



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, March 23, 2023, 6:30 P.M.
Council Chambers – 220 W. South Avenue

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

1. **CALL TO ORDER & ROLL**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE MINUTES:** March 9, 2023
4. **PUBLIC HEARINGS**
 - A. **SUB2022-06 Stone Ridge Village Filing No. 5 Final Plat:** A request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator) to approve a major subdivision of 7.95 acres platted into 18 lots with easements and road rights-of-way in the Stone Ridge Village Planned Unit Development (PUD), situated west of the existing intersection of Firestone Drive and Stone Ridge Drive located in the S1/2 of the NE1/4 of Section 14, Township 12 South, Range 69 West of the 6th P.M. in the City of Woodland Park, Teller County, Colorado. (QJ) **Continued from March 9, 2023**
5. **WORK SESSION**
 - A. Code Review Project – Review & Discussion
6. **ADJOURN**

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES *for* March 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.

Absent	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

2. PLEDGE OF ALLEGIANCE

3. **APPROVE MINUTES:** The February 9, 2023 minutes were approved unanimously.

4. PUBLIC HEARINGS

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

Senior Planner Gates presented the staff report. The proposed 625 s.f. antenna tower is proposed to be constructed on the western part of the Woodland Aquatic Center (WAC), bordering Baldwin Street. He gave a history of the WAC and WAC subdivision. The current height of the WAC, achieved with a height variance through the Board of Adjustment, is 33.5'. This is a Special Use Permit process because the proposed height is 60.0'. The revised proposed site plan showed the City's request to house the fiber and electric service in the utility easements. The proposed tower will be 26.5' taller than the highest point on the existing building. Staff analysis showed where the proposal may or may not comply with municipal code. The proposal was referred out to internal and external agencies; no public comment was received for this proposed facility.

Mr. Gates noted that Staff recommends Planning Commission recommend to City Council approval of a Special Use Permit for 60'-0" concealed antenna facility at the front (west side) of the existing building architecture and conceal the VZW antennas and equipment within at 111 N. Baldwin Street, Lot 1, Woodland Aquatic Center in the Public/Semi-Public Lands (P/SPL) zone, subject four conditions.

Commissioners clarified with staff that the City-owned lot is 2.04 acres, that the Gold Hill microwave tower site does not have any more room, and that space is available on the proposed WAC site for another tower of a competing company. Director Schminke did not think there was room for another structure, instead perhaps there would be a co-location of equipment on the same tower.

Kelly Harrison, representing Verizon Wireless (VZW), of 1917 Lowell Blvd., Denver, CO 80204, gave the applicant's presentation. The proposal is for a 60' enclosed antenna structure at the Woodland Aquatic Center. The structure can accommodate a co-location with another provider, but a clock or signage below a certain point on the tower would interfere with the signal. VZW agrees with all the conditions except #2, and would like the lease agreement to be finalized separately from the issuance of any ZDPs due to timing. But Staff said that a ZDP can't be issued until the property owner gives permission, so the lease must be finalized first. The lease language has been finalized but has to be approved by the City Attorney.

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

Commissioners discussed the WAC as a good location for this facility, especially since the proposed architecture was designed to match the WAC, that this will enhance cell service, and that it seems that the view change may only affect Aspen Townhomes.

MOTION: Commissioner Neilsen motioned and Commissioner Harvey seconded to recommend to City Council the approval of a Special Use Permit for 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, 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.
3. The applicant must secure necessary easements to finalize the location of and ensure all power and telecommunication lines are run underground.
4. Coordinate with staff to modify the tower design to better harmonize with the existing WAC building.

YES: Harvey, Kennedy Larsen, Nielsen, Brown

NO: None

Motion PASSES 5 - 0.

This case will go before City Council for a 1st Reading on March 16, 2023 and a Public Hearing on April 6, 2023.

- B. SUB2022-06 Stone Ridge Village Filing No. 5 Final Plat:** A request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator) to approve a major subdivision of 7.95 acres platted into 18 lots with easements and road rights-of-way in the Stone Ridge Village Planned Unit Development (PUD), situated west of the existing intersection of Firestone Drive and Stone Ridge Drive

located in the S1/2 of the NE1/4 of Section 14, Township 12 South, Range 69 West of the 6th P.M. in the City of Woodland Park, Teller County, Colorado. (QJ)

Commissioner Larsen made a statement, first apologizing to the applicant, owner, staff, Planning Commission, and members of the public for a decision of his that would affect the ability of this case to be heard tonight. He provided some background of his history with this property, informed the public of a memo he had written to the Planning Commission, and then recused himself from the case with another apology.

Vice-Chair Brown noted that with Commissioner Larsen's recusal, the Planning Commission does not have a quorum to be able to take action on this case.

MOTION: Commissioner Harvey motioned and Commissioner Nielsen seconded to continue the consideration of agenda item 4.B. (Case SUB2022-06) to March 23, 2023 at 6:30 p.m., putting it before City Council for a Public Hearing on April 6 or 20, 2023.

YES: Kennedy, Nielsen, Brown, Harvey

NO: None

Motion PASSES 4 - 0.

5. **REPORTS:** Director Schminke followed up on the February 9, 2023, the Haven at Paradise. The Parks and Recreation Advisory Board (PRAB) discussed the case last evening, and their comments will be included in the City Council packet. In the 2019 Preliminary Plat process, the PRAB recommended a fire mitigation plan in the dense forest, and accepting park capital fees be used within the Top of Paradise, Paradise Estates, and Thunderbird Subdivisions for park or trail development. On February 28, 2023, the applicant submitted a letter stating that they would revert Lot 25 to the original Tract B, consistent with the Planning Commission recommendation and that would be private open space as originally planned. PRAB supports Tract B as originally planned, and requested consideration of future soft access points, opportunities, and providing for future trail connectivity. The owner expressed desire to work with the PRAB to do what's possible for the betterment of the community. PRAB's recommendations and Mr. James' letter will be passed on to City Council, which will hear the case on March 16, 2023 at 7:00 p.m.

City Council has asked for additional data (the number of owner-in reviewing the Short Term Rental (STR) ordinance process. They would like to know the number of STRs that are owner-occupied. They are hearing a first reading on extending the moratorium on March 16 2023.

6. **ADJOURN:** The meeting was adjourned at 7:15 p.m.

Approved this _____ day of _____, 2023 by

Ken Hartsfield, Chair



Planning and
Building

City of Woodland Park Revised Staff Report for Planning Commission

Meeting Date: March 23, 2023

Agenda Item

4A

Department

Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM

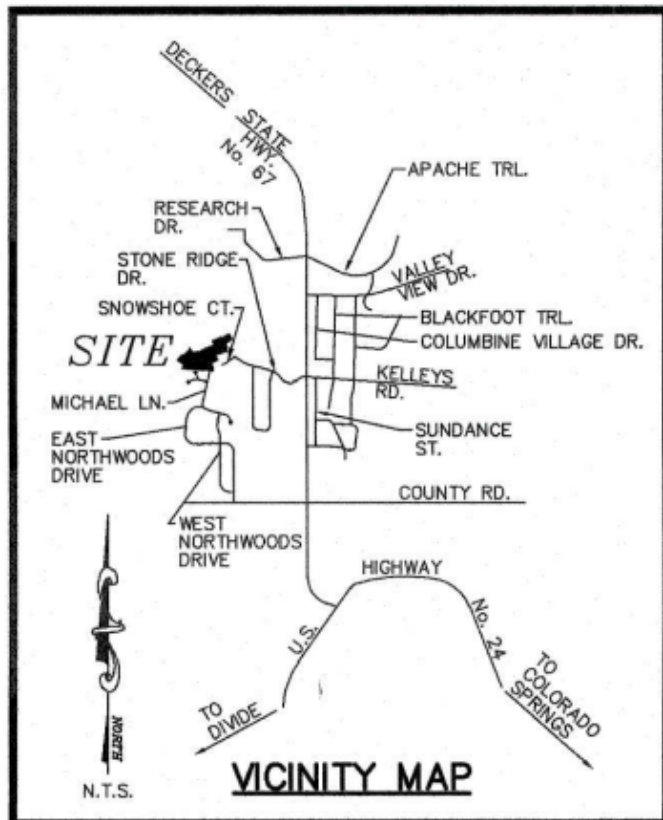
SUB#2022-06: Stone Ridge Village Filing No. 5. Final Plat. A request by Dana Duncan, Stone Ridge Village, LLC. (Property Owner) and Skip Howes (Applicant and Project Coordinator) to approve a major subdivision of 7.95 acres platted into 18 lots with easements and road rights-of-way in the Stone Ridge Village Planned Unit Development (PUD) situated to the North and West of the existing intersection of Firestone Drive and Stone Ridge Drive. The property is located in the S1/2 of the NE1/4 of Section 14, Township 12 South, Range 69 West of the 6th P.M. in the City of Woodland Park, Teller County. (QJ) *Continued From March 9, 2023.*

BACKGROUND

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

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

Figure 1: Vicinity Map



PROCESS

As a major subdivision, this platting involves:

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

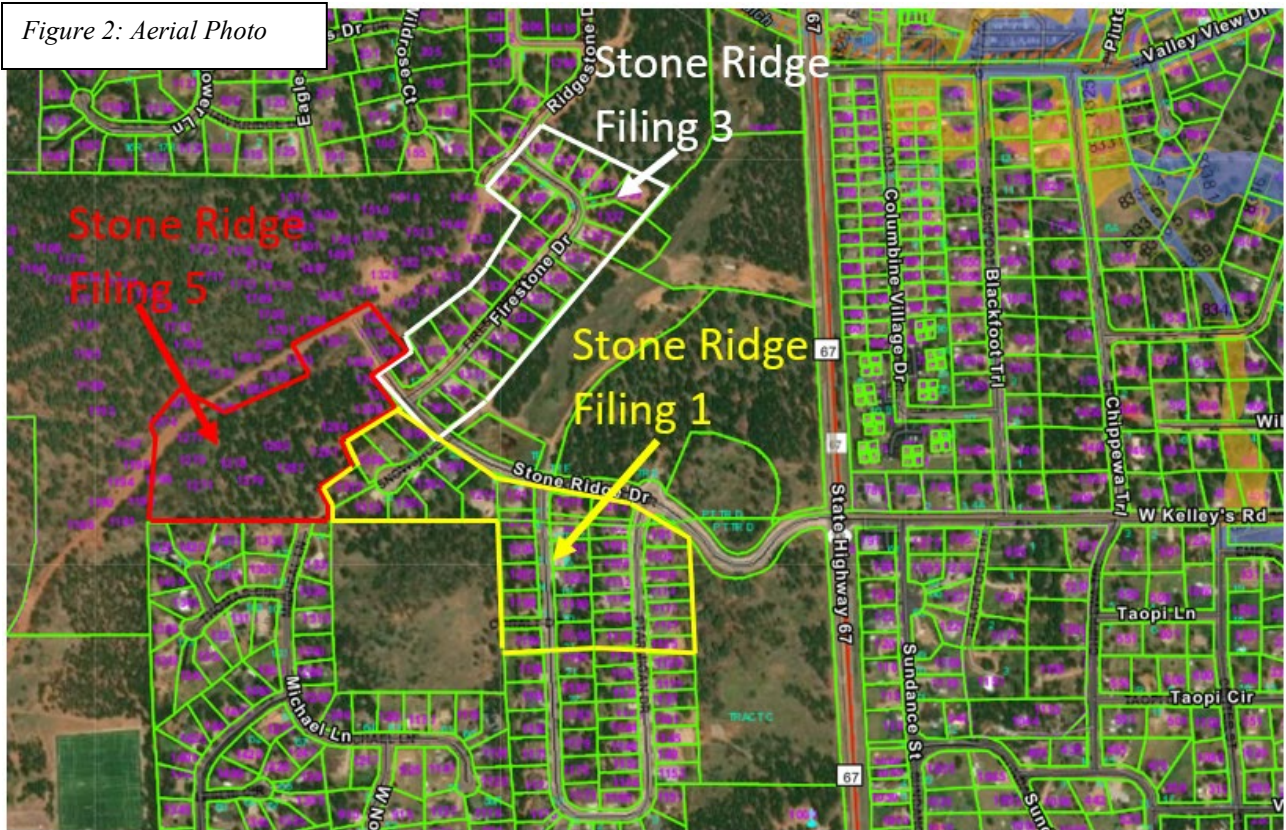
A major subdivision authorization is a two-step public process with approval of a Preliminary Plat (completed in 2004) and submission of a final subdivision plat (that includes public hearings before the Planning Commission and City Council).

SURROUNDING ZONING and USES

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

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

Figure 2: Aerial Photo



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

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

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

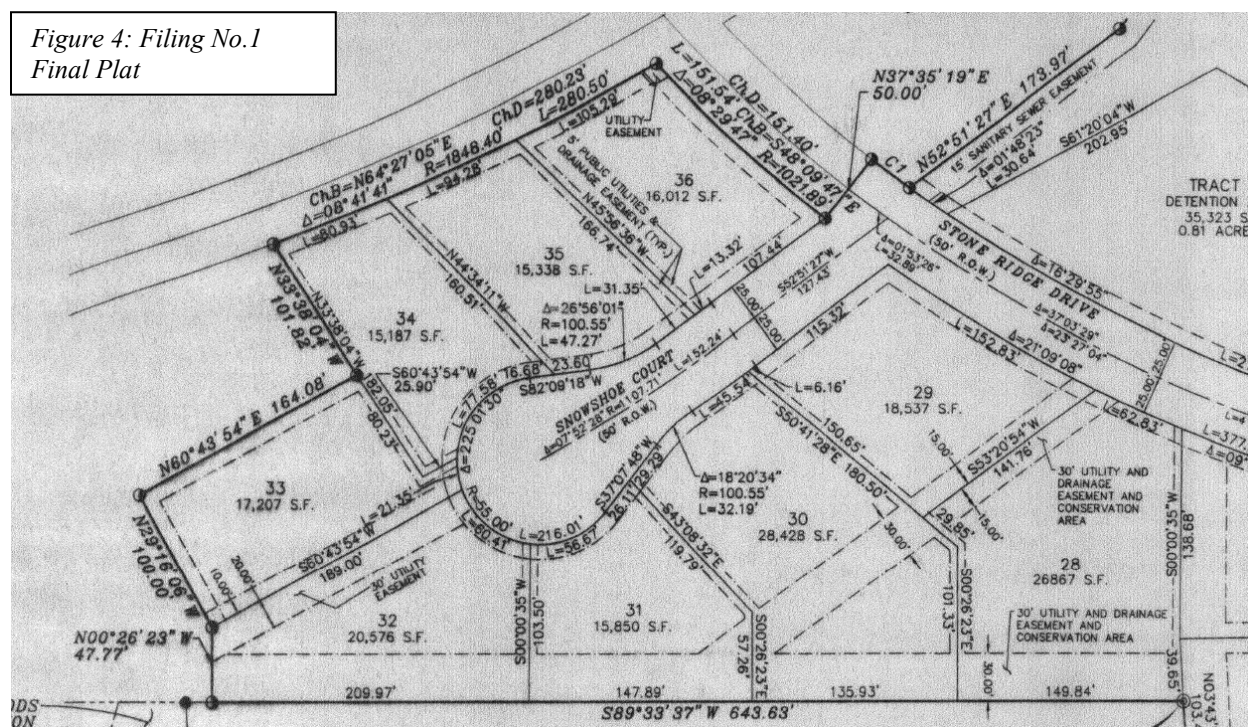
Figure 3: Filing No. 5 Final Plat

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

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

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

Figure 4: Filing No.1
Final Plat



INFRASTRUCTURE

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

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

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

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

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

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

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

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

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

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

CODE COMPLIANCE

Final Plat Chapter 17.24 and Design Standards Chapter 17.40

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

§17.24.070 Completed plat preparation. A. The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute on that portion of the approved preliminary plat which is proposed for immediate recording.

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

§17.24.080 Information. Note: This is lengthy list of technical information required to be contained on the Final Plat and prepared by a licensed professional land surveyor.

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

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

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

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

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

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

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

§17.40.050 - Streets—Frontage. *No subdivision shall be approved unless the area to be subdivided shall have a frontage on an existing street shown upon a plat approved by the planning commission and city council and recorded in the county clerk and recorder's office. Wherever an area to be subdivided is to utilize an existing adjacent street, the subdivider shall be required to improve said street to city specifications.*

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

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

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

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

The following easements are also necessary:

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

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

§17.40.210 - Lots. *The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and in driveway access to buildings on such lots from an approved street.*

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

§17.40.250 – Land use intensity ratios. *Each single family lot resulting from a new subdivision or replat of an existing subdivision shall include a lot coverage standard as permitted in the Table LCS below. Lot coverage is that are of the lot that is covered by a principle building or accessory building. Driveways, decks, and patios are not calculated as part of the lot coverage standard.*

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

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

§17.36.020 – Park capital fees or dedication of land. *Every major or minor subdivision which is platted for residential use shall pay a park capital fee in the amount established by city council per resolution for public parks, recreation areas and open space. The city council based upon advisement from the parks and recreation advisory board and subsequent recommendation by the Planning Commission may, at its option subject to policy established by Section 17.36.050 require land dedication in the amount of 0.027 acres per residential unit. In a cluster development, this land shall not count toward the minimum required open space.*

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

PUBLIC NOTICES

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

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

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

STAFF RECOMMENDATION

Based upon the findings described in the Staff Report, that the Planning Commission recommend approval of Stone Ridge Village Filing No. 5 with a variance to allow 40'-45' road right-of-way width for Firestone Drive and subject to the following conditions:

1. The developer must enter into a subdivision development agreement including financial guarantee for the cost estimate of the remaining infrastructure to be installed. The agreement shall be the city's standard subdivision development agreement with any amendments or additions as required by the city.
2. The Final Plat shall be amended prior to recording with the following notes or corrections:
 - The 30-foot utility easement between Lots 32 and 33 of Filing No. 1 needs to be extended across the southeast corner of Lot 17 in filing No. 5.
 - Instead of the currently proposed 10-foot easement, a 15-foot easement is needed along the west property line of lots 11 and 12. These west property lines will abut the Ridgestone Drive ROW when it is extended as part of a future filing.
3. Prior to recording a Final Plat, the Applicant shall pay a \$1,200 Water Development Fee for each single-family residential lot (a total of \$21,600 for Filing No. 5). Water tap fees in Stone Ridge Village are not subject to water rights fees.
4. Developer shall provide the City a copy of the final "Declaration of Covenants, Conditions and Restrictions," which covenants must be recorded simultaneously with the Final Plat.
5. Prior to recording a Final Plat, the Applicant must submit a SWMP and a State of Colorado Discharge Permit that has been certified and approved by the City of Woodland Park.

ATTACHMENTS

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

Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Open Permit Comments

Permit Number 202208225

Project # EXT/Case # SUB2022-06

Public Hearing Required ☒

Date Received 8/19/2022

Date Routed 8/22/2022

Date Initial Permit Approved

*Date Permit Paid 8/19/2022

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

Project Type SUB

Project Type Number 5

Project Classification Final Plat

Non-Profit, Residential or Commercial Residential

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPs

Project Name Stone Ridge Village Filing No

Site Address Number

Site Address Name

Lot Number 1-18

Block Number

Subdivision Stone Ridge Village

Filing # 5

Applicant Business Name Stone Ridge Village,

App First Name Skip

App Last Name Howes

App Phone Number 719-687-6083

PO Box 5044

Mailing Address Street #

Mailing Address Street Name

City Woodland Park

State CO

Zip Code 80866

Owner First Name Dana

Owner Last Name Duncan

Zone Class PUD

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planner Office



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

RECEIVED
8/19/2022
2:35 PM

☐ Complete. _____
date

August 19, 2022

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

Re: Final Plat Submittal Stone Ridge Village, Filing 5

Dear Karen,

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

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

Attached:

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

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

Warm regards,

Skip Howes
Project Manager

enc.



2022 GENERAL APPLICATION
(Revised 1/1/2022)

RECEIVED
8/19/22

☐ Complete date

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

Type of Application (Check one or more as applicable)

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

1. Applicant Information

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

2. Property Owner Information (if different from above)

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

3. Site Information

- a. Site Address Stone Ridge Village Filing no. 5
- b. Lot 18 lots Block _____ Subdivision Stone Ridge Village, Filing No. 5
- c. Property Zoning PUD Lot Size _____ Acres ☐ Square Feet ☐

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

5. Project Information

- a. Project Name Stone Ridge Village Filing No.5 Final Plat
- b. Brief Description of Project/Request 18 new lots in Stone Ridge Village, Per the PUD Master Plan and Preliminary Plat

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

6. Submittal Requirements

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

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

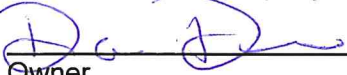
7. Applicable Code Sections

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

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

8. Certification of Ownership

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

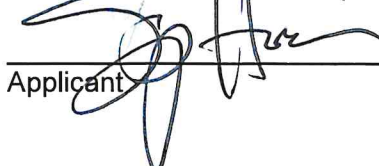
  Owner 8-14-22
Date

 Owner Date

9. Certification:

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

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

  Applicant 8-3-22
Date



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

August 19, 2022

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

Re: Stone Ridge Village Filing 5 Public Improvements

Dear Karen,

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

Revegetation of areas n ROW:

Extension of Stone Ridge Drive - 4,200 sf

Extension of Firestone Drive North Side - 5,225 sf

Extension of Firestone Drive South Side - 5,500 sf

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

150% requirement = \$3,675.00

Pedestrian Sidewalk along North side of Firestone Drive:

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

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

Warm regards,

Skip Howes
Project Manager

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

LEGEND:

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

UNPLATTED
(RECEPTION NO. 682664)

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

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

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

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

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

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

UNPLATTED
(RECEPTION NO. 543248)

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

RAMPART
SURVEYS, LLC

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

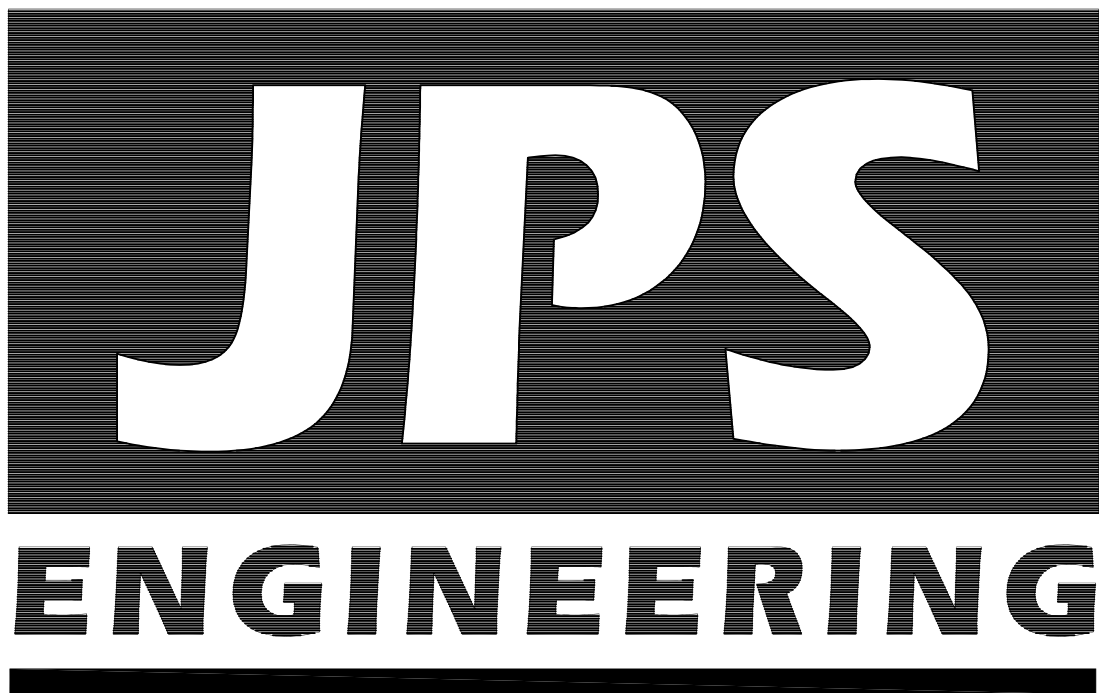
DRAWING: 22023FP.DWG PAGE 2 OF 2

Stone Ridge Subdivision Phase 3 - Filing 5 Construction Drawings Woodland Park, Colorado

PREPARED FOR:

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

PREPARED BY:



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

Water and Wastewater approved per City Engineers Conditions.



SHEET INDEX

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

Conditional Acceptance of Plans
The City of Woodland Park hereby conditionally accepts these plans for construction, as being in general requirements of this government. Responsibility for the completeness and accuracy of the plans and related designs resides with the Engineer and Engineering Firm of Record
05/17/2022
Conditions of Acceptance:

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

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

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

Prepared under my direct supervision:

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

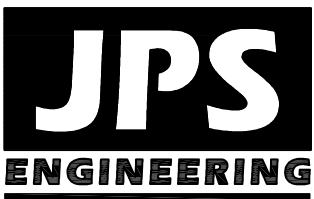
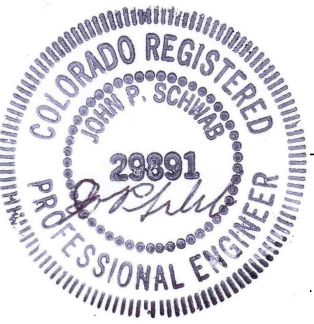
Approved for Construction
City of Woodland Park
City Engineer

Date:

As-Built Submittal:

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

Date:



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80903
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STONE RIDGE SUBDIVISION PHASE 3 - FILING 5

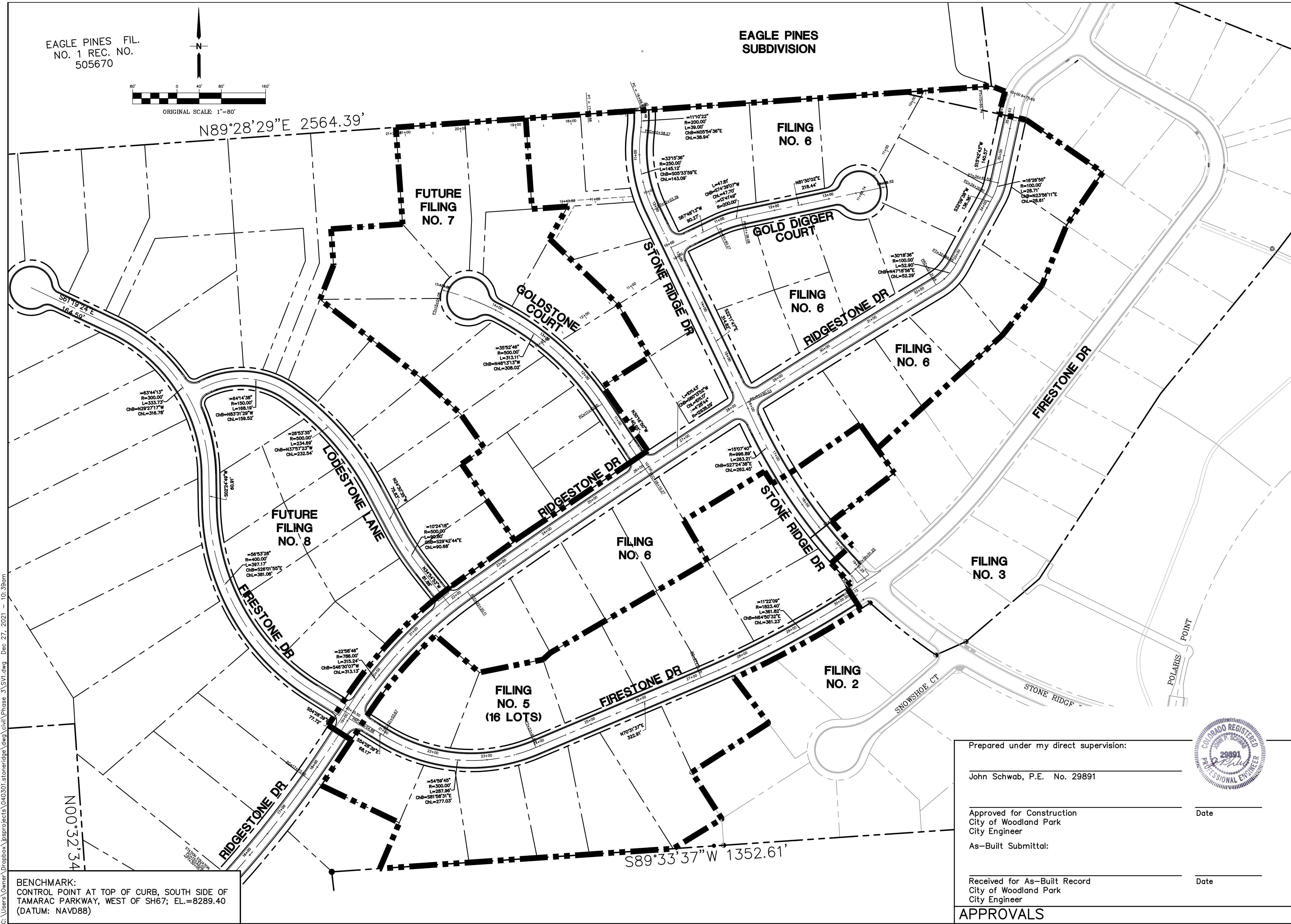
COVER SHEET

BENCHMARK: CONTROL POINT AT TOP OF CURB, SOUTH SIDE OF TAMARAC PARKWAY, WEST OF SH67; EL.=8289.40 (DATUM: NAVD88)	SITE LOCATION: PORTIONS OF SECTIONS 12, 13, & 14. TOWNSHIP 12S, RANGE 69W OF THE 6TH P.M., TELLER COUNTY, CO
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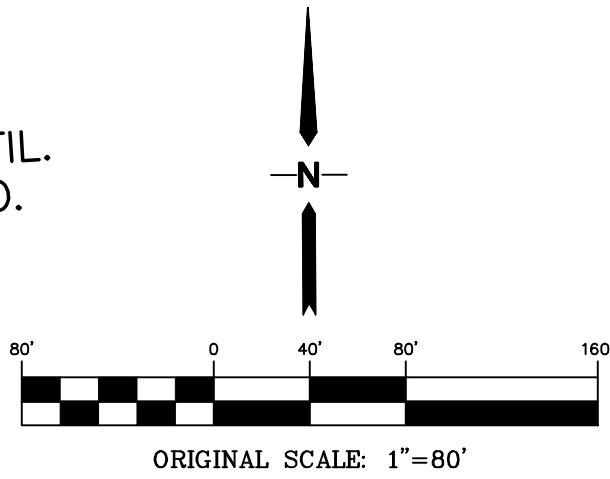
HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	5/14/19	LAST MODIFIED:	5/13/22
PROJECT NO:	040301	MODIFIED BY:	BJJ

SHEET: **G1**

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EAGLE PINES FIL.
NO. 1 REC. NO.
505670



N89°28'29"E 2564.39'

EAGLE PINES
SUBDIVISION

FILING
NO. 6

FUTURE
FILING
NO. 7

GOLDSTONE COURT

GOLD DIGGER COURT

FILING
NO. 6

RIDGESTONE DR

FILING
NO. 6

FIRESTONE DR

FUTURE
FILING
NO. 8

FIRESTONE DR

FILING
NO. 6

FILING
NO. 5
(16 LOTS)

FIRESTONE DR

FILING
NO. 2

FILING
NO. 3

SNOWSHOE CT

STONE RIDGE

POLARIS POINT

S89°33'37"W 1352.61'

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

Prepared under my direct supervision:

John Schwab, P.E. No. 29891

Approved for Construction
City of Woodland Park
City Engineer

As-Built Submittal:

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

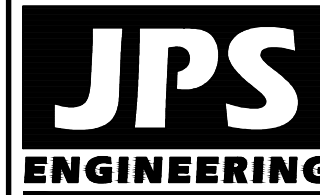
Date

Date



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

SURVEY CONTROL PLAN



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80903
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No.	REVISION	BY	DATE

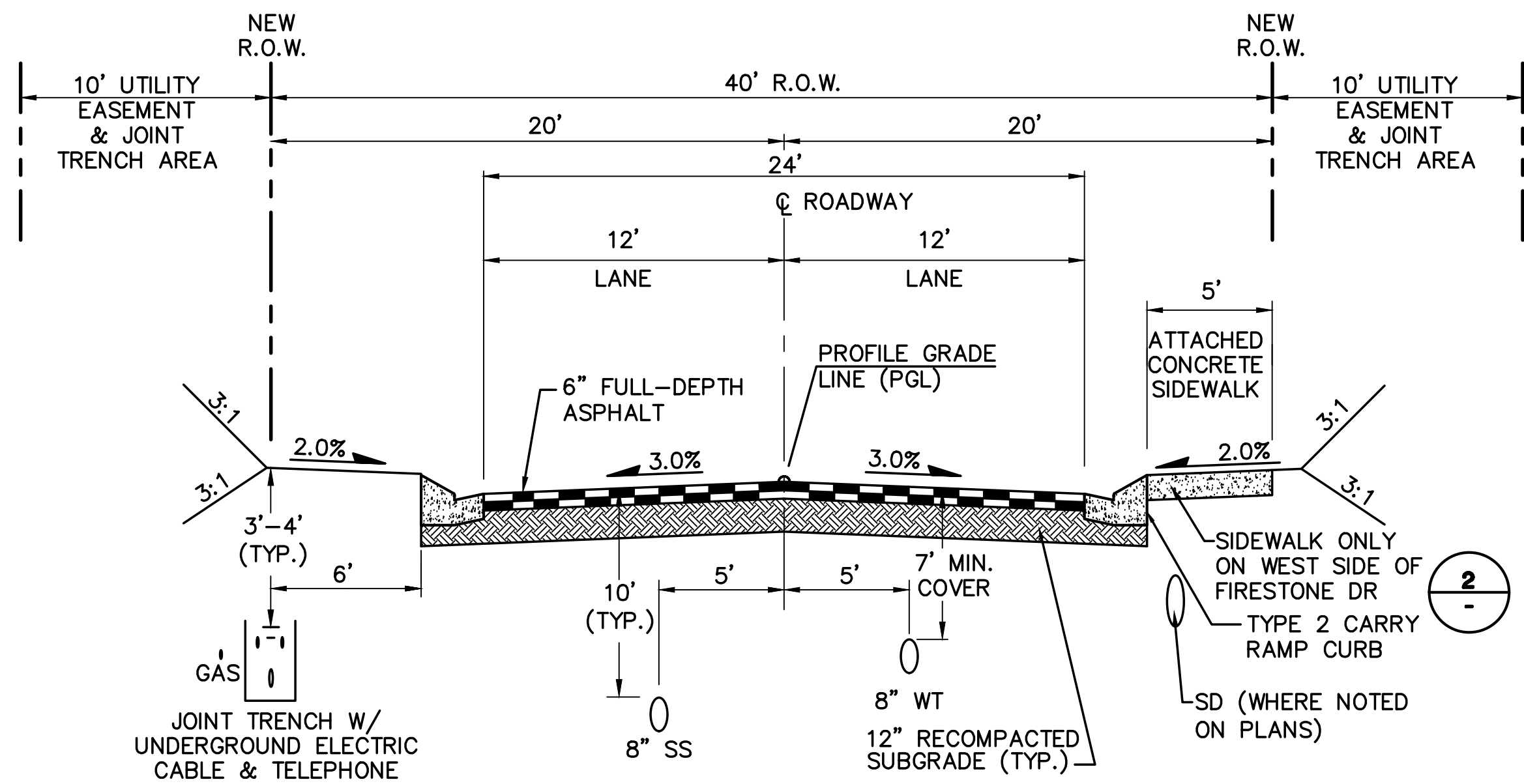
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CREATED: 12/22/21	LAST MODIFIED: 12/27/21
PROJECT NO: 040301	MODIFIED BY: BJJ

SHEET: 040301

SV1

APPROVALS

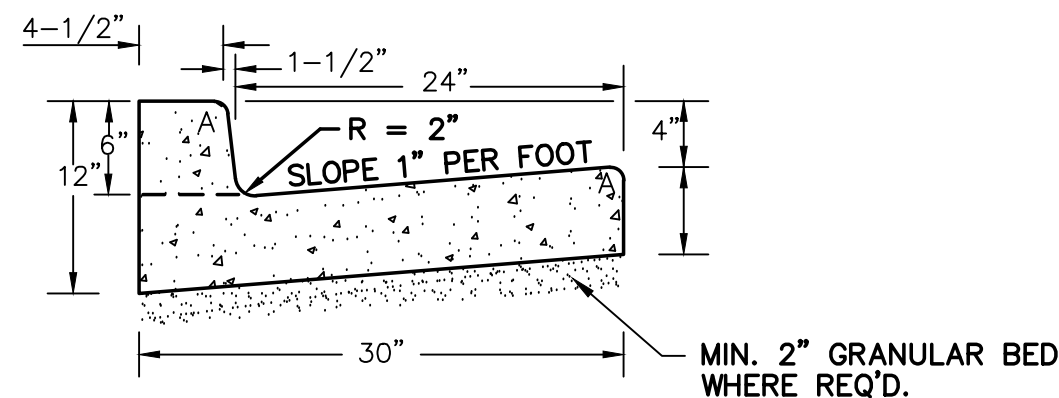
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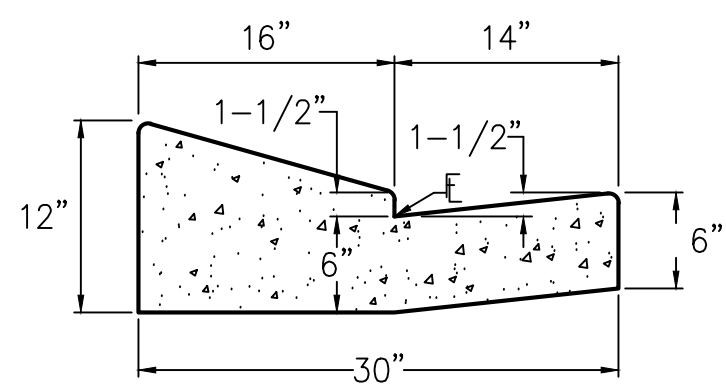
TYPICAL LOCAL RESIDENTIAL ROAD SECTION (A)

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

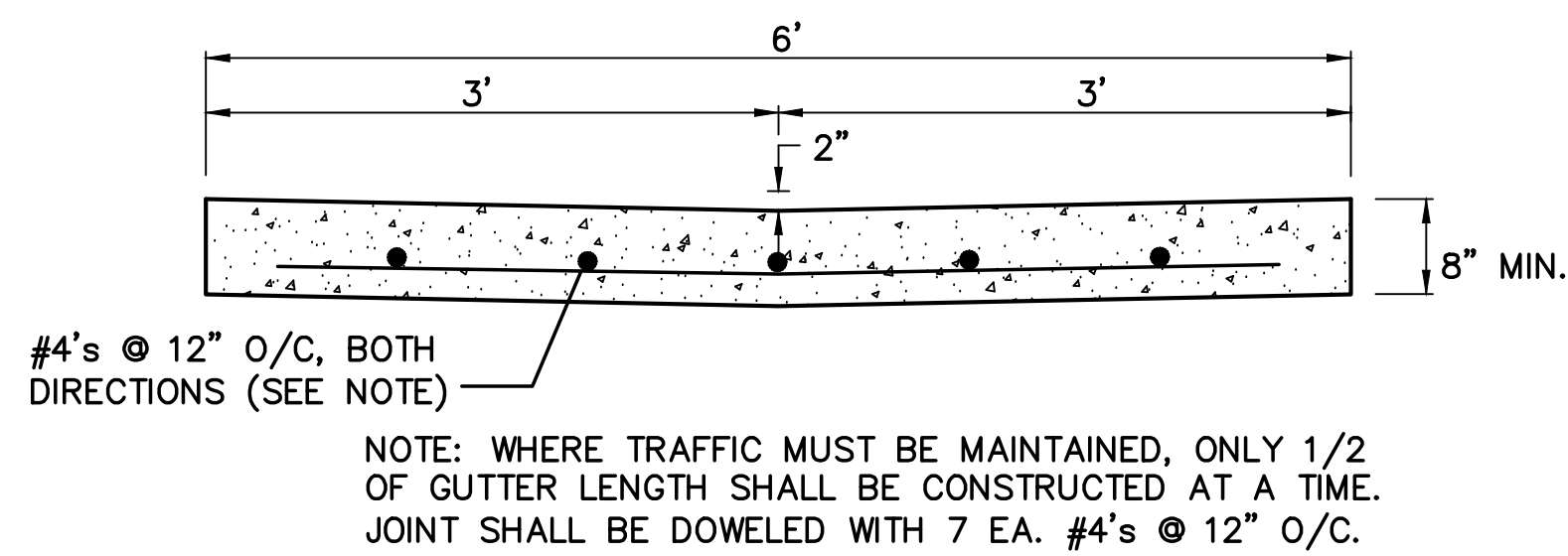
LENGTH FOR RADII	
A	1/2"
C	1-1/2"
D	1-1/2" TO 2"



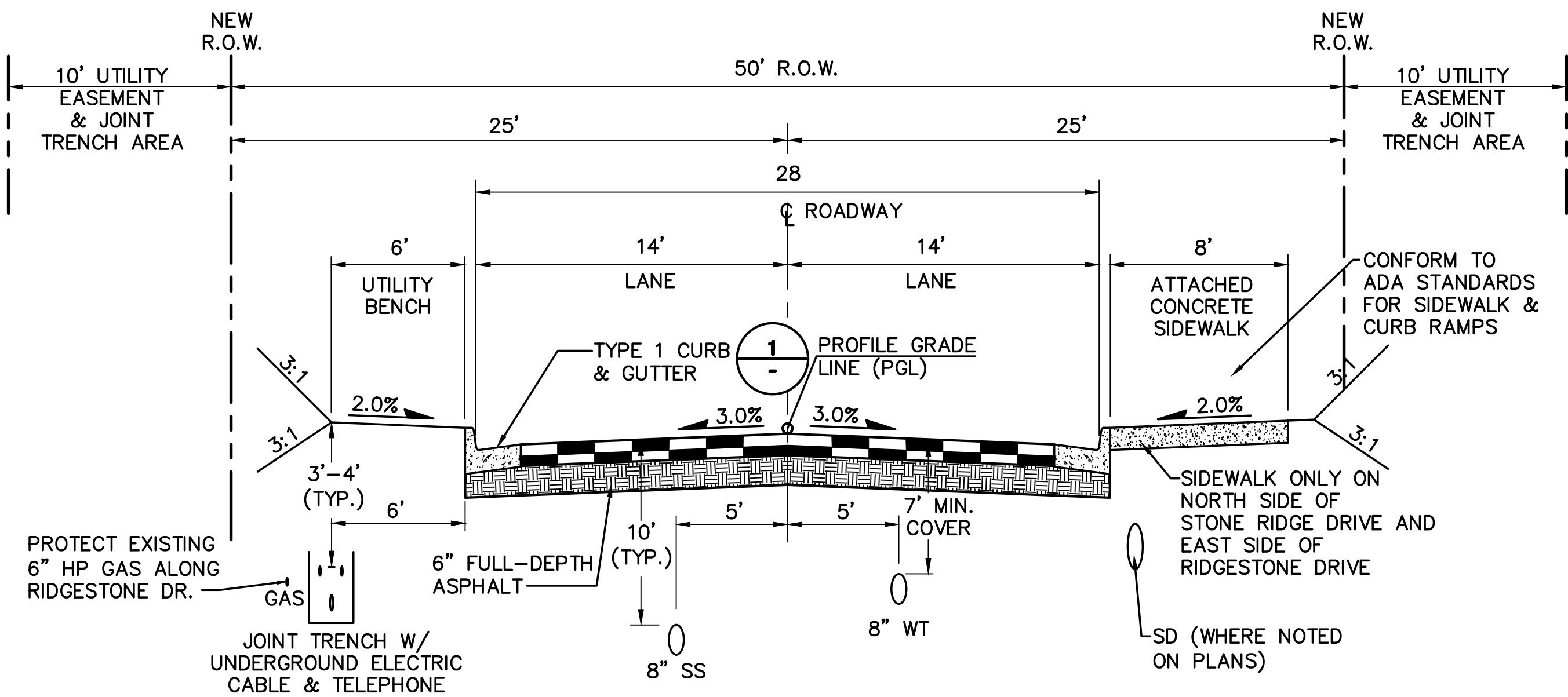
TYPE 1 CURB SECTION (1)
N.T.S.



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



CONCRETE CROSSPAN (4)
NOT TO SCALE



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

SECTION (B)

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

PAVEMENT DESIGN TABLE:

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

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

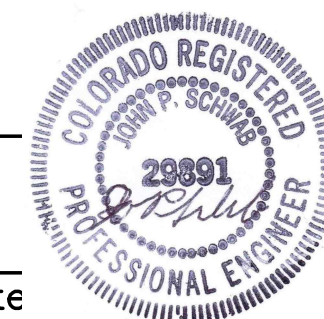
Prepared under my direct supervision:

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

Approved for Construction
City of Woodland Park
City Engineer Date:

As-Built Submittal:

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

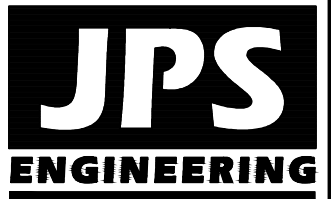


STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)

TYPICAL SECTIONS

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

SHEET: TY1



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LEGEND:

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

KEYED NOTES:

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

EROSION CONTROL NOTES:

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

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

TOTAL DISTURBED AREA = 12.0 ACRES

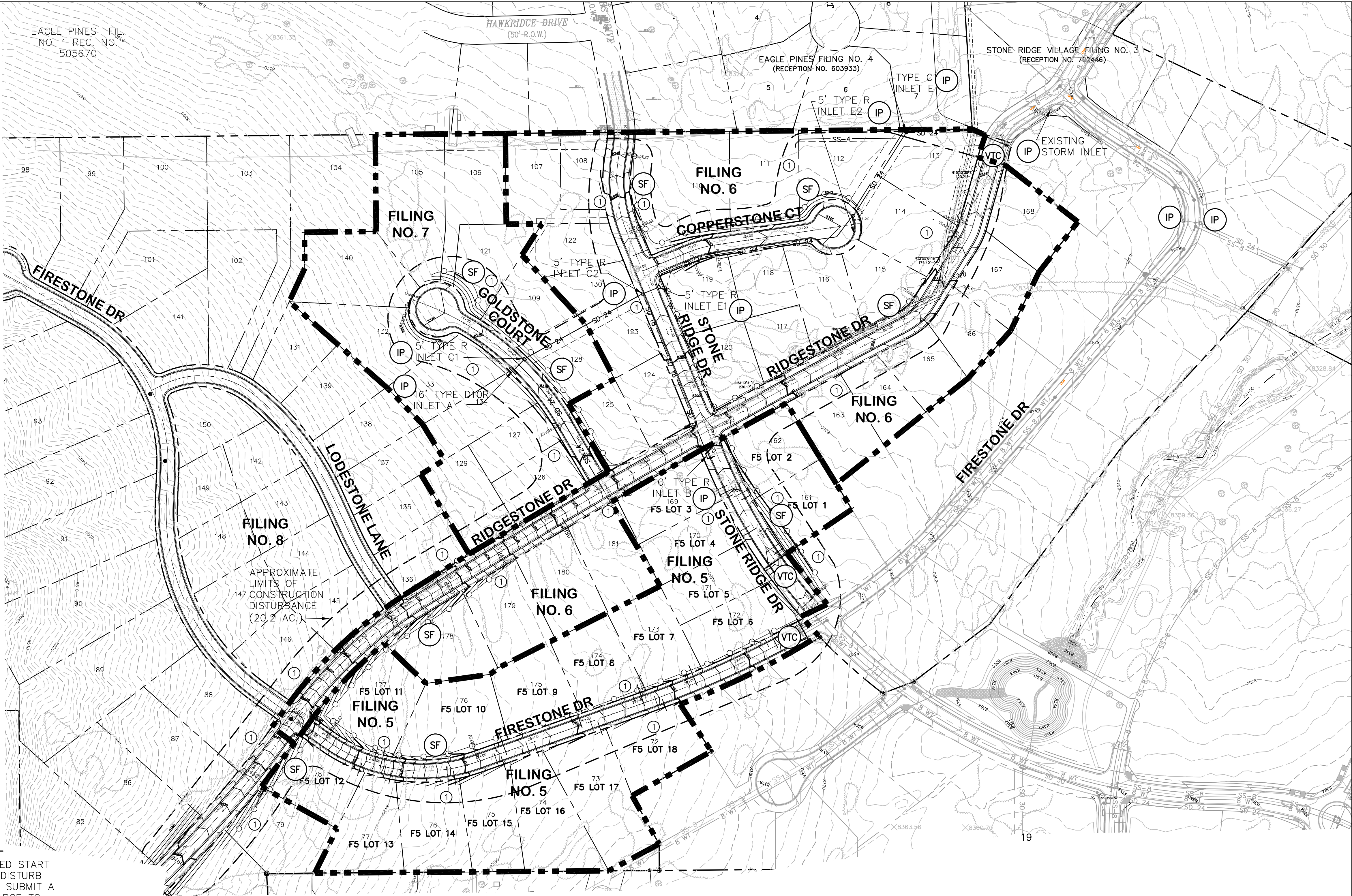
BENCHMARK:
CONTROL POINT AT TOP OF CURB, SOUTH SIDE OF TAMARAC PARKWAY, WEST OF SH67; EL.=8289.40 (DATUM: NAVD88)

PHASE 2 — ESTIMATED EARTHWORK QUANTITY:

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

(ASSUMES 15% COMPACTION FACTOR)

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



Prepared under my direct supervision:

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

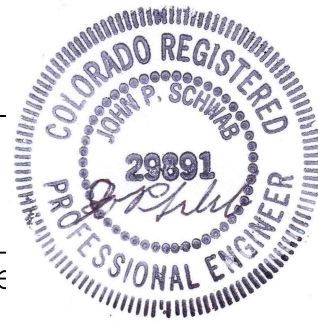
Approved for Construction
City of Woodland Park
City Engineer

Date:

As-Built Submittal:

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

Date:



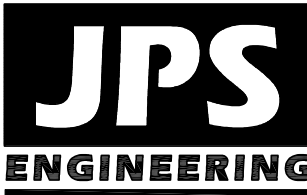
STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)

PHASE 3 - GRADING &
EROSION CONTROL PLAN

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

SHEET:

C1.1



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Colorado Springs, CO 80903

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MEMBER UTILITIES.

No.	REVISION	BY	DATE

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NPDES NOTES

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

EROSION CONTROL NOTES:

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

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

SEEDING MIX "LOW GROW GRASS MIX":

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

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

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

SEDIMENT CONTROL MAINTENANCE PROGRAM:

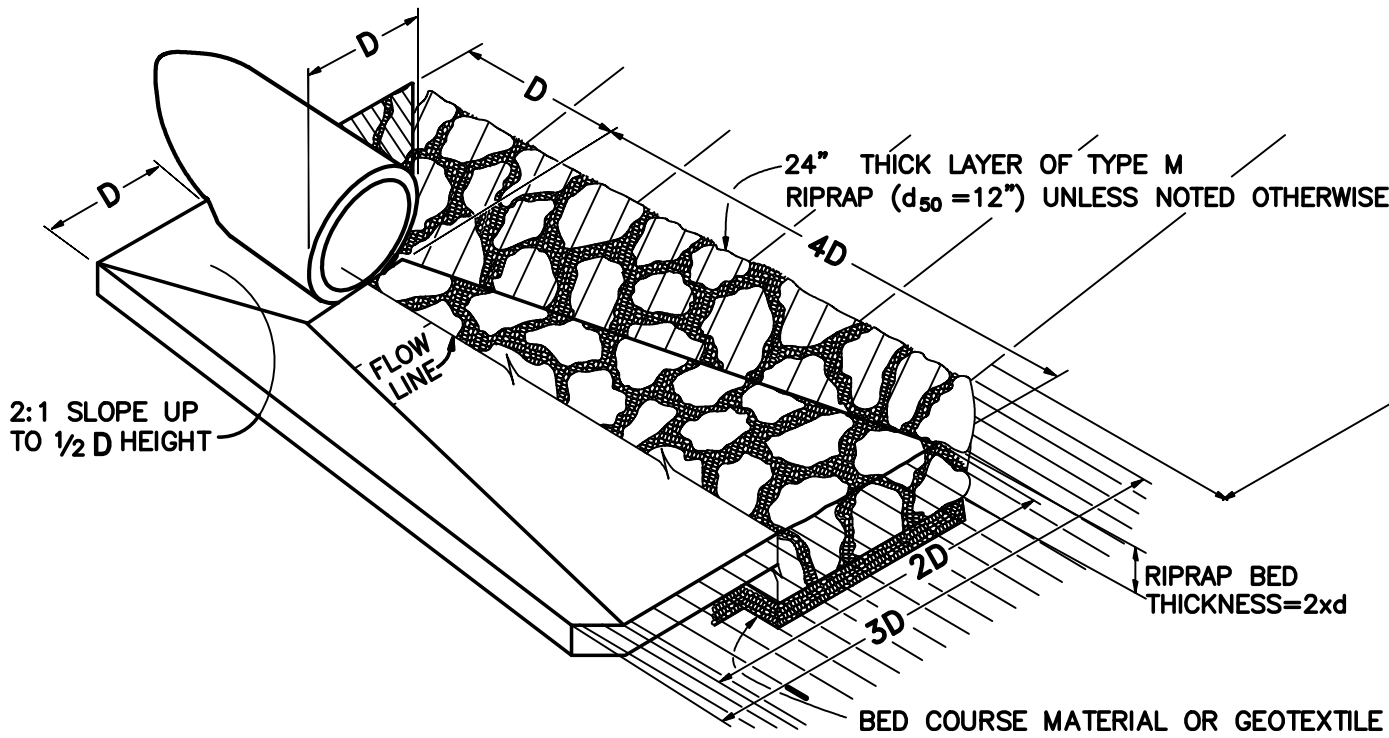
		FREQUENCY
PERIODIC SITE INSPECTIONS	BI-WEEKLY	
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING	
SEDIMENT REMOVAL FROM BMP'S	MONTHLY	
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED	

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

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

ESTIMATED TIME SCHEDULE:

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



TYPICAL RIPRAP APRON/
CULVERT OUTLET PAVING
NOT TO SCALE

Concrete Washout Area (CWA)MM-1

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY; DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

Silt Fence (SF)SC-1

1. SEE PLAN VIEW FOR: -SILT FENCE LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY; DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

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8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

Vehicle Tracking Control (VTC)SM-4

1. SEE PLAN VIEW FOR: -VTC INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY; DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

SC-6Inlet Protection (IP)

1. SEE ROCK SOCK DESIGN DETAIL FOR JOINTING.

2. CONCRETE "TONGER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRVEL BARS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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

SC-3Straw Bale Barrier (SBB)

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "TONGER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRVEL BARS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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

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

Prepared under my direct supervision:

John Schwab, P.E. No. 29891

Approved for Construction
City of Woodland Park
City Engineer

As-Built Submittal:

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

APPROVALS



Date

Date

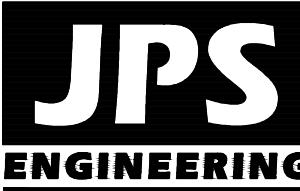
STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)

EROSION CONTROL NOTES
& DETAILS

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

SHEET:

C1.2



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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C:\Users\Owner\Dropbox\psprojects\040301.stoneridge\dwg\civil\Phase 3\C3.DWG Oct 13, 2021 -- 7:52am

General Notes

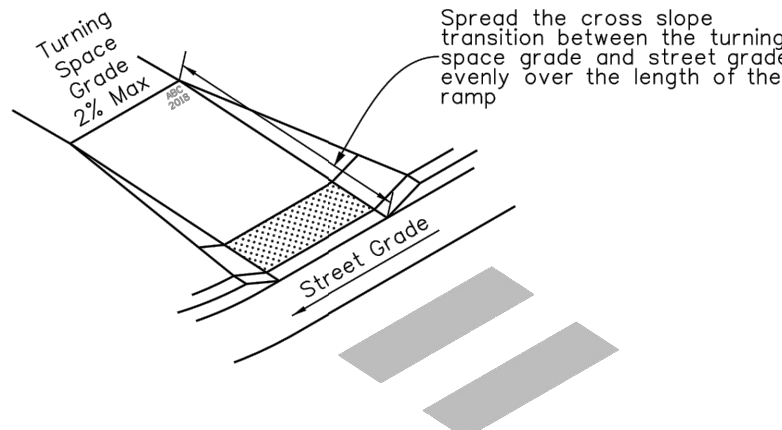
1. All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
2. The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
3. Concrete shall have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

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

Slope Table

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

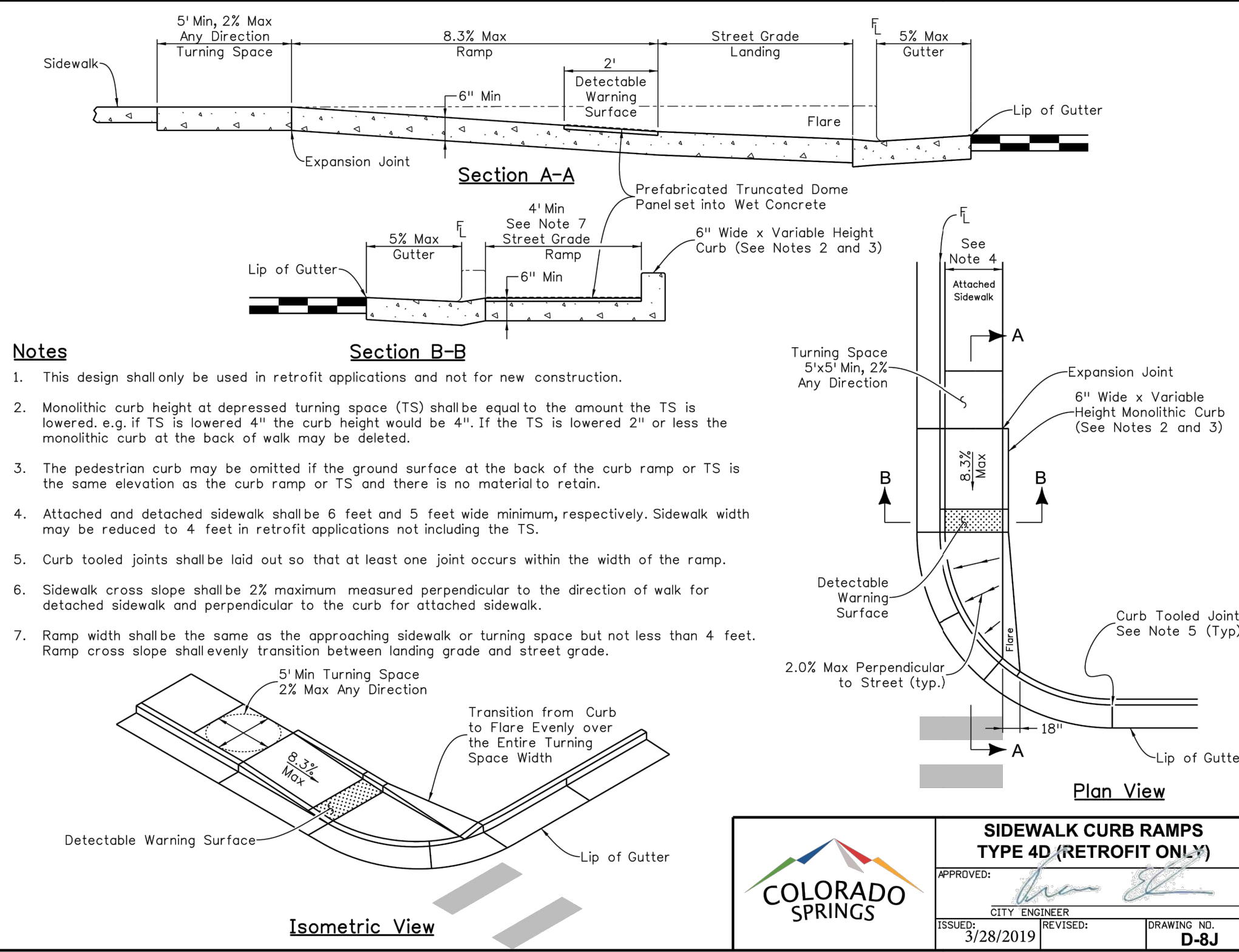
PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1



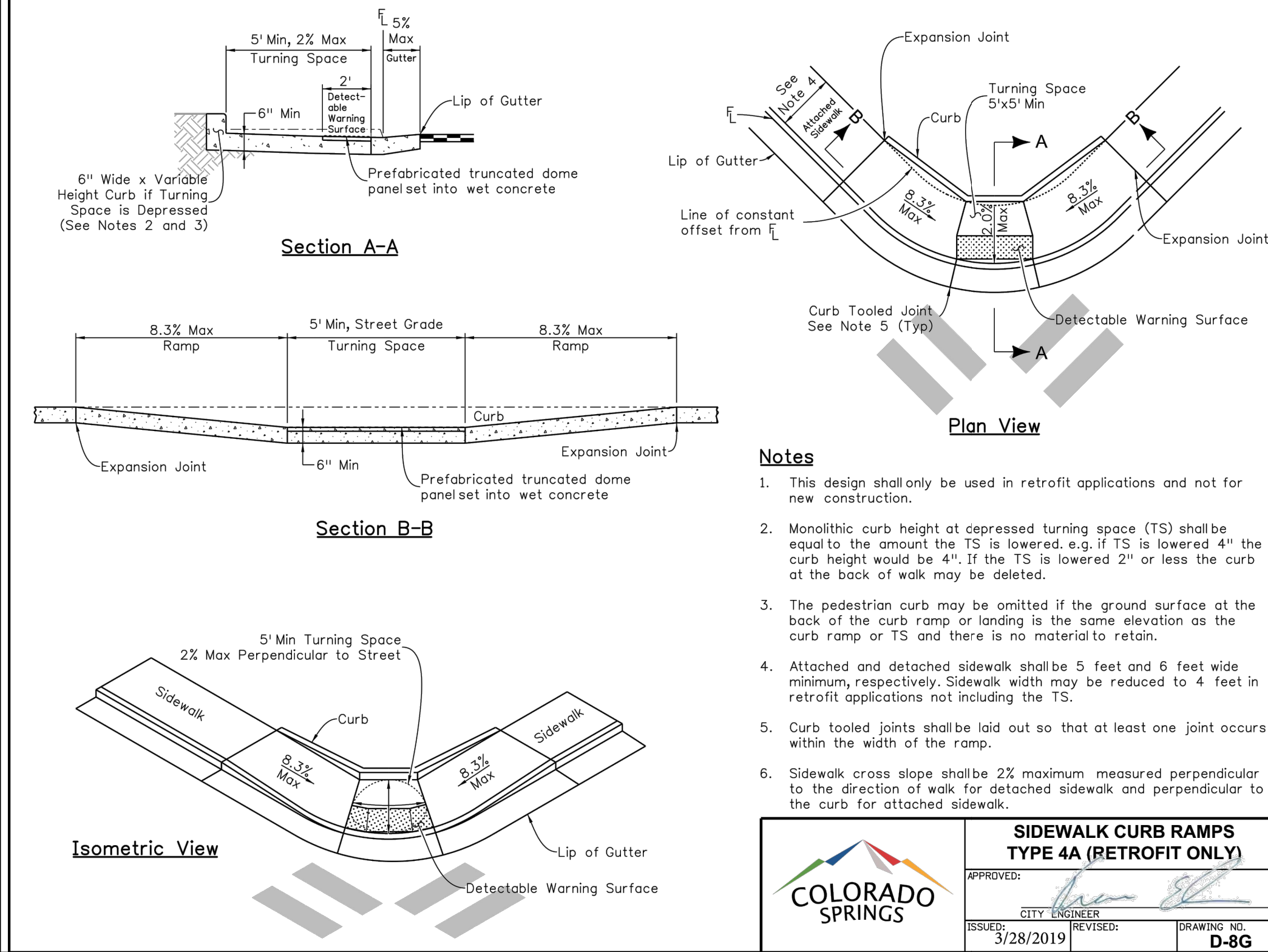
Ramp Cross Slope Transition To Match Roadway Profile

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

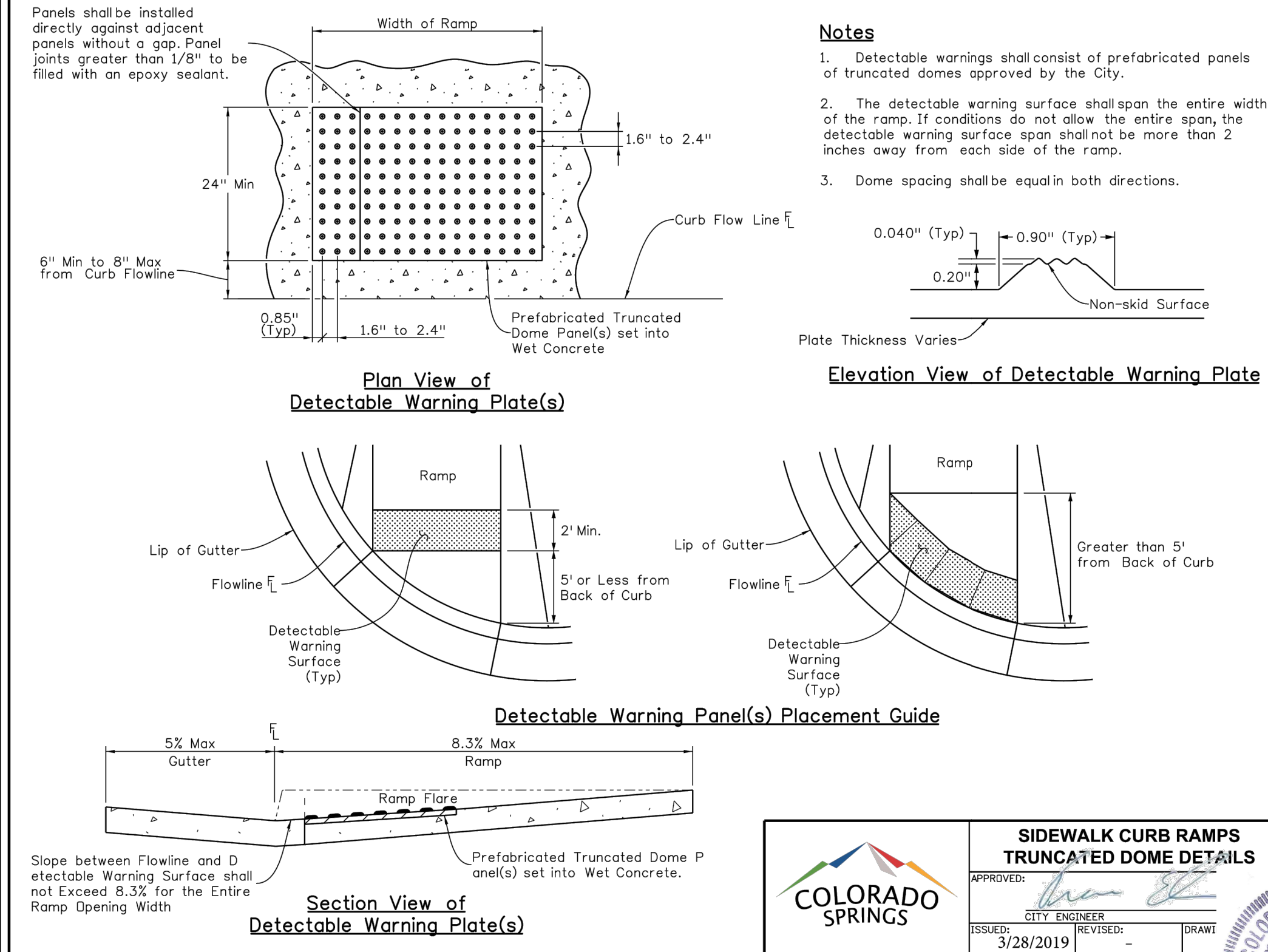
	SIDEWALK CURB RAMPS GENERAL NOTES AND DETAILS		
	APPROVED:		
	CITY ENGINEER	REVISOR:	DRAWING NO.
	ISSUED: 3/28/2019	REVISOR:	D-8A



	SIDEWALK CURB RAMPS TYPE 4D (RETROFIT ONLY)		
	APPROVED:		
	CITY ENGINEER	REVISOR:	DRAWING NO.
	ISSUED: 3/28/2019	REVISOR:	D-8J



	SIDEWALK CURB RAMPS TYPE 4A (RETROFIT ONLY)		
	APPROVED:		
	CITY ENGINEER	REVISOR:	DRAWING NO.
	ISSUED: 3/28/2019	REVISOR:	D-8G



	SIDEWALK CURB RAMPS TRUNCATED DOME DETAILS		
	APPROVED:		
	CITY ENGINEER	REVISOR:	DRAWING NO.
	ISSUED: 3/28/2019	REVISOR:	D-8K

Prepared under my direct supervision:

John Schwab, P.E. No. 29891 Date

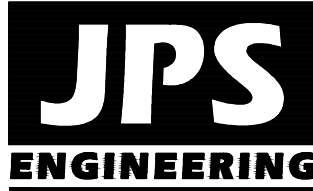
Approved for Construction
City of Woodland Park
City Engineer Date

As-Built Submittal:

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

APPROVALS

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



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

DATE	BY	REVISION

CIVIL DETAILS

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

SHEET:

C3



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

PHASE 3 UTILITY PLAN

00'	DRAWN:	BJJ
/A	DESIGNED:	JPS
	CHECKED:	JPS
RT	LAST MODIFIED:	5/13/22
01	MODIFIED BY:	BJJ

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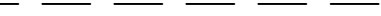
STONE RIDGE SUBDIVISION - PHASE 3 (FILING 5&6)

PHASE 3 UTILITY PLAN

WATER NOTES:

1. PROVIDE WATER VALVES ALL 4 DIRECTIONS AT ALL INTERSECTIONS.
2. PROVIDE VALVES, THRUST BLOCKS & REVERSE ANCHORS AT ALL UTILITY PHASING TERMINATION POINTS.

LEGEND:

- | | |
|---|-----------------------------|
|  | BOUNDARY LINE |
|  | EASEMENT LINE |
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | PROPERTY LINE |
|  | PROPOSED SAN. SEWER SERVICE |
|  | PROPOSED WATER SERVICE |
|  | PROPOSED 8" WATER MAIN |
|  | EXISTING 12" WATER MAIN |
|  | EXISTING 8" SANITARY SEWER |
|  | PROPOSED 8" SANITARY SEWER |
|  | SS MH W/ DIRECTIONAL ARROW |

PROPOSED GATE VALVE

PROPOSED FIRE HYDRANT

Prepared under my direct supervision:

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

Approved for Construction	Date
City of Woodland Park	
City Engineer	

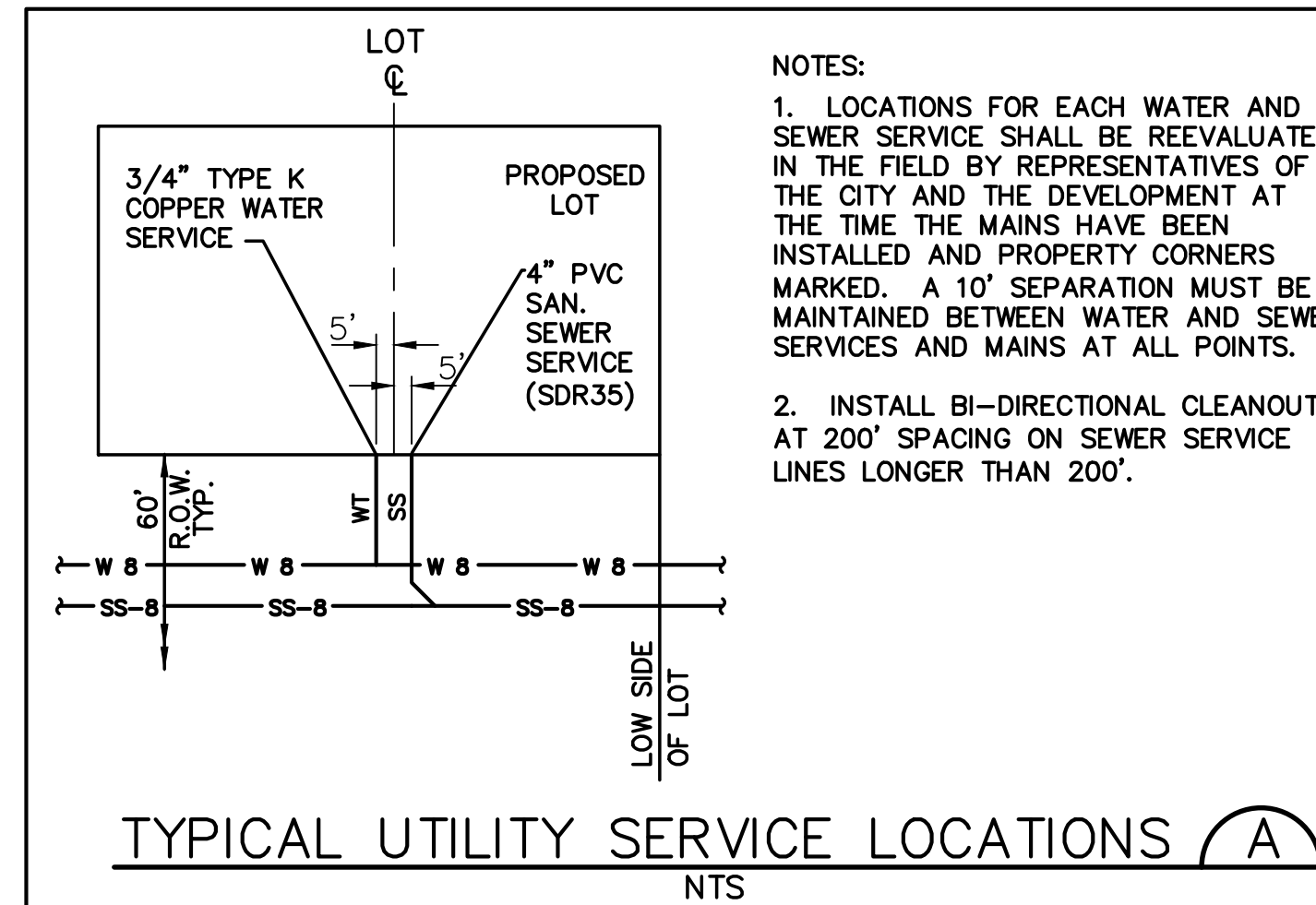
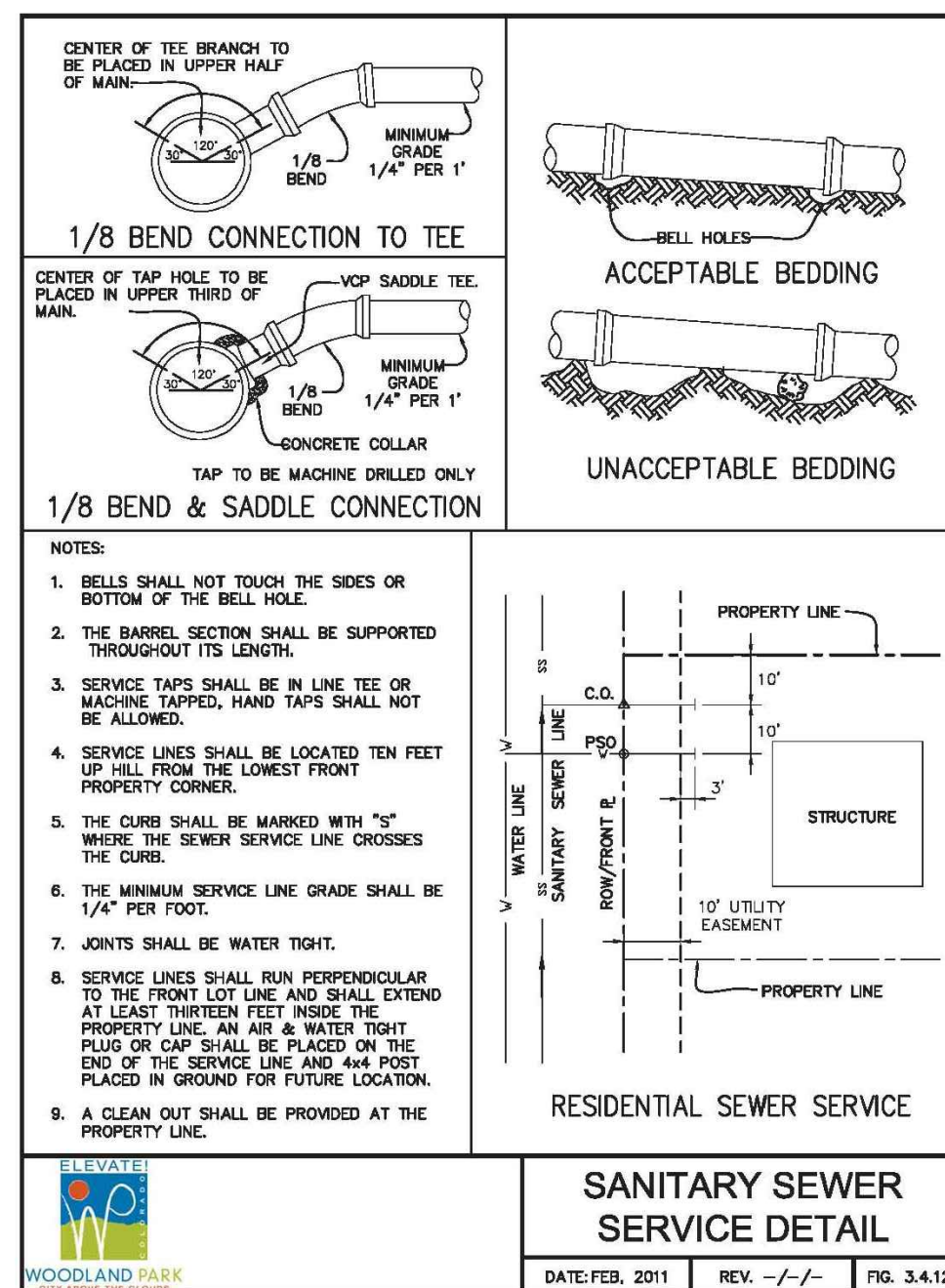
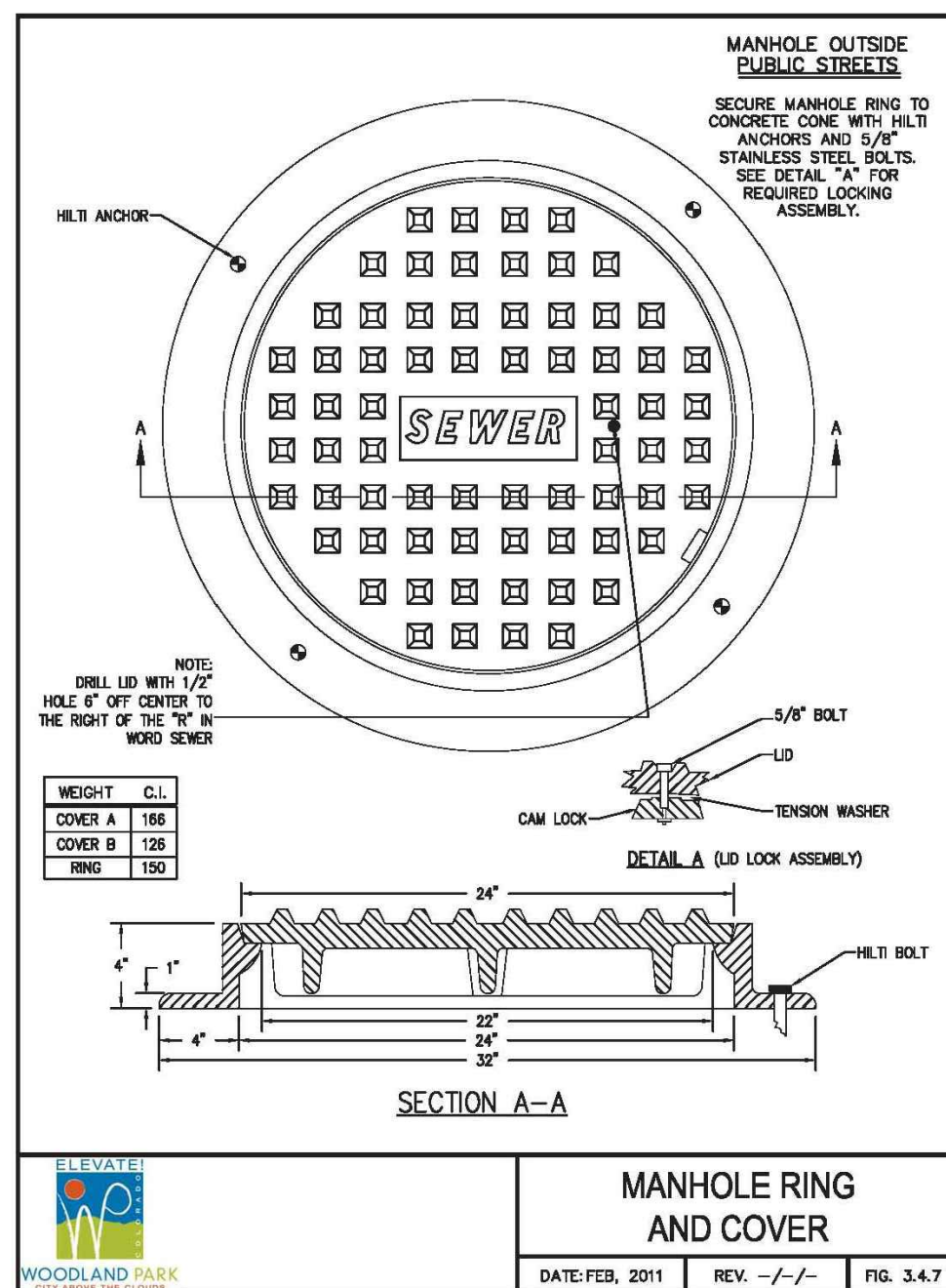
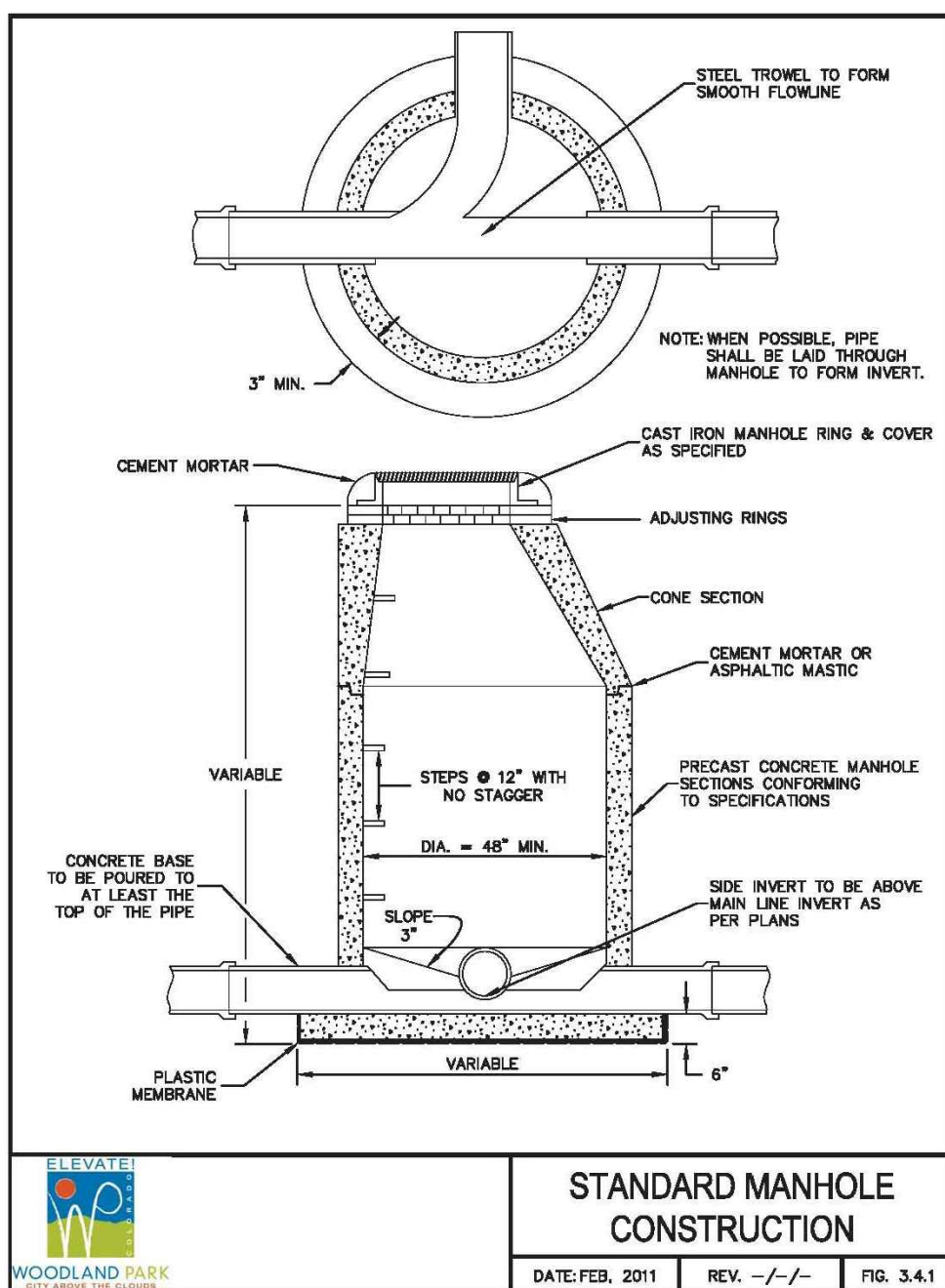
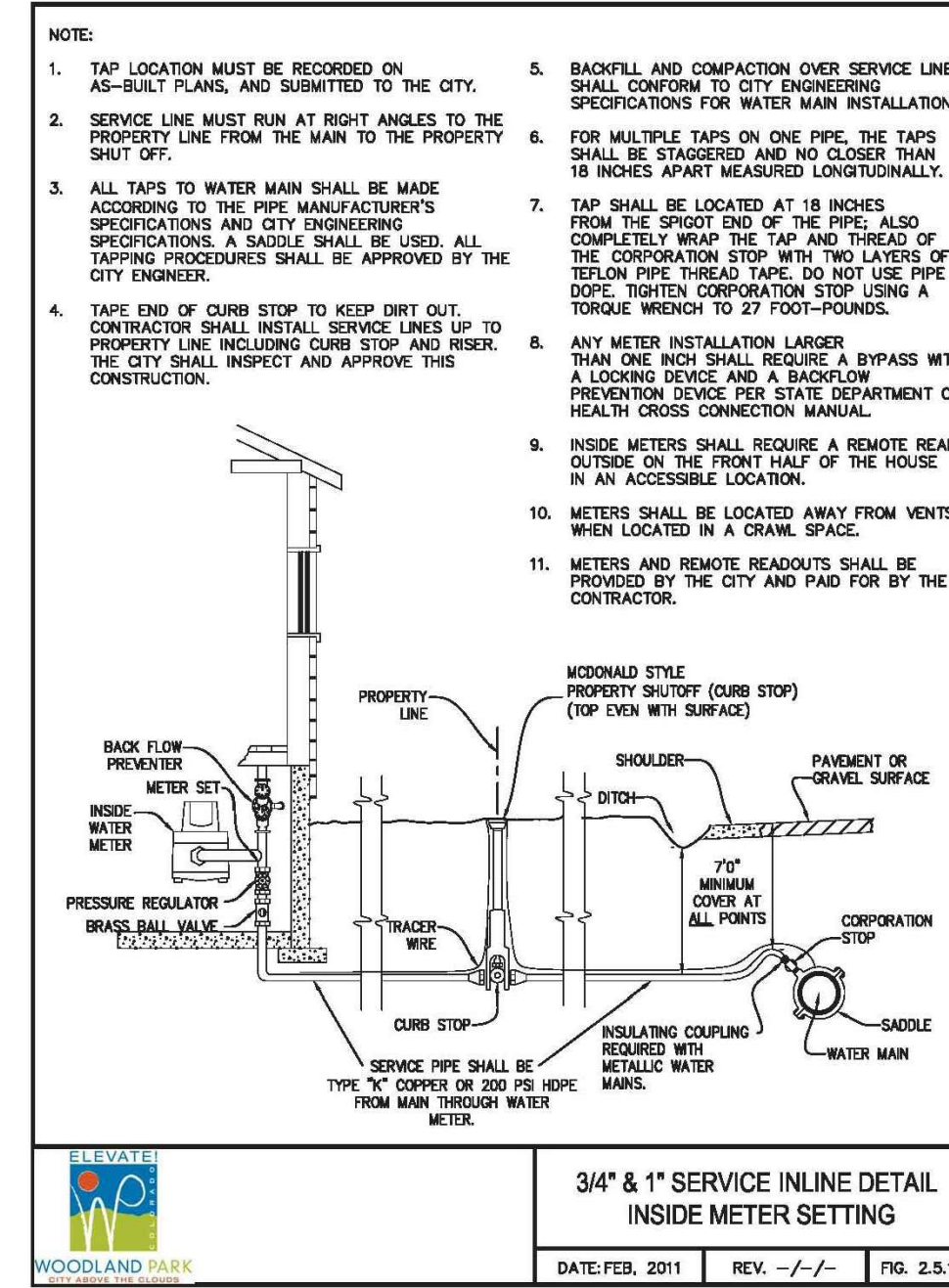
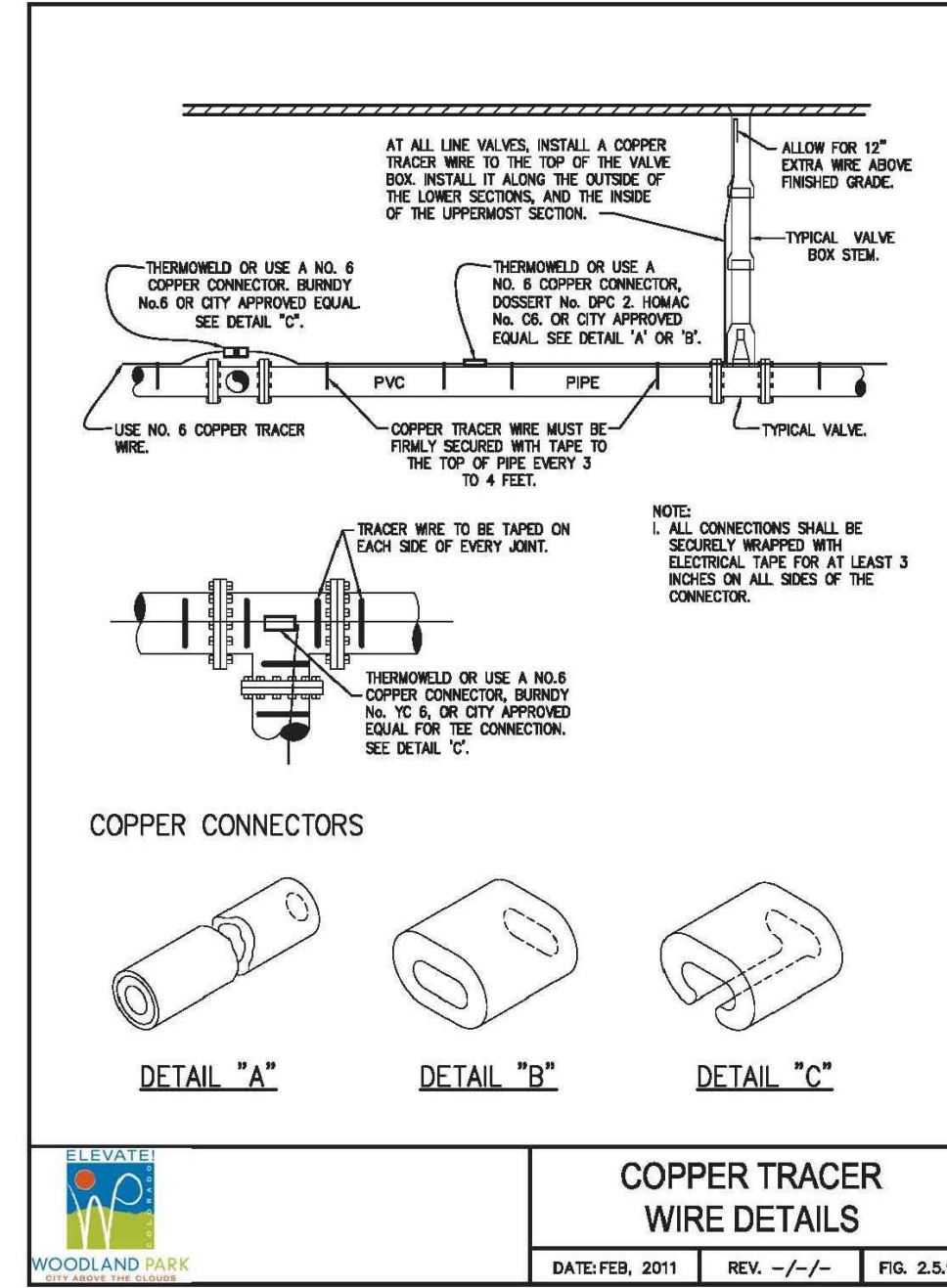
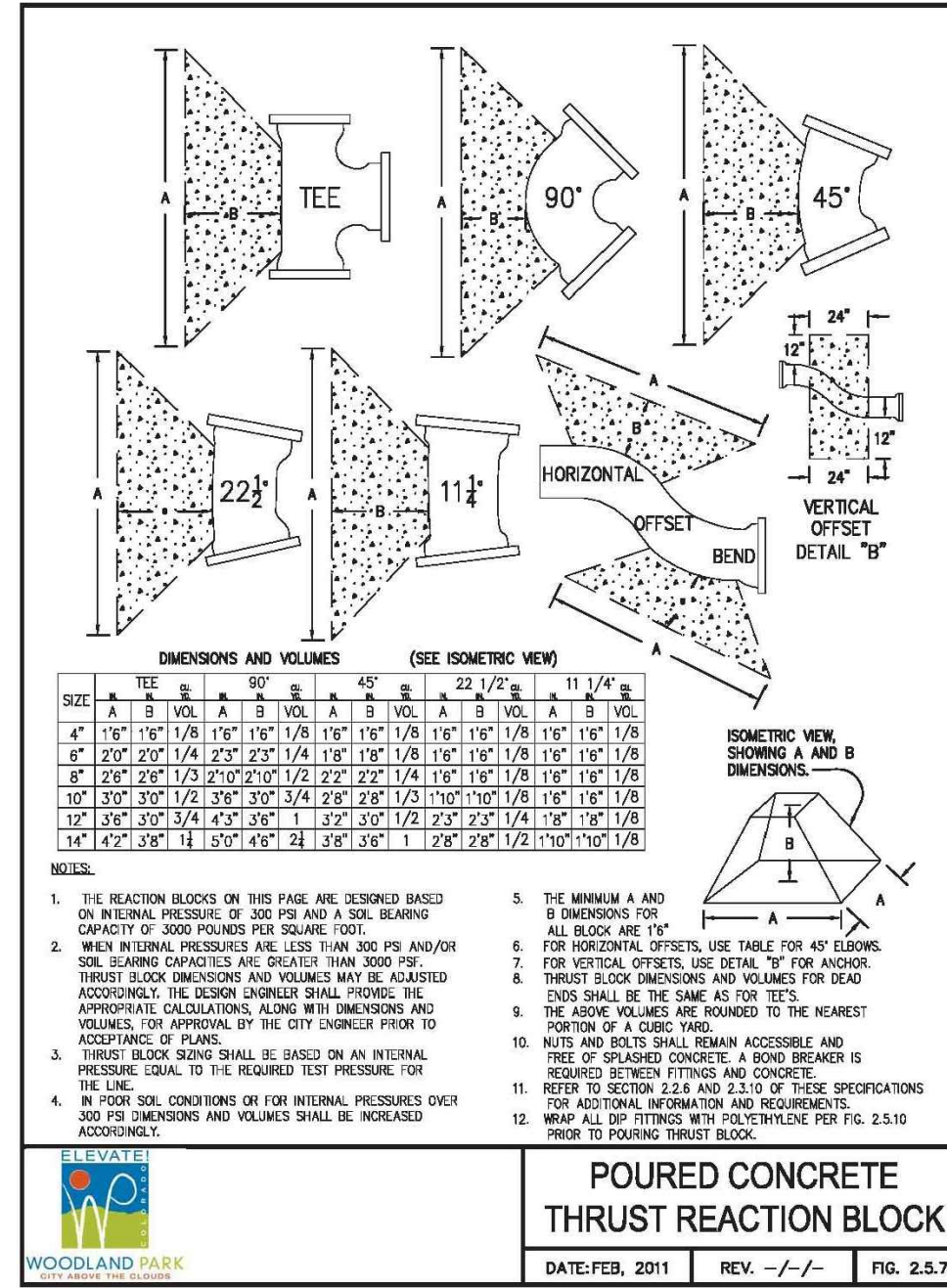
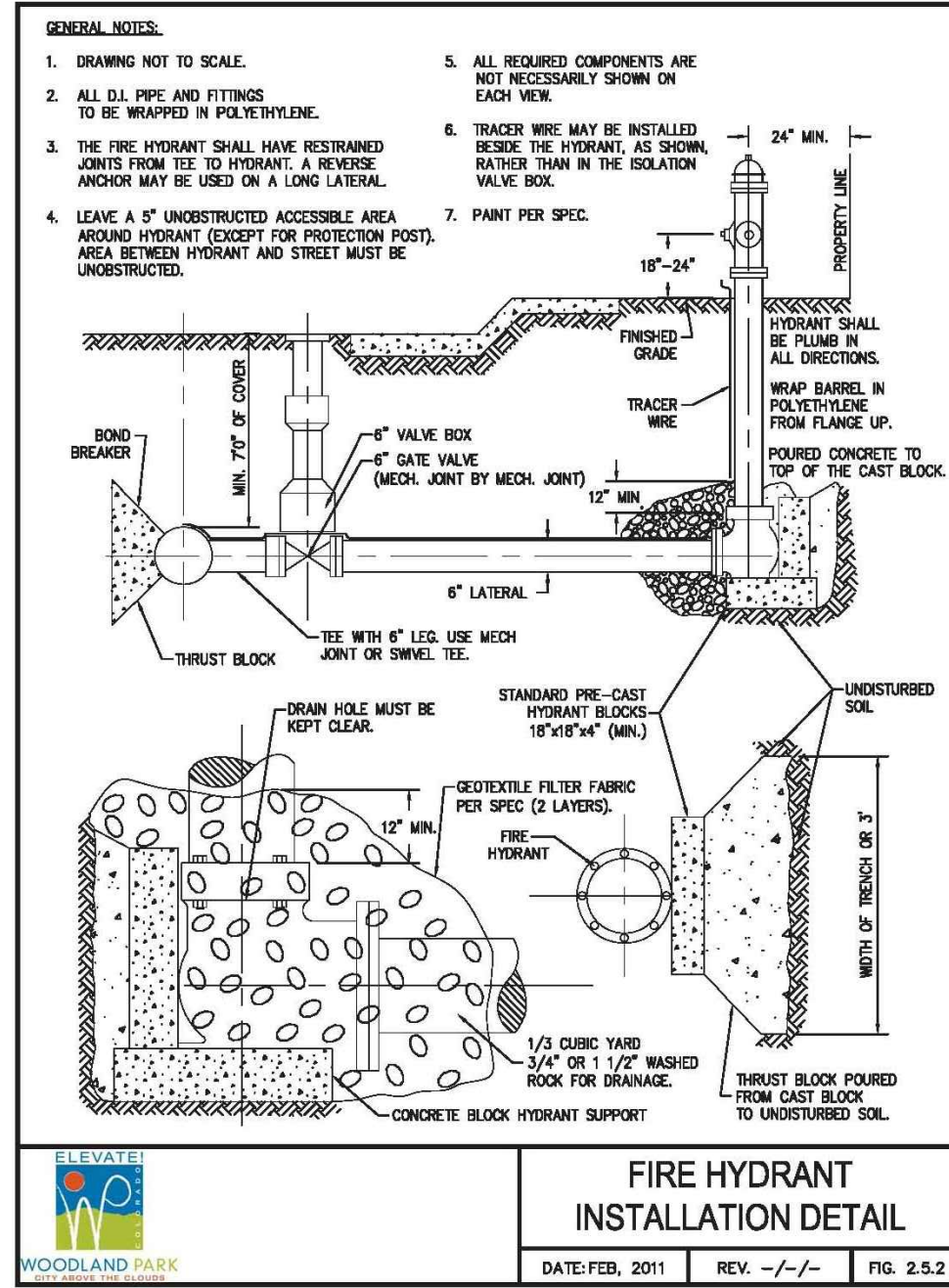
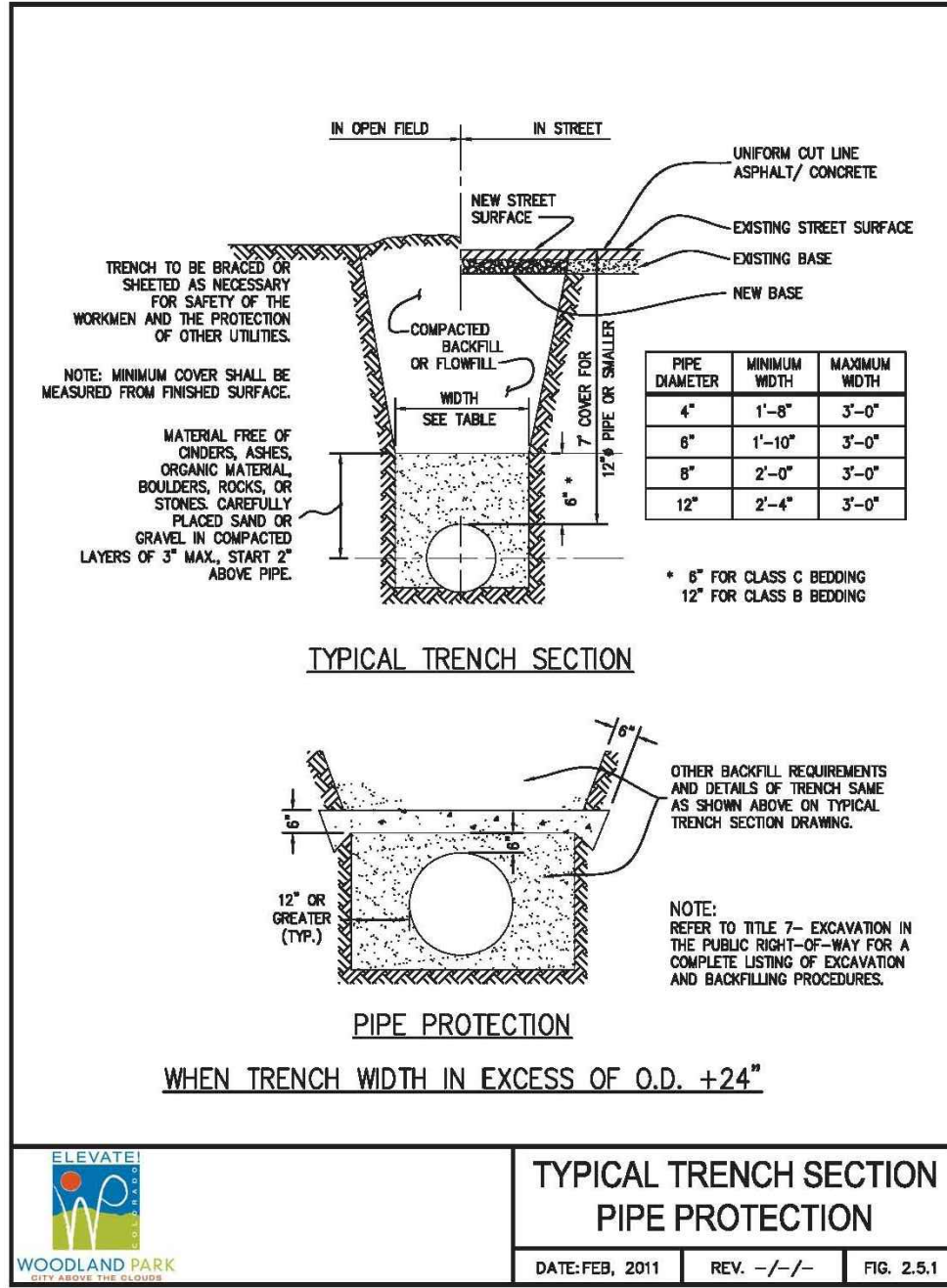
As-Built Submittal:

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

APPROVALS

HORZ. SCALE: 1"=100'	DRAWN: B.
VERT. SCALE: N/A	DESIGNED: JF
SURVEYED: RAMPART	CHECKED: JF
CREATED: 5/14/19	LAST MODIFIED: 5/13/20
PROJECT NO: 040301	MODIFIED BY: B.

U1.1



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

STANDARD UTILITY DETAILS

JPS ENGINEERING

19 E. Willamette Ave.
Colorado Springs, CO 80903

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UTILITY DETAILS

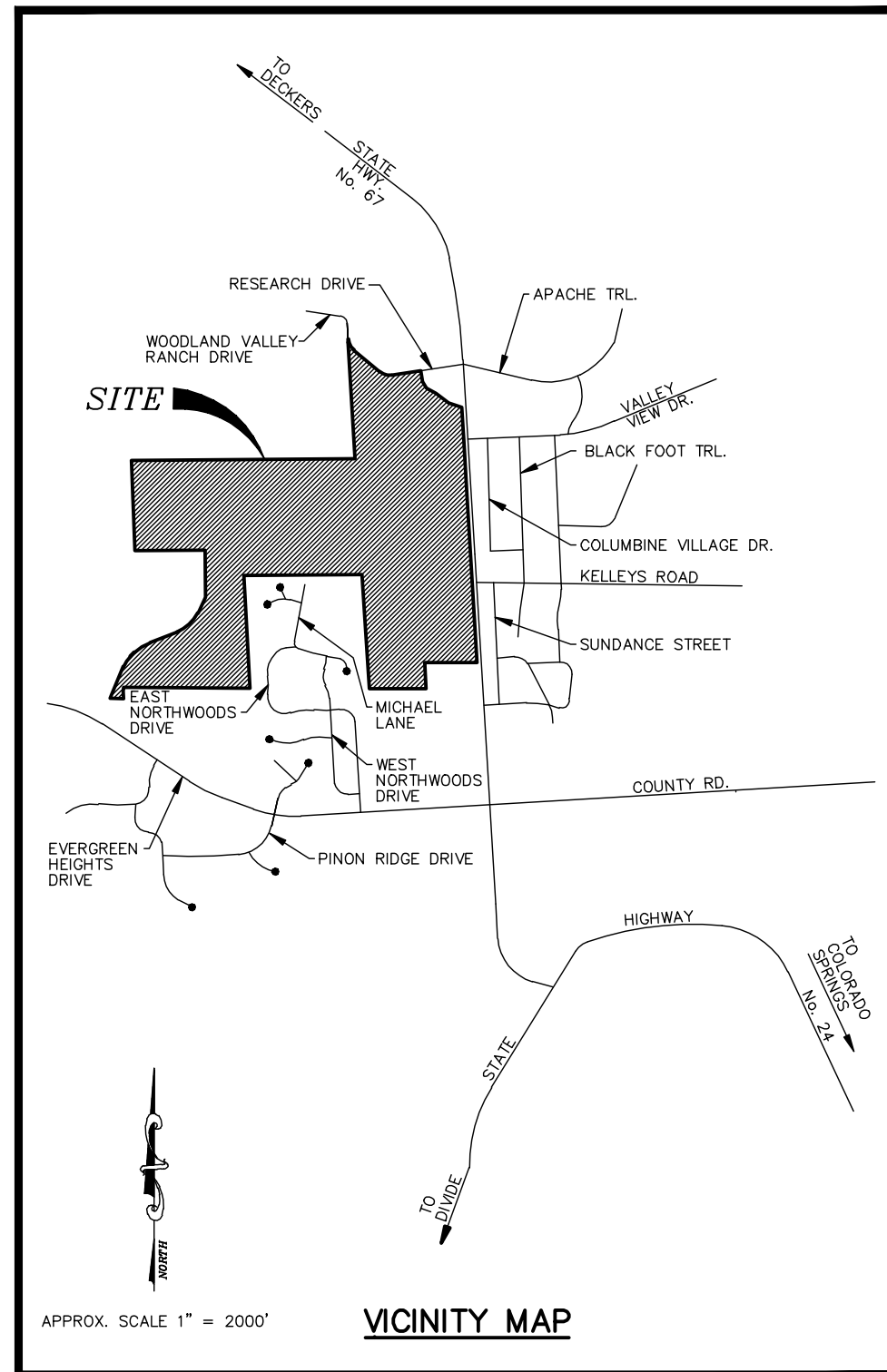
HORZ. SCALE: 1"=100'
VERT. SCALE: N/A
SURVEYED: RAMPART
CREATED: 5/14/19
PROJECT NO: 040301

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 12/14/21
MODIFIED BY: BJJ

U1.2

PRELIMINARY PLAT

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



APPROX. SCALE 1" = 200'

SCALE: 1" = 200'

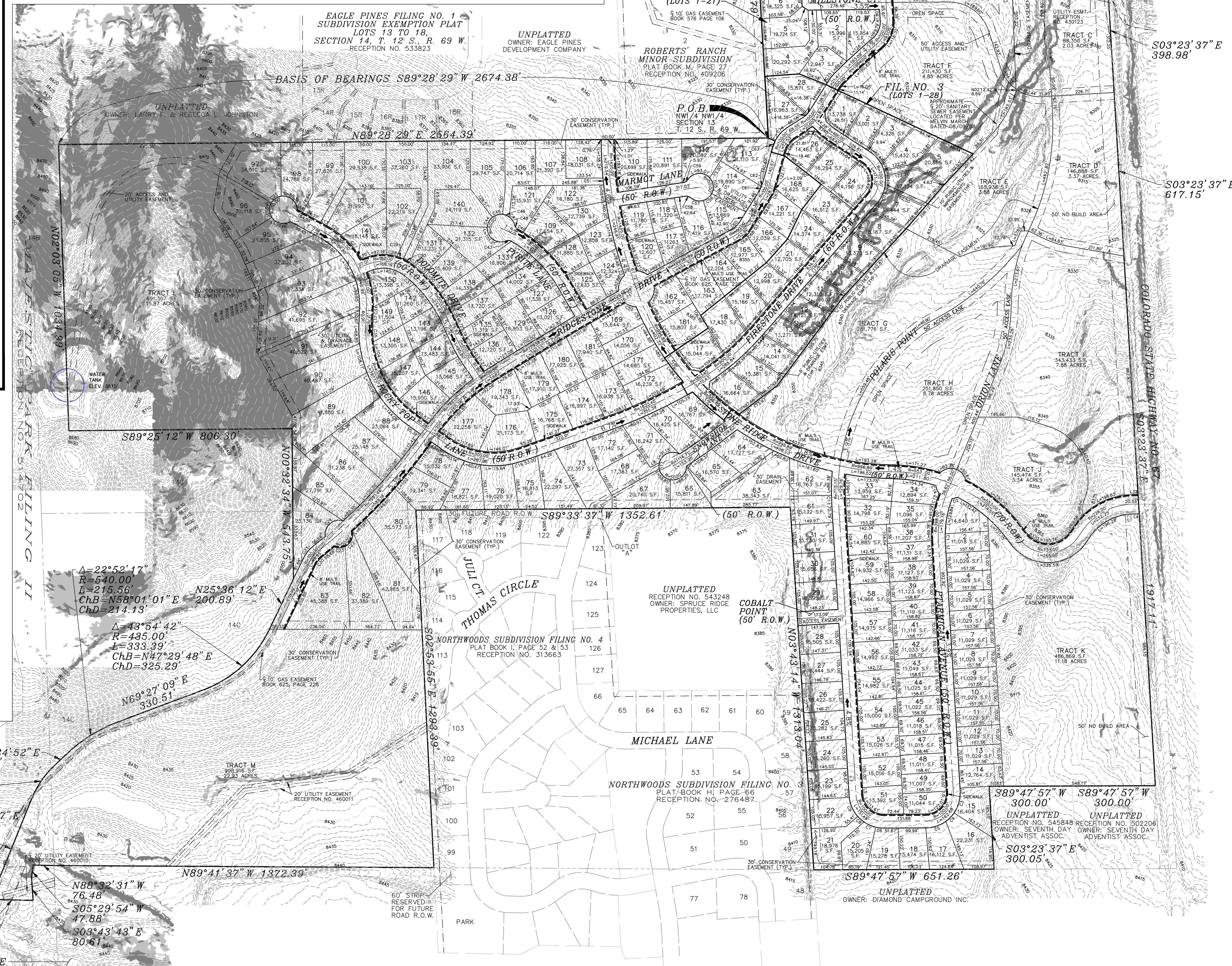
JOB NO.: 03267

FEBRUARY 20, 2004

REVISED: MAY 24, 2004

REVISED: JANUARY 31, 2017

TABLE OF LOT CURVES			TABLE OF LOT LINES		
NO.	LENGTH	NO. DIST.	NO.	LENGTH	NO. DIST.
C1	29.33	C28	37.13	C29	61.12
C2	23.23	C29	25.50	C30	50.12
C3	82.82	C30	28.20	C31	50.12
C4	82.82	C31	46.50	C32	18.92
C5	17.87	C32	16.70	C33	17.45
C6	28.54	C33	30.72	C34	38.48
C7	46.85	C34	4.83	C35	14.12
C8	30.08	C35	40.69	C36	7.41
C9	78.80	C36	54.43	C37	23.70
C10	6.33	C37	40.93	C38	25.82
C11	25.16	C38	26.71	C39	3.70
C12	12.34	C39	53.27	C40	54.40
C13	43.87	C40	33.51	C41	33.70
C14	32.14	C41	16.14	C42	28.72
C15	4.47	C42	16.51	C43	38.20
C16	12.23	C43	18.60	C44	24.74
C17	23.54	C44	42.31	C45	20.20
C18	6.30	C45	38.43	C46	22.37
C19	44.88	C46	26.16	C47	24.68
C20	34.47	C47	35.61	C48	66.80
C21	31.44	C48	18.45	C49	26.70
C22	66.04	C49	26.71	C50	43.70
C23	39.77	C50	26.70	C51	15.04
C24	103.83	C51	25.71	C52	23.69
C25	43.96	C52	41.62	C53	63.30
C26	65.43	C53	16.27	C54	36.74
C27	116.90	C54	38.80	C55	32.18



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

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

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

DATE: _____ DANA DUNCAN, OWNER

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

DATE: _____ CITY PLANNER, CITY OF WOODLAND PARK

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

PROFESSIONAL LAND SURVEYOR

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

SLOPE ANALYSIS:

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

SHADED AREAS = 30% OR GREATER SLOPE

30% TO 40% SLOPES
SLOPES GREATER THAN 40%

AREA SUMMARY:

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

HILLSIDE LOT DESIGNATION:

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

FLOOD PLAIN CERTIFICATION:

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

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

RAMPART SURVEYS

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

DRAWING: 03267PP3.DWG

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