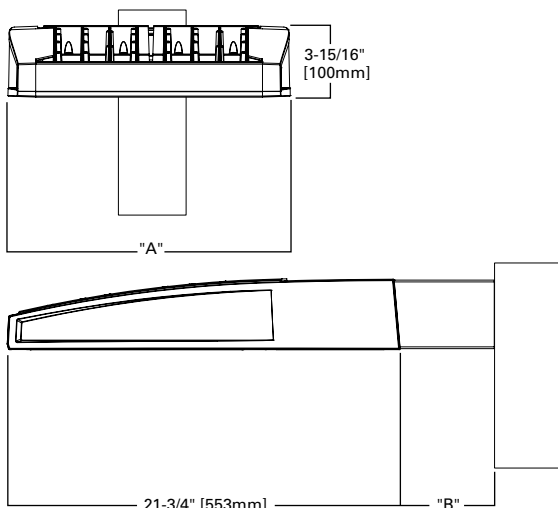
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Product Certifications



Connected Systems

- WaveLinX
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish	
	Configuration	Drive Current						
GLEON=Galleon BAA-GLEON =Galleon, Buy American Act Compliant ³⁵ TAA-GLEON =Galleon, Trade Agreements Act Compliant ³⁵	SA1 =1 Square SA2 =2 Squares SA3=3 Squares SA4 =4 Squares SA5 =5 Squares ⁴ SA6 =6 Squares SA7 =7 Squares ⁵ SA8 =8 Squares ⁵ SA9 =9 Squares ⁶ SA0 =10 Squares ⁶	A =600mA B =800mA C=1000mA D =1200mA ¹⁶	722 =70CRI, 2200K 727 =70CRI, 2700K 730=70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{14, 16}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{7, 8} 9=347V ⁷	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4=Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Arm for Round or Square Pole EA =Extended Arm ⁹ MA =Mast Arm Adapter ¹⁰ WM =Wall Mount QM =Quick Mount Arm (Standard Length) ¹¹ QML =Quick Mount Arm (Standard Length, Large) ³⁷ QMEA =Quick Mount Arm (Extended Length) ¹²	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color	
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ³⁶		
DIM =External 0-10V Dimming Leads ^{19, 20} F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =Series 20KV UL 1449 Surge Protective Device 2L =Two Circuits ^{17, 18} HA =50°C High Ambient HSS=Installed House Side Shield ²⁸ GRSBK =Glare Reducing Shield, Black ²³ GRSWH =Glare Reducing Shield, White ²³ LCF =Light Square Trim Painted to Match Housing ²⁷ MT =Installed Mesh Top TH =Tool-less Door Hardware CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CE =CE Marking ²⁹ AHD145 =After Hours Dim, 5 Hours ²² AHD245 =After Hours Dim, 6 Hours ²² AHD255 =After Hours Dim, 7 Hours ²² AHD355 =After Hours Dim, 8 Hours ²² DALI =DALI Drivers			BPC =Button Type Photocontrol PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²¹ SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8’ - 20’ Mounting ³⁴ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21’ - 40’ Mounting ³⁴ MS-L20 =Motion Sensor for ON/OFF Operation, 9’ - 20’ Mounting Height ²⁴ MS-L40W =Motion Sensor for ON/OFF Operation, 21’ - 40’ Mounting Height ²⁴ MS/X-L20 =Bi-Level Motion Sensor, 9’ - 20’ Mounting Height ^{24, 25} MS/X-L40W =Bi-Level Motion Sensor, 21’ - 40’ Mounting Height ^{24, 25} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9’ - 20’ Mounting Height ²⁴ MS/DIM-L40W =Motion Sensor for Dimming Operation, 21’ - 40’ Mounting Height ²⁴ ZW =WaveLinX Module and 4-PIN Receptacle ZD =WaveLinX Module with DALI driver and 4-PIN Receptacle SWPD4XX =WaveLinX Sensor Only, 7’-15’ ^{13, 32, 33} SWPD5XX =WaveLinX Sensor Only, 15’-40’ ^{13, 32, 33} WOBXX =WaveLinX Sensor with Bluetooth, 7’-15’ ^{13, 32} WOFXX =WaveLinX Sensor with Bluetooth, 15’-40’ ^{13, 32} LWR-LW =Enlightened Sensor, 8’-16’ Mounting Height ²⁶ LWR-LN =Enlightened Sensor, 16’-40’ Mounting Height ²⁶ DIM10-MS/DIM-L08 =Synapse Occupancy Sensor (<8’ Mounting) ¹⁹ DIM10-MS/DIM-L20 =Synapse Occupancy Sensor (9’-20’ Mounting) ¹⁹ DIM10-MS/DIM-L40 =Synapse Occupancy Sensor (21’-40’ Mounting) ¹⁹			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8” O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8” O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8” O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8” O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8” O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8” O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8” O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2” O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2” O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2” O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2” O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2” O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2” O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹¹ GLEON-QMEA =Quick Mount Extended Arm Kit ¹² LS/HSS =Field Installed House Side Shield ^{28, 30} LS/GRSBK =Glare Reducing Shield, Black ^{23, 30} LS/GRSWH =Glare Reducing Shield, White ^{23, 30} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{19, 31} SWPD4-XX =Wavelinx Wireless Sensor, 7’-15’ Mounting Height ^{13, 19, 32, 33} SWPD5-XX =Wavelinx Wireless Sensor, 15’-40’ Mounting Height ^{13, 19, 32, 33}		
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. Not compatible with MS/4-LXX or MS/1-LXX sensors. 5. Not compatible with extended quick mount arm (QMEA). 6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.) 9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10. Factory installed. 11. Maximum 8 light squares. 12. Maximum 6 light squares. 13. Requires ZW or ZD receptacle. 14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. Not available with HA option. 17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18. Not available with Enlightened wireless sensors. 19. Cannot be used with other control options. 20. Low voltage control lead brought out 18" outside fixture. 21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23. Not for use with T4FT, T4W or SL4 optics. See IES files for details. 24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 25. Replace X with number of Light Squares operating in low output mode. 26. Enlightened wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. 27. Not available with house side shield (HSS). 28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 30. One required for each Light Square. 31. Requires PR7. 32. Replace XX with sensor color (WH, BZ or BK.) 33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34. Smart device with mobile application required to change system defaults. See controls section for details. 35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 37. Available for 7-10 squares.								

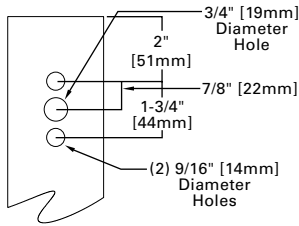
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

Mounting Details

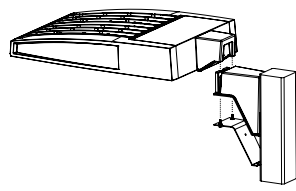
Standard Arm (Drilling Pattern)

TYPE "N"

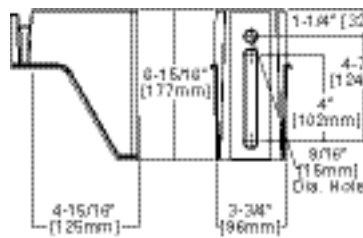


Quick Mount Arm

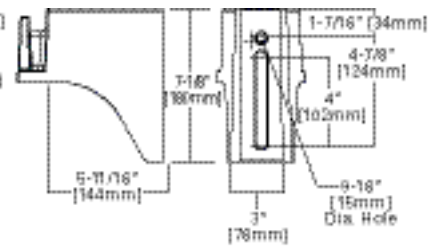
(Includes fixture adapter)



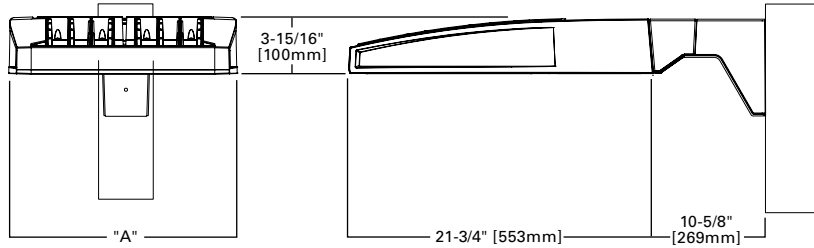
QM and QMEA Pole Mount



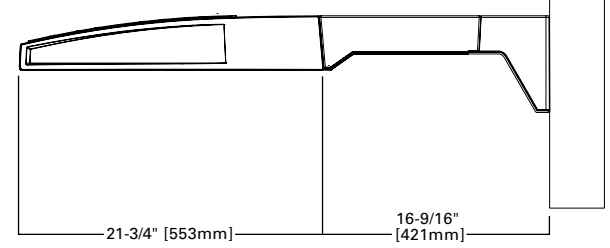
QML Pole Mount



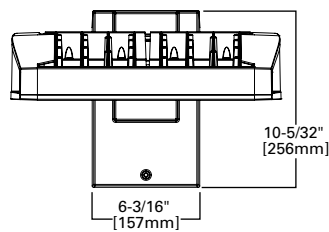
QM Quick Mount Arm (Standard)



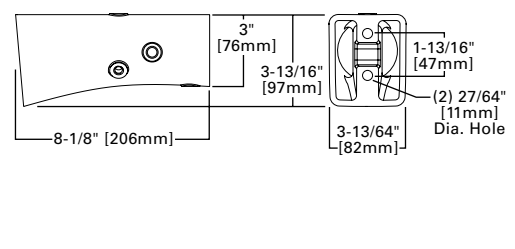
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

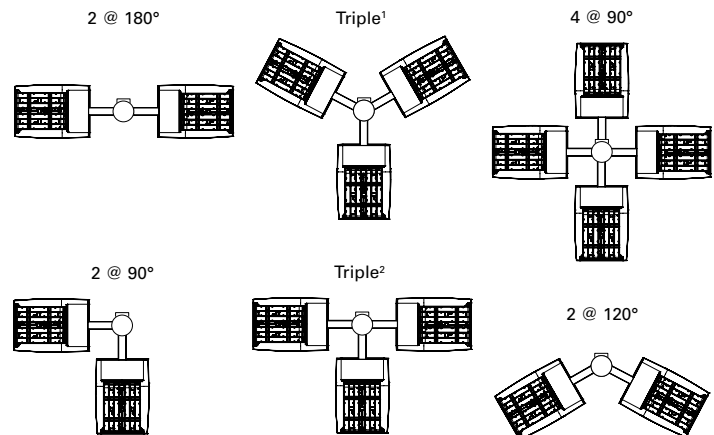


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

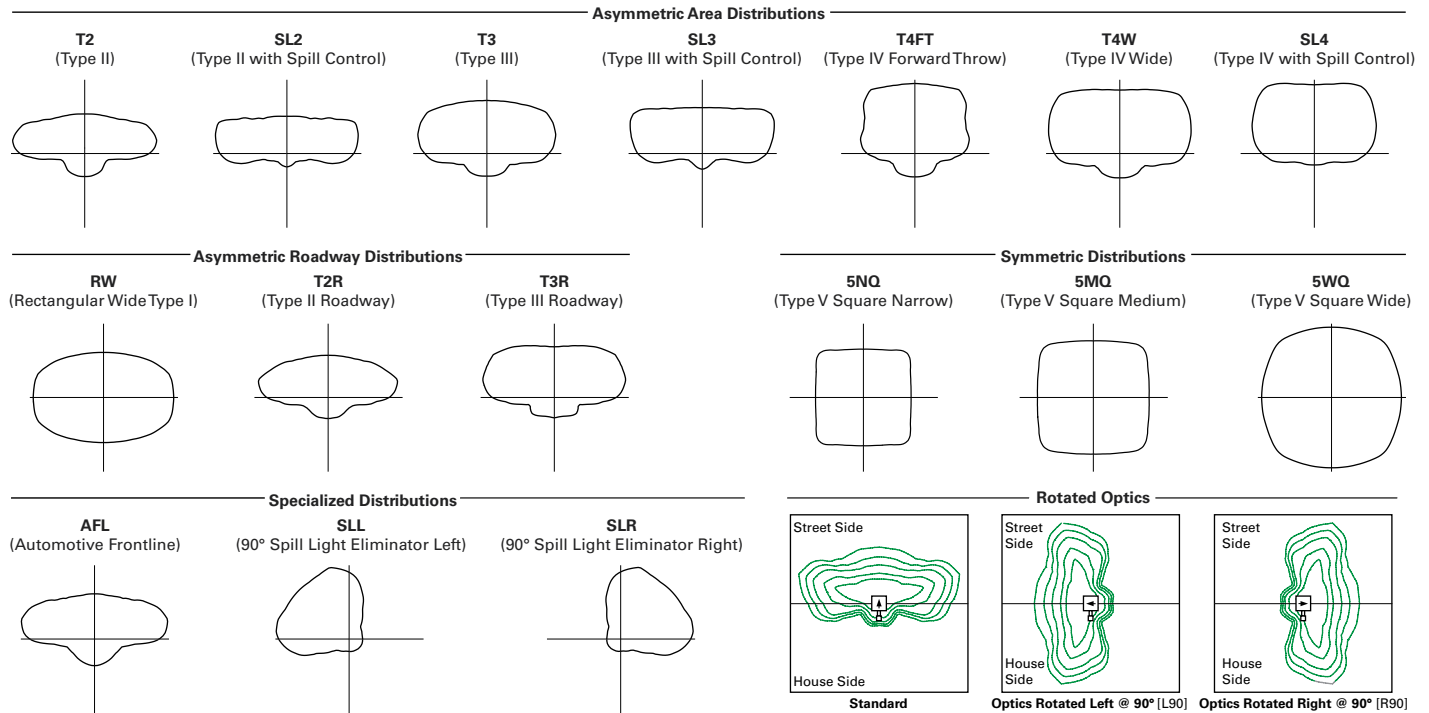


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°. 3 Shown with 4 square configurations

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray

assembly for ease of maintenance

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table

- Mast arm (MA) factory installed

- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



View GLEON IES files

Nominal Power Lumens (1.2A)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SL/SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (800mA)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SL/SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (600mA)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

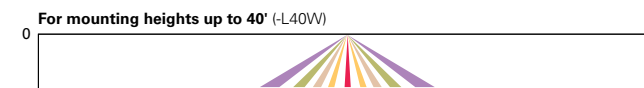
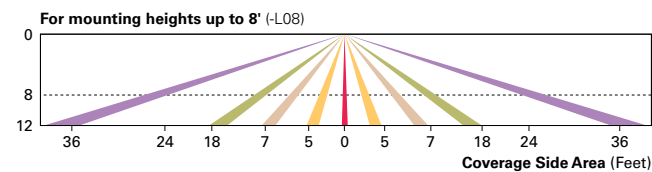
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

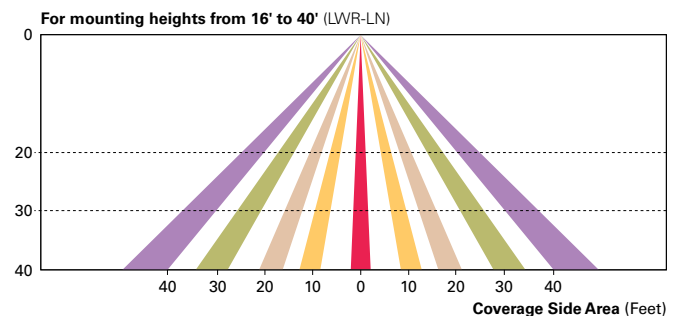
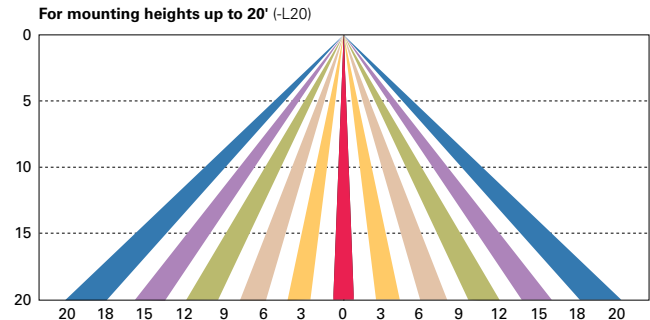
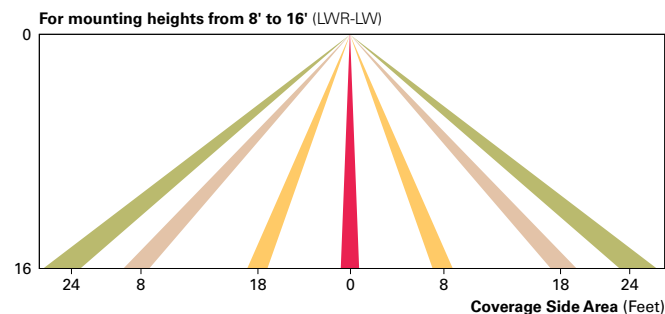
Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

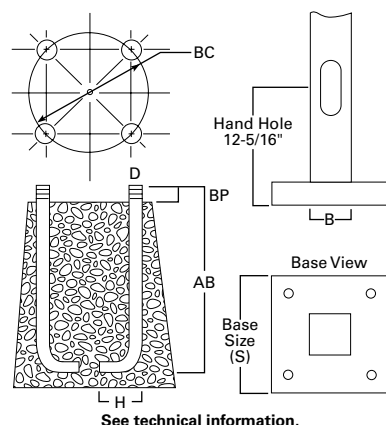
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39' 22.5=22.5'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm ⁶ Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

EFFECTIVE PROJECTED AREA (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1, 2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1, 2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

December 21, 2022

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

Subject: Champion Xpress Car Wash Traffic Generation Memorandum

Dear Community Development,

Please accept this Traffic Generation Memorandum for the Champion Xpress Car Wash. The Memo is an attachment of the Champion Xpress Car Wash Planned Unit Development Amendment (PUD) and Site Plan Application.

Introduction & Objective

This memorandum aims to demonstrate the Champion Xpress car wash's trip generation compared to the Wal-Mart PUD's previously approved drive-thru restaurant on Lot 4.

Champion Xpress Car Wash

The car wash is proposed at 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

The Car Wash is open to customers 11 hours a day from 8 a.m. to 7 p.m. The Champion Xpress Car wash operates with three Employees on-site. The AM shift begins one hour to a half-hour before the car wash opens, and the PM shift ends one hour after the car wash closes.

Trip Generation Estimates

Total estimated trips generated by the Champion Xpress Car Wash were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Trip generation calculations are provided in Table 1. The estimated trip generation rates are calculated with the ITE manual's "Saturday peak hour" for each hour of the car wash's operation; Saturdays are the car wash's busiest time.

Using the same methodology and hours of operation mentioned above, Table 1 also provides the trip generation estimates for the previously approved drive-thru restaurant. However, it's essential to understand that per the ITE Trip Generation Manual, a drive-thru restaurant in the City's "Service Commercial" Zone District would have much longer operational hours and, therefore, would generate additional vehicle trips than what is shown .

Table 1. Champion Xpress Car Wash Trip Generation

Use	Size	Daily Total Trips*	AM			PM		
			Total	In	Out	Total	In	Out
Champion Xpress Car Wash [ITE Land Use Code 948] **	3, 539 SF	481	175	87	87	306	153	153
Previous Approved Use: Drive Thru-Restaurant [ITE Land Code 934]	4,000 SF	967	352	176	176	615	307	307

* Per the ITE 11th Edition Trip Generation Manual, all land uses in the 800 and 900 land-use code series are entitled to a "Pass-By" Trip reduction of 60% if the building is less than 50,000 SF. Total Trip Generation uses a 60% "Pass-By" Trip Reduction

**It should also be noted that the number of trips generated by a car wash is significantly reduced during the winter in cold weather climates.

A traffic impact study for the Wal-Mart PUD was completed in 2005 by Kimley-Horn and Associates. The report is included in Appendix A of this Memorandum. Page 17 of the study provides a trip generation estimate for the proposed uses of the PUD, including a 4,000-square-foot fast-food restaurant. Table 2 of this memorandum replicates and compares the Saturday peak hour estimated vehicle trip generation without incorporating a pass-by consideration.

Use	Size	Saturday Peak Hour Total	In	Out
Champion Xpress Car Wash [ITE, 11 th addition Land Use Code 948]	3, 539 SF	77.5	39	39
Previous Approved Use: Drive Thru-Restaurant*	4,000 SF	237	121	116

* Per the 2005 Traffic Study completed by Kimley-Horn and Associates, the trip generation estimates from the March 2001 Trip Generation Handbook were used to calculate the Saturday Peak Hour vehicle trips.

Stacking & Queuing

No vehicle stacking or queuing shall occur in the private access easement west of the property or the Morning Sun Drive right-of-way. Champion Xpress Employees are present during all hours of operation and will ensure no vehicles are stacking into the previously mentioned areas. Additionally, from developing and operating over 100 car washes around the United States, 7B Building and Development has observed that prospective customers turn away if the queue of vehicles is at the maximum queuing capacity of the site.

In conjunction with the previous operational statements, based on the trip generation calculations delineated in Table 1, the car wash should not reach the maximum queue on the site. The Champion Xpress Car Wash can queue a maximum of 23 vehicles (including one vehicle in the tunnel); Each car spends about two minutes in the car wash tunnel, and subsequently, the car wash can process approximately 30 vehicles in an hour. Based on the calculations in Table 1, 30 vehicles exceed the number of vehicles that enter the car wash within the Saturday PM peak hour. Therefore, the car wash can process more vehicles at the peak hour before the maximum vehicle stacking capacity is reached on the site.

Table 3. Site Queuing

Pay Lane and Tunnel Vehicle Stacking Capacity	23 vehicles
Saturday Peak PM Peak Hour Ingress (60% "pass-by" reduction)	22 vehicles
Vehicles Processed/hr. (2 minutes/vehicle)	30 vehicles

Best Regards,

Baseline Engineering

Appendix A

■
Revised Traffic Impact Study

*Wal-Mart Supercenter,
Woodland Park
#3805-00*

*Prepared for:
Wal-Mart Stores, Inc.*

© Kimley-Horn and Associates, Inc. 2004



Kimley-Horn
and Associates, Inc.

R E V I S E D T R A F F I C I M P A C T S T U D Y

Wal-Mart Supercenter, Woodland Park - #3805-00

Woodland Park, Colorado

Prepared for
Wal-Mart Stores, Inc.
2001 SE 10th Street
Bentonville, Arkansas 72716-0550

Prepared By
Kimley-Horn and Associates, Inc.
950 Seventeenth Street
Suite 1050
Denver, Colorado 80202
(303) 228-2300
(303) 446-8678 FAX



February 2005

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TABLE OF CONTENTS

TABLE OF CONTENTS	i
APPENDICES	ii
LIST OF TABLES	ii
LIST OF FIGURES	iii
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	4
3.0 EXISTING AND FUTURE CONDITIONS	6
3.1 Existing and Future Roadway Network	6
3.2 Existing Study Area.....	8
3.3 Existing Traffic Volumes	8
3.4 Unspecified Development Traffic Growth.....	11
4.0 PROJECT TRAFFIC CHARACTERISTICS	16
4.1 Trip Generation.....	16
4.2 Trip Distribution.....	18
4.3 Traffic Assignment	18
4.4 Total Background Plus Project Traffic	27
5.0 TRAFFIC OPERATIONS ANALYSIS	32
5.1 Analysis Methodology	32
5.2 Key Intersection Operational Analysis.....	33
5.3 Speed Change Lane Length Requirements	37
5.4 Progression Analysis.....	38
5.5 CDOT Crash Data Analysis	39
6.0 CONCLUSIONS AND RECOMMENDATIONS	40

APPENDICES

Appendix A - Conceptual Site Plan
Appendix B - Intersection Count Sheets
Appendix C - CDOT Traffic Information for Highway 24
Appendix D - Trip Generation Worksheets
Appendix E - Intersection Analysis Worksheets
Appendix F - Peak Hour Warrant Figure
Appendix G - SH-24 Progression Analysis
Appendix H - CDOT Crash Data

LIST OF TABLES

Table 1 - Wal-Mart Supercenter Development, Woodland Park, CO Traffic Generation.....	17
Table 2 - Summary of Internal Capture Reductions	18
Table 3 - Level of Service Definitions.....	32
Table 4 - State Highway 24 (SH-24)/ Aspen Garden Way/Paradise Circle LOS Results.....	34
Table 5 - State Highway 24 (SH-24)/Trull Road LOS Results.....	35
Table 6 - State Highway 24 (SH-24)/Morning Sun Drive LOS Results	37

LIST OF FIGURES

Figure 1 - Vicinity Map	5
Figure 2 - Existing Laneage and Control.....	7
Figure 3 - Weekday Existing Traffic Volumes.....	9
Figure 4 - Existing Saturday Traffic Volumes.....	10
Figure 5 - 2006 Weekday Background Traffic Volumes.....	12
Figure 6 - 2006 Saturday Background Traffic Volumes	13
Figure 7 - 2025 Weekday Background Traffic Volumes.....	14
Figure 8 - 2025 Saturday Background Traffic Volumes	15
Figure 9 - Non Pass-by Project Trip Distribution.....	19
Figure 10 - Weekday AM Pass-by Project Trip Distribution.....	20
Figure 11 - Weekday PM Pass-by Project Trip Distribution.....	21
Figure 12 - Saturday Pass-by Project Trip Distribution	22
Figure 13 - Weekday Non Pass-by Project Traffic Assignment	23
Figure 14 - Saturday Non Pass-by Project Traffic Assignment.....	24
Figure 15 - Weekday Pass-by Project Traffic Assignment.....	25
Figure 16 - Saturday Pass-by Project Traffic Assignment.....	26
Figure 17 - 2006 Weekday Background Plus Project Traffic Volumes.....	28
Figure 18 - 2006 Saturday Background Plus Project Traffic Volumes.....	29
Figure 19 - 2025 Weekday Background Plus Project Traffic Volumes.....	30
Figure 20 - 2025 Saturday Background Plus Project Traffic Volumes.....	31

1.0 EXECUTIVE SUMMARY

A commercial development is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and 6,000 square feet of general retail. It is expected that the development would be completed in the year 2006. Analysis was completed for the buildout 2006 short term horizon as well as the 2025 long-term horizon.

The purpose of this study is to identify traffic generation characteristics, to identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There are three key intersections along SH-24 that have been evaluated in this study as requested by the City of Woodland Park. These include the existing intersections of SH-24 & Aspen Garden Way/Paradise Circle, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The only access to the development will be provided via SH-24. This segment of SH-24 is classified as E-X (Expressway) and has a speed limit of 55 miles per hour adjacent to the site. Therefore, direct access to the project is proposed from the existing access street providing access to the trailer park to the north and stables to be removed as part of this project. This access street aligns with Morning Sun Drive.

The entire development is expected to generate approximately 810 weekday AM peak hour, 1,247 weekday PM peak hour, and 1,694 Saturday peak hour of the generator driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. Due to the nature of this development, some trips will be made without using the off-site road system. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001 *Trip Generation Handbook*. Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

2270 ↓ 1570 ↓ 35 ↓

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. Assignment of the project traffic was based upon the trip generation described previously and the distribution developed.

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/ Aspen Garden Way.
- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.

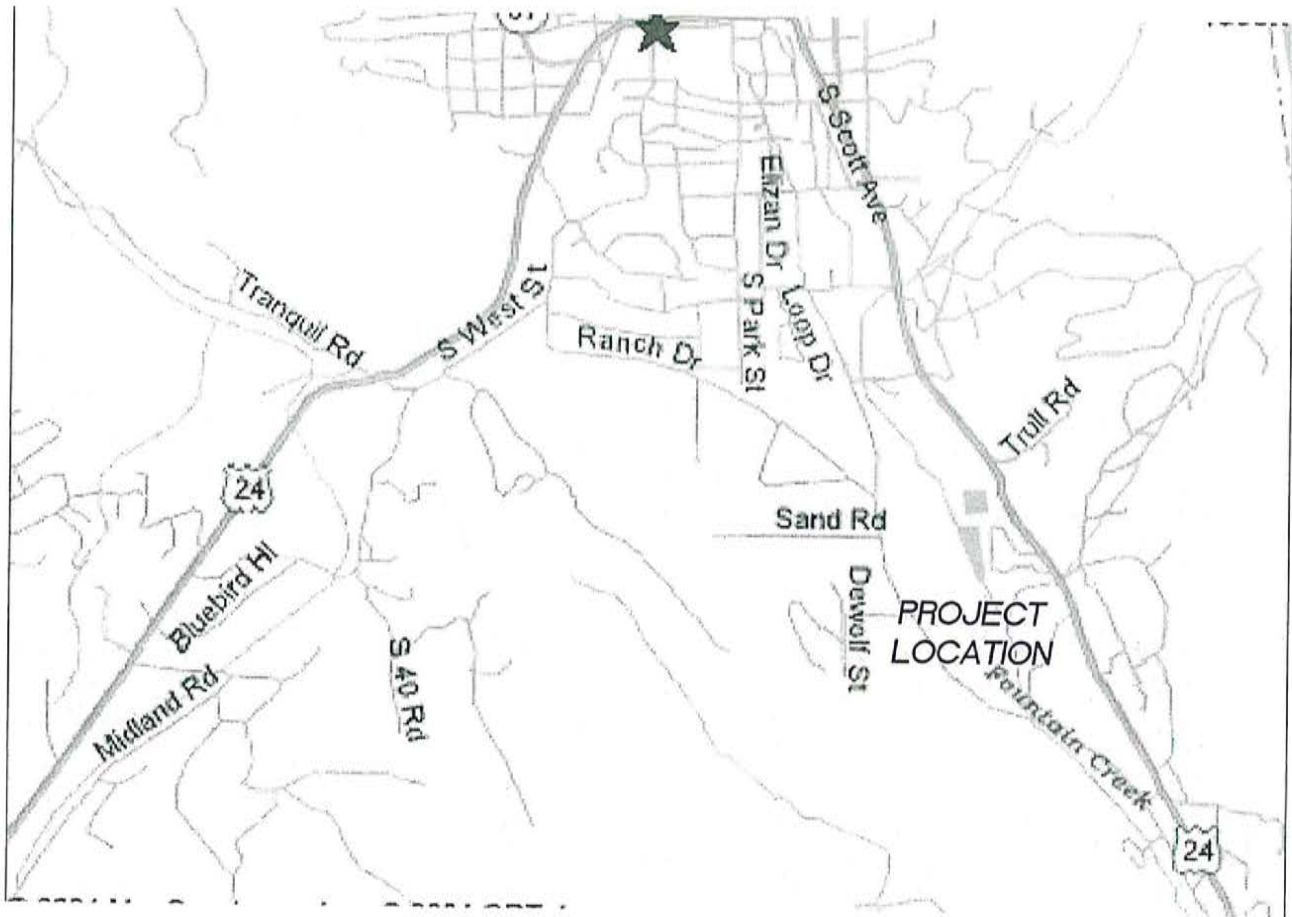
- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.
- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.
- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.
- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.
- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).

2.0 INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this report to document the results of a Traffic Impact Study of future traffic conditions associated with the proposed Wal-Mart Supercenter Development. The project is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The vicinity map illustrating the project location is shown in **Figure 1**.

The purpose of this study is to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There were three key intersections along SH-24 identified by the City of Woodland Park for evaluation in this study. These include the existing intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and approximately 6,000 square feet of general retail use. The commercial development is expected to be completed in the year 2006. Analysis has been completed for the 2006 buildout short term horizon as well as the 2025 long-term horizon for the weekday morning and afternoon peak hours and Saturday peak hour of the generator. The current site plan illustrating the development and access locations is shown in **Appendix A**.



WOODLAND PARK WAL-MART SUPERCENTER
SITE LOCATION

FIGURE 1



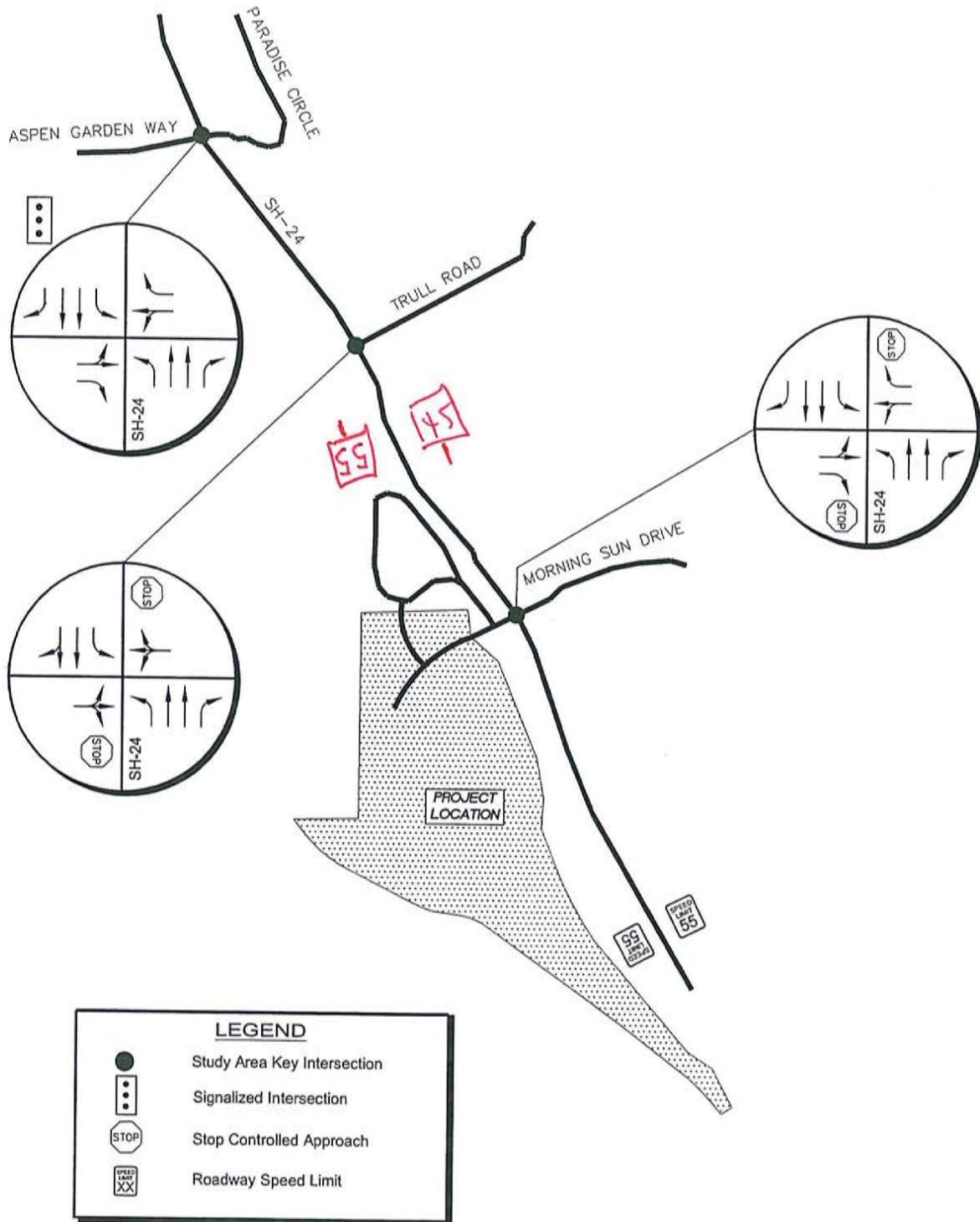
3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing and Future Roadway Network

The project is located on the southwest corner of the SH-24/Morning Sun Drive intersection. In the site vicinity, SH-24 is a category E-X roadway according to the CDOT State Highway Access Category Assignment Schedule. At the time of the study, SH-24 was under maintenance operations and had temporary construction zone speed limits; therefore speed limits along the highway were obtained from CDOT. Accordingly, the speed limit along project frontage is 55 miles per hour. SH-24 is a divided highway, carrying two lanes of travel in each direction adjacent to the project site. The intersection of SH-24 with Morning Sun Drive operates with two-way stop control along Morning Sun Drive. The intersection of SH-24 with Trull Road operates with two-way stop control along Trull Road. Just south of Trull Road, the northbound traffic reduces to a 45 mile per hour speed limit along SH-24. The intersection of SH-24 and Paradise Circle/Aspen Garden Way is signalized. The existing laneage and control at the intersections is shown in Figure 2.

A possible future roadway identified in Woodland Park includes a SH-24 bypass. It is anticipated that this bypass would be constructed south of this project site. If this is constructed, through volumes along SH-24 through Woodland Park would be expected to decrease.

Due to the proximity to SH-24 of the access road to the mobile home park, this existing access road will be limited to entering vehicles only. This will ensure that traffic queues of vehicles exiting the proposed development project do not block egress vehicles from the mobile home park. An additional driveway is planned further west along the access road aligning with Morning Sun Drive that will provide two-way traffic to and from the mobile home park.



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING LANEAGE AND CONTROL

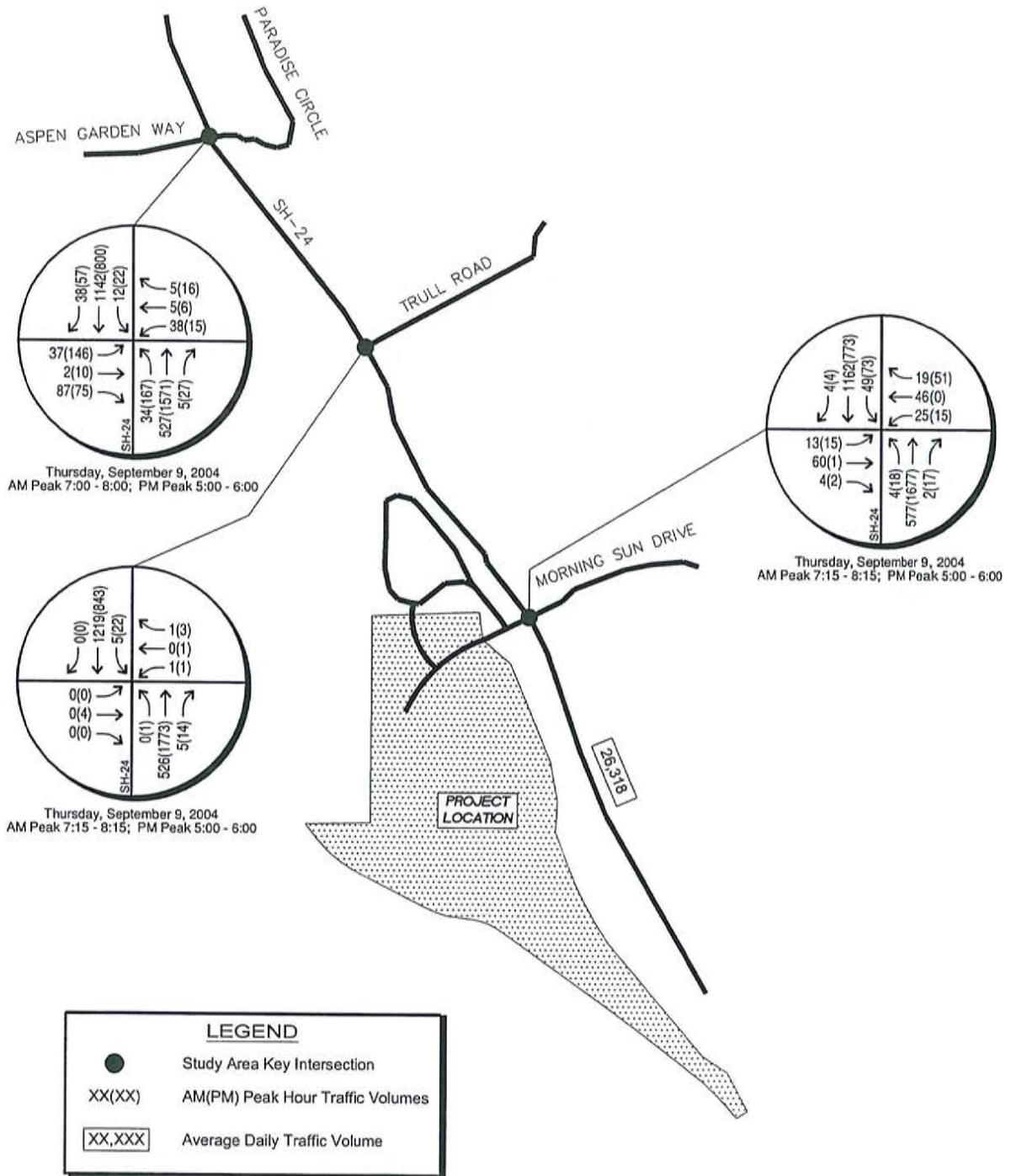
FIGURE 2

3.2 Existing Study Area

The existing site is comprised of a mix between vacant land and horse stable to be relocated with the development of the project, currently zoned for agricultural uses. A residential mobile home park exists directly north of the site and will share access with this development at the SH-24/Morning Sun Drive intersection. To the south of the proposed project, vacant land exists. A commercial development exists across the highway, directly east of the project. Residential areas exist to the north of this commercial development.

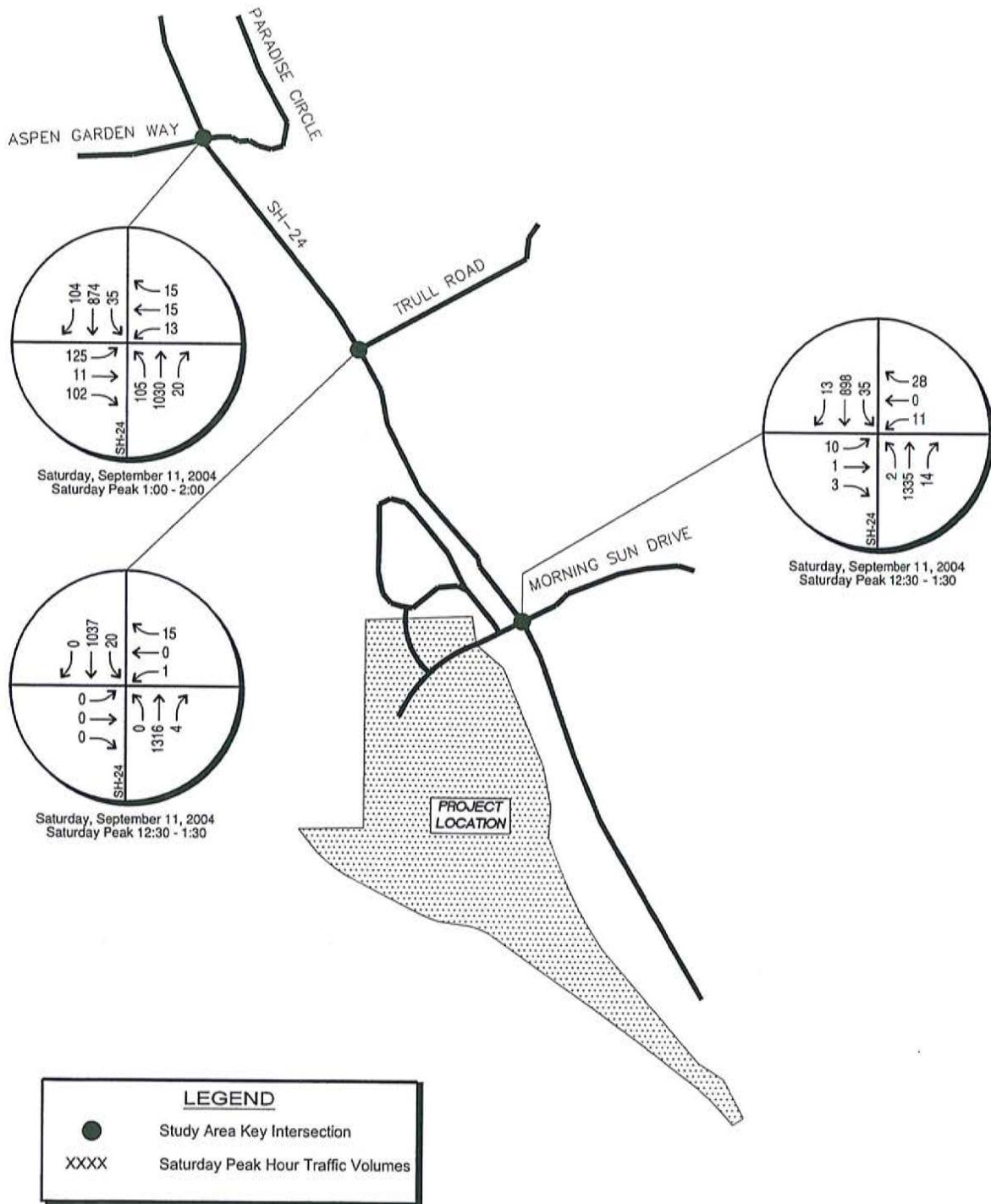
3.3 Existing Traffic Volumes

Existing peak hour turning movement counts were conducted at the existing study intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive on Thursday, September 9, 2004 and Saturday, September 11, 2004. The weekday counts were conducted during the AM and PM peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on this Thursday. The Saturday peak hour of the generator counts were conducted in 15-minute intervals from 12:00 Noon to 2:00 PM. This time period corresponds to the highest volume of traffic generated at other Wal-Mart Supercenter locations. Weekday daily traffic volumes were conducted along SH-24 just south of Morning Sun Drive on Thursday, September 9th, 2004. These turning movement counts and daily traffic counts are shown in **Figures 3 and 4** for weekday and weekend, respectively, with count sheets provided in **Appendix B**.



**WOODLAND PARK WAL-MART SUPERCENTER
EXISTING WEEKDAY TRAFFIC VOLUMES**

FIGURE 3



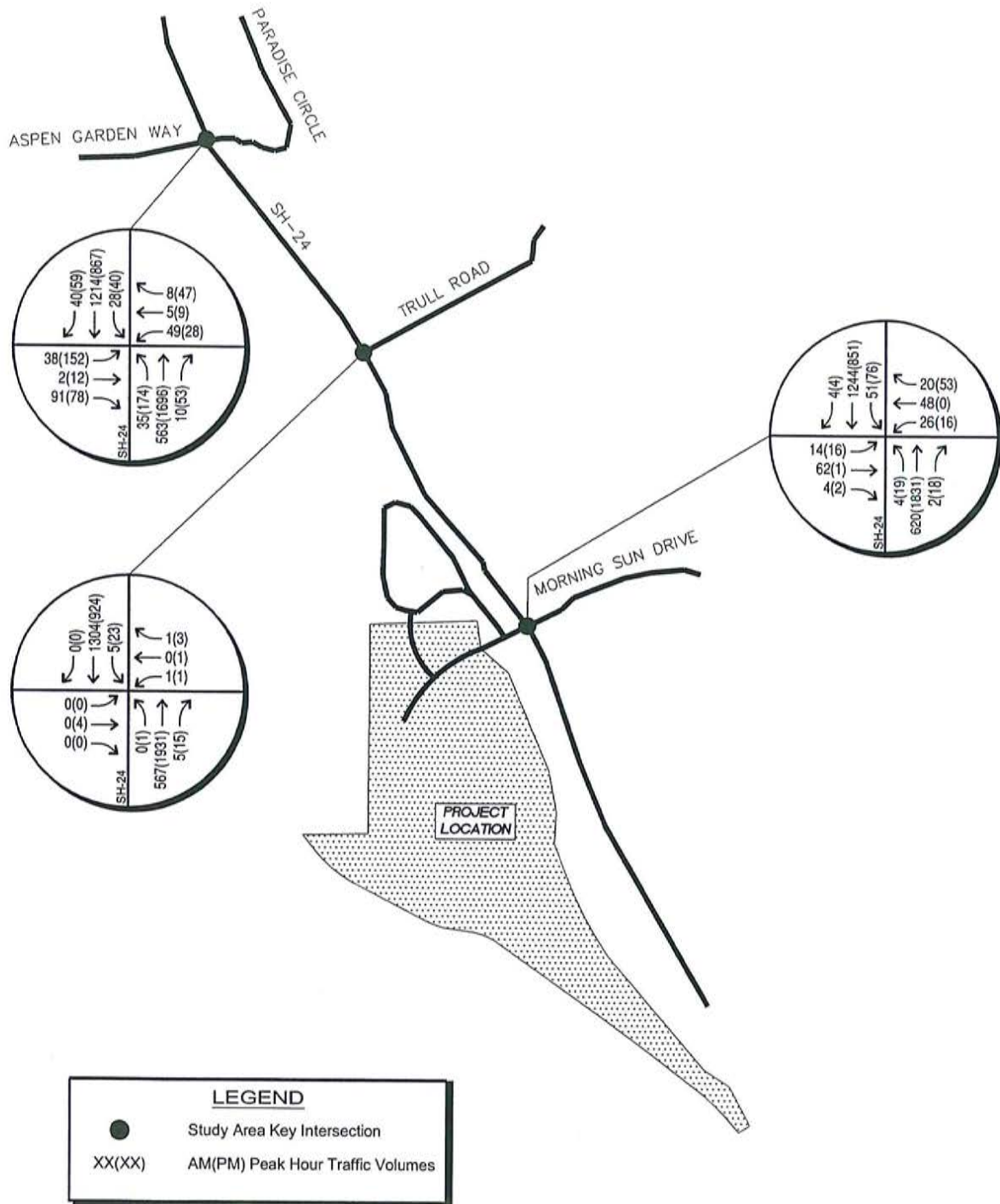
WOODLAND PARK WAL-MART SUPERCENTER
EXISTING SATURDAY TRAFFIC VOLUMES

FIGURE 4

3.4 Unspecified Development Traffic Growth

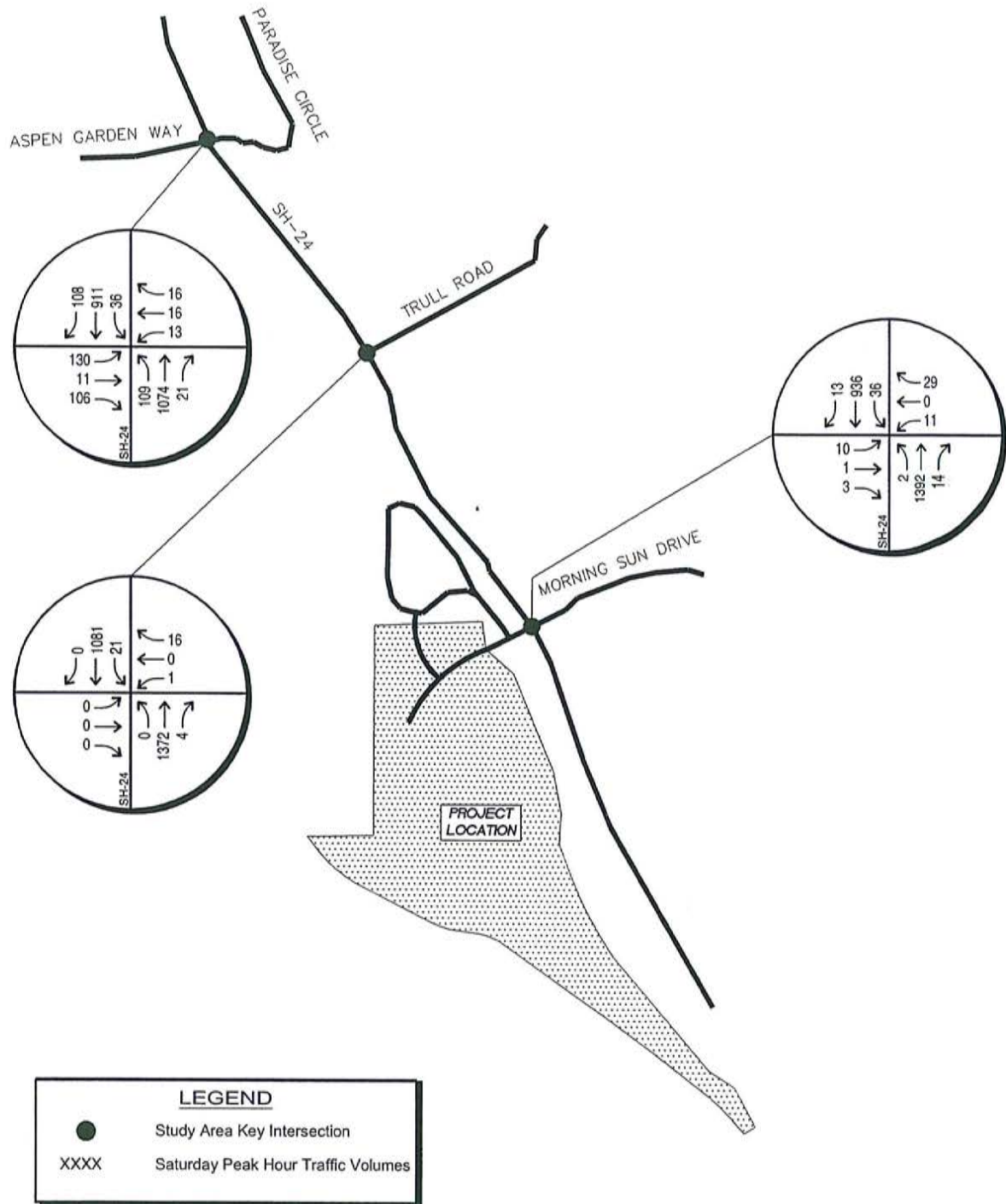
The 2006 background traffic volumes were obtained by growing the existing peak hour turning movement counts by a 2.1 percent annual growth rate. This growth rate was calculated using the 20 year growth factor of 1.52 as provided on the Colorado Department of Transportation website along SH-24 in the site vicinity (CDOT traffic information provided in **Appendix C**). The City of Woodland Park and CDOT verified this growth rate. Additionally, traffic volumes from two future developments in the site vicinity were included in the background traffic. These included project traffic from a proposed Walgreen's on the northeast corner of SH-24 and Aspen Garden Way/Paradise Circle; and The Villages, an office/commercial development proposed along SH-24, at Glendale Drive. Traffic volumes for these projects were obtained from the Walgreen's Traffic Study, prepared by Aldridge Transportation Consultants, LLC, July 2004 and The Village Traffic Study, prepared by LSC Transportation Consultants, Inc., June 2004.

For the long term 2025 volumes, the total project traffic volumes from the Walgreen's study were used for a basis in determining background traffic volumes for this project. CDOT recognizes a future 20-year Average Daily Traffic (ADT) of 36,000. The total traffic volumes projected within this report recognizes ADTs along SH-24 of approximately 38,000 south of Morning Sun Drive and 46,000 north of Morning Sun Drive. Therefore, it is believed that the future traffic projections are conservative. Weekday and weekend background traffic volumes for 2006 are shown in **Figures 5 and 6**. Weekday and weekend background traffic volumes for 2025 are shown in **Figures 7 and 8**.



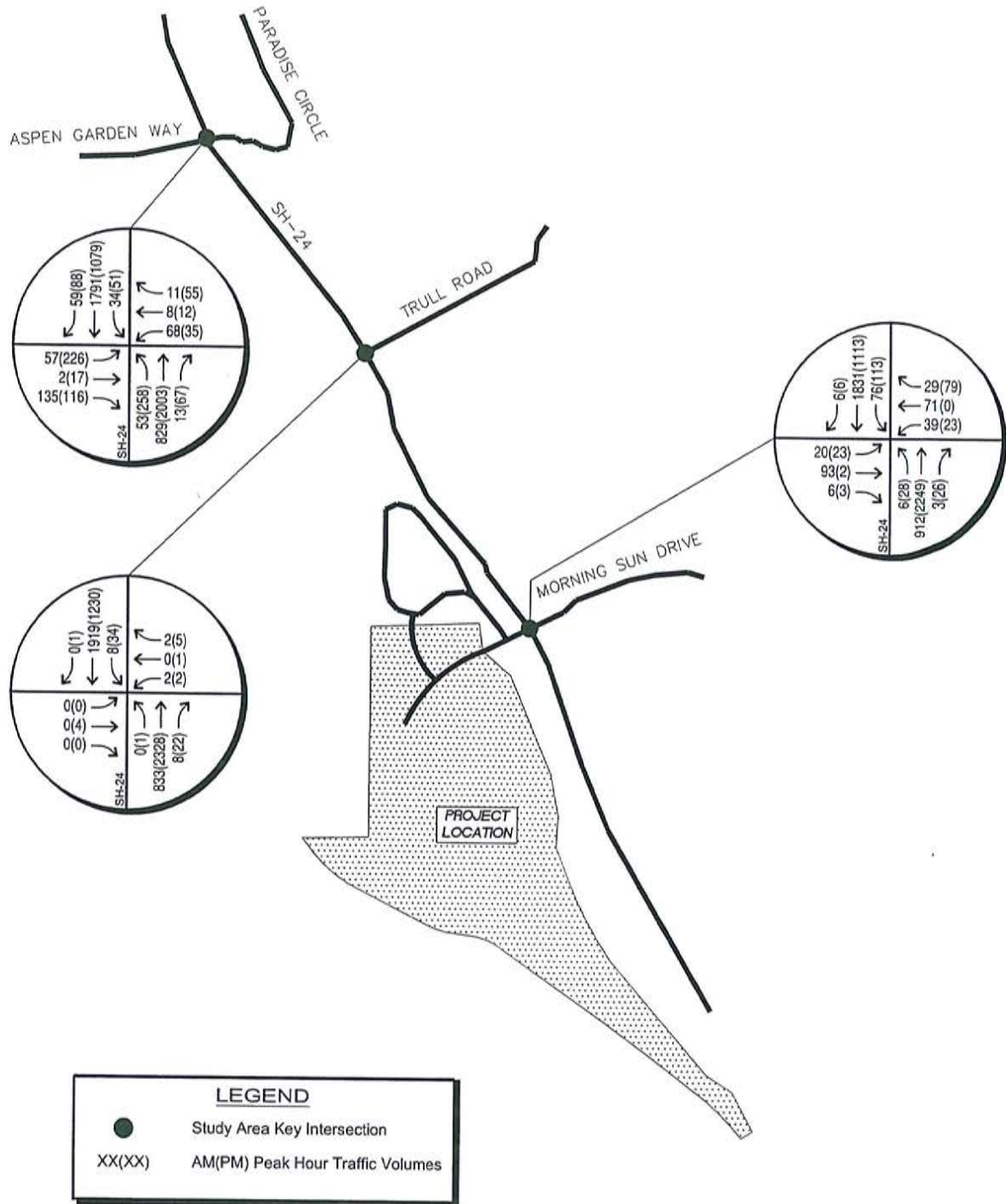
WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 5



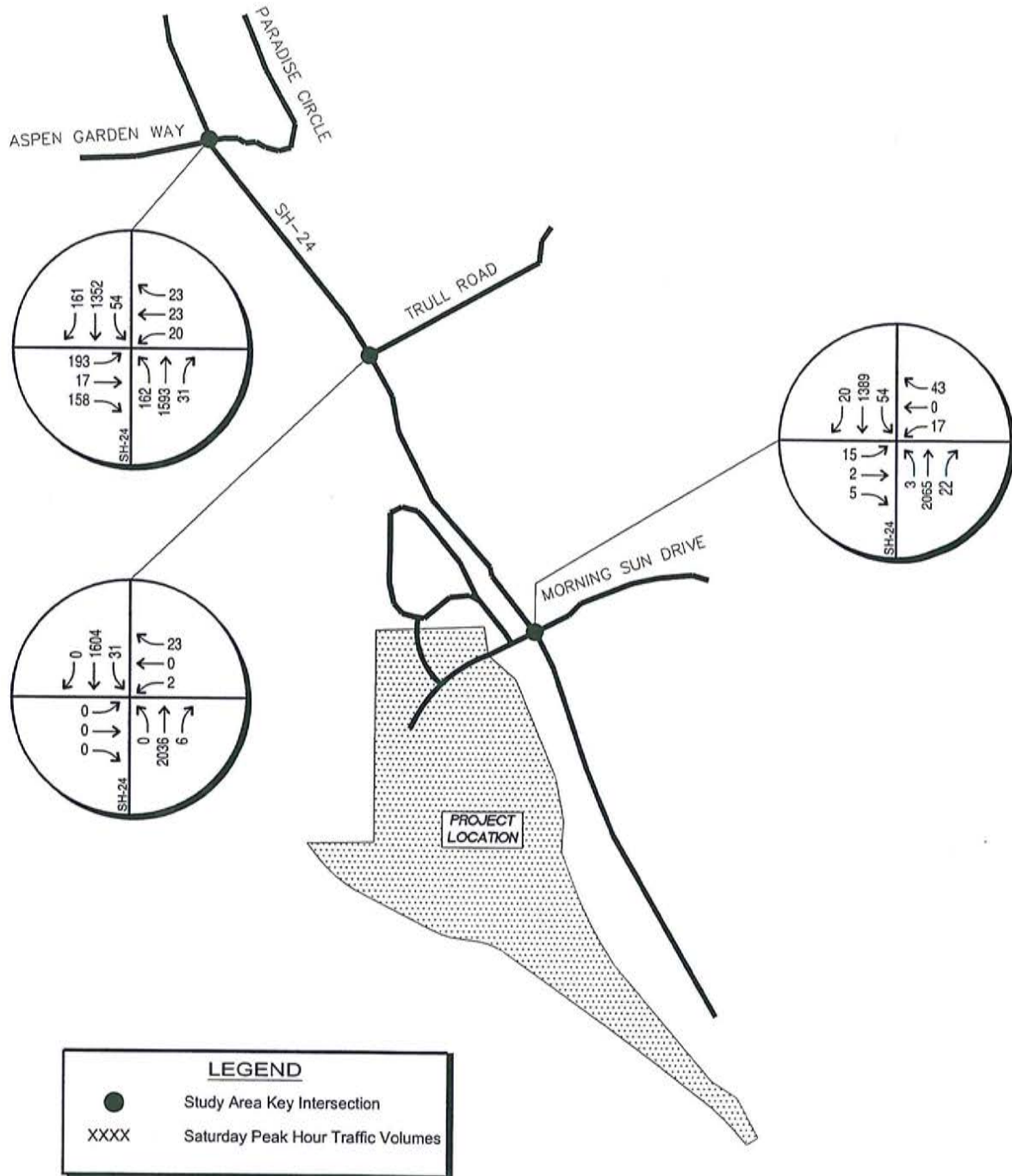
WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 6



WOODLAND PARK WAL-MART SUPERCENTER
 2025 WEEKDAY BACKGROUND
 TRAFFIC VOLUMES

FIGURE 7



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 8

4.0 PROJECT TRAFFIC CHARACTERISTICS

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average trip rates that apply to Free-Standing Discount Superstore (813), Gasoline Service Station (944), Fast Food Restaurant with Drive-Through Window (934), High Turnover Sit-Down Restaurant (932), and Drive-in Bank and the regression equations that apply to Shopping Center (820) for traffic associated with the development.

The development is expected to generate approximately 810 weekday morning peak hour, 1,247 weekday afternoon peak hour, 1,694 Saturday peak hour of the generator, and 15,046 weekday daily driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. In addition, due to the nature of this development, some trips will be made without using the off-site road system. This is recognized from the same patron shopping at the Wal-Mart Supercenter and also going to the gas station, restaurants, or other shopping uses on-site. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001, ITE *Trip Generation Handbook*. Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

¹ Institute of Transportation Engineers, *Trip Generation: An Information Report*, Seventh Edition, Washington DC, 2003.

Table 1 summarizes the estimated traffic generation for the development. Table 2 summarizes the estimated non pass-by and pass-by trips including the reductions taken to account for internal capture. The trip generation worksheets are included in Appendix D. These calculations illustrate the equations used, directional distribution of trips, number of daily trips, and expected pass-by volumes based on the published ITE pass-by rates.

Table 1 - Wal-Mart Supercenter Development, Woodland Park, CO Traffic Generation

	Size	Vehicles Trips								
		Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Discount Superstore	161,500 sq. ft.	125	121	246	254	265	519	318	305	623
Non Pass-by		26	25	51	52	54	106	95	91	186
Pass-by		151	146	297	306	319	625	413	396	809
Gasoline Service Station	12 fueling positions	30	31	61	48	48	96	94	94	188
Non Pass-by		42	42	84	35	35	70	0	0	0
Pass-by		72	73	145	83	83	166	94	94	188
Fast Food Restaurant	4,000 sq. ft.	55	53	108	36	33	69	121	116	237
Non Pass-by		53	51	104	36	34	70	0	0	0
Pass-by		108	104	212	72	67	139	121	116	237
Sit-Down Restaurant	6,000 sq. ft.	20	19	39	23	15	38	76	44	120
Non Pass-by		16	14	30	17	11	28	0	0	0
Pass-by		36	33	69	40	26	66	76	44	120
Drive-in Bank	3 drive-in windows	19	13	32	42	42	84	105	96	201
Non Pass-by		15	11	26	34	35	69	0	0	0
Pass-by		34	24	58	76	77	153	105	96	201
Shopping Center	6,000 sq. ft.	12	7	19	31	34	65	48	44	92
Non Pass-by		6	4	10	16	17	33	24	23	47
Pass-by		18	11	29	47	51	98	72	67	139
Non Pass-by		261	244	505	434	437	871	762	699	1461
Pass-by		158	147	305	190	186	376	119	114	233
Total		419	391	810	624	623	1,247	881	813	1,694

Table 2 - Summary of Internal Capture Reductions

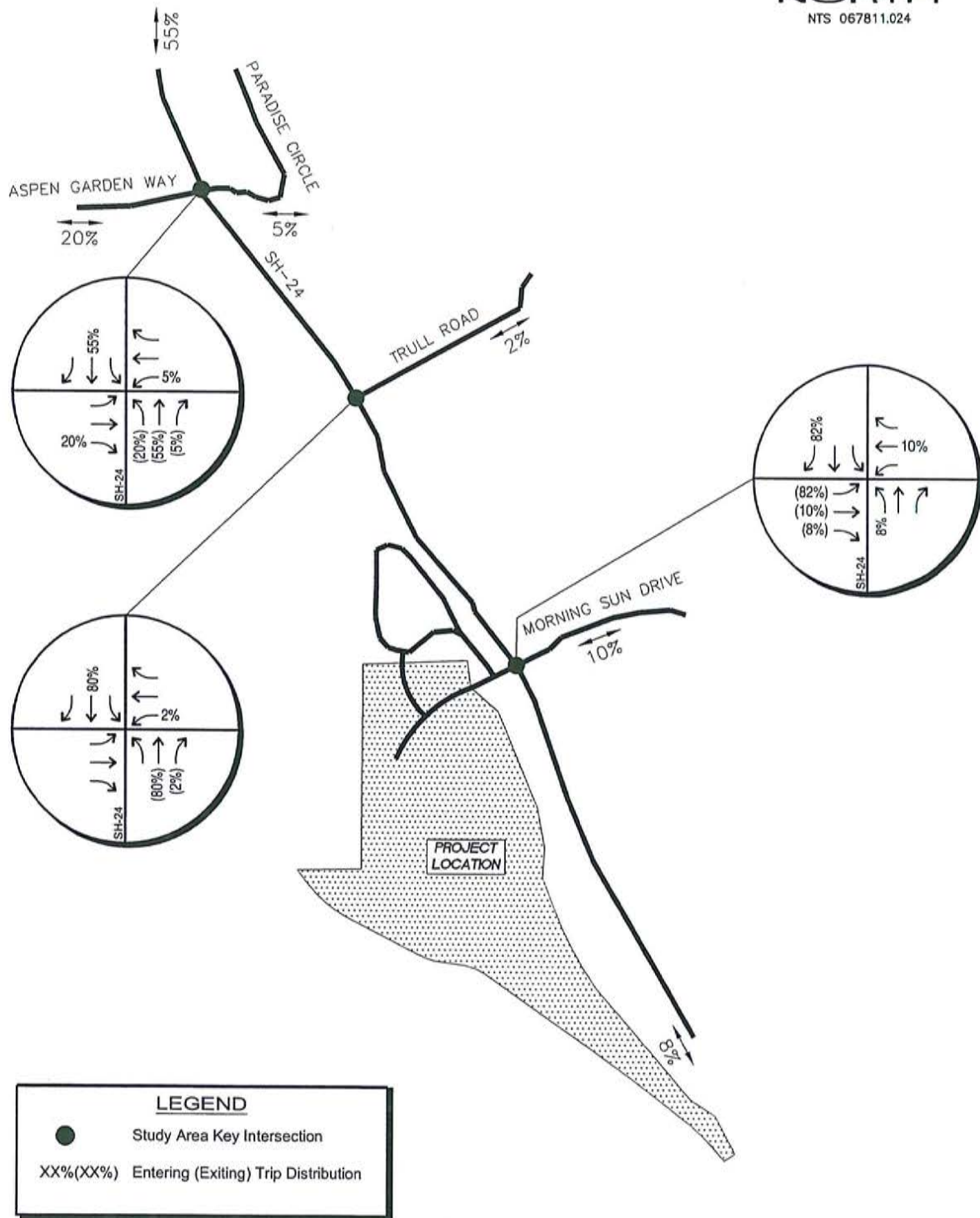
	Vehicles Trips								
	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Non Pass-by									
Internal	63	63	126	91	91	182	287	287	574
External	198	181	379	343	346	689	475	412	887
Total	261	244	505	434	437	871	762	699	1461
Pass-by									
Internal	36	36	72	49	49	98	14	14	28
External	122	111	233	141	137	278	105	100	205
Total	158	147	305	190	186	376	119	114	233

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site in the same direction. **Figure 9** illustrates the expected project non pass-by trip distribution for the site. **Figures 10 through 12** illustrate the expected project pass-by distribution for the site for the weekday morning, weekday afternoon, and Saturday peak hours. Pass-by distributions were prepared separately for the weekday AM, weekday PM, and Saturday peak hours due to the difference in directional volumes during each time period.

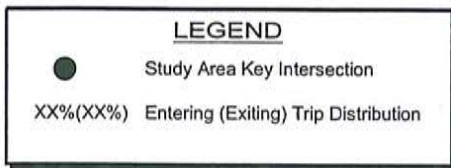
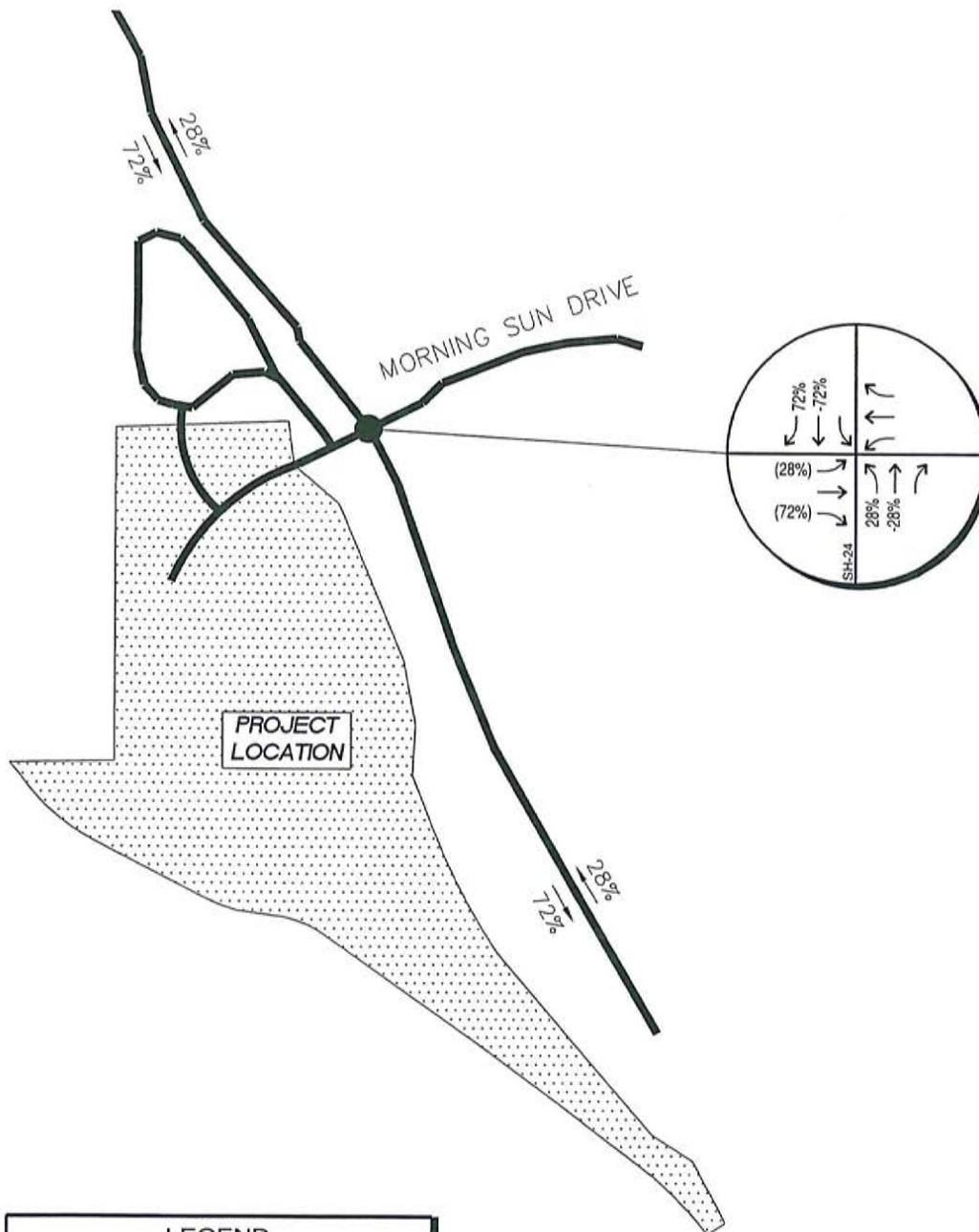
4.3 Traffic Assignment

Traffic assignment was obtained by applying the distributions to the estimated external traffic generation of the development shown in **Table 2**. Non pass-by traffic assignment is shown in **Figures 13 and 14** for weekday and Saturday, respectively. Pass-by traffic assignment is shown in **Figures 15 and 16** for weekday and Saturday, respectively.



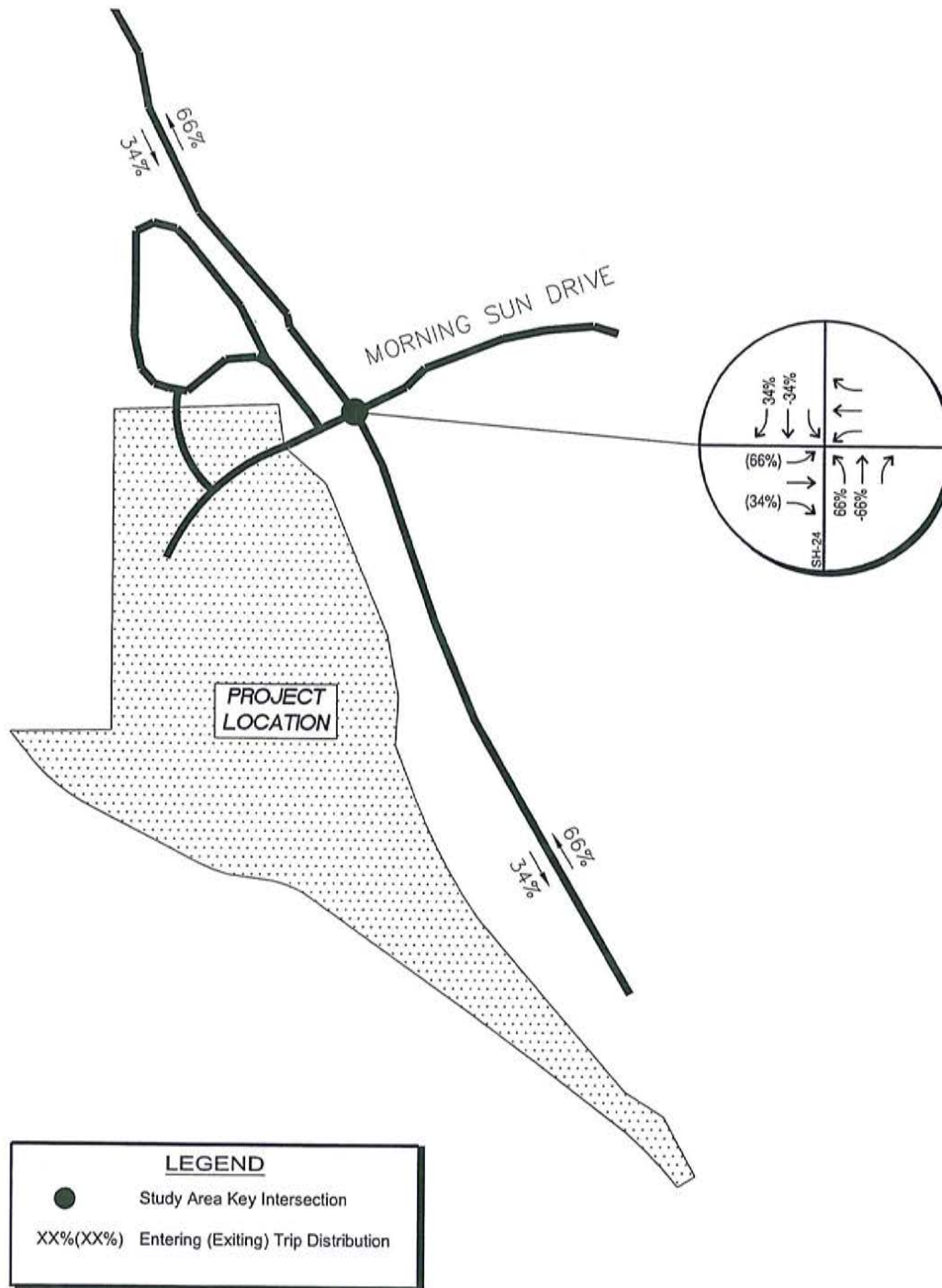
WOODLAND PARK WAL-MART SUPERCENTER
NON PASS-BY PROJECT TRIP DISTRIBUTION

FIGURE 9



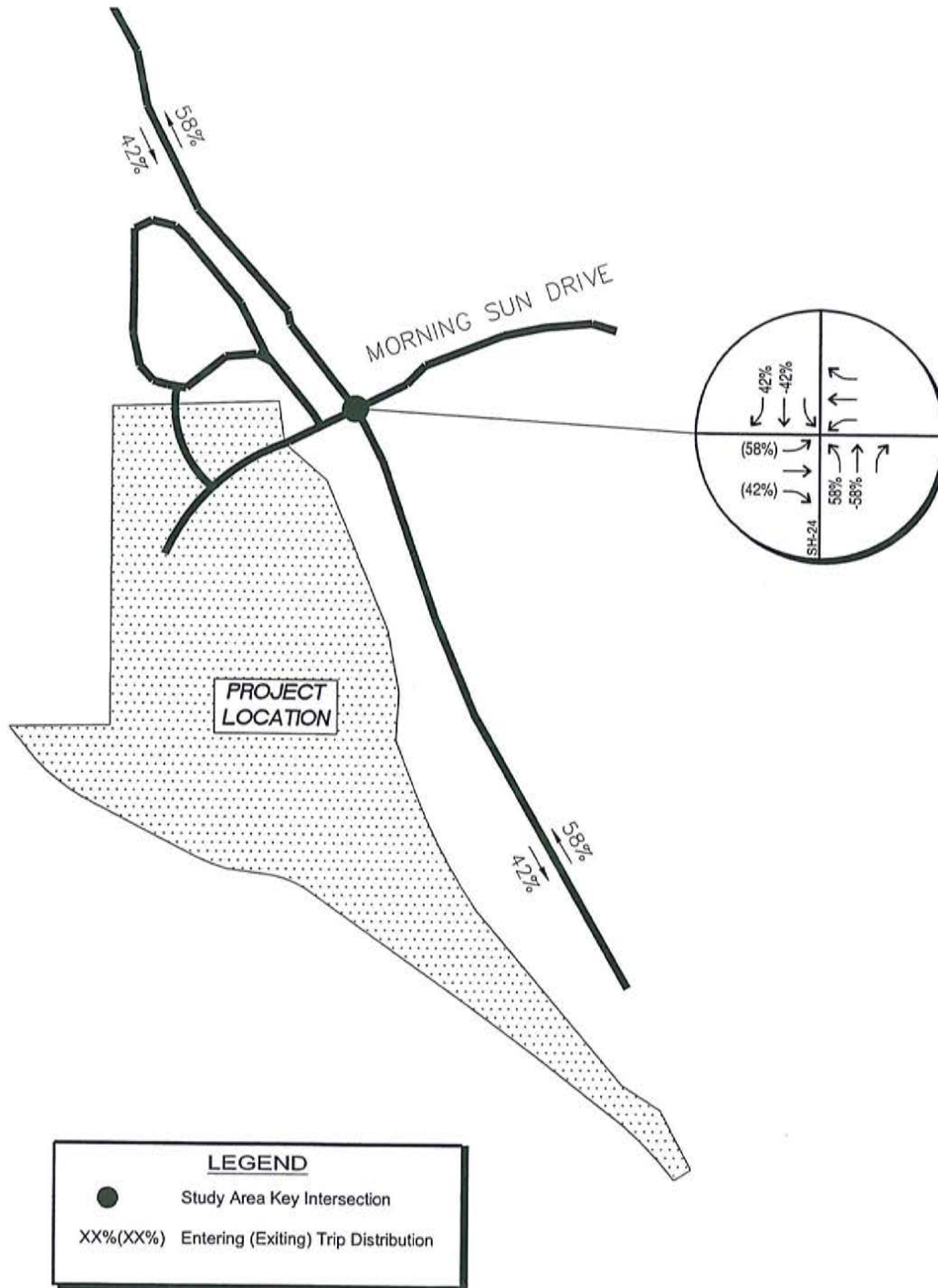
WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY AM PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 10



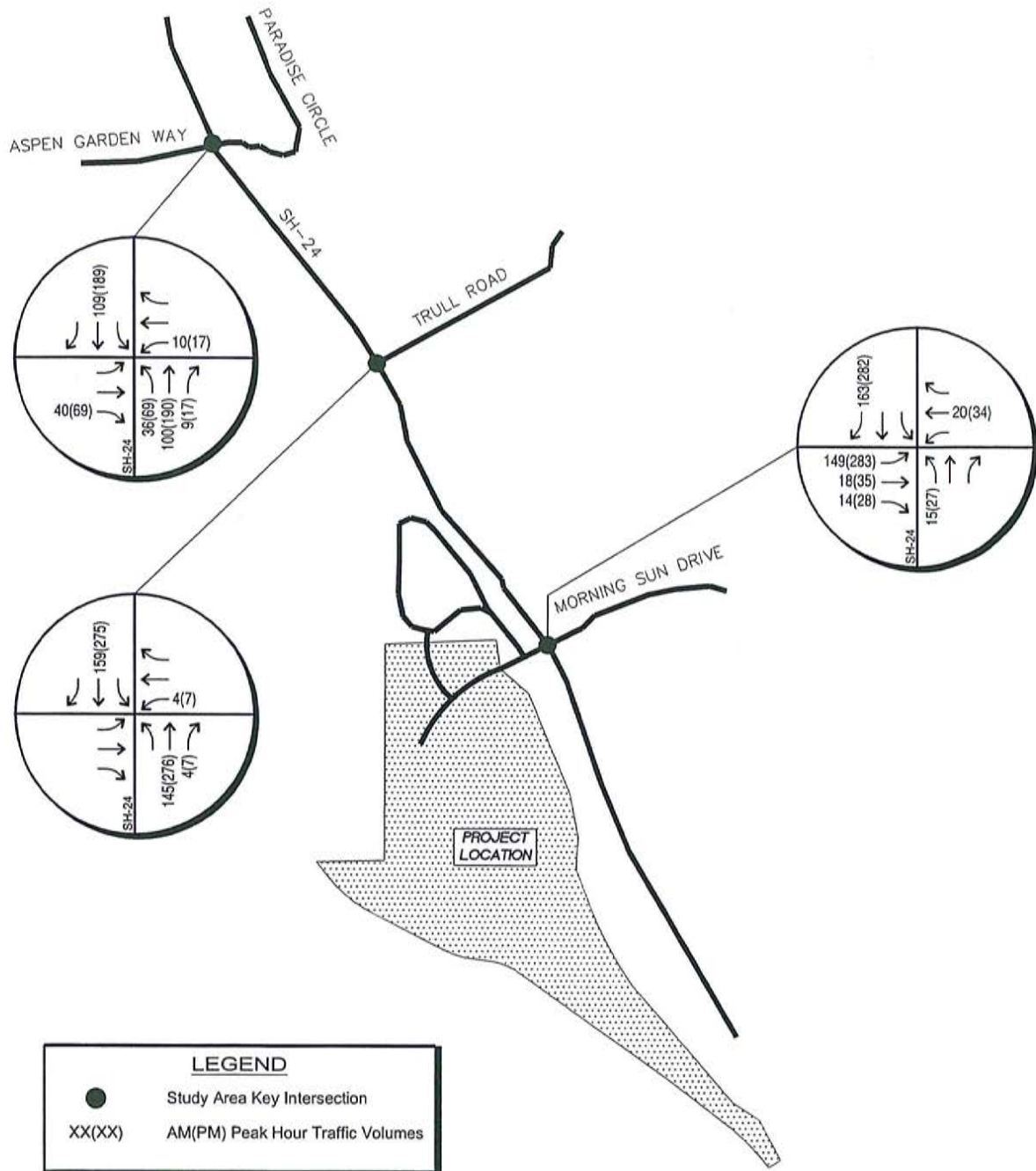
WOODLAND PARK WAL-MART SUPERCENTER
 WEEKDAY PM PASS-BY PROJECT
 TRIP DISTRIBUTION

FIGURE 11



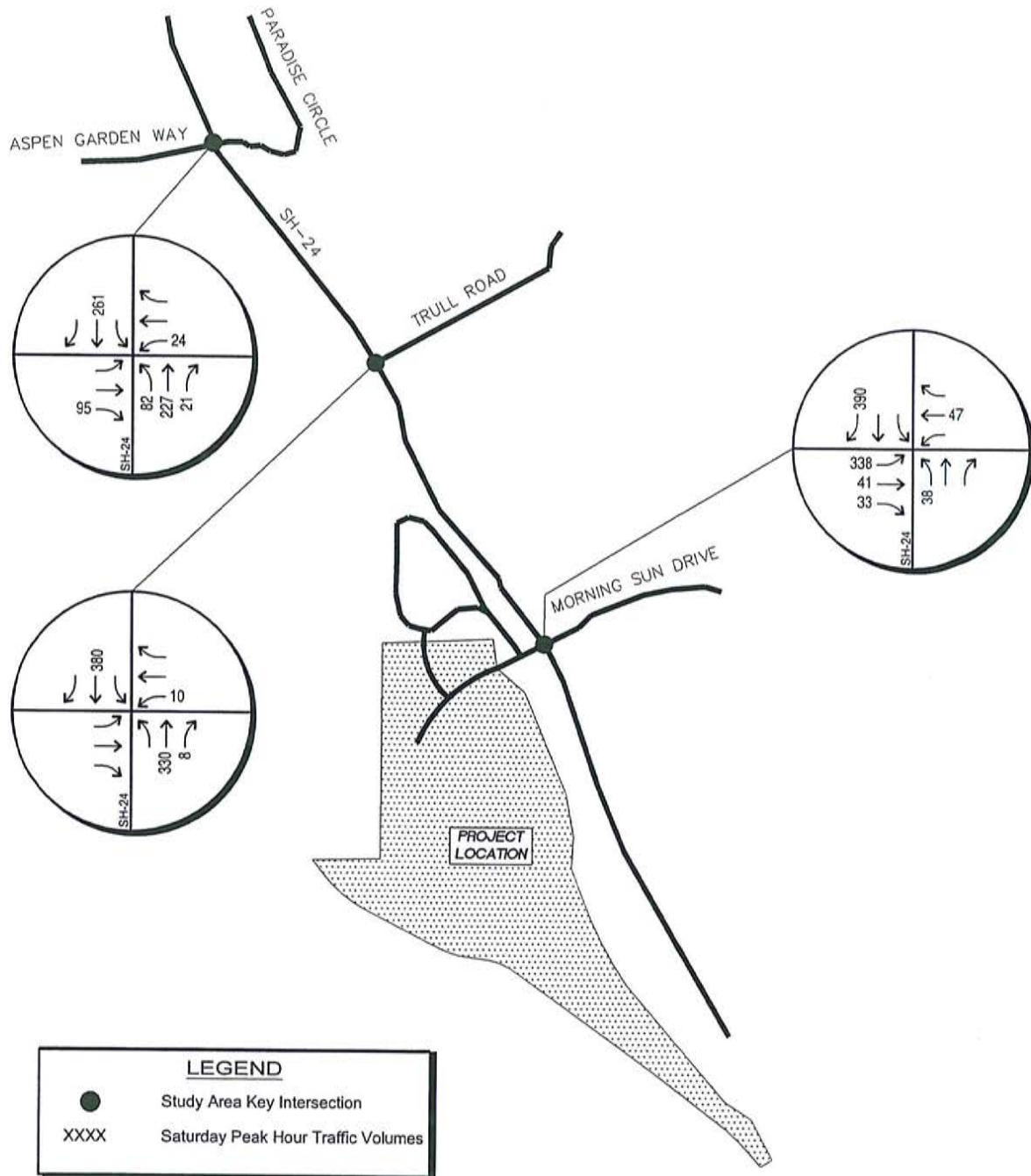
WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 12



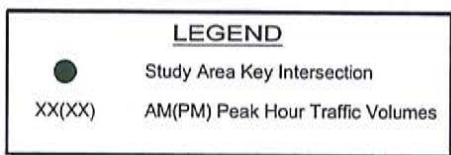
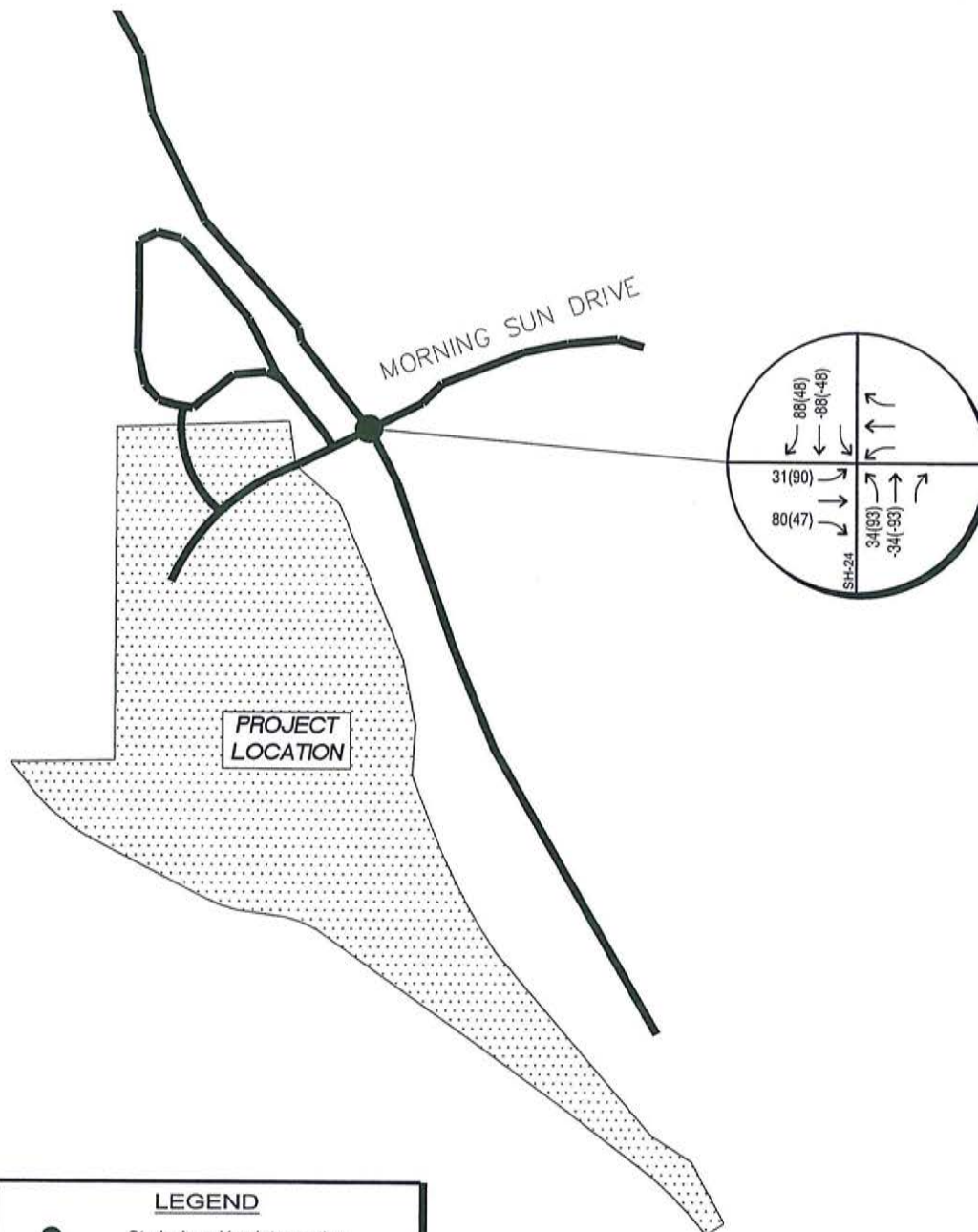
WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 13



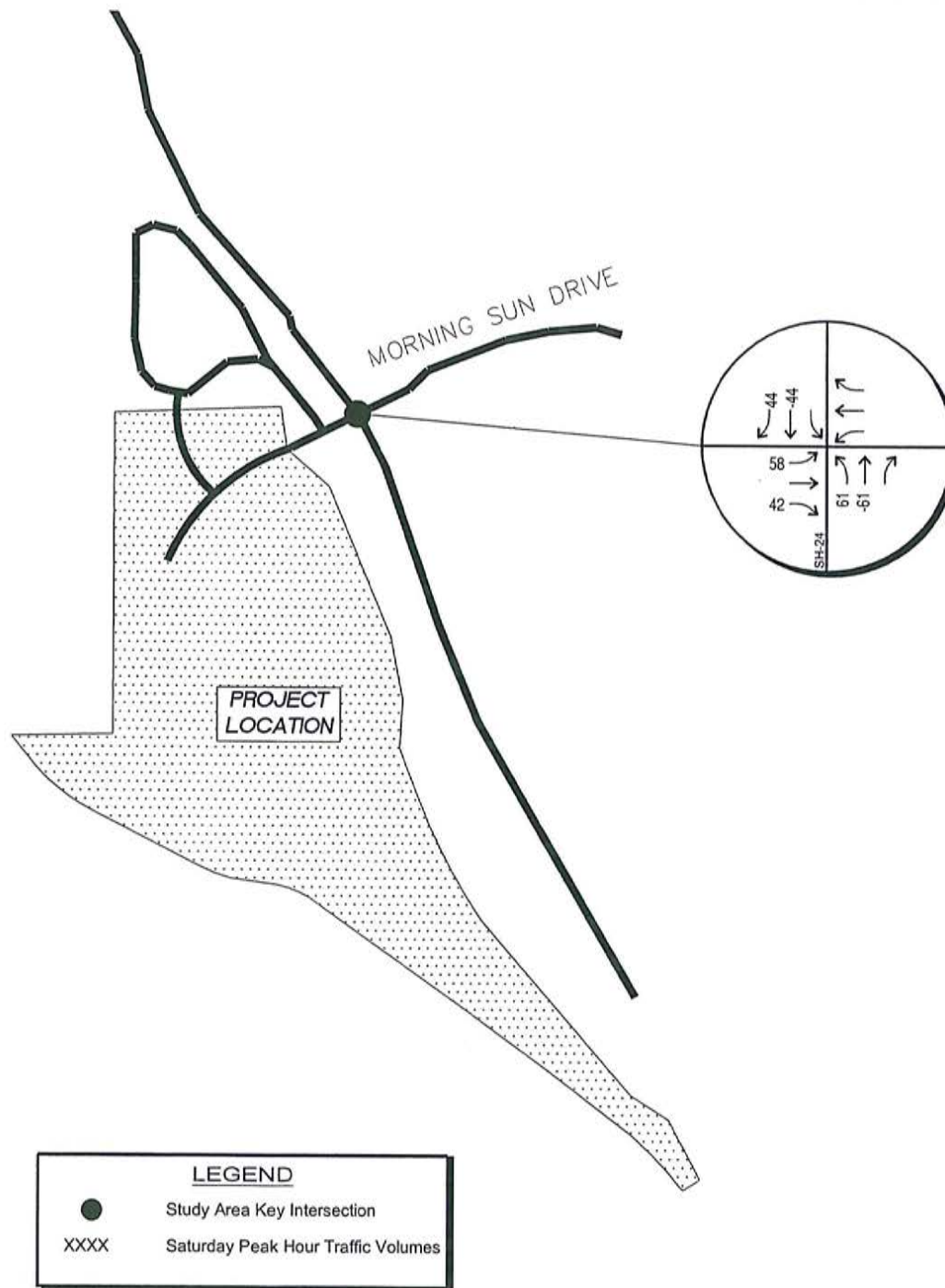
WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 14



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 15

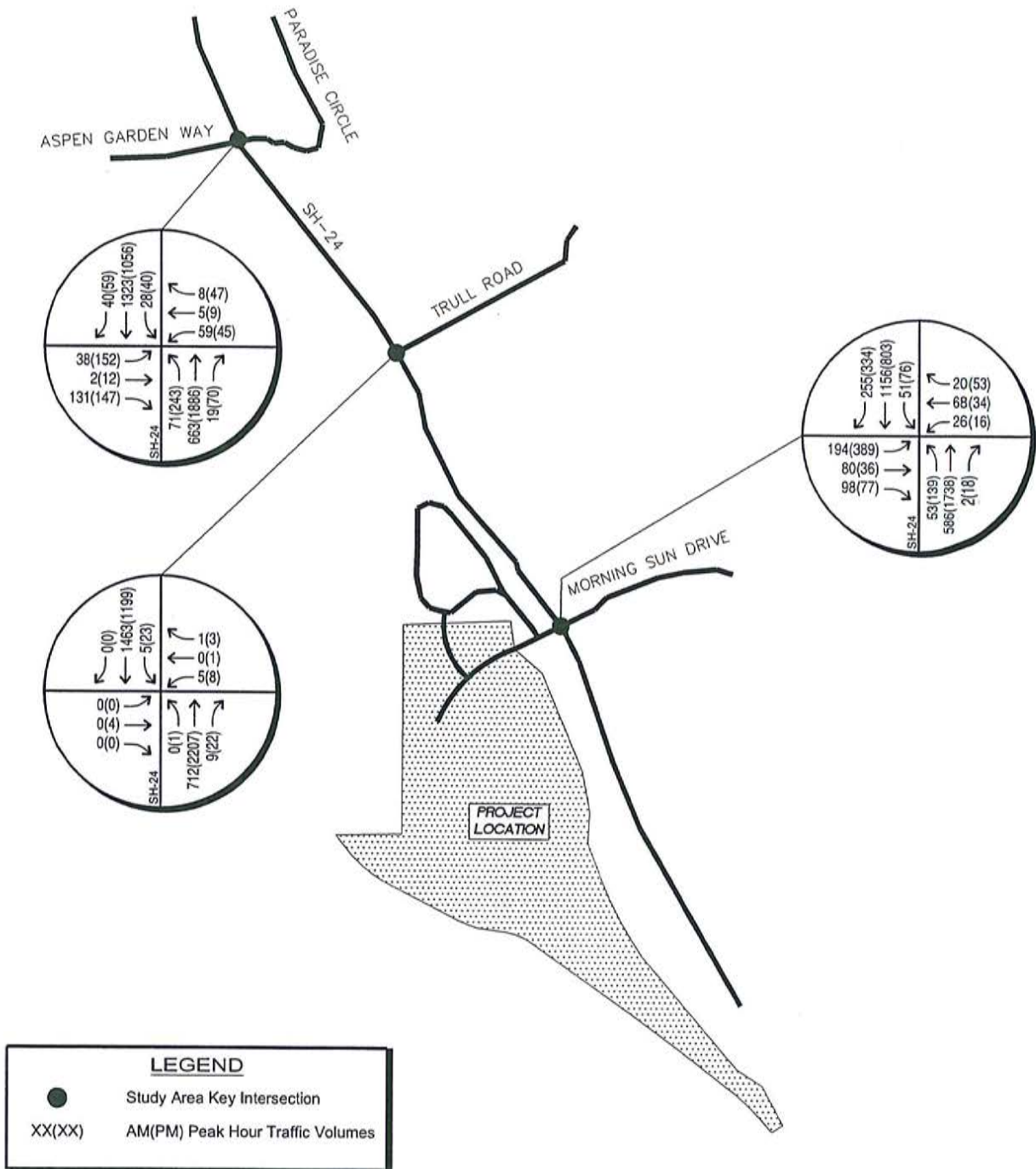


WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 16

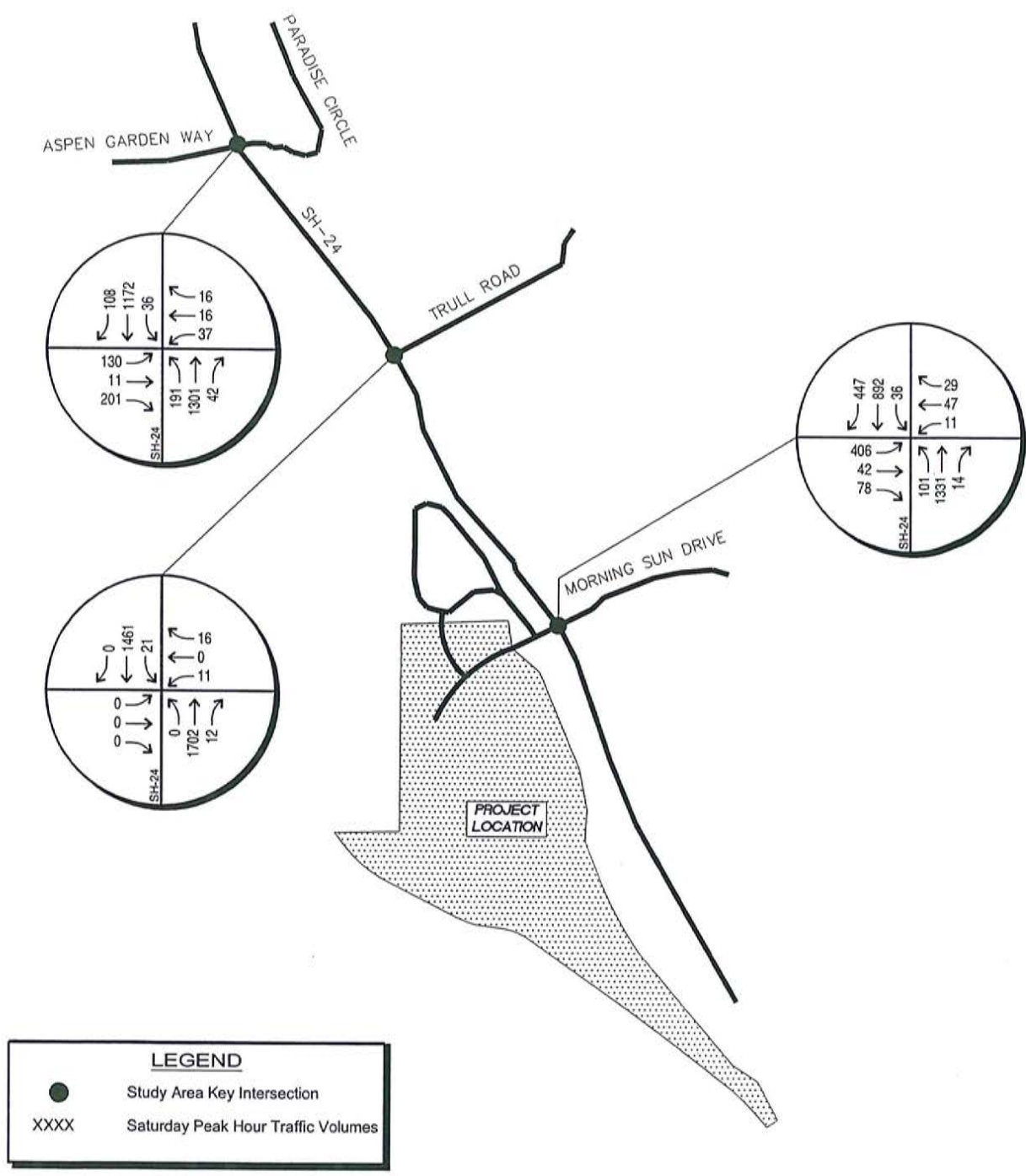
4.4 Total Background Plus Project Traffic

Site traffic volumes were added to the background volumes to represent estimated traffic conditions for the short term 2006 horizon and 2025 long term horizon. Total traffic volumes are illustrated for the 2006 short term horizon in Figures 17 and 18. Total traffic volumes are illustrated for the 2025 long term horizon in Figures 19 and 20.



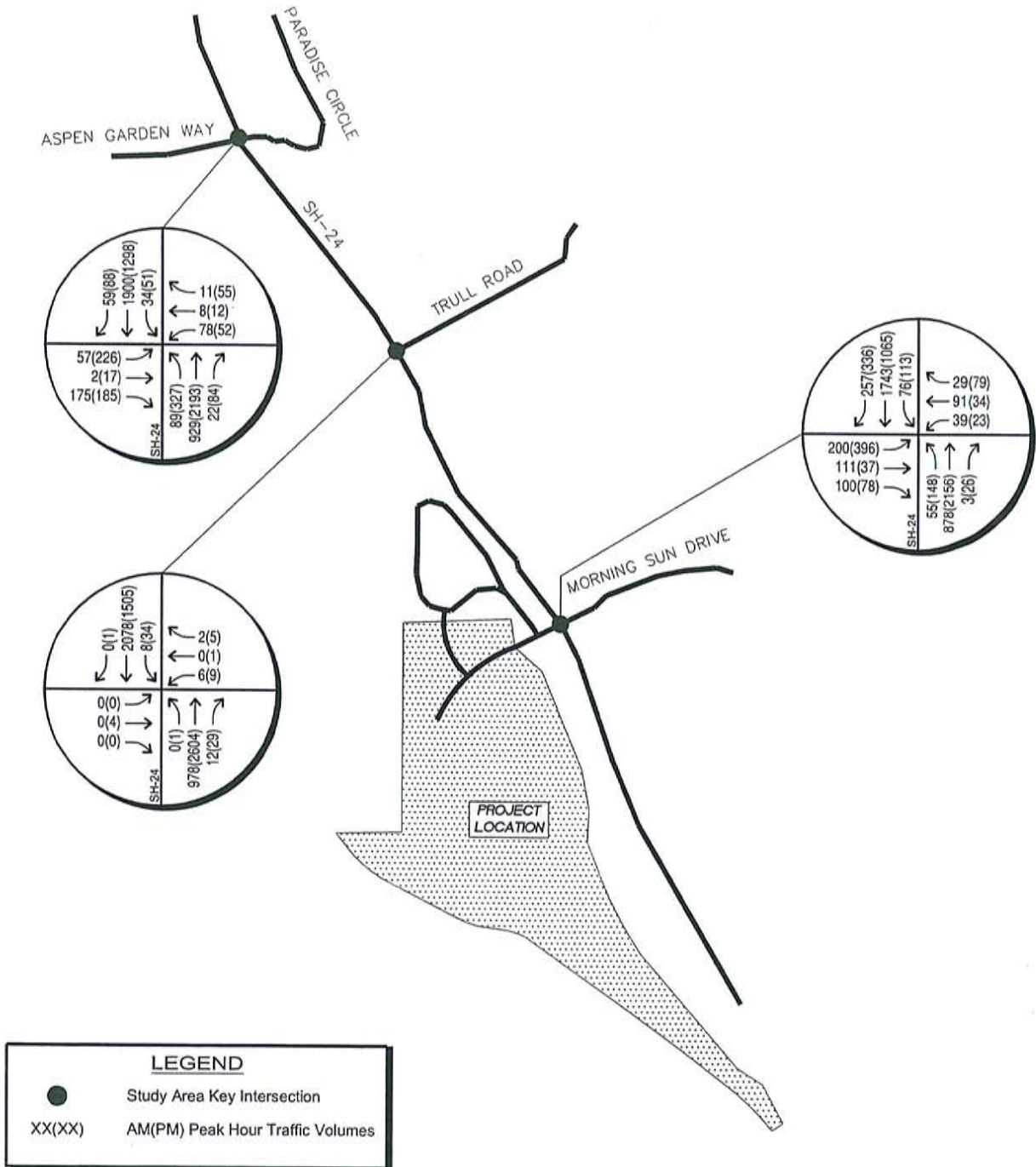
WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 17



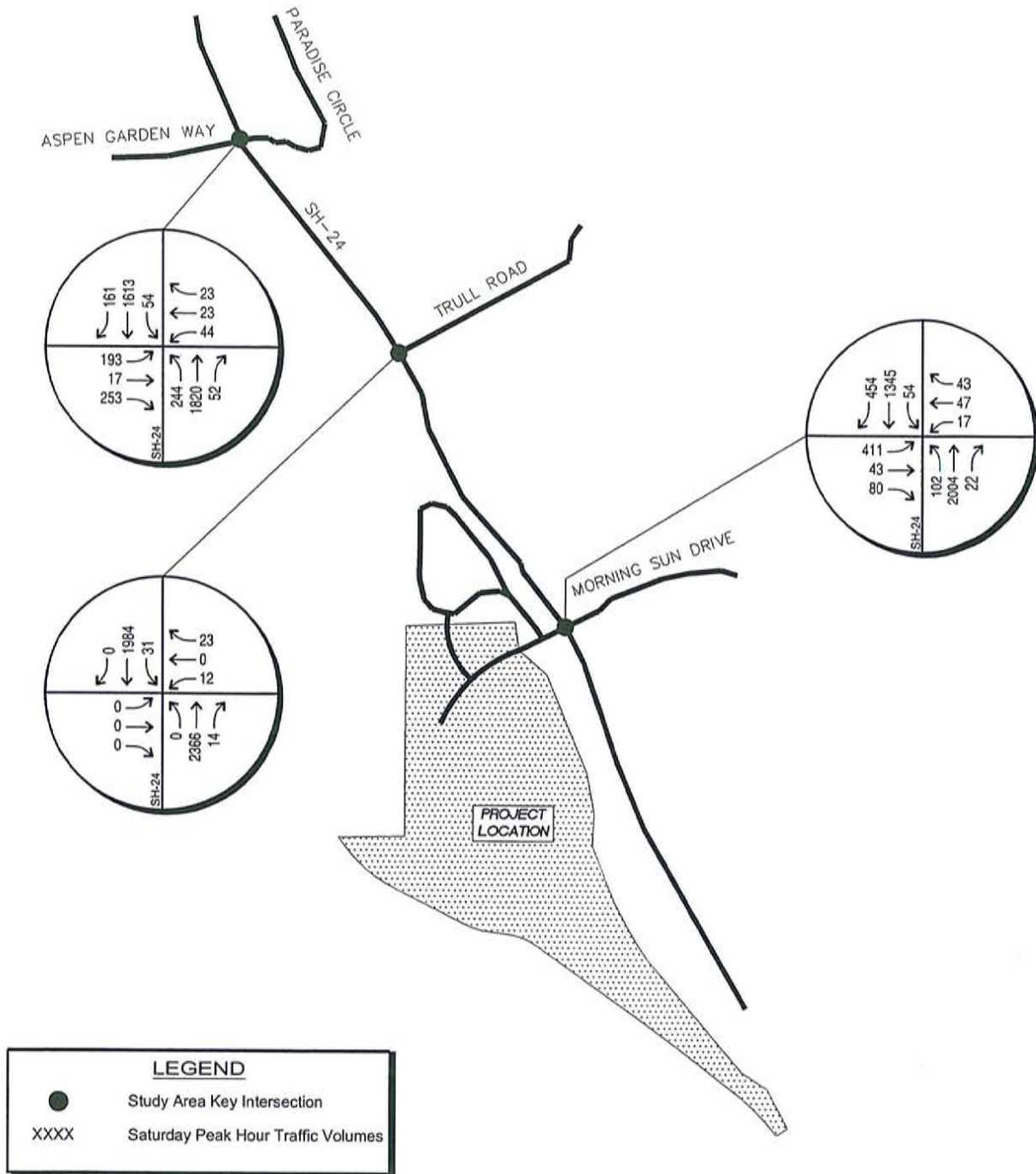
WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY TOTAL TRAFFIC VOLUMES

FIGURE 18



WOODLAND PARK WAL-MART SUPERCENTER
2025 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 19



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY TOTAL TRAFFIC VOLUMES

FIGURE 20

5.0 TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies in the 2006 and 2025 development horizons at the identified key intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual*².

5.1 Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). For intersections and roadways in this study area, Kimley-Horn recommends intersection LOS D as the minimum threshold for acceptable operations. Table 3 shows the definition of level of service for signalized and unsignalized intersections.

Table 3 - Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2000.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. Under the unsignalized analysis, the level of service (LOS) for a

² Transportation Research Board, *Highway Capacity Manual*, Special Report 209, Washington DC, 2000.

two-way stop controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service for a two-way stop-controlled intersection is not defined for the intersection as a whole. Level of service for a signalized and four-way stop controlled intersection is defined for each approach and for the intersection.

5.2 Key Intersection Operational Analysis

Calculations for the level of service at the key intersections identified for study are provided in Appendix E and grouped by individual intersection. The existing year analyses are based on the lane geometry and intersection control shown in Figure 2. All signalized intersection analysis in the existing and short term utilizes the existing intersection cycle length and phasing as provided by the Colorado Department of Transportation (CDOT), with the exception of the recommended protective/permissive phasing for left turns from the highway at Aspen Garden Way. The future signalized analysis has been optimized.

State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle

This signalized intersection was found to operate at LOS A for existing weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour. In 2006, this intersection is expected to continue to operate at LOS A during the weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour prior to the addition of project traffic. With the addition of project traffic in 2006, this intersection is anticipated to operate at LOS B during the weekday PM and Saturday peak hours and LOS A during the AM peak hour, with modified protected-permissive phasing along SH-24 and no other improvements. In 2025, prior to the addition of project traffic, this intersection is anticipated to operate at LOS B, C, and C during the AM, PM, and Saturday peak hours, respectively with and without the addition of project traffic. This analysis includes the improved protected-permissive phasing along SH-24 and no other improvements.

By 2025, it is understood that a future SH-24 bypass is being explored by CDOT and the City of Woodland Park. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. Table 4 provides the results of the level of service at this intersection.

Table 4 - State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing	7.4	A	10.4	B	9.0	A
2006 Background	7.5	A	11.7	B	9.2	A
2006 Background Plus Project *	6.7	A	11.7	B	12.7	B
2025 Background *	13.7	B	28.2	C	20.4	C
2025 Background Plus Project *	17.9	B	31.8	C	28.9	C

* Analysis includes protective-permissive phasing on SH-24

State Highway 24 (SH-24)/Trull Road

The minor street approaches at this intersection currently operate with long delays during the weekday PM peak hour. In both short term (2006) and long term (2025) horizon years, delays along these minor approaches are only anticipated to increase with through traffic volume growth along SH-24; however volumes along the minor street approaches (Trull Road) are not anticipated to warrant signalization in the future based upon the MUTCD Peak Hour Warrant 3. Peak hour volume projections with Warrant 3 are included in **Appendix F**. As shown on this figure, the lower threshold for a minor street approach with one approaching lane is 100 vehicles and 75 vehicles with two approaching lanes, whereas 11 vehicles are anticipated by 2025 unless other future projects are constructed at this intersection. Therefore, it is believed that vehicles experiencing heavy delays traveling from Trull Road onto SH-24 will reroute to adjacent signalized intersections during peak hour travel, or turn right instead. Table 5 provides the results of the level of service at this intersection for the existing, 2006 background, and 2006 background plus project traffic conditions.

CMT

As previously mentioned, it is anticipated that a SH-24 bypass or additional through lane will be needed to serve eastbound and westbound SH-24 traffic. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. The 2025 background and background plus project analysis results are also provided in Table 5.

Table 5 - State Highway 24 (SH-24)/Trull Road LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Left/Through/Right	0.0	A	1 368.5	F	0.0	A
Westbound Through/Left	21.5	C	150.4	F	21.9	C
Northbound Left	0.0	A	12.2	B	0.0	A
Southbound Left	10.4	B	25.4	D	17.2	C
2006 Background						
Eastbound Left/Through/Right	0.0	A	2 627.0	F	0.0	A
Westbound Through/Left	24.0	C	3 261.8	F	23.3	C
Northbound Left	0.0	A	12.8	B	0.0	A
Southbound Left	10.6	B	29.6	D	18.0	C
2006 Background Plus Project						
Eastbound Left/Through/Right	no veh	A	5 2038.5	F	no veh	A
Westbound Through/Left	50.4	F	-	F	517.0	F
Northbound Left	0.0	A	15.2	C	0.0	A
Southbound Left	11.5	B	39.6	E	23.7	C
2025 Background NO PROJ						
Eastbound Left/Through/Right	0.0	A	4 3413.3	F	0.0	A
Westbound Through/Left	59.9	F	-	F	133.8	F
Northbound Left	0.0	A	15.5	C	0.0	A
Southbound Left	12.3	B	50.9	F	34.5	D
2025 Background Plus Project						
Eastbound Left/Through/Right	0.0	A	-	F	0.0	A
Westbound Through/Left	155.6	F	- ?	F	-	F
Northbound Left	0.0	A	18.7	C	0.0	A
Southbound Left	13.5	B	75.5	F	51.1	F

DID NOT INCLUDE GAPS IN SIGNAL
OR GAP IN HIGHWAY

NOT DONE TO PROVIDE CONSERVATIVE
ANALYSIS

SOFTWARE GENERATED

TOO GREAT TO REPORT

State Highway 24 (SH-24)/Morning Sun Drive

The minor street approaches to the existing two-way stop controlled intersection of SH-24 with Morning Sun Drive currently operates with long delays and unacceptable level of service during the weekday AM and PM peak hours. All other movements operate acceptably during all three peak hours studied. In 2006, long delays along the minor street approaches at the intersection are expected to continue, as well as operate with poor level of service during both weekday AM and PM peak hours as an unsignalized intersection. However, the intersection is not anticipated to meet peak hour signal warrants in 2006 based upon background traffic alone. However, a signal is proposed to be constructed in 2006 with development of the project at this intersection. With signalization, as well as dual left turn lanes, one through lane and a separate right turn lane for exiting traffic from Wal-Mart, the intersection is expected to operate at LOS B during the weekday AM peak hour and LOS C during the weekday PM and Saturday peak hour.

In the 2025 long term horizon, without signalization, this intersection is anticipated to continue to operate with long delays along the minor street approaches as an unsignalized intersection. With the proposed project, as well as signalization, the intersection is anticipated to operate at LOS B, D, and C, during the AM, PM, and Saturday peak hours. As previously mentioned, by 2025, anticipated background traffic growth in the area may require a bypass along SH-24. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. Table 6 illustrates the level of service capacity results at this existing unsignalized intersection.

Table 6 - State Highway 24 (SH-24)/Morning Sun Drive LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Through/Left	40.8	E	41.2	E	23.8	C
Westbound Through/Left	31.6	D	32.6	D	21.5	C
Northbound Left	11.7	B	9.7	A	10.3	B
Southbound Left	9.1	A	19.8	C	13.7	B
2006 Background						
Eastbound Through/Left	50.5	F	57.9	F	25.3	D
Westbound Through/Left	38.5	E	41.8	E	22.6	C
Northbound Left	12.3	B	10.1	B	10.4	B
Southbound Left	9.2	A	23.5	C	14.3	B
2006 Background Plus Project #	14.9	B	24.5	C	21.2	C
2025 Background						
Eastbound Through/Left	599.1	F	-	F	82.3	F
Westbound Through/Left	-	F	171.0	F	64.7	F
Northbound Left	18.2	C	11.8	B	13.5	B
Southbound Left	11.0	B	58.8	F	27.4	D
2025 Background Plus Project #	17.6	B	46.1	D	34.8	C

Signal Improvements as well as Dual Lefts, One Through, One Right on Wal-Mart exit

5.3 Speed Change Lane Length Requirements

Speed change lane lengths were calculated to determine requirements for design of improvements along SH-24. SH-24 is a category E-X (expressway) highway with a 55 mile per hour posted speed limit adjacent to the project. Right turn acceleration and right and left turn deceleration lanes at the intersection of SH-24 with Morning Sun Drive currently exist. It is recommended that these be verified to insure that their construction meets the current standards in accordance with the CDOT State Highway Access Code. The following provides specific turn lane improvements and recommended lengths to be constructed (accounting for future 2025 Full Buildout):

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.
- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

5.4 Progression Analysis

Since the intersection of State Highway 24 (SH-24) with Morning Sun Drive is expected to meet signal warrants and be signalized with construction of the project, a progression study was performed for the network per the CDOT Access Code requirements. The progression analysis was completed for the 2006 near-term horizon along State Highway 24 (SH-24) in the project vicinity. To provide a complete analysis, the signalized intersections of SH-24 with Aspen Garden Way/Paradise Circle and Morning Sun Drive were included. The progression analysis was conducted with the existing 55 mph and 45 mph corridor speeds.

The signal progression analysis was completed using the software program *Synchro*. The efficiency of the network was evaluated. The existing intersection cycle lengths were used in the analysis for the intersection of State Highway 24 (24) with Aspen Garden Way/Paradise Circle. Signal progression analysis indicates that good progression of a minimum 55% efficiency is anticipated during the controlling afternoon peak hour. Therefore, the bandwidths and efficiencies were found to be acceptable considering the E-X standard of 0.40 efficiency or better. The *Synchro* analysis worksheets are provided in **Appendix G**.

5.5 CDOT Crash Data Analysis

Vehicle crash data was obtained from the Colorado Department of Transportation (CDOT) for a four year time period (1/1/99 through 12/31/02) for a section of SH-24 between mile post 286.8 and 287.1. The data is included as **Appendix H**. During this four year time period, there were a total of 9 collisions, of which 2 resulted in injury and no fatalities. The predominant collision types were vehicles hitting a wild animal (3 crashes) and overtaking turn/approaching turn (3 crashes). The number of vehicle crashes attributable to overtaking turns (2) and approaching turn (1) lead towards the difficulty of drivers turning from the highway to the minor street approach. It is expected that the proposed signal and auxiliary lane construction at the intersection of SH-24 with Morning Sun Drive may improve safety through this section. Signals many times increase the likelihood of rear-end collisions, but overall improve safety by reducing the more severe vehicle crash types from turning vehicles at side streets.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/Aspen Garden Way.
- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.
- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.
- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.
- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.
- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).

WAL-MART CENTER

Woodland Park, Colorado

Final Development Plan Narrative

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

Lot 5

Lot 5 will consist of a fuel/gas station with six pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6

Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A

Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B

Tract B consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C

Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract C.

Tract D

Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants become necessary to effectuate the proposed development, applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

REDLINE

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

Lot 5

Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6

Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A

Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B

Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C

Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D

Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

CLEAN

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

Lot 5

Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6

Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A

Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B

Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C

Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D

Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

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

Lot 5

Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6

Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A

Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B

Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C

Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D

Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants, become necessary to effectuate the proposed development, the applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to the Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	8.2%	35'	60 SPACES	60 SPACES	32.4%	34.6%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.15 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	11/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY PLACEMENT LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN
5. ALL CURBED RADII ARE TO BE 10' EXTERIOR AND 2' INTERIOR UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. THE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY WESTERN STATES SURVEYING.
9. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING PARKING LAYOUT MEETS WAL-MART STANDARDS WHICH IS WITHIN LOCAL REQUIREMENTS.
10. PARKING SHOWN CONTAINS 90' PARKING SPACES. TYPICAL DIMENSIONS:
WIDTH: 9.5' AND 9.0'
DEPTH: 18'
TWO WAY AISLES: 25'
11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
12. "ALL ACTIVITIES AND USES SHALL BE AUTHORIZED AND BE OPERATED TO MEET THE PERFORMANCE STANDARDS SET FORTH IN CHAPTER 18.33, USE REGULATIONS-PERFORMANCE STANDARDS, OF THE CITY OF WOODLAND PARK MUNICIPAL CODE, ZONING REGULATION."
13. TRACT A IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
14. TRACT B IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS FOUNTAIN CREEK DRAINAGE.
15. TRACT C IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
16. TRACT D IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS A HISTORIC PRESERVATION AREA.

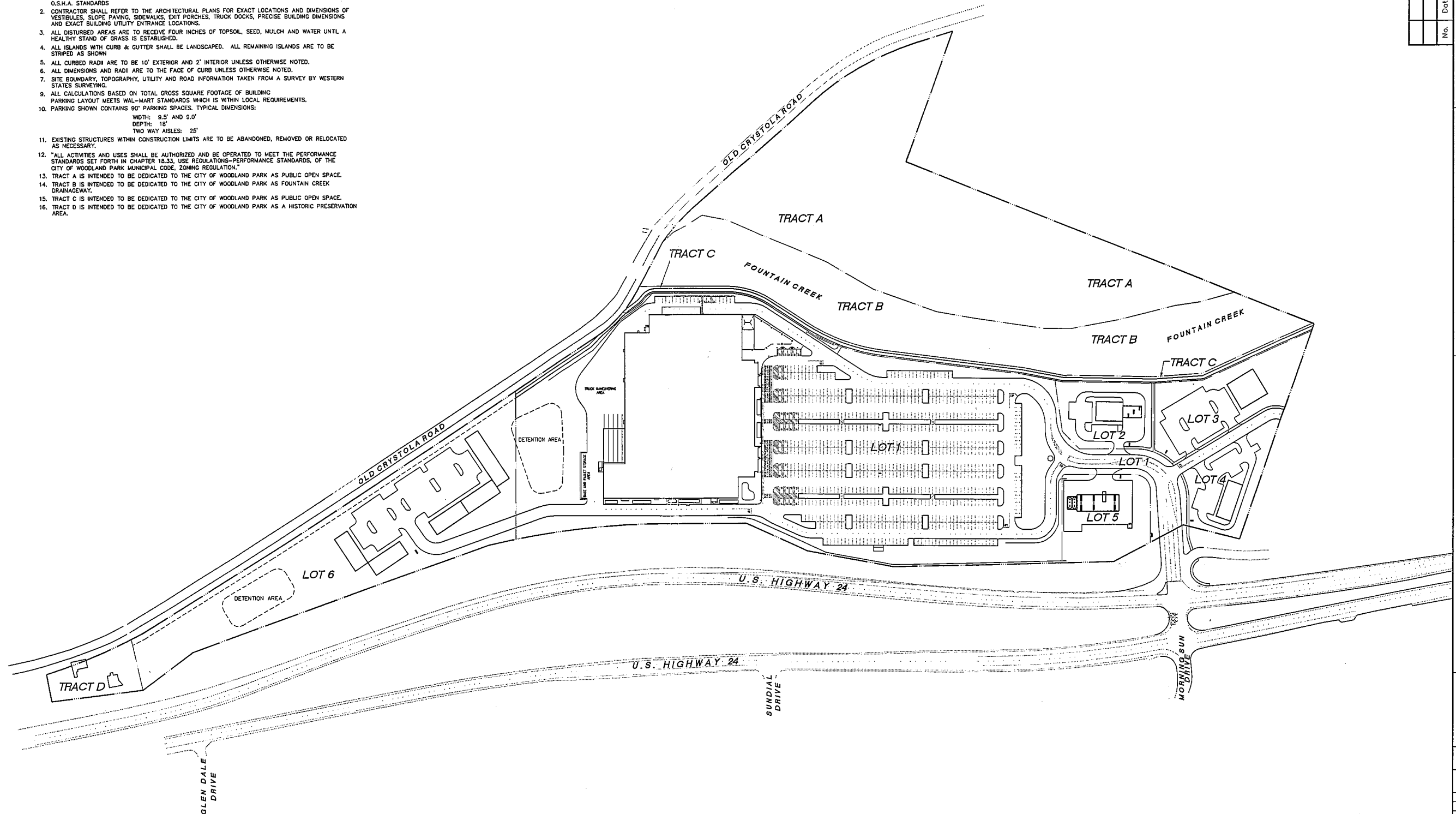
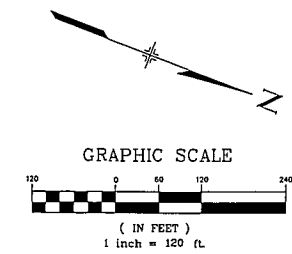
BUILDING HEIGHT;	
MAXIMUM BY PUD	41'
OPEN SPACE REQUIRED;	
MINIMUM BY PUD	20%
BUILDING COVERAGE;	
MAXIMUM BY PUD	35%
BUILDING SETBACKS;	
<u>REQUIRED</u>	
FRONT	25'
REAR	10'
SIDE	10'

SITE LOCATION: 19600 HIGHWAY 24
WOODLAND PARK, CO 80866
(NORTHWEST CORNER OF U.S. HIGHWAY 24 AND
WOODLAND AVENUE)

CURRENT ZONING CLASSIFICATION: AG (AGRICULTURAL)

PROPOSED ZONING CLASSIFICATION: PUD (PLANNED UNIT DEVELOPMENT)

LOCAL JURISDICTIONS: CITY OF WOODLAND PARK, COLORADO
TELLER COUNTY, COLORADO



NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE
SCALE OF THESE DRAWINGS MAY HAVE BEEN
DISTORTED DURING REPRODUCTION PROCESSES

No.	Date	Revisions	App.					



**Kimley-Horn
and Associates, Inc.**

© 2004 KIMLEY-HORN AND ASSOCIATES, INC.

Engineering, Planning, and
Environmental Consultants

950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WALMART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER

FINAL DEVELOPMENT PLAN

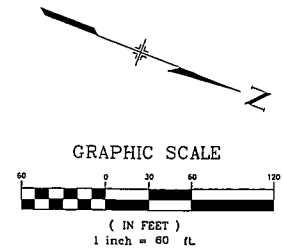
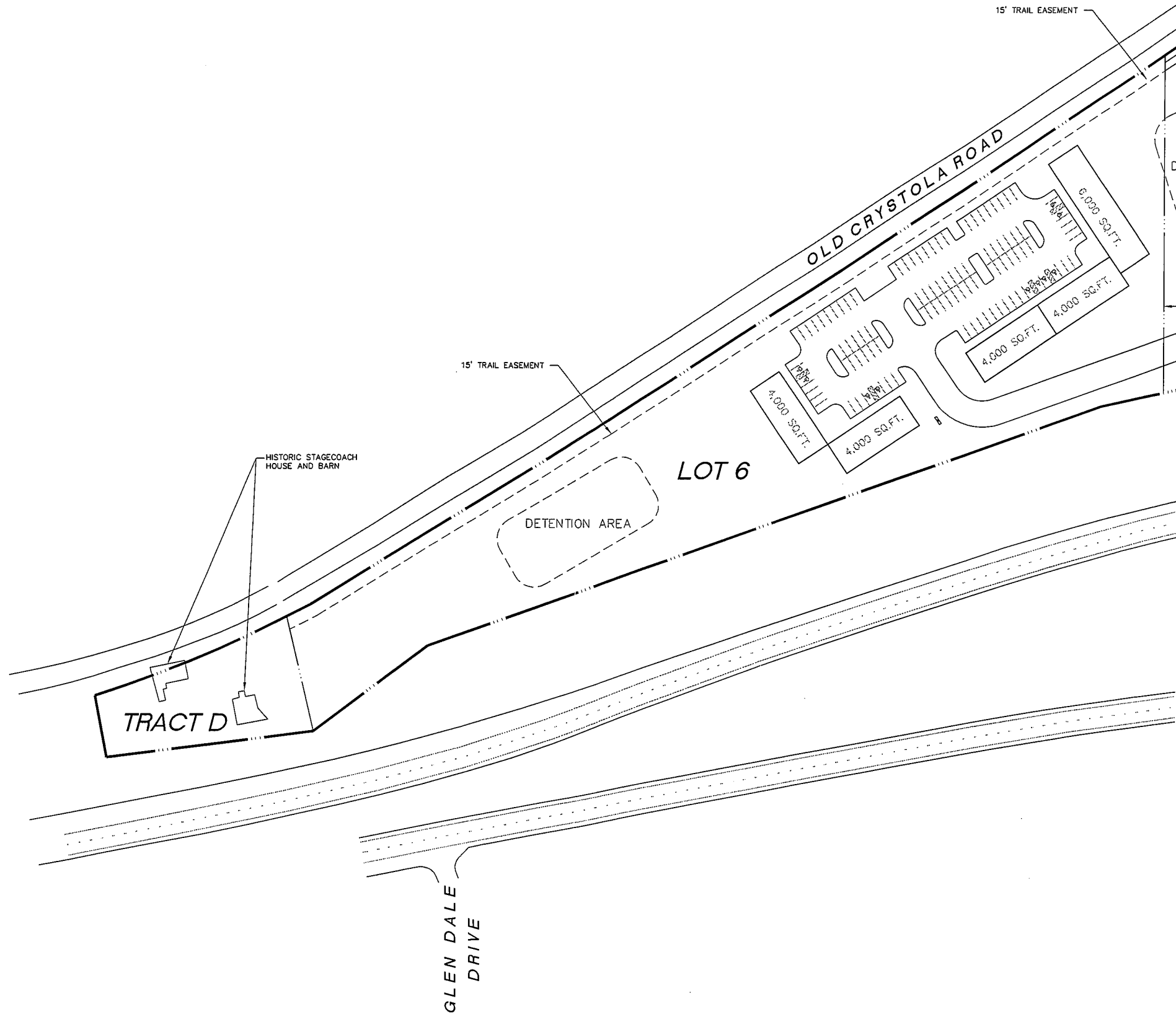
OVERALL SITE PLAN

PROJECT NO. 067811024
DRAWING NAME Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

G:\Land_Devel\67811024_Wal-Mart_Woodland Park (Stackhouse)\Dwg\PBD and Permitting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 - 7:08am
This document, together with the concept and design presented herein, is submitted only for the specific purpose and use intended. It is not to be used for any other purpose without the written consent of the engineer. The engineer assumes no responsibility for the accuracy or completeness of the information provided by the client or for the results of the design. The engineer's liability is limited to the professional services rendered.

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	53.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.54 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		



No.	Date	Revisions	App.

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

WAL-MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGP-OR
STACKHOUSE SITE

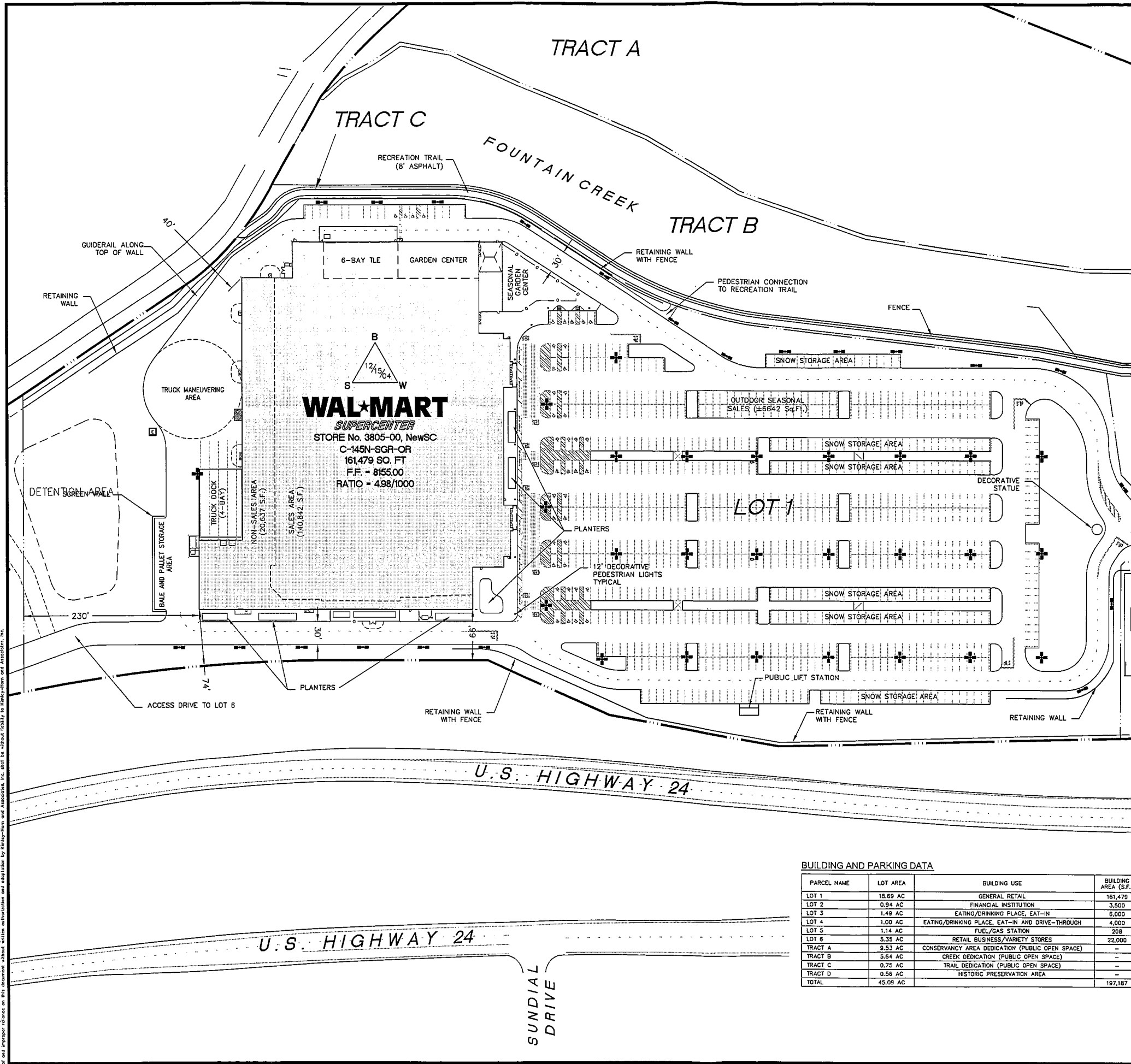
Kimley-Horn
and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and
Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

PROJECT NO. 067811024
DRAWING NAME Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

2

NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE
SCALE OF THESE DRAWINGS MAY HAVE BEEN
DISTORTED DURING REPRODUCTION PROCESSES

C:\Land_Dev\67811024_Wal-Mart-Woodland Park (Stackhouse)\Dwg\RBD and Permitting Plans\FINAL-RBD-Plan.dwg Feb 01, 2005 - 7:08am
This document, together with the concepts and designs presented herein, is an initial design and is not to be used for construction without the written approval of Kimley-Horn and Associates, Inc. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.



BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	53.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

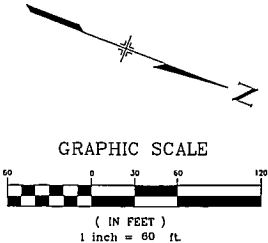
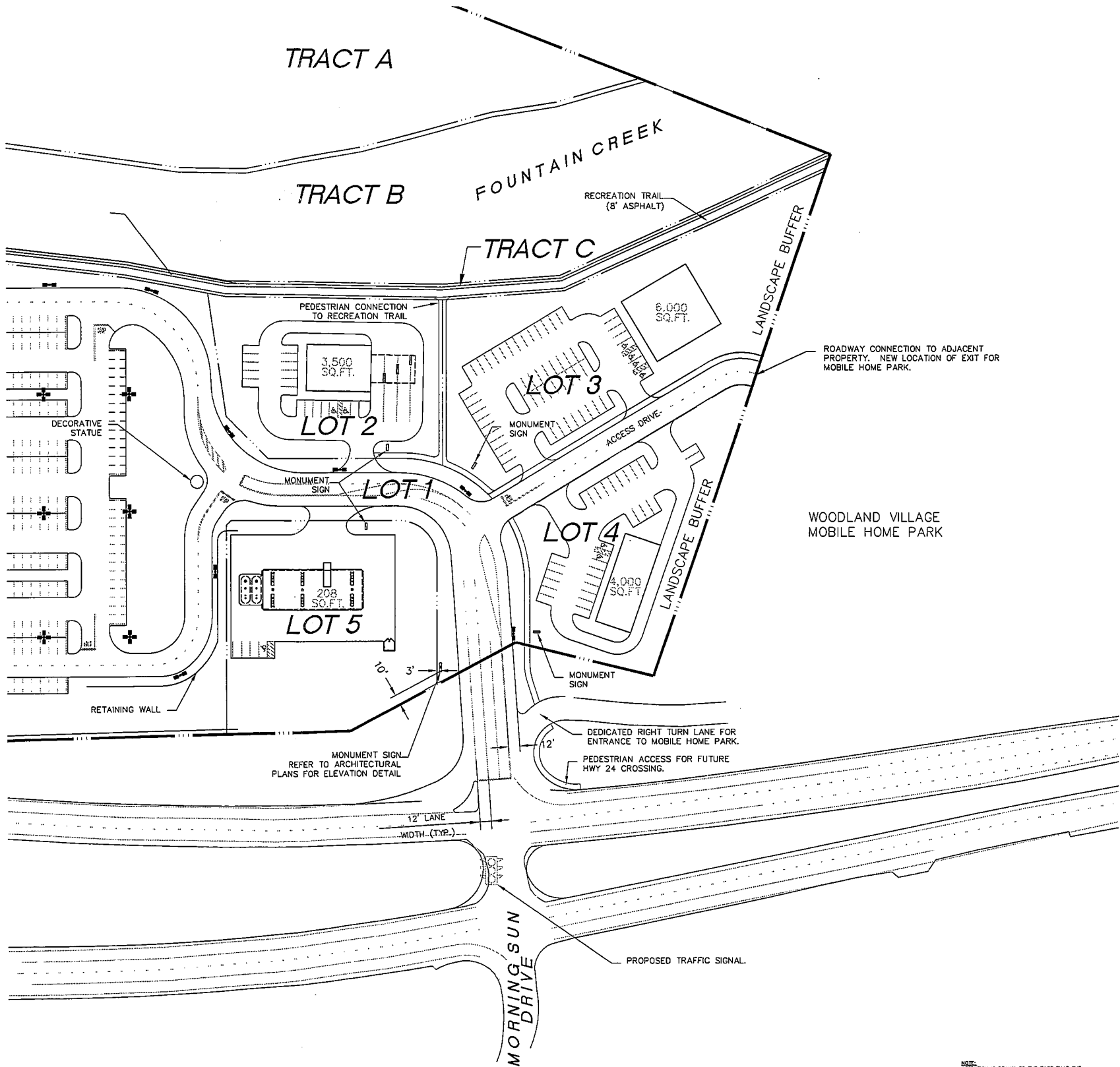
WAL-MART CENTER
FINAL DEVELOPMENT PLAN

PROJECT NO.
067811024
DRAWING NAME
Final-RBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

C:\Land_Dev\67811024_Wal-Mart_Mat_Woodland Park (Stackhouse)\Dwg\PBD and Permitting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 - 7:08am
This document, together with the concept and design presented herein, are the property of Kimley-Horn and Associates, Inc. and are to be used only for the project and site identified herein. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	53.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	65.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		



No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300
Engineering, Planning, and Environmental Consultants

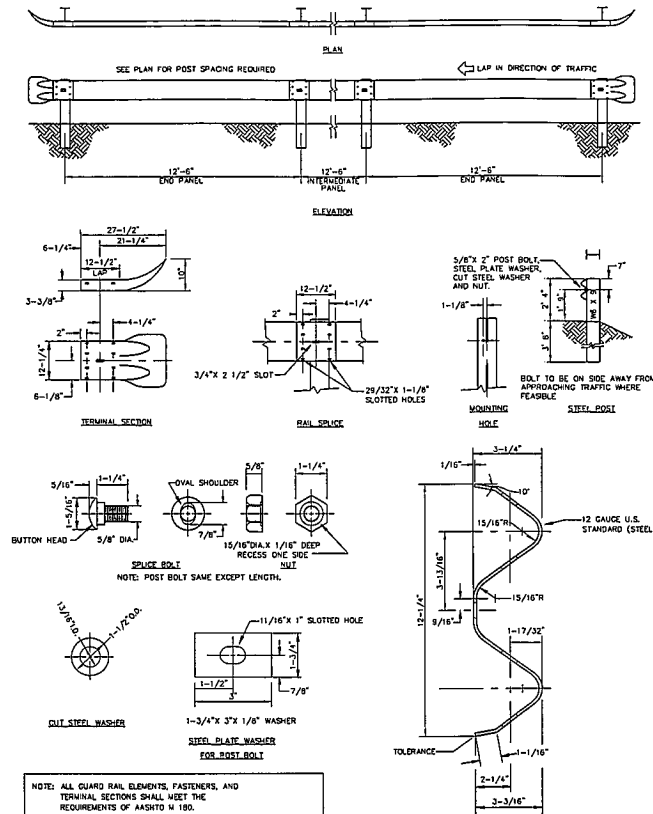
WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

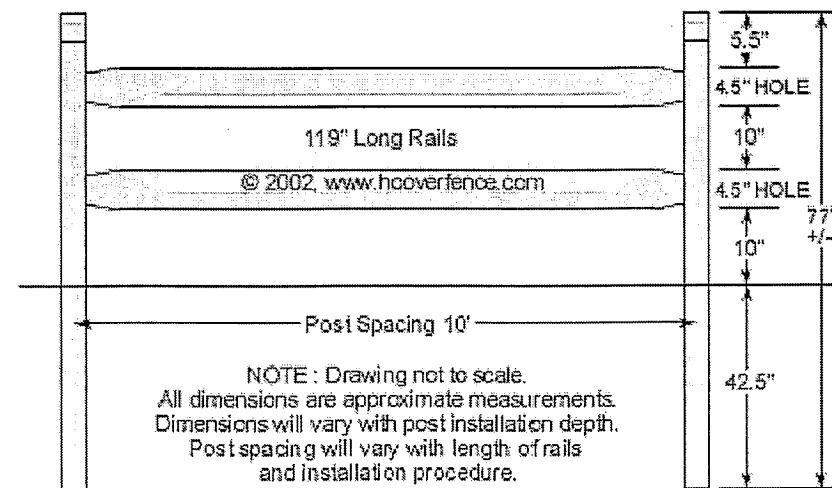
PROJECT NO.
067811024
DRAWING NAME
Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

4

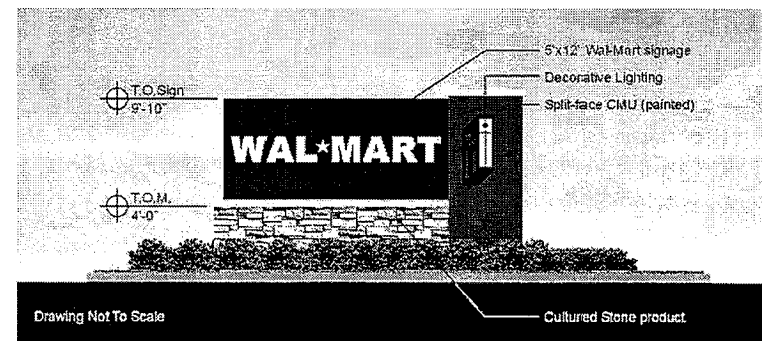
G:\Land_Dev\67811024_Wal-Mart\Woodland Park (Stackhouse)\Dwg\PBD and Permitting Plans\PBD-DET.dwg Feb 01, 2005 -- 7:10am
This document, together with the concepts and design presented herein, is intended only for the use of the client and is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc.
No warranty is made by Kimley-Horn and Associates, Inc. for the use of this document for any other purpose without the written consent of Kimley-Horn and Associates, Inc.



GUIDE RAIL
N.T.S.



ROUND 2 RAIL WOOD FENCE DETAIL
N.T.S.



PROJECT NO.
067811024
DRAWING NAME
PBD-DET
SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: ELC
DESIGNED BY: ELC
CHECKED BY: KMR
DATE: 01/31/05

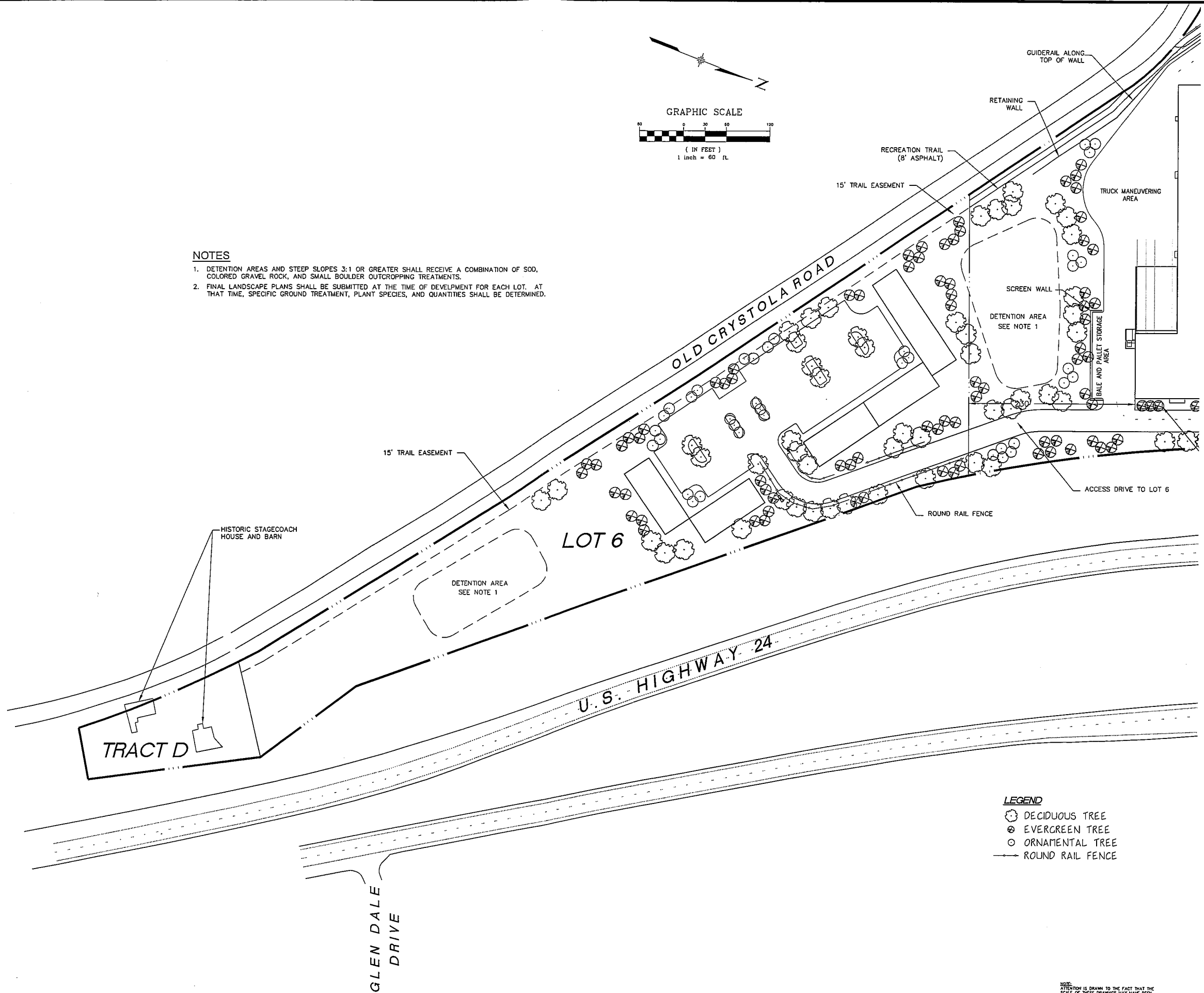
5

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
DETAILS SHEET

WAL-MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

Kimley-Horn
and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and
Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

C:\Land_Dev\6781024_Wal-Mart_Woodland_Park (Stockhouse)\Dwg\PBD and Permitting Plans\FINAL-PBD-LA.dwg Feb 01, 2005 -- 7:10am
This document, together with the concepts and designs presented herein, is provided only for the specific purpose and client for which it was prepared. No other use, reproduction, or distribution of this document without written authorization and signature of Kimley-Horn and Associates, Inc. is permitted.



NOTES

1. DETENTION AREAS AND STEEP SLOPES 3:1 OR GREATER SHALL RECEIVE A COMBINATION OF SOD, COLORED GRAVEL ROCK, AND SMALL BOULDER OUTCROPPING TREATMENTS.
2. FINAL LANDSCAPE PLANS SHALL BE SUBMITTED AT THE TIME OF DEVELOPMENT FOR EACH LOT. AT THAT TIME, SPECIFIC GROUND TREATMENT, PLANT SPECIES, AND QUANTITIES SHALL BE DETERMINED.

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- ROUND RAIL FENCE

NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.

No.	Date	Revisions	App.

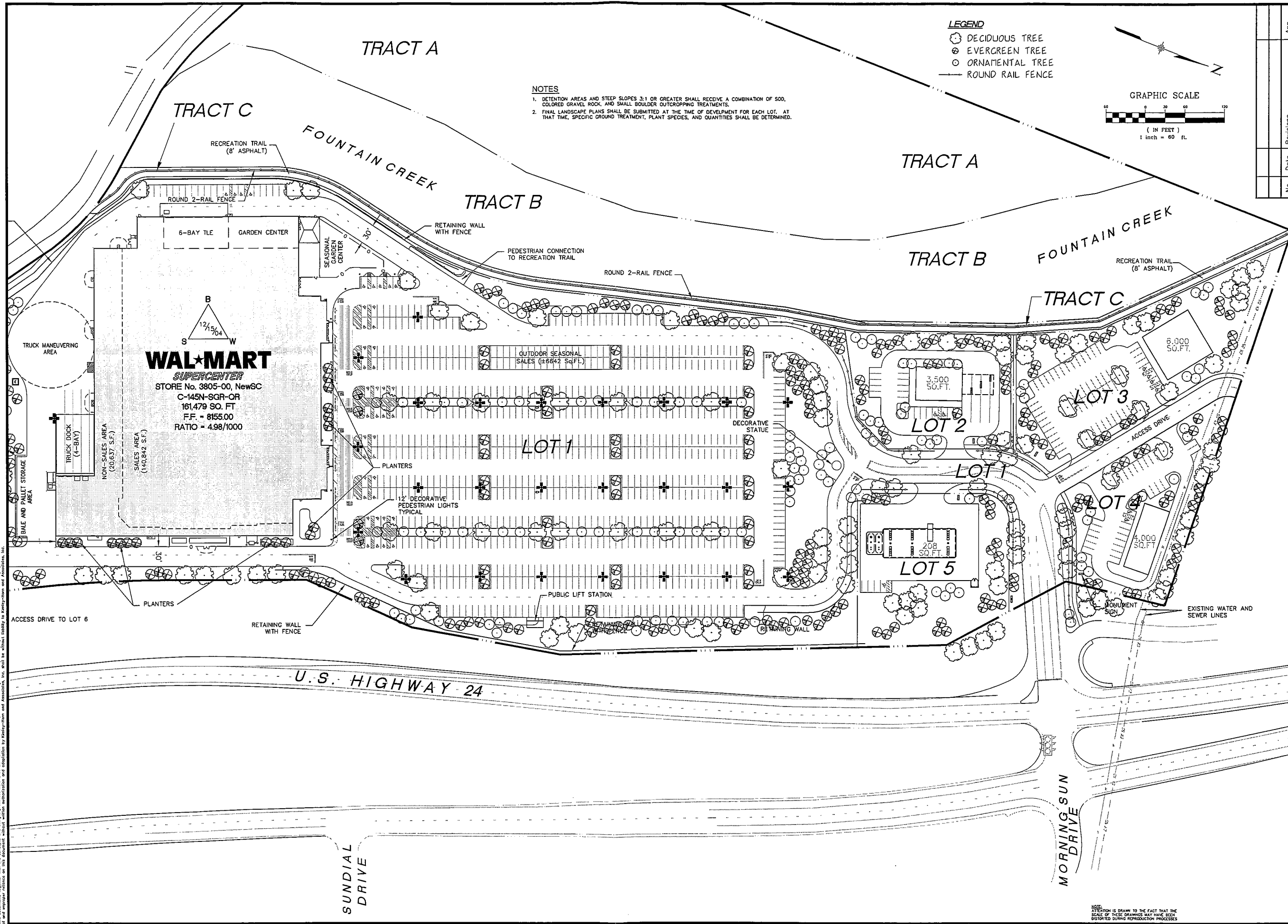
Kimley-Horn and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 728-2300

WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 1

PROJECT NO.
067811024
DRAWING NAME
Final-PBD-LA
SCALE (H): 1"=60'
SCALE (V): N/A
DRAWN BY: TDK
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

G:\Land_Dev\67811024_Wal-Mart_Woodland Park (Stockhouse)\Dwg\PRD and Permitting Plans\PRD-LA.dwg Feb 01, 2005 - 7:09am
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. No other use or reproduction of this document without written authorization and signature of the responsible engineer is permitted.



No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

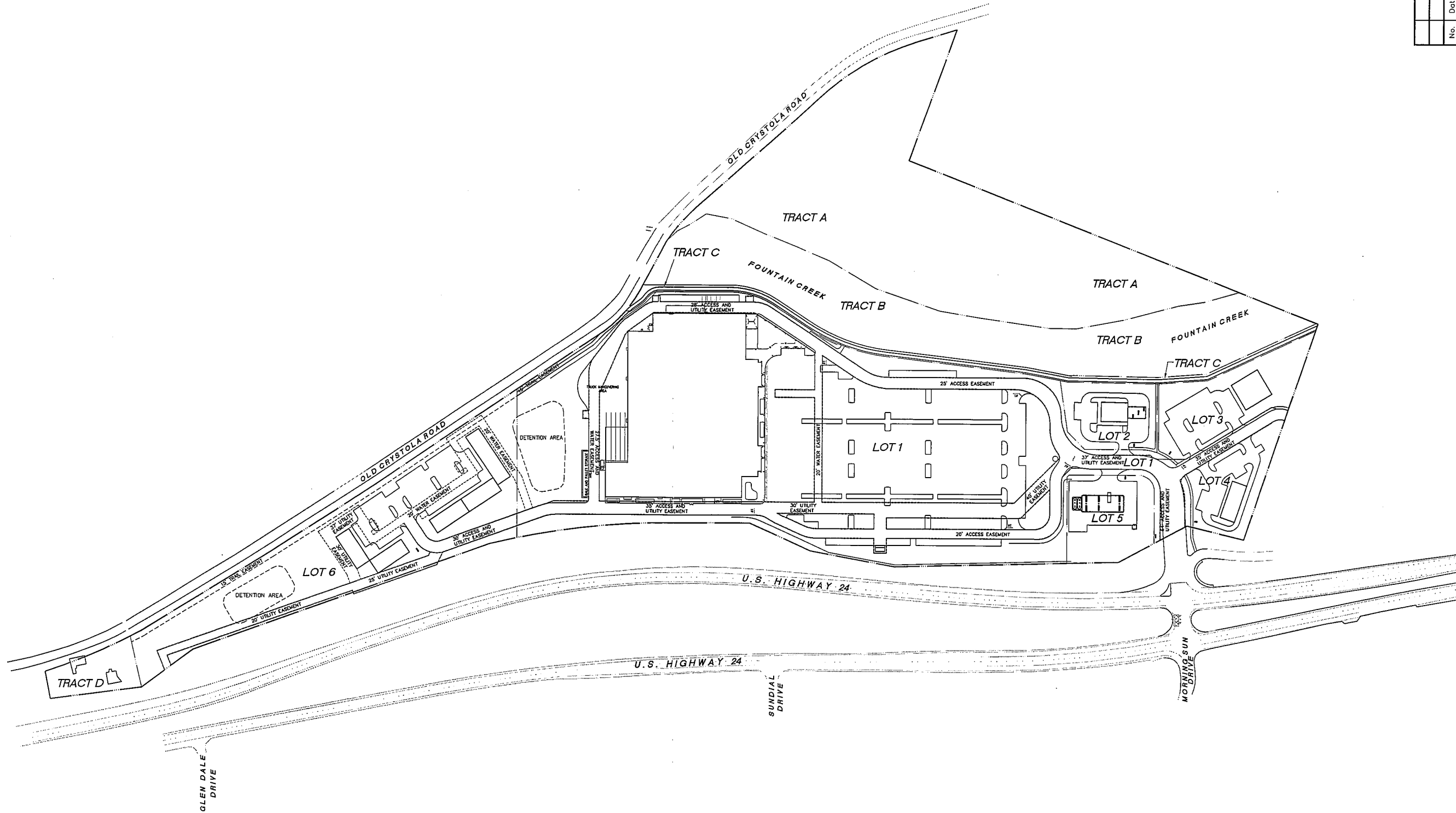
WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-OR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 2

PROJECT NO.
067811024
DRAWING NAME
Final-PBD-LA
SCALE (H): 1"=60'
SCALE (V): N/A
DRAWN BY: TDK
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

Page 244 of 440

G:\Land_Dev\6781024_Wal-Mart_Woodland Park (Stackhouse)\Dwg\PBD and Permitting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 -- 7:08am
This document is the property of Kimley-Horn and Associates, Inc. and is to be used only for the project and location specified herein. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Kimley-Horn and Associates, Inc.



NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE
SCALE OF THESE DRAWINGS MAY HAVE BEEN
DISTORTED DURING REPRODUCTION PROCESSES

No.	Date	Revisions	App.

WAL-MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
EASEMENT EXHIBIT

PROJECT NO.
067811024
DRAWING NAME
Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

Kimley-Horn
and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
Engineering, Planning, and
Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

A PART OF LOT 4 AND THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 30
A PART OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 31
A PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 31
A PART OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

BASIS OF BEARINGS:
The basis of bearings is the west right of way line of US Highway 24 assumed to bear South 22°27'00" East. The respective ends of the line are monumented by Colorado Department of Highway Right-of-Way markers being a 1 1/2" aluminum cap on #5 rebar.

[illegible]

8. Thence South 40°43'41" East, 824.685 feet;
9. Thence South 57°32'53" East, 166.13 feet;
10. Thence South 28°11'55" East, 249.74 feet;
11. Thence South 58°15'29" West, 719.8 feet to the
corner and the eastern right-of-way line of Old Cypress Road.

Thence northeasterly along the arc of a circle to the radial line to the center point bears South 51°05'11" West, a radius of 1,548.88 feet, thru a central angle of 10°02'03", on arc length of 271.26 feet, whose

6. Thence North 82°19.52' West, 120.58 feet, to a point of non-tangent.
7. Thence westerly along the arc of a curve to the right, the radial line to the center point bears North 14°33'03" East, a radius of 555.85 feet, thru a central angle of 12°29'10", an arc length of 121.98 feet, whose chord bears North 69°12'23" West, a chord length of 120.84 feet.
8. Thence North 82°53'32" West, 414.73 feet to a point of non-tangent.

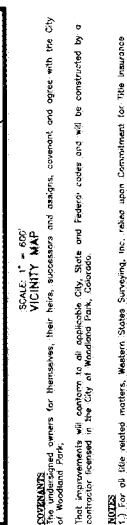
Continued:

9. Thence easterly along the arc of a curve to the right, the radial line to the center point bears North 28°17'35" East, a radius of 715.42 feet, thru

The undrained cement here caused acid tract to be platted into lots, outlots, parcels, lease lots, streets and assessments as shown on the plat.

Local ground coordinates were derived using the following parameters:

Station	86202.69	39.01	35.048807	N	105.04	26.93977	W
Scale	19.542						
Ground Scale Factor	1.0003900094						
Station	8547.874						
Center of Relation	East = 10232.8535						
Relation	North = -0.058						
Angle	East = -0.172						
Relation	Angle = 104.00						
Station	933907						



6.6) Tract D, 0.949 acres, it to be dedicated to the City of Woodland Park as Open Space.

7.) Ownership and maintenance responsibilities of Public Lot Station shall be taken over by the City of Woodland Park upon completion and acceptance of all improvements associated with the operation of the lift station.

8.) Building permits shall be issued by building sites within this plot until all required fees have been paid in full and all required public improvements and utilities have been installed as specified by the City of Woodland Park or alternatively, until acceptable assurances guaranteeing the payment of the fees and the completion of all required public improvements and utilities have been placed on the with the City of Woodland Park. All

SUBSIDIARIES
Well-Mort Stores, Inc.
2001 Southeast 10th Street
Brentwood, Tennessee 37027
(615) 271-4000

SUBSIDIARIES
Western States Surveying, Inc.
12753 South Parker Road
Suite 205
Denver, Colorado 80202
(303) 228-2300

SURVEYOR

The undersigned owners have caused said tract to be platted into lots, blocks, streets and easements shown on the plat. The undersigned does hereby grant unto the City of Woodland Park those easements and covenants or public use shown on the plat. The state right and authority to release all conveyance or any such easements shall remain exclusively with the State of Colorado. The undersigned hereby certifies that the City of Woodland Park has been duly organized under the laws of the State of Colorado and that it is now in good standing.

Witness my hand and seal of office at the County Seat of the State of Colorado, this _____ day of _____, A.D. 19____.

Notary Public

My commission expires _____

State of Colorado)
County Public
June 10, 1955

Mayor
Attorney
City Clerk

11400
Recording Secretary

RECORDING CERTIFICATE
State of Colorado
County of Teller

Signed this 27th day of _____
Nancy Todd
 County Treasurer

DATE: MARCH 19, 2007
COVER SHEET
SHEET 1 OF 5

FINAL PLAT WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

OWNER: CITY OF
WOODLAND PARK
MOBILE HOME PARK
BOOK 541 PAGE 64

OWNER: JANE N. LASS
PARCEL ID: 6031.303000160
RECEPTION NO. 595448

UNPLATTED

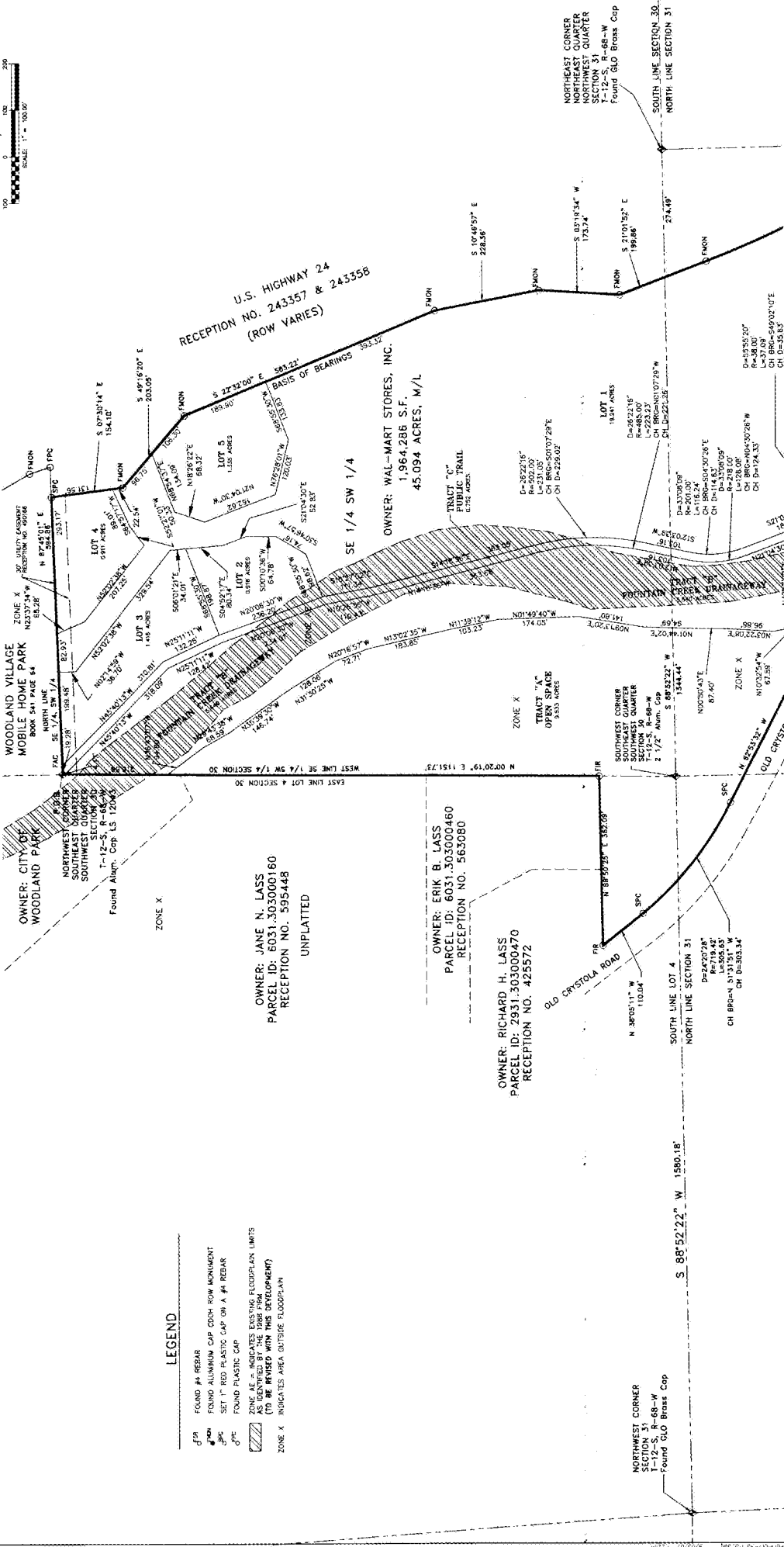
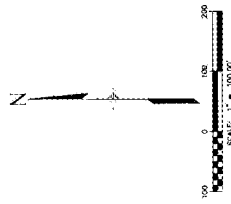
OWNER: ERIK B. LASS
PARCEL ID: 6031.303000460
RECEPTION NO. 565060

OWNER: RICHARD H. LASS
PARCEL ID: 2931.303000470
RECEPTION NO. 425572

OWNER: WAL-MART STORES, INC.
1,964,286 S.F.
45.094 ACRES, M/L

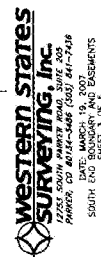
LEGEND

- FOUND #4 REBAR
- FOUND ALUMINUM CAP COOH ROW MONUMENT
- SET 1" RED PLASTIC CAP ON A #4 REBAR
- FOUND PLASTIC CAP
- ZONE X INDICATES EXISTING FLOODPLAIN LIMITS
AS IDENTIFIED BY THE 1988 FPM
(TO BE REVISED WITH THIS DEVELOPMENT)
- ZONE X INDICATES AREA OUTSIDE FLOODPLAIN



western states
SURVEYING, INC.
1001 W. 10TH AVE. SUITE 100
DENVER, CO 80202-4400 (303) 733-7436
DATE: MARCH 15, 2007
NORTH AND EAST ARROWS
SHEET 2 OF 2

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO



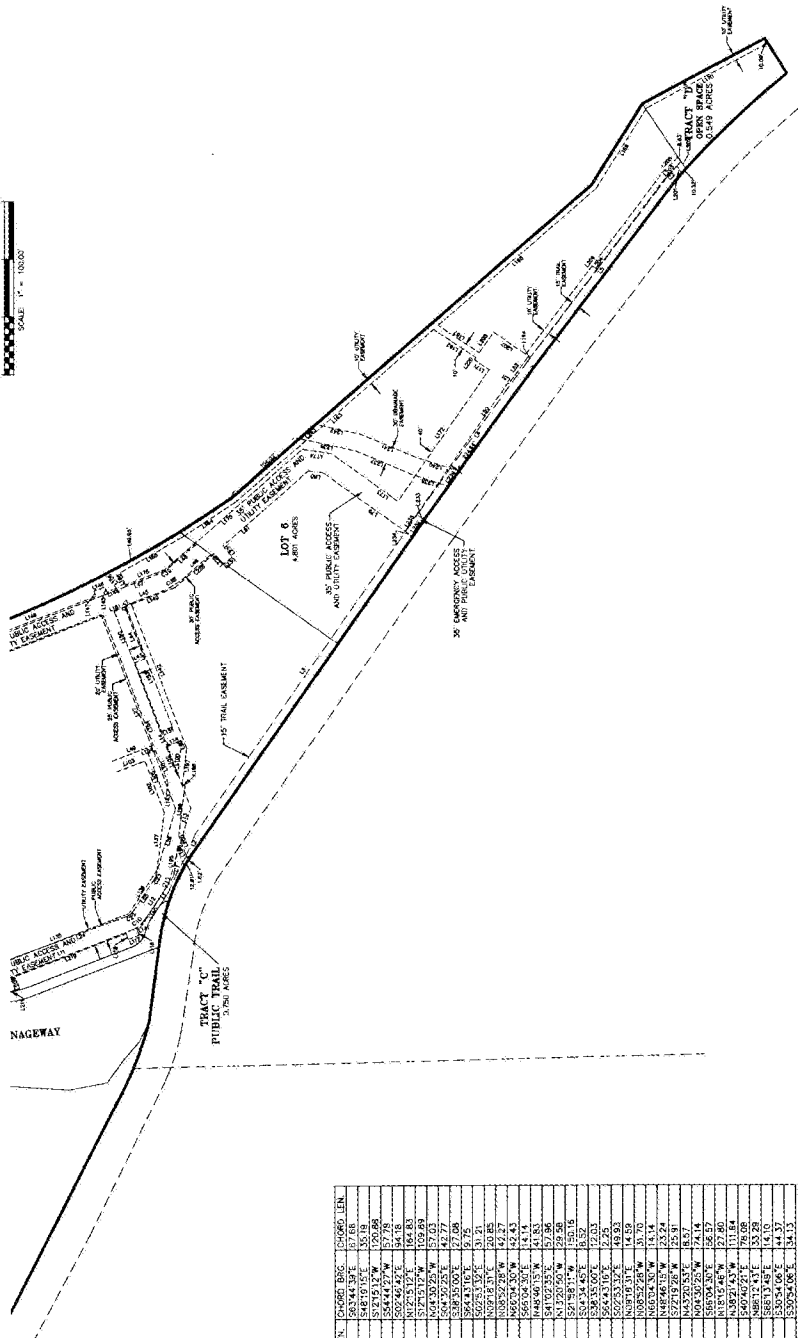
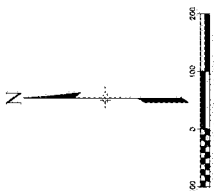
FINAL PLAT WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

NUMBER	BEARING	DISTANCE	1/37	1/38	1/39	1/40	1/41	1/42	1/43	1/44	1/45	1/46	1/47	1/48	1/49	1/50	1/51	1/52	1/53	1/54	1/55	1/56	1/57	1/58	1/59	1/60	1/61	1/62	1/63	1/64	1/65	1/66	1/67	1/68	1/69	1/70	1/71	1/72	1/73	1/74	1/75	1/76	1/77	1/78	1/79	1/80	1/81	1/82	1/83	1/84	1/85	1/86	1/87	1/88	1/89	1/90	1/91	1/92	1/93	1/94	1/95	1/96	1/97	1/98	1/99	1/100	1/101	1/102	1/103	1/104	1/105	1/106	1/107	1/108	1/109	1/110	1/111	1/112	1/113	1/114	1/115	1/116	1/117	1/118	1/119	1/120	1/121	1/122	1/123	1/124	1/125	1/126	1/127	1/128	1/129	1/130	1/131	1/132	1/133	1/134	1/135	1/136	1/137	1/138	1/139	1/140	1/141	1/142	1/143	1/144	1/145	1/146	1/147	1/148	1/149	1/150	1/151	1/152	1/153	1/154	1/155	1/156	1/157	1/158	1/159	1/160	1/161	1/162	1/163	1/164	1/165	1/166	1/167	1/168	1/169	1/170	1/171	1/172	1/173	1/174	1/175	1/176	1/177	1/178	1/179	1/180	1/181	1/182	1/183	1/184	1/185	1/186	1/187	1/188	1/189	1/190	1/191	1/192	1/193	1/194	1/195	1/196	1/197	1/198	1/199	1/200	1/201	1/202	1/203	1/204	1/205	1/206	1/207	1/208	1/209	1/210	1/211	1/212	1/213	1/214	1/215	1/216	1/217	1/218	1/219	1/220	1/221	1/222	1/223	1/224	1/225	1/226	1/227	1/228	1/229	1/230	1/231	1/232	1/233	1/234	1/235	1/236	1/237	1/238	1/239	1/240	1/241	1/242	1/243	1/244	1/245	1/246	1/247	1/248	1/249	1/250	1/251	1/252	1/253	1/254	1/255	1/256	1/257	1/258	1/259	1/260	1/261	1/262	1/263	1/264	1/265	1/266	1/267	1/268	1/269	1/270	1/271	1/272	1/273	1/274	1/275	1/276	1/277	1/278	1/279	1/280	1/281	1/282	1/283	1/284	1/285	1/286	1/287	1/288	1/289	1/290	1/291	1/292	1/293	1/294	1/295	1/296	1/297	1/298	1/299	1/300	1/301	1/302	1/303	1/304	1/305	1/306	1/307	1/308	1/309	1/310	1/311	1/312	1/313	1/314	1/315	1/316	1/317	1/318	1/319	1/320	1/321	1/322	1/323	1/324	1/325	1/326	1/327	1/328	1/329	1/330	1/331	1/332	1/333	1/334	1/335	1/336	1/337	1/338	1/339	1/340	1/341	1/342	1/343	1/344	1/345	1/346	1/347	1/348	1/349	1/350	1/351	1/352	1/353	1/354	1/355	1/356	1/357	1/358	1/359	1/360	1/361	1/362	1/363	1/364	1/365	1/366	1/367	1/368	1/369	1/370	1/371	1/372	1/373	1/374	1/375	1/376	1/377	1/378	1/379	1/380	1/381	1/382	1/383	1/384	1/385	1/386	1/387	1/388	1/389	1/390	1/391	1/392	1/393	1/394	1/395	1/396	1/397	1/398	1/399	1/400	1/401	1/402	1/403	1/404	1/405	1/406	1/407	1/408	1/409	1/410	1/411	1/412	1/413	1/414	1/415	1/416	1/417	1/418	1/419	1/420	1/421	1/422	1/423	1/424	1/425	1/426	1/427	1/428	1/429	1/430	1/431	1/432	1/433	1/434	1/435	1/436	1/437	1/438	1/439	1/440	1/441	1/442	1/443	1/444	1/445	1/446	1/447	1/448	1/449	1/450	1/451	1/452	1/453	1/454	1/455	1/456	1/457	1/458	1/459	1/460	1/461	1/462	1/463	1/464	1/465	1/466	1/467	1/468	1/469	1/470	1/471	1/472	1/473	1/474	1/475	1/476	1/477	1/478	1/479	1/480	1/481	1/482	1/483	1/484	1/485	1/486	1/487	1/488	1/489	1/490	1/491	1/492	1/493	1/494	1/495	1/496	1/497	1/498	1/499	1/500	1/501	1/502	1/503	1/504	1/505	1/506	1/507	1/508	1/509	1/510	1/511	1/512	1/513	1/514	1/515	1/516	1/517	1/518	1/519	1/520	1/521	1/522	1/523	1/524	1/525	1/526	1/527	1/528	1/529	1/530	1/531	1/532	1/533	1/534	1/535	1/536	1/537	1/538	1/539	1/540	1/541	1/542	1/543	1/544	1/545	1/546	1/547	1/548	1/549	1/550	1/551	1/552	1/553	1/554	1/555	1/556	1/557	1/558	1/559	1/560	1/561	1/562	1/563	1/564	1/565	1/566	1/567	1/568	1/569	1/570	1/571	1/572	1/573	1/574	1/575	1/576	1/577	1/578	1/579	1/580	1/581	1/582	1/583	1/584	1/585	1/586	1/587	1/588	1/589	1/590	1/591	1/592	1/593	1/594	1/595	1/596	1/597	1/598	1/599	1/600	1/601	1/602	1/603	1/604	1/605	1/606	1/607	1/608	1/609	1/610	1/611	1/612	1/613	1/614	1/615	1/616	1/617	1/618	1/619	1/620	1/621	1/622	1/623	1/624	1/625	1/626	1/627	1/628	1/629	1/630	1/631	1/632	1/633	1/634	1/635	1/636	1/637	1/638	1/639	1/640	1/641	1/642	1/643	1/644	1/645	1/646	1/647	1/648	1/649	1/650	1/651	1/652	1/653	1/654	1/655	1/656	1/657	1/658	1/659	1/660	1/661	1/662	1/663	1/664	1/665	1/666	1/667	1/668	1/669	1/670	1/671	1/672	1/673	1/674	1/675	1/676	1/677	1/678	1/679	1/680	1/681	1/682	1/683	1/684	1/685	1/686	1/687	1/688	1/689	1/690	1/691	1/692	1/693	1/694	1/695	1/696	1/697	1/698	1/699	1/700	1/701	1/702	1/703	1/704	1/705	1/706	1/707	1/708	1/709	1/710	1/711	1/712	1/713	1/714	1/715	1/716	1/717	1/718	1/719	1/720	1/721	1/722	1/723	1/724	1/725	1/726	1/727	1/728	1/729	1/730	1/731	1/732	1/733	1/734	1/735	1/736	1/737	1/738	1/739	1/740	1/741	1/742	1/743	1/744	1/745	1/746	1/747	1/748	1/749	1/750	1/751	1/752	1/753	1/754	1/755	1/756	1/757	1/758	1/759	1/760	1/761	1/762	1/763	1/764	1/765	1/766	1/767	1/768	1/769	1/770	1/771	1/772	1/773	1/774	1/775	1/776	1/777	1/778	1/779	1/780	1/781	1/782	1/783	1/784	1/785	1/786	1/787	1/788	1/789	1/790	1/791	1/792	1/793	1/794	1/795	1/796	1/797	1/798	1/799	1/800	1/801	1/802	1/803	1/804	1/805	1/806	1/807	1/808	1/809	1/810	1/811	1/812	1/813	1/814	1/815	1/816	1/817	1/818	1/819	1/820	1/821	1/822	1/823	1/824	1/825	1/826	1/827	1/828	1/829	1/830	1/831	1/832	1/833	1/834	1/835	1/836	1/837	1/838	1/839	1/840	1/841	1/842	1/843	1/844	1/845	1/846	1/847	1/848	1/849	1/850	1/851	1/852	1/853	1/854	1/855	1/856	1/857	1/858	1/859	1/860	1/861	1/862	1/863	1/864	1/865	1/866	1/867	1/868	1/869	1/870	1/871	1/872	1/873	1/874	1/875	1/876	1/877	1/878	1/879	1/880	1/881	1/882	1/883	1/884	1/885	1/886	1/887	1/888	1/889	1/890	1/891	1/892	1/893	1/894	1/895	1/896	1/897	1/898	1/899	1/900	1/901	1/902	1/903	1/904	1/905	1/906	1/907	1/908	1/909	1/910	1/911	1/912	1/913	1/914	1/915	1/916	1/917	1/918	1/919	1/920	1/921	1/922	1/923	1/924	1/925	1/926	1/927	1/928	1/929	1/930	1/931	1/932	1/933	1/934	1/935	1/936	1/937	1/938	1/939	1/940	1/941	1/942	1/943	1/944	1/945	1/946	1/947	1/948	1/949	1/950	1/951	1/952	1/953	1/954	1/955	1/956	1/957	1/958	1/959	1/960	1/961	1/962	1/963	1/964	1/965	1/966	1/967	1/968	1/969	1/970	1/971	1/972	1/973	1/974	1/975	1/976	1/977	1/978	1/979	1/980	1/981	1/982	1/983	1/984	1/985	1/986	1/987	1/988	1/989	1/990	1/991	1/992	1/993	1/994	1/995	1/996	1/997	1/998	1/999	1/1000	1/1001	1/1002	1/1003	1/1004	1/1005	1/1006	1/1007	1/1008	1/1009	1/1010	1/1011	1/1012	1/1013	1/1014	1/1015	1/1016	1/1017	1/1018	1/1019	1/1020	1/1021	1/1022	1/1023	1/1024	1/1025	1/1026	1/1027	1/1028	1/1029	1/1030	1/1031	1/1032	1/1033	1/1034	1/1035	1/1036	1/1037	1/1038	1/1039	1/1040	1/1041	1/1042	1/1043	1/1044	1/1045	1/1046	1/1047	1/1048	1/1049	1/1050	1/1051	1/1052	1/1053	1/1054	1/1055	1/1056	1/1057	1/1058	1/1059	1/1060	1/1061	1/1062	1/1063	1/1064	1/1065	1/1066	1/1067	1/1068	1/1069	1/1070	1/1071	1/1072	1/1073	1/1074	1/1075	1/1076	1/1077	1/1078	1/1079	1/1080	1/1081	1/1082	1/1083	1/1084	1/1085	1/1086	1/1087	1/1088	1/1089	1/1090	1/1091	1/1092	1/1093	1/1094	1/1095	1/1096	1/1097	1/1098	1/1099	1/1100	1/1101	1/1102	1/1103	1/1104	1/1105	1/1106	1/1107	1/1108	1/1109	1/1110	1/1111	1/1112	1/1113	1/1114	1/1115	1/1116	1/1117	1/1118	1/1119	1/1120	1/1121	1/1122	1/1123	1/1124	1/1125	1/1126	1/1127	1/1128	1/1129	1/1130	1/1131	1/1132	1/1133	1/1134	1/1135	1/1136	1/1137	1/1138	1/1139	1/1140	1/1141	1/1142	1/1143	1/1144	1/1145	1/1146	1/1147	1/1148	1/1149	1/1150	1/1151	1/1152	1/1153	1/1154	1/1155	1/1156	1/1157	1/1158	1/1159	1/1160	1/1161	1/1162	1/1163	1/1164	1/1165	1/1166	1/1167	1/1168	1/1169	1/1170	1/1171	1/1172	1/1173	1/1174	1/1175	1/1176	1/1177	1/1178	1/1179	1/1180	1/1181	1/1182	1/1183	1/1184	1/1185	1/1186	1/1187	1/1188	1/1189	1/1190	1/1191	1/1192	1/1193	1/1194	1/1195	1/1196	1/1197	1/1198	1/1199	1/1200	1/1201	1/1202	1/1203	1/1204	1/1205	1/1206	1/1207	1/1208	1/1209	1/1210	1/1211	1/1212	1/1213	1/1214	1/1215	1/1216	1/1217	1/1218	1/1219	1/1220	1/1221	1/1222	1/1223	1/1224	1/1225	1/1226	1/1227	1/1228	1/1229	1/1230	1/1
--------	---------	----------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	-----

FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

[illegible]

Accounty No.	Parcel ID	Property Address	Owner	Mailing Address
R0054521	6031.303020030	19580 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0010985	6031.303020010	19600 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0054523	6031.303020050	19584 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160556
R0023439	6031.303000070	19570 E US 24	19570 GROUP LLC	750 E US HIGHWAY 24 STE 202A WOODLAND PARK, CO
R0054525	6031.303020070		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669007
R0054526	6031.303020080		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669008
R0054520	6031.303020020	19590 E US 24	VCG WOODLAND LLC C/O DANNY NEWBERRY	PO BOX 4539 AVON, CO 816204539



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: CJ Gates, Senior Planner

DATE: March 16, 2023

SUBJECT: The Haven at Paradise Final Plat - a request by Frankie Valenzuela of Ventus LLC (applicant) and Johnathan James Ventus LLS (property owner) for a Final Plat of 24 lots and two tracts of a 35.78 acre tract of land located in Section 19 and Section 30, T12S, R68W of the 6th P.M., City of Woodland Park; in the Suburban Residential (SR) zone. (QJ)
(Presenter, Senior Planner CJ Gates)

BACKGROUND: See attached detailed report.

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

ATTACHMENTS:

1. Haven at Paradise Final Plat CC Staff RPT 2023-0316
2. Attachment A. 2023.02.09 PC Minutes - DRAFT (for signing)
3. Attachment B. Public Comments
4. Attachment C. Haven at Paradise Final Plat Application Packet
5. Attachment D. The Haven At Paradise Preliminary Plat
6. Attachment E. Top of Paradise Master Plan
7. Attachment F. Applicant Letter Feb 28, 2023



City Council Staff Report Public Hearing March 16, 2023

Agenda Item

9C

Department

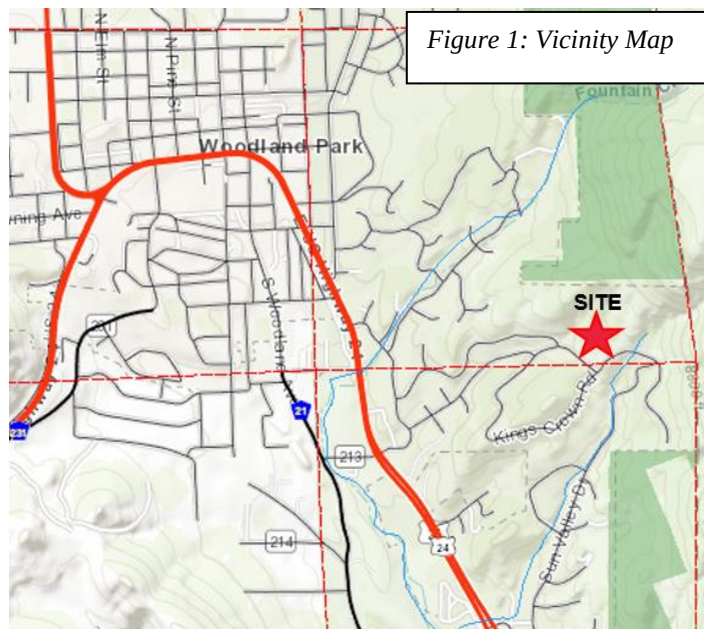
Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 9C

SUB20232-01: Consider a request by Frankie Valenzuela of Ventus LLC (applicant) and Johnathan James Ventus LLS (property owner) for a Final Plat of 25 lots of a 35.78 acre tract of land located in Section 19 and Section 30, T12S, R68W of the 6th P.M., City of Woodland Park; in the Suburban Residential (SR) zone. (QJ)



PROCESS

As a major subdivision, this platting involves:

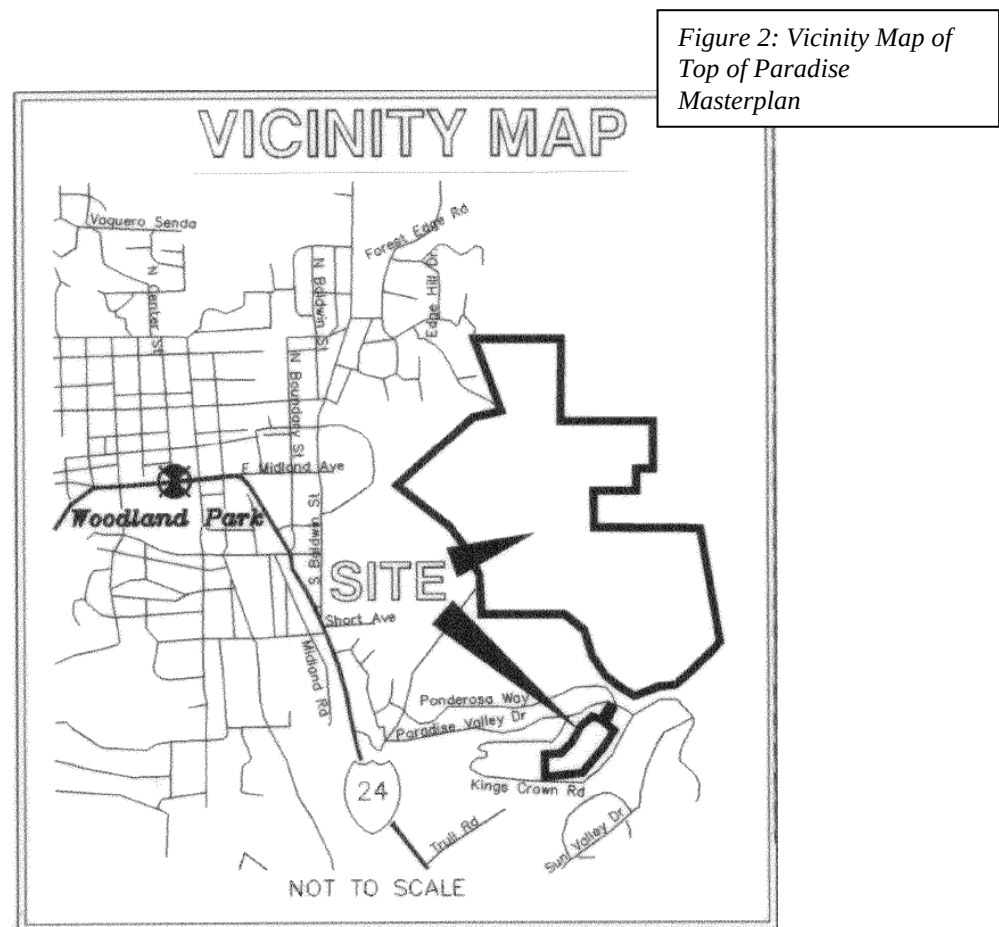
- construction of new streets, sidewalks, curbs, gutters and storm water detention;
- extension of municipal facilities (i.e., water and sanitary sewer system) and dry utilities.

A major subdivision authorization is a two-step public process with approval of a Preliminary Plat (approved in 2019 and an extensions granted in 2021 & 2022) and submission of a final subdivision plat (complete with a public hearing before the Planning Commission and City Council).

The Applicant proposes to develop 25 lots for single family dwelling units. Residential use within this plat is permitted and is subject to administrative approval of a Zoning Development Permit (ZDP) for each dwelling unit. The ZDP process also provides for a compliance check of criteria such as setbacks, height, parking, landscaping, and other site improvements for utilities, grading, drainage, and erosion control.

BACKGROUND

In 2005, City Council approved the Amended Top of Paradise Master Plan (Attachment 4) encompassing 197.7 acres showing 175 lots and allowing up to a total of 190 lots in the SR zone. As seen on Figure 2, the Master Plan encompasses several subdivisions including Forest Edge Park Fourth addition, Forest Edge Park First Filing, Thunderbird Estates, and Paradise Estates Filing 1, 2, 3, 8, 9, 10 and Haven at Paradise.



Other subdivisions located within the Amended Top of Paradise Master Plan area that have received Final Plat approvals include:

- 2006, Paradise of Colorado Filing 1 Final plat with 4 residential lots;
- 2008, the Paradise of Colorado Filing No. 2 Final Plat with 29 residential lots on 25.22 acres;
- 2017, Paradise of Colorado Filing No. 3 Final Plat with 3 residential lots;
- 2018, Paradise of Colorado Filing No. 4 containing 19.27 acres with 22 single-family residences and dedication of new streets (Locklin Way and a small portion of Thunder Ridge Drive); and
- 2019, the Highlands in Paradise Final Plat with 9 lots along Highland Court on 7.07 acres.

REQUEST

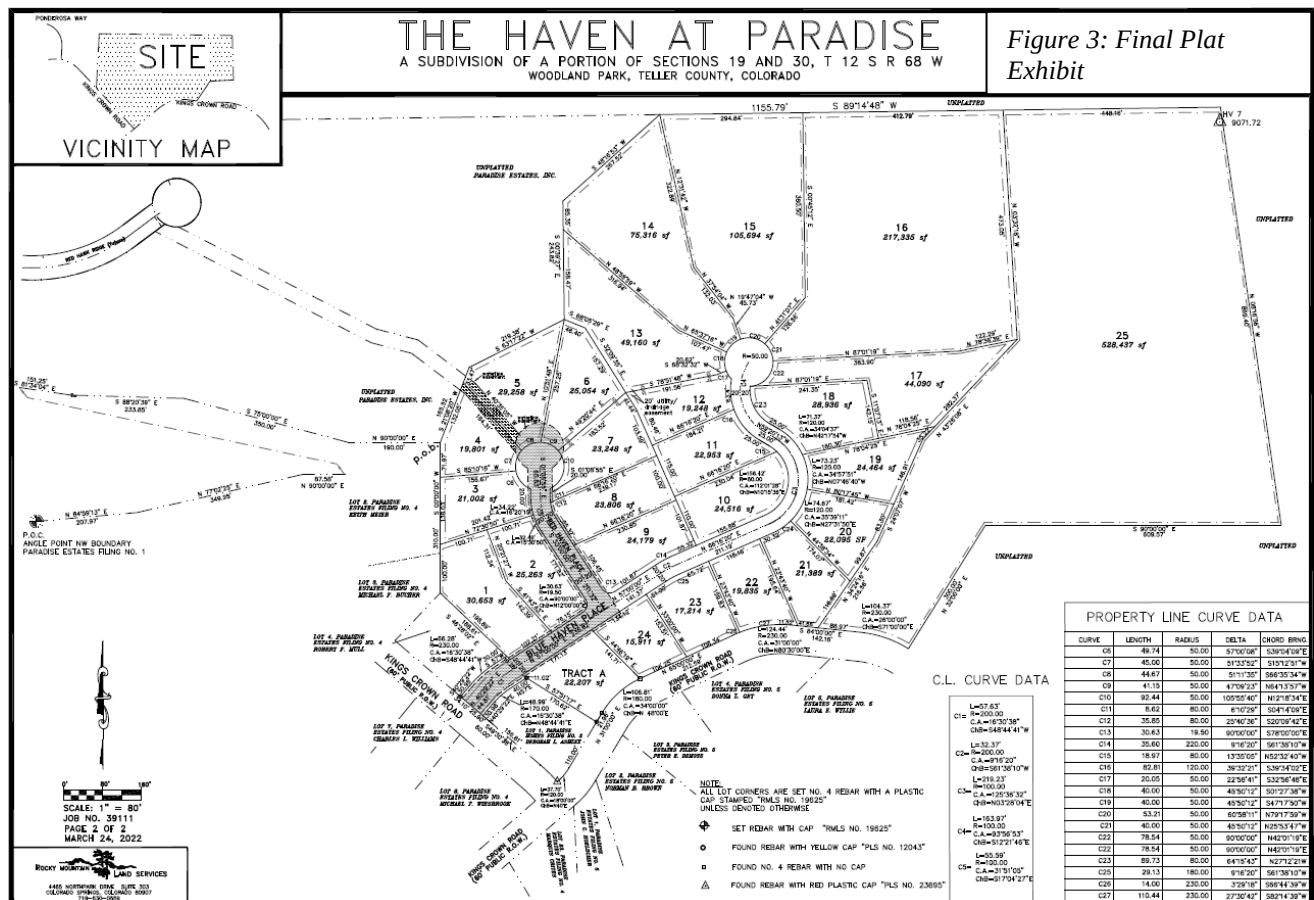
This application is for Final Plat approval for the subdivision known as The Haven at Paradise. The preliminary plat for this project, consisting of 35.77 acres with 24 residential lots ranging in size from 15,993 SF to 217,335 SF (Attachment 3), was originally approved on April 9, 2019 and the approval granted two extensions to April 4, 2023. The approved Preliminary Plat includes Tract A which is 15,041 SF in size for storm water detention which is proposed to be owned and maintained by the City of Woodland Park. It also includes Tract B which is 12.31 acres in size for private open space owned and maintained by the Homeowners Association. This Tract was originally intended for the use of the residences of The Haven at Paradise and to include a trail system throughout the tract.

The preliminary plat approval also included a variance from MC §17.40.140 to reduce the minimum ROW width from 50' to 40' (with 30' front setbacks) as well as the following conditions:

1. Park fees (MC §17.36.030) shall be paid prior to recording the Final Plat with the stipulation that these park fees are used to develop Chimney Park or other recreational amenities in Paradise Estates or Thunderbird Subdivisions. Please know that the fee increases every year and will be adjusted and the amount finalized when the zoning permits are issued.
2. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and implementation by the developer prior to Final Plat approval.
3. Complete the water line loop from Red Haven to Blue Haven cul-de-sac during the first phase.

During the Preliminary Plat approval process, City Council members expressed concern about the capability of a Home Owners Association to manage and maintain the public space within tract B. At that time, the developer was encouraged to consider dedicating the 12.13 acre open space tract to the City.

The current application is for The Haven at Paradise Final Plat (Figure 3). Similar to the Preliminary Plat, the proposed Final Plat is for 35.77 acres of land, however the lot configuration is different in that this plat is for 25 residential lots and one tract for storm water detention. The tract that was originally proposed as open space within Haven at Paradise (Tract B), is now intended for a residential lot that is 528,437 SF in size which will be accessed off of Kings Crown Road.



This Final Plat does not include any dedication of open space or park land, however it still meets the City's open space requirements. The Park Land requirements for all filings within the Top of Paradise Master Plan were satisfied through the previous dedication of Chimney Park and the first filing of Thunderbird Estates was approved with the dedication of a tract next to the High school along with a number of tracts that provide trail corridors. For the future filings within the Top of Paradise Master Plan area, including this proposal, the applicant has agreed to pay Park fees with the stipulation that the fees collected be used to develop Chimney Park or other public recreational amenities in Paradise Estates or Thunderbird Subdivisions.

Regarding the wildfire mitigation plan requirement, this item has yet to be satisfied and is still outstanding.

INFRASTRUCTURE

After the most recent preliminary plat extension, the applicant submitted a Zoning Development Permit (ZDP) application to the City of Woodland Park for approval of Grading and Infrastructure Plans. City staff administratively approved this ZDP on June 27, 2022 and the construction has commenced on this site. The approved construction documents are attached hereto (Attachment 2).

New **drainage** improvements include curbs, gutters, storm pipes and inlets to convey run-off to a proposed detention pond located within Tract A. A drainage report (dated January 10, 2022) titled a “Final Drainage Report for the Haven at Paradise” was submitted and reviewed by the City Engineer and found to be acceptable in accordance with the City’s Drainage Criteria Manual.

Water and sanitary sewer mains will be constructed in accordance with the City’s Engineering Specifications. Construction drawings were approved on June 27, 2022.

In 2008, an 8” water line was installed through this site in order to loop a water main from the Top of Paradise water tank to Kings Crown Road. This water main was necessary to provide adequate water pressure and fire protection to previously subdivided lots at the south end of Kings Crown Road. Tap fees for each new residential dwelling are based on the quantity of plumbing fixture units and the fees will be collected with the Zoning Development Permit (ZDP).

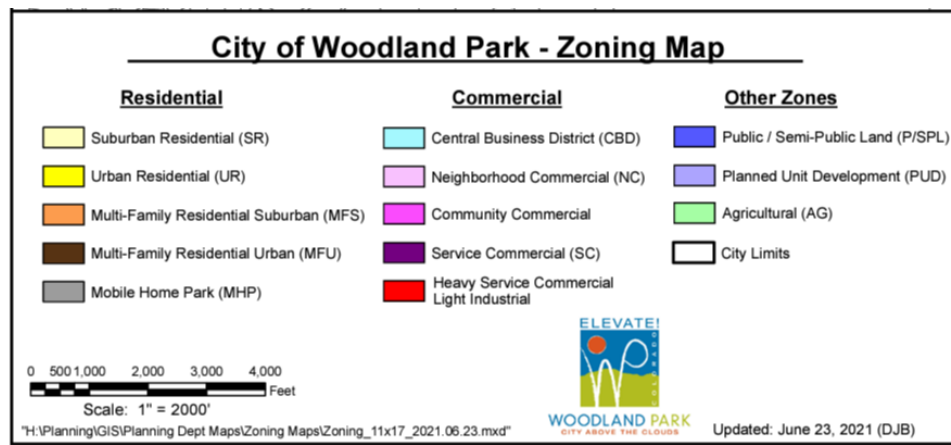
Access and traffic flow to the Haven at Paradise is provided via the existing Kings Crown Road which connects to Ponderosa Way, Paradise Valley Drive and Sun Valley Drive. Consistent with the ROW width reduction approved with the preliminary plat, the new streets (Blue Haven Place and Red Haven Place) are proposed as 40’ wide public road right-of-way (ROW) with a 24’ wide asphalt mat and 24’ mountable curbs and gutters. This reduction in ROW width is acceptable since the utility companies (CORE, Black Hills Energy, & telecom) prefer to install their infrastructure outside of the ROW in easements on private property. Construction Drawings have been submitted and approved by the City of Woodland Park.

ZONING AND LAND USES

Figure 3 shows the zoning map for the area. The proposed Final Plat is within the SR zone district. Surrounding land uses in the area are as follows:

	Zone	Land Use
North	PNF	Pike National Forest (outside the City Limits)
West	SR	Existing single family dwelling units in Paradise Estates Filing #4 and unplatted property within the Top of Paradise Master Plan
East	PNF	Pike National Forest
South	SR	Existing single family dwelling units in Paradise Estates Filing #5 and City Open Space (14.16 acres) and Lot 16 Paradise Estates #6

Figure 4: Existing Zoning



Regarding dimensional standards, within the SR zone district, new development is subject to the following:

- Maximum Height – 30 feet for main building and 20 feet for accessory buildings.
- Minimum Building Setback – main building 25 feet front/rear (30 feet front for The Haven at Paradise), 8 feet side; accessory building 4 feet side and rear
- Minimum lot Area and Maximum Lot Coverage – 15,000 SF / 20% of lot
- Minimum Lot Frontage – 40 feet measured at the right of way



Figure 5: Legal Access point to the Haven at Paradise from Kings Crown Road.

FINAL PLAT CODE ANALYSIS

The final plat shall contain the following information per MC §17.24.080:

§17.24.70 Completed plat preparation A. *The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute on that portion of the approved preliminary plat which is proposed for immediate recording.*

Complies. The Final Plat design does conform to the preliminary plat with the exception the tract that was originally proposed as open space within Haven at Paradise (Tract B), is now intended for a residential lot that is 528,437 SF in size which will be accessed off of Kings Crown Road. This Final Plat does not include any dedication of open space or park land, however it still meets the City's requirements due to the previous dedication of Chimney Park and the dedication of a tract next to the High school along with a number of tracts that provide trail corridors.

17.24.080 Information. *Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.*

Complies. The applicant has included all required information on the Final Plat.

§17.40.050 – Streets – Frontage. No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.

Complies. All proposed lots have sufficient frontage.

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

Complies. All proposed easements meet standards set forth in §17.40.170.

§17.40.210 – Lots. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots on compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.

Complies. Staff believes that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots on compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street. City staff has approved the applicants grading plan in accordance with their grading and infrastructure Zoning Development Permit.

§17.40.250 – Land use intensity ratios. Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.

Complies. Each lot shall have a maximum site coverage of 20% of the lot area. Plat note 7 covers this regulation.

§17.36.020 – Park capital fees or dedication of land. Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by the city council per resolution for public parks, recreation areas and open space. The city council based upon advisement from the parks and recreation advisory board and subsequent recommendation by the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication on the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.

May comply. Consistent with the condition of approval imposed at preliminary plat, Park fees, with the stipulation that the fees collected be used to develop Chimney Park or other public recreational amenities in Paradise Estates or Thunderbird Subdivisions must be paid prior to final recording of the Final Plat.

SUBDIVISION DEVELOPMENT AGREEMENT (SDA) AND SECURITY

The developer is required to complete all public infrastructure prior to Final Plat approval and recording. An improvement guarantee via a Subdivision Development Agreement and acceptable security (i.e., irrevocable letter of credit, or bond) for all the remaining infrastructure is required and must be recorded concurrently with the Final Plat. The agreement shall be the city's standard subdivision development agreement with any amendments or additions as required by the city. Any special requirements unique to a particular subdivision due to terrain, etc., shall be defined in the agreement.

REFERRALS AND NOTIFICATIONS

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

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, and the City Manager. Staff has also received citizen comments which are attached hereto.

PARKS AND RECREATION BOARD RECOMMENDATION

The Parks and Recreation Advisory Board reviewed the proposed plat at their March 8, 2023 meeting and provided the following comments:

2019 Preliminary Plat - PRAB recommended fire mitigation plan for the dense forested areas and recommended accepting Park Capital Fees to be used within the Top of Paradise, Paradise Estates and Thunderbird subdivisions for park or trail development.

March 9, 2023 - Board discussion with Jonathan James, Ventus LLC and Property Owner
The Final Plat submitted to Planning Commission on February 9, 2023 incorporated the original Tract B Open Space, to Lot 25 for development. Planning Commission, added to their recommendations that Lot 25 be reverted to Tract B as approved on the Preliminary Plat. On February 28, 2023 a letter was submitted by Mr. James reverting Lot 25 back to the original Tract B, private open space as originally planned. The PRAB supports Tract B, as originally planned. The board requested the consideration of future soft access point opportunities, providing potential trail connectivity. Mr. James stated the consideration of an internal trail network across properties as well. The board explained as they work through the master plan project, they are learning from the community that trails and trail connectivity are important. Mr. James would like to continue to work the board to review future development and how he can accommodate these potential connections. The board appreciated the opportunity for this discussion with Mr. James and his willingness to listen and desire to do what is possible for the betterment of the community.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on February 9th, 2023 (draft minutes attached). After consideration of the staff report and comments made at the public hearing, the Planning Commission voted unanimously to recommend to City Council 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.

Following the Planning Commission meeting, staff met with the applicant to discuss the Planning Commission Recommendation. The Applicant submitted a letter dated February 28, 2023 (attachment F) that states the applicant will be reverting lot 25 back to the original Tract B and will be held as private space as originally planned.

STAFF RECOMMENDATION

That the City Council move to:

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

ATTACHMENTS

- A. Planning Commission February 9th, 2023 Draft Minutes
- B. Public Comments
- C. Application
- D. Approved Haven at Paradise Preliminary Plat
- E. Amended Top of Paradise Master Plan
- F. Letter from Applicant Dated February 28, 2023

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

Lee Brown, Vice-Chair

From: [Larry Larsen](#)
To: [Chris Gonzales](#); [Christopher Gates](#); [Karen Schminke](#)
Subject: Re: Woodland Park Planning Commission
Date: Thursday, February 9, 2023 7:10:15 AM

[EXTERNAL]

Morning Chris -

Thank you for your email and comments.

This request is a quasi-judicial item. That means that the Planning Commission hears the request as a whole and not as individuals. We must protect this process. I will not be able to address your concerns.

However, I will forward your email to the review planner, Christopher Gates, and ask him to share your email with the other planning commission members prior to the hearing. I urge you to attend tonight's hearing via zoom and present your concerns.

Congrats on your appointment to the WP P&R Advisory Board, your experience and passion regarding trails and open space will be most helpful.

Thanks

Larry

On Wed, Feb 8, 2023 at 8:34 PM Chris Gonzales <tellertrailteam@gmail.com> wrote:

Hi Larry,

I just heard from a Parks and Rec board member that there have been some changes for the development of The Haven at Paradise estates (I believe that's the name, it's by the intersection of Kings Crown Road and Sun Valley Dr.)

While I've been unable to download the info from the city website, I was told they are no longer setting aside a 12 acre section a open space as originally planned.

This area has huge potential to allow continuous connections between national forest sections as well as existing WP Open Space Property, and I am concerned that if this development is not planned strategically those potential connections will be lost forever.

Our community, through numerous polls and public meetings by both the City of Woodland Park Parks and Recreation department, OPPI, and more, has consistently been very out spoken about their strong desire for better trail connectivity and access to the National Forest.

I believe that if this developer is willing to collaborate with the Parks and Rec department to allow continuous trail access between forest and city property, it will not only be invaluable to the community as a whole, but also add value to their future buyers.

I am not able to attend tomorrows meeting in person as I am in Florida, but I do plan to Zoom in. There will be at least one other proponent there, and I wanted to bring this to your attention so you can mull it over as well. If the committee chooses to postpone the approval instead of pushing it through, it would allow it to be done in a more community centric way, even beyond the 12 acre open space.

Honestly, I think if they still build on that 12 acres, but plan a public trail through the development it would still be another avenue for a win-win.

If you have any thoughts or insight on how I can best get this message across to the appropriate people, either at the meeting before the vote, or before the meeting, it would be greatly appreciated. We can Zoom or talk on the phone about that if that is easier, too.
Thanks for your time!

- Chris Gonzales

--

All the best,



Chris Gonzales

Founder at Teller Trail Team

Phone: 719-301-4967

Website: TellerTrailTeam.org **Newsletter:** [Subscribe Here](#) **Email:** Chris@TellerTrailTeam.org



From: [Larry Larsen](#)
To: [Cory Sutela](#)
Cc: [Christopher Gates](#); [Karen Schminke](#)
Subject: Re: Comment on planning commission item for tonight - please confirm receipt
Date: Thursday, February 9, 2023 2:37:23 PM

[EXTERNAL]

Afternoon Cory -

Thank you for your email and comments.

This request is a quasi-judicial item. That means that the Planning Commission hears the request as a whole and not as individuals. We must protect this process. I will not be able to address your concerns now.

However, I will forward your email to the review planner, Christopher Gates, and ask him to share your email with the other planning commission members prior to the hearing. I urge you to attend tonight's hearing or via zoom and present your concerns.

Thanks

Larry

On Thu, Feb 9, 2023 at 12:39 PM Cory Sutela <csutela@medwheel.org> wrote:

Hi Larry,
just making sure that you see this email sent by MedWheel to the planning commission- I assume you will get it through the city channels but just in case please take note.
Any feedback you have is welcome, thanks
Cory
719-271-3339



MEDICINE WHEEL TRAIL ADVOCATES

Cory Sutela, Executive Director

csutela@medwheel.org

Pronouns: he/him/his.

www.medwheel.org [Facebook](#) [Instagram](#) [YouTube](#) [Strava](#)

MWTA is a chapter of IMBA Local, and a member of the [Colorado MTB Coalition](#)
501(c)3 charity E.I.N 20-5765291 PO Box 2543, Colorado Springs, CO, 80901

Building and maintaining trails in the Pikes Peak Region since 1991

----- Forwarded message -----

From: **Cory Sutela** <csutela@medwheel.org>

Date: Thu, Feb 9, 2023 at 12:36 PM

Subject: Comment on planning commission item for tonight - please confirm receipt

To: <kschminke@city-woodlandpark.org>

Cc: MedWheel AdvocacyTeam <advocacy@medwheel.org>

Warm greetings to Woodland Park staff and Planning Commission volunteers, thank you for your service to our community.

Medicine Wheel Trail Advocates (MedWheel) is a 501(c)3 nonprofit organization with a mission to build, share and protect inspiring trail experiences in the Pikes Peak region. You are likely familiar with our work - for over 30 years, MedWheel has advocated for, constructed and maintained mountain bike and multi-use trails throughout our region, and educated users about positive trail sharing etiquette on our public lands.

With reference to the application for platting of the **Haven at Paradise Estates**, on tonight's planning commission meeting [agenda](#), we observe that the original plan to dedicate a 12ac parcel of open space appears to have been revised to show an additional residential parcel with no public dedication of open space. Also, crucially, the plan does not indicate a trail connection from the development to the adjacent public lands, which was an important aspect of the original plan.

The application states that the land dedication requirements have been (partially?) met by a previous development and there is a proposal to pay fees in lieu of a physical land dedication as part of this development. It's not immediately clear to us why a dedication from a previous development would meet the requirements for this project - could you please elaborate on this point? Additionally, the decision to take fees in lieu of land is one that must be made by this commission and ultimately by city council. In this case we suggest that fees in lieu are not the best option for the community.

MedWheel respectfully suggests that the planning committee request a revision to this plan, to conform with the original plan that would provide an important connection to public lands, both city of Woodland Park and Pike National Forest. The community desire for more and better trail connections has been consistently expressed for years, including recently in the Woodland Park System Parks Master Planning process, as well as in the Outdoor Pikes Peak Initiative (OPPI) regional planning process that is funded by CPW and GoCo, and will be a part of future funding decisions made at the state level in accordance with the Statewide Comprehensive Outdoor Recreation Plan (SCORP).

We suggest that the dedication of 12ac open space as originally proposed for this location would improve the quality of life both for future residents of this development, as well as the broader community - and will provide a safe and legal connection to and between public lands. It would also increase the desirability and value of the properties in the development, as shown by countless studies of the value of trails and open spaces to Colorado residents.

We anticipate that a future USFS trail plan will likely include a system trail in this location, and we hope that the planning commission, city council, staff and the developer together will consider the value of this connection to the community, and prepare for it by requiring

trail access as part of this development proposal.

Aside from the full 12ac dedication previously suggested, other alternatives exist and our organization would be happy to work with city staff and the developer to identify a compromise that fulfills this need for access to public spaces, while still achieving the objectives of this new development overall. Mutually beneficial solutions could include the dedication of a smaller number of acres to open space in this location, or an easement for a dedicated trail connection. MedWheel members and partners would be pleased to participate in the construction and maintenance of such a trail.

Many options exist and should be evaluated to find a solution that respects community needs as well as those of the developer. For now, we urge the planning commission NOT to approve the proposal as written, and to request the time to develop a proposal that includes this crucial trail connection.

We welcome any feedback on this suggestion, and will be happy to answer any questions, and engage in discussions about acceptable options for trail connections.

Can you please confirm that this email was received and will be shared with the commission in advance of tonight's meeting?

Thank you,
Respectfully,
Cory Sutela



MEDICINE WHEEL TRAIL ADVOCATES

Cory Sutela, Executive Director

csutela@medwheel.org

Pronouns: he/him/his.

www.medwheel.org [Facebook](#) [Instagram](#) [YouTube](#) [Strava](#)

MWTA is a chapter of IMBA Local, and a member of the [Colorado MTB Coalition](#)
501(c)3 charity E.I.N 20-5765291 PO Box 2543, Colorado Springs, CO, 80901

Building and maintaining trails in the Pikes Peak Region since 1991

From: [Karen Schminke](#)
To: [Christopher Gates](#)
Subject: FW: Item before your planning commission
Date: Thursday, February 9, 2023 4:32:47 PM

From: Susan Davies <susan@trailsandopenspaces.org>
Sent: Thursday, February 9, 2023 3:29 PM
To: Karen Schminke <kschminke@city-woodlandpark.org>
Subject: Item before your planning commission

[EXTERNAL]

Dear C.J. and Karen,
I apologize for being so late with these comments. I'll keep them brief.

Your commission has a development proposal before them tonight that removes 12 acres of previously promised open space and replaces it with a house. I understand it is within the developer's right to do so. But I would ask the planning commission to request a compromise from the developer - a trail easement that would offer the opportunity for the community and neighborhood to connect with the National Forest at a future time, My organization participated in the recent Woodland Parks Park Master Plan process. Trail connectivity was an important value shared by many in your community. The Trails and Open Space Coalition is committed to improving trail connectivity in Teller and El Paso Counties. We thank you for your time and consideration.

Susan Davies
Trails and Open Space Coalition

--

Cell:719.314.6008



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Received:
9/14/2022

Project # **202301009**
Case # **SUB2023-01**
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

- a. Applicant Name Ventus LLC - Frankie Valenzuela
- b. Project Coordinator ☒ Property Owner ☒
- c. Mailing Address 9477 Brook Lane, Lone Tree, CO 80214
- d. E-mail Address FVALENZUELA@MAIL.RU
- e. Phone Numbers Home _____ Work _____ Mobile 917-283-1506

2. Property Owner Information (if different from above)

- a. Name Ventus LLC - Johnathan James Project Contact? Yes ☒ No ☐
- b. Mailing Address 1528 Coronado Beach Dr., Monument, CO 80132
- c. E-mail Address JWJAMES3@ICLOUD.COM
- d. Phone Numbers Home _____ Work _____ Mobile 303-748-7993

3. Site Information

- a. Site Address The Side lot of lot 1 Paradise homes filing no. 1
- b. Lot _____ Block _____ Subdivision N57°51'17"W a distance of 170.62'
- c. Property Zoning _____ Lot Size _____ Acres ☐ Square Feet ☐

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

5. Project Information

- a. Project Name The Haven at Paradise
- b. Brief Description of Project/Request The Haven at Paradise single family development

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

5. Consultant Information (if applicable)

a. Architect

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

b. Engineer

- i. Project Contact Mike A. Bramlett
- ii. Firm Name JR Engineering, LLC
- iii. Physical Address 5475 Tech Center Drive, Colorado Springs, CO 80919
- iv. Mailing Address 5475 Tech Center Drive, Colorado Springs, CO
- v. E-mail Address mbramlett@jrengineering.com
- vi. Phone Numbers: Business _____ Mobile 719-659-7679

c. Planner

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

d. Surveyor

- i. Project Contact Chris Thompson, P.L.S.
- ii. Firm Name Rocky Mountain Land Services
- iii. Physical Address 4465 Northpark Drive, Suite 303, Colorado Springs, Colorado 80907
- iv. Mailing Address 4465 Northpark Drive, Suite 303, Colorado Springs, Colorado 80907
- v. E-mail Address clt@rmls-survey.com
- vi. Phone Numbers: Business _____ Mobile 719-502-9738

e. Other (specify role) Development Manager

- i. Project Contact Frankie Valenzuela
- ii. Firm Name Ventus LLC
- iii. Physical Address 9477 Brook Lane, Lone Tree, CO 80124
- iv. Mailing Address 9477 Brook Lane, Lone Tree, CO 80124
- v. E-mail Address FVALENZUELA@MAIL.RU
- vi. Phone Numbers: Business _____ Mobile 917-283-1506

6. Submittal Requirements

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

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

7. Applicable Code Sections

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

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

8. Certification of Ownership

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



J. James 9/12/2022
 Owner Date



F. Valenzuela 9/12/2022
 Owner Date

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

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



F. Valenzuela 9/12/2022
 Applicant Date

City Use Only

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

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



2022 FINAL PLAT – SUBMITTAL REQUIREMENTS

City of Woodland Park

(Revised 1/1/2022)

The Final Plat and application shall contain and include the following criteria and information (please check completed boxes). This completed form **MUST** be submitted with the application:

Applicant	City	Submittal Requirement
☒		Complete Application. A completed application for final plat review using forms supplied by the Planning Department.
☒		Adjoiners Addresses. One copy of accurate names and mailing addresses of the owners of all adjoining land within 150' of subject property as their names appear on the tax records of county.
☒		Application Fee. See Fee Sheet for application fee for a final plat.
☒		Large Copies of Final Plat. One (1) 24" x 36" copy <u>folded</u> to an approximate 8½" x 11" size. (Additional large copies may be needed after staff's review.)
☒		Reduced Size Copies of Final Plat. One (1) set of 11" x 17" size.
☒		Electronic File. Adobe Portable Document Format (.pdf) formatted for printing on 24"x36" sheet(s). Can be submitted on compact flash drive. Alternatively, file can be emailed to lpellegrino@city-woodlandpark.org or to sriley@city-woodlandpark.org
Completed Plat Preparation. The completed final plat acceptable for recording shall be prepared as follows:		
☒		A. Design conforms to approved preliminary plat for portion being final platted.
☒		B. Scale no less than 1" = 100'.
☒		C. Drawing(s) made by use of India ink on mylar, or machine printed on mylar with page dimension of 24" x 36". Maps of two or more sheets shall be referenced to an index map on the first sheet.
Required Plat Information. The final plat shall contain the following information as required by Section 17.24.080 of the municipal code.		
☒		A. Proposed name of subdivision.
☒		B. Vicinity map showing the location and boundaries of the subdivision as part of a larger subdivision or tract of land. Scale no smaller than 1" = 2000'.
☒		C. Names and addresses of the subdivider and owner, the designer of the subdivision (if applicable), and the surveyor (registered in the State of Colorado).
☒		D. Date of plat preparation, scale and, north sign (true north).
☒		E. Signature and seal of registered land surveyor certifying accuracy of survey and drafting of plat (see Section 18.24.080E for survey accuracy requirements and legal description requirements).
☒		F. Names of adjoining subdivisions with dotted lines of abutting lots. If adjoining land is unplatted, it should be labeled as such.

☒		G. Filing boundary lines, right-of-way lines of streets, easements, where easements are not defined on the property lines of platted lots, and other sites shall be drawn on the plat showing accurate dimensions included length, width, area measurements, and bearing of curved data.
☒		H. Names of right-of-way widths for each street or other right-of-way.
☒		I. Purposes of any easements and public use area.
☒		J. Systematic method of identification for each lot or site, and each block as appropriate.
☒		K. Statement of owner dedication streets, right-of-way and any sites for public uses (See Section 17.24.080K, Subdivision Regulations).
☒		L. Certificates showing approval of the plat by the Planning Commission and approval and acceptance of the plat by City Council (as shown at Section 17.24.080L, Subdivision Regulations).
☒		M. Certificate of filing with Teller County Clerk and Recorder (Signed at time plat recorded).
☒		N. Certificate of filing completed by County Treasurer.
☒		O. Statement concerning conditions of approval (as shown in Section 17.24.0800 Subdivision Regulations).
Supplemental Materials. The following supplemental materials shall accompany a final plat as required by Section 17.24.090.		
A. For Major Subdivisions:		
☒		1. One (1) 24" x 36" and one (1) 11" x 17" set of engineering plans for public facilities to be installed (Must conform to City Engineering Specifications and contain statement of approval by City Engineer).
☒		2. One (1) copy of any proposed private restrictions or covenants affecting subdivision or any part of it (for informational purposes).
☒		3. Cost estimates for installation of necessary public improvements.
☒		4. Any required deeds or plat dedication of parks, recreation areas or open space or submission of fees-in-lieu. All land dedication to the City shall be free and clear of all liens and encumbrances (No final plat shall be approved by City Council until all fees are paid).
☒		5. A letter from the surveyor of the plat indicating area of streets, of the lots by zone, and of park sites being dedicated if different from that furnished with preliminary plat.
☒		6. A proposed subdivision development agreement and subdivision improvement guarantee (if necessary) as described in Section 17.28 and 17.44.050.
☒		7. Title insurance commitment or policy issued by licensed Colorado title insurance company indicating that the subdivider is lawful owner of all lands required to deed or dedicate public lands and shall name the City as the insured prospective owner thereof. The amount of such title insurance shall be established by multiplying the total land acreage to be dedicated by the Standard Fair Market Value of \$24,000 per acre as established by City Council.
☒		8. Drainage report as described in the City Engineering Specification.

☒		9. One (1) 11" x 17" copy of plat of proposed (Major) Subdivision.
B. For Minor Subdivisions:		
☐		1. Letter of intent as described for a major subdivision at time of preliminary plat (Section 17.20.080).
☐		2. Names and mailing addresses of all immediately adjoining landowners within 150' of the subject property as their name appears in the County Clerk and Recorder's office and as their addresses appear on the County tax records.
☐		3. Mailing addresses, names, phone numbers of individuals or firms to whom notices of public hearings and billings (recording plat, public notice, sign posting, etc) are to be sent.
☐		4. One (1) 24" x 36" copy of plat map of proposed subdivision at scale of 1" = 200' and one (1) 11" x 17" reduced copy of same.
☐		5. Title insurance commitment or policy issued by licensed Colorado title insurance company indicating that the subdivider is lawful owner of all lands required to deed or dedicate public lands and shall name the City as the insured prospective owner thereof. The amount of such title insurance shall be established by multiplying the total land acreage to be dedicated by the Standard Fair Market Value of \$24,000 per acre as established by City Council.
☐		6. Site Drainage Plan with two foot (2') contours (if required by City Planner).
☐		Final Plat approval. The following items shall be required on Wednesday at 5:00 PM one week prior to the City Council meeting at which final plat approval is requested in order to be placed on the City Council Agenda:
☐		A. Final plat mylar with the signatures of the subdivider(s), surveyor and appropriate public notaries.
☐		B. Any required deeds.
☐		C. Required subdivision development agreement.
☐		D. Any lien holder certificates.
☐		E. Any required irrevocable letter of credits or escrow agreements.
☐		F. Private Covenants.
☐		G. Title insurance commitment.
☐		H. Any other required documents of legal significance.
☐		I. Required fees for plat recording, posting of signs, recorded copy of plat for the City, public notice fees, etc.

PROTECTIVE COVENANTS

TABLE OF CONTENTS

ARTICLE 1. DEFINITIONS.....	1
Section 1.1. Architectural Control Committee.....	1
Section 1.2. Builder.....	1
Section 1.3. Covenants.....	1
Section 1.4. Declarant.....	2
Section 1.5. Improvements.....	2
Section 1.6. Lot.....	2
Section 1.7. Metropolitan District.....	2
Section 1.8. Owner.....	2
Section 1.9. Person.....	2
Section 1.10. Property.....	2
Section 1.11. Development Period.....	3
ARTICLE 2. DESIGN REVIEW.....	3
Section 2.1. Design Review Requirements.....	3
Section 2.2. Guidelines.....	3
Section 2.3. Design Standards.....	4
Section 2.4. Declarant's Exemption.....	4
Section 2.5. Procedures.....	4
Section 2.6. Appeal.....	4
Section 2.7. Proceeding After Approval.....	5
Section 2.8. Notice of Completion.....	5
Section 2.9. Inspection of Work.....	5
Section 2.10. Correction of Noncompliance.....	5
Section 2.11. Cooperation.....	6
Section 2.12. Access Easement.....	6
Section 2.13. No Liability.....	6
Section 2.14. Variance.....	7
Section 2.15. Waivers; No Precedent.....	7
ARTICLE 3. RESTRICTIONS.....	7
Section 3.1. Restrictions Imposed.....	7
Section 3.2. Residential Use; Professional or Home Occupation.....	7
Section 3.3. Household Pets.....	8
Section 3.4. Temporary Structures; Unsightly Conditions.....	8

Section 3.5.	Miscellaneous Improvements.....	9
Section 3.6.	Vehicular Parking, Storage and Repairs.....	9
Section 3.7.	Nuisances.....	10
Section 3.8.	No Hazardous Activities; No Hazardous Materials or Chemicals.....	10
Section 3.9.	No Annoying Lights, Sounds or Odors.....	11
Section 3.10.	Restrictions on Trash and Materials.....	11
Section 3.11.	Landscaping.....	11
Section 3.12.	Maintenance of and Non-Interference with Grade and Drainage.....	11
Section 3.13.	Erosion Control.....	12
Section 3.14.	Restrictions on Mining or Drilling.....	12
ARTICLE 4. ADDITIONAL PROVISIONS.....		12
Section 4.1.	Enforcement/Assessment.....	12
Section 4.2.	Leases.....	13
Section 4.3.	Severability.....	13
Section 4.4.	Duration, Revocation and Amendment.....	13
Section 4.5.	Declarant's Use.....	13
Section 4.6.	Notices.....	14
Section 4.7.	Limitation on Liability.....	14
Section 4.8.	No Representations, Guaranties or Warranties.....	14
Section 4.9.	Waiver.....	14
Section 4.10.	Headings.....	14

**PROTECTIVE COVENANTS
OF PARADISE @ PIKES PEAK**

THESE PROTECTIVE COVENANTS OF PARADISE OF COLORADO ("Covenants") are made and entered into the date and year hereinafter set forth by PARADISE OF COLORADO, LLC, a Colorado limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of that certain real property in the County of Teller, State of Colorado, which is described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive ("Property"); and

WHEREAS, the Declarant desires to subject and place upon the Property certain covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities and other provisions; and

WHEREAS, these Covenants do not create a Common Interest Community, as defined by the Colorado Common Interest Ownership Act at C.R.S. §38-33.3-103(8); therefore, these Covenants shall not be governed by the Colorado Common Interest Ownership Act; and

WHEREAS, pursuant to C.R.S. §32-1-1004(8)(a), it is the intention of the Declarant, in imposing these Covenants on the Property, to empower the Paradise of Colorado Metropolitan District, a metropolitan district that governs the Property, to furnish covenant enforcement and design review services for the Property and to pay for such services with Metropolitan District revenues derived from the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities, and other provisions set forth herein.

**ARTICLE 1.
DEFINITIONS**

Section 1.1. *Architectural Control Committee.*

"Architectural Control Committee" ("ACC") means the committee appointed by the governing body of the Metropolitan District that will review and consider all proposed Improvements to Lots.

Section 1.2. *Builder.*

"Builder" means any Person who acquires a Lot for the purpose of constructing a residential improvement on such Lot for himself, or for sale to the public, or as contracted by a Lot Owner. All Builders shall be approved by the Declarant during the Development Period and subsequent to that the Architectural Control Committee.

Section 1.3. *Covenants.*

"Covenants" means these Protective Covenants, as amended and supplemented from time to time.

Section 1.4.***Declarant.***

"Declarant" means Paradise of Colorado, LLC, a Colorado limited liability company, and/or any other Person to whom the Declarant may, at any time from time to time, assign one or more of the Declarant's rights under these Covenants (which shall be the extent of the Declarant's rights to which such assignee succeeds); provided, that no assignment of any Declarant rights shall be effective unless such assignment is duly executed by the assignor Declarant and recorded in Teller County, Colorado.

Section 1.5.***Improvements.***

"Improvements" means all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, including gates in fences, basketball backboards and hoops, swing sets or other play structures, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment, solar equipment, wind generators, if any.

Section 1.6.***Lot.***

"Lot" means each platted lot that is now or hereafter included in the Property described in Section 1.10.

Section 1.7.***Metropolitan District.***

"Metropolitan District" means Paradise of Colorado Metropolitan District, and/or any other metropolitan district, to which the then-Metropolitan District may, from time to time, transfer or assign any or all of the rights and duties of the Metropolitan District under these Covenants. Each such assignment or transfer, if any, shall be effective upon recording in Teller County, Colorado, of a document of transfer or assignment, duly executed by the then-Metropolitan District.

Section 1.8.***Owner.***

"Owner" means each fee simple title holder of a Lot, including without limitation Declarant, or any other Person who owns a Lot, but does not include a Person having an interest in a Lot solely as security for an obligation.

Section 1.9.***Person.***

"Person" means a natural person, a corporation, a limited liability company, a partnership, a trust, a joint venture, an unincorporated association, or any other entity or any combination thereof and includes, without limitation, each Owner and the Declarant.

Section 1.10.***Property.***

"Property" means the real estate described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive.

Section 1.11.

Development Period.

"Development Period" means the period that commenced upon Declarant gaining ownership of the Property and continues until building has been completed upon 85% of the Lots as defined in Section 1.10.

ARTICLE 2.
DESIGN REVIEW

Section 2.1.

Design Review Requirements.

No Improvements shall be constructed, erected, placed, altered, planted, applied or installed upon any Lot unless said Improvements are in full compliance with the provisions of these Covenants and the Guidelines (as hereinafter defined), if any, and unless at least two (2) sets of complete plans and specifications therefore (said plans and specifications to show exterior design, height, all materials, all colors, and location of the Improvements, plotted horizontally and vertically, location and size of driveways, location, size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as any such other materials and information as may be required by the Architectural Control Committee of the Metropolitan District. Complete Plans and Specifications must be submitted to and approved in writing by the Architectural Control Committee.

The Architectural Control Committee shall exercise its reasonable judgment to the end that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures. In its review of such plans, specifications and other materials and information, the Architectural Control Committee may require as a condition to its considering an approval request that the applicant(s) pay or reimburse the Metropolitan District for the expenses incurred by the Metropolitan District in the review process.

In addition to the foregoing review and approvals, the construction, erection, addition, deletion, change or installation of any Improvements shall also require the applicant to obtain the approval of all governmental entities with jurisdiction thereof, and issuance of all required permits, licenses and approvals by all such entities. Without limiting the generality of the preceding sentence, issuance of zoning development permit(s) ("ZDP") by the City of Woodland Park, Colorado, and Building Permits, shall be a precondition to commencement of any construction of, alteration of, addition to or change in any Improvement.

Section 2.2

Guidelines.

The governing board of the Metropolitan District, has the authority to promulgate architectural standards, rules, regulations and/or guidelines (collectively the "Guidelines") to interpret and implement the provisions of this Article and these Covenants. Without limiting the generality of the foregoing, such provisions may contain provisions to clarify the designs and materials that may be considered in design approval, may state requirements for submissions, and may state procedural requirements. In addition, such provisions may provide for blanket approvals, interpretations, or restrictions. Track Type Home designs will not be accepted. By way of example, and not by way of limitation, such provisions may state that a certain type of Evergreen Tree will be acceptable and will not require approval, or a particular type and color of a retaining wall will be acceptable. All Improvements proposed to be constructed, and any Guidelines that are adopted, shall be promulgated and implemented in accordance with these Covenants.

Section 2.3.

Design Standards.

The minimum design standards applicable to all Lots in the Property include:

2.3.1 Setbacks. All Improvements shall be located a minimum of 25 feet from all property lines.

2.3.2 Landscaping. All disturbed areas shall be restored and or improved. A minimum of four (4) evergreen trees maintained on the front 50 feet of each lot as measured from the curb at all times. Each tree shall be a minimum of seven feet in height.

2.3.3 Roof Types. All roof material shall be Tile; natural, clay, or concrete.

2.3.4 Driveways. The first fifty (50) feet of all driveways shall be predominately pavers, either natural stone or concrete. Walkways shall consist of decorative concrete or pavers. Additional materials that can be used in combination with the foregoing are colored and stained concrete, exposed aggregate, stamped concrete, and stone. 20%

2.3.5 Exterior Finishes. A minimum of twenty percent of the exterior of the Improvements will be natural or manufactured stone. Flexibility will be given with design as to the location of the twenty percent. The balance of the materials including the garage doors must have a custom finish and be approved by the Architectural Control Committee. All windows shall be metal clad. All metal and/or concrete surfaces must be finished.

2.3.6 Improvement Sizes. Single family residences must have a minimum of 2750 finished sq. ft. and a minimum three car garage. Each individual residence shall have unique architectural features as approved by the Architectural Control Committee.

2.3.7 Fences. Fences are not allowed. A small dog run in an area obscured from the roadways and not obtrusive to adjacent Lots may be installed with the approval of the Architectural Control Committee.

Section 2.4.

Declarant's Exemption.

The Declarant shall be exempt from the provisions of these Covenants which exemption shall terminate upon the expiration of the Development Period.

Section 2.5.

Procedures.

The Architectural Control Committee shall approve or disapprove all applications within thirty (30) days after the submission of complete plans, specifications, and other materials and information which the ACC may require in conjunction therewith. A stamped or printed notation, initialed by an authorized member of the ACC, affixed to any of the plans and specifications, shall be deemed a sufficient writing. However, the ACC shall not be required to maintain records of plans, specifications or other documents or information that have been submitted to it for approval. Approval by the ACC shall be conclusive evidence of compliance with this Article 2, provided that the Improvements are constructed in compliance with the plans and specifications as approved. Failure to approve within 30 days shall be deemed disapproval.

Section 2.6.

Appeal.

In the event an applicant receives an adverse decision on an application, the applicant may appeal to the governing board of the Metropolitan District. The applicant shall submit such appeal in writing within thirty (30) days after receiving such adverse decision. The governing board of the

Metropolitan District will render its opinion in writing to the applicant within twenty-one (21) days after receipt of the appeal.

Section 2.7.

Proceeding After Approval.

After approval of any proposed Improvement, construction or installation of the proposed Improvement shall be commenced as promptly and diligently as possible and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one (1) year after the date of approval of the application or failure to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the Architectural Control Committee. The ACC or the governing board of the Metropolitan District as provided herein, in their discretion, may consider requests for extensions of time for completion of any proposed Improvements.

Section 2.8.

Notice of Completion.

Upon the completion of any Improvement, the applicant shall give a written "Notice of Completion" to the Architectural Control Committee. Upon receipt of the "Notice of Completion", the ACC will inspect the exterior of the Improvements and Lot and ascertain whether the construction and/or installation is in compliance with the approved plans and specifications. The applicant will be provided a written response to the "Notice of Completion" within a reasonable period.

Section 2.9.

Inspection of Work.

The Architectural Control Committee or its duly authorized representative shall have the right to inspect any Improvement prior to or after completion in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Article; provided, however, that the right of inspection shall terminate sixty (60) days after the Architectural Control Committee receives the Notice of Completion.

If, as a result of inspections or otherwise, the Architectural Control Committee finds that any Improvement has been installed or constructed without obtaining the approval of the Architectural Control Committee, or was not installed or constructed in substantial compliance with the approval that was granted, or was not completed within one (1) year after the date of approval, subject to any extensions of time granted pursuant to Section 2.7 hereof, the Architectural Control Committee shall notify the applicant in writing of the noncompliance. The notice of non-compliance shall specify the particulars of the noncompliance.

Section 2.10.

Correction of Noncompliance.

If the Architectural Control Committee determines that noncompliance exists, the Person responsible for such noncompliance shall remedy or remove the same (and return the subject property or structure to its original condition) within a period of not more than forty-five (45) days from the date of receipt of the notice of noncompliance. If such Person does not comply with the ruling within such period, the Architectural Control Committee and/or the governing board of the Metropolitan District may, at their option, record a notice of noncompliance against the Lot on which the noncompliance exists, may remove the non-complying Improvement or may otherwise remedy the noncompliance, and the Person responsible for such noncompliance shall reimburse the

ADDRESS
BLOG.

Metropolitan District, upon demand, for all costs and expenses incurred with respect thereto including attorney's fees and court costs.

Section 2.11. Cooperation.

The governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with any other architectural review committees, or one or more other boards or committees that exercise architectural or design review functions, in order to increase consistency or coordination, reduce costs, or as may otherwise be deemed appropriate or beneficial by the governing board of the Metropolitan District in its discretion. The costs and expenses for all such matters, if any, shall be shared or apportioned between such boards or committees and the Metropolitan District, as the governing board of the Metropolitan District may determine in its discretion from time to time. Additionally, the governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with other architectural review committees, or one or more other boards or committees that exercise architectural review functions, to collect fees, charges, or other amounts which may be due to such entity and to permit any such entity to collect fees, charges, or other amounts which may be due to the governing board of the Metropolitan District; in any such instance, the governing board of the Metropolitan District shall provide for remittance to such entity of any amounts collected by the governing board of the Metropolitan District or to the Metropolitan District of any amounts collected by such entity.

Section 2.12. Access Easement.

Each Lot shall be subject to an easement in favor of the Metropolitan District and the governing board, including the agents, employees and contractors thereof: for performing any of the actions contemplated in these Covenants. If damage is inflicted, or a strong likelihood exists that it will be inflicted, on any other property or any Lot, the Owner responsible for the damage or expense to avoid damage is liable for the cost of prompt repair. Further, the rights and easements granted in this Section may be exercised only during reasonable hours after reasonable notice to the Owner(s) or occupant(s) of any affected Lot; except that no such notice shall be required in connection with any exterior, non-intrusive maintenance; and except that in emergency situations entry upon a Lot may be made at any time provided that the Owner(s) or occupant(s) of each affected Lot shall be warned of impending emergency entry as early as is reasonably possible. The interior of any residence located on a Lot shall not be subject to the easements provided for in this Section.

Section 2.13. No Liability.

The governing board of the Metropolitan District and the members thereof, as well as any representative of the governing board appointed to act on its behalf, and the Architectural Control Committee, shall not be liable in equity or damages to any Person submitting requests for approval or to any Person by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, in regard to any matter within its jurisdiction hereunder. In reviewing any matter, the governing board of the Metropolitan District shall not be responsible for the safety, whether structural or otherwise, of the Improvements submitted for review, nor the conformance with applicable building codes or other governmental laws or regulations, nor compliance with any other standards or regulations, and any approval of an Improvement by the governing board of the Metropolitan District shall not be deemed an approval of any such matters. No Owner or other

Person shall be a third party beneficiary of any obligation imposed upon, rights accorded to, action taken by, or approval granted by the governing board of the Metropolitan District.

Section 2.14. *Variance.*

The Architectural Control Committee and/or the governing board of the Metropolitan District, in their sole discretion, may grant reasonable variances or adjustments from any conditions and restrictions imposed by these Covenants, in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in the case that the granting thereof shall not be materially detrimental or injurious to the other property or improvements in the surrounding area and shall not harm the general intent and purpose of the Covenants.

Section 2.15. *Waivers; No Precedent.*

The approval or consent of the governing board of the Metropolitan District, or any representative thereof, to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent by the governing board or any representative thereof, as to any application or other matters whatsoever as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent as to any other matter.

**ARTICLE 3.
RESTRICTIONS**

Section 3.1. *Restrictions Imposed.*

The Property is subject to all requirements, covenants, restrictions and other matters stated on the recorded plats of the Property, or any portion thereof, as well as on all other documents recorded in the office of the Clerk and Recorder of Teller County, Colorado, as amended. In addition, the Declarant declares that all of the Lots shall be held and shall henceforth be sold, conveyed, used, improved, occupied, owned, and resided upon, subject to the following provisions, conditions, limitations, restrictions, agreements and covenants, as well as those contained elsewhere in these Covenants. Notwithstanding anything to the contrary, any of the provisions, conditions, limitations, restrictions agreements or covenants contained in these Restrictions may hereafter be modified or supplemented in any respect as to any portion(s) of the Property by one or more documents that are approved in writing, in advance, by the governing board of the Metropolitan District, and recorded in Teller County, Colorado.

Section 3.2. *Residential Use; Professional or Home Occupation.*

Lots shall be used for residential use only, including uses which are customarily incident thereto, and shall not be used at any time for business, commercial or professional purposes. Builders that have received design approval, may as part of the approval process, use the home as a model home for a period not to exceed two years and are exempt from this Section 3.2. However, Owners may conduct business activities within their homes provided that all of the following conditions are satisfied:

3.2.1 The business conducted is clearly secondary to the residential use of the home and is conducted entirely within the home;

3.2.2 The existence or operation of the business is not detectable from outside of the home by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted;

3.2.3 The business does not result in an undue volume of traffic or parking within the Property;

3.2.4 The business conforms to all zoning requirements and is lawful in nature; and

3.2.5 The business conforms to the Guidelines as well as any rules and regulations that may be imposed by the governing board of the Metropolitan District from time to time on a uniform basis.

Section 3.3.

Household Pets.

No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Lots; provided, however, that the Owners and residents of each Lot may keep a reasonable number of bona fide household pets (including dogs, cats or other domestic animals), so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Lots. All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the Owner or his or her representative, who shall be responsible for collecting and properly disposing of any animal waste. The governing board of the Metropolitan District shall have, and is hereby given, the right and authority to determine in its sole discretion that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance; or that an Owner or resident is in violation of the leash laws of the applicable jurisdiction or other applicable governmental laws, ordinances, or other provisions related to household pets; or that an Owner or resident is otherwise in violation of the provisions of this Section. In any such case, the governing board of the Metropolitan District may take such action(s) as it may deem appropriate. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such pets, as well as any costs incurred as a result of such pets.

Section 3.4.

Temporary Structures; Unsightly Conditions.

Except as hereinafter provided, no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any Lot; provided, however, that during the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials and portable bathrooms may be erected and maintained by the Person doing such work. The work of constructing, altering or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. Further, no unsightly conditions, structures, facilities, equipment or objects shall be so located on any Lot as to be visible from a street or from any other Lot.

Section 3.5.

Miscellaneous Improvements.

3.5.1 No advertising or signs of any character shall be erected, placed, permitted, or maintained on any Lot other than a name plate of the occupant, a street number, and/or a security sign as approved by the Architectural Control Committee. The sole exception would be for a "For Sale", "Open House", or "For Rent" sign of not more than six (6) square feet in the aggregate. Notwithstanding the foregoing, signs, by any Builder with the express written consent of the Architectural Control Committee, in connection with the use of the Lot as a Model Home, shall be permissible.

3.5.2 No permanently affixed clotheslines, drying yards, service yards, wood piles or storage areas shall be permitted on any Lot.

3.5.3 No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. Further, no such apparatus shall be permitted elsewhere on a Lot except when appropriately screened and approved by the governing board of the Metropolitan District. Without limiting the foregoing, conventional air conditioning units located on the ground of a Lot are permissible when approved in accordance with the preceding sentence.

3.5.4 Except as may otherwise be permitted by the Architectural Control Committee, no exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Lot, except inside a residence or otherwise concealed from view. Provided further, however, that the requirements of this subsection shall not apply to those "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended from time to time. As to "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended, the governing board of the Metropolitan District shall be empowered to adopt rules and regulations governing the types of "antenna" (including certain satellite dishes) that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996 and/or applicable regulations, as amended, and establish reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

3.5.5 No wind generators shall be constructed, installed, erected or maintained on any Lot.

Section 3.6.

Vehicular Parking, Storage and Repairs.

Except as otherwise provided in the rules and regulations which may be adopted by the governing board of the Metropolitan District from time to time, vehicles shall be parked only in the garages or in the driveways serving the Lots. Parking on streets is prohibited except for the temporary visitation (4 hours). A vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. Vehicles shall be subject to such reasonable rules and regulations as the governing board of the Metropolitan District may adopt from time to time. Except as may otherwise be set forth in the rules and regulations or Guidelines, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property

or any Improvements located thereon, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted in the Property except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if, for example, it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for twenty-four (24) consecutive hours without the prior approval of the governing board of the Metropolitan District.

In the event the governing board of the Metropolitan District shall determine that a vehicle is parked or stored in violation herein, then a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the governing board of the Metropolitan District in its discretion from time to time, the governing board of the **Metropolitan District shall have the right to remove the vehicle at the sole expense of the owner thereof.**

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Property unless it is done within the enclosed garage and screened from sight and sound of the activity from the street and from adjoining property. Any Owner or other Person undertaking any such activities shall be solely responsible for, and assumes all risks of, such activities, including adoption and utilization of any and all necessary safety measures or precautions, including but not limited to, ventilation. The foregoing restriction shall not be deemed to prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle, or other vehicle on a Lot, together with those activities normally incident and necessary to such washing and polishing.

Section 3.7.

Nuisances.

No nuisance shall be permitted which is visible within or otherwise affects any portion of the Property, nor any use, activity or practice which interferes with the peaceful enjoyment or possession and proper use of any Lot, or any portion thereof, by its residents. As used herein, the term "nuisance" shall include each violation of these Covenants and the Guidelines, if any, but shall not include any activities of the Declarant. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. Further, no unlawful use shall be permitted or made of the Property or any portion thereof. All laws, ordinances and regulations of all governmental bodies having jurisdiction over the Property, or any portion thereof, shall be observed.

Section 3.8. ***Chemicals.***

No Hazardous Activities; No Hazardous Materials or

No activities shall be conducted on any Lot or within Improvements constructed on any Lot which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot and no open fires shall be lighted or permitted on any Lot except in a contained barbecue unit while attended and in use for cooking purposes or within a dedicated fire pit or interior fireplace. Further, no hazardous materials or chemicals shall at any time be located, kept or stored in, on or at any Lot except such as may be contained in household products normally kept at homes for use of the residents thereof and in such

limited quantities so as to not constitute a hazard or danger to person or property. A Lot Owner shall be responsible for remediating damage to or staining (by oil, grease or other chemical) of the street and driveway pavers to the extent caused by said Lot Owner or by any guest, invitee, vendor or contractor of the Lot Owner.

Section 3.9. *No Annoying Lights, Sounds or Odors.*

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Lot which is unreasonably loud or annoying; and no odor shall be permitted from any Lot which is noxious or offensive to others. Further, no annoying light, sound or odor shall be permitted which may be seen, heard or smelled from any Lot. In addition to the foregoing, no electromagnetic, light or any physical emission which might interfere with aircraft, communications or navigational aids shall be permitted.

Section 3.10. *Restrictions on Trash and Materials.*

No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate except inside the residence on any Lot nor shall such items be deposited on a street, unless placed in a suitable, tightly-covered container that is reasonably located solely for the purpose of garbage pickup; provided, however, no such container may be deposited on a street for garbage pickup prior to 5:00 a.m. on the day such garbage will be picked up. Further, no trash or materials shall be permitted to accumulate in such a manner as to be visible from any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. In accordance with Section 3.4 hereof, each Lot shall at all times be kept in a clean and sightly condition by the Owner(s) thereof.

Section 3.11. *Landscaping.*

All areas disturbed by the building process shall be restored. A preliminary landscape plan shall be part of the submittal of Plans and Specifications. At the 50% completion stage, the final landscape plan shall be submitted to the Architectural Control Committee. All landscaping must be completed by August of the year following that in which construction commenced. Any additional landscaping plans must be submitted to the Architectural Control Committee for review, and the approval of such plans shall be obtained from the ACC prior to the installation of landscaping. Each Owner shall maintain all landscaping on such Owner's Lot in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping. The Property is particularly vulnerable to insect infestation to include Pine Beetle, Moths, Mistletoe, and other Fungi. Periodic maintenance including spraying and prevention is critical to the health of the trees. Removal of infected or diseased trees shall be the responsibility of the Lot Owner. A minimum of four (4) evergreen trees shall be maintained in the front 50 feet of each lot, as measured from the curb, with a minimum height of seven (7) feet each.

Section 3.12. *Maintenance of and Non-Interference with Grade and Drainage.*

Each Owner shall maintain the grading upon his Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage. Each Owner agrees that he will not in any way interfere with the established drainage pattern on his Lot. In the event that it is

necessary or desirable to change the established drainage over any Lot, then the Owner thereof shall submit a plan to the Architectural Control Committee for its review and approval, in accordance with the provisions of Article 2 of these Covenants and any such change shall also be made in accordance with all laws, regulations and resolutions of any applicable governmental entities. For purposes of this Section, "established drainage" is defined as the drainage which exists at the time of final grading of a Lot by the Declarant.

Section 3.13. *Erosion Control.*

The storm water program throughout the United States arises from the Clean Water Act of 1972 and regulations established by the U.S. Environmental Protection Agency, as well as other laws and regulations. These requirements may be implemented and expanded through state and local regulations and permits, but the federal laws are federally enforceable. The use of landscape materials (such as top soil, mulches, natural and manufactured fertilizers, crushed rock, sand, etc.) that potentially deposit silts, dusts, and debris into the storm water system near a Lot must be managed to reasonably preclude run-off or other disbursement (such as being blown) during stormy conditions. These materials should not be placed upon or adjoining any hard-surfaces such as driveways, walkways, curb, gutter, or street, where the potential for runoff is very high. If temporary storage results in these materials being located on these areas, then erosion control devices must be in place at the time of such storage. Some examples of erosion control devices are sandbags, encased straw, small stone rolls, straw bales, wattles, etc. Extreme care must also be taken when handling or storing chemicals such as oils, fuels, paints, fertilizers (liquid or dry), trash, etc., and such items must also be reasonably prevented from entering the storm water system. Generally, the storm water system starts at the curb or drainage system on each Lot and ends up eventually in the Nation's waterways. Roadways must be protected from silting and contamination.

Section 3.14. *Restrictions on Mining or Drilling.*

No real estate or improvements within the Property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth, except drilling or exploring for oil, gas or other hydrocarbons pursuant to oil and gas leases in effect on the date that these Covenants are recorded, as the same may be amended and supplemented from time to time.

ARTICLE 4. ADDITIONAL PROVISIONS

Section 4.1. *Enforcement/Assessment*

Each Owner grants to the Declarant and to the Metropolitan District, and there is excepted and reserved to the Declarant and Metropolitan District, a lien upon the Lot of the Owner in the event of non-performance by the Owner of each of the terms and conditions contained in the Covenants herein. The amount of the lien shall be determined by the governing board of the Metropolitan District based on a schedule of penalties adopted by the governing board from time to time. After providing the Owner with notice and an opportunity to be heard, the governing board of the Metropolitan District may levy a penalty against any Owner if it finds the willful or negligent acts or omissions of the Owner or a user having a relationship with the Owner cause any violation of these Covenants, or cause any loss or damage to the Metropolitan District, or cause an

expenditure of funds in connection with the enforcement powers of the Metropolitan District. If the penalty is not paid within 30 days of receipt by the Owner, then a lien may be placed against the Lot which lien may include but not be limited to interest at a maximum rate provided by law, attorney's fees and costs. Enforcement of the covenants, conditions, restrictions, easements, reservations, rights-of-way, liens, charges and other provisions contained in these Covenants, as amended, may also be by any proceeding at law or in equity against any Person(s) violating or attempting to violate any such provision(s). The Metropolitan District and any aggrieved Owner shall have the right to institute, maintain and prosecute any such proceedings. No remedy shall be exclusive of other remedies that may be available. In any action instituted or maintained under these Covenants or any other governing documents, the prevailing party shall be entitled to recover its costs and attorney fees incurred in asserting or defending the claim, as well as any and all other sums. Failure by the Metropolitan District or any Owner to enforce any covenant, restriction or other provision contained herein shall in no event be deemed a waiver of the right to do so thereafter.

Section 4.2. Leases.

The term "lease," as used herein, shall include any agreement for the leasing or rental of a Lot, or any portion thereof, and shall specifically include, without limitation, month-to-month rentals and subleases. Any Owner shall have the right to lease his Lot, or any portion thereof, as long as all leases provide that the terms of the lease and lessee's occupancy of the leased premises shall be subject in all respects to the provisions of these Covenants and the Guidelines; and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under the lease.

Section 4.3. Severability.

All provisions of these Covenants are severable. Invalidation of any of the provisions, by judgment, court order or otherwise, shall in no way affect or limit any other provisions which shall remain in full force and effect.

Section 4.4. Duration, Revocation and Amendment.

Each and every provision of these Covenants shall run with and bind the Property and all Improvements perpetually from the date of recording of these Covenants. The benefits, burdens, and all other provisions contained in these Covenants shall be binding upon, and inure to the benefit of the Declarant, the Metropolitan District, and all Owners, and upon and to their respective heirs, personal representatives, successors and assigns.

These Covenants may be amended by a vote or agreement of the Owners of at least sixty-seven percent (67%) of the Lots; provided that, during the Development Period, no such amendment shall be effective without the prior, written consent of the Declarant.

Notwithstanding anything to the contrary contained in these Covenants, these Covenants may be amended in whole or in part, at any time from time to time, by the Declarant without the consent or approval of any other Owner or any other Person, in order to correct clerical, typographical, or technical errors, or to clarify any of these Covenants or any provision hereof. The Declarant's right of amendment set forth in the preceding sentence shall terminate concurrently with expiration of the Development Period.

Section 4.5.***Declarant's Use.***

Notwithstanding anything to the contrary contained in these Covenants, it shall be expressly permissible and proper for Declarant, its employees and agents, to perform such reasonable activities, and to maintain upon portions of the Lots such items as Declarant deems reasonably necessary or incidental to the construction and sale of Lots. The foregoing includes, without limitation, locating, maintaining and relocating management office, signs, and sales office, of such sizes, and at such locations as it determines in its reasonable discretion from time to time.

Section 4.6.***Notices.***

Any notice permitted or required in these Covenants shall be deemed to have been given and received upon the earlier to occur of (a) personal delivery upon the Person to whom such notice is to be given; or (b) four (4) days after deposit in the United States mail, registered or certified mail, postage prepaid, return receipt requested, addressed to the Owner at the address for such Owner's Lot.

Section 4.7.***Limitation on Liability.***

The Declarant and the Metropolitan District and their directors, officers, shareholders, members, partners, agents or employees, shall not be liable to any Person for any action or for any failure to act arising out of these Covenants and the Guidelines, if any, unless the action or failure to act was not in good faith and was done or withheld with malice. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.8.***No Representations, Guaranties or Warranties.***

No representations, guaranties or warranties of any kind, express or implied, shall be deemed to have been given or made by Declarant or the Metropolitan District or by any of their officers, directors, shareholders, members, partners, agents or employees, in connection with any portion of the Property, fitness for intended use, or view, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof, unless and except as specifically set forth in writing. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.9.***Waiver.***

By acceptance of a deed to a Lot, each Owner hereby releases, waives, and discharges the Declarant and the Metropolitan District and their respective officers, directors, members, partners, agents and employees, heirs, personal representatives, successors and assigns, from all losses, claims, liabilities, costs, expenses, and damages, arising directly or indirectly from any hazards, disclosures or risks set forth in these Covenants.

Section 4.10.***Headings.***

The Article, Section and subsection headings in these Covenants are inserted for convenience of reference only, do not constitute a part of these Covenants, and in no way define, describe or limit the scope or intent of these Covenants or any of the provisions hereof.



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5555-3928462

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
- B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5555-3928462

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

Issuing Office: 770 Gold Hill Place South
Woodland Park, CO 80863

Commitment No.: 5555-3928462

Property Address: 0 Spacious Skies Drive, Woodland Park, CO
80863

APN: R0055193

Revision No.: 1 - added req.'s 10-11

Inquiries Should Be Directed To:

Barbie Bunker or Colorado Springs Processing Team

Phone: (719)208-8330

Email: bbunker@firstam.com

Issuing Office File No.: 5555-3928462

SCHEDULE A

1. Commitment Date: April 08, 2022 8:00 AM
2. Policies to be issued:
 - (a) ☐ ALTA® Owner's Policy (6-17-06)
Proposed Insured:
Proposed Policy Amount: \$
 - (b) ☒ ALTA® Loan Policy (6-17-06)
Proposed Insured: Park State Bank & Trust, its successors and/or assigns as their interests may appear
Proposed Policy Amount: \$1,930,000.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple interest

4. [The Title is, at the Commitment Date, vested in:](#) Jonathan James
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

Premiums:

Owner's Policy: \$

Lender's Policy: \$ 2,003.00 (50% Construction Loan Rate)

Tax Certificate Fee: \$ 50.00

Endorsement(s): \$

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5555-3928462

Commitment No.: 5555-3928462

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2B.
9. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
10. Deed from Jonathan James to Ventus, LLC, a Colorado limited liability company conveying the subject property.
11. Statement of Authority for Ventus, LLC, a Colorado limited liability company, evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity, and containing the other information required by C.R.S. 38-30-172 and/or 38-30-108.5.

NOTE: The Loan Policy to be issued will contain the following:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Pending disbursement of the full proceeds of the loan secured by the Deed of Trust set forth under Schedule A hereof, the Policy insures only to the extent of the amount actually disbursed, but increases up to the face amount of the Policy as each disbursement is made.

NOTE: The following conveyance(s) have been recorded within the last 24 months:

Special Warranty Deed recorded October 08, 2021 at Reception No. [743568](#).

Special Warranty Deed recorded July 22, 2021 at Reception No. [740790](#).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5555-3928462

Commitment No.: 5555-3928462

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
8. Any water rights, claims of title to water, in, on or under the Land.
9. Easement for Utilities, Egress and Ingress described in Deed recorded March 30, 2009 at Reception No. [625165](#).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. Easement for Utilities, Egress and Ingress described in Deed recorded April 6, 2009 at Reception No. [625363](#).
11. Terms, conditions, duties and obligations imposed by the Paradise of Colorado Metropolitan District as evidenced by Decree recorded December 22, 2014 at Reception No. [676352](#).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 5555-3928462

File No.: 5555-3928462

The Land referred to herein below is situated in the County of Teller, State of Colorado, and is described as follows:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 9, THE HIGHLANDS IN PARADISE AS RECORDED UNDER RECEPTION NUMBER 713224 OF THE RECORDS OF THE TELLER COUNTY, COLORADO, CLERK AND RECORDER; (ALL BEARINGS USED HEREIN ARE RELATIVE TO THOSE FOUND IN SAID SUBDIVISION PLAT)

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES:

- (1) THENCE N 48° 34' 34" E, A DISTANCE OF 185.59 FEET;
- (2) THENCE N 37° 32' 45" E, A DISTANCE OF 299.53 FEET;
- (3) THENCE S 50° 03' 29" E, A DISTANCE OF 30.83 FEET;
- (4) THENCE N 33° 49' 18" E, A DISTANCE OF 270.70 FEET;
- (5) THENCE N 16° 19' 28" E, A DISTANCE OF 178.08 FEET TO A POINT ON THE BOUNDARY OF PARADISE OF COLORADO FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 711754 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES:

- (1) THENCE N 68° 52' 17" E, A DISTANCE OF 112.24 FEET;
- (2) THENCE S 74° 47' 22" E, A DISTANCE OF 152.80 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND ALSO BEING A POINT ON THE BOUNDARY OF THAT 177.66 ACRE TRACT (PER SURVEY COMPLETED BY MICHAEL J. LAMBERT DATED FEBRUARY 28, 1994);

THENCE ALONG SAID BOUNDARY, THE FOLLOWING NINE COURSES:

- (1) THENCE S 02° 46' 23" E, A DISTANCE OF 363.80 FEET;
- (2) THENCE S 02° 46' 19" E, A DISTANCE OF 322.73 FEET TO AN ANGLE POINT THEREON;
- (3) THENCE S 89° 28' 06" W, A DISTANCE OF 295.86 FEET;
- (4) THENCE S 01° 43' 16" E, A DISTANCE OF 646.47 FEET;
- (5) THENCE S 89° 19' 04" W, A DISTANCE OF 616.58 FEET;
- THENCE S 00° 27' 34" W, A DISTANCE OF 324.02 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S 1/2 SE 1/4) OF SAID SECTION 19;
- (6) THENCE N 89° 14' 48" E ALONG THE NORTH LINE OF SAID S 1/2 SE 1/4, A DISTANCE OF 2515.60 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 SE 1/4;
- (7) THENCE S 08° 16' 56" E, A DISTANCE OF 869.40 FEET;
- (8) THENCE N 90° 00' 00" W, A DISTANCE OF 609.59 FEET
- (9) THENCE S 32° 00' 00" W, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF KINGS CROWN ROAD AS DEPICTED ON THE PLAT OF "PARADISE ESTATES FILING NO. 5" AS RECORDED UNDER RECEPTION NUMBER 326400 OF SAID COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING SIX COURSES:

- (1) THENCE NORTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26° 00' 00" (THE LONG CHORD OF WHICH BEARS N 71° 00' 00" W, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 104.37 FEET;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

(2) THENCE N 84° 00' 00" W, A DISTANCE OF 142.16 FEET
(3) THENCE WESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31° 00' 00" (THE LONG CHORD OF WHICH BEARS S 80° 30' 00" W, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET;
(4) THENCE S 65° 00' 00" W, A DISTANCE OF 212.59 FEET;
(5) THENCE SOUTHWESTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34° 00' 00" (THE LONG CHORD OF WHICH BEARS S 48° 00' 00" W, A LONG CHORD DISTANCE OF 105.25 FEET), AN ARC LENGTH OF 106.81 FEET;
(6) THENCE S 31° 00' 00" W, A DISTANCE OF 21.96 FEET TO THE NORTHEAST CORNER LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID LOT 1, THE FOLLOWING FOUR COURSES:

(1) THENCE N 57° 51' 17" W, A DISTANCE OF 170.62 FEET;
(2) THENCE S 57° 00' 00" W, A DISTANCE OF 40.00 FEET;
(3) THENCE SOUTHWESTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 48.42 FEET), AN ARC LENGTH OF 48.99 FEET;
(4) THENCE S 40° 29' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE NORTHERLY LINE OF KINGS CROWN ROAD;

THENCE N 49° 30' 38" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF LOT 4, PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARIES OF SAID LOT 4, THE FOLLOWING FOUR COURSES:

(1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET;
(2) THENCE NORTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38" (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 66.05 FEET), AN ARC LENGTH OF 66.28 FEET;
(4) THENCE N 57° 00' 00" E, A DISTANCE OF 30.00 FEET;
(5) THENCE N 46° 28' 02" W, A DISTANCE OF 188.61 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4;

THENCE CONTINUING N 00° 00' 00" W ALONG THE BOUNDARY OF SAID PARADISE ESTATES FILING NO. 4, A DISTANCE OF 310.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID TRACT, THE FOLLOWING FOUR COURSES:

(1) THENCE S 90° 00' 00" E, A DISTANCE OF 110.00 FEET;
(2) THENCE N 00° 00' 00" E, A DISTANCE OF 310.00 FEET;
(3) THENCE N 90° 00' 00" W, A DISTANCE OF 367.62 FEET;
(4) THENCE S 00° 00' 00" W, A DISTANCE OF 291.88 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID TELLER COUNTY RECORDS;
THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES:

(1) THENCE N 75° 00' 00" W, A DISTANCE OF 280.00 FEET;
(2) THENCE N 88° 20' 29" W, A DISTANCE OF 233.85 FEET;
(3) THENCE N 81° 34' 04" W, A DISTANCE OF 151.25 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 269427 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES:

(1) THENCE N 90° 00' 00" W, A DISTANCE OF 87.58 FEET;
(2) THENCE S 77° 02' 25" W, A DISTANCE OF 224.95 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 11 AS RECORDED UNDER RECEPTION NUMBER 634946 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARIES OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES:

(1) THENCE N 33° 33' 05" W, A DISTANCE OF 319.11 FEET TO A POINT ON THE RIGHT OF WAY OF EAGLES PERCH

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

PLACE AS DEPICTED ON SAID PLAT;

(2) THENCE ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91° 47' 41" (THE LONG CHORD OF WHICH BEARS N 40° 41' 23" W, A LONG CHORD DISTANCE OF 71.81 FEET), AN ARC LENGTH OF 80.11 FEET;

(3) THENCE N 01° 43' 50" E, A DISTANCE OF 145.99 FEET;

(4) THENCE N 52° 58' 03" E, A DISTANCE OF 80.91 FEET;

(5) THENCE N 31° 38' 49" W, A DISTANCE OF 186.32 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 8 AS RECORDED UNDER RECEPTION NUMBER 466006 OF SAID COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY, THE FOLLOWING FIVE COURSES:

(1) THENCE N 52° 00' 00" E, A DISTANCE OF 84.66 FEET;

(2) THENCE N 00° 00' 00" E, A DISTANCE OF 102.80 FEET;

(3) THENCE N 54° 00' 00" E, A DISTANCE OF 296.37 FEET;

(4) THENCE N 30° 00' 00" E, A DISTANCE OF 257.60 FEET;

(5) THENCE N 59° 45' 00" W, A DISTANCE OF 147.17 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NUMBER 7 AS RECORDED UNDER RECEPTION NUMBER 446540 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING TWO COURSES:

(1) THENCE N 40° 30' 00" E, A DISTANCE OF 71.86 FEET;

(2) THENCE N 30° 00' 00" E, A DISTANCE OF 171.82 FEET TO A POINT ON THE BOUNDARY OF LOT 29, PARADISE OF COLORADO FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 616756 OF THE RECORDS OF TELLER COUNTY COLORADO CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING COURSE:

(1) N 49° 07' 44" E ALONG THE BOUNDARY OF SAID LOT, A DISTANCE OF 119.92 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER [740790](#) OF SAID TELLER COUNTY RECORDS; THENCE ALONG THE BOUNDARIES OF SAID TRACT, THE FOLLOWING FIVE COURSES;

(1) THENCE NORTHWESTERLY THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 06' 50" (THE LONG CHORD OF WHICH BEARS N 20° 07' 16" W, A LONG CHORD DISTANCE OF 6.32 FEET), AN ARC LENGTH OF 6.32 FEET;

(2) THENCE N 19° 33' 51" W, A DISTANCE OF 26.57 FEET TO A POINT ON THE BOUNDARY OF SAID PARADISE OF COLORADO FILING NO. 2;

(3) THENCE N 63° 46' 02" E ALONG SAID BOUNDARY, A DISTANCE OF 50.34 FEET TO A POINT ON THE BOUNDARY OF SAID THE HIGHLANDS IN PARADISE AS RECORDED UNDER RECEPTION NUMBER 713224 OF SAID TELLER COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY, THE FOLLOWING TWO COURSES:

(4) THENCE S 19° 33' 51" E, A DISTANCE OF 32.42 FEET;

(5) THENCE SOUTHEASTERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 10' 10" (THE LONG CHORD OF WHICH BEARS S 30° 08' 56" E, A LONG CHORD DISTANCE OF 101.03 FEET), AN ARC LENGTH OF 101.61 FEET TO THE MOST SOUTHERLY CORNER OF LOT 9 IN SAID THE HIGHLANDS IN PARADISE AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.
COUNTY OF TELLER, STATE OF COLORADO.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American Title

First American Title Insurance Company
770 Gold Hill Place South
Woodland Park, CO 80863
(719)208-8330

File #: 5555-3928462

Date: April 21, 2022

Property Address: 0 Spacious Skies Drive
Woodland Park, CO 80863

We appreciate the opportunity to be of service to you. *To avoid delays in your closing, all funds needed at your closing should be wired!* Please contact your Escrow Officer below to obtain and verify wiring instructions. Please note, if First American Title receives a third party deposit, additional document(s) are required. Please contact your Escrow Team for more information.

Escrow Officer: Barbie Bunker
(719)208-8330 / bbunker@firstam.com
770 Gold Hill Place South
Woodland Park, CO 80863

Escrow Assistant: Colorado Springs Processing Team
(719)208-8330 / ColoradoSpringsemail@firstam.com

The following parties have received a copy of this Commitment:

Borrower(s): Ventus, LLC
Delivered Electronically

Lender: Park State Bank & Trust /
Delivered Electronically

Thank you for choosing First American Title. We look forward to assisting you. If you should have any questions, please do not hesitate to contact us.

PROTECTIVE COVENANTS

TABLE OF CONTENTS

ARTICLE 1. DEFINITIONS.....	1
Section 1.1. Architectural Control Committee.....	1
Section 1.2. Builder.....	1
Section 1.3. Covenants.....	1
Section 1.4. Declarant.....	2
Section 1.5. Improvements.....	2
Section 1.6. Lot.....	2
Section 1.7. Metropolitan District.....	2
Section 1.8. Owner.....	2
Section 1.9. Person.....	2
Section 1.10. Property.....	2
Section 1.11. Development Period.....	3
ARTICLE 2. DESIGN REVIEW.....	3
Section 2.1. Design Review Requirements.....	3
Section 2.2. Guidelines.....	3
Section 2.3. Design Standards.....	4
Section 2.4. Declarant's Exemption.....	4
Section 2.5. Procedures.....	4
Section 2.6. Appeal.....	4
Section 2.7. Proceeding After Approval.....	5
Section 2.8. Notice of Completion.....	5
Section 2.9. Inspection of Work.....	5
Section 2.10. Correction of Noncompliance.....	5
Section 2.11. Cooperation.....	6
Section 2.12. Access Easement.....	6
Section 2.13. No Liability.....	6
Section 2.14. Variance.....	7
Section 2.15. Waivers; No Precedent.....	7
ARTICLE 3. RESTRICTIONS.....	7
Section 3.1. Restrictions Imposed.....	7
Section 3.2. Residential Use; Professional or Home Occupation.....	7
Section 3.3. Household Pets.....	8
Section 3.4. Temporary Structures; Unsightly Conditions.....	8

Section 3.5.	Miscellaneous Improvements.....	9
Section 3.6.	Vehicular Parking, Storage and Repairs.....	9
Section 3.7.	Nuisances.....	10
Section 3.8.	No Hazardous Activities; No Hazardous Materials or Chemicals.....	10
Section 3.9.	No Annoying Lights, Sounds or Odors.....	11
Section 3.10.	Restrictions on Trash and Materials.....	11
Section 3.11.	Landscaping.....	11
Section 3.12.	Maintenance of and Non-Interference with Grade and Drainage.....	11
Section 3.13.	Erosion Control.....	12
Section 3.14.	Restrictions on Mining or Drilling.....	12
ARTICLE 4. ADDITIONAL PROVISIONS.....		12
Section 4.1.	Enforcement/Assessment.....	12
Section 4.2.	Leases.....	13
Section 4.3.	Severability.....	13
Section 4.4.	Duration, Revocation and Amendment.....	13
Section 4.5.	Declarant's Use.....	13
Section 4.6.	Notices.....	14
Section 4.7.	Limitation on Liability.....	14
Section 4.8.	No Representations, Guaranties or Warranties.....	14
Section 4.9.	Waiver.....	14
Section 4.10.	Headings.....	14

**PROTECTIVE COVENANTS
OF PARADISE @ PIKES PEAK**

THESE PROTECTIVE COVENANTS OF PARADISE OF COLORADO ("Covenants") are made and entered into the date and year hereinafter set forth by PARADISE OF COLORADO, LLC, a Colorado limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of that certain real property in the County of Teller, State of Colorado, which is described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive ("Property"); and

WHEREAS, the Declarant desires to subject and place upon the Property certain covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities and other provisions; and

WHEREAS, these Covenants do not create a Common Interest Community, as defined by the Colorado Common Interest Ownership Act at C.R.S. §38-33.3-103(8); therefore, these Covenants shall not be governed by the Colorado Common Interest Ownership Act; and

WHEREAS, pursuant to C.R.S. §32-1-1004(8)(a), it is the intention of the Declarant, in imposing these Covenants on the Property, to empower the Paradise of Colorado Metropolitan District, a metropolitan district that governs the Property, to furnish covenant enforcement and design review services for the Property and to pay for such services with Metropolitan District revenues derived from the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities, and other provisions set forth herein.

**ARTICLE 1.
DEFINITIONS**

Section 1.1. *Architectural Control Committee.*

"Architectural Control Committee" ("ACC") means the committee appointed by the governing body of the Metropolitan District that will review and consider all proposed Improvements to Lots.

Section 1.2. *Builder.*

"Builder" means any Person who acquires a Lot for the purpose of constructing a residential improvement on such Lot for himself, or for sale to the public, or as contracted by a Lot Owner. All Builders shall be approved by the Declarant during the Development Period and subsequent to that the Architectural Control Committee.

Section 1.3. *Covenants.*

"Covenants" means these Protective Covenants, as amended and supplemented from time to time.

Section 1.4.***Declarant.***

"Declarant" means Paradise of Colorado, LLC, a Colorado limited liability company, and/or any other Person to whom the Declarant may, at any time from time to time, assign one or more of the Declarant's rights under these Covenants (which shall be the extent of the Declarant's rights to which such assignee succeeds); provided, that no assignment of any Declarant rights shall be effective unless such assignment is duly executed by the assignor Declarant and recorded in Teller County, Colorado.

Section 1.5.***Improvements.***

"Improvements" means all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, including gates in fences, basketball backboards and hoops, swing sets or other play structures, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment, solar equipment, wind generators, if any.

Section 1.6.***Lot.***

"Lot" means each platted lot that is now or hereafter included in the Property described in Section 1.10.

Section 1.7.***Metropolitan District.***

"Metropolitan District" means Paradise of Colorado Metropolitan District, and/or any other metropolitan district, to which the then-Metropolitan District may, from time to time, transfer or assign any or all of the rights and duties of the Metropolitan District under these Covenants. Each such assignment or transfer, if any, shall be effective upon recording in Teller County, Colorado, of a document of transfer or assignment, duly executed by the then-Metropolitan District.

Section 1.8.***Owner.***

"Owner" means each fee simple title holder of a Lot, including without limitation Declarant, or any other Person who owns a Lot, but does not include a Person having an interest in a Lot solely as security for an obligation.

Section 1.9.***Person.***

"Person" means a natural person, a corporation, a limited liability company, a partnership, a trust, a joint venture, an unincorporated association, or any other entity or any combination thereof and includes, without limitation, each Owner and the Declarant.

Section 1.10.***Property.***

"Property" means the real estate described as Paradise of Colorado Filing No. 1, Lots 1 through 4 inclusive, and Paradise of Colorado Filing No. 2, Lots 1 through 29 inclusive.

Section 1.11.

Development Period.

"Development Period" means the period that commenced upon Declarant gaining ownership of the Property and continues until building has been completed upon 85% of the Lots as defined in Section 1.10.

ARTICLE 2.
DESIGN REVIEW

Section 2.1.

Design Review Requirements.

No Improvements shall be constructed, erected, placed, altered, planted, applied or installed upon any Lot unless said Improvements are in full compliance with the provisions of these Covenants and the Guidelines (as hereinafter defined), if any, and unless at least two (2) sets of complete plans and specifications therefore (said plans and specifications to show exterior design, height, all materials, all colors, and location of the Improvements, plotted horizontally and vertically, location and size of driveways, location, size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as any such other materials and information as may be required by the Architectural Control Committee of the Metropolitan District. Complete Plans and Specifications must be submitted to and approved in writing by the Architectural Control Committee.

The Architectural Control Committee shall exercise its reasonable judgment to the end that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures. In its review of such plans, specifications and other materials and information, the Architectural Control Committee may require as a condition to its considering an approval request that the applicant(s) pay or reimburse the Metropolitan District for the expenses incurred by the Metropolitan District in the review process.

In addition to the foregoing review and approvals, the construction, erection, addition, deletion, change or installation of any Improvements shall also require the applicant to obtain the approval of all governmental entities with jurisdiction thereof, and issuance of all required permits, licenses and approvals by all such entities. Without limiting the generality of the preceding sentence, issuance of zoning development permit(s) ("ZDP") by the City of Woodland Park, Colorado, and Building Permits, shall be a precondition to commencement of any construction of, alteration of, addition to or change in any Improvement.

Section 2.2

Guidelines.

The governing board of the Metropolitan District, has the authority to promulgate architectural standards, rules, regulations and/or guidelines (collectively the "Guidelines") to interpret and implement the provisions of this Article and these Covenants. Without limiting the generality of the foregoing, such provisions may contain provisions to clarify the designs and materials that may be considered in design approval, may state requirements for submissions, and may state procedural requirements. In addition, such provisions may provide for blanket approvals, interpretations, or restrictions. Track Type Home designs will not be accepted. By way of example, and not by way of limitation, such provisions may state that a certain type of Evergreen Tree will be acceptable and will not require approval, or a particular type and color of a retaining wall will be acceptable. All Improvements proposed to be constructed, and any Guidelines that are adopted, shall be promulgated and implemented in accordance with these Covenants.

Section 2.3.

Design Standards.

The minimum design standards applicable to all Lots in the Property include:

2.3.1 Setbacks. All Improvements shall be located a minimum of 25 feet from all property lines.

2.3.2 Landscaping. All disturbed areas shall be restored and or improved. A minimum of four (4) evergreen trees maintained on the front 50 feet of each lot as measured from the curb at all times. Each tree shall be a minimum of seven feet in height.

2.3.3 Roof Types. All roof material shall be Tile; natural, clay, or concrete.

2.3.4 Driveways. The first fifty (50) feet of all driveways shall be predominately pavers, either natural stone or concrete. Walkways shall consist of decorative concrete or pavers. Additional materials that can be used in combination with the foregoing are colored and stained concrete, exposed aggregate, stamped concrete, and stone. 20%

2.3.5 Exterior Finishes. A minimum of twenty percent of the exterior of the Improvements will be natural or manufactured stone. Flexibility will be given with design as to the location of the twenty percent. The balance of the materials including the garage doors must have a custom finish and be approved by the Architectural Control Committee. All windows shall be metal clad. All metal and/or concrete surfaces must be finished.

2.3.6 Improvement Sizes. Single family residences must have a minimum of 2750 finished sq. ft. and a minimum three car garage. Each individual residence shall have unique architectural features as approved by the Architectural Control Committee.

2.3.7 Fences. Fences are not allowed. A small dog run in an area obscured from the roadways and not obtrusive to adjacent Lots may be installed with the approval of the Architectural Control Committee.

Section 2.4.

Declarant's Exemption.

The Declarant shall be exempt from the provisions of these Covenants which exemption shall terminate upon the expiration of the Development Period.

Section 2.5.

Procedures.

The Architectural Control Committee shall approve or disapprove all applications within thirty (30) days after the submission of complete plans, specifications, and other materials and information which the ACC may require in conjunction therewith. A stamped or printed notation, initialed by an authorized member of the ACC, affixed to any of the plans and specifications, shall be deemed a sufficient writing. However, the ACC shall not be required to maintain records of plans, specifications or other documents or information that have been submitted to it for approval. Approval by the ACC shall be conclusive evidence of compliance with this Article 2, provided that the Improvements are constructed in compliance with the plans and specifications as approved. Failure to approve within 30 days shall be deemed disapproval.

Section 2.6.

Appeal.

In the event an applicant receives an adverse decision on an application, the applicant may appeal to the governing board of the Metropolitan District. The applicant shall submit such appeal in writing within thirty (30) days after receiving such adverse decision. The governing board of the

Metropolitan District will render its opinion in writing to the applicant within twenty-one (21) days after receipt of the appeal.

Section 2.7.

Proceeding After Approval.

After approval of any proposed Improvement, construction or installation of the proposed Improvement shall be commenced as promptly and diligently as possible and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one (1) year after the date of approval of the application or failure to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the Architectural Control Committee. The ACC or the governing board of the Metropolitan District as provided herein, in their discretion, may consider requests for extensions of time for completion of any proposed Improvements.

Section 2.8.

Notice of Completion.

Upon the completion of any Improvement, the applicant shall give a written "Notice of Completion" to the Architectural Control Committee. Upon receipt of the "Notice of Completion", the ACC will inspect the exterior of the Improvements and Lot and ascertain whether the construction and/or installation is in compliance with the approved plans and specifications. The applicant will be provided a written response to the "Notice of Completion" within a reasonable period.

Section 2.9.

Inspection of Work.

The Architectural Control Committee or its duly authorized representative shall have the right to inspect any Improvement prior to or after completion in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Article; provided, however, that the right of inspection shall terminate sixty (60) days after the Architectural Control Committee receives the Notice of Completion.

If, as a result of inspections or otherwise, the Architectural Control Committee finds that any Improvement has been installed or constructed without obtaining the approval of the Architectural Control Committee, or was not installed or constructed in substantial compliance with the approval that was granted, or was not completed within one (1) year after the date of approval, subject to any extensions of time granted pursuant to Section 2.7 hereof, the Architectural Control Committee shall notify the applicant in writing of the noncompliance. The notice of non-compliance shall specify the particulars of the noncompliance.

Section 2.10.

Correction of Noncompliance.

If the Architectural Control Committee determines that noncompliance exists, the Person responsible for such noncompliance shall remedy or remove the same (and return the subject property or structure to its original condition) within a period of not more than forty-five (45) days from the date of receipt of the notice of noncompliance. If such Person does not comply with the ruling within such period, the Architectural Control Committee and/or the governing board of the Metropolitan District may, at their option, record a notice of noncompliance against the Lot on which the noncompliance exists, may remove the non-complying Improvement or may otherwise remedy the noncompliance, and the Person responsible for such noncompliance shall reimburse the

ADDRESS
BLOG.

Metropolitan District, upon demand, for all costs and expenses incurred with respect thereto including attorney's fees and court costs.

Section 2.11. Cooperation.

The governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with any other architectural review committees, or one or more other boards or committees that exercise architectural or design review functions, in order to increase consistency or coordination, reduce costs, or as may otherwise be deemed appropriate or beneficial by the governing board of the Metropolitan District in its discretion. The costs and expenses for all such matters, if any, shall be shared or apportioned between such boards or committees and the Metropolitan District, as the governing board of the Metropolitan District may determine in its discretion from time to time. Additionally, the governing board of the Metropolitan District shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with other architectural review committees, or one or more other boards or committees that exercise architectural review functions, to collect fees, charges, or other amounts which may be due to such entity and to permit any such entity to collect fees, charges, or other amounts which may be due to the governing board of the Metropolitan District; in any such instance, the governing board of the Metropolitan District shall provide for remittance to such entity of any amounts collected by the governing board of the Metropolitan District or to the Metropolitan District of any amounts collected by such entity.

Section 2.12. Access Easement.

Each Lot shall be subject to an easement in favor of the Metropolitan District and the governing board, including the agents, employees and contractors thereof: for performing any of the actions contemplated in these Covenants. If damage is inflicted, or a strong likelihood exists that it will be inflicted, on any other property or any Lot, the Owner responsible for the damage or expense to avoid damage is liable for the cost of prompt repair. Further, the rights and easements granted in this Section may be exercised only during reasonable hours after reasonable notice to the Owner(s) or occupant(s) of any affected Lot; except that no such notice shall be required in connection with any exterior, non-intrusive maintenance; and except that in emergency situations entry upon a Lot may be made at any time provided that the Owner(s) or occupant(s) of each affected Lot shall be warned of impending emergency entry as early as is reasonably possible. The interior of any residence located on a Lot shall not be subject to the easements provided for in this Section.

Section 2.13. No Liability.

The governing board of the Metropolitan District and the members thereof, as well as any representative of the governing board appointed to act on its behalf, and the Architectural Control Committee, shall not be liable in equity or damages to any Person submitting requests for approval or to any Person by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, in regard to any matter within its jurisdiction hereunder. In reviewing any matter, the governing board of the Metropolitan District shall not be responsible for the safety, whether structural or otherwise, of the Improvements submitted for review, nor the conformance with applicable building codes or other governmental laws or regulations, nor compliance with any other standards or regulations, and any approval of an Improvement by the governing board of the Metropolitan District shall not be deemed an approval of any such matters. No Owner or other

Person shall be a third party beneficiary of any obligation imposed upon, rights accorded to, action taken by, or approval granted by the governing board of the Metropolitan District.

Section 2.14. *Variance.*

The Architectural Control Committee and/or the governing board of the Metropolitan District, in their sole discretion, may grant reasonable variances or adjustments from any conditions and restrictions imposed by these Covenants, in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variances or adjustments shall be granted only in the case that the granting thereof shall not be materially detrimental or injurious to the other property or improvements in the surrounding area and shall not harm the general intent and purpose of the Covenants.

Section 2.15. *Waivers; No Precedent.*

The approval or consent of the governing board of the Metropolitan District, or any representative thereof, to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent by the governing board or any representative thereof, as to any application or other matters whatsoever as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent as to any other matter.

**ARTICLE 3.
RESTRICTIONS**

Section 3.1. *Restrictions Imposed.*

The Property is subject to all requirements, covenants, restrictions and other matters stated on the recorded plats of the Property, or any portion thereof, as well as on all other documents recorded in the office of the Clerk and Recorder of Teller County, Colorado, as amended. In addition, the Declarant declares that all of the Lots shall be held and shall henceforth be sold, conveyed, used, improved, occupied, owned, and resided upon, subject to the following provisions, conditions, limitations, restrictions, agreements and covenants, as well as those contained elsewhere in these Covenants. Notwithstanding anything to the contrary, any of the provisions, conditions, limitations, restrictions agreements or covenants contained in these Restrictions may hereafter be modified or supplemented in any respect as to any portion(s) of the Property by one or more documents that are approved in writing, in advance, by the governing board of the Metropolitan District, and recorded in Teller County, Colorado.

Section 3.2. *Residential Use; Professional or Home Occupation.*

Lots shall be used for residential use only, including uses which are customarily incident thereto, and shall not be used at any time for business, commercial or professional purposes. Builders that have received design approval, may as part of the approval process, use the home as a model home for a period not to exceed two years and are exempt from this Section 3.2. However, Owners may conduct business activities within their homes provided that all of the following conditions are satisfied:

3.2.1 The business conducted is clearly secondary to the residential use of the home and is conducted entirely within the home;

3.2.2 The existence or operation of the business is not detectable from outside of the home by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted;

3.2.3 The business does not result in an undue volume of traffic or parking within the Property;

3.2.4 The business conforms to all zoning requirements and is lawful in nature; and

3.2.5 The business conforms to the Guidelines as well as any rules and regulations that may be imposed by the governing board of the Metropolitan District from time to time on a uniform basis.

Section 3.3.

Household Pets.

No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Lots; provided, however, that the Owners and residents of each Lot may keep a reasonable number of bona fide household pets (including dogs, cats or other domestic animals), so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Lots. All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the Owner or his or her representative, who shall be responsible for collecting and properly disposing of any animal waste. The governing board of the Metropolitan District shall have, and is hereby given, the right and authority to determine in its sole discretion that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance; or that an Owner or resident is in violation of the leash laws of the applicable jurisdiction or other applicable governmental laws, ordinances, or other provisions related to household pets; or that an Owner or resident is otherwise in violation of the provisions of this Section. In any such case, the governing board of the Metropolitan District may take such action(s) as it may deem appropriate. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such pets, as well as any costs incurred as a result of such pets.

Section 3.4.

Temporary Structures; Unsightly Conditions.

Except as hereinafter provided, no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any Lot; provided, however, that during the actual construction, alteration, repair or remodeling of a structure or other Improvements, necessary temporary structures for storage of materials and portable bathrooms may be erected and maintained by the Person doing such work. The work of constructing, altering or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. Further, no unsightly conditions, structures, facilities, equipment or objects shall be so located on any Lot as to be visible from a street or from any other Lot.

Section 3.5.

Miscellaneous Improvements.

3.5.1 No advertising or signs of any character shall be erected, placed, permitted, or maintained on any Lot other than a name plate of the occupant, a street number, and/or a security sign as approved by the Architectural Control Committee. The sole exception would be for a "For Sale", "Open House", or "For Rent" sign of not more than six (6) square feet in the aggregate. Notwithstanding the foregoing, signs, by any Builder with the express written consent of the Architectural Control Committee, in connection with the use of the Lot as a Model Home, shall be permissible.

3.5.2 No permanently affixed clotheslines, drying yards, service yards, wood piles or storage areas shall be permitted on any Lot.

3.5.3 No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. Further, no such apparatus shall be permitted elsewhere on a Lot except when appropriately screened and approved by the governing board of the Metropolitan District. Without limiting the foregoing, conventional air conditioning units located on the ground of a Lot are permissible when approved in accordance with the preceding sentence.

3.5.4 Except as may otherwise be permitted by the Architectural Control Committee, no exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Lot, except inside a residence or otherwise concealed from view. Provided further, however, that the requirements of this subsection shall not apply to those "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended from time to time. As to "antenna" (including certain satellite dishes) which are specifically covered by the Tele-communications Act of 1996 and/or applicable regulations, as amended, the governing board of the Metropolitan District shall be empowered to adopt rules and regulations governing the types of "antenna" (including certain satellite dishes) that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996 and/or applicable regulations, as amended, and establish reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

3.5.5 No wind generators shall be constructed, installed, erected or maintained on any Lot.

Section 3.6.

Vehicular Parking, Storage and Repairs.

Except as otherwise provided in the rules and regulations which may be adopted by the governing board of the Metropolitan District from time to time, vehicles shall be parked only in the garages or in the driveways serving the Lots. Parking on streets is prohibited except for the temporary visitation (4 hours). A vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. Vehicles shall be subject to such reasonable rules and regulations as the governing board of the Metropolitan District may adopt from time to time. Except as may otherwise be set forth in the rules and regulations or Guidelines, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property

or any Improvements located thereon, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted in the Property except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if, for example, it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for twenty-four (24) consecutive hours without the prior approval of the governing board of the Metropolitan District.

In the event the governing board of the Metropolitan District shall determine that a vehicle is parked or stored in violation herein, then a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the governing board of the Metropolitan District in its discretion from time to time, the governing board of the **Metropolitan District shall have the right to remove the vehicle at the sole expense of the owner thereof.**

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Property unless it is done within the enclosed garage and screened from sight and sound of the activity from the street and from adjoining property. Any Owner or other Person undertaking any such activities shall be solely responsible for, and assumes all risks of, such activities, including adoption and utilization of any and all necessary safety measures or precautions, including but not limited to, ventilation. The foregoing restriction shall not be deemed to prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle, or other vehicle on a Lot, together with those activities normally incident and necessary to such washing and polishing.

Section 3.7.

Nuisances.

No nuisance shall be permitted which is visible within or otherwise affects any portion of the Property, nor any use, activity or practice which interferes with the peaceful enjoyment or possession and proper use of any Lot, or any portion thereof, by its residents. As used herein, the term "nuisance" shall include each violation of these Covenants and the Guidelines, if any, but shall not include any activities of the Declarant. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. Further, no unlawful use shall be permitted or made of the Property or any portion thereof. All laws, ordinances and regulations of all governmental bodies having jurisdiction over the Property, or any portion thereof, shall be observed.

Section 3.8.

No Hazardous Activities; No Hazardous Materials or Chemicals.

No activities shall be conducted on any Lot or within Improvements constructed on any Lot which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot and no open fires shall be lighted or permitted on any Lot except in a contained barbecue unit while attended and in use for cooking purposes or within a dedicated fire pit or interior fireplace. Further, no hazardous materials or chemicals shall at any time be located, kept or stored in, on or at any Lot except such as may be contained in household products normally kept at homes for use of the residents thereof and in such

limited quantities so as to not constitute a hazard or danger to person or property. A Lot Owner shall be responsible for remediating damage to or staining (by oil, grease or other chemical) of the street and driveway pavers to the extent caused by said Lot Owner or by any guest, invitee, vendor or contractor of the Lot Owner.

Section 3.9. *No Annoying Lights, Sounds or Odors.*

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Lot which is unreasonably loud or annoying; and no odor shall be permitted from any Lot which is noxious or offensive to others. Further, no annoying light, sound or odor shall be permitted which may be seen, heard or smelled from any Lot. In addition to the foregoing, no electromagnetic, light or any physical emission which might interfere with aircraft, communications or navigational aids shall be permitted.

Section 3.10. *Restrictions on Trash and Materials.*

No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate except inside the residence on any Lot nor shall such items be deposited on a street, unless placed in a suitable, tightly-covered container that is reasonably located solely for the purpose of garbage pickup; provided, however, no such container may be deposited on a street for garbage pickup prior to 5:00 a.m. on the day such garbage will be picked up. Further, no trash or materials shall be permitted to accumulate in such a manner as to be visible from any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. In accordance with Section 3.4 hereof, each Lot shall at all times be kept in a clean and sightly condition by the Owner(s) thereof.

Section 3.11. *Landscaping.*

All areas disturbed by the building process shall be restored. A preliminary landscape plan shall be part of the submittal of Plans and Specifications. At the 50% completion stage, the final landscape plan shall be submitted to the Architectural Control Committee. All landscaping must be completed by August of the year following that in which construction commenced. Any additional landscaping plans must be submitted to the Architectural Control Committee for review, and the approval of such plans shall be obtained from the ACC prior to the installation of landscaping. Each Owner shall maintain all landscaping on such Owner's Lot in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping. The Property is particularly vulnerable to insect infestation to include Pine Beetle, Moths, Mistletoe, and other Fungi. Periodic maintenance including spraying and prevention is critical to the health of the trees. Removal of infected or diseased trees shall be the responsibility of the Lot Owner. A minimum of four (4) evergreen trees shall be maintained in the front 50 feet of each lot, as measured from the curb, with a minimum height of seven (7) feet each.

Section 3.12. *Maintenance of and Non-Interference with Grade and Drainage.*

Each Owner shall maintain the grading upon his Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage. Each Owner agrees that he will not in any way interfere with the established drainage pattern on his Lot. In the event that it is

necessary or desirable to change the established drainage over any Lot, then the Owner thereof shall submit a plan to the Architectural Control Committee for its review and approval, in accordance with the provisions of Article 2 of these Covenants and any such change shall also be made in accordance with all laws, regulations and resolutions of any applicable governmental entities. For purposes of this Section, "established drainage" is defined as the drainage which exists at the time of final grading of a Lot by the Declarant.

Section 3.13. *Erosion Control.*

The storm water program throughout the United States arises from the Clean Water Act of 1972 and regulations established by the U.S. Environmental Protection Agency, as well as other laws and regulations. These requirements may be implemented and expanded through state and local regulations and permits, but the federal laws are federally enforceable. The use of landscape materials (such as top soil, mulches, natural and manufactured fertilizers, crushed rock, sand, etc.) that potentially deposit silts, dusts, and debris into the storm water system near a Lot must be managed to reasonably preclude run-off or other disbursement (such as being blown) during stormy conditions. These materials should not be placed upon or adjoining any hard-surfaces such as driveways, walkways, curb, gutter, or street, where the potential for runoff is very high. If temporary storage results in these materials being located on these areas, then erosion control devices must be in place at the time of such storage. Some examples of erosion control devices are sandbags, encased straw, small stone rolls, straw bales, waddles, etc. Extreme care must also be taken when handling or storing chemicals such as oils, fuels, paints, fertilizers (liquid or dry), trash, etc., and such items must also be reasonably prevented from entering the storm water system. Generally, the storm water system starts at the curb or drainage system on each Lot and ends up eventually in the Nation's waterways. Roadways must be protected from silting and contamination.

Section 3.14. *Restrictions on Mining or Drilling.*

No real estate or improvements within the Property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth, except drilling or exploring for oil, gas or other hydrocarbons pursuant to oil and gas leases in effect on the date that these Covenants are recorded, as the same may be amended and supplemented from time to time.

**ARTICLE 4.
ADDITIONAL PROVISIONS**

Section 4.1. *Enforcement/Assessment*

Each Owner grants to the Declarant and to the Metropolitan District, and there is excepted and reserved to the Declarant and Metropolitan District, a lien upon the Lot of the Owner in the event of non-performance by the Owner of each of the terms and conditions contained in the Covenants herein. The amount of the lien shall be determined by the governing board of the Metropolitan District based on a schedule of penalties adopted by the governing board from time to time. After providing the Owner with notice and an opportunity to be heard, the governing board of the Metropolitan District may levy a penalty against any Owner if it finds the willful or negligent acts or omissions of the Owner or a user having a relationship with the Owner cause any violation of these Covenants, or cause any loss or damage to the Metropolitan District, or cause an

expenditure of funds in connection with the enforcement powers of the Metropolitan District. If the penalty is not paid within 30 days of receipt by the Owner, then a lien may be placed against the Lot which lien may include but not be limited to interest at a maximum rate provided by law, attorney's fees and costs. Enforcement of the covenants, conditions, restrictions, easements, reservations, rights-of-way, liens, charges and other provisions contained in these Covenants, as amended, may also be by any proceeding at law or in equity against any Person(s) violating or attempting to violate any such provision(s). The Metropolitan District and any aggrieved Owner shall have the right to institute, maintain and prosecute any such proceedings. No remedy shall be exclusive of other remedies that may be available. In any action instituted or maintained under these Covenants or any other governing documents, the prevailing party shall be entitled to recover its costs and attorney fees incurred in asserting or defending the claim, as well as any and all other sums. Failure by the Metropolitan District or any Owner to enforce any covenant, restriction or other provision contained herein shall in no event be deemed a waiver of the right to do so thereafter.

Section 4.2. *Leases.*

The term "lease," as used herein, shall include any agreement for the leasing or rental of a Lot, or any portion thereof, and shall specifically include, without limitation, month-to-month rentals and subleases. Any Owner shall have the right to lease his Lot, or any portion thereof, as long as all leases provide that the terms of the lease and lessee's occupancy of the leased premises shall be subject in all respects to the provisions of these Covenants and the Guidelines; and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under the lease.

Section 4.3. *Severability.*

All provisions of these Covenants are severable. Invalidation of any of the provisions, by judgment, court order or otherwise, shall in no way affect or limit any other provisions which shall remain in full force and effect.

Section 4.4. *Duration, Revocation and Amendment.*

Each and every provision of these Covenants shall run with and bind the Property and all Improvements perpetually from the date of recording of these Covenants. The benefits, burdens, and all other provisions contained in these Covenants shall be binding upon, and inure to the benefit of the Declarant, the Metropolitan District, and all Owners, and upon and to their respective heirs, personal representatives, successors and assigns.

These Covenants may be amended by a vote or agreement of the Owners of at least sixty-seven percent (67%) of the Lots; provided that, during the Development Period, no such amendment shall be effective without the prior, written consent of the Declarant.

Notwithstanding anything to the contrary contained in these Covenants, these Covenants may be amended in whole or in part, at any time from time to time, by the Declarant without the consent or approval of any other Owner or any other Person, in order to correct clerical, typographical, or technical errors, or to clarify any of these Covenants or any provision hereof. The Declarant's right of amendment set forth in the preceding sentence shall terminate concurrently with expiration of the Development Period.

Section 4.5.***Declarant's Use.***

Notwithstanding anything to the contrary contained in these Covenants, it shall be expressly permissible and proper for Declarant, its employees and agents, to perform such reasonable activities, and to maintain upon portions of the Lots such items as Declarant deems reasonably necessary or incidental to the construction and sale of Lots. The foregoing includes, without limitation, locating, maintaining and relocating management office, signs, and sales office, of such sizes, and at such locations as it determines in its reasonable discretion from time to time.

Section 4.6.***Notices.***

Any notice permitted or required in these Covenants shall be deemed to have been given and received upon the earlier to occur of (a) personal delivery upon the Person to whom such notice is to be given; or (b) four (4) days after deposit in the United States mail, registered or certified mail, postage prepaid, return receipt requested, addressed to the Owner at the address for such Owner's Lot.

Section 4.7.***Limitation on Liability.***

The Declarant and the Metropolitan District and their directors, officers, shareholders, members, partners, agents or employees, shall not be liable to any Person for any action or for any failure to act arising out of these Covenants and the Guidelines, if any, unless the action or failure to act was not in good faith and was done or withheld with malice. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.8.***No Representations, Guaranties or Warranties.***

No representations, guaranties or warranties of any kind, express or implied, shall be deemed to have been given or made by Declarant or the Metropolitan District or by any of their officers, directors, shareholders, members, partners, agents or employees, in connection with any portion of the Property, fitness for intended use, or view, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof, unless and except as specifically set forth in writing. The release and waiver set forth in Section 4.9 (Waiver) shall apply to this Section.

Section 4.9.***Waiver.***

By acceptance of a deed to a Lot, each Owner hereby releases, waives, and discharges the Declarant and the Metropolitan District and their respective officers, directors, members, partners, agents and employees, heirs, personal representatives, successors and assigns, from all losses, claims, liabilities, costs, expenses, and damages, arising directly or indirectly from any hazards, disclosures or risks set forth in these Covenants.

Section 4.10.***Headings.***

The Article, Section and subsection headings in these Covenants are inserted for convenience of reference only, do not constitute a part of these Covenants, and in no way define, describe or limit the scope or intent of these Covenants or any of the provisions hereof.

THE HAVEN AT PARADISE

A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 30, T 12 S R 68 W
WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT VENTUS, LLC, A COLORADO LIMITED LIABILITY COMPANY, JONATHON JAMES, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK H AT PAGE 43-44 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE N 84° 59' 13" E, A DISTANCE OF 207.97 FEET; (2) THENCE N 77° 02' 25" E, A DISTANCE OF 349.95 FEET; (3) THENCE S 90° 00' 00" E, A DISTANCE OF 87.58 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE S 81° 34' 04" E, A DISTANCE OF 151.25 FEET; (2) THENCE S 88° 20' 39" E, A DISTANCE OF 233.85 FEET; (3) THENCE S 75° 00' 00" E, A DISTANCE OF 350.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS; THENCE N 90° 00' 00" E ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 190.00 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID COUNTY RECORDS AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES: (1) THENCE S 00° 40' 00" W, A DISTANCE OF 310.00 FEET; (2) THENCE S 46° 28' 02" E, A DISTANCE OF 188.61 FEET; (3) THENCE S 57° 00' 00" W, A DISTANCE OF 30.00 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 66.05 FEET), AN ARC LENGTH OF 66.28 FEET; (5) THENCE S 40° 29' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF KINGS CROWN ROAD; THENCE S 49° 30' 38" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING FOUR COURSES: (1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 48.82 FEET), AN ARC LENGTH OF 48.99 FEET; (3) THENCE N 57° 00' 00" E, A DISTANCE OF 40.00 FEET; (4) THENCE S 57° 51' 17" E, A DISTANCE OF 170.62 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 5 AS RECORDED UNDER RECEPTION NUMBER 326400 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING SIX COURSES: (1) THENCE N 31° 00' 00" E, A DISTANCE OF 21.96 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 00' 00", (THE LONG CHORD OF WHICH BEARS N 48° 00' 00" E, A LONG CHORD DISTANCE OF 105.25 FEET), AN ARC LENGTH OF 106.81 FEET; (3) THENCE N 65° 00' 00" E, A DISTANCE OF 212.59 FEET; (4) THENCE EASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 00' 00", (THE LONG CHORD OF WHICH BEARS N 80° 30' 00" E, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET; (5) THENCE S 84° 00' 00" E, A DISTANCE OF 142.16 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 00' 00", (THE LONG CHORD OF WHICH BEARS S 71° 00' 00" E, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 104.37 FEET; THENCE N 32° 00' 00" E, A DISTANCE OF 300.00 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 609.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE N 08° 16' 56" W ALONG SAID EAST LINE, A DISTANCE OF 869.40 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SAID SECTION 19; THENCE S 89° 14' 48" W ALONG THE NORTH LINE OF SAID S1/2 SE1/4, A DISTANCE OF 1,155.79 FEET; THENCE S 48° 16' 53" W, A DISTANCE OF 267.52 FEET; THENCE S 00° 39' 27" E, A DISTANCE OF 243.82 FEET; THENCE S 63° 17' 22" W, A DISTANCE OF 219.38 FEET; THENCE S 21° 08' 20" W, A DISTANCE OF 165.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.78 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE STREETS, EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE, CONVEY OR QUIT CLAIM ALL OR ANY SUCH STREETS, EASEMENTS, RIGHTS OF WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS THEREIN. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE HAVEN".

IN WITNESS WHEREOF:

THE FOREMENTIONED, JONATHAN JAMES, MANAGER OF VENTUS, LLC. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022. A.D.

JONATHON JAMES, MANAGER

STATE OF COLORADO)
 ss)
COUNTY OF TELLER)

THE ABOVE AND FOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D., BY
JONATHON JAMES, MANAGER OF VENTUS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

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

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

CHRISTOPHER THOMPSON
PROFESSIONAL LAND SURVEYOR NO. 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO 80906
719-630-0559

DATE

APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS ____ DAY OF _____, 2022, A.D.

CHAIRMAN OF THE PLANNING COMMISSION

ATTEST: _____
PLANNING TECHNICIAN

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS ____th DAY OF _____, 2022, A.D.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

RECORDING:

STATE OF COLORADO)
 ss)
COUNTY OF TELLER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK__ M., THIS _____ DAY OF _____, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF TELLER COUNTY, COLORADO.

BY: _____
TELLER COUNTY CLERK AND RECORDER

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS _____ DAY OF _____, 2018, A.D.

TELLER COUNTY TREASURER

NOTES:

(1.) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

(2.) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

(3.) AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING THE LOTS IN THIS PLAT.

(4.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN AN ALUMINUM CAP STAMPED PLS NO. 12043 AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 19 AND AT A POINT ON THE NORTH LINE OF THE SW ¼ NE ¼ OF SAID SECTION AS SHOWN HEREON. THE ASSUMED BEARING BETWEEN THE MONUMENTS IS N 89° 46' 12" W.

(5.) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.

(6.) UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ON EACH SIDE OF ALL STREETS SHOWN HEREON ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC DRAINAGE AND UTILITIES.

(7.) LOT COVERAGE: PURSUANT TO SECTION 17.40.250 OF THE MUNICIPAL CODE, EACH LOT SHALL HAVE A MAXIMUM SITE COVERAGE OF 20% OF THE LOT AREA, AS SPECIFIED IN TABLE LC 5.

(8.) TRACT A IS TO BE UTILIZED FOR A DRAINAGE DETENTION POND AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OWNER/DEVELOPER:

VENTUS, LLC
9477 BROOK LANE
LONE TREE, CO
80124
JONATHON JAMES
303-748-7993

SURVEYOR:

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

ENGINEER:

JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719-593-2593



JOB NO. 39111
PAGE 1 OF 2
MARCH 24, 2022

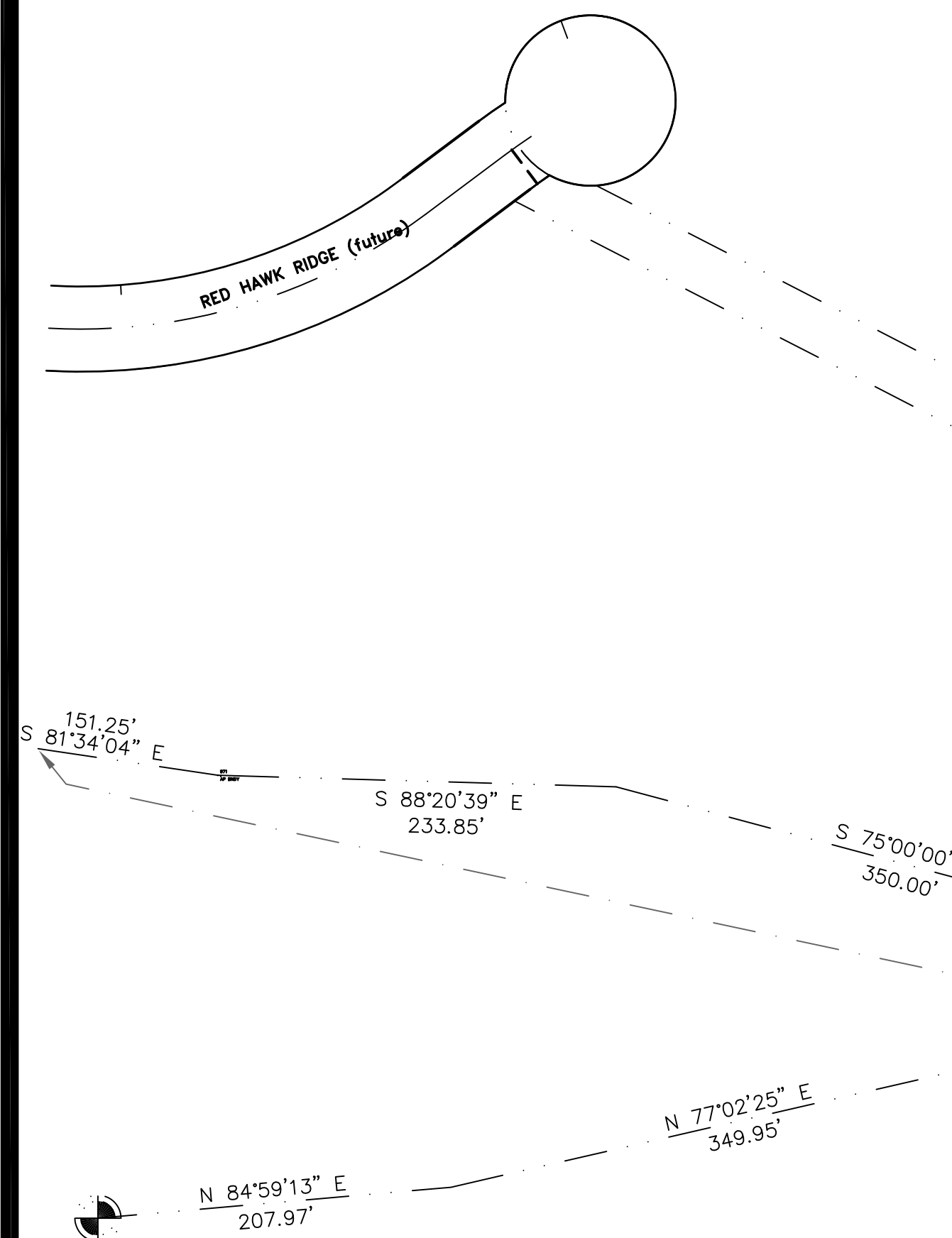
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

THE HAVEN AT PARADISE

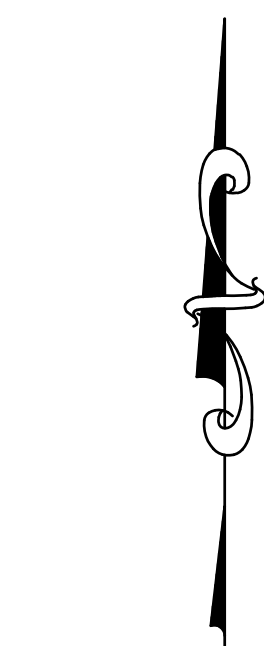
A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 30, T 12 S R 68 W
WOODLAND PARK, TELLER COUNTY, COLORADO

SITE

VICINITY MAP



P.O.C.
ANGLE POINT NW BOUNDARY
PARADISE ESTATES FILING NO. 1

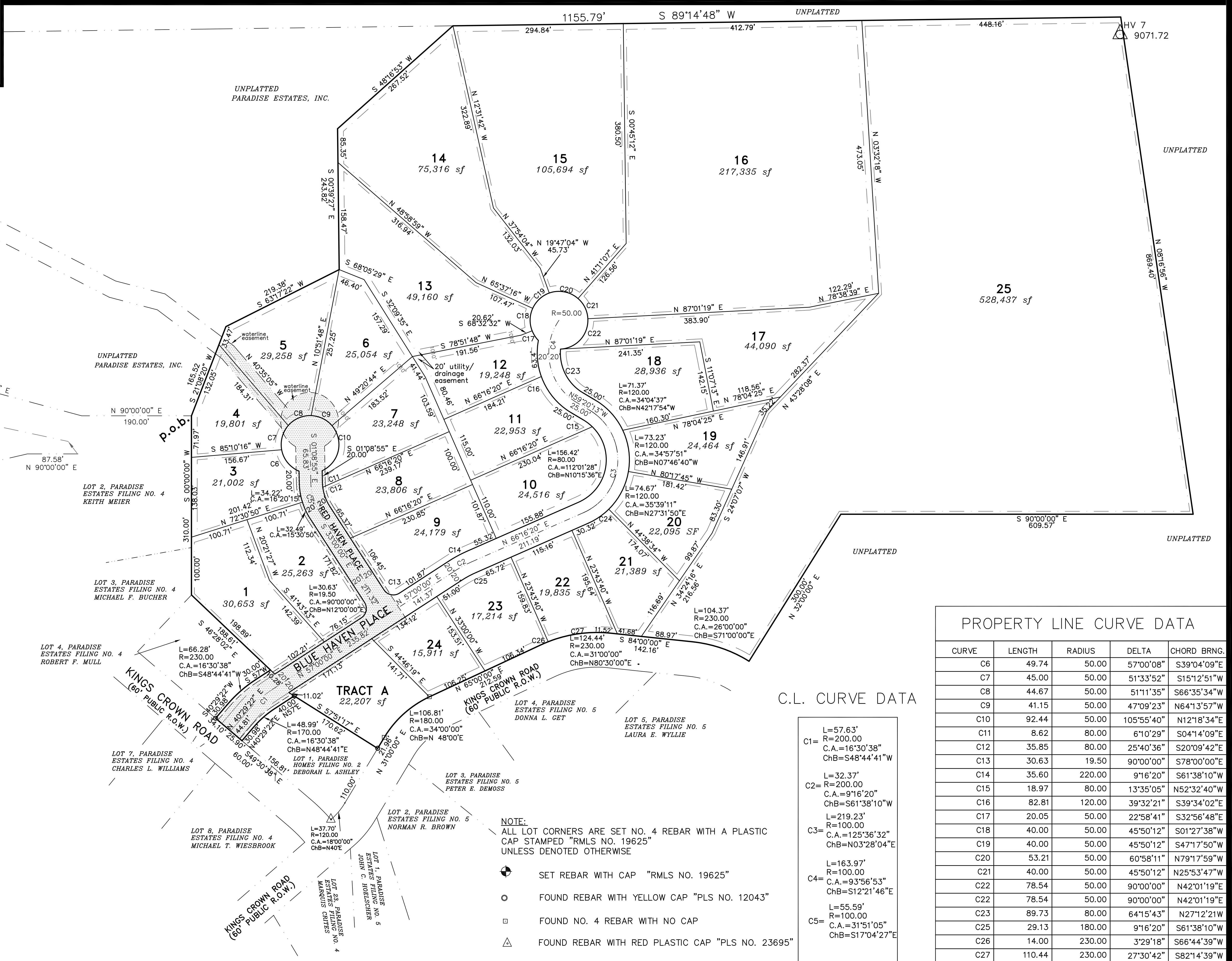


0' 80' 160'

SCALE: 1" = 80'
JOB NO. 39111
PAGE 2 OF 2
MARCH 24, 2022

ROCKY MOUNTAIN LAND SERVICES

4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559



PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C6	49.74	50.00	57°00'08"	S39°04'09"E
C7	45.00	50.00	51°33'52"	S15°12'51"W
C8	44.67	50.00	51°11'35"	S66°35'34"W
C9	41.15	50.00	47°09'23"	N64°13'57"W
C10	92.44	50.00	105°55'40"	N12°18'34"E
C11	8.62	80.00	6°10'29"	S04°14'09"E
C12	35.85	80.00	25°40'36"	S20°09'42"E
C13	30.63	19.50	90°00'00"	S78°00'00"E
C14	35.60	220.00	9°16'20"	S61°38'10"W
C15	18.97	80.00	13°35'05"	N52°32'40"W
C16	82.81	120.00	39°32'21"	S39°34'02"E
C17	20.05	50.00	22°58'41"	S32°56'48"E
C18	40.00	50.00	45°50'12"	S01°27'38"W
C19	40.00	50.00	45°50'12"	S47°17'50"W
C20	53.21	50.00	60°58'11"	N79°17'59"W
C21	40.00	50.00	45°50'12"	N25°53'47"W
C22	78.54	50.00	90°00'00"	N42°01'19"E
C22	78.54	50.00	90°00'00"	N42°01'19"E
C23	89.73	80.00	64°15'43"	N27°12'21"W
C25	29.13	180.00	9°16'20"	S61°38'10"W
C26	14.00	230.00	3°29'18"	S66°44'39"W
C27	110.44	230.00	27°30'42"	S82°14'39"W

C.L. CURVE DATA

L=57.63'
C1= R=200.00
C.A.=16°30'38"
ChB=N48°44'41"W

L=32.37'
C2= R=200.00
C.A.=9°16'20"
ChB=S61°38'10"W

L=219.23'
C3= R=100.00
C.A.=125°36'32"
ChB=N03°28'04"E

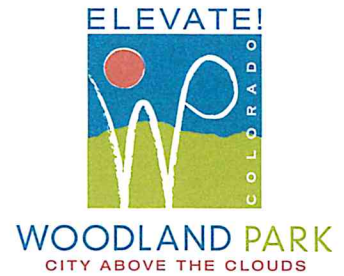
L=163.97'
C4= R=100.00
C.A.=93°56'53"
ChB=S12°21'46"E

L=55.59'
C5= R=100.00
C.A.=31°51'05"
ChB=S17°04'27"E

NOTE:

ALL LOT CORNERS ARE SET NO. 4 REBAR WITH A PLASTIC CAP STAMPED "RMLS NO. 19625" UNLESS DENOTED OTHERWISE

- SET REBAR WITH CAP "RMLS NO. 19625"
- FOUND REBAR WITH YELLOW CAP "PLS NO. 12043"
- FOUND NO. 4 REBAR WITH NO CAP
- FOUND REBAR WITH RED PLASTIC CAP "PLS NO. 23695"



April 24, 2019

Mr. William F. Brown, Jr
Ms. Andria Rodriguez
1012 South Copper Key Court
Gilbert, Arizona 85233

SENT VIA EMAIL

SUBJECT: Letter of Approval

Dear Ms. Rodriguez and Mr. Brown:

As you know, the City Council voted unanimously to approve *The Haven at Paradise Preliminary Plat* on April 4, 2019 to include their support for a variance. The variance is from §17.40.140 minimum width of right-of-way to allow for a 40' ROW with 30 foot front setbacks and subject to the following conditions:

1. Prior to certifying the Preliminary Plat, the following corrections shall be made:
 - Add a vicinity map and darken the scale, date and topo lines to make it illegible.
 - Add the adjoining land uses, road rights-of-way and subdivisions as shown on the preliminary utilities plan.
 - Add an index for all the attached sheets; grading, utilities, slope and driveways.
 - Add a location for the US Postal neighborhood box unit, complete with access.
 - Remove the setback dotted lines and replace with utility and drainage easements on each lot in compliance with §17.40.170 and minimum of 20' wide side yard easement between lots 6 and 7 and 12 and 13 for the water line loop.
 - Add the following comments to the 4-inch square box:
 - Tract A is reserved for stormwater detention and will be owned and maintained by the City
 - Tract B is reserved for private open space and will be owned and maintained by the Homeowners Association unless the developer decides to dedicate the open space to the City at the time of Final Plat review and approval
 - Add a note stating the total area of public streets of 72,214 SF or 1.657 acres
 - Add note regarding condition #2 concerning the variance and 30' front setbacks
 - Add a note regarding condition #5 concerning the water line loop to be completed in the first phase of development
2. Please revise the Letter of Intent to include the need for a ROW variance for a 40' ROW width with 30 front setbacks versus 50' ROW width.
3. Fees in lieu of park land in the amount of \$46,416 (24 lots x \$1,934 or in the amount of the adjusted annual park capital fee) shall be paid prior to recording the Final Plat with the stipulation that these park fees are used to develop Chimney Park or other recreational amenities in Paradise Estates or Thunderbird Subdivisions.
4. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and implementation by the developer prior to Final Plat approval by City Council.

5. Complete the water line loop from Red Haven to Blue Haven cul-de-sac during the first phase.

Lastly, the City Council wants to encourage Mr. Brown to consider dedicating the 12.13 acre open space tract to the City in the future. Council members expressed concerns about the capability of a Home Owners Association to manage and maintain this public space.

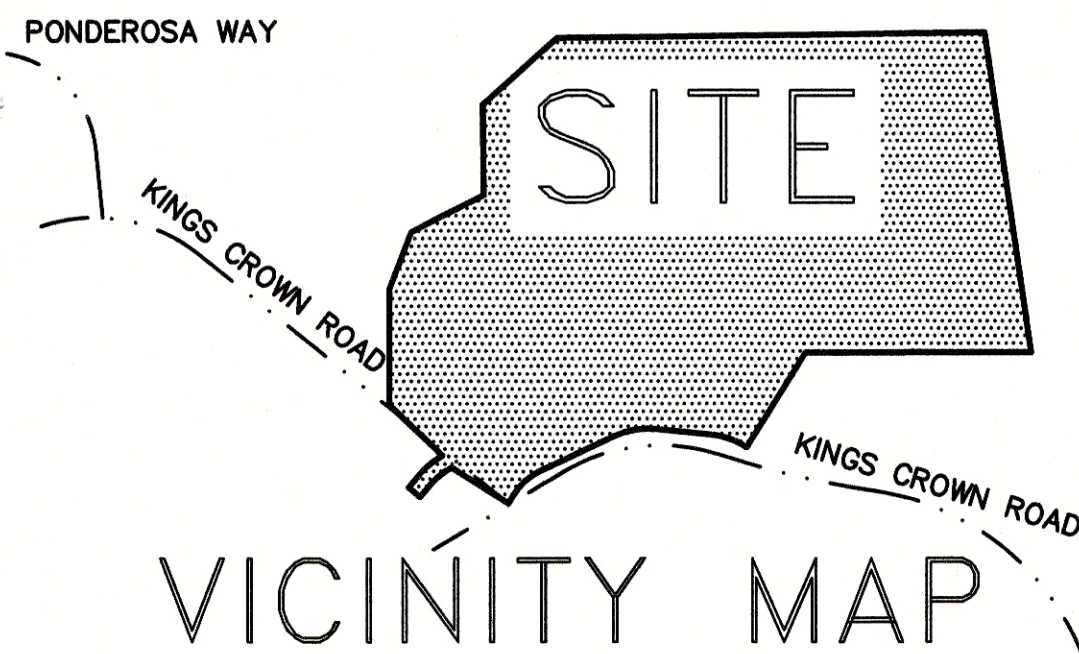
Please make the necessary revisions to the Preliminary Plat with the index listing the Preliminary Grading Plan, Preliminary Utilities Plan, Slope Analysis and Driveway Exhibit. We are looking forward to review of your construction drawings which will require approval before issuance of a City Grading Permit, State Erosion and Sediment Control permit and infrastructure Zoning Development Permit (ZDP).

Sincerely,



Sally Riley, AICP, Planning Director
City of Woodland Park

Cc: Mike Bramlett, PE, JR Engineering
Chris Thompson, PLS, Rocky Mountain Land Services

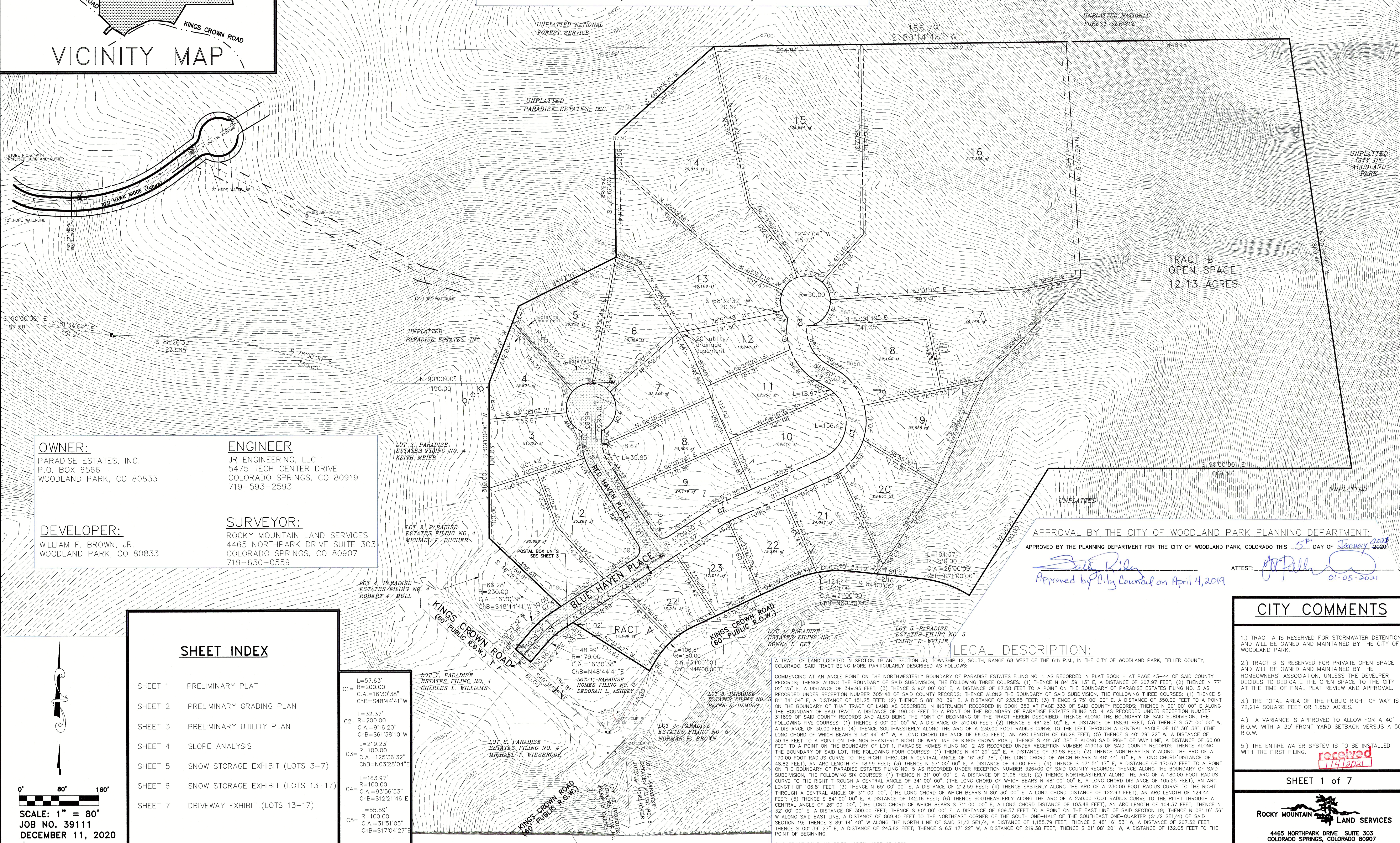


PRELIMINARY PLAT

THE HAVEN AT PARADISE

WOODLAND PARK, TELLER COUNTY, COLORADO

SUB 19-001 (# 19010018)



OWNER:
PARADISE ESTATES, INC.
P.O. BOX 6566
WOODLAND PARK, CO 80833

ENGINEER:
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719-593-2593

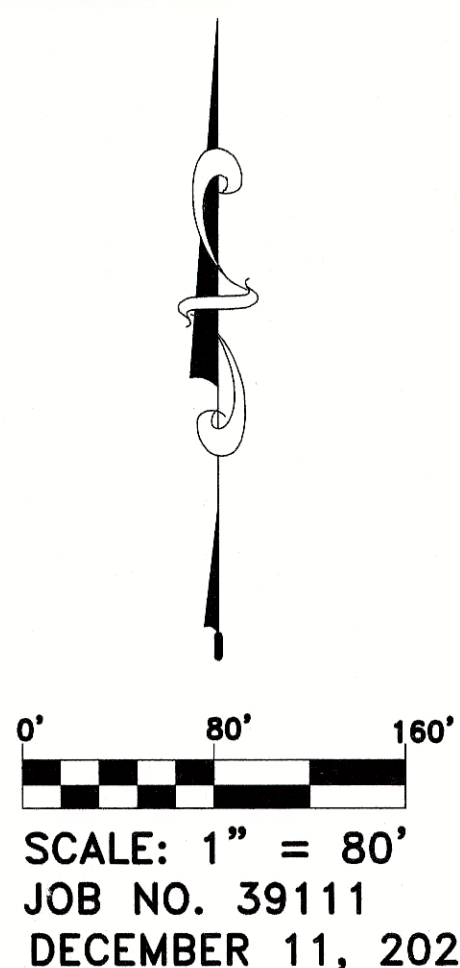
DEVELOPER:
WILLIAM F. BROWN, JR.
WOODLAND PARK, CO 80833

SURVEYOR:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

SHEET INDEX

SHEET 1	PRELIMINARY PLAT
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	SLOPE ANALYSIS
SHEET 5	SNOW STORAGE EXHIBIT (LOTS 3-7)
SHEET 6	SNOW STORAGE EXHIBIT (LOTS 13-17)
SHEET 7	DRIVEWAY EXHIBIT (LOTS 13-17)

C1=	L=57.63' R=200.00 C.A.=16°30'38" ChB=S48°44'41"W
C2=	L=32.37' R=100.00 C.A.=9°16'20" ChB=S61°38'10"W
C3=	L=219.23' R=100.00 C.A.=93°56'32" ChB=S12°21'46"E
C4=	L=163.97' R=100.00 C.A.=93°56'32" ChB=S12°21'46"E
C5=	L=55.59' R=100.00 C.A.=31°51'05" ChB=S17°04'27"E



APPROVAL BY THE CITY OF WOODLAND PARK PLANNING DEPARTMENT:

APPROVED BY THE PLANNING DEPARTMENT FOR THE CITY OF WOODLAND PARK, COLORADO THIS 5th DAY OF January, 2021

Sally Riley
Approved by City Council on April 4, 2019

ATTEST: *John P. Kelly*
01-05-2021

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK H AT PAGE 43-44 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE N 84° 59' 13" E, A DISTANCE OF 207.97 FEET; (2) THENCE N 77° 02' 25" E, A DISTANCE OF 349.95 FEET; (3) THENCE S 90° 00' 00" E, A DISTANCE OF 87.58 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE S 81° 34' 04" E, A DISTANCE OF 151.25 FEET; (2) THENCE S 88° 20' 39" E, A DISTANCE OF 233.85 FEET; (3) THENCE S 75° 00' 00" E, A DISTANCE OF 350.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS; THENCE N 90° 00' 00" E ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 190.00 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID COUNTY RECORDS AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FOUR COURSES: (1) THENCE S 00° 00' 00" W, A DISTANCE OF 310.00 FEET; (2) THENCE S 46° 28' 02" E, A DISTANCE OF 188.61 FEET; (3) THENCE S 57° 00' 00" W, A DISTANCE OF 30.00 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 66.06 FEET), AN ARC LENGTH OF 66.28 FEET; (5) THENCE S 40° 28' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE BOUNDARY OF LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING FOUR COURSES: (1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 106.81 FEET), AN ARC LENGTH OF 106.81 FEET; (3) THENCE N 65° 00' 00" E, A DISTANCE OF 212.59 FEET; (4) THENCE EASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 00' 00", (THE LONG CHORD OF WHICH BEARS N 80° 30' 00" E, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET; (5) THENCE S 84° 00' 00" E, A DISTANCE OF 142.16 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 00' 00", (THE LONG CHORD OF WHICH BEARS S 71° 00' 00" E, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 103.48 FEET; THENCE N 32° 00' 00" E, A DISTANCE OF 300.00 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 609.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE N 88° 16' 56" W ALONG SAID EAST LINE, A DISTANCE OF 889.40 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SAID SECTION 19; THENCE S 89° 14' 48" W ALONG THE NORTH LINE OF SAID S1/2 SE1/4, A DISTANCE OF 1,155.79 FEET; THENCE S 48° 16' 53" W, A DISTANCE OF 267.52 FEET; THENCE S 00° 39' 27" E, A DISTANCE OF 243.82 FEET; THENCE S 63° 17' 22" W, A DISTANCE OF 219.38 FEET; THENCE S 21° 08' 20" W, A DISTANCE OF 132.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.78 ACRES, MORE OR LESS.

CITY COMMENTS

- 1.) TRACT A IS RESERVED FOR STORMWATER DETENTION AND WILL BE OWNED AND MAINTAINED BY THE CITY OF WOODLAND PARK.
- 2.) TRACT B IS RESERVED FOR PRIVATE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, UNLESS THE DEVELOPER DECIDES TO DEDICATE THE OPEN SPACE TO THE CITY AT THE TIME OF FINAL PLAT REVIEW AND APPROVAL.
- 3.) THE TOTAL AREA OF THE PUBLIC RIGHT OF WAY IS 72,214 SQUARE FEET OR 1.657 ACRES.
- 4.) A VARIANCE IS APPROVED TO ALLOW FOR A 40' R.O.W. WITH A 30' FRONT YARD SETBACK VERSUS A 50' R.O.W.
- 5.) THE ENTIRE WATER SYSTEM IS TO BE INSTALLED WITH THE FIRST FILING.

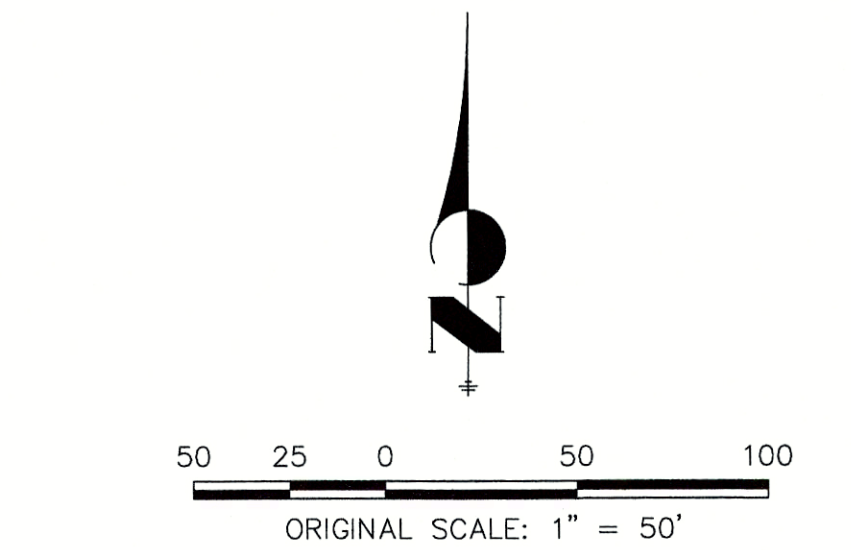
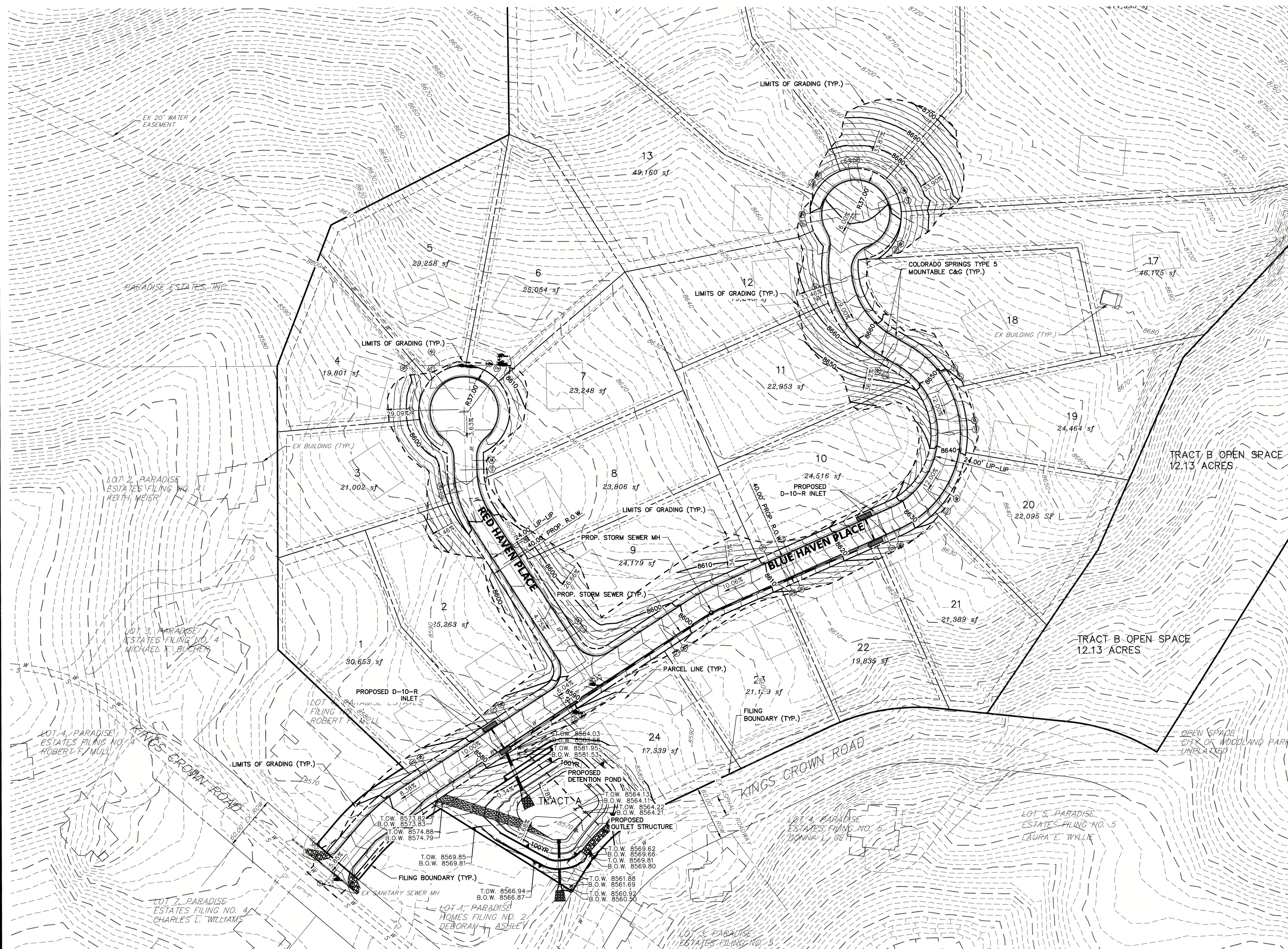
SHEET 1 of 7

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

THE HAVEN AT PARADISE

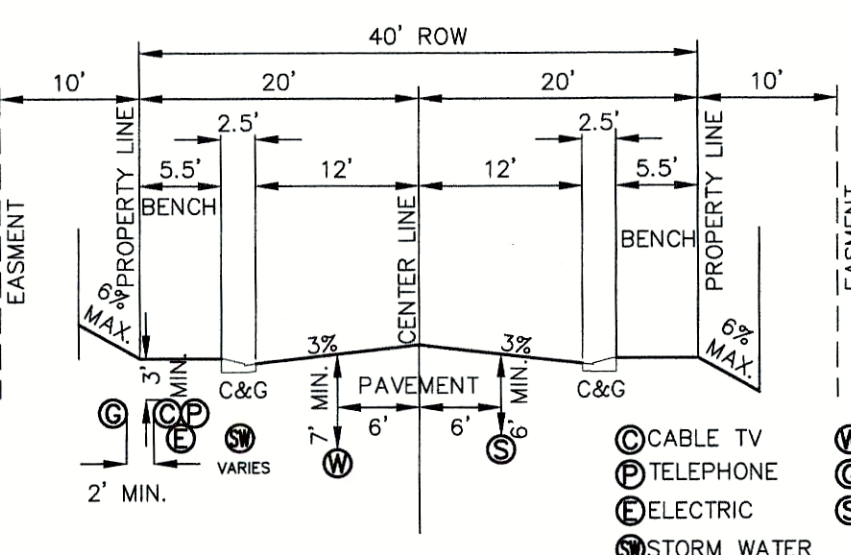
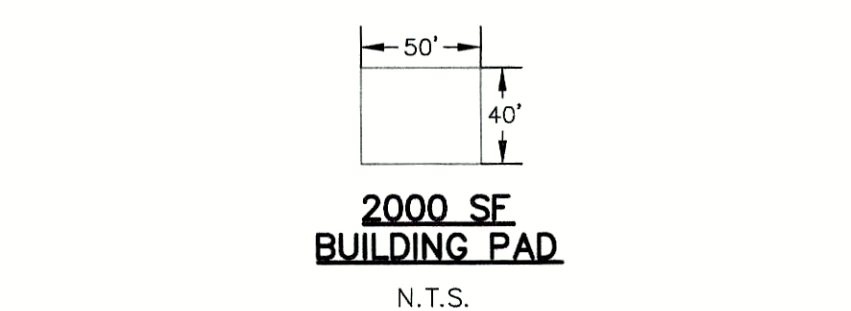
PRELIMINARY GRADING PLAN

SUB 19-001 (#19010018)



LEGEND

	CONCRETE CURB & GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SETBACK
	EXISTING EASEMENT
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	TOP OF WALL
	BOTTOM OF WALL
	PROPOSED SPOT ELEVATION



40' ROW STREET SECTION
N.T.S.

25131.01
THE HAVEN AT PARADISE
PRELIMINARY GRADING PLAN
12/11/2020
SHEET 2 OF 7

J-R ENGINEERING
A Westrian Company

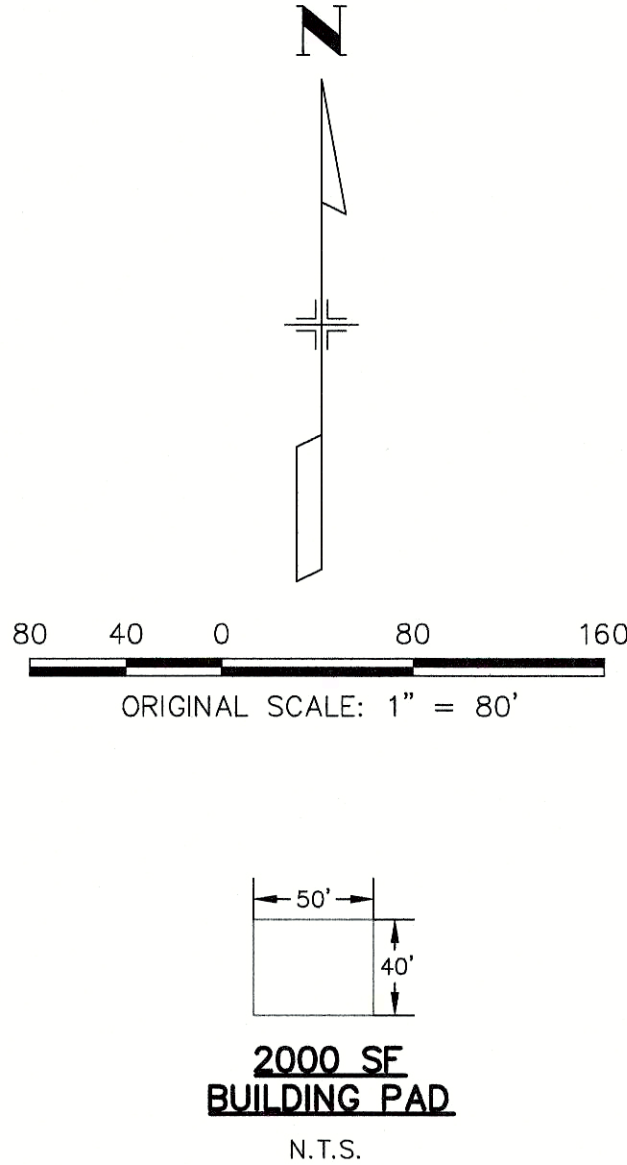
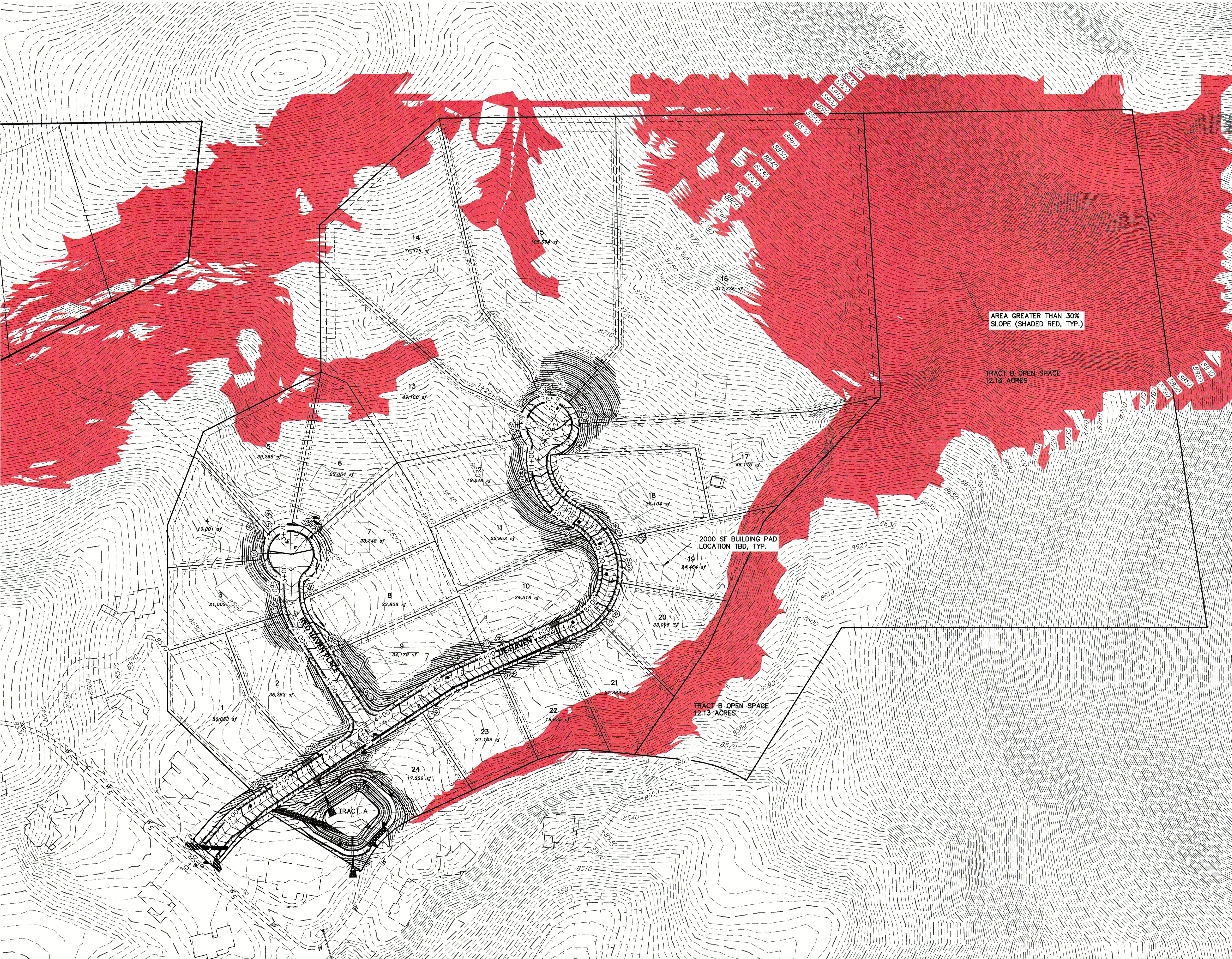
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SUB 19-001 (#19010018)



THE HAVEN AT PARADISE
SLOPE EXHIBIT

SUB 19-001 (# 19010018)



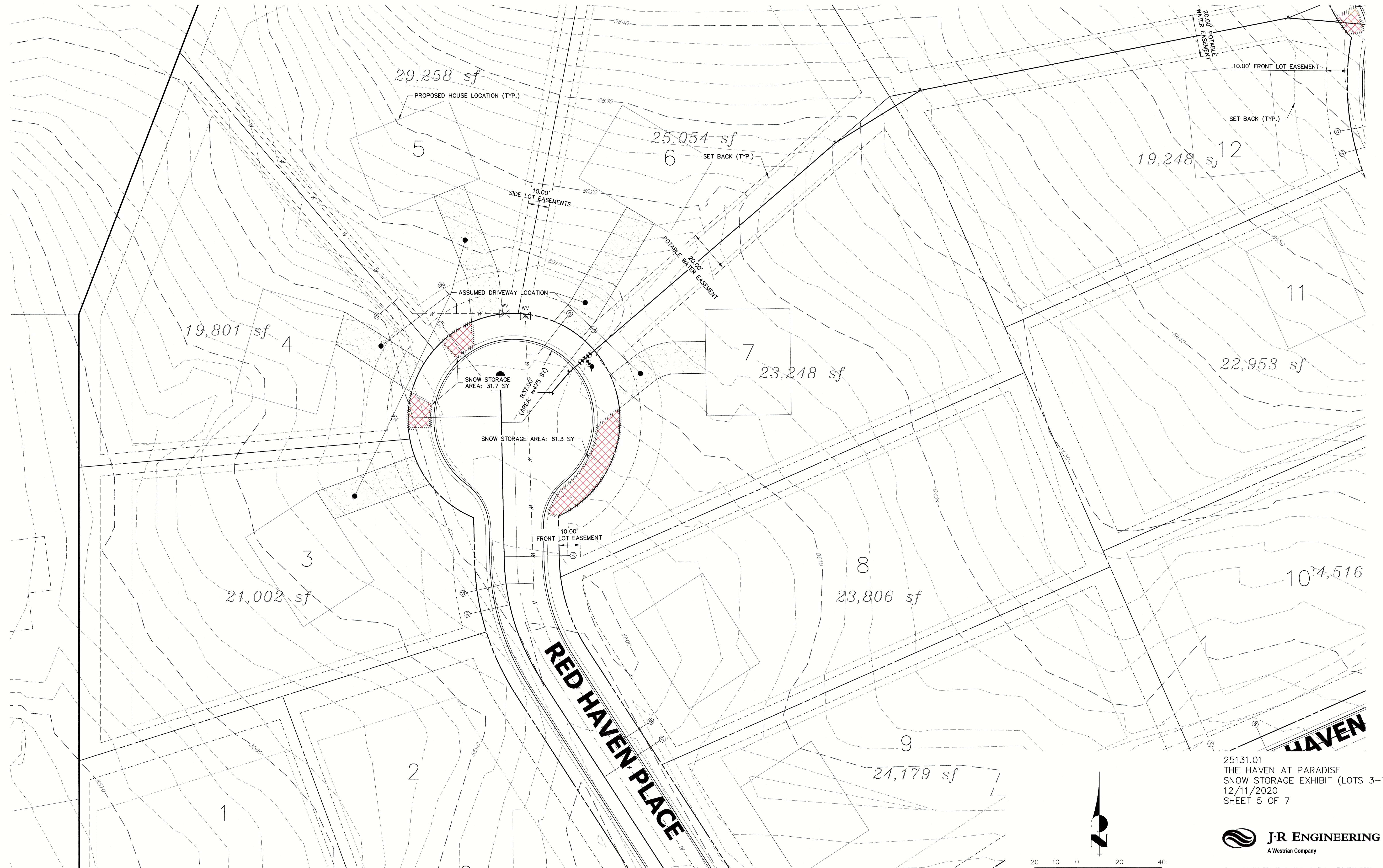
Know what's below.
Call before you dig.

THE HAVEN AT PARADISE		SLOPE EXHIBIT		SHEET 4 OF 7	
JOB NO. 25131.01		DESIGNED BY MAB		DRAWN BY TAW	
H-SCALE 1"=80'		V-SCALE N/A		DATE 12/11/20	
No.		REVISION		BY DATE	
J-R ENGINEERING A Western Company		WILL BROWN		PREPARED FOR	
Central 303-740-9883 • Colorado Springs 719-589-2583 Fort Collins 970-491-9888 • www.jrengineering.com		1012 S COPPER KEY COURT GILBERT, AZ 85233 (480) 265-7129		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING OFFICIALS, ENGINEERING APPROVES THEM JUST ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	

THE HAVEN AT PARADISE

SNOW STORAGE EXHIBIT (LOTS 3-7)

SUB 19-001 (# 19010018)



25131.01
THE HAVEN AT PARADISE
SNOW STORAGE EXHIBIT (LOTS 3-7)
12/11/2020
SHEET 5 OF 7

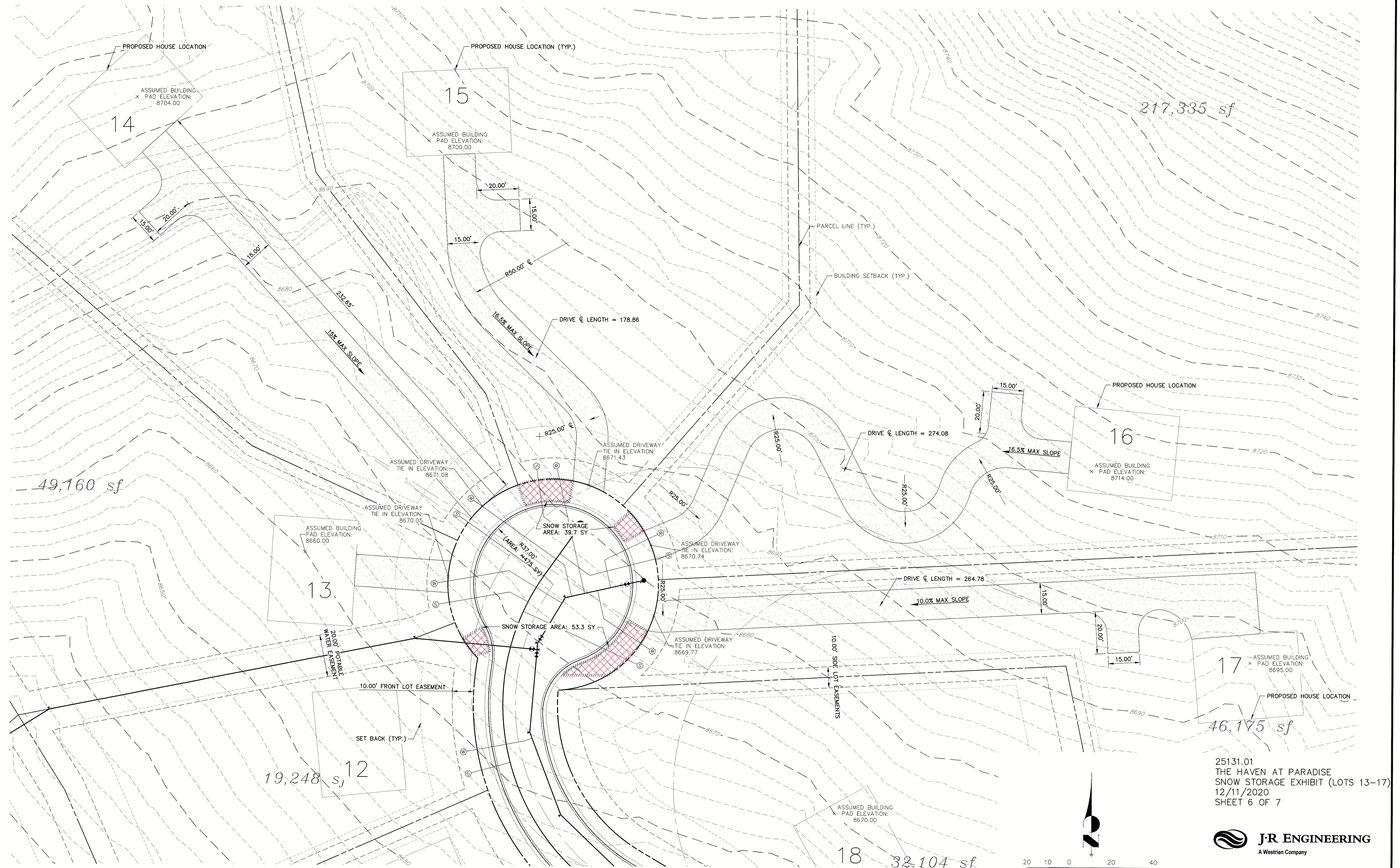
J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

THE HAVEN AT PARADISE

SNOW STORAGE EXHIBIT (LOTS 13-17)

SUB 19-001 (# 19010018)



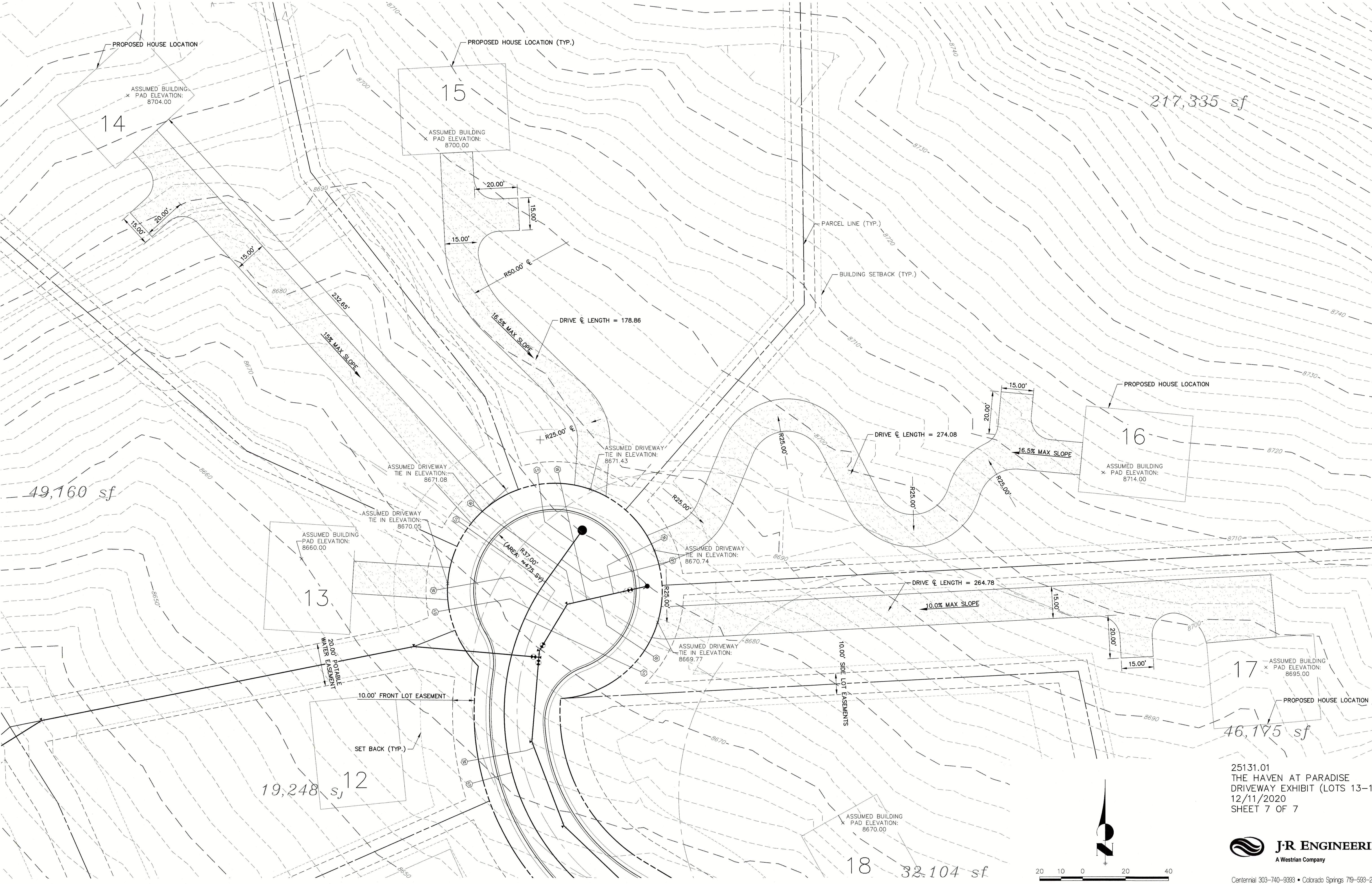
25131.01
THE HAVEN AT PARADISE
SNOW STORAGE EXHIBIT (LOTS 13-17)
12/11/2020
SHEET 6 OF 7

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

THE HAVEN AT PARADISE
DRIVEWAY EXHIBIT (LOTS 13-17)

SUB 19-001 (#19010018)



25131.01
THE HAVEN AT PARADISE
DRIVEWAY EXHIBIT (LOTS 13-17)
12/11/2020
SHEET 7 OF 7

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

MASTER PLAN



JONATHAN JAMES

303.748.7993 | jwjames3@icloud.com

Tuesday, February 28, 2023

Karen
Planning Director
City of Woodland Park
220 W South Avenue
P.O. Box 9007
Woodland Park, CO 80866

Dear Karen:

Thank you for taking time to meet with Frankie and I. This letter addresses the concerns discussed during the Planning Commission meeting on February 9th, 2023, regarding lot 25 in final plat submission for the Haven at Paradise Estates.

We have taken the input into consideration and will be reverting Lot 25 back to the original Tract B. We would also like to call to your attention the notes in the preliminary approval dating back to 2019. The city notes reference a homeowners association (HOA). Please note there is no HOA for this development. Tract B will be held as private space as originally planned.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. James', with a long horizontal flourish extending to the right.

Jonathan James



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM:

DATE: March 16, 2023

SUBJECT: Approval of the Woodland Station Purchase Agreement. (A)
(Presenter, Chair of the Downtown Development Authority, Tony Perry)

BACKGROUND:

RECOMMENDATION:

ATTACHMENTS: None



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Kip Wiley, Deputy City Manager/Director of Operations

DATE: March 16, 2023

SUBJECT: Approve Resolution No. 901, Series 2023 establishing water and sewer plant investment fees effective April 1, 2023. (A)
(Presenter Utilities Director Kip Wiley)

BACKGROUND:

The annual Water Tap Management Plan Reconciliation has been completed for 2022. The basis for this reconciliation is the attached spreadsheet. Years are shown in column (a). Actual data for previous years are shown above the dashed line. Modeled data for future years are shown below the dashed line.

The various columns include new growth revenues, Col. (f) & (f₁), and monthly user revenues, Col. (h) & (j). The subsequent columns include operational costs, Col. (l), debt service, Col. (m), and cash funded capital expenditures, Col. (n). The last two columns show the annual balance, Col. (p), and the cumulative balance, Col. (q).

Significant inputs and observations about this model are as follows:

1. The cuts to expenses in previous years and the 13.7% water rate increase starting in January 2010 have resulted in stable financial operations. The positive annual balances shown in Col. (p) for 2013 through 2022 indicate this. With the current capital projects committed to, the water enterprise is in a great position to move forward without significant rate increases until 2027, or rate increases higher than the annual 100 percent of CPI-U to water rates. Due to the financial stability in the water enterprise, it can move forward with proposed capital projects and most importantly the water reservoir.
2. The annual balance shown for 2023 is (\$1,302,798) due to the \$1,000,000 reservoir design cost, the Radium removal and DOVE project costs (all cash and some ARP funded). Recent history has shown that the enterprise can typically end each year in a more positive financial position than budgeted.
3. The City's last existing water bonds and the City's last water rights purchase contract have been paid off in 2015 as well as the payoff of the \$300K loan from wastewater and paying off the 1999 COPs. In addition, paying cash for the new Fleet Maintenance Shop and paying off the 2002 COPs in 2020 and not entering into any long-term debt in 2021 - 2024 will help with future capital needs. This drop in annual expenses will allow the City to consider other financial commitments starting in 2024 and initiation of the most needed capital projects. See #9 for capital projects.

4. New multi-family and commercial tap sales are shown in Col. (c₂). It should be noted that tap fees are included as Tier II single-family equivalents. In 2016, a large apartment complex purchased 24 units and lowered the average cost per tap. This is due to the way we price multi-family taps. Large potential one-time projects such as large multi-family developments are not included in the future. This reflects a “don’t count your chickens” approach. We are anticipating 37 Tier I single family taps from the Village at Tamarac and Trailhead Townhome project to start coming in however we anticipate these taps being spread out over a couple of years.

5. A moderate recovery scenario of single-family tap sales is depicted in Col. (c₁). That scenario shows a steady sale of taps from 39 in 2018 to 28 in 2019 to 52 in 2021 to 49 in 2022 and to an estimated 30 in 2023. If actual recovery is slower than depicted, a holding pattern may have to be extended and capital needs will have to be postponed if possible.

6. Water tap prices are increased at 5 percent per year in the model starting in 2028. A 0.0 percent increase in tap fees in 2026 through 2027 was removed, as it could not be supported at this time. The 5 percent increase remains in place for the following years with the exception of a 10.0 percent increase in 2024 - 2027. Previous Utilities Advisory Committees felt a lower percentage increase in tap fees should be explored, however that concept could not be maintained to achieve financial stability and keeping up with capital needs.

7. Water rates in 2022 changed 3.54% from 2021 rates. In 2023, the Utilities department will be moving forward with the automatic annual increase with inflation of 8.01% (100% of the 8.01% 2023 Denver-Aurora-Lakewood CPI-U increase). For future years, water rates are shown in the reconciliation to increase at 2.5 percent per year (12 year Average, 100% of the CPI-U increase is 3.05%) with the exception of a 5% increase in 2024 and a 3% increase in 2025. In 2017, the Utilities Department requested City Council to change the annual adjustment from 75% to 100% of the CPI-U. That request as recommended by the Utilities Advisory Committee was approved on March 2, 2017. There is a rate increase outside the annual CPI-U in the 2025 reconciliation. To be able to keep a health fund balance I have added a rate increase of five percent in 2025. Another adjustment will be needed to keep up with the needed capital projects and health fund balance for emergency needs.

8. In 2017 the Utilities Department also requested City Council to change the water capital fee to be adjusted annually 100% of the CPI-U. The current capital fee was established in 1997 and had remained unchanged. This request as recommended by the Utilities Advisory Committee was approved on March 2, 2017. The reconciliation also shows increases consistent with the adjustment stated above.

9. Cash funded capital projects shown in Col. (n) have been repositioned to occur in the next few years compared to previous years. New debt service to fund \$10.0 million of a \$13.0 million dollar local augmentation water storage project is shown starting in 2025. Debt to fund an expanded conveyance capacity is postponed to 2025 and debt to fund a metering system upgrade was moved forward one year to 2018 and the debt service of \$2.0M was removed as this project will be done in-house over a 6-year period costing \$80K to \$250K each year. We are in the six year of that project. It is going well with the exception of current COVID restrictions and we have had to stop installing new meters as well due to supply chain issues. Under these circumstances, we will add another year on this project. We did not spend all \$250K in 2021 and in 2022 and will move the money forward until this project is finished. The water plant upgrades were also reduced as \$2.0M will be cash funded and \$2.0M will now be financed for 20 years starting in 2027.

10. All capital projects listed on the attached “Water Capital Expenditures Schedule” are included in Col. (n). If revenues are higher or lower than shown in the model, projects and their expenditures can be adjusted in future year models.

11. The 6.85% water rate decrease was scheduled for 2017 to reflect staff and Council’s intent from the work session discussion leading up to the 13.7% rate increase effective January 2010. It was removed in 2017 because the fund could not withstand a rate reduction. This retraction was intended to be implemented whenever some combination of increases in new growth revenues and decreases in current debt service allowed. The current financial situation has not allowed us to plan for the 6.85% rate reduction, however, we did not increase rates 1.95% in 2021 therefore customers did see some relief in their utility bills. We will continue to look for opportunities to reduce rates.

These spreadsheets continue to be a valuable planning tool for the water enterprise. Value is achieved by reviewing trends in recent years. Looking to the future, the greatest value is achieved by developing a feel for when needed projects, replacements and other financial commitments might be feasible.

The Water Tap Management Reconciliation does not address Sewer Plant Investment Fees. The City’s past practice has been to adjust Sewer Plant Investment Fees with Water Plant Investment Fees. We would propose Sewer Plant Investment Fees would also be increased 15% for 2023.

RECOMMENDATION:

Approve Resolution 901 after the public hearing for a 15% Increase of Water and Sewer Plant Investment Fees for 2023.

ATTACHMENTS:

1. RES 901 - Water and Sewer Plant Investment Fees 2023
2. water tap management plan reconciliation 3-1-22
3. Water Enterprise Debt Service (b)
4. Projected Water Capital Expenditures 3-1-22

**CITY OF WOODLAND PARK, COLORADO
RESOLUTION NO. 901, SERIES 2023**

A RESOLUTION ESTABLISHING WATER AND SEWER PLANT INVESTMENT FEES, EFFECTIVE APRIL 1, 2023.

WHEREAS, the Municipal Code of the City of Woodland Park requires the review of the Water Tap Management Plan and water plant investment fees on an annual basis; and,

WHEREAS, the requirements for said review were established in Ordinance No. 703, Series 1997; and,

WHEREAS, the Utilities Department has completed the required review and analysis which have been reviewed by the Utilities Advisory Committee, and recommendations have been forwarded to City Council for consideration; and,

WHEREAS, the City Council passed Ordinance No. 842, Series 2000, making more affordable commercial water and sewer taps available for multi-family rental unit buildings and implemented that change by modifying the basis for tap fees to fixture unit counts.

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

Section 1. The following water and sewer plant investment fees represent a 5 percent increase over the previous fees and are hereby established by City Council:

	<u>Water Plant Investment Fee</u>	<u>Associated Sewer Plant Investment Fee</u>
Residential Tier I	\$ 12,277	\$ 7,692
Residential Tier II	\$ 17,620	\$ 11,034
Residential Tier III	\$ 23,486	\$ 14,709
¾" Commercial	\$ 17,620	\$ 11,034
1" Commercial	\$ 26,429	\$ 16,553
1½" Commercial	\$ 52,860	\$ 33,105
2" Commercial	\$ 88,097	\$ 55,176
3" Commercial	\$175,850	\$110,349

The following unit charges for water and sewer plant investment fees for commercial taps for multi-family rental unit buildings are hereby established by City Council:

Water Plant Investment Fee: \$528.68/fixture unit
Sewer Plant Investment Fee: \$331.03/fixture unit

Section 2. The City Council further directs that the water and sewer plant investment fees established in Section 1 of this Resolution shall be effective on April 1, 2023, and shall remain in effect for approximately one year when the next review and evaluation is required to be submitted to City Council for consideration.

This Resolution was adopted at a regular meeting of the City Council of the City of Woodland Park, Colorado held on the _____ day of _____, 2023.

Hilary LaBarre, Mayor

ATTEST:

Suzanne Leclercq, City Clerk

A	New Taps	x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced												
B	Tap Fee Increase Factor	1																
D	Annual Commodity Rev./tap	444																
E	Cap. Fee Increase Factor	1.00																
F	Op. Cost Increase Factor	1.03																
	prev. - c	10% of prev. b	prev. + c	prev. x B	c x e	(prev. d + d) / 2 * D	prev. x E	(prev.d + d) / 2 * F	g + i	prev. x F			I + m	(f)+(j)-(k)-(n)	prev. p + curr. c	(f/n)100%	(n-f)/n *100	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	
Year	Taps Avail.	New Taps Sold	EOY Taps Connected	Tap Fee	Tap Rev.	Total Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Customer Rev.	Op. Costs	Debt Service	Cap. Exp.	Total Cap. Costs	Annual Balance	Cumulative Balance	Tap Fee Contrib. to Debt & Cap.	Cust. Fee Contrib. to Debt & Cap.	
1996			2,454												200,000			
1997	954	63	2,517	5,200	327,600	1,103,562	45.88	114,035	1,217,597	702,328	692,781	55,000	747,781	95,088	295,088	43.81		
1998	891	50	2,567	5,460	273,000	1,128,648	45.88	116,627	1,245,275	723,398	733,281	255,000	988,281	(193,404)	101,684	27.62	72.38	
1999	841	42	2,609	5,733	240,786	1,149,072	45.88	118,737	1,267,809	745,100	725,421	55,000	780,421	(16,925)	84,759	30.85	69.15	
2000	799	35	2,644	6,020	210,688	1,166,166	45.88	120,504	1,286,670	767,453	726,571	55,000	781,571	(51,666)	33,092	26.96	73.04	
2001	764	42	2,686	6,321	265,467	1,183,260	45.88	122,270	1,305,530	790,476	735,991	55,000	790,991	(10,471)	22,622	33.56	66.44	
2002	722	50	2,736	6,637	331,833	1,203,684	45.88	124,381	1,328,065	814,191	733,622	55,000	788,622	57,085	79,707	42.08	57.92	
2003	672	63	2,799	6,968	439,015	1,228,770	45.88	126,973	1,355,743	838,616	734,594	55,000	789,594	166,548	246,255	55.60	44.40	
2004	609	63	2,862	7,317	460,966	1,256,742	45.88	129,863	1,386,605	863,775	734,705	455,000	1,189,705	(205,908)	40,346	38.75	61.25	
2005	546	63	2,925	7,683	484,014	1,284,714	45.88	132,754	1,417,468	889,688	739,755	255,000	994,755	17,039	57,386	48.66	51.34	
2006	483	55	2,980	8,067	440,453	1,310,821	45.88	135,452	1,446,273	916,379	608,885	55,000	663,885	306,462	363,848	66.34	33.66	
2007	428	48	3,028	8,470	409,113	1,333,665	45.88	137,812	1,471,477	943,870	609,200	555,000	1,164,200	(227,480)	136,368	35.14	64.86	
2008	380	43	3,071	8,894	381,009	1,353,898	45.88	139,903	1,493,801	972,186	607,875	55,000	662,875	239,749	376,116	57.48	42.52	
2009	337	38	3,109	9,338	354,955	1,371,847	45.88	141,758	1,513,604	1,001,352	319,275	55,000	374,275	492,932	869,048	94.84	5.16	
2010	299	34	3,142	9,805	330,696	1,387,772	45.88	143,403	1,531,175	1,031,392	317,175	555,000	872,175	(41,696)	827,352	37.92	62.08	
2011	266	30	3,172	10,296	308,097	1,401,903	45.88	144,863	1,546,766	1,062,334	319,525	55,000	374,525	418,004	1,245,356	82.26	17.74	
2012	236	27	3,199	10,810	287,043	1,414,441	45.88	146,159	1,560,600	1,094,204	316,050	55,000	371,050	382,388	1,627,745	77.36	22.64	
2013	209	24	3,223	11,351	267,427	1,425,566	45.88	147,308	1,572,874	1,127,030	317,025	1,055,000	1,372,025	(658,754)	968,991	19.49	80.51	
2014	185	21	3,243	11,918	249,152	1,435,437	45.88	148,328	1,583,765	1,160,841	317,175	55,000	372,175	299,901	1,268,892	66.94	33.06	
2015	165	19	3,262	12,514	232,126	1,444,195	45.88	149,234	1,593,429	1,195,666	316,500	55,000	371,500	258,388	1,527,280	62.48	37.52	
2016	146	16	3,278	13,140	216,263	1,451,967	45.88	150,037	1,602,003	1,231,536		1,055,000	1,055,000	(468,270)	1,059,010	20.50	79.50	
2017	130	15	3,293	13,797	201,484	1,458,863	45.88	150,749	1,609,612	1,268,482		40,000	40,000	502,614	1,561,624	503.71	-403.71	
2018	115	13	3,306	14,487	187,716	1,464,981	45.88	151,381	1,616,362	1,306,537		40,000	40,000	457,541	2,019,165	469.29	-369.29	
2019	102	11	3,317	15,211	174,888	1,470,410	45.88	151,942	1,622,352	1,345,733		1,040,000	1,040,000	(588,493)	1,430,672	16.82	83.18	
2020	91	10	3,328	15,972	162,936	1,475,227	45.88	152,440	1,627,667	1,386,105		40,000	40,000	364,499	1,795,171	407.34	-307.34	

Page 349 of 440

Projected Capital Costs

(a)	(l)	(m)	l + m (n)
<u>Year</u>	<u>Debt</u> <u>Service</u>	<u>Cap.</u> <u>Exp.</u>	<u>Total</u> <u>Cap. Costs</u>
1996			
1997	692,781	55,000	747,781
1998	733,281	255,000	988,281
1999	725,421	55,000	780,421
2000	726,571	55,000	781,571
2001	735,991	255,000	990,991
2002	733,622	55,000	788,622
2003	734,594	55,000	789,594
2004	734,705	455,000	1,189,705
2005	739,755	255,000	994,755
2006	608,885	55,000	663,885
2007	609,200	555,000	1,164,200
2008	607,875	55,000	662,875
2009	319,275	55,000	374,275
2010	317,175	555,000	872,175
2011	319,525	55,000	374,525
2012	316,050	55,000	371,050
2013	317,025	1,055,000	1,372,025
2014	317,175	55,000	372,175
2015	316,500	55,000	371,500
2016	-	1,055,000	1,055,000

A	New Taps		x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced																		
B	Tap Fee Increase Factor		1.05																						
D	Annual Commodity Rev. Increase Factor		1.03																						
E	Cap. Fee Increase Factor		1.00																						
F	Op. Cost Increase Factor		1.05																						
G	Cap. Projects inflation factor		0.0103																						
							prev. * D																		
	prev. - c	10% of prev. b	prev. + c	prev. x B	c x e	(g)	(prev. d + d) / 2 * D	prev. x E	(prev.d + d) / 2 * F	h+	prev. x F		(m)	(n)	m+n	(f)+(k)-(l)-(o)	prev.q + curr.p	(f/o)100%	(o-f)/o *100						
(a)	(b)	(c)	(d)	(e)	(f)	Annual	(h)	(i)	(j)	(k)	(l)				(o)	(p)	(q)	(r)	(s)						
		New Taps	EOY Taps			Commodity	Total Commodity	Cap. Fees	Cap. Fee	Total		Debt	Cap.	Total	Annual	Cumulative	Tap Fee Contrib.		Cust. Fee Contrib.						
Year	Taps Avail	Sold	Connected	Tap Fee	Tap Rev.	Rev./tap	Revenue	per Tap	Rev.	Customer Rev.	Op. Costs	Service	Exp.	Cap. Costs	Balance	Balance	to Debt & Cap.		to Debt & Cap.						
1996		77	2,454	2,870		444						697,598	39,736	737,334		200,000	30.38		69.62						
1997	954	57	2,511	5,600	319,200	444	1,102,230	45.88	113,897	1,216,127	702,328	692,781	56,000	748,781	84,218	284,218	42.63		57.37						
1998	897	57	2,568	5,880	335,160	444	1,127,538	45.88	116,512	1,244,050	737,444	733,281	272,000	1,005,281	(163,515)	120,703	33.34		66.66						
1999	840	57	2,625	6,174	351,918	444	1,152,846	45.88	119,127	1,271,973	774,317	725,421	61,000	786,421	63,154	183,857	44.75		55.25						
2000	783	57	2,682	6,483	369,514	444	1,178,154	45.88	121,743	1,299,897	813,032	726,571	62,000	788,571	67,807	251,664	46.86		53.14						
2001	726	57	2,739	6,807	387,990	444	1,203,462	45.88	124,358	1,327,820	853,684	735,991	310,000	1,045,991	(183,866)	67,798	37.09		62.91						
2002	669	57	2,796	7,147	407,389	444	1,228,770	45.88	126,973	1,355,743	896,368	733,622	64,000	797,622	69,142	136,940	51.08		48.92						
2003	612	57	2,853	7,505	427,759	457	1,291,700	45.88	129,588	1,421,288	941,187	734,594	66,000	800,594	107,266	244,206	53.43		46.57						
2004	555	57	2,910	7,880	449,146	471	1,357,301	45.88	132,203	1,489,504	988,246	734,705	494,000	1,228,705	(278,301)	(34,095)	36.55		63.45						
2005	498	56	2,966	8,274	459,193	485	1,425,310	45.88	134,784	1,560,094	1,037,658	739,755	496,000	1,235,755	(254,126)	(288,220)	37.16		62.84						
2006	443	50	3,015	8,687	432,634	500	1,494,380	45.88	137,200	1,631,580	1,089,541	608,885	71,000	679,885	294,788	6,568	63.63		36.37						
2007	393	44	3,060	9,122	403,640	515	1,563,416	45.88	139,357	1,702,773	1,144,018	609,200	573,000	1,182,200	(219,805)	(213,237)	34.14		65.86						
2008	348	39	3,099	9,578	376,124	530	1,632,458	45.88	141,273	1,773,731	1,201,219	607,875	75,000	682,875	265,761	52,524	55.08		44.92						
2009	309	35	3,134	10,057	350,429	546	1,701,668	45.88	142,973	1,844,641	1,261,280	319,275	77,000	396,275	537,515	590,039	88.43		11.57						
2010	274	31	3,165	10,560	326,483	562	1,771,212	45.88	144,482	1,915,694	1,324,344	317,175	579,000	896,175	21,657	611,696	36.43		63.57						
2011	243	27	3,192	11,088	304,172	579	1,841,250	45.88	145,820	1,987,071	1,390,561	319,525	81,000	400,525	500,156	1,111,853	75.94		24.06						
2012	216	24	3,216	11,642	283,386	597	1,911,935	45.88	147,008	2,058,943	1,460,089	316,050	84,000	400,050	482,190	1,594,042	70.84		29.16						
2013	192	22	3,238	12,224	264,020	615	1,983,410	45.88	148,062	2,131,472	1,533,094	317,025	1,086,000	1,403,025	(540,626)	1,053,416	18.82		81.18						
2014	170	19	3,257	12,835	245,978	633	2,055,815	45.88	148,997	2,204,812	1,609,749	317,175	88,000	405,175	435,866	1,489,283	60.71		39.29						
2015	151	17	3,274	13,477	229,169	652	2,129,281	45.88	149,827	2,279,108	1,690,236	316,500	91,000	407,500	410,540	1,899,823	56.24		43.76						
2016	134	15	3,289	14,151	213,508	672	2,203,936	45.88	150,563	2,354,499	1,774,748		1,094,000	1,094,000	(300,741)	1,599,081	19.52		80.48						
2017	119	13	3,303	14,858	198,918	692	2,279,902	45.88	151,216	2,431,119	1,863,485		82,000	82,000	684,551	2,283,632	242.58		-142.58						
2018	105	12	3,314	15,601	185,324	712	2,357,300	45.88	151,796	2,509,096	1,956,660		85,000	85,000	652,761	2,936,393	218.03		-118.03						
2019	94	11	3,325	16,381	172,660	734	2,436,246	45.88	152,310	2,588,556	2,054,493		1,088,000	1,088,000	(381,277)	2,555,116	15.87		84.13						
2020	83	9	3,334	17,201	160,861	756	2,516,851	45.88	152,766	2,669,617	2,157,217		91,000	91,000	582,261	3,137,377	176.77		-76.77						

01/23/96
@1625

01/23/96
@1625

FAC #2-B

[illegible]

Page 354 of 440

A	New Taps		x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced																	
B	Tap Fee Increase Factor		1.05																					
D	Annual Commodity Rev. Increase Factor		1.03																					
E	Cap. Fee Increase Factor		1.00																					
F	Op. Cost Increase Factor		1.05																					
G	Cap. Projects inflation factor		0.035																					
						prev. * D																		
(a)	prev. - c	10% of prev. b	prev. + c	prev. x B	c x e	(g)	(prev. d + d) / 2 * D	prev. x E	(prev.d + d) / 2 * F	h + j	prev. x F	(m)	(n)	m+n	(f)+(k)-(l)-(o)	prev.q + curr.p	(f/o)100%	(o-f)/o *100						
	(b)	(c)	(d)	(e)	(f)	Annual Commodity	(h)	(i)	(j)	(k)	(l)			(o)	(p)	(q)	(r)	(s)						
Year	Taps Avail.	New Taps Sold	EOY Taps Connected	Tap Fee	Tap Rev.	Commodity Rev./tap	Total Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Customer Rev.	Op. Costs	Debt Service	Cap. Exp.	Total Cap. Costs	Annual Balance	Cumulative Balance	Tap Fee Contrib. to Debt & Cap.	Cust. Fee Contrib. to Debt & Cap.	Future Value	Period	Year			
1996		77	2,454	2,870		444						697,598	39,736	737,334		200,000	30.38	69.62						
1997	954	48	2,502	7,400	355,200	444	1,100,232	45.88	113,691	1,213,923	702,328	692,781	56,365	749,146	117,649	317,649	47.41	52.59	1.035	1				
1998	906	48	2,550	7,770	372,960	444	1,121,544	45.88	115,893	1,237,437	737,444	733,281	272,023	1,005,304	(132,351)	185,297	37.10	62.90	1.071	2				
1999	858	48	2,598	8,159	391,608	444	1,142,856	45.88	118,095	1,260,951	774,317	725,421	59,240	784,661	93,582	278,879	49.91	50.09	1.109	3				
2000	810	48	2,646	8,566	411,188	444	1,164,168	45.88	120,297	1,284,465	813,032	726,571	60,753	787,324	95,297	374,176	52.23	47.77	1.148	4				
2001	762	48	2,694	8,995	431,748	444	1,185,480	45.88	122,500	1,307,980	853,684	735,991	299,857	1,035,848	(149,805)	224,371	41.68	58.32	1.188	5				
2002	714	48	2,742	9,444	453,335	444	1,206,792	45.88	124,702	1,331,494	896,368	733,622	63,941	797,563	90,898	315,269	56.84	43.16	1.229	6				
2003	666	48	2,790	9,917	476,002	457	1,264,947	45.88	126,904	1,391,851	941,187	734,594	65,619	800,213	126,454	441,722	59.48	40.52	1.272	7				
2004	618	48	2,838	10,413	499,802	471	1,325,505	45.88	129,106	1,454,612	988,246	734,705	594,079	1,328,784	(362,616)	79,106	37.61	62.39	1.317	8				
2005	570	48	2,886	10,933	524,792	485	1,388,559	45.88	131,309	1,519,867	1,037,658	739,755	341,732	1,081,487	(74,486)	4,620	48.53	51.47	1.363	9				
2006	522	48	2,934	11,480	551,032	500	1,454,202	45.88	133,511	1,587,713	1,089,541	608,885	71,013	679,898	369,305	373,925	81.05	18.95	1.411	10				
2007	474	48	2,982	12,054	578,583	515	1,522,535	45.88	135,713	1,658,248	1,144,018	609,200	572,939	1,182,139	(89,326)	284,599	48.94	51.06	1.460	11				
2008	426	47	3,029	12,657	599,919	530	1,593,500	45.88	137,902	1,731,401	1,201,219	607,875	74,932	682,807	447,294	731,893	87.86	12.14	1.511	12				
2009	379	43	3,072	13,289	566,126	546	1,665,877	45.88	139,966	1,805,844	1,261,280	319,275	76,994	396,269	714,420	1,446,313	142.86	-42.86	1.564	13				
2010	336	38	3,110	13,954	528,291	562	1,738,481	45.88	141,812	1,880,293	1,324,344	317,175	579,129	896,304	187,936	1,634,249	58.94	41.06	1.619	14				
2011	298	34	3,143	14,651	492,290	579	1,811,334	45.88	143,451	1,954,786	1,390,561	319,525	81,339	400,864	655,651	2,289,899	122.81	-22.81	1.675	15				
2012	265	30	3,173	15,384	458,661	597	1,884,594	45.88	144,906	2,029,500	1,460,089	316,050	83,625	399,675	628,396	2,918,295	114.76	-14.76	1.734	16				
2013	235	26	3,200	16,153	427,319	615	1,958,423	45.88	146,197	2,104,620	1,533,094	317,025	1,085,992	1,403,017	(404,173)	2,514,122	30.46	69.54	1.795	17				
2014	208	23	3,223	16,961	398,117	633	2,032,978	45.88	147,342	2,180,320	1,609,749	317,175	88,442	405,617	563,072	3,077,194	98.15	1.85	1.857	18				
2015	185	21	3,244	17,809	370,911	652	2,108,410	45.88	148,358	2,256,768	1,690,236	316,500	90,978	407,478	529,966	3,607,160	91.03	8.97	1.923	19				
2016	164	18	3,263	18,699	345,564	672	2,184,862	45.88	149,260	2,334,121	1,774,748		1,093,602	1,093,602	(188,664)	3,418,496	31.60	68.40	1.990	20				
2017	145	16	3,279	19,634	321,950	692	2,262,470	45.88	150,060	2,412,530	1,863,485		96,318	96,318	774,677	4,193,173	334.26	-234.26	2.059	21				
2018	129	15	3,293	20,616	299,949	712	2,341,369	45.88	150,770	2,492,139	1,956,660		99,129	99,129	736,299	4,929,472	302.58	-202.58	2.132	22				
2019	115	13	3,306	21,647	279,451	734	2,421,686	45.88	151,400	2,573,085	2,054,493		1,088,245	1,088,245	(290,201)	4,639,271	25.68	74.32	2.206	23				
2020	102	11	3,318	22,729	260,354	756	2,503,544	45.88	151,959	2,655,503	2,157,217		91,333	91,333	667,307	5,306,579	285.06	-185.06	2.283	24				

Page 356 of 440

**Base
Eliminating Capital Project
in 2004 2005**

[illegible]

Page 358 of 440

Page 359 of 440

A	New Taps	x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced														
B	Tap Fee Increase Factor	1.05																		
D	Annual Commodity Revenue	1.03																		
E	Cap. Fee Increase Factor	1.00																		
F	Op. Cost Increase Factor	1.05																		
G	Cap. Projects inflation	0.035																		
prev. * D																				
	prev. - c	10% of prev.	prev. + c	prev. x B	c x e	prev. * D	(g)	prev. d + d) / 2	prev. x E	(prev.d + d)	h+j	prev. x F			m+n	(f)+(k)-(l)-(o)	prev.q + curr.p	(f/o)100%	(o-f)/o*100	
(a)	(b)	(c)	(d)	(e)	(f)	Annual	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)		
New Taps		EOY Taps				Commodity	Total Comm	Cap. Fees	Cap. Fee	Total		Debt	Cap.	Total	Annual	Cumulative	Tap Fee C	Cust. Fee	Future	Period
Year	Taps Avail	Sold	Connectec	Tap Fee	Tap Rev.	Rev./tap	Revenue	per Tap	Rev.	Customer Rev.	Op. Costs	Service	Exp.	Cap. Costs	Balance	Balance	Debt & Ca	Debt & Ca	Value	Year
1996	77	77	2,454	2,870		444						697,598	39,736	737,334		200,000	30.38	69.62		
1997	954	152	2,530	5,269	800,888	428	1,066,576	44.95	112,015	1,178,591	652,033	692,781	122,026	814,807	512,639	712,639	98.29	1.71	1,000	0
1998	802	72	2,602	5,935	427,320	441	1,132,790	45.76	117,420	1,250,210	703,144	733,281	36,582	769,863	204,523	917,163	55.51	44.49	1,035	1
1999	730	75	2,677	6,214	466,013	410	1,082,473	45.58	120,339	1,202,812	775,196	725,421	417,490	1,142,911	(249,282)	667,881	40.77	59.23	1,071	2
2000	707	80	2,757	6,367	509,360	415	1,124,235	45.58	123,476	1,247,711	848,524	726,571	983,000	1,709,571	(801,024)	728,857	29.79	70.21	1,109	3
2001	627	83	2,840	6,685	552,945	415	1,161,317	45.58	127,549	1,288,866	848,524	825,991	782,785	1,608,776	(615,488)	113,368	34.37	65.63	1,148	4
2002	544	85	2,925	7,020	598,010	415	1,196,157	45.58	131,375	1,327,532	848,524	823,622	54,632	878,254	198,765	312,133	68.09	31.91	1,188	5
2003	459	88	3,013	7,371	646,748	427	1,269,003	45.58	135,317	1,404,320	890,950	824,594	56,545	881,139	278,979	591,111	73.40	26.60	1,229	6
2004	371	90	3,103	7,739	699,458	427	1,305,697	45.58	139,376	1,445,073	935,498	824,705	58,524	883,229	325,805	916,916	79.19	20.81	1,272	7
2005	281	93	3,196	8,126	756,464	440	1,385,214	45.58	143,558	1,528,771	982,273	829,755	60,572	890,327	412,636	1,329,552	84.96	15.04	1,317	8
2006	188	96	3,292	8,532	818,116	453	1,469,573	45.58	147,864	1,617,438	1,031,386	698,885	62,692	761,577	642,590	1,972,142	107.42	-7.42	1,363	9
2007	92	99	3,391	8,959	884,792	467	1,559,070	45.58	152,300	1,711,371	1,082,956	699,200	464,886	1,164,086	349,121	2,321,263	76.01	23.99	1,411	10
2008	-7	102	3,492	9,407	956,903	481	1,654,018	45.58	156,869	1,810,887	1,137,103	697,875	467,157	1,165,032	465,654	2,786,918	82.14	17.86	1,460	11
2009	-108	105	3,597	9,877	1,034,890	495	1,754,747	45.58	161,575	1,916,323	1,193,958	409,275	69,508	478,783	1,278,472	4,065,389	216.15	-116.15	1,511	12
2010	-213	108	3,705	10,371	1,119,234	510	1,861,612	45.58	166,423	2,028,034	1,253,656	407,175	71,941	479,116	1,414,496	5,479,885	233.60	-133.60	1,564	13
2011	-321	111	3,816	10,890	1,210,452	525	1,974,984	45.58	171,415	2,146,399	1,316,339	409,525	74,459	483,984	1,556,527	7,036,412	250.10	-150.10	1,619	14
2012	-432	114	3,931	11,434	1,309,103	541	2,095,260	45.58	176,558	2,271,818	1,382,156	406,050	77,065	483,115	1,715,650	8,752,062	270.97	-170.97	1,675	15
2013	-547	118	4,049	12,006	1,415,795	557	2,222,861	45.58	181,854	2,404,716	1,451,264	407,025	79,762	486,787	1,882,460	10,634,592	290.84	-190.84	1,734	16
2014	-665	121	4,170	12,606	1,531,183	574	2,358,234	45.58	187,310	2,545,544	1,523,827	407,175	82,554	489,729	2,063,170	12,697,622	312.66	-212.66	1,795	17
2015	-786	125	4,295	13,237	1,655,974	591	2,501,850	45.58	192,929	2,694,780	1,600,019	406,500	85,443	491,943	2,258,792	14,956,484	336.62	-236.62	1,857	18
2016	-911	129	4,424	13,898	1,790,936	609	2,654,213	45.58	198,717	2,852,930	1,680,019	90,000	88,434	178,434	2,785,413	17,741,896	1003.70	-903.70	1,923	19
2017	-1040	133	4,557	14,593	1,936,897	627	2,815,854	45.58	204,679	3,020,533	1,764,020	90,000	91,529	181,529	3,011,881	20,753,777	1066.99	-966.99	1,990	20
2018	-1173	137	4,694	15,323	2,094,754	646	2,987,340	45.58	210,819	3,198,159	1,852,221	90,000	94,733	184,733	3,255,959	24,009,736	1133.94	-1033.94	2,059	21
2019	-1310	141	4,834	16,089	2,265,477	665	3,169,269	45.58	217,144	3,386,413	1,944,833	90,000	98,048	178,245	3,528,812	27,538,548	1270.99	-1170.99	2,132	22
2020	-1450	145	4,979	16,894	2,450,113	685	3,362,277	45.58	223,658	3,585,935	2,042,074	90,000	101,480	191,480	3,802,494	31,341,043	1279.57	-1179.57	2,206	23

Page 361 of 440

Page 362 of 440

A	New Taps:		x or 10% of previous b			NOTE: prev. = the previous cell within the column referenced																
B	Tap Fee Increase Fac		1.05																			
D	Annual Commodity Re		1.03																			
E	Cap. Fee Increase Fac		1.00																			
F	Op. Cost Increase Fac		1.05																			
G	Cap. Projects inflation		0.035																			
prev. * D																						
	prev. - c	0% of prev.	prev. + c	prev. x B	c x e	(g)	sv. d + d) / 2	prev. x E	(prev.d + d	h+j	prev. x F			m+n	(f)+(k)-(l)-(o)	prev.q + curr.	(f/o)100%	{o-f)/o *100	(k-l+f)/m			
(a)	(b)	(c)	(d)	(e)	(f)	Annual	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	Future	Period	
	New Taps		EOY Taps																			
Year	Taps Avail	Sold	Connected	Tap Fee	Tap Rev.	Commodity Rev./tap	Total Com Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Customer R	Op. Costs	Debt Service	Cap. Exp.	Total Cap. Costs	Annual Balance	Cumulative Balance	Tap Fee C Debt & Ca	Cust. Fee Debt & Ca	Debt Coverage	Future Value	Period Year	
1996		77	2,454	2,870		444						697,598	39,736	737,334		200,000	30.38	69.62				
1997	954	152	2,530	5,269	800,888	428	1,066,576	44.95	112,015	1,178,591	652,033	692,781	122,026	814,807	512,639	712,639	98.29	1.71	1.92	1,000	0	
1998	802	72	2,602	5,935	427,320	441	1,132,790	45.76	117,420	1,250,210	703,144	733,281	36,582	769,863	204,523	917,163	55.51	44.49	1.33	1,035	1	
1999	730	75	2,677	6,214	466,013	410	1,082,473	45.58	120,339	1,202,812	775,196	725,421	417,490	1,142,911	(249,282)	667,881	40.77	59.23	1.23	1,071	2	
2000	707	54	2,731	6,367	343,818	415	1,124,235	45.58	123,476	1,247,711	848,524	726,571	983,000	1,709,571	(966,566)	563,315	20.11	79.89	1.02	1,109	3	
2001	653	55	2,786	6,685	365,154	415	1,144,699	45.58	125,724	1,270,422	848,524	825,991	782,785	1,608,776	(821,724)	(258,409)	22.70	77.30	0.95	1,148	4	
2002	598	56	2,841	7,020	391,080	415	1,167,593	45.58	128,238	1,295,831	848,524	823,622	54,632	878,254	(39,867)	(298,277)	44.53	55.47	1.02	1,188	5	
2003	543	57	2,898	7,371	418,846	427	1,226,673	45.58	130,803	1,357,476	890,950	824,594	56,545	881,139	4,233	(294,044)	47.53	52.47	1.07	1,229	6	
2004	486	58	2,956	7,739	448,584	427	1,249,889	45.58	133,419	1,383,308	935,498	824,705	58,524	883,229	13,166	(280,878)	50.79	49.21	1.09	1,272	7	
2005	428	59	3,015	8,126	480,434	440	1,313,133	45.58	136,087	1,449,221	982,273	829,755	60,572	890,327	57,055	(223,822)	53.96	46.04	1.14	1,317	8	
2006	369	60	3,076	8,532	514,545	453	1,379,578	45.58	138,809	1,518,387	1,031,386	698,885	62,692	761,577	239,969	16,146	67.56	32.44	1.43	1,363	9	
2007	308	62	3,137	8,959	551,077	467	1,449,385	45.58	141,585	1,590,970	1,082,956	699,200	464,886	1,164,086	(104,994)	(88,848)	47.34	52.66	1.51	1,411	10	
2008	247	63	3,200	9,407	590,204	481	1,522,723	45.58	144,417	1,667,141	1,137,103	697,875	467,157	1,165,032	(44,791)	(133,638)	50.66	49.34	1.61	1,460	11	
2009	184	64	3,264	9,877	632,108	495	1,599,773	45.58	147,305	1,747,079	1,193,958	409,275	69,508	478,783	706,446	572,807	132.02	-32.02	2.90	1,511	12	
2010	120	65	3,329	10,371	676,988	510	1,680,722	45.58	150,252	1,830,973	1,253,656	407,175	71,941	479,116	775,189	1,347,997	141.30	-41.30	3.08	1,564	13	
2011	55	67	3,396	10,890	725,054	525	1,765,766	45.58	153,257	1,919,023	1,316,339	409,525	74,459	483,984	843,754	2,191,751	149.81	-49.81	3.24	1,619	14	
2012	-12	68	3,464	11,434	776,533	541	1,855,114	45.58	156,322	2,011,436	1,382,156	406,050	77,065	483,115	922,698	3,114,448	160.73	-60.73	3.46	1,675	15	
2013	-80	69	3,533	12,006	831,667	557	1,948,983	45.58	159,448	2,108,431	1,451,264	407,025	79,762	486,787	1,002,047	4,116,495	170.85	-70.85	3.66	1,734	16	
2014	-149	71	3,603	12,606	890,715	574	2,047,601	45.58	162,637	2,210,239	1,523,827	407,175	82,554	489,729	1,087,398	5,203,893	181.88	-81.88	3.87	1,795	17	
2015	-219	72	3,676	13,237	953,956	591	2,151,210	45.58	165,890	2,317,100	1,600,019	406,500	85,443	491,943	1,179,094	6,382,987	193.92	-93.92	4.11	1,857	18	
2016	-292	74	3,749	13,898	1,021,687	609	2,260,061	45.58	169,208	2,429,269	1,680,019	90,000	88,434	178,434	1,592,503	7,975,490	572.59	-472.59		1,923	19	
2017	-365	75	3,824	14,593	1,094,227	627	2,374,420	45.58	172,592	2,547,012	1,764,020	90,000	91,529	181,529	1,695,690	9,671,180	602.78	-502.78		1,990	20	
2018	-440	76	3,901	15,323	1,171,917	646	2,494,566	45.58	176,044	2,670,610	1,852,221	90,000	94,733	184,733	1,805,573	11,476,752	634.39	-534.39		2,059	21	
2019	-517	78	3,979	16,089	1,255,123	665	2,620,791	45.58	179,565	2,800,356	1,944,833	90,000	98,048	178,245	1,932,401	13,409,154	704.16	-604.16		2,132	22	
2020	-595	80	4,058	16,894	1,344,237	685	2,753,403	45.58	183,156	2,936,559	2,042,074	90,000	101,480	191,480	2,047,242	15,456,395	702.03	-602.03		2,206	23	

02/25/99
@1005

A	New Taps	x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced															
B	Tap Fee Increase Factor	1.05																			
D	Annual Commodity Revenue	1.03																			
E	Cap. Fee Increase Factor	1.00																			
F	Op. Cost Increase Factor	1.05																			
G	Cap. Projects inflation	0.035																			
						prev. * D															
	prev. - c	3% of prev.	prev. + c	prev. x B	c x e	prev. (g)	ev. d + d) / 2	prev. x E	(prev.d + d)	h+j	prev. x F			m+n	(f)+(k)-(l)-(o)	prev.q + curr.p	(f/o)100%	(o-f)/o *100			
(a)	(b)	(c)	(d)	(e)	(f)	Annual	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	Future	Period	
	New Taps	EOY Taps				Commodity	Total Comm	Cap. Fees	Cap. Fee	Total	Op. Costs	Debt	Cap.	Total	Annual	Cumulative	Tap Fee Contrib	Cust. Fee Contrib.			
Year	Taps Avail	Sold	Connected	Tap Fee	Tap Rev.	Rev./tap	Revenue	per Tap	Rev.	Customer R	Op. Costs	Service	Exp.	Cap. Costs	Balance	Balance	to Debt & Cap.	to Debt & Cap.	Value	Year	
1996		77	2,454	2,870		444						697,598	39,736	737,334		200,000	30.38	69.62			
1997	954	152	2,530	5,269	800,888	428	1,066,576	44.95	112,015	1,178,591	652,033	692,781	122,026	814,807	512,639	712,639	98.29	1.71	1,000	0	
1998	802	72	2,602	5,935	427,320	441	1,132,790	45.76	117,420	1,250,210	703,144	733,281	36,582	769,863	204,523	917,163	55.51	44.49	1,035	1	
1999	730	75	2,677	6,214	466,013	410	1,082,473	45.58	120,339	1,202,812	775,196	725,421	417,490	1,142,911	(249,282)	667,881	40.77	59.23	1,071	2	
2000	707	60	2,737	7,800	468,000	415	1,124,235	45.58	123,476	1,247,711	848,524	726,571	983,000	1,709,571	(842,384)	687,497	27.38	72.62	1,109	3	
2001	647	60	2,797	8,190	491,400	415	1,148,305	45.58	126,120	1,274,425	848,524	825,991	782,785	1,608,776	(691,475)	(3,979)	30.54	69.46	1,148	4	
2002	587	60	2,857	8,600	515,970	415	1,173,205	45.58	128,855	1,302,060	848,524	823,622	54,632	878,254	91,252	87,273	58.75	41.25	1,188	5	
2003	527	60	2,917	9,029	541,769	427	1,234,048	45.58	131,589	1,365,638	890,950	824,594	56,545	881,139	135,317	222,590	61.49	38.51	1,229	6	
2004	467	60	2,977	9,481	568,857	427	1,258,369	45.58	134,324	1,392,693	935,498	824,705	58,524	883,229	142,823	365,413	64.41	35.59	1,272	7	
2005	407	60	3,037	9,955	597,300	440	1,322,509	45.58	137,059	1,459,568	982,273	829,755	60,572	890,327	184,268	549,681	67.09	32.91	1,317	8	
2006	347	60	3,097	10,453	627,165	453	1,389,364	45.58	139,794	1,529,158	1,031,386	698,885	62,692	761,577	363,360	913,041	82.35	17.65	1,363	9	
2007	287	60	3,157	10,975	658,523	467	1,459,041	45.58	142,529	1,601,569	1,082,956	699,200	464,886	1,164,086	13,051	926,092	56.57	43.43	1,411	10	
2008	227	60	3,217	11,524	691,449	481	1,531,648	45.58	145,263	1,676,911	1,137,103	697,875	467,157	1,165,032	66,225	992,317	59.35	40.65	1,460	11	
2009	167	60	3,277	12,100	726,022	495	1,607,298	45.58	147,998	1,755,296	1,193,958	409,275	69,508	478,783	808,576	1,800,893	151.64	-51.64	1,511	12	
2010	107	60	3,337	12,705	762,323	510	1,686,108	45.58	150,733	1,836,841	1,253,656	407,175	71,941	479,116	866,391	2,667,284	159.11	-59.11	1,564	13	
2011	47	60	3,397	13,341	800,439	525	1,768,201	45.58	153,468	1,921,669	1,316,339	409,525	74,459	483,984	921,784	3,589,068	165.39	-65.39	1,619	14	
2012	-13	60	3,457	14,008	840,461	541	1,853,701	45.58	156,203	2,009,904	1,382,156	406,050	77,065	483,115	985,094	4,574,162	173.97	-73.97	1,675	15	
2013	-73	60	3,517	14,708	882,484	557	1,942,741	45.58	158,937	2,101,678	1,451,264	407,025	79,762	486,787	1,046,111	5,620,273	181.29	-81.29	1,734	16	
2014	-133	60	3,577	15,443	926,608	574	2,035,454	45.58	161,672	2,197,126	1,523,827	407,175	82,554	489,729	1,110,178	6,730,451	189.21	-89.21	1,795	17	
2015	-193	60	3,637	16,216	972,938	591	2,131,982	45.58	164,407	2,296,389	1,600,019	406,500	85,443	491,943	1,177,365	7,907,816	197.77	-97.77	1,857	18	
2016	-253	60	3,697	17,026	1,021,585	609	2,232,469	45.58	167,142	2,399,611	1,680,019	90,000	88,434	178,434	1,562,743	9,470,559	572.53	-472.53	1,923	19	
2017	-313	60	3,757	17,878	1,072,665	627	2,337,067	45.58	169,877	2,506,944	1,764,020	90,000	91,529	181,529	1,634,059	11,104,618	590.91	-490.91	1,990	20	
2018	-373	60	3,817	18,772	1,126,298	646	2,445,932	45.58	172,611	2,618,543	1,852,221	90,000	94,733	184,733	1,707,887	12,812,505	609.69	-509.69	2,059	21	
2019	-433	60	3,877	19,710	1,182,613	665	2,559,225	45.58	175,346	2,734,571	1,944,833	90,000	98,048	178,245	1,794,106	14,606,611	663.48	-563.48	2,132	22	
2020	-493	60	3,937	20,696	1,241,743	685	2,677,114	45.58	178,081	2,855,195	2,042,074	90,000	101,480	191,480	1,863,384	16,469,996	648.50	-548.50	2,206	23	

A	New Taps			x or 10% of previous b																		
B	Tap Fee Increase Fac	1.05																				
D	Annual Commodity Re	1.03																				
E	Cap. Fee Increase Fac	1.00																				
F	Op. Cost Increase Fac	1.05																				
G	Cap. Projects inflation:	0.035																				
						prev. * D																
	prev. - c	% of prev.	prev. + c	prev. x B		(g)	sv. d + d) / 2	prev. x E	(prev.d + d	h+j	prev. x F			m+n	(f)+(k)-(l)-(o)	prev.q + curr.p	(f/o)100%	(o-f)/o *100				
(a)	(b)	(c)	(d)	(e)	(f)	Annual	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)				
	New Taps	EOY Taps				Commodit	Total Comm	Cap. Fees	Cap. Fee	Total	Op. Costs	Debt	Cap.	Total	Annual	Cumulative	Tap Fee C	Cust. Fee C	Future	Period		
Year	Taps Avail	Sold	Connected	Tap Fee	Tap Rev.	Rev./tap	Revenue	per Tap	Rev.	Customer Rev.	Op. Costs	Service	Exp.	Cap. Costs	Balance	Balance	Debt & Cap	Debt & Cap	Value	Year		
1996		77	2,454	2,870		444						697,598	39,736	737,334		200,000	30.38	69.62				
1997	954	152	2,530	5,269	800,888	428	1,066,576	44.95	112,015	1,178,591	652,033	692,781	122,026	814,807	512,639	712,639	98.29	1.71	1,000	0		
1998	802	72	2,602	5,935	427,320	441	1,132,790	45.76	117,420	1,250,210	703,144	733,281	36,582	769,863	204,523	917,163	55.51	44.49	1,035	1		
1999	730	75	2,677	6,214	466,013	410	1,082,473	45.58	120,339	1,202,812	775,196	725,421	417,490	1,142,911	(249,282)	667,881	40.77	59.23	1,071	2		
2000	707	70	2,747	7,800	546,000	415	1,124,235	45.58	123,476	1,247,711	848,524	726,571	983,000	1,709,571	(764,384)	765,497	31.94	68.06	1,109	3		
2001	637	70	2,817	8,190	573,300	415	1,154,530	45.58	126,804	1,281,334	848,524	825,991	782,785	1,608,776	(602,666)	162,830	35.64	64.36	1,148	4		
2002	567	70	2,887	8,600	601,965	415	1,183,580	45.58	129,994	1,313,574	848,524	823,622	54,632	878,254	188,761	351,591	68.54	31.46	1,188	5		
2003	497	70	2,957	9,029	632,063.25	427.45	1,249,009	45.58	133,185	1,382,194	890,950	824,594	56,545	881,139	242,168	593,759	71.73	28.27	1,229	6		
2004	427	70	3,027	9,481	663,666.41	427	1,277,584	45.58	136,375	1,413,959	935,498	824,705	58,524	883,229	258,899	852,658	75.14	24.86	1,272	7		
2005	357	70	3,097	9,955	696,849.73	439.81	1,346,698	45.58	139,566	1,486,264	982,273	829,755	60,572	890,327	310,514	1,163,172	78.27	21.73	1,317	8		
2006	287	70	3,167	10,453	731,692.22	453.00	1,418,809	45.58	142,757	1,561,566	1,031,386	698,885	62,692	761,577	500,295	1,663,467	96.08	3.92	1,363	9		
2007	217	70	3,237	10,975	768,276.83	466.59	1,494,035	45.58	145,947	1,639,983	1,082,956	699,200	464,886	1,164,086	161,218	1,824,685	66.00	34.00	1,411	10		
2008	147	70	3,307	11,524	806,690.67	480.59	1,572,498	45.58	149,138	1,721,636	1,137,103	697,875	467,157	1,165,032	226,191	2,050,876	69.24	30.76	1,460	11		
2009	77	70	3,377	12,100	847,025.21	495.01	1,654,324	45.58	152,328	1,806,652	1,193,958	409,275	69,508	478,783	980,936	3,031,812	176.91	-76.91	1,511	12		
2010	7	70	3,447	12,705	889,376.47	509.86	1,739,643	45.58	155,519	1,895,162	1,253,656	407,175	71,941	479,116	1,051,766	4,083,578	185.63	-85.63	1,564	13		
2011	-63	70	3,517	13,341	933,845.29	525.16	1,828,594	45.58	158,710	1,987,303	1,316,339	409,525	74,459	483,984	1,120,825	5,204,404	192.95	-92.95	1,619	14		
2012	-133	70	3,587	14,008	980,537.55	540.91	1,921,315	45.58	161,900	2,083,215	1,382,156	406,050	77,065	483,115	1,198,482	6,402,885	202.96	-102.96	1,675	15		
2013	-203	70	3,657	14,708	1,029,564.43	557.14	2,017,954	45.58	165,091	2,183,045	1,451,264	407,025	79,762	486,787	1,274,558	7,677,444	211.50	-111.50	1,734	16		
2014	-273	70	3,727	15,443	1,081,042.65	573.85	2,118,663	45.58	168,281	2,286,944	1,523,827	407,175	82,554	489,729	1,354,431	9,031,874	220.74	-120.74	1,795	17		
2015	-343	70	3,797	16,216	1,135,094.79	591.07	2,223,597	45.58	171,472	2,395,069	1,600,019	406,500	85,443	491,943	1,438,202	10,470,076	230.74	-130.74	1,857	18		
2016	-413	70	3,867	17,026	1,191,849.53	608.80	2,332,921	45.58	174,663	2,507,584	1,680,019	90,000	88,434	178,434	1,840,980	12,311,056	667.95	-567.95	1,923	19		
2017	-483	70	3,937	17,878	1,251,442.00	627.06	2,446,803	45.58	177,853	2,624,656	1,764,020	90,000	91,529	181,529	1,930,549	14,241,605	689.39	-589.39	1,990	20		
2018	-553	70	4,007	18,772	1,314,014.10	645.88	2,565,419	45.58	181,044	2,746,462	1,852,221	90,000	94,733	184,733	2,023,523	16,265,128	711.31	-611.31	2,059	21		
2019	-623	70	4,077	19,710	1,379,714.81	665.25	2,688,949	45.58	184,234	2,873,183	1,944,833	90,000	98,048	178,245	2,129,821	18,394,948	774.06	-674.06	2,132	22		
2020	-693	70	4,147	20,696	1,448,700.55	685.21	2,817,582	45.58	187,425	3,005,007	2,042,074	90,000	101,480	191,480	2,220,154	20,615,102	756.58	-656.58	2,206	23		

A	New Taps	x or 10% of previous b
B	Tap Fee Increase Factor	1.05
D	Annual Commodity Rev. Increase	1.03
E	Cap. Fee Increase Factor	1.00
F	Op. Cost Increase Factor	1.04
G	Cap. Projects inflation factor	0.035

	prev. - c		prev. + c	prev. x B	c x e	prev. * D (g)
(a)	(b)	(c)	(d)	(e)	(f)	Annual Commodity
Year	Taps Avail.	New Taps Sold	EOY Taps Connected	Tap Fee	Tap Rev.	Rev./tap
1996		77	2,454	2,870		444
1997	954	152	2,530	5,269	800,888	428
1998	802	72	2,602	5,935	427,320	441
1999	730	75	2,677	6,214	466,013	410
2000	707	82	2,759	6,812	558,584	420
2001	625	60	2,819	6,685	401,100	415
2002	565	55	2,874	7,019	386,059	415
2003	510	55	2,929	7,370	405,362	427
2004	455	50	2,979	7,739	386,936	427
2005	405	48	3,027	8,126	390,032	440
2006	568	45	3,072	8,532	383,937	453
2007	523	45	3,117	8,959	403,134	467
2008	478	40	3,157	9,406	376,259	481
2009	438	40	3,197	9,877	395,072	495
2010	398	40	3,237	10,371	414,825	510
2011	558	40	3,277	10,889	435,566	525
2012	518	40	3,317	11,434	457,345	541
2013	478	40	3,357	12,005	480,212	557
2014	438	40	3,397	12,606	504,223	574
2015	398	40	3,437	13,236	529,434	591
2016	358	40	3,477	13,898	555,905	609
2017	318	40	3,517	14,593	583,701	627
2018	278	40	3,557	15,322	612,886	646
2019	238	40	3,597	16,088	643,530	665
2020	198	40	3,637	16,893	675,706	685

NOTE: prev. = the previous cell within the column referenced

(prev. d + d) / 2 * D (h)	prev. x E (i)	(prev.d + d) / 2*h (j)	h+j (k)	prev. x F (l)	(m)	(n)
Total Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Customer Rev.	Op. Costs	Debt Service	Cap. Exp.
					697,598	39,736
1,066,576	44.95	112,015	1,178,591	652,033	692,781	122,026
1,132,790	45.76	117,420	1,250,210	703,144	733,281	36,582
1,082,473	45.58	120,339	1,202,812	775,196	725,421	417,490
1,141,560	45.72	124,267	1,265,827	822,558	748,327	442,498
1,157,435	45.60	127,178	1,284,613	855,460	769,290	669,000
1,181,298	45.60	129,800	1,311,098	889,679	811,047	35,000
1,240,246	45.60	132,308	1,372,555	925,266	812,450	55,000
1,261,358	45.60	134,702	1,396,060	962,277	886,436	40,000
1,320,749	45.60	136,937	1,457,686	1,000,768	887,326	40,000
1,381,437	45.60	139,057	1,520,494	1,040,798	756,267	45,000
1,443,876	45.60	141,109	1,584,986	1,082,430	756,856	80,000
1,507,618	45.60	143,047	1,650,665	1,125,727	755,263	50,000
1,572,647	45.60	144,871	1,717,518	1,170,757	455,422	55,000
1,640,221	45.60	146,695	1,786,916	1,217,587	454,454	155,000
1,710,434	45.60	148,519	1,858,953	1,266,290	456,792	100,000
1,783,383	45.60	150,343	1,933,726	1,316,942	453,258	60,000
1,859,170	45.60	152,167	2,011,337	1,369,620	454,129	60,000
1,937,899	45.60	153,991	2,091,890	1,424,404	454,129	60,000
2,019,679	45.60	155,815	2,175,494	1,481,380	451,256	565,000
2,104,621	45.60	157,639	2,262,260	1,540,636	135,006	65,000
2,192,842	45.60	159,463	2,352,306	1,602,261	135,181	115,000
2,284,463	45.60	161,287	2,445,750	1,666,352	135,282	70,000
2,379,607	45.60	163,111	2,542,718	1,733,006	135,307	70,000
2,478,403	45.60	164,935	2,643,339	1,802,326	102,724	125,000

m+n (o)	(f)+(k)-(l)-(o) (p)	prev.q + curr.p (q)	(f/o)100% (r)	(o-f)/o *100 (s)		
Total Cap. Costs	Annual Balance	Cumulative Balance	Tap Fee Contrib. to Debt & Cap.	Cust. Fee Contrib. to Debt & Cap.	Future Value	Period Year
737,334		200,000	30.38	69.62		
814,807	512,639	712,639	98.29	1.71	1.000	0
769,863	204,523	917,163	55.51	44.49	1.035	1
1,142,911	(249,282)	667,881	40.77	59.23	1.071	2
1,190,825	(188,972)	740,000	46.91	53.09	1.109	3
1,438,290	(608,037)	131,963	27.89	72.11	1.148	4
846,047	(38,569)	93,394	45.63	54.37	1.188	5
867,450	(14,800)	78,594	46.73	53.27	1.229	6
926,436	(105,716)	(27,122)	41.77	58.23	1.272	7
927,326	(80,376)	(107,497)	42.06	57.94	1.317	8
801,267	62,366	(45,131)	47.92	52.08	1.363	9
836,856	68,834	23,702	48.17	51.83	1.411	10
805,263	95,933	119,636	46.72	53.28	1.460	11
510,422	431,411	551,047	77.40	22.60	1.511	12
609,454	374,700	925,747	68.07	31.93	1.564	13
556,792	471,437	1,397,184	78.23	21.77	1.619	14
513,258	560,871	1,958,055	89.11	10.89	1.675	15
514,129	607,801	2,565,856	93.40	6.60	1.734	16
514,129	657,580	3,223,435	98.07	1.93	1.795	17
1,016,256	207,291	3,430,727	52.10	47.90	1.857	18
200,006	1,077,524	4,508,251	277.94	-177.94	1.923	19
250,181	1,083,564	5,591,815	233.31	-133.31	1.990	20
205,282	1,187,002	6,778,817	298.56	-198.56	2.059	21
178,245	1,274,997	8,053,814	361.04	-261.04	2.132	22
227,724	1,288,995	9,342,809	296.72	-196.72	2.206	23

2001 WATER TAP MANAGEMENT PLAN RECONCILIATION

2002 Recommended Plan Fee = \$7,019
(5% Increase)

A	New Taps		x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced															
B	Tap Fee Increase Factor		1.05																			
D	Annual Commodity Rev. Increase		1.03																			
E	Cap. Fee Increase Factor		1.00																			
F	Op. Cost Increase Factor		1.04																			
G	Cap. Projects inflation factor		0.035																			
	prev. - c		prev. + c	prev. x B	c x e	prev. * D (g)	(prev. d + d) / 2 * g	prev. x E (i)	(prev.d + d) / 2* i (j)	h+j (k)	prev. x F (l)	(m)	(n)	m+n (o)	(f)+(k)-(l)-(o) (p)	prev.q + curr.p (q)	(f/o)100% (r)	(o-f)/o *100 (s)	(t)	(u)		
(a)	(b)	(c)	(d)	(e)	(f)	Annual Commodity	Total Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Customer Rev.	Op. Costs	Debt Service ⁽²⁾	Exp ⁽³⁾	Cap. Costs	Annual Balance	Cumulative Balance	Tap Fee Contrib. to Debt & Cap.	Cust. Fee Contrib. to Debt & Cap.	Future Value	Period Year		
Year	Taps Avail. ⁽¹⁾	Sold	Connected	Tap Fee	Tap Rev.	Rev./tap	Revenue	per Tap	Rev.	Customer Rev.	Op. Costs	Service ⁽²⁾	Exp ⁽³⁾	Cap. Costs	Balance	Balance	to Debt & Cap.	to Debt & Cap.	Value	Year		
1996		77	2,454	2,870		444						697,598	39,736	737,334		200,000	30.38	69.62				
1997	954	152	2,530	5,269	800,888	428	1,066,576	44.95	112,015	1,178,591	652,033	692,781	122,026	814,807	512,639	712,639	98.29	1.71	1,000	0		
1998	802	72	2,602	5,935	427,320	441	1,132,790	45.76	117,420	1,250,210	703,144	733,281	36,582	769,863	204,523	917,163	55.51	44.49	1,035	1		
1999	730	75	2,677	6,214	466,013	410	1,082,473	45.58	120,339	1,202,812	775,196	725,421	417,490	1,142,911	(249,282)	667,881	40.77	59.23	1,071	2		
2000	707	82	2,759	6,812	558,584	420	1,141,560	45.72	124,267	1,265,827	822,558	748,327	442,498	1,190,825	(188,972)	757,195	46.91	53.09	1,109	3		
2001	625	68	2,827	6,991	475,391	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(185,057)	671,326	42.67	57.33	1,148	4		
2002	557	60	2,887	7,019	421,140	415	1,185,655	45.75	130,708	1,316,363	885,717	758,650	614,500	1,373,150	(521,364)	149,962	30.67	69.33	1,188	5		
2003	497	55	2,942	7,370	405,347	427	1,245,803	45.75	133,338	1,379,141	921,146	806,577	40,000	846,577	16,766	166,728	47.88	52.12	1,229	6		
2004	442	50	2,992	7,738	386,922	440	1,306,291	45.75	135,740	1,442,032	957,992	809,793	40,000	849,793	21,170	187,897	45.53	54.47	1,272	7		
2005	392	48	3,040	8,125	390,018	453	1,367,701	45.75	137,982	1,505,683	996,311	810,707	40,000	850,707	48,682	236,580	45.85	54.15	1,317	8		
2006	544	45	3,085	8,532	383,924	467	1,430,451	45.75	140,109	1,570,561	1,036,164	820,684	45,000	865,684	52,637	289,217	44.35	55.65	1,363	9		
2007	499	45	3,130	8,958	403,120	481	1,495,014	45.75	142,168	1,637,182	1,077,610	821,514	82,000	903,514	59,178	348,395	44.62	55.38	1,411	10		
2008	454	40	3,170	9,406	376,245	496	1,560,925	45.75	144,113	1,705,037	1,120,715	819,584	50,000	869,584	90,984	439,379	43.27	56.73	1,460	11		
2009	414	40	3,210	9,876	395,058	510	1,628,169	45.75	145,943	1,774,111	1,165,543	532,008	55,000	587,008	416,617	855,996	67.30	32.70	1,511	12		
2010	374	40	3,250	10,370	414,810	526	1,698,042	45.75	147,773	1,845,814	1,212,165	531,040	155,000	686,040	362,420	1,218,416	60.46	39.54	1,564	13		
2011	534	40	3,290	10,889	435,551	541	1,770,642	45.75	149,603	1,920,245	1,260,651	533,378	100,000	633,378	461,766	1,680,183	68.77	31.23	1,619	14		
2012	494	40	3,330	11,433	457,328	558	1,846,071	45.75	151,433	1,997,503	1,311,078	529,844	660,000	1,189,844	(46,090)	1,634,093	38.44	61.56	1,675	15		
2013	454	40	3,370	12,005	480,195	574	1,924,431	45.75	153,263	2,077,694	1,363,521	530,715	60,000	590,715	603,653	2,237,746	81.29	18.71	1,734	16		
2014	414	40	3,410	12,605	504,205	592	2,005,832	45.75	155,093	2,160,924	1,418,061	530,715	105,000	635,715	611,352	2,849,098	79.31	20.69	1,795	17		
2015	374	40	3,450	13,235	529,415	609	2,090,384	45.75	156,923	2,247,307	1,474,784	527,842	565,000	1,092,842	209,096	3,058,194	48.44	51.56	1,857	18		
2016	334	40	3,490	13,897	555,886	628	2,178,205	45.75	158,753	2,336,957	1,533,775	211,592	65,000	276,592	1,082,476	4,140,669	200.98	0.00	1,923	19		
2017	294	40	3,530	14,592	583,680	647	2,269,413	45.75	160,583	2,429,996	1,595,126	211,767	115,000	326,767	1,091,782	5,232,452	178.62	0.00	1,990	20		
2018	254	40	3,570	15,322	612,864	666	2,364,134	45.75	162,413	2,526,546	1,658,931	211,868	70,000	281,868	1,198,611	6,431,063	217.43	0.00	2,059	21		
2019	214	40	3,610	16,088	643,507	686	2,462,495	45.75	164,243	2,626,738	1,725,289	211,893	70,000	178,245	1,366,711	7,797,774	361.02	0.00	2,132	22		
2020	174	40	3,650	16,892	675,682	707	2,564,630	45.75	166,073	2,730,703	1,794,300	179,310	125,000	304,310	1,307,775	9,105,549	222.04	0.00	2,206	23		
⁽¹⁾ Available Taps increased by 200 in 2006 & by 200 in 2011 anticipating proving of well field.																						
⁽²⁾ Debt Service includes all existing debt per actual schedule, summary attached, plus anticipated \$800,000 loan, 20 years at 4% from CDWRF starting in 2002; plus anticipated \$1.4M debt, 20 years, 6% for CS conveyance capital investment, 2nd large potable water tank and phase II of well field w/debt service starting in 2006.																						
⁽³⁾ Capital Expenses include misc. distribution and plant improvements, vehicle replacements, \$100,000 raw water improvement in 2010 and surface water plant upgrade in 2015 per attached schedule.																						

2002 WATER TAP MANAGEMENT PLAN RECONCILIATION

[illegible]

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2003 and WATER FUND FINANCIAL FORECAST

[illegible]

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2004 and WATER FUND FINANCIAL FORECAST

A	New Taps				x or 10% of previous b					NOTE: prev. = the previous cell within the column referenced											
B	Tap Fee Increase Factor				1.05																
D	Annual Commodity Rev. Increase Factor				1.0225																
E	Cap. Fee Increase Factor				1.00																
F	Op. Cost Increase Factor				1.04																
G	Cap. Projects Inflation Factor				0.035																
									prev. * D	prev. d + d) / 2 * g								m+n			
	prev. - c	(c1)	(c2)	(c)	prev. + c	prev. x B	c x e	(f1)	(g)	(h)	prev. x E	prev.d + d) / 2*		h+j	prev. x F			(o)	(f)+(f1)+(k)-(l)-(o)	prev.q + curr.p	
(a)	(b)	New	New MF &	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)		
	SFR Taps	SFR	& Comm	New	EOY Taps		Tap	Dev. Fee	Commodity	Commodity	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Cap.	Annual	Cumulative		
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance		
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326		
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863		
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358		
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805		
2005	521	75	8	83	3,153	8,125	674,375	148,000	378	1,177,158	45.50	141,573	1,318,731	1,018,962	810,707	117,000	927,707	194,437	554,242		
2006	446	65	8	73	3,226	8,531	622,781	20,000	387	1,233,818	45.50	145,122	1,378,940	1,059,720	910,684	50,000	960,684	1,317	555,559		
2007	531	55	8	63	3,289	8,958	564,342	20,000	396	1,288,475	45.50	148,216	1,436,692	1,102,109	911,514	112,000	1,023,514	(104,590)	450,970		
2008	476	45	6	51	3,340	9,406	479,691	40,000	404	1,340,519	45.50	150,810	1,491,329	1,146,194	909,584	50,000	959,584	(94,758)	356,212		
2009	431	44	6	50	3,390	9,876	493,799	20,000	414	1,391,565	45.50	153,108	1,544,672	1,192,041	742,008	155,000	897,008	(30,578)	325,634		
2010	500	45	6	51	3,441	10,370	528,859	20,000	423	1,444,229	45.50	155,405	1,599,634	1,239,723	741,040	55,000	796,040	112,730	438,364		
2011	455	45	6	51	3,492	10,888	555,302	40,000	432	1,498,774	45.50	157,726	1,656,500	1,289,312	743,378	100,000	843,378	119,112	557,476		
2012	502	40	6	46	3,538	11,433	525,904	20,000	442	1,553,938	45.50	159,933	1,713,870	1,340,884	739,844	60,000	799,844	119,045	676,521		
2013	462	40	6	46	3,584	12,004	552,199	20,000	452	1,609,695	45.50	162,026	1,771,720	1,394,520	845,715	60,000	905,715	43,684	720,206		
2014	422	40	6	46	3,630	12,605	579,809	20,000	462	1,667,174	45.50	164,119	1,831,293	1,450,301	845,715	105,000	950,715	30,086	750,292		
2015	502	40	6	46	3,676	13,235	608,799	20,000	473	1,726,426	45.50	166,212	1,892,637	1,508,313	838,691	565,000	1,403,691	(390,567)	359,725		
2016	462	40	6	46	3,722	13,897	639,239	10,000	483	1,787,499	45.50	168,305	1,955,804	1,568,645	276,592	65,000	341,592	694,806	1,054,530		
2017	422	42	6	48	3,770	14,591	700,384	10,000	494	1,850,941	45.50	170,443	2,021,384	1,631,391	276,767	115,000	391,767	708,610	1,763,141		
2018	380	38	6	44	3,814	15,321	674,120	10,000	505	1,915,828	45.50	172,536	2,088,364	1,696,647	276,868	70,000	346,868	728,969	2,492,109		
2019	342	34	6	40	3,854	16,087	643,478	10,000	517	1,980,631	45.50	174,447	2,155,078	1,764,512	276,893	570,000	846,893	197,150	2,689,260		
2020	308	31	6	37	3,891	16,891	624,978	10,000	528	2,045,532	45.50	176,199	2,221,730	1,835,093	244,310	125,000	369,310	652,305	3,341,565		
⁽¹⁾ Available SFR Taps increases periodically with increased tap planning number as water supplies are developed.																					
⁽²⁾ Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/11/05.																					
⁽³⁾ Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/11/05.																					

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2005
and WATER FUND FINANCIAL FORECAST

A	New Taps				x or 10% of previous b						NOTE: prev. = the previous cell within the column referenced									
B	Tap Fee Increase Factor				1.05															
D	Annual Commodity Rev. Increase Factor				1.0225															
E	Cap. Fee Increase Factor				1.00															
F	Op. Cost Increase Factor				1.04															
G	Cap. Projects Inflation Factor				0.035															
									prev. * D	prev. d + d) / 2 * g							m+n			
	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	prev.d + d) / 2*	h+j	prev. x F			(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p	
(a)	(b)	New	New MF &	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)	
	SFR Taps	SFR	& Comm	New	EOY Taps		Tap	Dev. Fee	Commodity	Commodity	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Cap.	Annual	Cumulative	
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance	
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326	
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863	
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358	
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805	
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349	
2006	471	60	12	72	3,226	8,531	614,232	150,840	378	1,206,857	44.97	143,454	1,350,311	1,066,481	#REF!	83,500	#REF!	#REF!	#REF!	
2007	406	55	8	63	3,289	8,958	564,326	20,000	387	1,260,123	44.97	146,490	1,406,612	1,109,140	#REF!	82,000	#REF!	#REF!	#REF!	
2008	476	45	6	51	3,340	9,405	479,677	40,000	396	1,311,021	44.97	149,053	1,460,074	1,153,506	#REF!	50,000	#REF!	#REF!	#REF!	
2009	431	44	6	50	3,390	9,876	493,785	20,000	404	1,360,943	44.97	151,324	1,512,267	1,199,646	#REF!	155,000	#REF!	#REF!	#REF!	
2010	500	45	6	51	3,441	10,369	528,844	20,000	414	1,412,448	44.97	153,595	1,566,043	1,247,632	#REF!	55,000	#REF!	#REF!	#REF!	
2011	455	45	6	51	3,492	10,888	555,286	40,000	423	1,465,794	44.97	155,889	1,621,682	1,297,537	#REF!	100,000	#REF!	#REF!	#REF!	
2012	502	40	6	46	3,538	11,432	525,888	20,000	432	1,519,743	44.97	158,070	1,677,813	1,349,439	#REF!	60,000	#REF!	#REF!	#REF!	
2013	462	40	6	46	3,584	12,004	552,183	20,000	442	1,574,274	44.97	160,138	1,734,412	1,403,416	#REF!	60,000	#REF!	#REF!	#REF!	
2014	422	40	6	46	3,630	12,604	579,792	20,000	452	1,630,488	44.97	162,207	1,792,695	1,459,553	#REF!	105,000	#REF!	#REF!	#REF!	
2015	502	40	6	46	3,676	13,234	608,782	20,000	462	1,688,436	44.97	164,275	1,852,711	1,517,935	#REF!	565,000	#REF!	#REF!	#REF!	
2016	462	40	6	46	3,722	13,896	639,221	0	473	1,748,165	44.97	166,344	1,914,510	1,578,652	#REF!	65,000	#REF!	#REF!	#REF!	
2017	422	42	6	48	3,770	14,591	700,363	0	483	1,810,211	44.97	168,458	1,978,669	1,641,799	#REF!	115,000	#REF!	#REF!	#REF!	
2018	380	38	6	44	3,814	15,320	674,100	0	494	1,873,670	44.97	170,526	2,044,197	1,707,470	#REF!	70,000	#REF!	#REF!	#REF!	
2019	342	34	6	40	3,854	16,086	643,459	0	505	1,937,047	44.97	172,415	2,109,462	1,775,769	#REF!	570,000	#REF!	#REF!	#REF!	
2020	308	31	6	37	3,891	16,891	624,959	0	517	2,000,520	44.97	174,146	2,174,666	1,846,800	#REF!	125,000	#REF!	#REF!	#REF!	
⁽¹⁾ Available SFR Taps increases periodically with increased tap planning number as water supplies are developed.																				
⁽²⁾ Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/03/06.																				
⁽³⁾ Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/03/06.																				

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2006 and WATER FUND FINANCIAL FORECAST

A	New Taps				x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced															
B	Tap Fee Increase Factor				1.05																			
D	Annual Commodity Rev. Increase Factor				1.0225																			
E	Cap. Fee Increase Factor				1.00																			
F	Op. Cost Increase Factor				1.04																			
G	Cap. Projects Inflation Factor				0.035																			
									prev. * D	prev. d + d) / 2 * g							m+n							
	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	prev.d + d) / 2*	h+j	prev. x F			(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p					
(a)	(b)	New	New MF &	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)					
	SFR Taps	SFR	& Comm	New	EOY Taps	Tap Fee	Tap	Dev. Fee	Commodity	Commodity	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Cap.	Annual	Cumulative					
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance					
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326					
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863					
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358					
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805					
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349					
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933					
2007	607	40	5	45	3,248	8,958	403,110	94,800	377	1,216,014	44.78	144,438	1,360,451	1,127,880	821,394	45,000	866,394	(135,913)	523,020					
2008	567	40	6	46	3,294	9,406	432,671	40,000	385	1,260,913	44.78	146,475	1,407,389	1,172,995	#REF!	30,000	#REF!	#REF!	#REF!					
2009	527	50	6	56	3,350	9,876	553,067	20,000	394	1,309,386	44.78	148,759	1,458,145	1,219,915	#REF!	55,000	#REF!	#REF!	#REF!					
2010	477	48	6	54	3,404	10,370	559,980	20,000	403	1,361,013	44.78	151,222	1,512,235	1,268,712	#REF!	155,000	#REF!	#REF!	#REF!					
2011	629	55	6	61	3,465	10,889	664,199	40,000	412	1,415,331	44.78	153,797	1,569,128	1,319,460	#REF!	90,000	#REF!	#REF!	#REF!					
2012	574	55	6	61	3,526	11,433	697,409	20,000	421	1,472,880	44.78	156,528	1,629,408	1,372,238	#REF!	60,000	#REF!	#REF!	#REF!					
2013	520	54	6	60	3,586	12,005	720,275	20,000	431	1,532,086	44.78	159,238	1,691,323	1,427,128	#REF!	60,000	#REF!	#REF!	#REF!					
2014	466	47	6	53	3,639	12,605	668,055	20,000	441	1,591,448	44.78	161,768	1,753,216	1,484,213	#REF!	105,000	#REF!	#REF!	#REF!					
2015	619	55	6	61	3,700	13,235	807,338	20,000	450	1,652,931	44.78	164,320	1,817,251	1,543,582	#REF!	365,000	#REF!	#REF!	#REF!					
2016	564	55	6	61	3,761	13,897	847,705	0	461	1,718,218	44.78	167,052	1,885,270	1,605,325	#REF!	65,000	#REF!	#REF!	#REF!					
2017	509	51	6	57	3,818	14,592	831,723	0	471	1,784,664	44.78	169,694	1,954,358	1,669,538	#REF!	115,000	#REF!	#REF!	#REF!					
2018	590	55	6	61	3,879	15,321	934,594	0	482	1,853,230	44.78	172,336	2,025,566	1,736,319	#REF!	70,000	#REF!	#REF!	#REF!					
2019	535	53	6	59	3,938	16,087	949,150	0	492	1,924,471	44.78	175,023	2,099,493	1,805,772	#REF!	570,000	#REF!	#REF!	#REF!					
2020	482	48	6	54	3,992	16,892	912,149	0	503	1,996,217	44.78	177,553	2,173,769	1,878,003	#REF!	125,000	#REF!	#REF!	#REF!					
2021	434	43	4	47	4,039	17,736	840,697	0	515	2,067,231	44.78	179,823	2,247,054	1,953,123	#REF!									
2022	391	39	4	43	4,082	18,623	801,908	0	526	2,137,552	44.78	181,848	2,319,400	2,031,248	#REF!									
2023	352	35	4	39	4,122	19,554	765,625	0	538	2,207,771	44.78	183,689	2,391,460	2,112,498	#REF!									
2024	316	32	4	36	4,157	20,532	731,728	0	550	2,278,026	44.78	185,364	2,463,390	2,196,998	#REF!									
2025	285	28	4	32	4,190	21,558	700,107	0	563	2,348,445	44.78	186,889	2,535,334	2,284,878	#REF!									
2026	256	26	2	28	4,217	22,636	625,382	0	575	2,418,576	44.78	188,235	2,606,810	2,376,273	#REF!									
2027	231	23	2	25	4,242	23,768	595,740	0	588	2,488,493	44.78	189,414	2,677,907	2,471,324	#REF!									
2028	208	21	2	23	4,265	24,957	567,966	0	602	2,558,868	44.78	190,485	2,749,353	2,570,177	#REF!									
2029	187	19	2	21	4,286	26,204	541,968	0	615	2,629,802	44.78	191,458	2,821,260	2,672,984	#REF!									
2030	168	17	2	19	4,305	27,515	517,663	0	629	2,701,393	44.78	192,342	2,893,735	2,779,903	#REF!									

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2007
and WATER FUND FINANCIAL FORECAST

A	New Taps				x or 10% of previous b					NOTE: prev. = the previous cell within the column referenced									
B	Tap Fee Increase Factor				1.05														
D	Annual Commodity Rev. Increase Factor				1.0225														
E	Cap. Fee Increase Factor				1.00														
F	Op. Cost Increase Factor				1.04														
G	Cap. Projects Inflation Factor				0.035														
										prev. * D	(prev. d + d) / 2 * g						m+n		
	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	(prev.d + d) / 2* i	h+j	prev. x F	(m)	(n)	(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p
(a)	(b)	New	New MF &	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)
	SFR Taps	SFR	& Comm	New	EOY Taps	Tap Fee	Tap	Dev. Fee	Commodity	Commodity	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Cap.	Annual	Cumulative
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933
2007	607	30	5	35	3,238	10,033	351,151	83,532	376	1,211,591	45.11	145,260	1,356,851	994,562	828,184	790	828,974	(32,002)	658,082
2008	581	25	7	32	3,270	9,406	300,992	42,000	415	1,350,410	45.11	146,788	1,497,198	1,114,083	817,144	63,000	880,144	(154,037)	504,045
2009	556	25	7	32	3,302	9,876	316,042	0	424	1,394,373	45.11	148,231	1,542,604	1,158,646	#REF!	55,000	#REF!	#REF!	#REF!
2010	531	35	6	41	3,343	10,370	425,175	20,000	434	1,441,583	45.11	149,878	1,591,461	1,204,992	#REF!	85,000	#REF!	#REF!	#REF!
2011	629	45	6	51	3,394	10,889	555,320	40,000	444	1,494,427	45.11	151,953	1,646,380	1,253,192	#REF!	210,000	#REF!	#REF!	#REF!
2012	584	55	6	61	3,455	11,433	697,416	0	454	1,553,454	45.11	154,479	1,707,934	1,303,320	#REF!	60,000	#REF!	#REF!	#REF!
2013	529	53	6	59	3,514	12,005	707,077	20,000	464	1,616,214	45.11	157,184	1,773,398	1,355,452	#REF!	60,000	#REF!	#REF!	#REF!
2014	476	48	6	54	3,568	12,605	675,751	0	474	1,679,259	45.11	159,721	1,838,980	1,409,670	#REF!	105,000	#REF!	#REF!	#REF!
2015	618	55	6	61	3,629	13,235	807,346	20,000	485	1,744,832	45.11	162,306	1,907,138	1,466,057	#REF!	365,000	#REF!	#REF!	#REF!
2016	563	55	6	61	3,690	13,897	847,714	0	496	1,814,338	45.11	165,058	1,979,396	1,524,700	#REF!	65,000	#REF!	#REF!	#REF!
2017	508	51	6	57	3,746	14,592	828,814	0	507	1,885,024	45.11	167,715	2,052,739	1,585,687	#REF!	115,000	#REF!	#REF!	#REF!
2018	589	55	6	61	3,807	15,321	934,604	0	518	1,957,972	45.11	170,372	2,128,344	1,649,115	#REF!	70,000	#REF!	#REF!	#REF!
2019	534	53	6	59	3,867	16,087	955,595	0	530	2,033,937	45.11	173,088	2,207,025	1,715,080	#REF!	570,000	#REF!	#REF!	#REF!
2020	481	48	6	54	3,921	16,892	913,172	0	542	2,110,449	45.11	175,647	2,286,096	1,783,683	#REF!	125,000	#REF!	#REF!	#REF!
2021	433	43	4	47	3,968	17,736	838,117	0	554	2,186,008	45.11	177,932	2,363,940	1,855,030	#REF!				
2022	467	47	4	51	4,019	18,623	944,198	0	567	2,262,948	45.11	180,141	2,443,089	1,929,231	#REF!				
2023	420	42	4	46	4,065	19,554	900,089	0	579	2,341,888	45.11	182,323	2,524,211	2,006,401	#REF!				
2024	378	38	4	42	4,107	20,532	858,797	0	592	2,420,606	45.11	184,304	2,604,911	2,086,657	#REF!				
2025	340	34	4	38	4,145	21,559	820,187	0	606	2,499,263	45.11	186,106	2,685,369	2,170,123	#REF!				
2026	306	31	2	33	4,177	22,637	738,858	0	619	2,577,388	45.11	187,700	2,765,088	2,256,928	#REF!				
2027	275	28	2	30	4,207	23,768	701,171	0	633	2,655,058	45.11	189,102	2,844,159	2,347,205	#REF!				
2028	247	25	2	27	4,233	24,957	666,350	0	648	2,732,994	45.11	190,369	2,923,364	2,441,093	#REF!				
2029	222	22	2	24	4,258	26,205	634,941	0	662	2,811,349	45.11	191,518	3,002,867	2,538,737	#REF!				
2030	200	20	2	22	4,280	27,515	605,523	0	677	2,890,258	45.11	192,561	3,082,819	2,640,286	#REF!				
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water supplies, the tap planning number used in column (b) has been adjusted as follows: 133 taps added in 2011, 190 taps added in 2015, 132 taps added in 2018, 77 taps added in 2022.																			
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/09/07.																			
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/11/08.																			

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2008
and WATER FUND FINANCIAL FORECAST

A	New Taps				x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced										
B	Tap Fee Increase Factor				1.05														
D	Annual Commodity Rev. Increase Factor				1.0225														
E	Cap. Fee Increase Factor				1.00														
F	Op. Cost Increase Factor				1.04														
G	Cap. Projects Inflation Factor				0.035														
									prev. * D	(prev. d + d) / 2 * g							m+n		
	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	(prev.d + d) / 2*	h+j	prev. x F			(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p
(a)	(b)	New	New MF &	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)
	SFR Taps	SFR	& Comm	New	EOY Taps	Tap Fee	Tap	Dev. Fee	Commodity	Commodity	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Cap.	Annual	Cumulative
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933
2007	607	30	5	35	3,238	10,033	351,151	83,532	376	1,211,591	45.11	145,260	1,356,851	994,562	828,184	790	828,974	(32,002)	658,082
2008	941	13	9	22	3,260	10,480	230,561	42,000	433	1,407,053	48.79	158,525	1,565,578	1,103,867	816,528	12,788	829,316	(95,044)	565,330
2009	928	10	2	12	3,272	9,876	118,512	0	443	1,448,183	48.79	159,348	1,607,531	1,174,767	#REF!	95,000	#REF!	#REF!	#REF!
2010	918	25	6	31	3,303	10,370	321,464	20,000	453	1,488,265	48.79	160,397	1,648,662	1,221,758	#REF!	90,000	#REF!	#REF!	#REF!
2011	1039	35	6	41	3,344	10,888	446,420	40,000	463	1,538,415	48.79	162,154	1,700,569	1,270,628	#REF!	60,000	#REF!	#REF!	#REF!
2012	1004	55	6	61	3,405	11,433	697,395	0	473	1,597,168	48.79	164,642	1,761,810	1,321,453	#REF!	90,000	#REF!	#REF!	#REF!
2013	949	53	6	59	3,464	12,004	708,256	20,000	484	1,662,142	48.79	167,569	1,829,711	1,374,311	#REF!	210,000	#REF!	#REF!	#REF!
2014	896	55	6	61	3,525	12,605	768,878	0	495	1,729,230	48.79	170,497	1,899,727	1,429,284	#REF!	100,000	#REF!	#REF!	#REF!
2015	1051	55	6	61	3,586	13,235	807,322	20,000	506	1,799,003	48.79	173,473	1,972,475	1,486,455	#REF!	365,000	#REF!	#REF!	#REF!
2016	996	55	6	61	3,647	13,897	847,688	0	517	1,871,039	48.79	176,449	2,047,488	1,545,913	#REF!	65,000	#REF!	#REF!	#REF!
2017	941	55	6	61	3,708	14,591	890,072	0	529	1,945,407	48.79	179,425	2,124,832	1,607,750	#REF!	110,000	#REF!	#REF!	#REF!
2018	1021	55	6	61	3,769	15,321	934,576	0	541	2,022,174	48.79	182,401	2,204,575	1,672,060	#REF!	70,000	#REF!	#REF!	#REF!
2019	966	55	6	61	3,830	16,087	981,305	0	553	2,101,410	48.79	185,378	2,286,788	1,738,942	#REF!	570,000	#REF!	#REF!	#REF!
2020	911	55	6	61	3,891	16,891	1,030,370	0	566	2,183,189	48.79	188,354	2,371,542	1,808,500	#REF!	125,000	#REF!	#REF!	#REF!
2021	856	55	4	59	3,950	17,736	1,046,417	0	578	2,267,005	48.79	191,281	2,458,286	1,880,840	#REF!				
2022	801	55	4	59	4,009	18,623	1,098,738	0	591	2,352,897	48.79	194,160	2,547,056	1,956,073	#REF!				
2023	746	55	4	59	4,068	19,554	1,153,674	0	605	2,441,506	48.79	197,038	2,638,544	2,034,316	#REF!				
2024	691	55	4	59	4,127	20,531	1,211,358	0	618	2,532,911	48.79	199,917	2,732,828	2,115,689	#REF!				
2025	636	55	4	59	4,186	21,558	1,271,926	0	632	2,627,194	48.79	202,796	2,829,989	2,200,317	#REF!				
2026	581	55	2	57	4,243	22,636	1,290,250	0	646	2,723,790	48.79	205,625	2,929,416	2,288,329	#REF!				
2027	526	53	2	55	4,298	23,768	1,297,720	0	661	2,821,950	48.79	208,348	3,030,298	2,379,862	#REF!				
2028	473	47	2	49	4,347	24,956	1,231,337	0	676	2,920,560	48.79	210,884	3,131,443	2,475,057	#REF!				
2029	426	43	2	45	4,392	26,204	1,168,854	0	691	3,018,726	48.79	213,175	3,231,902	2,574,059	#REF!				
2030	383	38	2	40	4,432	27,514	1,110,070	0	706	3,116,655	48.79	215,248	3,331,902	2,677,022	#REF!				
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water supplies, the tap planning number used in column (b) has been adjusted as follows: 146 taps added for 2011, 210 taps added for 2015 and 135 taps for 2018. SFR Taps shown + 250 MFR = 12,890 service population.																			
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/03/09.																			
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/09/09.																			

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2009
and WATER FUND FINANCIAL FORECAST

A	New Taps				x or 10% of previous b					NOTE: prev. = the previous cell within the column referenced									
B	Tap Fee Increase Factor				1.05														
D	Annual Commodity Rev. Increase Factor				1.0225														
E	Cap. Fee Increase Factor				1.00														
F	Op. Cost Increase Factor				1.04														
G	Cap. Projects Inflation Factor				0.035														
										prev. * D	(prev. d + d) / 2 * g						m+n		
	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	(prev.d + d) / 2 *	h+j	prev. x F			(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p
(a)	(b)	New	New MF &	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)
	SFR Taps	SFR	& Comm	New	EOY Taps	Tap Fee	Tap	Dev. Fee	Commodity	Commodity	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Cap.	Annual	Cumulative
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933
2007	607	30	5	35	3,238	10,033	351,151	83,532	376	1,211,591	45.11	145,260	1,356,851	994,562	828,184	790	828,974	(32,002)	658,082
2008	941	13	9	22	3,260	10,480	230,561	42,000	433	1,407,053	48.79	158,525	1,565,578	1,103,867	816,528	12,788	829,316	(95,044)	565,330
2009	928	8	0	8	3,268	9,876	65,380	2,000	404	1,319,054	45.12	147,282	1,466,336	1,105,251	643,417	42,865	686,282	(257,817)	307,513
2010	920	1	3	4	3,272	9,876	39,504	0	475	1,553,250	45.12	147,542	1,700,792	1,119,868	646,515	12,000	658,515	(38,087)	269,426
2011	919	7	1	8	3,280	10,370	82,958	0	486	1,591,112	45.12	147,813	1,738,925	1,164,663	646,203	15,000	661,203	(3,982)	265,444
2012	912	16	4	20	3,300	10,888	217,766	0	497	1,633,865	45.12	148,445	1,782,310	1,211,249	642,394	55,000	697,394	91,432	356,877
2013	896	30	4	34	3,334	11,433	388,712	20,000	508	1,684,337	45.12	149,663	1,834,000	1,259,699	722,090	90,000	812,090	170,923	527,800
2014	866	40	6	46	3,380	12,004	552,200	0	519	1,743,003	45.12	151,468	1,894,471	1,310,087	726,340	72,000	798,340	338,244	866,043
2015	1072	55	6	61	3,441	12,605	768,878	20,000	531	1,498,243	45.12	153,882	1,652,125	1,362,491	722,942	345,000	1,067,942	10,570	876,613
2016	1017	55	6	61	3,502	13,235	807,322	0	543	1,884,476	45.12	156,634	2,041,110	1,416,990	417,441	295,000	712,441	719,001	1,595,614
2017	962	55	6	61	3,563	13,897	847,688	20,000	555	1,960,735	45.12	159,386	2,120,122	1,473,670	171,767	85,000	256,767	1,257,373	2,852,987
2018	1152	55	6	61	3,624	14,591	890,072	0	568	2,039,472	45.12	162,139	2,201,611	1,532,617	171,868	200,000	371,868	1,187,199	4,040,186
2019	1097	55	6	61	3,685	15,321	934,576	0	580	2,120,760	45.12	164,891	2,285,651	1,593,921	171,893	550,000	721,893	904,412	4,944,598
2020	1042	55	6	61	3,746	16,087	981,305	0	593	2,204,672	45.12	167,643	2,372,316	1,657,678	139,310	100,000	239,310	1,456,632	6,401,230
2021	987	55	4	59	3,805	16,891	996,587	0	607	2,290,681	45.12	170,351	2,461,031	1,723,985	139,310	210,000	349,310	1,384,323	7,785,554
2022	932	55	4	59	3,864	17,736	1,046,417	0	620	2,378,823	45.12	173,013	2,551,836	1,792,945	109,655				
2023	877	55	4	59	3,923	18,623	1,098,738	0	634	2,469,772	45.12	175,675	2,645,447	1,864,663	80,000				
2024	822	55	4	59	3,982	19,554	1,153,674	0	649	2,563,610	45.12	178,337	2,741,947	1,939,249	80,000				
2025	767	55	4	59	4,041	20,531	1,211,358	0	663	2,660,420	45.12	180,999	2,841,419	2,016,819	80,000				
2026	712	55	2	57	4,098	21,558	1,228,810	0	678	2,759,610	45.12	183,616	2,943,226	2,097,492	80,000				
2027	657	55	2	57	4,155	22,636	1,290,250	0	693	2,861,224	45.12	186,188	3,047,412	2,181,391	80,000				
2028	602	55	2	57	4,212	23,768	1,354,763	0	709	2,966,013	45.12	188,760	3,154,773	2,268,647	80,000				
2029	547	55	2	57	4,269	24,956	1,415,014	0	725	3,073,961	45.12	191,325	3,265,285	2,359,393	80,000				
2030	492	49	2	51	4,320	26,204	1,342,429	0	741	3,183,126	45.12	193,759	3,376,886	2,453,769	80,000				
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water, the tap planning number used in column (b) has been adjusted as follows: 246 taps added for 2015 and 245 taps for 2018. SFR Taps shown + 250 MFR = 12,890 service population.																			
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/24/10.																			
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/24/10. Other potential water projects listed at the bottom of the Schedule are not included.																			

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2010
and WATER FUND FINANCIAL FORECAST

A	New Taps				x or 10% of previous b				NOTE: prev. = the previous cell within the column referenced										
B	Tap Fee Increase Factor				1.05														
D	Annual Commodity Rev. Increase Factor				1.0225														
E	Cap. Fee Increase Factor				1.00														
F	Op. Cost Increase Factor				1.04														
G	Cap. Projects Inflation Factor				0.035														
									prev. * D	(prev. d + d) / 2 * g							m+n		
(a)	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	(prev.d + d) / 2* i	h+j	prev. x F	(m)	(n)	(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p
	(b)	New	New MF &	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)
	SFR Taps Avail. ⁽¹⁾	SFR Taps	& Comm Taps	New Taps	EOY Taps Connected	Average Tap Fee	Tap Rev.	Dev. Fee Rev.	Commodity Rev./tap ⁽⁴⁾	Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Cust. Rev.	Op. Costs	Debt Service ⁽²⁾	Cap. Exp. ⁽³⁾	Cap. Costs	Annual Balance	Cumulative Balance
Year																			
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933
2007	607	30	5	35	3,238	10,033	351,151	83,532	376	1,211,591	45.11	145,260	1,356,851	994,562	828,184	790	828,974	(32,002)	658,082
2008	941	13	9	22	3,260	10,480	230,561	42,000	433	1,407,053	48.79	158,525	1,565,578	1,103,867	816,528	12,788	829,316	(95,044)	565,330
2009	928	8	0	8	3,268	9,876	65,380	2,000	404	1,319,054	45.12	147,282	1,466,336	1,105,251	643,417	42,865	686,282	(257,817)	307,513
2010	920	4	1	5	3,273	10,185	50,925	0	473	1,546,442	45.48	148,745	1,695,187	1,041,253	646,309	39,906	686,215	18,644	323,547
2011	872	2	2	4	3,277	9,876	39,504	0	473	1,549,075	45.48	148,947	1,698,022	1,084,033	646,203	13,000	659,203	(5,710)	317,837
2012	870	4	2	6	3,283	9,876	59,256	0	484	1,586,347	45.48	149,174	1,735,522	1,127,394	642,394	15,000	657,394	9,989	327,826
2013	866	8	2	10	3,293	10,370	103,698	0	495	1,625,996	45.48	149,538	1,775,535	1,172,490	642,090	90,000	732,090	(25,347)	302,479
2014	858	20	14	34	3,327	10,888	370,202	0	506	1,673,706	45.48	150,539	1,824,244	1,219,390	646,340	72,000	718,340	256,717	559,196
2015	1038	40	4	44	3,371	11,433	503,039	0	517	1,731,528	45.48	152,313	1,883,841	1,268,165	638,791	345,000	983,791	134,923	694,119
2016	998	50	4	54	3,425	12,004	648,234	0	447	1,508,868	45.48	154,541	1,663,409	1,318,892	171,592	95,000	266,592	726,159	1,420,279
2017	948	55	14	69	3,494	12,605	869,714	20,000	457	1,581,190	45.48	157,338	1,738,528	1,371,648	171,767	85,000	256,767	999,828	2,420,107
2018	1093	55	6	61	3,555	13,235	807,322	0	467	1,647,144	45.48	160,294	1,807,439	1,426,513	171,868	700,000	871,868	316,379	2,736,486
2019	1038	55	6	61	3,616	13,897	847,688	0	478	1,713,354	45.48	163,069	1,876,423	1,483,574	171,893	4,050,000	4,221,893	(2,981,356)	(244,870)
2020	983	55	6	61	3,677	14,591	890,072	20,000	489	1,781,710	45.48	165,843	1,947,553	1,542,917	139,310	3,060,000	3,199,310	(1,884,602)	(2,129,472)
2021	928	55	4	59	3,736	15,321	903,934	0	500	1,851,775	45.48	168,572	2,020,346	1,604,634	139,310	210,000	349,310	970,337	(1,159,135)
2022	873	55	20	75	3,811	16,087	1,206,522	0	511	1,927,666	45.48	171,619	2,099,285	1,668,819	109,655				
2023	818	55	4	59	3,870	16,891	996,587	20,000	522	2,006,035	45.48	174,666	2,180,701	1,735,572	80,000				
2024	763	55	4	59	3,929	17,736	1,046,417	0	534	2,082,682	45.48	177,349	2,260,031	1,804,995	80,000				
2025	708	55	4	59	3,988	18,623	1,098,738	0	546	2,161,763	45.48	180,033	2,341,795	1,877,194	80,000				
2026	653	55	14	69	4,057	19,554	1,349,213	0	558	2,246,140	45.48	182,943	2,429,083	1,952,282	80,000				
2027	598	55	2	57	4,114	20,531	1,170,295	0	571	2,332,648	45.48	185,809	2,518,457	2,030,373	80,000				
2028	543	54	2	56	4,170	21,558	1,213,719	0	584	2,418,205	45.48	188,385	2,606,590	2,111,588	80,000				
2029	489	49	2	51	4,221	22,636	1,151,492	0	597	2,504,602	45.48	190,822	2,695,424	2,196,052	80,000				
2030	440	44	2	46	4,267	23,768	1,092,913	0	610	2,590,513	45.48	193,024	2,783,538	2,283,894	80,000				
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2015 and 200 taps for 2018. SFR Taps shown + 170 MFR = 12,900 service population.																			
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/10/2011.																			
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/10/2011. Other potential water projects listed at the bottom of the Schedule are not included.																			
(4) A 13.7% water rate decrease has been included for 2016 in Col (g) reflecting the staff's and council's intention to retract the January 2010 13.7% rate increase when financially possible.																			

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2011 and FUTURE WATER FUND FINANCIAL MODEL

A	New Taps					x or 10% of previous b		NOTE: prev. = the previous cell within the column referenced														
B	Tap Fee Increase Factor					1.05																
D	Annual Commodity Rev. Increase Factor					1.0225																
E	Cap. Fee Increase Factor					1.00																
F	Op. Cost Increase Factor					1.04																
										prev. * D	(prev. d + d) / 2 * g										m+n	
	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	(prev.d + d) / 2* i	h+j	prev. x F						(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p
(a)	(b)	New	New MF	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)			
Year	SFR Taps Avail. ⁽¹⁾	SFR Taps	& Comm Taps	New Taps	EOY Taps Connected	Average Tap Fee	Tap Rev.	Dev. Fee Rev.	Commodity Rev./tap ⁽⁴⁾	Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Cust. Rev.	Op. Costs	Debt Service ⁽²⁾	Cap. Exp. ⁽³⁾	Costs	Annual Balance	Cumulative Balance			
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326			
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863			
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358			
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805			
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349			
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933			
2007	607	30	5	35	3,238	10,033	351,151	83,532	376	1,211,591	45.11	145,260	1,356,851	994,562	828,184	790	828,974	(32,002)	658,082			
2008	941	13	9	22	3,260	10,480	230,561	42,000	433	1,407,053	48.79	158,525	1,565,578	1,103,867	816,528	12,788	829,316	(95,044)	565,330			
2009	928	8	0	8	3,268	9,876	65,380	2,000	404	1,319,054	45.12	147,282	1,466,336	1,105,251	643,417	42,865	686,282	(257,817)	307,513			
2010	920	4	1	5	3,273	10,185	50,925	0	473	1,546,442	45.48	148,745	1,695,187	1,041,253	646,309	39,906	686,215	18,644	323,547			
2011	872	7	1	8	3,281	11,564	92,511	0	472	1,546,585	44.95	147,298	1,693,883	1,062,471	647,487	4,202	651,689	72,234	489,472			
2012	1006	3	4	7	3,288	9,876	69,132	0	471	1,546,800	44.95	147,638	1,693,883	1,118,448	647,894	14,000	661,894	(17,327)	472,145			
2013	1003	8	2	10	3,298	9,876	98,760	0	482	1,585,901	44.95	148,020	1,733,921	1,163,186	645,090	75,000	720,090	(50,595)	421,550			
2014	995	12	3	15	3,313	9,876	148,140	0	492	1,627,739	44.95	148,582	1,776,321	1,209,713	649,340	75,000	724,340	(9,592)	411,958			
2015	1183	20	4	24	3,337	10,370	248,875	0	504	1,674,181	44.95	149,459	1,823,640	1,258,102	641,791	40,000	681,791	132,622	544,580			
2016	1163	35	4	39	3,376	10,888	424,643	0	515	1,508,868	44.95	150,875	1,659,743	1,308,426	394,592	127,000	521,592	254,368	798,948			
2017	1128	45	4	49	3,425	11,433	560,203	20,000	444	1,509,822	44.95	152,852	1,662,674	1,360,763	91,767	117,000	208,767	673,347	1,472,295			
2018	1083	45	20	65	3,490	12,004	780,282	0	454	1,569,670	44.95	155,415	1,725,085	1,415,194	91,868	1,217,000	1,308,868	(218,694)	1,253,601			
2019	1218	45	6	51	3,541	12,605	642,832	0	464	1,631,912	44.95	158,022	1,789,934	1,471,801	570,163	292,000	862,163	98,802	1,352,402			
2020	1173	45	6	51	3,592	13,235	674,974	20,000	475	1,692,837	44.95	160,314	1,853,151	1,530,673	657,580	220,000	877,580	139,872	1,492,274			
2021	1128	45	4	49	3,641	13,897	680,930	0	485	1,755,192	44.95	162,562	1,917,754	1,591,900	657,580	220,000	877,580	129,203	1,621,478			
2022	1083	45	20	65	3,706	14,591	948,438	0	496	1,822,970	44.95	165,124	1,988,094	1,655,576	627,925	720,000	1,347,925	(66,969)	1,554,508			
2023	1038	45	4	49	3,755	15,321	750,725	20,000	507	1,892,910	44.95	167,686	2,060,596	1,721,799	598,270	60,000	658,270	451,251	2,005,760			
2024	993	45	4	49	3,804	16,087	788,261	0	519	1,960,923	44.95	169,889	2,130,812	1,790,671	598,270	1,823,000	2,421,270	(1,292,869)	712,891			
2025	1062	45	4	49	3,853	16,891	827,674	0	531	2,031,038	44.95	172,091	2,203,130	1,862,298	598,270	223,000	821,270	347,236	1,060,127			
2026	1017	45	14	59	3,912	17,736	1,046,417	0	542	2,106,029	44.95	174,518	2,280,547	1,936,790	598,270	365,000	963,270	426,904	1,487,031			
2027	972	45	2	47	3,959	18,623	875,266	0	555	2,182,811	44.95	176,901	2,359,711	2,014,262	598,270	173,000	771,270	449,445	1,936,476			
2028	927	45	2	47	4,006	19,554	919,029	0	567	2,258,579	44.95	179,013	2,437,592	2,094,832	598,270	327,000	925,270	336,519	2,272,995			
2029	882	45	2	47	4,053	20,531	964,980	0	580	2,336,651	44.95	181,126	2,517,777	2,178,625	598,270	72,000	670,270	633,862	2,906,857			
2030	837	45	2	47	4,100	21,558	1,013,229	0	593	2,417,094	44.95	183,239	2,600,333	2,265,770	598,270	327,000	925,270	422,521	3,329,378			
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2015, 200 taps for 2019, and 114 taps for 2025. SFR Taps shown + 170 MFR = 12,600 service population.																						
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/07/2012.																						
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/07/2012. Other potential water projects listed at the bottom of the Schedule are not included.																						
(4) A 13.7% water rate decrease has been included for 2017 in Col (g) reflecting the staff's and council's intention to retract the January 2010 13.7% rate increase when financially possible.																						

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2012 and FUTURE WATER FUND FINANCIAL MODEL

A	New Taps					x or 10% of previous b		NOTE: prev. = the previous cell within the column referenced															
B	Tap Fee Increase Factor					1.05																	
D	Annual Commodity Rev. Increase Factor					1.0225																	
E	Cap. Fee Increase Factor					1.00																	
F	Op. Cost Increase Factor					1.04																	
										prev. * D	(prev. d + d) / 2 * g												m+n
	prev. - c	(c ₁)	(c ₂)	(c)	prev. + c	prev. x B	c x e	(f ₁)	(g)	(h)	prev. x E	(prev.d + d) / 2* i	h+j	prev. x F			(o)	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p				
(a)	(b)	New	New MF	Total	(d)	(e)	(f)	Water	Annual	Total	(i)	(j)	(k)	(l)	(m)	(n)	Total	(p)	(q)				
Year	SFR Taps Avail. ⁽¹⁾	SFR Taps	& Comm Taps	New Taps	EOY Taps Connected	Average Tap Fee	Tap Rev.	Dev. Fee Rev.	Commodity Rev./tap ⁽⁴⁾	Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Cust. Rev.	Op. Costs	Debt Service ⁽²⁾	Cap. Exp. ⁽³⁾	Costs	Annual Balance	Cumulative Balance				
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326				
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863				
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358				
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805				
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349				
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933				
2007	607	30	5	35	3,238	10,033	351,151	83,532	376	1,211,591	45.11	145,260	1,356,851	994,562	828,184	790	828,974	(32,002)	658,082				
2008	941	13	9	22	3,260	10,480	230,561	42,000	433	1,407,053	48.79	158,525	1,565,578	1,103,867	816,528	12,788	829,316	(95,044)	565,330				
2009	928	8	0	8	3,268	9,876	65,380	2,000	404	1,319,054	45.12	147,282	1,466,336	1,105,251	643,417	42,865	686,282	(257,817)	307,513				
2010	920	4	1	5	3,273	10,185	50,925	0	473	1,546,442	45.48	148,745	1,695,187	1,041,253	646,309	39,906	686,215	18,644	323,547				
2011	872	7	1	8	3,281	11,564	92,511	0	472	1,546,585	44.95	147,298	1,693,883	1,062,471	647,487	4,202	651,689	72,234	489,472				
2012	1006	5	6	11	3,292	13,655	150,214	59,620	493	1,624,697	45.22	148,865	1,773,562	1,097,192	647,894	5,707	653,601	232,603	722,075				
2013	835	7	1	8	3,300	9,876	79,008	0	500	1,648,000	45.22	149,045	1,797,045	1,141,080	645,090	75,000	720,090	14,883	736,958				
2014	828	12	3	15	3,315	9,876	148,140	0	511	1,690,959	45.22	149,565	1,840,525	1,186,723	649,340	75,000	724,340	77,602	814,560				
2015	1016	20	4	24	3,339	10,370	248,875	0	523	1,739,200	45.22	150,447	1,889,647	1,234,192	641,791	40,000	681,791	222,539	1,037,099				
2016	996	35	4	39	3,378	10,888	424,643	0	535	1,508,868	45.22	151,871	1,660,739	1,283,559	394,592	127,000	521,592	280,231	1,317,330				
2017	961	45	4	49	3,427	11,433	560,203	20,000	444	1,510,710	45.22	153,861	1,664,571	1,334,902	91,767	117,000	208,767	701,105	2,018,435				
2018	916	45	20	65	3,492	12,004	780,282	0	454	1,570,578	45.22	156,439	1,727,017	1,388,298	91,868	1,462,000	1,553,868	(434,867)	1,583,568				
2019	1071	45	6	51	3,543	12,605	642,832	0	464	1,632,840	45.22	159,061	1,791,902	1,443,830	570,163	292,000	862,163	128,741	1,712,309				
2020	1026	45	6	51	3,594	13,235	674,974	20,000	475	1,693,786	45.22	161,368	1,855,154	1,501,583	657,580	220,000	877,580	170,965	1,883,274				
2021	981	45	4	49	3,643	13,897	680,930	0	485	1,756,163	45.22	163,629	1,919,792	1,561,646	657,580	220,000	877,580	161,495	2,044,769				
2022	936	45	20	65	3,708	14,591	948,438	0	496	1,823,963	45.22	166,206	1,990,169	1,624,112	627,925	720,000	1,347,925	(33,431)	2,011,339				
2023	891	45	4	49	3,757	15,321	750,725	20,000	507	1,893,925	45.22	168,784	2,062,708	1,689,077	598,270	60,000	658,270	486,087	2,497,425				
2024	846	45	4	49	3,806	16,087	788,261	0	519	1,961,961	45.22	170,999	2,132,960	1,756,640	598,270	1,323,000	1,921,270	(756,688)	1,740,737				
2025	1001	45	4	49	3,855	16,891	827,674	0	531	2,032,100	45.22	173,215	2,205,315	1,826,905	598,270	223,000	821,270	384,814	2,125,550				
2026	956	45	14	59	3,914	17,736	1,046,417	0	542	2,107,114	45.22	175,657	2,282,771	1,899,982	598,270	365,000	963,270	465,936	2,591,486				
2027	911	45	2	47	3,961	18,623	875,266	0	555	2,183,920	45.22	178,054	2,361,974	1,975,981	598,270	173,000	771,270	489,988	3,081,475				
2028	866	45	2	47	4,008	19,554	919,029	0	567	2,259,713	45.22	180,179	2,439,892	2,055,020	598,270	327,000	925,270	378,631	3,460,106				
2029	821	45	2	47	4,055	20,531	964,980	0	580	2,337,811	45.22	182,304	2,520,116	2,137,221	598,270	72,000	670,270	677,605	4,137,711				
2030	776	45	2	47	4,102	21,558	1,013,229	0	593	2,418,280	45.22	184,430	2,602,710	2,222,710	598,270	327,000	925,270	467,959	4,605,670				
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2015, 200 taps for 2019, and 114 taps for 2025. 150 SFR taps were transferred to the Multi Family Bank in 2012. Service population of 12,600																							
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/08/2013.																							
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/08/2013. Other potential water projects listed at the bottom of the Schedule are not included.																							
(4) A 13.7% water rate decrease has been included for 2017 in Col (g) reflecting the staff's and council's intention to retract the January 2010 13.7% rate increase when financially possible.																							

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2013 and FUTURE WATER FUND FINANCIAL MODEL

A	New Taps				x or 10% of previous b					NOTE: prev. = the previous cell within the column referenced											
B	Tap Fee Increase Factor				1.050																
D	Annual Commodity Rev. Increase Factor				1.0150																
E	Cap. Fee Increase Factor				1.00																
F	Op. Cost Increase Factor				1.03																
(a)	(b)	(c ₁)	(c ₂)	(c)	(d)	(e)	(f)	(f ₁)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)		
	prev. - c				prev. + c	prev. x B	c x e		prev. x D	(prev. d + d) / 2(g)	prev. x E	(prev.d + d) / 2(i)	h+j	prev. x F			m+n	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p		
	SFR Taps	New SFR	New MF & Comm	Total New	EOY Taps	Average	Tap	Water	Annual	Total	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Total	Annual	Cumulative		
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Dev. Fee	Commodity	Commodity	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance		
2001	625	67	1	68	2,826	6,991	475,391	62,800	412	1,151,134	45.88	128,089	1,279,223	825,546	763,314	350,811	1,114,125	(122,257)	671,326		
2002	558	52	19	71	2,895	7,163	508,608	28,400	399	1,140,180	45.69	130,723	1,270,903	845,442	764,770	421,672	1,186,442	(223,973)	794,863		
2003	506	65	11	76	2,971	7,423	564,127	14,000	379	1,112,307	45.56	133,633	1,245,940	1,063,747	807,885	529,420	1,337,305	(576,985)	167,358		
2004	600	90	9	99	3,070	7,755	767,786	28,800	370	1,116,812	45.26	136,675	1,253,487	956,794	811,152	19,385	830,537	262,742	359,805		
2005	521	74	10	84	3,154	8,089	679,469	67,200	370	1,151,752	44.97	139,951	1,291,703	998,992	780,216	70,961	851,177	188,203	650,349		
2006	471	38	11	49	3,203	10,055	492,716	79,240	367	1,167,606	44.78	142,341	1,309,947	1,040,102	816,423	37,958	854,381	(12,580)	658,933		
2007	607	30	5	35	3,238	10,033	351,151	83,532	376	1,211,591	45.11	145,260	1,356,851	994,562	828,184	790	828,974	(32,002)	658,082		
2008	941	13	9	22	3,260	10,480	230,561	42,000	433	1,407,053	48.79	158,525	1,565,578	1,103,867	816,528	12,788	829,316	(95,044)	565,330		
2009	928	8	0	8	3,268	9,876	65,380	2,000	404	1,319,054	45.12	147,282	1,466,336	1,105,251	643,417	42,865	686,282	(257,817)	307,513		
2010	920	4	1	5	3,273	10,185	50,925	0	473	1,546,442	45.48	148,745	1,695,187	1,041,253	646,309	39,906	686,215	18,644	323,547		
2011	872	7	1	8	3,281	11,564	92,511	0	472	1,546,585	44.95	147,298	1,693,883	1,062,471	647,487	4,202	651,689	72,234	489,472		
2012	1006	5	6	11	3,292	13,655	150,214	59,620	493	1,624,697	45.22	148,865	1,773,562	1,097,192	647,894	5,707	653,601	232,603	722,075		
2013	835	6	104	110	3,402	5,547	610,125	8,740	459	1,559,931	43.64	148,477	1,708,408	1,080,057	645,090	29,857	674,947	572,269	1,294,344		
2014	829	5	3	8	3,410	10,370	82,960	0	465	1,585,192	43.64	148,652	1,733,843	1,112,459	649,340	45,000	694,340	10,004	1,304,348		
2015	824	8	4	12	3,422	10,889	130,662	0	472	1,613,693	43.64	149,088	1,762,781	1,145,832	641,791	70,000	711,791	35,820	1,340,168		
2016	816	10	4	14	3,436	11,433	160,061	0	479	1,508,868	43.64	149,655	1,658,523	1,180,207	394,592	127,000	521,592	116,785	1,456,953		
2017	806	12	4	16	3,452	12,005	192,073	10,000	446	1,536,024	43.64	150,310	1,686,334	1,215,614	91,767	37,000	128,767	544,027	2,000,980		
2018	794	11	20	31	3,483	12,605	390,749	0	453	1,569,703	43.64	151,336	1,721,038	1,252,082	91,868	1,462,000	1,553,868	(694,163)	1,306,817		
2019	983	14	6	20	3,503	13,235	264,701	0	459	1,604,965	43.64	152,449	1,757,413	1,289,645	570,163	322,000	892,163	(159,693)	1,147,124		
2020	969	16	6	22	3,525	13,897	305,729	10,000	466	1,638,833	43.64	153,365	1,792,198	1,328,334	657,580	220,000	877,580	(97,986)	1,049,137		
2021	953	15	4	19	3,544	14,592	277,241	0	473	1,673,120	43.64	154,260	1,827,380	1,368,184	657,580	220,000	877,580	(141,143)	907,994		
2022	938	18	20	38	3,582	15,321	582,206	0	480	1,711,910	43.64	155,504	1,867,414	1,409,229	627,925	720,000	1,347,925	(307,535)	600,459		
2023	920	20	4	24	3,606	16,087	386,095	10,000	488	1,752,706	43.64	156,857	1,909,563	1,451,506	598,270	60,000	658,270	195,881	796,341		
2024	900	22	4	26	3,632	16,892	439,183	0	495	1,791,372	43.64	157,948	1,949,320	1,495,051	771,930	823,000	1,594,930	(701,479)	94,861		
2025	1078	25	4	29	3,661	17,736	514,350	0	502	1,832,059	43.64	159,148	1,991,207	1,539,903	771,930	273,000	1,044,930	(79,276)	15,585		
2026	1053	25	14	39	3,700	18,623	726,298	0	510	1,876,878	43.64	160,632	2,037,510	1,586,100	771,930	365,000	1,136,930	40,778	56,363		
2027	1028	30	2	32	3,732	19,554	625,734	0	518	1,923,406	43.64	162,181	2,085,587	1,633,683	771,930	173,000	944,930	132,708	189,071		
2028	998	35	2	37	3,769	20,532	759,680	0	525	1,970,382	43.64	163,687	2,134,069	1,682,694	771,930	327,000	1,098,930	112,126	301,197		
2029	963	30	2	32	3,801	21,558	689,872	0	533	2,018,335	43.64	165,193	2,183,528	1,733,174	771,930	72,000	843,930	296,295	597,492		
2030	1047	30	2	32	3,833	22,636	724,365	0	541	2,065,930	43.64	166,589	2,232,519	1,785,170	771,930	327,000	1,098,930	72,785	670,276		
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2019, 200 taps for 2025, and 114 taps for 2030. 150 SFR taps were transferred to the Multi Family Bank in 2012. Service population of 12,600																					
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/08/2014.																					
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/08/2014. Other potential water projects listed at the bottom of the Schedule are not included.																					
(4) A 6.85% water rate decrease has been included for 2017 in Col (g) reflecting the staff's and council's intention to retract the January 2010 13.7% rate increase when financially possible.																					

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2014 and FUTURE WATER FUND FINANCIAL MODEL

[illegible]

(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2024, 200 taps for 2025, and 114 taps for 2030. 150 SFR taps were transferred to the Multi-Family Bank in 2012. Service population of 12,600

(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 3/09/2015.

(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 3/09/2015. Other potential water projects listed at the bottom of the Schedule are not included.

(4) A 6.85% water rate decrease has been included for 2017 in Col (g) reflecting the staff's and council's intention to retract the January 2010 13.7% rate increase when financially possible.

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2016 and FUTURE WATER FUND FINANCIAL MODEL

A	New Taps				x or 10% of previous b:						NOTE: prev. = the previous cell within the column referenced														
B	Tap Fee Increase Factor				1.050																				
D	Annual Commodity Rev. Increase Factor				1.0200																				
E	Cap. Fee Increase Factor				1.020																				
F	Op. Cost Increase Factor				1.03																				
(a)	(b)	(c ₁)	(c ₂)	(c)	(d)	(e)	(f)	(f ₁)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)						
	prev. - c				prev. + c	prev. x B	c x e		prev. x D	(prev. d + d) / 2(g)	prev. x E	(prev.d + d) / 2(l)	h+	prev. x F			m+n	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p						
	SFR Taps	New SFR	New MF	Total	EOY Taps	Average	Tap	Water	Annual	Total	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Total	Annual	Cumulative						
Year	Avail. ⁽¹⁾	Taps	& Comm Taps	New Taps	Connected	Tap Fee	Rev.	Dev. Fee Rev.	Commodity Rev./tap	Commodity Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance						
2010	920	4	1	5	3,273	10,185	50,925	0	473	1,557,837	45.48	151,620	1,709,457	1,063,052	646,309	33,524	679,833	17,497	323,547						
2011	872	7	1	8	3,281	11,564	92,511	0	472	1,555,602	44.95	153,973	1,709,575	1,084,702	647,487	4,202	651,689	65,695	689,472						
2012	1006	5	6	11	3,292	13,655	150,214	59,620	493	1,724,271	45.22	165,668	1,773,562	1,131,236	647,894	10,320	658,214	193,946	883,418						
2013	835	6	104	110	3,402	5,547	610,125	8,740	461	1,569,095	56.17	191,101	1,760,196	1,084,562	645,090	26,705	671,795	622,704	1,506,122						
2014	829	11	78	89	3,491	6,592	586,708	7,000	457	1,595,690	54.84	191,463	1,787,153	1,109,848	649,340	81,950	731,290	539,723	2,045,845						
2015	822	17	2	19	3,510	16,819	319,556	3,080	457	1,604,570	48.29	169,491	1,774,061	1,159,904	751,968	161,037	913,005	23,788	2,069,633						
2016	805	28	25	53	3,563	8,195	434,345	0	429	1,527,122	43.94	156,561	1,683,683	1,234,303	59,310	351,575	410,885	472,840	2,542,473						
2017	777	18	4	22	3,585	12,005	264,110	5,000	437	1,562,473	44.82	160,185	1,722,659	1,271,332	59,310	667,000	726,310	(5,873)	2,536,600						
2018	759	14	10	24	3,609	12,605	302,526	0	446	1,603,979	45.72	164,440	1,768,419	1,309,472	551,830	1,157,000	1,708,830	(947,357)	1,589,243						
2019	745	14	6	20	3,629	13,236	264,710	0	455	1,646,065	46.63	168,755	1,814,820	1,348,756	551,830	717,000	1,268,830	(538,056)	1,051,187						
2020	731	16	6	22	3,651	13,897	305,740	5,000	464	1,688,729	47.56	173,129	1,861,858	1,389,219	725,490	270,000	995,490	(212,110)	839,077						
2021	715	15	4	19	3,670	14,592	277,251	0	473	1,732,205	48.51	177,586	1,909,791	1,430,895	725,490	220,000	945,490	(189,344)	649,733						
2022	700	18	10	28	3,698	15,322	429,009	0	483	1,778,192	49.48	182,301	1,960,492	1,473,822	695,835	520,000	1,215,835	(300,156)	349,577						
2023	682	20	4	24	3,722	16,088	386,108	5,000	492	1,826,556	50.47	187,259	2,013,815	1,518,037	666,180	60,000	726,180	160,707	510,284						
2024	862	22	4	26	3,748	16,892	439,198	0	502	1,875,642	51.48	192,291	2,067,933	1,563,578	666,180	128,000	794,180	149,373	659,657						
2025	1040	22	4	26	3,774	17,737	461,158	0	512	1,926,472	52.51	197,503	2,123,975	1,610,485	786,180	273,000	1,059,180	(84,532)	575,125						
2026	1018	25	14	39	3,813	18,624	726,324	0	522	1,981,982	53.56	203,193	2,185,175	1,658,800	786,180	365,000	1,151,180	101,520	676,644						
2027	993	18	2	20	3,833	19,555	391,098	0	533	2,037,343	54.63	208,869	2,246,212	1,708,564	786,180	173,000	959,180	(30,435)	646,209						
2028	975	18	2	20	3,853	20,533	410,652	0	544	2,088,961	55.73	214,161	2,303,122	1,759,821	786,180	327,000	1,113,180	(159,226)	486,983						
2029	957	20	2	22	3,875	21,559	474,304	0	554	2,142,384	56.84	219,638	2,362,022	1,812,616	786,180	72,000	858,180	165,530	652,513						
2030	1051	20	2	22	3,897	22,637	498,019	0	566	2,197,673	57.98	225,306	2,422,979	1,866,994	786,180	327,000	1,113,180	(59,176)	593,337						
2031	1031	25	4	29	3,926	23,769	689,303	0	577	2,256,336	59.14	231,320	2,487,657	1,923,004	786,180	530,000	1,316,180	(62,224)	531,113						
2032	1006	25	4	29	3,955	24,958	723,768	0	588	2,318,526	60.32	237,696	2,556,222	1,980,694	786,180	425,000	1,211,180	88,117	619,229						
2033	981	25	2	27	3,982	26,205	707,546	0	600	2,381,701	61.53	244,173	2,625,874	2,040,115	786,180	30,000	816,180	477,125	1,096,354						
2034	956	25	2	27	4,009	27,516	742,923	0	612	2,445,863	62.76	250,751	2,696,614	2,101,318	786,180	380,000	1,166,180	172,039	1,268,393						
2035	931	25	2	27	4,036	28,891	780,070	0	624	2,511,639	64.01	257,494	2,769,133	2,164,358	786,180	75,000	861,180	523,665	1,792,058						

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2018 and FUTURE WATER FUND FINANCIAL MODEL

A	New Taps				x or 10% of previous b:						NOTE: prev. = the previous cell within the column referenced														
B	Tap Fee Increase Factor				1.050																				
D	Annual Commodity Rev. Increase Factor				1.0200																				
E	Cap. Fee Increase Factor				1.020																				
F	Op. Cost Increase Factor				1.03																				
(a)	(b)	(c ₁)	(c ₂)	(c)	(d)	(e)	(f)	(f ₁)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)						
	prev. - c				prev. + c	prev. x B	c x e		prev. x D	(prev. d + d) / 2(g)	prev. x E	(prev.d + d) / 2(l)	h+	prev. x F			m+n	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p						
	SFR Taps	New SFR Taps	New MF & Comm Taps	Total New Taps	EOY Taps Connected	Average Tap Fee	Tap Rev.	Water Dev. Fee Rev.	Annual Commodity Rev./tap	Total Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Cust. Rev.	Op. Costs	Debt Service ⁽²⁾	Cap. Exp. ⁽³⁾	Total Cap. Costs	Annual Balance	Cumulative Balance						
Year	Avail. ⁽¹⁾	Taps																							
2013	835	6	104	110	3,402	5,547	610,125	8,740	461	1,569,095	56.17	191,101	1,760,196	1,084,562	645,090	26,705	671,795	622,704	1,506,122						
2014	829	11	78	89	3,491	6,592	586,708	7,000	457	1,595,690	54.84	191,463	1,787,153	1,109,848	649,340	81,950	731,290	539,723	2,045,845						
2015	822	17	2	19	3,510	16,819	319,556	3,080	457	1,604,570	48.29	169,491	1,774,061	1,159,904	751,968	161,037	913,005	23,788	2,069,633						
2016	805	28	25	53	3,563	8,195	434,345	0	485	1,728,256	50.70	180,639	1,908,895	1,234,303	59,310	351,575	410,885	698,052	2,767,685						
2017	775	46	9	55	3,618	11,209	616,502	33,600	496	1,795,850	45.18	163,456	1,959,306	1,331,587	58,986	#REF!	#REF!	#REF!	#REF!						
2018	729	39	1	40	3,658	11,663	466,511	0	512	1,871,893	42.71	156,236	2,028,129	1,320,228	59,310	#REF!	#REF!	#REF!	#REF!						
2019	690	18	0	18	3,676	13,235	238,230	0	527	1,932,509	43.56	159,753	2,092,262	1,310,552	59,310	#REF!	#REF!	#REF!	#REF!						
2020	672	20	6	26	3,702	13,897	361,316	5,000	489	1,803,921	44.44	163,925	1,967,846	1,349,869	575,310	#REF!	#REF!	#REF!	#REF!						
2021	652	15	4	19	3,721	13,897	264,043	0	499	1,851,222	45.33	168,224	2,019,446	1,390,365	575,310	#REF!	#REF!	#REF!	#REF!						
2022	637	18	10	28	3,749	13,897	389,116	0	509	1,900,202	46.23	172,675	2,072,877	1,432,076	545,655	#REF!	#REF!	#REF!	#REF!						
2023	619	20	4	24	3,773	14,592	350,204	5,000	519	1,951,698	47.16	177,354	2,129,053	1,475,038	516,000	#REF!	#REF!	#REF!	#REF!						
2024	799	22	4	26	3,799	15,321	398,358	0	529	2,003,965	48.10	182,104	2,186,069	1,519,289	516,000	#REF!	#REF!	#REF!	#REF!						
2025	977	22	4	26	3,825	15,704	408,304	0	540	2,058,082	49.06	187,021	2,245,103	1,564,868	636,000	#REF!	#REF!	#REF!	#REF!						
2026	955	25	14	39	3,864	16,096	627,744	0	551	2,117,141	50.04	192,388	2,309,529	1,611,814	636,000	#REF!	#REF!	#REF!	#REF!						
2027	930	18	2	20	3,884	16,901	338,016	0	562	2,176,054	51.04	197,742	2,373,796	1,660,168	636,000	#REF!	#REF!	#REF!	#REF!						
2028	912	18	2	20	3,904	17,746	354,917	0	573	2,231,034	52.06	202,738	2,433,772	1,709,973	636,000	#REF!	#REF!	#REF!	#REF!						
2029	894	20	2	22	3,926	18,633	409,929	0	584	2,287,927	53.11	207,908	2,495,835	1,761,272	636,000	#REF!	#REF!	#REF!	#REF!						
2030	988	20	2	22	3,948	19,565	430,425	0	596	2,346,800	54.17	213,258	2,560,057	1,814,110	636,000	#REF!	#REF!	#REF!	#REF!						
2031	968	20	4	24	3,972	20,543	493,033	0	608	2,407,720	55.25	218,794	2,626,513	1,868,534	636,000	#REF!	#REF!	#REF!	#REF!						
2032	948	20	4	24	3,996	21,570	517,684	0	620	2,470,758	56.36	224,522	2,695,280	1,924,590	636,000	#REF!	#REF!	#REF!	#REF!						
2033	928	25	2	27	4,023	22,649	611,515	0	633	2,536,304	57.48	230,478	2,766,782	1,982,327	636,000	#REF!	#REF!	#REF!	#REF!						
2034	903	25	2	27	4,050	23,781	642,090	0	645	2,604,451	58.63	236,671	2,841,122	2,041,797	636,000	#REF!	#REF!	#REF!	#REF!						
2035	878	25	2	27	4,077	24,970	674,195	0	658	2,674,310	59.81	243,019	2,917,329	2,103,051	636,000	#REF!	#REF!	#REF!	#REF!						
2036	853	20	2	22	4,099	26,219	576,811	0	671	2,744,243	61.00	249,374	2,993,617	2,166,143	516,000	#REF!	#REF!	#REF!	#REF!						
2037	833	20	4	24	4,123	27,530	660,711	0	685	2,814,876	62.22	255,793	3,070,669	2,231,127	516,000	#REF!	#REF!	#REF!	#REF!						
2038	813	20	6	26	4,149	28,906	751,559	0	698	2,888,634	63.47	262,495	3,151,129	2,298,061	516,000	#REF!	#REF!	#REF!	#REF!						
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2024, 200 taps for 2025, and 114 taps for 2030. 150 SFR taps were transferred to the Multi-Family Bank in 2012. Service population of 12,600																									
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 2/22/2019.																									
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 2/22/2019. Other potential water projects listed at the bottom of the Schedule are not included.																									

A	New Taps				x or 10% of previous b																		
B	Tap Fee Increase Factor				1.050																		
D	Annual Commodity Rev. Increase Factor				1.0150																		
E	Cap. Fee Increase Factor				1.015																		
F	Op. Cost Increase Factor				1.03																		
(a)	(b)	(c ₁)	(c ₂)	(c)	(d)	(e)	(f)	(f ₁)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)				
	prev. - c				prev. + c	prev. x B	c x e		prev. x D	(prev. d + d) / 2(g)	prev. x E	(prev.d + d) / 2(i)	h+j	prev. x F			m+n	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p				
	SFR Taps	New SFR	New MF & Comm	Total New	EOY Taps	Average	Tap	Water	Annual	Total	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Total	Annual	Cumulative				
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Dev. Fee Rev.	Commodity Rev./tap	Commodity Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Cap. Costs	Balance	Balance				
2013	835	6	104	110	3,402	5,547	610,125	8,740	461	1,569,095	56.17	191,101	1,760,196	1,084,562	645,090	26,705	671,795	622,704	1,506,122				
2014	829	11	78	89	3,491	6,592	586,708	7,000	457	1,595,690	54.84	191,463	1,787,153	1,109,848	649,340	81,950	731,290	539,723	2,045,845				
2015	822	17	2	19	3,510	16,819	319,556	3,080	457	1,604,570	48.29	169,491	1,774,061	1,159,904	751,968	161,037	913,005	23,788	2,069,633				
2016	805	28	25	53	3,563	8,195	434,345	0	485	1,728,256	50.70	180,639	1,908,895	1,234,303	59,310	351,575	410,885	698,052	2,767,685				
2017	775	46	9	55	3,618	11,209	616,502	33,600	496	1,795,850	45.18	163,456	1,959,306	1,331,587	58,986	#REF!	#REF!	#REF!	#REF!				
2018	729	39	1	40	3,658	11,663	466,511	0	539	1,970,701	48.50	177,414	2,148,115	1,275,230	59,310	#REF!	#REF!	#REF!	#REF!				
2019	690	28	2	30	3,688	14,169	425,082	25,200	511	1,885,732	47.41	174,841	2,060,573	1,300,645	59,310	#REF!	#REF!	#REF!	#REF!				
2020	562	37	2	39	3,727	14,717	573,949	0	542	2,021,622	48.50	180,745	2,202,367	1,358,715	143,099	#REF!	#REF!	#REF!	#REF!				
2021	525	20	2	22	3,749	14,592	321,021	0	542	2,031,958	48.50	181,827	2,213,785	1,399,476	-	#REF!	#REF!	#REF!	#REF!				
2022	505	18	10	28	3,777	15,321	428,988	0	550	2,070,139	49.23	185,243	2,255,382	1,441,461	516,000	#REF!	#REF!	#REF!	#REF!				
2023	487	20	4	24	3,801	16,088	386,112	0	558	2,115,709	49.97	189,321	2,305,030	1,484,705	516,000	#REF!	#REF!	#REF!	#REF!				
2024	667	22	4	26	3,827	16,892	439,192	0	567	2,161,614	50.72	193,429	2,355,042	1,529,246	516,000	#REF!	#REF!	#REF!	#REF!				
2025	845	22	4	26	3,853	17,736	461,136	0	575	2,208,995	51.48	197,668	2,406,663	1,575,123	636,000	#REF!	#REF!	#REF!	#REF!				
2026	823	15	14	29	3,882	17,736	514,344	0	584	2,258,187	52.25	202,070	2,460,257	1,622,377	636,000	#REF!	#REF!	#REF!	#REF!				
2027	808	18	2	20	3,902	17,736	354,720	0	593	2,306,579	53.03	206,401	2,512,980	1,671,048	636,000	#REF!	#REF!	#REF!	#REF!				
2028	790	18	2	20	3,922	18,623	372,460	0	602	2,353,209	53.83	210,573	2,563,782	1,721,180	636,000	#REF!	#REF!	#REF!	#REF!				
2029	772	20	2	22	3,944	19,554	430,188	0	611	2,401,328	54.63	214,879	2,616,208	1,772,815	636,000	#REF!	#REF!	#REF!	#REF!				
2030	866	20	2	22	3,966	20,532	451,704	0	620	2,450,982	55.45	219,322	2,670,304	1,825,999	636,000	#REF!	#REF!	#REF!	#REF!				
2031	846	15	4	19	3,985	21,558	409,602	0	629	2,500,642	56.29	223,766	2,724,408	1,880,779	636,000	#REF!	#REF!	#REF!	#REF!				
2032	831	20	4	24	4,009	22,636	543,264	0	638	2,551,878	57.13	228,351	2,780,229	1,937,203	636,000	#REF!	#REF!	#REF!	#REF!				
2033	811	25	2	27	4,036	23,768	641,736	0	648	2,606,681	57.99	233,255	2,839,935	1,995,319	636,000	#REF!	#REF!	#REF!	#REF!				
2034	786	25	2	27	4,063	24,956	673,812	0	658	2,663,540	58.86	238,343	2,901,883	2,055,178	636,000	#REF!	#REF!	#REF!	#REF!				
2035	761	20	2	22	4,085	26,204	576,488	0	668	2,719,850	59.74	243,381	2,963,231	2,116,834	636,000	#REF!	#REF!	#REF!	#REF!				
2036	741	15	2	17	4,102	27,514	467,738	0	678	2,773,861	60.64	248,215	3,022,076	2,180,339	516,000	#REF!	#REF!	#REF!	#REF!				
2037	726	15	4	19	4,121	28,890	548,910	0	688	2,827,849	61.55	253,046	3,080,895	2,245,749	516,000	#REF!	#REF!	#REF!	#REF!				
2038	711	15	6	21	4,142	30,335	637,035	0	698	2,884,229	62.47	258,091	3,142,320	2,313,121	516,000	#REF!	#REF!	#REF!	#REF!				
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2024, 200 taps for 2025, and 114 taps for 2030. 150 SFR taps were transferred to the Multi- Family Bank in 2012 and 100 taps in 2019. Service population of 12,600																							
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 2/22/2020.																							
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 2/22/2019. Other potential water projects listed at the bottom of the Schedule are not included.																							

New Taps	x or 10% of previous b
Tap Fee Increase Factor	1.050
Annual Commodity Rev. Increase Factor	1.0200
Cap. Fee Increase Factor	1.020
Op. Cost Increase Factor	1.03

	(c)	(e)	(f)
		prev. x B	c x e
Year	Total New Taps	Average Tap Fee	Tap Rev.
2013	110	5,547	610,125
2014	89	6,592	586,708
2015	19	16,819	319,556
2016	53	8,195	434,345
2017	55	11,209	616,502
2018	40	11,663	466,511
2019	30	14,169	425,082
2020	39	13,897	573,949
2021	22	14,592	
2022	28	15,321	
2023	24	16,088	
2024	26	16,892	
2025	26	17,736	
2026	29	17,736	
2027	20	17,736	
2028	20	18,623	
2029	22	19,554	
2030	22	20,532	
2031	19	21,558	
2032	24	22,636	
2033	27	23,768	
2034	27	24,956	
2035	22	26,204	
2036	17	27,514	
2037	19	28,890	
2038	21	30,335	

A	New Taps				x or 10% of previous b					NOTE: prev. = the previous cell within the column referenced															
B	Tap Fee Increase Factor				1.050																				
D	Annual Commodity Rev. Increase Factor				1.0250																				
E	Cap. Fee Increase Factor				1.025																				
F	Op. Cost Increase Factor				1.03																				
(a)	(b)	(c ₁)	(c ₂)	(c)	(d)	(e)	(f)	(f ₁)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)						
	prev. - c				prev. + c	prev. x B	c x e		prev. x D	(prev. d + d) / 2(g)	prev. x E	(prev.d + d) / 2(i)	h+j	prev. x F			m+n	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p						
	SFR Taps	New SFR Taps	New MF & Comm Taps	Total New Taps	EOY Taps Connected	Average Tap Fee	Tap Rev.	Water Dev. Fee Rev.	Annual Commodity Rev./tap	Total Commodity Revenue	Cap. Fees per Tap	Cap. Fee Rev.	Total Cust. Rev.	Op. Costs	Debt Service ⁽²⁾	Cap. Exp. ⁽³⁾	Total Cap. Costs	Annual Balance	Cumulative Balance						
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance						
2013	835	6	104	110	3,402	5,547	610,125	8,740	461	1,569,095	56.17	191,101	1,760,196	1,084,562	645,090	26,705	671,795	622,704	1,506,122						
2014	829	11	78	89	3,491	6,592	586,708	7,000	457	1,595,690	54.84	191,463	1,787,153	1,109,848	649,340	81,950	731,290	539,723	2,045,845						
2015	822	17	2	19	3,510	16,819	319,556	3,080	457	1,604,570	48.29	169,491	1,774,061	1,159,904	751,968	161,037	913,005	23,788	2,069,633						
2016	805	28	25	53	3,563	8,195	434,345	0	485	1,728,256	50.70	180,639	1,908,895	1,234,303	59,310	351,575	410,885	698,052	2,767,685						
2017	775	46	9	55	3,618	11,209	616,502	33,600	496	1,795,850	45.18	163,456	1,959,306	1,331,587	58,986	39,646	98,632	1,179,189	3,946,874						
2018	729	39	1	40	3,658	11,663	466,511	0	539	1,970,701	48.50	177,414	2,148,115	1,275,230	59,310	485,402	544,712	794,684	4,741,558						
2019	690	28	2	30	3,688	14,169	425,082	25,200	511	1,885,732	47.41	174,841	2,060,573	1,300,645	59,310	597,482	656,792	553,418	5,294,976						
2020	562	37	2	39	3,727	14,717	573,949	0	542	2,021,622	48.50	180,745	2,202,367	1,358,715	143,099	473,664	616,763	800,838	6,095,814						
2021	525	40	12	52	3,779	13,689	711,808	0	530	2,003,126	47.21	178,409	2,181,535	1,386,501	-	676,247	676,247	830,595	6,926,409						
2022	999	29	20	49	3,828	14,078	689,820	0	548	2,084,318	48.39	184,055	2,268,373	1,693,609	-	2,825,000	2,825,000	(1,560,416)	5,365,993						
2023	970	25	4	29	3,857	14,782	428,674	0	562	2,158,332	49.60	190,591	2,348,923	1,744,417	641,000	1,560,000	2,201,000	(1,167,821)	4,198,172						
2024	1145	25	4	29	3,886	15,521	450,108	0	576	2,228,987	50.84	196,830	2,425,817	1,796,750	641,000	273,000	914,000	165,175	4,363,347						
2025	1320	25	4	29	3,915	16,297	472,613	0	590	2,301,826	52.11	203,262	2,505,087	1,850,652	761,000	273,000	1,034,000	93,048	4,456,395						
2026	1295	15	14	29	3,944	17,112	496,244	0	605	2,376,913	53.41	209,892	2,586,805	1,906,172	761,000	1,065,000	1,826,000	(649,123)	3,807,272						
2027	1280	18	2	20	3,964	17,967	359,349	0	620	2,451,526	54.75	216,481	2,668,007	1,963,357	895,440	1,823,000	2,718,440	(1,654,441)	2,152,831						
2028	1262	18	2	20	3,984	18,866	377,316	0	636	2,525,525	56.12	223,015	2,748,540	2,022,258	895,440	1,027,000	1,922,440	(818,841)	1,333,990						
2029	1244	20	2	22	4,006	19,809	435,800	0	651	2,602,342	57.52	229,799	2,832,141	2,082,925	895,440	177,000	1,072,440	112,576	1,446,565						
2030	1338	20	2	22	4,028	20,800	457,590	0	668	2,682,090	58.96	236,841	2,918,931	2,145,413	895,440	627,000	1,522,440	(291,332)	1,155,233						
2031	1318	15	4	19	4,047	21,840	414,951	0	684	2,763,172	60.43	244,001	3,007,172	2,209,776	895,440	330,000	1,225,440	(13,092)	1,142,141						
2032	1303	20	4	24	4,071	22,932	550,356	0	701	2,847,333	61.94	251,433	3,098,766	2,276,069	895,440	75,000	970,440	402,613	1,544,754						
2033	1283	25	2	27	4,098	24,078	650,108	0	719	2,936,851	63.49	259,337	3,196,189	2,344,351	895,440	1,030,000	1,925,440	(423,494)	1,121,260						
2034	1258	25	2	27	4,125	25,282	682,614	0	737	3,030,172	65.08	267,578	3,297,750	2,414,681	895,440	480,000	1,375,440	190,242	1,311,502						
2035	1233	20	2	22	4,147	26,546	584,014	0	755	3,124,434	66.71	275,902	3,400,336	2,487,122	895,440	75,000	970,440	526,788	1,838,290						
2036	1213	15	2	17	4,164	27,873	473,848	0	774	3,217,644	68.38	284,133	3,501,776	2,561,736	775,440	1,035,000	1,810,440	(396,551)	1,441,739						
2037	1198	15	4	19	4,183	29,267	556,074	0	794	3,312,371	70.08	292,497	3,604,868	2,638,588	775,440	1,535,000	2,310,440	(788,085)	653,654						
2038	1183	15	6	21	4,204	30,730	645,339	0	814	3,411,450	71.84	301,247	3,712,697	2,717,745	775,440	35,000	810,440	829,851	1,483,504						
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2024, 200 taps for 2025, and 114 taps for 2030. 150 SFR taps were transferred to the Multi- Family Bank in 2012 and 100 taps in 2019. Service population of 12,600																									
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated 2/22/2020.																									
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated 2/22/2019. Other potential water projects listed at the bottom of the Schedule are not included.																									

WATER TAP MANAGEMENT PLAN RECONCILIATION FOR 2022 and FUTURE WATER FUND FINANCIAL MODEL

A	New Taps				x or 10% of previous b					NOTE: prev. = the previous cell within the column referenced															
B	Tap Fee Increase Factor				1.050																				
D	Annual Commodity Rev. Increase Factor				1.0250																				
E	Cap. Fee Increase Factor				1.025																				
F	Op. Cost Increase Factor				1.03																				
(a)	(b)	(c ₁)	(c ₂)	(c)	(d)	(e)	(f)	(f ₁)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)						
	prev. - c				prev. + c	prev. x B	c x e		prev. x D	(prev. d + d) / 2(g)	prev. x E	(prev.d + d) / 2(i)	h+j	prev. x F			m+n	(f)+(f ₁)+(k)-(l)-(o)	prev.q + curr.p						
		New	New MF	Total				Water	Annual	Total							Total								
	SFR Taps	SFR	& Comm	New	EOY Taps	Average	Tap	Dev. Fee	Commodity	Commodity	Cap. Fees	Cap. Fee	Total	Op.	Debt	Cap.	Cap.	Annual	Cumulative						
Year	Avail. ⁽¹⁾	Taps	Taps	Taps	Connected	Tap Fee	Rev.	Rev.	Rev./tap	Revenue	per Tap	Rev.	Cust. Rev.	Costs	Service ⁽²⁾	Exp. ⁽³⁾	Costs	Balance	Balance						
2013	835	6	104	110	3,402	5,547	610,125	8,740	461	1,569,095	56.17	191,101	1,760,196	1,084,562	645,090	26,705	671,795	622,704	1,506,122						
2014	829	11	78	89	3,491	6,592	586,708	7,000	457	1,595,690	54.84	191,463	1,787,153	1,109,848	649,340	81,950	731,290	539,723	2,045,845						
2015	822	17	2	19	3,510	16,819	319,556	3,080	457	1,604,570	48.29	169,491	1,774,061	1,159,904	751,968	161,037	913,005	23,788	2,069,633						
2016	805	28	25	53	3,563	8,195	434,345	0	485	1,728,256	50.70	180,639	1,908,895	1,234,303	59,310	351,575	410,885	698,052	2,767,685						
2017	775	46	9	55	3,618	11,209	616,502	33,600	496	1,795,850	45.18	163,456	1,959,306	1,331,587	58,986	39,646	98,632	1,179,189	3,946,874						
2018	729	39	1	40	3,658	11,663	466,511	0	539	1,970,701	48.50	177,414	2,148,115	1,275,230	59,310	485,402	544,712	794,684	4,741,558						
2019	690	28	2	30	3,688	14,169	425,082	25,200	511	1,885,732	47.41	174,841	2,060,573	1,300,645	59,310	597,482	656,792	553,418	5,294,976						
2020	562	37	2	39	3,727	14,717	573,949	0	542	2,021,622	48.50	180,745	2,202,367	1,358,715	143,099	473,664	616,763	800,838	6,095,814						
2021	525	40	12	52	3,779	13,689	711,808	0	565	2,135,672	50.64	191,375	2,327,047	1,192,646	-	676,247	676,247	1,169,962	7,265,776						
2022	999	29	20	49	3,828	14,078	689,820	0	509	1,947,103	55.43	212,198	2,159,301	1,407,658	-	199,459	199,459	1,492,004	8,757,780						
2023	970	25	5	30	3,858	16,190	485,690	0	549	2,111,307	59.87	230,093	2,341,400	1,449,888	-	2,680,000	2,680,000	(1,302,798)	7,454,982						
2024	945	25	4	29	3,887	17,809	516,450	0	577	2,233,890	62.87	243,452	2,477,342	1,493,384	-	4,550,000	4,550,000	(3,049,593)	4,405,389						
2025	1120	25	4	29	3,916	19,589	568,095	0	594	2,318,137	64.75	252,634	2,570,771	1,538,186	761,000	950,000	1,711,000	(110,320)	4,295,069						
2026	1095	15	14	29	3,945	21,548	624,904	0	609	2,393,752	66.37	260,874	2,654,626	1,584,331	761,000	2,332,000	3,093,000	(1,397,801)	2,897,268						
2027	1080	18	2	20	3,965	23,703	474,065	0	624	2,468,890	68.03	269,063	2,737,953	1,631,861	895,440	2,840,000	3,735,440	(2,155,283)	741,985						
2028	1062	18	2	20	3,985	24,888	497,769	0	640	2,543,409	69.73	277,184	2,820,593	1,680,817	895,440	1,165,000	2,060,440	(422,895)	319,090						
2029	1044	20	2	22	4,007	26,133	574,923	0	656	2,620,767	71.48	285,615	2,906,382	1,731,242	895,440	200,000	1,095,440	654,623	973,713						
2030	1224	20	2	22	4,029	27,439	603,669	0	672	2,701,076	73.26	294,367	2,995,443	1,783,179	895,440	1,200,000	2,095,440	(279,507)	694,206						
2031	1204	15	4	19	4,048	28,811	547,418	0	689	2,782,728	75.09	303,266	3,085,994	1,836,674	895,440	350,000	1,245,440	551,297	1,245,503						
2032	1189	20	4	24	4,072	30,252	726,049	0	706	2,867,481	76.97	312,502	3,179,983	1,891,775	895,440	95,000	990,440	1,023,818	2,269,321						
2033	1169	25	2	27	4,099	31,765	857,646	0	724	2,957,629	78.90	322,326	3,279,955	1,948,528	895,440	2,530,000	3,425,440	(1,236,367)	1,032,953						
2034	1144	25	2	27	4,126	33,353	900,528	0	742	3,051,604	80.87	332,568	3,384,172	2,006,984	895,440	630,000	1,525,440	752,276	1,785,230						
2035	1233	20	2	22	4,148	35,021	770,452	0	761	3,146,528	82.89	342,913	3,489,441	2,067,193	895,440	305,000	1,200,440	992,260	2,777,489						
2036	1213	15	2	17	4,165	36,772	625,116	0	780	3,240,394	84.96	353,143	3,593,536	2,129,209	775,440	1,060,000	1,835,440	254,004	3,031,493						
2037	1198	15	4	19	4,184	38,610	733,592	0	799	3,335,787	87.09	363,539	3,699,326	2,193,085	775,440	2,560,000	3,335,440	(1,095,607)	1,935,886						
2038	1183	15	6	21	4,205	40,541	851,353	0	819	3,435,563	89.26	374,412	3,809,976	2,258,878	775,440	225,000	1,000,440	1,402,011	3,337,898						
(1) Available SFR Taps decreases as taps are sold and increases periodically with increased tap planning number as water supplies are developed. Anticipating the development of additional water toward a build-out plan of 1475 AF/yr, the tap planning number used in column (b) has been adjusted as follows: 200 taps added for 2025, 200 taps for 2030, and 114 taps for 2035. 150 SFR taps were transferred to the Multi- Family Bank in 2012 and 100 taps in 2019. Service population of 12,600																									
(2) Debt Service includes all items listed on the attached Water Debt Service Schedule dated March 2, 2023.																									
(3) Capital Expenses include all cash funded items listed on the attached Water Capital Expenditures Schedule dated March 2, 2023. Other potential water projects listed at the bottom of the Schedule are not included.																									
			</																						

**WATER ENTERPRISE ANNUAL DEBT SERVICE
CITY OF WOODLAND PARK, COLORADO**

	1992 Water Refunding Bonds	1995 Water Bonds	Water Share of 1999 COP's	Total Water Fund Debt Service
2000	\$411,839	\$314,732	\$31,065	\$757,636
2001	417,559	318,432	33,299	769,290
2002	417,090	316,532	33,277	766,899
2003	420,270	314,325	33,707	768,302
2004	421,980	316,725	33,583	772,288
2005	421,190	318,565	33,423	773,178
2006	294,140	314,745	33,234	642,119
2007	293,705	315,495	33,508	642,708
2008	292,325	315,550	33,240	641,115
2009	0	319,275	33,423	352,698
2010	0	317,175	34,555	351,730
2011	0	319,525	34,543	354,068
2012	0	316,050	34,484	350,534
2013	0	317,025	34,380	351,405
2014	0	317,175	34,230	351,405
2015	0	316,500	32,032	348,532
2016	0	0	32,282	32,282
2017	0	0	32,457	32,457
2018	0	0	32,558	32,558
2019	0	0	32,583	32,583
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0

[illegible]

WATER DEBT SERVICE SCHEDULE

CITY OF WOODLAND PARK, COLORADO

	2002	1995	Water	Revolving	Water	Proposed	Proposed	Proposed	
	Water	Water	Share of	Loan Fund	Fund Debt	Expanded	Bauer	2008 Capital	Water
	Refunding	Bonds	1999	Debt Service	Service	Water	Water	Improvements ⁽¹⁾	Fund Debt
	Bonds		COP's	Annual		Conveyance	Purchase	\$1,200,000	Service
						Capacity ⁽³⁾	No.3 ⁽⁴⁾	Principal ⁽²⁾	New Total
2000	\$411,839	\$314,732	\$31,065	\$0	\$757,636			\$0	\$757,636
2001	417,559	318,432	33,299	0	\$769,290			0	\$769,290
2002	403,967	316,532	33,277	4,874	\$758,650			0	\$758,650
2003	399,235	314,325	33,707	59,310	\$806,577			0	\$806,577
2004	400,175	316,725	33,583	59,310	\$809,793			0	\$809,793
2005	399,409	318,565	33,423	59,310	\$810,707	80,000		0	\$890,707
2006	293,395	314,745	33,234	59,310	\$700,684	80,000	130,000	0	\$910,684
2007	293,201	315,495	33,508	59,310	\$701,514	80,000	130,000	0	\$911,514
2008	291,484	315,550	33,240	59,310	\$699,584	80,000	130,000	0	\$909,584
2009	0	319,275	33,423	59,310	\$412,008	80,000	250,000	105,000	\$847,008
2010	0	317,175	34,555	59,310	\$411,040	80,000	250,000	105,000	\$846,040
2011	0	319,525	34,543	59,310	\$413,378	80,000	250,000	105,000	\$848,378
2012	0	316,050	34,484	59,310	\$409,844	80,000	250,000	105,000	\$844,844
2013	0	317,025	34,380	59,310	\$410,715	80,000	250,000	105,000	\$845,715
2014	0	317,175	34,230	59,310	\$410,715	80,000	250,000	105,000	\$845,715
2015	0	316,500	32,032	59,310	\$407,842	80,000	245,849	105,000	\$838,691
2016	0	0	32,282	59,310	\$91,592	80,000		105,000	\$276,592
2017	0	0	32,457	59,310	\$91,767	80,000		105,000	\$276,767
2018	0	0	32,558	59,310	\$91,868	80,000		105,000	\$276,868
2019	0	0	32,583	59,310	\$91,893	80,000		105,000	\$276,893
2020	0	0	0	59,310	\$59,310	80,000		105,000	\$244,310
2021	0	0	0	59,310	\$59,310	80,000		105,000	\$244,310
2022	0	0	0	29,655	\$29,655	80,000		105,000	\$214,655
2023						80,000		105,000	\$185,000
2024						80,000		105,000	\$185,000
2025						80,000		105,000	\$185,000
2026						80,000		105,000	\$185,000
2027						80,000		105,000	\$185,000
2028						80,000		105,000	\$185,000
2029						80,000			\$80,000
2030						80,000			\$80,000
2031						80,000			\$80,000
2032						80,000			\$80,000
2033						80,000			\$80,000
2034						80,000			\$80,000

⁽¹⁾ 2008 Capital Improvements include 2nd large potable water tank and next phase of well field.

⁽²⁾ (A/P, 20 yrs, 6%) = 0.08718, \$1,200,000 x 0.08718 = \$105,000/yr

⁽³⁾ Adding 125 AF/yr conveyance

⁽⁴⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

WATER DEBT SERVICE SCHEDULE

CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Possible Water Fund Debt Service New Total
2000	\$411,839	\$314,732	\$31,065			\$757,636		\$757,636
2001	417,559	318,432	33,299			769,290		769,290
2002	403,967	316,532	33,277	\$4,874		758,650		758,650
2003	399,235	314,325	33,707	59,310		806,577		806,577
2004	400,175	316,725	33,583	59,310		809,793		809,793
2005	399,409	241,645	33,423	59,310		733,787		733,787
2006	293,395	298,450	33,234	59,310	\$130,000	814,389		814,389
2007	293,201	302,150	33,508	59,310	130,000	818,169		818,169
2008	291,484	300,550	33,300	59,310	130,000	814,644		814,644
2009		298,800	33,423	59,310	250,000	641,533	0	641,533
2010		300,750	34,555	59,310	250,000	644,615	0	644,615
2011		302,350	34,543	59,310	250,000	646,203	80,000	726,203
2012		298,600	34,484	59,310	250,000	642,394	80,000	722,394
2013		298,400	34,380	59,310	250,000	642,090	80,000	722,090
2014		302,800	34,230	59,310	250,000	646,340	80,000	726,340
2015		301,600	32,032	59,310	250,000	642,942	80,000	722,942
2016			32,282	59,310	245,849	337,441	80,000	417,441
2017			32,457	59,310		91,767	80,000	171,767
2018			32,558	59,310		91,868	80,000	171,868
2019			32,583	59,310		91,893	80,000	171,893
2020				59,310		59,310	80,000	139,310
2021				59,310		59,310	80,000	139,310
2022				29,655		29,655	80,000	109,655
2023							80,000	80,000
2024							80,000	80,000
2025							80,000	80,000
2026							80,000	80,000
2027							80,000	80,000
2028							80,000	80,000
2029							80,000	80,000
2030							80,000	80,000
2031							80,000	80,000
2032							80,000	80,000
2033							80,000	80,000
2034							80,000	80,000
2035							80,000	80,000

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

2009 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Possible Water Fund Debt Service New Total
2000	\$411,839	\$314,732	\$31,065			\$757,636		\$757,636
2001	417,559	318,432	33,299			769,290		769,290
2002	403,967	316,532	33,277	\$4,874		758,650		758,650
2003	399,235	314,325	33,707	59,310		806,577		806,577
2004	400,175	316,725	33,583	59,310		809,793		809,793
2005	399,409	241,645	33,423	59,310		733,787		733,787
2006	293,395	298,450	33,234	59,310	\$130,000	814,389		814,389
2007	293,201	302,150	33,508	59,310	130,000	818,169		818,169
2008	291,484	300,550	33,300	59,310	130,000	814,644		814,644
2009		298,800	33,423	59,310	250,000	641,533	0	641,533
2010		300,750	34,555	59,310	250,000	644,615	0	644,615
2011		302,350	34,543	59,310	250,000	646,203	0	646,203
2012		298,600	34,484	59,310	250,000	642,394	0	642,394
2013		298,400	34,380	59,310	250,000	642,090	80,000	722,090
2014		302,800	34,230	59,310	250,000	646,340	80,000	726,340
2015		301,600	32,032	59,310	250,000	642,942	80,000	722,942
2016			32,282	59,310	245,849	337,441	80,000	417,441
2017			32,457	59,310		91,767	80,000	171,767
2018			32,558	59,310		91,868	80,000	171,868
2019			32,583	59,310		91,893	80,000	171,893
2020				59,310		59,310	80,000	139,310
2021				59,310		59,310	80,000	139,310
2022				29,655		29,655	80,000	109,655
2023							80,000	80,000
2024							80,000	80,000
2025							80,000	80,000
2026							80,000	80,000
2027							80,000	80,000
2028							80,000	80,000
2029							80,000	80,000
2030							80,000	80,000
2031							80,000	80,000
2032							80,000	80,000
2033							80,000	80,000
2034							80,000	80,000
2035							80,000	80,000

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

2010 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Possible Water Fund Debt Service New Total
2000	\$411,839	\$314,732	\$31,065			\$757,636		\$757,636
2001	417,559	318,432	33,299			769,290		769,290
2002	403,967	316,532	33,277	\$4,874		758,650		758,650
2003	399,235	314,325	33,707	59,310		806,577		806,577
2004	400,175	316,725	33,583	59,310		809,793		809,793
2005	399,409	241,645	33,423	59,310		733,787		733,787
2006	293,395	298,450	33,234	59,310	\$130,000	814,389		814,389
2007	293,201	302,150	33,508	59,310	130,000	818,169		818,169
2008	291,484	300,550	33,300	59,310	130,000	814,644		814,644
2009		298,800	33,423	59,310	250,000	641,533	0	641,533
2010		300,750	34,555	59,310	250,000	644,615	0	644,615
2011		302,350	34,543	59,310	250,000	646,203	0	646,203
2012		298,600	34,484	59,310	250,000	642,394	0	642,394
2013		298,400	34,380	59,310	250,000	642,090	0	642,090
2014		302,800	34,230	59,310	250,000	646,340	0	646,340
2015		301,600	32,032	59,310	245,849	638,791	0	638,791
2016			32,282	59,310		91,592	80,000	171,592
2017			32,457	59,310		91,767	80,000	171,767
2018			32,558	59,310		91,868	80,000	171,868
2019			32,583	59,310		91,893	80,000	171,893
2020				59,310		59,310	80,000	139,310
2021				59,310		59,310	80,000	139,310
2022				29,655		29,655	80,000	109,655
2023							80,000	80,000
2024							80,000	80,000
2025							80,000	80,000
2026							80,000	80,000
2027							80,000	80,000
2028							80,000	80,000
2029							80,000	80,000
2030							80,000	80,000
2031							80,000	80,000
2032							80,000	80,000
2033							80,000	80,000
2034							80,000	80,000
2035							80,000	80,000

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

2011 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Possible Water Fund Debt Service New Total
2000	\$411,839	\$314,732	\$31,065				\$757,636			\$757,636
2001	417,559	318,432	33,299				769,290			769,290
2002	403,967	316,532	33,277	\$4,874			758,650			758,650
2003	399,235	314,325	33,707	59,310			806,577			806,577
2004	400,175	316,725	33,583	59,310			809,793			809,793
2005	399,409	241,645	33,423	59,310			733,787			733,787
2006	293,395	298,450	33,234	59,310	\$130,000		814,389			814,389
2007	293,201	302,150	33,508	59,310	130,000		818,169			818,169
2008	291,484	300,550	33,300	59,310	130,000		814,644			814,644
2009		298,800	33,423	59,310	250,000		641,533	0		641,533
2010		300,750	34,555	59,310	250,000		644,615	0		644,615
2011		302,350	34,543	59,310	250,000		646,203	0		646,203
2012		298,600	34,484	59,310	250,000	3,000	645,394	0		645,394
2013		298,400	34,380	59,310	250,000	3,000	645,090	0		645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0		649,340
2015		301,600	32,032	59,310	245,849	3,000	641,791	0		641,791
2016			32,282	59,310		303,000	394,592	0		394,592
2017			32,457	59,310			91,767	0		91,767
2018			32,558	59,310			91,868	0		91,868
2019			32,583	59,310			91,893	0	478,270	570,163
2020				59,310			59,310	120,000	478,270	657,580
2021				59,310			59,310	120,000	478,270	657,580
2022				29,655			29,655	120,000	478,270	627,925
2023								120,000	478,270	598,270
2024								120,000	478,270	598,270
2025								120,000	478,270	598,270
2026								120,000	478,270	598,270
2027								120,000	478,270	598,270
2028								120,000	478,270	598,270
2029								120,000	478,270	598,270
2030								120,000	478,270	598,270
2031								120,000	478,270	598,270
2032								120,000	478,270	598,270
2033								120,000	478,270	598,270
2034								120,000	478,270	598,270
2035								120,000	478,270	598,270

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$6.5 million at 4% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, but the intent is to pay back the wastewater fund as soon as possible as water has the funding

2012 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Possible Water Fund Debt Service New Total
2000	\$411,839	\$314,732	\$31,065				\$757,636			\$757,636
2001	417,559	318,432	33,299				769,290			769,290
2002	403,967	316,532	33,277	\$4,874			758,650			758,650
2003	399,235	314,325	33,707	59,310			806,577			806,577
2004	400,175	316,725	33,583	59,310			809,793			809,793
2005	399,409	241,645	33,423	59,310			733,787			733,787
2006	293,395	298,450	33,234	59,310	\$130,000		814,389			814,389
2007	293,201	302,150	33,508	59,310	130,000		818,169			818,169
2008	291,484	300,550	33,300	59,310	130,000		814,644			814,644
2009		298,800	33,423	59,310	250,000		641,533	0		641,533
2010		300,750	34,555	59,310	250,000		644,615	0		644,615
2011		302,350	34,543	59,310	250,000		646,203	0		646,203
2012		298,600	34,484	59,310	250,000	3,000	645,394	0		645,394
2013		298,400	34,380	59,310	250,000	3,000	645,090	0		645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0		649,340
2015		301,600	32,032	59,310	245,849	3,000	641,791	0		641,791
2016			32,282	59,310		303,000	394,592	0		394,592
2017			32,457	59,310			91,767	0		91,767
2018			32,558	59,310			91,868	0		91,868
2019			32,583	59,310			91,893	0	478,270	570,163
2020				59,310			59,310	120,000	478,270	657,580
2021				59,310			59,310	120,000	478,270	657,580
2022				29,655			29,655	120,000	478,270	627,925
2023								120,000	478,270	598,270
2024								120,000	478,270	598,270
2025								120,000	478,270	598,270
2026								120,000	478,270	598,270
2027								120,000	478,270	598,270
2028								120,000	478,270	598,270
2029								120,000	478,270	598,270
2030								120,000	478,270	598,270
2031								120,000	478,270	598,270
2032								120,000	478,270	598,270
2033								120,000	478,270	598,270
2034								120,000	478,270	598,270
2035								120,000	478,270	598,270

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$6.5 million at 4% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, but the intent is to pay back the wastewater fund as soon as possible as water has the funding

2013 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2000	\$411,839	\$314,732	\$31,065				\$757,636				\$757,636
2001	417,559	318,432	33,299				769,290				769,290
2002	403,967	316,532	33,277	\$4,874			758,650				758,650
2003	399,235	314,325	33,707	59,310			806,577				806,577
2004	400,175	316,725	33,583	59,310			809,793				809,793
2005	399,409	241,645	33,423	59,310			733,787				733,787
2006	293,395	298,450	33,234	59,310	\$130,000		814,389				814,389
2007	293,201	302,150	33,508	59,310	130,000		818,169				818,169
2008	291,484	300,550	33,300	59,310	130,000		814,644				814,644
2009		298,800	33,423	59,310	250,000		641,533	0			641,533
2010		300,750	34,555	59,310	250,000		644,615	0			644,615
2011		302,350	34,543	59,310	250,000		646,203	0			646,203
2012		298,600	34,484	59,310	250,000	3,000	645,394	0			645,394
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	32,032	59,310	245,849	3,000	641,791	0			641,791
2016			32,282	59,310		303,000	394,592	0			394,592
2017			32,457	59,310			91,767	0			91,767
2018			32,558	59,310			91,868	0			91,868
2019			32,583	59,310			91,893	0	478,270		570,163
2020				59,310			59,310	120,000	478,270		657,580
2021				59,310			59,310	120,000	478,270		657,580
2022				29,655			29,655	120,000	478,270		627,925
2023								120,000	478,270		598,270
2024								120,000	478,270	173,660	771,930
2025								120,000	478,270	173,660	771,930
2026								120,000	478,270	173,660	771,930
2027								120,000	478,270	173,660	771,930
2028								120,000	478,270	173,660	771,930
2029								120,000	478,270	173,660	771,930
2030								120,000	478,270	173,660	771,930
2031								120,000	478,270	173,660	771,930
2032								120,000	478,270	173,660	771,930
2033								120,000	478,270	173,660	771,930
2034								120,000	478,270	173,660	771,930
2035								120,000	478,270	173,660	771,930

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$6.5 million at 4% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, but the intent is to pay back the wastewater fund as soon as possible as water has the funding

⁽⁵⁾ Debt service for \$2.0 million at 3.5% for 15 years

2014 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Water's Share of 2015 COP's	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2000		\$411,839	\$314,732	\$31,065				\$757,636				\$757,636
2001		417,559	318,432	33,299				769,290				769,290
2002		403,967	316,532	33,277	\$4,874			758,650				758,650
2003		399,235	314,325	33,707	59,310			806,577				806,577
2004		400,175	316,725	33,583	59,310			809,793				809,793
2005		399,409	241,645	33,423	59,310			733,787				733,787
2006		293,395	298,450	33,234	59,310	\$130,000		814,389				814,389
2007		293,201	302,150	33,508	59,310	130,000		818,169				818,169
2008		291,484	300,550	33,300	59,310	130,000		814,644				814,644
2009			298,800	33,423	59,310	250,000		641,533	0			641,533
2010			300,750	34,555	59,310	250,000		644,615	0			644,615
2011			302,350	34,543	59,310	250,000		646,203	0			646,203
2012			298,600	34,484	59,310	250,000	3,000	645,394	0			645,394
2013			298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014			302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015	4,756		301,600		59,310	245,849	300,750	912,265	0			912,265
2016	19,025				59,310			78,335	0			78,335
2017	19,025				59,310			78,335	0	478,270		556,605
2018	19,025				59,310			78,335	0	478,270		556,605
2019	19,025				59,310			78,335	0	478,270		556,605
2020	19,025				59,310			78,335	0	478,270	173,660	730,265
2021	19,025				59,310			78,335	0	478,270	173,660	730,265
2022	19,025				29,655			48,680	0	478,270	173,660	700,610
2023	19,025							19,025	0	478,270	173,660	670,955
2024	19,025							19,025	0	478,270	173,660	670,955
2025	19,025							19,025	120,000	478,270	173,660	790,955
2026	19,025							19,025	120,000	478,270	173,660	790,955
2027	19,025							19,025	120,000	478,270	173,660	790,955
2028	19,025							19,025	120,000	478,270	173,660	790,955
2029	19,025							19,025	120,000	478,270	173,660	790,955
2030	19,025							19,025	120,000	478,270	173,660	790,955
2031	19,025							19,025	120,000	478,270	173,660	790,955
2032	19,025							19,025	120,000	478,270	173,660	790,955
2033	19,025							19,025	120,000	478,270	173,660	790,955
2034	19,025							19,025	120,000	478,270	173,660	790,955
2035	19,025							19,025	120,000	478,270	173,660	790,955

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$6.5 million at 4% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Debt service for \$2.0 million at 3.5% for 15 years

2015 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2000	\$411,839	\$314,732	\$31,065				\$757,636				\$757,636
2001	417,559	318,432	33,299				769,290				769,290
2002	403,967	316,532	33,277	\$4,874			758,650				758,650
2003	399,235	314,325	33,707	59,310			806,577				806,577
2004	400,175	316,725	33,583	59,310			809,793				809,793
2005	399,409	241,645	33,423	59,310			733,787				733,787
2006	293,395	298,450	33,234	59,310	\$130,000		814,389				814,389
2007	293,201	302,150	33,508	59,310	130,000		818,169				818,169
2008	291,484	300,550	33,300	59,310	130,000		814,644				814,644
2009		298,800	33,423	59,310	250,000		641,533	0			641,533
2010		300,750	34,555	59,310	250,000		644,615	0			644,615
2011		302,350	34,543	59,310	250,000		646,203	0			646,203
2012		298,600	34,484	59,310	250,000	3,000	645,394	0			645,394
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	300,750	1,051,968	0			1,051,968
2016				59,310			59,310	0			59,310
2017				59,310			59,310	0	492,520		551,830
2018				59,310			59,310	0	492,520		551,830
2019				59,310			59,310	0	492,520		551,830
2020				59,310			59,310	0	492,520	173,660	725,490
2021				59,310			59,310	0	492,520	173,660	725,490
2022				29,655			29,655	0	492,520	173,660	695,835
2023							0	0	492,520	173,660	666,180
2024							0	0	492,520	173,660	666,180
2025							0	120,000	492,520	173,660	786,180
2026							0	120,000	492,520	173,660	786,180
2027							0	120,000	492,520	173,660	786,180
2028							0	120,000	492,520	173,660	786,180
2029							0	120,000	492,520	173,660	786,180
2030							0	120,000	492,520	173,660	786,180
2031							0	120,000	492,520	173,660	786,180
2032							0	120,000	492,520	173,660	786,180
2033							0	120,000	492,520	173,660	786,180
2034							0	120,000	492,520	173,660	786,180
2035							0	120,000	492,520	173,660	786,180

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$7.0 million at 3.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Debt service for \$2.0 million at 3.5% for 15 years

2016 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2010		300,750	34,555	59,310	250,000		644,615	0			644,615
2011		302,350	34,543	59,310	250,000		646,203	0			646,203
2012		298,600	34,484	59,310	250,000	3,000	645,394	0			645,394
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	750	751,968	0			751,968
2016				59,310			59,310	0			59,310
2017				59,310			59,310	0			59,310
2018				59,310			59,310	0	492,520		551,830
2019				59,310			59,310	0	492,520		551,830
2020				59,310			59,310	0	492,520	173,660	725,490
2021				59,310			59,310	0	492,520	173,660	725,490
2022				29,655			29,655	0	492,520	173,660	695,835
2023							0	0	492,520	173,660	666,180
2024							0	0	492,520	173,660	666,180
2025							0	120,000	492,520	173,660	786,180
2026							0	120,000	492,520	173,660	786,180
2027							0	120,000	492,520	173,660	786,180
2028							0	120,000	492,520	173,660	786,180
2029							0	120,000	492,520	173,660	786,180
2030							0	120,000	492,520	173,660	786,180
2031							0	120,000	492,520	173,660	786,180
2032							0	120,000	492,520	173,660	786,180
2033							0	120,000	492,520	173,660	786,180
2034							0	120,000	492,520	173,660	786,180
2035							0	120,000	492,520	173,660	786,180

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$7.0 million at 3.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Debt service for \$2.0 million at 3.5% for 15 years

2017 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2011		302,350	34,543	59,310	250,000		646,203	0			646,203
2012		298,600	34,484	59,310	250,000	3,000	645,394	0			645,394
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	750	751,968	0			751,968
2016				59,310			59,310	0			59,310
2017				59,310			59,310	0			59,310
2018				59,310			59,310	0			59,310
2019				59,310			59,310	0	492,520		551,830
2020				59,310			59,310	0	492,520		551,830
2021				59,310			59,310	0	492,520		551,830
2022				29,655			29,655	0	492,520		522,175
2023							0	0	492,520		492,520
2024							0	0	492,520		492,520
2025							0	120,000	492,520		612,520
2026							0	120,000	492,520		612,520
2027							0	120,000	492,520		612,520
2028							0	120,000	492,520		612,520
2029							0	120,000	492,520		612,520
2030							0	120,000	492,520		612,520
2031							0	120,000	492,520		612,520
2032							0	120,000	492,520		612,520
2033							0	120,000	492,520		612,520
2034							0	120,000	492,520		612,520
2035							0	120,000	492,520		612,520
2035							0	120,000	492,520		612,520
2035							0	120,000	492,520		612,520

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$7.0 million at 3.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Remove Debt service for \$2.0 million at 3.5% for 15 years - will pay cash \$250K for four years starting in 2018

2018 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	750	751,968	0			751,968
2016				59,310			59,310	0			59,310
2017				58,986			58,986	0			58,986
2018				59,310			59,310	0			59,310
2019				59,310			59,310	0			59,310
2020				59,310			59,310	0	516,000		575,310
2021				59,310			59,310	0	516,000		575,310
2022				29,655			29,655	0	516,000		545,655
2023							0	0	516,000		516,000
2024							0	0	516,000		516,000
2025							0	120,000	516,000		636,000
2026							0	120,000	516,000		636,000
2027							0	120,000	516,000		636,000
2028							0	120,000	516,000		636,000
2029							0	120,000	516,000		636,000
2030							0	120,000	516,000		636,000
2031							0	120,000	516,000		636,000
2032							0	120,000	516,000		636,000
2033							0	120,000	516,000		636,000
2034							0	120,000	516,000		636,000
2035							0	120,000	516,000		636,000
2036							0		516,000		516,000
2037							0		516,000		516,000
2038							0		516,000		516,000

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$8.0 million at 2.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Remove Debt service for \$2.0 million at 3.5% for 15 years - will pay cash \$250K for four years starting in 2018

2019 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	750	751,968	0			751,968
2016				59,310			59,310	0			59,310
2017				58,986			58,986	0			58,986
2018				59,310			59,310	0			59,310
2019				59,310			59,310	0			59,310
2020				143,099			143,099	0			143,099
2021							0	0	516,000		516,000
2022							0	0	516,000		516,000
2023							0	0	516,000		516,000
2024							0	0	516,000		516,000
2025							0	120,000	516,000		636,000
2026							0	120,000	516,000		636,000
2027							0	120,000	516,000		636,000
2028							0	120,000	516,000		636,000
2029							0	120,000	516,000		636,000
2030							0	120,000	516,000		636,000
2031							0	120,000	516,000		636,000
2032							0	120,000	516,000		636,000
2033							0	120,000	516,000		636,000
2034							0	120,000	516,000		636,000
2035							0	120,000	516,000		636,000
2036							0		516,000		516,000
2037							0		516,000		516,000
2038							0		516,000		516,000

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$8.0 million at 2.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Remove Debt service for \$2.0 million at 3.5% for 15 years - will pay cash \$250K for four years starting in 2018

2020 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Automatic Meter Read system ⁽⁵⁾	Possible Water Fund Debt Service New Total
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	750	751,968	0			751,968
2016				59,310			59,310	0			59,310
2017				58,986			58,986	0			58,986
2018				59,310			59,310	0			59,310
2019				59,310			59,310	0			59,310
2020				143,099			143,099	0			143,099
2021							0	0			0
2022							0	0	516,000		516,000
2023							0	0	516,000		516,000
2024							0	0	516,000		516,000
2025							0	120,000	516,000		636,000
2026							0	120,000	516,000		636,000
2027							0	120,000	516,000		636,000
2028							0	120,000	516,000		636,000
2029							0	120,000	516,000		636,000
2030							0	120,000	516,000		636,000
2031							0	120,000	516,000		636,000
2032							0	120,000	516,000		636,000
2033							0	120,000	516,000		636,000
2034							0	120,000	516,000		636,000
2035							0	120,000	516,000		636,000
2036							0		516,000		516,000
2037							0		516,000		516,000
2038							0		516,000		516,000

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$8.0 million at 2.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Remove Debt service for \$2.0 million at 3.5% for 15 years - will pay cash \$250K for four years starting in 2018

2021 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Water Plant Upgrade ⁽⁵⁾	Possible Water Fund Debt Service New Total
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	750	751,968	0			751,968
2016				59,310			59,310	0			59,310
2017				58,986			58,986	0			58,986
2018				59,310			59,310	0			59,310
2019				59,310			59,310	0			59,310
2020				143,099			143,099	0			143,099
2021							0	0			0
2022							0	0			0
2023							0	0	641,000		641,000
2024							0	0	641,000		641,000
2025							0	120,000	641,000		761,000
2026							0	120,000	641,000		761,000
2027							0	120,000	641,000	134,440	895,440
2028							0	120,000	641,000	134,440	895,440
2029							0	120,000	641,000	134,440	895,440
2030							0	120,000	641,000	134,440	895,440
2031							0	120,000	641,000	134,440	895,440
2032							0	120,000	641,000	134,440	895,440
2033							0	120,000	641,000	134,440	895,440
2034							0	120,000	641,000	134,440	895,440
2035							0	120,000	641,000	134,440	895,440
2036							0		641,000	134,440	775,440
2037							0		641,000	134,440	775,440
2038							0		641,000	134,440	775,440

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$10.0 million at 2.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Finance a \$2.0M water plant upgrade for 20 years at 3%

2022 RECONCILIATION
WATER DEBT SERVICE SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	2002 Water Refunding Bonds	2005 Water Bonds	Water's Share of 1999 COP's	2002 Drinking Water Revolving Fund Loan	'03 Bauer Water Purchase Agreement No.3 ⁽¹⁾	\$300K Loan From WW ⁽⁴⁾	Annual Water Fund Debt Service	Possible Expanded Water Conveyance Capacity ⁽²⁾	Aug. Water Reservoir/ Storage ⁽³⁾	Water Plant Upgrade ⁽⁵⁾	Possible Water Fund Debt Service New Total
2013		298,400	34,380	59,310	250,000	3,000	645,090	0			645,090
2014		302,800	34,230	59,310	250,000	3,000	649,340	0			649,340
2015		301,600	144,459	59,310	245,849	750	751,968	0			751,968
2016				59,310			59,310	0			59,310
2017				58,986			58,986	0			58,986
2018				59,310			59,310	0			59,310
2019				59,310			59,310	0			59,310
2020				143,099			143,099	0			143,099
2021							0	0			0
2022							0	0			0
2023							0	0			0
2024							0	0			0
2025							0	120,000	641,000		761,000
2026							0	120,000	641,000		761,000
2027							0	120,000	641,000	134,440	895,440
2028							0	120,000	641,000	134,440	895,440
2029							0	120,000	641,000	134,440	895,440
2030							0	120,000	641,000	134,440	895,440
2031							0	120,000	641,000	134,440	895,440
2032							0	120,000	641,000	134,440	895,440
2033							0	120,000	641,000	134,440	895,440
2034							0	120,000	641,000	134,440	895,440
2035							0	120,000	641,000	134,440	895,440
2036							0		641,000	134,440	775,440
2037							0		641,000	134,440	775,440
2038							0		641,000	134,440	775,440

⁽¹⁾ 165 shares Colorado Canal/Lake Henry @ \$9544/sh @ 6.8%

⁽²⁾ Adding AF/yr conveyance capacity with Colorado Springs. Rising costs may make 125 AF/yr infeasible.

⁽³⁾ Debt service for \$10.0 million at 2.5% for 20 years

⁽⁴⁾ Loan to establish a water O&M reserve fund authorized through 2022, paid back to WW at the beginning of 2015.

⁽⁵⁾ Finance a \$2.0M water plant upgrade for 20 years at 3%

**WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO**

	Base General Exp.(1)	Cash Funded Special Projects	Annual Total
2003	59,500	158,000 Well Field 357,000 Water Rights	574,500
2004	40,000	50,000 Well Development	90,000
2005	40,000	50,000 Well Development	90,000
2006	45,000	50,000 Well Development	95,000
2007	50,000	32,000 Replace Dakota 50,000 Well Development	132,000
2008	50,000		50,000
2009	55,000		55,000
2010	55,000		55,000
2011	60,000	40,000 Veh. Replacement	100,000
2012	60,000		60,000
2013	60,000		60,000
2014	65,000	40,000 Veh. Replacement	105,000
2015	65,000	500,000 Plant Upgrade	565,000
2016	65,000		65,000
2017	70,000	45,000 Veh. Replacement	115,000
2018	70,000		70,000
2019	70,000		70,000
2020	75,000	50,000 Veh. Replacement	125,000

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

**WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO**

	Base General Exp.(1)	Cash Funded Special Projects	Annual Total
2003	59,500	158,000 Well Field 357,000 Water Rights	574,500
2004	40,000	50,000 Well Development	90,000
2005	40,000	50,000 Well Development	90,000
2006	45,000	50,000 Well Development	95,000
2007	50,000	32,000 Replace Dakota 50,000 Well Development	132,000
2008	50,000		50,000
2009	55,000		55,000
2010	55,000		55,000
2011	60,000	40,000 Veh. Replacement	100,000
2012	60,000		60,000
2013	60,000		60,000
2014	65,000	40,000 Veh. Replacement	105,000
2015	65,000	500,000 Plant Upgrade	565,000
2016	65,000		65,000
2017	70,000	45,000 Veh. Replacement	115,000
2018	70,000		70,000
2019	70,000		70,000
2020	75,000	50,000 Veh. Replacement	125,000

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

**WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO**

	Base General Exp.(1)	Cash Funded Special Projects	Annual Total
2003	59,500	158,000 Well Field 357,000 Water Rights	574,500
2004	46,100		46,100
2005	40,000	30,000 Well Development	70,000
2006	45,000	30,000 Well Development	75,000
2007	50,000	32,000 Replace Dakota 30,000 Well Development	112,000
2008	50,000		50,000
2009	55,000	30,000 Well Development	85,000
2010	55,000		55,000
2011	60,000	40,000 Veh. Replacement	100,000
2012	60,000		60,000
2013	60,000		60,000
2014	65,000	40,000 Veh. Replacement	105,000
2015	65,000	500,000 Plant Upgrade	565,000
2016	65,000		65,000
2017	70,000	45,000 Veh. Replacement	115,000
2018	70,000		70,000
2019	70,000		70,000
2020	75,000	50,000 Veh. Replacement	125,000

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

	Base General Exp.(1)	Cash Funded Special Projects	Annual Total
2002	44,500	220,000 North Well Field	614,500
		350,000 Water Rights	
2003	27,409	343,981 Water Rights	529,420
		158,030 North Well Field	
2004	19,385		19,385
2005	26,000	45,000 3rd Pump NWF P.S., 2 Wells	71,000
2006	19,458	18,500 Replace Dakota	37,958
2007	45,000		45,000
2008	30,000		30,000
2009	55,000		55,000
2010	55,000	100,000 Raw Water Impr.	155,000
2011	60,000	30,000 Veh. Replacement	90,000
2012	60,000		60,000
2013	60,000		60,000
2014	65,000	40,000 Veh. Replacement	105,000
2015	65,000	300,000 Plant Upgrade	365,000
2016	65,000		65,000
2017	70,000	45,000 Veh. Replacement	115,000
2018	70,000		70,000
2019	70,000	500,000 Plant Upgrade	570,000
2020	75,000	50,000 Veh. Replacement	125,000

WATER CAPITAL EXPENDITURES SCHEDULE

CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Cash Funded Special Projects		Annual Total
2002	44,500	220,000	North Well Field	614,500
		350,000	Water Rights	
2003	27,409	343,981	Water Rights	529,420
		158,030	North Well Field	
2004	19,385			19,385
2005	26,000	45,000	3rd Pump NWF P.S., 2 Wells	71,000
2006	19,458	18,500	Replace Dakota	37,958
2007	45,000			45,000
2008	30,000			30,000
2009	55,000			55,000
2010	55,000	100,000	Raw Water Impr.	155,000
2011	60,000	30,000	Veh. Replacement	90,000
2012	60,000			60,000
2013	60,000			60,000
2014	65,000	40,000	Veh. Replacement	105,000
2015	65,000	300,000	Plant Upgrade	365,000
2016	65,000			65,000
2017	70,000	45,000	Veh. Replacement	115,000
2018	70,000			70,000
2019	70,000	500,000	Plant Upgrade	570,000
2020	75,000	50,000	Veh. Replacement	125,000

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Trout Creek Surface Diversion No.1, Hole 16 Wells, Steel Storage Tank Cathodic Protection, Sunnywood Pipeline, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, Automated Meter Reading System, and Small Westside Storage Tank.

**WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO**

	Base General Exp.(1)		Cash Funded Special Projects	Annual Total
2003	27,409	343,981	Water Rights	
		158,030	North Well Field	529,420
2004	19,385			19,385
2005	25,961	45,000	3rd Pump NWF P.S., 2 Wells	70,961
2006	19,458	18,500	Replace Dakota	37,958
2007	790			790
2008	63,000			63,000
2009	55,000			55,000
2010	55,000	30,000	Veh. Replacement	85,000
2011	60,000	150,000	Radium Removal	210,000
2012	60,000			60,000
2013	60,000			60,000
2014	65,000	40,000	Veh. Replacement	105,000
2015	65,000	300,000	Plant Upgrade	365,000
2016	65,000			65,000
2017	70,000	45,000	Veh. Replacement	115,000
2018	70,000			70,000
2019	70,000	500,000	Plant Upgrade	570,000
2020	75,000	50,000	Veh. Replacement	125,000

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Trout Creek Surface Diversion No.1, Hole 16 Wells, Steel Storage Tank Cathodic Protection, Sunnywood Pipeline, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, Automated Meter Reading System, and Small Westside Storage Tank.

**WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO**

	Base General Exp.(1)	Cash Funded Special Projects(2)	Annual Total
2003	27,409	343,981	Water Rights
		158,030	North Well Field
2004	19,385		529,420
2005	25,961	45,000	19,385
2006	19,458	18,500	3rd Pump NWF P.S., 2 Wells
2007	790		70,961
2008	12,788		Replace Dakota
			37,958
			790
			12,788
2009	35,000	60,000	NWF & Water Study
2010	55,000	35,000	NWF Improvements
2011	60,000		95,000
2012	60,000	30,000	90,000
2013	60,000	150,000	Veh. Replacement
2014	65,000	35,000	90,000
2015	65,000	300,000	Radium Removal
2016	65,000		210,000
2017	70,000	40,000	Veh. Replacement
2018	70,000		100,000
2019	70,000	500,000	Plant Upgrade
2020	75,000	50,000	365,000
			65,000
			110,000
			70,000
			570,000
			125,000

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Trout Creek Surface Diversion No.1, Hole 16 Wells, Steel Storage Tank Cathodic Protection, Sunnywood Pipeline, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, Automated Meter Reading System, and Small Westside Storage Tank.

2009 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Cash Funded Special Projects(2)	Annual Total
2003	27,409	343,981	
		158,030	Water Rights
			North Well Field
2004	19,385		529,420
2005	25,961	45,000	19,385
2006	19,458	18,500	70,961
2007	790		37,958
2008	12,788		790
2009	4,813	38,052	12,788
2010	10,000	2,000	42,865
2011	15,000		12,000
2012	30,000	25,000	15,000
2013	40,000	50,000	55,000
2014	45,000	27,000	90,000
2015	45,000	300,000	72,000
2016	45,000	250,000	345,000
2017	50,000	35,000	295,000
2018	50,000	150,000	85,000
2019	50,000	500,000	200,000
2020	60,000	40,000	550,000
2021	60,000	150,000	100,000
			Water Rights
			210,000

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Additional Local Augmentation Water Storage Reservoir, Trout Creek Surface Diversion No.1, Steel Storage Tank Cathodic Protection, Sunnywood Pipeline, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, Automated Meter Reading System, Small Westside Storage Tank, and Expanded Water Resources Above 1475 AF/yr.

2010 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Cash Funded Special Projects(2)	Annual Total
2003	27,409	343,981	Water Rights
		158,030	North Well Field
2004	19,385		19,385
2005	25,961	45,000	3rd Pump NWF P.S., 2 Wells
2006	19,458	18,500	Replace Dakota
2007	790		790
2008	12,788		12,788
2009	4,813	38,052	Water Study, Res. & NWF
2010	6,382	33,524	Plt. Computer, Pine St. Main
2011	13,000	0	13,000
2012	15,000	0	15,000
2013	40,000	50,000	North Well Field
2014	45,000	27,000	Veh. Replacement
2015	45,000	300,000	Plant Upgrade/ N. Well Field
2016	45,000	50,000	Trout Creek Surface Diversion
2017	50,000	35,000	Veh. Replacement
2018	50,000	650,000	Water Rights/Reservoir (3)
2019	50,000	4,000,000	Reservoir (3)
2020	60,000	3,000,000	Veh. Replacement/Reservoir (3)
2021	60,000	150,000	Water Rights

(1) Annual expenditures for water distribution improvements, minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, Sunnywood Pipeline, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, Automated Meter Reading System, NW Fire Flow Valve, and Expanded Water Resources Above 1475 AF/yr.

(3) \$7,500,000 has been included over these 3 years as a ballpark placeholder for a local augmentation water storage reservoir.

2011 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base	Distribution		Cash Funded	
	General	System		Special	Annual
	Exp.(1)	Improvements		Projects(2)	Total
2003	27,409		343,981	Water Rights	
			158,030	North Well Field	529,420
2004	19,385				19,385
2005	25,961		45,000	3rd Pump NWF P.S., 2 Wells	70,961
2006	19,458		18,500	Replace Dakota	37,958
2007	790				790
2008	12,788				12,788
2009	4,813		38,052	Water Study, Res. & NWF	42,865
2010	6,382		33,524	Plt. Computer, Pine St. Main	39,906
2011	4,202		0		4,202
2012	14,000		0		14,000
2013	15,000		60,000	Reservoir Engr., Vehicle	75,000
2014	15,000		60,000	Reservoir Engr.	75,000
2015	15,000		25,000	Reservoir Engr.	40,000
2016	17,000		110,000	Reservoir Engr., Vehicle	127,000
2017	17,000		100,000	Golf Course Wells 1&2	117,000
2018	17,000	200,000	1,000,000	Aug. Water Reservoir	1,217,000
				Vehicle, Trout Creek Surface	
2019	17,000	200,000	75,000	Diversion	292,000
2020	20,000	200,000	0		220,000
2021	20,000	200,000	0		220,000
2022	20,000	200,000	500,000	Sunnywood Pipeline	720,000
2023	20,000		40,000	Vehicle	60,000
2024	23,000	300,000	1,500,000	Auto Meter Read	1,823,000
2025	23,000		200,000	Loader Replacement	223,000
2026	23,000	300,000	42,000	Vehicle	365,000
2027	23,000		150,000	Fire Flow Valve	173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2012 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2003	27,409		343,981	Water Rights	
			158,030	North Well Field	529,420
2004	19,385				19,385
2005	25,961		45,000	3rd Pump NWF P.S., 2 Wells	70,961
2006	19,458		18,500	Replace Dakota	37,958
2007	790				790
2008	12,788				12,788
2009	4,813		38,052	Water Study, Res. & NWF	42,865
2010	6,382		33,524	Plt. Computer, Pine St. Main	39,906
2011	4,202		0		4,202
2012	5,707		0		5,707
2013	15,000		60,000	Reservoir Engr., Vehicle	75,000
2014	15,000		60,000	Reservoir Engr.	75,000
2015	15,000		25,000	Reservoir Engr.	40,000
2016	17,000		110,000	Reservoir Engr., Vehicle	127,000
2017	17,000		100,000	Golf Course Wells 1&2	117,000
2018	17,000	200,000	1,245,000	Aug. Water Reservoir Vehicle, Trout Creek Surface	1,462,000
2019	17,000	200,000	75,000	Diversion	292,000
2020	20,000	200,000	0		220,000
2021	20,000	200,000	0		220,000
2022	20,000	200,000	500,000	Sunnywood Pipeline	720,000
2023	20,000		40,000	Vehicle	60,000
2024	23,000	300,000	1,000,000	Auto Meter Read	1,323,000
2025	23,000		200,000	Loader Replacement	223,000
2026	23,000	300,000	42,000	Vehicle	365,000
2027	23,000		150,000	Fire Flow Valve	173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2013 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base	Distribution		Cash Funded	
	General	System		Special	Annual
	Exp.(1)	Improvements		Projects(2)	Total
2003	27,409		343,981	Water Rights	
			158,030	North Well Field	529,420
2004	19,385				19,385
2005	25,961		45,000	3rd Pump NWF P.S., 2 Wells	70,961
2006	19,458		18,500	Replace Dakota	37,958
2007	790				790
2008	12,788				12,788
2009	4,813		38,052	Water Study, Res. & NWF	42,865
2010	6,382		33,524	Plt. Computer, Pine St. Main	39,906
2011	4,202		0		4,202
2012	5,707		0		5,707
2013	3,152		26,705	Water Purchases	29,857
2014	15,000		30,000	Vehicle	45,000
2015	15,000		55,000	Reservoir Engr., Vehicle	70,000
2016	17,000		110,000	Reservoir Engr., Vehicle	127,000
2017	17,000		20,000	Vehicle	37,000
2018	17,000	200,000	1,245,000	Aug. Water Reservoir Golf Course Wells 1&2,	1,462,000
2019	17,000	200,000	105,000	Vehicle	322,000
2020	20,000	200,000	0		220,000
2021	20,000	200,000	0		220,000
2022	20,000	200,000	500,000	Sunnywood Pipeline	720,000
2023	20,000		40,000	Vehicle	60,000
2024	23,000	300,000	500,000	Auto Meter Read	823,000
2025	23,000		250,000	Loader Replacement, Trout Creek Surface Diversion	273,000
2026	23,000	300,000	42,000	Vehicle	365,000
2027	23,000		150,000	Fire Flow Valve	173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2014 RECONCILIATION					
WATER CAPITAL EXPENDITURES SCHEDULE					
CITY OF WOODLAND PARK, COLORADO					
	Base	Distribution		Cash Funded	
	General	System		Special	Annual
	Exp.(1)	Improvements		Projects(2)	Total
2003	27,409		343,981	Water Rights	
			158,030	North Well Field	529,420
2004	19,385				19,385
2005	25,961		45,000	3rd Pump NWF P.S., 2 Wells	70,961
2006	19,458		18,500	Replace Dakota	37,958
2007	790				790
2008	12,788				12,788
2009	4,813		38,052	Water Study, Res. & NWF	42,865
2010	6,382		33,524	Plt. Computer, Pine St. Main	39,906
2011	4,202		0		4,202
2012	5,707		0		5,707
2013	3,152		26,705	Water Purchases	29,857
2014	0		54,015	Vehicle	54,015
2015	15,000	25,000	163,484	Reservoir Engr., Vehicle x2, memorial park (22,634), TL purchase, tank cleaning	203,484
2016	17,000		100,000	Reservoir Engr., Vehicle	117,000
2017	17,000		1,245,000	Aug. Water Reservoir	1,262,000
2018	17,000		95,000	CDPHE Requirements, Vehicle	112,000
2019	17,000	200,000	250,000	Computer upgrade	467,000
2020	20,000		500,000	Auto Meter Read	520,000
2021	20,000	200,000			220,000
2022	20,000		500,000	Sunnywood Pipeline	520,000
2023	20,000		40,000	Vehicle	60,000
2024	23,000		105,000	Golf Course Wells 1&2, Vehicle	128,000
2025	23,000		250,000	Loader Replacement, Trout Creek Surface Diversion	273,000
2026	23,000	300,000	42,000	Vehicle	365,000
2027	23,000		150,000	Fire Flow Valve	173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000
2031	30,000		500,000	Plant Expansion	530,000
2032	30,000	350,000	45,000	Vehicle	425,000
2033	30,000				30,000
2034	30,000	350,000			380,000
2035	30,000		45,000	Vehicle	75,000
(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.					
(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.					

2015 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2003	27,409		343,981	Water Rights	
			158,030	North Well Field	529,420
2004	19,385				19,385
2005	25,961		45,000	3rd Pump NWF P.S., 2 Wells	70,961
2006	19,458		18,500	Replace Dakota	37,958
2007	790				790
2008	12,788				12,788
2009	4,813		38,052	Water Study, Res. & NWF	42,865
2010	6,382		33,524	Plt. Computer, Pine St. Main	39,906
2011	4,202		0		4,202
2012	5,707		0		5,707
2013	3,152		26,705	Water Purchases	29,857
2014	0		54,015	Vehicle, backhoe	54,015
				Vehicle x2, memorial park (22,634), TL purchase, tank cleaning, Fleet Shop	
2015	37,259	148,570	165,910		351,739
2016	67,000	117,000	500,000	Reservoir Engr., Aquatics Cent.	684,000
2017	57,000	117,000	500,000	Aug. Water Reservoir, Aquatics Cent.	674,000
2018	17,000		100,000	CDPHE Requirements, Vehicle	117,000
2019	17,000	200,000	250,000	Computer upgrade	467,000
2020	20,000		500,000	Auto Meter Read	520,000
2021	20,000	200,000			220,000
2022	20,000		500,000	Sunnywood Pipeline	520,000
2023	20,000		40,000	Vehicle	60,000
2024	23,000		105,000	Golf Course Wells 1&2, Vehicle	128,000
				Loader Replacement, Trout Creek	
2025	23,000		250,000	Surface Diversion	273,000
2026	23,000	300,000	42,000	Vehicle	365,000
2027	23,000		150,000	Fire Flow Valve	173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000
2031	30,000		500,000	Plant Expansion	530,000
2032	30,000	350,000	45,000	Vehicle	425,000
2033	30,000				30,000
2034	30,000	350,000			380,000
2035	30,000		45,000	Vehicle	75,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2016 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2010	6,382		27,142	Plt. Computer, Pine St. Main	33,524
2011	4,202		0		4,202
2012	10,320		0		10,320
2013	3,152		23,553	Water Purchases	26,705
2014	27,935		54,015	Vehicle, backhoe	81,950
2015	37,259		123,778	Vehicle, TL purchase, tank cleaning,	161,037
2016	21,385	43,090	287,100	DOVE req., Vehicle, Fleet Shop, Park, Pool, Carley	351,575
2017	50,000	117,000	500,000	Aug. Water Reservoir, PRV	667,000
2018	17,000		1,140,000	CDPHE Requirements (DOVE), Vehicle, Aug Reservoir	1,157,000
2019	17,000	200,000	500,000	Auto meter Read	717,000
2020	20,000		250,000	Computer upgrade	270,000
2021	20,000	200,000			220,000
2022	20,000		500,000	Sunnywood Pipeline	520,000
2023	20,000		40,000	Vehicle	60,000
2024	23,000		105,000	Golf Course Wells 1&2, Vehicle	128,000
2025	23,000		250,000	Loader Replacement, Trout Creek Surface Diversion	273,000
2026	23,000	300,000	42,000	Vehicle	365,000
2027	23,000		150,000	Fire Flow Valve	173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000
2031	30,000		500,000	Plant Expansion	530,000
2032	30,000	350,000	45,000	Vehicle	425,000
2033	30,000				30,000
2034	30,000	350,000			380,000
2035	30,000		45,000	Vehicle	75,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2017 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2010	6,382		27,142	Plt. Computer, Pine St. Main	33,524
2011	4,202		0		4,202
2012	10,320		0		10,320
2013	3,152		23,553	Water Purchases	26,705
2014	27,935		54,015	Vehicle, backhoe	81,950
2015	37,259		123,778	Vehicle, TL purchase, tank cleaning,	161,037
2016	21,385	43,090	287,100	DOVE req., Vehicle, Fleet Shop, Park, Pool, Carley	351,575
2017	38,771	22,000	42,124	Reservoir improvemnets, PRV, Security, DOVE	102,895
2018	17,000	350,000	1,125,000	Aug Reservoir, PRV, Vehicle, paint tanks, sunnywood, meter replacement, Dewell rd	1,492,000
2019	17,000		1,350,000	Auto meter read, Reservoir, DOVE	1,367,000
2020	20,000		500,000	Computer upgrade, auto meter read	520,000
2021	20,000	200,000	250,000	Auto meter read	470,000
2022	20,000		500,000	Sunnywood Pipeline	520,000
2023	20,000		40,000	Vehicle	60,000
2024	23,000		105,000	Golf Course Wells 1&2, Vehicle Loader Replacement, Trout Creek	128,000
2025	23,000		250,000	Surface Diversion	273,000
2026	23,000	1,000,000	42,000	Vehicle	1,065,000
2027	23,000		150,000	Fire Flow Valve	173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000
2031	30,000		500,000	Plant Expansion	530,000
2032	30,000	1,000,000	45,000	Vehicle	1,075,000
2033	30,000				30,000
2034	30,000	350,000			380,000
2035	30,000		45,000	Vehicle	75,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2018 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2013	3,152		23,553	Water Purchases	26,705
2014	27,935		54,015	Vehicle, backhoe	81,950
2015	37,259		123,778	Vehicle, TL purchase, tank cleaning, DOVE req., Vehicle, Fleet Shop, Park, Pool, Carley	161,037
2016	21,385	43,090	287,100	Reservoir improvemnets, PRV, Security, DOVE	351,575
2017	22,500		17,146	Aug Reservoir, PRV, Vehicle, paint tanks, sunnywood, meter replacement, Dewell rd	39,646
2018	23,397	28,277	433,728	Auto meter read, Reservoir, Sunnywood, TL water purchase	485,402
2019	17,000		1,675,000	Computer upgrade, auto meter read, DOVE, Dewell	1,692,000
2020	20,000		1,250,000	Auto meter read	1,270,000
2021	20,000	200,000	250,000	Sunnywood Pipeline	470,000
2022	20,000		500,000	Vehicle, Sub-base improvements	520,000
2023	20,000	1,000,000	40,000	Golf Course Wells 1&2, Vehicle Loader Replacement, Trout Creek Surface Diversion	1,060,000
2024	23,000		105,000	Vehicle, Sub-base improvements	128,000
2025	23,000		250,000	Fire Flow Valve	273,000
2026	23,000	1,000,000	42,000	Vehicle	1,065,000
2027	23,000		150,000		173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000		72,000
2030	27,000	300,000	0		327,000
2031	30,000		2,000,000	Plant Expansion	2,030,000
2032	30,000	1,000,000	45,000	Vehicle	1,075,000
2033	30,000				30,000
2034	30,000	350,000			380,000
2035	30,000		45,000	Vehicle	75,000
2036	35,000				35,000
2037	35,000				35,000
2038	35,000				35,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2019 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2013	3,152		23,553	Water Purchases	26,705
2014	27,935		54,015	Vehicle, backhoe	81,950
2015	37,259		123,778	Vehicle, TL purchase, tank cleaning, DOVE req., Vehicle, Fleet Shop, Park, Pool, Carley	161,037
2016	21,385	43,090	287,100	Reservoir improvemnets, PRV, Security, DOVE	351,575
2017	22,500		17,146	Aug Reservoir, PRV, Vehicle, paint tanks, sunnywood, meter replacement, Dewell rd	39,646
2018	23,397	28,277	433,728	Auto meter read, Sunnywood, TL water purchase	485,402
2019	27,549		606,598		634,147
2020	20,000	300,000	1,431,000	Computer upgrade, auto meter read, Sunnywood Booster, Vehicles, SCADA, Reservoir	1,751,000
2021	20,000	200,000	850,000	Computer upgrade, auto meter read, DOVE, Dewell	1,070,000
2022	20,000		500,000	Sunnywood Pipeline	520,000
2023	20,000	1,000,000	40,000	Vehicle, Sub-base improvements	1,060,000
2024	23,000		105,000	Golf Course Wells 1&2, Vehicle Loader Replacement, Trout Creek Surface Diversion	128,000
2025	23,000		250,000	Vehicle, Sub-base improvements	273,000
2026	23,000	1,000,000	42,000	Fire Flow Valve	1,065,000
2027	23,000		150,000		173,000
2028	27,000	300,000	0		327,000
2029	27,000		45,000	Vehicle	72,000
2030	27,000	300,000	0		327,000
2031	30,000		2,000,000	Plant Expansion	2,030,000
2032	30,000	1,000,000	45,000	Vehicle	1,075,000
2033	30,000				30,000
2034	30,000	350,000			380,000
2035	30,000		45,000	Vehicle	75,000
2036	35,000				35,000
2037	35,000				35,000
2038	35,000				35,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2020 RECONCILIATION
WATER CAPITAL EXPENDITURES SCHEDULE
CITY OF WOODLAND PARK, COLORADO

	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2013	3,152		23,553	Water Purchases	26,705
2014	27,935		54,015	Vehicle, backhoe	81,950
2015	37,259		123,778	Vehicle, TL purchase, tank cleaning, DOVE req., Vehicle, Fleet Shop, Park, Pool, Carley	161,037
2016	21,385	43,090	287,100	Reservoir improvemnets, PRV, Security, DOVE	351,575
2017	22,500		17,146	Aug Reservoir, PRV, Vehicle, paint tanks, sunnywood, meter replacement, Dewell rd	39,646
2018	23,397	28,277	433,728	Auto meter read, Sunnywood, TL water purchase	485,402
2019	38,008		559,474	TL purchase, auto mtr read, Sunnywood, Vehicles, SCADA upgrade, Boring equipment	597,482
2020	30,910		442,754	SCADA upgrade, auto meter read, DOVE, RADIUM Removal, Pumps, Reservoir	473,664
2021	20,000	250,000	2,060,000	Vaccon Replacement	2,330,000
2022	20,000		400,000	Vehicle, Sub-base improvements, TL purchase, tank cleaning	420,000
2023	20,000	2,000,000	140,000	Golf Course Wells 1&2, Vehicle, NWF upgrades	2,160,000
2024	23,000		250,000	Trout Creek Surface Diversion	273,000
2025	23,000		250,000	Vehicle, Sub-base improvements, TL purchase	273,000
2026	23,000	1,000,000	42,000	Fire Flow Valve, WWL treatment	1,065,000
2027	23,000		300,000	Sunnywood Pipeline	323,000
2028	27,000		1,000,000	Vehicle, TL purchase, tank cleaning, Sub-base improvements	1,027,000
2029	27,000		150,000	Plant Expansion, Install wells 5,6 & 7	177,000
2030	27,000	600,000	0	Vehicle, TL purchase, Sub-base improvements	627,000
2031	30,000	300,000	3,500,000		3,830,000
2032	30,000	1,000,000	45,000		1,075,000
2033	30,000				30,000
2034	30,000	350,000	80,000	Backhoe replacement	460,000
2035	30,000		45,000	Vehicle	75,000
2036	35,000		1,000,000	Finished Water Storage Stoneridge	1,035,000
2037	35,000				35,000
2038	35,000				35,000

(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.

(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.

2021 RECONCILIATION					
WATER CAPITAL EXPENDITURES SCHEDULE					
CITY OF WOODLAND PARK, COLORADO					
	Base	Distribution		Cash Funded	
	General	System		Special	Annual
	Exp.(1)	Improvements		Projects(2)	Total
2013	3,152		23,553	Water Purchases	26,705
2014	27,935		54,015	Vehicle, backhoe	81,950
2015	37,259		123,778	Vehicle, TL purchase, tank cleaning,	161,037
2016	21,385	43,090	287,100	DOVE req., Vehicle, Fleet Shop, Park, Pool, Carley	351,575
2017	22,500		17,146	Reservoir improvemnets, PRV, Security, DOVE	39,646
2018	23,397	28,277	433,728	Aug Reservoir, PRV, Vehicle, paint tanks, sunnywood, meter replacement, Dewell rd	485,402
2019	38,008		559,474	Auto meter read, Sunnywood, TL water purchase	597,482
2020	30,910		442,754	TL purchase, auto mtr read, Sunnywood, Vehicles, SCADA upgrade, Boring equipment	473,664
2021	50,062	407,000	219,185	TL purchase, Sunnywood upgrade, DOVE, Mtr upgrade	676,247
2022	20,000	550,000	2,255,000	auto meter read, DOVE, RADIUM Removal, Pumps, Reservoir, NWF bldg, T-norm	2,825,000
2023	20,000	1,000,000	540,000	Vehicle, Sub-base improvements, TL purchase, tank cleaning, Vaccon	1,560,000
2024	23,000		250,000	Golf Course Wells 1&2, Vehicle, NWF upgrades	273,000
2025	23,000		250,000	Trout Creek Surface Diversion	273,000
2026	23,000	1,000,000	42,000	Vehicle, Sub-base improvements, TL purchase	1,065,000
2027	23,000	1,500,000	300,000	WTP upgrade, Fire Flow Valve, WWL treatment	1,823,000
2028	27,000		1,000,000	Sunnywood Pipeline	1,027,000
2029	27,000		150,000	Vehicle, TL purchase, tank cleaning,	177,000
2030	27,000	600,000	0	Sub-base improvements	627,000
2031	30,000	300,000		Plant Expansion, Install wells 5,6 & 7	330,000
2032	30,000		45,000	Vehicle, TL purchase	75,000
2033	30,000	1,000,000		Sub-base improvements	1,030,000
2034	30,000	350,000	100,000	Backhoe replacement	480,000
2035	30,000		45,000	Vehicle	75,000
2036	35,000		1,000,000	Finished Water Storage Stoneridge	1,035,000
2037	35,000	1,500,000		Sub-base improvements	1,535,000
2038	35,000				35,000
(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.					
(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.					

2022 RECONCILIATION					
WATER CAPITAL EXPENDITURES SCHEDULE					
CITY OF WOODLAND PARK, COLORADO					
	Base General Exp.(1)	Distribution System Improvements		Cash Funded Special Projects(2)	Annual Total
2013	3,152		23,553	Water Purchases	26,705
2014	27,935		54,015	Vehicle, backhoe	81,950
2015	37,259		123,778	Vehicle, TL purchase, tank cleaning,	161,037
2016	21,385	43,090	287,100	DOVE req., Vehicle, Fleet Shop, Park, Pool, Carley	351,575
2017	22,500		17,146	Reservoir improvements, PRV, Security, DOVE	39,646
2018	23,397	28,277	433,728	Aug Reservoir, PRV, Vehicle, paint tanks, Sunnywood, meter upgrade, Dewell rd.	485,402
2019	38,008		559,474	Meter upgrades, Sunnywood, TL water purchase	597,482
2020	30,910		442,754	TL water purchase, Meter upgrades, Sunnywood, Vehicles, SCADA upgrade, Boring equipment	473,664
2021	50,062	407,000	219,185	TL water purchase, Sunnywood upgrade, DOVE, Meter upgrades	676,247
2022	56,902	96,332	46,225	Meter upgrades, DOVE, Pumps, NWF bldg., Fill Station, Tank cleaning	199,459
2023	40,000	1,000,000	1,640,000	Reservoir, TL water purchase, Vaccon replacement, DOVE, Radium Removal, NWF upgrades, Meter upgrades	2,680,000
2024	50,000	4,000,000	500,000	Golf Course Wells 1&2, Vehicle, Sub-base Improvements, TL water purchase, Reservoir Down payment	4,550,000
2025	50,000	500,000	400,000	Trout Creek Surface Diversion, 3 phase power to WTP, Install well	950,000
2026	40,000	2,000,000	292,000	Vehicle, Sub-base Improvements, TL water purchase	2,332,000
2027	40,000	2,500,000	300,000	WTP upgrade, Fire Flow Valve, WWL treatment	2,840,000
2028	45,000		1,120,000	Sunnywood Pipeline, TL water purchase	1,165,000
2029	50,000		150,000	Vehicle, TL water purchase, tank cleaning	200,000
2030	50,000	1,000,000	150,000	Sub-base Improvements, install well	1,200,000
2031	50,000	300,000		Plant Expansion, Install wells 5,6 & 7	350,000
2032	50,000		45,000	Vehicle, TL water purchase	95,000
2033	30,000	2,500,000		Sub-base Improvements	2,530,000
2034	30,000	500,000	100,000	Backhoe replacement, pump station upgrades	630,000
2035	50,000		255,000	Vehicle, Well installation	305,000
2036	60,000		1,000,000	Finished Water Storage Stoneridge	1,060,000
2037	60,000	2,500,000		Sub-base Improvements	2,560,000
2038	60,000		165,000	3 Vehicles	225,000
(1) Annual expenditures for minor plant improvements, small equipment purchases, billing software, GIS improvements, well improvements, etc.					
(2) Capital projects in water that are anticipated or considered but not yet estimated and scheduled include: Steel Storage Tank Cathodic Protection, North Well Field Aeration, Expanded North Well Field Pumping Capacity, 3-Phase Power to Water Plant, On-site Chlorine Generation, and Expanded Water Resources Above 1475 AF/yr.					

SALES TAX UPDATE

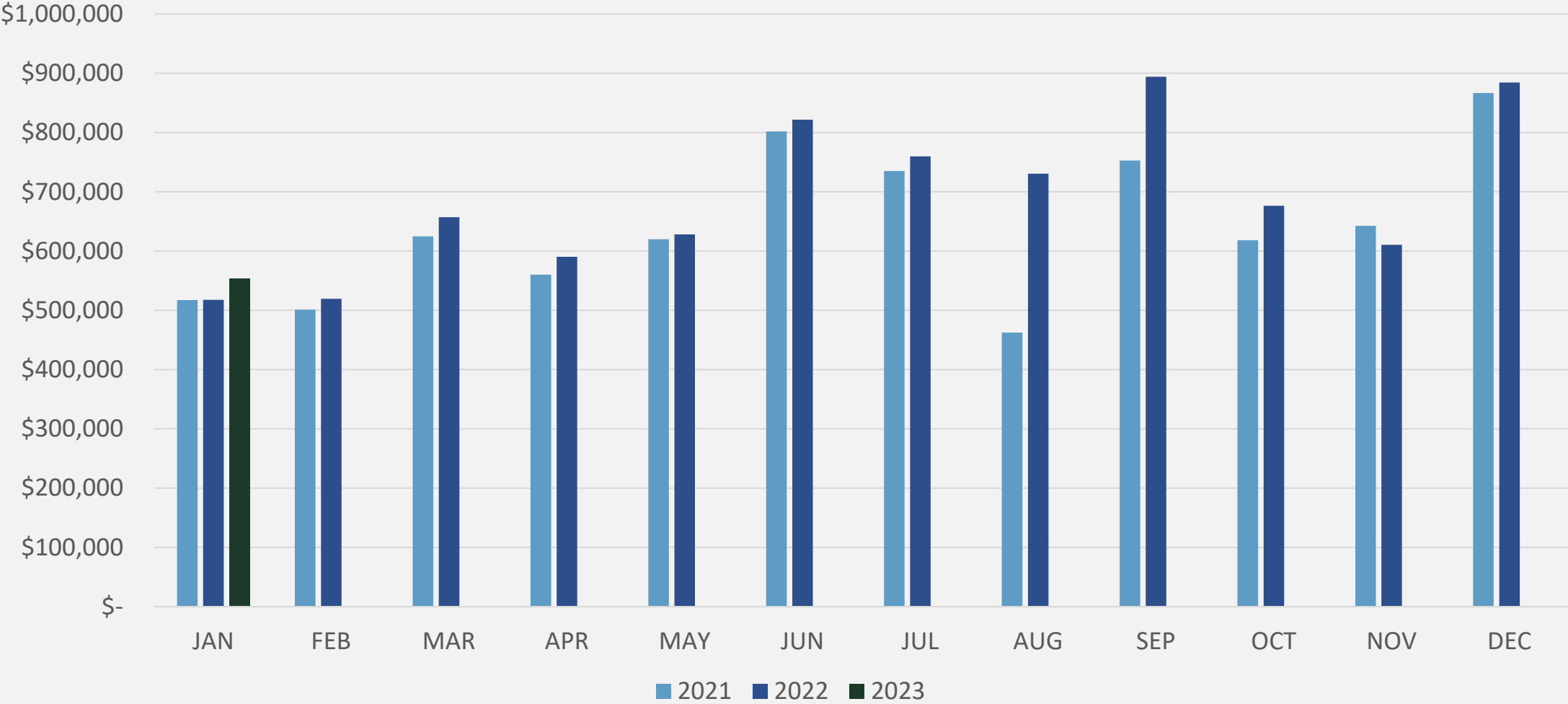


Woodland Park
Finance

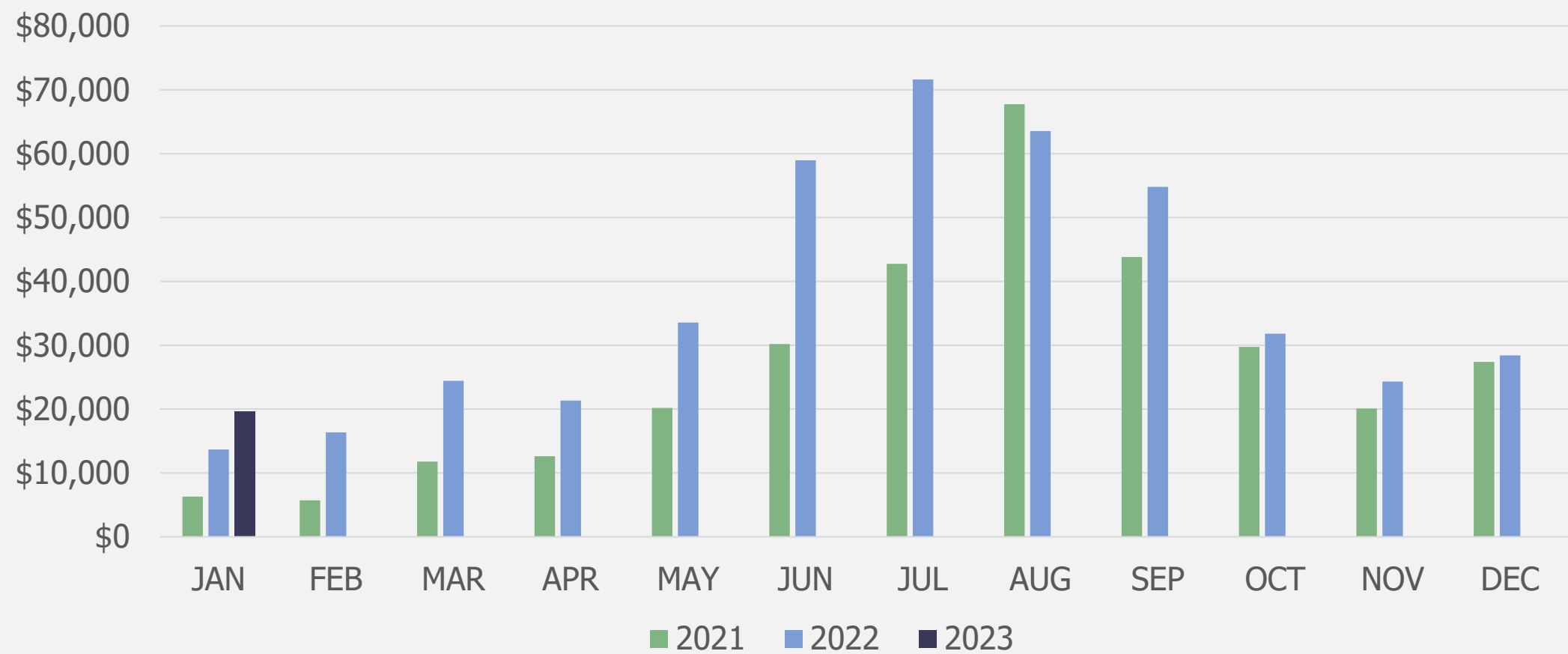
JANUARY 2023

	2022	2023	\$ change	% change
Sales tax (3.0%)				
Year-to-date (January)	\$ 517,769	\$ 553,372	\$ 35,603	6.9%
Month vs. prior year (January)	517,769	553,372	35,603	6.9%
Lodger's Tax				
Year-to-date (January)	\$ 13,671	\$ 19,616	\$ 5,945	43.5%
Month vs. prior year (January)	13,671	19,616	5,945	43.5%

3 YEAR SALES TAX REVENUE



LODGING REVENUE 2021-2023



ANNUAL 3% SALES TAX – 10 YEARS

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JAN	\$337,313	\$360,348	\$377,888	\$356,613	\$414,283	\$409,798	\$468,475	\$ 517,293	\$ 517,769	\$ 553,372
FEB	\$327,397	\$347,055	\$360,223	\$382,348	\$394,349	\$335,333	\$429,745	\$ 501,107	\$ 519,447	
MAR	\$386,803	\$418,812	\$428,017	\$473,419	\$510,278	\$584,507	\$550,768	\$ 624,863	\$ 657,192	
APR	\$341,810	\$375,666	\$386,018	\$420,061	\$417,470	\$435,343	\$477,439	\$ 560,228	\$ 590,301	
MAY	\$399,190	\$422,517	\$440,998	\$450,957	\$499,858	\$522,008	\$576,357	\$ 619,873	\$ 628,188	
JUN	\$473,013	\$536,339	\$544,496	\$581,725	\$607,795	\$642,569	\$692,663	\$ 801,844	\$ 821,751	
JUL	\$459,243	\$501,712	\$510,770	\$545,874	\$553,063	\$594,348	\$637,881	\$ 735,042	\$ 759,799	
AUG	\$439,395	\$489,560	\$494,905	\$510,191	\$554,799	\$644,473	\$594,142	\$ 462,311	\$ 730,453	
SEP	\$477,853	\$512,221	\$538,141	\$573,766	\$614,404	\$610,360	\$730,476	\$ 752,688	\$ 894,146	
OCT	\$431,819	\$440,193	\$453,849	\$460,952	\$491,494	\$560,010	\$578,061	\$ 618,223	\$ 676,337	
NOV	\$399,206	\$405,197	\$434,807	\$482,500	\$470,367	\$461,604	\$523,004	\$ 642,557	\$ 610,575	
DEC	\$563,532	\$622,513	\$657,016	\$622,098	\$710,516	\$640,506	\$877,951	\$ 866,707	\$ 884,291	
TOTALS	\$5,036,574	\$5,432,133	\$5,627,128	\$5,860,504	\$6,238,675	\$6,440,861	\$7,136,962	\$ 7,702,736	\$ 8,290,247	\$ 553,372

LODGING TAX – 10 YEARS

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JAN	\$4,734	\$4,003	\$6,484	\$4,604	\$4,417	\$4,136	\$3,944	\$6,295	\$13,671	\$19,616
FEB	\$3,578	\$4,067	\$5,031	\$4,836	\$4,253	\$3,990	\$4,071	\$5,718	\$16,348	
MAR	\$6,630	\$8,166	\$7,595	\$4,936	\$9,938	\$11,623	\$5,576	\$11,773	\$24,422	
APR	\$4,947	\$5,924	\$6,177	\$9,705	\$6,768	\$8,666	\$1,598	\$12,612	\$21,328	
MAY	\$10,522	\$9,799	\$11,504	\$11,652	\$12,073	\$12,368	\$9,046	\$20,185	\$33,553	
JUN	\$16,144	\$19,332	\$21,492	\$25,295	\$30,867	\$24,744	\$27,267	\$30,183	\$58,967	
JUL	\$20,630	\$20,852	\$23,862	\$25,998	\$24,867	\$27,564	\$34,220	\$42,746	\$71,623	
AUG	\$13,101	\$19,589	\$19,739	\$20,545	\$20,572	\$24,198	\$32,413	\$67,757	\$63,561	
SEP	\$17,127	\$16,412	\$20,863	\$23,805	\$26,415	\$25,655	\$37,969	\$43,829	\$54,805	
OCT	\$7,764	\$9,761	\$11,038	\$10,748	\$9,656	\$10,207	\$31,347	\$29,735	\$31,812	
NOV	\$5,185	\$6,490	\$6,936	\$6,524	\$9,092	\$6,843	\$33,788	\$20,098	\$24,323	
DEC	\$5,749	\$6,658	\$7,276	\$10,016	\$13,281	\$11,361	\$12,432	\$27,390	\$28,411	
TOTAL	\$116,111	\$131,053	\$147,997	\$158,664	\$172,198	\$171,357	\$233,670	\$318,320	\$442,825	\$19,616



Woodland Park

Finance