



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, June 8, 2023, 6:30 P.M.
Council Chambers – 220 W. South Avenue
REVISED AGENDA

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:** April 13, 2023
4. **PUBLIC HEARINGS**
 - A. **CUP/SPR2023-02 CORE Electric Cooperative:** A request by CORE Electric Cooperative (Property Owner) and LKA Partners (Applicant) to approve a conditional use permit and site plan to renovate and expand the CORE Electric Cooperative facilities in the Community Commercial (CC) zone. The subject property is located at 800 N. Hwy 67 and is known as Lot 1R Carey Subdivision No. 2, City of Woodland Park, Teller County, Colorado. (QJ)
5. **WORK SESSION:** Short-term Rental Draft Ordinance - Discussion
6. **REPORTS**
6. **ADJOURN**

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES for April 13, 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

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: March 23, 2023

YES: Brown, Harvey, Kennedy, Nielson, Hartsfield.

NO: None.

ABSTAIN: Larsen.

Motion PASSES 5 – 0 with one abstention.

4. PUBLIC HEARINGS

- A. CUP/SPR2023-01 Tamarac Apartments:** A request by Mountain Starr Investments, LLC. (Property Owner) and Creighton Soukup (Applicant) to approve an amendment to a conditional use permit and site plan to allow 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7 acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. (QJ)

Senior Planner Gates presented the staff report, explaining the location, current zoning, and history of the property. Lot 6 was zoned MFU in 2014. The 2021 CUP/SPR for a multi-family residential development on Lots 6 and 7, consisting of a combination of 55 townhomes and three apartment buildings for a total of 167 units (132 dwelling units on Lot 6 and 35 dwelling units on Lot 7) and a gross density of 13.46 dwelling units/acre, is valid until December 2023.

According to 18.09.090, multi-family proposals in a Multi-Family zone require a conditional use public process and a preliminary site plan. This application amends the type of dwelling unit, only includes Lot 6, and revises the site plan. The final site plan will be reviewed administratively.

Two different types of apartment buildings are proposed: Type A consists of 72-dwelling units in three buildings with one- and two-bedroom units, up to 1,078 sf, with a 30' height. Type B consists of 50 dwelling units in five building with one-

and two-bedroom units up to 620 sf, and a height of 28' 10". He then reviewed the Municipal Code Section 18.57: Conditional Use Permit analysis. This application met all noticing requirements and was referred to the proper external agencies. One comment was received from CORE to resubmit a grading plan, which is now in the conditions of approval. No public comments were received for this proposal.

City Staff inadvertently routed this proposal to the Parks & Recreation Advisory Board who reviewed this application on April 12, 2023 and recommended accepting fees in lieu of land, \$2,352 per residential units (122) for a total of \$286,944. However, per City Code, the applicant is not required to pay fees in lieu of land because this is not a subdivision. Regional Park Fees, based on the number of bedrooms, will be required at time of ZDP.

Mr. Gates concluded his presentation with the Staff recommendation of approval of an amendment to a conditional use permit and site plan to allow eight apartment buildings with a total of 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.
 - b. Infrastructure Zoning Development Permit, fees-in-lieu shall be submitted pursuant to MC 18.33.170.
 - c. ZDP's and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings
 - ii. Final Drainage Report
 - iii. Final Landscaping Plan
 - iv. Final Site Plan
 - v. Final Floor Plans and Elevations
 - vi. Final Grading, Sediment and Erosion Control Plans with (BMP's)
 - vii. Final Utility Plan (water, sewer, power, etc.)
 - viii. Final Photometric Plan
 - ix. Colorado Stormwater Permit, Stormwater Management Plan
2. Coordinate with staff to modify the "Type A" Building façade to better harmonize with the Woodland Park "mountain western" aesthetic.
3. A final 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.
4. The Applicant must submit an updated grading plan to the City and CORE Electric Cooperative incorporating that the grade is not changing +/- six inches (6") along Colorado State Highway 67.
5. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
6. The Applicant must submit a traffic letter with addendum to CDOT to gain approval.

Commissioners asked for clarification on the Regional Park Fees. Chapter 17 in the Municipal Code and Ordinance 1632 Series 1994 states that the developer must dedicate park land or pay fees in lieu of land at time of subdivision, not at Conditional Use or Site Plan approval. The 2021 CUP/SPR approval included a townhome subdivision, triggering park fees. Since this application proposes all eight buildings as rental units under one

ownership/management company, it does not qualify as a subdivision or require land dedication. Vice-Chair Brown said the original 2021 CUP had a fairly unusual park land set-up, and was part of a two-lot provision, half of which still exists. Director Schminke's position is that conditions would still apply to both lots, but at this time the applicant is asking Planning Commission to change the CUP associated with Lot 6, so the land dedication requirement would go away. The Fees in Lieu would apply to Lot 7 if the developer proposed townhome or condo plats.

Chair Hartsfield invited the applicant to make their presentation.

Curt Soukup, the owner and developer of this project, presented the proposal, agrees with the conditions proposed by staff, and introduced Creighton Soukup, the COO, and Mike Bramlet, the engineer for the project. Mr. Bramlet presented the site plan, and believes all issues can be addressed. Each building has its own water, sewer, and fire service. The stormwater system collects water from all of Lot 6 and some of Lot 7, and discharges it to the west, which is consistent with the 2021 approved CUP. CORE's condition has to do with an existing conduit in the ROW not being disturbed.

Mountain Starr Investments applied for this CUP amendment because they do not build a for-sale product, do not allow subletting or STRs, combine a model unit with an property management office, and do not offer common spaces. This application does not include Lot 7, but are interested in purchasing it and are open to park fees. Mr. Bramlett addressed the parking concern saying the 211 parking spaces proposed for 122 units meets the code. There are no additional parking spaces for visitors. The trash enclosures occupy some of the previously planned spaces. Commissioner Brown brought up the ratio of one-bedroom to two-bedroom apartments as affordable family housing is an issue.

Then the discussion turned to park land and fees in lieu of in this proposal, especially with the relative high density and lack of parks & open space proposed. The original 2021 CUP was for lots 6 and 7, the original developer had agreed that the open space was to be public park secured in a plat note on the recorded plat. Director Schminke found that the original CUP had 6.5 acres of open space which included park amenities, playground equipment, and walking trails, PRAB review the 2021 proposal, and the 2021 CUP ordinance included that all future final townhome plats would include a statement to allow the general public access and use of the development's parks, open space, trails, and recreational amenities. The amenities on Lots 6 and 7 were connected by a 2/3 mile-long trail. The applicant referred to the proposed landscape plan, which includes a trail around Lot 6, connecting to Lot 7, and playground space and picnic tables, but they removed the outdoor workout equipment from the plan. Brown reminded everyone that the standard of approval is that the project is in the best interest of the City. This is a couple hundred people living in an area with no parks nearby. Commissioner Harvey said she would feel more comfortable with a condition for a trail. Mr. Bramlett said the park option was in lieu of fees, the park system was mostly in Lot 7. But Lot 6 and 7 were reviewed together, which makes it hard to change. The applicant plans on purchasing Lot 7, creating the park as designed, but will not subdivide, instead will build apartments.

Planning Director Schminke said only Lot 6 was noticed for this evening, Lot 7 is not included in this proposal. The CUP for Lot 7 is still in place, including the conditions. The applicant has not completed the purchase of Lot 7 yet. The minutes must state the intent of the applicant.

Todd Wiseman, 338 High View Circle, is encouraged by the thoughtfulness of the Commission on this application and he shared several concerns. Originally we were talking about 167 units across 14 acres (both lots 6 & 7), about 11 units/acre. This application calls for 122 units on only 7 acres (lot 6 only), 17.5 units/acre, a 52% greater density. This area of town was originally designed for light industrial at the end of a cul-de-sac to possibly 600 people living at the end of this cul-de-sac. One concern is open space and access to

amenities. He showed the original plan and compared it to the proposed Lot 6 plan, which is eight buildings and parking lots. He thinks the density should be spread out with more amenities.

Cindy Weiss, 3229 Regent Drive, is 6 lots away from this proposed development and stated her property value will suffer greatly from this development due to the density, traffic, and lack of open space. She requested that they consider a different plan for this property. She thinks that the Commission should consider the people who have worked their entire lives to afford to live in a mountain community like this. When she was first married, she lived with Section 8 housing just 10 houses down. She and her husband have worked hard to not live that way again. She already has a trailer home that was supposed to be sweet and appropriate for the area, but now there's a big wart in there with a two-story building that has a garage underneath it and is surrounded by trailer homes. She didn't work her whole life to have her house that's worth close to \$750,000 be devalued by a bunch of apartments and too high of density. She's very disappointed that Woodland Park has decided to be another Colorado Springs, Denver, or Fort Collins, it's one big city all the way to Cheyenne, WY. It's especially a travesty to those people who moved here to be in a mountain town.

Rick Willbanks asked about the site plan: is there still a 25' buffer and fence?

Wiseman got up and said he talked to CJ today, he intimated that the conditions would go to City Council and be administered by a ZDP. The only time it gets public input is right now. If we just leave it to Staff discretion, that does not go through public process.

Joe Fury of 565 Pembroke Drive spoke via Zoom. In 2014, this property was zoned light industrial, and to the protest of a number of residents, the PC changed the zoning. In 2021, this property was proposed for a mix of townhomes and apartments. Now the density is proposed to be even more. And now you're putting in a high density neighborhood that is completely inappropriate for the surrounding area. This is presented to you so you could use some judgement. He was concerned about emergency evacuation onto a 2-lane road. This makes it seem like there is no real zoning in Woodland Park. Someone needs to stick up for the residents and taxpayers who are already here, this request is just way overboard.

Jenn Johnson, via zoom, asked if the code allows that many residents to have only one access point, and was concerned about parking. She works for Black Hills Energy, and lives in South Dakota. She has seen parking become a huge issue as more apartments are being built with not enough parking, and is concerned people will park in the grass, along Highway 67, or along Tamarac. She's also concerned about ingress/egress and only one lane going each way on Tamarac.

Chair Hartsfield made a few more comments: The original proposal had 132 units on Lot 6, this proposal is for 122. Lot 7 originally had 35 units proposed, but we are not looking at Lot 7 tonight. The actual density proposed tonight is less than what was proposed in 2021. He invited the applicant to respond to the public comments.

Mike Bramlet addressed the technical issues: they worked with CDOT when they did the Lot 6 & 7 2021 proposal. Emergency access was an issue. This site plan still shows an emergency access onto Highway 67, although it's not an open access. The fire department or emergency services would have a Knox box on it. They are working with the City on the Tamarac cul-de-sac. One of the items in the traffic study is to get the traffic to go in a circular motion, maybe put an island in to direct traffic in a right turn counter-clockwise circular motion.

The applicants said their townhome project in Georgetown actually increased in property value. Higher density allows for more support of businesses, churches, and increases tax revenue base. They proposed more parkland and parking, noting the traffic consultant actually reduced the traffic density.

Vice-Chair Brown, sympathetic to the public comments made, noted that while the City allows up to 20 units per acre in MFU, is not sure this part of town should be so dense, but this proposal is reasonable. Condition #6 requires CDOT approval of a traffic letter for SH 67.

Hartsfield asked for clarification on the fees in lieu of park land/open space issue. The City Attorney clarified that Planning Commission cannot issue conditions if they are not required by code unless voluntarily agreed to.

Director Schminke suggested, that the applicant has indicated an interest in both lots, an option would be to withdraw the application and resubmit a holistic proposal for Lots 6 and 7. The applicant was not interested in that option as it would be a significant delay and hardship. The applicant suggested a condition for Lot 7, but Larsen said they had to be careful because of ownership.

Harvey clarified that the original consideration is that the previous conditions were for two lots, and the applicant has agreed that Lot 6 is going to incorporate a trail and some recreational areas not necessarily open to public access. Then we got into the discussion that the previous ordinance included open access to public area and included Lot 7. At this point, we are only considering Lot 6, and in the staff report to City Council can include the Planning Commission's discussion that the original CUP included two lots. One of those lots had open space that would be open to the public and that the applicant at a future date will come back to the Planning Commission with the site plan for Lot 7 and has indicated that he will continue to maintain an open space and also consider additional parking. The Planning Commission is hindered because they are only discussing Lot 6. Director Schminke said that the staff can add a section in the Staff Report recommending it to City Council. Harvey said the PRAB statement is also only a recommendation, not a requirement. Schminke said that there are requirements for open space in PUDs, and clear park land dedication/fee in lieu of for a subdivision, but she hasn't found a park land dedication requirement for this type of development.

An suggestion to table the decision was not supported. Harvey suggested that there be wording in the staff report that this application is for only Lot 6, the original CUP was for Lots 6 and 7, which included public open space on Lot 7, and the applicant was amenable to continuing to provide public open space on Lot 7. In the packet, there is information related to a proposed trail, open space, and emergency access. Planning Commission may choose to add a Condition #7 that says either prepare a better site plan that delineates those aspects that goes to City Council for final consideration. The applicant has the site plan that shows the trail and will send it to CJ so the PC can see the initial submitted plan.

MOTION: Harvey motioned to approve the applicant's request with the staff's recommended conditions with an edit to those conditions that addresses parking, open space, emergency ingress and egress sites on the final site plan.

She then amended her motion and Kennedy seconded to approve with conditions as the staff has recommended. Brown thought it seemed like they should add a Condition #7 appropriate provisions be added to access the open space provided on Lot 6. Harvey and Kennedy then withdrew their motion and second.

Harvey then moved and Kennedy seconded to approve an amendment to a conditional use permit and site plan [a request by Mountain Starr Investments, LLC. (Property Owner) and Creighton Soukup (Applicant)] to allow 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone with the Staff Conditions and an additional Condition 7 for: Appropriate language shall be added to provide for public access to the park, open space, and trail facilities provided on the parcel.

Kennedy commented to the public commenters that he thought this project is reasonably separated from adjacent properties, this area was zoned MFU in 2014, the original CUP was approved for higher density in 2021, and this submittal allows the applicant to change the structure of the buildings and go to a lower density. It's not a decision to do it or not do it at this point, that was already decided by others long ago. This is just an adjustment to something that was already approved a few times. .

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

NO: None.

This case will go before City Council for a Public Hearing on May 18, 2023.

Chair Hartsfield called a 10-minute recess.

5. NEW BUSINESS

- A. POD2023-01 TAVA House Properties Woodland Station Plan of Development:** A request from TAVA House Properties, LLC for Planning Commission recommendation on a Plan of Development for 6.63 acres that is commonly known as "Woodland Station", located at 201 Saddle Club Ave with a legal description of 24-12-69 PT E2 as Desc at 632409 Exc Woodland Station 1, and is zoned CBD/Woodland Station Overlay. (QJ)

Director Schminke presented the staff report, first reviewing statutory provisions from C.R.S. 31-25-807(4) that give the planning commission 30 days to review and provide comment on a plan of development (POD), and that the City Council will hold a public hearing on the proposed POD and must make specific findings as required by statute. She next reviewed relevant statutory definitions and background information noting the location of the subject property, that the City adopted a Foundation Plan for the subject property in 2002, the Woodland Station Overlay District (WSOD) was established in 2007 with the intent of architectural and planning component guidelines to achieve a scale and quality consistent with the key location of the Woodland Station in the heart of the Central Business District (CBD) zone, and Resolution No. 677 provides design guidelines for development within the WSOD. She next reviewed the intent of both the CBD zone and the Woodland Station Overlay District, brought attention to the list of relevant policies from the Comprehensive Plan that was included in the staff report, and that the Comprehensive Plan Future Land Use Map shows the area as downtown mixed use.

Director Schminke next reviewed each of the four phases of the POD proposed by Tava House Properties (Tava). In each phase she summarized the information provided by Tava noting the developer, the proposed uses, the size of the land area, proposed building square footage, estimated employment, and timing for construction.

She also drew attention to the section of the staff report that listed other considerations that would be reviewed in more detail at the time of subdivision and subsequent site plan reviews. These items included lot configuration, infrastructure, environmental concerns, site access and circulation. Director Schminke noted that since the primary access into the property is from Highway 24, CDOT review and approval is required and they may require improvements such as changes in signalization or turning lanes, which could potentially impact Bergstrom Park. She also identified land uses, parking, architectural design and landscaping, parks & trails, and historical assets as items that would be addressed in more detail in subsequent applications.

Director Schminke concluded the presentation by reviewing the criteria for which City Council will need to make findings. She referenced the staff report where questions were raised regarding the very conceptual nature of the proposed POD, if it provides a clear picture of how

the project will meet the vision depicted in the comprehensive plan, and if it will afford maximum opportunity, consistent with the sound needs and plans of the municipality as a whole for development. The final recommendation was:

if the Planning Commission finds the 2023 TAVA House Properties Woodland Station Plan of Development for the 6.33 acre parcel commonly known as "Woodland Station," located at 201 Saddle Club Avenue meets the following conditions:

- There is a need to take corrective measures in order to halt or prevent deterioration of property values or structures, within the POD area, or
- To halt or prevent growth of blighted areas therein, or any combination thereof
- And if it further finds that the plan will afford maximum opportunity, consistent with the sound needs and plans of the municipality as a whole, for the development or redevelopment of the POD area,

then the Planning Commission should recommend City Council adopt a resolution approving and adopting the 2023 TAVA House Properties Woodland Station Plan of Development (POD).

Chair Hartsfield opened the discussion. Vice-Chair Brown noted that other municipalities in Colorado post their PODs on their websites, generally the PODs describe the whole downtown area, attributes they are looking for, and look like the foundation plan for Woodland. He asked if the Foundation Plan could serve as the POD and that while the DDA may have a good recommendation, the Planning Commission may not have the expertise to validate that. Director Schminke offered that statute is pretty open to what the Planning Commission recommends to City Council, who has the ultimate authority.

Commissioner Nielsen clarified that since the DDA is conveying the development of this publicly owned parcel to TAVA House, a private entity, the POD needs to be approved so the community knows what to expect from the developer.

Commissioner Kennedy noted this plan is for four phases over a substantial period of time with the entire parcel conveyed up front and had concerns regarding the developer performing as expected over all four phases. Director Schminke stated there are a variety of documents City Council will consider and those address conveyance of the property, development agreements, and non-performance clauses.

Commissioner Kennedy brought up concerns regarding parking for the development and if this proposal will maximize development in this area. Commissioner Brown stated that the need to make a finding regarding optimizing development brings in the prior Commissioners' comments and the questions raised in the staff report, and this then suggests that the Planning Commission does not have enough information to determine if this is optimal development.

Director Schminke clarified for the Commission that the application was received in the Planning Office on March 29th and statute provides a 30 day time for their review. She also relayed that the DDA and the developer would appreciate final comments this evening.

Commissioner Larsen read the last paragraph on page 13 of the staff report and asked Director Schminke if these item would be adequately addressed in a preliminary or final plat process. Director Schminke replied that it is her understanding the process will address all that and the developer will answer those questions for himself as they move forward in the process and once they dive into development costs this will help their vision mature and further define what each phase will look like. She further commented that the purpose of these questions was to flag these items and reassure everyone this was looked at, but it is ultimately the developer's responsibility, and the City is putting together contract to ensure we have recourse if they are not able to perform.

Commissioner Larsen also noted that the fourth phase proposes a use that is in direct conflict with the current City Code provisions of having residential uses on the first level in the Woodland Station Overlay District.

Chair Hartsfield invited Tony Perry, Chair of the DDA to speak. Mr. Perry clarified that “what’s in the very simple, aspirational development plan is just residential, they are not proposing single-family residences”. Residential use is permitted in the overlay and in the future they would meet all the code requirements or request code amendments.

Mr. Perry then reviewed the documents Council will be considering which include a contract for the property itself and City Council will have to consider if this is fair value. Other documents include a contract addendum which lays out phases one through four with financial penalties for non-performance on those phases. TAVA House Properties also agreed to a Performance Deed of Trust which will make it easier to get the property back if they don’t perform.

Mr. Perry continued his comments saying, the Planning Commission is simply determining if this plan of development is reasonable. The DDA and Tava would prefer the Planning Commission say ‘no’ to this plan rather than delay a decision or preferably vote ‘yes’, and put this in the hands of City Council.

Commissioner Harvey questioned why more than just Phase I is being considered at this time. Mr. Perry mentioned stated Tava is paying ‘fair value’, which is different from ‘fair market value’ and is appropriate given some other issues, such as stormwater, that will need to be addressed and the market will dictate phases 2, 3, & 4.

Commissioner Nielson asked for additional clarification regarding impacts to Bergstrom Park. Mr. Perry explained that the historic assets will not remain in their current location and that Tava is taking responsibility for relocating these and they will bear the cost of that. He noted there has been a number ideas, such as locating these adjacent to the proposed square, or another location in the region.

Commissioner Nielson asked if water usage for this development has been identified. Mr. Perry replied that the only uses confirmed at this time are a restaurant and banquet facility.

There was further discussion regarding the residential use in Phase 4 and the possibility of ‘mixed-use’. Mr. Perry committed that future proposal would comply with City regulations.

Commissioner Nielson inquired if TAVA House had plans to sell Phase 4 to let someone else develop it. Mr. Perry confirmed another entity could develop Phase 4.

Chair Hartsfield and the rest of the Commission continued their discussion. There were concerns with the vagueness of Phases 2 through 4, the desire to clearly denote ‘mixed-use’, concerns that ‘mixed-use’ is not currently codified, and the desire to see Phase 4 as not solely residential.

Commissioner Brown stated confidence in the folks putting all this together and that they are making sound decisions, but he does not have enough information to support that. There was also concern that they did not have enough time to develop a list of concerns regarding the POD.

Commissioner Nielson asked if a subsequent phase of the development is transferred to another developer who then defaulted, do the penalties in these initial contracts carry forward to a new owner? Mark Weaver talked through the process for the Commission. City Attorney, Nina Williams, said that there are many provisions in the contract protecting the city, these document get recorded and these provisions transfer to the new owner.

Chair Hartsfield asked which types of applications the Planning Commission would review for each of these development phases. Director Schminke replied the Planning Commission would see the subdivision of the land.

Commissioner Harvey stated she believes they meet all three of the statutory requirements. There was additional discussion regarding maximum opportunity and all want the Tava House to be successful.

Commissioner Larsen motioned and Commissioner Harvey seconded that the Planning Commission recommend to the City Council adoption of a Resolution of approving and adopting the 2023 Tava House Woodland Station Plan of Development (POD) based on meeting the criteria found in CRS 31-25-807 (4)(d), and finds that the plan will afford maximum opportunity consistent with the sound needs and plans with the City of Woodland Park as a whole, for the development of the 2023 Tava House Woodland Station Plan of Development buildable area. Commissioner Harvey seconded.

The motion was discussed and then withdrawn for amendments. A discussion ensued on how to word the motion.

Commissioner Kennedy motioned that Planning Commission provide a recommendation to City Council to proceed with their hearing to review the Tava House Properties Plan of Development for the Woodland Station based on meeting the criteria found in CRS 31-25-807 (4)(d), and finds that the plan will afford maximum opportunity consistent with the needs and plans of the City of Woodland Park as a whole for the development of the 2023 Tava House Woodland Station Plan of Development. Commissioners further discussed if the motion should include that City Council should have sufficient information to make the decision. This motion died for lack of a second.

MOTION: Vice Chair Brown moved, and Commissioner Harvey seconded, that the Planning Commission finds there may be sufficient information for the City Council to find the statutory conditions set forth in CRS 31-25-807 (4)(d) are satisfied.

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

NO: None.

Motion passes 6 – 0.

6. **ADJOURN:** The meeting was adjourned at 9:40 p.m.

Approved this _____ day of _____, 2023 by

Ken Hartsfield, Chair



Planning Commission Staff Report Public Hearing June 8, 2023

Agenda Item

Department

Presenter

4A

Planning

C.J. Gates
Senior Planner

AGENDA ITEM 4A

#CUP2023-02 A request by CORE Electric Cooperative (Property Owner) and LKA Partners (Applicant) to approve a conditional use permit and site plan to renovate and expand the CORE Electric Cooperative facilities in the Community Commercial (CC) zone. The subject property is located at 800 N. Hwy 67 and is known as Lot 1R Carey Subdivision No. 2, City of Woodland Park, Teller County, Colorado. (QJ)

BACKGROUND

The subject property has been incorporated into the City of Woodland Park since the 1970's. CORE (previously known as IREA) received their first building permit on this property in 1979 as been operating within the City since then. Additions were made to the administrative building in 1998 and an accessory storage structure was built in 2018. CORE currently provides essential electricity services to the City of Woodland Park and the greater Teller County Area. Staff has researched this property and have found no records of a conditional use permit previously issued for this site and use.

Figure 2 below, is a site plan with the existing layout of the subject property. As you can see from the exhibit, currently there is an office, warehouse and covered vehicle storage on the east side of the parcel. This office building is open to the public, though CORE suggests their customers pay their bill online and not in-person at this facility. Also existing on the subject property is additional exterior storage area for equipment for the CORE linemen that work from this facility as well as pole storage.

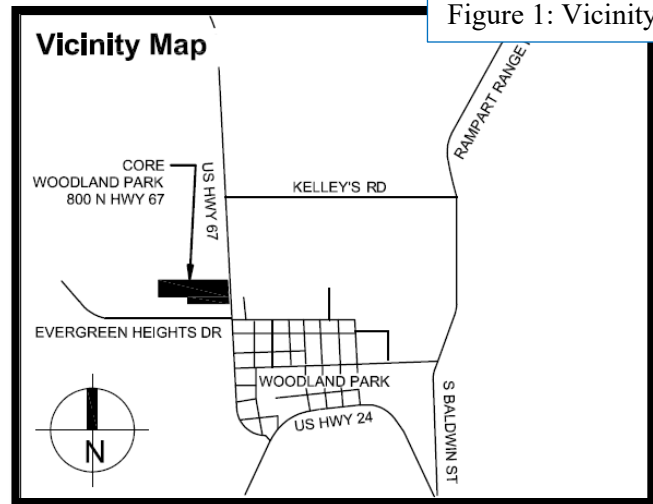
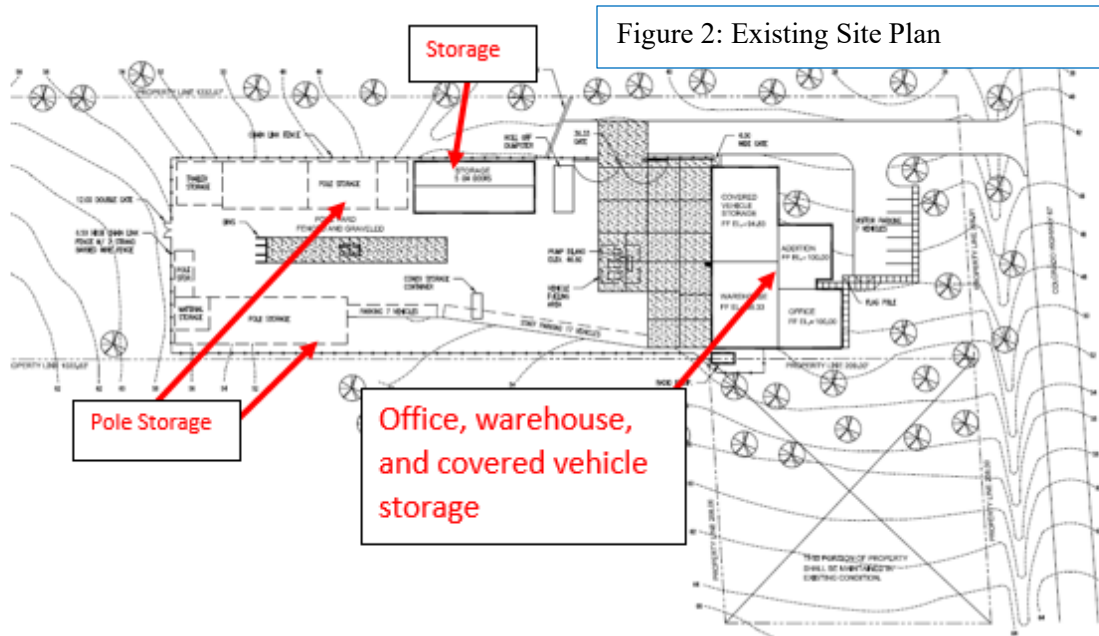
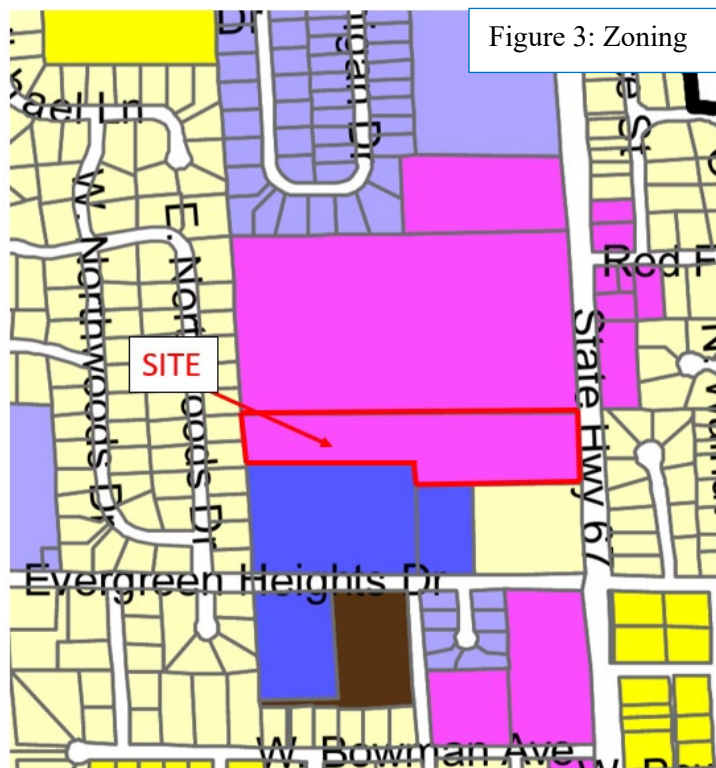


Figure 1: Vicinity Map



SITE AND SURROUNDING PROPERTIES

Per the zoning map on figure 3, the subject property is zoned Community Commercial (CC) and is bordered by additional commercial zoned property occupied by Diamond Campground. Directly to the south, is land zoned Public/Semi-Public Land and Suburban Residential where Teller County Fire Protection and The Church of Nazarene reside. To the east and west of the subject property are single family residential developments zoned Suburban Residential.



City of Woodland Park - Zoning Map

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

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

USE	ZONE
North	Diamond Campground
South	NE Teller County Fire Protection District & Woodland Park Church of Nazarene
East	Colorado State Highway 67 and The Logs Subdivision
West	Northwoods Subdivision Filing 1

Figure 4a is an aerial photo of the subject property and additional site photos follow in figures 4b – 4d.





Figure 4b: Picture taken from HWY 67 looking southwest



Figure 4c: View of front of existing CORE building



Figure 4d: Picture taken from existing CORE parking lot looking north into Diamond Campground

CURRENT PROPOSAL

Within the applicant's letter of intent, which is attached hereto, they identify the use on the subject property is "essential services and utilities". Staff has analyzed the application and CORE's operations, and disagrees with the "essential services and utilities" designation. Staff has determined that the CORE facility's existing and proposed operations fall within the "Contractors and construction services" use, which is listed as a conditional use in the Community Commercial zone district. (Reference MC. Section 18.09.090 Districts established – Table of permitted uses for business, industrial and residential districts).

CORE has been operating at the subject property since 1979 and a Conditional Use Permit has never been issued by the City. The current proposal is for a Conditional Use Permit to allow the existing operation and its proposed additional facilities to continue operating at this location within the Community Commercial zone district.

Within the attached application, the applicant has also pointed out that the current proposal includes several deviations from the City of Woodland Park Municipal Code. Within subsection B of the applicant's letter of intent, they identify that Section 18.21.045 of the City Code, states that within the CC zone the maximum number of accessory buildings on any lot for any principal building shall be two. The applicant is requesting approval of the CUP with a total of four structures and has provided information regarding why all the buildings are necessary for the operation of this facility which provides essential services to the community. Staff is viewing the property as having two separate principle uses which are the administrative side catering

towards the onsite operations and the warehouse catering towards the offsite operations where CORE's employees stage vehicles and materials to then work offsite. Each principle use may have its own "primary structure" as well as two accessory structures.

Subsection C of the applicant's letter of intent addresses the requirement that 25% of the 296,264 square-foot site is to be landscaped. They are proposing 119,989 square-feet of landscaping on the site which exceeds the minimum requirement of 74,066 square-feet. The issue is the location of the landscaping on the site. Half of the minimum required landscaping must abut adjacent residential zoned areas.

The proposed landscape plan includes a total of 34,477 square-feet of landscaping instead of the required 37,033 square-feet adjacent to the residential zoned land to the west. It does not include additional square footage for the landscaping along the south property line adjacent to the church that is also zoned residential. The remainder of the 119,989 SF of landscaping occurs around the remaining site perimeter. As seen on the site plan, in order to maximize buffering the site from surrounding properties, the applicant is also proposing a new opaque 6' chain-link fence and is planning a landscape buffer on all sides of the site.

Lastly, subsection E states of the applicant's letter of intent addresses the Architectural Design Guidelines in Section 18.33.180 H.3 of the City code. Per that Code section, "*The primary use of prefabricated metal for an entire structure, panelized flat plywood and highly reflective materials for facing materials is prohibited.*"

The only proposed exterior material for the heated vehicle parking/warehouse building (Building B) and the unheated parking building (Building C) is metal wall panels, which is typical of pre-engineered metal buildings. As the buildings are proposed, they do not comply with this specific section of the City Code. The proposed metal buildings are planned to be set deep into the property thus making them difficult to see from Highway 67. The additional landscape buffer as well as fencing, will also shield these proposed buildings from view from the street.

Proposed Site Plan & Elevations

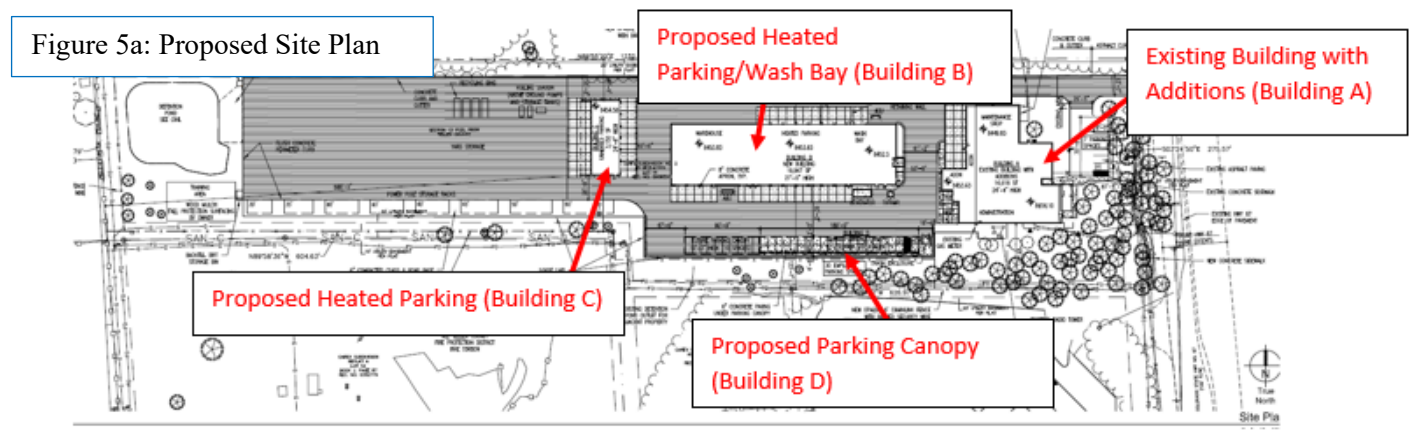
Figure 5a is the proposed site plan which is also attached within the application. As seen on figure 5a, the applicant is proposing a complete remodeling of the original building built in 1979 (Building A) as well as addition of the following improvements:

- Expansion of the administration area into the current maintenance shop area
- Relocation of the maintenance shop into the current enclosed vehicle parking area
- Relocation of the enclosed vehicle parking function into a new building
- Building envelope aesthetic and energy performance improvements
- Construct an addition to the west side of the existing administration building for more administration office and maintenance shop space

The applicant is proposing the construction of Building B in order to house linemen support spaces, one vehicle wash bay, 14 heated vehicle parking spaces (for utility service vehicles and

equipment), and a large warehouse space. The proposed parking canopy on the south side of the site (Building D) will include 20 parking bays and the roof of the canopy also is planned to cover a row of material storage pallet racks. Other improvements that the applicant is proposing is a linemen training yard, a storm water detention pond, above ground fuel storage tank and vehicle fueling station, power pole storage racks, material storage yard, and expanded pavement area for vehicle circulation.

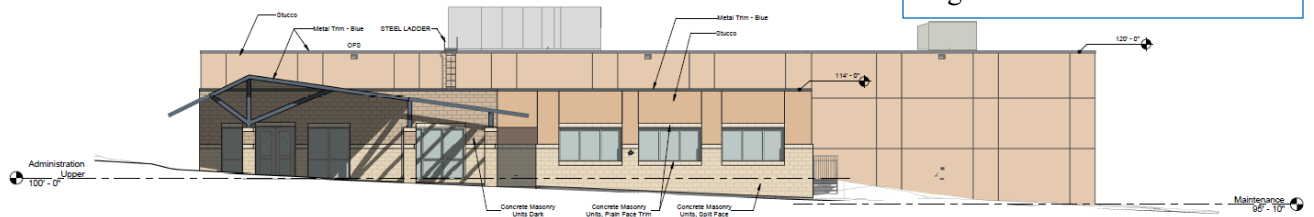
Figure 5a below outlines the applicants proposed site plan and several of the proposed improvements called out in red. The complete site plan including all of the improvements is attached hereto.



Figures 5b-5e are renderings of the proposed elevations for the renovated and expanded administration building. The updated structure is proposed to have a total height of 20 feet and includes updated building materials in order to enhance the aesthetics including stucco, concrete masonry units, and metal trim. Figure 5f below is a color rendering of the proposed entrance of the administration building. Prior to the submittal of the application, staff met with the applicant outlining the City's architectural design guidelines and what type of materials would be preferable to staff and the City. The applicant provided an additional rendering of the proposed entrance of the administration building to showcase the aesthetically pleasing proposed renovations that will be visible from the street.

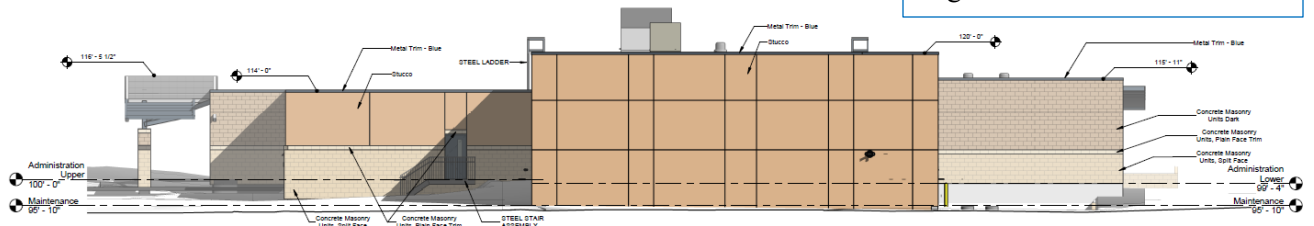
Lastly, figure 5g below is a rendering of the proposed elevation for the heated parking area which will have a total height of 28' – 2 ¾". Due to the shape of the subject parcel and perimeter screening, the heated parking building along with several other improvements will be tucked deep into the site shielded from Highway 67.

Figure 5b: East Elevation



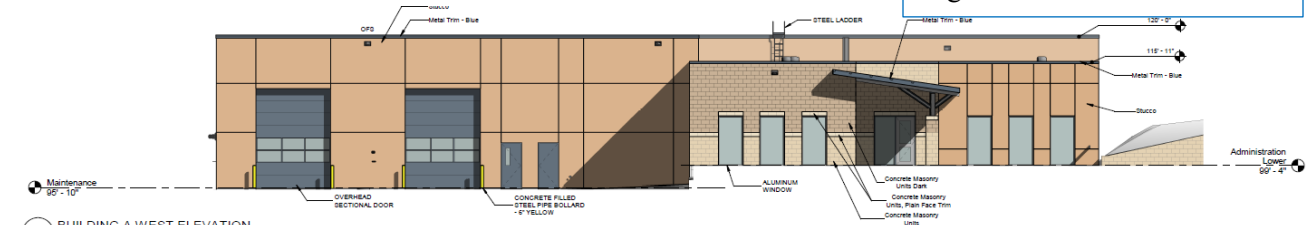
16 BUILDING A EAST ELEVATION
Scale: 1/8" = 1'-0"

Figure 5c: North Elevation



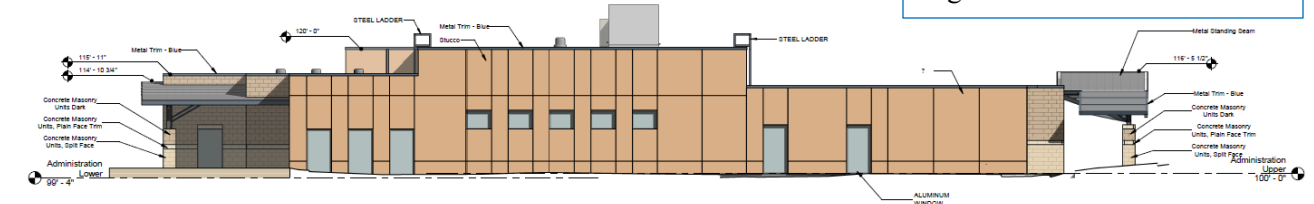
15 BUILDING A NORTH ELEVATION
Scale: 1/8" = 1'-0"

Figure 5d: West Elevation



14 BUILDING A WEST ELEVATION
Scale: 1/8" = 1'-0"

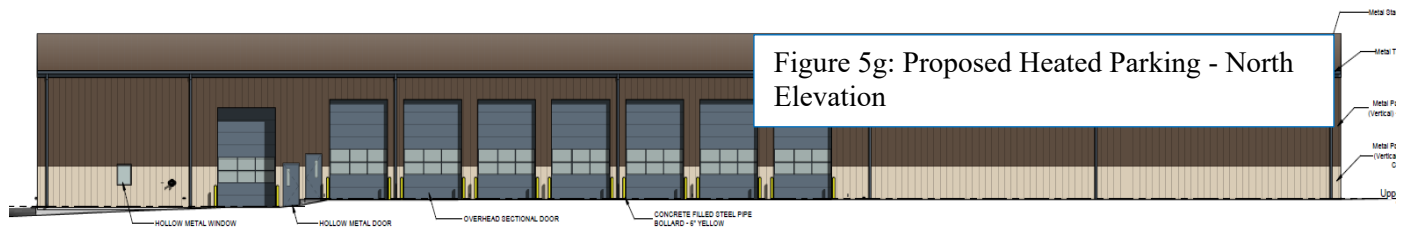
Figure 5e: South Elevation



13 BUILDING A SOUTH ELEVATION
Scale: 1/8" = 1'-0"

Figure 5f: Proposed Front Entrance of Administration Building





ANALYSIS OF CONDITIONAL USE PERMIT AND FINDINGS

Municipal code section §18.57 *Conditional Use Permit* regulates the review of conditional use permit requests. §18.57.040.A states: “*The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional use permit, even though meeting the minimal standards of the chapter and code, may be denied, if it is determined that the development and use is not in the best interest of the city.*” §18.57.040.B specifies the standards by which all conditional uses must comply in order to receive approval.

Below is a listing of the applicable CUP standards from Code Section 18.57 complete with staff’s analysis.

1. *The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.*

Complies. CORE has been operating out of this location for over 40 years and provides an essential service of electricity to all of the City of Woodland Park and the greater Teller County Area. The operations performed at this location help CORE shorten response times to emergencies within the City of Woodland Park. Staff has determined that the CORE facility’s existing and proposed operations fall within the “Contractors and construction services” use, which requires a conditional use in the Community Commercial zone district.

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

Complies. The use poses no threat to public health and welfare. Zoning of the site supports the specific activities that occur on the subject property including vehicle maintenance, construction services, and administrative offices.

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

Complies. The CORE facility has operated at this location for over 40 years and is adjacent to a commercially zoned property to the north. Adjacent properties have already developed. This proposal is to support existing operations and does not change the existing operations.

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

Complies. The use the subject property is adhering to the use label “contractors and construction services”. This specific use is allowed with a conditional use permit. This proposed development also includes 119,989 square-feet of landscaping which exceeds the minimum total site coverage requirement. It also includes fencing that will provide additional perimeter screening.

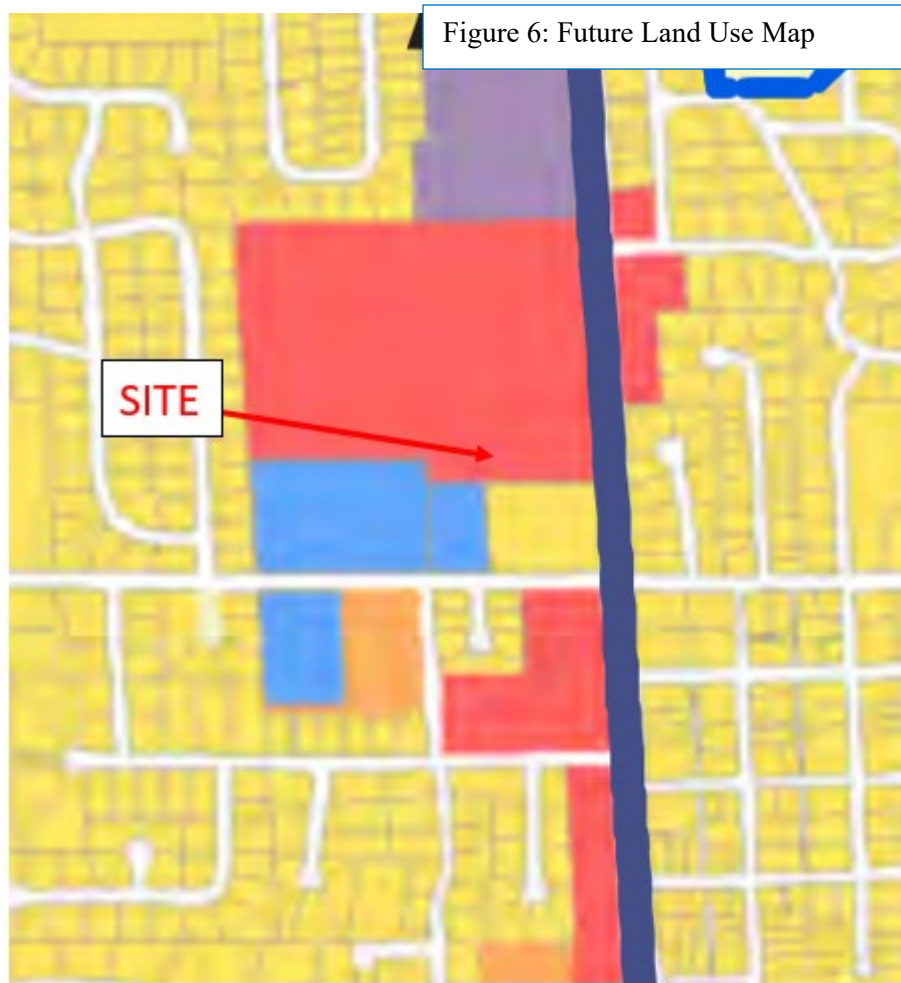
5. *The proposed development and use shall conform to the provisions, objectives and policies of all city plans, adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements and downtown redevelopment.*

Complies. The development is consistent with the following principles and goals as specified in the City's Comprehensive Plan and future land use map (Figure 6).

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

Land Use and 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. All new development should contribute to Woodland Park's mountain western identity.

Figure 6 below is the Future Land Use Map found within the City of Woodland Park Comprehensive Master Plan. As seen below, the subject property is labeled as "Commercial".



Future Land Use Categories

■ Open Space	■ Mixed Use Areas
■ Single Family Residential	■ Parks and Semi/Public Lands
■ Multi-Family Residential	■ Teller & El Paso Counties Rural Residential
■ Downtown Mixed Use	■ Teller County Commercial
■ Commercial	

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

May Comply.

The applicant is requesting the CUP be approved with two principle buildings and two accessory buildings. They will not meeting the full landscaping percentage at the rear of the property, however have exceeded the minimum landscaping requirements. Given lot configuration, and the essential operational needs of CORE, staff is comfortable with these deviations.

Attached within this staff report is the detailed City Staff Redline Comments of the application. City staff has called out issues within the applicant's site plan including the size of water main needed to serve the administrative building as well the design of the proposed sidewalk. Comments must be addressed during the construction document phase of the application process.

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

Complies. The applicant has submitted a traffic memo that is attached within the application. The memo outlines that the proposed improvements will add an average of four additional trips per day. The included traffic memo states that the existing street network will adequately accommodate the proposed site additions.

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

Complies. The development plan has been prepared with care to minimize impacts to existing topography conserving unique features where feasible. Surface drainage is handled with a detention pond sited to reduce impacts and create a larger buffer from the residential zoned areas to the west. Final site grading and drainage are reviewed and inspected by the City Engineer and must be approved administratively during the construction document phase of the application process.

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

Complies. The proposed development is and will continue to be served by municipal water and wastewater; the Utilities Department has no issue with the proposed water usage of the proposed additions to the site. During their review the Utilities Department had minor comments that will be resolved during the Final Site Plan submittal. The final utility plan must be submitted by the applicant and reviewed and approved administratively by the City of Woodland Park Utilities Department.

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

Complies. No safety hazards are created or identified with this project. Construction shall conform to the applicable building and fire codes and construction activity is subject to the noise regulations. The applicant proposes no changes to the site operation hours which are regular business hours other than the exception of emergencies.

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

May Comply. The proposed landscaping exceeds requirements and perimeter fencing will provide additional screening for the bulk of the property to the west of the administration building (Building A).

Regarding the buildings, an entry feature is being added to Building A and will be visible from the street. The concern is with Buildings B and C where the exterior consists only of metal wall panels. While two different colors are proposed to create a faux wainscot, this does not comply with City architectural guidelines. The application will comply if the applicant identifies a different material for the wainscot and adheres to the City's architectural design standards.

SITE PLAN REVIEW CRITERIA AND FINDINGS

Municipal code section §18.34 Site Plan regulates the review of site plan reviews. §18.34.010 states: *"In order to ensure a quality development in the city, it is essential that new development meet minimum standards for the design, construction and the use of such developments to complement existing uses, to insure adequate utility and service systems, and to promote the health, safety and welfare of the city's citizens. (Ord. No. 966-2003, § 2, 4-3-2003)."* § 18.34.070 specifies the standards by which all conditional uses must comply in order to receive approval. The proposed site plan was analyzed within the MFU zone district

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

Complies. The development is consistent with the following principles and goals as specified in the City's Comprehensive Plan and future land use map (Figure 6).

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

Land Use and 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. All new development should contribute to Woodland Park's mountain western identity.

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

May Comply. The applicant is requesting the CUP be approved with two principle buildings and two accessory buildings. They will not meeting the full landscaping percentage at the rear of the property, however have exceeded the minimum landscaping requirements. Given

lot configuration, and the essential operational needs of CORE, staff is comfortable with these deviations.

Attached within this staff report is the detailed City Staff Redline Comments of the application. City staff has called out issues within the applicant's site plan including the size of water main needed to serve the administrative building as well the design of the proposed sidewalk. Comments must be addressed during the construction document phase of the application process.

C. The proposed development shall be designed, constructed, and maintained to accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site.

Complies. The applicant has submitted a traffic memo that is attached within the application. The memo outlines that the proposed improvements will add an average of four additional trips per day. The included traffic memo states that the existing street network will adequately accommodate the proposed site additions.

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

Complies. The development plan has been prepared with care to minimize impacts to existing topography conserving unique features where feasible. Surface drainage is handled with a detention pond sited to reduce impacts and create a larger buffer from the residential zoned areas to the west. Final site grading and drainage are reviewed and inspected by the City Engineer and must be approved administratively during the construction document phase of the application process.

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

Complies. The proposed development is and will continue to be served by municipal water and wastewater; the Utilities Department has no issue with the proposed water usage of the proposed additions to the site. During their review the Utilities Department had minor comments that will be resolved during the Final Site Plan submittal. The final utility plan must be submitted by the applicant and reviewed and approved administratively by the City of Woodland Park Utilities Department.

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

Complies. No safety hazards are created or identified with this project. Construction shall conform to the applicable building and fire codes and construction activity is subject to the noise regulations. The applicant proposes no changes to the site operation hours which are regular business hours other than the exception of emergencies.

G. The proposed development shall be designed, constructed and maintained to not unduly diminish or impair but to become compatible with the use and enjoyment of vicinity property. To such end the development may be required to provide architectural design schemes and fixtures such as, but not limited to, fencing, landscaping, and buffer areas.

May Comply. The proposed landscaping exceeds requirements and perimeter fencing will provide additional screening for the bulk of the property to the west of the administration building (Building A).

Regarding the buildings, an entry feature is being added to Building A and will be visible from the street. The concern is with Buildings B and C where the exterior consists only of metal wall panels. While two different colors are proposed to create a faux wainscot, this does not comply with City architectural guidelines. The application will comply if the applicant identifies a different material for the wainscot and adheres to the City's architectural design standards.

REFERRALS AND NOTIFICATIONS

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

Applications were referred to City departments including the City Attorney, the City Manager, the City Clerk, Utilities, Public Works, Police Department, Planning and Building and external agencies including Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Colorado Department of Transportation, Century Link/Lumen, and TDS Telecom.

The NE Teller County Fire Protection District Fire Chief submitted a comment on April 28th, 2023 stating that the application for site plan meets Fire District approval and the District will comment on the ZDP process when they see the site plan with water plans for hydrant placement. They also noted that Colorado Springs Fire Department will review building plans and conduct the inspections. A copy of staff's red-line comments are attached hereto as "City Review Red-line Comments".

STAFF RECOMMENDATION

That the Planning Commission recommend to City Council:

Approval of a conditional use permit and site plan to renovate and expand the CORE Electric Cooperative facilities in the Community Commercial (CC) zone subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:

- a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
- b. Infrastructure Zoning Development Permit
- c. ZDP's and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings
 - ii. Final Drainage Report
 - iii. Final Landscaping Plan
 - iv. Final Site Plan
 - v. Final Floor Plans and Elevations
 - vi. Final Grading, Sediment and Erosion Control Plan (with BMP's)
 - vii. Final Utility Plan (water, sewer, power, etc.)
 - viii. Final Photometric Plan
 - ix. CO Stormwater Permit/Stormwater Management Plan
- 2. A final 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.
- 3. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
- 4. The applicant must submit documentation from the Colorado Department of Public Health (CDPHE) demonstrating proper removal of the underground fuel storage tanks.
- 5. Prior to final site plan approval, the applicant must identify a different material for the wainscot on the heated vehicle parking/warehouse building (Building B) and the unheated parking building (Building C) as well as work with staff to ensure all proposed structures adhere to the Woodland Park aesthetic.

ATTACHMENTS

- A. Applicant Application
- B. City Review Red-line Comments



2023 GENERAL APPLICATION

(Revised 1/1/2023)

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 LKA Partners
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 430 N. Tejon, Suite 208 Colorado Springs CO 80903
- d. E-mail Address doughahn@lkapartners.com
- e. Phone Numbers Home _____ Work 719-473-8446 Mobile 719-377-8474

2. Property Owner Information (if different from above)

- a. Name CORE Electric Cooperative (Attn. Jeff Gribble) Project Contact? Yes ☐ No ☒
- b. Mailing Address 5496 N. US Highway 85 Sedalia CO 80135
- c. E-mail Address igribble@core.coop
- d. Phone Numbers Home _____ Work 720-733-5843 Mobile 719-439-5130

3. Site Information

- a. Site Address 800 CO-67 Woodland Park CO 80863
- b. Lot 1R Block _____ Subdivision Carey Subdivision No. 2
- c. Property Zoning CC Lot Size 6.81 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 CORE Electric Cooperative
- b. Brief Description of Project/Request Renovating and expanding the CORE Electric Cooperative facilities

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 Doug Hahn
- ii. Firm Name LKA Partners
- iii. Physical Address 430 N. Tejon, Suite 208 Colorado Springs CO 80903
- iv. Mailing Address _____
- v. E-mail Address doughahn@lkapartners.com
- vi. Phone Numbers: Business 719-473-8446 Mobile 719-377-8474

b. Engineer

- i. Project Contact Tim D. McConnell
- ii. Firm Name Drexel, Barrell & Co.
- iii. Physical Address 3 S. 7th Street Colorado Springs CO 80905
- iv. Mailing Address _____
- v. E-mail Address tmccconnell@drexelbarrell.com
- vi. Phone Numbers: Business 719-260-0887 Mobile _____

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

e. Other (specify role) _____

- 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.

Brooks Kaufman

Digitally signed by Brooks Kaufman
DN: cn=Brooks Kaufman, o=CORE Electric Cooperative, ou=Engineering,
email=bkaufman@core.coop, c=US
Date: 2023.04.17 10:36:23 -06'00'

04-17-2023

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.

Douglas E Hahn / LKA Partners, Inc.

04/18/2023

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



2023 SITE PLAN REVIEW SUBMITTAL REQUIREMENTS
CITY OF WOODLAND PARK
 (Revised 1/1/2023)

The site plan and application shall contain and include the following criteria and information (please check completed boxes). This completed form **MUST** be submitted with the application:

Applicant Check	City Check	Submittal Requirement
☒		Complete Application. A completed application for site plan review upon forms supplied by the Planning Department
☒		Application Fee. See fee sheet available in City Planning & Building Department or on City website (www.city-woodlandpark.org) under Planning & Building Department/Development Fees.
☒		Adjoiners List. A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
☒		Warranty Deed or Title Policy. Documents proving ownership of subject property.
☒		Plans. One (1) set of 24" x 36" sheet(s)
☒		One (1) set of 11" x 17" sheet(s)
☒		Adobe Portable Document Format (.pdf) formatted for printing on 24"x36" sheet(s). May be submitted on compact flash drive.
Supplemental Materials. Supplemental materials to be included with all applications are as follows:		
☒		Architectural drawings, renderings, or other graphic illustrations of structures, landscaping, and accessory infrastructure
☒		Drainage plan (3 copies)
☒		Grading plan
☒		Landscape plan
☐		Traffic report/study (3 copies)
Site Plan. A site plan containing and including the following criteria and information:		
☒		Prepared by a qualified individual with appropriate signature, date and seal affixed;
☒		Indicate the name of the proposed development, submittal phase, and the words "Site Plan";

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

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

Adjoining Property Owners (within 150 feet)North

R0000631	Diamond Campground Inc.	900 N. SH Hwy 67 W.P. 80863
----------	-------------------------	-----------------------------

East

R0027656	MWSS LLC	(915 SH Hwy 67) 1955 Dominion Way, #120 C.S. 80918
R0021532	Thomas & Deborah Sigmon	790 Log Haven Dr. W.P. 80863
R0021531	Brain M. Pauly	780 Log Haven Dr. W.P. 80863
R0047548	Leslie A Winters	(770 Log Haven Dr.) P.O. Box 144 W.P. 80866
R0047547	Robert Lynn	760 Log Haven Dr. W.P. 80863
R0021530	Eddie & Janet Barrett	750 Log Haven Dr. W.P. 80863

South

R0053921	Woodland Park Nazarene Church	(900 Evergreen Heights Dr.) Box 1887 W.P. 80866
R0053922	Woodland Park Nazarene Church	(950 Evergreen Heights Dr.) Box 1887 W.P. 80866
R0021419	N. E. Teller Co. Fire Prot. Dist.	(1010 Evergreen Heights Dr.) Box 5587 W.P. 80866

West

R0023973	Austin Yost	725 E Northwoods Dr. W.P. 80863
R0023972	Garrett & Andrea Ray	735 E Northwoods Dr. W.P. 80863
R0023971	David & Jami Kidd	755 E Northwoods Dr. W.P. 80863
R0023970	Heather L. Howes	775 E Northwoods Dr. W.P. 80863
R0023976	Thomas & Donna Sullivan	805 E Northwoods Dr. W.P. 80863
R0023977	Travis & Landis Sebolt	815 E Northwoods Dr. W.P. 80863

April 18, 2023

A Professional Corporation
for Architecture/Planning

Ms. Karen Schminke
Planning Director
City of Woodland Park
Planning and Building Department
220 W. South Avenue
Woodland Park, CO 80866

430 North Tejon Street
Colorado Springs
Colorado
80903

719.473 8446

lka@lkapartners.com

**CORE Electric Coop. Woodland Park District Operations Facility Additions & Remodel
City of Woodland Park Site Plan and Conditional Use Permit Review Submittal
LKA Project No. 22-009**

Ms. Schminke,

On behalf of the CORE Electric Cooperative the LKA Partners, Inc. is submitting this letter and the attached documents for review by the Woodland Park Planning Department. The project is the additions to and remodeling of the existing CORE Electric Cooperative Woodland Park District Operations Facility at 800 N. Hwy. 67 in Woodland Park, CO.

In general, the project will include the following.

- A. Complete remodeling of the exiting original 1979 building and the 1998 addition:
 - 1. Expansion of Administration area into the current Maintenance Shop area.
 - 2. Relocation of the Maintenance Shop into the current Enclosed Vehicle Parking area.
 - 3. Relocation of the Enclosed Vehicle Parking function into a new building.
 - 4. Building envelope visual and energy performance improvements.
 - 5. Building addition at the existing building west side for more Administration office and Maintenance Shop space.
- B. Construction of a new pre-engineered metal building to house the following:
 - 1. Linemen Support spaces.
 - 2. Vehicle Wash Bay.
 - 3. Heated Vehicle Parking with 14 truck parking bays.
 - 4. Warehouse.
- C. Construction of a new pre-engineered metal building for Unheated Vehicle Parking:
 - 1. 6 vehicle parking bays.
 - 2. Roof extension on west side to cover a row of material storage pallet racks.
- D. Employee Parking Canopies to cover 20 vehicles:
 - 1. The arrangement of the parking is one continuous row facing south toward a retaining wall with the canopy above.
- E. Other Site Elements:
 - 1. Linemen training yard.
 - 2. Storm water detention pond.
 - 3. Above ground fuel storage tank and vehicle fueling station. It will be along the Storage Yard north side west of the Unheated Parking building. The existing underground fuel tanks will be removed.
 - 4. Power pole storage racks.
 - 5. Material storage yard.
 - 6. Expanded pavement area for vehicle circulation.

Principals
James M. Strange
Thaddeus V. Trzos
Douglas E. Hahn

7. Retaining walls along portions of the south property edge.
8. New site perimeter security fence.
9. 4 recycled material storage containers.

There are five items for which the operational requirements of the project conflict with the City Zoning Code. This Site Plan submittal also includes a request for a Conditional Use Permit to address the following situations:

- A. The existing CORE District Operations Facility is in the Community Commercial Zone District. It was constructed in this zone district in 1979. Additions to the original building were then constructed in 1998. A separate accessory building was erected on the site a few years ago.

When researching the site development requirements for the current proposed project it was discovered that per the 18.09.090 Table of Permitted Uses, an essential service and utility is not allowed in the Community Commercial Zone.

The existing facility is not permitted in the zone in which it resides and to date a Conditional Use Permit has not been granted for it. Therefore, the primary request for the Conditional Use Permit is to allow the existing operation and its proposed additional facilities to remain in the Community Commercial Zone. Please note that the specific activities at this facility are very similar to Community Commercial Zone uses that are permitted in Table 18.09.090 such as F.4 Vehicle Repair and Construction Services, I.2 Professional, Administrative and Business Offices and V.4 Professional / Business / Office / Storage Warehouse.

- B. In Chapter 18.21 Community Commercial District, Section 18.21.045 Land Use Intensity Ratios it states that the "maximum number of accessory buildings on any lot for any principal building shall be two". The Planning Department staff has concluded based on the wording of the quoted phrase that the number of principal buildings allowed on a site in this zone is one. The total principal and accessory building quantity can be three.

The proposed project includes the existing building which will house Administration and Vehicle Maintenance. A second building will be used for Heated Enclosed Vehicle Parking and Warehousing. There will be an Unheated Vehicle Parking building and the covered employee parking canopies. This is a total of four structures, one more than permitted based on the application of the standard.

All the building are necessary for the operation of this facility which provides essential services to the community. Three of the buildings contain the people, vehicles and equipment necessary to serve the community and respond to emergencies. The covered parking canopies provide protection over the employee vehicles which is particularly beneficial after linemen return late at night after performing electrical grid repairs in potentially cold and snowy conditions.

Therefore, the request is that a single principal building with three accessory buildings be allowed.

- C. In Chapter 18.21 Community Commercial District, Section 18.21.100 Landscaping it states, "Twenty-five percent of the lot size shall be landscaped with one-half of the requirement abutting residentially zones areas."

25% of the 6.81 acre (296,264 SF) site is 74,066 SF of landscaped area. The proposed site plan includes 119,989 SF of landscape area, exceeding the minimum total site

coverage requirement. A landscaped area equal to half of the required total (37,033 SF) is to be located along the frontage between the commercial zone and an abutting residential zone. In this instance the commercial frontage adjoining the residential zone is very narrow, only 204.80'. Consequently, the landscape buffer depth needed to yield the required area is 181'. If, for instance, the common zone boundary was on a long side of the site the required buffer depth would be substantially less.

The proposed site design does have a large landscaped area at the CORE site west end fronting the residential zone. It averages about 168.5' deep and is 34,477 SF. Increasing the depth will further decrease the already limited material storage area.

We request that the landscape buffer depth being proposed at the site west end along the residential zone frontage be approved. It provides a very adequate separation between the activities of the two zone districts.

- D. Chapter 18.39 delineates off-street parking requirements. None of the listed public access business activities are representative of the electric utility operations facility. The parking ratio for most business activities is 1/200 SF. For a warehouse it is 1/600 SF. Applying these ratios to the appropriate proposed building use areas yields about 160 required parking spaces.

The Operations facility will have a very limited number of employees, 18 at this time with up to 30 projected in ten years. There are very few public visitors. Even that number will decrease because CORE is no longer going to accept bill payments at their District offices.

The proposed site design includes one parking space for each current and future employee (30). The seven existing public parking spaces on the building east side have proven over the years to be more than adequate.

The request is that the proposed number of employee (30) and public (7) parking spaces be approved. Note that the large service trucks and other equipment will be parked inside the buildings.

- E. Section 18.33.180 Design Standards, subsection H Architectural Design Guidelines, item 3 says, "The primary use of prefabricated metal for an entire structure, panelized flat plywood and highly reflective materials for facing materials is prohibited." The proposed exterior wall cladding material for the Heated Vehicle Parking / Warehouse building and the Unheated Parking building is metal wall panels typical of pre-engineered metal buildings for the full height of the walls.

These buildings are deep into the middle of the site, shielded from a Hwy. 67 view by the existing Administration / Vehicle Maintenance Shop building and from the residential zone by the deep landscape buffer and distance. They will be virtually unseen from the public roads.

At the site south side many of the existing large trees along the property line common to the church will remain providing an effective visual screen. There will also be additional trees added to fill some gaps and extend the screening west along this common frontage. Note also that per the Chapter 18.42 Fencing and Shrubbery requirements there will be a 6' tall opaque fence along the property perimeter, a complete visual barrier. Additionally, the CORE site building floor elevations are 8' - 10' below the property line grades. Much of the view from the south side is over the tops of the buildings rather than of the walls.

Ms. Karen Schminke
CORE Woodland Park District Operations Facility Additions & Remodel
April 18, 2023
Page 2

The intent is to provide a contrasting earthtone color metal siding panel wainscot for the lower portion of the building walls. To the extent that these buildings can be seen from a distance through gaps in other screening the color change will provide the visual break for the long tall walls promoted by subsection H items 6 and 7. Given the viewing distances to the buildings an actual material difference will be less perceived than the color change.

The request is that full height standard metal wall panel cladding with a color contrast between the upper and lower portions of the wall be approved for the two pre-engineered metal buildings.

Thank you for considering these Conditional Use Permit requests.

Sincerely,



Douglas E. Hahn
Principal

Attachment

SCHEDULE A

Title Report No.: 597-HS0815948-412

1. **Effective Date:** March 15, 2023 at 12:00 AM
2. The estate or interest in the land described or referred to in this Title Report is:
 Fee Simple
3. Title to the estate or interest in the land is at the Effective Date vested in:
 [CORE Electric Cooperative formerly known as the Intermountain Rural Electric Association](#)
4. The land referred to in this Title Report is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
 (for informational purposes only) Woodland Park, CO 80863

EXHIBIT "A"
Legal Description

Lot 1R, Carey Subdivision No. 2, City of Woodland Park, according to the plat recorded February 27, 2006 at Reception No. 590652, County of Teller, State of Colorado.

SCHEDULE B Exceptions

1. All taxes and assessments, now or heretofore assessed, due or payable.
2. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.
3. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date: February 27, 2006

Recording No: [590652](#)

4. Restated Mortgage and Security Agreements recorded September 4, 1992 at Reception No. [399020](#), January 31, 1995 at Reception No. [429659](#), March 10, 1998 at Reception No. [473483](#), June 4, 2003 at Reception No. [549843](#), and Amended and Restated Mortgage and Security Agreement recorded April 17, 2006 at Reception No. [592733](#). Supplemental Mortgage and Security Agreements recorded January 24, 2020 at Reception No. [722768](#) and January 28, 2020 at Reception No. [722862](#).
5. Affidavit recorded May 26, 2022 at Reception No. [750888](#).

END OF EXCEPTIONS

THIS IS A TITLE REPORT ONLY. **This is not a commitment to insure.**

The information set forth herein is based on information supplied to Heritage Title Company - Denver Metro Title by sources believed to be reliable and is provided for accommodation purposes only. Heritage Title Company - Denver Metro Title assumes no liability hereunder unless a policy or policies of title insurance are issued by Heritage Title Company - Denver Metro Title and fully paid for and the insured under said policy or policies and party to whom this report was issued have no knowledge of any defect in title not disclosed. Reliance on the information set forth herein is subject to the issuance of a mortgage and/or owner's policy of title insurance by Heritage Title Company - Denver Metro Title within six (6) months from the effective date hereof. If a title insurance policy is not issued insuring the property within such time, this title report shall be null and void as of its effective date and shall be deemed to have been furnished for informational purposes only.

EXHIBIT "B"

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT **THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.**

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR

EXHIBIT "B"

(continued)

ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

LIMITATIONS OF LIABILITY

APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE, AS DEFINED ABOVE, AMONG THE TITLE INSTRUMENTS ARE OUTSIDE THE SCOPE OF THE REPORT.

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS, AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

APPLICANT AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE APPLICANT IS PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE APPLICANT WITHOUT SAID TERM. APPLICANT RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT, BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

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IF APPLICANT DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND APPLICANT DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, APPLICANT MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. APPLICANT EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

LIMITATIONS OF LIABILITY

(continued)

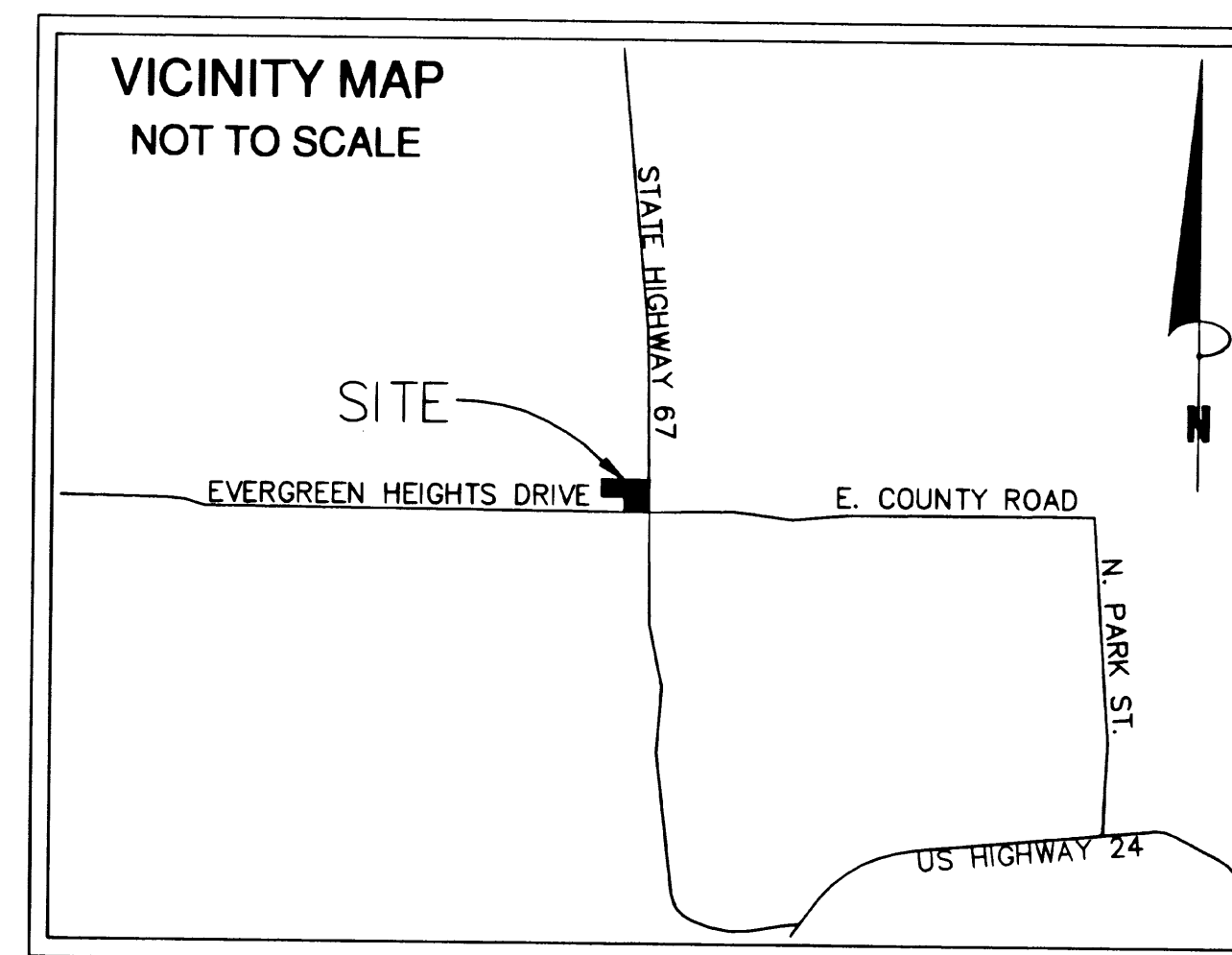
NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

APPLICANT AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

NOTES:

1. o Denotes survey monument set with a #5 rebar with Surveyor's Cap marked "CLSI PLS 32439", unless otherwise shown.
• Denotes recovered survey monument as noted.
2. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon the recorded subdivision plat.
3. Approval of this replat vacates all prior plats for the area described by this replat.
4. Basis of Bearings is the north line of Lot 1, monumented as shown and assumed to bear S 89°50'55"E.

SUBDIVISION EXEMPTION PLAT
CAREY SUBDIVISION No. 2
A REPLAT OF LOTS 1, 2 & 3, CAREY SUBDIVISION,
CITY OF WOODLAND PARK,
TELLER COUNTY, COLORADO



Property Owners:

Lot 1 Intermountain Rural Electric Association
P.O. Drawer A
Sedalia, CO 80135

Lots 2 & 3 Woodland Park Church of the Nazarene
P.O. Box 1887
Woodland Park, CO 80866

Property Description:

Lots 1, 2 and 3, CAREY SUBDIVISION, City of Woodland Park, Teller County, Colorado.
Containing a calculated area of 11.81 acres, more or less.

Certificate of Ownership:

I hereby certify that I am the owner of the property described herein, which property is within the subdivision regulation jurisdiction of the City of Woodland Park, and that I authorize this plan of land division.

Pastor Brian Isfell Feb 7th, 2006
Owner Date
For W.P. Nazarene Church

The above and foregoing statement was acknowledged before me this February 2006 by Brian Isfell
Witness my hand and official seal.

Shirley J. Stunt
My commission expires 11/01/07

Notary Public



Certificate of Ownership:

I hereby certify that I am the owner of the property described herein, which property is within the subdivision regulation jurisdiction of the City of Woodland Park, and that I authorize this plan of land division.

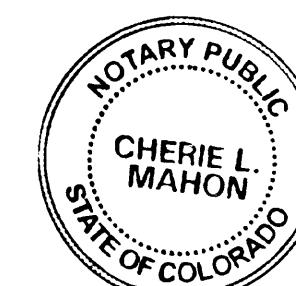
John E. Pope 2-9-06
Owner Date
For Intermountain Rural Electric Association

The above and foregoing statement was acknowledged before me this 9th day of February, 2006 by John E. Pope
Witness my hand and official seal.

Asst General Manager, IREA

My commission expires 4-18-09

Cherie L. Mahon
Notary Public



Surveyors Statement:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and 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 professional knowledge, belief and opinion.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Clark Land Surveying, Inc.



Certificate of Approval:

It is hereby certified that the land division shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the land division shown is in all respects in compliance with Title 17 of the Municipal Code of the City of Woodland Park, and that therefore this plat has been approved by the City Planner of the City of Woodland Park, subject to its being recorded in the Teller County Registry within sixty (60) days of the date below.

2/6/06
Date
Shirley J. Stunt
City Planner

2/6/06
Date
John E. Pope
Mayor

ATTEST: Cindy Morse
City Clerk

Clerk and Recorder:

STATE OF COLORADO SS
COUNTY OF TELLER

I hereby certify that this instrument was filed for record in my office at 8:00 AM this 27th day of FEBRUARY, A.D., 2006 and is duly recorded in Plat Book N/A at Page N/A under Reception Number 590652

Fee: \$11.00

Clerk and Recorder

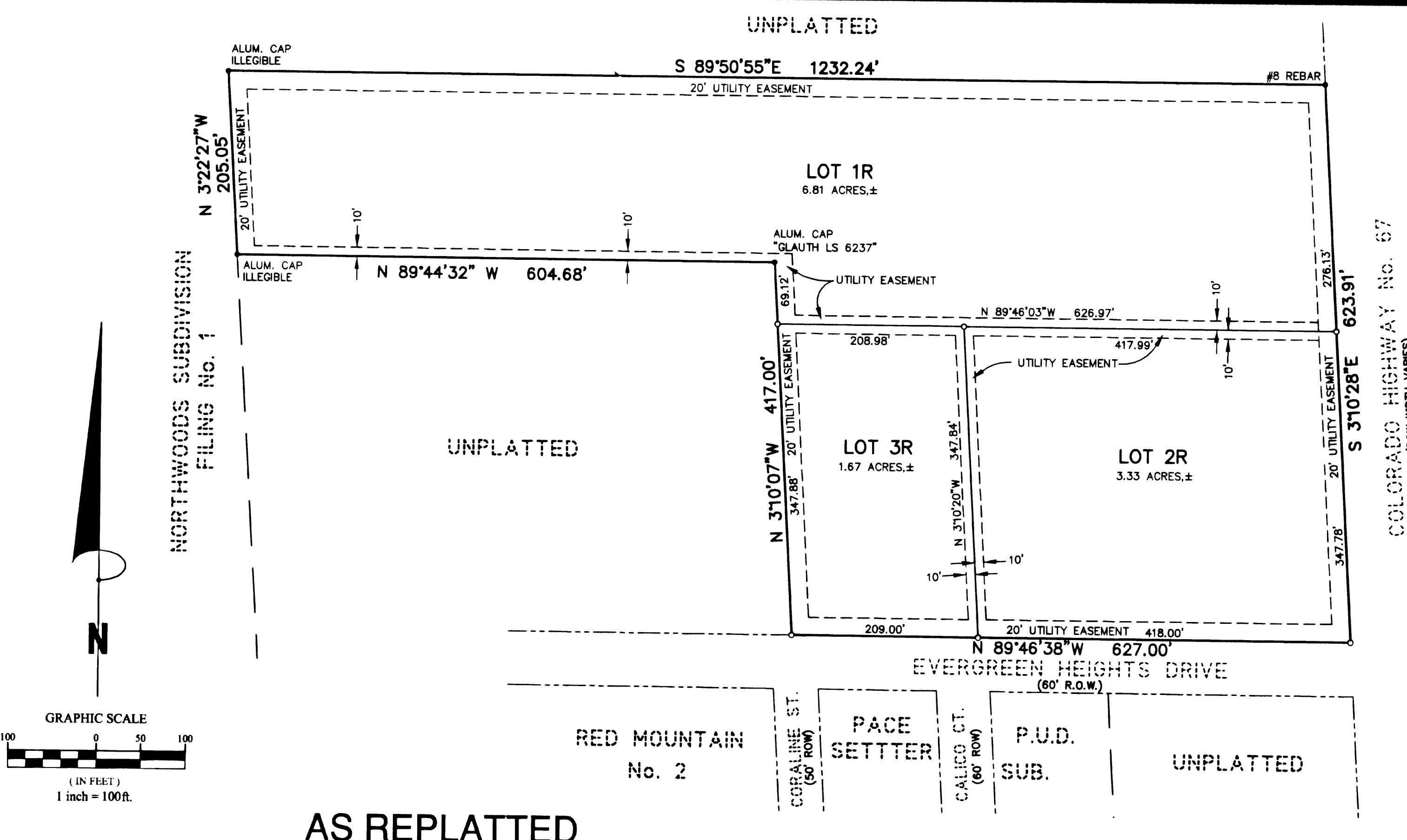
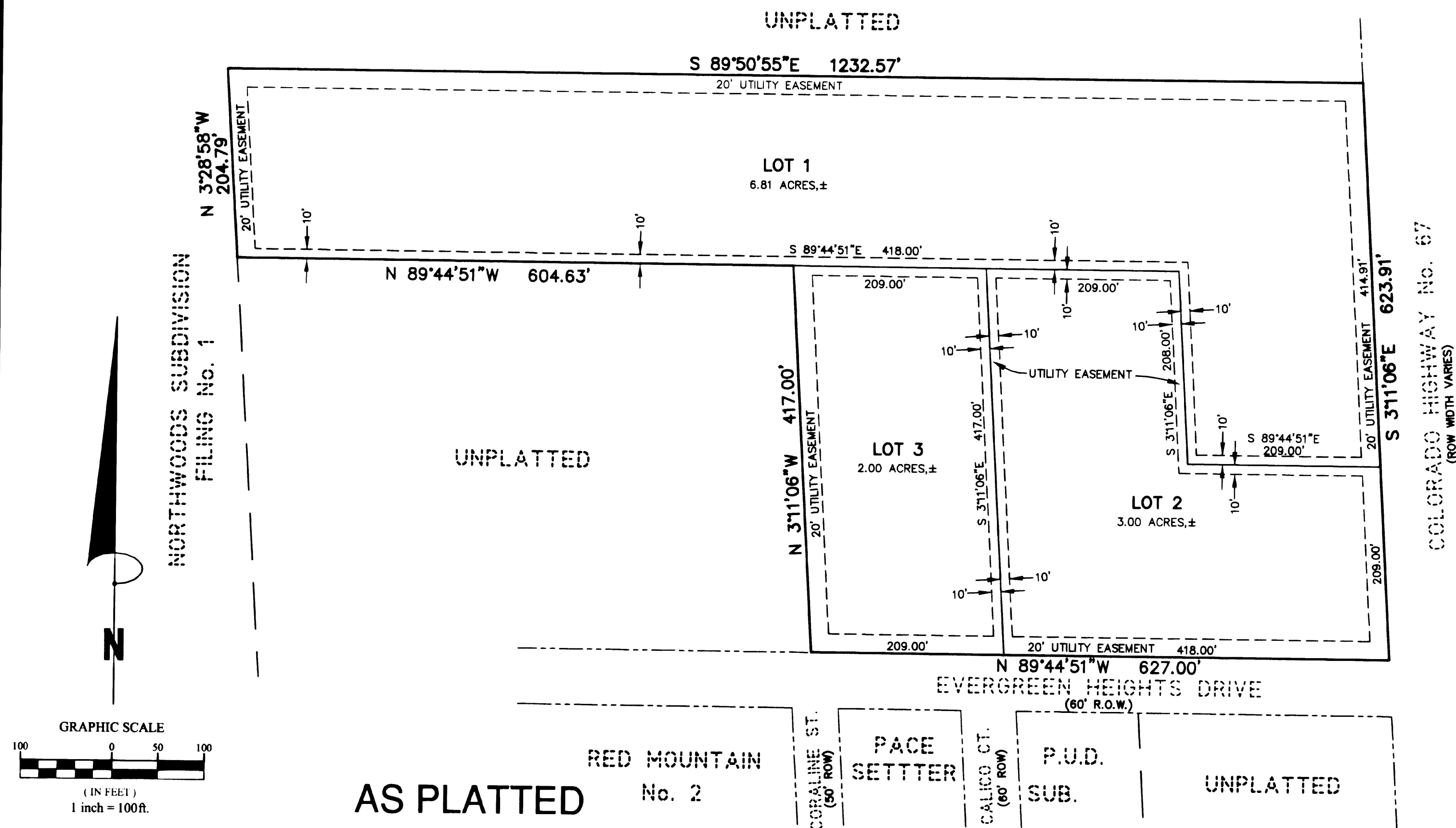
Debra M. Harker, Deputy



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.

SUBDIVISION EXEMPTION PLAT
CAREY SUBDIVISION No. 2

Project No. 4238
Drawn By: MSJ/AJN
Checked By: WRC
Date: 7/18/05
Sheet: 1 of 1



Clark Land Surveying, Inc.

Boundary • GPS • Mapping
532 South Weber Street
Colorado Springs, CO 80903
719.633.8533 FAX 719.633.8822

Revisions			
No.	Description	By	Date
1	City comments.	MSJ	1/10/06
2	Add Evergreen Heights Drive R.O.W. width.	MSJ	1/19/06

FINAL DRAINAGE REPORT
for
CORE ELECTRIC COOPERATIVE

Woodland Park, Colorado

April 2023

Prepared for:

Core Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135
Contact: Jeff Baudier, CEO
(800) 332-9540

Prepared by:

Drexel, Barrell & Co.
3 South 7th Street
Colorado Springs, CO 80905
Contact: Tim McConnell, P.E.
(719) 260-0887

Project No. 21717-00CSCV

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VICINITY MAP
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INLET CAPACITY CHARTS
HYRAULIC CALCULATIONS
DETENTION BASIN CALCULATIONS
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FINAL DRAINAGE REPORT for CORE ELECTRIC COOPERATIVE

1.0 CERTIFICATION STATEMENTS

Engineer's Statement

This report and plan for the drainage design of Core Electric Cooperative was prepared by me (or under my direct supervision) in accordance with the provisions of City of Woodland Park Drainage Design and Technical Criteria and was designed to comply with the provisions thereof. I understand that City of Woodland Park does not and will not assume liability for drainage facilities designed by others.

SIGNATURE (Affix Seal): _____
 For and on behalf of Drexel, Barrell & Co. Date
 Tim D. McConnell

Registered Professional Engineer State of Colorado No. 33797

(Affix Seal)

2.0 PURPOSE

The purpose of this Final Drainage Report for Core Electric Cooperative is to identify the existing and proposed runoff patterns and drainage facilities required for the proposed development, and to present the ability to safely route developed storm water to adequate outfalls.

3.0 GENERAL SITE DESCRIPTION

Location

Core Electric Cooperative is an approximate 6.8 acre site, consisting of an existing building with existing parking lot, a proposed warehouse, proposed heated and unheated parking, yard storage, proposed training area and a proposed detention pond. The site is located in the southwest quarter of Section 13, Township 12 South, Range 69 West of the Sixth Principal Meridian, in the City of Woodland Park, County of Teller, State of Colorado. The site is located east of Hwy 67. The site is bounded to the west by Northwood Subdivision (a single family subdivision), to the north by Diamond Campground, Inc, to the east by Hwy 67, and to the south by Carey Subdivision (a fire station and a church).

Soils

According to the Soil Survey of Teller County Area, Colorado, prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NCRS), the site is underlain by Plome-Pimsby complex, which is classified as a hydrological soil group B. Runoff coefficients corresponding to group B were used for the purposes of the site drainage analysis.

Climate

This area of Teller County can be described as the foothills, with total precipitation amounts typical of a semi-arid region. Winters are generally cold and dry, and summers relatively warm and dry. Precipitation ranges from 17 to 19 inches per year, with the majority of this moisture occurring in the spring and summer in the form of rainfall. Thunderstorms are common during the summer months.

Floodplain Statement

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 08119C0139D (September 25, 2009), the site does not lie within a designated 100-year floodplain. See Appendix for FIRMette map.

4.0 DRAINAGE CRITERIA

The drainage analysis has been prepared in accordance with the current Woodland Park

Drainage Criteria Manual. Calculations were performed to determine runoff quantities during the 5 year and 100 year frequency storms for historic and developed conditions using the Rational Method as required for basins containing less than 100 acres.

5.0 EXISTING CONDITION

The existing site has two existing buildings, paved parking, sidewalk and landscape areas, storage areas (some paved, some gravel) and a lineman training area. Flows from two existing properties to the south currently discharge onto this site. The site generally slopes at approximately 1-30% from south to north. The west end of the site sheet flows off site to the west and north onto adjacent properties. The central and east end of the site flow to the north where they are captured by an existing concrete swale and discharged into the roadside ditch on the west side of Hwy 67, where they then continue to the north and eventually into Trout Creek. See Existing Conditions Map in Appendix.

The Rational Method was used to determine runoff quantities for the 5- and 100-year storm recurrence intervals. See below for a summary runoff table.

Rational Method Runoff Summary

BASIN	DESIGN PT	AREA (AC)	Q5 (cfs)	Q100 (cfs)
A	1	2.19	2.7	7.5
OS1	O1	1.55	0.8	4.1
OS2	O2	3.96	6.6	16.8
OS3	O3	0.13	0.0	0.4
B		4.62	8.3	18.4
	2	10.26	14.4	36.0

DP-1 represents the flows from Basin A that sheet flow offsite to the adjacent properties to the west and north.

DP-O1 represents the flows from Basin OS1 that enter the site from the south along the border between Basin OS1 and Basin B.

DP-O2 represents the flows from Basin OS2 that are captured by their existing detention basin and then released onto the project site. No previous drainage calculations were found for this existing pond, nor its release rates, therefore the flows were calculated using Rational Method for the basin and no slow-release was accounted for.

DP-O3 represents the flows from Basin OS3 that enter the site from the south along the border between Basin OS3 and Basin B.

DP-2 represents all flows from Basins OS1, OS2, OS3 and B. These flows are captured by a

concrete swale on the north side of the project site and discharged into the roadside ditch on the west side of Hwy 67, where they continue to the north and eventually into Trout Creek.

6.0 DEVELOPED CONDITION

The proposed site consists of renovating and expanding the existing facilities on the 6.81 acre site. The existing building, which is approximately 11,350 sf is to be remodeled. Building additions include Administrative areas (~1,800 sf), Vehicle shop with vehicle wash facility (~650 sf), Warehouse (~8,910 sf), Meter shop and oil filled equipment (~703 sf) and Enclosed heated equipment parking (~10,897 sf). A new Enclosed unheated Equipment Parking (~2,621 sf) is also proposed as well as covered parking, material storage yard, internal circulation drives, private detention basin and landscaping. The west end of the site will be captured by storm drain facilities and carried to a proposed drainage basin in the northwest corner of the site where the flows will be treated. The flows will be released slowly onto the adjacent property where they will continue to the north at below-historic rates. The flows from the two offsite basins to the south as well as the central and east end of the site are captured by the proposed storm system. The proposed storm system is to connect to an area inlet to be installed by CDOT. Construction of the CDOT project and this project will coordinate with one another in order to safely route these flows. The flows are to leave the proposed CDOT inlet where they then continue to the north in a proposed pipe system and eventually into Trout Creek. See Proposed Conditions Map in Appendix.

The Rational Method was used to determine runoff quantities for the 5- and 100-year storm recurrence intervals.

Rational Method Runoff Summary

BASIN	DESIGN PT	AREA (AC)	Q5 (cfs)	Q100 (cfs)
A1	1	0.53	1.1	2.7
A2		0.68	1.9	4.3
	2	1.21	2.9	6.7
A3	3	0.53	1.5	3.3
	J1	1.74	4.5	10.5
A4		0.46	1.2	2.7
	4	2.20	5.5	12.8
A5		0.69	0.4	1.6
	5	2.89	4.8	12.0
Pond Release			0.1	1.8

BASIN	DESIGN PT	AREA (AC)	Q5 (cfs)	Q100 (cfs)
OS1	O1	1.55	0.5	3.3
OS2	O2	3.96	4.2	13.5
B1		0.33	0.6	1.6
	6	5.84	4.9	17.2
B2		0.25	0.6	1.4
	7	6.09	5.3	18.1
B3		0.27	0.6	1.4
	8	6.36	5.7	19.1
B4		0.36	0.8	2.0
	9	6.72	6.3	20.4
OS3	O3	0.23	0.1	0.5
B5		2.00	2.8	7.2
	10	8.95	8.6	26.3
C1		0.71	0.3	1.8

All "A" basins are captured and treated by the proposed full-spectrum detention basin. All "B" basins as well as Basins OS1 through OS3 are captured by the proposed storm system which will connect into the proposed CDOT storm system, traveling north along Hwy 67.

DP-1 is located at the proposed private Type C area inlet in Basin A1. The flows leave this inlet via a proposed 18" storm pipe. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will flow towards the inlet at DP-2. This design point captures all of the flows from Basin A1.

DP-2 is located at the proposed private Type C area inlet in Basin A2. The flows leave this inlet via a proposed 18" storm pipe. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will flow towards the curb & gutter to the north where they will then be carried to the inlet at DP-3. This design point captures all of the flows from Basin A2.

DP-3 is located at the proposed private 5' Type R sump inlet in Basin A3. The flows leave this inlet via a proposed 18" storm pipe. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will flow to the west to the inlet at DP-4. This design point captures all of the flows from Basin A3.

DP-J1 is located at the proposed private 4' manhole in Basin A2. The flows leave this manhole via a proposed 24" storm pipe. This design point is all of the flows from Basins A1 through A3.

DP-4 is located at the proposed private Type C area inlet in Basin A4. The flows leave this inlet via a proposed 24" storm pipe. This inlet is designed to capture all 100-yr flows. In the

event that this inlet overflows, the flows will flow into the detention basin in Basin A5. This design point captures all of the flows from Basin A4.

DP-5 is located at the bottom of the proposed Extended Detention Basin in Basin A5 and represents all of the flows from the "A" basins that are being captured. This pond has been sized using UD-Detention spreadsheet, which can be found in the Appendix. This EDB will have an outlet structure that will release the WQCV volume in 40 hours onto the adjacent property to the north of the pond. In the event that the EDB overflows, the flows will exit the EDB via a 2' long Type VL riprap spillway on the northwest corner of the pond. This design point can be directly compared to the existing condition DP-1. In the existing condition, the flows from the west end of the site leave the site undetained. With the proposed EDB, these flows will now be released slowly, therefore the flows leaving the site for the 5-yr event will decrease by 1.7 cfs and for the 100-yr event will decrease by 4.3 cfs.

DP-O2 is located at the proposed 4' diameter manhole in Basin B1. There is an existing detention pond to the south with an outlet structure and 14" CPP pipe. The proposed manhole is to connect to this existing pipe. No drainage report is available for the property to the south or the design of the outlet structure, therefore the release rates of the existing pond are unknown. In order to be conservative, the assumed flows at DP-O2 do not take into account a slow release of the flows produced by the offsite Basin OS2. The flows leave the proposed manhole via a proposed 18" storm pipe.

DP-6 is located at the proposed private Type C area inlet in Basin B1. The flows leave this inlet via a proposed 24" storm pipe. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will flow toward the inlet at DP-7. This design point captures all of the flows from Basin B1.

DP-7 is located at the proposed private Type C area inlet in Basin B2. The flows leave this inlet via a proposed 24" storm pipe. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will flow toward the inlet at DP-8. This design point captures all of the flows from Basin B2.

DP-8 is located at the proposed private Type C area inlet in Basin B3. The flows leave this inlet via a proposed 24" storm pipe. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will flow toward the inlet at DP-9. This design point captures all of the flows from Basin B3.

DP-9 is located at the proposed private Type C area inlet in Basin B4. The flows leave this inlet via a proposed 24" storm pipe. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will sheetflow north to the curb and gutter and then be captured by the inlet at DP-10. This design point captures all of the flows from Basin B4.

DP-10 is located at the proposed private at-grade 5' Type R inlet in Basin B5. The flows leave this inlet via a proposed 24" storm pipe which then connect to the area inlet proposed by CDOT approximately 30' to the east. This inlet is designed to capture all 100-yr flows. In the event that this inlet overflows, the flows will be captured by the proposed CDOT area inlet. This design point represents all flows from Basins B1 through B5 as well as

the offsite basins to the south, OS1 through OS3. This design point can be directly compared to the existing condition DP-2. The flows leaving the site decrease by 0.5 cfs in the 5-yr condition and by 2.6 cfs in the 100-yr condition.

DP-C1 represents the flows from Basin C1 that sheet flow offsite to the adjacent properties to the west, north and east.

All pipes were sized and HGL's calculated using Hydraflow Storm Sewers Extension for Autodesk Civil 3D (Standard Step Headloos Method). All HGL calculations can be found in the Appendix.

7.0 DRAINAGE AND BRIDGE FEES

Core Electric Cooperative is located within the Loy Gulch Drainage Basin. There is no established fee structure for the Loy Gulch Drainage Basin. Construction of the drainage facilities as required by the Final Drainage Report and Construction Drawings is required in lieu of drainage fees.

8.0 PROPOSED DETENTION FACILITIES

The proposed private on-site detention is a proposed full-spectrum Extended Detention Basin located at the northwest corner of the project site. The basins contributing to the storm runoff volume are Basins A1 through A5. The EDB is designed for a watershed area of 2.89 acres at 69.1% imperviousness. The required volume is 0.065 acre-feet for WQCV and 0.279 acre-feet for 100-yr detention. It will capture then release the 100-yr flows at a reduced flow rate, which discharges to the northwest into a riprap basin with flow spreader. It then continues to the north via an existing swale that carries the flows in a historic pattern. The 100-yr flows will be released at a lower than historic flow rate and will not adversely affect the channel downstream. A weir plate and an orifice plate restricts the flows to release the WQCV over a 40-hour period. A 2' long Type VL spillway at the west end of the pond will allow for emergency overflow to exit the pond to the west and into the existing swale.

Calculations are provided in the appendix for site imperviousness, inlet capacities, the on-site extended detention basin volume, the forbays, micropool, outlet structure and spillway. All calculations meet the criteria from the City of Woodland Park Drainage Criteria Manual.

Private maintenance agreements and O&M manuals will be established for this facility as required by the City.

9.0 FOUR STEP PROCESS

This project conforms to the City of Woodland Park Four Step Process. The process focuses

on reducing runoff volumes, treating the water quality capture volume (WQCV), stabilizing drainage ways, and implementing long-term source controls.

1. **Employ Runoff Reduction Practices:** Proposed impervious areas on this site (roofs, asphalt/sidewalk) will sheet flow across landscaped ground as much as possible to slow runoff and increase time of concentration prior to being conveyed to the proposed public streets and storm sewer system. This will minimize directly connected impervious areas within the project site.
2. **Implement Control Measures that provide a Water Quality Capture Volume with slow release:** Runoff from this project will be treated through capture and slow release of the WQCV in a permanent private full-spectrum Extended Detention Basin facility designed per current City of Woodland Park drainage criteria.
3. **Stabilize Drainage Ways:** Flows from the EDB are released into an existing swale that carries the flows to the north in a historic pattern. These flows will be released at a lower than historic flow rate and will not adversely affect the channel downstream. The emergency spillway is located at the northwest corner of the EDB. The spillway as well as the slope downstream from the outlet pipe is to be reinforced with riprap in order to protect it from erosion. A riprap basin with a flow spreader is at the end of the pond outlet pipe and the bottom of the spillway to prevent scouring.
4. **Implement Site Specific and Other Source Control Measures:** The improvements to this existing Core Electric site will utilize standard source control in order to minimize potential pollutants entering the storm system, specifically, inlet protection, silt fencing and rock socks. In addition, a site specific Storm Water Quality and Erosion Control plan and narrative will be submitted and approved by City Engineering prior to any disturbance within the project area. Details such as potential pollutants, mitigation methods, site specific source control construction BMP's and permanent BMP's will be detailed in this plan and narrative to protect receiving waters.

10.0 COST ESTIMATE

Private Drainage Facilities (Non-Reimbursable)

Description	Quantity	Unit Cost	Cost
Type C Area Inlet	7 EA	\$5,611/EA	\$39,277
5' Type R Inlet	2 EA	\$6,703/EA	\$13,406
18" RCP Storm	466 LF	\$76/LF	\$35,416
24" RCP Storm	1,046 LF	\$91/LF	\$95,186
18" RCP FES	1 EA	\$456/EA	\$456
Manhole, Slab Base	2 EA	\$7,734/EA	\$15,468
Extended Detention Basin	1 EA	\$50,000/EA	\$50,000
Subtotal			\$249,209
Engineering & Contingency (10%)			<u>\$24,921</u>
TOTAL			\$274,130

11.0 SUMMARY

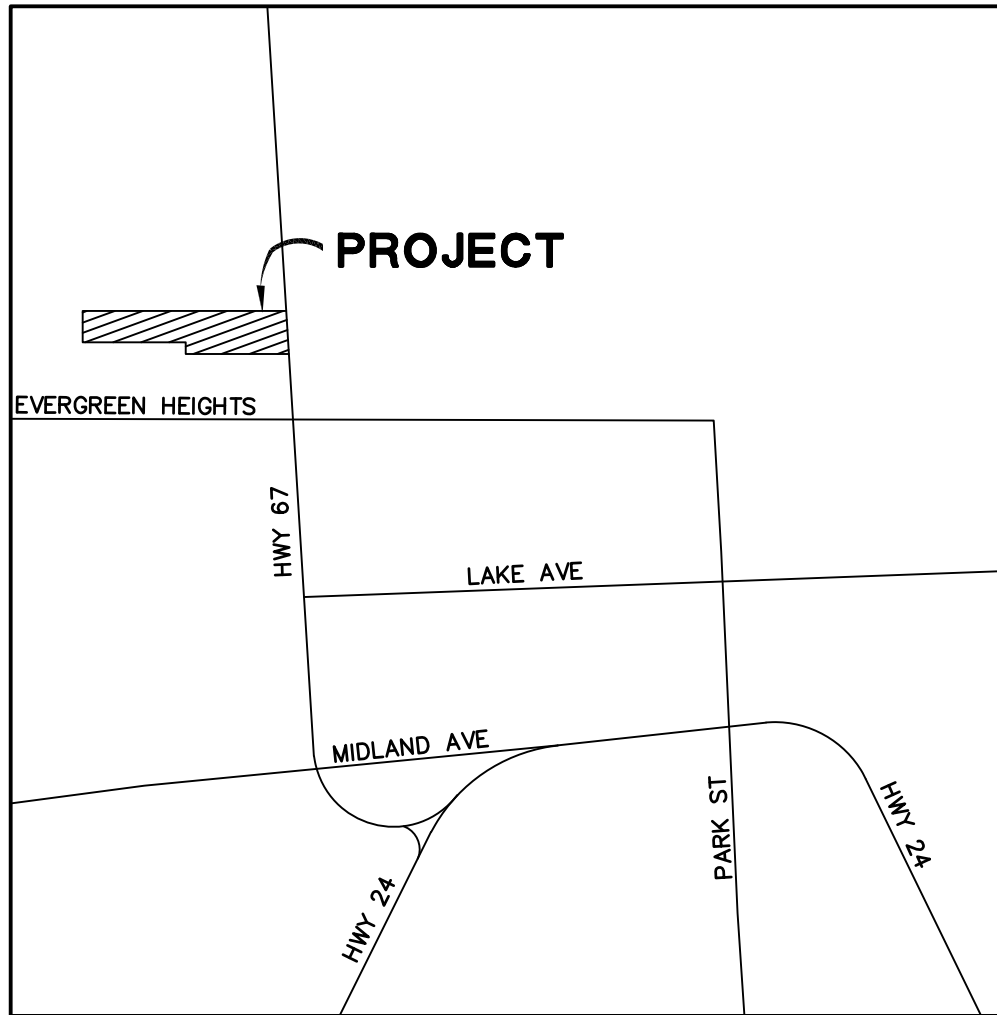
The Core Electric Cooperative project has been designed in accordance with the City of Woodland Park criteria. The Extended Detention Basin has been designed to limit the release of storm runoff. This development will not negatively impact the downstream and surrounding developments. The Grading & Erosion Control Plan and narrative will be submitted and approved by City Engineering prior to any disturbance within the project area.

12.0 REFERENCES

The sources of information used in the development of this study are listed below:

1. City of Woodland Park Drainage Criteria Manual, March 2014.
2. Soil Survey for Teller-Park Area, Colorado, U.S. Department of Agriculture, Soil Conservation Service, September 2019.
3. "Flood Insurance Studies for Colorado Springs and El Paso County, Colorado", prepared by the Federal Emergency Management Agency (FEMA), 2018.

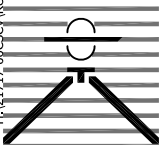
APPENDIX



Vicinity Map
Not to scale



H:\21717-00CSCV\Reports\Drainage\VMAP.dwg, 12/28/2022 11:15:45 AM



WOODLAND PARK DISTRICT OPERATIONS FACILITY VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:

DWG. NO.

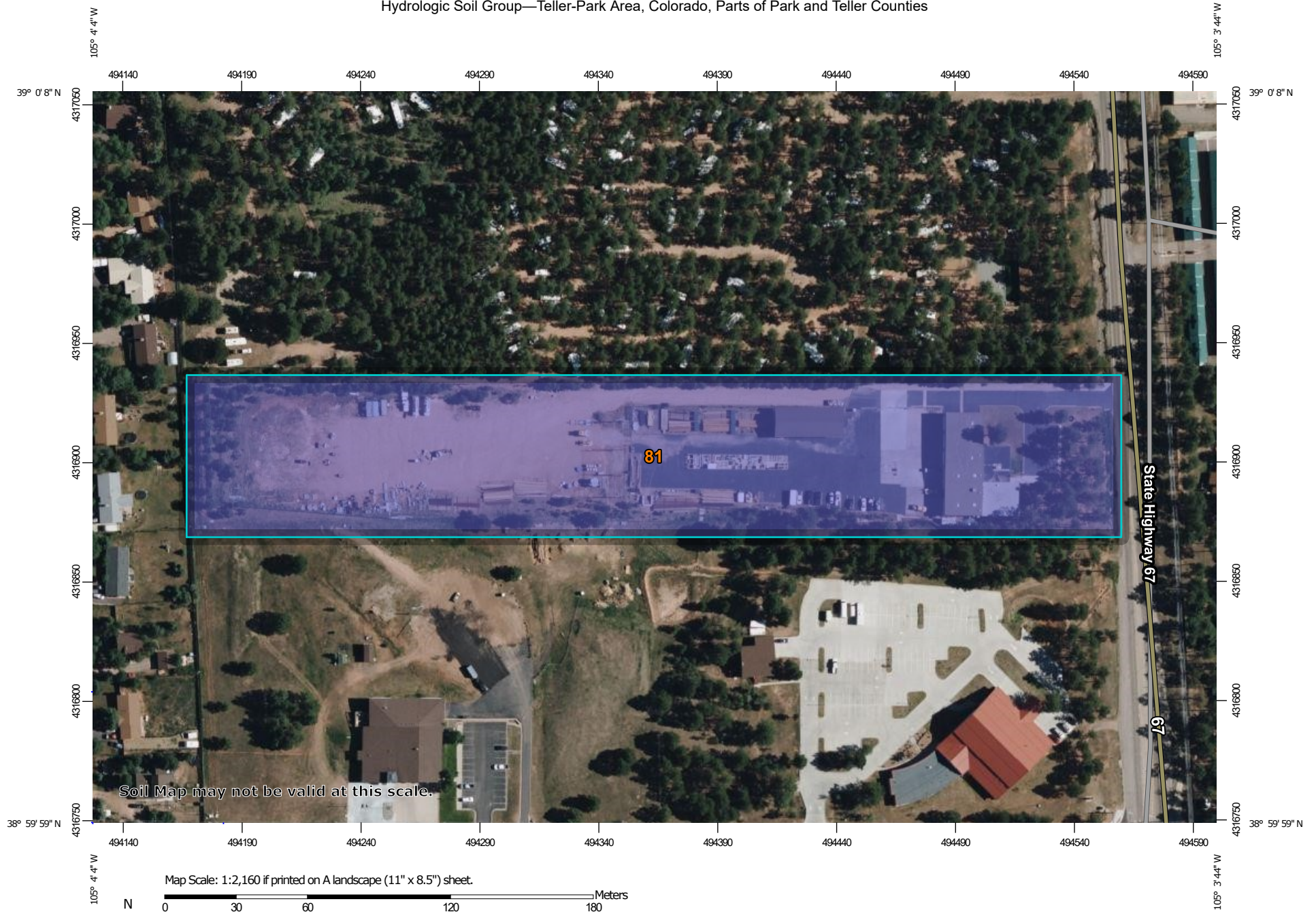
JOB NO:

21717-00CSCV

VMAP

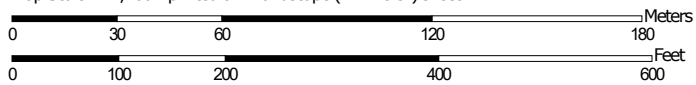
SHEET 1 OF 1

Hydrologic Soil Group—Teller-Park Area, Colorado, Parts of Park and Teller Counties



Soil Map may not be valid at this scale.

Map Scale: 1:2,160 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/21/2022
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Teller-Park Area, Colorado, Parts of Park and Teller Counties
 Survey Area Data: Version 14, Sep 7, 2022

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
81	Plome-Pimsby complex, 5 to 40 percent slopes	B	6.6	100.0%
Totals for Area of Interest			6.6	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

National Flood Hazard Layer FIRMMette



105°4'5"W 39°0'17"N



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

1:6,000

105°3'28"W 38°59'49"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/21/2022 at 12:58 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

HYDROLOGY CALCULATIONS

PROJECT INFORMATION								
PROJECT:	Core Electric Cooperative							
PROJECT NO:	21717-00							
DESIGN BY:	SBN							
REV. BY:	TDM							
AGENCY:	City of Woodland Park							
REPORT TYPE:	Final							
DATE:	4/18/2023							
Soil Type: B								
				C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow					0.08		0.35	0
Roof					0.73		0.81	90
Asphalt/Sidewalk					0.90		0.96	100
Gravel					0.59		0.70	80
*C-Values and Basin Imperviousness based on Table 5-1, City of Colorado Springs "Drainage Criteria Manual"								
EXISTING								
SUB-BASIN	SURFACE DESIGNATION	AREA	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV	
		ACRE	C2	C5	C10	C100		
A	Pasture/Meadow	1.23		0.08		0.35	0	
	Roof	0.00		0.73		0.81	90	
	Asphalt/Sidewalk	0.02		0.90		0.96	100	
	Gravel	0.94		0.59		0.70	80	
	WEIGHTED AVERAGE			0.31		0.51	35%	
TOTAL A		2.19						
B	Pasture/Meadow	1.81		0.08		0.35	0	
	Roof	0.35		0.73		0.81	90	
	Asphalt/Sidewalk	1.37		0.90		0.96	100	
	Gravel	1.09		0.59		0.70	80	
	WEIGHTED AVERAGE			0.49		0.65	55%	
TOTAL B		4.62						
OS1	Pasture/Meadow	1.48		0.08		0.35	0	
	Roof	0.00		0.73		0.81	90	
	Asphalt/Sidewalk	0.07		0.90		0.96	100	
	Gravel	0.00		0.59		0.70	80	
	WEIGHTED AVERAGE			0.12		0.38	5%	
TOTAL OS1		1.55						
OS2	Pasture/Meadow	2.53		0.08		0.35	0	
	Roof	0.06		0.73		0.81	90	
	Asphalt/Sidewalk	1.36		0.90		0.96	100	
	Gravel	0.01		0.59		0.70	80	
	WEIGHTED AVERAGE			0.37		0.57	36%	
TOTAL OS2		3.96						
OS3	Pasture/Meadow	0.23		0.08		0.35	0	
	Roof	0.00		0.73		0.81	90	
	Asphalt/Sidewalk	0.00		0.90		0.96	100	
	Gravel	0.00		0.59		0.70	80	
	WEIGHTED AVERAGE			0.08		0.35	0%	
TOTAL OS3		0.23						
TOTAL		12.55		0.37		0.56	38.4%	

PROJECT INFORMATION

PROJECT: Core Electric Cooperative
 PROJECT NO: 21717-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: City of Woodland Park
 REPORT TYPE: Final
 DATE: 4/18/2023



RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING TIME OF CONCENTRATION STANDARD FORM SF-2

SUB-BASIN DATA					INITIAL/OVERLAND TIME (t_i)				TRAVEL TIME (t_t)					TIME OF CONC. t_c		FINAL t_c
BASIN	DESIGN PT:	C_5	C_{100}	AREA	LENGTH	HT	SLOPE	t_i	LENGTH	HT	SLOPE	VEL.	t_t	COMP.	MINIMUM	
				Ac	Ft	FT	%	Min	Ft	FT	%	FPS	Min	t_c	t_c	Min
A	1	0.31	0.51	2.19	100	3	3.0	10.3	85	10	11.8	10.7	0.1	10.4	5	10.4
OS1	O1	0.12	0.38	1.55	100	10	10.0	8.5	330	16	4.8	6.80	0.8	9.3	5	9.3
OS2	O2	0.37	0.57	3.96	75	4	5.3	6.7	770	22	2.9	10.0	1.3	8.0	5	8.0
OS3	O3	0.08	0.35	0.23	75	10	13.3	7.0						7.0	5	7.0
B		0.49	0.65	4.62	100	1	1.0	11.4	875	14	1.6	7.4	2.0	13.3	5	13.3
	2	0.38	0.57	10.36					650	14	2.2	4.6	2.4	13.3	5	13.3

PROJECT INFORMATION

PROJECT: Core Electric Cooperative
 PROJECT NO: 21717-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: City of Woodland Park
 REPORT TYPE: Final
 DATE: 4/18/2023



Drexel, Barrell & Co.

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING RUNOFF 5 YR STORM P1= **0.97**

BASIN (S)	DESIGN POINT	AREA (AC)	DIRECT RUNOFF		C * A	I (IN/HR)	Q (CFS)
			RUNOFF COEFF	t _c (MIN)			
A	1	2.19	0.31	10.4	0.67	2.61	1.8
OS1	O1	1.55	0.12	9.3	0.18	2.72	0.5
OS2	O2	3.96	0.37	8.0	1.48	2.87	4.2
OS3	O3	0.23	0.08	7.0	0.02	3.01	0.1
B	0	4.62	0.49	13.3	2.28	2.36	5.4
	2	10.36	0.38	13.3	3.95	2.36	9.3

PROJECT INFORMATION

PROJECT: Core Electric Cooperative
 PROJECT NO: 21717-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: City of Woodland Park
 REPORT TYPE: Final
 DATE: 4/18/2023



Drexel, Barrell & Co.

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

EXISTING	RUNOFF		100 YR STORM		P1=		
			DIRECT RUNOFF				
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)
A	1	2.19	0.51	10.4	1.11	5.46	6.1
OS1	O1	1.55	0.38	9.3	0.59	5.69	3.3
OS2	O2	3.96	0.57	8.0	2.25	6.01	13.5
	O3	0.23	0.35	7.0	0.08	6.29	0.5
B		4.62	0.65	13.3	3.00	4.94	14.8
	2	10.36	0.57	13.3	5.91	4.94	29.2

PROJECT INFORMATION								
PROJECT:	Core Electric Cooperative							
PROJECT NO:	21717-00							
DESIGN BY:	SBN							
REV. BY:	TDM							
AGENCY:	City of Woodland Park							
REPORT TYPE:	Final							
DATE:	4/18/2023							
Soil Type: B								
				C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow					0.08		0.35	0
Roof					0.73		0.81	90
Asphalt/Sidewalk					0.90		0.96	100
Gravel					0.59		0.70	80
*C-Values and Basin Imperviousness based on Table 5-1, City of Colorado Springs "Drainage Criteria Manual"								
PROPOSED								
SUB-BASIN	SURFACE DESIGNATION	AREA	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV	
		ACRE	C2	C5	C10	C100		
A1	Pasture/Meadow	0.10		0.08		0.35	0	
	Roof	0.11		0.73		0.81	90	
	Asphalt/Sidewalk	0.23		0.90		0.96	100	
	Gravel	0.09		0.59		0.70	80	
	WEIGHTED AVERAGE			0.66		0.77	76%	
TOTAL A1		0.53						
A2	Pasture/Meadow	0.01		0.08		0.35	0	
	Roof	0.13		0.73		0.81	90	
	Asphalt/Sidewalk	0.53		0.90		0.96	100	
	Gravel	0.01		0.59		0.70	80	
	WEIGHTED AVERAGE			0.85		0.92	96%	
TOTAL A2		0.68						
A3	Pasture/Meadow	0.02		0.08		0.35	0	
	Roof	0.00		0.73		0.81	90	
	Asphalt/Sidewalk	0.46		0.90		0.96	100	
	Gravel	0.05		0.59		0.70	80	
	WEIGHTED AVERAGE			0.84		0.91	94%	
TOTAL A3		0.53						
A4	Pasture/Meadow	0.05		0.08		0.35	0	
	Roof	0.00		0.73		0.81	90	
	Asphalt/Sidewalk	0.37		0.90		0.96	100	
	Gravel	0.04		0.59		0.70	80	
	WEIGHTED AVERAGE			0.78		0.87	87%	
TOTAL A4		0.46						
A5	Pasture/Meadow	0.57		0.08		0.35	0	
	Roof	0.00		0.73		0.81	90	
	Asphalt/Sidewalk	0.08		0.90		0.96	100	
	Gravel	0.04		0.59		0.70	80	
	WEIGHTED AVERAGE			0.20		0.44	16%	
TOTAL A5		0.69						
B1	Pasture/Meadow	0.14		0.08		0.35	0	
	Roof	0.00		0.73		0.81	90	
	Asphalt/Sidewalk	0.18		0.90		0.96	100	
	Gravel	0.01		0.59		0.70	80	
	WEIGHTED AVERAGE			0.54		0.69	57%	
TOTAL B1		0.33						
B2	Pasture/Meadow	0.06		0.08		0.35	0	
	Roof	0.04		0.73		0.81	90	
	Asphalt/Sidewalk	0.15		0.90		0.96	100	
	Gravel	0.00		0.59		0.70	80	
	WEIGHTED AVERAGE			0.68		0.79	74%	
TOTAL B2		0.25						

B3	Pasture/Meadow	0.07		0.08		0.35	0
	Roof	0.06		0.73		0.81	90
	Asphalt/Sidewalk	0.14		0.90		0.96	100
	Gravel	0.00		0.59		0.70	80
	WEIGHTED AVERAGE			0.65		0.77	72%
TOTAL B3		0.27					
B4	Pasture/Meadow	0.08		0.08		0.35	0
	Roof	0.05		0.73		0.81	90
	Asphalt/Sidewalk	0.23		0.90		0.96	100
	Gravel	0.00		0.59		0.70	80
	WEIGHTED AVERAGE			0.69		0.80	76%
TOTAL B4		0.36					
B5	Pasture/Meadow	0.66		0.08		0.35	0
	Roof	0.48		0.73		0.81	90
	Asphalt/Sidewalk	0.86		0.90		0.96	100
	Gravel	0.00		0.59		0.70	80
	WEIGHTED AVERAGE			0.59		0.72	65%
TOTAL B5		2.00					
C1	Pasture/Meadow	0.67		0.08		0.35	0
	Roof	0.00		0.73		0.81	90
	Asphalt/Sidewalk	0.02		0.90		0.96	100
	Gravel	0.02		0.59		0.70	80
	WEIGHTED AVERAGE			0.12		0.38	5%
TOTAL C1		0.71					
OS1	Pasture/Meadow	1.48		0.08		0.35	0
	Roof	0.00		0.73		0.81	90
	Asphalt/Sidewalk	0.07		0.90		0.96	100
	Gravel	0.00		0.59		0.70	80
	WEIGHTED AVERAGE			0.12		0.38	5%
TOTAL OS1		1.55					
OS2	Pasture/Meadow	2.53		0.08		0.35	0
	Roof	0.06		0.73		0.81	90
	Asphalt/Sidewalk	1.36		0.90		0.96	100
	Gravel	0.01		0.59		0.70	80
	WEIGHTED AVERAGE			0.37		0.57	36%
TOTAL OS2		3.96					
OS3	Pasture/Meadow	0.23		0.08		0.35	0
	Roof	0.00		0.73		0.81	90
	Asphalt/Sidewalk	0.00		0.90		0.96	100
	Gravel	0.00		0.59		0.70	80
	WEIGHTED AVERAGE			0.08		0.35	0%
TOTAL OS3		0.23					
TOTAL		12.19		0.46		0.64	47.0%
TRIBUTARY TO POND		2.89		0.65		0.77	71.6%

PROJECT INFORMATION

PROJECT: Core Electric Cooperative
 PROJECT NO: 21717-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: City of Woodland Park
 REPORT TYPE: Final
 DATE: 4/18/2023



RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

PROPOSED TIME OF CONCENTRATION STANDARD FORM SF-2

SUB-BASIN DATA					INITIAL/OVERLAND TIME (t _i)				TRAVEL TIME (t _t)					PIPE TRAVEL TIME (t _p)				TIME OF CONC. t _c		FINAL t _c
BASIN	DESIGN PT.	C _s	C ₁₀₀	AREA	LENGTH	HT	SLOPE	t _i	LENGTH	HT	SLOPE	VEL.	t _t	LENGTH	SLOPE	VEL.	t _t	COMP. t _c	MINIMUM t _c	
				Ac	Ft	FT	%	Min	Ft	FT	%	FPS	Min	Ft	%	FPS	Min	t _c	t _c	Min
A1	1	0.66	0.77	0.53	100	4	4.0	5.2	175	6	3.4	5.7	0.5					5.7	5	5.7
A2		0.85	0.92	0.68	100	4	4.0	2.9	210	6	2.9	5.3	0.7					3.6	5	5.0
	2	0.77	0.85	1.21										105	0.4	3.70	0.5	6.2	5	6.2
A3	3	0.84	0.91	0.53	100	3	3.0	3.4	270	3	1.1	6.1	0.7					4.1	5	5.0
	J1	0.79	0.87	1.74										15	2	6.83	0.0	4.1	5	5.0
A4		0.78	0.87	0.46	100	2	2.0	4.7	145	4	2.8	5.2	0.5					5.2	5	5.2
	4	0.79	0.87	2.20										350	0.4	3.70	1.6	5.7	5	5.7
A5		0.20	0.44	0.69	100	4	4.0	10.5	100	10	10.0	9.8	0.2					10.7	5	10.7
	5	0.65	0.77	2.89														10.7	5	10.7
OS1	O1	0.12	0.38	1.55	100	10	10.0	8.5	330	16	4.8	6.8	0.8					9.3	5	9.3
OS2	O2	0.37	0.57	3.96	75	4	5.3	6.7	770	22	2.9	10.0	1.3					8.0	5	8.0
B1		0.54	0.69	0.33	50	4	8.0	3.7	85	2.5	2.9	5.3	0.3					4.0	5	5.0
	6	0.31	0.52	5.84					135	6		7.60	0.3					9.6	5	9.6
B2		0.68	0.79	0.25	40	4.4	11.0	2.3	70	1.9	2.7	5.1	0.2					2.5	5	5.0
	7	0.33	0.53	6.09					70	0.5		4.14	0.3					9.9	5	9.9
B3		0.65	0.77	0.27	40	4.4	11.0	2.4	70	1.9	2.7	5.1	0.2					2.6	5	5.0
	8	0.34	0.54	6.36					75	0.5		4.14	0.3					10.2	5	10.2
B4		0.69	0.80	0.36	45	5.4	12.0	2.2	75	1.9	2.5	4.91	0.3					2.5	5	5.0
	9	0.36	0.56	6.72					80	0.5		4.14	0.3					10.5	5	10.5
OS3	O3	0.08	0.35	0.23	75	10	13.3	7.0										7.0	5	7.0
B5		0.59	0.72	2.00	100	0.5	0.5	12.0	430	6	1.4	6.9	1.0					13.1	5	13.1
	10	0.41	0.59	8.95														13.1	5	13.1
C1		0.12	0.38	0.71	35	2	5.7	6.1										6.1	5	6.1

PROJECT INFORMATION

PROJECT: Core Electric Cooperative
 PROJECT NO: 21717-00
 DESIGN BY: SBN
 REV. BY: TDM
 AGENCY: City of Woodland Park
 REPORT TYPE: Final
 DATE: 4/18/2023



Drexel, Barrell & Co.

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

PROPOSED	RUNOFF 5 YR STORM				P1=	0.97	
BASIN (S)	DESIGN POINT	AREA (AC)	DIRECT RUNOFF		C * A	I (IN/HR)	Q (CFS)
A1	1	0.53	0.66	5.7	0.35	3.18	1.1
A2		0.68	0.85	5.0	0.58	3.30	1.9
	2	1.21	0.77	6.2	0.93	3.11	2.9
A3	3	0.53	0.84	5.0	0.45	3.30	1.5
	J1	1.74	0.79	5.0	1.37	3.30	4.5
A4		0.46	0.78	5.2	0.36	3.27	1.2
	4	2.20	0.79	5.7	1.73	3.19	5.5
A5		0.69	0.20	10.7	0.14	2.58	0.4
	5	2.89	0.65	10.7	1.87	2.58	4.8
Pond Release							0.1
OS1	O1	1.55	0.12	9.3	0.18	2.72	0.5
OS2	O2	3.96	0.37	8.0	1.48	2.87	4.2
B1		0.33	0.54	5.0	0.18	3.30	0.6
	6	5.84	0.31	9.6	1.84	2.69	4.9
B2		0.25	0.68	5.0	0.17	3.30	0.6
	7	6.09	0.33	9.9	2.01	2.66	5.3
B3		0.27	0.65	5.0	0.18	3.30	0.6
	8	6.36	0.34	10.2	2.18	2.63	5.7
B4		0.36	0.69	5.0	0.25	3.30	0.8
	9	6.72	0.36	10.5	2.43	2.60	6.3
OS3	O3	0.23	0.08	7.0	0.02	3.01	0.1
B5		2.00	0.59	13.1	1.18	2.38	2.8
	10	8.95	0.41	13.1	3.63	2.38	8.6
C1		0.71	0.12	6.1	0.08	3.13	0.3

PROJECT INFORMATION

PROJECT: Core Electric Cooperative
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RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

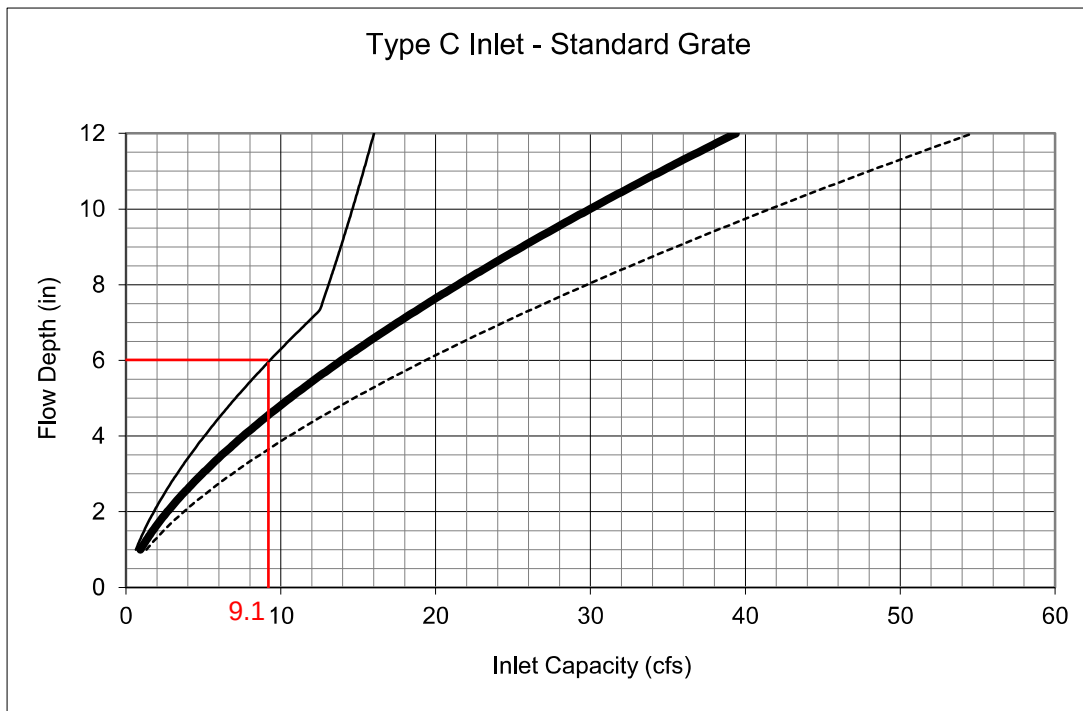
PROPOSED

RUNOFF 100 YR STORM

P1= 2.03

BASIN (S)	DESIGN POINT	AREA (AC)	DIRECT RUNOFF		C * A	I (IN/HR)	Q (CFS)	PIPE SIZING			
			RUNOFF COEFF	t _c (MIN)				n	Slope (ft/ft)	Calc'd Pipe Diameter (in)	Used Pipe Diameter (in)
A1	1	0.53	0.77	5.7	0.41	6.66	2.7	0.012	0.004	13	18
A2		0.68	0.92	5.0	0.62	6.91	4.3				
	2	1.21	0.85	6.2	1.03	6.52	6.7	0.012	0.004	18	18
A3	3	0.53	0.91	5.0	0.48	6.91	3.3	0.012	0.06	8	18
	J1	1.74	0.87	5.0	1.52	6.91	10.5	0.012	0.004	20	24
A4		0.46	0.87	5.2	0.40	6.85	2.7				
	4	2.20	0.87	5.7	1.92	6.67	12.8	0.012	0.003	22	24
A5		0.69	0.44	10.7	0.30	5.40	1.6				
	5	2.89	0.77	10.7	2.22	5.40	12.0				
Pond Release							1.8				
OS1	O1	1.55	0.38	9.3	0.59	5.69	3.3				
OS2	O2	3.96	0.57	8.0	2.25	6.01	13.5	0.012	0.017	17	18
B1		0.33	0.69	5.0	0.23	6.91	1.6				
	6	5.84	0.52	9.6	3.06	5.63	17.2	0.012	0.005	24	24
B2		0.25	0.79	5.0	0.20	6.91	1.4				
	7	6.09	0.53	9.9	3.26	5.57	18.1	0.012	0.005	24	24
B3		0.27	0.77	5.0	0.21	6.91	1.4				
	8	6.36	0.54	10.2	3.47	5.51	19.1	0.012	0.005	25	24
B4		0.36	0.80	5.0	0.29	6.91	2.0				
	9	6.72	0.56	10.5	3.75	5.44	20.4	0.012	0.005	26	24
OS3	O3	0.23	0.35	7.0	0.08	6.29	0.5				
B5		2.00	0.72	13.1	1.45	4.98	7.2				
	10	8.95	0.59	13.1	5.28	4.98	26.3	0.012	0.059	18	24
C1		0.71	0.38	6.1	0.27	6.55	1.8				

DP-4: $Q_{100}=2.7$ cfs



DP-1: $Q_{100}=2.7$ cfs
 DP-2: $Q_{100}=4.3$ cfs
 DP-6: $Q_{100}=1.6$ cfs
 DP-7: $Q_{100}=1.4$ cfs
 DP-8: $Q_{100}=1.4$ cfs
 DP-9: $Q_{100}=2.0$ cfs

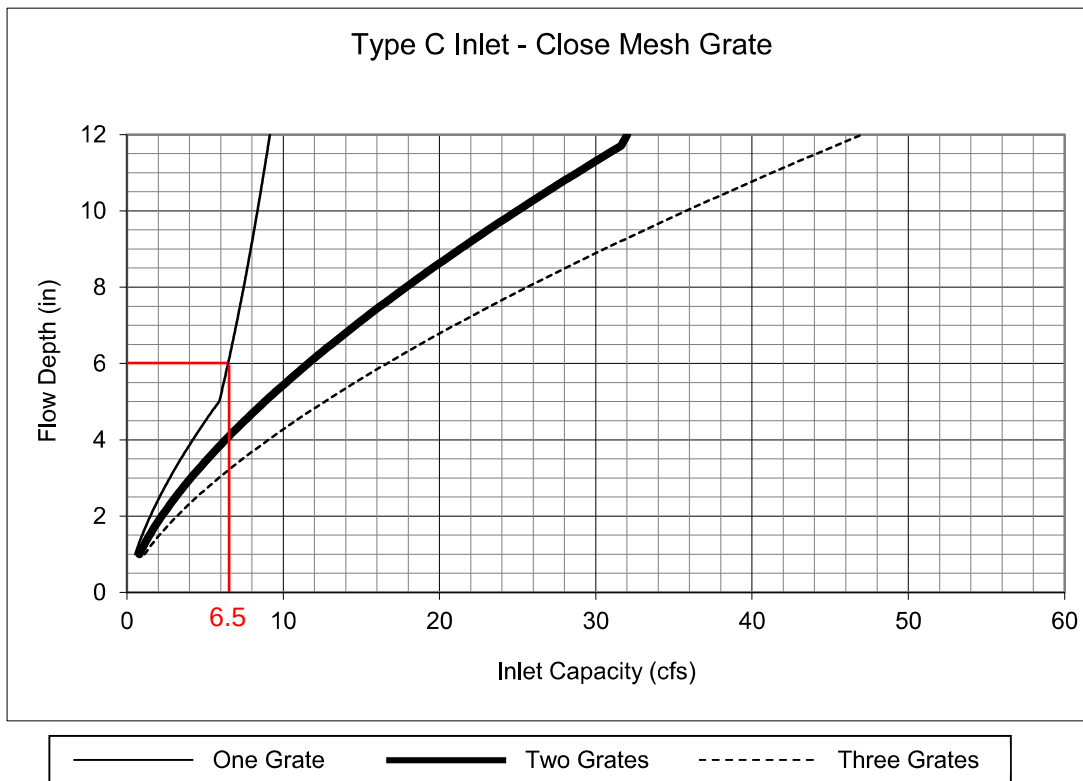
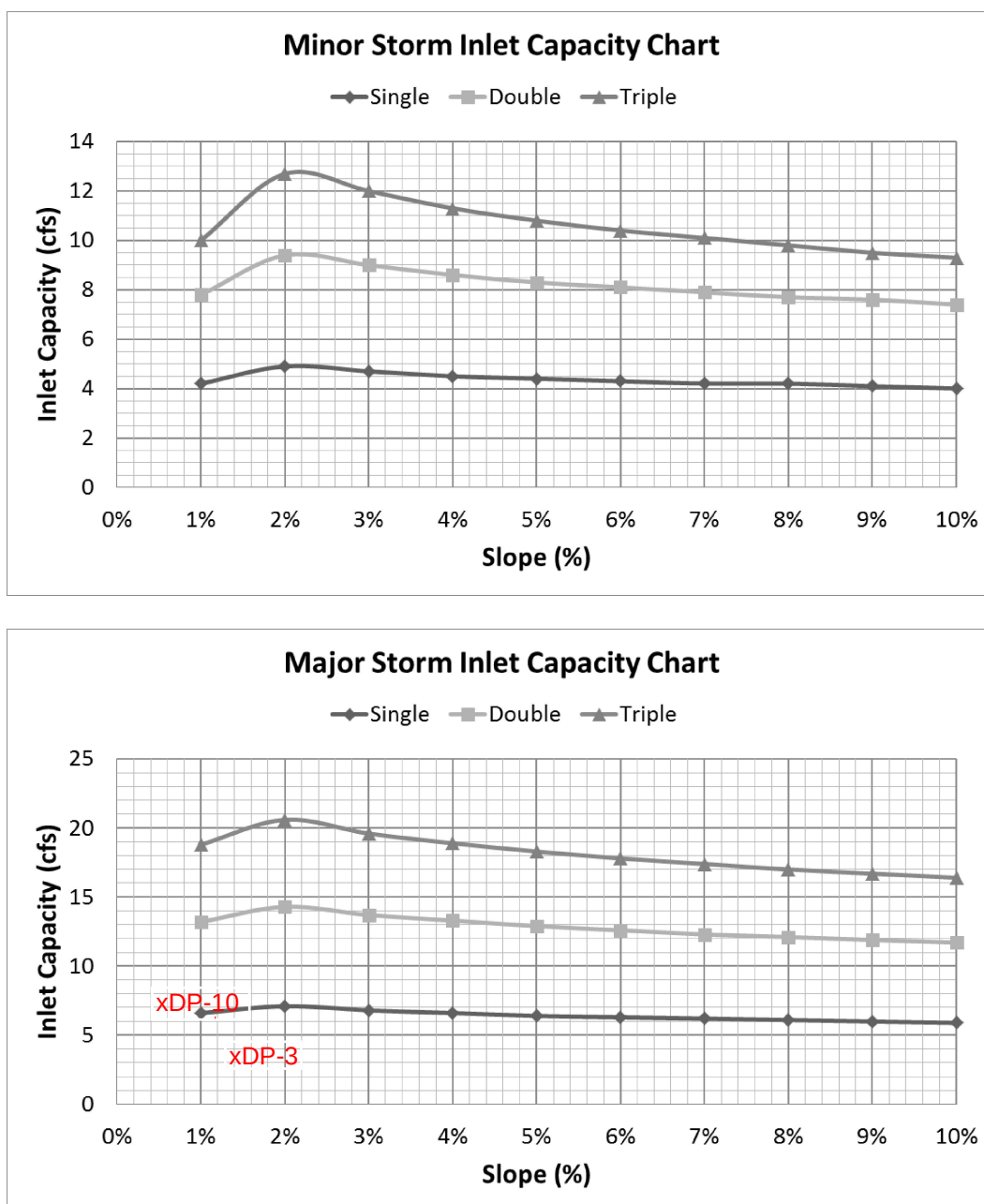


Figure 8-4. Inlet Capacity Chart Sump Conditions, Area (CDOT Type C) Inlet

Note: The City of Woodland Park standard inlet parameters must apply to use these charts.

Street Section Data: Street Width Flowline to Flowline = 28'
 Type of Curb and Gutter = Type I 6" vertical and Type II 6" mountable



DP-3: $Q_{100}=3.3$ cfs
 DP-10: $Q_{100}=7.2$ cfs

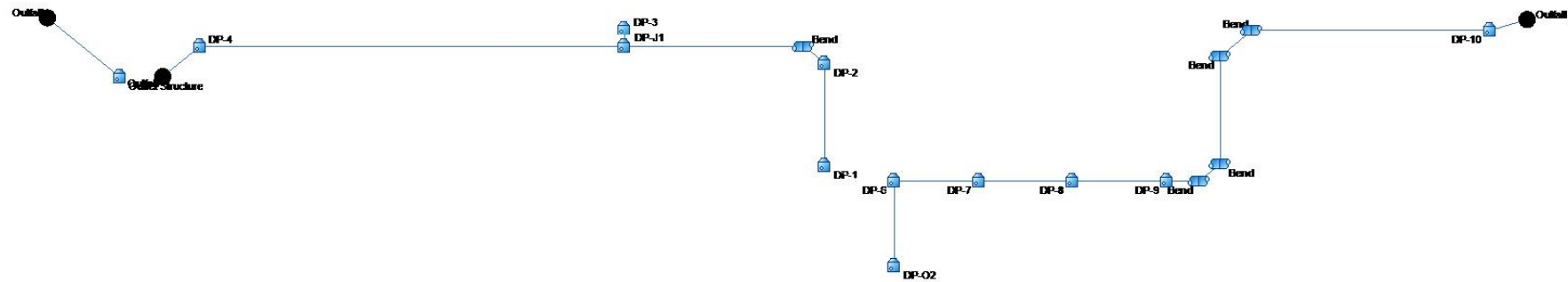
**Figure 8-2. Inlet Capacity Chart, Minor Residential (Local) Streets Inlets on Grade
 CDOT Type R Curb Opening**

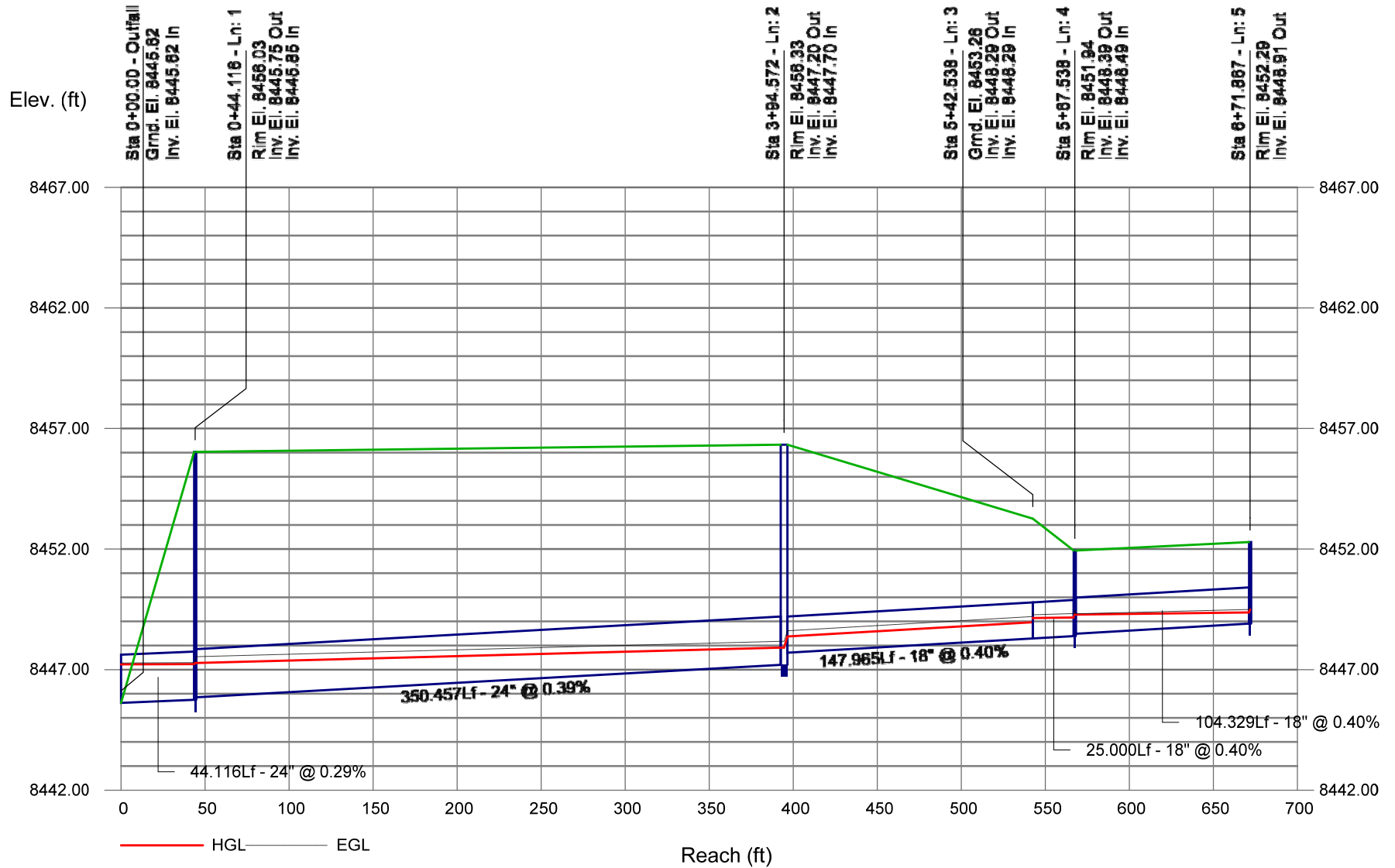
The standard street section parameters as defined in Chapter 7 must apply to use these charts. For non-standard sections, the inlet capacity shall be calculated using the UDFCD spreadsheets. The maximum spread width is limited by the curb height based on no curb overtopping during a minor storm and flow being contained within the public right-of-way during the major storm.

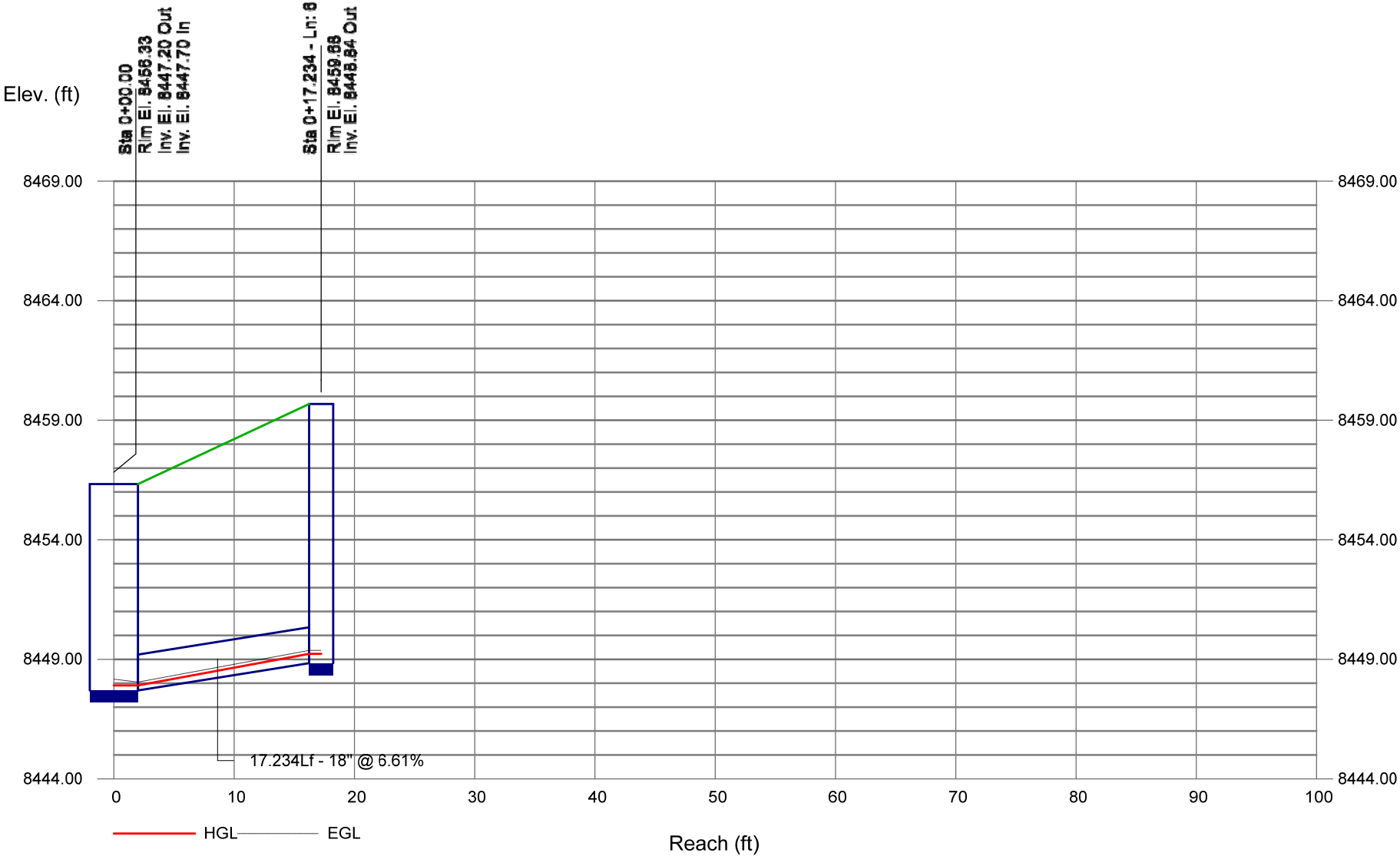
Hydraflow Storm Sewer Extension for Autodesk Civil 3D

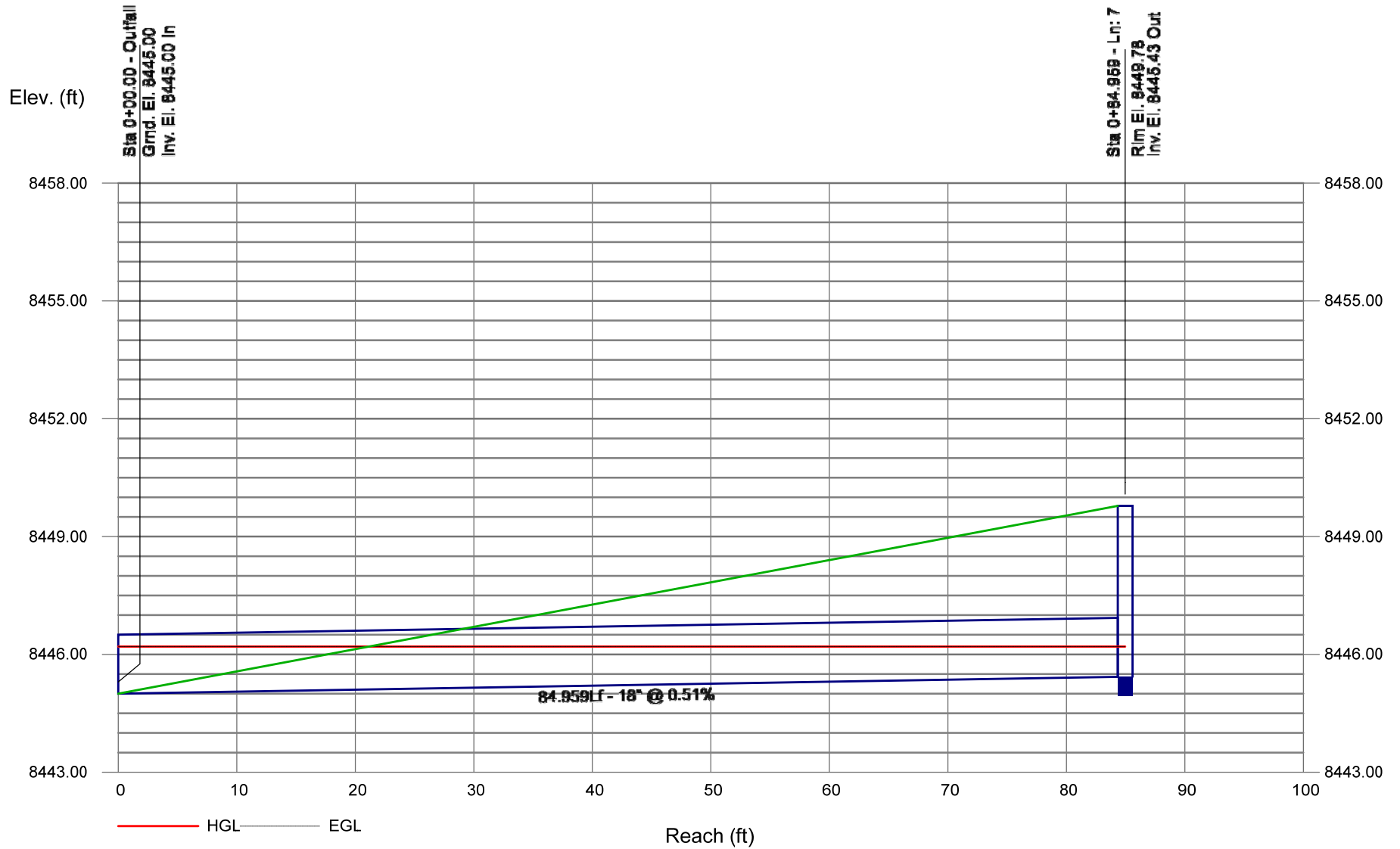
WEST

EAST



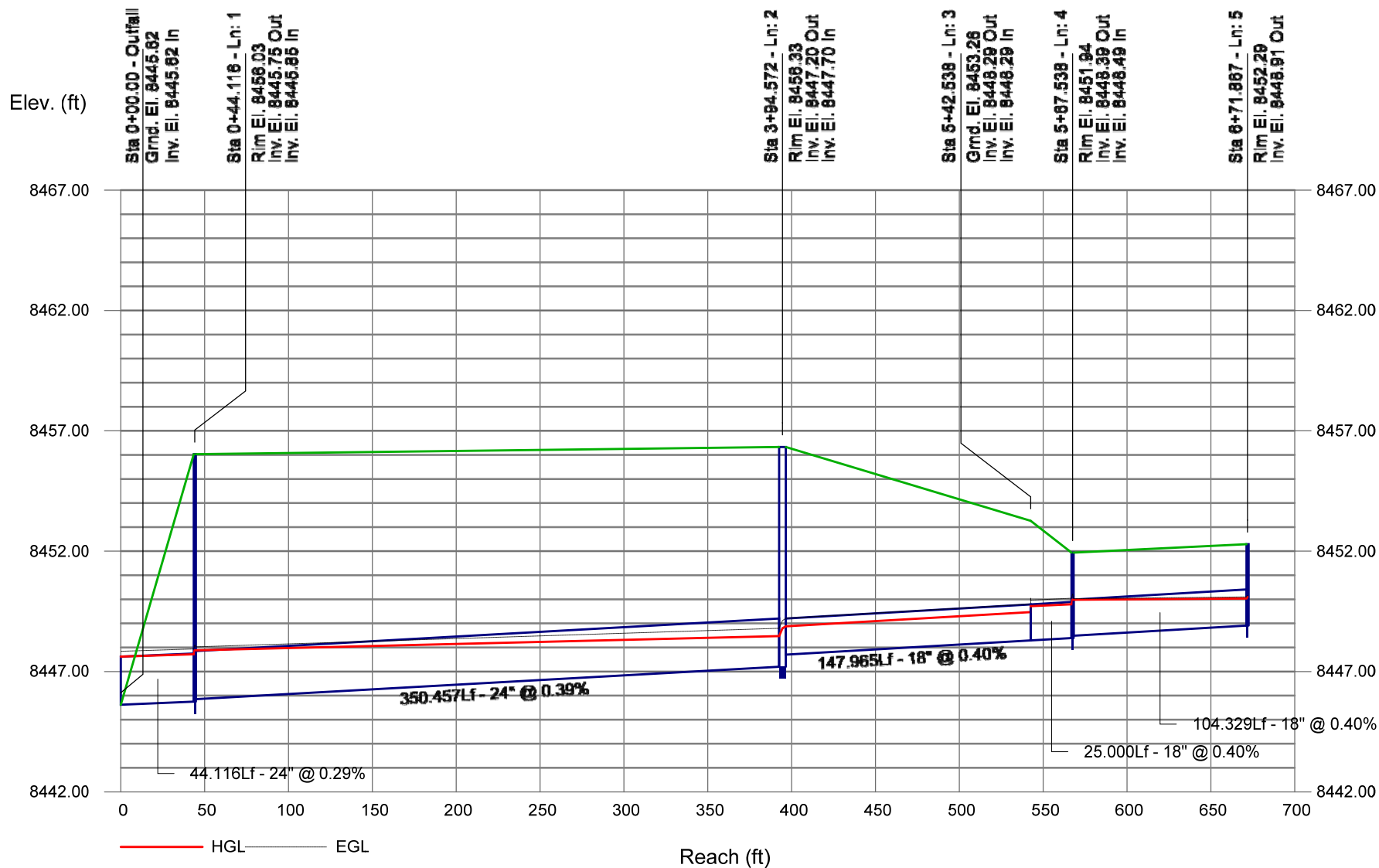


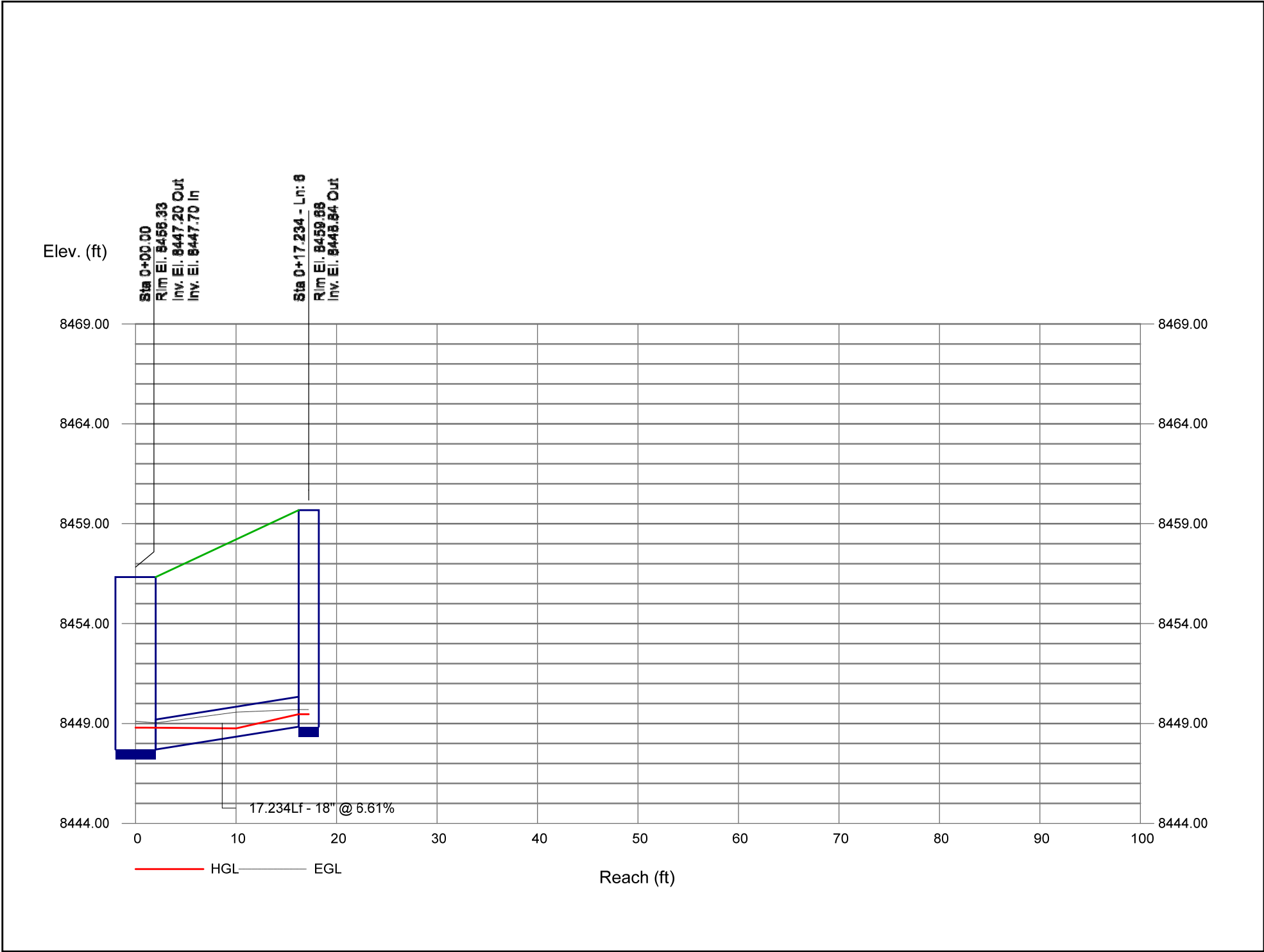


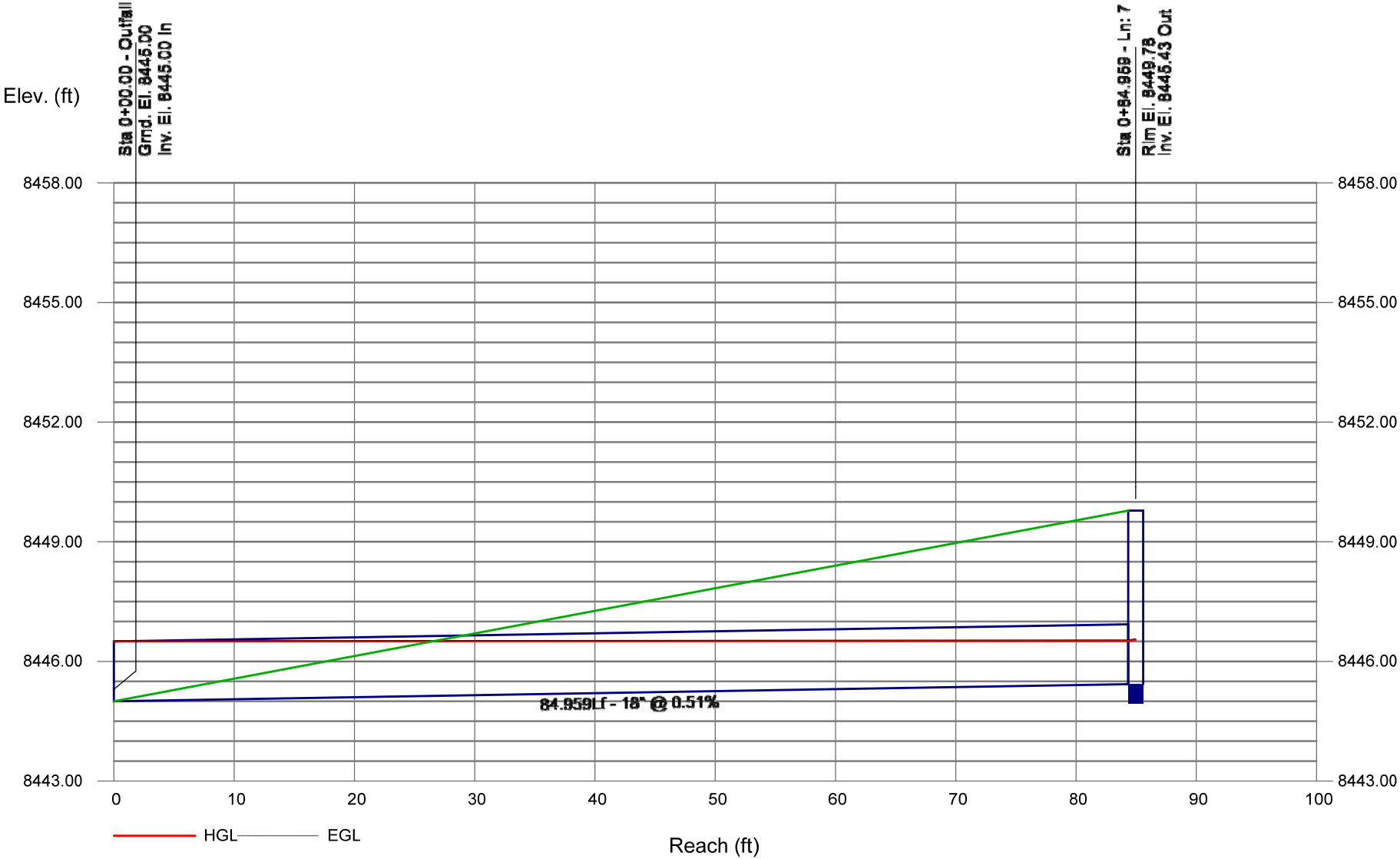


5-yr West

[illegible]

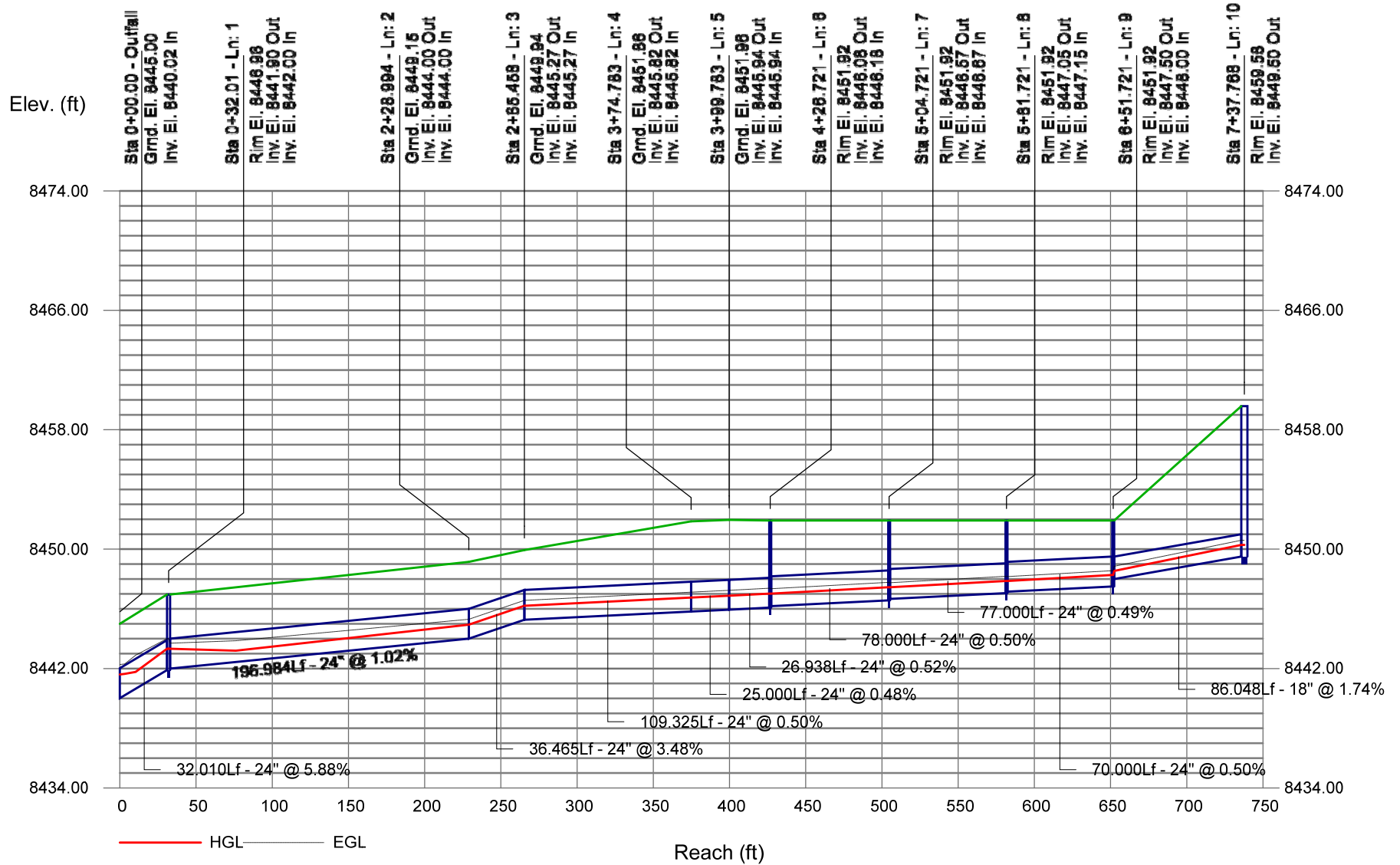






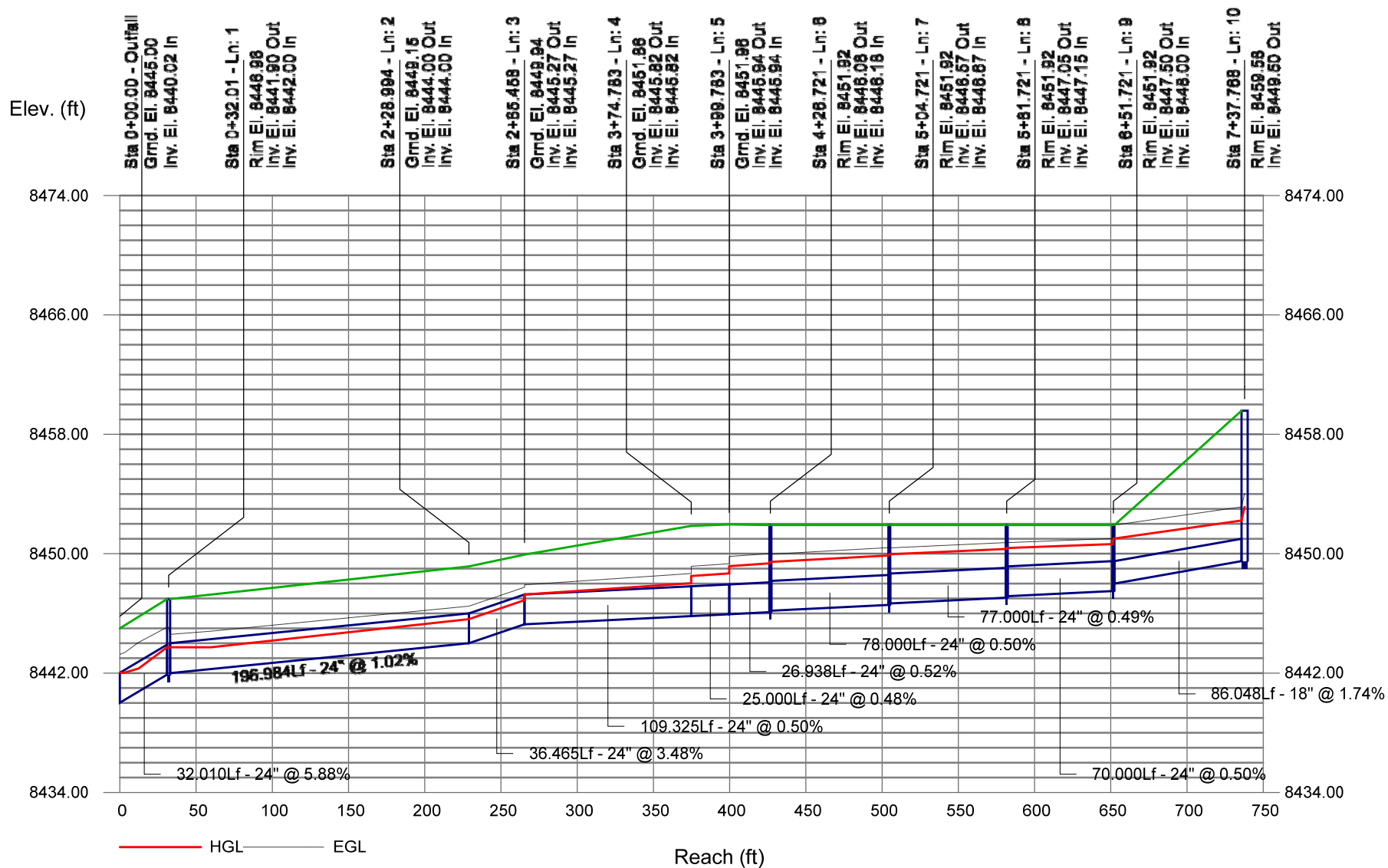
100-yr West

Line No.	Flow Rate	Line Size	Line Type	Line Length	Invert Dn	Invert Up	Line Slope	HGL Up	HGL Dn	Minor Loss	HGL Jnct	Vel Ave	J-Loss Coeff
	(cfs)	(in)		(ft)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft/s)	
1	11.80	24	Cir	44.116	8445.62	8445.75	0.29	8447.72	8447.62	0.17	8447.88	3.76	0.75
2	9.60	24	Cir	350.457	8445.85	8447.20	0.39	8448.47	8447.88	0.32	8448.80	3.80	1.00
3	6.90	18	Cir	147.965	8447.70	8448.29	0.40	8449.47	8448.88	0.25	8449.72	4.63	0.75
4	6.90	18	Cir	25.000	8448.29	8448.39	0.40	8449.79	8449.72	0.19	8449.98	3.99	0.75
5	3.00	18	Cir	104.329	8448.49	8448.91	0.40	8450.03	8449.98	0.07	8450.10	1.91	1.00
6	2.70	18	Cir	17.234	8447.70	8448.84	6.61	8449.46 j	8448.80	n/a	8449.46	2.92	1.00 z
7	1.80	18	Cir	84.959	8445.00	8445.43	0.51	8446.51	8446.50	0.03	8446.54	1.17	1.00
Notes: j-Line contains hyd. jump; z-Zero Junction Loss													



5-yr East

[illegible]



100-yr East

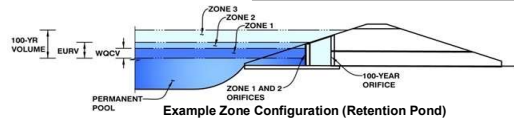
[illegible]

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

UD-Detention, Version 3.07 (February 2017)

Project: Core

Basin ID: _____

Required Volume Calculation

Selected BMP Type =	EDB	
Watershed Area =	2.89	acres
Watershed Length =	690	ft
Watershed Slope =	0.010	ft/ft
Watershed Imperviousness =	71.60%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Desired WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	
Water Quality Capture Volume (WQCV) =	0.068	acre-feet
Excess Urban Runoff Volume (EURV) =	0.228	acre-feet
2-yr Runoff Volume (P1 = 0.76 in.) =	0.121	acre-feet
5-yr Runoff Volume (P1 = 0.97 in.) =	0.163	acre-feet
10-yr Runoff Volume (P1 = 1.17 in.) =	0.213	acre-feet
25-yr Runoff Volume (P1 = 1.48 in.) =	0.296	acre-feet
50-yr Runoff Volume (P1 = 1.75 in.) =	0.357	acre-feet
100-yr Runoff Volume (P1 = 2.03 in.) =	0.434	acre-feet
500-yr Runoff Volume (P1 = 2.8 in.) =	0.629	acre-feet
Approximate 2-yr Detention Volume =	0.114	acre-feet
Approximate 5-yr Detention Volume =	0.153	acre-feet
Approximate 10-yr Detention Volume =	0.200	acre-feet
Approximate 25-yr Detention Volume =	0.237	acre-feet
Approximate 50-yr Detention Volume =	0.259	acre-feet
Approximate 100-yr Detention Volume =	0.287	acre-feet

Optional User Override
1-hr Precipitation

0.76	inches
0.97	inches
1.17	inches
1.48	inches
1.75	inches
2.03	inches
2.80	inches

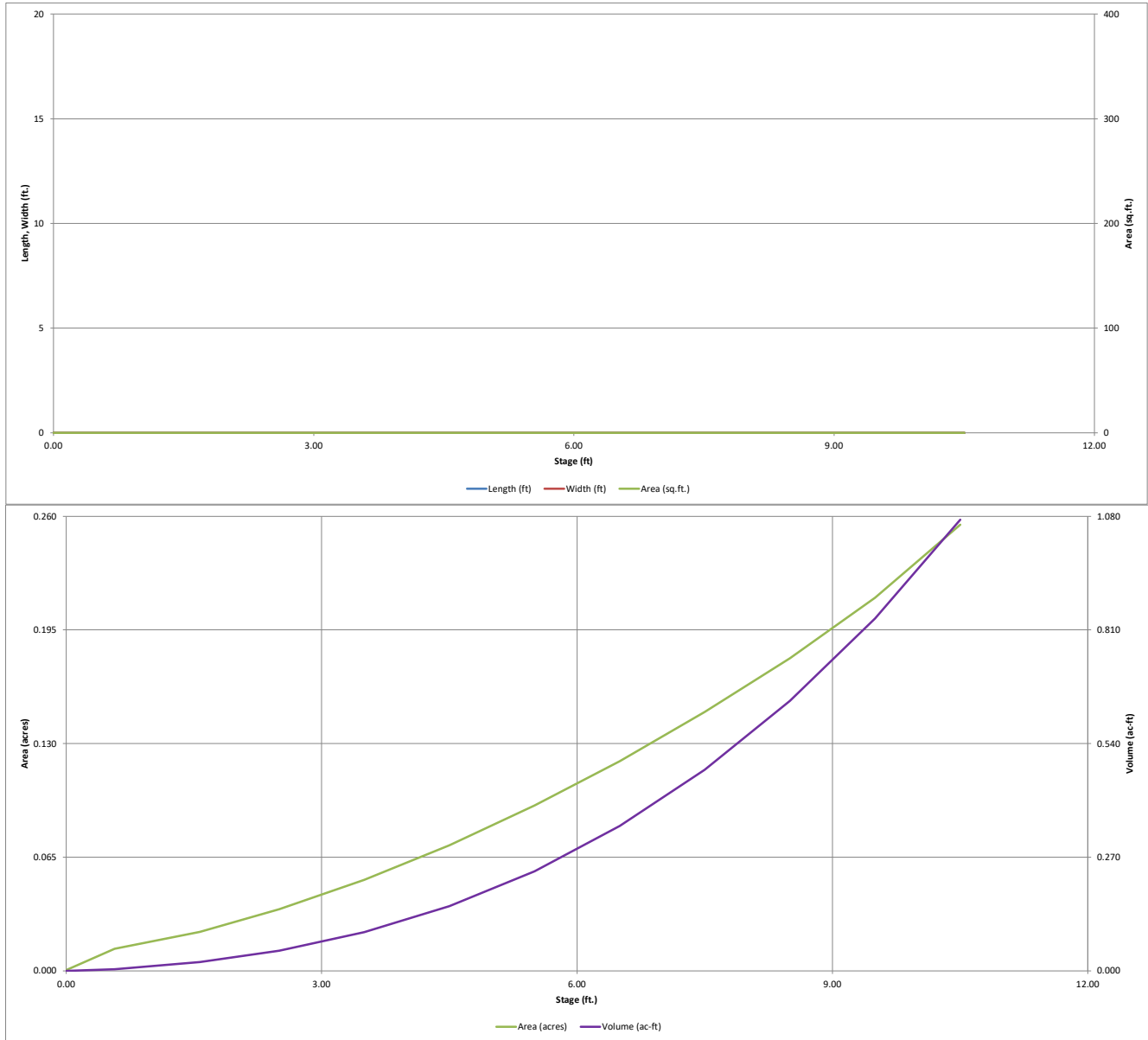
Stage-Storage Calculation

Zone 1 Volume (WQCV) =	0.068	acre-feet
Zone 2 Volume (EURV - Zone 1) =	0.160	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.059	acre-feet
Total Detention Basin Volume =	0.287	acre-feet
Initial Surcharge Volume (ISV) =	user	ft ³
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (H_{total}) =	user	ft
Depth of Trickle Channel (H_{TC}) =	user	ft
Slope of Trickle Channel (S_{TC}) =	user	ft/ft
Slopes of Main Basin Sides (S_{main}) =	user	H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =	user	
Initial Surcharge Area (A_{ISV}) =	user	ft ²
Surcharge Volume Length (L_{ISV}) =	user	ft
Surcharge Volume Width (W_{ISV}) =	user	ft
Depth of Basin Floor (H_{floor}) =	user	ft
Length of Basin Floor (L_{floor}) =	user	ft
Width of Basin Floor (W_{floor}) =	user	ft
Area of Basin Floor (A_{floor}) =	user	ft ²
Volume of Basin Floor (V_{floor}) =	user	ft ³
Depth of Main Basin (H_{main}) =	user	ft
Length of Main Basin (L_{main}) =	user	ft
Width of Main Basin (W_{main}) =	user	ft
Area of Main Basin (A_{main}) =	user	ft ²
Volume of Main Basin (V_{main}) =	user	ft ³
Calculated Total Basin Volume (V_{total}) =	user	acre-feet

[illegible]

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

UD-Detention, Version 3.07 (February 2017)

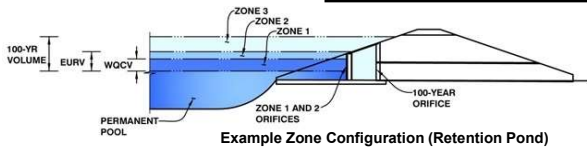


Detention Basin Outlet Structure Design

UD-Detention, Version 3.07 (February 2017)

Project: Core

Basin ID: _____



Example Zone Configuration (Retention Pond)

	Stage (ft)	Zone Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	3.02	0.068	Orifice Plate
Zone 2 (EURV)	5.41	0.160	Orifice Plate
Zone 3 (100-year)	6.00	0.059	Weir&Pipe (Restrict)
		0.287	Total

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

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

Calculated Parameters for Underdrain

Underdrain Orifice Area = ft²
Underdrain Orifice Centroid = feet

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

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

Calculated Parameters for Plate

WQ Orifice Area per Row = ft²
Elliptical Half-Width = feet
Elliptical Slot Centroid = feet
Elliptical Slot Area = ft²

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

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	1.80	3.60					
Orifice Area (sq. inches)	0.41	0.41	0.25					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter = inches

Calculated Parameters for Vertical Orifice

Vertical Orifice Area = ft²
Vertical Orifice Centroid = feet

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

Overflow Weir Front Edge Height, H_o = ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length = feet
Overflow Weir Slope = H:V (enter zero for flat grate)
Horiz. Length of Weir Sides = feet
Overflow Grate Open Area % = %, grate open area/total area
Debris Clogging % = %

Calculated Parameters for Overflow Weir

Height of Grate Upper Edge, H_u = feet
Over Flow Weir Slope Length = feet
Grate Open Area / 100-yr Orifice Area = should be ≥ 4
Overflow Grate Open Area w/o Debris = ft²
Overflow Grate Open Area w/ Debris = ft²

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

Depth to Invert of Outlet Pipe = ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter = inches
Restrictor Plate Height Above Pipe Invert = inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

Outlet Orifice Area = ft²
Outlet Orifice Centroid = feet
Half-Central Angle of Restrictor Plate on Pipe = radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

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

Calculated Parameters for Spillway

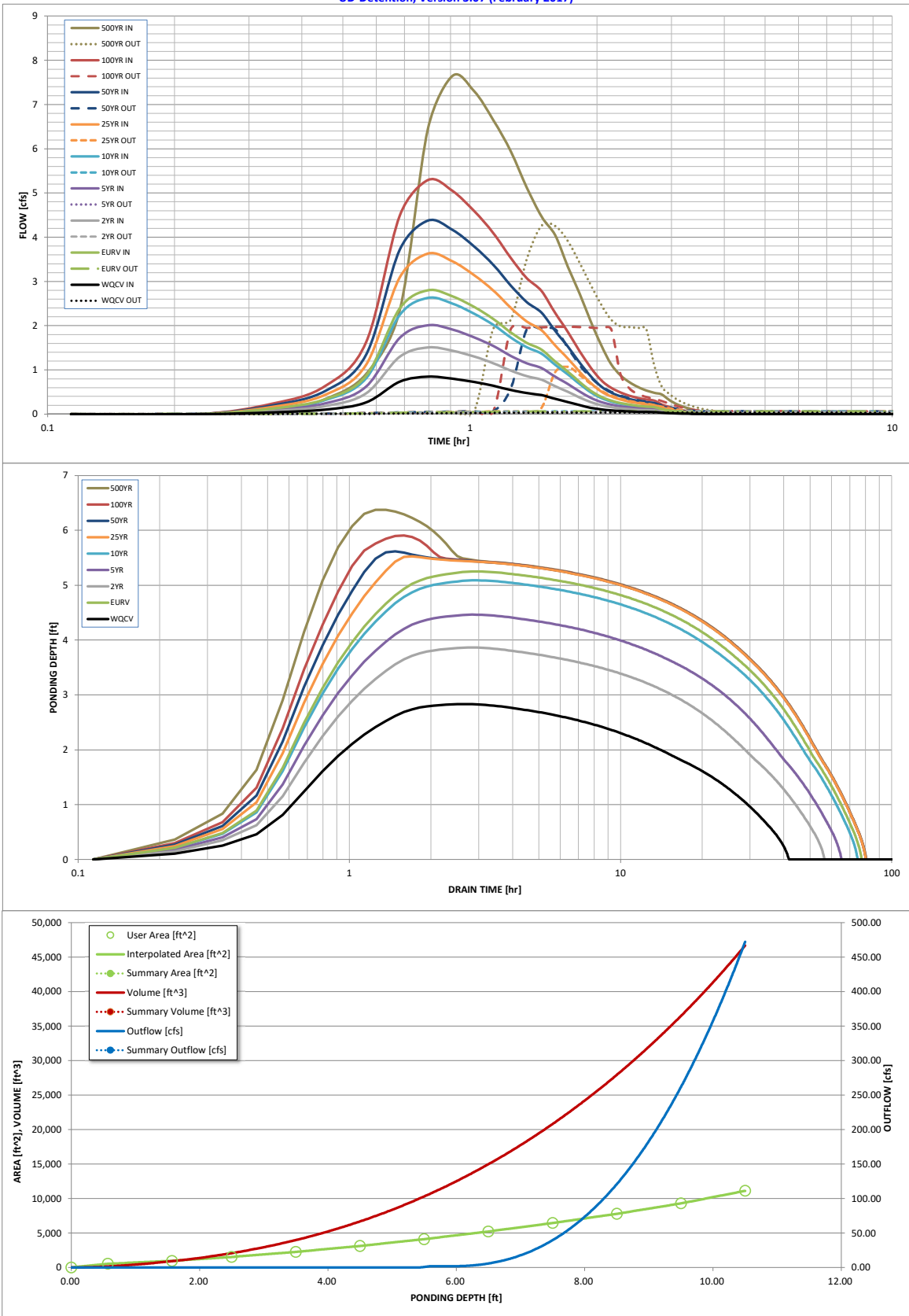
Spillway Design Flow Depth = feet
Stage at Top of Freeboard = feet
Basin Area at Top of Freeboard = acres

Routed Hydrograph Results

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =									
One-Hour Rainfall Depth (in) =	0.53	1.07	0.76	0.97	1.17	1.48	1.75	2.03	2.80
Calculated Runoff Volume (acre-ft) =	0.068	0.228	0.121	0.163	0.213	0.296	0.357	0.434	0.629
OPTIONAL Override Runoff Volume (acre-ft) =									
Inflow Hydrograph Volume (acre-ft) =	0.067	0.227	0.121	0.162	0.213	0.295	0.357	0.433	0.628
Predevelopment Unit Peak Flow, q (cfs/acre) =	0.00	0.00	0.01	0.01	0.09	0.34	0.50	0.71	1.17
Predevelopment Peak Q (cfs) =	0.0	0.0	0.0	0.0	0.3	1.0	1.4	2.0	3.4
Peak Inflow Q (cfs) =	0.8	2.8	1.5	2.0	2.6	3.6	4.4	5.3	7.7
Peak Outflow Q (cfs) =	0.0	0.1	0.1	0.1	0.1	1.1	1.9	2.0	4.3
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	2.2	0.3	1.1	1.3	1.0	1.3
Structure Controlling Flow =	Plate	Plate	Plate	Plate	Plate	Overflow Grate 1	Outlet Plate 1	Outlet Plate 1	Spillway
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	0.2	0.3	0.3	0.3
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	38	68	51	58	66	69	67	66	61
Time to Drain 99% of Inflow Volume (hours) =	40	73	54	62	71	75	75	74	72
Maximum Ponding Depth (ft) =	2.83	5.25	3.86	4.46	5.09	5.53	5.61	5.91	6.37
Area at Maximum Ponding Depth (acres) =	0.04	0.09	0.06	0.07	0.08	0.10	0.10	0.10	0.12
Maximum Volume Stored (acre-ft) =	0.060	0.213	0.112	0.151	0.199	0.239	0.247	0.276	0.328

Detention Basin Outlet Structure Design

UD-Detention, Version 3.07 (February 2017)



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

FOREBAY VOLUME

$$V = 3\% \times WQCV$$

$$WQCV = 0.065 \text{ ac-ft}$$

$$V = 0.0020 \text{ ac-ft}$$

FOREBAY RELEASE NOTCH WIDTH

$$Q = CLH^{2/3}$$

$$Q_{100} = 10.6 \text{ cfs}$$

$$2\% \text{ of } Q = 0.21 \text{ cfs}$$

$$C = 2.6$$

$$H \text{ (height of forebay wall)} = 1 \text{ ft}$$

$$L = 1 \text{ in}$$

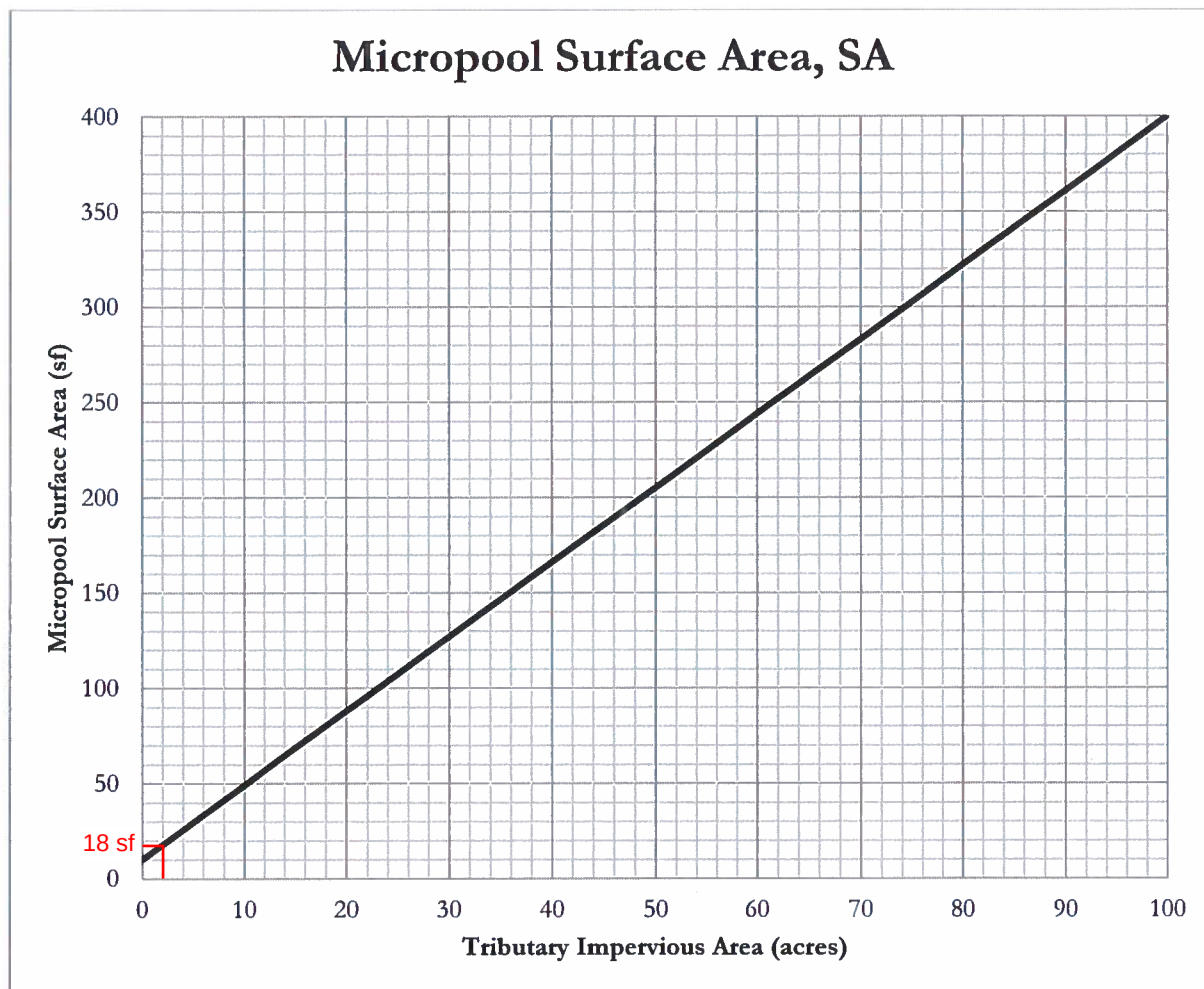


Figure 1 – Micropool surface area (SA) determination chart

The tributary impervious area is the effective number of impervious acres that will be treated by the extended detention basin (EDB). It is calculated by multiplying the tributary area to be treated by the impervious fraction of that area.

$$TIA = I \times A = (69.1/100) \times 2.89 \text{ ac} = 2.0 \text{ ac}$$

TIA = Tributary impervious area (acres)
 I = Imperviousness (fraction)
 A = Tributary catchment area upstream (acres)

For EDBs with tributary impervious areas greater than 100 acres, the micropool surface area is 400 sf. The initial surcharge depth (ISD) is defined as the depth of the initial surcharge volume (ISV). The surface area determined using Figure 1 assumes an ISD of 4 inches. The initial surcharge volume is thus calculated by multiplying the micropool surface area by 4 inches.

$$ISV = SA \times 4 \text{ inches}$$

ISV = Initial surcharge volume (cf)
 SA = Surface area (from Figure 1, sf)

Figure 13-12c. Emergency Spillway Protection

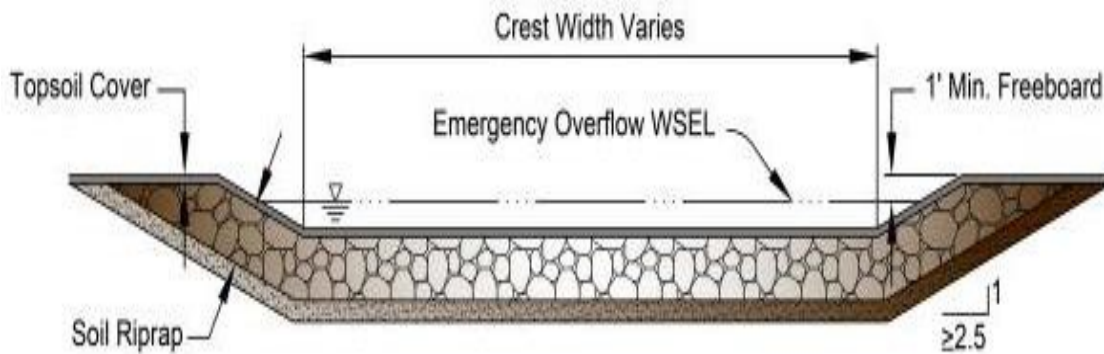
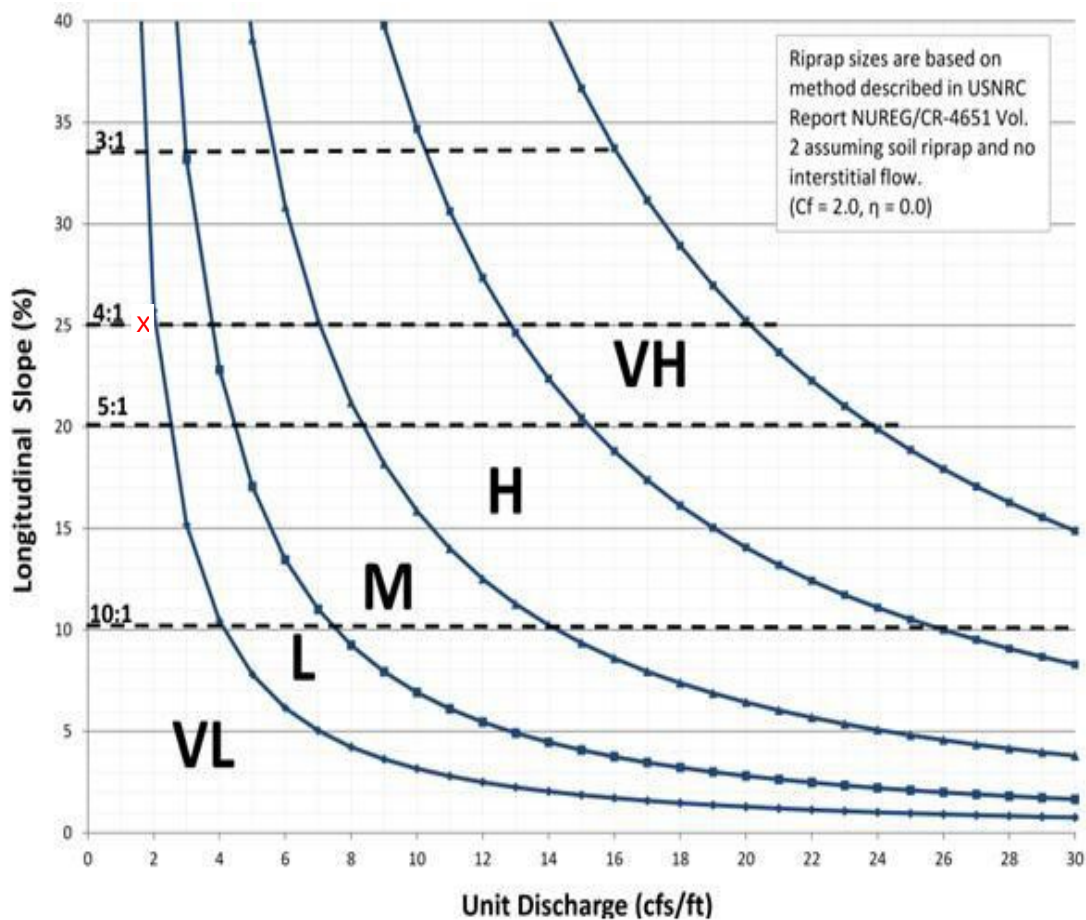


Figure 13-12d. Riprap Types for Emergency Spillway Protection



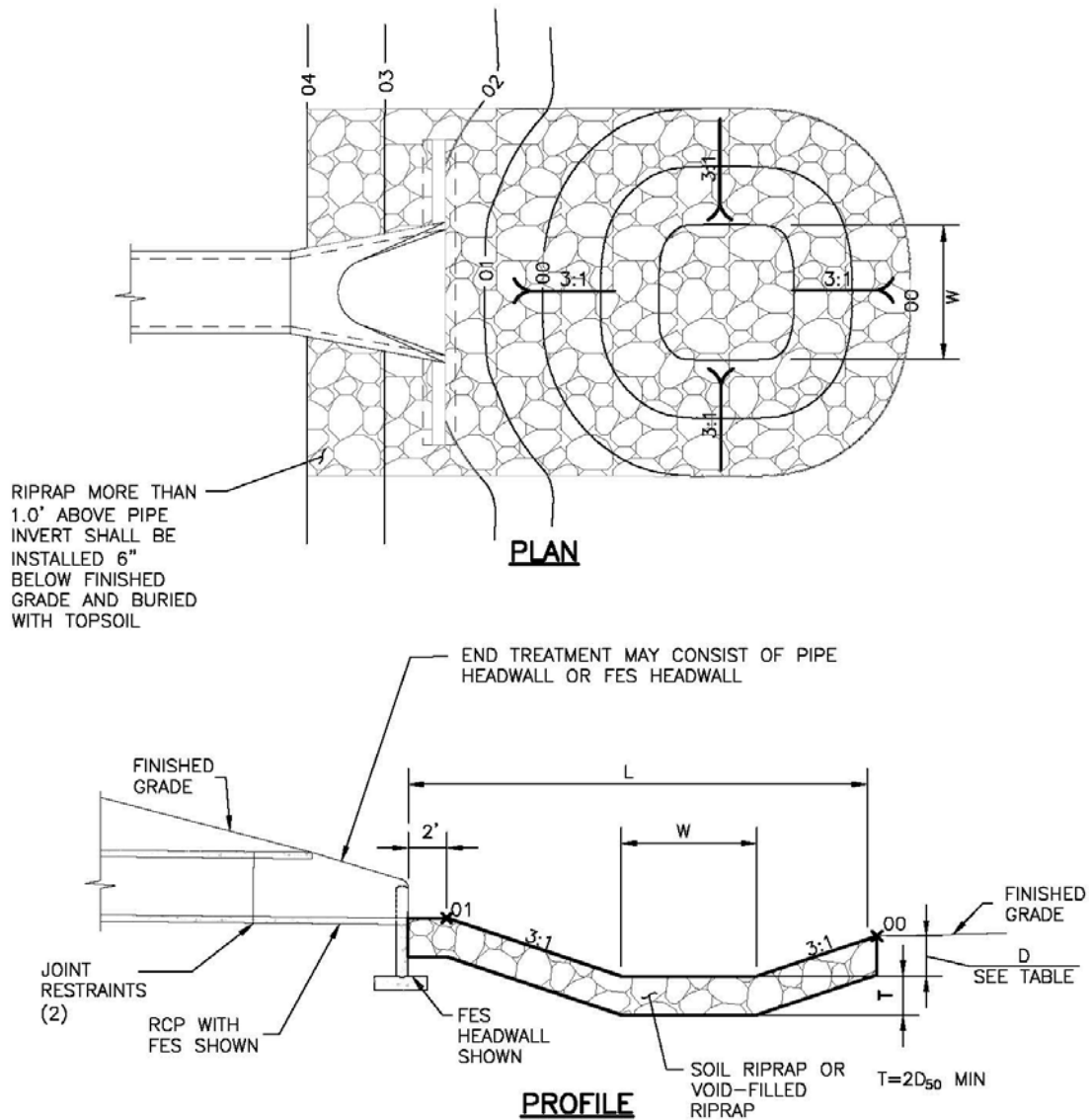
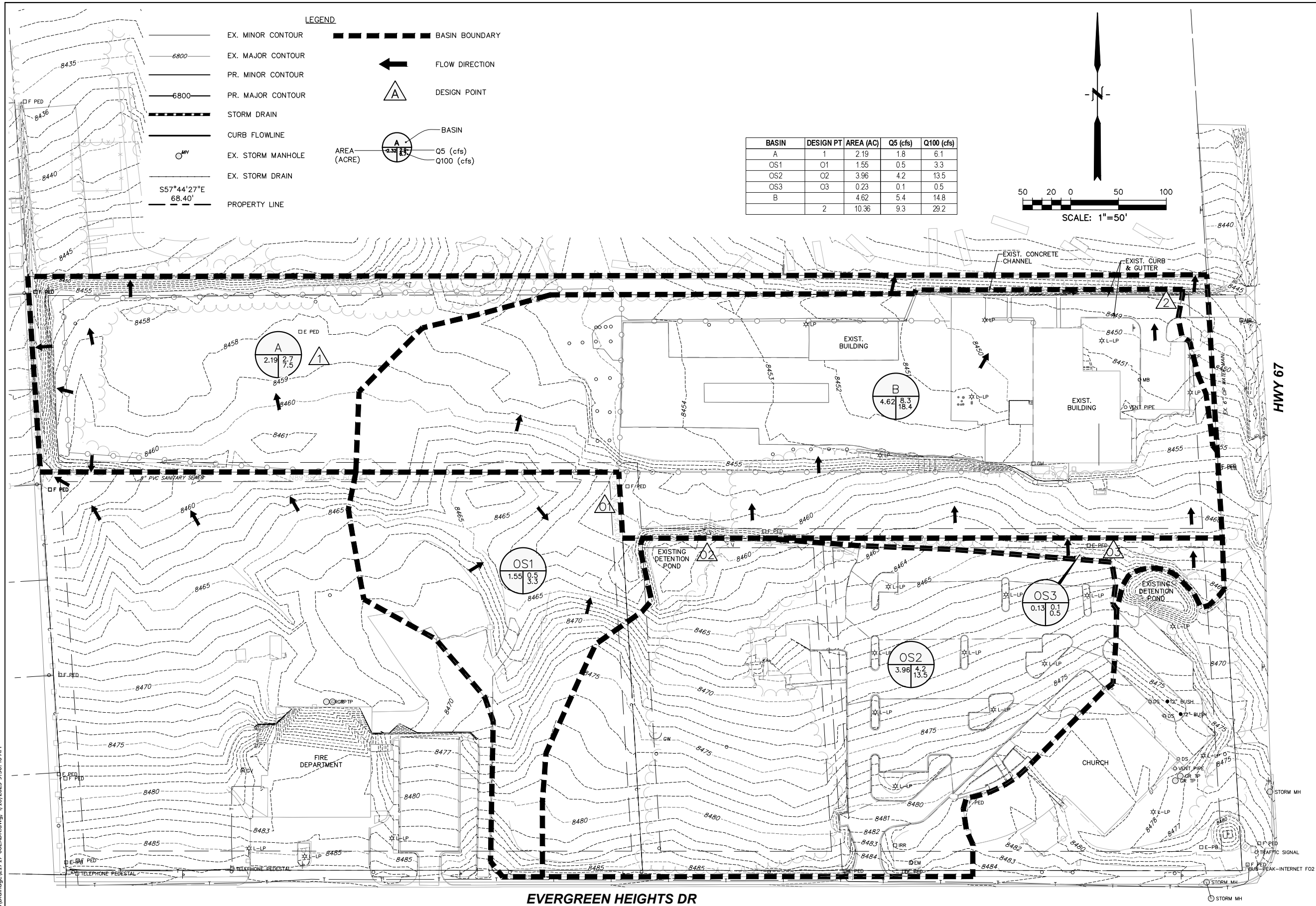
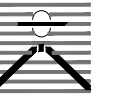


Figure 9-37. Low tailwater riprap basin

H:\21717-00CSCV\Reports\Drainage\21717-00EXDR.dwg, 4/18/2023 9:30:40 AM



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

L K A PARTNERS
INCORPORATED

430 N. TEJON, SUITE 208
COLORADO SPRINGS CO, 80903
(719) 473-8446
CONTACT: DOUG HAHN

CIVIL CONSTRUCTION PLANS
**CORE ELECTRIC
COOPERATIVE**
800 N. HWY 67
WOODLAND PARK, COLORADO

ISSUE DATE

INITIAL ISSUE 4/18/23

DESIGNED BY: SBN

DRAWN BY: SBN

CHECKED BY: TDM

FILE NAME: 21717-00EXDR

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

EXISTING
DRAINAGE
CONDITIONS

PROJECT NO. 21717-00CSCV

DRAWING NO.

DR1

SHEET: 1 OF 2



Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



DREXEL, BARRELL & Co.
Engineers - Surveyors

MEMORANDUM

TO: **City of Woodland Park**
Ben Schmitt, Public Works Director
bschmitt@city-woodlandpark.org
(719) 687-5204

FROM: Derek Schuler, P.E., PTOE

DATE: April 24, 2023

RE: Traffic Memo for CORE Woodland Park District Operations Facility
Woodland Park, Colorado

This memorandum serves to summarize the land use, probable trip generation, and vehicular access to the proposed additions to the existing CORE operations facility located at 800 N. Hwy 67. The site is located within an existing community commercial zone district near the northwest corner of Hwy 67 and Evergreen Heights Drive. The existing driveway access is to remain, see the associated site plan for proposed site layout.

The proposed site improvements include renovating the existing building and yard storage area. Two new buildings have been added for parking CORE maintenance vehicles and equipment plus warehouse and wash bay space. There are 37 automobile parking spaces proposed on paved surfaces, which is exclusive of the in-building parking. The 6.81-acre site is adjacent to a storage facility and church, with residential areas to the west and east (on the other side of Hwy 67).

Proposed Land Use & Trip Generation

The proposed land use will be for a public utility operations facility. The facility will operate from 7:00 AM to 5:00 PM, Monday to Friday. **Table 1** below shows the number of expected trips for the development. The Institute of Transportation Engineers (ITE) Trip Generation manual is currently in its 11th edition and is an industry accepted informational report. ITE Code #170 is applicable to this use and data is provided for both the building area and number of employees. Per discussions with the existing site staff, many of the employees only use the yard storage area to pick up equipment and then leave the site. Therefore, the employee number method was selected over the building area method.

Both the existing and proposed conditions are presented in Table 1. The number of employees is basically the same and thus there is little change. The existing condition contains 11 subcontractor field staff. These workers perform similar functions and travel patterns as agency field staff and thus are included as general employees for this use. The proposed condition will

include all agency staff. Using Table 1, the proposed site is anticipated to generate about 116 daily trips, 21 trips (18 in/3 out) in the morning peak hour and 23 trips (3 in/20 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for CORE, Woodland Park, CO															
ITE Code / Land Use	Size	Trip Generation Rates ¹			Average Weekday Trips	Trips Generated									
						AM Peak-Hour (7 - 9)			PM Peak-Hour (4 - 6)						
		Avg. Weekday	AM PEAK	PM PEAK		Inbound % Trips	Inbound Trips	Outbound % Trips	Outbound Trips	Total		Inbound % Trips	Inbound Trips	Outbound % Trips	Outbound Trips
Existing: #170 Utility	29 EMP	3.85	0.71	0.75	112	87%	17.9	13%	2.7	21		14%	3.0	86%	18.7
Proposed: #170 Utility	30 EMP	3.85	0.71	0.75	116	87%	18.5	13%	2.8	21		14%	3.2	86%	19.4
Additional Trips					4		0.6		0.1	0			0.1		0.6

¹Source: "Trip Generation" Institute of Transportation Engineers, 11th Edition, 2021

EMP = Employees. This includes subcontractor workers that perform similar function and travel patterns as agency field staff.

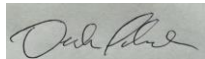
Existing Roads & Distribution

The site has frontage and an access driveway onto State Hwy 67 which is a two-lane road but expands to four lanes just south of the site. Per CDOT, the four-lane section will be extended north in 2024 including a median break and northbound left turn lane at site entrance. The posted speed limit is 35-mph and sight distance appears clear of obstructions. There is an existing traffic signal 600 feet south of the access at Evergreen Heights Dr and should provide some gaps in through traffic. It is assumed roughly 75% of trips will travel to/from the south and 25% to/from the north. During the morning peak hour, there will be vehicles making a northbound left turn from the northbound through lane (separate left turn lane to be added with CDOT project). However, these trips will be less than 1 per minute on average. During the afternoon peak, most of the outbound site traffic will be making a right turn.

Conclusion

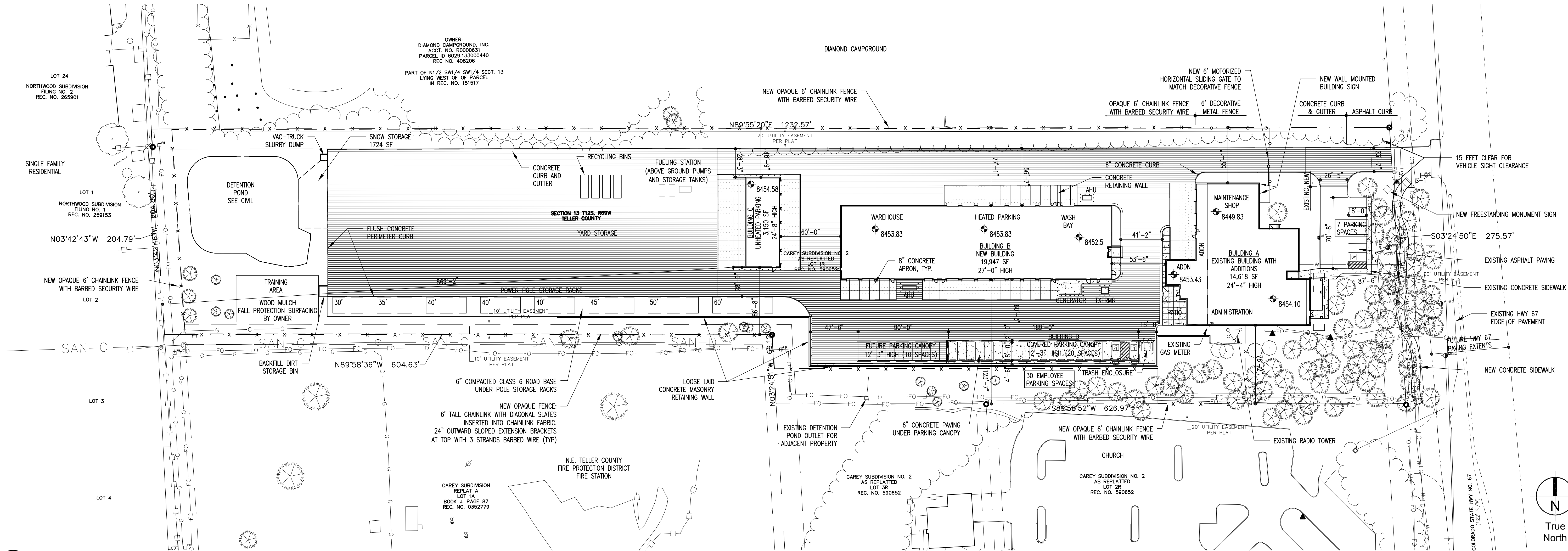
With the proposed site additions, vehicular traffic will be more than adequately accommodated by the existing street network. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.

Sincerely,
Drexel, Barrell & Co.



Derek Schuler, P.E., PTOE
Transportation Group Leader





SITE PLAN LEGEND

- PROPERTY BOUNDARY (REFER TO SURVEY)
- FH FIRE HYDRANT
- S-1 TRAFFIC SIGN AND TYPE
- LP LIGHT POLE CONCRETE BASE
- ACCESSIBLE PARKING SPACE SYMBOL PROVIDE "VAN" WHERE INDICATED
- FB FIXED STEEL PIPE BOLLARD
- CHAINLINK FENCE
- ORNAMENTAL FENCE
- CONCRETE PEDESTRIAN WALKS W/SCORE OR CONSTRUCTION JOINTS AS SHOWN.
- 8" REINFORCED CONCRETE PAVING W/SCORE OR CONSTRUCTION JOINTS AS SHOWN.
- ASPHALT PAVING, HEAVY DUTY, TRUCK ACCESS DRIVES.

- SIGNS:
- S-1 STOP
 - S-2 HC PARKING
 - S-3 VAN
 - S-4 NO PARKING FIRE LANE
 - S-5 DO NOT ENTER

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Woodland Park District Operations
Facility - Additions & Alterations

800 N Hwy 67
Woodland Park, CO 80863
CORE Electric Cooperative
5496 US-85
Sedalia, CO 80135

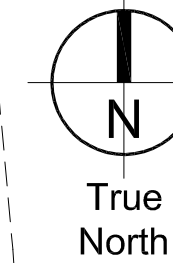


City of Woodland Park
Conditional Use Permit

Drawn: SLH
Checked: DH
Issued: 18 April 2023
Revised:

Site Plan
SP2.1

The LKA Partners Incorporated



Site Plan
Scale: 1" = 50'-0"

CONDITIONAL USE PERMIT
 CORE WOODLAND PARK DISTRICT OPERATIONS FACILITY, LOT1, CAREY SUBDIVISION NO.2
 CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO
 800 N. HWY 67, WOODLAND PARK, CO 80863

PROJECT CONCEPT

GOAL:

 RE-DEVELOPMENT OF A PARCEL WITHIN CAREY SUBDIVISION NO. 2 FOR CONTINUED AND EXPANDED USE BY CORE ELECTRIC COOPERATIVE AS A REGIONAL OPERATIONS AND MAINTENANCE FACILITY.

LEGAL DESCRIPTION

LOT 1R, CAREY SUBDIVISION NO. 2, CITY OF WOODLAND PARK, ACCORDING TO THE PLAT RECORDED FEBRUARY 27, 2006 AT RECEPTION NO. 590652, COUNTY OF TELLER, STATE OF COLORADO.

ZONING

CUP (Conditional Use Permit) in CCZ (Community Commercial Zone District.

CONTACTS

OWNER:
 CORE ELECTRIC COOPERATIVE
 5496 N. U.S. HIGHWAY 85
 SEDALIA, CO 80135
 720.733.5645

DESIGN TEAM:

ARCHITECT:
 LKA PARTNERS, INC.
 430 NORTH TEJON STREET, SUITE 208
 COLORADO SPRINGS, CO 80903

CIVIL ENGINEER:
 DREXEL, BARRELL & CO
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, CO 80905
 719.260.0887

LANDSCAPE ARCHITECT:
 WILLIAM GUMAN & ASSOCIATES, LTD.
 815 NORTH WEBER STREET
 COLORADO SPRINGS, CO 80903

ELECTRICAL ENGINEER:
 BCER ENGINEERING, INC.
 10855 HIDDEN POOL HEIGHTS, SUITE 305
 COLORADO SPRINGS, CO 80921

Address

800 NORTH HIGHWAY 67
 WOODLAND PARK, CO 80863

LAND USE TABLE TOTAL AREA

LOT AREA: 296,264 SF (6.81 ac.)

BUILDING AREA:

	AREA (SF)	%
ADMINISTRATIVE OFFICES	9,679	—
MAINTENANCE SHOP	4,909	—
ENCLOSED/HEATED VEHICLE PARKING	11,896	—
WASH BAY	980	—
WAREHOUSE	7,104	—
UNHEATED PARKING	3,150	—
PARKING CANOPY	3,820	—
TOTAL BUILDING AREA	41,538	14.02%

PAVING:

	AREA (SF)	%
EXISTING PARKING LOT	3,534	1.19%
PUBLIC DRIVE	2,526	0.85%
SIDEWALKS	5,752	1.94%
MAINTENANCE & STORAGE DRIVES	66,079	22.30%
STORAGE YARD	56,846	19.19%
TOTAL SITE PAVING:	134,737	45.48%

LANDSCAPING:

	AREA (SF)	%
WEST LANDSCAPE BUFFER	34,477	28.73%
REMAINING LANDSCAPE	85,512	
TOTAL LANDSCAPING	119,989	40.50%

TOTAL LOT AREA	296,264	100%
----------------	---------	------

MINIMUM SETBACKS

	MAIN	ACCESSORY
FRONT	25 FT	N/A
REAR	25 FT	4 FT
SIDE	8 FT	4 FT
PARKING LANDSCAPE BUFFER	8 FT	N/A
PARKING LOT STREETYARD: MINIMUM 15 FT; AVERAGE 20 FT TO CURBLINE (INCLUDING LANDSCAPING AND SIDEWALK)		

MAXIMUM BUILDING HEIGHT

	MAXIMUM	ACTUAL
PRINCIPAL STRUCTURE	35 FT	28'-0"
ACCESSORY STRUCTURE	30 FT	28'-0"

MINIMUM TREES

	REQUIRED	EXISTING
1 TREE/7,000 SF SITE AREA:	42	106

PROPOSED VISITOR AND STAFF PARKING SPACES:

	CORE STAFF/VISITOR 2023 2050		MINIMUM REQUIRED PARKING SPACES BASED ON PROPOSED CRITERIA 2023 2050		PARKING SPACES PROVIDED
CORE STAFF	18	30	18	30	30
VISITORS	7	7	7	7	7
TOTAL PROPOSED PARKING SPACES BASED ON STAFFING AND VISITORS			25	37	37
THE TOTAL NUMBER OF STAFF AND VISITOR PARKING SPACES SHOWN ON THE CONDITIONAL USE PERMIT IS 37. THIS NUMBER IS EXCLUSIVE OF THE PARKING PROVIDED FOR CORE MAINTENANCE VEHICLES AND EQUIPMENT.					

SIGNAGE

	PROPOSED
WALL SIGNS: NUMBER SIGN LOCATION	1 EAST FACADE
DETACHED FREESTANDING SIGN: NUMBER SIGN LOCATION	1 EAST DRIVE ENTRANCE

NOTE:
 SIGN DIMENSIONS, MATERIAL AND COLOR WILL BE DETERMINED AT TIME OF SIGN PERMIT.

SHEET INDEX

SP1.0 SP2.1 SP5.1 SP5.2 SP5.3 SPG1 SPU1 SPL1 SPL2 SPL3 SPE1 SPE2	COVER SHEET SITE PLAN BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS PRELIMINARY GRADING PLAN PRELIMINARY UTILITY PLAN LANDSCAPE DEMOLITION PLAN LANDSCAPE PLAN LANDSCAPE DETAILS SITE LIGHTING PLAN SITE LIGHTING CUT SHEET PLAN
---	---

"(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date	Owner(s)
------	----------

"I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein, City of Woodland Park, Planning Department, by the City of Woodland Park Planning Commission on, 20, after a properly conducted Public Hearing by the City Council held on _____, 20____.

Date	City Planner City of Woodland Park
------	---------------------------------------

"(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date	Owner(s)
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"I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved after a properly conducted administrative review, subject to conditions, as contained herein.

Date	City Planner City of Woodland Park
------	---------------------------------------

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 800 N Hwy 67
 Woodland Park, CO 80863
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 Sedalia, CO 80135

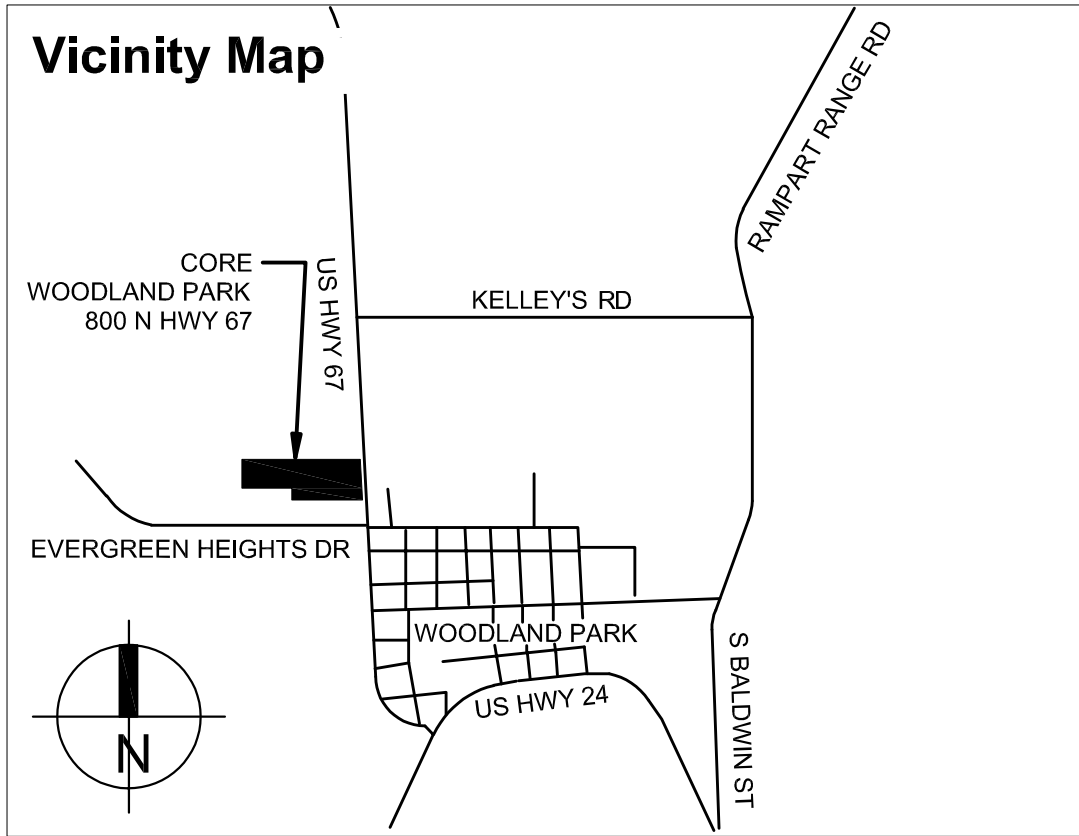


City of Woodland Park
 Conditional Use Permit

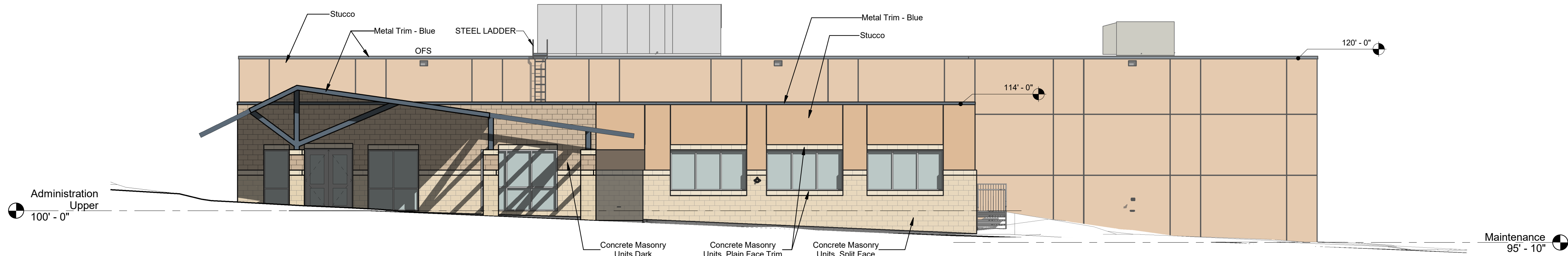
Drawn: SLH
 Checked: DH
 Issued: 18 April 2023
 Revised:

Site Plan
 SP1.0

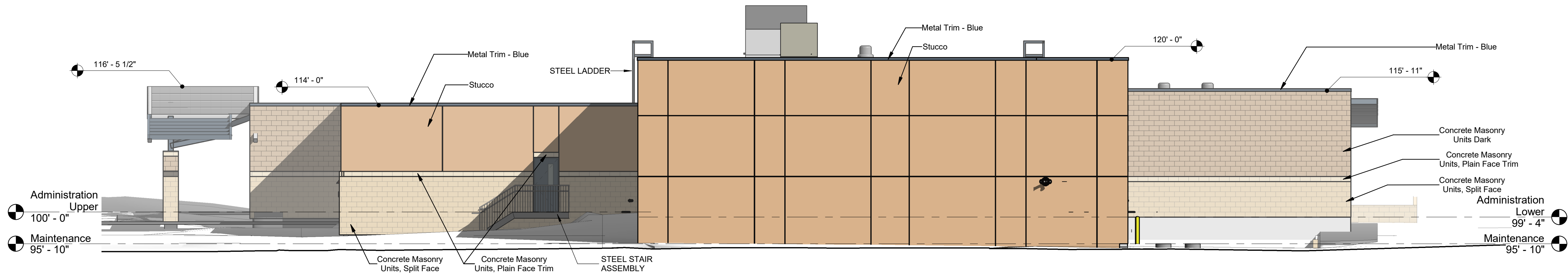
22-009
 The LKA Partners Incorporated



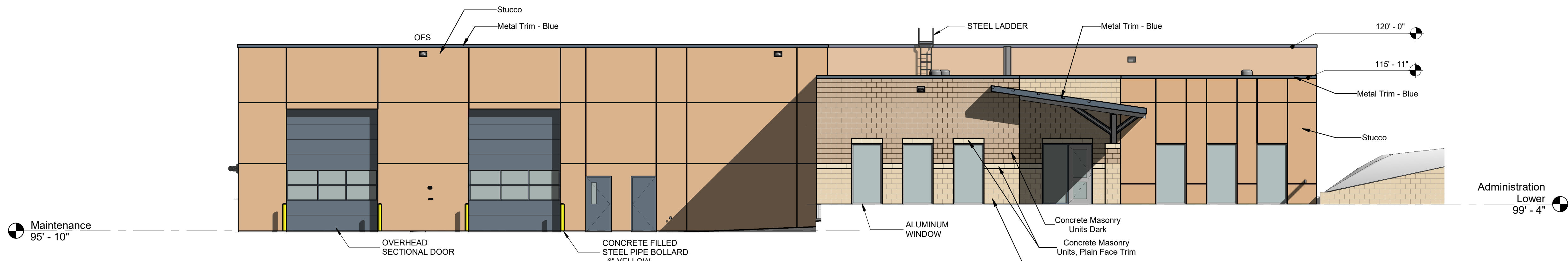
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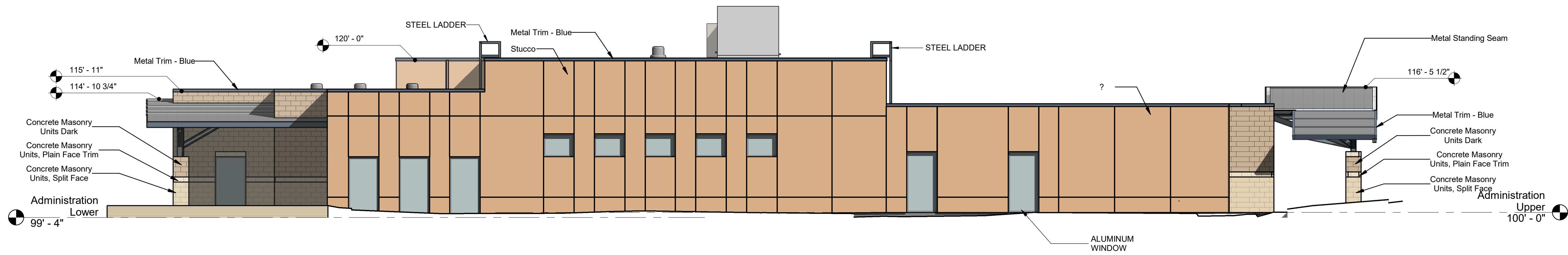
16 BUILDING A EAST ELEVATION
Scale: 1/8" = 1'-0"



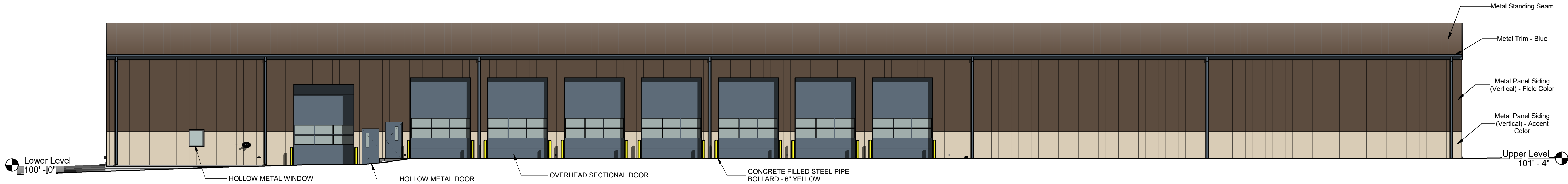
15 BUILDING A NORTH ELEVATION
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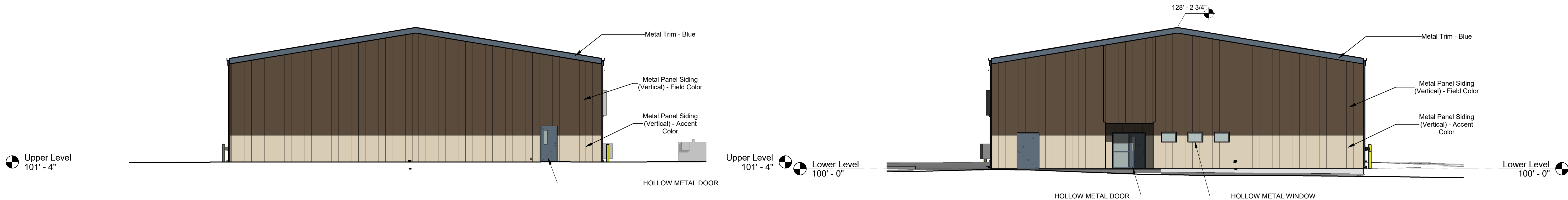
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13 BUILDING A SOUTH ELEVATION
Scale: 1/8" = 1'-0"

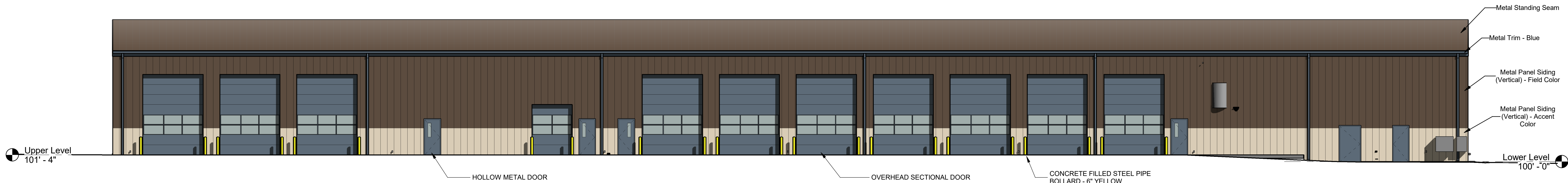


20 BUILDING B NORTH ELEVATION
Scale: 1" = 10'-0"



18 BUILDING B WEST ELEVATION
Scale: 1" = 10'-0"

6 BUILDING B EAST ELEVATION
Scale: 1" = 10'-0"



17 BUILDING B SOUTH ELEVATION
Scale: 1" = 10'-0"

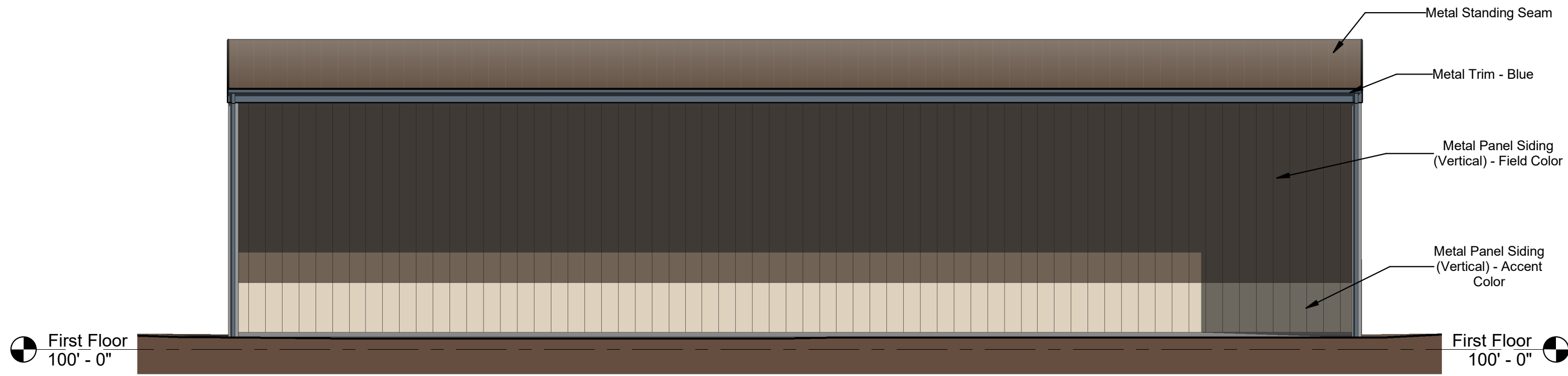
Woodland Park District
Operations Facility - Additions
& Alterations
CORE Electric Cooperative
800 N Hwy 67
Woodland Park, CO 80863



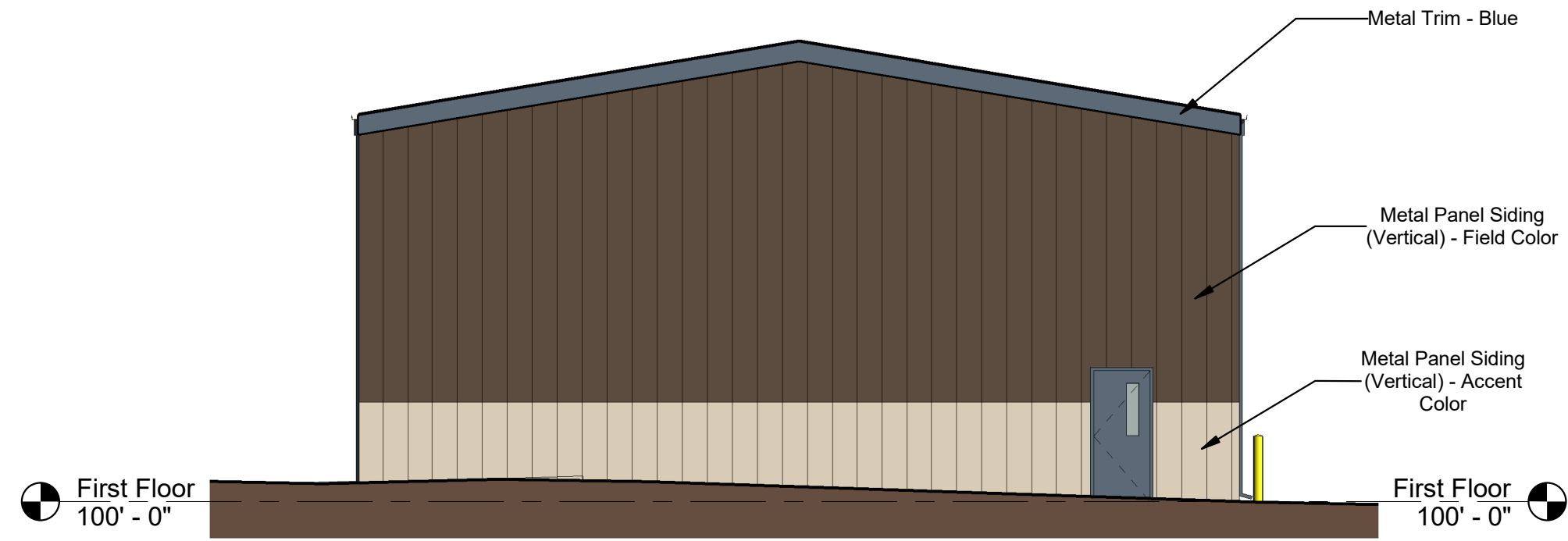
City of Woodland Park
Conditional Use Permit

Drawn: SLH
Checked: DH
Issued: 18 April 2023
Revised:

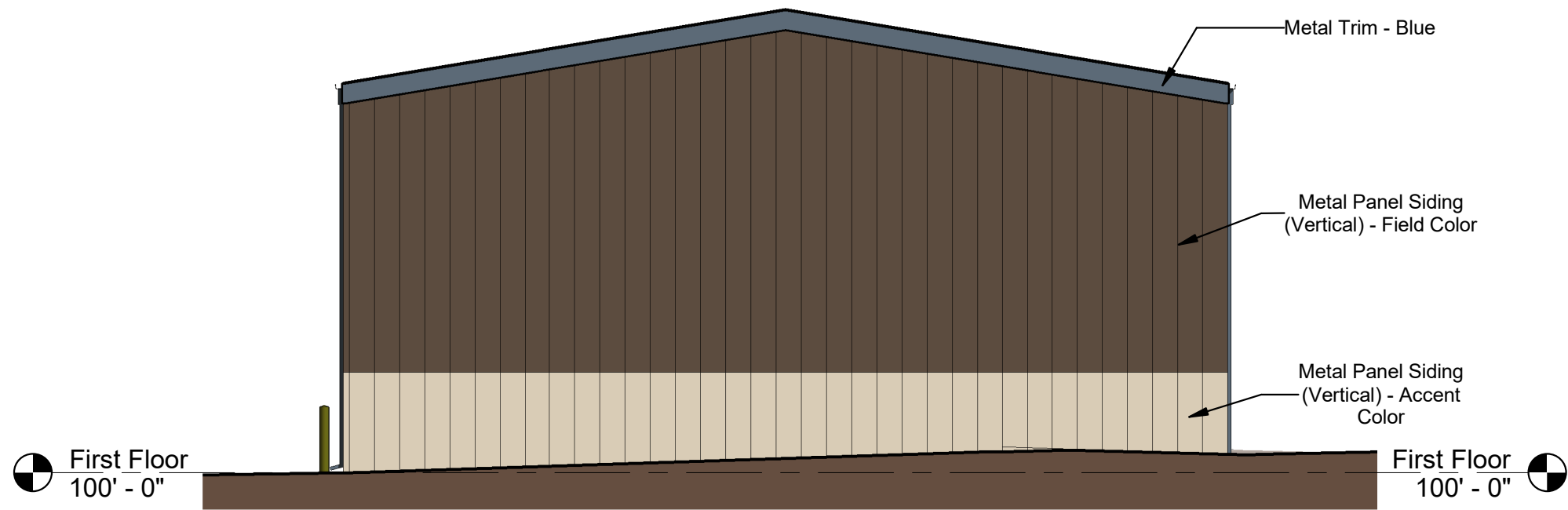
BUILDING ELEVATIONS
SP5.3
Project No. 22-009
The LKA Partners Incorporated



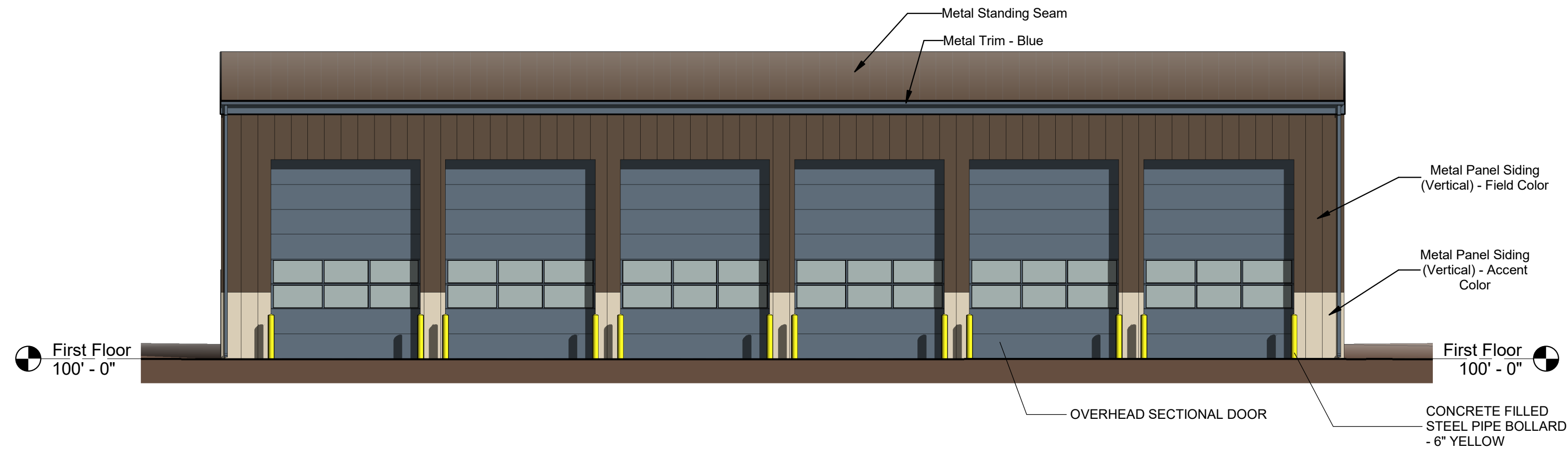
19 BUILDING C WEST ELEVATION
Scale: 1/8" = 1'-0"



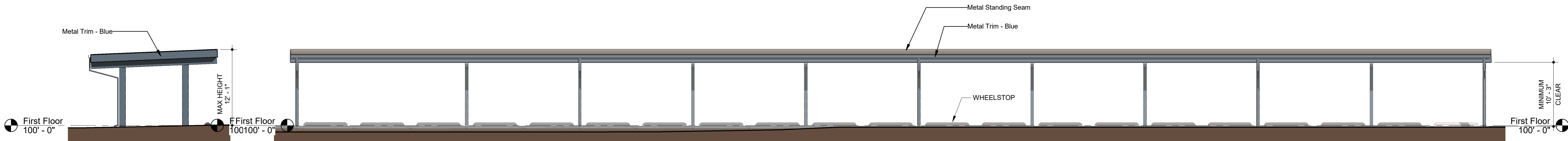
7 BUILDING C NORTH ELEVATION
Scale: 1/8" = 1'-0"



18 BUILDING C SOUTH ELEVATION
Scale: 1/8" = 1'-0"



10 BUILDING C EAST ELEVATION
Scale: 1/8" = 1'-0"



17 BUILDING C EAST ELEVATION
Scale: 1/8" = 1'-0"

13 BUILDING D NORTH ELEVATION
Scale: 1/8" = 1'-0"



Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

L K A P A R T N E R S

I N C O R P O R A T E D

A Professional Corporation for Architecture and Planning

DREXEL, BARRELL & CO.

Engineers-Surveyors

3 SOUTH 7TH STREET

COLORADO SPRINGS, COLORADO 80905

CONTACT: TIM D. MCCONNELL, P.E.

(719) 560-0887

COLORADO SPRINGS • LA VETTE

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Woodland Park District Operations Facility - Additions & Alterations

800 N Hwy 67
Woodland Park, CO 80863
CORE Electric Cooperative
5496 US-85
Sedalia, CO 80135



City of Woodland Park
Conditional Use Permit

Drawn: GES
Checked: TDM
Issued: 17 April 2023
Revised:

SPG1

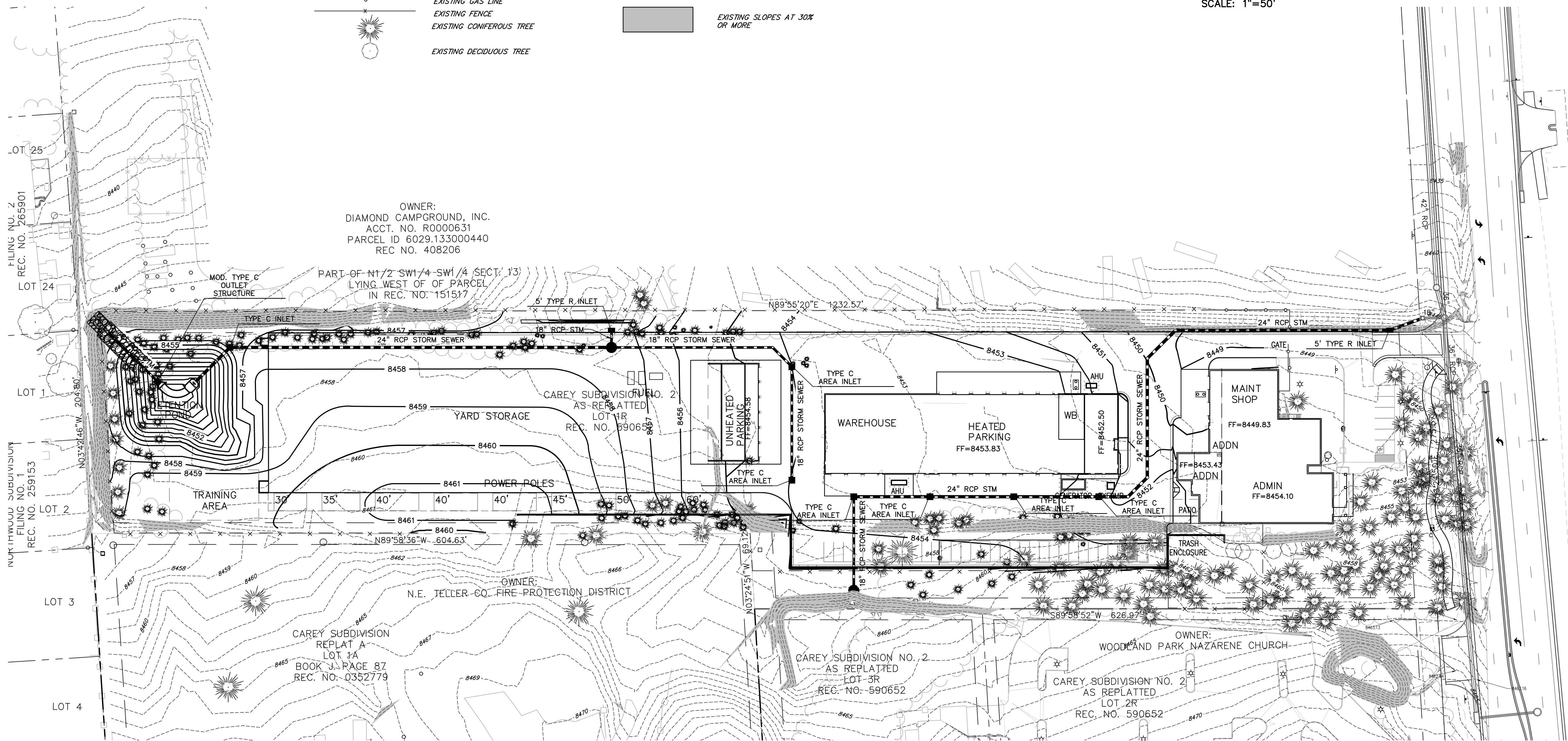
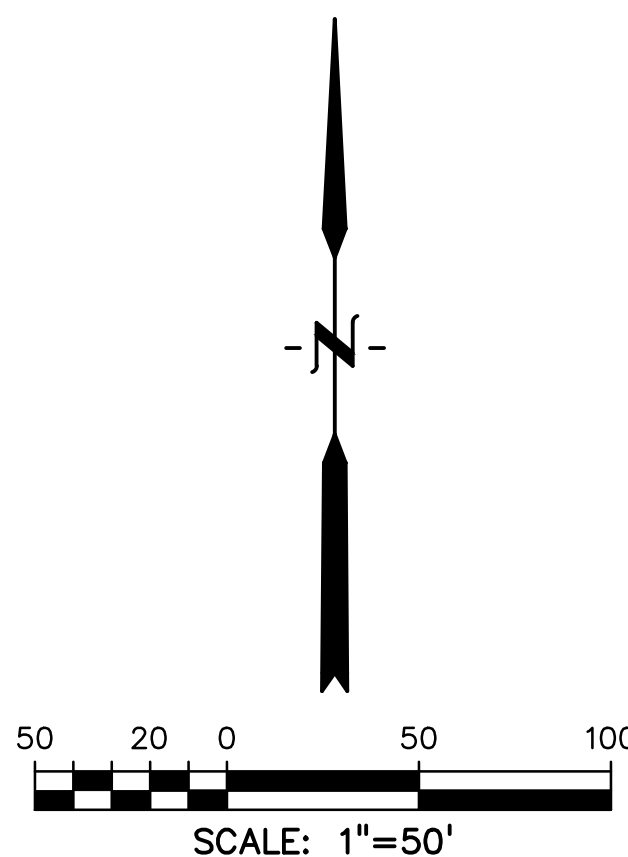
The LKA Partners Incorporated

21717-00

LEGEND

	EXISTING FIRE HYDRANT
	EXISTING POST
	EXISTING ELECTRIC PEDESTAL
	EXISTING FIBER OPTIC PEDESTAL
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING POWER POLE
	PROPERTY LINE
	EASEMENT LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING FIBER OPTIC
	EXISTING GAS LINE
	EXISTING FENCE
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE

	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED GAS SERVICE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED MANHOLE
	PROPOSED INLET
	EX. INTERMEDIATE CONTOUR
	EX. INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SLOPES AT 30% OR MORE



PRELIMINARY GRADING PLAN

1" = 50'



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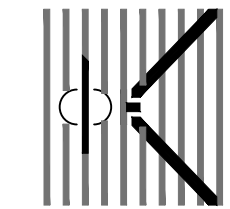
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3 SOUTH 7TH STREET

COLORADO SPRINGS, COLORADO 80903

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Woodland Park District Operations Facility - Additions & Alterations

800 N Hwy 67

Woodland Park, CO 80863

CORE Electric Cooperative

5496 US-85

Sedalia, CO 80135



City of Woodland Park Conditional Use Permit

Drawn: GES
Checked: TDM
Issued: 17 April 2023
Revised:

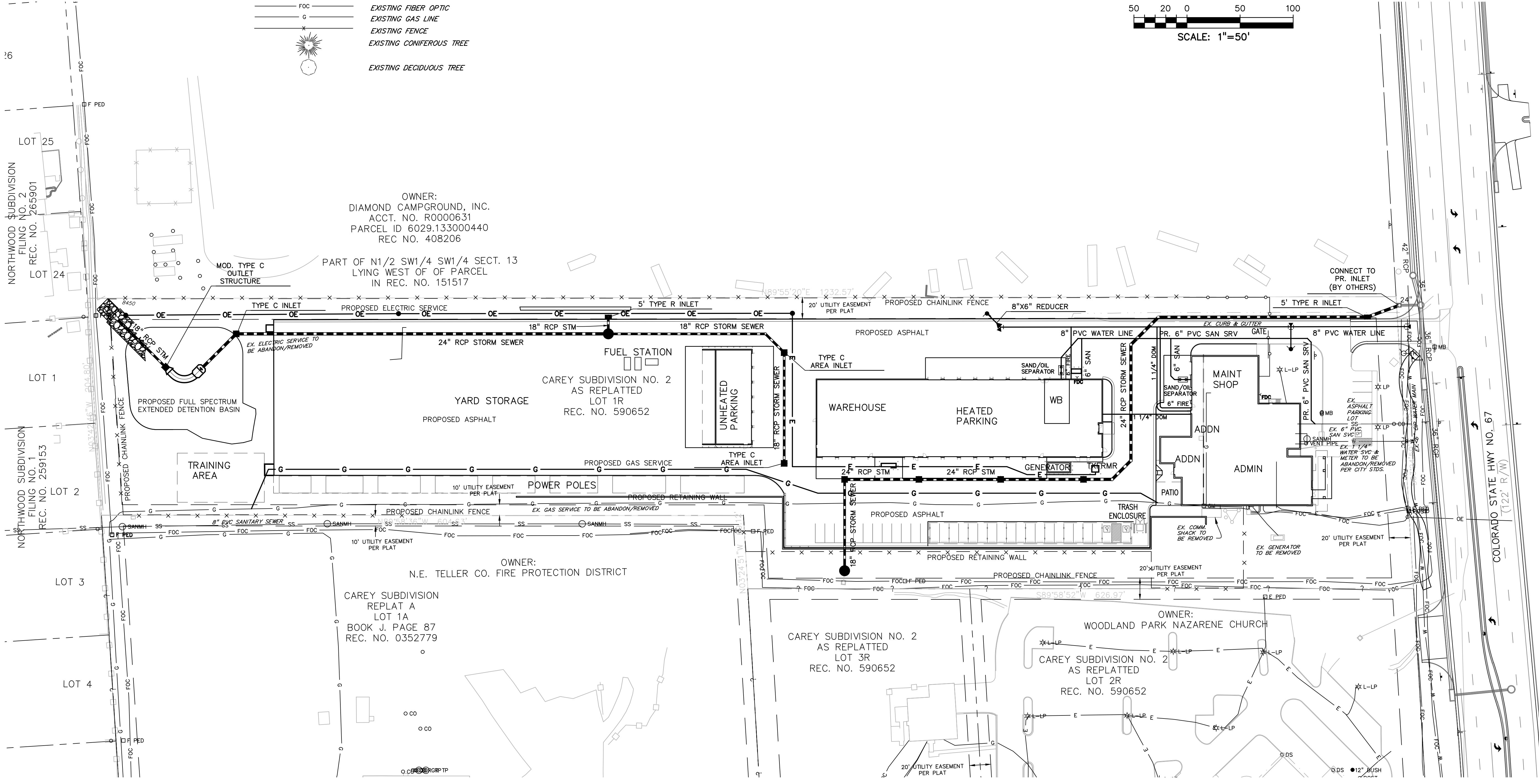
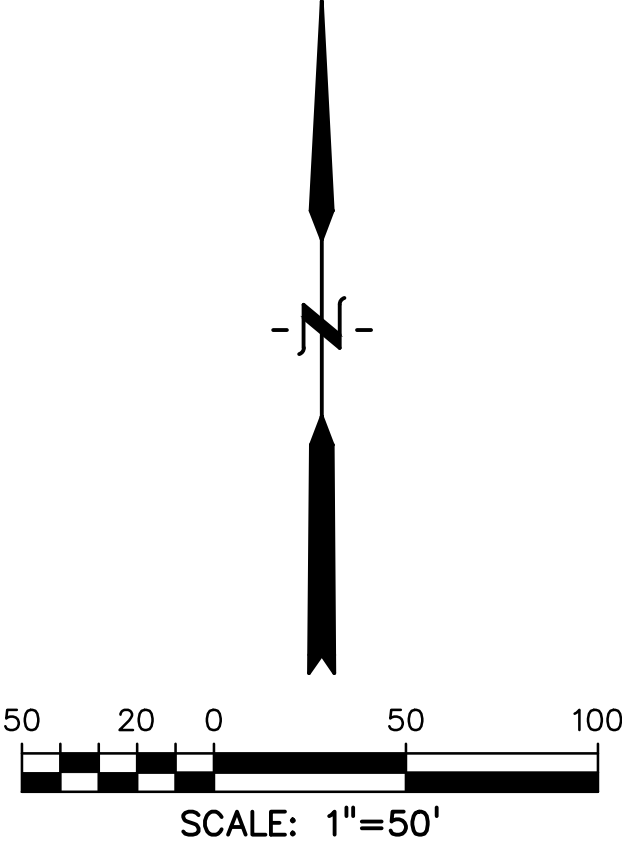
SPU1

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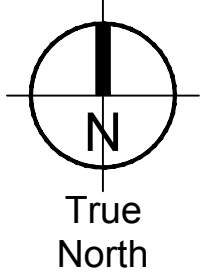
21717-00

LEGEND

	EXISTING FIRE HYDRANT		PROPOSED STORM SEWER
	EXISTING POST		PROPOSED SANITARY SEWER
	EXISTING ELECTRIC PEDESTAL		PROPOSED WATER LINE
	EXISTING FIBER OPTIC PEDESTAL		PROPOSED OVERHEAD ELECTRIC
	EXISTING LIGHT POLE		PROPOSED GAS SERVICE
	EXISTING MAILBOX		PROPOSED FIRE HYDRANT
	EXISTING SANITARY MANHOLE		PROPOSED WATER VALVE
	EXISTING SIGN		PROPOSED MANHOLE
	EXISTING POWER POLE		PROPOSED INLET
	PROPERTY LINE		
	EASEMENT LINE		
	EXISTING WATER LINE		
	EXISTING UNDERGROUND ELECTRIC		
	EXISTING TELEPHONE		
	EXISTING STORM DRAIN		
	EXISTING SANITARY SEWER		
	EXISTING FIBER OPTIC		
	EXISTING GAS LINE		
	EXISTING FENCE		
	EXISTING CONIFEROUS TREE		
	EXISTING DECIDUOUS TREE		

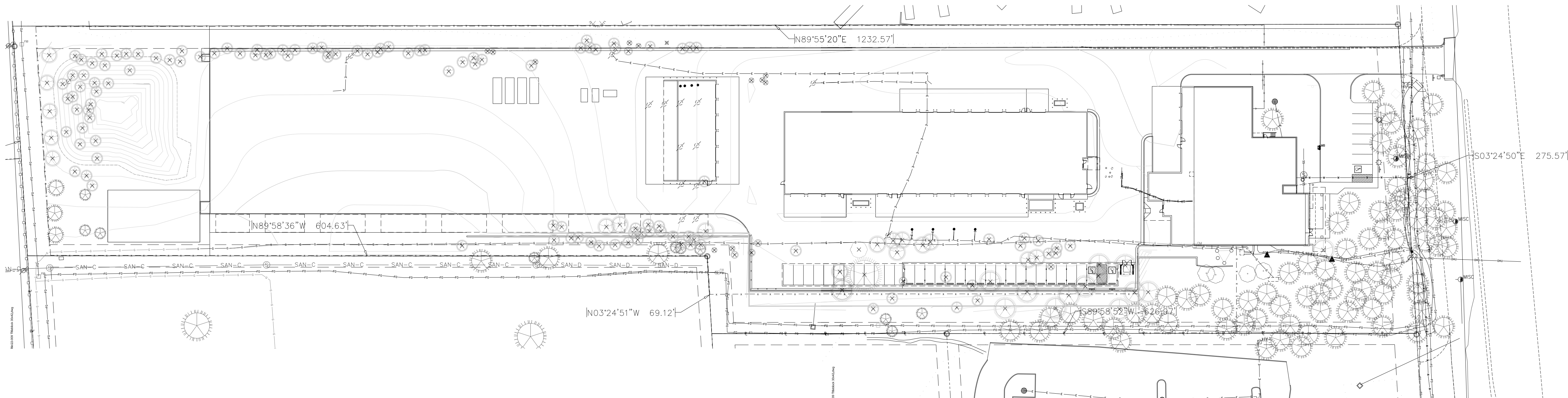


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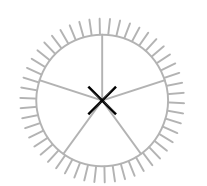
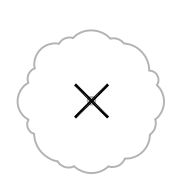
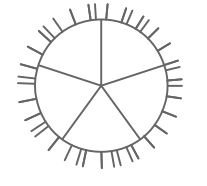
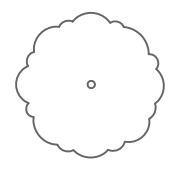


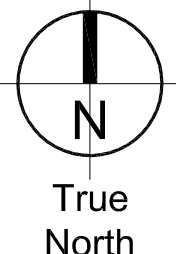
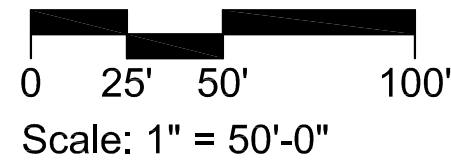
PRELIMINARY UTILITY PLAN

1" = 50'



Legend

-   Tree to be removed
-   Tree to remain



**Woodland Park District Operations
Facility - Additions & Alterations**

800 N Hwy 67
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CORE Electric Cooperative
5496 US-85
Sedalia, CO 80135

City of Woodland Park
Conditional Use Permit

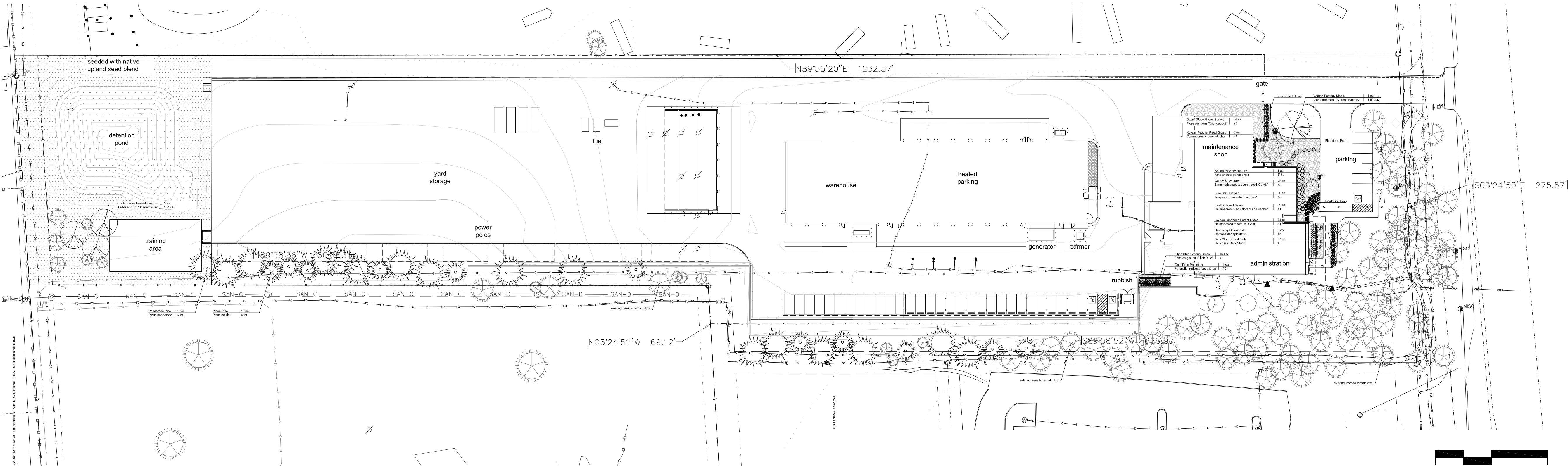
Drawn: EM
Checked: DH
Issued: 18 April 2023
Revised:

Landscape
Demolition Plan
SPL1
The LKA Partners Incorporated



L K A P A R T N E R S
I N C O R P O R A T E D
A Professional Corporation for Architecture and Planning

430 North Tejon Street Suite 208
Colorado Springs Colorado 80903
tele: 719.473.8446 fax: 719.473.8448
web: www.lkapartners.com



City of Woodland Park
Conditional Use Permit

Drawn: EM
Checked: DH
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Revised:

Landscape Plan
SPL2

22-009
The LKA Partners Incorporated



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Woodland Park District Operations Facility - Additions & Alterations

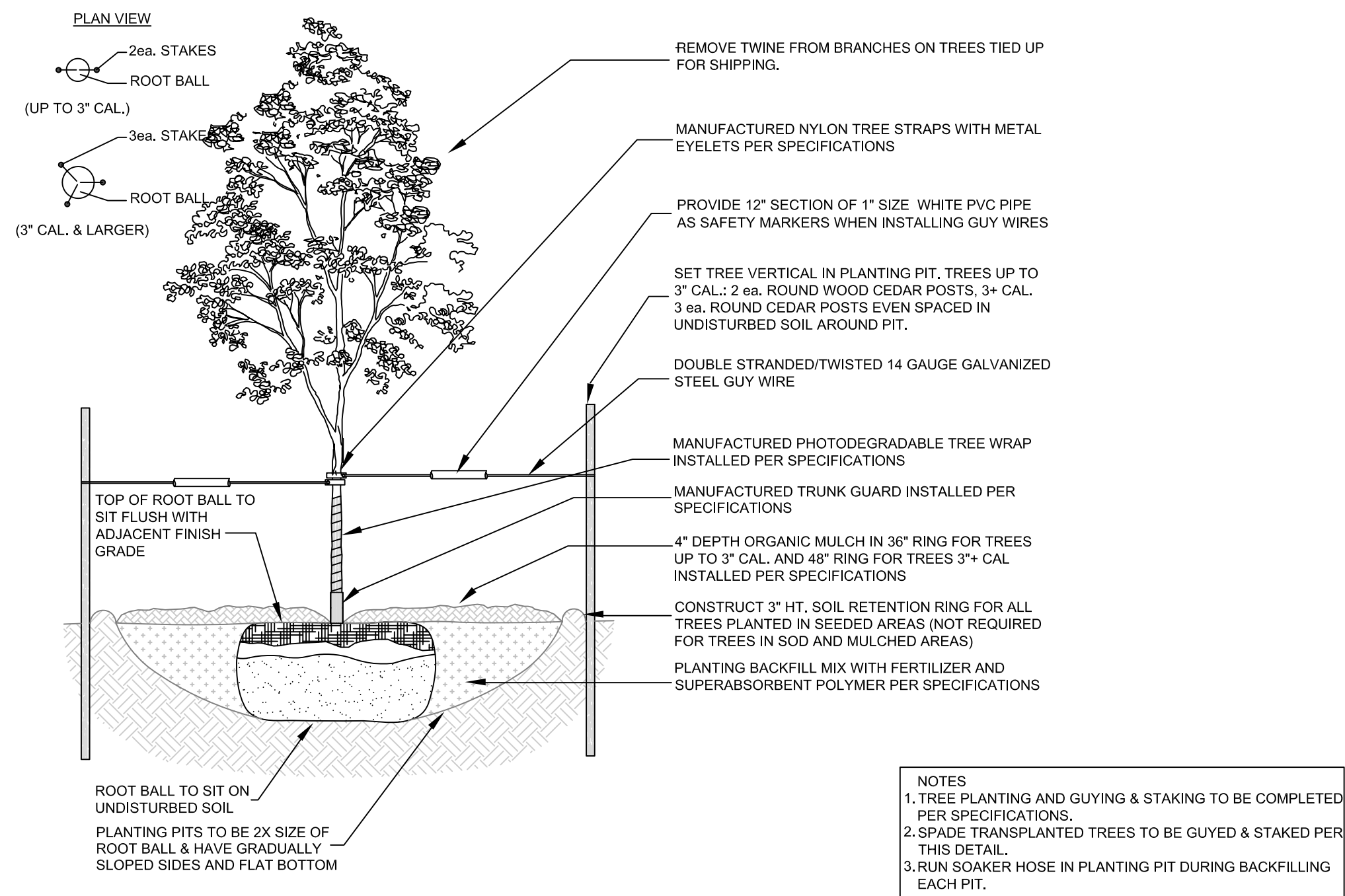
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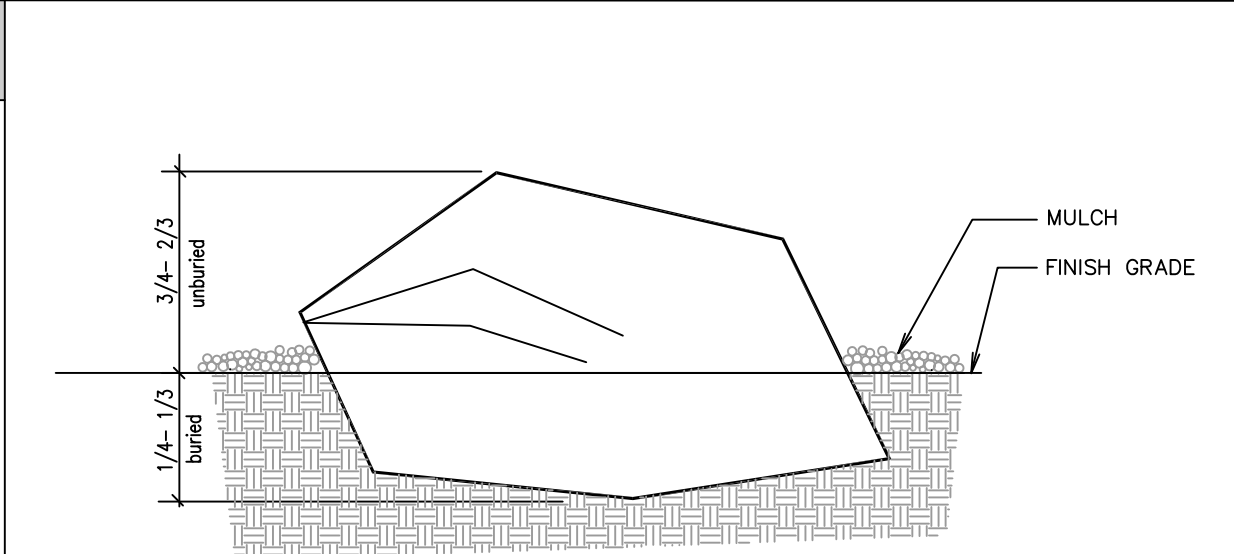
LANDSCAPE SCHEDULE (Outlying Areas): Planting Schedule:							
TREES							
SYMBOL	QTY.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	11	[PE]			PINON PINE (Pinus edulis)	20-30' 10-20'	6' ht. B&B Nursery Grown. Size to meet or exceed AANL min. size
	16	[PP]			PONDEROSA PINE (Pinus ponderosa)	60-80' 30-40'	6' ht. B&B Nursery Grown. Size to meet or exceed AANL min. size
	3	[SH]			SHADEMASTER HONEYLOCUST (Gleditsia tri. In. 'Shademaster')	40-50' 30-40'	1.5" cal. B&B Nursery Grown. Size to meet or exceed AANL min. size
	1	[AF]			AUTUMN FANTASY MAPLE (Acer x freemantl 'Autumn Fantasy')	40-50' 30-40'	1.5" cal. Container Grown. Size to meet or exceed AANL min. size
	1	[SS]			SHADBLow SERVICEBERRY (Amelanchier canadensis)	15-25' 15-20'	6' ht. Container Grown. Size to meet or exceed AANL min. size
SHRUBS							
SYM.	QTY.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	14	[DG]			DWARF GLOBE GREEN SPRUCE (Picea pungens 'Roundabout')	2-3' 2-3'	#5 Container Grown. Size to meet or exceed AANL min. size
	25	[CS]			CANDY SNOWBERRY (Symphoricarpos x doerriebotl 'Candy')	24-30" 30-36"	#5 Container Grown. Size to meet or exceed AANL min. size
	30	[BS]			BLUE STAR JUNIPER (Juniperus squamea 'Blue Star')	15-18" 2-3'	#5 Container Grown. Size to meet or exceed AANL min. size
	3	[CC]			CRANBERRY COTONEASTER (Cotoneaster spaldensis)	18-24" 4-6'	#5 Container Grown. Size to meet or exceed AANL min. size
	9	[GD]			GOLD DROP POTENTILLA (Potentilla fruticosa 'Gold Drop')	2-3' 2-3'	#5 Container Grown. Size to meet or exceed AANL min. size
	37	[DS]			DARK STORM CORAL BELLS (Heuchera 'Dark Storm')	12-18" 12-15"	#5 Container Grown. Size to meet or exceed AANL min. size
GRASSES, PERENNIALS, GROUNDCOVERS							
SYM.	QTY.	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	69	[FR]			FEATHER REED GRASS (Calamagrostis acutiflora 'Karl Foerster')	3-5' 2-3'	#1 Container Grown. Size to meet or exceed AANL min. size
	8	[KF]			KOREAN FEATHER REED GRASS (Calamagrostis brachyphylla)	3-4' 2-3'	#1 Container Grown. Size to meet or exceed AANL min. size
	55	[EB]			ELIJAH BLUE FESCUE GRASS (Festuca glauca 'Elijah Blue')	6-8" 8-12"	#1 Container Grown. Size to meet or exceed AANL min. size
	55	[GJ]			GOLDEN JAPANESE FOREST GRASS (Hakonechloa macra 'All Gold')	12-15" 15-20"	#1 Container Grown. Size to meet or exceed AANL min. size

SYMBOL KEY:	
SYMBOL	DESCRIPTION/REMARKS
	CONCRETE MOWSTRIP
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'A': 1-1/2" SIZE WHOLE WASHED HORIZON RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'B': 5"-12" SIZE WHOLE WASHED HORIZON COBBLE PLACED TO A UNIFORM DEPTH OF 12" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	SEEDED TURF (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): [20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDEOATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) : 19.3 Irrigated broadcast or irrigated hydroseeded.
	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 29% SIDEOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED] Seed rate (lbs PLS/acre) : 42 Irrigated broadcast or irrigated hydroseeded.
	'PLANTED' BOULDERS: Equal to Siloam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).
	FLAGSTONE PATH

LANDSCAPE NOTES:	
1. DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.	
2. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.	
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.	
4. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.	
5. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.	
6. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.	
7. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.	
8. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.	
9. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.	
A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES	
B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS	
C. NEW SEEDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES. EMITTERS FOR ALL SHRUBS	
10. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.	
12. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.	
11. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.	
13. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS.	
14. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.	
B CONCRETE MOWSTRIP NOT TO SCALE	

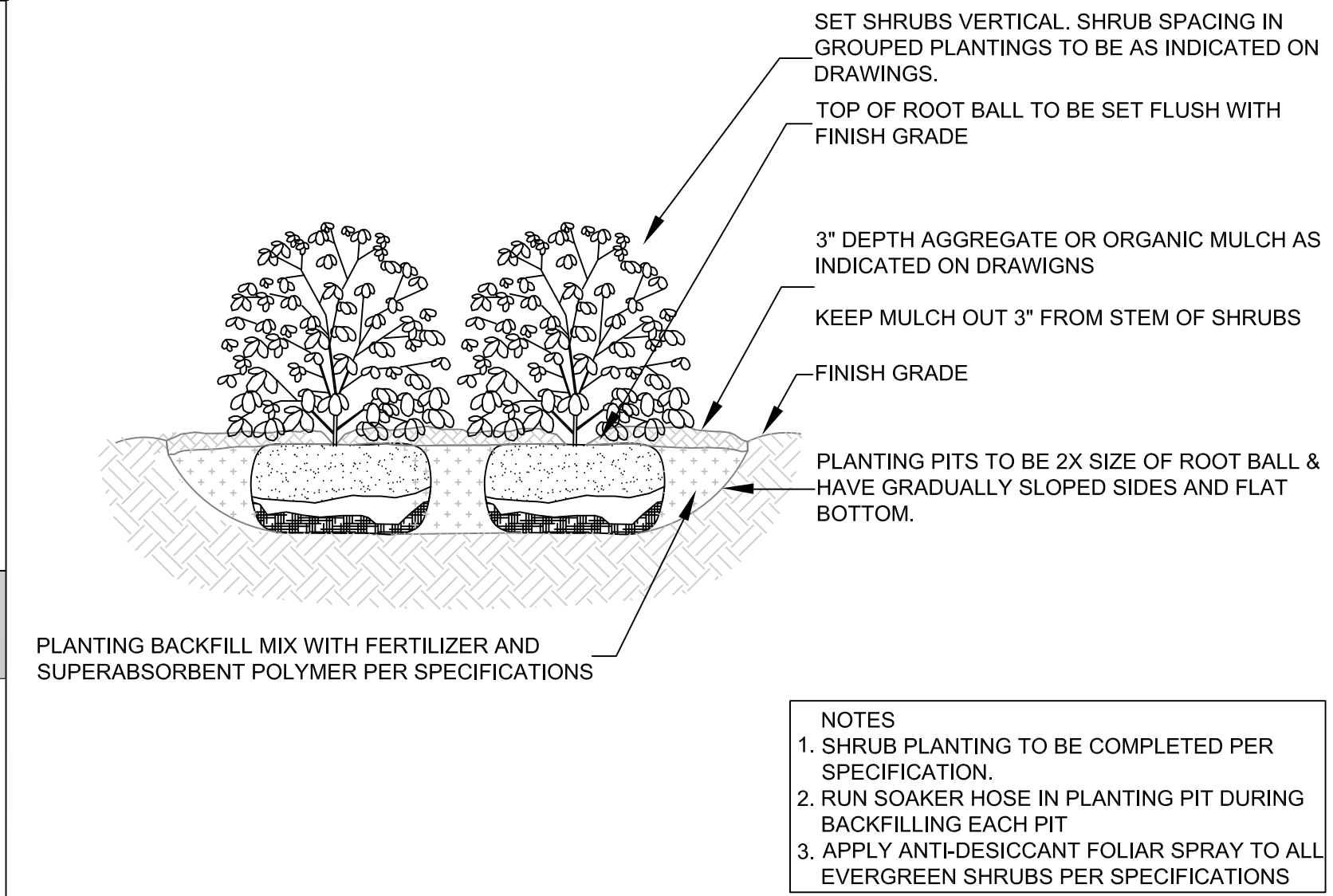
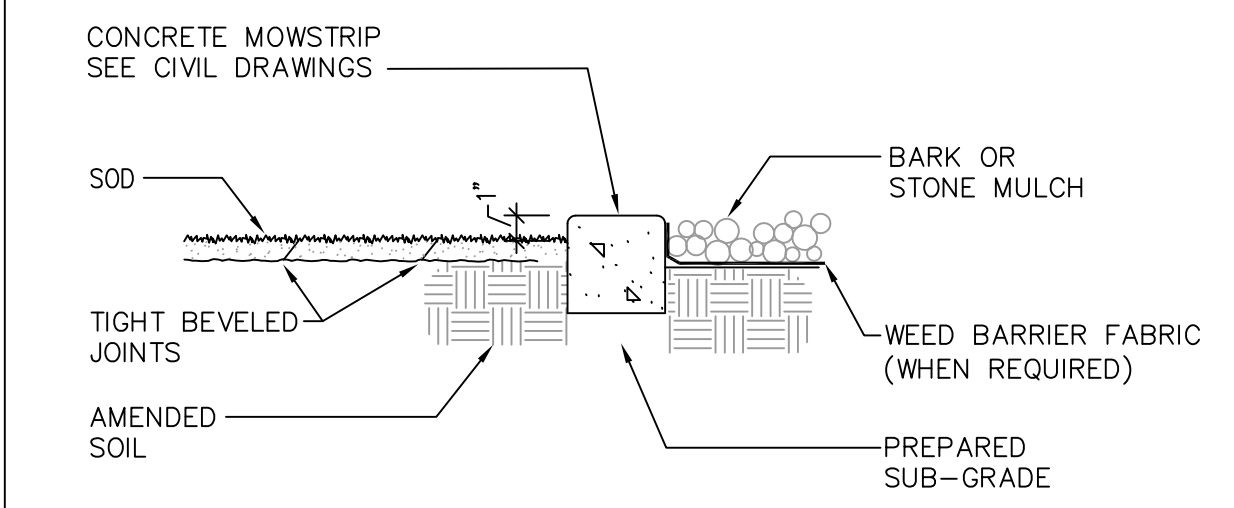


C DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE	
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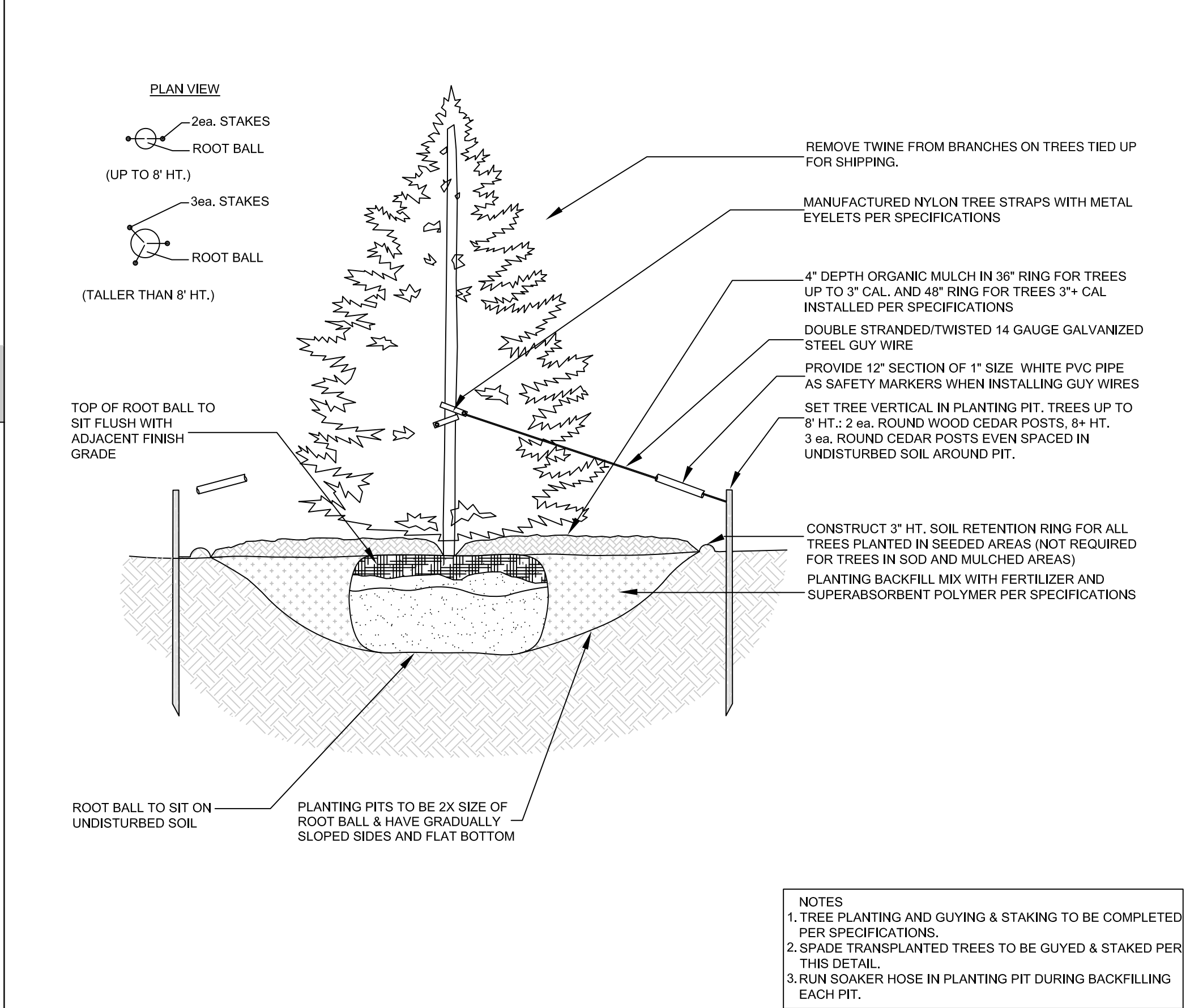


A PLANTED BOULDER NOT TO SCALE	
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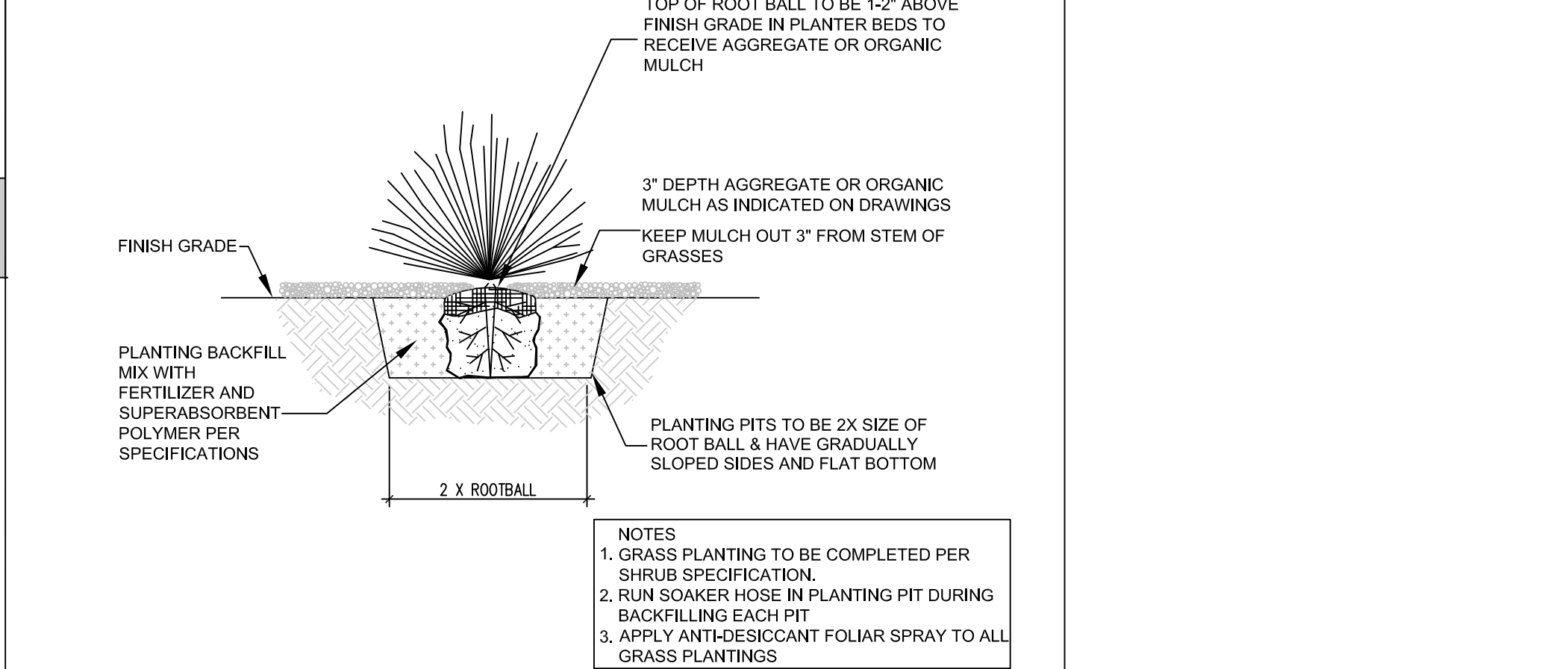
- NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
 5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



D SHRUB PLANTING DETAIL NOT TO SCALE	
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E EVERGREEN TREE PLANTING DETAIL NOT TO SCALE	
--	--



F ORNAMENTAL GRASS PLANTING NOT TO SCALE	
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L K A P A R T N E R S
I N C O R P O R A T E D

A Professional Corporation for Architecture and Planning

430 North Tejon Street Suite 208
Colorado Springs Colorado 80903
tele: 719.473.8446 fax: 719.473.8448
web: www.lkapartners.com

L K A P A R T N E R S
A PROFESSIONAL CORPORATION
LANDSCAPE ARCHITECTURE
719 North Tejon Street
Colorado Springs, CO 80903
(719) 633-9700
www.lkapartners.com
bill@lkapartners.com

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Woodland Park District Operations
Facility - Additions & Alterations

800 N Hwy 67
Woodland Park, CO 80863
CORE Electric Cooperative
5496 US-85
Sedalia, CO 80135

CORE
ELECTRIC COOPERATIVE

City of Woodland Park
Conditional Use Permit

Drawn: EM
Checked: DH
Issued: 18 April 2023
Revised:

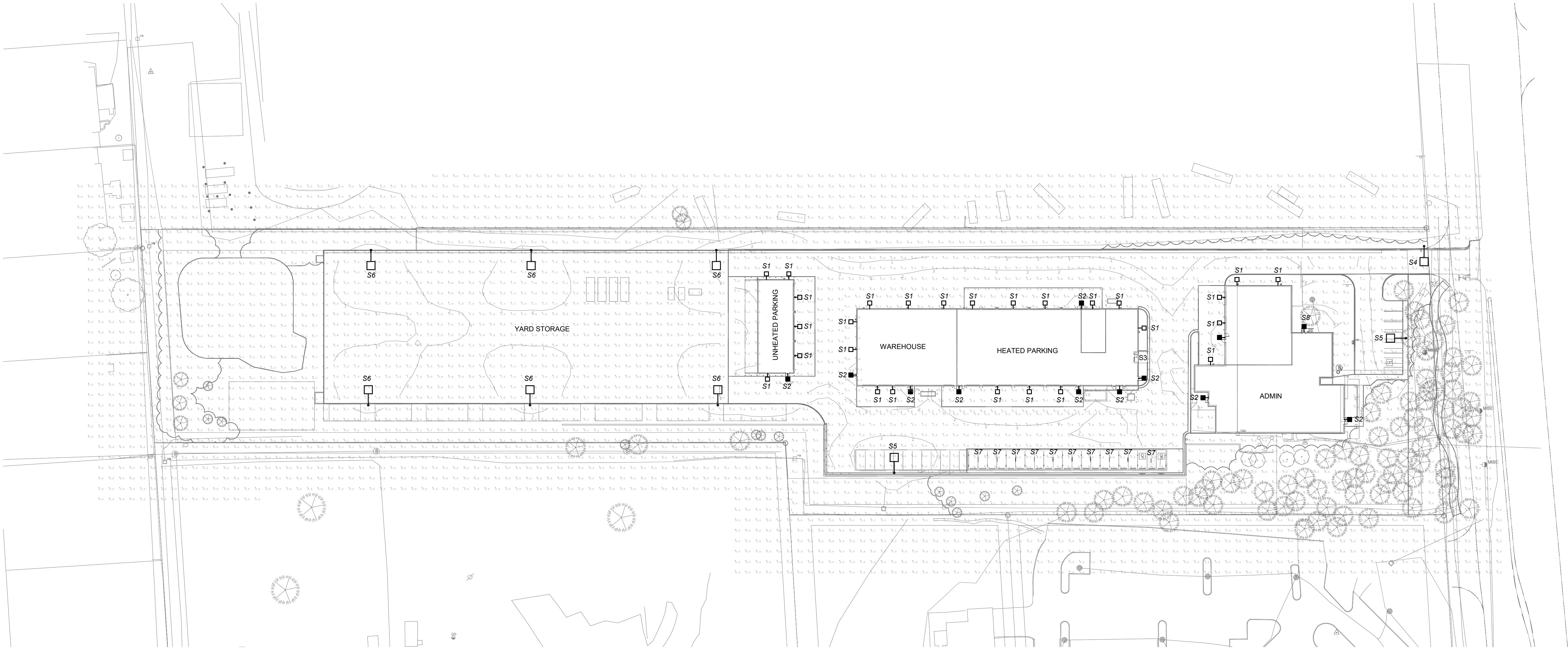
Landscape Details
SPL2

22-009
The LKA Partners Incorporated

4/18/2023 4:04:54 PM

LUMINAIRE SCHEDULE														
KEY	SOURCE				POWER				DESCRIPTION	FINISH	MOUNTING		MANUFACTURER	CATALOG #
	TYPE	CRI	CCT	DELIVERED LUMENS	VOLT	VA	DRIVER/BALLAST	DIMMING			TYPE	MOUNT HEIGHT		
S1	LED	80+	4000	8597	277 V	60	0-10V	10%	WALL PACK WITH FORWARD THROW LIGHT DISTRIBUTION AND FULL CUT OFF	BLACK	WALL	+17'-9" AFF TO CENTER	LITHONIA	WDGE3 LED P2 80CRI RFT 40K
S2	LED	80+	4000	4413	277 V	35	0-10V	10%	WALL PACK WTH FORWARD THROW LIGHT DISTRIBUTION AND FULL CUT OFF	BLACK	WALL	+8'-0" AFF TO CENTER	LITHONIA	WDGE2 LED P4 40K 80CRI
S3	LED	80+	4000	1202	277 V	14	0-10V	10%	WET RATED 6" SQUARE DOWNLIGHT	WHITE	RECESSED	9'	LITHONIA	WF6 LED 40K
S4	LED	80+	4000	13119		135	0-10V	10%	AREA LIGHT WITH LEFT LIGHT DISTRIBUTION AND 20' POLE		POLE	20'	LITHONIA	DSX2 LED P1 40K 80CRI LCCO
S5	LED	80+	4000	17667		135	0-10V	10%	AREA LIGHT WITH TYPE II LIGHT DISTRIBUTION AND 20' POLE		POLE	20'	LITHONIA	DSX2 LED P1 40K 80CRI T2M
S6	LED	80+	4000	15604		135	0-10V	10%	AREA LIGHT WITH TYPE IV HSS LIGHT DISTRIBUTION AND 30' POLE		POLE	30'	LITHONIA	DSX2 LED P1 40K 80CRI T4M HS
S7	LED	80+	4000	3060	277 V	20	0-10V	10%	4' LED STRIP	WHITE	SURFACE	9'	LITHONIA	CLX L48 3000LM HEF WDL MVOLT 40K 80CRI
S8	LED	80+	4000	7851	277 V	60	0-10V	10%	XX" HIGH X XX" WIDE LED FULL CUT OFF AREA LIGHT	BLACK	WALL	+10'-4" AFF TO CENTER	LITHONIA	WDGE3 LED P2 70CRI R3 40K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ADMIN PERIMETER	Illuminance	Fc	3.43	18.9	0.1	34.30	189.00
COVERED PARKING	Illuminance	Fc	4.86	9.3	1.2	4.05	7.75
PARK & DRIVE	Illuminance	Fc	2.55	15.7	0.3	8.50	52.33
SITE	Illuminance	Fc	0.31	5.3	0.0	N.A.	N.A.
SITE OUTSIDE PROPERTY LINE	Illuminance	Fc	0.03	0.8	0.0	N.A.	N.A.
UNHEATED PARKING PERIMETER	Illuminance	Fc	5.30	15.2	0.9	5.89	16.89
WEARHOUSE PERIMETER	Illuminance	Fc	6.04	33.1	1.1	5.49	30.09
YARD STORAGE	Illuminance	Fc	1.02	2.4	0.4	2.55	6.00



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INCORPORATED

A Professional Corporation for Architecture and Planning

430 North Tejon Street Suite 208
Colorado Springs Colorado 80903
tele: 719.473.8446 fax: 719.473.8448
web: www.lkapartners.com

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ENGINEERING | TECHNOLOGY | LIFE SAFETY

BCER PROJECT 23523045

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Woodland Park District Operations
Facility - Additions & Alterations

CORE

ELECTRIC COOPERATIVE

CORE Electric Cooperative
800 N Hwy 67
Woodland Park, CO 80863

City of Woodland Park
Conditional Use Permit

Drawn: BCER
Checked: BCER
Issued: 4/18/2023
Revised:

SITE LIGHTING PLAN

SPE1

Project No. 22-009
The LKA Partners Incorporated

TYPE S4, S5, S6

TYPE S7

TYPE S8

SITE LIGHTING CUT SHEETS
SPEC2

Project No. 22-009
The LKA Partners Incorporated

City of Woodland Park
Conditional Use Permit

Drawn: BCER
Checked: BCER
Issued: 4/18/2023
Revised:

Woodland Park District Operations Facility - Additions & Alterations
CORE ELECTRIC COOPERATIVE
CORE Electric Cooperative
800 N Hwy 67
Woodland Park, CO 80863

L K A PART N E R S
I N C O R P O R A T E D
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430 North Tejon Street Suite 208
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tele: 719.473.8446 fax: 719.473.8448
web: www.lkapartners.com

WDGE3 LED Architectural Wall Sconce

Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs (without options)

Ordering Information
EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DOBXD

Options
E150N Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
E200K Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
P1 Photocell, Butane Type
DNG 0-10V dimming, see published data
KZ Bottom conductive epoxy for back box
SPY80 120V snap pack
BAA Buy America's Act Compliant

Standard Sensor/Controls
P1 10K 3000K 70CRI R3 1" sp1
P2 40K 4000K 80CRI R3 1" sp1
P3 50K 5000K 80CRI R3 1" sp1

Networked Sensor/Controls
NLSR2 PBR 18-gigabit Ethernet enabled, low maintenance sensor for 15-30' mounting heights, 10-year life at 40°C ambient

Accessories
WDSR15000 15000 lumens standard back box (back box)
WDSR150000 15000 lumens standard back box (back box)

Notes
1. 20' and 40' and up available with
2. Not available in 40' and up with
3. DMG option not available with
4. Not qualified for DCLC, Not
5. Not available with emergency battery
6. Not available with emergency battery
7. Not available with emergency battery

WDGE2 LED Architectural Wall Sconce Visual Comfort Optic

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DOBXD

Options
E150N Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
E200K Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
P1 Photocell, Butane Type
DNG 0-10V dimming, see published data
KZ Bottom conductive epoxy for back box
SPY80 120V snap pack
BAA Buy America's Act Compliant

Standard Sensor/Controls
P1 10K 3000K 70CRI R3 1" sp1
P2 40K 4000K 80CRI R3 1" sp1
P3 50K 5000K 80CRI R3 1" sp1

Networked Sensor/Controls
NLSR2 PBR 18-gigabit Ethernet enabled, low maintenance sensor for 15-30' mounting heights, 10-year life at 40°C ambient

Accessories
WDSR15000 15000 lumens standard back box (back box)
WDSR150000 15000 lumens standard back box (back box)

Notes
1. 20' and 40' and up available with
2. Not available in 40' and up with
3. DMG option not available with
4. Not qualified for DCLC, Not
5. Not available with emergency battery
6. Not available with emergency battery
7. Not available with emergency battery

LITHONIA LIGHTING

WDGE1 LED Architectural Wall Sconce

Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs (without options)

Ordering Information
EXAMPLE: WDGE1 LED P3 40K 70CRI R3 MVOLT SRM DOBXD

Options
E150N Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
E200K Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
P1 Photocell, Butane Type
DNG 0-10V dimming, see published data
KZ Bottom conductive epoxy for back box
SPY80 120V snap pack
BAA Buy America's Act Compliant

Standard Sensor/Controls
P1 10K 3000K 70CRI R3 1" sp1
P2 40K 4000K 80CRI R3 1" sp1
P3 50K 5000K 80CRI R3 1" sp1

Networked Sensor/Controls
NLSR2 PBR 18-gigabit Ethernet enabled, low maintenance sensor for 15-30' mounting heights, 10-year life at 40°C ambient

Accessories
WDSR15000 15000 lumens standard back box (back box)
WDSR150000 15000 lumens standard back box (back box)

Notes
1. 20' and 40' and up available with
2. Not available in 40' and up with
3. DMG option not available with
4. Not qualified for DCLC, Not
5. Not available with emergency battery
6. Not available with emergency battery
7. Not available with emergency battery

TYPE S1

TYPE S2

TYPE S3

D-Series Size 2 LED Area Luminaire

Specifications
EPA: 1.06 ft² (0.1 m²)
Length: 40.5" (1031 mm)
Width: 16.7" (424 mm)
Height H1: 8.1" (206 mm)
Height H2: 3.9" (99 mm)
Weight: 46 lbs (21 kg)

Ordering Information
EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLSR2 PIRHN DOBXD

Options
E150N Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
E200K Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
P1 Photocell, Butane Type
DNG 0-10V dimming, see published data
KZ Bottom conductive epoxy for back box
SPY80 120V snap pack
BAA Buy America's Act Compliant

Standard Sensor/Controls
P1 10K 3000K 70CRI T3M 1" sp1
P2 40K 4000K 80CRI T3M 1" sp1
P3 50K 5000K 80CRI T3M 1" sp1

Networked Sensor/Controls
NLSR2 PIRHN 18-gigabit Ethernet enabled, low maintenance sensor for 15-30' mounting heights, 10-year life at 40°C ambient

Accessories
WDSR15000 15000 lumens standard back box (back box)
WDSR150000 15000 lumens standard back box (back box)

Notes
1. 20' and 40' and up available with
2. Not available in 40' and up with
3. DMG option not available with
4. Not qualified for DCLC, Not
5. Not available with emergency battery
6. Not available with emergency battery
7. Not available with emergency battery

LITHONIA LIGHTING

WDGE2 LED Architectural Wall Sconce

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DOBXD

Options
E150N Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
E200K Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
P1 Photocell, Butane Type
DNG 0-10V dimming, see published data
KZ Bottom conductive epoxy for back box
SPY80 120V snap pack
BAA Buy America's Act Compliant

Standard Sensor/Controls
P1 10K 3000K 70CRI R3 1" sp1
P2 40K 4000K 80CRI R3 1" sp1
P3 50K 5000K 80CRI R3 1" sp1

Networked Sensor/Controls
NLSR2 PBR 18-gigabit Ethernet enabled, low maintenance sensor for 15-30' mounting heights, 10-year life at 40°C ambient

Accessories
WDSR15000 15000 lumens standard back box (back box)
WDSR150000 15000 lumens standard back box (back box)

Notes
1. 20' and 40' and up available with
2. Not available in 40' and up with
3. DMG option not available with
4. Not qualified for DCLC, Not
5. Not available with emergency battery
6. Not available with emergency battery
7. Not available with emergency battery

LITHONIA LIGHTING

WDGE3 LED Architectural Wall Sconce

Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs (without options)

Ordering Information
EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DOBXD

Options
E150N Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
E200K Emergency battery backup, Certified in CA Title 20/ENERGY STAR 17 rated
P1 Photocell, Butane Type
DNG 0-10V dimming, see published data
KZ Bottom conductive epoxy for back box
SPY80 120V snap pack
BAA Buy America's Act Compliant

Standard Sensor/Controls
P1 10K 3000K 70CRI R3 1" sp1
P2 40K 4000K 80CRI R3 1" sp1
P3 50K 5000K 80CRI R3 1" sp1

Networked Sensor/Controls
NLSR2 PBR 18-gigabit Ethernet enabled, low maintenance sensor for 15-30' mounting heights, 10-year life at 40°C ambient

Accessories
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WDSR150000 15000 lumens standard back box (back box)

Notes
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2. Not available in 40' and up with
3. DMG option not available with
4. Not qualified for DCLC, Not
5. Not available with emergency battery
6. Not available with emergency battery
7. Not available with emergency battery

TYPE S4, S5, S6

TYPE S7

TYPE S8

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TOPOGRAPHIC SURVEY
PART OF THE SW1/4 OF SECTION 13, T12S, R69W, 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

LEGEND:

- SECTION CORNER AS DESCRIBED

RANGE POINT AS DESCRIBED

MONUMENT FOUND AS DESCRIBED

EXISTING INDEX CONTOUR

EXISTING INTERMEDIATE CONTOUR

EXISTING WATERLINE

EXISTING CABLE TV LINE

EXISTING GAS LINE

EXISTING ELECTRIC LINE

EXISTING TELEPHONE LINE

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING FIBER OPTIC

EXISTING WIRE FENCE

EXISTING SPLIT RAIL FENCE

EXISTING CHAIN LINK FENCE

EXISTING METAL/WOOD FENCE

EDGE OF BUSHES/TREES

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING BUSH

EXISTING SPRINKLER HEAD

EXISTING BUILDING OVERHANG
-
- EXISTING GAS VALVE

EXISTING WATER VALVE

EXISTING WATER METER

EXISTING ELECTRIC HANDHOLE

EXISTING TELEPHONE PEDESTAL

EXISTING FIBER PEDESTAL

EXISTING SEWER MANHOLE

EXISTING STORM MANHOLE

EXISTING WATER MANHOLE

EXISTING FIRE HYDRANT

EXISTING YARD HYDRANT

EXISTING ELECTRIC METER

EXISTING TRAFFIC SIGNAL

EXISTING IRRIGATION VALVE

EXISTING UTILITY HANDHOLE

EXISTING BOLLARD/POST

EXISTING LANDSCAPE LIGHT

EXISTING UTILITY POLE

EXISTING GUY WIRE

EXISTING STREET LIGHTPOLE

EXISTING MAILBOX

EXISTING SIGN
-

OWNER:
DIAMOND CAMPGROUND, INC.
ACCT. NO. R0000631
PARCEL ID 6029133000440
REC. NO. 408006

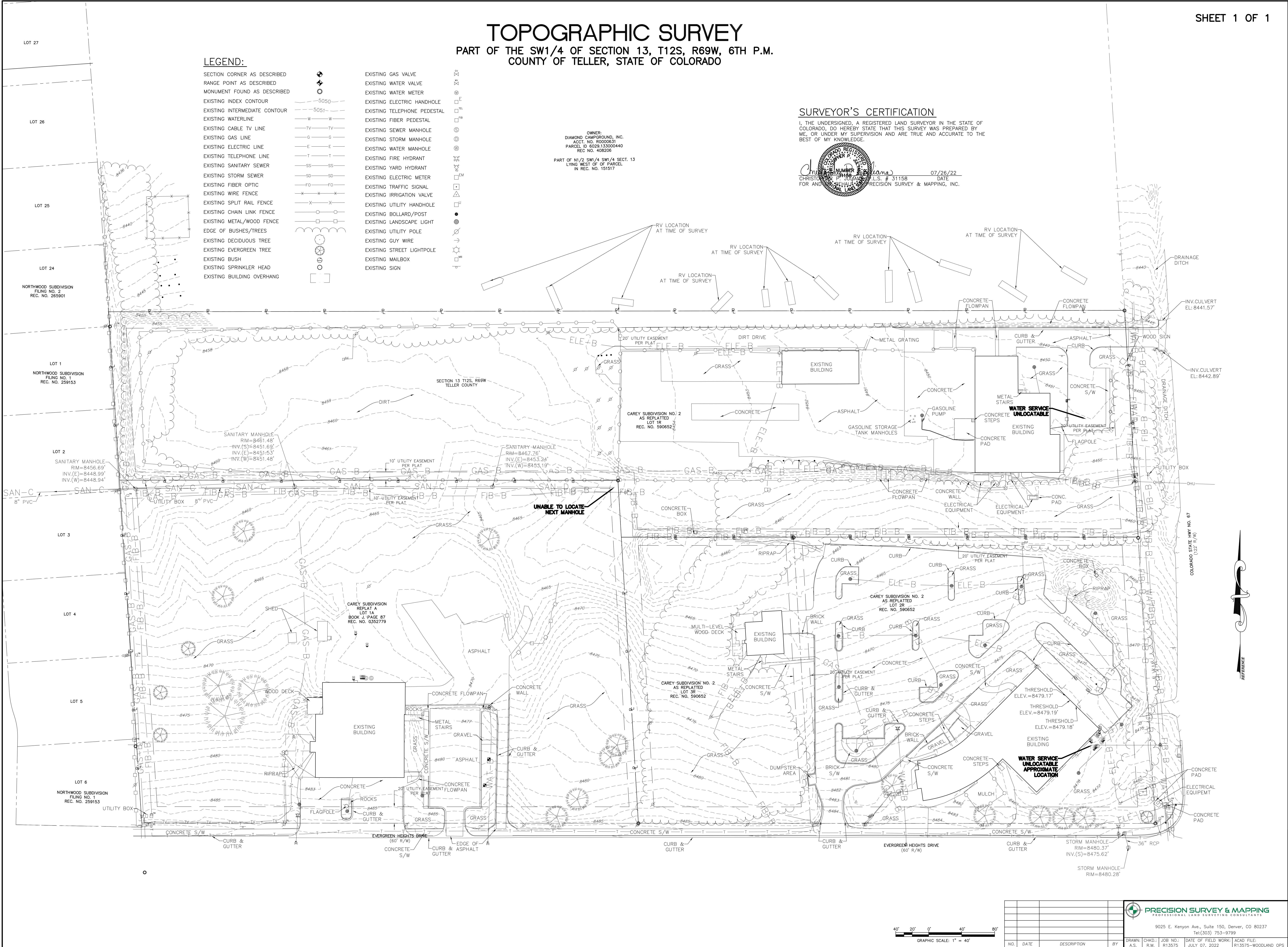
PART OF N1/2 SW1/4 SW1/4 SECT. 13
LYING WEST OF OF PARCEL
IN REC. NO. 151517

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER P. WILLIAMS, L.S. # 31158
FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.

07/26/22
DATE



REVIEW COMMENTS



Date: May 26, 2023

Project: CORE CUPSPR2023-02 – CUP Plan Set

Staff has determined the submitted Site Plan will **require revisions**.

For Municipal Code and Engineering Specification Reference, please visit:

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

A majority of the following comments will need to be addressed when construction drawings are submitted.

Page Label	Comments	Reviewer
SP1.0	Please include a snow storage exhibit within this plan set	Cgates
SPG1	CWP DM 7.1 In general, storm drain alignments between drainage structures (inlets or manholes) shall be straight.	Skozurek
SPU1	Sanitary sewer clean-outs required, CWP ES 3.3.7	Ksimpkins
SPU1	CWP ES 3.1.7 Changes in alignment for service lines shall be accomplished with preformed bends not to exceed 45 degrees. When changes of direction exceed 45 degrees, a two (2') foot section of pipe shall separate the fittings necessary to make the needed change of direction	Skozurek
SPU1	Please Show Valves	Skozurek
SPU1	Profile plan is required on all water main extensions. Please identify the crossing with the storm sewer line and the vertical separation	Kwiley
SPU1	Water shut off valve is needed. Also, can the gate be relocate so the City can access the water shut off valve. If not, the tap location will need to be relocate to point accessible by the City.	Kwiley
SPU1	Where will the water meter be relocated too?	Kwiley
SPU1	Please provide the plumbing fixture units for all buildings. We need to verify the existing water service is adequate to serve the buildings on the site. Please use the 1997 Uniform plumbing code when totaling all water fixture units. The existing backflow preventer inspection needs to be update to date. A fire flow analysis is required for all water main extensions	Kwiley
SPU1	Will this tie in be a cut in tee with three valves or a wet tap and valve?	Kwiley
SPU1	Water main is a 6" line.	Kwiley
SPU1	Please reduce proposed main to a 6" water main. The water main in HWY 67 is only a 6".	Kwiley
SPU1	5/1/23 email from engineer indicated attached sidewalk preferred. Please show redesign to include attached sidewalk per 18.33.180 of the municipal code	Bschmitt

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

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

CONDITIONAL USE PERMIT
 CORE WOODLAND PARK DISTRICT OPERATIONS FACILITY, LOT1, CAREY SUBDIVISION NO.2
 CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO
 800 N. HWY 67, WOODLAND PARK, CO 80863

PROJECT CONCEPT

GOAL:

 RE-DEVELOPMENT OF A PARCEL WITHIN CAREY SUBDIVISION NO. 2 FOR CONTINUED AND EXPANDED USE BY CORE ELECTRIC COOPERATIVE AS A REGIONAL OPERATIONS AND MAINTENANCE FACILITY.

LEGAL DESCRIPTION

LOT 1R, CAREY SUBDIVISION NO. 2, CITY OF WOODLAND PARK, ACCORDING TO THE PLAT RECORDED FEBRUARY 27, 2006 AT RECEPTION NO. 590652, COUNTY OF TELLER, STATE OF COLORADO.

ZONING

CUP (Conditional Use Permit) in CCZ (Community Commercial Zone District.

CONTACTS

OWNER:
 CORE ELECTRIC COOPERATIVE
 5496 N. U.S. HIGHWAY 85
 SEDALIA, CO 80135
 720.733.5645

 DESIGN TEAM:

 ARCHITECT:
 LKA PARTNERS, INC.
 430 NORTH TEJON STREET, SUITE 208
 COLORADO SPRINGS, CO 80903

 CIVIL ENGINEER:
 DREXEL, BARRELL & CO
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, CO 80905
 719.260.0887

 LANDSCAPE ARCHITECT:
 WILLIAM GUMAN & ASSOCIATES, LTD.
 815 NORTH WEBER STREET
 COLORADO SPRINGS, CO 80903

 ELECTRICAL ENGINEER:
 BCER ENGINEERING, INC.
 10855 HIDDEN POOL HEIGHTS, SUITE 305
 COLORADO SPRINGS, CO 80921

Address

800 NORTH HIGHWAY 67
 WOODLAND PARK, CO 80863

LAND USE TABLE TOTAL AREA

LOT AREA: 296,264 SF (6.81 ac.)

BUILDING AREA:

	AREA (SF)	%
ADMINISTRATIVE OFFICES	9,679	—
MAINTENANCE SHOP	4,909	—
ENCLOSED/HEATED VEHICLE PARKING	11,896	—
WASH BAY	980	—
WAREHOUSE	7,104	—
UNHEATED PARKING	3,150	—
PARKING CANOPY	3,820	—
TOTAL BUILDING AREA	41,538	14.02%

PAVING:

	AREA (SF)	%
EXISTING PARKING LOT	3,534	1.19%
PUBLIC DRIVE	2,526	0.85%
SIDEWALKS	5,752	1.94%
MAINTENANCE & STORAGE DRIVES	66,079	22.30%
STORAGE YARD	56,846	19.19%
TOTAL SITE PAVING:	134,737	45.48%

LANDSCAPING:

	AREA (SF)	%
WEST LANDSCAPE BUFFER	34,477	28.73%
REMAINING LANDSCAPE	85,512	
TOTAL LANDSCAPING	119,989	40.50%

TOTAL LOT AREA	296,264	100%
----------------	---------	------

MINIMUM SETBACKS

	MAIN	ACCESSORY
FRONT	25 FT	N/A
REAR	25 FT	4 FT
SIDE	8 FT	4 FT
PARKING LANDSCAPE BUFFER	8 FT	N/A
PARKING LOT STREETYARD: MINIMUM 15 FT; AVERAGE 20 FT TO CURBLINE (INCLUDING LANDSCAPING AND SIDEWALK)		

MAXIMUM BUILDING HEIGHT

	MAXIMUM	ACTUAL
PRINCIPAL STRUCTURE	35 FT	28'-0"
ACCESSORY STRUCTURE	30 FT	28'-0"

MINIMUM TREES

	REQUIRED	EXISTING
1 TREE/7,000 SF SITE AREA:	42	106

PROPOSED VISITOR AND STAFF PARKING SPACES:

	CORE STAFF/VISITOR 2023 2050		MINIMUM REQUIRED PARKING SPACES BASED ON PROPOSED CRITERIA 2023 2050		PARKING SPACES PROVIDED
CORE STAFF	18	30	18	30	30
VISITORS	7	7	7	7	7
TOTAL PROPOSED PARKING SPACES BASED ON STAFFING AND VISITORS			25	37	37
THE TOTAL NUMBER OF STAFF AND VISITOR PARKING SPACES SHOWN ON THE CONDITIONAL USE PERMIT IS 37. THIS NUMBER IS EXCLUSIVE OF THE PARKING PROVIDED FOR CORE MAINTENANCE VEHICLES AND EQUIPMENT.					

SIGNAGE

	PROPOSED
WALL SIGNS: NUMBER SIGN LOCATION	1 EAST FACADE
DETACHED FREESTANDING SIGN: NUMBER SIGN LOCATION	1 EAST DRIVE ENTRANCE

NOTE:
 SIGN DIMENSIONS, MATERIAL AND COLOR WILL BE DETERMINED AT TIME OF SIGN PERMIT.

SHEET INDEX

SP1.0 SP2.1 SP5.1 SP5.2 SP5.3 SPG1 SPU1 SPL1 SPL2 SPL3 SPE1 SPE2	COVER SHEET SITE PLAN BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING ELEVATIONS PRELIMINARY GRADING PLAN PRELIMINARY UTILITY PLAN LANDSCAPE DEMOLITION PLAN LANDSCAPE PLAN LANDSCAPE DETAILS SITE LIGHTING PLAN SITE LIGHTING CUT SHEET PLAN
---	---

"(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date	Owner(s)
------	----------

"I hereby certify that I am the City Planner for the City of Woodland Park, Colorado, and that I attest that this site plan was approved, subject to conditions, as contained herein, City of Woodland Park, Planning Department, by the City of Woodland Park Planning Commission on, 20, after a properly conducted Public Hearing by the City Council held on _____, 20____.

Date	City Planner City of Woodland Park
------	---------------------------------------

"(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

Date	Owner(s)
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Date	City Planner City of Woodland Park
------	---------------------------------------

Please include a snow storage exhibit within this plan set.

L K A P A R T N E R S
 I N C O R P O R A T E D
 A Professional Corporation for Architecture and Planning

 430 North Tejon Street Suite 208
 Colorado Springs Colorado 80903
 tele: 719.473.8446 fax: 719.473.8448
 web: www.lkapartners.com

Woodland Park District Operations
 Facility - Additions & Alterations
 800 N Hwy 67
 Woodland Park, CO 80863
 CORE Electric Cooperative
 5496 US-85
 Sedalia, CO 80135

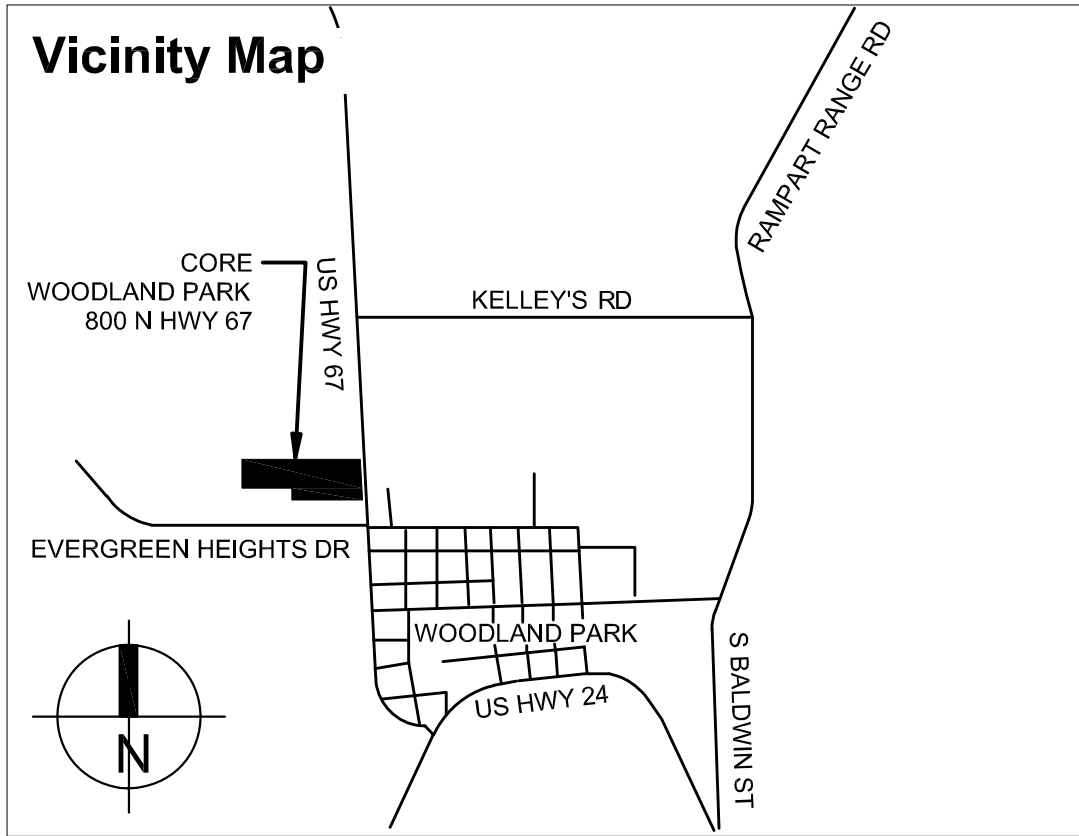


City of Woodland Park
 Conditional Use Permit

Drawn: SLH
 Checked: DH
 Issued: 18 April 2023
 Revised:

Site Plan
 SP1.0

22-009
 The LKA Partners Incorporated





Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

L K A P A R T N E R S

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A Professional Corporation for Architecture and Planning

DREXEL, BARRELL & CO.

Engineers-Surveyors

3 SOUTH 7TH STREET

COLORADO SPRINGS, COLORADO 80903

CONTACT: TIM D. MCCONNELL, P.E.

(719) 560-0887

COLORADO SPRINGS • LA VETTE

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Woodland Park District Operations Facility - Additions & Alterations

800 N Hwy 67
Woodland Park, CO 80863
CORE Electric Cooperative
5496 US-85
Sedalia, CO 80135



City of Woodland Park
Conditional Use Permit

Drawn: GES
Checked: TDM
Issued: 17 April 2023
Revised:

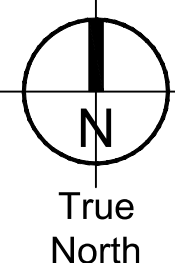
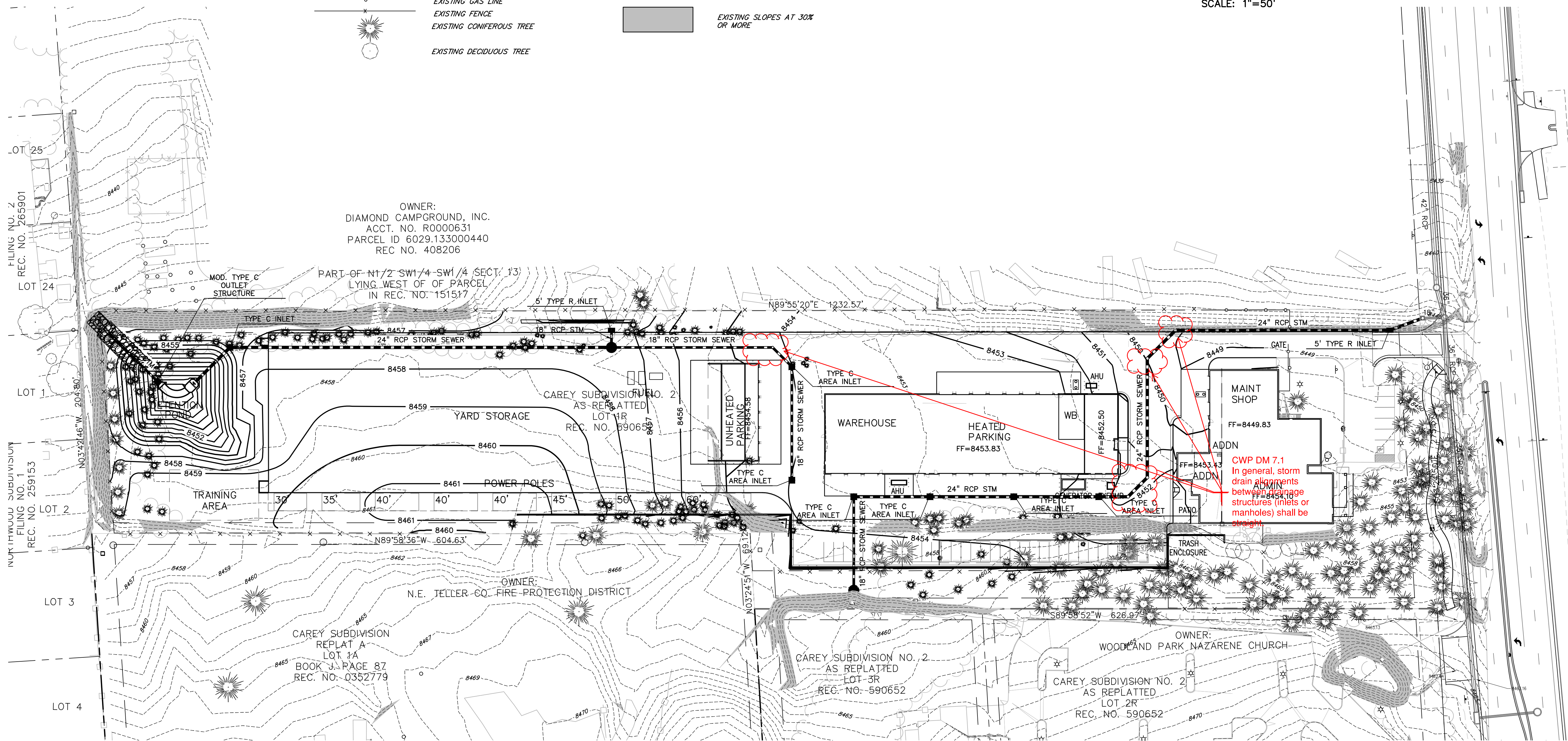
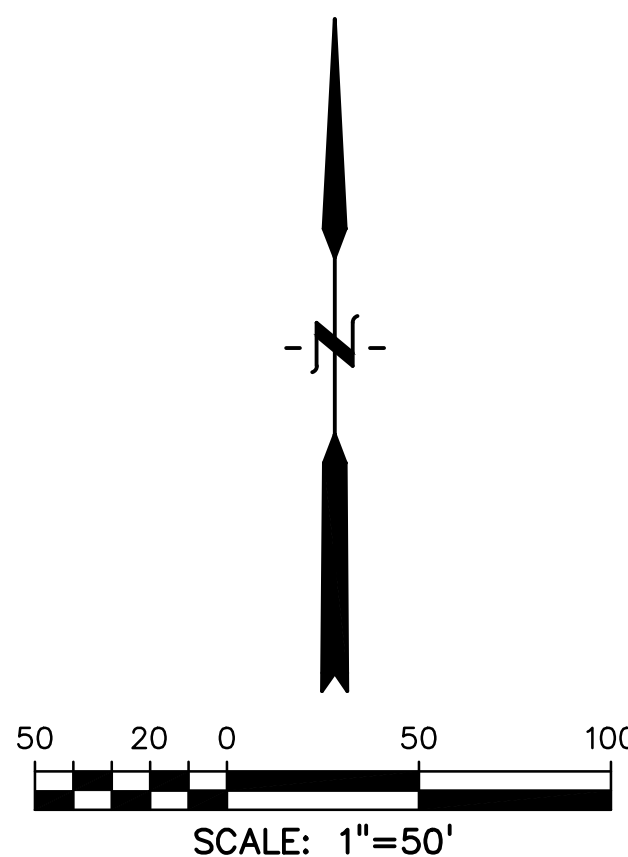
SPG1

The LKA Partners Incorporated

LEGEND

	EXISTING FIRE HYDRANT
	EXISTING POST
	EXISTING ELECTRIC PEDESTAL
	EXISTING FIBER OPTIC PEDESTAL
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING POWER POLE
	PROPERTY LINE
	EASEMENT LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING FIBER OPTIC
	EXISTING GAS LINE
	EXISTING FENCE
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE

	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED OVERHEAD ELECTRIC
	PROPOSED GAS SERVICE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED MANHOLE
	PROPOSED INLET
	EX. INTERMEDIATE CONTOUR
	EX. INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SLOPES AT 30% OR MORE



PRELIMINARY GRADING PLAN

1" = 50'



Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
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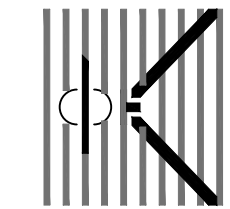
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Woodland Park District Operations Facility - Additions & Alterations

800 N Hwy 67

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CORE Electric Cooperative

5496 US-65

Sedalia, CO 80135



City of Woodland Park Conditional Use Permit

Drawn: GES
Checked: TDM
Issued: 17 April 2023
Revised:

SPU1

21717-00

The LKA Partners Incorporated

LEGEND

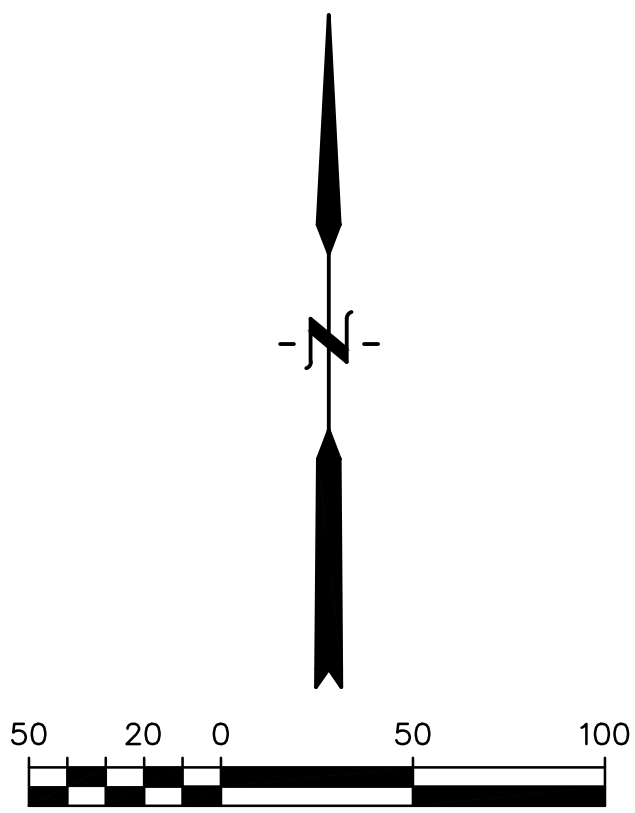
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- W EXISTING WATER LINE
- E EXISTING UNDERGROUND ELECTRIC
- OE EXISTING TELEPHONE
- ST EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- FOC EXISTING FIBER OPTIC
- G EXISTING GAS LINE
- X EXISTING FENCE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

- 18" RCP PROPOSED STORM SEWER
- 8" PVC PROPOSED SANITARY SEWER
- 12" DIP PROPOSED WATER LINE
- OE PROPOSED OVERHEAD ELECTRIC
- G PROPOSED GAS SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED MANHOLE
- PROPOSED INLET

Please provide the plumbing fixture units for all buildings. We need to verify the existing water service is adequate to serve the buildings on the site. Please use the 1997 Uniform plumbing code when totaling all water fixture units.

The existing backflow preventer inspection needs to be update to date.

A fire flow analysis is required for all water main extensions



SCALE: 1"=50'

Profile plan is required on all water main extensions. Please identify the crossing with the storm sewer line and the vertical separation

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Water main is a 6" line.

Where will the water meter be relocated too?

5/1/23 email from engineer indicated attached sidewalk preferred. Please show redesign to include attached sidewalk per 18.33.180 of the municipal code

Over 4 ft will require engineering

PRELIMINARY UTILITY PLAN

1" = 50'

REVIEW COMMENTS



Date: May 26, 2023

Project: CORE CUPSPR2023-02 – Drainage Report

Staff has determined the submitted Site Plan will **require revisions**.

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

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

FINAL DRAINAGE REPORT
for
CORE ELECTRIC COOPERATIVE

1.0 CERTIFICATION STATEMENTS

Engineer's Statement

This report and plan for the drainage design of Core Electric Cooperative was prepared by me (or under my direct supervision) in accordance with the provisions of City of Woodland Park Drainage Design and Technical Criteria and was designed to comply with the provisions thereof. I understand that City of Woodland Park does not and will not assume liability for drainage facilities designed by others.

SIGNATURE (Affix Seal):

For and on behalf of Drexel, Barrell & Co.
Tim D. McConnell

Date

Registered Professional Engineer State of Colorado No. 33797

(Affix Seal)

Please Certify

WORK SESSION



City of Woodland Park Memo for Planning Commission

Meeting Date: June 8, 2023

Agenda Item

WORK
SESSION 5.

Department

Planning

Presenter

Karen Schminke, AICP
Planning Director

AGENDA ITEM

WORK SESSION regarding a proposed Ordinance amending Titles 5 and 18 of the Woodland Park Municipal Code, concerning business regulations and zoning, to license and regulate short-term rentals. A copy of the proposed Ordinance (dated 06/02/2023) is attached to this memo.

HISTORY

Short term rentals can best be explained as the renting of either a part of a residence or the whole residence for less than 30 consecutive days. For background information, the City's current zoning regulations do not explicitly address this type of rental in any zoning district. Within Title 3 – Revenue and Finance, lodging tax and its applicability is clearly outlined:

3.38.010 - Lodging tax levied; use of revenues.

A. There is levied a tax of five and seven-tenths per cent on the purchase price paid for the short-term (less than thirty consecutive days) leasing or rental of any hotel room, motel room, apartment, lodging or inn room, motor hotel, guest house, mobile home, trailer court, bed and breakfast, or any other place that furnishes sleeping accommodations under any concession, permit, right of access, license to use or other agreement or otherwise within the city.

B. The revenues from said tax shall be used for the payment of activities associated with economic enhancement and sustainability of the city, to include without limitation capital projects and annual operating and maintenance expenses for beautification and streetscape purposes throughout the city and for advertising, marketing, and promotion of the city.

As with any other business in the City, business licenses (as detailed in Title 5) have been required for those who are operating an STR.

Approximately two years ago the Planning Commission identified short term rentals (STR) as an issue that should be reviewed and possibly addressed with a Code change. The City undertook an extensive public engagement process, the purpose of which was to develop a thorough understanding of the benefits and impacts of short term rentals and to build consensus on

addressing the use in City Code. After three joint work sessions with City Council, Planning Commission recommended an ordinance to City Council to license and regulate STRs. City Council subsequently amended the Planning Commission recommendation and adopted Ordinance 1431. After a citizen referendum, City Council voted to repeal Ordinance 1431 in February 2023. All these activities have been chronicled on the City's community engagement website What's Up Woodland Park. This website can be accessed through this link:

[Short-term Rentals | What's Up Woodland Park \(whatsupwoodlandpark.com\)](https://whatsupwoodlandpark.com)

2023 PROPOSED ORDINANCE

City Council held a work session on March 2, 2023 and again on June 1, 2023 to discuss the potential licensing and regulation of short-term rentals. At the June 1, 2023, it was the consensus of a majority of Council members to request a new ordinance to license and regulate STRs, starting with the original Planning Commission recommendation from September 29, 2022, but with the following revisions:

- Page 2 – Short-term rental unit definition – delete word ‘utilized’
- Page 3 – section (g) – revise cap % to current numbers and round up (this information will provided at the June 8th work session)
- Page 4 – Revise (k) – accessory dwelling units; Delete (l) and (n)
- Page 5 – Revise (c)(4) and (5) to ‘no more than two violations’
- Page 6 – Revise to two violations within the past 12 months for Chapter provisions or business license and Good Neighbor Guidelines
- Page 7 – Revise (b)(2) – accessory dwelling units
- Page 8 – Delete (8); Revise Section 7; Delete and new Section 8

Attached for your use is the revised proposed ordinance that includes the changes requested by City Council. Changes to Title 5 pertain to licensing of STRs and Title 18 pertains to zoning. Also attached is the Ordinance recommended by Planning Commission on September 29, 2022, but with red marks to clearly identify the sections being revised.

NEXT STEPS

The objective for the June 8th work session is to finalize the content of the proposed ordinance. Depending upon commission member's availability, the Planning Commission public hearing on the ordinance will either be at a special meeting on June 29th at 6:30 PM or on July 13th at 6:30 PM.

ATTACHMENTS

Ordinance STR Regulations (Council Jun 1, 2023 Request)
PC Recommended Ordinance September 29, 2022

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

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO AMENDING TITLES 5 AND 18 OF THE WOODLAND PARK
MUNICIPAL CODE, CONCERNING BUSINESS REGULATIONS AND ZONING,
TO LICENSE AND REGULATE SHORT-TERM RENTALS**

WHEREAS, the City of Woodland Park, Colorado (the “City”) has been duly organized and is validly existing as a home rule city under Article XX, Section 6 of the Colorado Constitution and the City Charter; 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 City 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 the zoning, of the Woodland Park Municipal Code (“Code”); and

WHEREAS, in order to protect residential integrity and community character within the City, the Council finds and determines it is necessary to amend certain provisions of Title 5 and Title 18 to adopt licensing regulations and restrictions on the renting or leasing of real property for occupancy of less than 30 days; and

WHEREAS, the Council finds such regulations will also ensure clarity, increased enforcement, fairness and consistency with the goals of the City, for its residents, businesses and customers; and

WHEREAS, the Council also finds and determines that the establishment of a licensing program will accomplish these goals, and that the subject regulations concerning short-term rentals are necessary to the health, safety and welfare of the public and to prevent adverse impacts to adjacent properties, neighborhoods and quality long-term rental housing units within the City.

**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. A new Chapter 5.22, concerning Short-Term Rentals, is hereby added to

Title 5, Business Regulations, of the Woodland Park Municipal Code to read as follows:

CHAPTER 5.22 – SHORT-TERM RENTALS

5.22.010 - Definitions.

For the purpose of this Chapter the following words and terms have the following meanings, unless the context clearly indicates otherwise. Definitions included in Titles 5 and 18 of this Code shall apply to this Chapter unless they are otherwise expressly defined herein.

Applicant means the natural person owning the property, or the natural person controlling the corporate ownership of the property, or the natural person who is the trustee of the trust owning the property, which property is used as a short-term rental business, as evidenced on the recorded deed for the property.

Primary residence means a residence which is the usual place of return for housing and where a person lives and spends a majority of the time during the year as established by two (2) or more of the following current and valid documents: (1) driver's license or Colorado state identification card; (2) voter registration; (3) motor vehicle registration; (4) document(s) designated a primary residence for income tax purposes. A person may have only one (1) primary residence for purposes of this Chapter.

Short-term rental business means the occupation of leasing or renting one (1) or more short-term rental units.

Short-term rental unit means a dwelling unit, or a portion thereof, that is rented or leased for furnishing lodging accommodation and occupancy for any period less than thirty (30) consecutive days.

Lodging tax means the tax levied pursuant to Chapter 3.38.

5.22.020 - Licensing; limitations; requirements.

- (a) It shall be unlawful for any person or entity to engage in the short-term rental business without first applying for and procuring a Short-Term Rental Business License ("License") from the City with respect to each short-term rental unit. The initial license fee, renewal license fee and penalty for operating without a license shall be established by resolution of City Council, as may be amended from time to time, and payable annually in advance.
- (b) Short-Term Rental Business License may only be issued to owners of properties, as evidenced on the recorded deed for the property, who are also one of the following:
 - (1) A natural person;
 - (2) A trust, if the trustee of the trust is a natural person; or
 - (3) A business entity legally registered with the Colorado Secretary of State to conduct business in the State of Colorado.
- (c) Upon approval of a Short-Term Rental Business License pursuant to this Chapter, the City shall issue a Short-Term Rental Business License number specific to the subject property and the applicant/licensee.

- (d) Short-term rental businesses shall include their Short-Term Rental Business License number in the title of the listing for all public advertising, including but not limited to webhosting services.
- (e) Applications for a Short-Term Rental Business License shall be submitted on a form provided by the City, and the City shall accept no incomplete applications. Applications shall include all information required on the application form and related materials.
- (f) The name of the Short-Term Rental Business License applicant must match either the name of the owner on the deed for the property, the trustee of the trust owning the property, or the name of the person controlling the corporate ownership of the property. The applicant shall submit to the City a copy of the recorded deed, showing the recording data with the Teller County Clerk and Recorder.
- (g) Established Cap: The maximum number of short-term rental units within the SR, UR, and PUD zoning districts shall not exceed the established cap, or applicable percentage, of the total number of dwelling units within such zoning districts. The established cap in those districts shall be as follows: SR – [4%]; UR – [8%]; PUD – [4%]. The City of Woodland Park Short-Term Rental Unit Inventory is a running tally of the number of licensed short-term rental units, which will be kept in the City Clerk's office, and open and available for public inspection during business hours. This number shall be based on the survey of all existing dwelling units located within each of the SR, UR, and PUD zoning districts completed in the most recent calendar year, with the addition of new dwelling unit (with a certificate of occupancy) totals each year, added in December. No caps or maximum number of Short-Term Rental Business Licenses shall be applicable within the NC, CC, SC and CBD zoning districts. Short-term rental units are prohibited within the remaining MFS, MFU, MHP, AG, P/SPL and HSCLI zoning districts.
- (h) In the event the maximum number of licensed short-term rental units for a zoning district has been met, no new applications for short-term rental units will be accepted for that zoning district. A City of Woodland Park Short-Term Rental Business License Application Waiting List for short-term rental units in each of the applicable zoning districts shall be annually prepared and maintained by the City. In each such waiting list, applications for short-term rental units located at an owner's primary residence shall be given priority over short-term rental units which are not the owner and applicant's primary residence. New Short-Term Rental Business Licenses, once available, will be processed and issued based on the ability of the applicant to comply with all applicable conditions and requirements in this Chapter 5.22 and within Title 18.
- (i) Short-term rental businesses must have a designated local contact person for each short-term rental unit who shall be responsible for ensuring compliance with provisions of this Code including, but not limited to, removal of snow and ice, trash and refuse removal, and other property maintenance requirements and Good Neighbor Guidelines established by the City Manager and/or their designee(s) and updated from time to time. During periods of applicable occupancy the local contact person must be available twenty-four (24) hours per day, seven (7) days per week for the purpose of: (1) responding within sixty (60) minutes to property code violations and/or complaints regarding the condition, operation, or conduct of occupants of the short-term rental unit and (2) taking remedial action to resolve such violations and/or complaints.

(j) Short-term rental businesses shall comply with all requirements and guidelines, as listed on the Short-Term Rental Business License and the application materials at all times.

(k) The following units, structures or uses shall be prohibited from operating short-term rental businesses or from receiving Short-Term Rental Business Licenses: accessory dwelling units (ADUs) which are not located on the license holder's primary residence, as that term is defined in section 5.22.010, rental apartment units, apartment buildings, dormitories, bed and breakfast establishments, campgrounds, RV parks, hotels, motels, mobile homes, and recreational vehicles (RVs) which include all vehicles that bear a vehicle identification number (VIN), cabins and other structures without installed water, power or sewer facilities, tents, teepees, campers and other temporary structures.

(l) Each short-term rental unit shall provide, at the time of application and renewal, a delineated off-street or off-right-of-way parking plan for guests' cars, which provides for parking for all users of the rental space including owners.

5.22.030 - Application, issuance and renewals.

(a) Any person desiring a license to engage in and operate a short-term rental business shall apply to the City, on application forms provided by the City. New Short-Term Rental Business License applications must be submitted at least thirty (30) days prior to the date of the intended use and no advertising of the property as a short-term rental unit prior to issuance of a Short-Term Rental Business License is permitted. Short-Term Rental Business Licenses shall be issued and valid for one calendar year, from January 1 through December 31, and shall expire within the calendar year for which it was issued. New Short-Term Rental Business License application fees shall not be pro-rated or reduced.

(b) The City may issue a new Short-Term Rental Business License upon all the following conditions:

- (1) The applicant has submitted a complete application form and provided all required information regarding both the short-term rental unit and business.
- (2) The applicant has paid the appropriate fee(s) established by the City Council, and has paid all taxes and fees owed to the City, including those related to other properties and/or businesses and purposes within the City.
- (3) All applicable requirements in Section 5.22.020 and Section 18.78.050 are met, and all applicable application documentation has been provided.
- (4) There are no current or pending violations of the provisions of this Chapter, this Title, Title 18, this Code, or of any law, or regulation pertaining to the requirements of the application, or at the short-term rental unit property.

(c) The City shall require the annual renewal of a Short-Term Rental Business License upon all the following conditions:

- (1) The applicant has submitted a complete renewal application form and provided all required information regarding both the short-term rental business and the unit.

- (2) The applicant has paid the appropriate renewal fee(s) established by the City Council, and all applicable taxes throughout the previous year, including sales and lodging tax, and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.
- (3) There are no outstanding or pending health and safety violations on the property that are related to the short-term rental unit, or any other application requirements set by the City, or any violations of Title 15 of this Code as it relates to habitability.
- (4) Within the last twelve (12) months there has been no more than two cited violations of the provisions of this Chapter, this Title, Title 18, this Code, or of any law, or regulation pertaining to the requirements of the application, or at the short-term rental unit property, or of any of the terms pertaining to the Short-Term Rental Business License over the past year.
- (5) Within the last twelve (12) months, there have been no more than two violations of any of the Short-Term Rental Business License or application requirements or there have been no more than two violations of the Good Neighbor Guidelines listed on the Short-Term Rental Business License or application materials created by the City Manager and their designee(s) and updated from time to time.
- (6) All applicable requirements in Section 5.22.020 are met.
- (d) It is the duty of each short-term rental business licensee to ensure that all of the information provided in a Short-Term Rental Business License application is kept up to date at all times, and it shall be unlawful for a short-term rental business licensee to fail to provide updated information to the City within thirty (30) days after the date upon which any information provided is no longer accurate.
- (e) No Short-Term Rental Business License issued under this Chapter shall be transferable and no license is valid as to any person or entity other than the person or entity named thereon and only for the real property identified on the license.

5.22.040 - Revocation and suspension.

Any Short-Term Rental Business License issued pursuant to this Chapter may be suspended or revoked by the City Council, after conducting a public hearing, upon ten (10) days' written notice via United States Postal Service to the short-term rental business licensee, stating the contemplated action and, in general, the grounds therefor, and after a reasonable opportunity for the licensee to be heard, for any of the following reasons:

- (a) Failure to pay the lodging tax pursuant to this Chapter 3.38 of this Code, or any other tax, such as sales tax, or the annual license fee established by the City Council.
- (b) False statement of material fact contained in the application;
- (c) Failure to file any report or provide or furnish any other information that may be required by the provisions relating to this Chapter;
- (d) If any fact or condition exists which, if it had existed or had been known to exist at the time of the application for such Short-Term Rental Business License, would have

warranted the refusal of the issuance of such Short-Term Rental Business License;
or

- (e) Two (2) cited violations within the last twelve (12) months of any provisions of this Chapter, or of any law or regulation pertaining to the requirements of the application, or at the property, or two (2) violations within the last twelve (12) months of any of the terms pertaining to the Short-Term Rental Business License, including any of the requirements and Good Neighbor Guidelines listed on the Short-Term Rental Business License or application materials created by the City Manager and their designee(s) and updated from time to time. If a Short-Term Rental Business License is revoked pursuant to this subsection, such revocation shall be in effect for a minimum of two (2) years.

5.22.050 - Penalties.

In addition to any other remedies available at law or equity, engaging in a short-term rental business or renting short-term rental unit within the City without a Short-Term Rental Business License shall subject the property owner to a fine in an amount to be established by resolution of the City Council, as may be amended from time to time, and with a graduated financial penalty with each subsequent violation, and as provided in Chapter 1.04 this Code, or a denial of a license altogether.

Section 3. A new section 18.06.480, regarding the definition of Short-term rental business, is hereby added to read as follows:

18.06.480 – Short-term rental business.

“Short-term rental business” means the occupation of leasing or renting one (1) or more short-term rental units.

Section 4. A new section 18.06.481, regarding the definition of Short-term rental unit, is hereby added to read as follows:

18.06.481 – Short-term rental unit.

“Short-term rental unit” means a dwelling unit, or a portion thereof, that is rented or used for furnishing lodging accommodation and occupancy for any period less than thirty (30) consecutive days.

Section 5. Section 18.09.090 of the Woodland Park Municipal Code, concerning the Table of permitted uses for business, industrial and residential districts is hereby amended to read as follows:

18.09.090 - Table of uses.

Table of Permitted Uses

USE KEY: P = Permitted Use, C = Conditional Use, PC = Permitted Conditionally													
Permitted Uses	SR	UR	MFS	MFU	MHP	AG	P/SPL	NC	CC	SC	CBD	HSC LI	PUD
...													
L. Lodgings.													
...													
<u>4. Short-term rental units in accordance with Chapter 5.22 and Section 18.78.050</u>	<u>PC</u>	<u>PC</u>						<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>		<u>PC</u>

Section 6. A new section 18.78.050, concerning Short-Term Rentals, is hereby added to Chapter 18.78, Supplemental Regulations, of the Woodland Park Municipal Code to read as follows:

Sec. 18.78.050 – Short-Term Rental Units.

Short-term rental units shall be subject to the following regulations, provisions and standards:

(a) Licensing requirements

- (1) All short-term rental units shall comply with Chapter 5.22 of the Woodland Park Municipal Code, which establishes conditions under which a property owner may apply for a Short-Term Rental Business License.

(b) Short-Term Rental Unit Standards. The following standards shall apply to all short-term rental units within the City:

- (1) Short-term rental units are not permitted in a rental apartment unit or a rental apartment building at any time in any zoning district.
- (2) Short-term rental units are not permitted in accessory dwelling units (ADUs) which are not located on the license holder's primary residence, as that term is defined in section 5.22.010, bed and breakfast establishments, dormitories, campgrounds, RV parks, hotels, motels, mobile homes, and recreational vehicles (RVs) which include all vehicles that bear a vehicle identification number (VIN), cabins and other structures without installed water, power or sewer facilities, tents, teepees, campers and other temporary structures at any time in any zoning district.
- (3) No short-term rental shall be operated in such a way as to constitute a nuisance.
- (4) The maximum number of occupants permitted in a short-term rental shall be two (2) people per legal bedroom plus an additional two (2) people.
- (5) Large events, such as (but not limited to) concerts, parties and weddings, exceeding the maximum number of permitted occupants are prohibited.

- (6) All short-term rental units shall provide a minimum of two (2) off-street, on-site parking spaces for guest vehicles, and all short-term rental units with more than two (2) bedrooms shall provide a total of one (1) parking space per bedroom.
- (7) The number of short-term rental units shall not exceed the established cap, or applicable percentage, of the total number of dwelling units within such zoning districts as established in Chapter 5.22.

Section 7. *Current Business Licensees Operating Short-Term Rental Businesses.* Provided a current and valid business license holder operating a short-term rental business applies for a Short-Term Rental Business license within two (2) months of the effective date of this Ordinance, the prohibition of Short-Term Rental Businesses in certain zoning districts shall not apply to such new Short-Term Rental Business License applications or to subsequent renewals for the same short-term rental unit made by the same license holder. For the first two (2) months after the effective date of this Ordinance, if the number of Short-Term Rental Business License applications submitted exceeds the cap imposed by this Ordinance, the City shall process applications from current and valid business license holders operating a short-term rental business first, before processing other Short-Term Rental Business License applications.

Section 8. *Biennial Review of Caps.* Within two (2) years after the effective date of this Ordinance, and for every two (2) years thereafter, the City Council shall review, if applicable, the established caps, or applicable percentages, of the total number of dwelling units representing the maximum number of short-term rental units permitted within certain zoning districts.

Section 9. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 10. *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 ____ DAY OF _____, 2023.

City of Woodland Park

Hilary LaBarre, Mayor

ATTEST:

City Clerk, Suzanne Leclercq

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. _____, SERIES 2022**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO AMENDING TITLES 5 AND 18 OF THE WOODLAND PARK
MUNICIPAL CODE, CONCERNING BUSINESS REGULATIONS AND ZONING,
TO LICENSE AND REGULATE SHORT-TERM RENTALS**

WHEREAS, the City of Woodland Park, Colorado (the “City”) has been duly organized and is validly existing as a home rule city under Article XX, Section 6 of the Colorado Constitution and the City Charter; 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 City 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 the zoning, of the Woodland Park Municipal Code (“Code”); and

WHEREAS, in order to protect residential integrity and community character within the City, the Council finds and determines it is necessary to amend certain provisions of Title 5 and Title 18 to adopt licensing regulations and restrictions on the renting or leasing of real property for occupancy of less than 30 days; and

WHEREAS, the Council finds such regulations will also ensure clarity, increased enforcement, fairness and consistency with the goals of the City, for its residents, businesses and customers; and

WHEREAS, the Council also finds and determines that the establishment of a licensing program will accomplish these goals, and that the subject regulations concerning short-term rentals are necessary to the health, safety and welfare of the public and to prevent adverse impacts to adjacent properties, neighborhoods and quality long-term rental housing units within the City.

**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. A new Chapter 5.22, concerning Short-Term Rentals, is hereby added to

Title 5, Business Regulations, of the Woodland Park Municipal Code to read as follows:

CHAPTER 5.22 – SHORT-TERM RENTALS

5.22.010 - Definitions.

For the purpose of this Chapter the following words and terms have the following meanings, unless the context clearly indicates otherwise. Definitions included in Titles 5 and 18 of this Code shall apply to this Chapter unless they are otherwise expressly defined herein.

Applicant means the natural person owning the property, or the natural person controlling the corporate ownership of the property, or the natural person who is the trustee of the trust owning the property, which property is used as a short-term rental business, as evidenced on the recorded deed for the property.

Primary residence means a residence which is the usual place of return for housing and where a person lives and spends a majority of the time during the year as established by two (2) or more of the following current and valid documents: (1) driver's license or Colorado state identification card; (2) voter registration; (3) motor vehicle registration; (4) document(s) designated a primary residence for income tax purposes. A person may have only one (1) primary residence for purposes of this Chapter.

Short-term rental business means the occupation of leasing or renting one (1) or more short-term rental units.

Short-term rental unit means a dwelling unit, or a portion thereof, that is rented or utilized for furnishing lodging accommodation and occupancy for any period less than thirty (30) consecutive days.

Lodging tax means the tax levied pursuant to Chapter 3.38.

5.22.020 - Licensing; limitations; requirements.

- (a) It shall be unlawful for any person or entity to engage in the short-term rental business without first applying for and procuring a Short-Term Rental Business License ("License") from the City Clerk with respect to each short-term rental unit. The initial license fee, renewal license fee and penalty for operating without a license shall be established by resolution of City Council, as may be amended from time to time, and payable annually in advance.
- (b) Short-Term Rental Business License may only be issued to owners of properties, as evidenced on the recorded deed for the property, who are also one of the following:
- (1) A natural person;
 - (2) A trust, if the trustee of the trust is a natural person; or
 - (3) A business entity legally registered with the Colorado Secretary of State to conduct business in the State of Colorado.
- (c) Upon approval of a Short-Term Rental Business License pursuant to this Chapter, the City Clerk shall issue a Short-Term Rental Business License number specific to the subject property and the applicant/licensee.

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- (d) Short-term rental businesses shall include their Short-Term Rental Business License number in the title of the listing for all public advertising, including but not limited to webhosting services.
- (e) Applications for a Short-Term Rental Business License shall be submitted on a form provided by the City, and the City shall accept no incomplete applications. Applications shall include all information required on the application form and related materials.
- (f) The name of the Short-Term Rental Business License applicant must match either the name of the owner on the deed for the property, the trustee of the trust owning the property, or the name of the person controlling the corporate ownership of the property. The applicant shall submit to the City a copy of the recorded deed, showing the recording data with the Teller County Clerk and Recorder.
- Per CC - To be revised to current & Round up*
- (g) Established Cap: The maximum number of short-term rental units within the SR, UR, and PUD zoning districts shall not exceed the established cap, or applicable percentage, of the total number of dwelling units within in such zoning districts. The established cap in those districts shall be as follows: SR – 4%; UR – 8%; PUD – 4%. The City of Woodland Park Short-Term Rental Unit Inventory is a running tally of the number of licensed short-term rental units, which will be kept in the City Clerk’s office, and open and available for public inspection during business hours. This number shall be based on the survey of all existing dwelling units located within each of the SR, UR, and PUD zoning districts completed in the most recent calendar year, with the addition of new dwelling unit (with a certificate of occupancy) totals each year, added in December. No caps or maximum number of Short-Term Rental Business Licenses shall be applicable within the NC, CC, SC and CBD zoning districts. Short-term rental units are prohibited within the remaining MFS, MFU, MHP, AG, P/SPL and HSCLI zoning districts.
- (h) In the event the maximum number of licensed short-term rental units for a zoning district has been met, no new applications for short-term rental units will be accepted for that zoning district. A City of Woodland Park Short-Term Rental Business License Application Waiting List for short-term rental units in each of the applicable zoning districts shall be annually prepared and maintained by the City Clerk. In each such waiting list, applications for short-term rental units located at an owner’s primary residence shall be given priority over short-term rental units which are not the owner and applicant’s primary residence. New Short-Term Rental Business Licenses, once available, will be processed and issued based on the ability of the applicant to comply with all applicable conditions and requirements in this Chapter 5.22 and within Title 18.
- (i) Short-term rental businesses must have a designated local contact person for each short-term rental unit who shall be responsible for ensuring compliance with provisions of this Code including, but not limited to, removal of snow and ice, trash and refuse removal, and other property maintenance requirements and Good Neighbor Guidelines established by the City Manager and/or their designee(s) and updated from time to time. During periods of applicable occupancy the local contact person must be available twenty-four (24) hours per day, seven (7) days per week for the purpose of: (1) responding within sixty (60) minutes to property code violations and/or complaints regarding the condition, operation, or conduct of occupants of the short-term rental unit and (2) taking remedial action to resolve such violations and/or complaints.

(j) Short-term rental businesses shall comply with all requirements and guidelines, as listed on the Short-Term Rental Business License and the application materials at all times.

Revised (k) The following units, structures or uses shall be prohibited from operating short-term rental businesses or from receiving Short-Term Rental Business Licenses: accessory dwelling units (ADUs), rental apartment units, apartment buildings, dormitories, bed and breakfast establishments, campgrounds, RV parks, hotels, motels, mobile homes, and recreational vehicles (RVs) which include all vehicles that bear a vehicle identification number (VIN), tents, teepees, campers and other temporary structures.

Deleted (l) No short-term rental unit within the SR zoning district shall be located within five hundred (500) feet of another short-term rental unit. No short-term rental unit within the UR or PUD zoning district shall be located within two hundred fifty (250) feet of another short-term rental unit. The separation measurement shall be made in a straight line from the nearest property line of the proposed short-term rental unit to the nearest property line of another short-term rental unit.

(m) Each short-term rental unit shall provide, at the time of application and renewal, a delineated off-street or off-right-of-way parking plan for guests' cars, which provides for parking for all users of the rental space including owners.

Deleted (n) A person renting or utilizing only a portion of a dwelling unit which is their primary residence, as such term is defined in Section 5.22.010, for furnishing lodging accommodations for periods of less than thirty (30) consecutive days, and where the person owns and occupies the dwelling unit during the same periods as such rental or utilization of the dwelling unit, shall not be subject to the provisions of this Chapter.

5.22.030 - Application, issuance and renewals.

(a) Any person desiring a license to engage in and operate a short-term rental business shall apply to the City Clerk, on application forms provided by the City Clerk. New Short-Term Rental Business License applications must be submitted at least thirty (30) days prior to the date of the intended use and no advertising of the property as a short-term rental unit prior to issuance of a Short-Term Rental Business License is permitted. Short-Term Rental Business Licenses shall be issued and valid for one calendar year, from January 1 through December 31, and shall expire within the calendar year for which it was issued. New Short-Term Rental Business License application fees shall not be pro-rated or reduced.

(b) The City Clerk may issue a new Short-Term Rental Business License upon all the following conditions:

- (1) The applicant has submitted a complete application form and provided all required information regarding both the short-term rental unit and business.
- (2) The applicant has paid the appropriate fee(s) established by the City Council, and has paid all taxes and fees owed to the City, including those related to other properties and/or businesses and purposes within the City.

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- (3) All applicable requirements in Section 5.22.020 and Section 18.78.050 are met, and all applicable application documentation has been provided.
 - (4) There are no current or pending violations of the provisions of this Chapter, this Title, Title 18, this Code, or of any law, or regulation pertaining to the requirements of the application, or at the short-term rental unit property.
- (c) The City Clerk shall require the annual renewal of a Short-Term Rental Business License upon all the following conditions:
- (1) The applicant has submitted a complete renewal application form and provided all required information regarding both the short-term rental business and the unit.
 - (2) The applicant has paid the appropriate renewal fee(s) established by the City Council, and all applicable taxes throughout the previous year, including sales and lodging tax, and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.
 - (3) There are no outstanding health and safety violations on the property that are related to the short-term rental unit, or any other application requirements set by the City, or any violations of Title 15 of this Code as it relates to habitability.
 - (4) Within the last twelve (12) months there has been no more than ~~one~~² violation of the provisions of this Chapter, this Title, Title 18, this Code, or of any law, or regulation pertaining to the requirements of the application, or at the short-term rental unit property, or of any of the terms pertaining to the Short-Term Rental Business License over the past year.
 - (5) Within the last twelve (12) months, there have been no more than ~~one~~² violation of any of the Short-Term Rental Business License or application requirements or there have been no more than ~~one~~² violation of the Good Neighbor Guidelines listed on the Short-Term Rental Business License or application materials created by the City Manager and their designee(s) and updated from time to time.
 - (6) All applicable requirements in Section 5.22.020 are met.
- (d) It is the duty of each short-term rental business licensee to ensure that all of the information provided in a Short-Term Rental Business License application is kept up to date at all times, and it shall be unlawful for a short-term rental business licensee to fail to provide updated information to the City within thirty (30) days after the date upon which any information provided is no longer accurate.
- (e) No Short-Term Rental Business License issued under this Chapter shall be transferable and no license is valid as to any person or entity other than the person or entity named thereon and only for the real property identified on the license.

5.22.040 - Revocation and suspension.

Any Short-Term Rental Business License issued pursuant to this Chapter may be suspended or revoked by the City Council, after conducting a public hearing, upon ten (10) days' written notice via United States Postal Service to the short-term rental business licensee, stating the

contemplated action and, in general, the grounds therefor, and after a reasonable opportunity for the licensee to be heard, for any of the following reasons:

- (a) Failure to pay the lodging tax pursuant to this Chapter 3.38 of this Code, or any other tax, such as sales tax, or the annual license fee established by the City Council.
 - (b) False statement of material fact contained in the application;
 - (c) Failure to file any report or provide or furnish any other information that may be required by the provisions relating to this Chapter;
 - (d) If any fact or condition exists which, if it had existed or had been known to exist at the time of the application for such Short-Term Rental Business License, would have warranted the refusal of the issuance of such Short-Term Rental Business License; or
 - Revised (e) Violation of any provisions of this Chapter, or of any law or regulation pertaining to the requirements of the application, or at the property, or of any of the terms pertaining to the Short-Term Rental Business License, including any of the requirements and Good Neighbor Guidelines listed on the Short-Term Rental Business License or application materials created by the City Manager and their designee(s) and updated from time to time.
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5.22.050 - Penalties.

In addition to any other remedies available at law or equity, engaging in a short-term rental business or renting short-term rental unit within the City without a Short-Term Rental Business License shall subject the property owner to a fine in an amount to be established by resolution of the City Council, as may be amended from time to time, and with a graduated financial penalty with each subsequent violation, and as provided in Chapter 1.04 this Code, or a denial of a license altogether.

Section 3. A new section 18.06.480, regarding the definition of Short-term rental business, is hereby added to read as follows:

18.06.480 – Short-term rental business.

“Short-term rental business” means the occupation of leasing or renting one (1) or more short-term rental units.

Section 4. A new section 18.06.481, regarding the definition of Short-term rental unit, is hereby added to read as follows:

18.06.481 – Short-term rental unit.

“Short-term rental unit” means a dwelling unit, or a portion thereof, that is rented or used for furnishing lodging accommodation and occupancy for any period less than thirty (30) consecutive days.

Section 5. Section 18.09.090 of the Woodland Park Municipal Code, concerning the

Table of permitted uses for business, industrial and residential districts is hereby amended to read as follows:

18.09.090 - Table of uses.

Table of Permitted Uses													
USE KEY: P = Permitted Use, C = Conditional Use, PC = Permitted Conditionally													
Permitted Uses	SR	UR	MFS	MFU	MHP	AG	P/SPL	NC	CC	SC	CBD	HSC LI	PUD
...													
L. Lodgings.													
...													
<u>4. Short-term rental units in accordance with Chapter 5.22 and Section 18.78.050</u>	<u>PC</u>	<u>PC</u>						<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>		<u>PC</u>

Section 6. A new section 18.78.050, concerning Short-Term Rentals, is hereby added to Chapter 18.78, Supplemental Regulations, of the Woodland Park Municipal Code to read as follows:

Sec. 18.78.050 – Short-Term Rental Units.

Short-term rental units shall be subject to the following regulations, provisions and standards:

(a) Licensing requirements

- (1) All short-term rental units shall comply with Chapter 5.22 of the Woodland Park Municipal Code, which establishes conditions under which a property owner may apply for a Short-Term Rental Business License.

(b) Short-Term Rental Unit Standards. The following standards shall apply to all short-term rental units within the City:

- (1) Short-term rental units are not permitted in a rental apartment unit or a rental apartment building at any time in any zoning district.
- (2) Short-term rental units are not permitted in accessory dwelling units (ADUs), bed and breakfast establishments, dormitories, campgrounds, RV parks, hotels, motels, mobile homes, and recreational vehicles (RVs) which include all vehicles that bear a vehicle identification number (VIN), tents, teepees, campers and other temporary structures at any time in any zoning district.
- (3) No short-term rental shall be operated in such a way as to constitute a nuisance.

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- (4) The maximum number of occupants permitted in a short-term rental shall be two (2) people per legal bedroom plus an additional two (2) people.
 - (5) Large events, such as (but not limited to) concerts, parties and weddings, exceeding the maximum number of permitted occupants are prohibited.
 - (6) All short-term rental units shall provide a minimum of two (2) off-street, on-site parking spaces for guest vehicles, and all short-term rental units with more than two (2) bedrooms shall provide a total of one (1) parking space per bedroom.
 - (7) The number of short-term rental units shall not exceed the established cap, or applicable percentage, of the total number of dwelling units within in such zoning districts as established in Chapter 5.22.
 - (8) No short-term rental unit within the SR zoning district shall be located within five hundred (500) feet of another short-term rental unit. No short-term rental unit within the UR or PUD zoning district shall be located within two hundred fifty (250) feet of another short-term rental unit. The separation measurement shall be made in a straight line from the nearest property line of the proposed short-term rental unit to the nearest property line of another short-term rental unit.

Deleted

Section 7. *Current Business Licensees Operating Short-Term Rental Businesses.* For the first two months after the effective date of this Ordinance, if the number of Short-Term Rental Business License applications submitted exceed the cap imposed by the Ordinance, the City shall process applications from current and valid business license holders operating a short-term rental business first, before processing other Short-Term Rental Business License applications. Provided a current and valid business license holder operating a short-term rental business applies for a Short-Term Rental Business license application within 2 months of the effective date of this Ordinance, the distance restrictions within Section 5.22.020(1) and 18.78.050(b)(8) shall not apply to such new Short-Term Rental Business License application and subsequent renewals for the same short-term rental unit.

Revised

Section 8. *2022 Application and Fees.* Notwithstanding the requirements of new Code section 5.22.030(a), Short-Term Rental Business License granted, and application fees paid, within the last three months of the year 2022 shall be effective until and through December 31, 2023.

Deleted & New

Section 9. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 10. *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 ____ DAY OF _____, 2022.

City of Woodland Park

Hilary LaBarre, Mayor

ATTEST:

City Clerk, Suzanne Leclercq