



City of Woodland Park

City Council

September 7, 2023 at 6:30 PM

AGENDA

5:15 PM - Work session - City Council Budget Goals and Priorities for the 2024 City of Woodland Park Budget.

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A. Presentation of the first Purple Heart sign for the City of Woodland Park.
(Presenter, Jim Bartlett)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
 - A. Consideration of Ordinance No. 1459, Series 2023, on initial posting, an Ordinance of the City Council, for the City of Woodland Park, Colorado, Amending Title 5 of the Woodland Park Municipal Code, Concerning Business Regulations to License and Regulate Short-Term Rentals and set the Public Hearing for September 21, 2023.(A)
(Presenters, Councilmember Zuluaga and Councilmember Connors)
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **UNFINISHED BUSINESS**
(Public Comment may be heard)
8. **ORDINANCES ON INITIAL POSTING**
(Public comment may be heard)
9. **PUBLIC HEARINGS**
(Public comment may be heard)
 - A. Ordinance No. 1458, Series 2023, an Ordinance Designating a Local Historic Landmark for the Roberts House Located at 750 CR 21 as Requested by Steve Plutt, a Citizen of the Community (QJ) (Presenter Planning Director Karen Schminke, AICP)
 - B. Ordinance No. 1457, Series 2023, an Ordinance of the City Council for the City of Woodland Park, Colorado, Approving the Modification of the allowed use of Lot 4 of the Wal-Mart PUD from "Eating/Drinking Place, Eat-In and Drive-Through" to also allow a car wash. (QJ) (Tabled from August 17, Council Meeting. Public Comment closed)
(Presenter Senior Planner, CJ Gates)
10. **NEW BUSINESS**

(Public comment may be heard)

11. REPORTS

(Public comment not necessary)

- A.** Mayor's Report
- B.** Council Reports
- C.** City Attorney's Report
- D.** City Manager's Report

12. ADJOURNMENT

Key to agenda abbreviations:

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

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

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



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM:

DATE: September 7, 2023

SUBJECT: Presentation of the first Purple Heart sign for the City of Woodland Park.
(Presenter, Jim Bartlett)

BACKGROUND:

RECOMMENDATION:

ATTACHMENTS: None



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Councilmember Connors and Councilmember Zuluaga

DATE: September 7, 2023

SUBJECT: Consideration of Ordinance No. 1459, Series 2023, on initial posting, an Ordinance of the City Council, for the City of Woodland Park, Colorado, Amending Title 5 of the Woodland Park Municipal Code, Concerning Business Regulations to License and Regulate Short-Term Rentals and set the Public Hearing for September 21, 2023.(A) (Presenters, Councilmember Zuluaga and Councilmember Connors)

BACKGROUND: This Ordinance 1459, Series 2023 is intended to address Title 5 issues that need to be put in place to give staff direction when the STR ordinance pertaining to Title 18 comes to fruition after the Special Election. This will enable staff to formulate the Good Neighbor Policy and the needed STR Business License Application as we move forward.

RECOMMENDATION: To approve Ordinance No. 1459, Series 2023 on initial posting.

ATTACHMENTS: 1. Ordinance 1459 - STR Title 5 revised

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1459, SERIES 2023**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO AMENDING TITLE 5 OF THE WOODLAND PARK
MUNICIPAL CODE, CONCERNING BUSINESS REGULATIONS 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. § 31-15-501, 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 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 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.

Lodging tax means the tax levied pursuant to Chapter 3.38. Taxes levied on a Short-Term Rental Business shall be the same as with any Lodging Business in the City. For homeowners who reside permanently in their residence, under that same roof, licensed and operating as a Primary Residence Short-Term Rental are exempt from paying a Lodging Business tax.

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 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. In no case, shall the penalty for operating without a license be less than \$10,000.
- (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) Proof of liability insurance with a minimum of \$500,000 is required prior to issuance of a Short-Term Rental Business License.
- (d) Upon approval of a Short-Term Rental Business License pursuant to this Chapter and Title 18, the City shall issue a Short-Term Rental Business License number specific to the subject property and the applicant/short-term rental business licensee.

- (e) 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.
- (f) 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.
- (g) 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.
- (h) 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.
- (i) 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.

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 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.
 - (5) No Short-Term Rental Business License will be issued that does not comply with Section 18.09.090, Table of Permitted Uses and Section 18.78.050, Short-Term Rental Units.
- (c) The City may 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. Failure to do so, could result in loss of the short-term rental business licensee and possibly an appropriate fine per 5.22.020 (a).
- (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 City Administrative Action. Any suspended or revoked action will include

appropriate language to identify the appeal process via the City Municipal Court. The Short-Term Rental business License may be suspended or revoked for any of the following reasons:

- (a) Failure to pay the lodging tax, 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. In no case, shall the penalty for operating without a license be less than \$10,000.

Section 3. *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 4. *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



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: September 7, 2023

SUBJECT: Ordinance No. 1458, Series 2023, an Ordinance Designating a Local Historic Landmark for the Roberts House Located at 750 CR 21 as Requested by Steve Plutt, a Citizen of the Community (QJ) (Presenter Planning Director Karen Schminke, AICP)

BACKGROUND: See attached report.

RECOMMENDATION:

Approve Ordinance No. 1458, Series 2023, an Ordinance Designating a Local Historic Landmark for the Roberts House Located at 750 CR 21 as Requested by Steve Plutt, a Citizen of the Community.

ATTACHMENTS:

1. Roberts House SR for CC 9.7.23
2. Ordinance 1458 - Roberts House Landmark Designation
3. 8.8.23 HPC Minutes - DRAFT
4. Roberts House - 750 CR 21 - HLD Nomination Application
5. OAH1403 Colorado Cultural Resource Survey - Junction House

CITY OF WOODLAND PARK

STAFF REPORT

PROJECT NAME:	HLD2023-01 Roberts House – Local Historic Landmark	
FROM:	Karen Schminke, AICP, Planning Director	
REQUEST:	Consider Designation of a Local Historic Landmark	
LOCATION:	750 CR 21 with a legal description of Track D, Wal-Mart Center	
ZONING:	Planned Unit Development (PUD)	
APPLICANT:	Steve Plutt	
LAND OWNER:	City of Woodland Park	
PROCESS:	August 8, 2023	Historical Preservation Committee Hearing
	August 17, 2023	City Council 1 st Reading of Ord. No. 1458
	September 7, 2023	City Council 2 nd Reading & Public Hearing

Background: On June 29, 2023 Steve Plutt, a citizen of the community, nominated the property which contains the Roberts House and Barn for consideration of a Local Historic Landmark Designation. On July 11, 2023 Michael Lawson, the City of Woodland Park city manager signed the application as property owner representative. The subject property is zoned PUD and is located south of the Walmart store with an address of 750 CR 21, Woodland Park, CO.



The property is also known as the Junction House and is significant for its importance as a stage stop/way station for travelers up Ute Pass on their way to points west. The primary clientele were freight wagons. The application submitted by Mr. Plutt contains a more extensive history of the property and the Roberts family than the 2006 architectural inventory.

From the 2006 architectural inventory, the original Junction House was constructed in 1873 and burned down in 1912. Historically, there were many outbuildings on the property across the dirt road. The current cabin was constructed in 1915 by M.J. (Pop) Taylor, a contractor who earned his living constructing log houses. Additions were constructed, windows were changed out and scalloped fascia trim was added circa 1940s. Circa 1950s the deck and mud room addition were constructed and the east shed roof addition was constructed. About 2002-2003 the old stagecoach barns were burned down.

Woodland Park Intensive Survey
Resource # 5TL.3488
Junction House



East Elevation of Cabin - Circa 1920 - Ute Pass Historical Society

This building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling, and association) has diminished. The building retains many of its rustic style character defining elements (log construction, small paned windows and overhanging roof) but the additions have partially obscured these elements changing the design, material and workmanship of the building. Per the architectural inventory prepared in 2006, *"This building no longer has sufficient integrity to convey its significance on a National or State Level, but still has sufficient integrity to be locally landmarked because of its association with the Roberts and Taylor families. There is also enough historic fabric left to maintain its integrity on a local level."* (See Architectural Inventory Form OAHF 1403, Resource Number 5TL.3488).



South Elevation of Cabin - Circa 1985 - Teller County Appraisal Record

While the 2006 inventory did not believe the property to significance at a National or State level, it found the property to have local significance and noted in more detail that:

The building lost most of its significance through the years as the many additions were constructed on the building and decorative elements were added and the rustic, character defining elements were either modified or partially covered (log construction, low pitched overhanging roof with exposed rafters, small paned windows). Today the building is located adjacent to a large commercial development. The building is locally significant for its association with the Roberts and Taylor families.

Criteria: In accordance with Resolution No. 602, Series 2003, the Historical Preservation Committee shall evaluate the nomination in regards to the following **criteria for a Local Landmark Designation** for a residential building:

1. The structure should be at least fifty years old.
2. The property is historically significant through one or more of its:
 - a. architectural design;
 - b. association with an historical event, period or person;
 - c. physical impact and location within the City of Woodland Park; and
 - d. potential to provide important information concerning the history of Woodland Park.
3. The structure should have sufficient original or accurately restored materials that maintain its original historic character.

Findings:

1. The Roberts House is more than 50 years old, having been built in 1915.

2. The property as described in this Staff Report and by the attached Architectural Inventory Form OAHP 1403, Resource Number 5TL.3488 is historically significant due to the property and persons associated with its ownership.
3. Although the building has been added to over time the main cabin is still similar to its original rustic style and character.

Historic Preservation Committee (HPC) Recommendation: The HPC held a public hearing on August 8, 2023 and voted unanimously to recommend approval of the Roberts House (aka The Junction House), located at 750 CR 21 with a legal description of Track D, Wal-Mart Center, Woodland Park, CO, as a Local Historic Landmark based upon the findings stated above.

Recommendation: Approve Ordinance No. 1458, Series 2023

Attachments:

- Ordinance No. 1458, Series 2023
- Draft Minutes for the August 8, 2023 Historic Preservation Committee
- Historic Landmark Designation Nomination Form from the applicant
- Architectural Inventory Form (OAHP1403) prepared by Barbara Darden, 2006

CITY OF WOODLAND PARK

ORDINANCE NO. 1458, SERIES 2023

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK, COLORADO DESIGNATING A LOCAL HISTORIC LANDMARK FOR THE ROBERTS HOUSE LOCATED AT 750 CR 21 AS REQUESTED BY STEVE PLUTT, A CITIZEN OF THE COMMUNITY.

WHEREAS, pursuant §2.44.030 of the Woodland Park Municipal Code, the City Council has authority to designate local historic landmarks; and

WHEREAS, the preservation of historic areas and buildings within the community is an important aspect of the heritage and culture of the City of Woodland Park; and

WHEREAS, the owner, City of Woodland Park, has voluntarily agreed to the nomination of the property at 750 CR 21, Woodland Park, Colorado, with a legal description of Track D, Wal-Mart Center, Woodland Park, Colorado, for consideration of a local historic landmark designation; and

WHEREAS, the Historical Preservation Committee held a public hearing on August 8, 2023 to confirm the local historic significance and integrity of the site and structure based on its architectural integrity and significance in the City; and

WHEREAS, the City Council held a public hearing on September 7, 2023 and determined it to be in the best interest of the citizens of Woodland Park to designate the Roberts House as a local historic landmark.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THAT:

Section 1. Due to the Roberts House historical significance, the City Council finds it to be in the best interest of the citizens to recognize the cultural and historic value of the subject property.

Section 2. Findings:

1. The Roberts House is more than 50 years old, having been built in 1915.
2. The property as described by the attached Architectural Inventory Form OAHP 1403, Resource Number 5TL.3488 is historically significant for the extensive history of the Roberts and Taylor families in Woodland Park and its location on where the original Junction House was constructed in 1873 which was used as a stage stop/way station for travelers up Ute Pass and on their way to points west.
3. Although the building has been added to over time, the main cabin is still similar to its original rustic style and character and is still significant on a local level.

Section 3. The Roberts House, owned by the City of Woodland Park located at 750 CR 21, Woodland Park, Colorado, is hereby granted Local Historic Landmark designation by the City Council of the City of Woodland Park.

Section 4. Should any article, section, clause, or provision of this Ordinance be declared by any Court to be invalid, the same shall not affect the validity of the balance of this Ordinance.

Section 5. This Ordinance shall be full force and effect from and after its passage and publication according to law.

PASSED BY CITY COUNCIL ON THE SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS ____ DAY OF _____, 2023.

Mayor

ATTEST:

City Clerk



**Historical Preservation Committee
Monday, August 8, 2023 – 3:30 PM
City Hall – 1st Floor Conference Room
Minutes**

1. **Call to Order and Roll Call:** Chair Laurie Glauth called the meeting to order at 3:30 PM. Members in attendance included: Laurie Glauth, Larry Black, David Langley, Eric Simonson, and Linda Allred. Also in attendance were Planning Director Karen Schminke, Permit Technician Dorie Slaughter, City Council Representative Frank Connors, guest Steve Plutt from the Park County Historic Preservation Advisory Commission, and guest Hildred Davis.
2. **Approval of Minutes:** July 11, 2023: **MOTION:** Larry Black moved and Eric Simonson seconded to approve the July 11, 2023 minutes. The minutes were approved unanimously.
3. **Public Hearings:** – ZDP # 202306189: Roberts House HLD:
 - a. A request by Steve Plutt (Applicant) and the City of Woodland Park (Property Owner) to consider the Roberts House for Local Historic Landmark Designation. The subject property is located at 750 CR 21 with a legal description of Track D, Wal-Mart Center, Woodland Park, Colorado and is zoned Planned Unit Development (PUD). (QJ)

Ms. Glauth read the case into the record. She then asked if any committee members have any relationship with the applicant or other communication that may bias or create a predetermined the outcome prior to this hearing.

Ms. Schminke presented the staff report which reviewed the property location; the history of the original Junction House that had been located on the property; and then reviewed the current cabin that was constructed in 1915 by M.J. Taylor and the additions that were added later. She shared some contemporary photos and discussed the level of integrity as defined by National Park Service & Colorado History Society which included setting, location, design, materials, workmanship, feeling, and association. She referenced the 2006 Architectural Inventory that indicated that there is enough historic fabric left to maintain its integrity on a local level. She went over the local landmark designation criteria per Resolution No. 602, Series 2003 and indicated that the structure met those requirements. Finally, she indicated staff recommendation is to recommend City Council approve The Roberts House (aka The Junction House) as a Local Historic Landmark.

Mr. Plutt introduced himself and indicated that he is here with Hildred Davis who is the granddaughter of Edith and William Roberts who lived in this cabin. Mr. Plutt provided the following detailed presentation:

First I would like to say something just for the record your beginning slide showed that the Junction House served Cripple Creek. The Junction House originated in 1873 and Cripple Creek did not exist in 1873. Cripple Creek's significance did not come about until 1891. The significance of the Junction House was for Leadville during the Colorado silver boom. That is when all the traffic went through the Junction House, changing of horses, the hotel, and Summit Park Post Office there in the mid-1870s. It was a fully recognized United States Post Office. It does have beyond local significance just due to that. The Junction House provided a resting area for the development of the entire State of Colorado. I am hoping that it meets the criteria for national recognition as well. Hopefully the State of Colorado, History Colorado will recognize it as a landmark for the State.

The Roberts family made a lot of contributions to this area and they still to this day make contributions to this area. They homesteaded here just out by Thunderhead right by Kelley Road and Rampart Range Road in the late 1880s. Edith Roberts was a Lofland and was born in Green Mountain Falls in 1888. The family were pioneers of this region. William and Edith Roberts that lived in this house had some milk cows and provided dairy products to the area. They delivered these products milk, butter, eggs, and cream from a cart pulled by a donkey. They even traveled up to Carol Lakes and delivered up there. That's on top of Rampart Range Road. The family made a lot of contributions to the area and they still do. Hildred right here she has lead a 4H group for 56 years up here in Woodland Park including my sister was one of her alumni. The Roberts family continues to make contributions to our area youth and community.

I want to mention a few things about the cabin. The additions according to things I read about the City of Woodland Park when they examined it in 2006 in my opinion the additions need to be raised. They are not significant in any way. They were built in the 40s and 50s and they are not in very good condition. The main cabin had a small addition out the back that's visible in a 1920s photograph. So that would stay in my opinion. So the main house and the addition straight out the back to the northeast would stay. The cabin was built by Morris Taylor in 1915. That's a huge anomaly in this area. It's really an odd ball cabin because there is no corner notching to it. All the cabins around here were corner notch in different various styles. This cabin was vertical corner post. Vertical corner posts were brought to the United States by the Swedes and Germans back in the 1700 hundreds in Pennsylvania. One particular house was a two-story center post house in Pennsylvania that was built in 1744. Corner posts go way back in the United States, but in this area it is very, very rare. In fact, it is the only one I have seen. I have sat on a committee such as yours, the Park County Historic Preservation Committee for 25 years and we have reviewed countless cabins just like this and none of them have ever been corner posts style, they were notch. So this is really a rare cabin. It's in excellent condition. It has wood shingles. Covering the wood shingles are asphalt roofing. So it has preserved the interior quite well.

We were in it back in July, Linda Allred and myself. It is really clean inside. Not near what we thought it was going to be like. It is in good shape. It has a beautiful hardwood floor in the main room. It's in excellent condition too. The windows are all one over one wooden sash windows. The ones that are there were replaced in the

1940s, but the window frame if you look in the 1920s photograph that you showed here compared to the window frames today the frames are actually the same. It's just the panes and the sash have been changed out.

Ms. Glauth asked if anyone on the Committee had any questions.

Ms. Glauth questioned the staff report relaying the survey's conclusion that the cabin may not qualify for anything but a local designation. Mr. Plutt stated there are numerous mistakes in the 2006 survey: incorrect section, township, and range; refer to the barn as a garage; etc.

Ms. Glauth asked if Mr. Plutt thought we still have opportunity to go beyond the local designation. Mr. Plutt replied that he has a friend that sits on the review committee at History Colorado that reviews nominations and he came out to look at the cabin several months ago. His personal opinion, but he is only one of several that sit on that committee, is that it will not have any trouble getting State status. Mr. Plutt stated that he is hopeful that City Council will recognize its value as a historic landmark that can be developed for educational purposes.

The Committee had a short discussion regarding other structures that used to be on the subject property and across the road. These included corrals and other barns and what remains is an old foundation part of the old barn and it has cut nails. Mr. Plutt noted that where the Roberts House sits today, according to Ute Pass Historical Society and that survey, was where the original Junction House sat in 1912 when it burned. They built the cabin on top of that flat spot. Ms. Schminke noted that the barns across the road are not part of the subject parcel and that is a different piece of ground.

Ms. Glauth asked the size of the property. Mr. Plutt indicated 0.55 according to the assessor. Ms. Glauth asked Mr. Plutt if he saw updating anything for staff presentation since we have a little bit of a disconnect between the reconnaissance survey and some of the history; will the presentation to Council be modified so it matches up a little better. Ms. Schminke indicated that can be done and that one of the items that goes to City Council is the draft minutes from this hearing. The minutes will not be approved by the Committee, but they will have a draft summary of discussion and the points that were brought up in this meeting.

Ms. Glauth asked if there were any public comment. Hildred Davis indicated that she would be honored if this property would be part of the historical sites in our county. She noted that her brother and sister were born there and that two 2 other cousins were also born there during that time. She concluded that it would be a real honor and she would be thrilled if this were to go through and she hopes the Committee consider it.

Ms. Glauth closed public comment.

Ms. Glauth asked if there were any other comments. There were none.

Ms. Glauth asked if there were any final questions. There were none.

Ms. Glauth begin deliberation.

Ms. Schminke mentioned that Ms. Allred had helped prepared the application and her participation is a matter of disclosure and whether or not you she feels able to make a fair and impartial conclusion. It may be best to abstain. Ms. Allred indicated that all she did was prepare the drawings and measure with Steve. He did the main part of the application, but I did participate and I am in communication with History Colorado and the submittal of the work that Steve's done. Mr. Plutt responded by saying that Ms. Allred has cut herself short. She has done a lot. She has been a huge part of this project. Ms. Schminke indicated that she probably should recuse herself. Ms. Allred recused herself.

Ms. Glauth asked if anyone wants to make a motion. **Mr. Black made a motion to accept the application for designation and make a recommendation to Council. Mr. Langley seconded the motion. Ms. Schminke called for a roll call. Ms. Allred responded recuse. Mr. Simonson responded yes. Mr. Langley responded yes. Ms. Glauth responded yes. Mr. Black responded yes. Motion carried 4 to 0.**

4. Committee Business:

- a. Midland Terminal Depot** – Mr. Langley presented a proposal for scope of work for the Midland Terminal Depot to complete Construction Documents. This would include the Architectural and Structural, Mechanical, and Electrical Engineering and the total cost for the drawings would be \$11,880. Ms. Glauth asked Ms. Schminke if this would require a Request for Proposal or can we turn this work over to Dave. Ms. Schminke indicated that she is not prepared to answer that but will look into it.

The Committee then discussed the current budget, the potential for grant funds from the State, and that Council Member Connors may be able to request additional funds from City Council with the 2024 budget coming up. Ms. Schminke noted the Committee will have a more in depth discussion regarding the 2024 budget and Work Plan at their September meeting. Ms. Glauth requested that the City's Grant Analyst, Kimberly Burleson, be invited to the next meeting. Mr. Plutt commented that the El Pomar Foundation is really big on giving out grants for projects that have something to do with the City of Colorado Springs and the Midland Terminal had a lot to do with the City of Colorado Springs.

- b. Refurbish Headstones in City Cemetery** – Ms. Allred reported that to date they have refurbished 10 headstones and they think there are about 6 or 7 more, but none of them match the scale of the Andrew Hackman marker that was just completed. It was reported that Mr. Plutt has replaced 4 stones for Hildred Davis and she has reimbursed him for materials. Ms. Allred questioned if grants were available for this kind of work. It was agreed that this is another item to have Ms. Burleson look into.

Ms. Glauth reported that Harold Clare with A C Concrete has been donating material for this work and that the Committee should send him a thank you note for his donation of time and materials to do this. Mr. Plutt indicated that the materials Harold Clare has donated so far is about \$125 worth. Ms. Glauth indicated that Mr. Plutt should also be

reimbursed for the materials he has donated. Mr. Plutt indicated that he'd never turn down a \$20 bill but it is not necessary as he finds this work very rewarding and very interesting to do.

Ms. Glauth recommended a short presentation to Council so they can see what is going on and Mr. Connors indicated that he thought it would be very good. Ms. Schminke indicated that she will talk to the City Clerk to see about setting this up as a special presentation at the beginning of a Council meeting.

Mr. Simonson indicated that he spoke to Mel March and he brought over a huge stack of papers that we need to take a look at them. Mr. March has been working on the cemetery since the 1970's and this information he provided is likely quite valuable.

- c. **Templeton Cemetery** – Mr. Simonson shared drawings of the cemetery, including Google imagery. He provided an overview of the work he had been doing to locate likely unmarked graves. From the drawings you can see where the grave sites are relative to the 5 acres (one likely that of a child due to its small size) and a likely encroachment of the fairway, sand traps, green, and Frisbee golf.

Ms. Allred reported that Mr. Plutt has arranged a meeting with History Colorado for next week for historic status for this cemetery. Ms. Schminke directed everyone to a draft restoration plan on the backside of their agenda where there are some bullet points that break this project into pieces: Boundary Survey; Ownership Verification; Fence; Headstone Refurbishment; and Designation. She indicated that in the next Work Plan we may want to provide additional detail for each of these components. Ms. Glauth commented that we may want to discuss this also with Ms. Burleson.

- d. **Poster for 2023** – Mr. Langley stated that after viewing of the video *Dude Ranches in the Shadows of Pikes Peak* that the committee shouldn't ride tails on something that's already successfully, but a different take on the topic may be worth considering. He suggested that at this time the Committee should decide on a theme that makes use of a specific collection of photographs. Ms. Glauth quested if a poster should be reconsidered since it is already August. Mr. Langley indicated that it is not a matter of doing a poster but a matter of decision of approval of a theme to go with. Ms. Glauth recommended that the poster discussion be placed at the top of the agenda for next meeting so there would be enough time to give it some careful consideration, specifically deciding a topic and the timing.

5. **Reports:**

- a. **Committee Members' Reports** – Mr. Black indicated that the video *Dude Ranches in the Shadows of Pikes Peak* will be showing again at Gold Hill Theatres this Saturday, August 12th, at 11 a.m.
- b. **Council Member Liaison's Report** – None.

c. **Planning Director's Report** – Ms. Schminke reported that we have not received an application from the TAVA group for the Woodland Station redevelopment. She indicated that she would let them know when they receive that application.

6. **Public Comment on Items Not on the Agenda** – None.

7. **Adjournment:** The meeting was adjourned at 4:59 p.m. The next meeting is scheduled on Tuesday, September 5, 2023 at 3:30 PM.

Recorded by Dorie Slaughter, Planning Technician and approved by the HPC:

This _____ day of _____, 2023

Laurie Glauth, Chair

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID _____ Project Name Roberts House Historic Landmark Designation Project # EXT/Case #: HLD 2023-01
 Permit Number 202306189 Site Address Number 750 PO Box 750
 Date Received: 6/29/2023 Site Address Name CR 21 Mailing Address # CR 21
 Project Type HLD Lot Number TR D Block # _____ Mailing Street _____
 Project Type Number 17 Subdivision Wal-Mart Center Filing _____ App Phone 719-748-3949
 Project Classification Historic Landmark Applicant Business Name WP Historic Preservation Committee
 Residential or Commercial Non-Profit App First Name Steve App Last Name Plutt

ZDP Required ☒ Public Review Required ☒ Lead Staff Person Karen Schminke
 Board of Adjustment Date _____ Date Routed 6/29/2023
 Planning Commission Date _____ Comments Due Back to Planning 7/5/2023
 City Council (1st Reading) _____ Comments Rec'd ☐ Filed in Area:
 City Council (Public Hearing) 9/7/2023 Planning Direct

Comments Received

City Manager ☒	Building Dept ☒
City Clerk ☒	Fire District ☒
City Attorney ☐	Re-2 ☐
Utilities Department ☒	URS ☐
City Engineer ☒	IREA ☐
City Inspector ☐	Black Hills ☐
Finance Department ☒	CDOT ☐
Planning Director ☒	CenturyLink ☐
City Planner ☐	TDS Telecom ☐
Police ☒	Other: ☐
Parks & Rec ☒	
Economic Development ☐	

Important Information

Administrator
Routing Instructions:

Planning Application Entry Form

Print Record



Navigation icons: Home, Back, Forward, Previous, Next, Search.

Go To Development Fees Receipt Form



ID

Open Permit Comments

Permit Number 202306189

Project # EXT/Case # HLD2023-01

Public Hearing Required ☐

Date Received 6/29/2023

Date Routed 6/29/2023

Date Initial Permit Approved

*Date Permit Paid

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

Project Type HLD

Project Type Number 17

Project Classification Historic Landmark De

Non-Profit, Residential or Commercial Non-Profit

NOTE: Above Field required only for SINS and TUPs

Project Name Roberts House Historic Land

Site Address Number 750

Site Address Name CR 21

Lot Number TR D

Block Number

Subdivision Wal-Mart Center

Filing #

Applicant Business Name WP Historic Preservat

App First Name Steve

App Last Name Plutt

App Phone Number 719-748-3949

PO Box 750

Mailing Address Street # CR 21

Mailing Address Street Name

City Woodland Park

State CO

Zip Code 80866

Owner First Name City of Woodland Par

Owner Last Name

Zone Class PUD

Applicant Project Value \$0.00

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planning Director's Office



2023 HISTORIC
LANDMARK DESIGNATION
NOMINATION FORM
(Revised 1/1/2023)

Project # 202306189
Fee: \$59.00 (plus publication & recording fees)



Owner's Name City of Woodland Park
Mailing Address 220 W South Ave, Woodland Park, CO 80863
Phone Number(s) 719.687.9246
E-Mail Address _____

Applicant's Name (if different from owner) Steve Plutt
Mailing Address 38830 County Road 77, Lake George, CO 80827
Phone Number(s) 719-748-3949

Name of Building or Site Robert's House

Name of Builder and/or Architect (if known) George Lofland

Site Address 750 CR 21

Legal Description Lot TR D Block _____ Subdivision Wal-Mart Center

Date of Construction c. 1919 **Type of Construction** log & lumber

Qualification for a Local Historic Landmark Designation is based upon Section 2.44.030 of the Municipal Code and the attached criteria.

1. Describe how the property is historical significant through its: architectural design; association with an historic event, period or person; physical impact and location within the City; and potential to provide important information concerning the history of Woodland Park.

See Attachment

2. Is the structure in its original condition or accurately restored materials that maintains its original historic character? Yes ☒ No ☐ If No, describe. _____

3. What alterations or additions if any have been added to the exterior of the structure? Three additions have been added over the years. These three, if approved, would need to be removed.

Please attach 6 copies of color photos from the street view.

I certify that the information and exhibits herein submitted are true and correct to the best of my knowledge.

➡ **Property Owner Signature** _____ **Date** _____

➡ **Applicant Signature** Steve Plutt **Date** 6/29/23
(The Applicant's Signature is needed only if different from the property owner.)

This Section To Be Completed By City Planning Department Staff

1. Submission June 29, 2023, taken by D. Slaughter
(Within 60 days of receiving written consent the Committee will hold a Public Hearing.)
2. Fee Received _____, 20____, taken by _____
3. Historic Preservation Committee Public Hearing date August 1, 2023
4. Public Hearing Notice shall be published 7 days prior to Historical Preservation Comm. Hearing.
Send to newspaper _____, 20____
Publication date _____, 20____
5. Historical Preservation Committee action of approval or denial is referred to City Council via the City Council's Packet one week prior to First Reading of the Ordinance on _____, 20____. (Within 30 days of the referral, the City Council will hold a Public Hearing.)
6. Public Hearing Notice shall be published 7 days prior to City Council hearing.
Send to newspaper _____, 20____
Publication date _____, 20____
7. City Council First Reading of the Ordinance on August 17, 2023
8. City Council Public Hearing set for September 7, 2023
9. Letter of public hearing to applicant or property owner is sent _____, 20____.
(Within 15 days of the hearing, the property owner shall be noticed in writing.)
10. Letter of Approval/Denial to applicant sent _____, 20____.

In accordance with Resolution 602, Series 2003, the Criteria for a Local Landmark Designation of an individually owned residential or commercial building, structure, object or landscape including the following area of analysis:

1. The structure should be at least fifty years old.
2. The property is historically significant through one or more of its:
 - a. architectural design,
 - b. association with an historical event, period or person,
 - c. physical impact and location within the City of Woodland Park,
 - d. potential to provide important information concerning the history of Woodland Park
3. The structure should have sufficient original or accurately restored materials that maintain its original historic character.

ROBERTS HOUSE

And Barn

1919 – Present

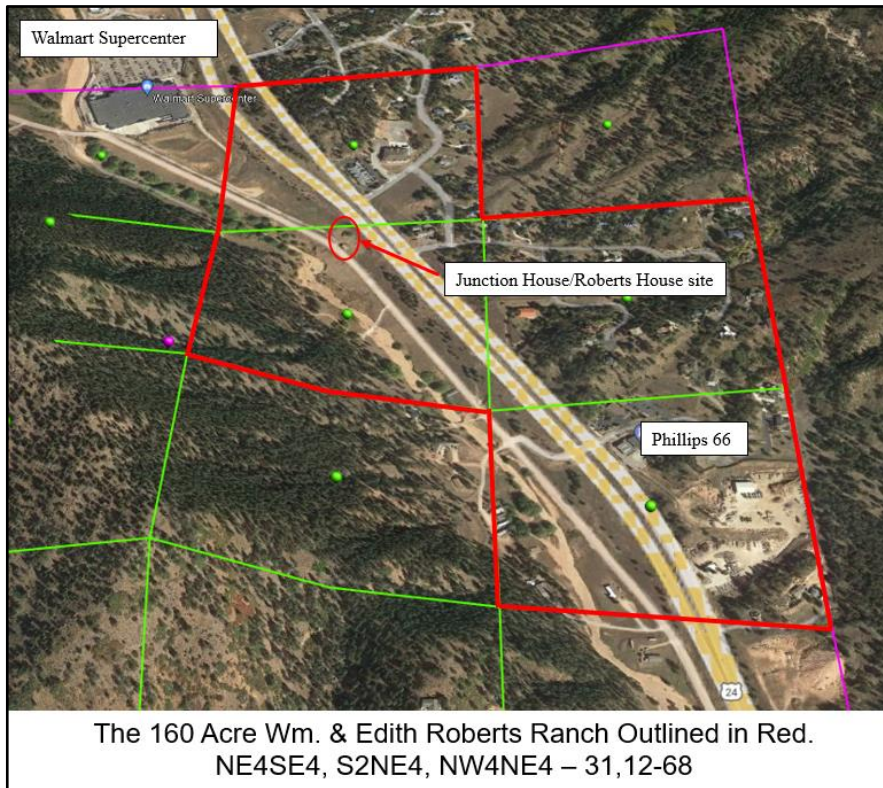
By Linda Allred & Steve Plutt

The Roberts House was first settled in by William and Edith Roberts. It is historically significant in all four categories required by the City of Woodland Park for Historic Landmark Designation as per Resolution 602, Series 2003.

- 1) **Architectural Design:** The history of log home construction dates back to 17th Century America and to this day, represents the rugged life of our early pioneers and farmers. The Roberts House is constructed of logs that were most likely cut down and skidded by a team of horses to its current location from the very nearby forest. Those logs were carefully set onto a stone and concrete foundation that is still intact. It has a very simplistic and minimalist floorplan and a minimum of windows. It is historically significant by its architectural design, which employs vertical corner posts rather than corner notches. This makes the Roberts Cabin a unique design which is non-typical. Its front and rear elevation are nine logs high and are quite symmetrical.
- 2) **Association with an Historic Event, Period or Person:**
 - a: The Roberts House is related to historic events as it was a “flag stop” for the Midland Terminal Railroad. In the early days of the Junction House, the Colorado Midland Railroad stopped there as well. The current log structure was popular with train travelers who would stop there for refreshments according to the diary of Eudora Belva Roberts (1910-1997).
 - b: The Roberts House is associated with an historical period, which is its time when the “Junction House” hotel, livery and post office was located at the current Roberts House site. The Roberts House sits on the same location as the Junction House. The Summit Park Post Office was also located here in 1878 until 1888 when it was then moved to Woodland Park.
 - c: This property is associated with historic persons who have owned this formerly 160-acre site. Pioneers of the Crystola/Woodland Park area such as George Sharrock, N.O. Johnson, Clyde Starrett and Bert Ligon. All of these names were/are notable in our local history.
- 3) **Physical Impact and Location Within the City:** The Roberts Family had a physical impact within the city as they first homesteaded in Woodland Park in c.1886. Their Rosebud Ranch was near the intersection of present-day Kelley Road and Rampart Range Road. That place along with the current Roberts House provided impact in the way of farm and dairy products raised by the Roberts Family and sold to area shopkeepers.
- 4) **Potential to Provide Important Information Concerning the History of Woodland Park:** The Roberts House has the potential to provide important information concerning the history of Woodland Park. If designated a Local, State and National historic landmark, restoration of the house would be possible through the grants that are available to structures with that designation. With grants, a visitors center for travelers coming into or leaving Woodland Park’s east end would be able to learn of the area’s history in a restored Roberts House exhibit and information center.

The Roberts House sits on approximately two thirds of an acre, located adjacent to the extreme south-eastern end of the Walmart property and is owned by the City of Woodland Park (38.96735396498916, -105.03448962302514).

The Roberts House was built c. 1919 on 160 acres by Green Mountain Falls pioneer George Lofland (1847-1920), who was Edith Robert's father. Lofland used a log building method that is an anomaly, that is, vertical posts instead of the common interlocking corner notched joints. The post technique had two obvious advantages; it allowed a lone builder to use a shorter, more manageable log and would permit, if needed, the unlimited extension of a wall to lengths beyond the span of a single log.



In 1932, Edith was living alone at the ranch.¹ Son Freddie and his wife Evelyn moved back in to help his mother. It was in this very house that their son Fay and daughter Bonnie were born, 1932 and 1934, respectfully.

In addition to the Roberts House being significant to Woodland Park's history, this property was also an essential piece of Colorado history, going back to the 19th century when sitting upon it was a sojourn known as "The Junction House".

The Junction House was located above Crystola on the Colorado Springs to Leadville

wagon road and sat on 160 acres first homesteaded by Mr. George Sharrock. It provided travelers a respite to spend the night and coach companies an opportunity to make a change of horses. A U.S. post office was located there as well. This establishment was built in 1873² by George and Esther Sharrock, who were also its proprietors.

The couple kept a store and a blacksmith shop and rented out rooms and provided meals for weary travelers. The hotel was also advertised as a "resort" for tourist and invalids.

The frame, two story hotel had 12 guest rooms and a big 80-foot porch. It was described as well finished both inside and out. On the property was a large wood shed, a milk house and cellar, "all under the same roof as the hotel". The front yard was lined with 120 feet of picket fence in front and two large open fire places were inside the hotel. There was stabling for 18 span of horses³ and a loft that held 5 tons of hay. There was a 10 x 28 foot granary and an ice house that held 100 tons with a nearby pond that had a 200 ton cutting capacity. There was a 16 x 25 foot hen house, a "log camp house" that measured 16 x 20 feet, a 14 x 24 foot calf house and five corrals with sheds.

There was a good well near the stable and a spring near the house. Fountain Creek was very nearby. George kept 18 acres under cultivation and also had good range for cattle. The Junction House was described as the best stopping place in the mountains, saying that Sharrock was an energetic man that made everyone welcome.⁴

George Sharrock died on October 1, 1891. Four years after his death, the 160 acre Junction House was foreclosed on and sold. No record of an active boarding house could be found after the foreclosure but subsequent owners continued on as a working ranch. Esther lived another fourteen years after George, dying on June 6, 1905.

JUNCTION HOUSE

GEORGE SHARROCK, Prop.

Located on the Ute Pass Road, at the junction of the South Park and Manitou Park Roads.

Ten Miles From Manitou, Colorado.

This House is beautifully located, and is a pleasant home for Tourist and Invalid. It is a station of the Colorado Springs and South Park coach company, and daily coaches from Manitou and Colorado Springs pass the House. Terms reasonable. Address,

GEORGE SHARROCK,
Summit Park, P.O.
Colorado.

Colorado Springs Gazette, June 30, 1878, Page 1



N.O. Johnson
Steve Plutt collection

Colorado Springs pioneer Norman O. Johnson purchased the Junction House at a trustee sale on April 29, 1895⁵. Johnson came to Colorado Springs in the early 1870s.

N.O. Johnson was the founder of Johnson & Sons dry goods stores located in Cripple Creek, Pueblo and Colorado Springs. His store in Cripple Creek burnt to the ground in the great fire of 1896, but he rebuilt.

At one time Johnson was the vice president of the Exchange National Bank in the Springs and a director of the Union Gold Mining Company.

After the death of the Johnson's, the estate was sold in 1903 and had several

different owners through the next few years.

However, one other notable owner was Clyde Starrett. Starrett and his wife Lillian bought the full 160 acres with buildings on August 29, 1917⁶. Starrett was a Colorado Springs District Judge in 1931 and 1932 before being elected as the District Attorney for El Paso, Teller and Douglas counties. As DA, Clyde was well known in Teller County as he was accused of turning a blind eye to gambling in the 1930s.



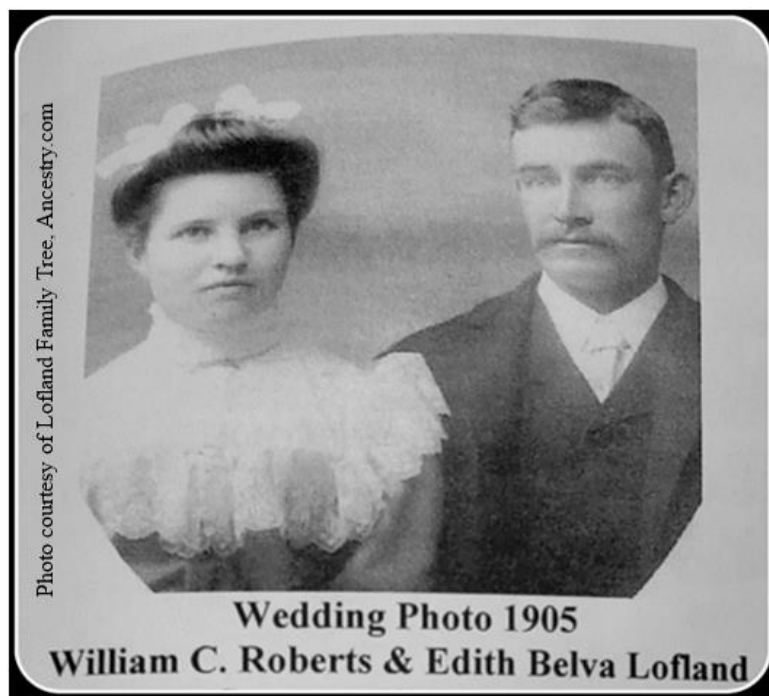
Clyde Starrett
Steve Plutt collection

On February 21, 1920, the Starrett's sold to William and Edith Roberts the entire 160 acre ranch known as the Junction House. However, from this time on, the place was known as the "Roberts Ranch". The Roberts were a very well known and respected family in the Ute Pass area.

Edith Belva "Belle" Roberts was born in Green Mountain Falls on January 4, 1889 to George and Eudora Lofland. The Lofland's were a pioneer family of Green Mountain Falls and were also very well known and respected.

Edith was a member of the Green Mountain Falls Community Church (today's Church in the Wildwood) and its Green Mountain Falls Guild. Edith worked very hard every day keeping the farmhouse going and raising three children, Fred, Bessie and Eudora.

William Charles Roberts was one of eight children born to Charles and Hannah Roberts (a pioneer family of the Woodland Park area) in Winnebago, Illinois on February 10, 1877. The 1900 Federal census lists 23 year old William working as a teamster, living here with his father Charles.



It was on November 5, 1905 that 29 year old William married 16 year old Edith. The couple were parents to three children, Fred (1907-1985), Bessie (1909-1992) and Eudora (1910-1997).

When Edith and William farmed here, they raised barley and oats, chickens and milch cows. They produced cream, milk, eggs and butter and sold these products to area merchants, including down in Colorado Springs.

William died November 25, 1940 and is buried in Woodland Park. Edith died February 15, 1971 and is also laying at rest in Woodland Park.

33 years prior to her death, on February 15, 1938, Edith sold the full 160 acres to

Bert Ligon. Ligon was married to Marguerita Taylor, the daughter of Green Mountain Falls pioneers Maurice and Margaret Taylor. Ligon is the person who built the Rock House at Pinestone Ranch, just down the road from the Roberts House.

¹ William was confined to a hospital for the last 10 years of his life.

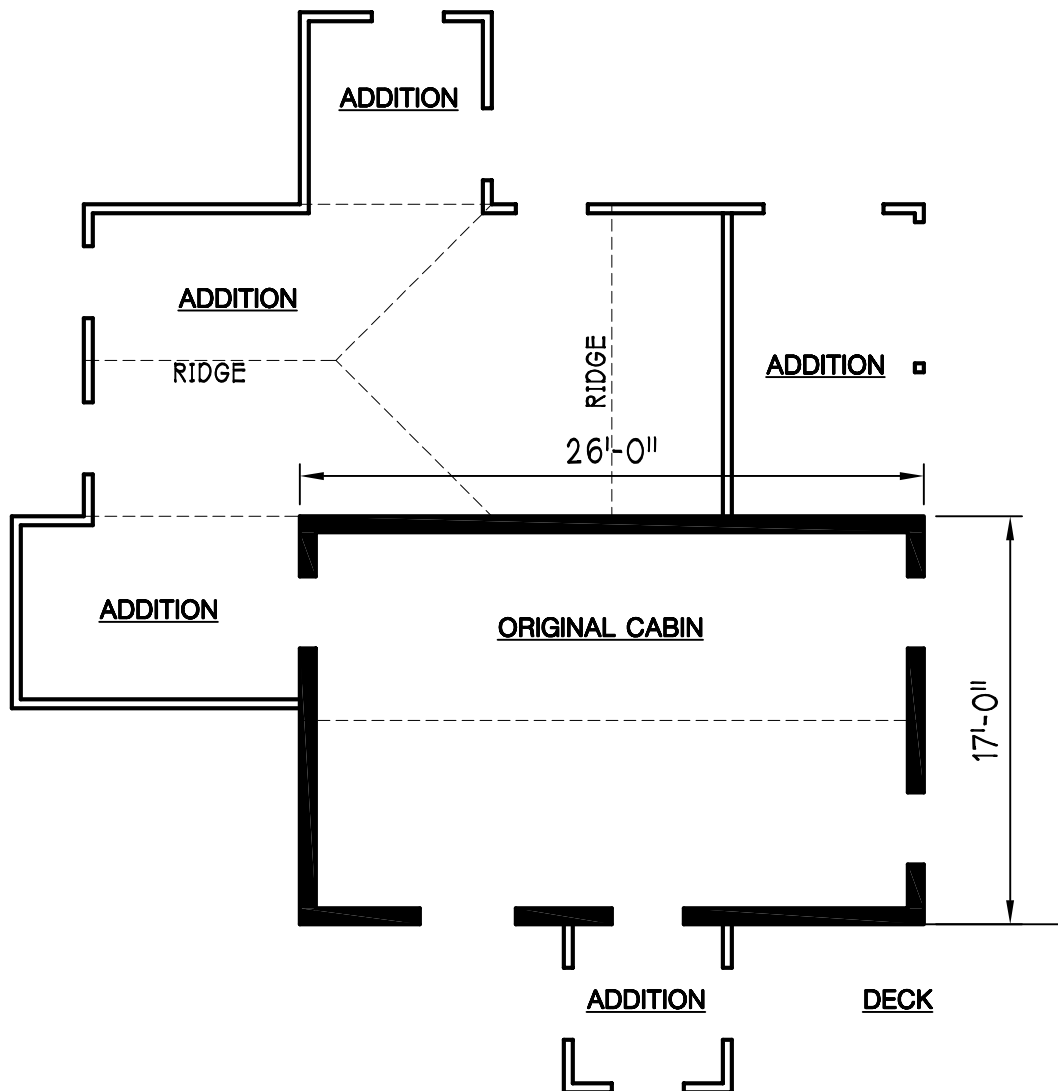
² United States Forest Service Microfilm reel. Maps-Historical Data, Page 76-2, Pikes Peak Library District. March 25, 1930 interview with Ute Pass pioneer, Charles Ricken.

³ an obsolete term, a "span" meant a pair of horses, so in this case, Sharrock had stalls for 36 horses.

⁴ Real Estate Column, Colorado Springs Gazette, January 28, 1881, 4:6, fifth paragraph.

⁵ Teller County Clerk & Records Office, Book 157, page 205.

⁶ Teller County Clerk & Records Office, WD #97396, Book 188, page 495.



1 MAIN LEVEL PLAN

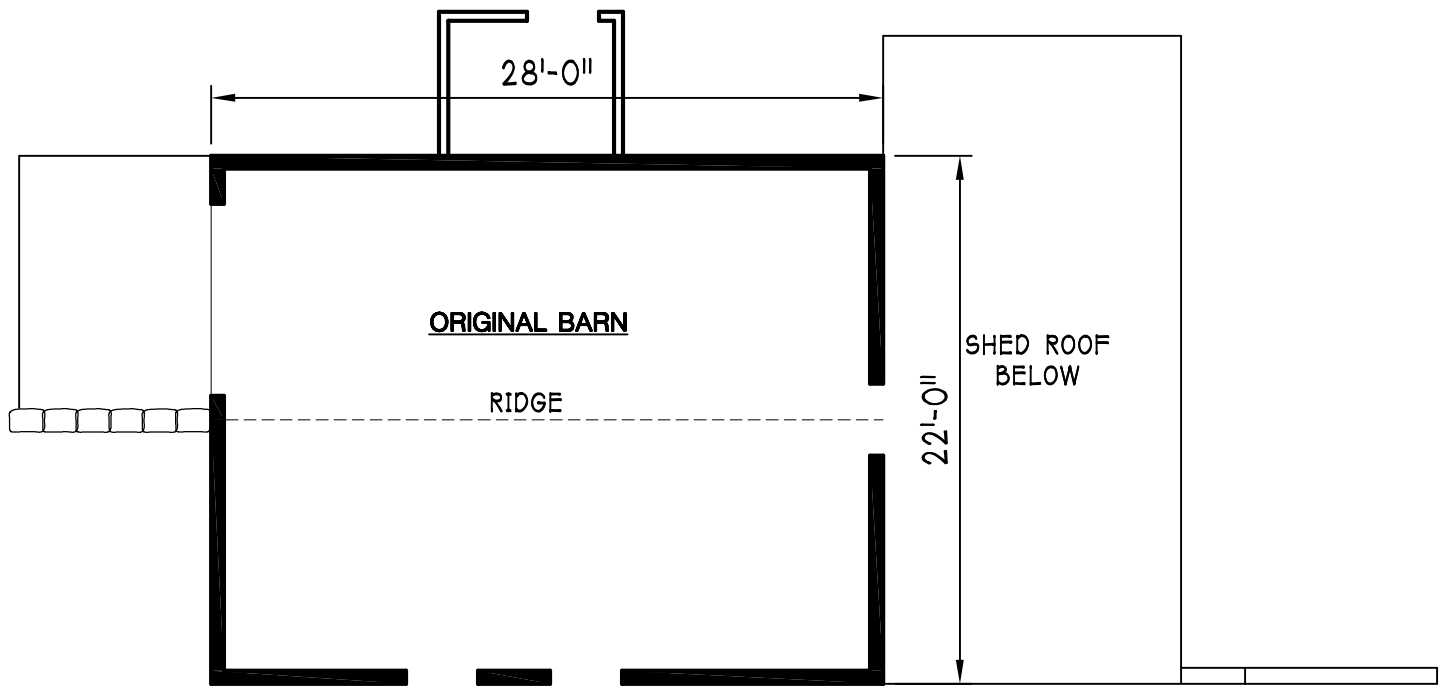
1/8" = 1'-0"

JUNCTION HOUSE - CABIN

ADDRESS

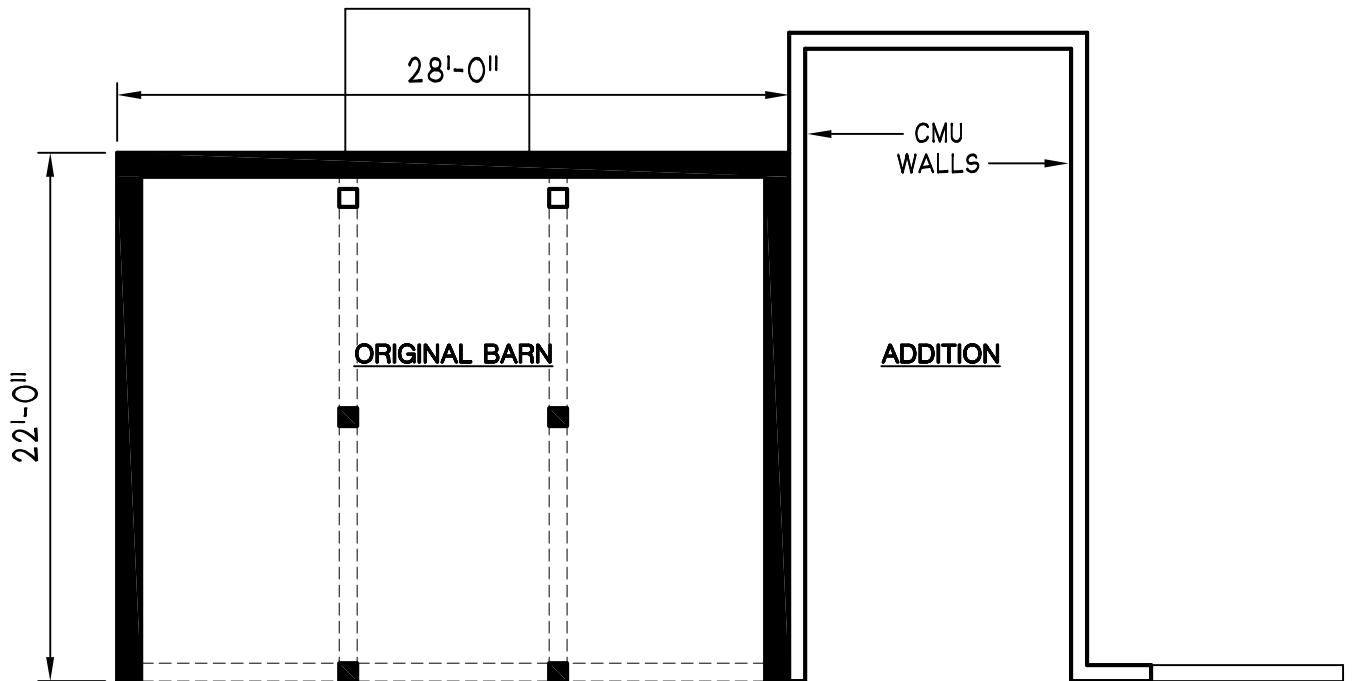
WOODLAND PARK, COLORADO

JUNE 24, 2023



1 MAIN LEVEL PLAN

1/8" = 1'-0"



2 LOWER LEVEL PLAN

1/8" = 1'-0"

JUNCTION HOUSE - BARN

ADDRESS

WOODLAND PARK, COLORADO

JUNE 24, 2023



Southwesterly Elevation



Southeasterly Elevation



Northwesterly Elevation



Northeasterly Elevation



Northwesterly and Southwesterly Elevation of Barn



Northeasterly Elevation of Barn

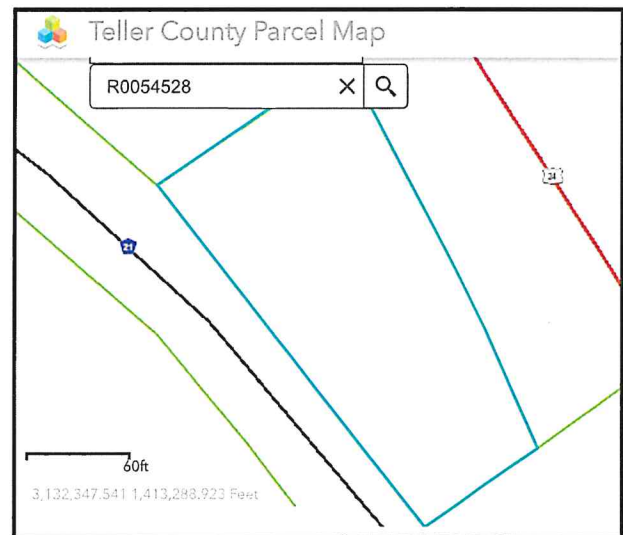
Teller County Property Records

Property Record

Acct No:R0054528

 Parcel Picture

Map



[Full Screen Map](#)

Ownership

Account No	R0054528
Parcel Id	6031.311100020
Notice of Value	PDF of 2023 Notice of Value
Actual	\$31,991
Assessed	\$8,930
Acct Type	Exempt
Owner Name	CITY OF WOODLAND PARK
Mailing Address	PO BOX 9007 WOODLAND PARK, CO 808669007

Location

Physical Address	750 CR 21
School Dist	RE-2
Acres	0.549000
Map No.	6031
Tax Dist	60
Area	WP CENTRAL AREA
Brief Legal	TR D WAL-MART CENTER

Brief Legal Description is not intended for use on legal documents

Zoning

[Zoned PUD](#)

Provided by Community Development Services Division for
Questions call 719-687-3048

Land Attributes

Land Type	Abst Code	Acres
Exempt	9149	0.55

Building Information (provided by Assessor)

Transfers (provided by Assessor)

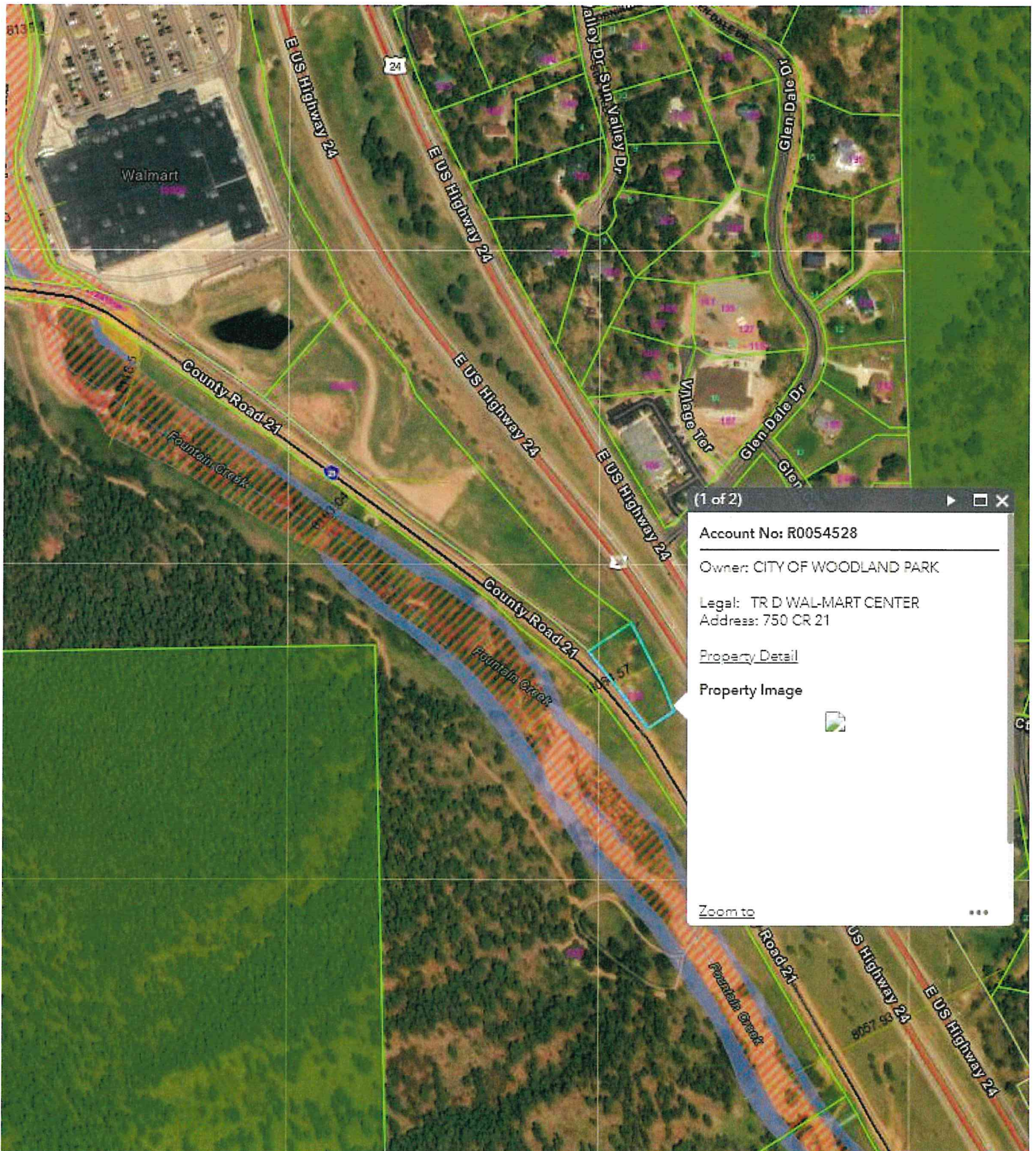
Sale Date	Reception No	Deed Type	Sale Price
09/19/2007	611099	Plat	\$0

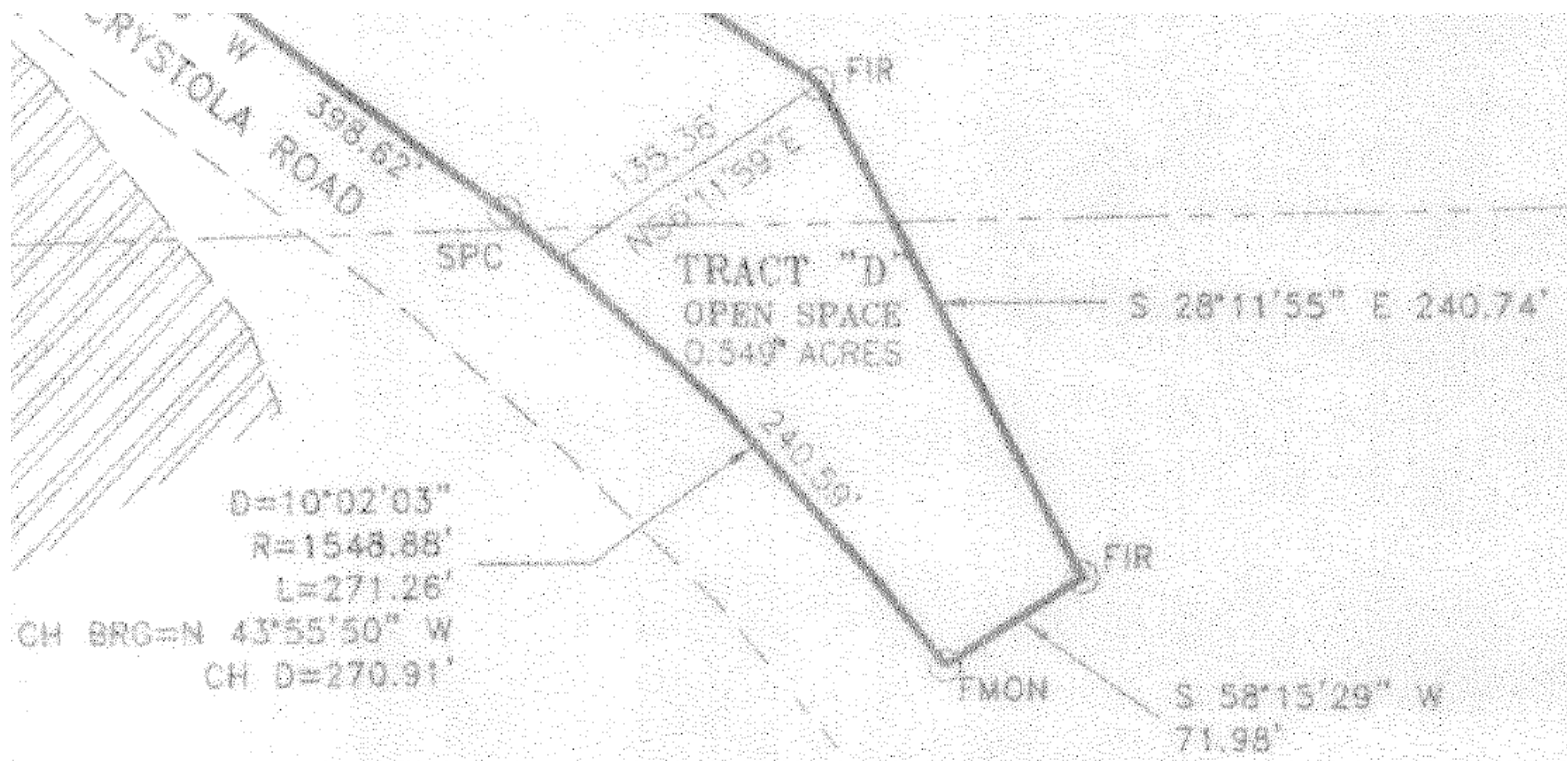
Building Permits

Date	Permit No.	Description	Permit Issued By
09/13/1999	A16790	None	Teller County

Property Tax History (provided by Treasurer)

Delinquent taxes are not shown on this website.





NOTES

- 1.) For all title related matters, Western States Surveying, Inc. relied upon Commitment for Title Insurance Commitment No. 200309CO, dated October 1, 2004 at 7:30 am by Chicago Title Insurance Company in preparing this plat.
- 2.) The original Agricultural zoning classification was changed to be Planned Unit Development (PUD/PBD) as approved by City Council on April 13, 2005.
- 3.) Tract A, 9.533 acres is to be dedicated to the City of Woodland Park as Open Space. Said tract is to remain as a Conservancy Area with few improvements which are primarily limited to natural surface (i.e. gravel) horse trail.
- 4.) Ownership and maintenance responsibilities of Tract B, 5.640 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the Fountain Creek drainageway improvements.
- 5.) Ownership and maintenance responsibilities of Tract C, 0.752 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the public bike and pedestrian trail.
- 6.) Tract D, 0.549 acres is to be dedicated to the City of Woodland Park as Open Space.
- 7.) Ownership and maintenance responsibilities of Public Lift Station shall be taken over by the City of Woodland Park upon completion and acceptance of all improvements associated with the operation of the lift station.
- 8.) No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public improvements and utilities have been installed as specified by the City of Woodland Park or alternatively, until acceptable assurances guaranteeing the payment of the fees and the completion of all required public improvements and utilities have been placed on file with the City of Woodland Park. All expenses involved in necessary improvements to the water system, sanitary sewer system, gas service, electrical service, drainage system and street system shall be financed by the subdivider, not the City. The approval of this plat may be withdrawn if all conditions of approval are not met.
- 9.) Lots 3 and 4 shall access sanitary sewer service by tapping into the west flowing sewer along their north property lines, unless such sewer cannot provide gravity sewer service to the proposed construction, in which case the City will approve use of the sewer stub into the south flowing sewer located between the lots.

21. General architectural description:

The house is a rustic style cross gabled log cabin with the cross gabled section on the north side. The building also has many frame additions on the west, north, south and east sides of the main log structure. The south elevation is the main entrance with a wood deck that extends to the east along the face of the house. Additionally, there is a wood framed vestibule, probably used as a mud room, that sits on the wood deck. The door is centered on this elevation and has two windows flanking the door. The windows are all broken out, but they appear to have been 1/1 double hung wood windows. The main building is a side gable structure with the shed roof vestibule extending off to the south. The west elevation has several other additions. The primary addition is a gable roof structure that is located and attached at the north side/west end of the log cabin and extends to the west. Off of this addition, to the south, is a framed shed roof addition. Both additions are clad with vertical board and batten siding. Above on the fascia there is scalloped fascia trim painted white. This also exists on the main cabin. There is one window on this elevation and it is located in the gabled addition to the north of center. The window is either a casement or slider single pane window. The north elevation of this addition has another identical window on the west end. The north elevation has the original cross gabled roof portion that is centered on the side gabled log cabin. To the west of this structure is a shed roof addition with vertical board siding and composition roofing. There are several windows on this elevation. The log cabin has a single 1/1 double hung window to the west of the centerline of the gable. There is another single plane window on the shed roof addition. On the east side of the addition there is a door. Historically, the east side of the cross gabled log cabin was open, but a shed roof addition/porch has been constructed. The addition has a single pane window on the north elevation and one on the east elevation. There is also a door centered on the east elevation of this addition, but the door is now missing. The cabin has two 1/1 single pane double hung windows centered on the gable end. There is a brick chimney in the log cabin portion of the building that has a metal flue extension.

22. Architectural style/building type: No Style

23. Landscaping or special setting features:

The land is open with only a few trees and native grasses. Grade is fairly flat except where it slopes up to the highway on the north and down to the road on the south. The grade around the garage slopes dramatically from north to south allowing entrances into the building on all elevations.

Resource Number: 5TL.3488

Temporary Resource Number: 36

24. Associated buildings, features, or objects

Garage (bldg A): There is a garage/barn on the property - possibly that predates the residence. The building is a side gabled structure with vertical slab log siding. The roof is a corrugated metal roofing. The buildings primary elevation faces south with three vehicle openings that at one time probably used for stage and freight wagons. Above there are two windows that have been boarded up. The building is built into the side of the hill, so there is a second floor that was used as a tack room/workshop at grade on the east, west and north elevations. The openings on the south elevation have no doors. To the west of these openings is a shed roof addition that has a bigger vehicle opening with a door laying on the ground. To the right is a cmu wing wall. The east elevation is the east side of the shed roof addition. It is a cmu structure, painted red and the roof extends to just under a gable end window in the original structure. The original structure is clad in vertical slab log siding. The window is now missing. Below in the shed addition, there is a door centered. To the north there is another shed roof addition. It appears to have been an open "carport" for storage of equipment. The vertical supports are log and is clad in milled lumber. There is another shed roofed addition on the north elevation that was used primarily as storage and as an animal pen. The west elevation is the historic gable end of the original building. There is a double door at the north end of the elevation. Above, the gable end is clad in angled slab log siding. The oldest portion of the building sits on a stone foundation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:

Actual: 1915

Source of Information:

Woodland Park Book, page 27.

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: M. J. Taylor

Source of Information:

Woodland Park Book, page 27.

28. Original Owner: M. J. Taylor

Source of Information:

Woodland Park Book, page 27.

29. Construction history (include description and dates of major additions, alterations or demolitions):

This cabin is not the original Junction House which was constructed in 1873 and burned down in 1912. Historically, there were many outbuildings on the property across the dirt road. All that remains is the current log cabin and the garage. This cabin was constructed in 1915 by M. J. Taylor. The windows were different then, and were small paned more in keeping with the rustic style. There was also no deck on the south elevation. A later photo, probably around the 1960s, shows the additions on the west elevation of the cabin and the mud room addition and deck on the south elevation.

1915 Cabin was constructed

Circa 1940s Additions were constructed, windows were changed out and scalloped fascia trim added.

Circa 1950s Deck and mud room addition were constructed and east shed roof addition was constructed.

2002 - 2003 The old stagecoach barns were burned down.

See Field 21 for more information.

30. Original location: Yes

Moved:

Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling/Cabin

32. Intermediate use(s): Domestic/Single Dwelling/Cabin

33. Current use(s): Domestic/Single Dwelling/Cabin

34. Site type(s): Residence

Resource Number: 5TL.3488

Temporary Resource Number: 36

35. Historical Background:

This cabin is not the original Junction House which burned down in 1912. The original Junction House was constructed in 1873 and was used as a stage stop/way station for travelers up Ute Pass on their way to Cripple Creek and points west. The primary clientele were freight wagons. This cabin was constructed in 1915 by M. J. (Pop) Taylor, a contractor who earned his living constructing log houses. After it was reconstructed, it no longer served as a way station, but was a private residence and farm. Some of the original Junction House barns that housed the horses for the stage coach line survived the fire. According to the unpublished Woodland Park History, M. J. Taylor leased the building and property at first and then later purchased it. Taylor's daughter Bert Lignon came to own the property (circa 1945) and it became a small portion of the Pinestone Ranch with several stone houses located to the south of this house. When she purchased the ranch, Bill and Leoh Rogers were working for her. They moved into the little cabin and ran the ranch for Mrs. Lignon. When they lived in the cabin, they watched the trains go right by their home. The trainmen often threw papers, coal, and brooms off the train to them as they went by. (Bill Rogers was a Town Marshall from 1956 - 1964.) According to the Teller County Residential Property Appraisal Record, the property was owned by Rita Lignon and when she died, it is listed as "Last Will and Testament - Rita Lignon to Will Stackhouse with a one dollar transaction fee. This occurred in June 1978 and was the current owner until Wal-Mart purchased most of the property known as the Pinestone Ranch where this cabin and garage is located.

There is little history about the Taylor and Lignon families, but there is an extensive history of the Roberts in Woodland Park. Charles Daniel Roberts was born April 15, 1841 in Wyoming County, Pennsylvania and married Hanna Barnes (born November 20, 1832) in 1868. Prior to his marriage he served six months with the Montana Volunteer Services at Virginia City, Montana (1867) and was a trapper.

Charles and Hannah moved to Colorado in 1872 and homesteaded in the Broadmoor area and lived there two years. They moved to Colorado City in 1874, and Charles operated a trading post there. They then moved to Cascade and operated another trading post. When the family moved to Woodland Park between 1886 - 1900 they homesteaded the Thunderhead Ranch (associated with Bert Bergstrom - see 5TL.3454).

The Robert's family consisted of the parents, Charles Daniel and Hanna. The children were William Charles (Billy), George Osborn, Helen Eiswerth (the mother of Mary Webb, who married Bill, the son of John Webb, the early station master and builder of the house that is now the Donut Mill - 5TL.3458), Addie, Roy and Elmer. The ranch extended from Rampart Range road on the west to Highway 67 on the east and included all of what are now Forest Edge, Paint Pony Ranch and Fullview.

According to the Colorado Business Directories, Charles owned a restaurant in 1890. He also owned a drug store, but the dates are unclear. The Colorado Business Directories state he had a drug store in 1896 and 1897, but this is after his death. The Township Meeting minutes refers to the drug store on July 9, 1895, stating that his store located near the corner of Midland Avenue and Center Street was now owned by L. S. Clow. According to the Woodland Park History he was also a meat cutter and the Robert's establishment advertised that they "carried fresh oysters, pure candies and fruits which they received weekly. Their specialties were fine coffee and teas. They carried drugs and patent medicines and a new line which included, "extract, sponges, porous plaster, liniments, etc." Although not mentioned anywhere else, the Woodland Park Township Meeting Minutes also mentions that he had a Billiards and Pool Room, possibly as part of the restaurant. According to the Township minutes of September 6, 1892 and January 11, 1893 he was found in violation of operating his billiards and pool room on Sundays and was ordered to close. On February 13, 1893, he requested a license to run a billiard and pool table, but the motion was denied. Therefore, on March 10, 1893, he ran for and was appointed as a trustee for the City of Woodland Park. At that same meeting, he again requested a license for his billiard and pool hall and it was granted. Although his term of office was for one year only, he remained a trustee until his death in 1896. While in office he proposed that every able bodied male citizen above 21 and under 50 years of age pay a poll tax of \$1.50 or work one day on the streets or alleys. This motion passed unanimously. He was also appointed election commissioner in 1894 (voter registration was at his place of business); elected as Street Commissioner in 1895; and appointed to the Water Committee in 1895.

William Roberts, Charles's and Hanna's son, married Edith Belva Lofland on November 5, 1905 at the Lofland homestead in Green Mountain Falls. Their children were Freddie Roy, Bessie Pearl, and Eudora Belva. He homesteaded on Bald Mountain and was a rancher and farmer. He also had a sawmill that he moved around the region. His wife was said to be beautiful and a talented seamstress. William had about 30 head of cattle, raised hay and potatoes. His son, Fred, rode a burro everyday to Carroll Lakes to deliver milk and supplies. When Fred was 12, the family moved from Bald Mountain to Pinestone Ranch and the small cabin. They lived in the cabin until 1938 and had about six milk cows and six horses.

George Osborn Roberts, Williams's brother, was the Marshall of the City of Woodland Park from November 1934 until he was relieved from duty in June 1935. The Woodland Park Township Meeting Minutes of July 1, 1935 also states that a corral (pound) was built on his ranch to hold all of the stock that roamed the city streets until the owner could claim their property. It is again referred to on October 2, 1939 as needing repair and there was a request to contact Mr. Sankey Roberts (George's son?) to discuss.

Fred Roberts, William's son, left the little cabin when he was sixteen or seventeen and moved back to Bald Mountain and leased a place. He raised calves every summer and moved the cattle back to the barns of the little cabin before calving season. Fred married Evelyn Naphtelmai Travis May 23, 1931 at Colorado Springs. Evelyn was born in Wyoming and moved to Monument at age two. They had four children - Fay Roy, Bonnie, and twins - Mildred and Hildred. While living on Bald Mountain, they lived first on the Mitts homestead and later on the Hy-Up Ranch. In 1935 they sold all their belongings and went to Mesa, Idaho. They returned to Colorado around 1938 and lived in the little cabin with their children Fay and Bonnie for a year. Mildred and her twin sister were born at the cabin.

In 1939, they leased the Eiswerth Ranch (Paint Pony Ranch). After the move to the Paint Pony Ranch, Fred ran a dairy and delivered milk from Woodland Park to Chipita daily before 8 a.m. The rest of the day he worked at rock laying for numerous fireplaces and buildings in the area. He also planted 5 acres of "white elephant" potatoes. Fred is well known for his stonework and examples of his work can be found all over Woodland Park in the stone chimneys and fireplaces. The Paradise Ranch (5TL.3475), the Thunderhead Inn, the Catholic Church and the Faith Lutheran Church are a few of the places that have been identified as being constructed by him. When Dar Elder purchased the Paint Pony Ranch, the Roberts family moved to the Diamond J Ranch (now part of the Hewlett Packard property to the north of Woodland Park at the end of Sourdough Road). The Roberts also lived on Spruce Street in Woodland Park (Lots 3-8, Block 24 - according to the Woodland Park Township Meeting Minutes - October 9, 1951) in the late 1940s to early 1950. When they left the Spruce Street address they purchased 120 acres just north of Woodland Park off of Highway 67. The log buildings on the ranch were moved from the Paint Pony Ranch.

Fred Roberts died May 9, 1985. Several of the family members still live in the Woodland Park area.

36. Source of Information:

Woodland Park Book; Residential Property Appraisal Record; Woodland Park Township Meeting Minutes, U. S. Census, Geneological Records, Colorado Business Directories

VI. SIGNIFICANCE

37. Local landmark designation: No

Designating Authority:

Date of designation:

4 of 8

Resource Number: 5TL.3488

Temporary Resource Number: 36

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory;
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register Criteria

38a. Applicable local landmark designation criteria

- X 1. The structure is at least 50 years old;
- X 2a. Historically significant through its architectural design.
- 2b. Associated with historical event, period or person.
- 2c. Historically significant through its physical impact and location within the City of Woodland Park.
- 2d. Potential to provide important information concerning the history of Woodland Park.
- X 3. Sufficient original or accurately restored material that maintains its original historical character.

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: N/A

42. Statement of Significance:

The building lost most of its significance through the years as the many additions were constructed on the building and decorative elements were added and the rustic, character defining elements were either modified or partially covered (log construction, low pitched overhanging roof with exposed rafters, small paned windows). Today, the building is located adjacent to a large commercial development. The building is locally significant for its association with the Roberts and Taylor families.

43. Assessment of historic physical integrity related to significance:

The building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association) has diminished. The building retains many of its rustic style character defining elements (log construction, small paned windows and overhanging roof) but the additions have partially obscured these elements changing the design, materials and workmanship of the building. The building at one time was also a ranch in a rural setting, but now is located behind and adjacent to a new Wal-Mart thus its natural setting and feeling have been diminished. This building no longer has sufficient integrity to convey its significance on a National or State Level, but still has sufficient integrity to be locally landmarked because of its association with the Roberts and Taylor families. There is also enough historic fabric left to maintain its integrity on a local level.

Resource Number: 5TL3488

Temporary Resource Number: 36

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible

44a. Local landmark eligibility field assessment Eligible

45. Is there National Register district potential? N/A

Discuss:

Due to the selective nature of this survey, it is difficult to determine historic district potential. Additional selective surveys should be completed to determine district potential and district boundaries. Based on a windshield surveys, it appears that the greatest potential for a historic district is the residential area to the north of Highway 24. Highway 67 marks the western boundary and Rampart Range Road is the eastern boundary. More survey work should be conducted in this area.

If there is National Register district potential, is this building: N/A

45a. Local District Eligibility: N/A

There are no district criteria in the City of Woodland Park Landmark Designation Resolution. If there were criteria in the resolution, this area would potentially be eligible for a local district designation.

46. If the building is in existing National Register district, is it: N/A

VII RECORDING INFORMATION

47. Photograph numbers: 5TL3488 1 - 5TL3488 9

Negatives filed at: The photos for this project were done with a digital camera. No negatives exist. Digital photos located at City of Woodland Park and Colorado Historical Society

48. Report title: Historic Survey of Woodland Park - January 2007

49. Date(s): November 2006

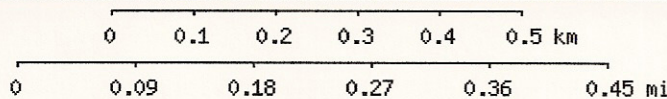
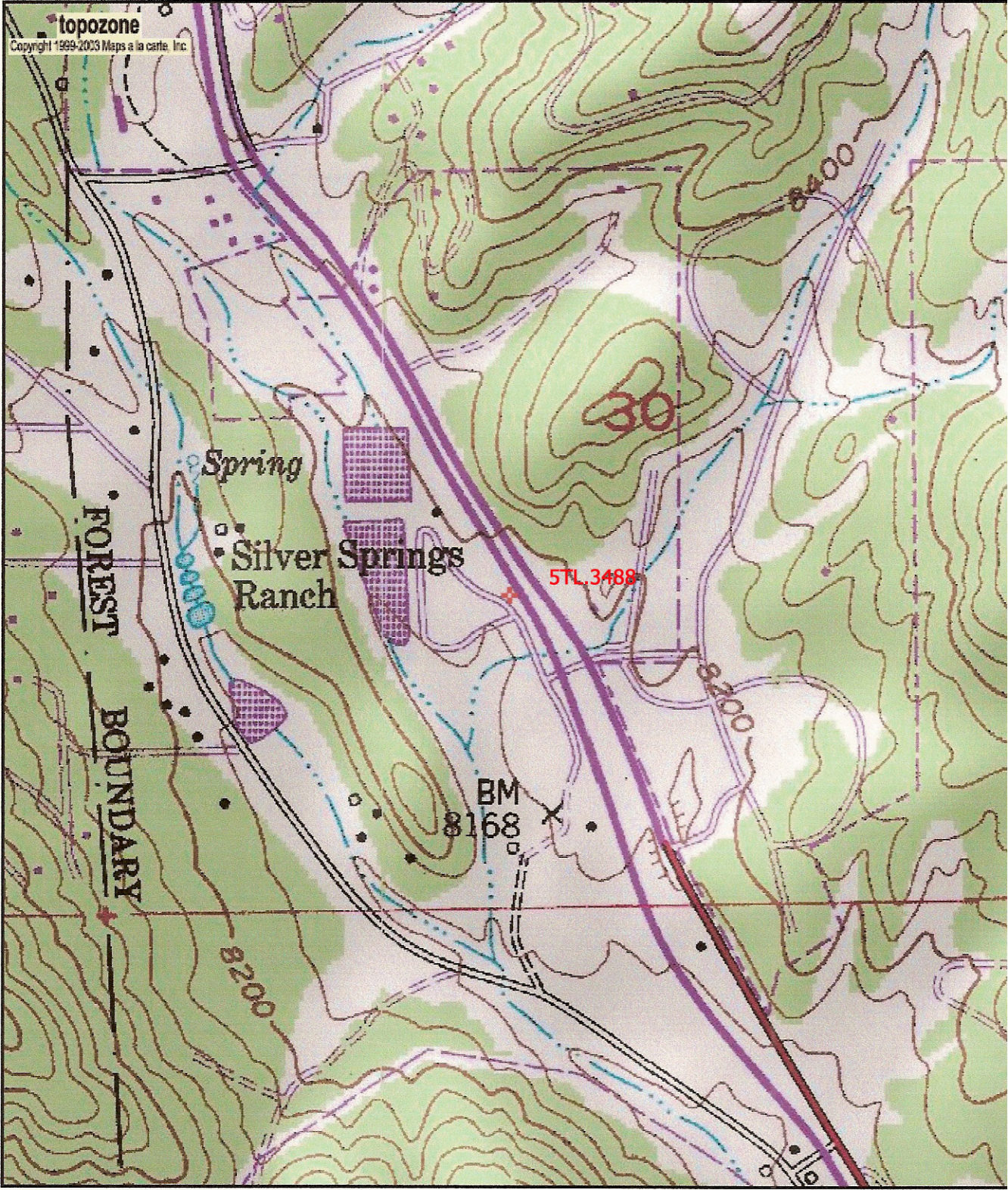
50. Recorder(s): Barbara Darden, R. A.

51. Organization: Scheuber + Darden Architects, LLC

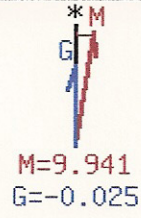
52. Address: 10800 E. Bethany Drive, Suite 380, Aurora, CO 80014

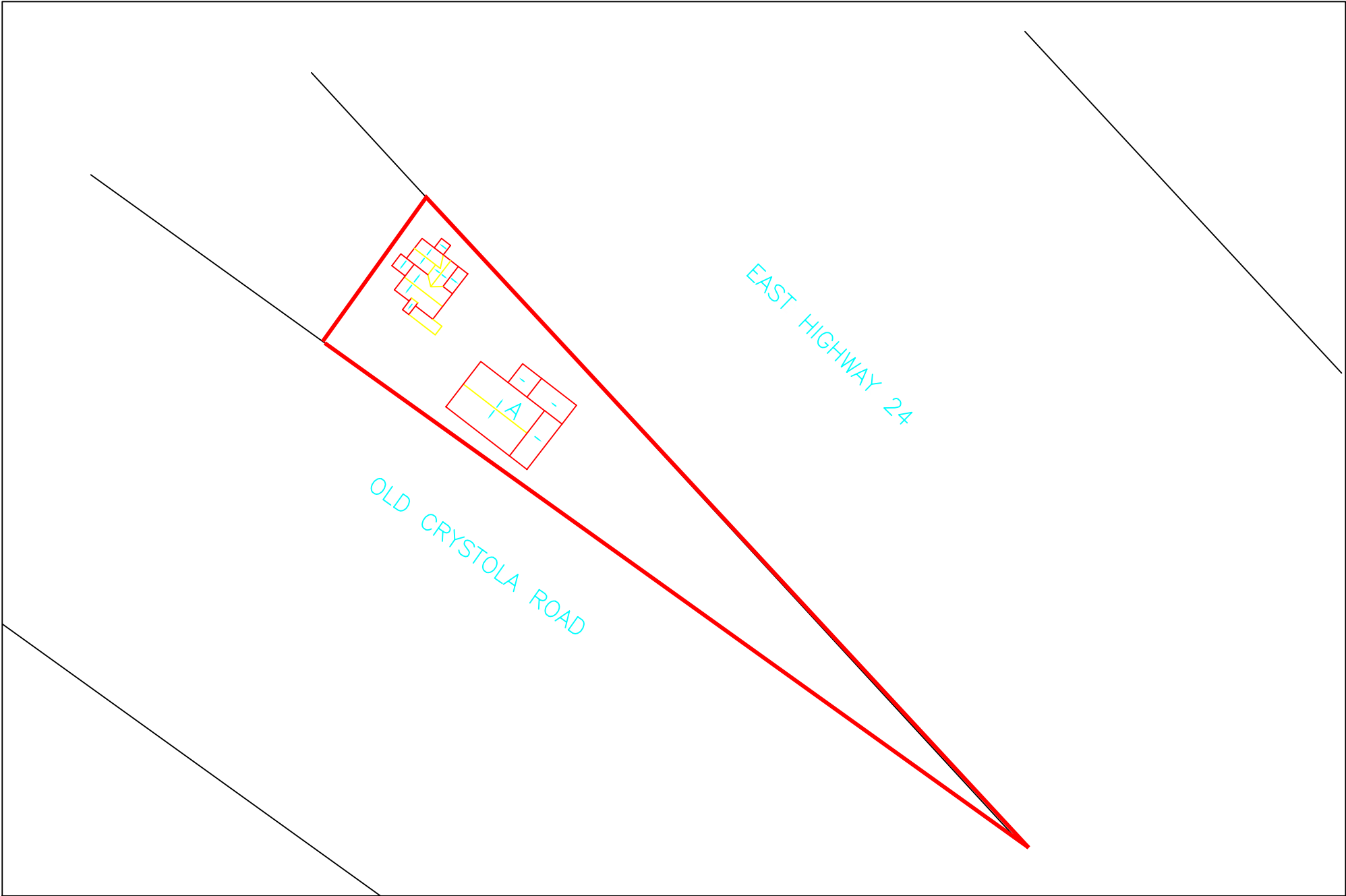
53. Phone Number: (303)755-7395

Note: Attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

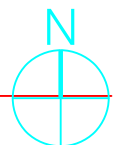


UTM 13 496594E 4313834N (NAD27)
USGS Woodland Park (CO) Quadrangle
Projection is UTM Zone 13 NAD83 Datum





JUNCTION HOUSE
NTS





East Elevation of Cabin - Circa 1920 - Ute Pass Historical Society



Barns Across Road - Demolished - Circa 1920 - Ute Pass Historical Society



Barns Across Road - Demolished - Circa 1920 - Ute Pass Historical Society



South Elevation of Cabin - Circa 1985 - Teller County Appraisal Record



City Council Staff Report CC Public Hearing August 17, 2023

Agenda Item

9B

Department

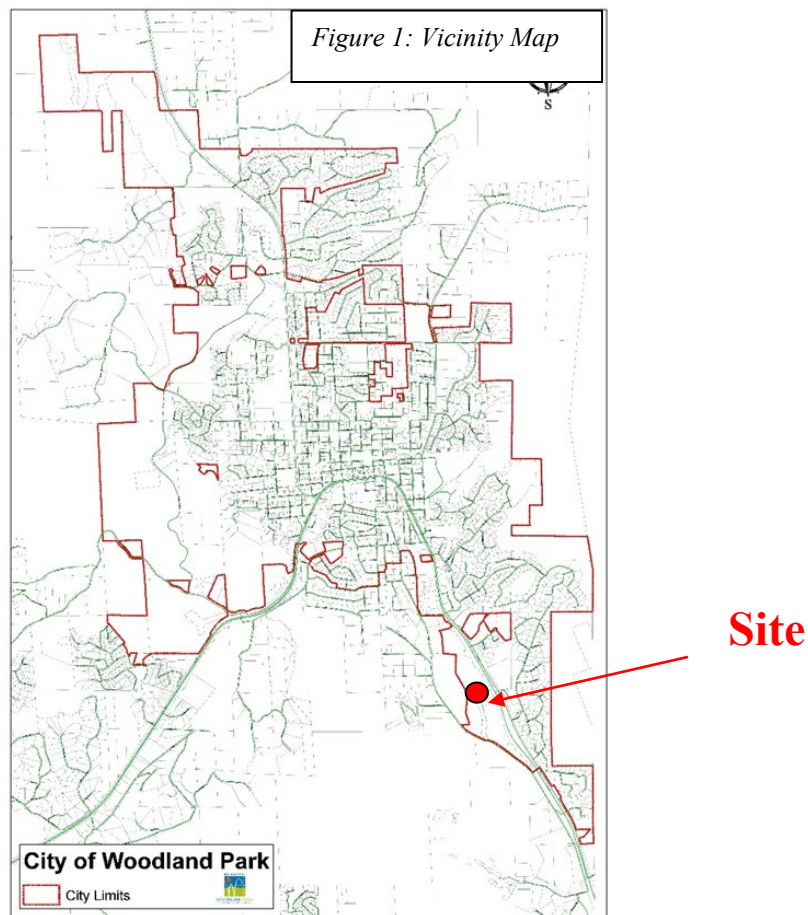
Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 9B

PUD/SPR2023-02: A request by 7B Building & Development (Applicant), represented by Baseline Engineering on behalf of Harman Property Management (Owner) to consider a Planned Unit Development (PUD) Amendment to change the use from “Eating/Drinking place, Eat-in and Drive-through” to also allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking data. The subject property is located at Lot 4, Wal-Mart, Woodland Park, Colorado and is zoned Planned Unit Development (PUD). (QJ)



LOCATION & ZONING

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

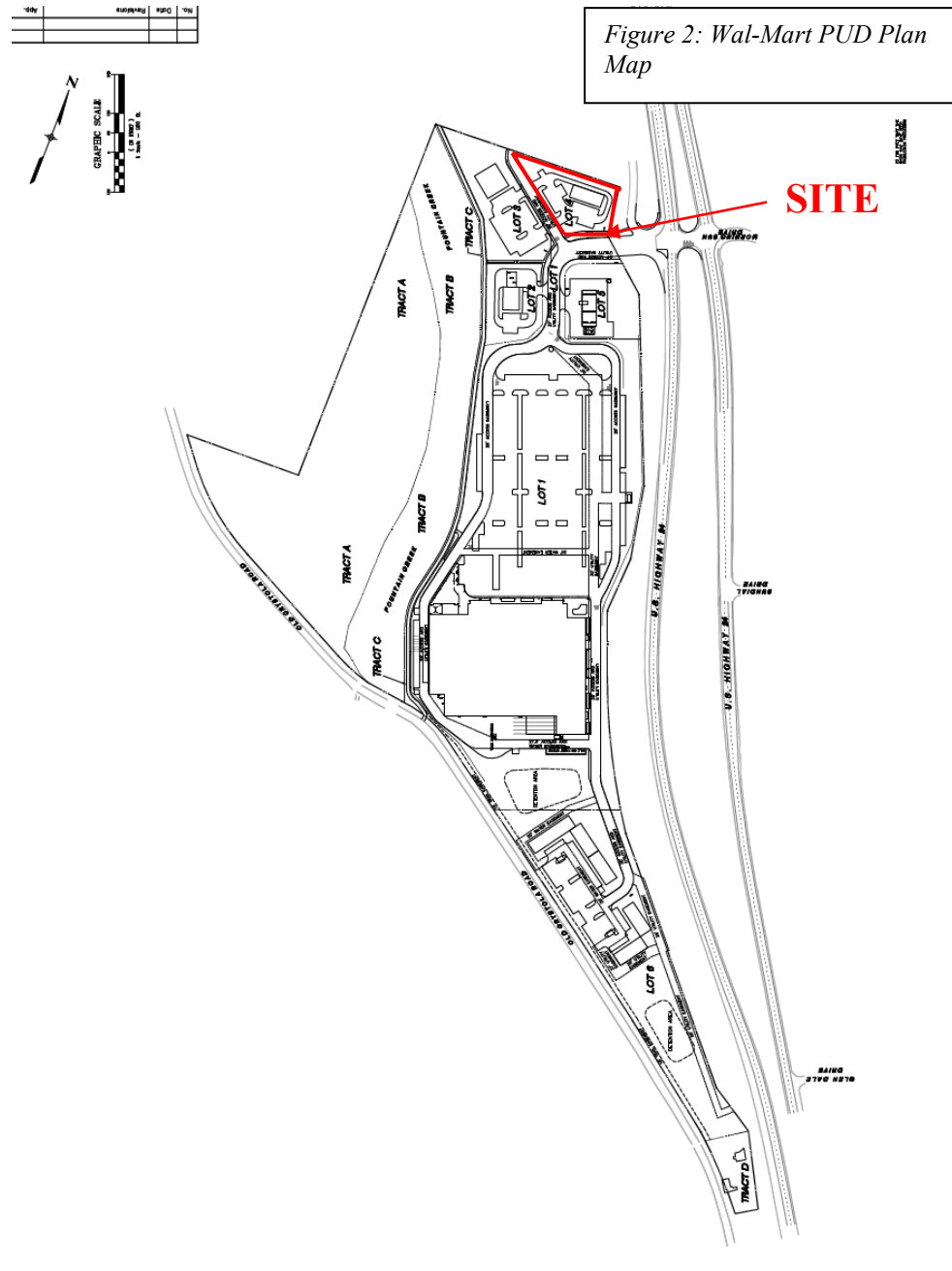
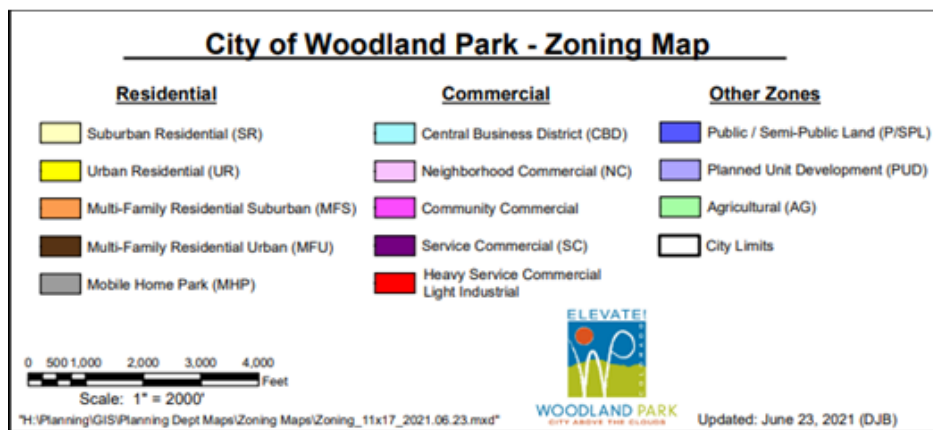
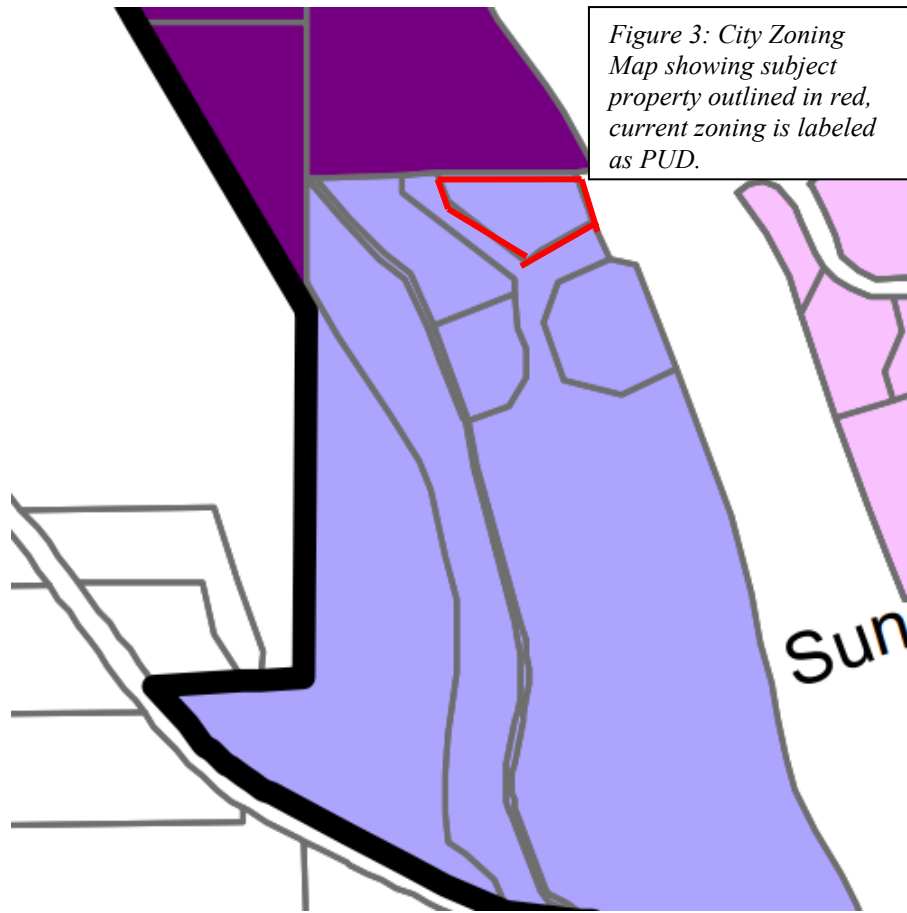


Figure 3 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD. The zoning and uses of the surrounding properties are:

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



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

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

BACKGROUND

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

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

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

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

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

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

Page 1 of the approved Wal-Mart PUD plan set includes a table labeled **BUILDING AND PARKING DATA** which specifies the uses and other standards for the development of the lots within the PUD.

While the current approved narrative lumped lots 2-4 together, this table on Page 1 lists the lots individually, each with a different use and standards.

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

The Applicant submitted an application on December 21, 2022 and the Planning Commission heard this request on February 9, 2023. The applicant subsequently withdrew their application on March 16, 2023. The applicant submitted an identical application to the Planning Department on May 3, 2023. There is no difference from the December application to the current application. Due to the fact that the applicant withdrew their application, they must start the entire process over again and the application must be routed back through the Planning Commission for a recommendation and City Council for a final determination.

SITE & SURROUNDING PROPERTIES

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





Figure 6: Photo showing subject property looking west



Figure 7: Photo showing subject property looking north east



Figure 8: Photo showing subject property looking north

CODE COMPLIANCE

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

§18.30.010 Purpose.

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

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

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

Complies. Everything related to the PUD amendment is approvable by the City of Woodland Park City Council.

§18.30.020 *Where district may be established.*

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

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

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

§18.30.080 *Final Plan Requirements – Approval*

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

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

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

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

1. *Location and size of the area involved;*

Complies. The PUD Amendment consists of approximately 0.91 acres of land west of Highway 24 and immediately adjacent to the intersection of Highway 24 and Morning Sun Drive.

2. *All improvements of surrounding properties lying adjacent to the proposed PUD district;*

Complies. Surrounding property uses and improvements remain unchanged.

3. *The dwelling unit per tract density of residential areas included in the plan;*

Complies. No dwelling units are proposed.

4. *Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses,*

Complies. Required land conveyances occurred when the subdivision plat was recorded and are consistent with the PUD plan. No additional land is proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, or school sites.

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

Complies. The applicant is proposing the entrance and exit to the site from the west side of the property the *Private Access Drive* labeled on the site plan. This same access is labeled as

“35’ Public Access and Utility Easement” on the recorded plat. The site plan will need to be updated for consistency with the recorded subdivision plat. No new public streets are proposed and the location of the access to the proposed site is consistent with the approved PUD Plan.

6. *The use, height, bulk and location of all principal and accessory buildings on the development plan;*

Complies. The applicant is proposing to change the use of the property to a car wash facility. The proposed building meets standards per the City of Woodland Park Municipal Code site plan requirements (MC 18.34) as well as what is currently allowed per the PUD requirements.

7. *Agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must be written so as to be acceptable to the city;*

Complies. A letter of property owner permission to develop a car wash on Lot 4 of the Wal-Mart PUD is included within attachment 3 of the applicant’s application.

8. *A development schedule indicating the following:*

- a. *The approximate date when construction of the project can be expected to begin,*

Complies. The applicant proposes to begin construction in spring of 2023 and complete construction in early 2024.

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

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

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

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

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

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

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

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

12. *All information required to be contained upon and the supplemental material to be accompanied with a preliminary subdivision plat in accordance with Sections 17.20.070 and 17.20.080 of the city's subdivisions regulations which has not been previously required;*
Not applicable. This property was subdivided previously and no further subdivision is proposed.

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

a. *A traffic impact study,*

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

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

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

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

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

d. *Lighting standards and heights,*

Complies. The applicant included a photometric plan within the application.

e. *Location and extent of outside storage areas with proposed methods of concealment from abutting streets and residential areas,*

Complies. No outside storage is proposed.

f. *Estimated employment projections,*

Complies. Champion Express car wash will operate with three employees per day.

g. *Public cost/benefit analysis,*

Complies. There are no anticipated public cost with this development

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

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

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

Complies.

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

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

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

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

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

Figure 9: Building and Parking Data table from approved PUD

BUILDING AND PARKING DATA

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

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

- For residential uses, as provided in Chapter 18.39 of this title;
Not applicable. No residential use is proposed on this site.
- For non-residential uses, off-street parking and loading shall be as provided in accord with the requirements of Chapter 18.36.

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

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

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

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 CC 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.

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. City staff has called out issues within the applicant's site plan including landscaping, building architecture and Utility concerns. 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.*

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

Colorado Department of Transportation submitted which is attached hereto. Within the comment, CDOT states that an access permit for this development is not needed.

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. 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.

May Comply. The applicant has access to an 8" sanitary sewer main on the north side of the property which is located within an existing utility easement. The car wash proposes to tap into this sanitary sewer main from the northeast corner of the proposed building. The proposed utility plan is included within the application.

The applicant send an email to staff on May 11, 2023 in response to a request by staff asking the applicant to outline their specific water usage. According to the applicant, the proposed car wash has estimated they will use 95.25 gallons of water per car. Of the 95.25 gallons, 20 gallons is fresh water and 75.25 gallons are recycled water. They also estimate that around 63.5 gallons of water will be recycled per wash and approximately 11.47 gallons are discharged to the waste water/sewer system. Lastly, the applicant is expecting to wash around 240 cars per day at peak weekend traffic days.

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.

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

REFERRALS AND NOTIFICATIONS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission heard this item on July 13, 2023 (draft minutes attached) and recommend that the City Council approve a PUD Amendment to change the use from “Eating/Drinking Place, Eat-in and “Drive-through” to also allow a car wash on lot 4 of the Wal-Mart Center and amend Building and Parking Data with the following conditions:

1. 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.
2. 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
3. An amended Page 1 of the PUD Plan of Development must be submitted with an updated Building and Parking Data Table to reflect the change in use and parking for Lot 4.
4. The *Private Access Drive* labeled on the site plan must be updated for consistency with the recorded subdivision plat.
5. The applicant shall amend the proposed building façade to better harmonize with the Woodland Park “mountain western” aesthetic.
6. The applicant shall provide fencing substantially the same as the fencing requirements within Section 18.42.070 of the Woodland Park Municipal Code as it were to apply to the subject parcel.

During the public comment portion of the July 13, 2023 Planning Commission Hearing, written comments were submitted to the Planning Commission and reviewed by that speaker. Those comments are attached hereto.

STAFF RECOMMENDATION

Move to approve Ordinance No. 1457, Series 2023, an Ordinance of the City Council for the City of Woodland Park, Colorado Approving the modification of the allowed use of Lot 4 of the Wal-Mart PUD from “Eating/Drinking Place, Eat-in and Drive-Through” to also allow a Car Wash.

ATTACHMENTS

1. Ordinance No. 1457, Series 2023
2. Draft Minutes for the July 13, 2023 Planning Commission Hearing
3. Application
4. CDOT Comment
5. Public Comment

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1457, SERIES 2023**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO APPROVING THE MODIFICATION OF THE ALLOWED
USE OF LOT 4 OF THE WAL-MART PUD FROM “EATING/DRINKING PLACE,
EAT-IN AND DRIVE-THROUGH” TO ALSO ALLOW A CAR WASH**

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

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

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

WHEREAS, on April 13, 2005, the Council approved a request to rezone 49.09 acres from Agricultural to Planned Unit Development (PUD) that is known as the Wal-Mart PUD; and

WHEREAS, at the time of the rezoning, lots 2-6 were to be developed in the future with various commercial uses as described in the Final Development Plan Narrative; and

WHEREAS, Lot 4 is currently zoned for “eating/drinking place for eat-in-service, and eating/drinking place for drive-in and through service”; and

WHEREAS, the applicant, Baseline Engineering on behalf of Harman Property Management now wishes to expand the use of Lot 4 to include use as an automated express style car wash; and

WHEREAS, the Planning Commission held a public hearing on the application on July 13, 2023 and recommend approval based on evidence contained in the staff report and presented at public hearing.

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

Section 1. Approval. The modification to the allowed uses for Lot 4 of the Wal-Mart PUD to include “Automated Express Style Car Wash” is hereby approved subject to the following conditions:

1. A final updated site plan, resolving all issued identified on the redlined plans must be approved by the City before and Zoning Development Permit (ZDP) will be issued.
2. 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
3. An amended Page 1 of the PUD Plan of Development must be submitted with an updated Building and Parking Data Table to reflect the change in use and parking for Lot 4;
4. The *Private Access Drive* labeled on the site plan must be updated for consistency with the recorded subdivision plat;
5. The applicant shall amend the proposed building façade to better harmonize with the Woodland Park “mountain western” aesthetic.
6. The applicant shall provide fencing substantially the same as the fencing requirements within Section 18.42.070 of the Woodland Park Municipal Code as it were to apply to the subject parcel.

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

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS ____ DAY OF _____, 2023.

City of Woodland Park

Hilary LaBarre, Mayor

ATTEST:

City Clerk, Suzanne Leclercq

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES for July 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 Don Dezellem
Present	Commissioner George Jones
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Absent	Commissioner Shawn Nielsen
Staff Present:	Planning Director Karen Schminke
	Senior Planner C.J. Gates

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: Vice-Chair Brown moved and Commissioner Jones seconded approving the June 29, 2023 Planning Commission Meeting Minutes as presented.

YES: Hartsfield, Brown, Dezellem, Jones, Kennedy.

NO: None.

Recusals: Larsen.

Motion PASSES 5 – 0.

4. PUBLIC HEARINGS

A. SUB2023-04 Pines at Tamarac PUD Master Plan and Preliminary Plat Extension: A request by David Garretson (Applicant & Property Owner) for a 2-year extension of the approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and a 1-year extension of the approved Pines at Tamarac Preliminary Plat for residential development on 20.61 acres on Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD zone district. (QJ)

Senior Planner Gates presented an overview of the proposed 2-year extension of the PUD Master Plan and 1-year extension of the Preliminary Plat, including the site location on N. State Highway 67, the background, history, noting that construction is still anticipated and no changes have been made to the original plans. He showed a snapshot of the site plan, which consists of 26 units. The application met all public noticing requirements. Staff has received no public comments regarding this proposal. Several referral agencies did comment: NETCFPD noted they were in favor of the application, and CORE submitted a comment to Planning Staff stating that they do not approve of the extension and requiring a 15' front lot utility easement. The preliminary plat already contains a 15'-wide utility easement on all typical residential roadways. Staff believes it is reasonable to extend the preliminary plat for one year and the PUD Master Plan for two years, which the code allows. If granted, the Preliminary Plat would expire on July 18, 2024 and the PUD Master Plan would expire on July 18, 2025. Additionally, all conditions

as originally approved would be extended and applied. Staff recommends approval of the extensions.

Planning Commissioners clarified the CORE comment that the original conditions would also be extended if the plan and plat are extended. Any changes in code or requirements would be further addressed upon the site plan review. CORE has changed their easement requirements to increase the size, the new standard is 15', which this plat already meets.

Chair Hartsfield invited the applicant to come forward with a presentation or comment. The owners' representative, **Chip Hoag (?)**, introduced himself. He clarified that they had a conversation with CORE that the original submittal did meet CORE's current requirements. Planning Commission asked the applicant for a status update as the property was put up for sale, but has been taken off the market, and there are some efforts to keep the project moving forward. He believes that they will have some more concrete plans in the next six to eight months.

Chair Hartsfield opened and closed the Public Comment period with no comment. He opened discussion amongst the Commission members.

MOTION: Commissioner Larsen moved and Commissioner Kennedy seconded to approve a request by David Garretson (Applicant & Property Owner) for a 2-year extension of the approved Pines at Tamarac Planned Unit Development (PUD) Master Plan and a 1-year extension of the approved Pines at Tamarac Preliminary Plat for residential development on 20.16 acres on Lot 2, Block 1, Dayspring Christian Fellowship (205 Sourdough Road) in the Pines at Tamarac PUD Zone District.

YES: Brown, Dezelle, Jones, Kennedy, Larsen, Hartsfield.

NO: None.

Motion carries 6 – 0.

City Council is currently scheduled for a First Reading of this Ordinance on August 3, 2023 and Public Hearing on August 17, 2023 at 6:30 p.m.

B. PUD/SPR2023-02 Champion Xpress Carwash PUD Amendment & SPR: A request by 7B Building & Development (Applicant), represented by Baseline Engineering on behalf of Harman Property Management (Owner), to consider a PUD Amendment to change the use from "Eating/Drinking Place, Eat-in and Drive-through" to also allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking Data. The subject property is located at 19574 E. U.S. Highway 24 with a legal description of Lot 4, Wal-Mart Center, Woodland Park, Colorado and is zoned Planned Unit Development (PUD). (QJ)

Senior Planner Gates presented the staff report for this case, showing the location, zoning, current site plan, and background including the original PUD Final Development Plan language from 2007, Planning Commission hearing to amend the PUD in February 2023, and the application withdrawal on March 16, 2023. This is an identical application to the one Planning Commission approved in February, but since the applicant withdrew it from public process, it is treated as a new application and must start the public process over again.

Senior Planner Gates reviewed the site plan, but noted that the site plan review is an administrative process. He then analyzed the proposed amendment to the Municipal Code 18.30 and 18.34, noting the applicant is proposing to meet the City's parking and landscape requirements. This application was referred to outside agencies, CDOT commented that no access permit was required at this time. A redlined plan was included in the Planning Commission packet.

Staff recommends that the Planning Commission move to recommend approval of the Wal-Mart PUD Amendment to change the use from “Eating/Drinking place, Eat-in and Drive-through” to also allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking data subject to the following conditions:

1. 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.
2. 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
3. An amended Page 1 of the PUD Plan of Development must be submitted with an updated Building and Parking Data Table to reflect the change in use and parking for Lot 4.
4. The *Private Access Drive* Labeled on the site plan must be updated for consistency with the recorded subdivision plat.

Planning Commission asked some questions of staff. Although this is the same application as heard in February 2023, the comments received back from the referral agencies this time were more robust. The applicant needs to submit an updated parking requirements table for this PUD since a car wash uses a slightly different parking metric. The number of spaces currently required on Lot 4 is 30, but City Code for a car wash use and the applicant proposal is 13. Also, this type of car wash does not have bays, it is an express-style car wash where the car is constantly moving through the one-lane wash.

Chair Hartsfield invited the applicant to give a presentation. Tez Hawkins of Baseline Engineering, representing Harman Property Management, agreed with the Staff presentation. The reason for the withdrawal was the rising construction costs, but after the financial outlook improved, Champion decided to reapply. Planning Commissioners clarified that the proposal is only for a car wash, construction may begin next year, and concerns about architectural design. To that end, Planning Director Schminke added a fifth condition of approval:

5. Work with staff to further refine the architectural design to be compliant with the Woodland Park mountain western aesthetic.

The applicant agrees with the conditions presented.

Chair Hartsfield opened up the public comment.

Dan Taylor, a City resident, and owner and operator of the Red Barron Car Wash in Woodland Park since 2010, passed out a letter containing comments about discrepancies. He had originally prepared a presentation for City Council in March.

He presented information concerning: The traffic impact and water usage being four to five times more than what the applicant claims in this application; Traffic impacts to the residents living near this site; Increase in traffic at the Wal-Mart intersection which CDOT has rated an "F" on weekends and cannot handle more traffic without improvements; And concerns about the sanitary sewer lift station capacity with this use at this location. Mr. Taylor then went into more detail about traffic and his data projecting over 498 vehicles per day. He questioned the actual water use and the applicant's low projection thus not triggering improvements from CDOT to the Hwy 24/Morning Sun intersection. He also thinks it's unlikely for the City to have enough water to handle this type of car wash's maximum capacity.

Jim Craig, a car wash industry expert, is concerned about the information presented by the applicant.

Chair Hartsfield closed the public comment.

Tez Hawkins, the applicant's representative, rebutted that Champion's trip generation numbers are conservative and based on peak-hour use; Would use the smallest car wash design, a maximum of 100' long for Woodland Park because it is considered a small market; Reiterated the reason for the withdrawal of the application in the spring; Noted that only two cars could be in the car wash at the same time; The average car wash lasts 2 minutes; Up to 23 cars could be stacked on this site, including the cars in the car wash; And the proposed car wash would generate 20% less trips than the current allowed uses in the PUD plan, so a CDOT access permit is not required.

Alan Kershaw joined on Zoom. He explained the maximum capacity and Champion Xpress model variables. The 250 cars per day is what is typical in a small market.

Commissioners' comments/discussions:

- Water usage and tap size: Will be reviewed and commented on by Utilities in the Site Plan Review and Zoning Development Permit process. For water usage; if the recycling system shuts down, the car wash continues to operate using only 100% fresh water. The Utilities Director did request the amount of water used per car wash with and without the recycling system, number of car washes per day, maintenance and response time for the recycled water system. The conditions of approval require this information. Mr. Hawkins added that the car wash uses 95.25 gallons of fresh water per vehicle if the recycling system is not working.
- Noise mitigation measures: Recommended when structures are 50 feet or less from the vacuums, which are on the south side of the property, about 68 feet away. The vacuum boom is in an enclosure, and the noise is mitigated. Hours proposed are 8 am to 7 pm. The site is completely closed after 7 pm. There is no fencing or screening proposed currently. Mr. Kershaw added that the vacuums are no louder than road noise.
- Traffic patterns and road usage: If the car wash is full, the vehicles would have to turn around in the mobile home park to avoid stacking onto the roads. Mr. Hawkins said the cars would be turned away if they didn't fit in the stacking lane. Mr. Kershaw added that along the other boundary is CDOT property, and they will not allow access to this site. Commissioners added that the QSRs have access plans that allow cars multiple ways out of the line without backing up onto the roads.
- Business plan: Champion Xpress sells both monthly plans/memberships and single use options for car washes.

Commissioners further discussed the concerns over the neighboring property. The mobile home park to the north a nonconforming use in the Service Commercial (SC) zone. There is an existing solid fence separating the mobile home park from Lot 4. Lights at night is not a major concern, and 23 spaces for stacking does seem sufficient. Planning Commission also noted that the data will be available for further reflection by the City Council. The question to be considered is if the site is also suitable for the additional use of a car wash. The added use is not for both a car wash and a restaurant, it's one or the other. They do have concerns about noise, traffic through the mobile home park, water usage, and landscaping. Staff restated the conditions, including Condition #5. The Planned Business Development addresses fencing and 18.42.070 requires a solid fence buffer with a height of 72" between commercial and residential use lots. Commissioner Larsen's biggest concern is about water, and if he could have the Utilities review and water information, then he'd like that info before making a recommendation on a car wash. He also noted that the Google map shows a drainage way between the mobile home park and Lot 4. Vice Chair Brown reiterated that the main question is if the car wash use could be added as a use for this PUD. Condition #1 addresses the water issue. Director Schminke gave the Planning Commission several options on how to proceed. Chair Hartsfield would like to see an additional condition requiring a fence. They also discussed differences in opinion of allowing a car wash use tonight versus waiting for the utilities to bring back their comments.

MOTION: Vice-Chair Brown moved and Commissioner Kennedy seconded to approve a request by 7B Building & Development (Applicant), represented by Baseline Engineering on behalf of Harman Property Management (Owner), for a PUD Amendment to change the use from "Eating/Drinking Place, Eat-in and Drive-through" to also allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking Data with the following conditons:

1. 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.
2. 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
3. An amended Page 1 of the PUD Plan of Development must be submitted with an updated Building and Parking Data Table to reflect the change in use and parking for Lot 4.
4. The *Private Access Drive* Labeled on the site plan must be updated for consistency with the recorded subdivision plat.

5. Work with staff to further refine the architectural design to be compliant with the Woodland Park mountain western aesthetic.
6. Fencing and screening is required as stated in 18.42.070.

YES: Dezellem, Kennedy, Hartsfield, Brown.

NO: Jones, Larsen.

Motion carries 4 – 2.

City Council is currently scheduled for a First Reading of this Ordinance on August 3, 2023 and Public Hearing on August 17, 2023 at 6:30 p.m.

5. **REPORTS:** Planning Director Schminke reported that City Council held a first reading of the Short Term Rental Ordinance and set the public hearing for October 5, 2023. City Manager Michael Lawson has submitted his resignation and his last day is August 4, 2023. The next Planning Commission meeting is a code review work session on July 27, 2023.
6. **ADJOURN:** The meeting was adjourned at 8:51 p.m.

Approved this _____ day of _____, 2023 by

Ken Hartsfield, Chair

May 3, 2023

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

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

Dear Development Review Team,

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

- | | |
|--|--|
| 1. Site Plan Application Form | a. Current Final Development Plan Narrative |
| 2. Property Owner Authorization Form | b. Amended PUD Document Redline |
| 3. Wal-Mart Approval-Partial Waiver & Release | c. Amended PUD Document Clean |
| 4. Project Narrative and Request | |
| 5. Site Development Plan | 11. Amended PUD Document Clean |
| 6. Project Renderings and Signage | 12. Wal-Mart PUD Overall Site Plan |
| 7. Photometric Plan and Specifications | 13. Wal-Mart Center Subdivision Plat |
| 8. Trip Generation Memorandum | 14. Adjacent Property Owners List |
| 9. Drainage Report | 15. Previous Application's Staff Report and Site Plan Comments |
| 10. Amended PUD Final Development Plan Narrative | |

Background

Baseline Engineering represents 7B Building and Development in the submittal of this PUD Amendment and Site Plan Application. The PUD Amendment and Site Plan Application are evaluated under separate review processes. Both applications are combined in this submittal to provide staff with a more comprehensive, streamlined review process. The application was initially submitted on December 21, 2022, and given a recommendation of approval by the Planning Commission on February 9, 2023. The application was withdrawn on March 15, 2023, before a public hearing with City Council.

The application submitted on this day, May 3, 2023, has no revisions to the application submitted on December 21, 2022. An additional attachment, Attachment 15, includes the staff report for the Planning Commission and the staff report intended for the City Council public hearing. For a comprehensive overview, the comments provided by staff and the City's Referral agencies for the site plan application review are also provided in Attachment 15. The comments provided by city staff and referral agencies are intended to be addressed by continuing the site plan process following the City's review of the PUD Amendment. All conditions of approval tied to the previous PUD amendment application and presented at the Planning Commission on February 9, 2023, are accepted by and will be adhered to by the applicant.

Applicant Background

7B Building & Development is a family-owned and operated business. The company has gained a strong reputation for its quality construction services, dependable customer service, strict budgetary adherence, and outstanding

performance as a commercial contractor. At its core, 7B is a general contracting firm that has grown into a full-service commercial construction company. Its rapid growth is fueled by its commercial contracting experience and delivery.

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

Project Request

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

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

Legal Description: Lot 4, Walmart Center

Zone District: Planned Unit Development

Proposed Zone District: No Change

Allowed Uses: Financial Institution or Drive-Thru Restaurant

Proposed Use: Automated Car Wash

Table 1. Site Development Information

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

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

Operational Information

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

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

Sewer/Water Tap Information

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

Contact Information

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

Sincerely,

Baseline Engineering on behalf of 7B Building and Development



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # _____

Case # _____

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

Type of Application (Check one or more as applicable)

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

1. Applicant Information

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

2. Property Owner Information (if different from above)

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

3. Site Information

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

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

5. Project Information

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

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

5. Consultant Information (if applicable)

a. Architect

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

b. Engineer

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

c. Planner

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

d. Surveyor

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

e. Other (specify role) Applicant Project Manager

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

6. Submittal Requirements

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

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

7. Applicable Code Sections

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

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

8. Certification of Ownership

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



Please refer to the property owner's letter of authorization.

Owner _____ Date _____



Owner _____ Date _____

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

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



D/M
Derrick Merchant (May 3, 2023 16:10 CDT) _____ 05/03/2023
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

RECEIVED
5/16/2023



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202305123
Case # PUD SPR 2023-02
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

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

1. Applicant Information

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- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403
- d. E-mail Address Tez.Hawkins@baselinecorp.com
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8. Certification of Ownership

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Please refer to the property owner's letter of authorization.

Owner _____ Date _____



Owner _____ Date _____

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

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



DMM
Derrick Merchant (May 3, 2023 16:19 CDT) _____ 05/03/2023
Applicant _____ Date _____

City Use Only

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

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

7. Additional Information

Property Owner Letter of Authorization

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

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

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

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

Harman Management Corporation



Brenton Jackson



(Date)

**STATE OF COLORADO
COUNTY OF TELLER**

PARTIAL RELEASE AND WAIVER OF RIGHTS

Date: 8/31/2022

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

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

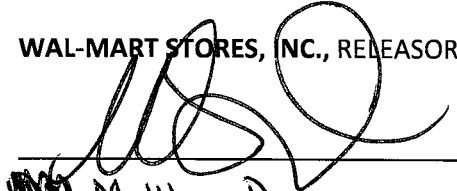
THIS SPACE INTENTIONALLY LEFT BLANK.

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

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

WAL-MART STORES, INC., RELEASOR

By:


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

CORPORATE ACKNOWLEDGEMENT

STATE OF Arkansas

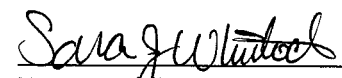
COUNTY OF Benton

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

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

SEAL




Notary Public

After recording return to:

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

Attn: Contracts Manager

Champion Xpress Car Wash

PUD Amendment Narrative



Project Request

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

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

Legal Description: Lot 4, Walmart Center

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Parking	13 Total Parking Stalls
	3 Employee Stalls: 2 standard stalls; 1 ADA Stall
	10 Vacuum Stalls: 9 Standard Stalls; 1 ADA Stall
Landscape Area	22, 949 SF
	Within the Property Boundary: 14,970SF
	Outside of Property the Boundary: 7,978 SF
Impervious Coverage*	24,569 SF
	Concrete: 2,728 SF
	Building: 3,539 SF
	Asphalt: 18,302 SF

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

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

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

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

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

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

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

- a. Accepted land planning practices;

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

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

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

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

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

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

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

- e. Conserve the values of surrounding properties;

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

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

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

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

- a. Location and size of area involved;

Response: Please Refer to the Cover Page.

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

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

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

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

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

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

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

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

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

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

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

- 5. A development schedule indicating the following:

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

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

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

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

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

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

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

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



VICINITY MAP
SCALE: 1" = 150'

BASIS OF BEARINGS

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

BENCHMARK

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

SHEET INDEX

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

CONTACTS:

DEVELOPER

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



CIVIL ENGINEER

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



ARCHITECT

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



MUNICIPALITY

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



FIRE DISTRICT

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



WATER

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



SANITARY

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



ELECTRIC

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



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

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

DATE OWNERS

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

DATE CITY PLANNER
CITY OF WOODLAND PARK



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

DESIGNED BY LTV
DRAWN BY LAR
CHECKED BY LRM

DATE
PREPARED BY

REVISION DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL XXXXX.2022

DRAWING SIZE 24" X 36"

SURVEY FIRM BEC SURVEY DATE XXXXXX

JOB NO. 483 7B

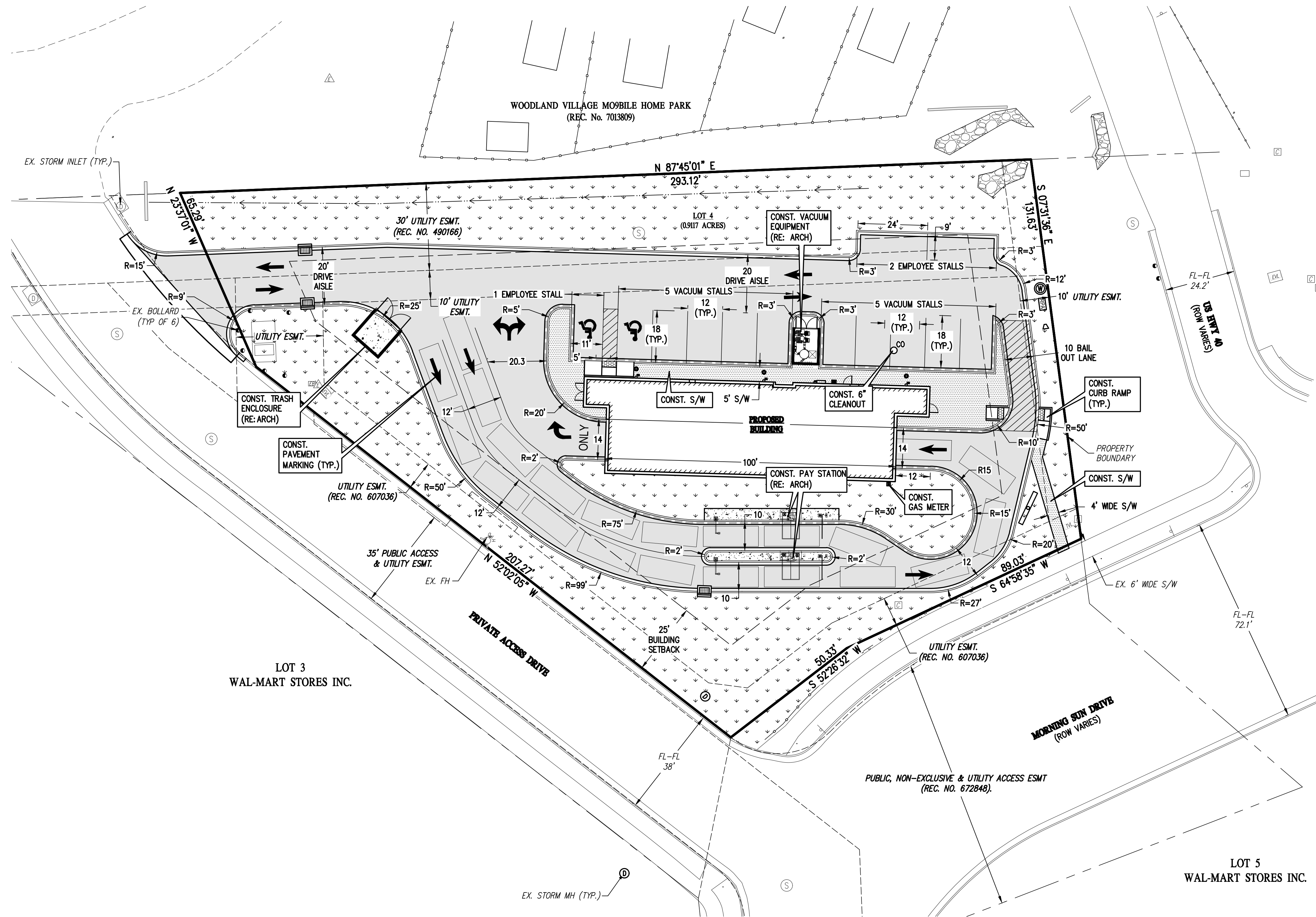
DRAWING NAME
COVER

SHEET 1 OF 10

C1

SITE DEVELOPMENT PLANS CHAMPION XPRESS CAR WASH

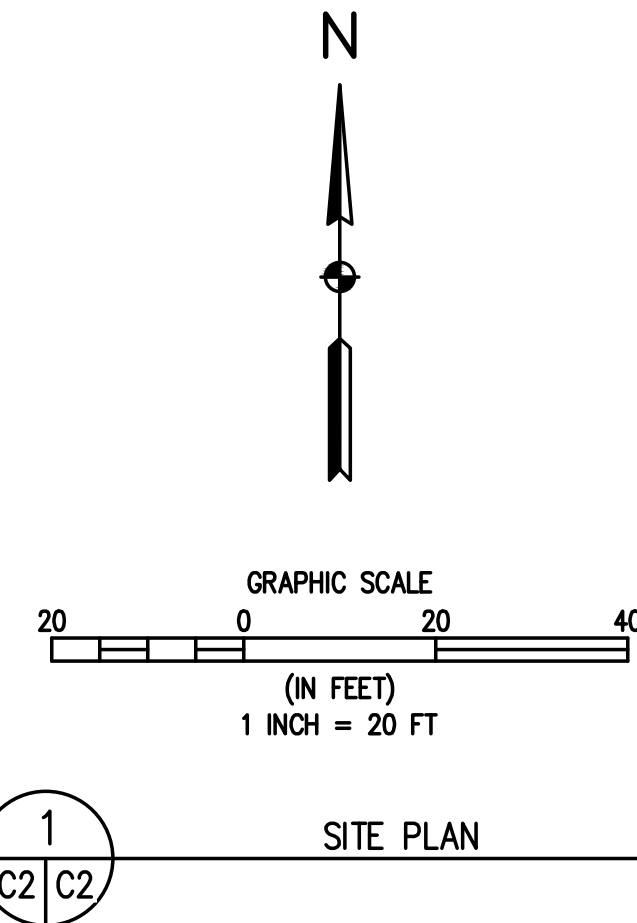
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



LEGEND

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

EXISTING SYMBOLS	PROPOSED SYMBOLS	PROPOSED HATCHES	
			ADA PARKING STALL ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
			SIGN SIDEWALK PAVING
			WATER METER CONCRETE PAVING
			REDUCED PRESSURE ASSEMBLY LANDSCAPING
			REDUCER
			SANITARY MANHOLE
			CLEANOUT
			RECLAIM SYSTEM
			SAND/OIL INTERCEPTOR
			TEST WELL
			TYPE '13' CURB INLET
			INLET SMALL AREA
			STORM DRAIN MANHOLE
			DOWNSPOUT
			LIGHT POLE
			COMMUNICATION VAULT



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DRAWN BY: LAR
CHECKED BY: LRM

DATE: _____

PREPARED BY: _____

REVISION DESCRIPTION: _____

7B BUILDING & DEVELOPMENT

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

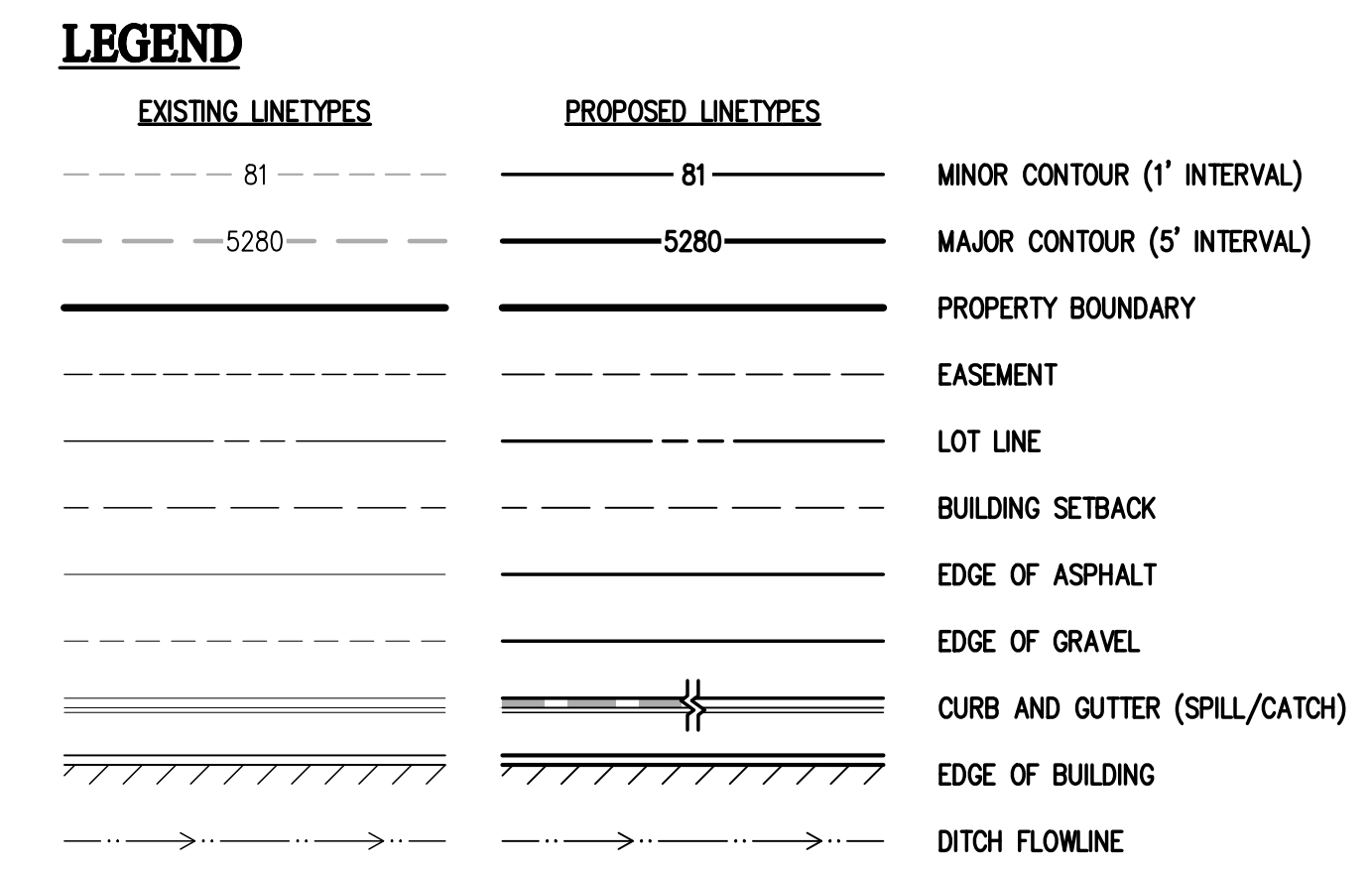
FOR AND ON BEHALF OF
BASELINE CORPORATION
PREPARED UNDER THE DIRECT
SUPERVISION OF
PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL: XX.XX.2022
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BEC
SURVEY DATE: XXXXXX
JOB NO.: 483 7B
DRAWING NAME: SITE PLAN
SHEET: 2 OF 10
C2

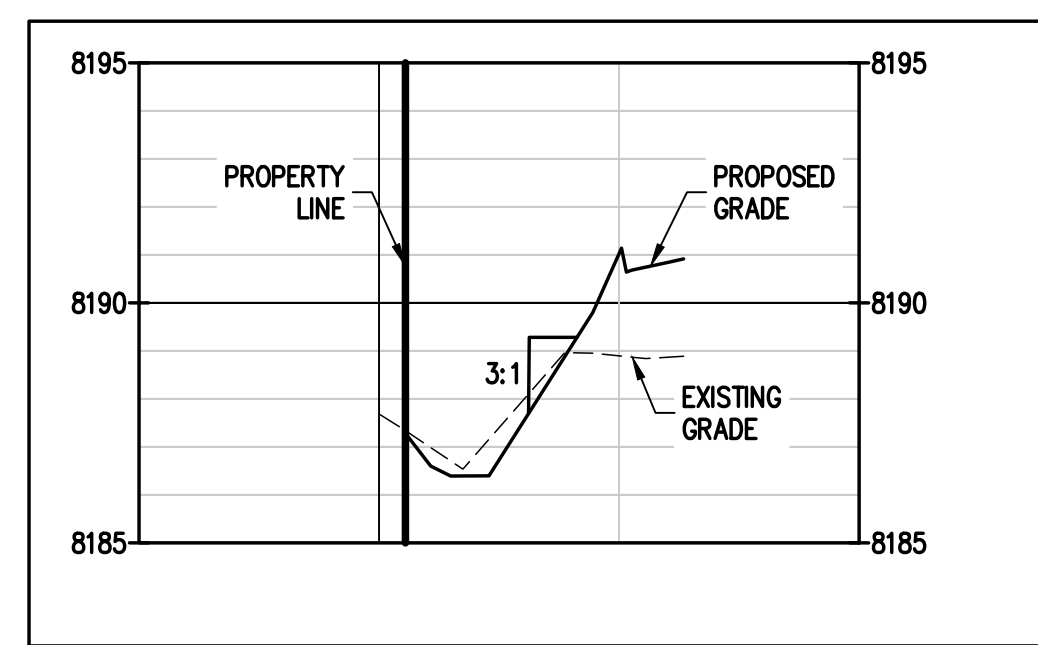
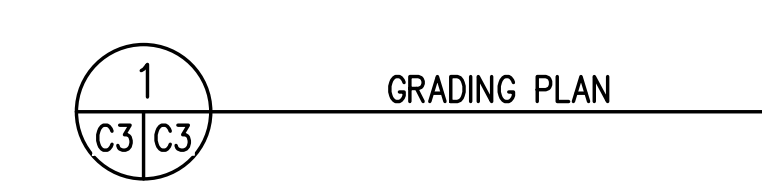
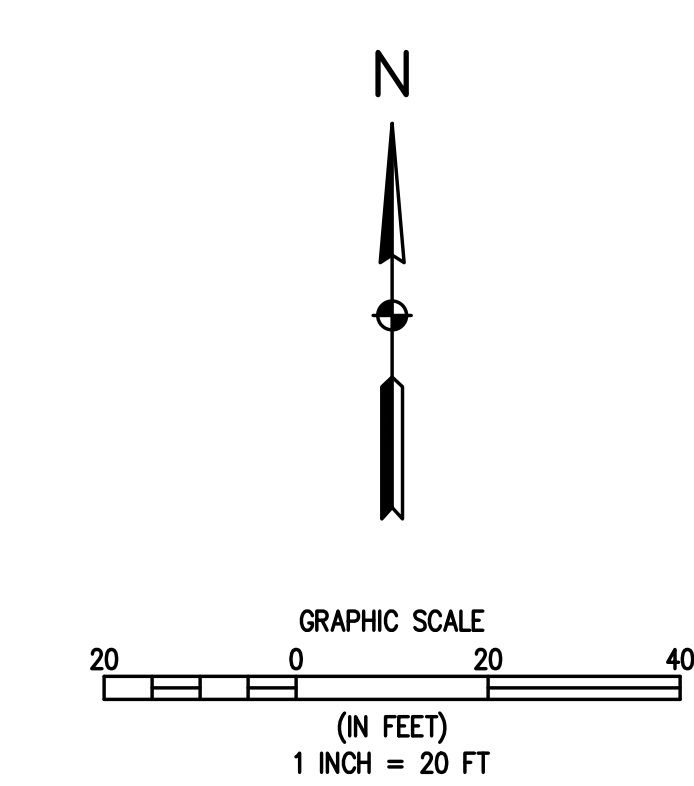
Page 97 of 309



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



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

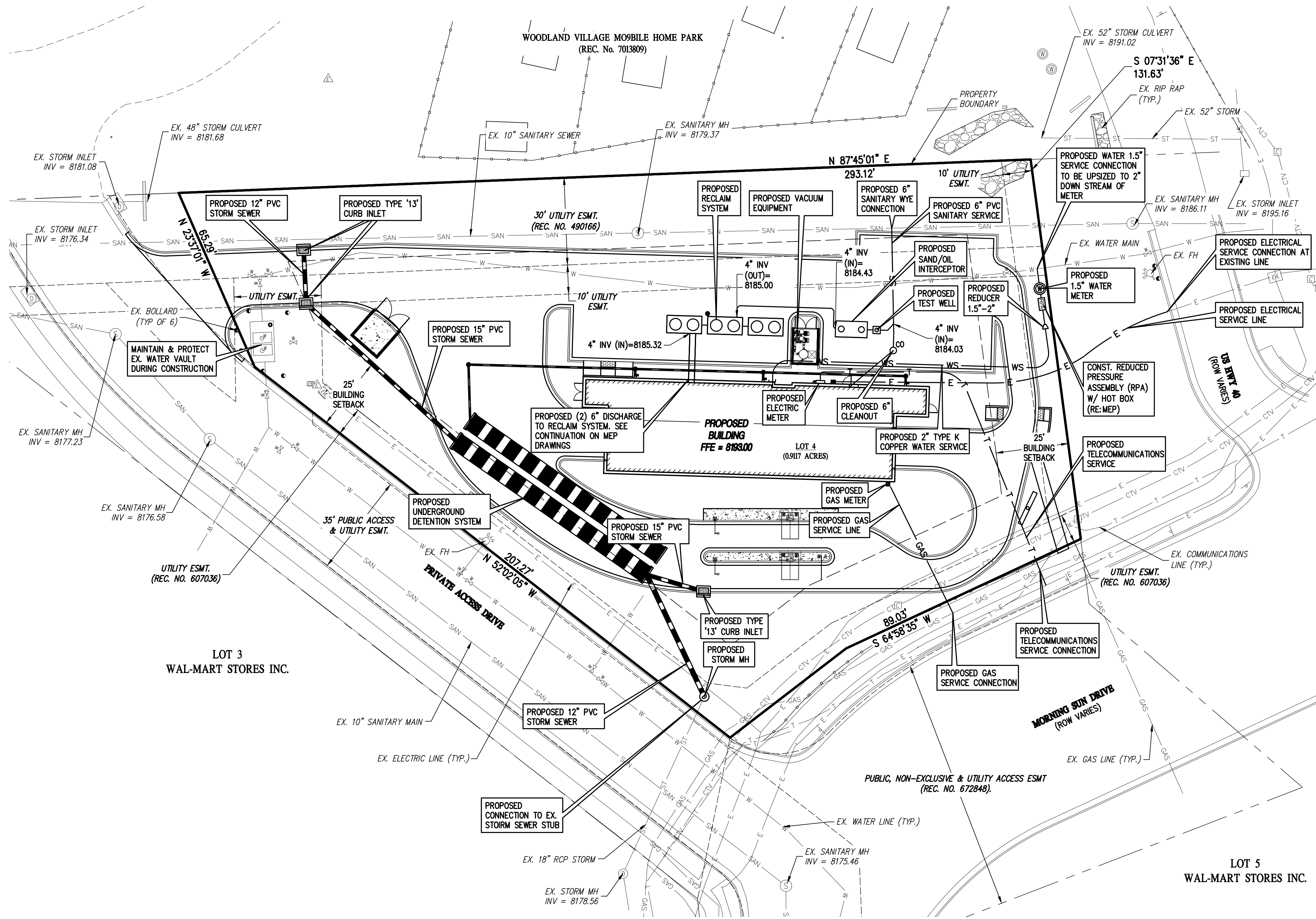


 DITCH SECTION A

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

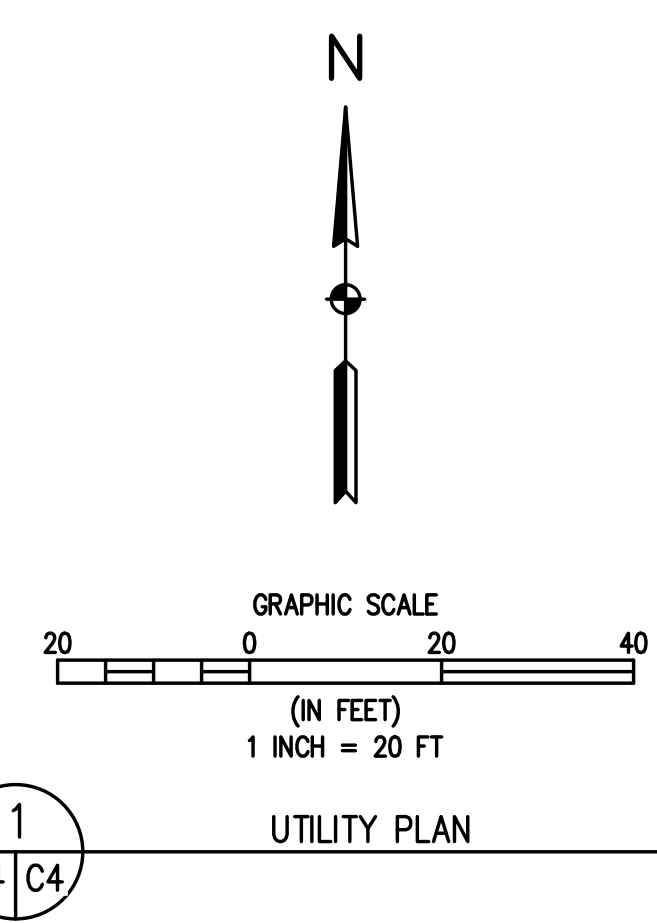
SITE DEVELOPMENT PLANS CHAMPION XPRESS CAR WASH

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



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

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



BASELINE

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LRM

DATE

REVISION DESCRIPTION

7B BUILDING & DEVELOPMENT

TELLER COUNTY

CITY OF WOODLAND PARK

WOODLAND PARK CHAMPION XPRESS CAR WASH

MORNING SUN DRIVE

UTILITY PLAN

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL

XX.XX.XX.2022

DRAWING SIZE

24" X 36"

SURVEY FIRM

XXXXXX

SURVEY DATE

XXXXXX

JOB NO.

483 7B

DRAWING NAME

UTILITY PLAN

SHEET

4 OF 10

PRELIMINARY

NOT FOR

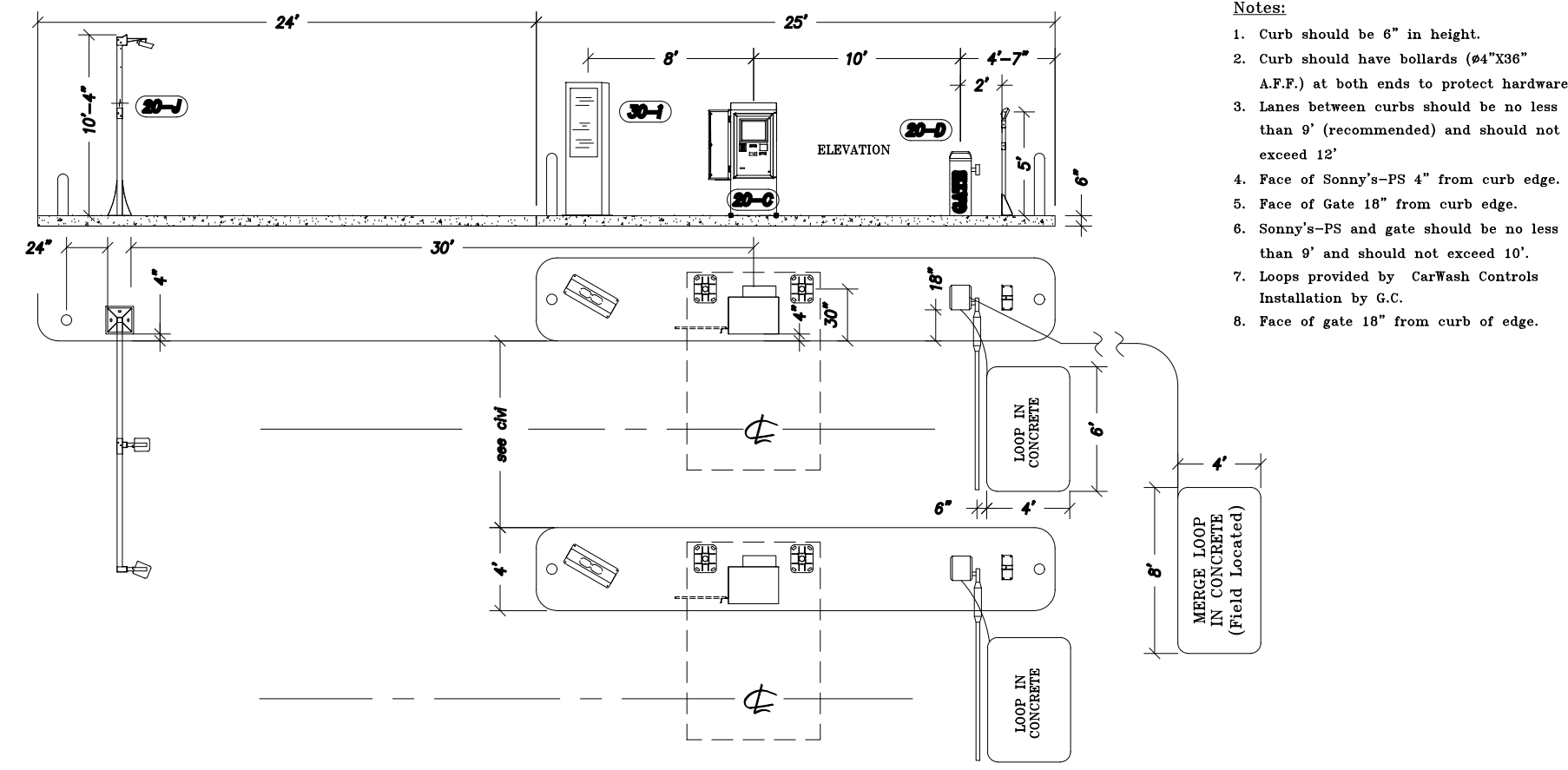
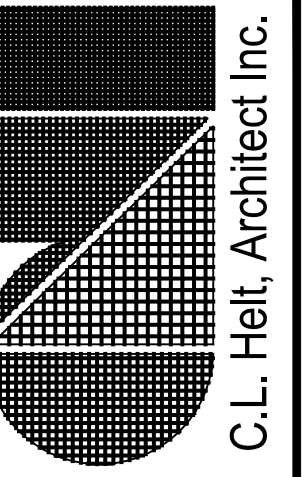
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C4

SITE DEVELOPMENT PLAN

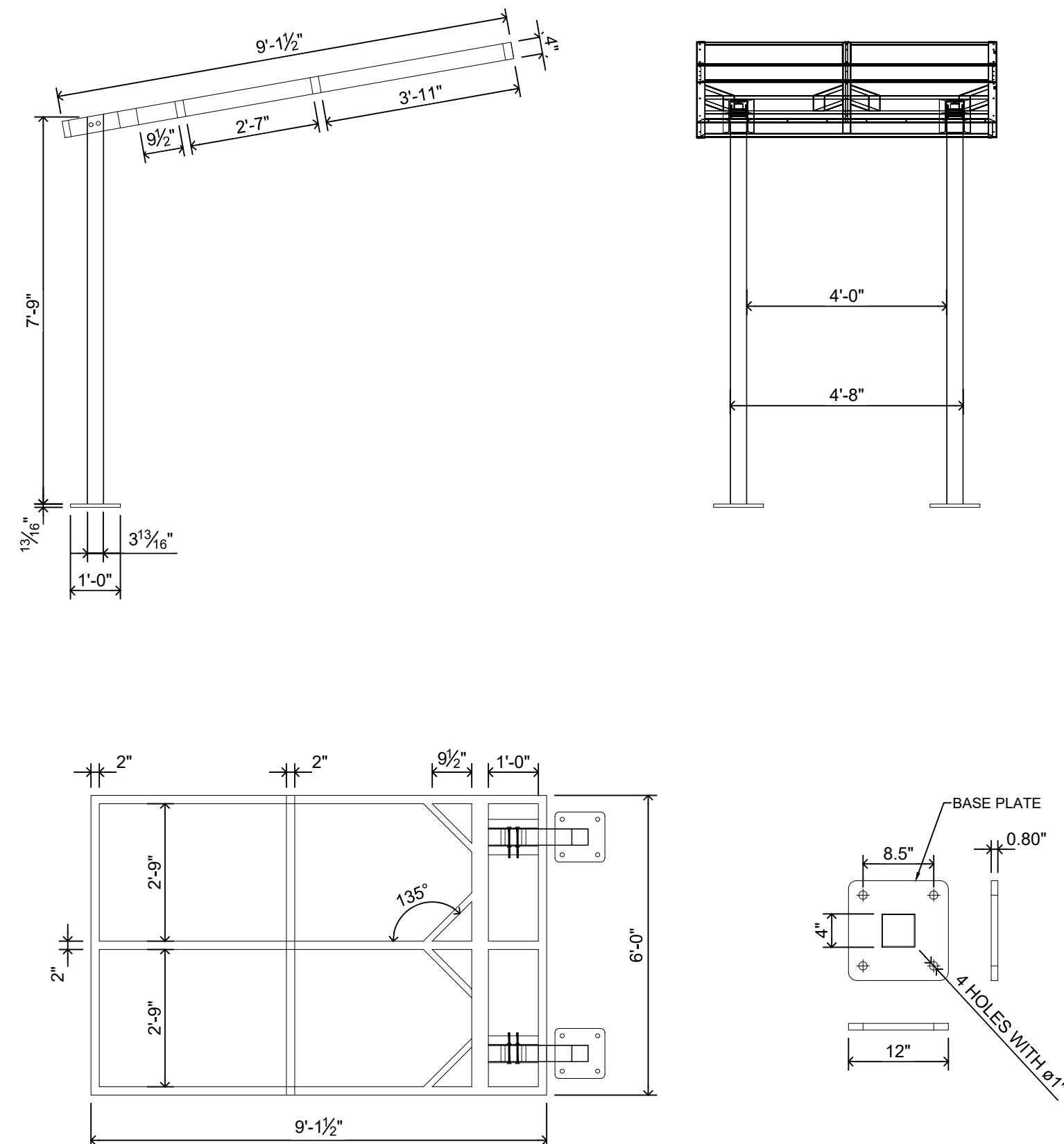
CHAMPION XPRESS CAR WASH

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

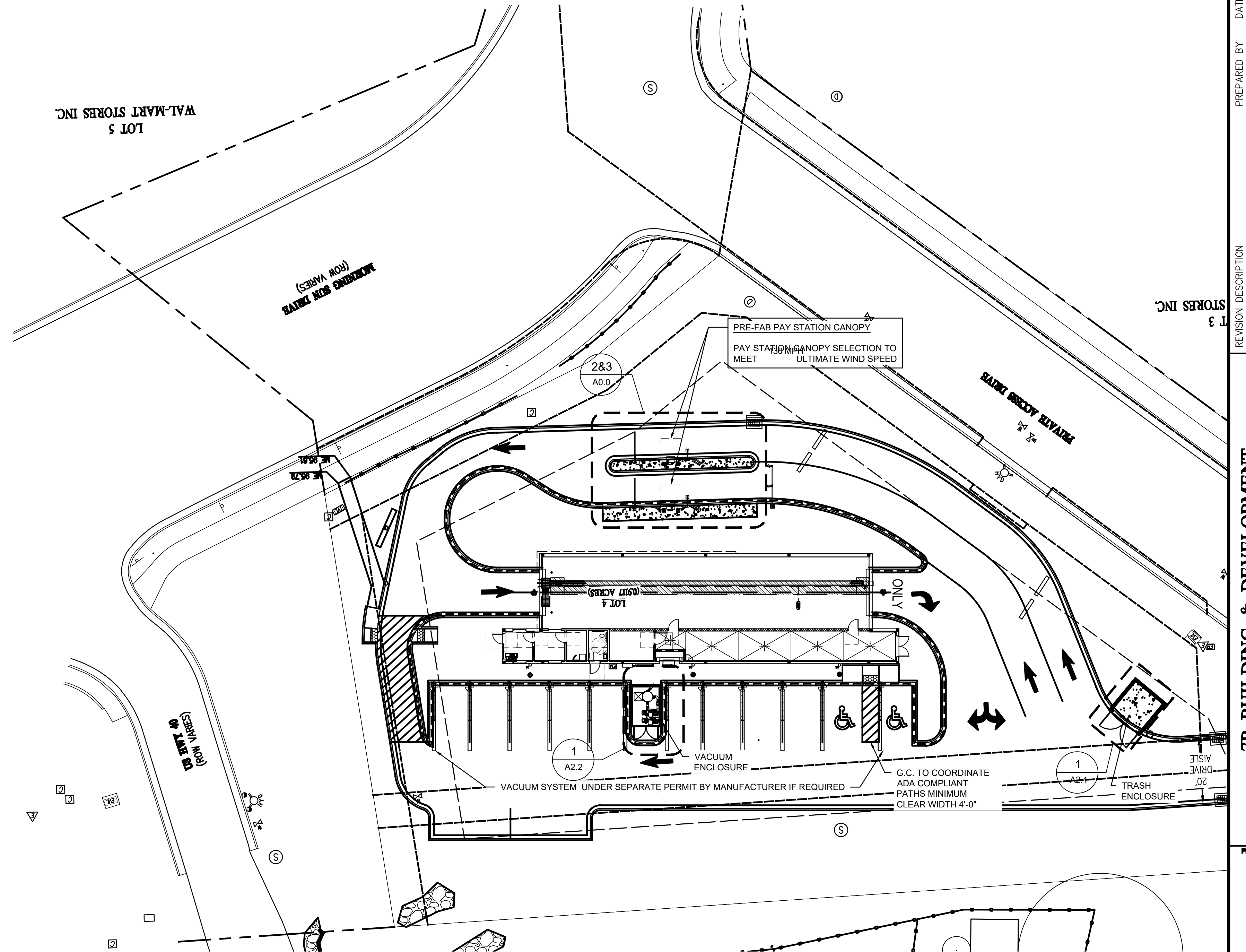


SEE ELECTRICAL FOR ALL CONDUIT LOCATIONS
SEE CIVIL FOR PAY LANE QUANTITIES AND DIMENSIONS.

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



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



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

DESIGNED BY	DATE	REVISION DESCRIPTION
VR		
DRAWN BY		
VR		
CHECKED BY		
VR		

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

FOR AND ON BEHALF OF	12.16.2022
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	

SHEET	5	OF	10
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A1.0

SITE DEVELOPMENT PLAN
CHAMPION XPRESS CAR WASH

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

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

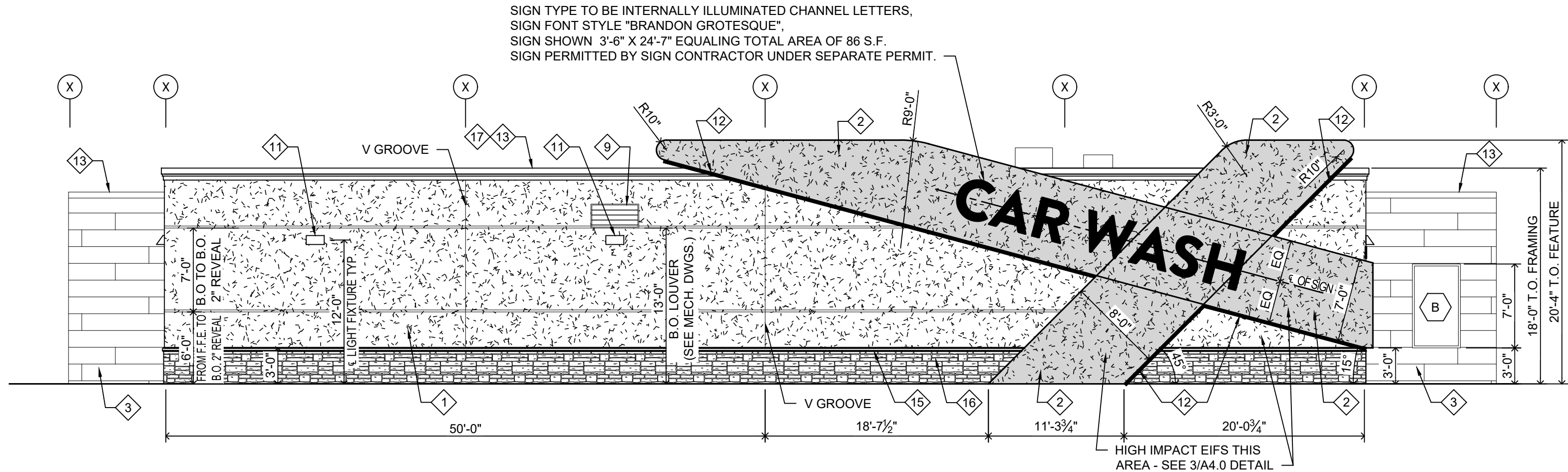
EXTERIOR FINISH SPEC. LEGEND

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

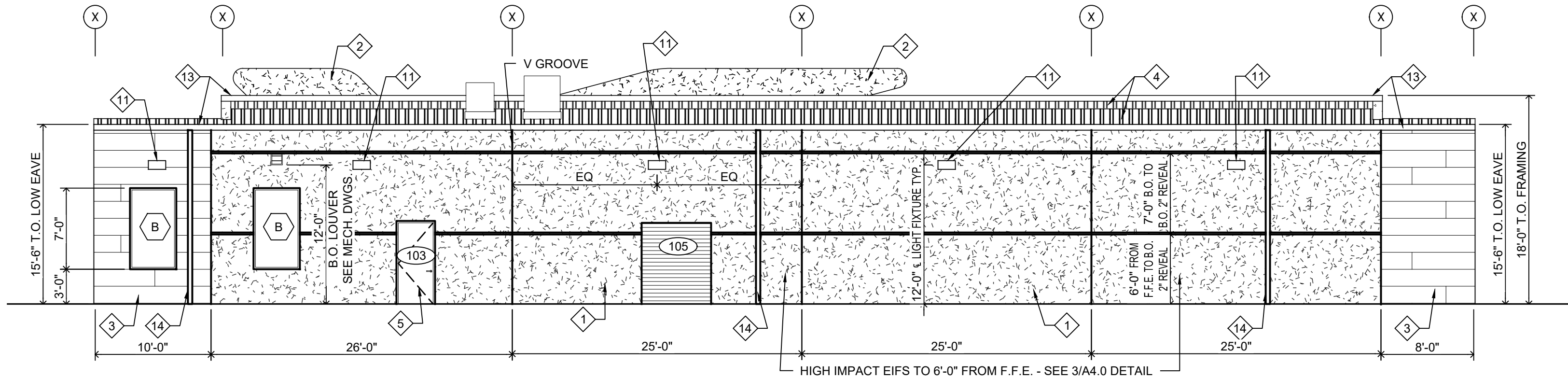
1	EIFS WALL SYSTEM MANUF: STO OR EQUAL COLOR: STO 32123 TEXTURE: STOLIT 1.5 (MEDIUM)
2	EIFS WALL SYSTEM AT "X" MANUF: STO OR EQUAL COLOR: STO 35140 TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY
3	FIBER CEMENT SIDING MANUF: NICHHA SERIE: CORBOSA CONCRETE SERIES COLOR: SHADOW
4	MAIN BUILDING ROOF PANEL MANUF: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

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

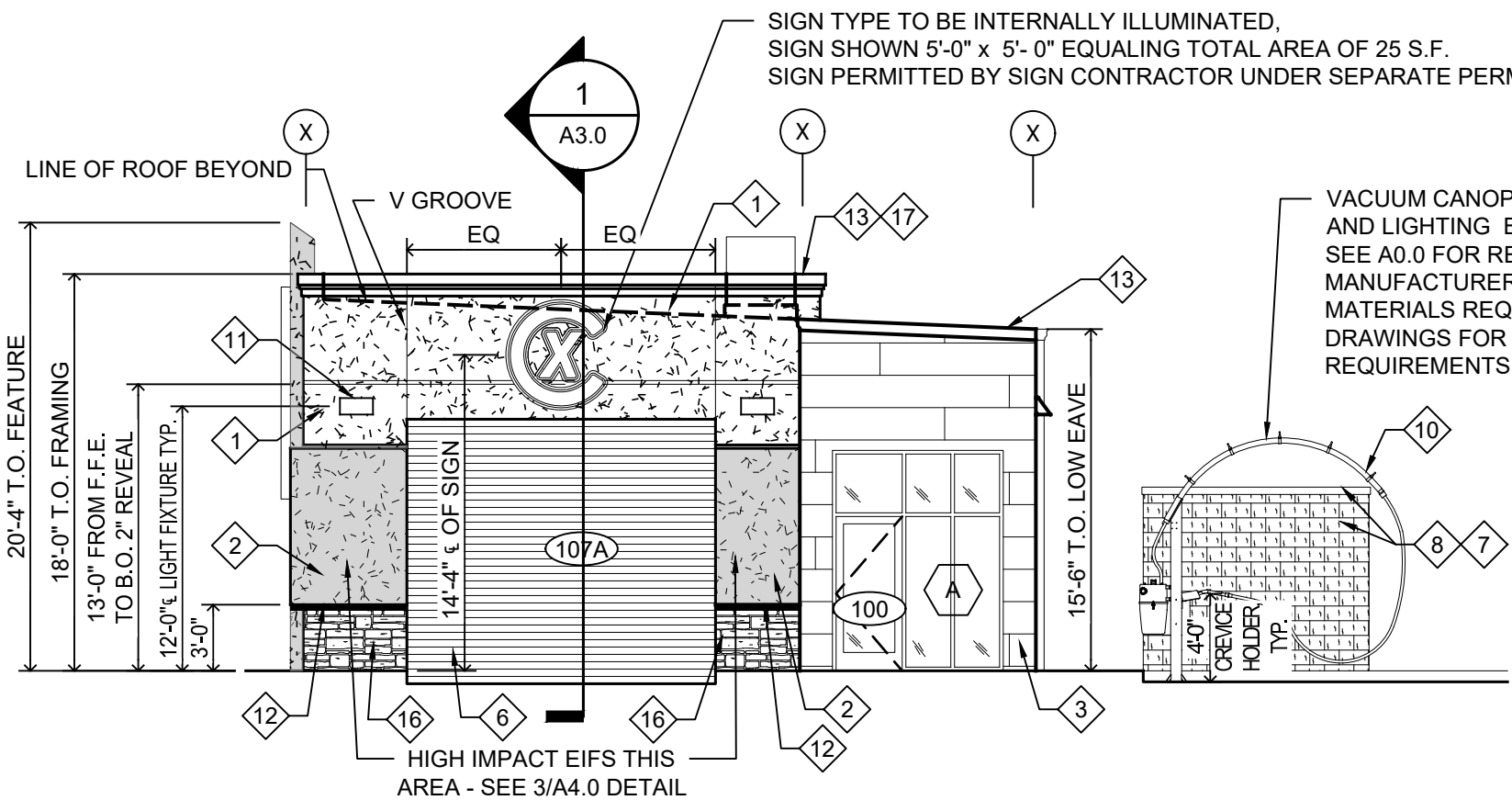
NOTE:
- SEE 9/A4.0 FOR V GROOVE DETAIL TYP. AT 25" O.C., SEE 8/A4.0 FOR EIFS REVEAL DETAIL.



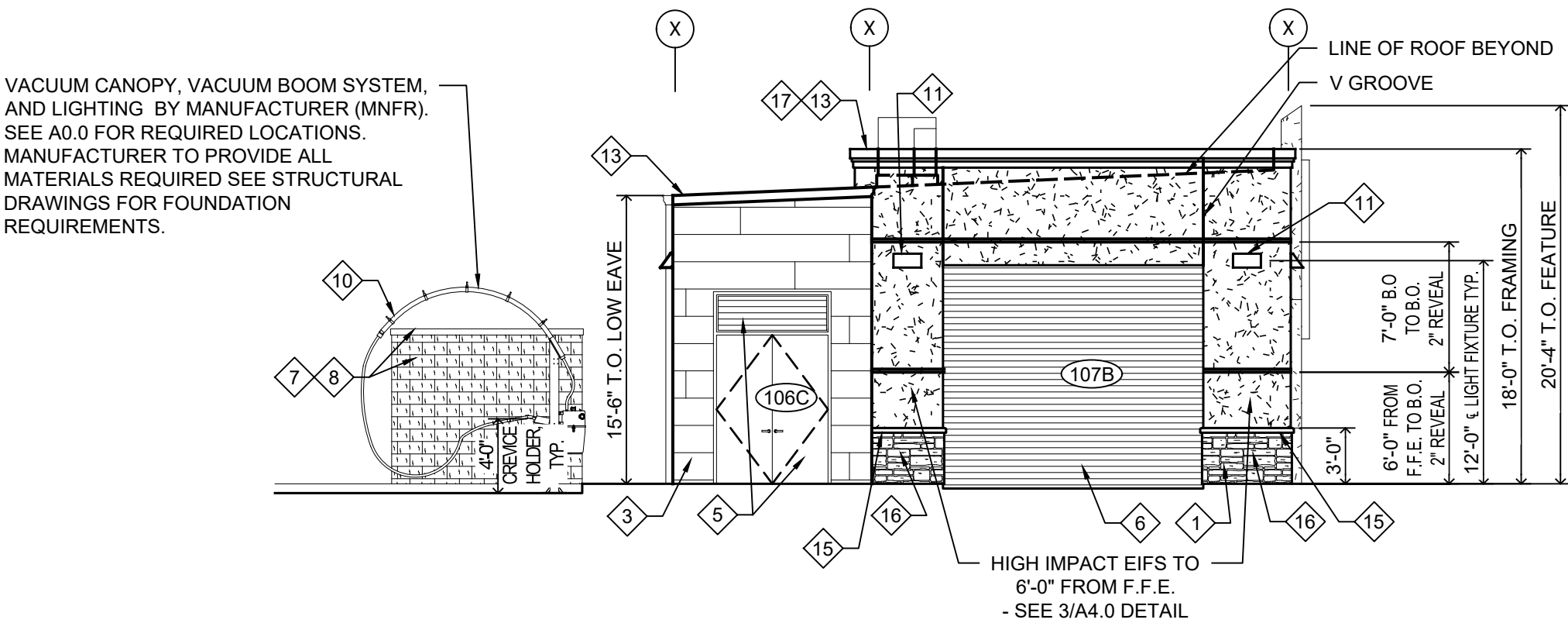
1 FRONT ELEVATION
A2.0 SCALE = 1/8" = 1'-0"



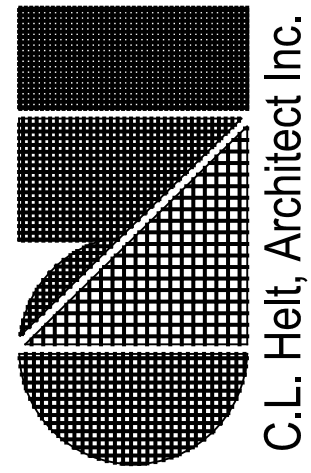
2 (PARKING) ELEVATION
A2.0 SCALE = 1/8" = 1'-0"



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



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



DESIGNED BY
VR

DRAWN BY
VR

CHECKED BY
VR

DATE

PREPARED BY

REVISION DESCRIPTION

7B BUILDING & DEVELOPMENT

TELLER COUNTY

CITY OF WOODLAND PARK

WOODLAND PARK CHAMPION XPRESS CAR WASH

MORNING SUN DRIVE

ARCHITECTURAL ELEVATIONS

FOR AND ON BEHALF OF

INITIAL SUBMITTAL 12.16.2022

DRAWING SIZE 24" X 36"

SURVEY FROM XXXXXX

JOB NO. 483 7B

DRAWING NAME

SHEET 6 OF 10

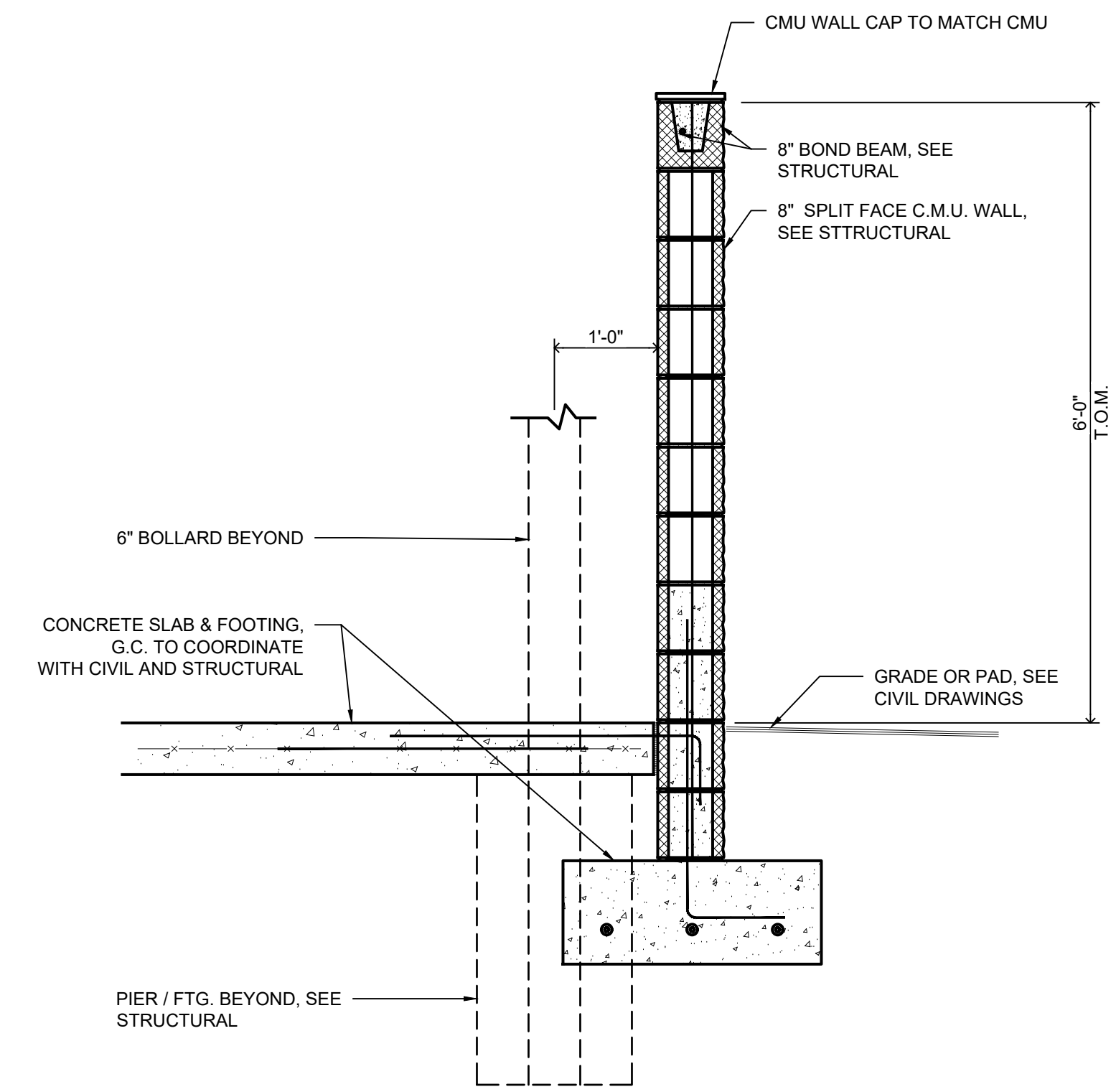
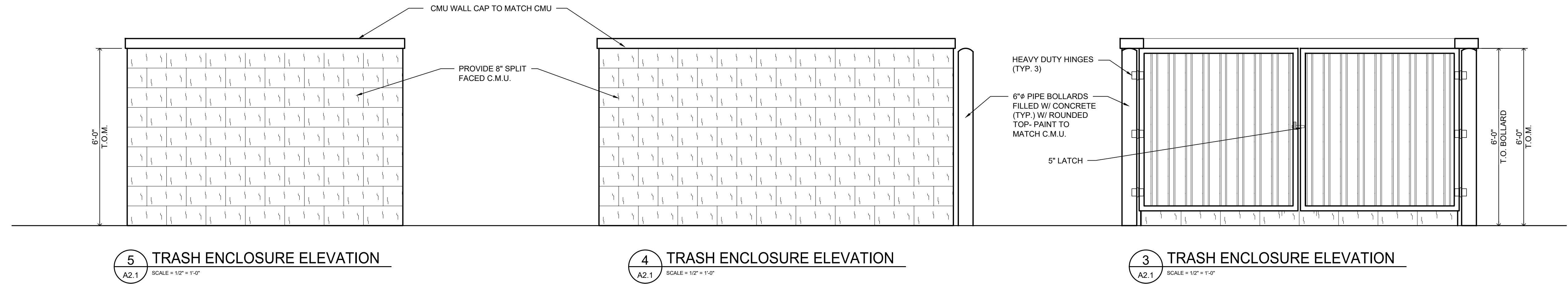
A2.0

SITE DEVELOPMENT PLAN

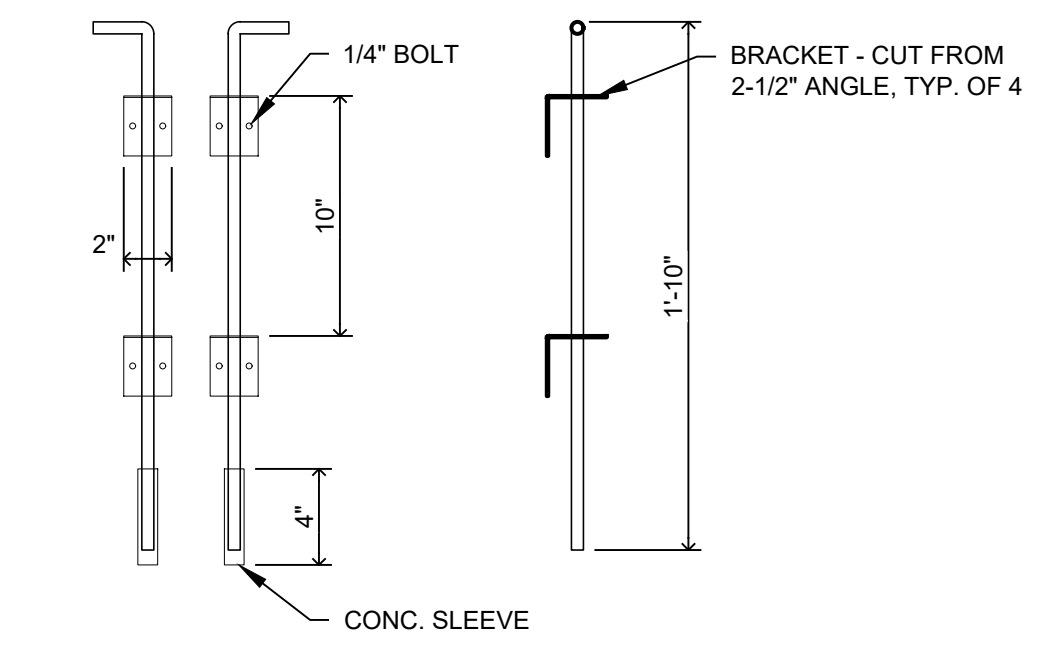
CHAMPION XPRESS CAR WASH

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

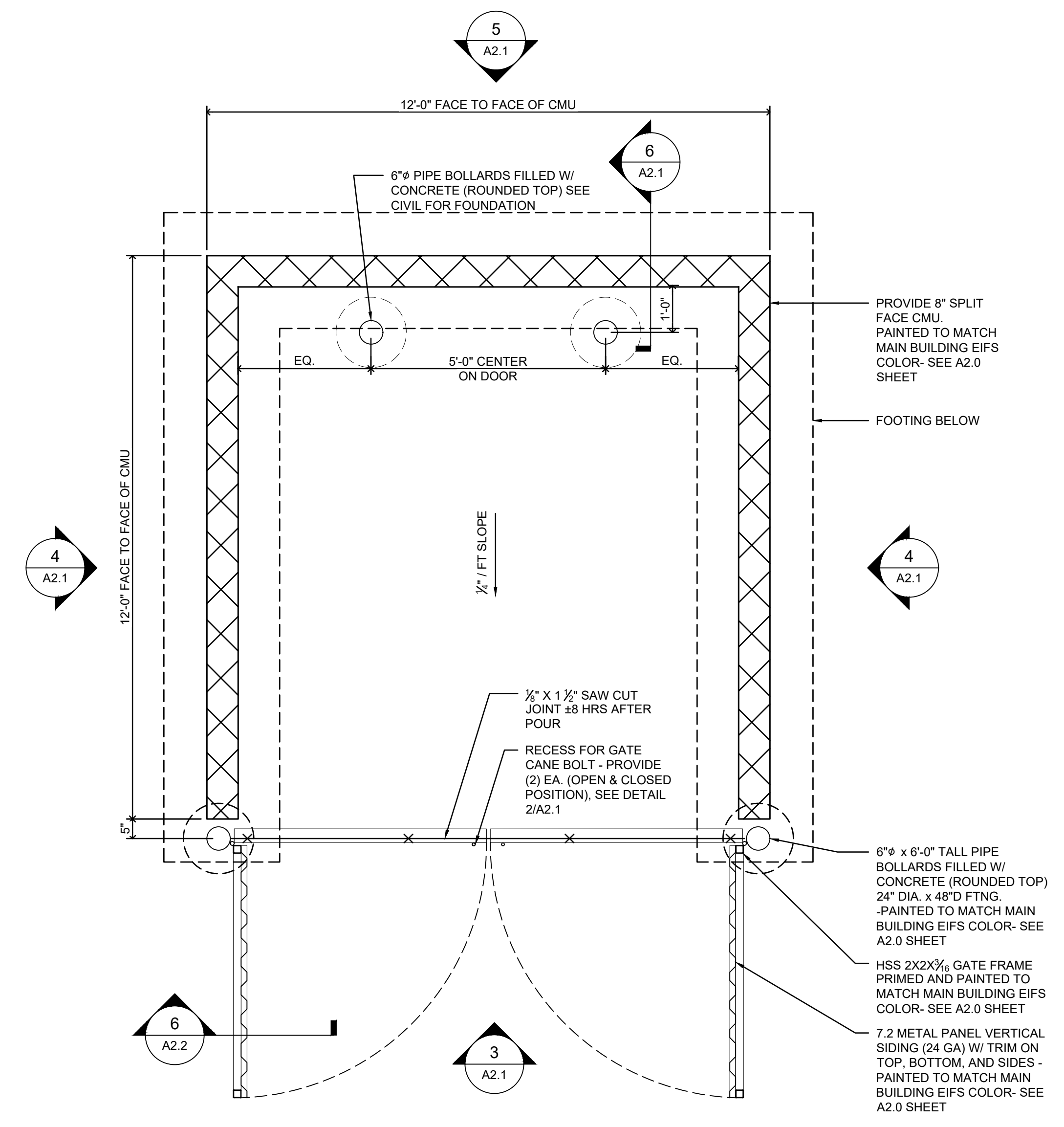
NOTE: SEE SHEET A2.0 FOR FINISHES



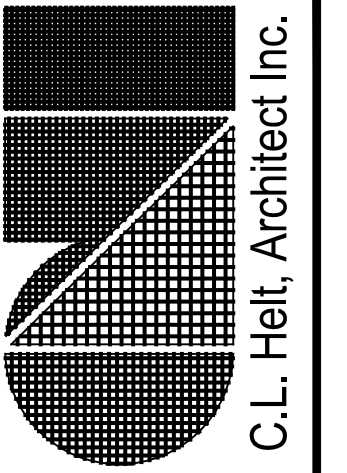
6 TYP. WALL SECTION
A2.1 SCALE = 3/4\"/>



2 CANE BOLT KEEPER DETAIL
A2.1 SCALE = 1 1/2\"/>



1 ENLARGED TRASH ENCLOSURE PLAN
A2.1 SCALE = 1/4\"/>



DESIGNED BY VR
DRAWN BY VR
CHECKED BY VR

DATE
PREPARED BY

REVISION DESCRIPTION

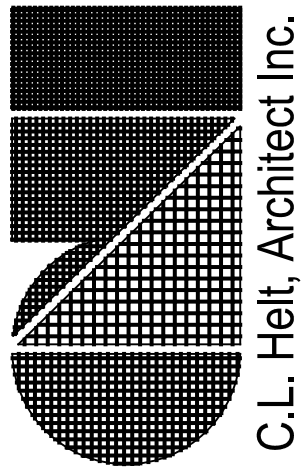
7B BUILDING & DEVELOPMENT
TELLER COUNTY
CITY OF WOODLAND PARK CHAMPION XPRESS CAR WASH
WOODLAND PARK MORNING SUN DRIVE
TRASH ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

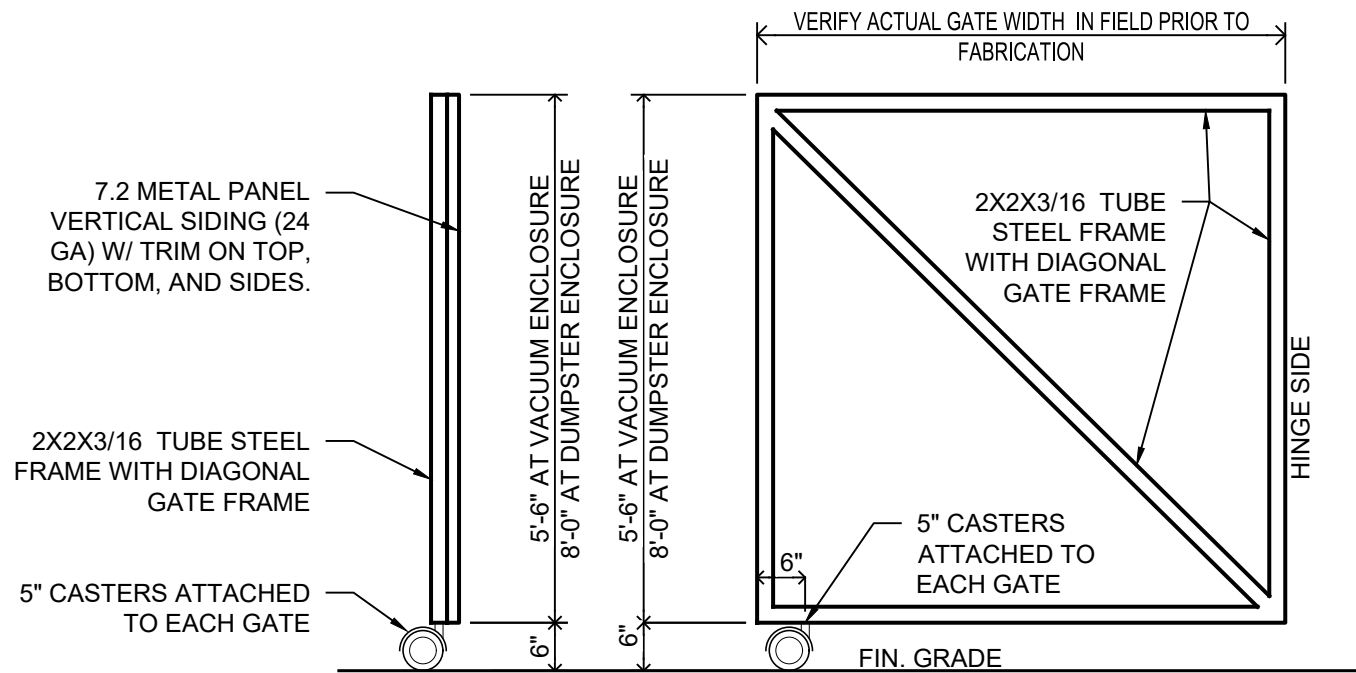
FOR AND ON BEHALF OF
INITIAL SUBMITTAL 12.16.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM BEC SURVEY DATE XXXXXX
JOB NO. 483 7B
DRAWING NAME
SHEET 7 OF 10
A2.1

SITE DEVELOPMENT PLAN
CHAMPION XPRESS CAR WASH

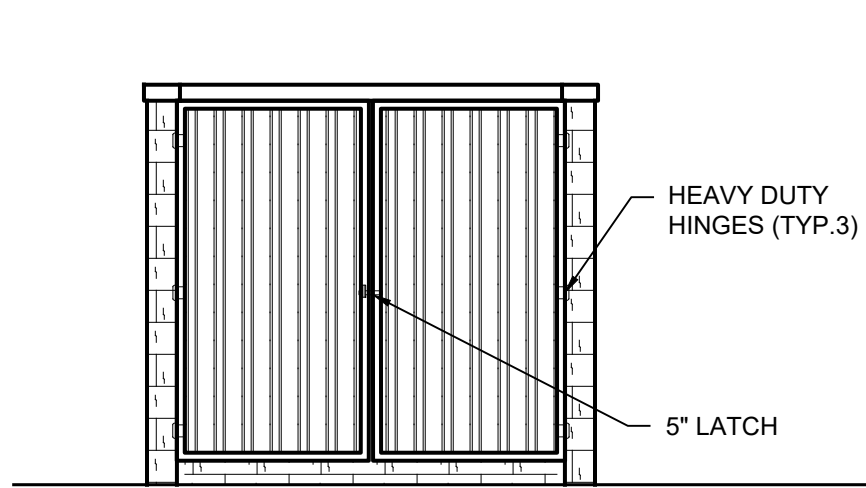
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



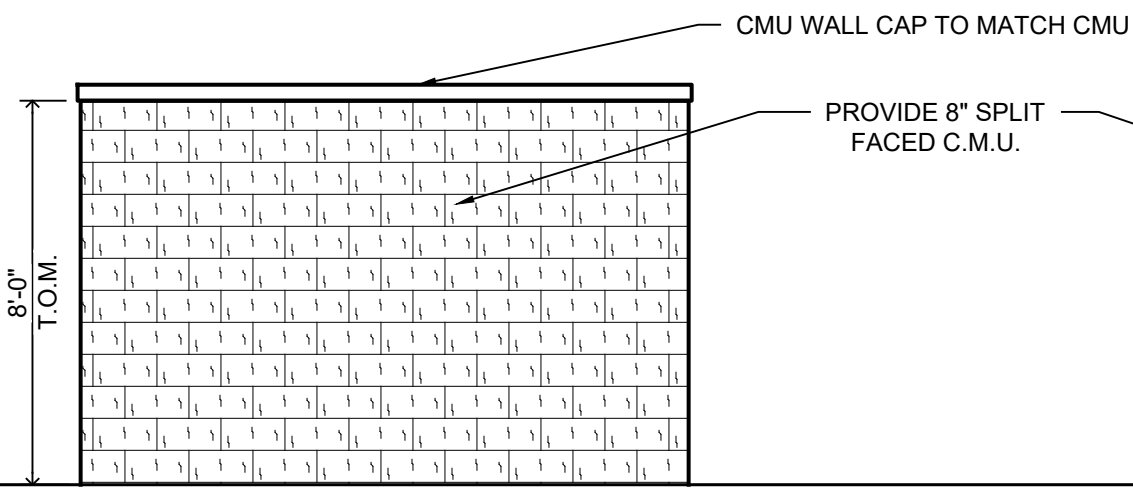
C.L. Helt, Architect Inc.



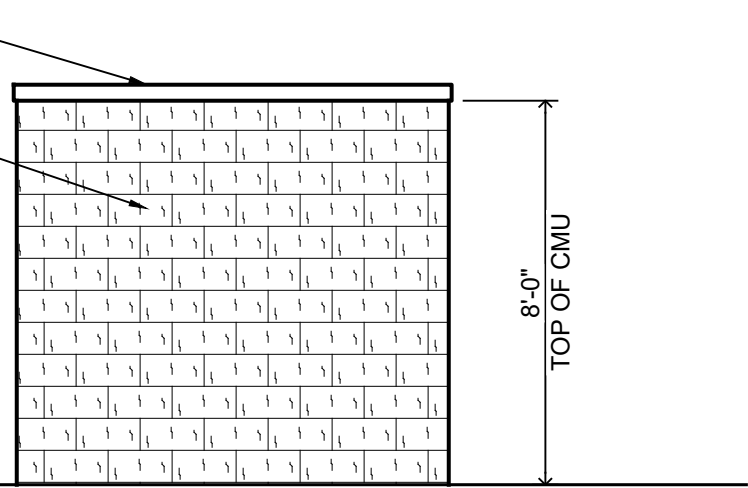
6 TYPICAL GATE SECTION
SCALE = 1/2\"/>



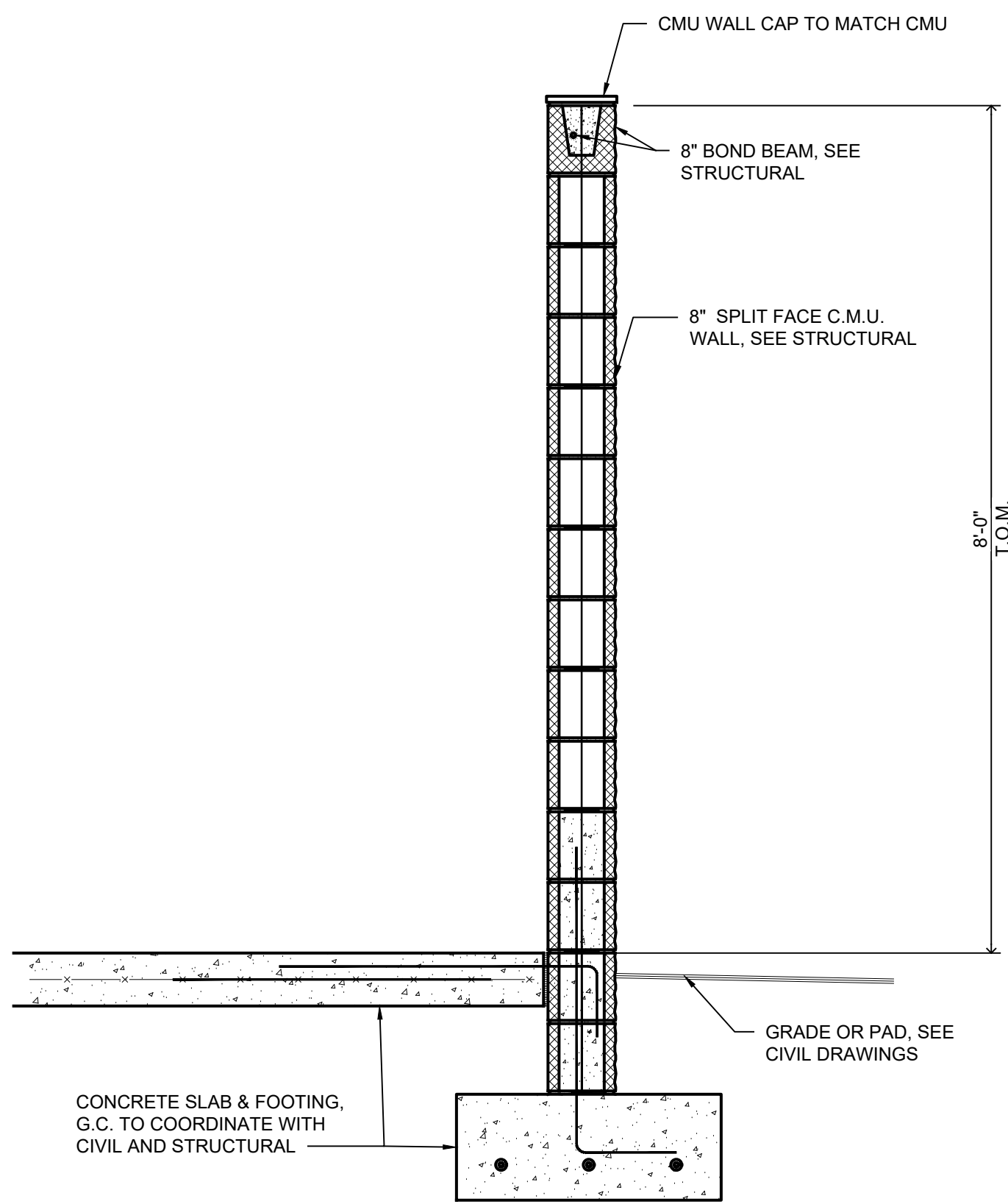
5 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4\"/>



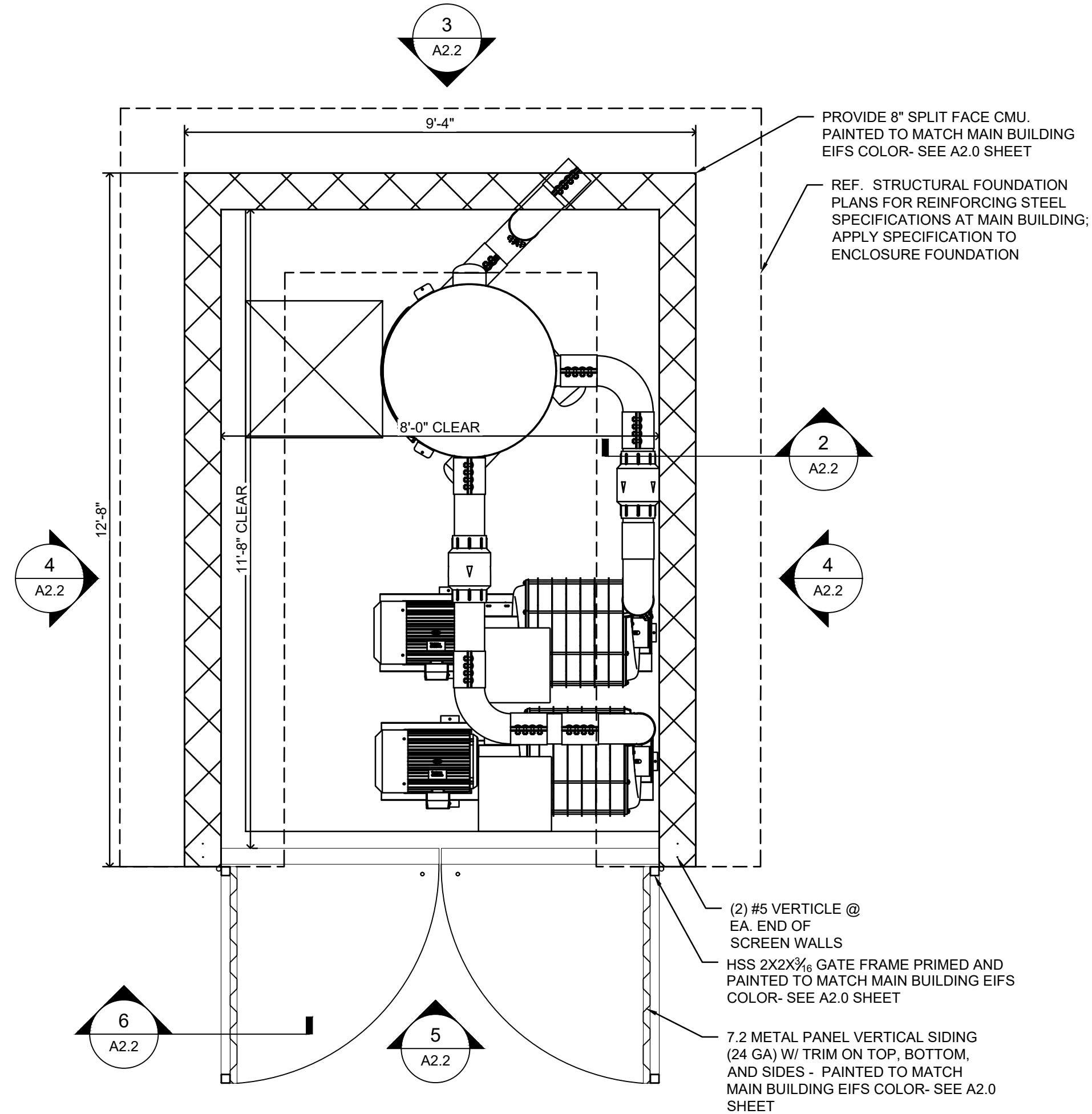
4 VACUUM ENCLOSURE ELEVATION
SCALE = 1/4\"/>



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



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



1 CMU VACUUM ENCLOSURE PLAN
SCALE = 1/2\"/>

DESIGNED BY
VR

DRAWN BY
VR

CHECKED BY
VR

DATE

PREPARED BY

REVISION DESCRIPTION

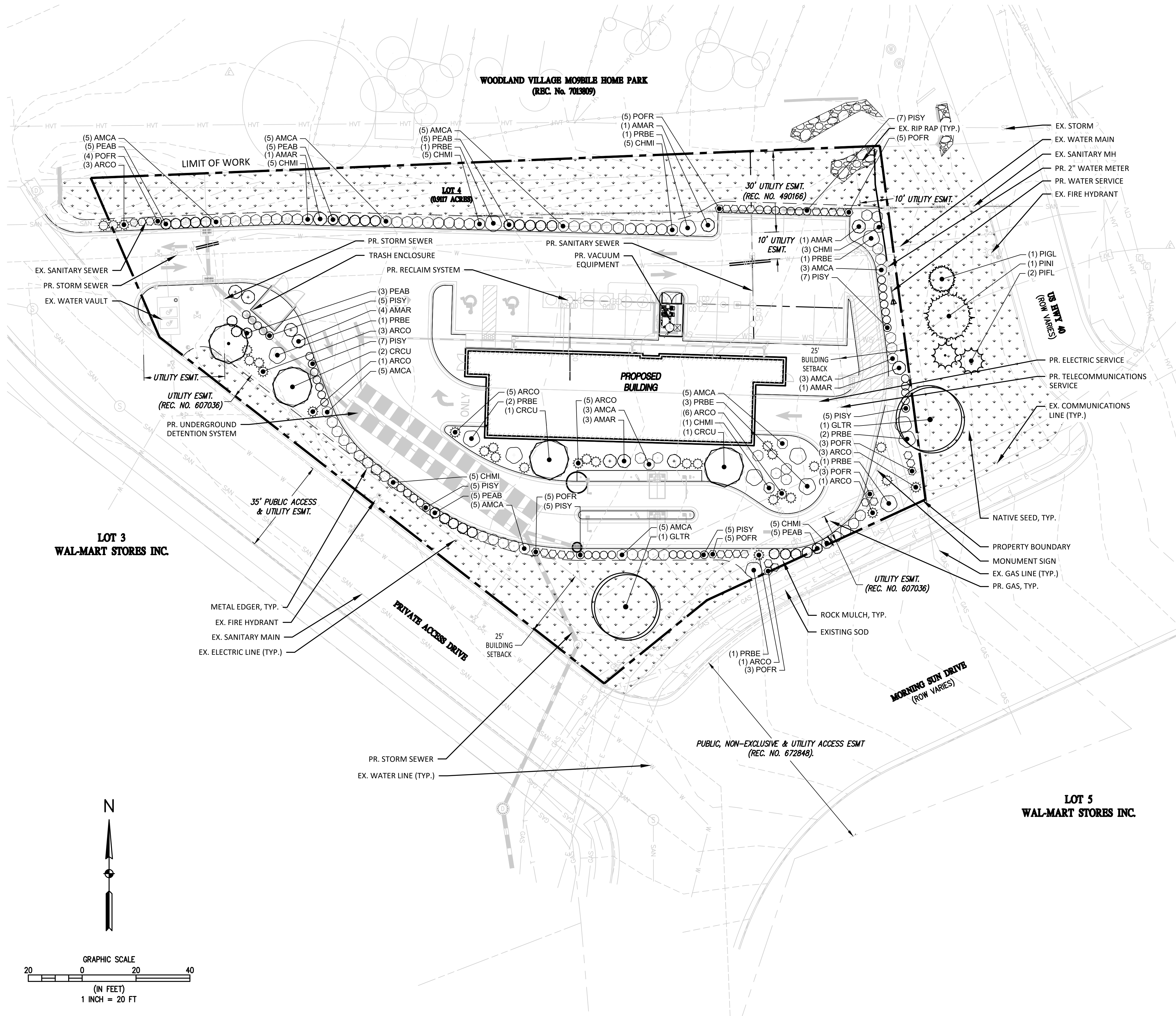
7B BUILDING & DEVELOPMENT
TELLER COUNTY
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
VACUUM ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BUREAU CORPORATION
INITIAL SUBMITTAL 12.16.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM BEC SURVEY DATE XXXXXX
JOB NO. 483 7B
DRAWING NAME
SHEET 8 OF 10
A2.2

SITE DEVELOPMENT PLANS CHAMPION XPRESS CAR WASH

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



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMAR	AMELANCHIER ALNIFOLIA 'REGEN'T' REGEN'T SERVICEBERRY	2" CAL.	11
	CRCU	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	2" CAL.	4
	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL.	2
	PIGL	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	2" CAL.	1
	PIFL	PINUS FLEXILIS LIMBER PINE	2" CAL.	3
	PINI	PINUS NIGRA AUSTRIAN PINE	2" CAL.	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMCA	AMORPHA CANESCENS LEADPLANT	---	45
	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	---	30
	CHMI	CHAMAEBATARIA MILLEFOLIUM FERNBUSH	---	31
	PEAB	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	---	29
	PISY	PINUS SYLVESTRIS 'NANA' DWARF SCOTCH PINE	---	50
	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE' MCKAY'S WHITE BUSH CINQUEFOIL	---	34
	PRBE	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	---	13

MATERIAL SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
3	METAL EDGER	1,249 LF	
SYMBOL	DESCRIPTION	QTY	DETAIL
	ROCK MULCH	7,553 SF	
	NATIVE SEED	15,396 SF	

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

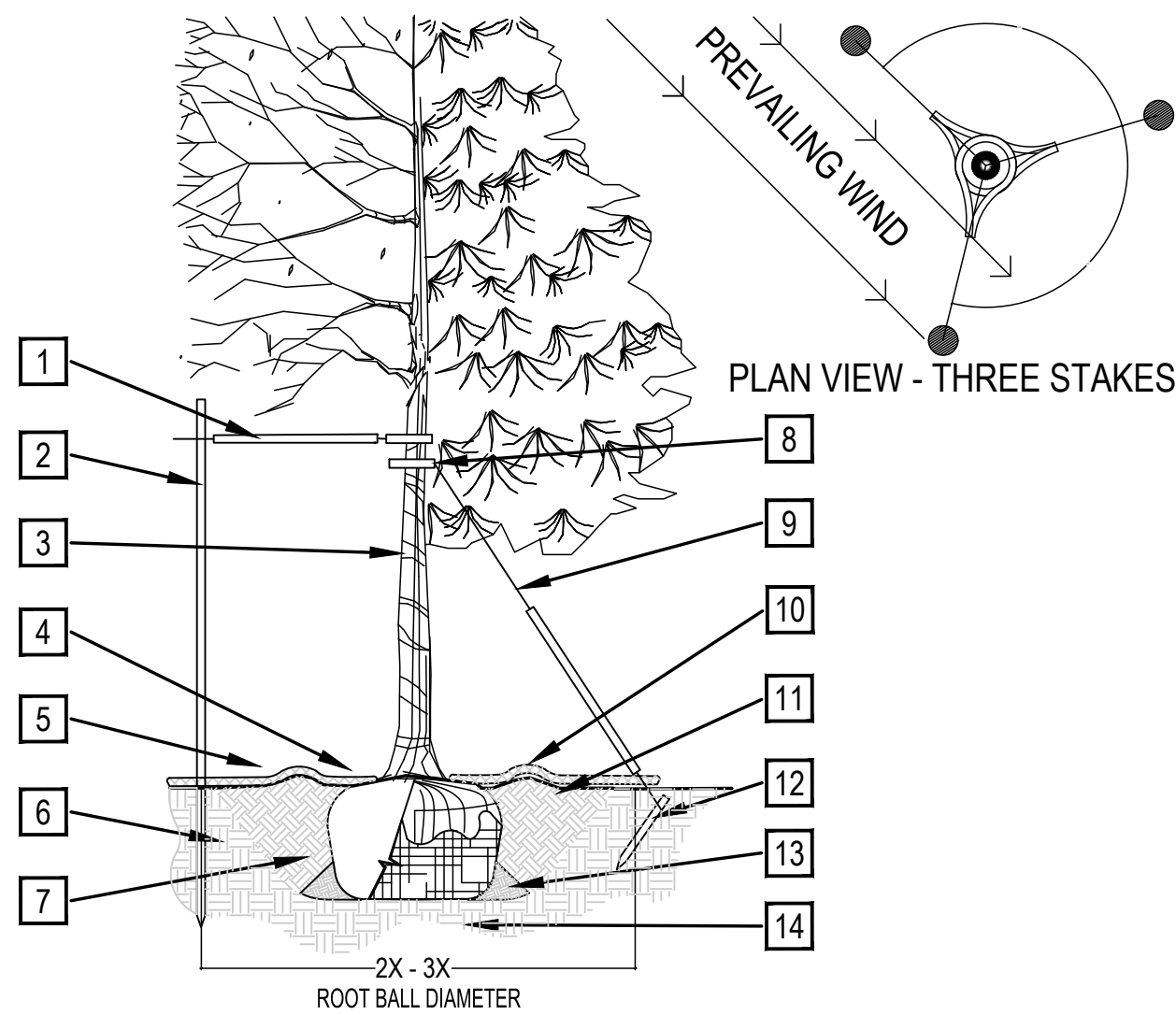
LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.
- ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
- ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" COLORADO ROSE CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL PLANTS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
- SHRUB BEDS ARE TO BE CONTAINED BY COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
- ALL SODDED, TURF SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
- KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
- SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
- ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
- A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE ENTECH ENGINEERING, INC. JULY 5, 2022 ENTECH JOB NO 221054 PAGE 8, 5.5 SURFACE AND SUBSURFACE DRAINAGE "TO HELP MINIMIZE INFILTRATION OF WATER INTO THE FOUNDATION ZONE, VEGETATIVE PLANTINGS PLACED CLOSE TO FOUNDATION WALLS SHOULD BE LIMITED TO THOSE SPECIES HAVING LOW WATERING REQUIREMENTS AND IRRIGATED GRASS SHOULD NOT BE LOCATED WITHIN 5 FEET OF THE FOUNDATION. SIMILARLY, SPRINKLERS ARE NOT RECOMMENDED TO DISCHARGE WATER WITHIN 5 FEET OF FOUNDATIONS. IRRIGATION NEAR FOUNDATIONS SHOULD BE LIMITED TO THE MINIMUM AMOUNT SUFFICIENT TO MAINTAIN VEGETATION. APPLICATION OF MORE IRRIGATION WATER THAN NECESSARY CAN INCREASE THE POTENTIAL FOR SLAB AND FOUNDATION MOVEMENT."
- TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM TWO FOOT (2') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
- CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN VEHICLE LOT PLANTING AREAS TO A DEPTH OF 30 INCHES.

SEED NOTES:

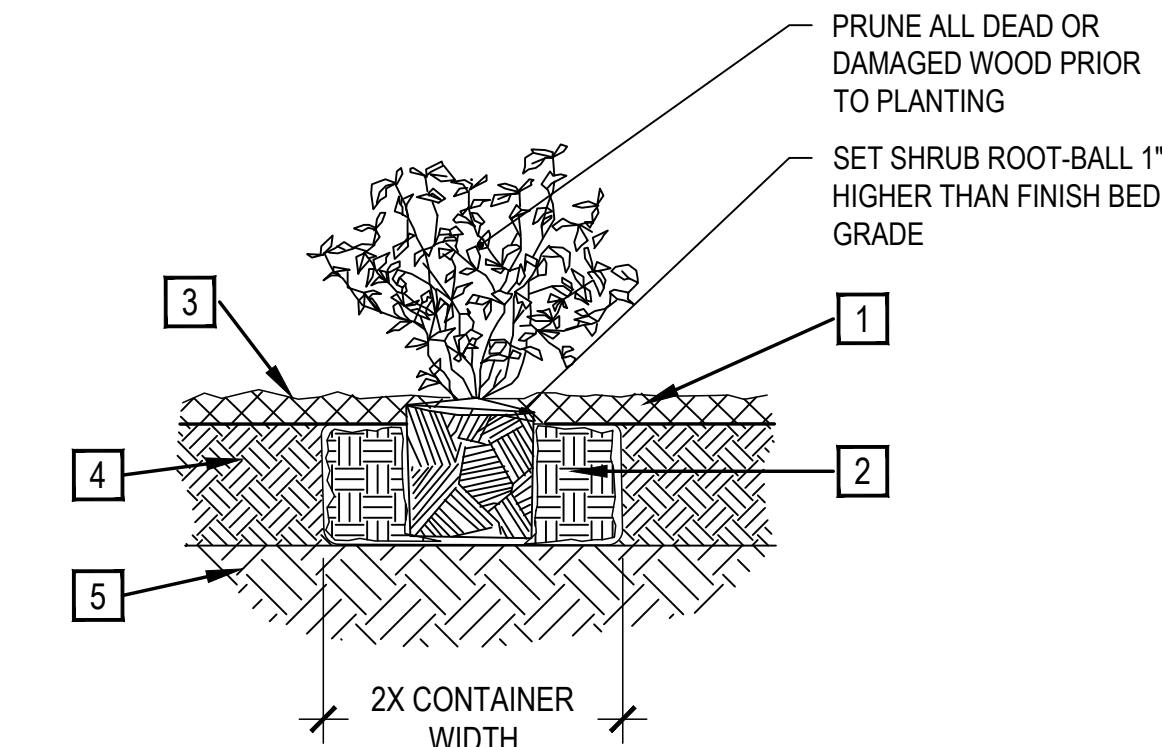
SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4



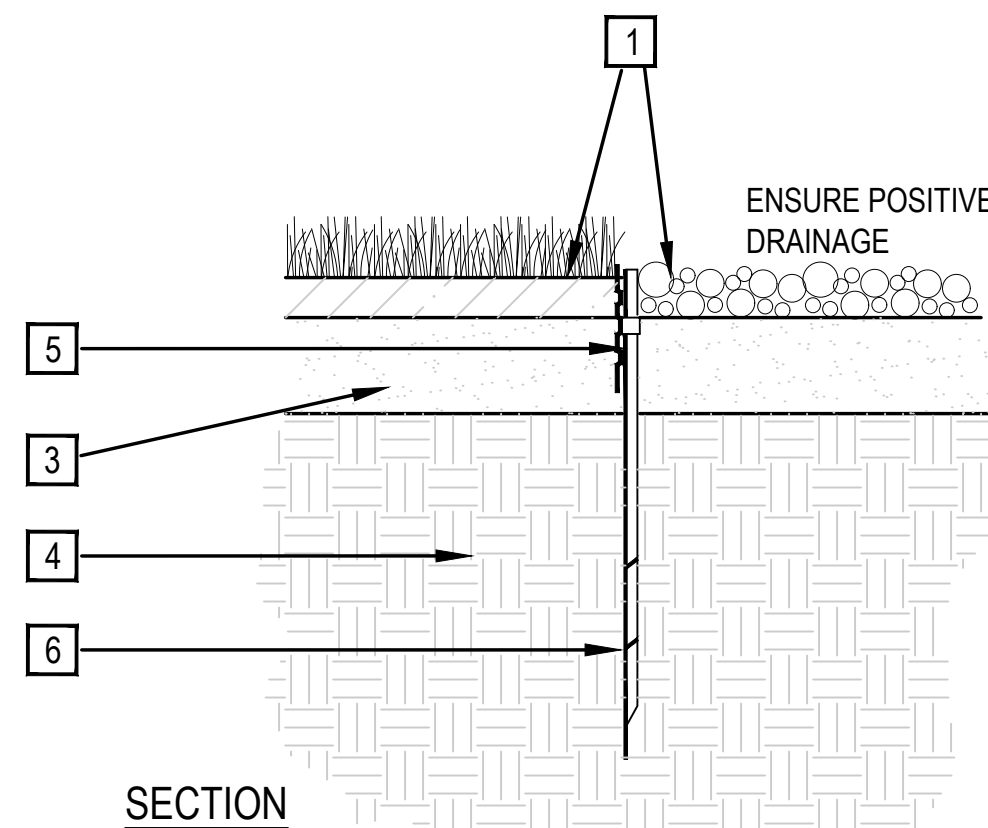
1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



2 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"



4 METAL EDGER

SCALE: 1" = 1'-0"

PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

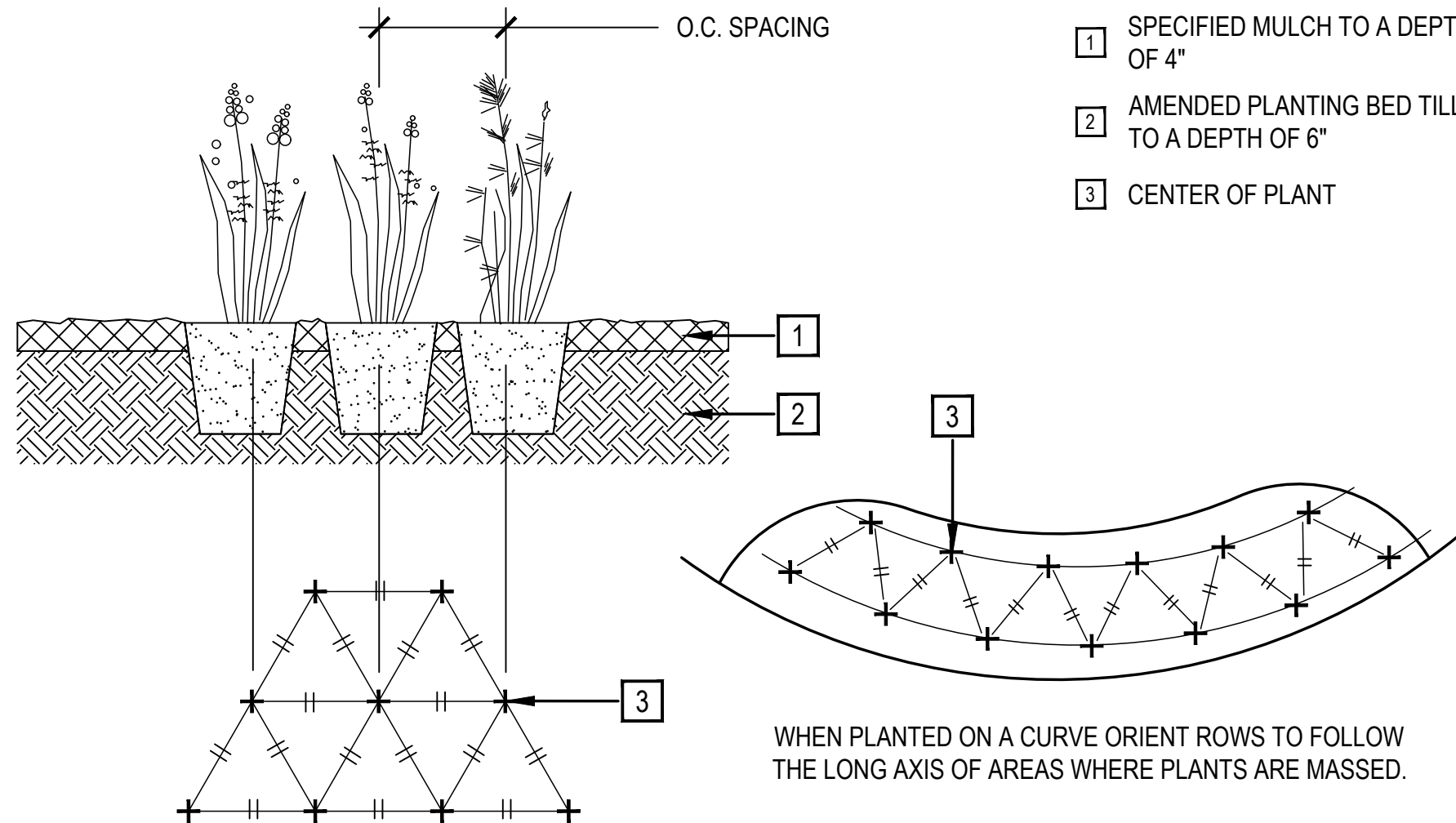
STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK

- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

- SPECIFIED MULCH
 - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - FINISH GRADE (TOP OF MULCH)
 - AMENDED TOPSOIL
 - EXISTING SUBGRADE
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



3 ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"

BASELINE

Engineering • Planning • Surveying

112 N RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

DESIGNED BY	KLH	DATE	
DRAWN BY	KLH	PREPARED BY	
CHECKED BY	SRO	REVISION	DESCRIPTION

7B BUILDING & DEVELOPMENT

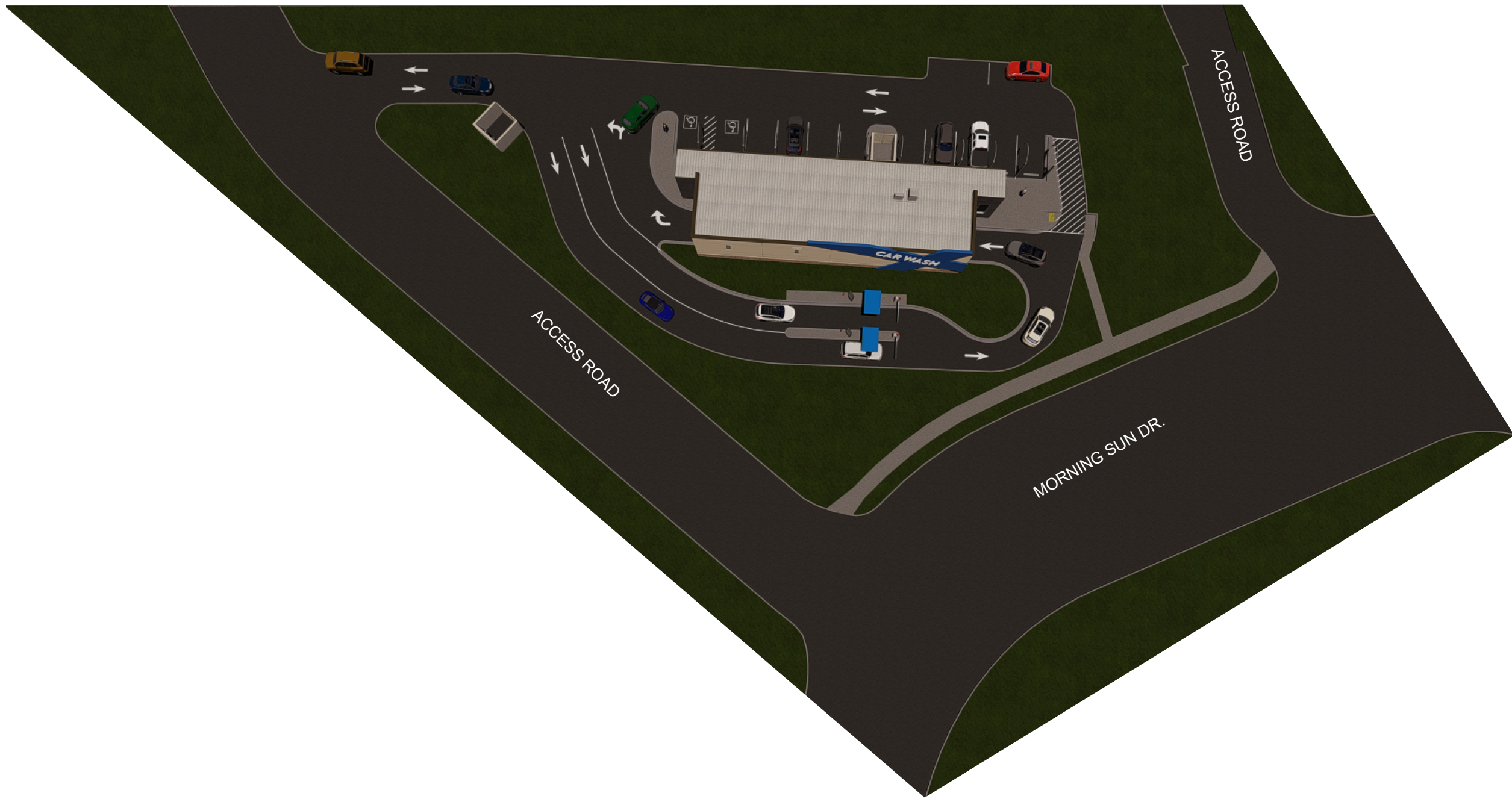
CITY OF WOODLAND PARK
TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE

FOR AND ON BEHALF OF
BASELINE CORPORATION

PRELIMINARY
NOT FOR
CONSTRUCTION

PREPARED UNDER THE DIRECT
SUPERVISION OF

INITIAL SUBMITTAL	XX.XX.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BEC	XXXXXX
JOB NO.	483 7B
DRAWING NAME	LANDSCAPE NOTES
SHEET	9 OF 10



AERIAL VIEW



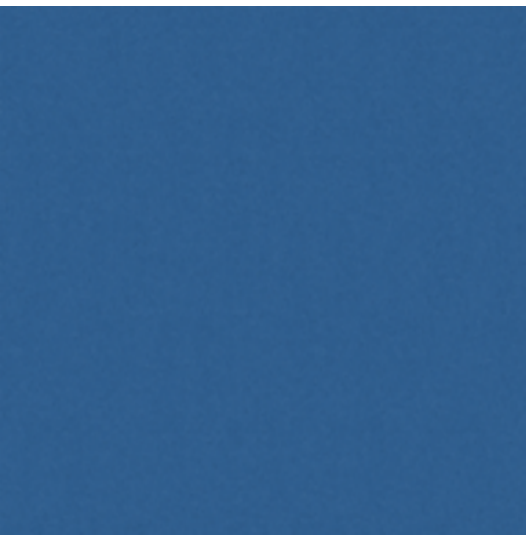
ENTRANCE VIEW FROM VACUUM PARKING



EXIT VIEW



EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 32123
TEXTURE: STOLIT 1.5 MEDIUM



EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 35140
TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY



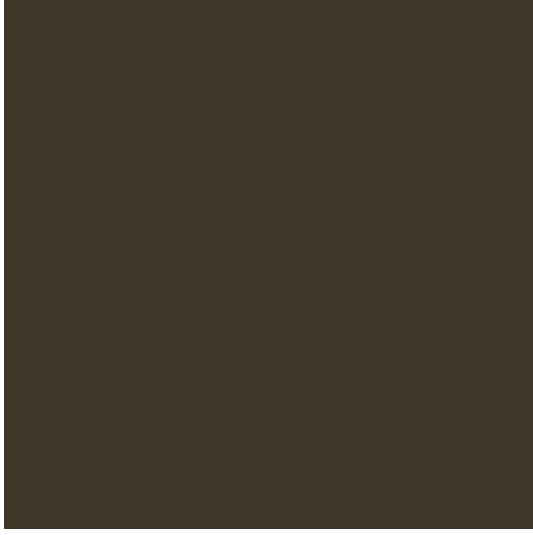
FIBER CEMENT SIDING
MANUF: NICHHA
SERIE: CORBOSA CONCRETE SERIES
COLOR: SHADOW



MAIN BUILDING ROOF PANEL
MANUF: WHIRLWINDSTEEL
COLOR: GALVALUME PLUS
STYLE: SUPER SPAN X



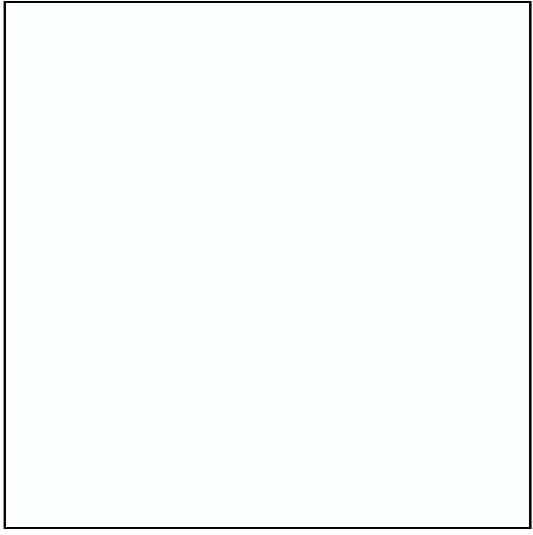
VACCUUM BOOMS
MANUF: SONNY
COLOR: SILVER



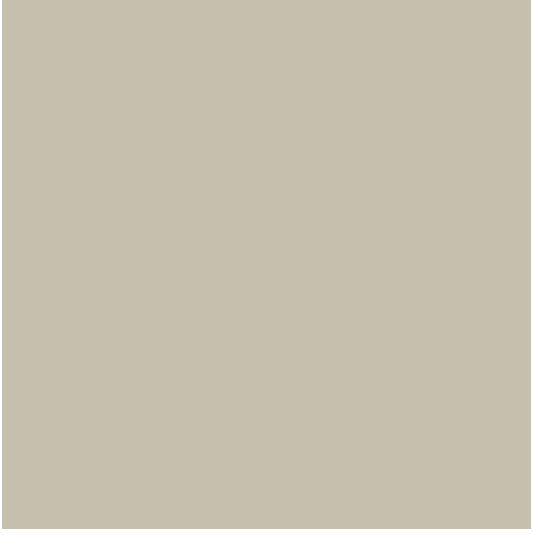
COPING CAP, GUTTER, TRIM, AND
ACCESSORIES
MANUF: WHIRLWINDSTEEL
COLOR: BURNISHED SLATE



PAINT FINISH DOORS, AND LOUVER IN
HOLLOW METAL DOOR FRAME,
MANUF: SHERWIN WILLIAMS
COLOR: SW 7675
NAME: SEALSKIN



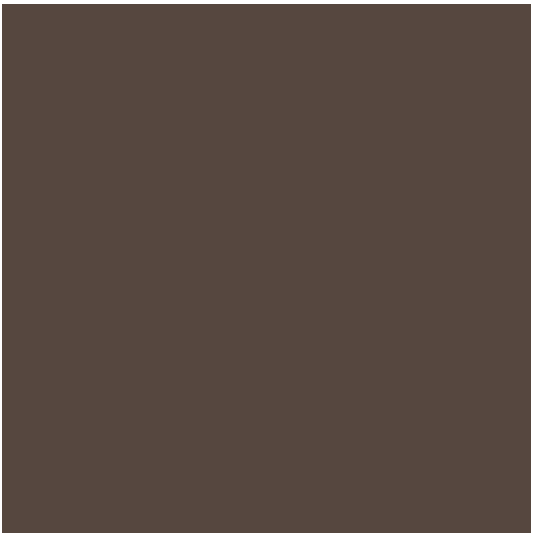
PAINT FINISH OVER HEAD DOORS
MANUF: IFS COATING
COLOR: RAL 90333 CRYSTAL WHITE
PRODUCT#: PLSF 80037PAINT FINISH



DOWNSPOUT BY PEMB
COLOR: LIGHT STONE



STACKED STONE OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: PONDEROSA

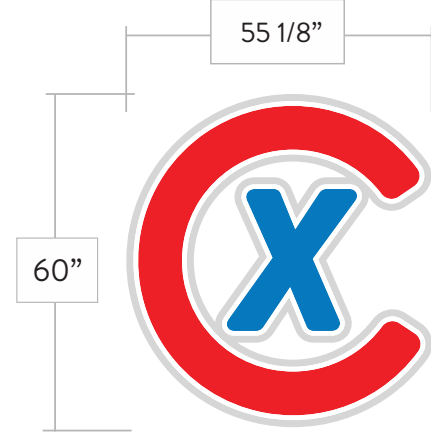


EIFS WALL SYSTEM - CORNICE
MANUF: STO OR IDENTICAL
COLOR: STO 32243
TEXTURE: STOLIT 1.5 MEDIUM



WAINSCOT CAP OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: NATURAL

ELECTRONIC MATERIAL SAMPLE BOARD

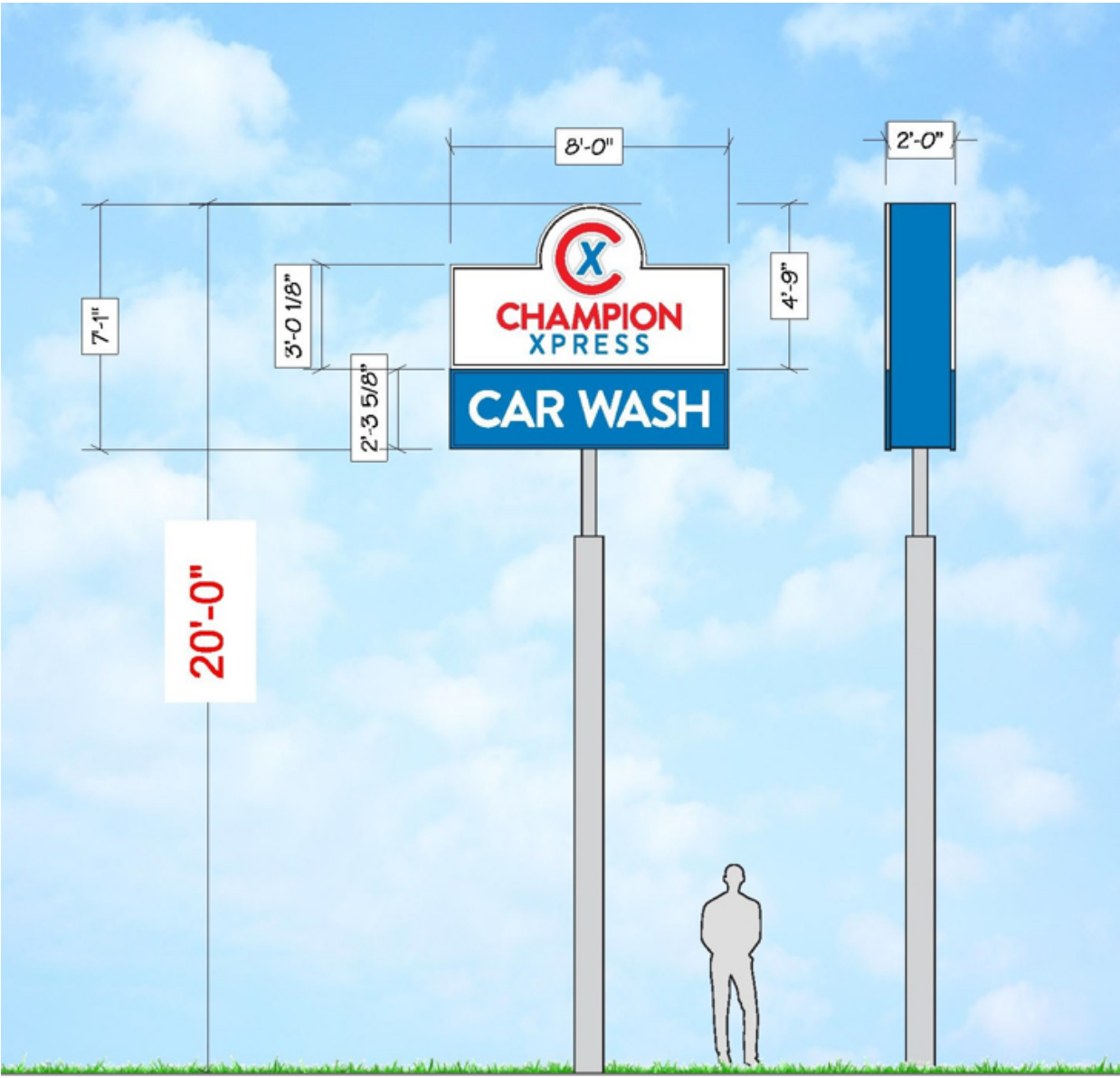


CX
Translucent vinyl 60" h x 55 1/8" w
(tower above double doors)

CAR WASH

X SIGNAGE
ACRYLIC FACE WHITE CHANNEL LETTERS WITH
ALUMINIUM RETAINERS
CAR WASH 3'-6" x 24'-7"

BUILDING SIGNAGE



FREESTANDING SIGN



VACUUM SIDE VIEW

SIGNAGE APPROVAL

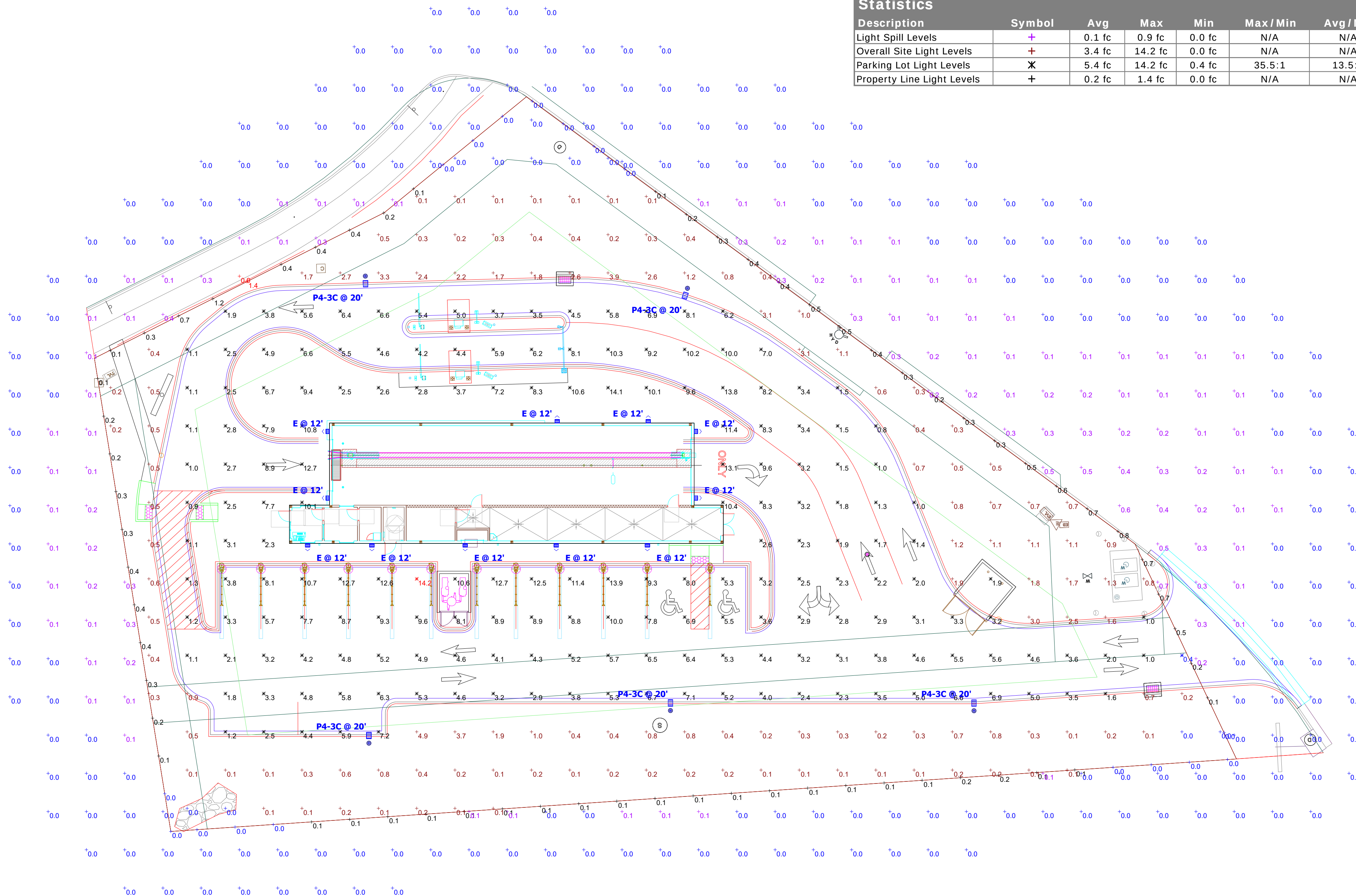
ELEVATION APPROVAL

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	P4-3C	5	GLEON-SA3C-730-U-SL4-HSS	Single Head Eaton McGraw Edison Galleon Series LED Area Unit w/Type SL4 (Spill Light Control Type 4 Distribution & 17.5ft. Pole Height w/2.5ft. Base) House Side Shielding (Full Cutoff Design)	LED/3000K (FULL CUTOFF DESIGN) w/SHIELDING	166
	E	11	RWL2-160L-50-3K7-4W-UNV	Hubbell Outdoor Lighting Ratio RWL2 Series Wall Mounted LED Sconce Unit w/Type 4W Optics (12ft. Mounting Height)	LED/3000K (FULL CUTOFF DESIGN)	54

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Light Spill Levels	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Overall Site Light Levels	+	3.4 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	✱	5.4 fc	14.2 fc	0.4 fc	35.5:1	13.5:1
Property Line Light Levels	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A



RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscap and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- WISCAP® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C



RELATED PRODUCTS

- [Ratio Family](#)
[Ratio Area](#)
[Ratio Flood](#)

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG # RWL2-160L-50-4K7-4W-UNV

ORDERING INFORMATION

RWL2	160L-50	3K7	4W	UNV	
Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
RWL1 Ratio Wall 1	48L-10 1,000 Lumens ⁴ 48L-15 2,000 Lumens ⁴ 48L-20 2,500 Lumens ⁴ 48L-25 3,500 Lumens ⁴ 48L-35 4,500 Lumens ⁴ 48L-45 5,500 Lumens ⁴ 160L-45 6,500 Lumens ⁴ 160L-50 7,500 Lumens ⁴ 160L-65 9,500 Lumens ⁴ 160L-80 11,000 Lumens ⁴ 160L-95 13,000 Lumens ⁴ 160L-115 15,000 Lumens ⁴ 160L-135 17,500 Lumens ⁴ 160L-155 19,500 Lumens ⁴	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	2 IES TYPE II ¹ 3 IES TYPE III 4W IES TYPE IV	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VG Verde Green Textured Color Option CC Custom Color
RWL2 Ratio Wall 2					

Control Options Network	Options
NXWE NX Wireless Enabled (module + radio) ^{2,7} NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7} NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7} WIR Wireless Controls, wiSCAPE™ ^{2,6}	F Fusing ³ E Emergency Battery Backup ^{7,8,9} EH Emergency Battery w/ Heater Option ^{7,8} 2DR Dual Driver ^{4,6} 2PF Dual Power Feed ^{4,6} PC Button Photocontrol ⁸
Stand Alone Sensors	
SCP-8F Remote control programmable line voltage sensor ^{3,4} SCP-20F Remote control programmable line voltage sensor ^{3,4}	
Control Options	
7PR_ 7-Pin Receptacle ⁶	

- Notes:
- Only available with RWL2
 - wiSCAPE Gateway required for system programming
 - Specific voltage selection is required
 - Not available with 347/480V
 - Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
 - This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
 - This item is located in the integral backbox for RWL1 configurations only.
 - Option only available at 120 or 277V

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options
Standalone SCPREMOTE Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
☐ WP-BB-XXX	Accessory for conduit entry ¹

- Notes:
- replace "xxx" with color option

RATIO WALL

RWL1/RWL2 LED WALLPACK

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

RATIO WALL

RWL1/RWL2 LED WALLPACK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
	35	120	0.31	36.9
		208	0.18	
		240	0.15	
		277	0.13	
		347	0.11	
		480	0.08	
	45	120	0.39	46.5
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
	155	120	1.31	156.8
		208	0.75	
		240	0.65	
		277	0.57	
		347	0.45	
		480	0.33	

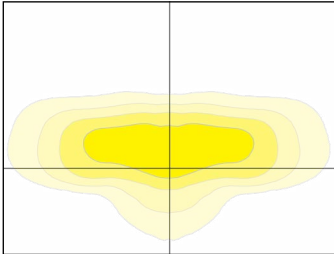
RATIO WALL

RWL1/RWL2 LED WALLPACK

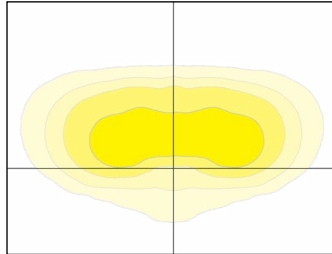
PHOTOMETRY

Mounting Height: 30ft

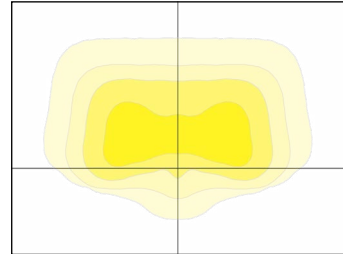
Type II



Type III

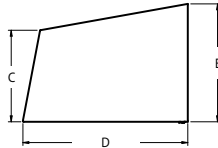
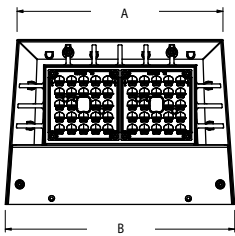


Type VI



DIMENSIONS

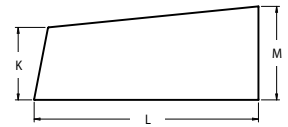
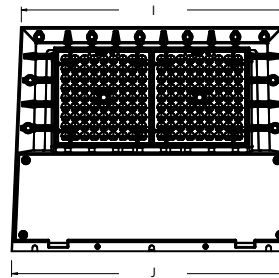
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight
6.5 lbs (2.95 kgs)

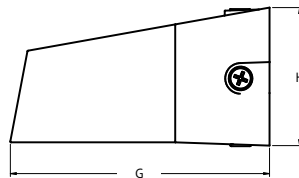
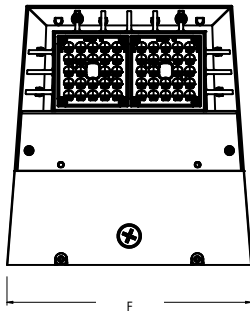
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

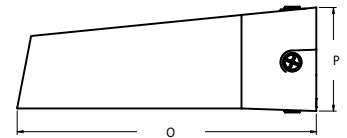
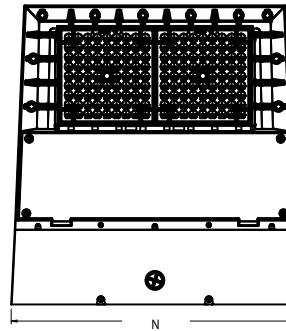
Weight
16.5 lbs (7.48 kgs)

RWL1 with
Integral Back Box



F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with
Integral Back Box



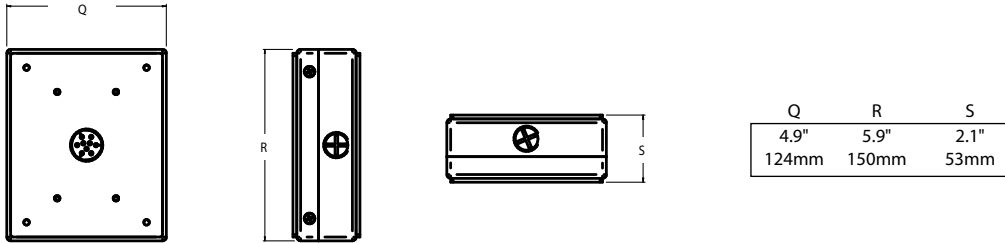
N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

RATIO WALL

RWL1/RWL2 LED WALLPACK

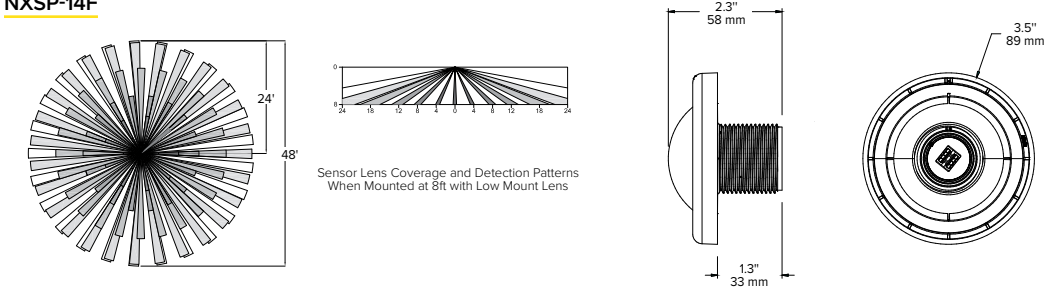
DIMENSIONS (CONTINUED)

Back Box Accessory

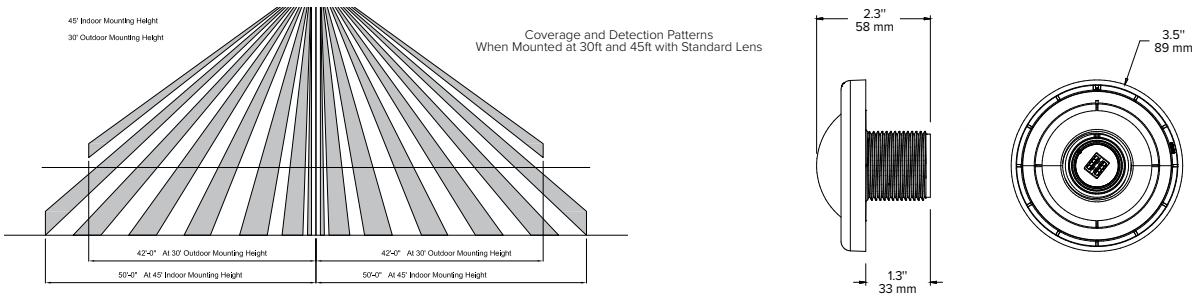


ADDITIONAL INFORMATION

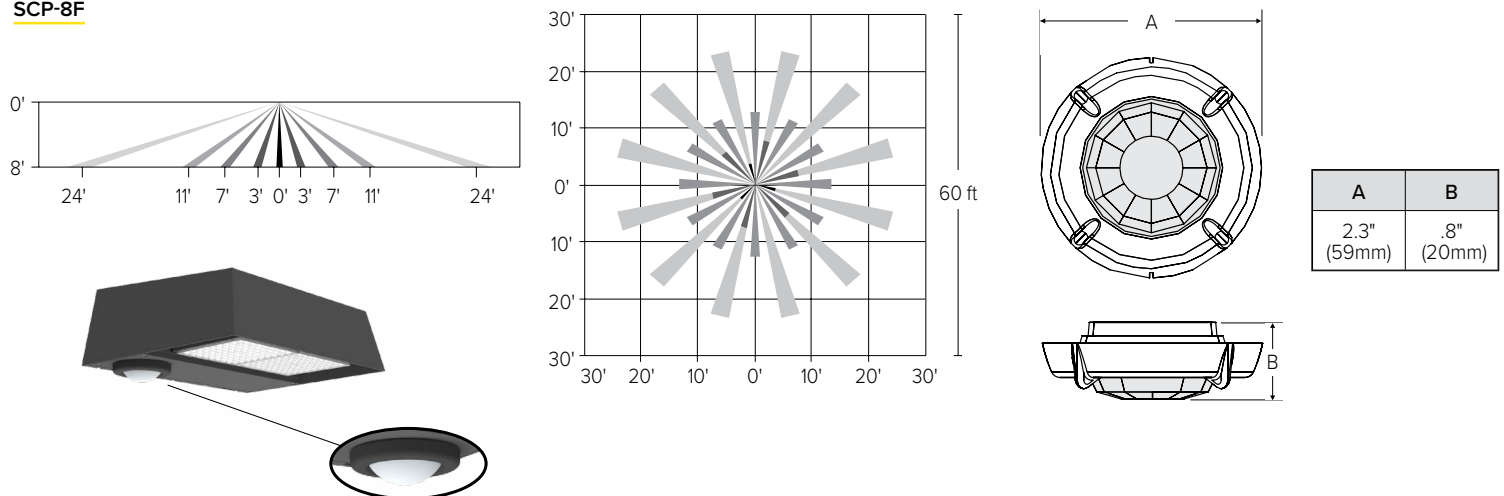
NXSP-14F



NXSP-40F



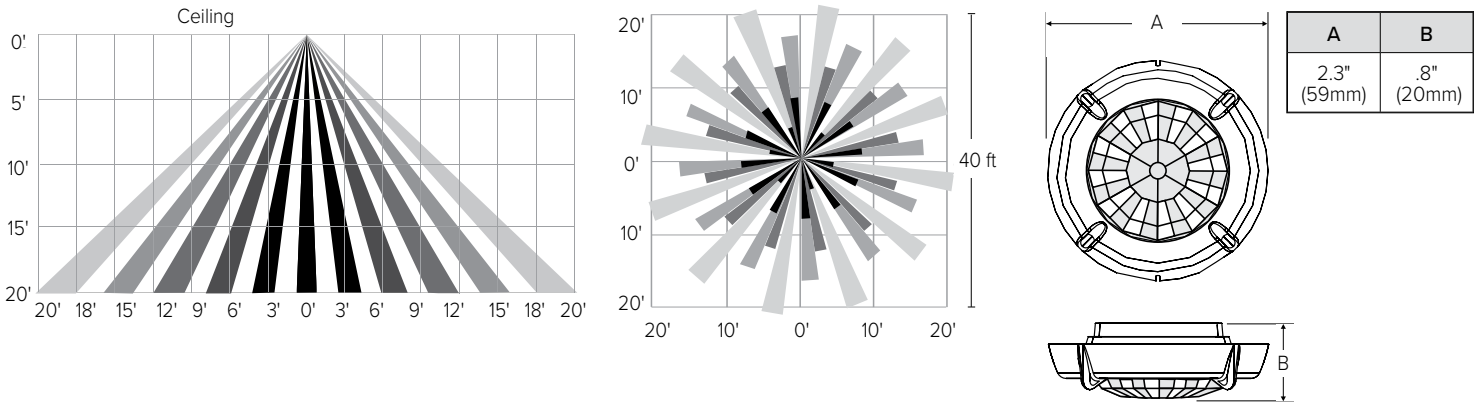
SCP-8F



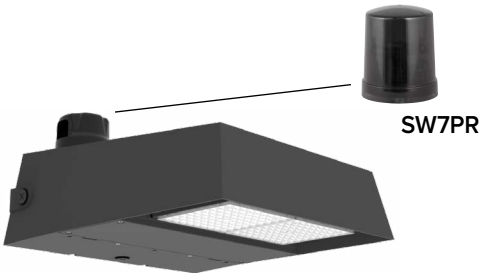
RATIO WALL

RWL1/RWL2 LED WALLPACK

SCP-20F



SITESYNC 7-PIN MODULE



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

Project		Catalog #	GLEON-SA3C-730-U-SL4-HSS	Type	P4-3C
Prepared by	VILLA LIGHTING	Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



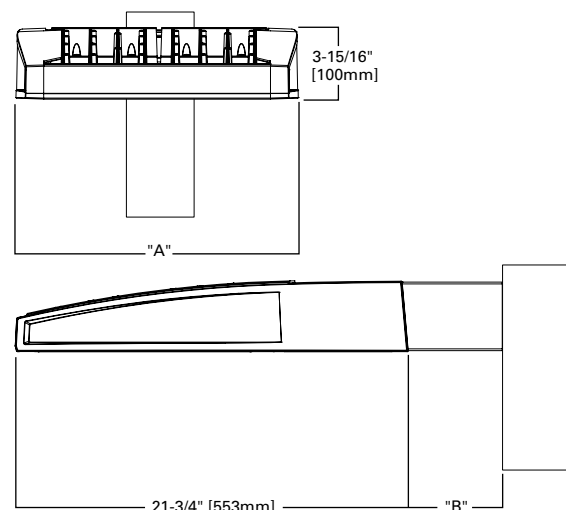
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Connected Systems

- WaveLinX
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	—
9-10	33-3/4"	7"	16"	—	—

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon BAA-GLEON=Galleon, Buy American Act Compliant ³⁵ TAA-GLEON=Galleon, Trade Agreements Act Compliant ³⁵	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares ⁴ SA6=6 Squares ⁵ SA7=7 Squares ⁵ SA8=8 Squares ⁵ SA9=9 Squares ⁶ SA0=10 Squares ⁶	A=600mA B=800mA C=1000mA D=1200mA ¹⁶	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{14, 16}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{7, 8} 9=347V ⁷	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QML=Quick Mount Arm (Standard Length, Large) ³⁷ QMEA=Quick Mount Arm (Extended Length) ¹²	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ³⁸	
DIM=External 0-10V Dimming Leads ^{19, 20} F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=Series 20kV UL 1449 Surge Protective Device 2L=Two Circuits ^{17, 18} HA=50°C High Ambient HSS=Installed House Side Shield ²⁴ GRSBK=Glare Reducing Shield, Black ²³ GRSWH=Glare Reducing Shield, White ²³ LCF=Light Square Trim Painted to Match Housing ²⁷ MT=Installed Mesh Top TH=Tool-less Door Hardware CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right CE=CE Marking ²⁹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers			BPC=Button Type Photocontrol PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ³⁴ SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting ³⁴ MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24, 25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24, 25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ ZW=WaveLinX Module and 4-PIN Receptacle ZD=WaveLinX Module with DALI driver and 4-PIN Receptacle SWPD4XX=WaveLinX Sensor Only, 7'-15' ^{13, 32, 33} SWPD5XX=WaveLinX Sensor Only, 15'-40' ^{13, 32, 33} WOBXX=WaveLinX Sensor with Bluetooth, 7'-15' ^{13, 32} WOFXX=WaveLinX Sensor with Bluetooth, 15'-40' ^{13, 32} LWR-LW=Enlightened Sensor, 8' - 16' Mounting Height ²⁶ LWR-LN=Enlightened Sensor, 16' - 40' Mounting Height ²⁶ DIM10-MS/DIM-L08=Synapse Occupancy Sensor (<8' Mounting) ¹⁹ DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit ¹² LS/HSS=Field Installed House Side Shield ^{28, 30} LS/GRSBK=Glare Reducing Shield, Black ^{23, 30} LS/GRSWH=Glare Reducing Shield, White ^{23, 30} LS/PFS=Perimeter Shield, Black ¹⁵ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{19, 31} SWPD4-XX=WaveLinX Wireless Sensor, 7'-15' Mounting Height ^{13, 19, 32, 33} SWPD5-XX=WaveLinX Wireless Sensor, 15'-40' Mounting Height ^{13, 19, 32, 33}	

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
- Not compatible with MS/4-LXX or MS/1-LXX sensors.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Requires ZW or ZD receptacle.
- Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
- Set of 4 pcs. One set required per Light Square.
- Not available with HA option.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with Enlightened wireless sensors.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
- Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- Not for use with T4FT, T4W or SL4 optics. See IES files for details.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
- Replace X with number of Light Squares operating in low output mode.
- Enlightened wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
- Not available with house side shield (HSS).
- Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
- CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
- One required for each Light Square.
- Requires PR7.
- Replace XX with sensor color (WH, BZ or BK.)
- WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Smart device with mobile application required to change system defaults. See controls section for details.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
- Available for 7-10 squares.

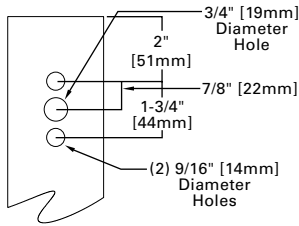
LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

Mounting Details

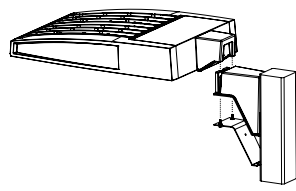
Standard Arm (Drilling Pattern)

TYPE "N"

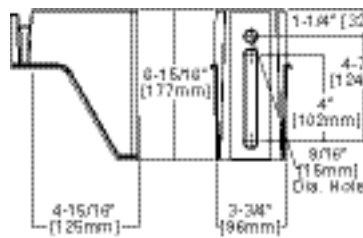


Quick Mount Arm

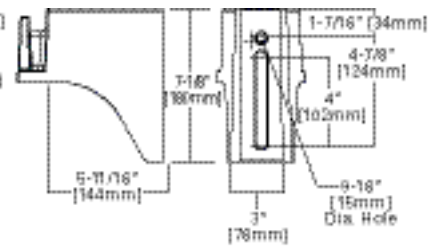
(Includes fixture adapter)



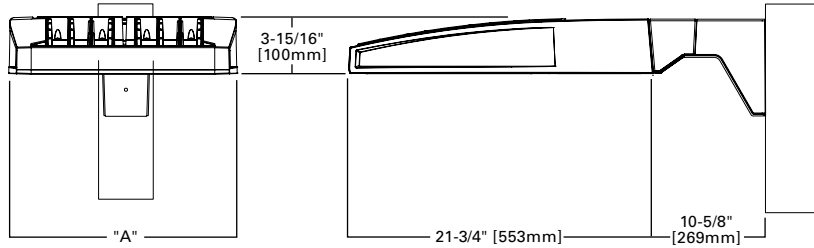
QM and QMEA Pole Mount



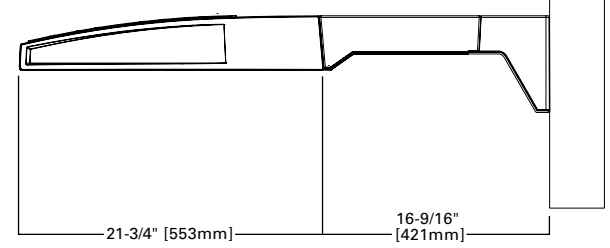
QML Pole Mount



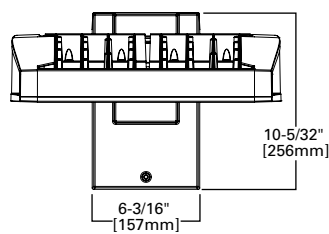
QM Quick Mount Arm (Standard)



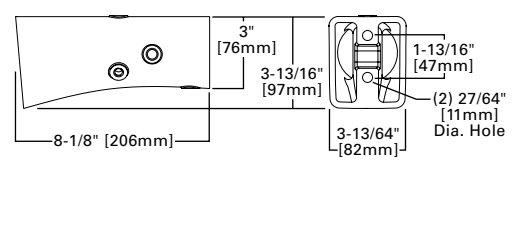
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

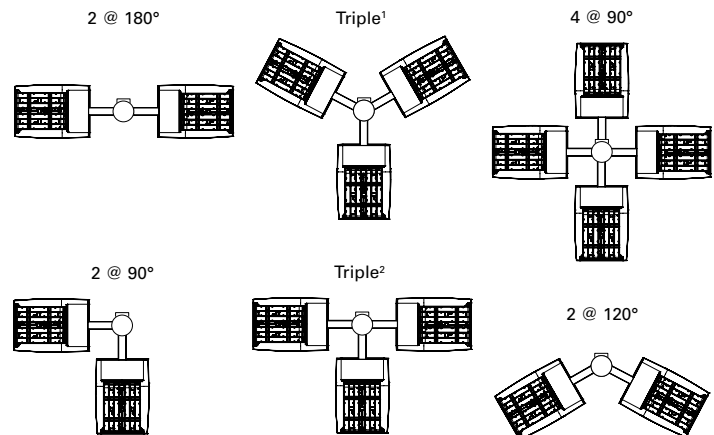


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

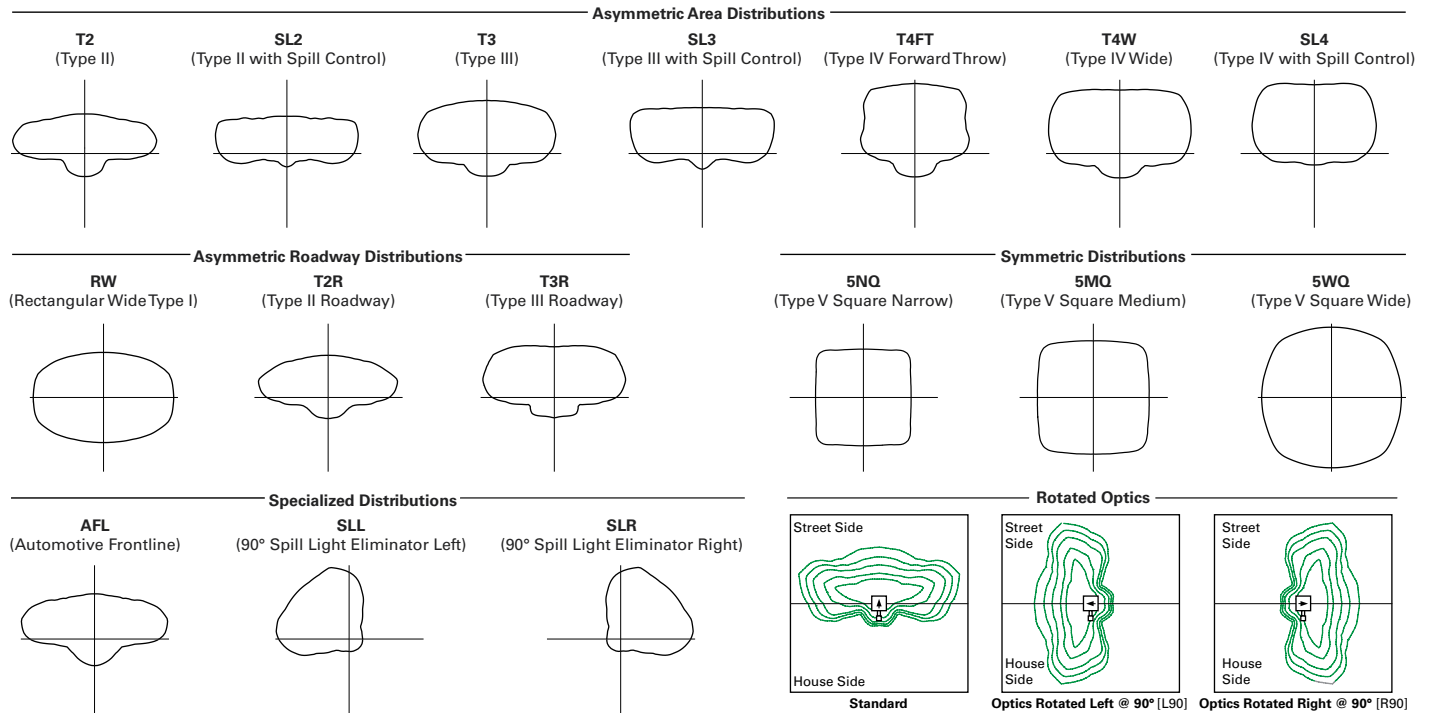


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°. 3 Shown with 4 square configurations

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray

assembly for ease of maintenance

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table

- Mast arm (MA) factory installed

- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



View GLEON IES files

Nominal Power Lumens (1.2A)

 Supplemental Performance Guide™

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SL/SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (800mA)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SL/SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (600mA)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

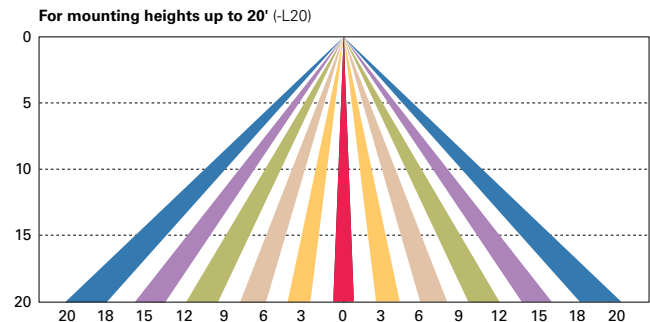
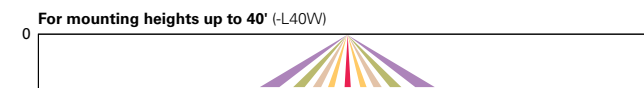
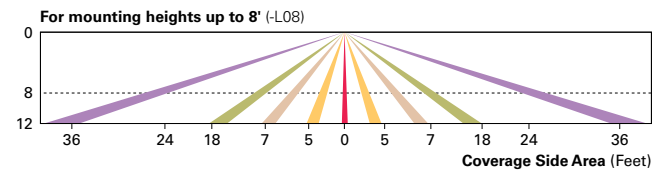
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

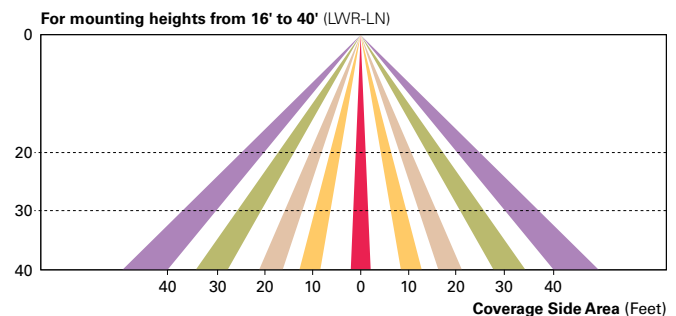
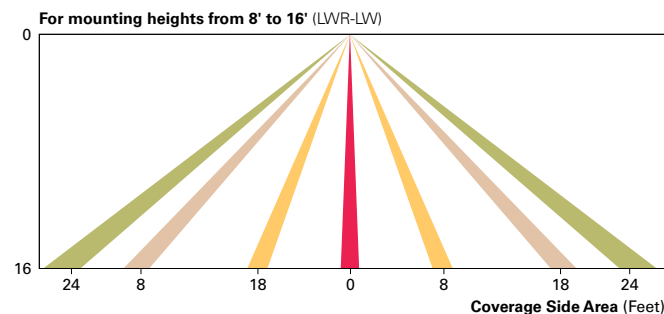
Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

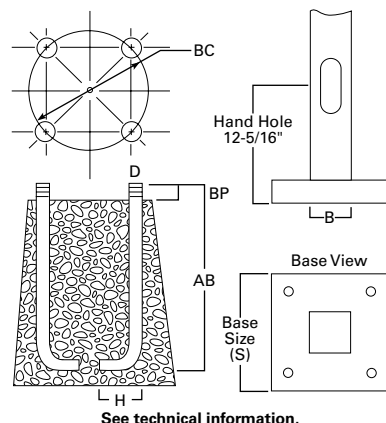
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39' 22.5=22.5'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm ⁶ Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

EFFECTIVE PROJECTED AREA (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1, 2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1, 2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

December 21, 2022

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

Subject: Champion Xpress Car Wash Traffic Generation Memorandum

Dear Community Development,

Please accept this Traffic Generation Memorandum for the Champion Xpress Car Wash. The Memo is an attachment of the Champion Xpress Car Wash Planned Unit Development Amendment (PUD) and Site Plan Application.

Introduction & Objective

This memorandum aims to demonstrate the Champion Xpress car wash's trip generation compared to the Wal-Mart PUD's previously approved drive-thru restaurant on Lot 4.

Champion Xpress Car Wash

The car wash is proposed at 19574 E. U.S. Highway 24, Parcel Number: 6031.303020040

Legal Description: Lot 4, Walmart Center

The Car Wash is open to customers 11 hours a day from 8 a.m. to 7 p.m. The Champion Xpress Car wash operates with three Employees on-site. The AM shift begins one hour to a half-hour before the car wash opens, and the PM shift ends one hour after the car wash closes.

Trip Generation Estimates

Total estimated trips generated by the Champion Xpress Car Wash were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Trip generation calculations are provided in Table 1. The estimated trip generation rates are calculated with the ITE manual's "Saturday peak hour" for each hour of the car wash's operation; Saturdays are the car wash's busiest time.

Using the same methodology and hours of operation mentioned above, Table 1 also provides the trip generation estimates for the previously approved drive-thru restaurant. However, it's essential to understand that per the ITE Trip Generation Manual, a drive-thru restaurant in the City's "Service Commercial" Zone District would have much longer operational hours and, therefore, would generate additional vehicle trips than what is shown .

Table 1. Champion Xpress Car Wash Trip Generation

Use	Size	Daily Total Trips*	AM			PM		
			Total	In	Out	Total	In	Out
Champion Xpress Car Wash [ITE Land Use Code 948] **	3, 539 SF	481	175	87	87	306	153	153
Previous Approved Use: Drive Thru-Restaurant [ITE Land Code 934]	4,000 SF	967	352	176	176	615	307	307

* Per the ITE 11th Edition Trip Generation Manual, all land uses in the 800 and 900 land-use code series are entitled to a "Pass-By" Trip reduction of 60% if the building is less than 50,000 SF. Total Trip Generation uses a 60% "Pass-By" Trip Reduction

**It should also be noted that the number of trips generated by a car wash is significantly reduced during the winter in cold weather climates.

A traffic impact study for the Wal-Mart PUD was completed in 2005 by Kimley-Horn and Associates. The report is included in Appendix A of this Memorandum. Page 17 of the study provides a trip generation estimate for the proposed uses of the PUD, including a 4,000-square-foot fast-food restaurant. Table 2 of this memorandum replicates and compares the Saturday peak hour estimated vehicle trip generation without incorporating a pass-by consideration.

Use	Size	Saturday Peak Hour Total	In	Out
Champion Xpress Car Wash [ITE, 11 th addition Land Use Code 948]	3, 539 SF	77.5	39	39
Previous Approved Use: Drive Thru-Restaurant*	4,000 SF	237	121	116

* Per the 2005 Traffic Study completed by Kimley-Horn and Associates, the trip generation estimates from the March 2001 Trip Generation Handbook were used to calculate the Saturday Peak Hour vehicle trips.

Stacking & Queuing

No vehicle stacking or queuing shall occur in the private access easement west of the property or the Morning Sun Drive right-of-way. Champion Xpress Employees are present during all hours of operation and will ensure no vehicles are stacking into the previously mentioned areas. Additionally, from developing and operating over 100 car washes around the United States, 7B Building and Development has observed that prospective customers turn away if the queue of vehicles is at the maximum queuing capacity of the site.

In conjunction with the previous operational statements, based on the trip generation calculations delineated in Table 1, the car wash should not reach the maximum queue on the site. The Champion Xpress Car Wash can queue a maximum of 23 vehicles (including one vehicle in the tunnel); Each car spends about two minutes in the car wash tunnel, and subsequently, the car wash can process approximately 30 vehicles in an hour. Based on the calculations in Table 1, 30 vehicles exceed the number of vehicles that enter the car wash within the Saturday PM peak hour. Therefore, the car wash can process more vehicles at the peak hour before the maximum vehicle stacking capacity is reached on the site.

Table 3. Site Queuing

Pay Lane and Tunnel Vehicle Stacking Capacity	23 vehicles
Saturday Peak PM Peak Hour Ingress (60% "pass-by" reduction)	22 vehicles
Vehicles Processed/hr. (2 minutes/vehicle)	30 vehicles

Best Regards,

Baseline Engineering

Appendix A

■
Revised Traffic Impact Study

*Wal-Mart Supercenter,
Woodland Park
#3805-00*

*Prepared for:
Wal-Mart Stores, Inc.*

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Kimley-Horn
and Associates, Inc.

R E V I S E D T R A F F I C I M P A C T S T U D Y

Wal-Mart Supercenter, Woodland Park - #3805-00

Woodland Park, Colorado

Prepared for
Wal-Mart Stores, Inc.
2001 SE 10th Street
Bentonville, Arkansas 72716-0550

Prepared By
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February 2005

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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1.0 EXECUTIVE SUMMARY

A commercial development is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and 6,000 square feet of general retail. It is expected that the development would be completed in the year 2006. Analysis was completed for the buildout 2006 short term horizon as well as the 2025 long-term horizon.

The purpose of this study is to identify traffic generation characteristics, to identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There are three key intersections along SH-24 that have been evaluated in this study as requested by the City of Woodland Park. These include the existing intersections of SH-24 & Aspen Garden Way/Paradise Circle, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The only access to the development will be provided via SH-24. This segment of SH-24 is classified as E-X (Expressway) and has a speed limit of 55 miles per hour adjacent to the site. Therefore, direct access to the project is proposed from the existing access street providing access to the trailer park to the north and stables to be removed as part of this project. This access street aligns with Morning Sun Drive.

The entire development is expected to generate approximately 810 weekday AM peak hour, 1,247 weekday PM peak hour, and 1,694 Saturday peak hour of the generator driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. Due to the nature of this development, some trips will be made without using the off-site road system. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001 *Trip Generation Handbook*. Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

2270 ↓ 1570 ↓ 35 ↓

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. Assignment of the project traffic was based upon the trip generation described previously and the distribution developed.

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/ Aspen Garden Way.
- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.

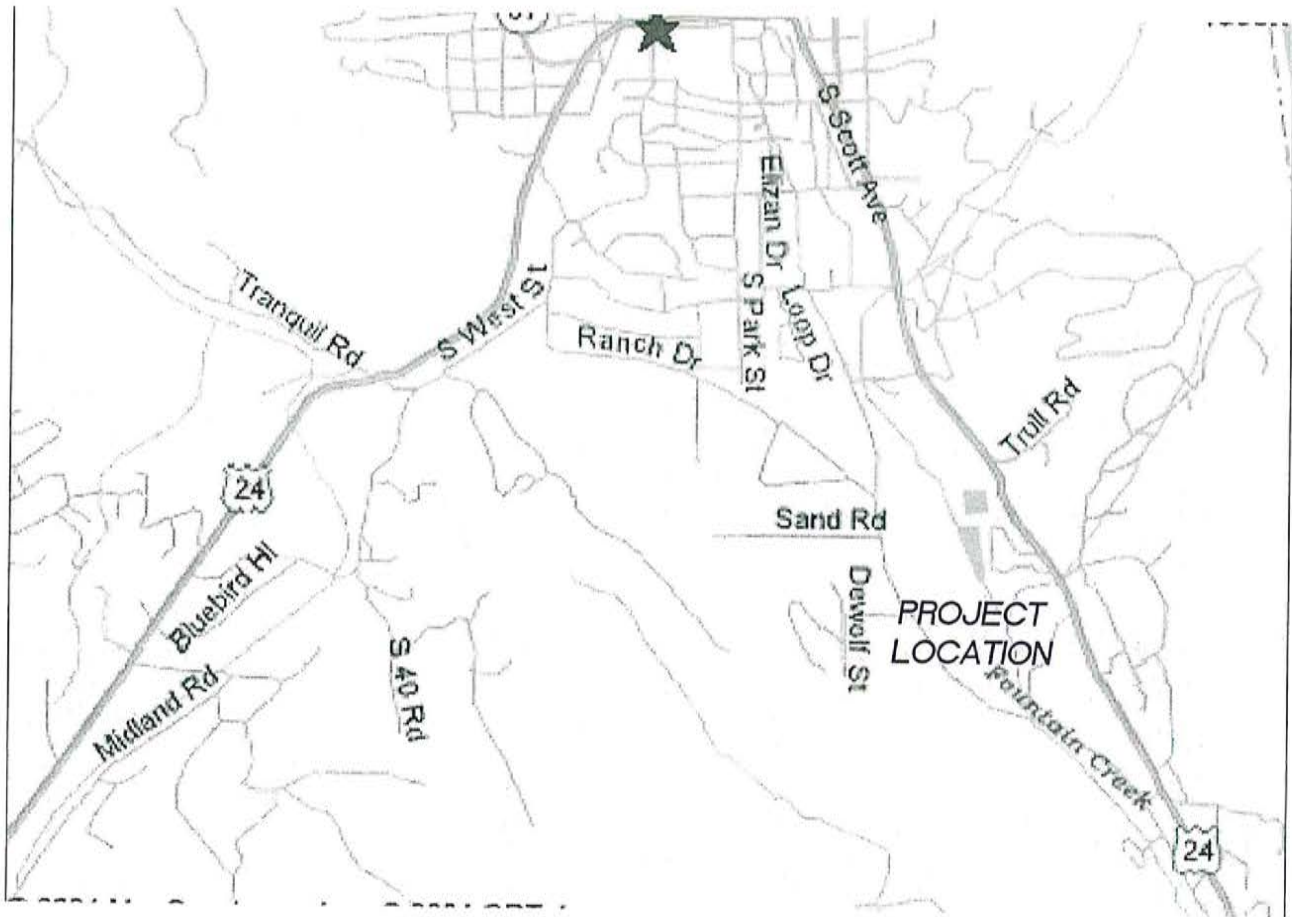
- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.
- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.
- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.
- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.
- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).

2.0 INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this report to document the results of a Traffic Impact Study of future traffic conditions associated with the proposed Wal-Mart Supercenter Development. The project is proposed to be located along the west side of State Highway 24 (SH-24), just south of Morning Sun Drive in Woodland Park, Colorado. It should be noted that the directions identified within this traffic study refer to actual compass direction rather than the east-west SH-24 designation. In an effort to alleviate confusion, east-west SH-24 designations have been added in parenthesis where appropriate. Therefore, based upon the orientation of SH-24 being north-south adjacent to the project, this site is located on the southwest corner of the SH-24/Morning Sun Drive intersection. The vicinity map illustrating the project location is shown in **Figure 1**.

The purpose of this study is to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. There were three key intersections along SH-24 identified by the City of Woodland Park for evaluation in this study. These include the existing intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive.

The project is anticipated to include a 161,500 square foot Wal-Mart Supercenter, a gasoline service station with 6 pumps/12 fueling positions, and four separate out parcels. Development of these out parcels is unknown at this time. For analysis purposes, it was assumed that these out parcels would develop with a 4,000 square foot fast-food restaurant, a 6,000 square foot sit-down restaurant, a drive-in bank with 3 drive-in windows, and approximately 6,000 square feet of general retail use. The commercial development is expected to be completed in the year 2006. Analysis has been completed for the 2006 buildout short term horizon as well as the 2025 long-term horizon for the weekday morning and afternoon peak hours and Saturday peak hour of the generator. The current site plan illustrating the development and access locations is shown in **Appendix A**.



WOODLAND PARK WAL-MART SUPERCENTER
SITE LOCATION

FIGURE 1



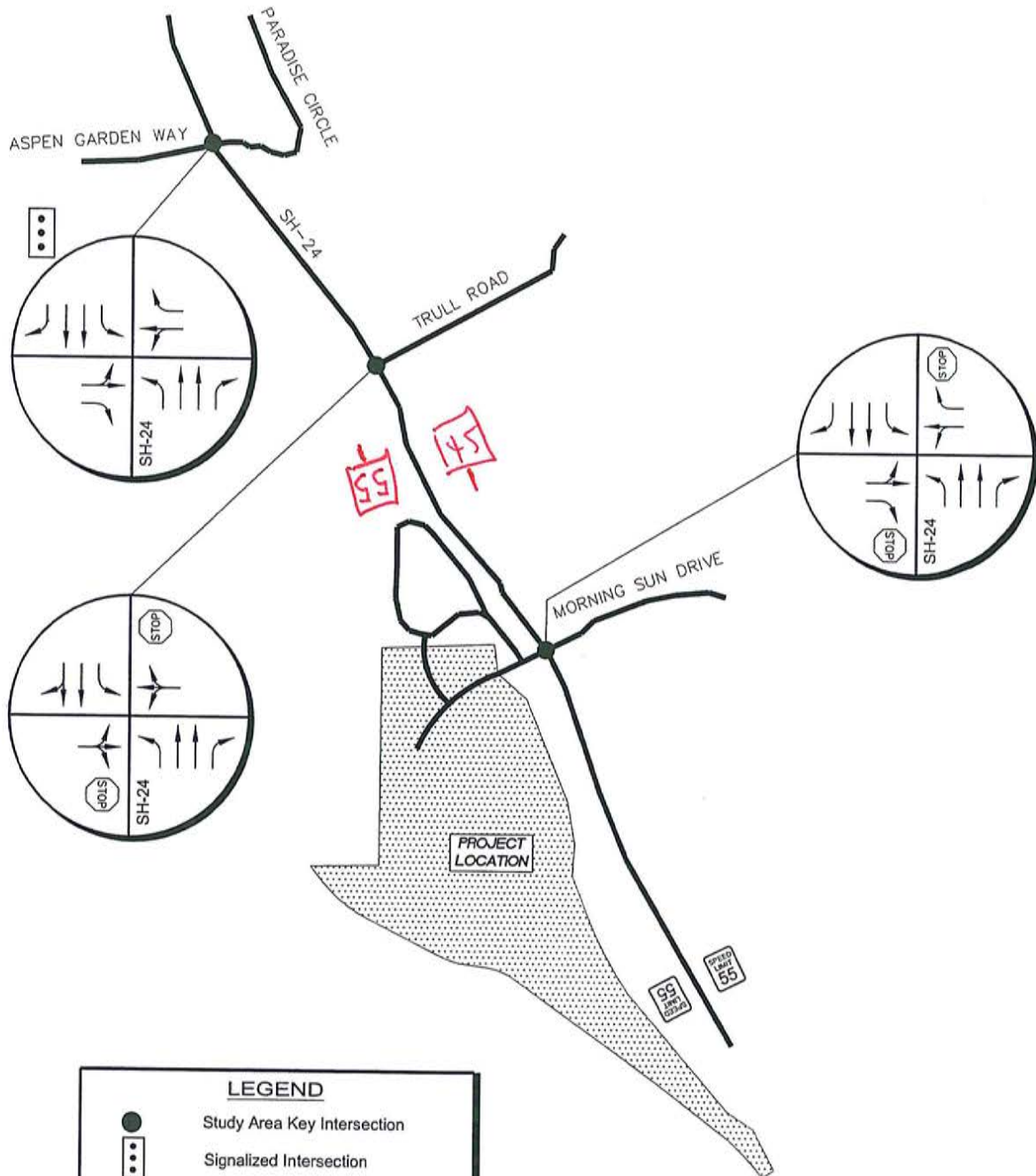
3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing and Future Roadway Network

The project is located on the southwest corner of the SH-24/Morning Sun Drive intersection. In the site vicinity, SH-24 is a category E-X roadway according to the CDOT State Highway Access Category Assignment Schedule. At the time of the study, SH-24 was under maintenance operations and had temporary construction zone speed limits; therefore speed limits along the highway were obtained from CDOT. Accordingly, the speed limit along project frontage is 55 miles per hour. SH-24 is a divided highway, carrying two lanes of travel in each direction adjacent to the project site. The intersection of SH-24 with Morning Sun Drive operates with two-way stop control along Morning Sun Drive. The intersection of SH-24 with Trull Road operates with two-way stop control along Trull Road. Just south of Trull Road, the northbound traffic reduces to a 45 mile per hour speed limit along SH-24. The intersection of SH-24 and Paradise Circle/Aspen Garden Way is signalized. The existing laneage and control at the intersections is shown in Figure 2.

A possible future roadway identified in Woodland Park includes a SH-24 bypass. It is anticipated that this bypass would be constructed south of this project site. If this is constructed, through volumes along SH-24 through Woodland Park would be expected to decrease.

Due to the proximity to SH-24 of the access road to the mobile home park, this existing access road will be limited to entering vehicles only. This will ensure that traffic queues of vehicles exiting the proposed development project do not block egress vehicles from the mobile home park. An additional driveway is planned further west along the access road aligning with Morning Sun Drive that will provide two-way traffic to and from the mobile home park.



WOODLAND PARK WAL-MART SUPERCENTER
EXISTING LANEAGE AND CONTROL

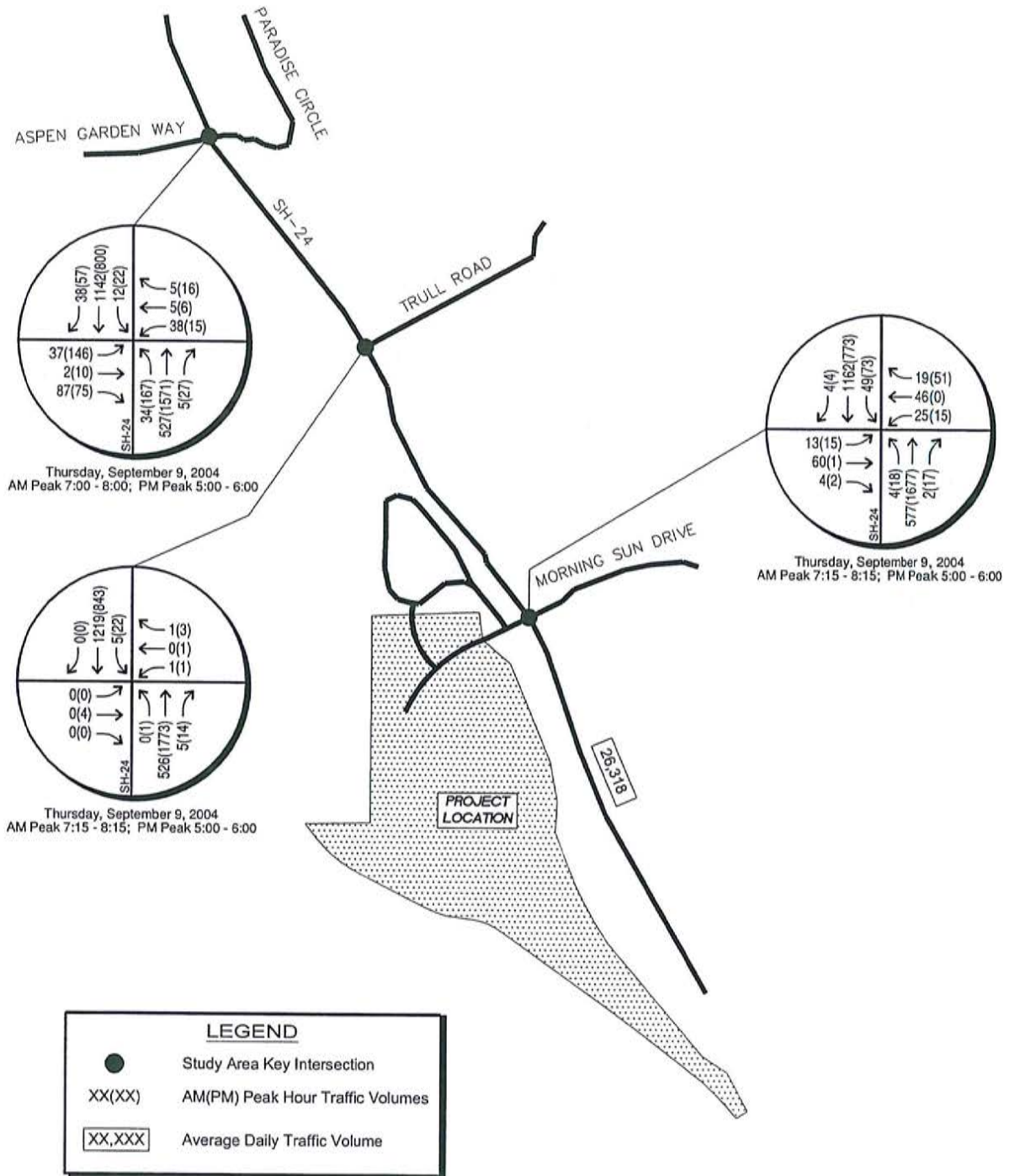
FIGURE 2

3.2 Existing Study Area

The existing site is comprised of a mix between vacant land and horse stable to be relocated with the development of the project, currently zoned for agricultural uses. A residential mobile home park exists directly north of the site and will share access with this development at the SH-24/Morning Sun Drive intersection. To the south of the proposed project, vacant land exists. A commercial development exists across the highway, directly east of the project. Residential areas exist to the north of this commercial development.

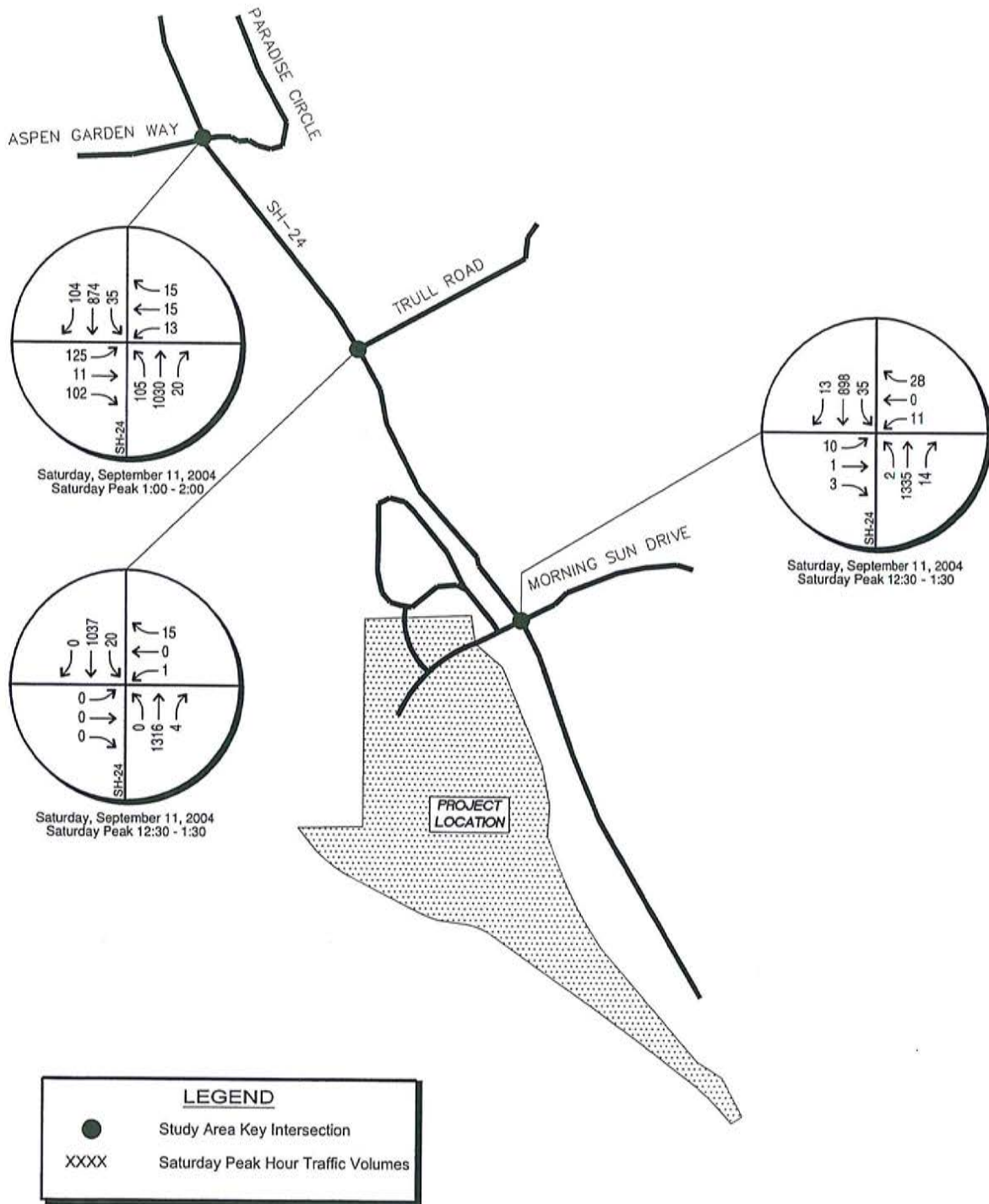
3.3 Existing Traffic Volumes

Existing peak hour turning movement counts were conducted at the existing study intersections of SH-24 & Paradise Circle/Aspen Garden Way, SH-24 & Trull Road, and SH-24 & Morning Sun Drive on Thursday, September 9, 2004 and Saturday, September 11, 2004. The weekday counts were conducted during the AM and PM peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on this Thursday. The Saturday peak hour of the generator counts were conducted in 15-minute intervals from 12:00 Noon to 2:00 PM. This time period corresponds to the highest volume of traffic generated at other Wal-Mart Supercenter locations. Weekday daily traffic volumes were conducted along SH-24 just south of Morning Sun Drive on Thursday, September 9th, 2004. These turning movement counts and daily traffic counts are shown in **Figures 3 and 4** for weekday and weekend, respectively, with count sheets provided in **Appendix B**.



**WOODLAND PARK WAL-MART SUPERCENTER
EXISTING WEEKDAY TRAFFIC VOLUMES**

FIGURE 3



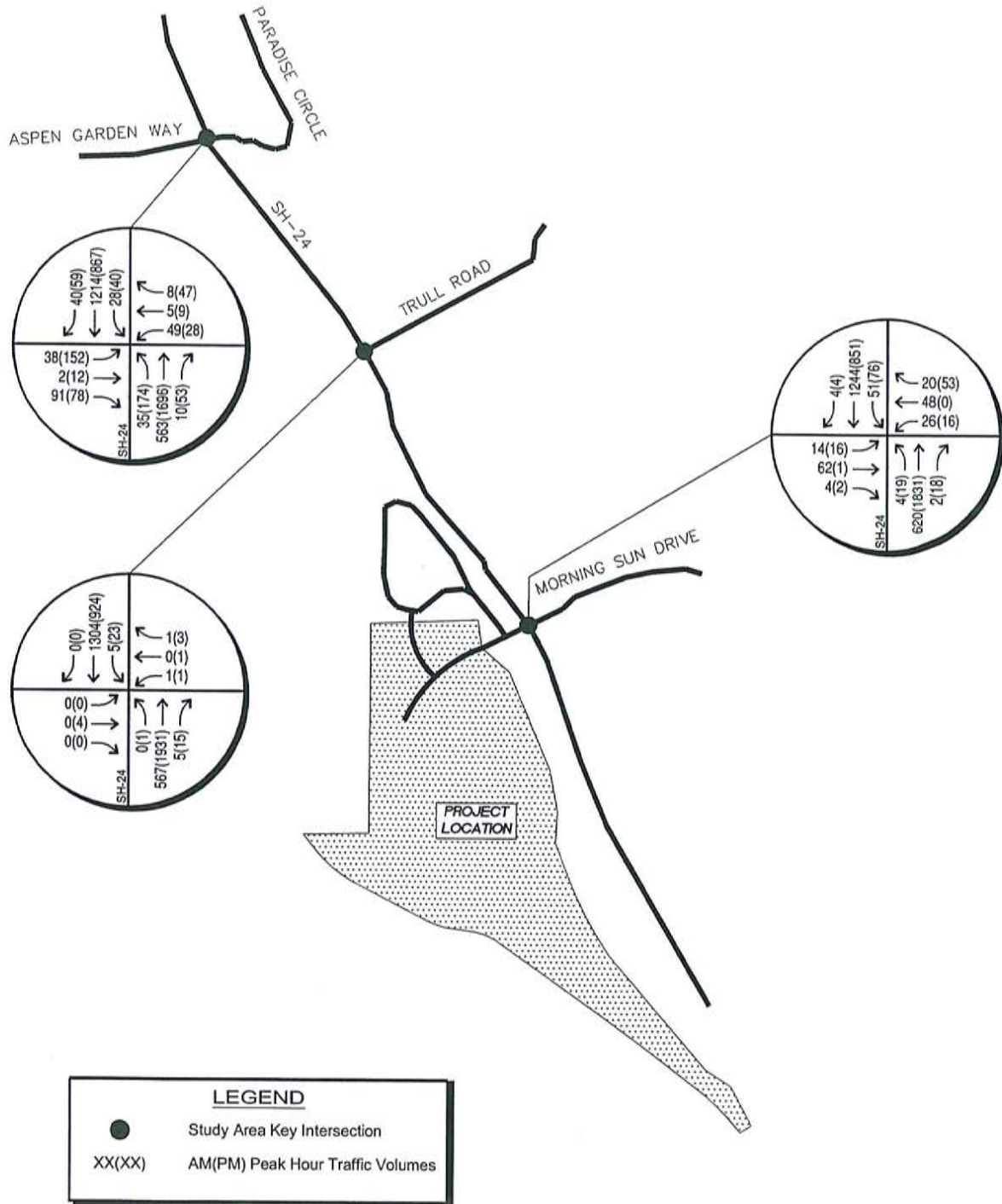
WOODLAND PARK WAL-MART SUPERCENTER
EXISTING SATURDAY TRAFFIC VOLUMES

FIGURE 4

3.4 Unspecified Development Traffic Growth

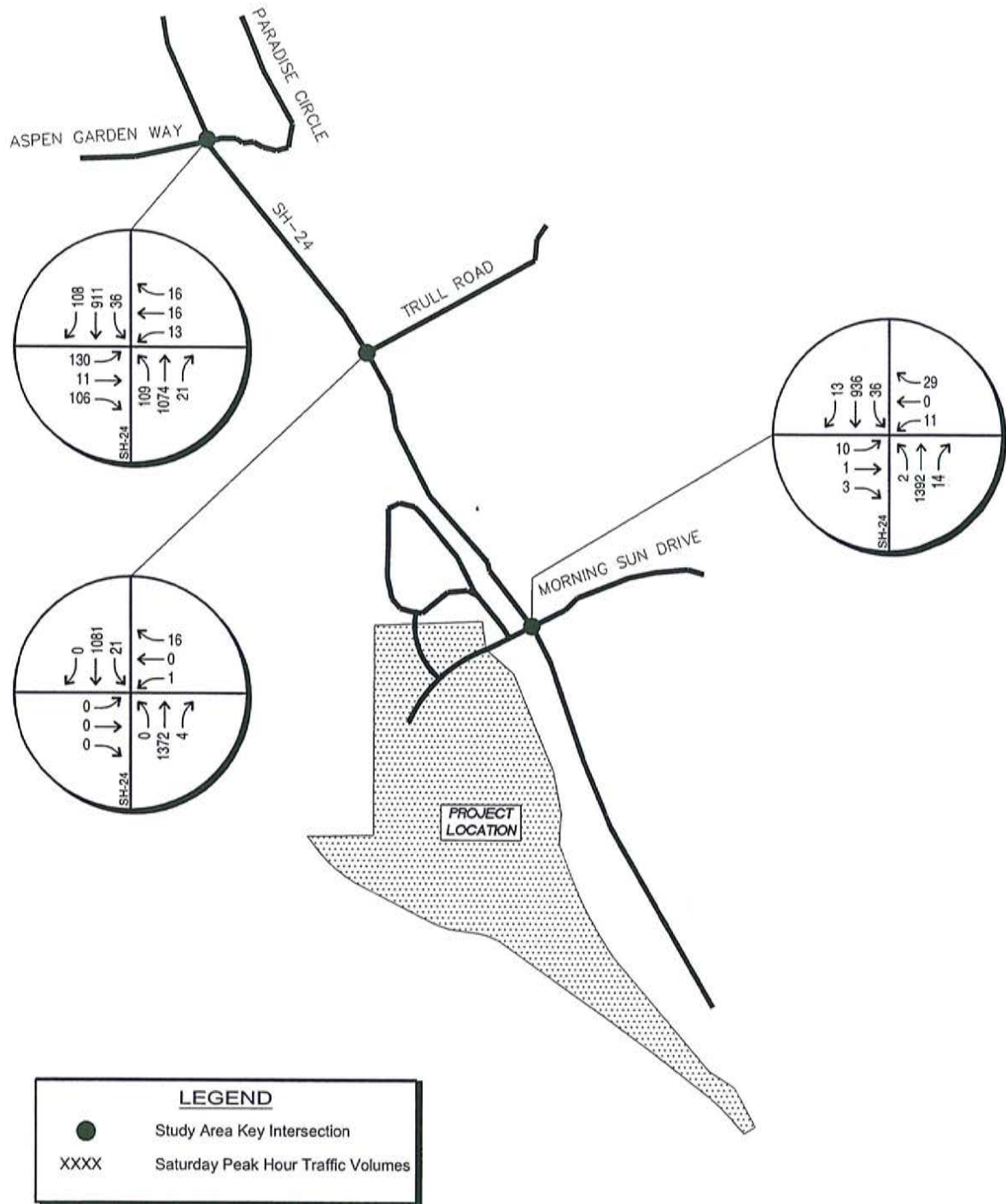
The 2006 background traffic volumes were obtained by growing the existing peak hour turning movement counts by a 2.1 percent annual growth rate. This growth rate was calculated using the 20 year growth factor of 1.52 as provided on the Colorado Department of Transportation website along SH-24 in the site vicinity (CDOT traffic information provided in **Appendix C**). The City of Woodland Park and CDOT verified this growth rate. Additionally, traffic volumes from two future developments in the site vicinity were included in the background traffic. These included project traffic from a proposed Walgreen's on the northeast corner of SH-24 and Aspen Garden Way/Paradise Circle; and The Villages, an office/commercial development proposed along SH-24, at Glendale Drive. Traffic volumes for these projects were obtained from the Walgreen's Traffic Study, prepared by Aldridge Transportation Consultants, LLC, July 2004 and The Village Traffic Study, prepared by LSC Transportation Consultants, Inc., June 2004.

For the long term 2025 volumes, the total project traffic volumes from the Walgreen's study were used for a basis in determining background traffic volumes for this project. CDOT recognizes a future 20-year Average Daily Traffic (ADT) of 36,000. The total traffic volumes projected within this report recognizes ADTs along SH-24 of approximately 38,000 south of Morning Sun Drive and 46,000 north of Morning Sun Drive. Therefore, it is believed that the future traffic projections are conservative. Weekday and weekend background traffic volumes for 2006 are shown in **Figures 5 and 6**. Weekday and weekend background traffic volumes for 2025 are shown in **Figures 7 and 8**.



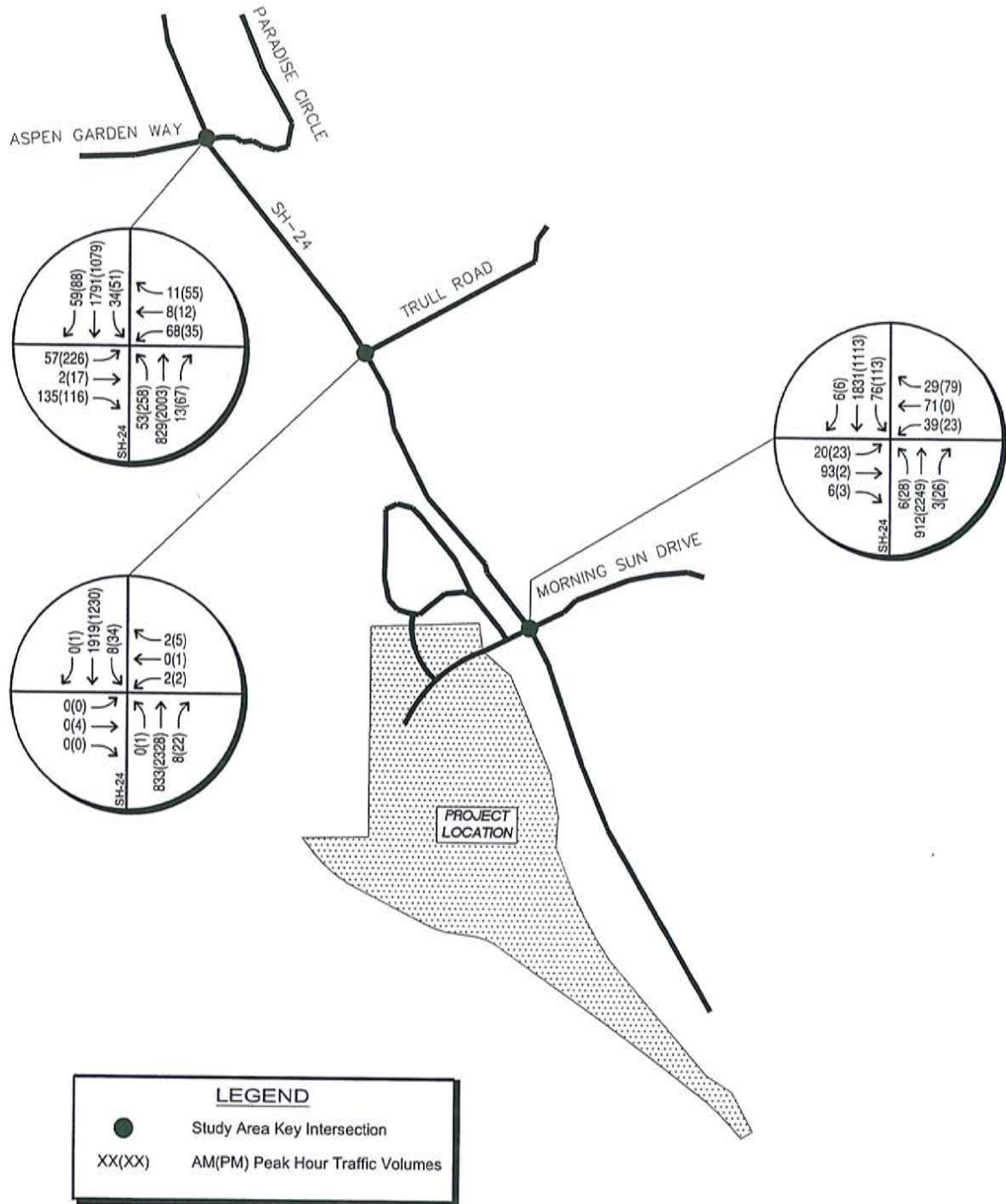
WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 5



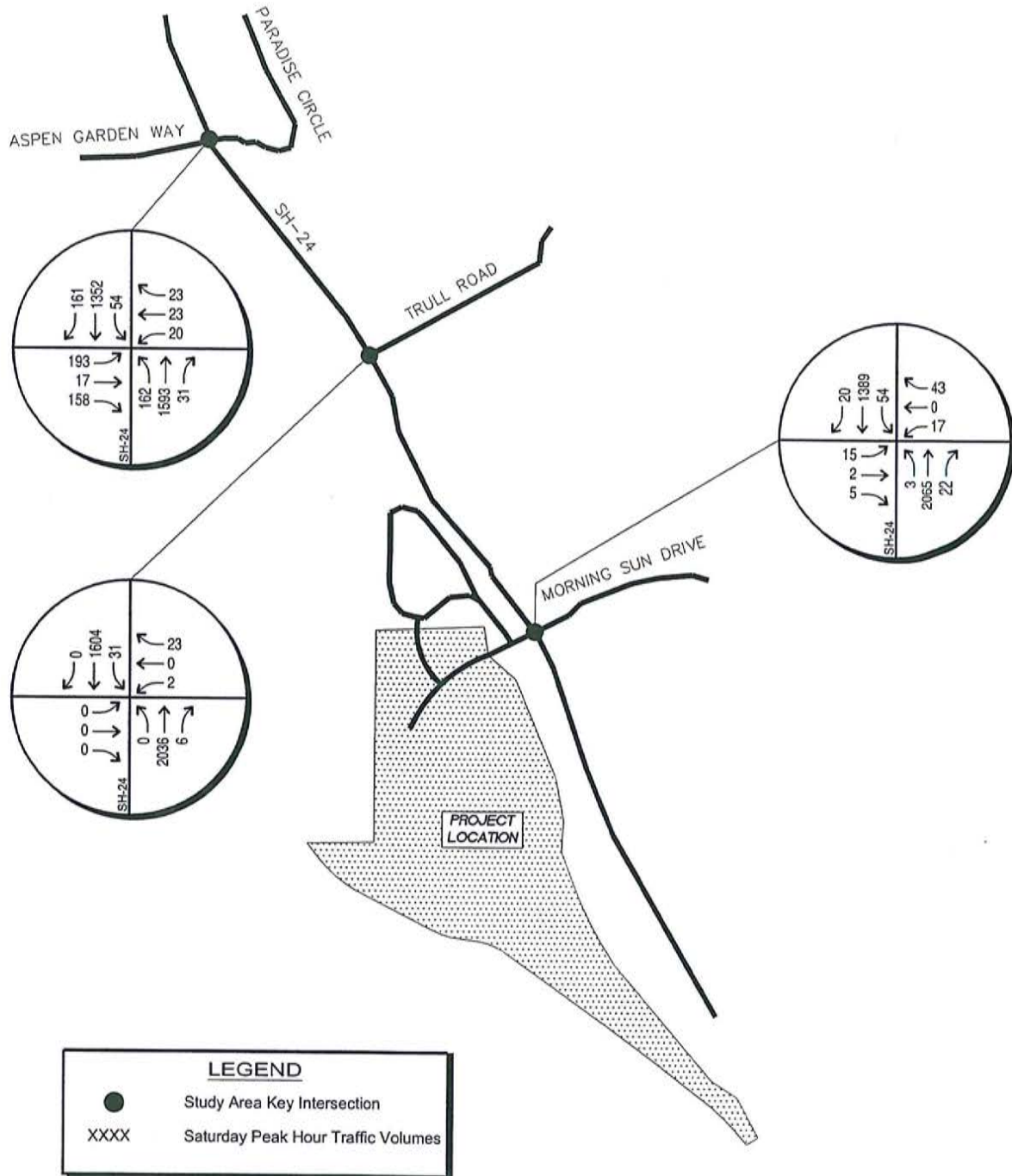
WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 6



WOODLAND PARK WAL-MART SUPERCENTER
 2025 WEEKDAY BACKGROUND
 TRAFFIC VOLUMES

FIGURE 7



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY BACKGROUND
TRAFFIC VOLUMES

FIGURE 8

4.0 PROJECT TRAFFIC CHARACTERISTICS

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average trip rates that apply to Free-Standing Discount Superstore (813), Gasoline Service Station (944), Fast Food Restaurant with Drive-Through Window (934), High Turnover Sit-Down Restaurant (932), and Drive-in Bank and the regression equations that apply to Shopping Center (820) for traffic associated with the development.

The development is expected to generate approximately 810 weekday morning peak hour, 1,247 weekday afternoon peak hour, 1,694 Saturday peak hour of the generator, and 15,046 weekday daily driveway vehicle trips. Since this project is a commercial development, a certain percentage of the trips are expected to be pass-by trips. Pass-by trips are those vehicles already on the street network, passing by the site. In addition, due to the nature of this development, some trips will be made without using the off-site road system. This is recognized from the same patron shopping at the Wal-Mart Supercenter and also going to the gas station, restaurants, or other shopping uses on-site. Therefore, internal capture reductions were recognized within this analysis. Internal capture between the Wal-Mart Supercenter and the other retail uses was based on the March 2001, ITE *Trip Generation Handbook*. Accounting for pass-by trips and internal capture, approximately 379 weekday AM peak hour, 689 weekday PM peak hour, 887 Saturday peak hour of the generator trips are expected to be new to the street network.

¹ Institute of Transportation Engineers, *Trip Generation: An Information Report*, Seventh Edition, Washington DC, 2003.

Table 1 summarizes the estimated traffic generation for the development. Table 2 summarizes the estimated non pass-by and pass-by trips including the reductions taken to account for internal capture. The trip generation worksheets are included in Appendix D. These calculations illustrate the equations used, directional distribution of trips, number of daily trips, and expected pass-by volumes based on the published ITE pass-by rates.

Table 1 - Wal-Mart Supercenter Development, Woodland Park, CO Traffic Generation

	Size	Vehicles Trips								
		Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Discount Superstore	161,500 sq. ft.	125	121	246	254	265	519	318	305	623
Non Pass-by		26	25	51	52	54	106	95	91	186
Pass-by		151	146	297	306	319	625	413	396	809
Gasoline Service Station	12 fueling positions	30	31	61	48	48	96	94	94	188
Non Pass-by		42	42	84	35	35	70	0	0	0
Pass-by		72	73	145	83	83	166	94	94	188
Fast Food Restaurant	4,000 sq. ft.	55	53	108	36	33	69	121	116	237
Non Pass-by		53	51	104	36	34	70	0	0	0
Pass-by		108	104	212	72	67	139	121	116	237
Sit-Down Restaurant	6,000 sq. ft.	20	19	39	23	15	38	76	44	120
Non Pass-by		16	14	30	17	11	28	0	0	0
Pass-by		36	33	69	40	26	66	76	44	120
Drive-in Bank	3 drive-in windows	19	13	32	42	42	84	105	96	201
Non Pass-by		15	11	26	34	35	69	0	0	0
Pass-by		34	24	58	76	77	153	105	96	201
Shopping Center	6,000 sq. ft.	12	7	19	31	34	65	48	44	92
Non Pass-by		6	4	10	16	17	33	24	23	47
Pass-by		18	11	29	47	51	98	72	67	139
Non Pass-by		261	244	505	434	437	871	762	699	1461
Pass-by		158	147	305	190	186	376	119	114	233
Total		419	391	810	624	623	1,247	881	813	1,694

Table 2 - Summary of Internal Capture Reductions

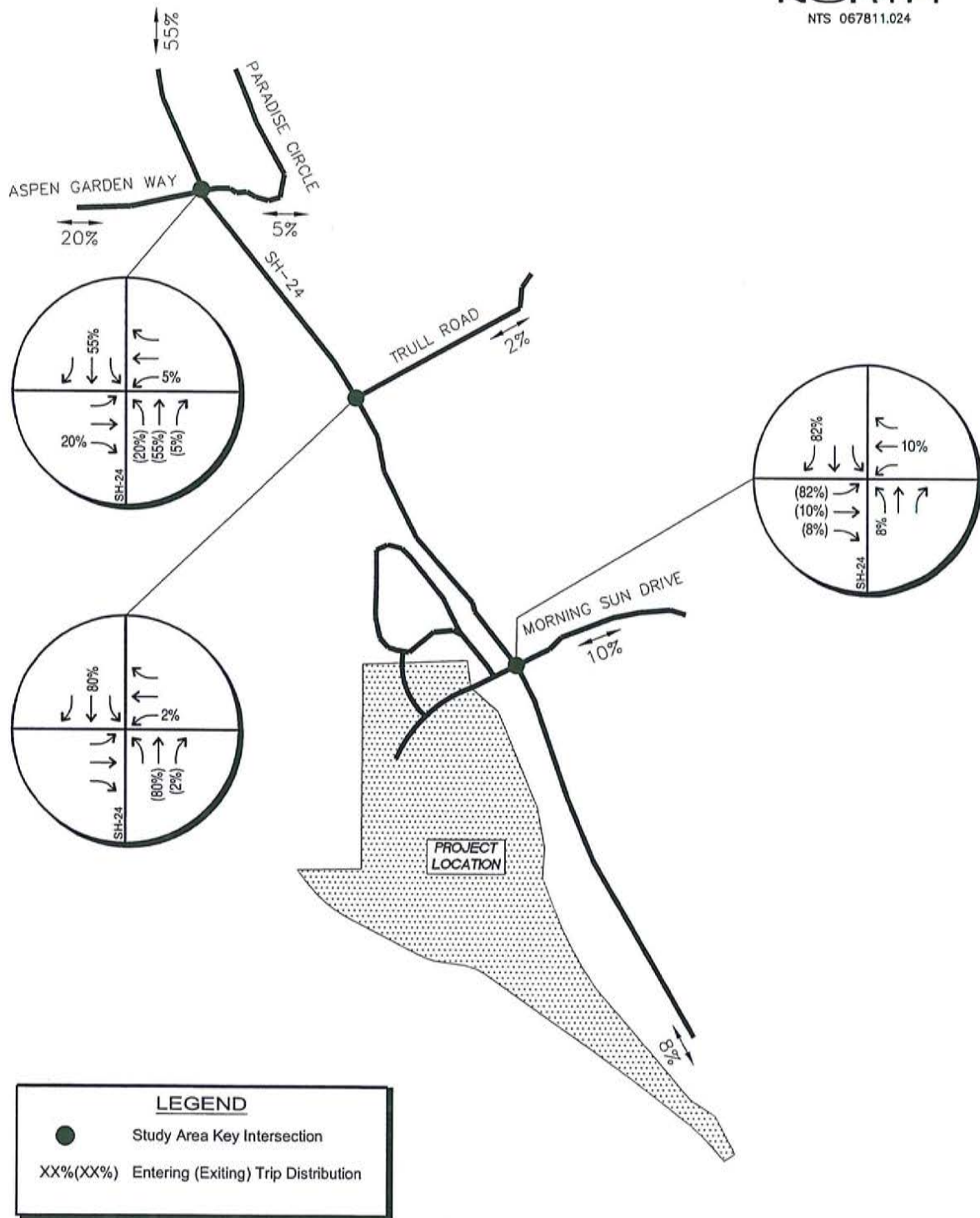
	Vehicles Trips								
	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Non Pass-by									
Internal	63	63	126	91	91	182	287	287	574
External	198	181	379	343	346	689	475	412	887
Total	261	244	505	434	437	871	762	699	1461
Pass-by									
Internal	36	36	72	49	49	98	14	14	28
External	122	111	233	141	137	278	105	100	205
Total	158	147	305	190	186	376	119	114	233

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site in the same direction. **Figure 9** illustrates the expected project non pass-by trip distribution for the site. **Figures 10 through 12** illustrate the expected project pass-by distribution for the site for the weekday morning, weekday afternoon, and Saturday peak hours. Pass-by distributions were prepared separately for the weekday AM, weekday PM, and Saturday peak hours due to the difference in directional volumes during each time period.

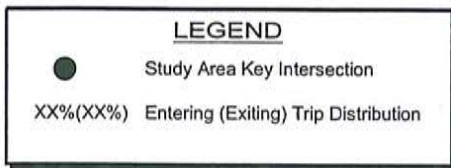
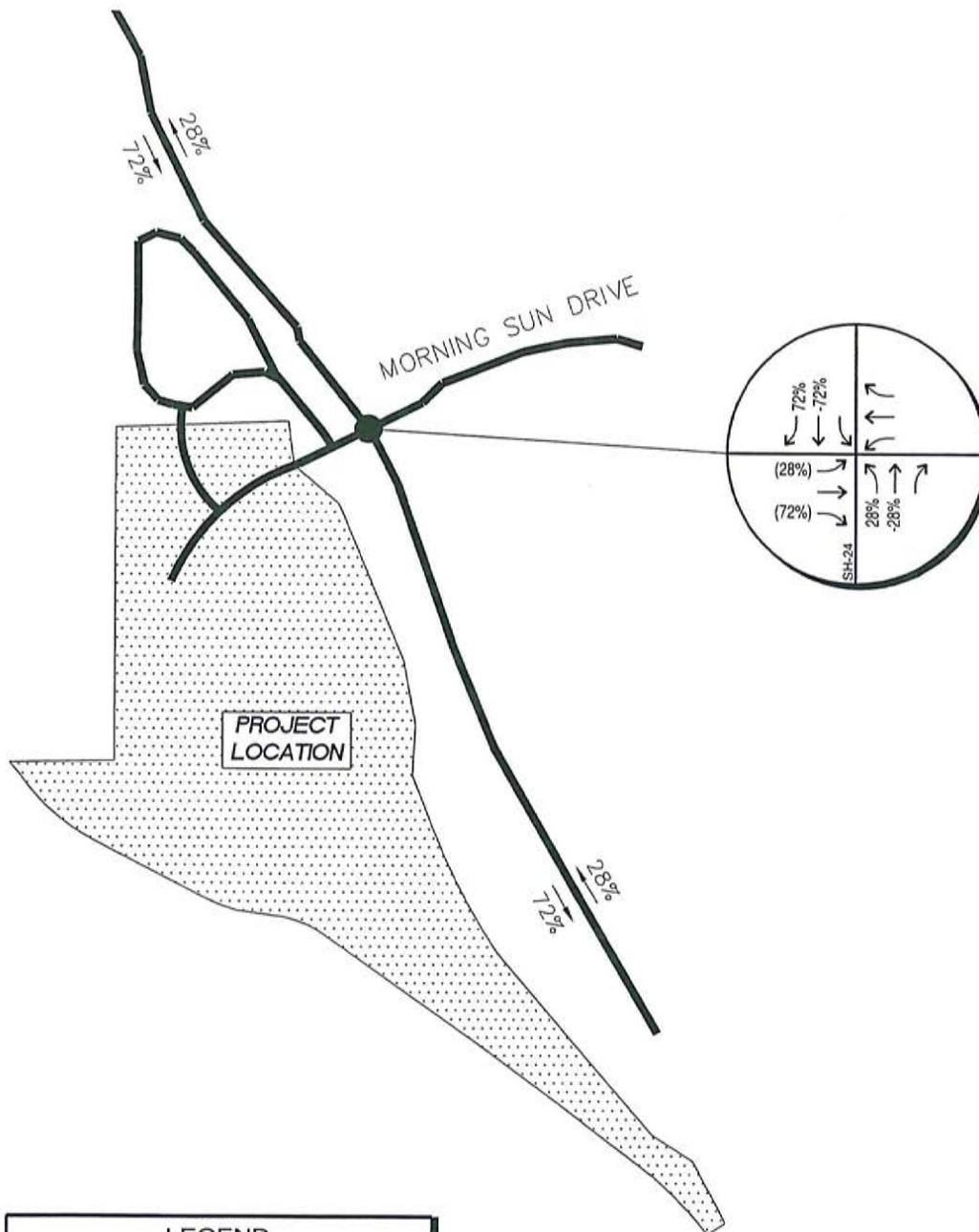
4.3 Traffic Assignment

Traffic assignment was obtained by applying the distributions to the estimated external traffic generation of the development shown in **Table 2**. Non pass-by traffic assignment is shown in **Figures 13 and 14** for weekday and Saturday, respectively. Pass-by traffic assignment is shown in **Figures 15 and 16** for weekday and Saturday, respectively.



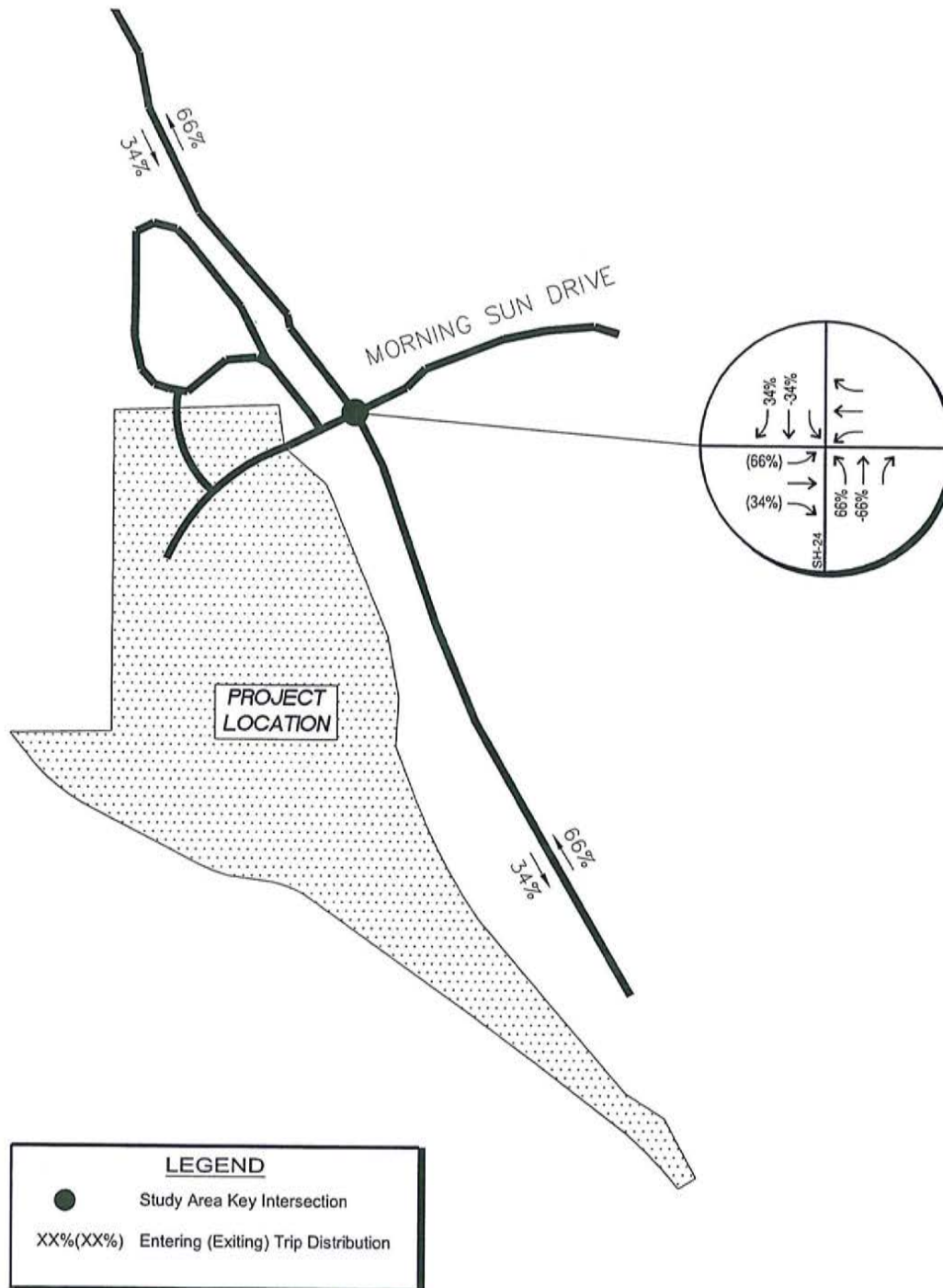
WOODLAND PARK WAL-MART SUPERCENTER
NON PASS-BY PROJECT TRIP DISTRIBUTION

FIGURE 9



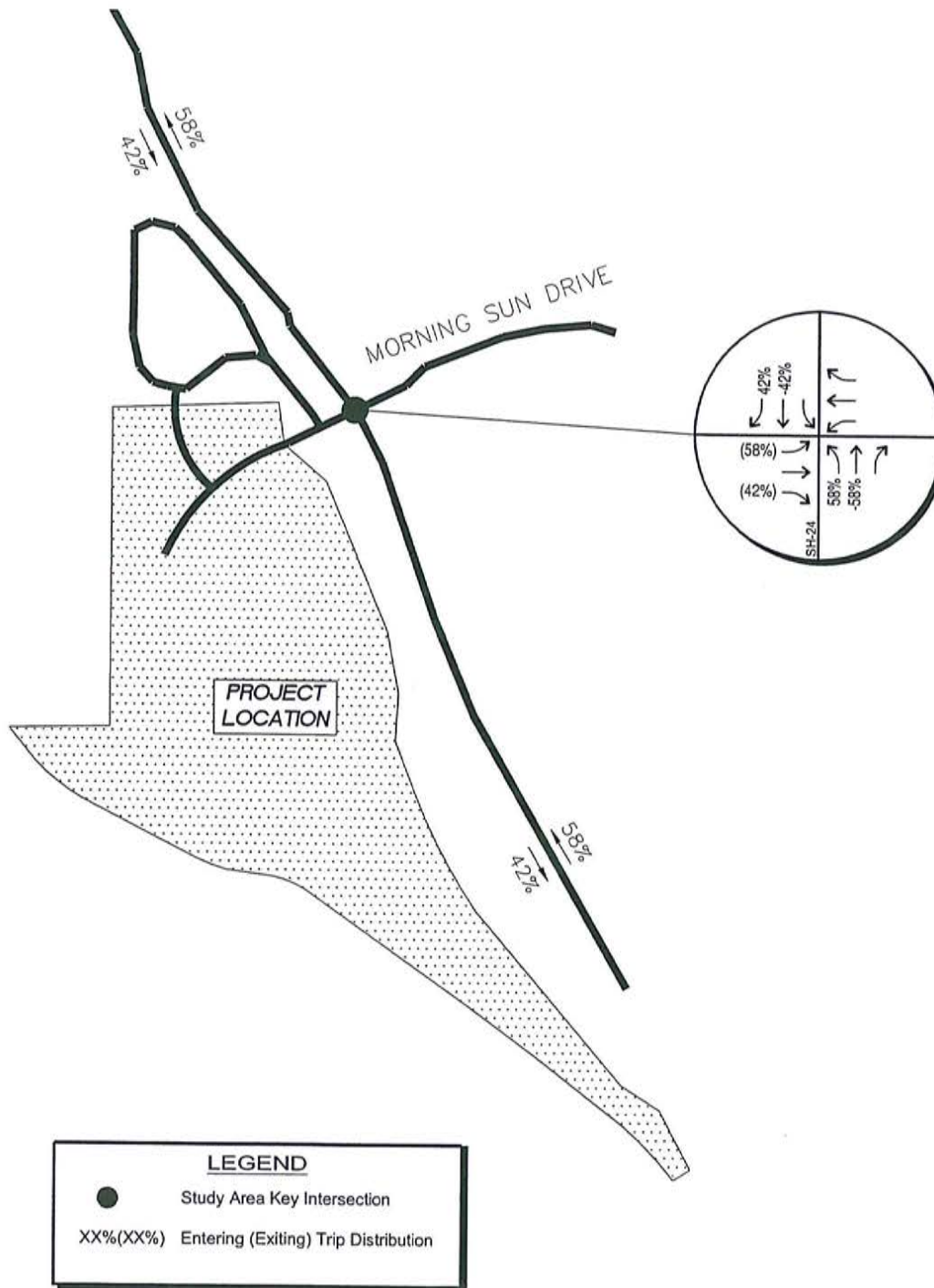
WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY AM PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 10



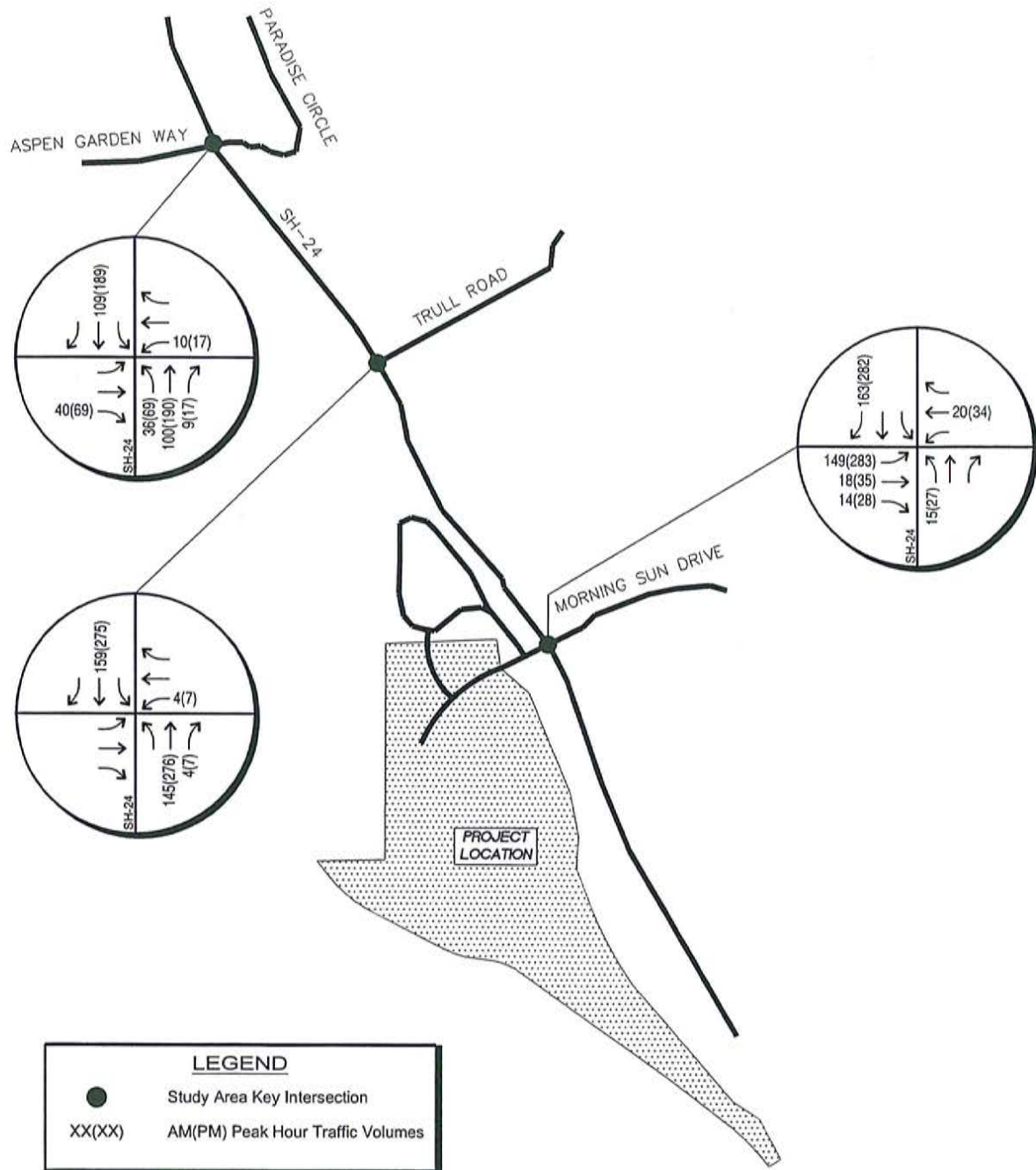
WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY PM PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 11



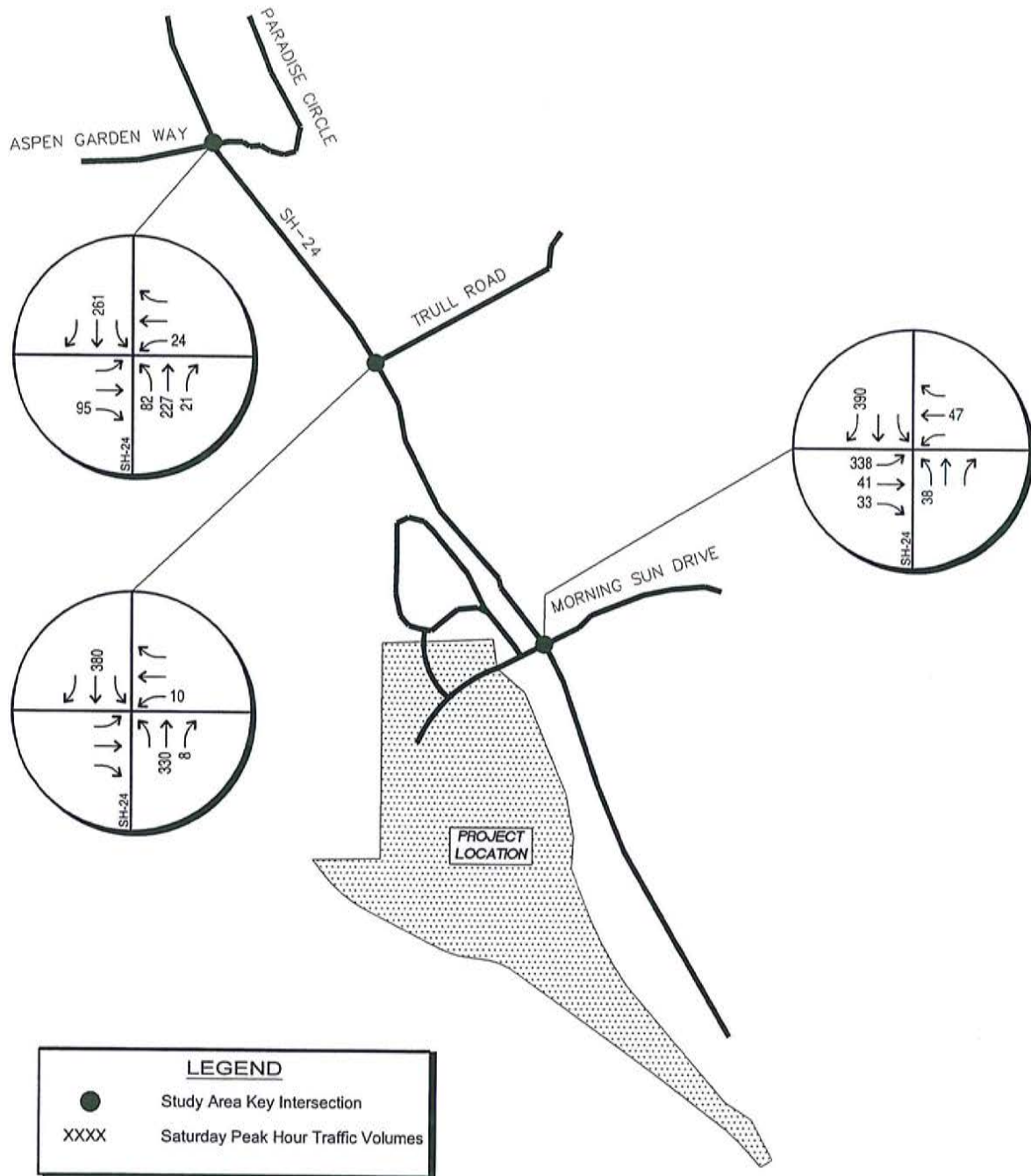
WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRIP DISTRIBUTION

FIGURE 12



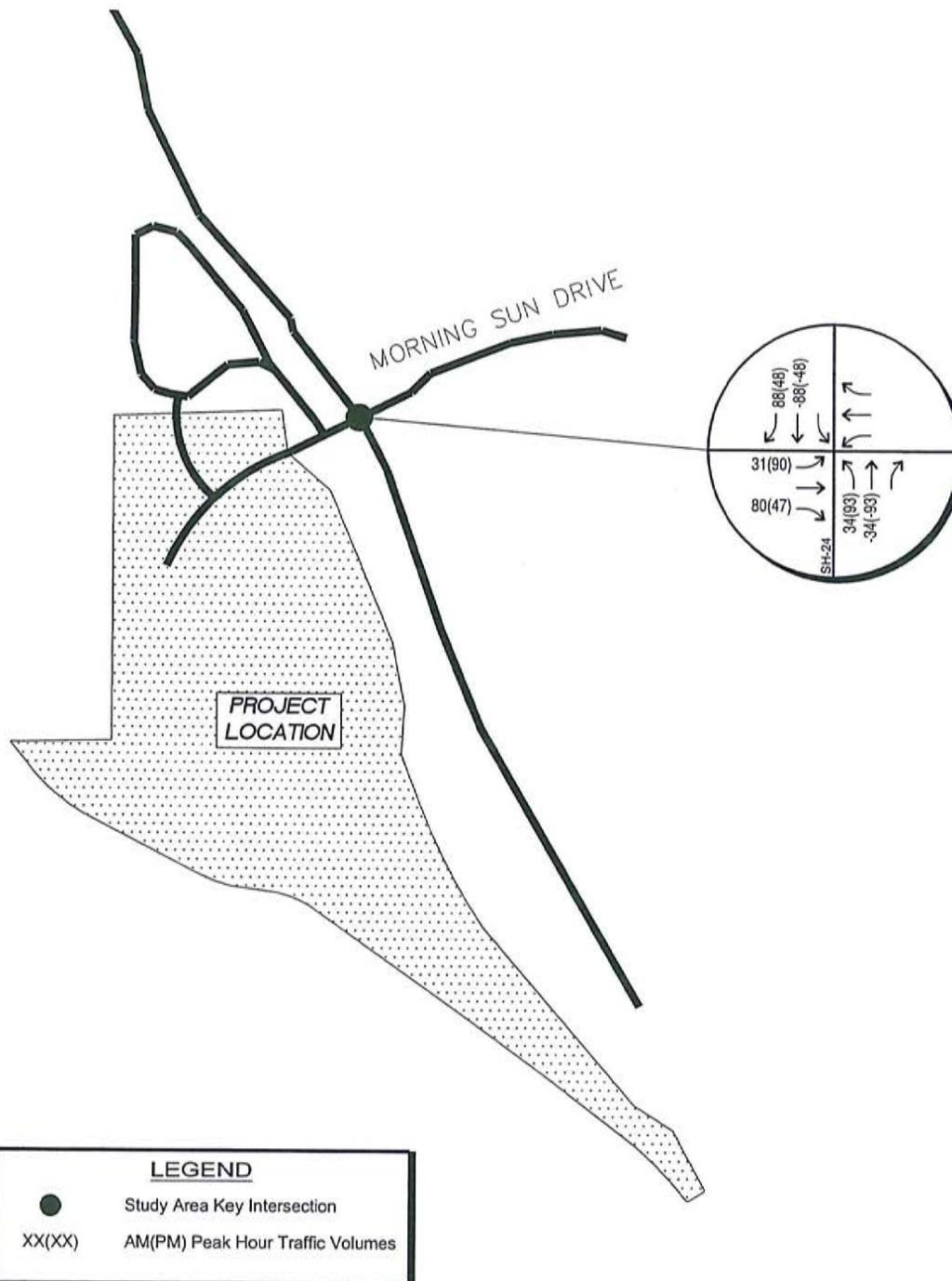
WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 13



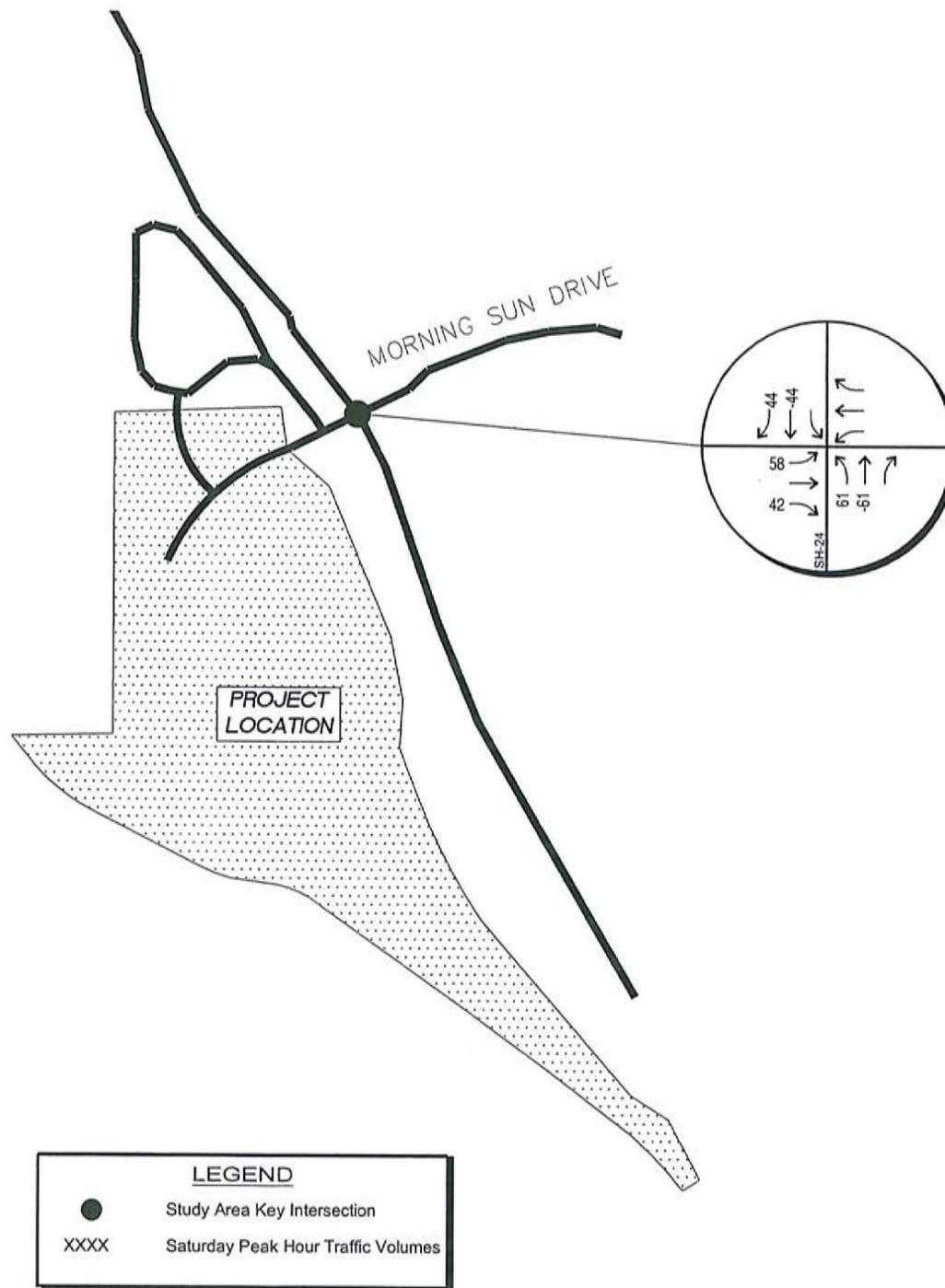
WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY NON PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 14



WOODLAND PARK WAL-MART SUPERCENTER
WEEKDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 15

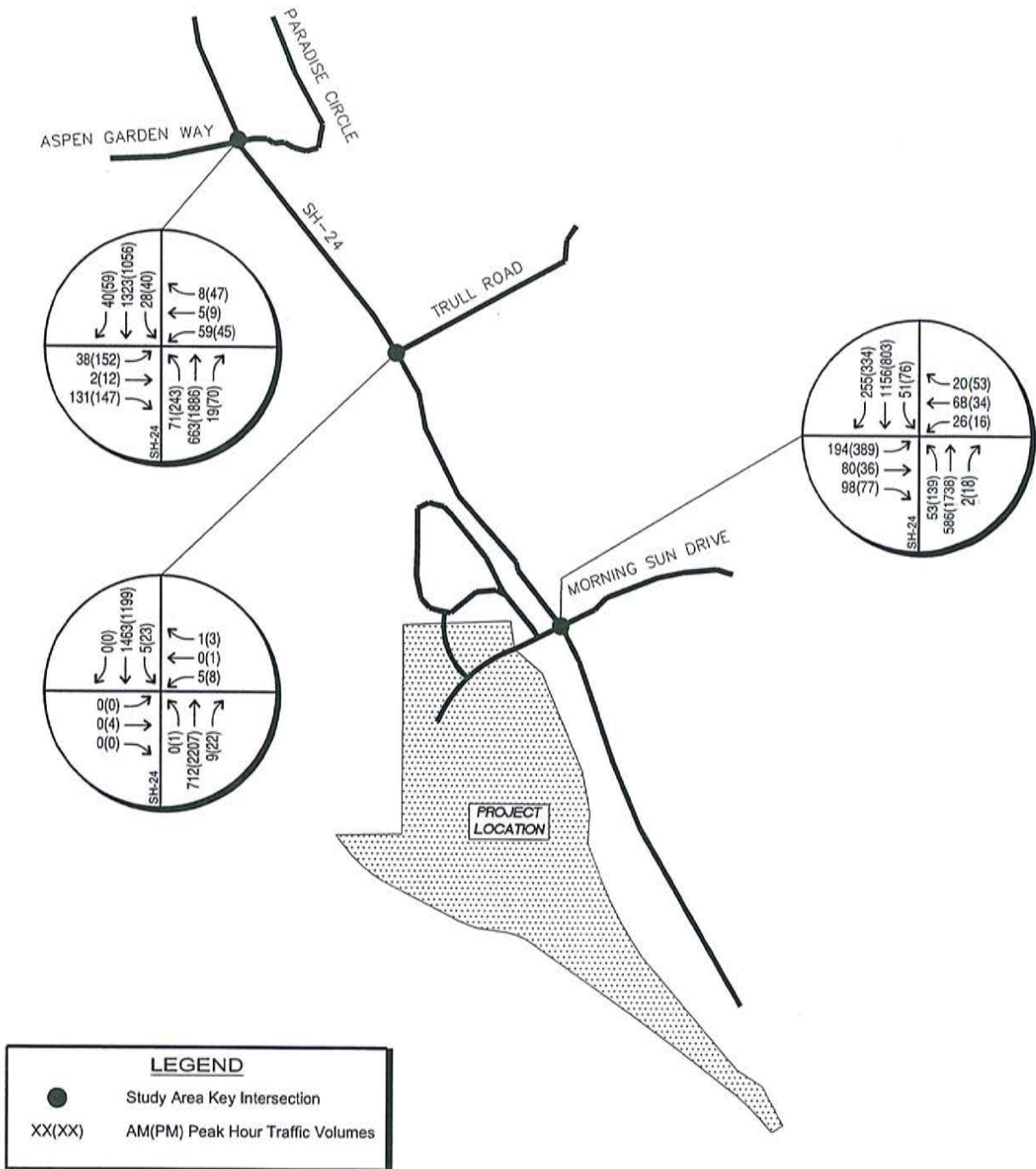


WOODLAND PARK WAL-MART SUPERCENTER
SATURDAY PASS-BY PROJECT
TRAFFIC ASSIGNMENT

FIGURE 16

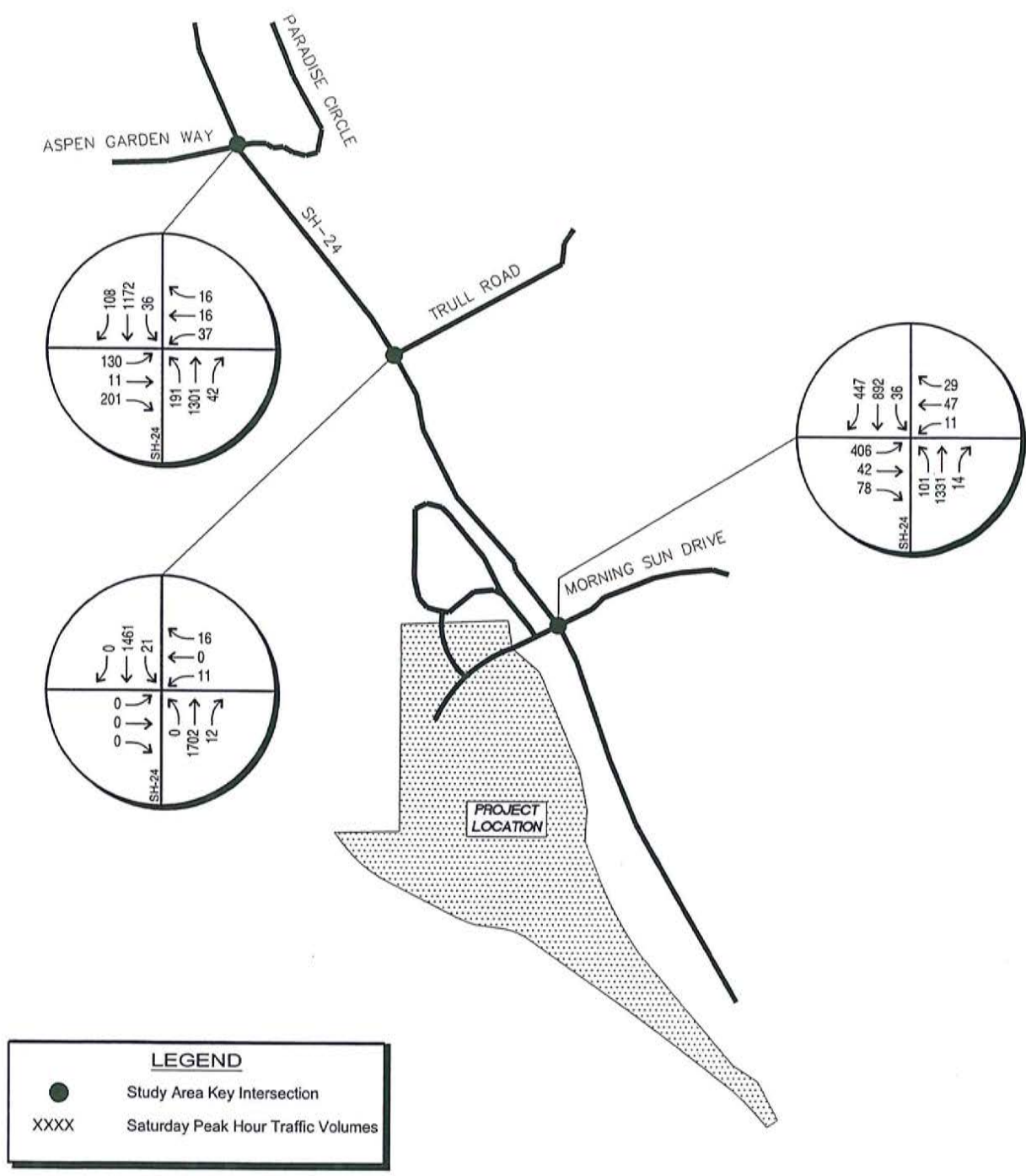
4.4 Total Background Plus Project Traffic

Site traffic volumes were added to the background volumes to represent estimated traffic conditions for the short term 2006 horizon and 2025 long term horizon. Total traffic volumes are illustrated for the 2006 short term horizon in Figures 17 and 18. Total traffic volumes are illustrated for the 2025 long term horizon in Figures 19 and 20.



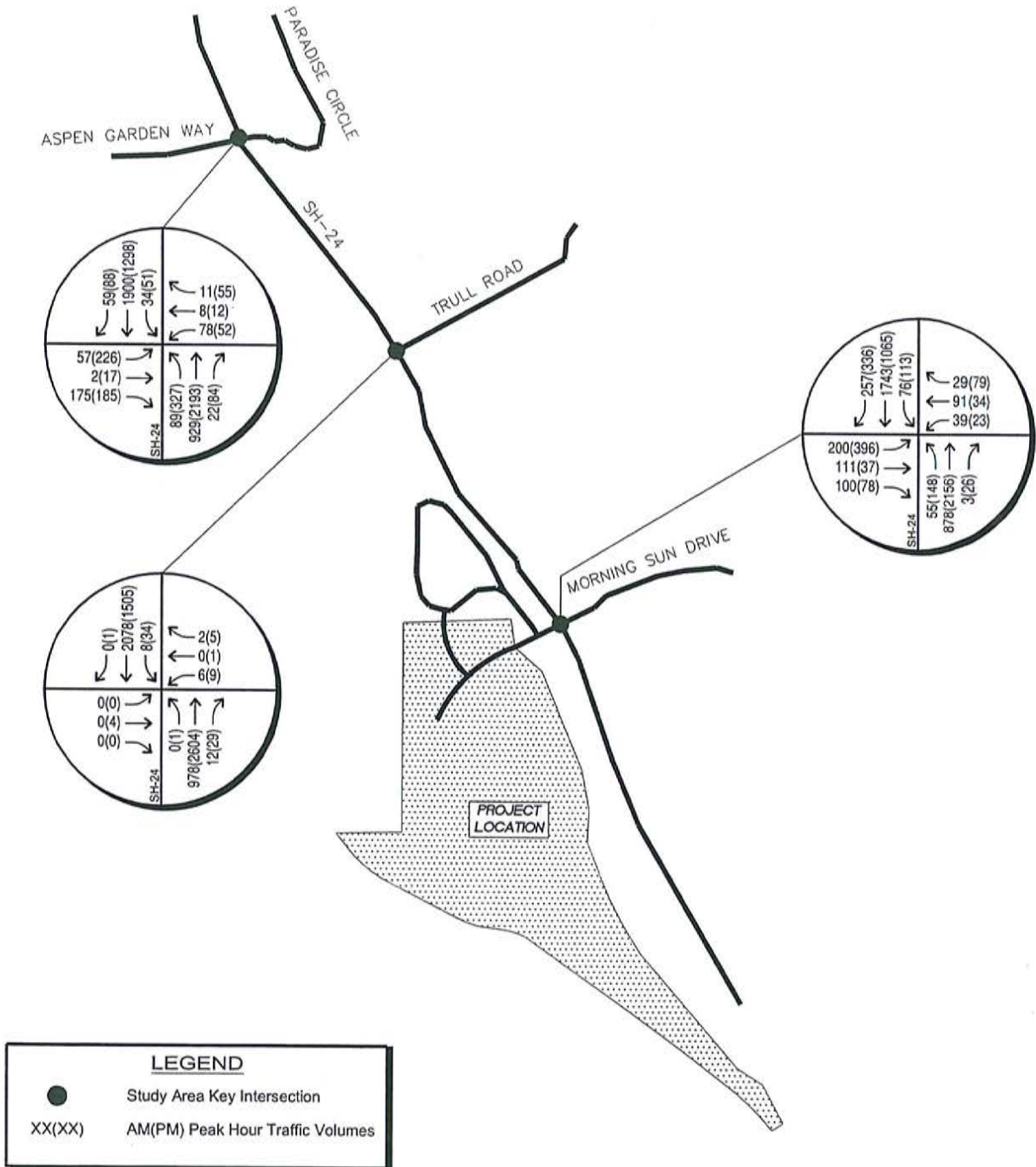
WOODLAND PARK WAL-MART SUPERCENTER
2006 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 17



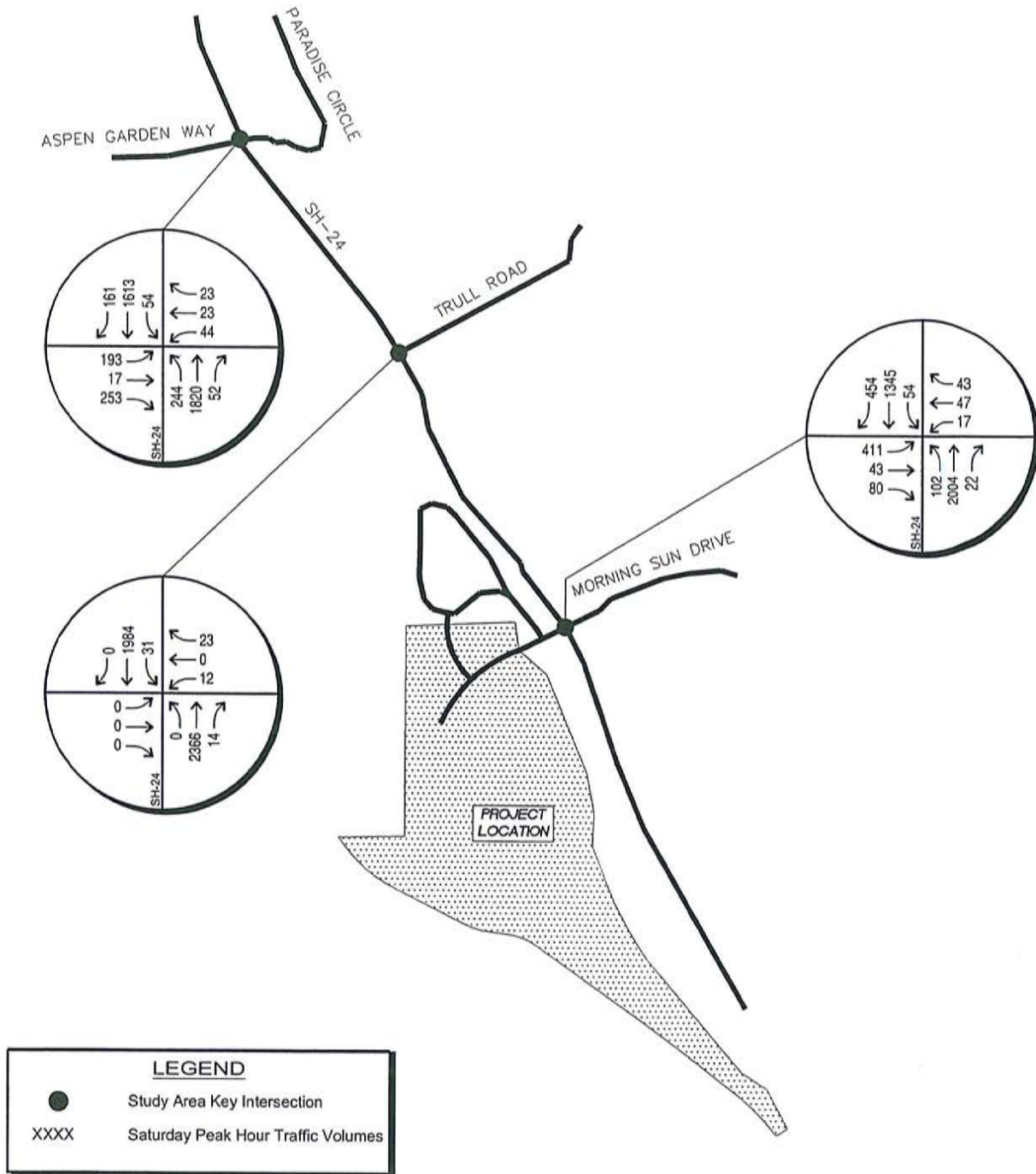
**WOODLAND PARK WAL-MART SUPERCENTER
2006 SATURDAY TOTAL TRAFFIC VOLUMES**

FIGURE 18



WOODLAND PARK WAL-MART SUPERCENTER
2025 WEEKDAY TOTAL TRAFFIC VOLUMES

FIGURE 19



WOODLAND PARK WAL-MART SUPERCENTER
2025 SATURDAY TOTAL TRAFFIC VOLUMES

FIGURE 20

5.0 TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies in the 2006 and 2025 development horizons at the identified key intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual*².

5.1 Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). For intersections and roadways in this study area, Kimley-Horn recommends intersection LOS D as the minimum threshold for acceptable operations. Table 3 shows the definition of level of service for signalized and unsignalized intersections.

Table 3 - Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2000.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. Under the unsignalized analysis, the level of service (LOS) for a

² Transportation Research Board, *Highway Capacity Manual*, Special Report 209, Washington DC, 2000.

two-way stop controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service for a two-way stop-controlled intersection is not defined for the intersection as a whole. Level of service for a signalized and four-way stop controlled intersection is defined for each approach and for the intersection.

5.2 Key Intersection Operational Analysis

Calculations for the level of service at the key intersections identified for study are provided in Appendix E and grouped by individual intersection. The existing year analyses are based on the lane geometry and intersection control shown in Figure 2. All signalized intersection analysis in the existing and short term utilizes the existing intersection cycle length and phasing as provided by the Colorado Department of Transportation (CDOT), with the exception of the recommended protective/permissive phasing for left turns from the highway at Aspen Garden Way. The future signalized analysis has been optimized.

State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle

This signalized intersection was found to operate at LOS A for existing weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour. In 2006, this intersection is expected to continue to operate at LOS A during the weekday AM and Saturday peak hours and LOS B during the weekday PM peak hour prior to the addition of project traffic. With the addition of project traffic in 2006, this intersection is anticipated to operate at LOS B during the weekday PM and Saturday peak hours and LOS A during the AM peak hour, with modified protected-permissive phasing along SH-24 and no other improvements. In 2025, prior to the addition of project traffic, this intersection is anticipated to operate at LOS B, C, and C during the AM, PM, and Saturday peak hours, respectively with and without the addition of project traffic. This analysis includes the improved protected-permissive phasing along SH-24 and no other improvements.

By 2025, it is understood that a future SH-24 bypass is being explored by CDOT and the City of Woodland Park. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. Table 4 provides the results of the level of service at this intersection.

Table 4 - State Highway 24 (SH-24)/Aspen Garden Way/Paradise Circle LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing	7.4	A	10.4	B	9.0	A
2006 Background	7.5	A	11.7	B	9.2	A
2006 Background Plus Project *	6.7	A	11.7	B	12.7	B
2025 Background *	13.7	B	28.2	C	20.4	C
2025 Background Plus Project *	17.9	B	31.8	C	28.9	C

* Analysis includes protective-permissive phasing on SH-24

State Highway 24 (SH-24)/Trull Road

The minor street approaches at this intersection currently operate with long delays during the weekday PM peak hour. In both short term (2006) and long term (2025) horizon years, delays along these minor approaches are only anticipated to increase with through traffic volume growth along SH-24; however volumes along the minor street approaches (Trull Road) are not anticipated to warrant signalization in the future based upon the MUTCD Peak Hour Warrant 3. Peak hour volume projections with Warrant 3 are included in **Appendix F**. As shown on this figure, the lower threshold for a minor street approach with one approaching lane is 100 vehicles and 75 vehicles with two approaching lanes, whereas 11 vehicles are anticipated by 2025 unless other future projects are constructed at this intersection. Therefore, it is believed that vehicles experiencing heavy delays traveling from Trull Road onto SH-24 will reroute to adjacent signalized intersections during peak hour travel, or turn right instead. Table 5 provides the results of the level of service at this intersection for the existing, 2006 background, and 2006 background plus project traffic conditions.

CMT

As previously mentioned, it is anticipated that a SH-24 bypass or additional through lane will be needed to serve eastbound and westbound SH-24 traffic. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. The 2025 background and background plus project analysis results are also provided in Table 5.

Table 5 - State Highway 24 (SH-24)/Trull Road LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Left/Through/Right	0.0	A	1 368.5	F	0.0	A
Westbound Through/Left	21.5	C	150.4	F	21.9	C
Northbound Left	0.0	A	12.2	B	0.0	A
Southbound Left	10.4	B	25.4	D	17.2	C
2006 Background						
Eastbound Left/Through/Right	0.0	A	2 627.0	F	0.0	A
Westbound Through/Left	24.0	C	3 261.8	F	23.3	C
Northbound Left	0.0	A	12.8	B	0.0	A
Southbound Left	10.6	B	29.6	D	18.0	C
2006 Background Plus Project						
Eastbound Left/Through/Right	no veh	A	5 2038.5	F	no veh	A
Westbound Through/Left	50.4	F	-	F	517.0	F
Northbound Left	0.0	A	15.2	C	0.0	A
Southbound Left	11.5	B	39.6	E	23.7	C
2025 Background NO PROJ						
Eastbound Left/Through/Right	0.0	A	4 3413.3	F	0.0	A
Westbound Through/Left	59.9	F	-	F	133.8	F
Northbound Left	0.0	A	15.5	C	0.0	A
Southbound Left	12.3	B	50.9	F	34.5	D
2025 Background Plus Project						
Eastbound Left/Through/Right	0.0	A	-	F	0.0	A
Westbound Through/Left	155.6	F	- ?	F	-	F
Northbound Left	0.0	A	18.7	C	0.0	A
Southbound Left	13.5	B	75.5	F	51.1	F

DID NOT INCLUDE GAPS IN SIGNAL
OR GAP IN HIGHWAY

NOT DONE TO PROVIDE CONSERVATIVE
ANALYSIS

SOFTWARE GENERATED

TOO GREAT TO REPORT

State Highway 24 (SH-24)/Morning Sun Drive

The minor street approaches to the existing two-way stop controlled intersection of SH-24 with Morning Sun Drive currently operates with long delays and unacceptable level of service during the weekday AM and PM peak hours. All other movements operate acceptably during all three peak hours studied. In 2006, long delays along the minor street approaches at the intersection are expected to continue, as well as operate with poor level of service during both weekday AM and PM peak hours as an unsignalized intersection. However, the intersection is not anticipated to meet peak hour signal warrants in 2006 based upon background traffic alone. However, a signal is proposed to be constructed in 2006 with development of the project at this intersection. With signalization, as well as dual left turn lanes, one through lane and a separate right turn lane for exiting traffic from Wal-Mart, the intersection is expected to operate at LOS B during the weekday AM peak hour and LOS C during the weekday PM and Saturday peak hour.

In the 2025 long term horizon, without signalization, this intersection is anticipated to continue to operate with long delays along the minor street approaches as an unsignalized intersection. With the proposed project, as well as signalization, the intersection is anticipated to operate at LOS B, D, and C, during the AM, PM, and Saturday peak hours. As previously mentioned, by 2025, anticipated background traffic growth in the area may require a bypass along SH-24. This bypass would likely decrease through volumes along this section of SH-24 through the City thereby improving the level of service through the study area intersections. Table 6 illustrates the level of service capacity results at this existing unsignalized intersection.

Table 6 - State Highway 24 (SH-24)/Morning Sun Drive LOS Results

Scenario	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing						
Eastbound Through/Left	40.8	E	41.2	E	23.8	C
Westbound Through/Left	31.6	D	32.6	D	21.5	C
Northbound Left	11.7	B	9.7	A	10.3	B
Southbound Left	9.1	A	19.8	C	13.7	B
2006 Background						
Eastbound Through/Left	50.5	F	57.9	F	25.3	D
Westbound Through/Left	38.5	E	41.8	E	22.6	C
Northbound Left	12.3	B	10.1	B	10.4	B
Southbound Left	9.2	A	23.5	C	14.3	B
2006 Background Plus Project #	14.9	B	24.5	C	21.2	C
2025 Background						
Eastbound Through/Left	599.1	F	-	F	82.3	F
Westbound Through/Left	-	F	171.0	F	64.7	F
Northbound Left	18.2	C	11.8	B	13.5	B
Southbound Left	11.0	B	58.8	F	27.4	D
2025 Background Plus Project #	17.6	B	46.1	D	34.8	C

Signal Improvements as well as Dual Lefts, One Through, One Right on Wal-Mart exit

5.3 Speed Change Lane Length Requirements

Speed change lane lengths were calculated to determine requirements for design of improvements along SH-24. SH-24 is a category E-X (expressway) highway with a 55 mile per hour posted speed limit adjacent to the project. Right turn acceleration and right and left turn deceleration lanes at the intersection of SH-24 with Morning Sun Drive currently exist. It is recommended that these be verified to insure that their construction meets the current standards in accordance with the CDOT State Highway Access Code. The following provides specific turn lane improvements and recommended lengths to be constructed (accounting for future 2025 Full Buildout):

- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.

- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.
- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.

5.4 Progression Analysis

Since the intersection of State Highway 24 (SH-24) with Morning Sun Drive is expected to meet signal warrants and be signalized with construction of the project, a progression study was performed for the network per the CDOT Access Code requirements. The progression analysis was completed for the 2006 near-term horizon along State Highway 24 (SH-24) in the project vicinity. To provide a complete analysis, the signalized intersections of SH-24 with Aspen Garden Way/Paradise Circle and Morning Sun Drive were included. The progression analysis was conducted with the existing 55 mph and 45 mph corridor speeds.

The signal progression analysis was completed using the software program *Synchro*. The efficiency of the network was evaluated. The existing intersection cycle lengths were used in the analysis for the intersection of State Highway 24 (24) with Aspen Garden Way/Paradise Circle. Signal progression analysis indicates that good progression of a minimum 55% efficiency is anticipated during the controlling afternoon peak hour. Therefore, the bandwidths and efficiencies were found to be acceptable considering the E-X standard of 0.40 efficiency or better. The *Synchro* analysis worksheets are provided in **Appendix G**.

5.5 CDOT Crash Data Analysis

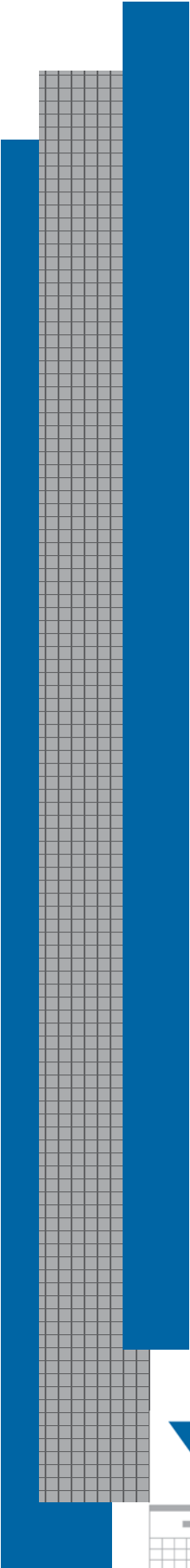
Vehicle crash data was obtained from the Colorado Department of Transportation (CDOT) for a four year time period (1/1/99 through 12/31/02) for a section of SH-24 between mile post 286.8 and 287.1. The data is included as **Appendix H**. During this four year time period, there were a total of 9 collisions, of which 2 resulted in injury and no fatalities. The predominant collision types were vehicles hitting a wild animal (3 crashes) and overtaking turn/approaching turn (3 crashes). The number of vehicle crashes attributable to overtaking turns (2) and approaching turn (1) lead towards the difficulty of drivers turning from the highway to the minor street approach. It is expected that the proposed signal and auxiliary lane construction at the intersection of SH-24 with Morning Sun Drive may improve safety through this section. Signals many times increase the likelihood of rear-end collisions, but overall improve safety by reducing the more severe vehicle crash types from turning vehicles at side streets.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed project development and expected traffic volumes resulted in the following recommendations:

- With the development of the Wal-Mart Shopping Center, a signal is to be constructed at the intersection of State Highway 24 (SH-24) with Morning Sun Drive. It is recommended that this signal be coordinated with the upstream signal at State Highway 24 with Paradise Circle/Aspen Garden Way.
- It is recommended that improvements to the intersection of State Highway 24 with Morning Sun Drive include dual left turn lanes along the Morning Sun Drive west leg to the intersection to accommodate eastbound to northbound (SH-24 West traffic) left turning vehicles exiting the site.
- The acceleration lane length for the eastbound to southbound exiting right turn vehicles (for SH-24 East traffic) was found to require 960 feet with an additional 18.5 to 1 taper.
- The deceleration lane length for the southbound to westbound entering right turn vehicles (for SH-24 East traffic) was found to require a total of 600 feet and an additional 18.5 to 1 taper length.
- The deceleration lane length for the northbound to westbound entering left turn vehicles (for SH-24 West traffic) was found to require a total of 775 feet (175 feet of storage and 600 feet of deceleration) and an additional 18.5 to 1 taper length.
- A CDOT Access Permit will be required for the intersection of SH-24/Morning Sun Drive. All improvements within CDOT right-of-way will require a construction permit.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to City of Woodland Park and CDOT standards, as well as the Manual on Uniform Traffic Control Devices 2003 (MUTCD).



PRELIMINARY DRAINAGE REPORT

CHAMPION XPRESS CAR WASH

19574 E. Hwy 24, Woodland Park, 80863

Located in Section 30, Township 12 South, Range
68 West of the 6th Principal Meridian
City of Woodland Park, Teller County,
Colorado

Applicant:

7B Building & Development

13105 Dover Avenue
Lubbock, TX 79424
Contact: Alan Kirchhoff

Prepared By:

Baseline Engineering Corporation

112 North Rubey Drive, Suite 210
Golden, Colorado 80403
(303) 940-9966
Contact: Luke Myers, P.E.

January 11, 2023



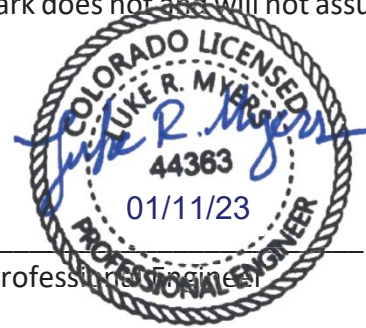
Engineering · Planning · Surveying

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Certification

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



Registered Professional Engineer

State of Colorado No. _____

I. Introduction

A. Location

- a) The proposed development is located within the City of Woodland Park, Teller County. The site is directly south of the mobile home subdivision.
- b) A parcel of land located in Section 30, Township 12 South, Range 68 West of the 6th Principal Meridian, City of Woodland Park, Teller County, State of Colorado.
- c) The property is bound to the north by adjoining properties, and bound on the west and east by private Roads, and bound on the South by The Morning Sun Dr. Street.
- d) Adjacent properties consist of existing mobile home park to the north, a Walmart to the south, U.S. Highway 24 to the east, and vacant property to the west

B. Description of Property

- a) The Proposed project consists of an automated car wash building with vacuum stalls, with associated drive aisles, and landscaping. The existing use for this site is commercial which will not be changed for the proposed project.
- b) The project site area is approximately 0.91 acres.
- c) The site is currently overgrown with native grass.
- d) The topography generally slopes from east to northwest across the site. An existing drainage swale is located across the northern edge of the site and conveys a portion of the site runoff along with off site flows discharged from a 52" CDOT culvert. An existing 38" culvert in the north west corner of the site collects runoff from the swale and conveys it to Fountain Creek. The remainder of the runoff from the site surface drains to the Access Drive where it is collected in a roadside inlet and then conveyed via storm sewer to Fountain Creek.
- e) Historical ground cover for the site consists of Boyett-Frenchcreek complex at slopes generally varying from 2 to 15 percent. Soils on site belong to hydraulic soil group A. See **Appendix B** for NRCS soils report. The site slopes from the east to northwest at 4% max.

II. Drainage Basins and Sub-Basins

A. Major Basin Description

- a) The site is in zone X, Area of minimal flood Hazard. FIRMette 08119C0206D eff. 9/25/2009 included in **Appendix B**.

- b) The Site is located within a larger basin that ultimately reaches the Fountain Creek.
- c) There are no known irrigation facilities that will be impacted by the proposed development.

B. Sub-Basin Description

- a) Historically, part of the site drains towards the existing swale along the property line on the north side of the site. The swale runs from east to west along the site. The topography generally slopes from east to northwest across the site. The remainder of the runoff from the site surface drains to the Access Drive where it is collected in a roadside inlet and then conveyed via storm sewer to Fountain Creek.
- b) Off-site flows will continue to enter the property once this parcel is developed. There are no proposed improvements included in this submittal to redirect flows around the site so they will continue to flow as they historically have across to the site. Flows coming from CDOT culvert are calculated with $Q(5\text{-Year}) = 78.6 \text{ cfs}$ and $Q(100\text{-year}) = 150 \text{ cfs}$. **See Appendix E.**

III. Drainage Design Criteria

A. Development Criteria Reference

- a) There are no known Teller County Master Drainage Plans for this site. The regulations, guidelines, and drainage design criteria used for this report are those contained within the City of Woodland Park Drainage Criteria Manual and the Urban Storm Drainage Criteria Manual, Volumes 1, 2 and 3 (*Reference 1&2*).
- b) There is an approved Final Drainage Analysis prepared by Kimley-Horn and associates, inc. within the vicinity of the site, from which the drainage plan 1 is taken as a reference for this site. **Appendix E.** The proposed design will not have any effects on the adjacent studies.

B. Hydrological Criteria

- a) The design rainfall depths are taken from the NOAA Atlas 14 rainfall data (*Reference 5*) for this specific site. The design rainfall for the 5-year and 100-year storms are 0.97 inches and 2.03 inches respectively. The rainfall data is included in **Appendix C.**
- b) The peak discharge for sizing and capacity calculations was calculated using the following Rational Method formula:

$$Q = CIA$$

Where:

Q = peak discharge (cfs)

C = runoff coefficient

I = rainfall intensity (inches/hour)

A = drainage area (acres)

See **Appendix C** for Rational Method flow calculations.

These flows were routed through the site using the UDFCD SF-3 form to determine the total flow at respective design points. See **Appendix C** for routing spreadsheets.

- c) On-site storm sewer has been designed for the 100-year storm event. Stormwater detention and water quality facilities are a series of private 84" CMP Underground chambers designed to store the combined water quality capture volume, five year, and one hundred year storage volumes. Inlets were sized to pass the 100-year storm flow. See calculation in **Appendix D**. The underground system collects runoff from parking lot, building and driveways around the building. The underground facility discharges through an orifice controlled outlet structure to the existing 18" storm stub which ultimately reaches Fountain creek. See Drainage Plans **Appendix E**. The design storms analyzed for this site were the 5-year storm (minor storm) and the 100-year storm (major storm).
- d) There were no other criteria or calculation methods used for this drainage design.

IV. Drainage Facility Design

A. General Concept

- a) The Proposed site will consist of six basins (A,B,C, OS1,OS2 & OS3) that collects runoff from parking lot, building, Landscaping and driveways around the building into an underground detention system that will discharge through an orifice controlled outlet structure. **See Appendix E**. On-site runoff from the 5-year and 100-year storm will be detained within an underground detention system and the detained water will be released at a controlled and restricted rate in accordance with the City of Woodland Park Drainage Criteria Manual.
- b) The Runoff from offsite basins EX1, EX2 and EX3 have been accounted for the proposed analysis of the site.
- c) The proposed site will maintain existing drainage patterns which runoff ultimately reaches Fountain creek.

- d) Tables within this report directly proceed the section for which they are relevant and contain specific figures pertaining to the drainage design. For calculations, see **Appendices B, C & D**.

B. Specific Details

- a) The site was analyzed as two historic basins and the Proposed site will consist of six basins. Each basin is further described below.

Existing Conditions

Basin H1 is 0.54 acres and has an imperviousness of 2%. The 5-year coefficient is 0.01 and the 100-year coefficient is 0.13. This basin represents area that flows from east to northwest across the site. Runoff that reaches an existing inlet located at the northwest corner of the private road on the west side of the property, runoff which ultimately reaches Fountain creek.

Basin H2 is 0.35 acres and has an imperviousness of 2%. The 5-year coefficient is 0.01 and the 100-year coefficient is 0.13. This basin represents area that flows to the existing drainage swale to the north of the site.

The imperviousness calculations are included in **Appendix C**

Table 1.1 Runoff Summary

RUNOFF SUMMARY								
BASIN LABEL	DESIGN POINT	AREA	Imp.	C5	C100	LOCAL (CFS)		Notes
						Q5	Q100	
HISTORIC								
H1	1	0.76	2%	0.01	0.13	0.01	0.35	
H2	2	0.16	2%	0.01	0.13	0.00	0.07	

Proposed Conditions

The Proposed site will consist of six basins. Each basin is further described below.

- **Basin A** is 0.08 acres and has an imperviousness of 90%. The 5-year coefficient is 0.75 and the 100-year coefficient is 0.81. This basin represents the area of the building collected by the roof drains at Design Point 1 and conveyed to the underground detention facility. see **Appendix E**.

- **Basin B** is 0.26 acres and has an imperviousness of 94%. The 5-year coefficient is 0.75 and the 100-year coefficient is 0.84. The basin collects flows that are transported through the curb & gutter flow line and directed from east to west with slopes no greater than 3% towards a proposed inlet located on the west side of the site. (Design point 2) see **Appendix E**.
 - **Basin C** is 0.24 acres and has an imperviousness of 74%. The 5-year coefficient is 0.59 and the 100-year coefficient is 0.69. The basin collects flows that are transported through the curb & gutter flow line and directed with slopes no greater than 3.5% towards a proposed inlet located on the south side of the site. (Design point 3).
 - **Basin OS1** is 0.16 acres and has an imperviousness of 2%. The 5-year coefficient is 0.01 and the 100-year coefficient is 0.13. This basin maintains existing drainage patterns with runoff flowing into the existing swale from east to west.
 - **Basin OS2** is 0.01 acres and has an imperviousness of 100%. The 5-year coefficient is 0.86 and the 100-year coefficient is 0.89. The basin collects flows that are transported through the curb & gutter flow line and directed towards an existing inlet located at the corner of the west side of the site. (Design point 4). see **Appendix E**.
 - **Basin OS3** is 0.15 acres and has an imperviousness of 4%. The 5-year coefficient is 0.01 and the 100-year coefficient is 0.14. The basin collects flows that are transported through the existing curb & gutter flow line and directed towards an existing inlet located at the corner of the west side of the site. (Design point 6). see **Appendix E**.
- b) An existing drainage swale is located on the north property line on the site. There is an existing 52" storm culvert that is located at the northeast corner of the property, which outfalls into an existing channel that conveys flow to the west into an existing 38" storm culvert. Historically, the site drains towards the existing swale. The swale runs from east to west along north side of the site. Runoff from the site continues northwest which ultimately reaches Fountain creek.
- c) Stormwater runoff from the proposed site will be conveyed via curb and gutter to be collected in inlets and will ultimately discharge to the underground detention/water quality facility. The underground storage facility will be comprised of 84" chambers that will provide the 100-year detention volume. An outlet structure will be designed in included in the Final Drainage Report

that will release the water quality, 5-year, and 100-year volumes at the allowable releases rates to the existing storm sewer adjacent to the site. The on-site storm system will connect to the existing storm sewer at an existing 18" storm sewer stub located at the south east corner of the site. The WQCV was calculated using equation 3-1 as presented by the USDCM. Release of the WQCV is based on a 40 hour drain time using an orifice plate. See appendix C for calculations. A summary of the required and provided detention volumes is provided below.

DESCRIPTION	ELEVATION (FT)	REQUIRED VOLUME	PROVIDED VOLUME	MAXIMUM RELEASE RATE
WQCV		748 CU-FT	1867 CU-FT	
5-YR	8183.96	1867 CU-FT	1868 CU-FT	0.18 CFS
100-YR	8185.96	3423 CU-FT	3424 CU-FT	0.37 CFS
FULL STORAGE		6038 CU-FT	7159 CU-FT	-

*Storage provided underground detention system

- d) There will not be any negative impacts to streets, utilities, existing or proposed structures from the development of this site.
- e) There will not be any negative impacts Upstream or downstream of the property from the development of this site
- f) Access to the outlet structure is to be provided for maintenance purposes.
- g) There are no known other local, state and federal requirements, that this design was required to be in compliance with.
- h) The 84' CMP Underground Detention System will provide stormwater treatment for onsite drainage prior to discharging into Fountain Creek.
- i) Structural and non-structural best management practices (BMPs) that will be part of the storm water management design.
 - i. Temporary Sediment and Erosion Control
 - 1. VTC: Vehicle Tracking Control Pads are to be used at the exit of the site to control sediments being tracked offsite by vehicles. See erosion control plan for location of VTC.
 - 2. RS: Rock socks will be placed along the existing curb and gutter around the site to slow runoff flows so that sediment can settle and collect. See erosion control plan for location of rock socks.

3. SF: Silt fence shall be installed along the east and west sides of the property, which is down slope of the proposed grading and construction. See erosion control plan for locations and quantities of silt fence.
4. IP: Inlet protection will be initially placed at the existing detention pond outlet structure. When the new inlet for the detention pond is constructed, this inlet will be protected as well.
5. CWA: The concrete washout area shall be the only location that concrete trucks and equipment is washed out. See erosion control plan for location and details.
6. SP: Topsoil and cut material from grading shall be stored in the stockpile area on a temporary basis. See erosion control plan for location and details.
7. SSA: The stabilized staging area onsite is the area where materials and equipment shall be stored when not in use. See erosion control plan for location and details.
8. PS: PERMANENT SEEDING Seeding and mulching to be used for permanent stabilization. Seed mixes for the disturbed areas can be found in the landscaping plan for the site.
9. MU: Mulching

C. Conclusions

- a) The drainage conveyance has been designed in compliance with the City of Woodland Park Drainage Criteria Manual And compliance with the Final Drainage Analysis prepared by Kimley-Horn and associates, inc. Dec 09, 2006.
- b) Per section 2.8.6 of City of Woodland Park Criteria Manual. Rooftop and underground detention for flood control are prohibited, **except as approved by the variance process in this Manual. Variances for rooftop or underground detention may be considered when there are severe space limitations** or when the downstream system capacity is very limited; however, underground and rooftop detention systems should be avoided when practical, due to difficulties in ensuring adequate inspection and maintenance in locations that may not be easily accessible. Underground stormwater quality facilities may be allowed on a case-by-case basis at the discretion of the City Engineer, and in all cases an agreement stating the maintenance responsibility, frequency and process to rectify poor or delayed maintenance shall be established with the City.
The waiver from the on-site detention requirement is being requested since the project meets the requirement for the variance. Severe space limitations for the entire site.

- c) This drainage design will be effective in controlling damage due to storm runoff for all storms up to and including the 100-year event and will flow along the historic flow path.
- d) There will not be any negative impacts upstream and downstream of the property from the development of this site
- e) The 84' CMP Underground Detention System will provide stormwater treatment for onsite drainage prior to discharging into Fountain Creek.

D. References

- a) *City of Woodland Park Drainage Criteria Manual and the Urban Storm Drainage Criteria Manual.*
- b) *Urban Storm Drainage Criteria Manual, Volumes 1 & 2; Mile High Flood District, Denver, CO. January 2016, revised August 2018.*
- c) *Urban Storm Drainage Criteria Manual, Volume 3; Mile High Flood District, Denver, CO. November 2010, updated January 2021.*
- d) *Natural Resources Conservation Center Web Soil Survey; United States Department of Agriculture, site visited 2023*
- e) *Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel Number 08119C0206D; FEMA, Map Revised 09/25, 2009.*
- f) *NOAA's National Weather Service, Hydrometeorological Design Studies Center, Precipitation Frequency Data Server (PFDS), site visited 2023*
- g) *Final Drainage Analysis prepared by Kimley-Horn and associates, inc. Dec 09, 2006.*

APPENDICES

Appendix A

Vicinity Map



Appendix B



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties

CHAMPION XPRESS CAR WASH



October 3, 2022

Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Boyett-Frenchcreek complex, 2 to 15 percent slopes	0.8	100.0%
Totals for Area of Interest		0.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties

3—Boyett-Frenchcreek complex, 2 to 15 percent slopes

Map Unit Setting

National map unit symbol: jpic
Elevation: 6,800 to 8,000 feet
Mean annual precipitation: 14 to 18 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 70 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Boyett and similar soils: 50 percent
Frenchcreek and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Boyett

Setting

Landform: Ridges on stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Parent material: Old alluvium over material weathered from arkosic sandstone and/or granite

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 6 inches: sandy loam
E - 6 to 10 inches: gravelly coarse sandy loam
Bt1 - 10 to 17 inches: gravelly sandy loam
Bt2 - 17 to 35 inches: gravelly sandy loam
Btk - 35 to 43 inches: gravelly sandy loam
Ck - 43 to 54 inches: sandy loam
R - 54 to 58 inches: bedrock

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: F048AY925CO - Ponderosa Pine Forest

Other vegetative classification: Ponderosa pine/true mountain mahogany (PIPO/CEMO2) (C1107)

Hydric soil rating: No

Description of Frenchcreek

Setting

Landform: Swales on stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear, concave

Across-slope shape: Concave, linear

Parent material: Alluvium derived from granite and/or arkosic sandstone

Typical profile

A - 0 to 4 inches: gravelly sandy loam

Bw - 4 to 14 inches: gravelly sandy loam

C1 - 14 to 30 inches: very gravelly coarse sandy loam

C2 - 30 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 2 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High (2.01 to 6.02 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: F048AY925CO - Ponderosa Pine Forest

Other vegetative classification: Ponderosa pine/true mountain mahogany (PIPO/CEMO2) (C1107)

Hydric soil rating: No

Minor Components

Perrypark

Percent of map unit: 15 percent

Landform: Valley sides, alluvial fans

Down-slope shape: Concave, linear, convex

Across-slope shape: Concave, linear, convex

Ecological site: R048AY222CO - Loamy Park

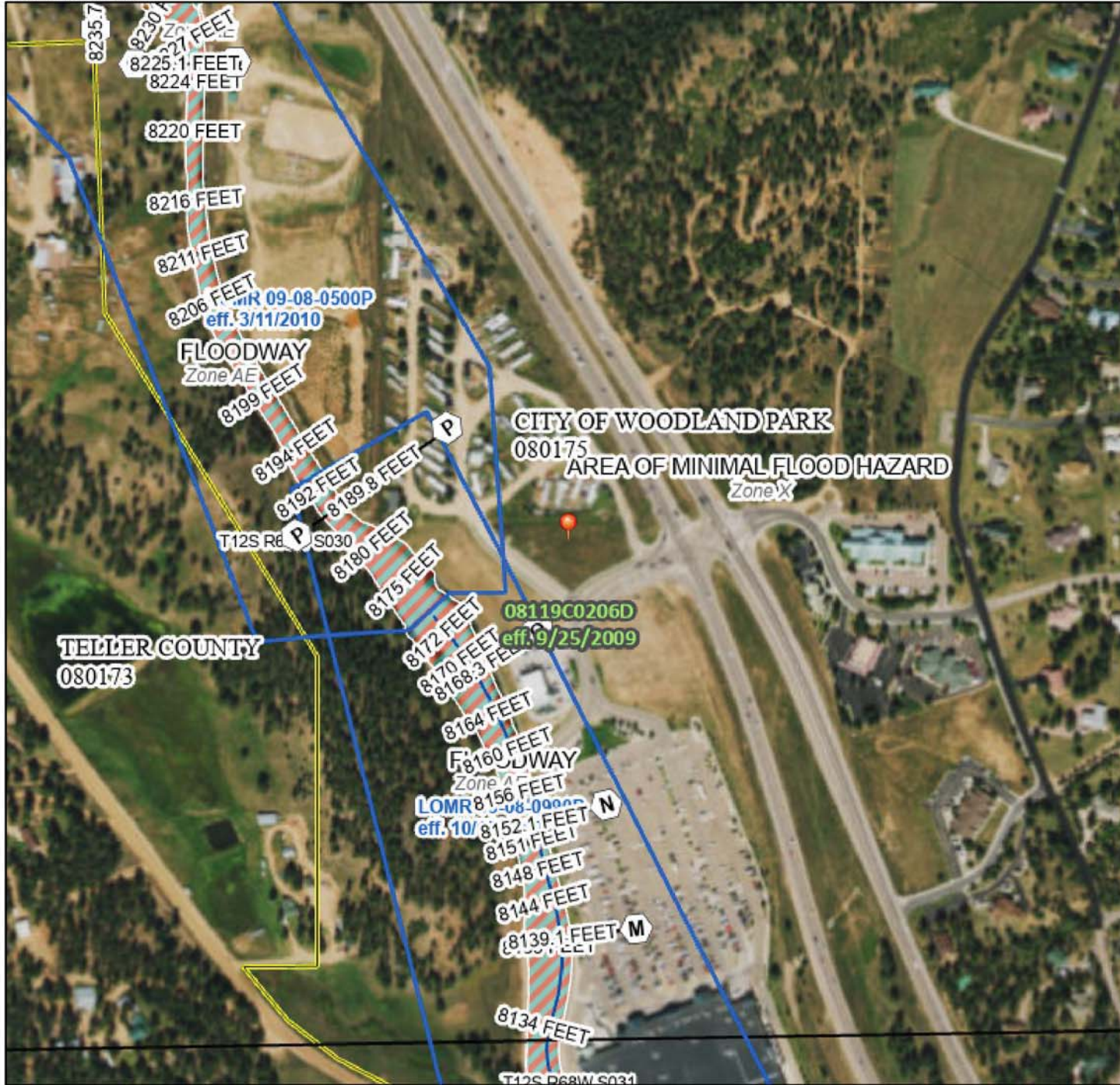
Other vegetative classification: Little bluestem - blue grama (SCSC-BOGR2) (G0502)

Hydric soil rating: No

National Flood Hazard Layer FIRMeTte



105°2'42"W 38°58'42"N



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		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		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 **1/4/2023 at 2:41 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.

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

1:6,000

105°2'5"W 38°58'14"N

Appendix C

Atlas has recently been updated and new rainfall mapping has been published. This chapter is based on the updated NOAA mapping, and the updated NOAA mapping shall be used as the basis for hydrologic design in Woodland Park. As discussed above, the primary hydrologic method that will apply to most development and redevelopment projects in Woodland Park is the Rational Method. Therefore this section presents depth-duration-frequency and intensity-duration-frequency tables and figures (Tables 6-1 and 6-2 and Figures 6-1 and 6-2). In cases where hydrograph analysis is needed, the reader should refer to the storm depths in Table 6-1 and Figure 6-1, along with the NOAA Atlas, to determine appropriate point precipitation depths that can be applied to the design storm distribution methods in the UDFCD (Colorado Urban Hydrograph Procedure) and Colorado Springs Manuals (SCS). The most up-to-date mapping from NOAA (NOAA Atlas 14) is available online (http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=co).

Table 6-1. Depth-Duration-Frequency Relationships for Woodland Park, Colorado

Duration (minutes)	Precipitation Depth in Inches for Range of Recurrence Intervals							
	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5	0.23	0.28	0.36	0.43	0.55	0.64	0.74	1.01
10	0.34	0.41	0.53	0.64	0.80	0.94	1.09	1.48
15	0.41	0.50	0.64	0.78	0.98	1.15	1.33	1.81
30	0.52	0.63	0.81	0.98	1.24	1.45	1.68	2.28
60	0.64	0.76	0.97	1.17	1.48	1.75	2.03	2.80

Table 6-2. Intensity-Duration-Frequency Relationships for Woodland Park, Colorado

Duration (minutes)	Precipitation Intensity in Inches Per Hour for Range of Recurrence Intervals							
	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5	2.77	3.32	4.31	5.21	6.56	7.70	8.93	12.10
10	2.03	2.44	3.16	3.82	4.81	5.64	6.54	8.89
15	1.65	1.98	2.57	3.10	3.91	4.59	5.32	7.22
30	1.05	1.25	1.63	1.96	2.47	2.90	3.36	4.57
60	0.64	0.76	0.97	1.17	1.48	1.75	2.03	2.80

Gravel parking areas, storage areas, and access drives shall be analyzed based on an imperviousness of 80%. This is due to the potential for gravel areas being paved over time by property owners and the resulting adverse impacts on the stormwater management facilities and adjacent properties.

There are some circumstances where the selection of impervious percentage values may require additional investigation due to unique land characteristics (e.g., recent burn areas). When these circumstances arise, it is the designer's responsibility to verify that the correct land use assumptions are made.

When multiple sub-basins are delineated, a composite C value can be calculated:

$$C_c = (C_1A_1 + C_2A_2 + C_3A_3 + \dots C_iA_i) / A_t \quad (\text{Eq. 6-3})$$

Where:

C_c = composite runoff coefficient for total area

C_i = runoff coefficient for subarea corresponding to surface type or land use

A_i = area of surface type corresponding to C_i (units must be the same as those used for total area)

A_t = total area of all subareas for which composite runoff coefficient applies

i = number of surface types in the drainage area.

Table 6-5. Runoff Coefficients for Rational Method (UDFCD 2001)

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients											
		2-year		5-year		10-year		25-year		50-year		100-year	
		HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D
Business													
Commercial Areas	95	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.87	0.87	0.88	0.88	0.89
Neighborhood Areas	70	0.45	0.49	0.49	0.53	0.53	0.57	0.58	0.62	0.60	0.65	0.62	0.68
Residential													
1/8 Acre or less	65	0.41	0.45	0.45	0.49	0.49	0.54	0.54	0.59	0.57	0.62	0.59	0.65
1/4 Acre	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
1/3 Acre	30	0.18	0.22	0.25	0.30	0.32	0.38	0.39	0.47	0.43	0.52	0.47	0.57
1/2 Acre	25	0.15	0.20	0.22	0.28	0.30	0.36	0.37	0.46	0.41	0.51	0.46	0.56
1 Acre	20	0.12	0.17	0.20	0.26	0.27	0.34	0.35	0.44	0.40	0.50	0.44	0.55
Industrial													
Light Areas	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Heavy Areas	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Parks and Cemeteries													
Parks and Cemeteries	7	0.05	0.09	0.12	0.19	0.20	0.29	0.30	0.40	0.34	0.46	0.39	0.52
Playgrounds	13	0.07	0.13	0.16	0.23	0.24	0.31	0.32	0.42	0.37	0.48	0.41	0.54
Railroad Yard Areas	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
Undeveloped Areas													
Historic Flow Analysis-- Greenbelts, Agriculture	2	0.03											
Pasture/Meadow	0	0.02											
Forest	0	0.02											
Exposed Rock	100	0.89											
Offsite Flow Analysis (when landuse is undefined)	45	0.26											
Streets													
Paved	100	0.89											
Gravel	80	0.57											
Drive and Walks													
Drive and Walks	100	0.89											
Roofs	90	0.71											
Lawns	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50

This table was used to define the percent impervious values for the surface conditions, however, the runoff coefficients were calculated per the August 2018 UDFCD revision for Group A soils.

Table 6-5. Runoff coefficients, *c*

Total or Effective % Impervious	NRCS Hydrologic Soil Group A						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.01	0.01	0.04	0.13	0.27
5%	0.02	0.02	0.02	0.03	0.07	0.15	0.29
10%	0.04	0.05	0.05	0.07	0.11	0.19	0.32
15%	0.07	0.08	0.08	0.1	0.15	0.23	0.35
20%	0.1	0.11	0.12	0.14	0.2	0.27	0.38
25%	0.14	0.15	0.16	0.19	0.24	0.3	0.42
30%	0.18	0.19	0.2	0.23	0.28	0.34	0.45
35%	0.21	0.23	0.24	0.27	0.32	0.38	0.48
40%	0.25	0.27	0.28	0.32	0.37	0.42	0.51
45%	0.3	0.31	0.33	0.36	0.41	0.46	0.54
50%	0.34	0.36	0.37	0.41	0.45	0.5	0.58
55%	0.39	0.4	0.42	0.45	0.49	0.54	0.61
60%	0.43	0.45	0.47	0.5	0.54	0.58	0.64
65%	0.48	0.5	0.51	0.54	0.58	0.62	0.67
70%	0.53	0.55	0.56	0.59	0.62	0.65	0.71
75%	0.58	0.6	0.61	0.64	0.66	0.69	0.74
80%	0.63	0.65	0.66	0.69	0.71	0.73	0.77
85%	0.68	0.7	0.71	0.74	0.75	0.77	0.8
90%	0.73	0.75	0.77	0.79	0.79	0.81	0.84
95%	0.79	0.81	0.82	0.83	0.84	0.85	0.87
100%	0.84	0.86	0.87	0.88	0.88	0.89	0.9
Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9

PROJECT: WOODLAND PARK
JOB NO.: PL491
CALC. BY: LR
DATE: 1/9/2023

= FORMULA CELLS
= USER INPUT CELLS

Project Location	
User Input	▼

IDF Rainfall Data

T _d Minutes	P ₁ : 1-hour Rainfall Depths (inches)	
	Minor Storm	Major Storm
	5-Year	100-Year
	0.97	2.03
5	3.29	6.89
10	2.62	5.49
20	1.91	3.99
30	1.52	3.19
40	1.28	2.67
50	1.11	2.32
60	0.98	2.05
120	0.60	1.26

Equation 5-1 $I = (28.5 * P_1) / (10 + T_d)^{0.786}$
 I = rainfall intensity (inches per hour)
 P₁ = 1-hour point rainfall depth (inches)
 T_d = storm duration (minutes)

Reference:

- 1) Urban Drainage and Flood Control District - Urban Storm Drainage Criteria Manual Volume 1, 2017
- 2) NOAA Atlas 14, Volume 8, Version 2
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=co

PROJECT: WOODLAND PARK
 JOB NO.: PL491
 CALC. BY: LR
 DATE: 1/9/2023



Impervious Percentages - from Urban Drainage Table 6-3

Paved	100%
Roofs	90%
Lawns, clayey soil	2%
Historic flow analysis	2%

Land Use	0
Land Use	0
Land Use	0
Land Use	0

SOIL TYPE:

(use equation from Table 6-4)

= FORMULA CELLS
 = USER INPUT CELLS

HISTORIC COMPOSITE IMPERVIOUSNESS

ON-SITE

Basin	Area (ac)	Weighted Impervious and C Values						Areas (ac)						
		Imp.	C ₂	C ₅	C ₁₀	C ₁₀₀	Paved	Roofs	Lawns, clayey soil	Historic flow analysis	Land Use	Land Use	Land Use	Land Use
H1	0.76	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.76				
H2	0.16	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.16				
Historic On-Site Total	0.91	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.91	0.00			

PROJECT: WOODLAND PARK
 JOB NO.: PL491
 CALC. BY: LR
 DATE: 1/10/2023



Impervious Percentages - from Urban Drainage Table 6-3

Paved	100%	Lawns, sandy soil	2%
Roofs	90%	Land Use	0
Drive and walks	90%	Land Use	0
Gravel (packed)	40%	Land Use	0

SOIL TYPE: A (use equation from Table 6-4)

= FORMULA CELLS
 = USER INPUT CELLS

DEVELOPED COMPOSITE IMPERVIOUSNESS

SITE TOTAL														
		Weighted Impervious and C Values					Areas (ac)							
Basin	Area (ac)	Imp.	C ₂	C ₅	C ₁₀	C ₁₀₀	Paved	Roofs	Drive and walks	Gravel (packed)	Lawns, sandy soil	Land Use	Land Use	Land Use
SITE TOTAL														
A	0.08	90%	0.73	0.75	0.76	0.81	0.00	0.08	0.00	0.00	0.00			
B	0.26	94%	0.77	0.79	0.80	0.84	0.22	0.00	0.03	0.00	0.01			
C	0.24	74%	0.57	0.59	0.60	0.69	0.16	0.00	0.02	0.00	0.06			
OS1	0.16	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.00	0.16			
OS2	0.01	100%	0.84	0.86	0.87	0.89	0.01	0.00	0.00	0.00	0.00			
OS3	0.15	4%	0.01	0.01	0.02	0.14	0.00	0.00	0.00	0.00	0.15			
Developed On-Site Total	0.91	57.0%	0.40	0.42	0.44	0.55	0.39	0.08	0.05	0.00	0.39			

ON-SITE														
		Weighted Impervious and C Values					Areas (ac)							
Basin	Area (ac)	Imp.	C ₂	C ₅	C ₁₀	C ₁₀₀	Paved	Roofs	Drive and walks	Gravel (packed)	Lawns, sandy soil	Land Use	Land Use	Land Use
ON-SITE														
A	0.08	90%	0.73	0.75	0.76	0.81	0.00	0.08	0.00	0.00	0.00			
B	0.26	94%	0.77	0.79	0.80	0.84	0.22	0.00	0.03	0.00	0.01			
C	0.24	74%	0.57	0.59	0.60	0.69	0.16	0.00	0.02	0.00	0.06			
Developed On-Site Total	0.58	85.1%	0.68	0.70	0.71	0.77	0.38	0.08	0.05	0.00	0.08			

OFF-SITE														
		Weighted Impervious and C Values					Areas (ac)							
Basin	Area (ac)	Imp.	C ₂	C ₅	C ₁₀	C ₁₀₀	Paved	Roofs	Drive and walks	Gravel (packed)	Lawns, sandy soil	Land Use	Land Use	Land Use
ON-SITE														
OS1	0.16	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.00	0.16			
OS2	0.01	100%	0.84	0.86	0.87	0.89	0.01	0.00	0.00	0.00	0.00			
OS3	0.15	4%	0.01	0.01	0.02	0.14	0.00	0.00	0.00	0.00	0.15			
EX-1	0.02	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.00	0.02			
EX-2	0.06	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.00	0.06			
EX-3	0.04	2%	0.01	0.01	0.01	0.13	0.00	0.00	0.00	0.00	0.04			
Developed Off-Site Total	0.45	6%	0.02	0.02	0.03	0.16	0.01	0.00	0.00	0.00	0.43			

STANDARD FORM SF-2

TIME OF CONCENTRATION SUMMARY

Calculated By: LR
Date: 1/10/2023

Project: WOODLAND PARK
Job No.: PL491
Checked By: LRM

SUB-BASIN DATA				INITIAL/OVERLAND TIME (t _i)			TRAVEL TIME (t _t)					t _c CHECK (URBANIZED BASINS)				FINAL t _c			
Basin	i	C _s	AREA	LENGTH	SLOPE	t _i	LENGTH	Cv	SLOPE	VEL.	t _t	COMP. t _c	TOT. LENGTH	S _o	t _c (Equation 6-5)	Min	C ₁₀	C ₁₀₀	REMARKS
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)			
HISTORIC																			
H1	0.02	0.01	0.76	338	3.8	23.38	0	5	0.0	0.00	0.00	23.4	338	3.80	28.8	23.4	0.01	0.13	
H2	0.02	0.01	0.16	285	2.8	23.74	0	5	0.0	0.00	0.00	23.7	285	2.80	28.7	23.7	0.01	0.13	
DEVELOPED																			
A	0.90	0.75	0.08	33	2.0	2.87	0	20	0.0	0.00	0.0	2.9	33	2.00	10.9	5.0	0.76	0.81	
B	0.94	0.79	0.26	11	19.9	0.69	302	20	2.1	2.90	1.7	2.4	313	2.73	11.5	5.0	0.80	0.84	
C	0.74	0.59	0.24	18	13.0	1.70	137	20	3.5	3.74	0.6	2.3	155	4.61	14.0	5.0	0.60	0.69	
OS1	0.02	0.01	0.16	294	3.8	21.80	0	7	0.0	0.00	0.0	21.8	294	3.80	28.4	21.8	0.01	0.13	
OS2	1.00	0.86	0.01	42	6.0	1.55	0	20	0.0	0.00	0.0	1.6	42	6.00	9.1	5.0	0.87	0.89	
OS3	0.04	0.01	0.15	96	3.6	12.60	0	7	0.0	0.00	0.0	12.6	96	3.60	26.3	12.6	0.02	0.14	
EX-1	0.02	0.01	0.02	40	12.8	5.39	0	7	0.0	0.00	0.0	5.4	40	12.80	25.9	5.4	0.01	0.13	
EX-2	0.02	0.01	0.06	42	9.9	6.01	0	7	0.0	0.00	0.0	6.0	42	9.90	25.9	6.0	0.01	0.13	
EX-3	0.02	0.01	0.04	56	7.0	7.78	0	7	0.0	0.00	0.0	7.8	56	7.00	26.0	7.8	0.01	0.13	

Equation 6-3 $t_t = ((0.395(1.1 - C_s) \sqrt{L}) / (S_o^{0.33}))$

Equation 6-5 $t_c = (26 - 17i) + (L / (60(14 + 9) \sqrt{S_o}))$

= FORMULA CELLS

= USER INPUT CELLS

NRCS Conveyance Factor K Table - Cv Value	
Heavy Meadow	25
Tillage/Field	5
Short Pasture and Lawns	7
Nearly Bare Ground	10
Grassed Waterway	15
Paved Areas and Shallow Paved Swales	20

Calculated By: LR
 Date: 1/10/2023
 Checked By: LRM

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN

Project: WOODLAND PARK
 Job No.: PL491
 Design Storm: 5-Year

5-Year
 1-hour rainfall= **0.97**

(RATIONAL METHOD PROCEDURE)

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t (MIN)	S (C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
HISTORIC ON-SITE BASINS																					
H1	1		0.76	0.01	23.4	0.00	1.75	0.01													
H2	2		0.16	0.01	23.7	0.00	1.74	0.00													
DEVELOPED ON-SITE BASINS																					
A	1		0.08	0.75	5.0	0.06	3.29	0.20													
B	2		0.26	0.79	5.0	0.21	3.29	0.68													
C	3		0.24	0.59	5.0	0.14	3.29	0.46													
DEVELOPED OFF-SITE BASINS																					
OS1	5		0.16	0.01	21.8	0.00	1.82	0.00													
OS2	4		0.01	0.86	5.0	0.01	3.29	0.04													
OS3	6		0.15	0.01	12.6	0.00	2.38	0.00													
EX-1	7		0.02	0.01	5.4	0.00	3.22	0.00													
EX-2	8		0.06	0.01	6.0	0.00	3.13	0.00													
EX-3	9		0.04	0.01	7.8	0.00	2.88	0.00													

Calculated By: LR
 Date: 1/10/2023
 Checked By: LRM

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN

Project: WOODLAND PARK
 Job No.: PL491
 Design Storm: 100-Year

100-Year
 1-hour rainfall= **2.03**

(RATIONAL METHOD PROCEDURE)

= FORMULA CELLS
 = USER INPUT CELLS

BASIN	DIRECT RUNOFF								TOTAL RUNOFF				STREET		PIPE			LENGTH (FT)	VELOCITY (FPS)	t (MIN)	REMARKS
	DESIGN POINT	AREA DESIGN	AREA (AC)	RUNOFF COEFF	t _r (MIN)	C * A (AC)	I (IN/HR)	Q (CFS)	t _r (MIN)	S (C * A) (CA)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW	DESIGN FLOW (CFS)	SLOPE (%)	PIPE DIAM. (IN.)				
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
HISTORIC ON-SITE BASINS																					
H1	1		0.76	0.13	23.4	0.09	3.67	0.35													
H2	2		0.16	0.13	23.7	0.02	3.64	0.07													
DEVELOPED ON-SITE BASINS																					
A	1		0.08	0.81	5.0	0.07	6.89	0.45													
B	2		0.26	0.84	5.0	0.22	6.89	1.52													
C	3		0.24	0.69	5.0	0.16	6.89	1.13													
DEVELOPED OFF-SITE BASINS																					
OS1	5		0.16	0.13	21.8	0.02	3.81	0.08													
OS2	4		0.01	0.89	5.0	0.01	6.89	0.09													
OS3	6		0.15	0.14	12.6	0.02	4.99	0.11													
EX-1	7		0.02	0.13	5.4	0.00	6.75	0.02													
EX-2	8		0.06	0.13	6.0	0.01	6.54	0.05													
EX-3	9		0.04	0.13	7.8	0.00	6.02	0.03													

WATER QUALITY CAPTURE VOLUME

PROJECT NAME: Woodland Park
PROJECT NUMBER: PL491
CALCULATED BY: LR
CHECKED BY:

DATE: 1/10/2023

WATER QUALITY CAPTURE VOLUME*

a= 1

BASIN ID	BASIN AREA (ARCES)	IMPERVIOUSNESS	WQCV (INCH)	WQCV (ACRE-FT)	WQCV (CUFT)
DETENTION	0.91	0.57	0.23	0.017	748

*WQCV WILL BE PROVIDED IN UNDERGROUND DETENTION SYSTEM

Chapter 3

Calculating the WQCV and Volume Reduction

3.0 Calculation of the WQCV

The WQCV is calculated as a function of imperviousness and BMP drain time using Equation 3-1, and as shown in Figure 3-2:

$$WQCV = a(0.91I^2 - 1.19I^2 + 0.78I) \quad \text{Equation 3-1}$$

Where:

- WQCV = Water Quality Capture Volume (watershed inches)
- a = Coefficient corresponding to WQCV drain time (Table 3-2)
- I = Imperviousness (%/100) (see Figures 3-3 through 3-5 [single family land use] and /or the *Runoff* chapter of Volume 1 [other typical land uses])

Table 3-2. Drain Time Coefficients for WQCV Calculations

Drain Time (hrs)	Coefficient, a
12 hours	0.8
24 hours	0.9
40 hours	1.0

Once the WQCV in watershed inches is found from Figure 3-2 or using Equation 3-1 and/or 3-2, the required BMP storage volume in acre-feet can be calculated as follows:

$$V = \left(\frac{WQCV}{12} \right) A \quad \text{Equation 3-3}$$

Where:

- V = required storage volume (acre-ft)
- A = tributary catchment area upstream (acres)
- WQCV = Water Quality Capture Volume (watershed inches)

UNDERGROUND DETENTION VOLUME & DISCHARGE

PROJECT NAME: Woodland Park
PROJECT NUMBER: PL491
CALCULATED BY: LR
CHECKED BY:

DATE: 1/10/2023

REQUIRED VOLUME & DISCHARGE

Basin ID	Total Basin Area (acre)	Impervious (%)	5yr Vol (cuft)	100yr Vol (cuft)	5yr Release (cfs)	100yr Release (cfs)
DETENTION	0.91	57	1867	3423	0.18	0.37

$$\frac{5 \text{ year Storm}}{V_5 = (36 C_i) A}$$

$$Q_5 = .2 A$$

$$100 \text{ year Storm}$$

$$V_{100} = (66 C_i) A$$

$$Q_{100} = 1.0 A$$

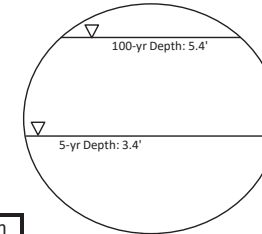
where: V = Volume of pond in cubic feet
C_i = Percent Imperviousness of basin
A = Area of Basin in Acres *
Q_x = Release rate in cfs for x year storm

for this depth and discharge, inlet control nomographs are not applicable, therefore, use orifice equation

$$Q = .6A \sqrt{2gh} \quad A = \frac{\pi D^2}{4}$$

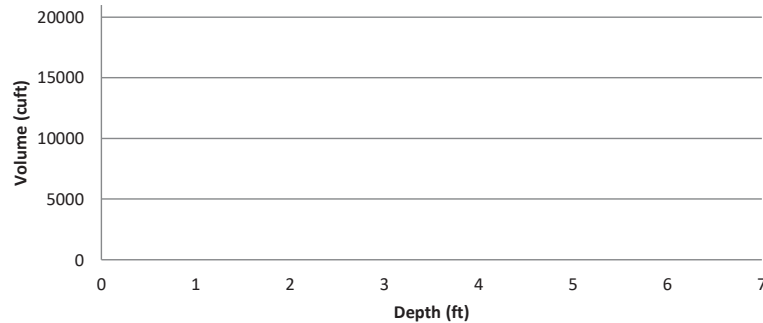
PROVIDED VOLUME & DISCHARGE

Description	Volume (ac-ft)	Volume (cuft)	Depth (ft)	Req. Release (cfs)	Orifice Dia (in)	Single Orifice (cfs)	Total Orifice
5-Yr Strom	0.043	1868	3.4	0.18	3.20	0.49	0.49
100-Yr Strom	0.079	3424	5.4	0.37	6.30	2.36	2.36



STAGE-STORAGE VOLUME

Pipe @ 0.5%



Pipe Slope: 0.5 %
Pipe Length: ft
No Pipes: ea

Depth (ft)	Single Pipe Volume (cuft)	System Volume (cuft)
0		
1		
2		
3		
4		
5		
6		
7		

Appendix D

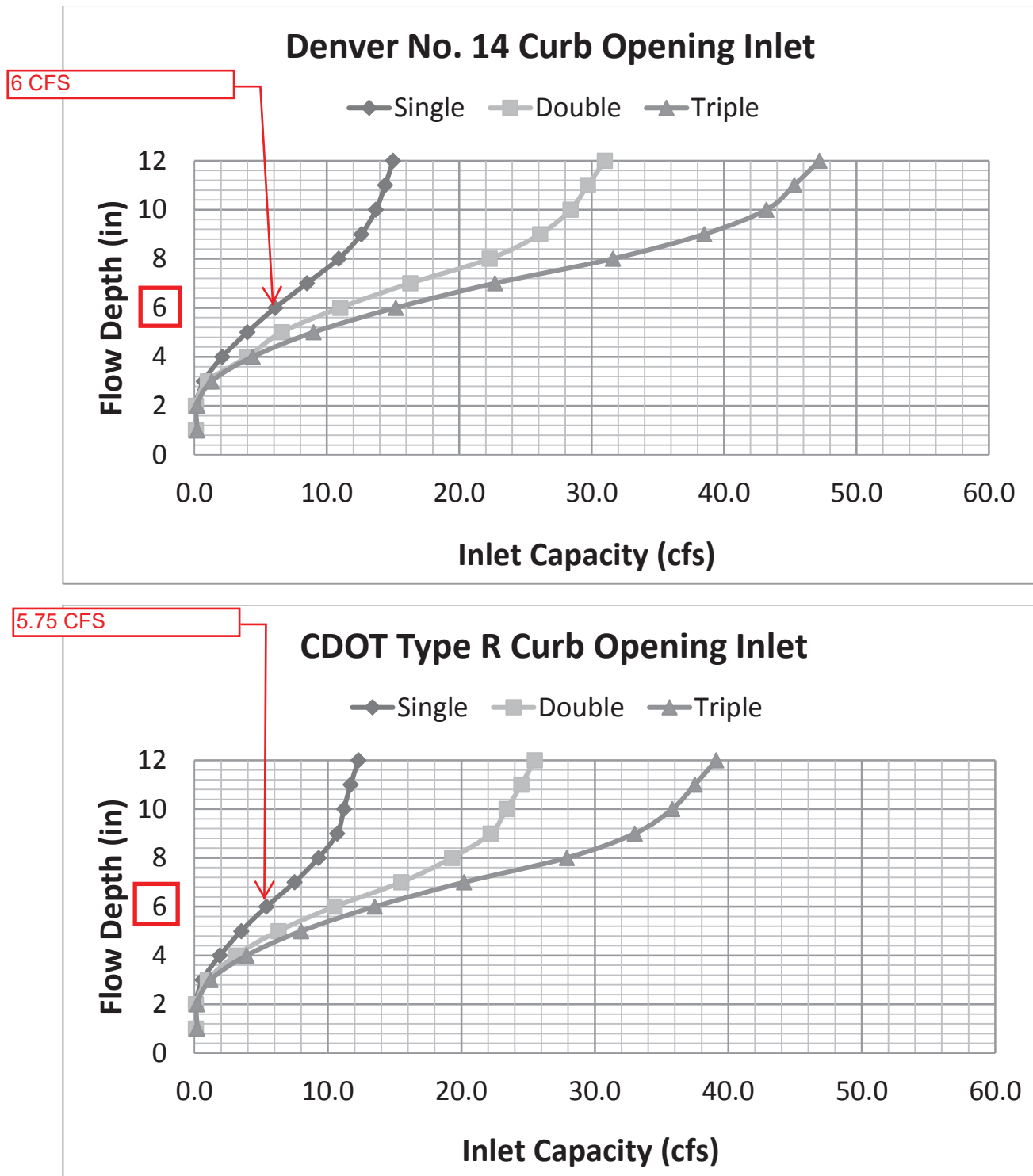


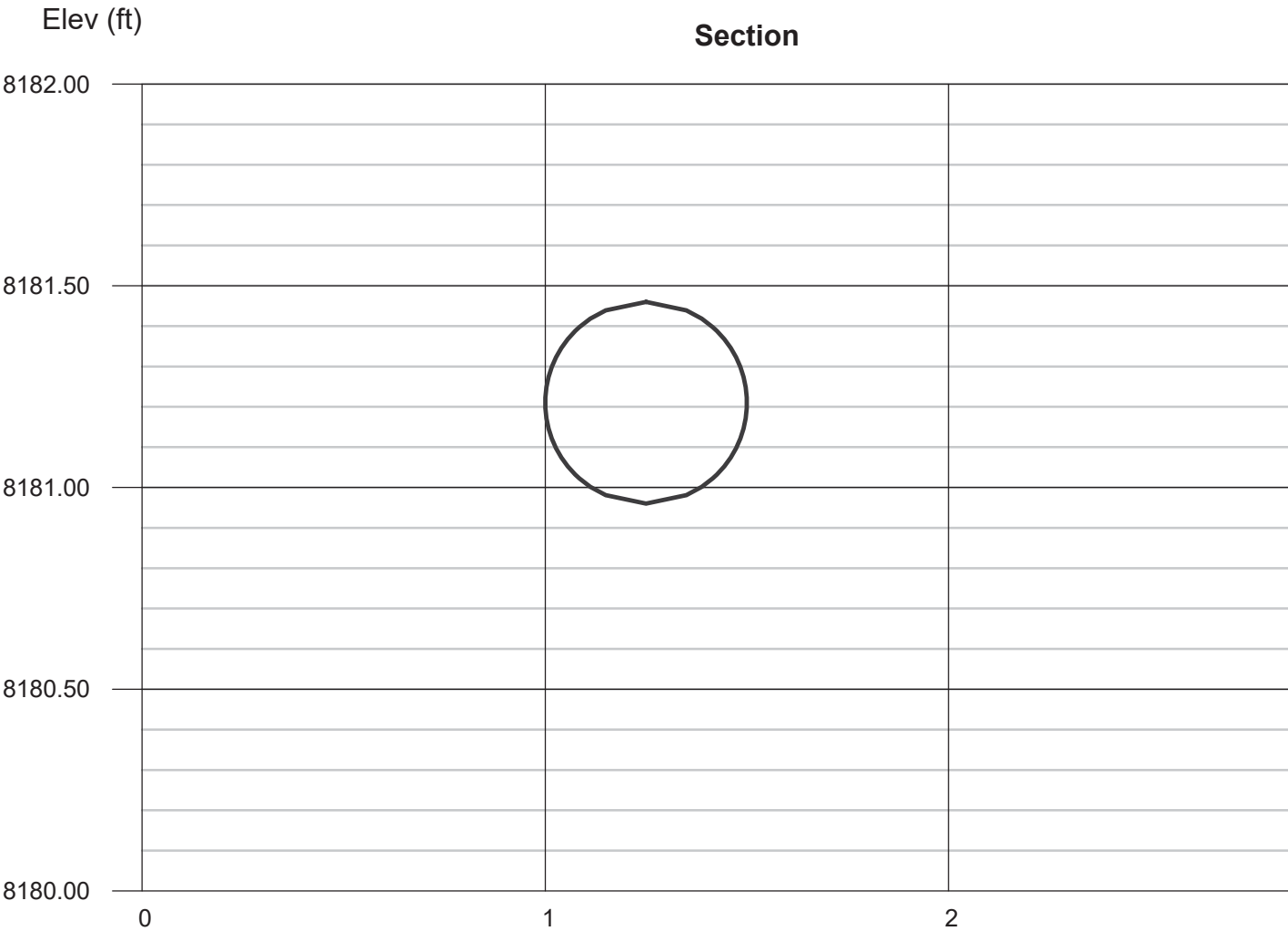
Figure 8-5. Inlet Capacity Chart Sump Conditions, Curb Opening Inlets

Note: The City of Woodland Park standard inlet parameters must apply to use this chart.

Channel Report

BASIN A_6 inch PVC Pipe Capacity Analysis

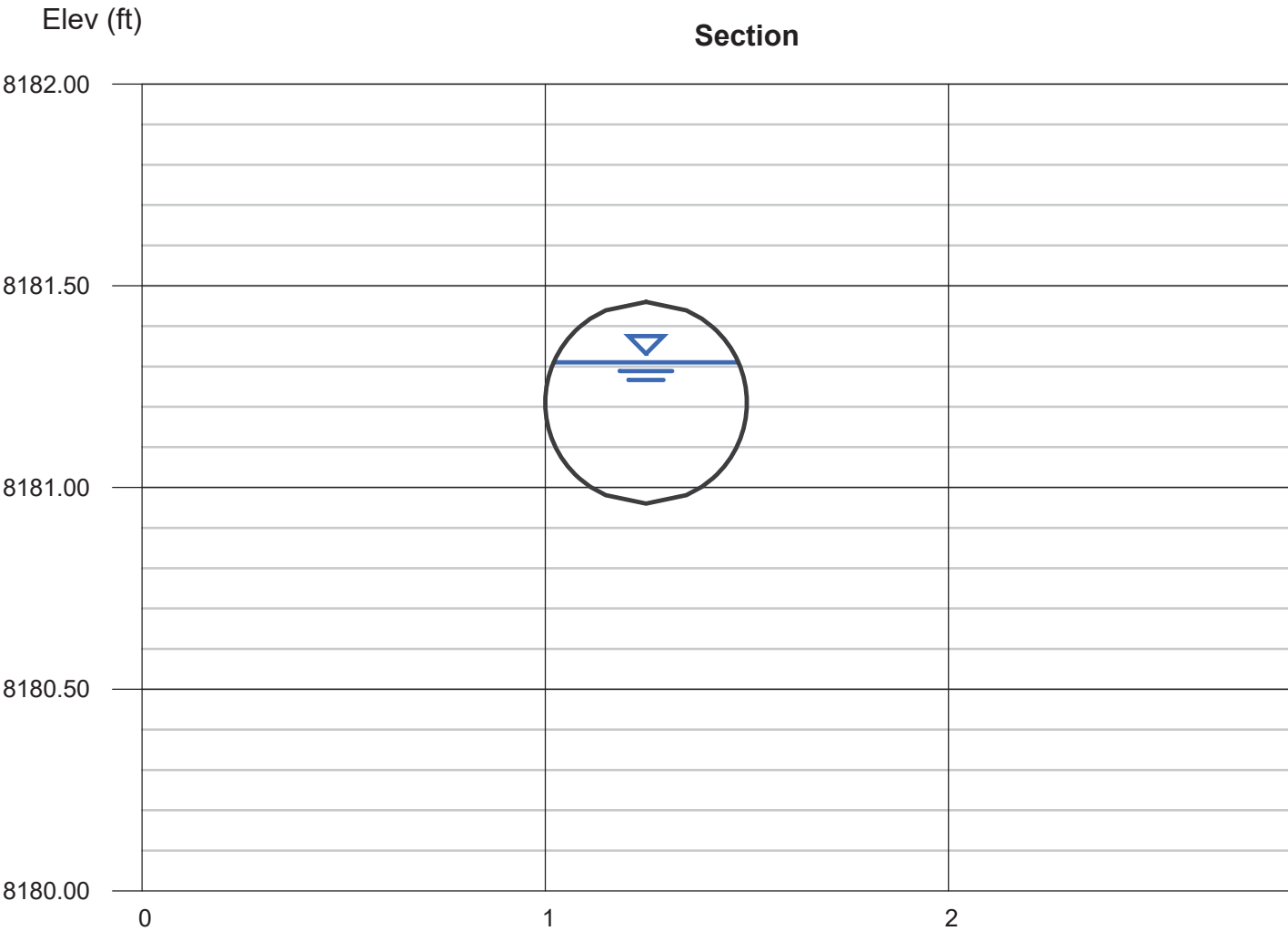
Circular		Highlighted	
Diameter (ft)	= 0.50	Depth (ft)	= 0.50
		Q (cfs)	= 0.573>Basin A
		Area (sqft)	= 0.20 Q100(0.47cfs)
Invert Elev (ft)	= 8180.96	Velocity (ft/s)	= 2.92
Slope (%)	= 0.50	Wetted Perim (ft)	= 1.57
N-Value	= 0.009	Crit Depth, Yc (ft)	= 0.39
		Top Width (ft)	= 0.00
		EGL (ft)	= 0.63
Calculations			
Compute by:	Q vs Depth		
No. Increments	= 10		



Channel Report

BASIN A_6 inch PVC Pipe Normal Depth Analysis

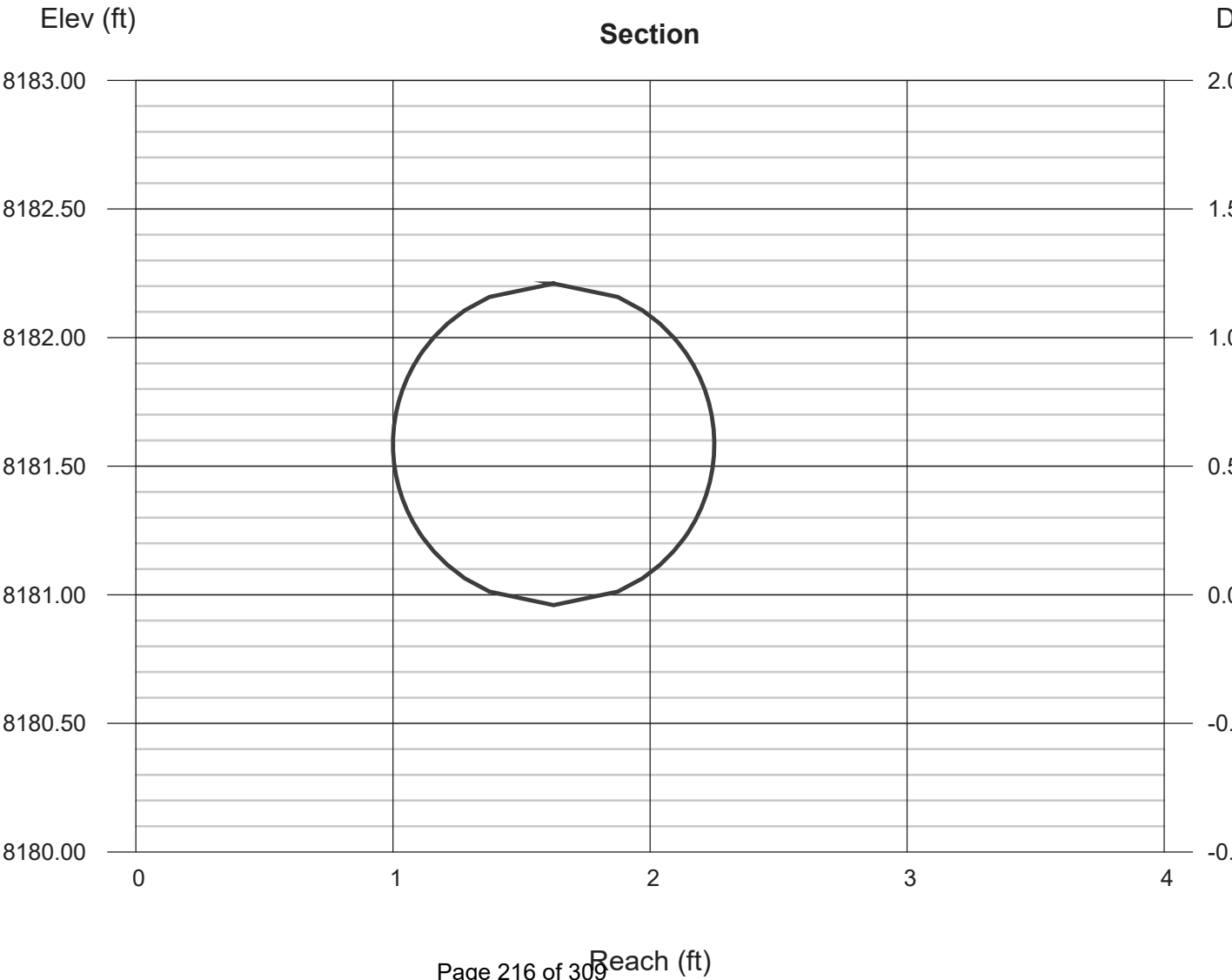
Circular		Highlighted	
Diameter (ft)	= 0.50	Depth (ft)	= 0.35
		Q (cfs)	= 0.470 =Basin A Q100
		Area (sqft)	= 0.15
Invert Elev (ft)	= 8180.96	Velocity (ft/s)	= 3.20
Slope (%)	= 0.50	Wetted Perim (ft)	= 0.99
N-Value	= 0.009	Crit Depth, Yc (ft)	= 0.35
		Top Width (ft)	= 0.46
		EGL (ft)	= 0.51
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 0.47		



Channel Report

BASIN B_15 INCH PVC PIPE CAPACITY ANALYSIS

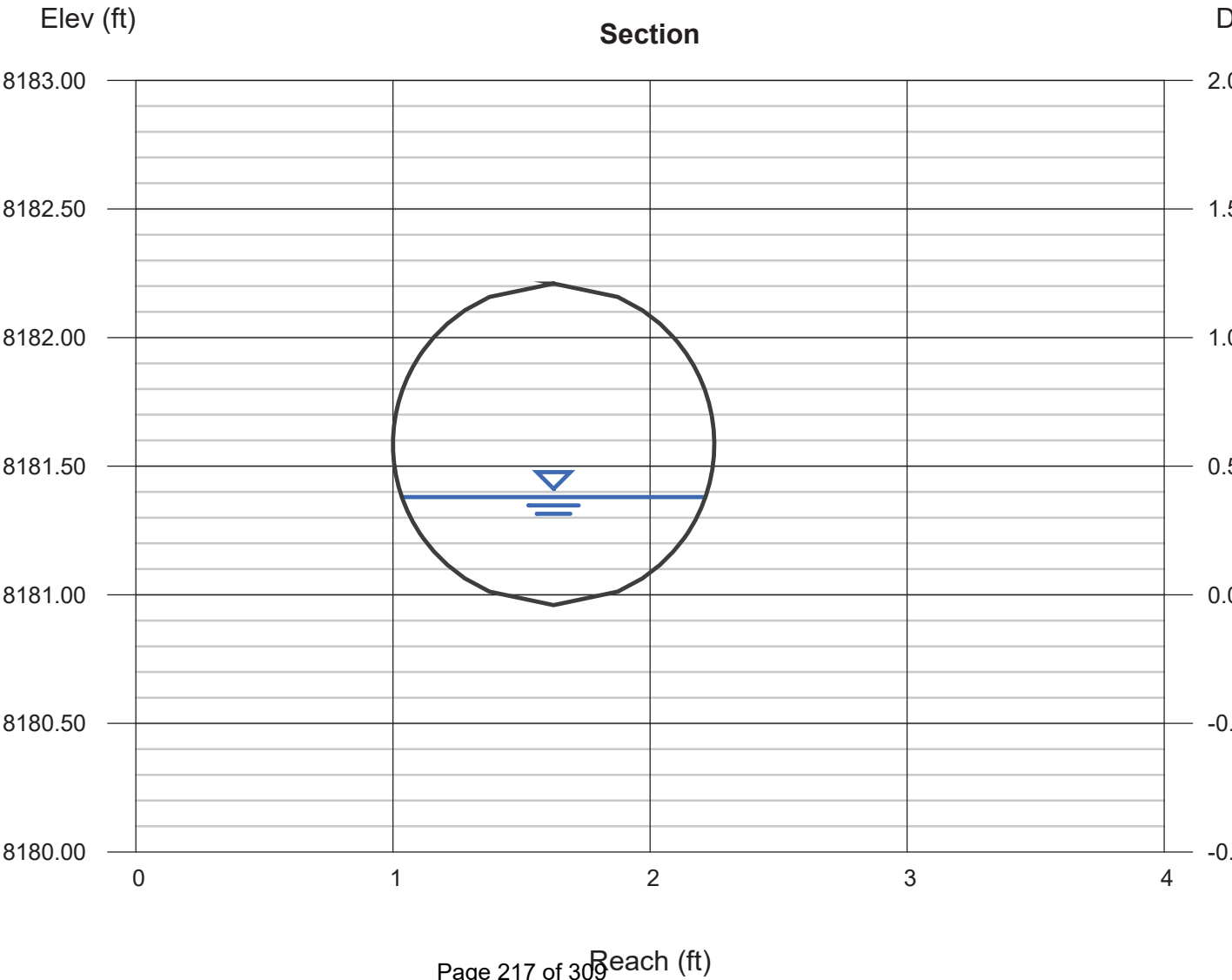
Circular		Highlighted	
Diameter (ft)	= 1.25	Depth (ft)	= 1.25
		Q (cfs)	= 6.595 >Basin B
		Area (sqft)	= 1.23 Q100(1.57CFS)
Invert Elev (ft)	= 8180.96	Velocity (ft/s)	= 5.37
Slope (%)	= 0.50	Wetted Perim (ft)	= 3.93
N-Value	= 0.009	Crit Depth, Yc (ft)	= 1.04
		Top Width (ft)	= 0.00
		EGL (ft)	= 1.70
Calculations			
Compute by:	Q vs Depth		
No. Increments	= 10		



Channel Report

BASIN B-15 INCH PVC PIPE NORMAL DEPTH ANALYSIS

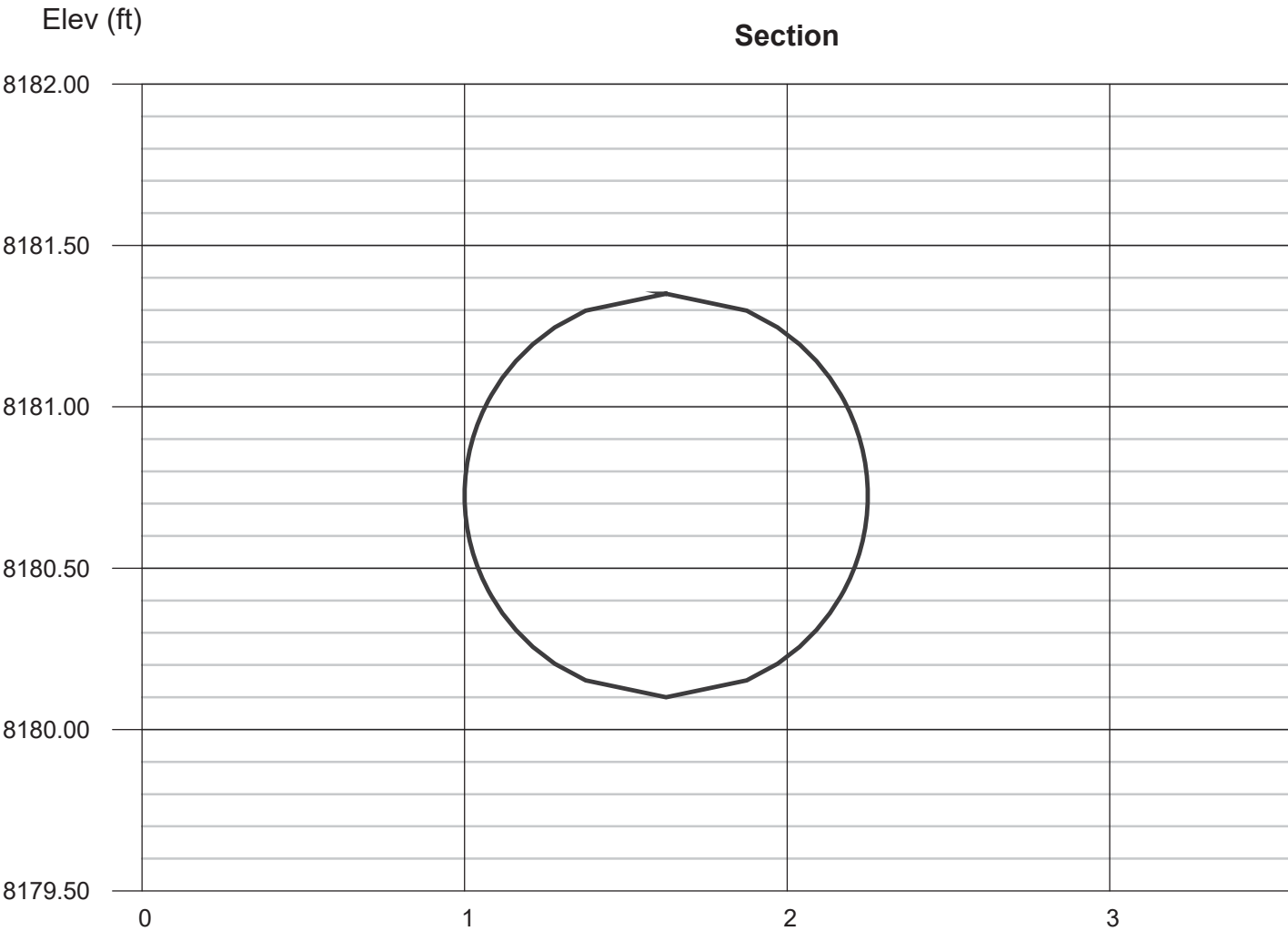
Circular		Highlighted	
Diameter (ft)	= 1.25	Depth (ft)	= 0.42
		Q (cfs)	= 1.570 = Basin B
		Area (sqft)	= 0.36 Q100
Invert Elev (ft)	= 8180.96	Velocity (ft/s)	= 4.31
Slope (%)	= 0.50	Wetted Perim (ft)	= 1.55
N-Value	= 0.009	Crit Depth, Yc (ft)	= 0.50
		Top Width (ft)	= 1.18
		EGL (ft)	= 0.71
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 1.57		



Channel Report

BASIN C_15 INCH PVC PIPE CAPACITY ANALYSIS

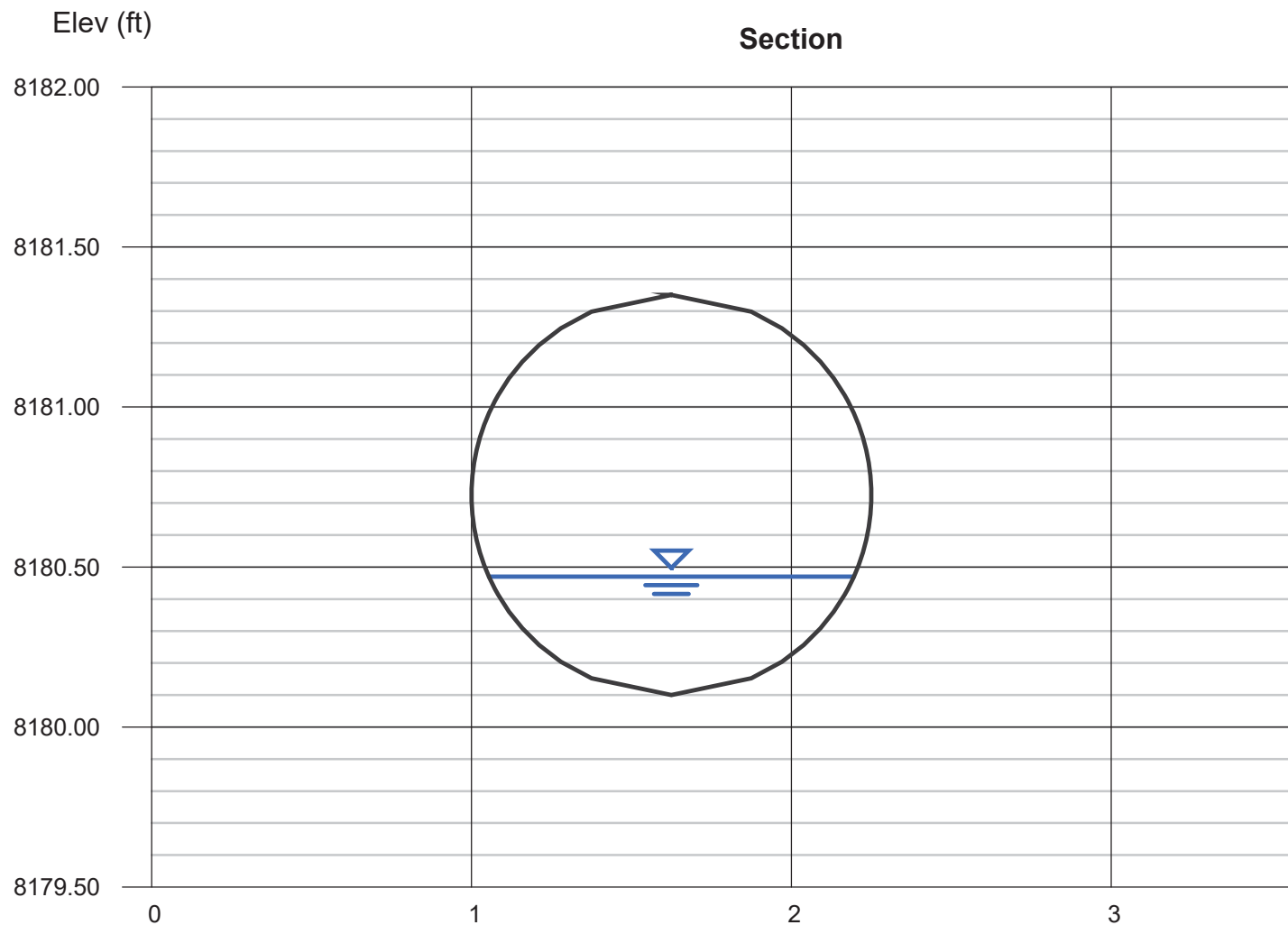
Circular		Highlighted	
Diameter (ft)	= 1.25	Depth (ft)	= 1.25
		Q (cfs)	= 6.995 >Basin C
		Area (sqft)	= 1.23 Q100(1.30cfs)
Invert Elev (ft)	= 8180.10	Velocity (ft/s)	= 5.70
Slope (%)	= 1.00	Wetted Perim (ft)	= 3.93
N-Value	= 0.012	Crit Depth, Yc (ft)	= 1.06
		Top Width (ft)	= 0.00
		EGL (ft)	= 1.76
Calculations			
Compute by:	Q vs Depth		
No. Increments	= 10		



Channel Report

BASIN C-15 INCH PVC PIPE NORMAL DEPTH ANALYSIS

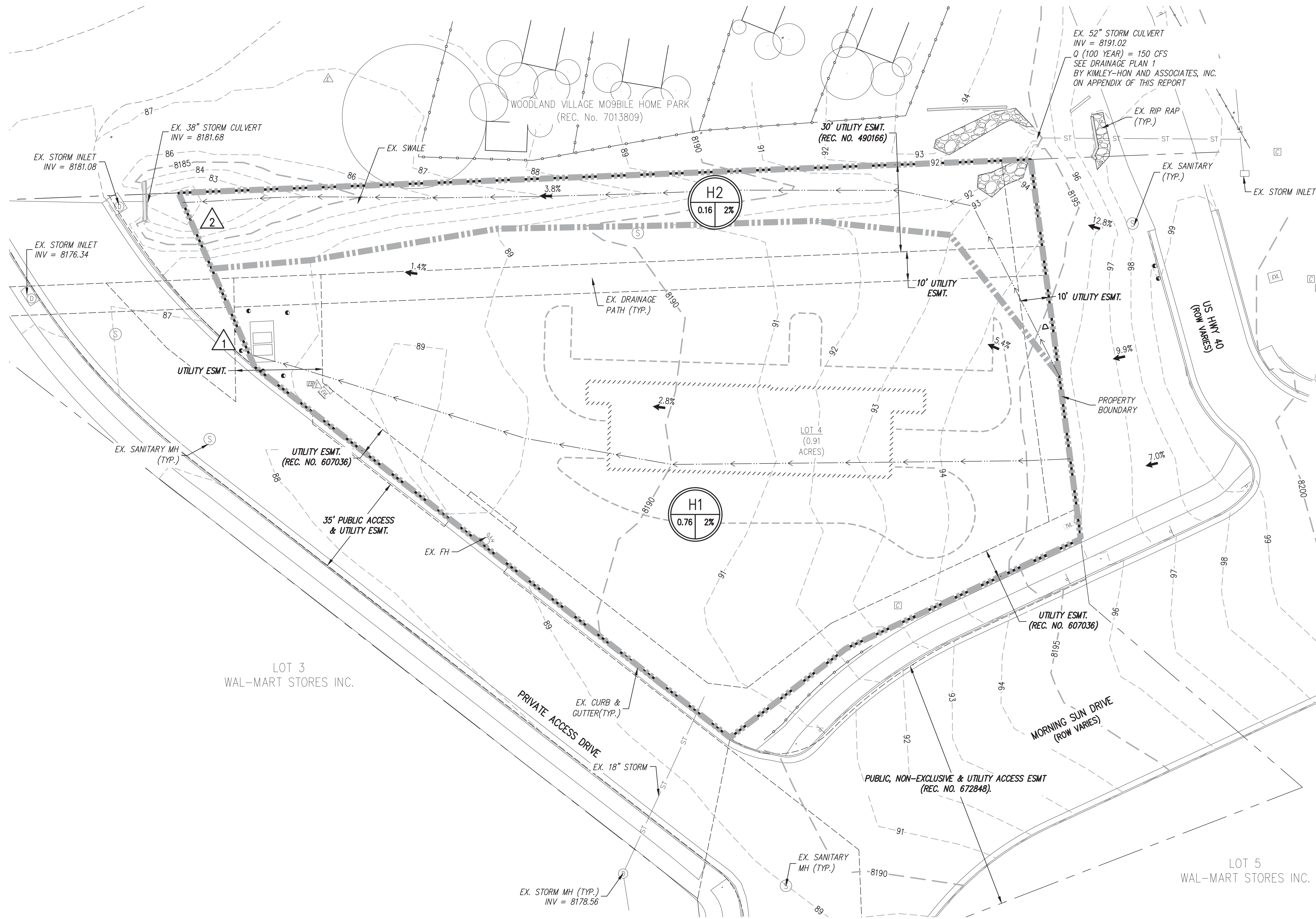
Circular		Highlighted	
Diameter (ft)	= 1.25	Depth (ft)	= 0.37
		Q (cfs)	= 1.300=Basin C Q100
		Area (sqft)	= 0.31
Invert Elev (ft)	= 8180.10	Velocity (ft/s)	= 4.24
Slope (%)	= 1.00	Wetted Perim (ft)	= 1.44
N-Value	= 0.012	Crit Depth, Yc (ft)	= 0.45
		Top Width (ft)	= 1.14
		EGL (ft)	= 0.65
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 1.30		



Appendix E

DRAINAGE PLAN CHAMPION XPRESS CAR WASH

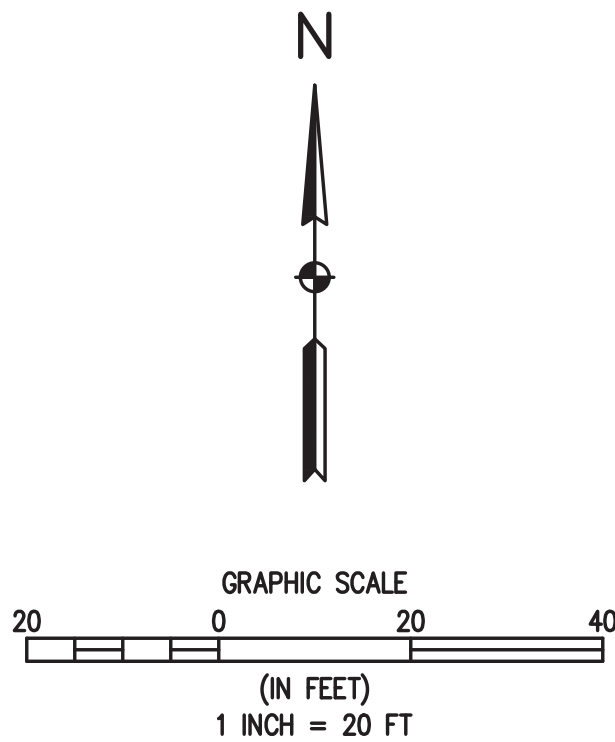
LOCATED IN SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF WOODLAND PARK, TELLER COUNTY, STATE OF COLORADO



- LEGEND:**
- PROPERTY BOUNDARY
 - EX. LOT LINE
 - PROPOSED EASEMENT
 - EX. EASEMENT
 - HISTORIC DRAINAGE BASIN
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - HISTORIC FLOW DIRECTION & SLOPE
 - DESIGN POINT DESIGNATION
 - A= BASIN ID
 - B= BASIN AREA (ACRES)
 - C= PERCENT IMPERVIOUSNESS

HISTORIC RUNOFF SUMMARY								
BASIN	ID	DESIGN POINT	AREA (acres)	Tc (MIN)	IMPERVIOUSNESS	C5	C100	Q5 (CFS)
H1	1		0.76	23.4	2%	0.01	0.13	0.01
H2	2		0.16	23.7	2%	0.01	0.13	0.00

NOTES:
1. PLAN REVIEW BY THE CITY OF WOODLAND PARK IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DESIGN CRITERIA. THE CITY OF WOODLAND PARK IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE CITY OF WOODLAND PARK, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.



THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE ESTABLISHED CRITERIA FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATION ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSED FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

DESIGNED BY LTV
DRAWN BY LR
CHECKED BY LRM

DATE
PREPARED BY

REVISION DESCRIPTION

7B BUILDING & DEVELOPMENT
TELLER COUNTY
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
HISTORIC DRAINAGE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

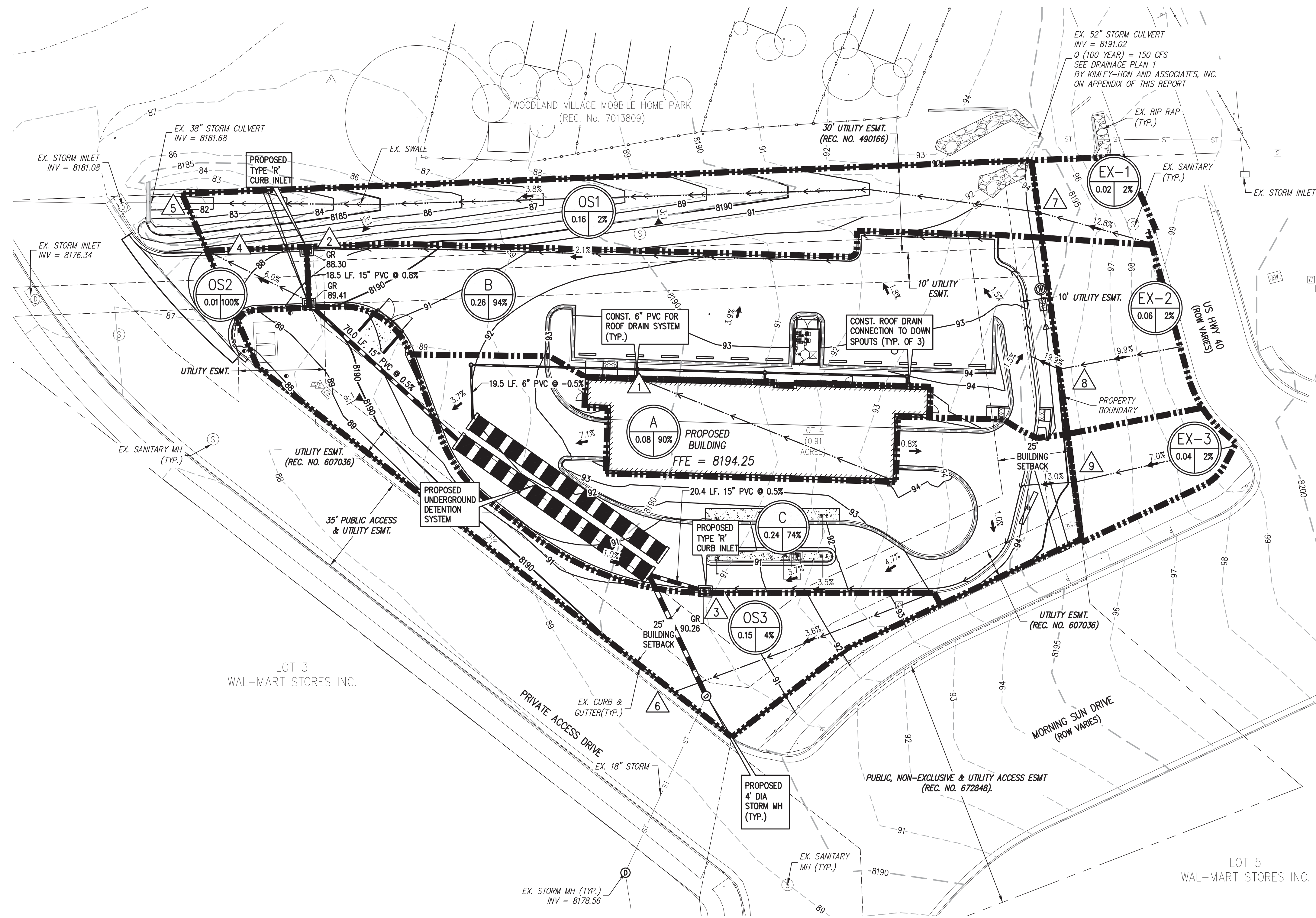
**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL XX.XX.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM GOULD LAND S SURVEY DATE 2022/02/21
JOB NO. 483 7B
DRAWING NAME 491_DNG_Plan.dwg
SHEET 1 OF 4
DNG 1

1
DNG 1 DNG 1
HISTORIC DRAINAGE PLAN

DRAINAGE PLAN CHAMPION XPRESS CAR WASH

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



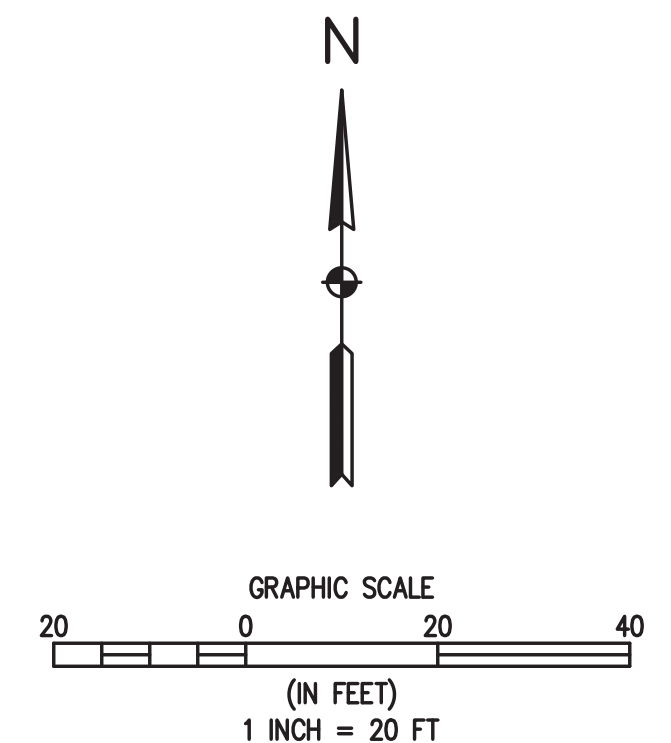
LEGEND:

- PROPERTY BOUNDARY
- EX. LOT LINE
- PROPOSED EASEMENT
- EX. EASEMENT
- DEVELOPED DRAINAGE BASIN
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DEVELOPED FLOW DIRECTION & SLOPE
- DESIGN POINT DESIGNATION
- A= BASIN ID
- B= BASIN AREA (ACRES)
- C= PERCENT IMPERVIOUSNESS

DEVELOPED RUNOFF SUMMARY									
BASIN	ID	DESIGN POINT	AREA (acres)	Tc (MIN)	IMPERVIOUSNESS	C5	C100	Q5 (CFS)	Q100 (CFS)
A	1		0.08	5.0	90%	0.75	0.81	0.20	0.45
B	2		0.26	5.0	94%	0.79	0.84	0.68	1.52
C	3		0.24	5.0	74%	0.59	0.69	0.46	1.13
OS1	5		0.16	21.8	2%	0.01	0.13	0.00	0.08
OS2	4		0.01	5.0	100%	0.86	0.89	0.04	0.09
OS3	6		0.15	12.6	4%	0.01	0.14	0.00	0.11
EX-1	7		0.02	5.4	2%	0.01	0.13	0.00	0.02
EX-2	8		0.06	6.0	2%	0.01	0.13	0.00	0.05
EX-3	9		0.04	7.8	2%	0.01	0.13	0.00	0.03

NOTES:

- PLAN REVIEW BY THE CITY OF WOODLAND PARK IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH DESIGN CRITERIA. THE CITY OF WOODLAND PARK IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE CITY OF WOODLAND PARK, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.



THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE ESTABLISHED CRITERIA FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATION ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSED FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

DESIGNED BY LTV
DRAWN BY LR
CHECKED BY LRM

DATE
PREPARED BY

REVISION DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL XX.XX.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM GOULD LAND S. SURVEY DATE 2022/02/21
JOB NO. 483 7B
DRAWING NAME 491_DNG_Plan.dwg
SHEET 2 OF 4
DNG 2

WAL-MART CENTER

Woodland Park, Colorado

Final Development Plan Narrative

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

Lot 5

Lot 5 will consist of a fuel/gas station with six pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6

Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A

Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B

Tract B consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C

Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract C.

Tract D

Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No improvements are proposed for this lot.

AGREEMENTS, PROVISIONS, OR COVENANTS (18.30.080.B.7)

Currently, no agreements, provisions, or covenants exist for the proposed development. To the extent any such agreements, provisions, or covenants become necessary to effectuate the proposed development, applicant acknowledges that they will be drafted so as to be acceptable to the City pursuant to Woodland Park Code Section 18.30.080.B.7.

DEVELOPMENT SCHEDULE (18.30.080.B.8)

The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

REDLINE

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

Lot 5

Lot 5 will consist of a fuel/gas station with xix pumping stations and a small kiosk. The maximum building height is 35 feet.

Lot 6

Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A

Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B

Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C

Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D

Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

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DEVELOPMENT SCHEDULE (18.30.080.B.8)

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CLEAN

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

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Lot 6

Lot 6 will consist of retail business/variety stores. The maximum building height is 35 feet.

Tract A

Tract A will be dedicated as open space. No buildings are proposed for Tract A.

Tract B

Tract B Consists of Fountain Creek, which will be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract C

Tract C consists of a public trail, which will also be dedicated to the City of Woodland Park. No buildings are proposed for Tract B.

Tract D

Tract D contains an historical stagecoach house and will be dedicated to the City of Woodland Park as a Historical Preservation area. No Improvements are proposed for this lot.

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The approximate date when construction of Lot 1 is expected to begin is May 2005. The approximate date when construction of Lots 2-5 is expected to begin is six months after the completion of Lot 1 and could take three years to fully develop. Lot 6 is expected to begin construction approximately 2 years from the completion of Lot 1. No Development, except for the public trail, which is to be constructed with Lot 1, is proposed for Tracts A through D, therefore no construction dates are proposed.

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

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Tract C

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Tract D

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PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	23.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	33.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	36.2%	37.31%
LOT 5	1.14 AC	FUEL GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.3%
LOT 6	5.15 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	--	--	--	--	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	--	--	--	--	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	--	--	--	--	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	--	--	--	--	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITIES AND EXACT LOCATION OF ALL UTILITIES
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN
5. ALL CURBED RADII ARE TO BE 10' EXTERIOR AND 2' INTERIOR UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY WESTERN STATES SURVEYING.
8. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING PARKING LAYOUT MEETS WAL-MART STANDARDS WHICH IS WITHIN LOCAL REQUIREMENTS. PARKING SHOWN CONTAINS 90' PARKING SPACES. TYPICAL DIMENSIONS:
WIDTH: 9.5' AND 9.0'
DEPTH: 18'
TWO WAY AISLES: 25'
11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
12. "ALL ACTIVITIES AND USES SHALL BE AUTHORIZED AND BE OPERATED TO MEET THE PERFORMANCE STANDARDS SET FORTH IN CHAPTER 18.33, USE REGULATIONS-PERFORMANCE STANDARDS, OF THE CITY OF WOODLAND PARK MUNICIPAL CODE, ZONING REGULATION."
13. TRACT A IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
14. TRACT B IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS FOUNTAIN CREEK DRAINAGEWAY.
15. TRACT C IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS PUBLIC OPEN SPACE.
16. TRACT D IS INTENDED TO BE DEDICATED TO THE CITY OF WOODLAND PARK AS A HISTORIC PRESERVATION AREA.

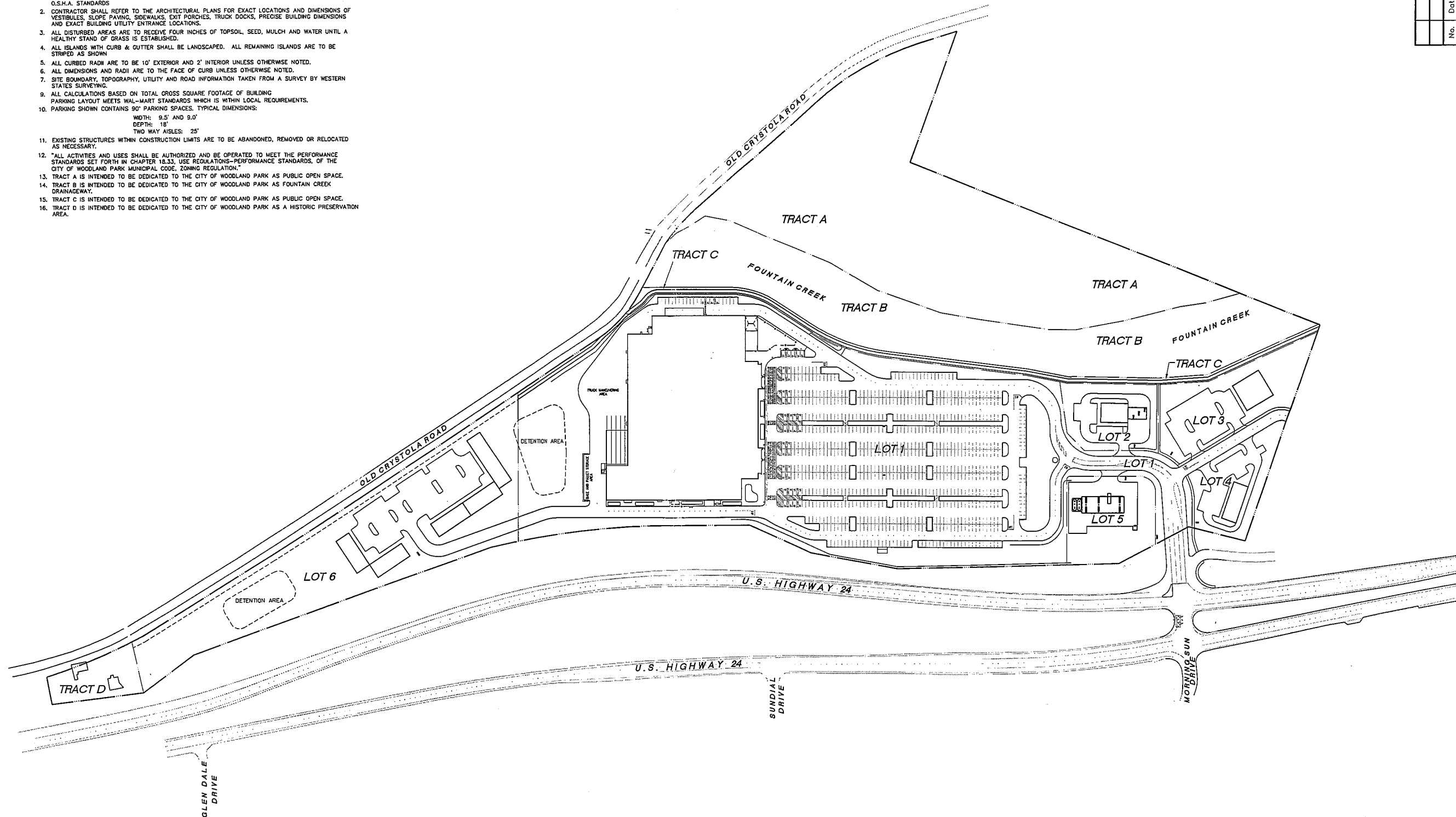
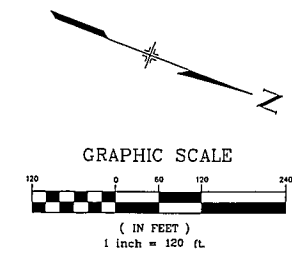
BUILDING HEIGHT;	
MAXIMUM BY PUD	41'
OPEN SPACE REQUIRED;	
MINIMUM BY PUD	20%
BUILDING COVERAGE;	
MAXIMUM BY PUD	35%
BUILDING SETBACKS;	
<u>REQUIRED</u>	
FRONT	25'
REAR	10'
SIDE	10'

SITE LOCATION: 19600 HIGHWAY 24
WOODLAND PARK, CO 80866
(NORTHWEST CORNER OF U.S. HIGHWAY 24 AND
WOODLAND AVENUE)

CURRENT ZONING CLASSIFICATION: AG (AGRICULTURAL)

PROPOSED ZONING CLASSIFICATION: PUD (PLANNED UNIT DEVELOPMENT)

LOCAL JURISDICTIONS: CITY OF WOODLAND PARK, COLORADO
TELLER COUNTY, COLORADO



NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE
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No.	Date	Revisions		App.	

WAL★MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

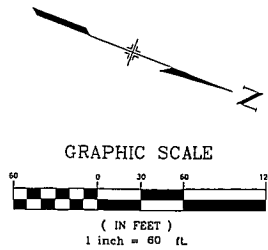
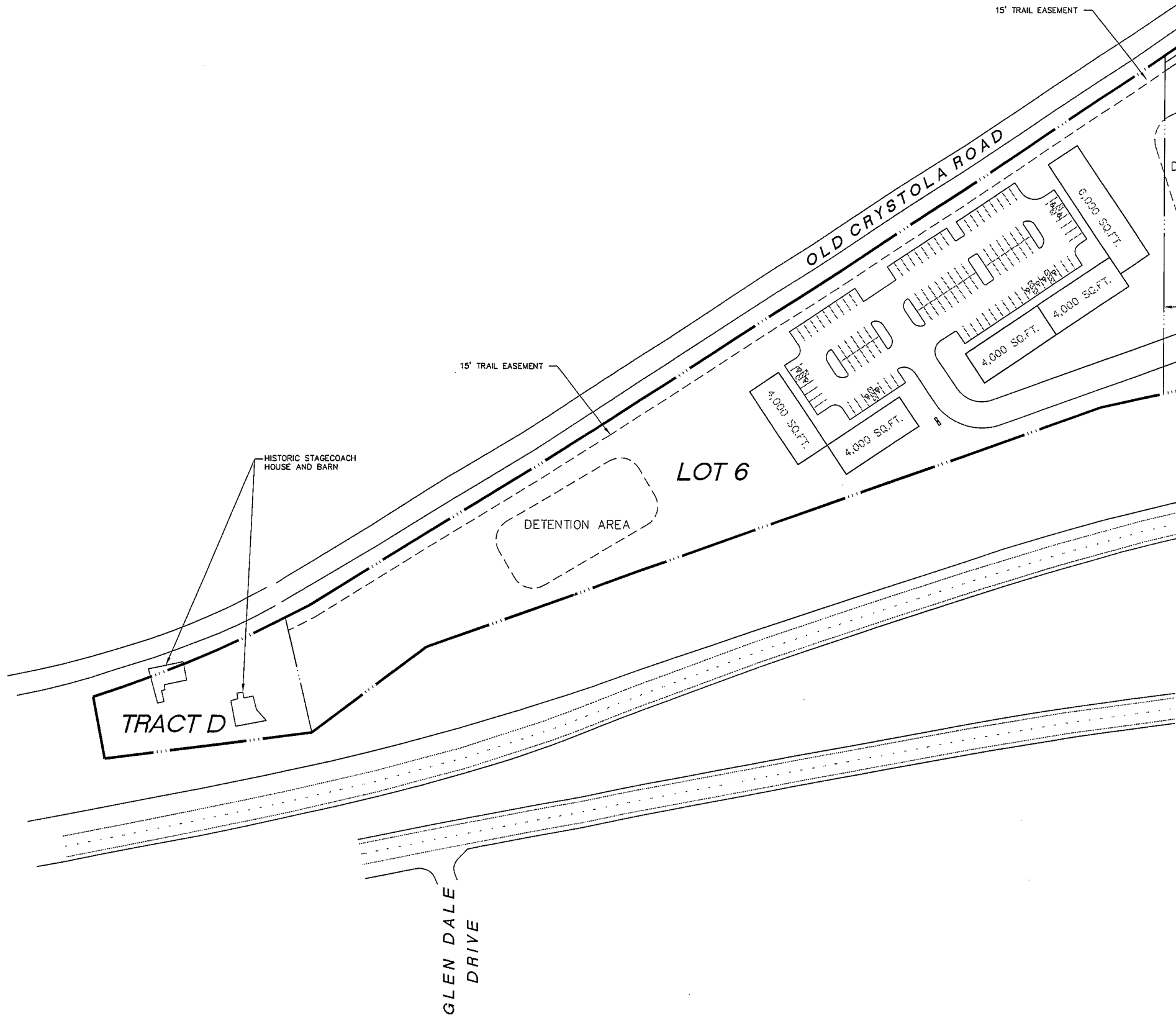
WAL-MART CENTER
FINAL DEVELOPMENT PLAN
OVERALL SITE PLAN

PROJECT NO. 067811024
DRAWING NAME Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

G:\Land_Development\Walmart\Woodland Park (Stackhouse)\Dwg\PBD and Permitting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 - 7:08am
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BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
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LOT 3	1.49 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	32.4%	53.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.54 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		



No.	Date	Revisions	App.

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

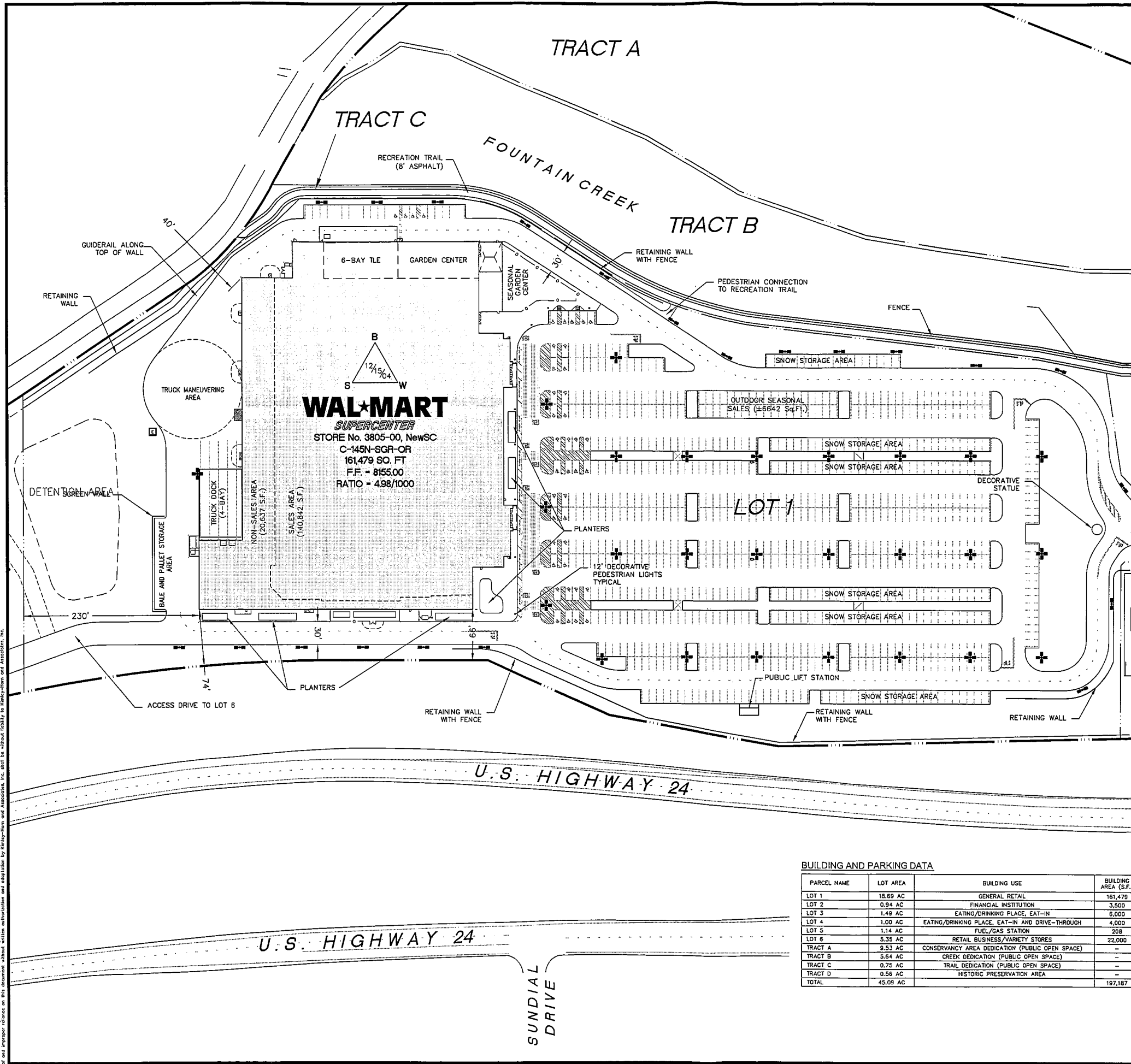
WAL-MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGP-OR
STACKHOUSE SITE

Kimley-Horn and Associates, Inc.
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Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

PROJECT NO. 067811024
DRAWING NAME Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

2

C:\Land_Dev\67811024_Wal-Mart-Woodland Park (Stackhouse)\Dwg\PRD and Permitting Plans\FINAL-PRD-Plan.dwg Feb 01, 2005 - 7:08am
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TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

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No.	Date	Revisions	App.

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Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

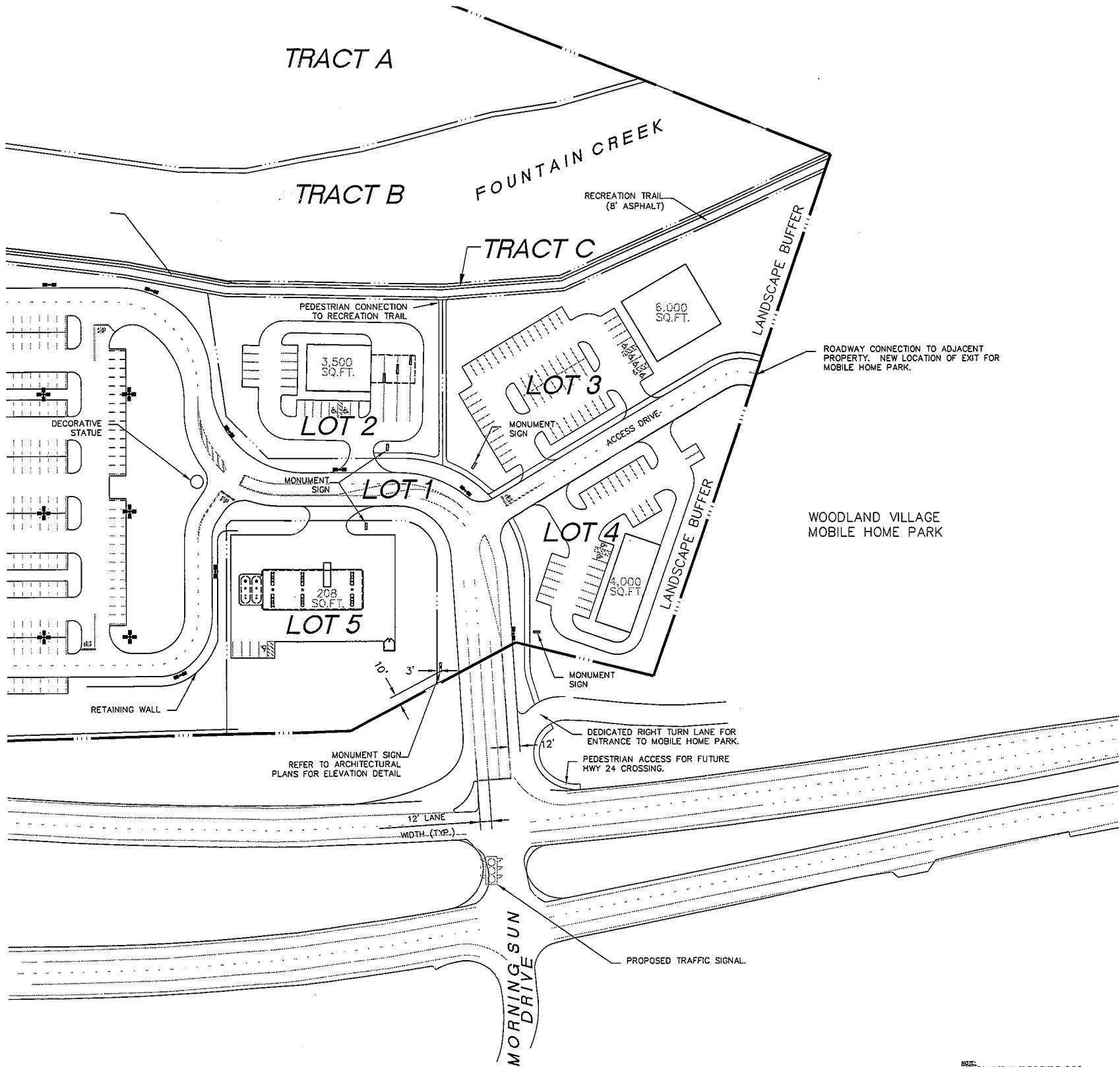
PROJECT NO.
067811024
DRAWING NAME
Final-PRD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
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CHECKED BY: KMR
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3

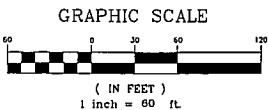
C:\Land_Dev\67811024_Wal-Mart_Mat_Woodland Park (Stackhouse)\Dwg\PBD and Permitting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 - 7:08am
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No.	Date	Revisions	App.

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Engineering, Planning, and Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

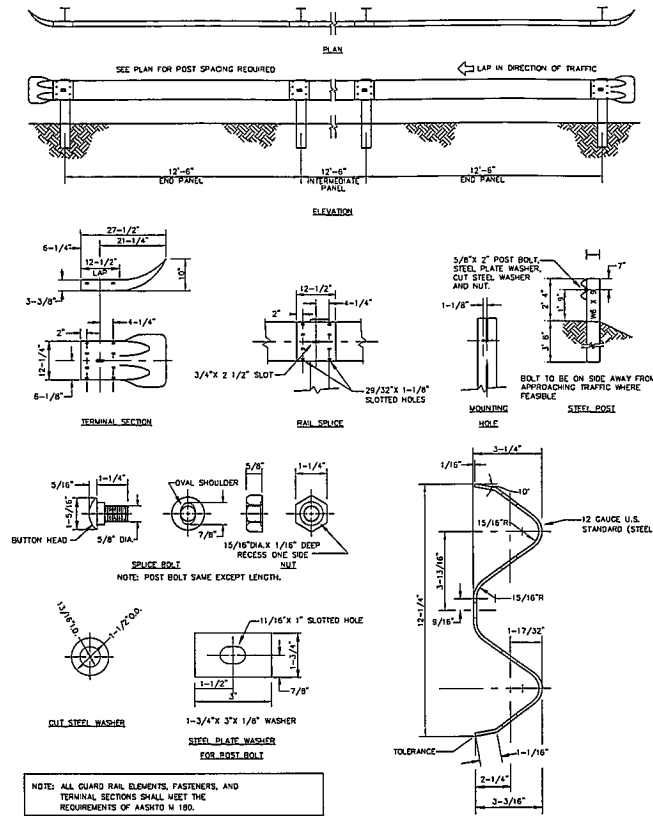
WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN

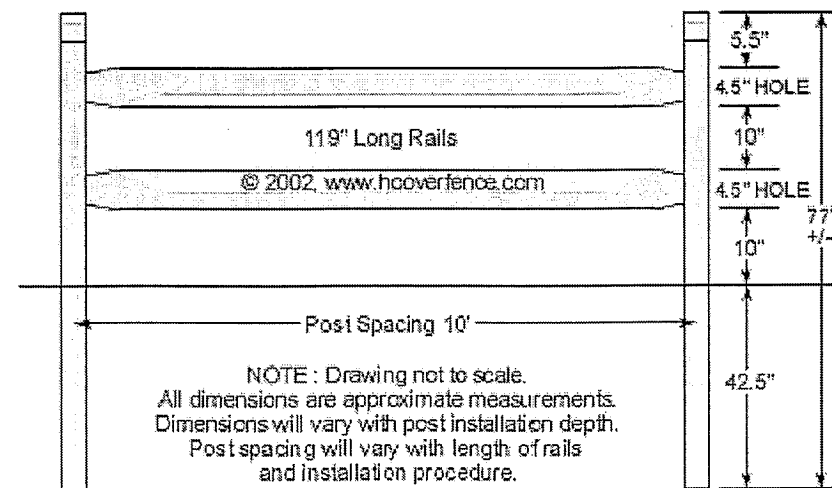
PROJECT NO.
067811024
DRAWING NAME
Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

4

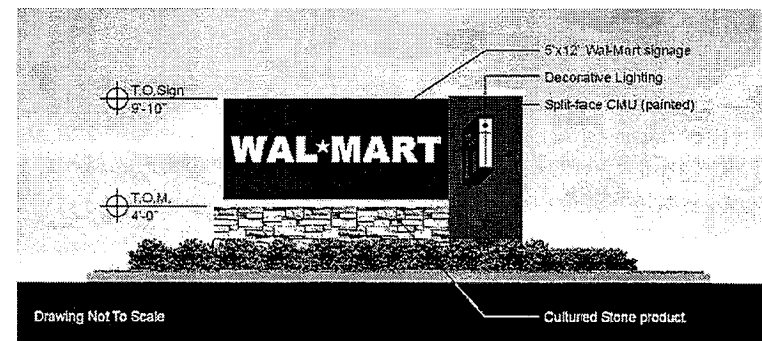
G:\Land_Dev\67811024_Wal-Mart-Woodland Park (Stockhouse)\Dwg\PRD and Permitting Plans\PRD-DET.dwg Feb 01, 2005 -- 7:10am
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GUIDE RAIL
N.T.S.



ROUND 2 RAIL WOOD FENCE DETAIL
N.T.S.



PROJECT NO.
067811024
DRAWING NAME
PRD-DET
SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: ELC
DESIGNED BY: ELC
CHECKED BY: KMR
DATE: 01/31/05

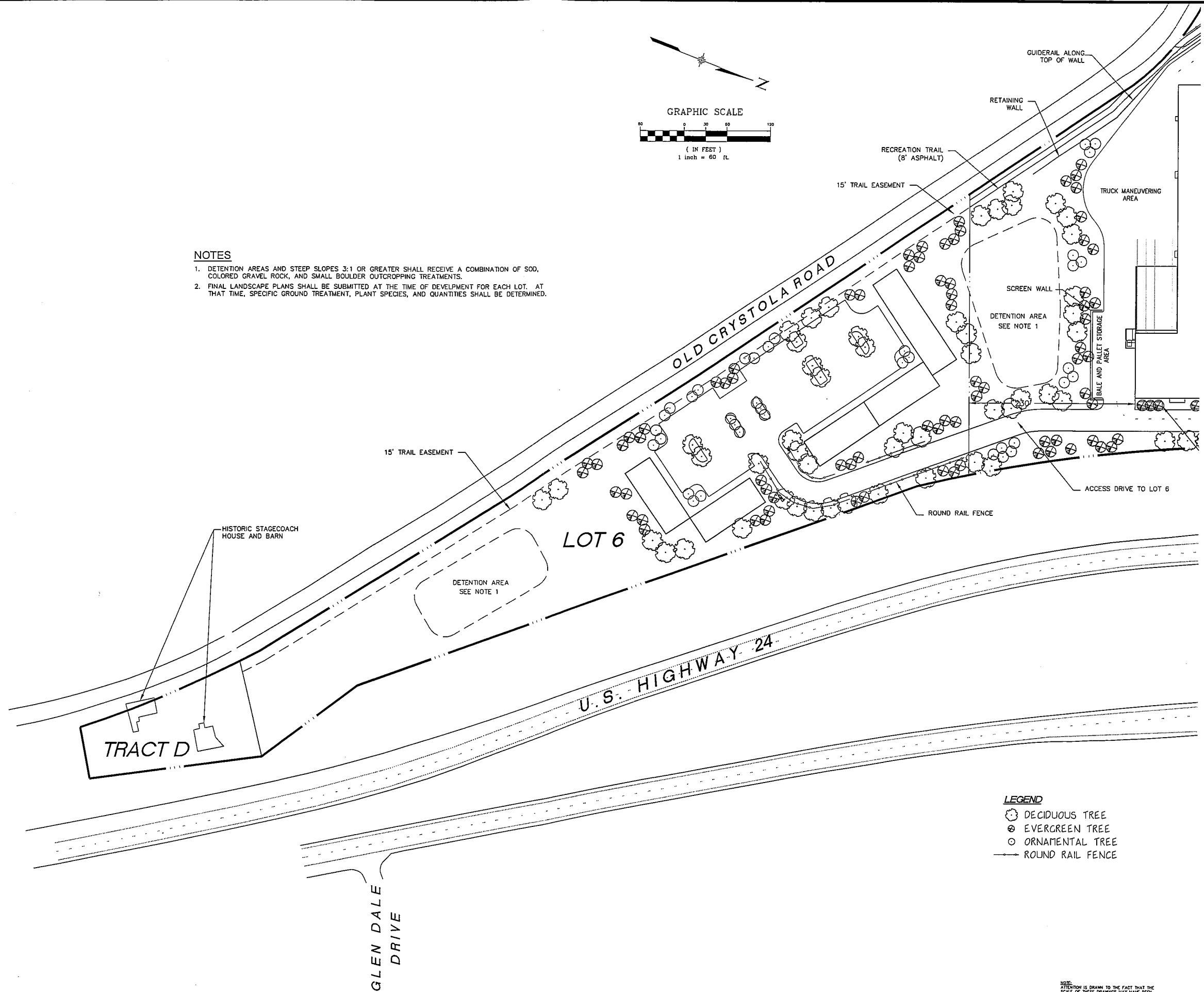
5

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
DETAILS SHEET

WAL-MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

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NOTES

1. DETENTION AREAS AND STEEP SLOPES 3:1 OR GREATER SHALL RECEIVE A COMBINATION OF SOD, COLORED GRAVEL ROCK, AND SMALL BOULDER OUTCROPPING TREATMENTS.
2. FINAL LANDSCAPE PLANS SHALL BE SUBMITTED AT THE TIME OF DEVELOPMENT FOR EACH LOT. AT THAT TIME, SPECIFIC GROUND TREATMENT, PLANT SPECIES, AND QUANTITIES SHALL BE DETERMINED.

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- ROUND RAIL FENCE

NOTE:
ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

No.	Date	Revisions	App.

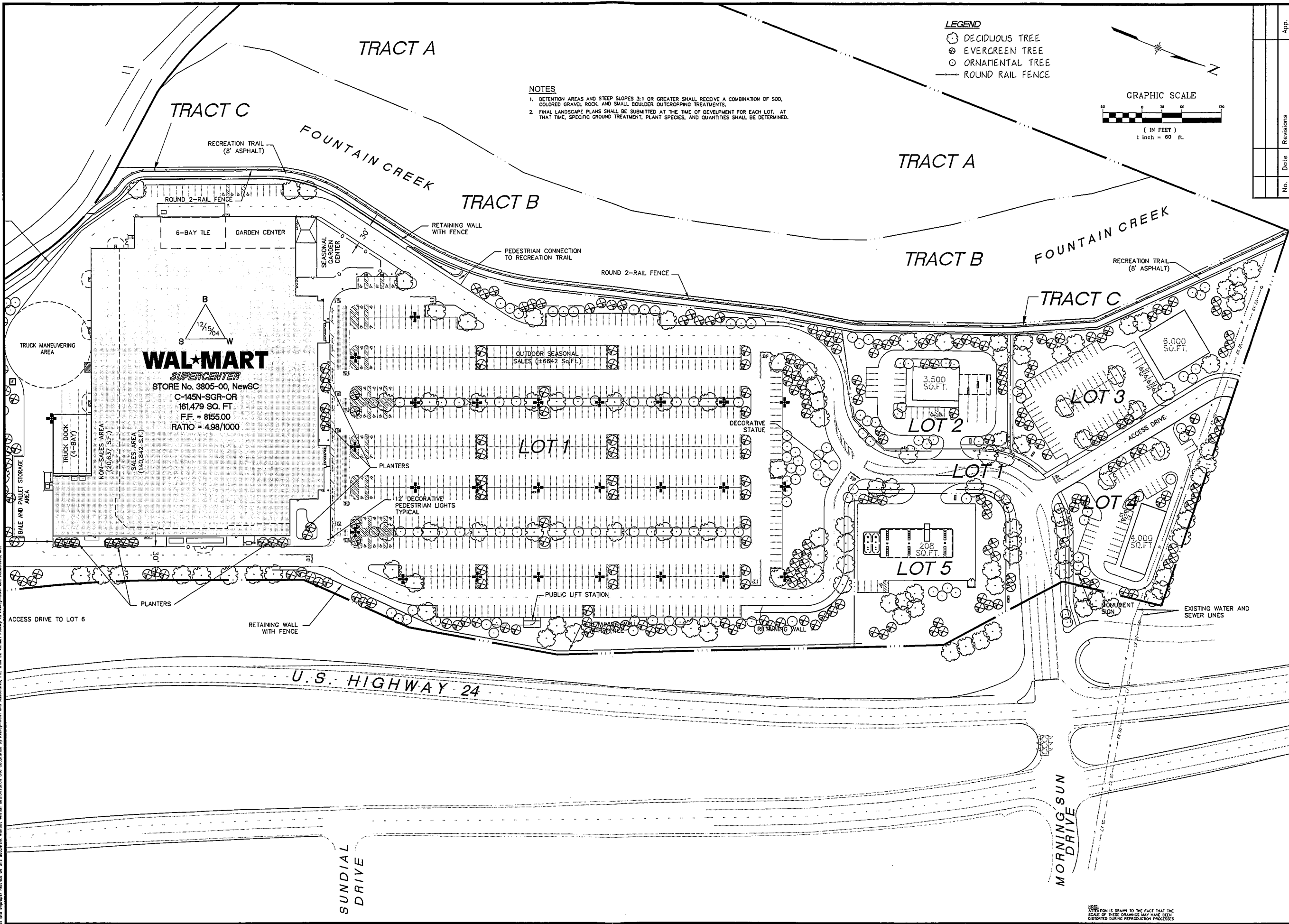
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950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 728-2300

WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 1

PROJECT NO.
067811024
DRAWING NAME
Final-PBD-LA
SCALE (H): 1"=60'
SCALE (V): N/A
DRAWN BY: TDK
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

G:\Land_Dev\67811024_Wal-Mart-Woodland Park (Stockhouse)\Dwg\PRD and Permitting Plans\PRD-LA.dwg Feb 01, 2005 - 7:09am
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WAL-MART SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-OR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
SCHEMATIC LANDSCAPE PLAN 2

PROJECT NO.
067811024

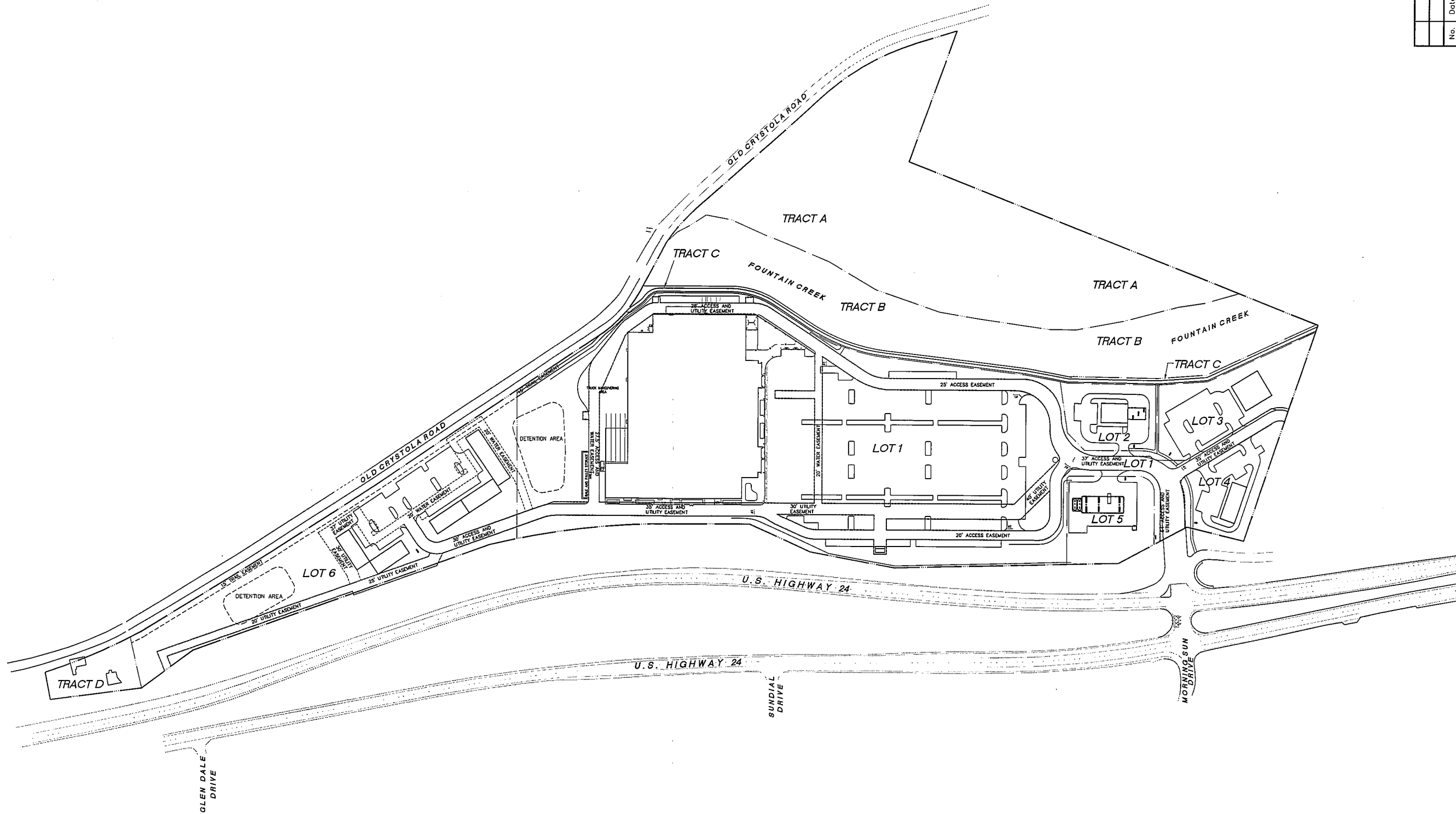
DRAWING NAME
Final-PRD-LA

SCALE (H): 1"=60'
SCALE (V): N/A

DRAWN BY: TDK
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

7

G:\Land_Dev\6781024_Wal-Mart_Woodland Park (Stackhouse)\Dwg\PBD and Permitting Plans\FINAL-PBD-Plan.dwg Feb 01, 2005 -- 7:08am
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NOTE:
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SCALE OF THESE DRAWINGS MAY HAVE BEEN
DISTORTED DURING REPRODUCTION PROCESSES

No.	Date	Revisions	App.

WAL-MART
SUPERCENTER
STORE No. 3805-00, NewSC
C-145N-SGR-QR
STACKHOUSE SITE

WAL-MART CENTER
FINAL DEVELOPMENT PLAN
EASEMENT EXHIBIT

PROJECT NO.
067811024
DRAWING NAME
Final-PBD-PLAN
SCALE (H): 1"=120'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: TDK
CHECKED BY: KMR
DATE: 01/31/05

9

Kimley-Horn
and Associates, Inc.
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Engineering, Planning, and
Environmental Consultants
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

BASIS OF BEARINGS:
The basis of bearings is the west right of way line of US Highway 24 assumed to bear South 22°27'00" East. The respective ends of the line are monumented by Colorado Department of Highway Right-of-Way markers being a 1 1/2" aluminum cap on #5 rebar.

The base of bearings is the west right of way line of US Highway 24 assumed to bear South 22°22'32" E. The respective ends of the line are monumented by Colorado Department of Highway Right-of-Way markers being a 1 1/2" aluminum cap on #5 rebar.

Together with that portion of the SW 1/4 NE 1/4 of Section 31, Township 12 South, Range 68 East, of the 8th P.M., lying North and East on the County Road and West of U. S. Highway 24, Teller County, State of Colorado as recorded in Book 3424 at Page 152 of the El Paso County records and under Reception No. 509690 of the Teller County records, being more particularly described as follows:

1. Thence South 07°30'14" East, 194.10 feet;
2. Thence South 48°16'20" East, 203.05 feet;
3. Thence South 22°32'00" East, 583.22 feet;
4. Thence South 10°46'57" East, 228.36 feet;
5. Thence South 03°19'34" West, 173.74 feet;
6. Thence South 21°01'52" East, 189.86 feet to a point of non-tangent

10. Thence South $29^{\circ}11'55''$ East, 240.74 feet,
11. Thence South $58^{\circ}15'29''$ West, 71.98 feet to a point of non-tangent curvature and the easterly right-of-way line of The Crystal Road.
Thence along said easterly right-of-way line the following ten (10) courses:
1. Thence northeasterly along the arc of a curve to the left, the radial line to the center point bears South $51^{\circ}05'11''$ West, a radius of 1,548.88 feet,

5. Center point being South $31^{\circ}27'09''$ West, a radius of 355.39 feet, thru a central angle of $26^{\circ}38'15''$, an arc length of 189.67 feet, whose chord bears North $71^{\circ}31'58''$ West a chord length of 169.35 feet.
6. Thence North $82^{\circ}16'52''$ West, 120.58 feet, to a point of non-tangent curvature;
7. Thence westerly along the arc of a curve to the right, the radial line to the

the center point bears North 26°17'45" East, a radius of 719.42 feet, with a central angle of 24°20'28", an arc length of 303.63 feet, whose chord bears North 51°31'51" West a chord length of 303.34 feet;

10. Thence North 38°05'11" West, 110.04 feet.

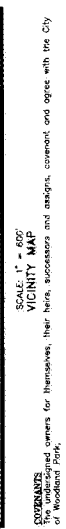
Thence North 68°30'25" East, 362.09 feet to the west line of the Southeast Quarter of the Southwest Quarter of said Section 30;

Thence North 09°10'50" East, 1154.73 feet along said west line to the POINT

BENCHMARK AND DATUM:
role, streets and assignments as shown on the plan.

POINT	NORTH	EAST	ELEV. (WAD 86)	LATITUDE (NAD83)	LONGITUDE
C 175	9156.027	10125.030	8172.10	38°58'20.0835"N	105°02'20.37966"W
B 174	20396.526	19342	8202.69	39°01'30.04887"N	105°04'28.65977"W

Local ground coordinates were derived using the following parameters:
 Local Scale Factor = 1.0005900004



2.) The original Agricultural zoning classification was changed to be Planned Unit Development (PUD/P80) as approved by City Council on April 13, 2005.

8.) No building permits shall be issued for building sites within this plot until all required fees have been paid in full. The City of Woodland Park shall be responsible for the payment of all required public improvements and utilities have been implemented as specified by the City of Woodland Park or alternatively, until acceptable assurances guaranteeing the payment of the fees and the completion of all required public improvements and utilities have been placed on file with the City of Woodland Park. All expenses involved in necessary improvements to the water system, sanitary sewer system, gas service, electrical service, storm water management, and other improvements shall be the responsibility of the applicant.

CONCRETE

Kimley-Horn & Associates, Inc.
800 N. 7th Street
Suite 1050
Denver, Colorado 80202
(303) 228-2300

Mid-Mountain Slabs, Inc.
2301 Southleaf 10th Street
Bentonville, Arkansas 72716-0550
(479) 273-4000

Very truly yours,

The undersigned owners have caused said tract to be platted into lots, blocks, streets and easements shown on the plat. The undersigned does hereby grant unto the City of Woodland Park those easements and covenants or public use shown on the plat. The said right and authority to release or convey or any such easements or covenants are hereby exclusively vested in the City of Woodland Park. The City of Woodland Park and its successors and assigns shall have the right of ingress and egress to and from the lands shown on the plat, and shall have the right to place and maintain thereon structures and improvements. No permanent easement, right, privilege or advantage of improvement, be permanent or otherwise, shall be allowed on any easement. Any easement, right, privilege or advantage of improvement, be permanent or otherwise, shall be allowed on any easement.

The above-named forger was acknowledged before me this _____ day of September, 2002.
My commission expires _____.

David North
Notary Public

State of Texas
NOTARY PUBLIC-STATE OF TEXAS

CITY COUNCIL OF WOODLAND PARK APPROVALS:

This plat, and the dedication to the public of any streets, trails, sidewalks and public ways shown hereon, and the public use easements so shown hereby accepted and approved by the City Council of the City of Woodland Park, Colorado, this 14th day of July, 2023.

City Clerk _____ Date _____

PLANNING COMMISSION APPROVALS:

Approved by the Planning Commission _____ for the City of Woodland Park, Colorado this 14th day of June, 2007.

[illegible]

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discovered such defect. In no event may any claim based upon any defect in the survey be commenced more than four years after the date of the survey.

By: **Albert V. Voletto, Jr., P.L.S.** No. 23524
2793 Schenck Road
Boulder, CO 80514
(303) 441-7416

51.00
WATSON A. CROMBIE
September 20, 1949
by copy. This document was filed in my office at 2:35 PM this day of September 20, 1949, and is duly recorded under reception number 5774.

Signed this 9th day of September, 2011.
Robert J. Nelson, Deputy
 Comptroller


western state

40 : 335

DATE: MARCH 19, 2007
COVER SHEET
SHEET 1 OF 5

FINAL PLAT

WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
 A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
 A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
 A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
 TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF TELLER, STATE OF COLORADO

OWNER: CITY OF
 WOODLAND VILLAGE
 MOBILE HOME PARK
 BOOK 541 PAGE 64

OWNER: JANE N. LASS
 PARCEL ID: 6031.303000160
 RECEPTION NO. 595448

UNPLATTED

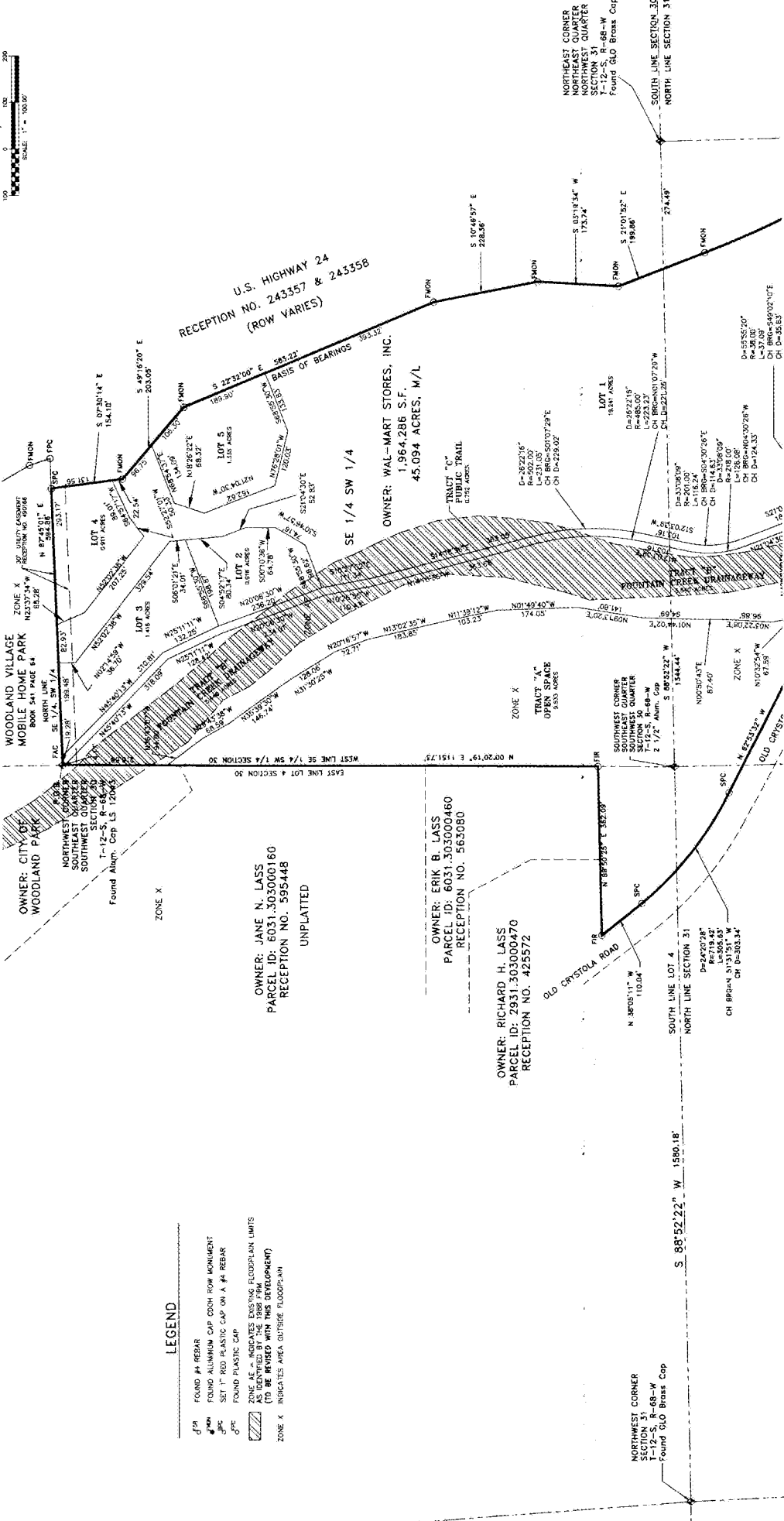
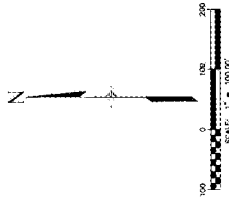
OWNER: ERIK B. LASS
 PARCEL ID: 6031.303000460
 RECEPTION NO. 565060

OWNER: RICHARD H. LASS
 PARCEL ID: 2931.303000470
 RECEPTION NO. 425572

OWNER: WAL-MART STORES, INC.
 1,964,286 S.F.
 45.094 ACRES, M/L

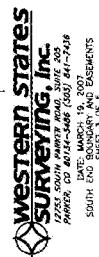
LEGEND

- FOUND #4 REBAR
- FOUND ALUMINUM CAP COOH ROW MONUMENT
- SET 1" RED PLASTIC CAP ON A #4 REBAR
- FOUND PLASTIC CAP
- ZONE X INDICATES EXISTING FLOODPLAIN LIMITS
 AS IDENTIFIED BY THE 1988 FPM
 (TO BE REVISED WITH THIS DEVELOPMENT)
- ZONE X INDICATES AREA OUTSIDE FLOODPLAIN



western states
SURVEYING, INC.
 1001 W. 10TH AVENUE
 DENVER, CO 80202-4400 (303) 733-7436
 DATE: MARCH 15, 2007
 NORTH AND EAST ARROWS
 SHEET 2 OF 2

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO



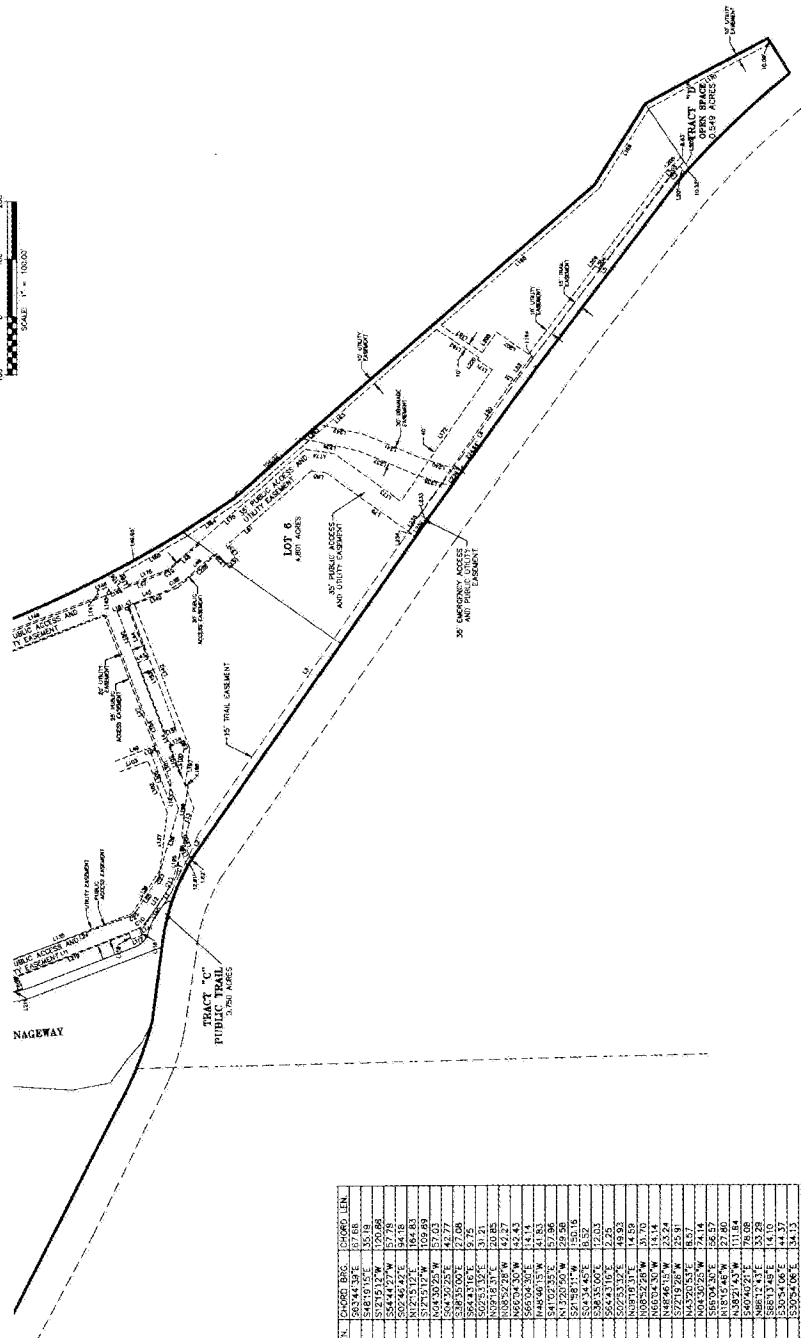
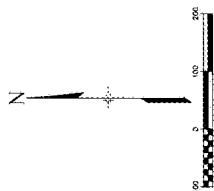
FINAL PLAT WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

NUMBER	BEARING	DISTANCE	1537	1538	1539	1540	1541	1542	1543	1544	1545	1546	1547	1548	1549	1550	1551	1552	1553	1554	1555	1556	1557	1558	1559	1560	1561	1562	1563	1564	1565	1566	1567	1568	1569	1570	1571	1572	1573	1574	1575	1576	1577	1578	1579	1580	1581	1582	1583	1584	1585	1586	1587	1588	1589	1590	1591	1592	1593	1594	1595	1596	1597	1598	1599	1600	1601	1602	1603	1604	1605	1606	1607	1608	1609	1610	1611	1612	1613	1614	1615	1616	1617	1618	1619	1620	1621	1622	1623	1624	1625	1626	1627	1628	1629	1630	1631	1632	1633	1634	1635	1636	1637	1638	1639	1640	1641	1642	1643	1644	1645	1646	1647	1648	1649	1650	1651	1652	1653	1654	1655	1656	1657	1658	1659	1660	1661	1662	1663	1664	1665	1666	1667	1668	1669	1670	1671	1672	1673	1674	1675	1676	1677	1678	1679	1680	1681	1682	1683	1684	1685	1686	1687	1688	1689	1690	1691	1692	1693	1694	1695	1696	1697	1698	1699	1700	1701	1702	1703	1704	1705	1706	1707	1708	1709	1710	1711	1712	1713	1714	1715	1716	1717	1718	1719	1720	1721	1722	1723	1724	1725	1726	1727	1728	1729	1730	1731	1732	1733	1734	1735	1736	1737	1738	1739	1740	1741	1742	1743	1744	1745	1746	1747	1748	1749	1750	1751	1752	1753	1754	1755	1756	1757	1758	1759	1760	1761	1762	1763	1764	1765	1766	1767	1768	1769	1770	1771	1772	1773	1774	1775	1776	1777	1778	1779	1780	1781	1782	1783	1784	1785	1786	1787	1788	1789	1790	1791	1792	1793	1794	1795	1796	1797	1798	1799	1800	1801	1802	1803	1804	1805	1806	1807	1808	1809	1810	1811	1812	1813	1814	1815	1816	1817	1818	1819	1820	1821	1822	1823	1824	1825	1826	1827	1828	1829	1830	1831	1832	1833	1834	1835	1836	1837	1838	1839	1840	1841	1842	1843	1844	1845	1846	1847	1848	1849	1850	1851	1852	1853	1854	1855	1856	1857	1858	1859	1860	1861	1862	1863	1864	1865	1866	1867	1868	1869	1870	1871	1872	1873	1874	1875	1876	1877	1878	1879	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2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FINAL PLAT
WAL-MART CENTER

A PART OF LOT 4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30
A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 31
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31
TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF TELLER, STATE OF COLORADO

[illegible]

Accounty No.	Parcel ID	Property Address	Owner	Mailing Address
R0054521	6031.303020030	19580 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0010985	6031.303020010	19600 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555
R0054523	6031.303020050	19584 E US 24	WAL MART STORES INC	PO BOX 8050 MS 0555 BENTONVILLE, AR 727160556
R0023439	6031.303000070	19570 E US 24	19570 GROUP LLC	750 E US HIGHWAY 24 STE 202A WOODLAND PARK, CO
R0054525	6031.303020070		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669007
R0054526	6031.303020080		CITY OF WOODLAND PARK	PO BOX 9007 WOODLAND PARK, CO 808669008
R0054520	6031.303020020	19590 E US 24	VCG WOODLAND LLC C/O DANNY NEWBERRY	PO BOX 4539 AVON, CO 816204539

CITY OF WOODLAND PARK STAFF REVIEW COMMENTS

REVIEW COMMENTS



Date: January 25, 2023

Project: Champion Xpress Car Wash Site Plan Review - SPR_PUDSPR2023-01

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

For Municipal Code and Engineering Specification Reference, please visit:

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

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

Page Label	Comments	Reviewer
C-1	Indicate the total square footage of new structures as well as impervious surface area and existing impervious surface area.	Cgates
C-2	Replace out of spec ADA Ramps /please call out typical	Skozurek
C-2	Call out ADA typical	Skozurek
C-2	Commercial and Industrial Driveways shall have a minimum width of 25' (CWPES 5.1.2 N)	Bschmitt
C-2	Note that Commercial Parking lots minimum acceptable standards are 3 in asphalt over 4 in road base (CWPES 5.1.5, table 5-1)	Bschmitt
C-2	Please stripe crosswalk (General Request)	Bschmitt
C-2	Please delineate stop bar and stop sign location (General Request)	Bschmitt
C-2	While this does not meet CWPES 5.1.2 "Unless otherwise approved by the City Engineer or appointed representative, all driveways shall be constructed within lines at right angles from the curb or street line to property line" this is the only feasible (and preferred) location on the entire site to place the driveway given the intersection spacing requirements, existing drainage swale, and existing water utility vault (information, no action required)	Bschmitt
C-2	Please Install 5' wide min sidewalk along frontage of property (CWPMC 18.33.170)	Bschmitt
C-2	Please update and replace non-compliant ADA ramps (CWPMC 18.33.170)	Bschmitt
C-2	Has coordination been performed in design with the Apartment Complex Project, or the Fuel Station for construction reimbursement or future planning of this intersection? The likely solution is a roundabout here, which will potentially affect this site design, and may not necessitate certain improvements as part of the approval.	Bschmitt
C-2	Please call out area and extent of snow storage areas.	Cgates

C-4	Minimum circular pipe inside diameter shall be as follows: Main storm sewer line 18" (CWPES 4.1.3)	Bschmitt
C-4	Please label crossing clearances to ensure 18" clearance per CWPES 4.1.5	Bschmitt
C-4	Sewer service line shall include clean-outs installed at the property line - CWP ES 3.1.21	Ksimpkins
C-4	Water meter shall reside in a heated space to prevent freezing. - CWP ES 2.2.5, 2.5.17 & 2.5.18	Ksimpkins
C-4	Water service lines shall be located a minimum distance of 5 feet from utilities. CWP ES 2.1.7 B.	Ksimpkins
C-4	Water and sewer service line separation of 10 feet is required. CWP ES 2.1.8	Ksimpkins
C-4	If this water stub-out is not used, it will be required to be abandon by the applicant. CWP ES 2.3.14	Ksimpkins
C-4	If applicant chooses to have the water tap at this location, they will have to hire a company to tap the water main. The applicant would be responsible for all costs associated and it shall meet City of Woodland Park Eng. Specs.	Ksimpkins
C-4	If this sewer stub-out is not used, it will be required to be abandon by the applicant. CWP ES 3.3.10 (Not shown on this site plan, however it is installed per the construction drawings).	Ksimpkins
C-4	1. Provide a Water Fixture Count 2. Backflow prevention device (is provided on site plan) 3. Please provide proposed water and sewer usage. 4. Re-draw water service line to go straight into the building if possible. 5. Utilize drip system for irrigation if needed. 6. Tap fees paid upon ZDP issuing. 7. Existing Fire Hydrant locations approved by NETCO?	Ksimpkins
A-REN	Current proposed building facades do not convey 'mountain western' aesthetic. Per the PUD requirements, ensure the building architecture will have wood elements that provide a rustic, mountain-like feel. The proposed architectural design should include beams, timbers, and rock to emphasize this theme. Attractive earth tones should be implemented which are consistent with the character of Woodland Park. Also reference MC §18.33.180 H. Architectural Design Guidelines.	Cgates
51	Please update comparison for restaurant use to most current edition of trip generation handbook.	Bschmitt

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

Respectfully,

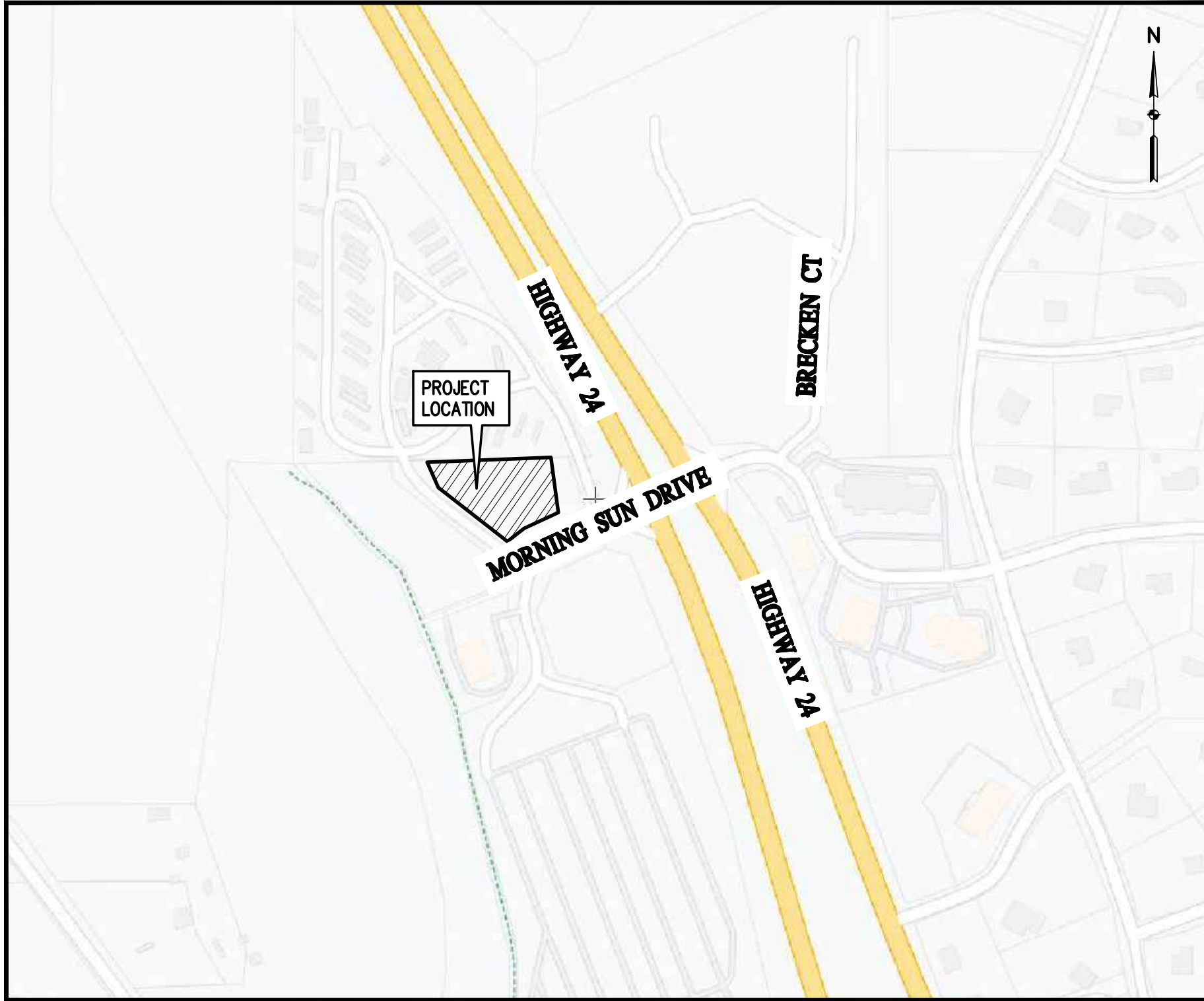
C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

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



VICINITY MAP
SCALE: 1" = 150'

BASIS OF BEARINGS

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

BENCHMARK

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

SHEET INDEX

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

CONTACTS:

DEVELOPER

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



CIVIL ENGINEER

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



ARCHITECT

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



MUNICIPALITY

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



FIRE DISTRICT

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



WATER

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



SANITARY

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



ELECTRIC

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



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

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

DATE OWNERS

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

DATE CITY PLANNER
CITY OF WOODLAND PARK



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

DESIGNED BY LTV
DRAWN BY LAR
CHECKED BY LRM

DATE
PREPARED BY

REVISION DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL XXXXX.2022

DRAWING SIZE 24" X 36"

SURVEY FIRM BEC SURVEY DATE XXXXXX

JOB NO. 483 7B

DRAWING NAME COVER

SHEET 1 OF 10

C1



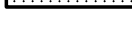
SITE DEVELOPMENT PLANS CHAMPION XPRESS CAR WASH

LEGEND

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

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

PROPOSED HATCHES

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

Note that Commercial Parking lots minimum acceptable standards are 3 in asphalt over 4 in road base (CWPEs 5.1.5, table 5-1)

LTV	DRAWN BY LAR	CHECKED BY LRM
-----	-----------------	-------------------

/B BUILDING & DEVELOPMENT

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

TELLER COUNTY

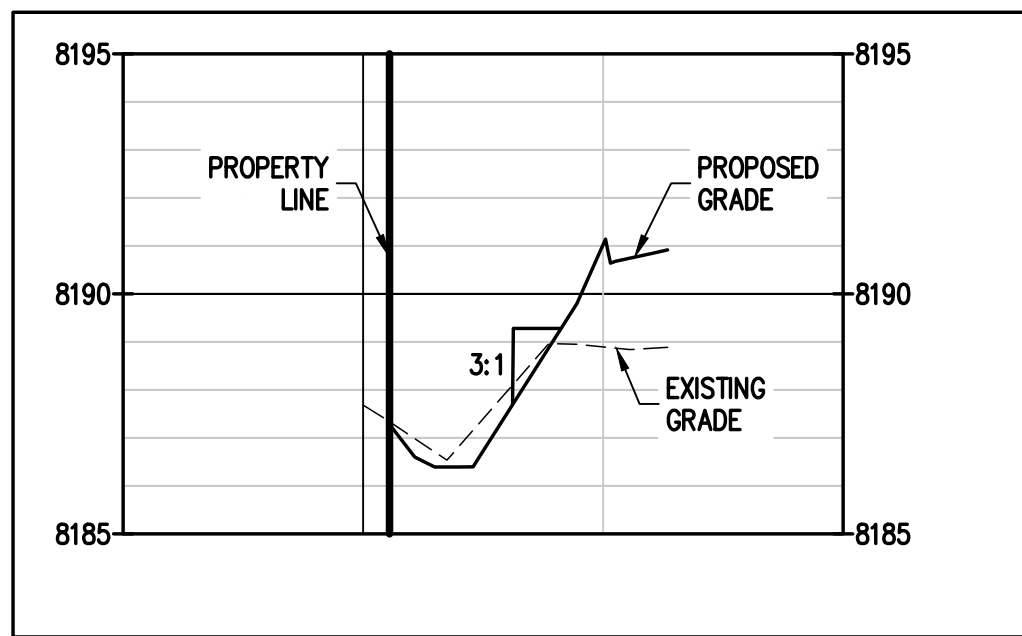
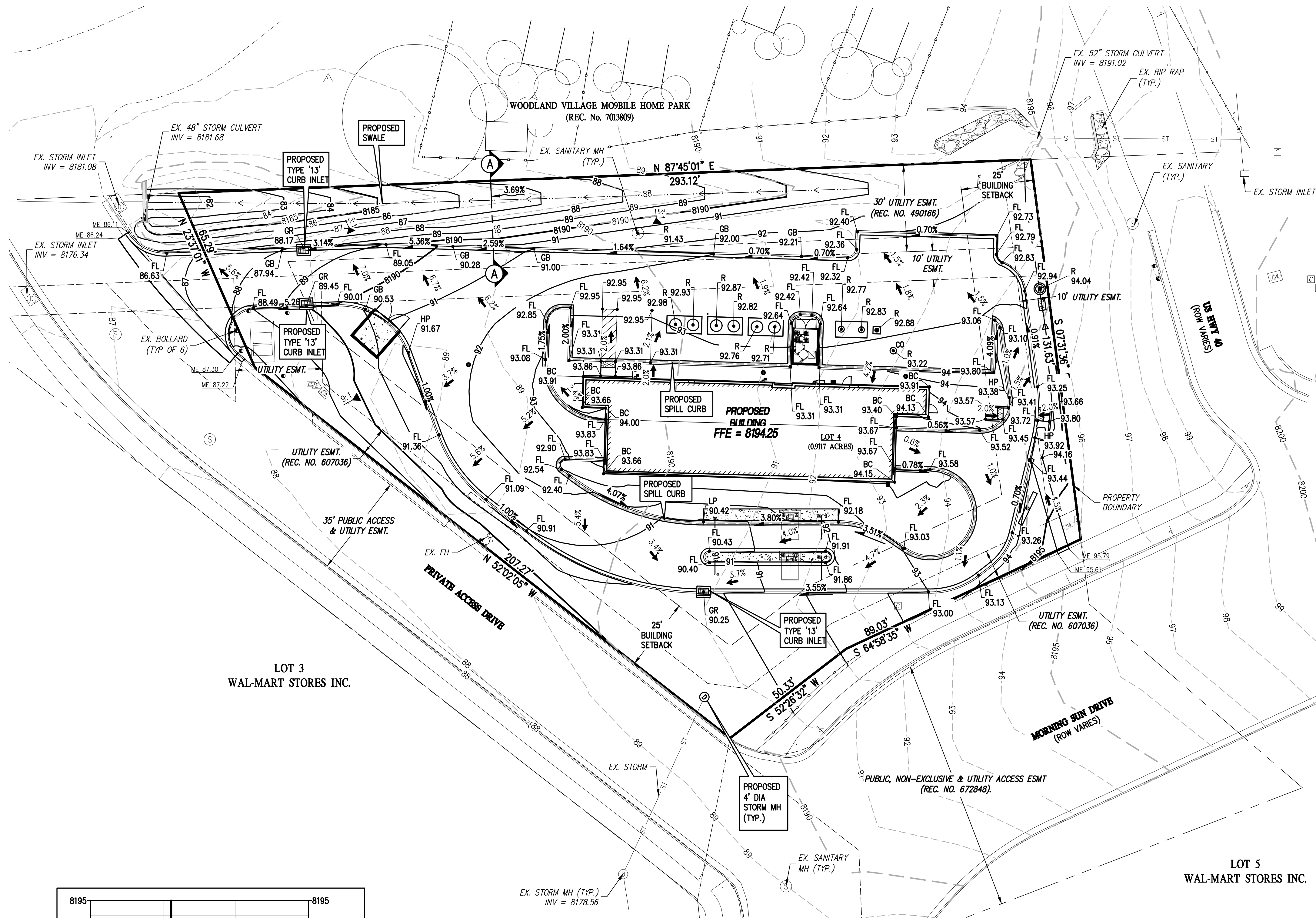
PREPARED UNDER THE DIRECT
SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION		
FINAL SUBMITTAL	XX.XX.2022	
DRAWING SIZE	24" X 36"	
SURVEY FIRM	SURVEY DATE XXXXXX	
NO.	483 7B	
DRAWING NAME PLAN		
SHEET	2	OF 10
C2		

SITE DEVELOPMENT PLANS CHAMPION XPRESS CAR WASH

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

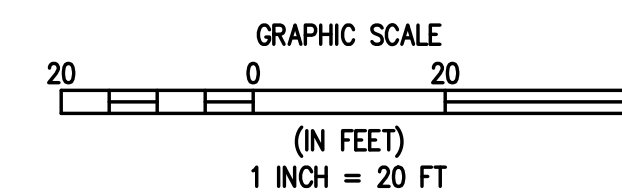


A
C3 C3

DITCH SECTION A

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

EXISTING SYMBOLS	PROPOSED SYMBOLS	
(W)	(W)	WATER METER
(W)	(W)	WATER MANHOLE
(W)	(W)	WATER VALVE
(W)	(W)	FIRE HYDRANT
(RPA)	(RPA)	REDUCED PRESSURE ASSEMBLY
(R)	(R)	REDUCER
(S)	(S)	SANITARY MANHOLE
(C)	(C)	CLEANOUT
(O)	(O)	RECLAIM SYSTEM
(I)	(I)	SAND/OIL INTERCEPTOR
(T)	(T)	TEST WELL
(C)	(C)	TYPE '13' CURB INLET
(C)	(C)	TYPE 'R' INLET
(D)	(D)	INLET SMALL AREA
(D)	(D)	STORM DRAIN MANHOLE
(D)	(D)	DOWNSPOUT
(L)	(L)	LIGHT POLE
(C)	(C)	COMMUNICATION VAULT
(S)	(S)	SIGN
(S)	(S)	ADA PARKING STALL
(S)	(S)	SPOT ELEVATION
(F)	(F)	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES



1
C3 C3 GRADING PLAN

DESIGNED BY LTV
DRAWN BY LAR
CHECKED BY LRM

DATE
PREPARED BY

REVISION DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

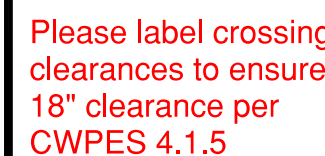
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL XXX.XX.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM BEC SURVEY DATE XXXXXX
JOB NO. 483 7B
DRAWING NAME GRADING PLAN
SHEET 3 OF 10
C3



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

Sewer service line shall include
clean-outs installed at the property
line - CWP ES 3.1.21

Water meter shall reside in a heated space to prevent freezing. - CWP ES 2.2.5, 2.5.17 & 2.5.18



If this water stub-out is not used, it will be required to be abandon by the applicant.
CWP ES 2.3.14

If this sewer stub-out is not used, it will be required to be abandoned by the applicant.
CWP ES 3.3.10
(Not shown on this site plan, however it is installed per the construction drawings).

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

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

 RIPRAP

BASELINE
Engineering • Planning • Surveying

112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.540.9966 • F. 303.540.9959 • www.baselinecorp.com

DESIGNED BY	LTV
DRAWN BY	LAR
CHECKED BY	LRM

REVISION DESCRIPTION	PREPARED BY	DATE

7B BUILDING & DEVELOPMENT

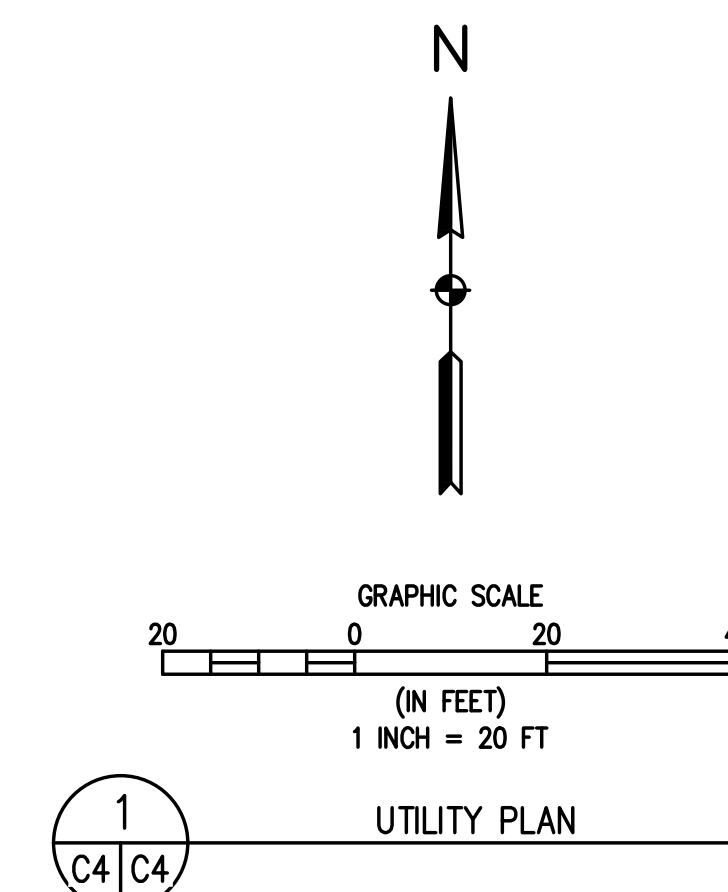
PREPARED UNDER THE DIRECT SUPERVISION OF	DATE
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

C4

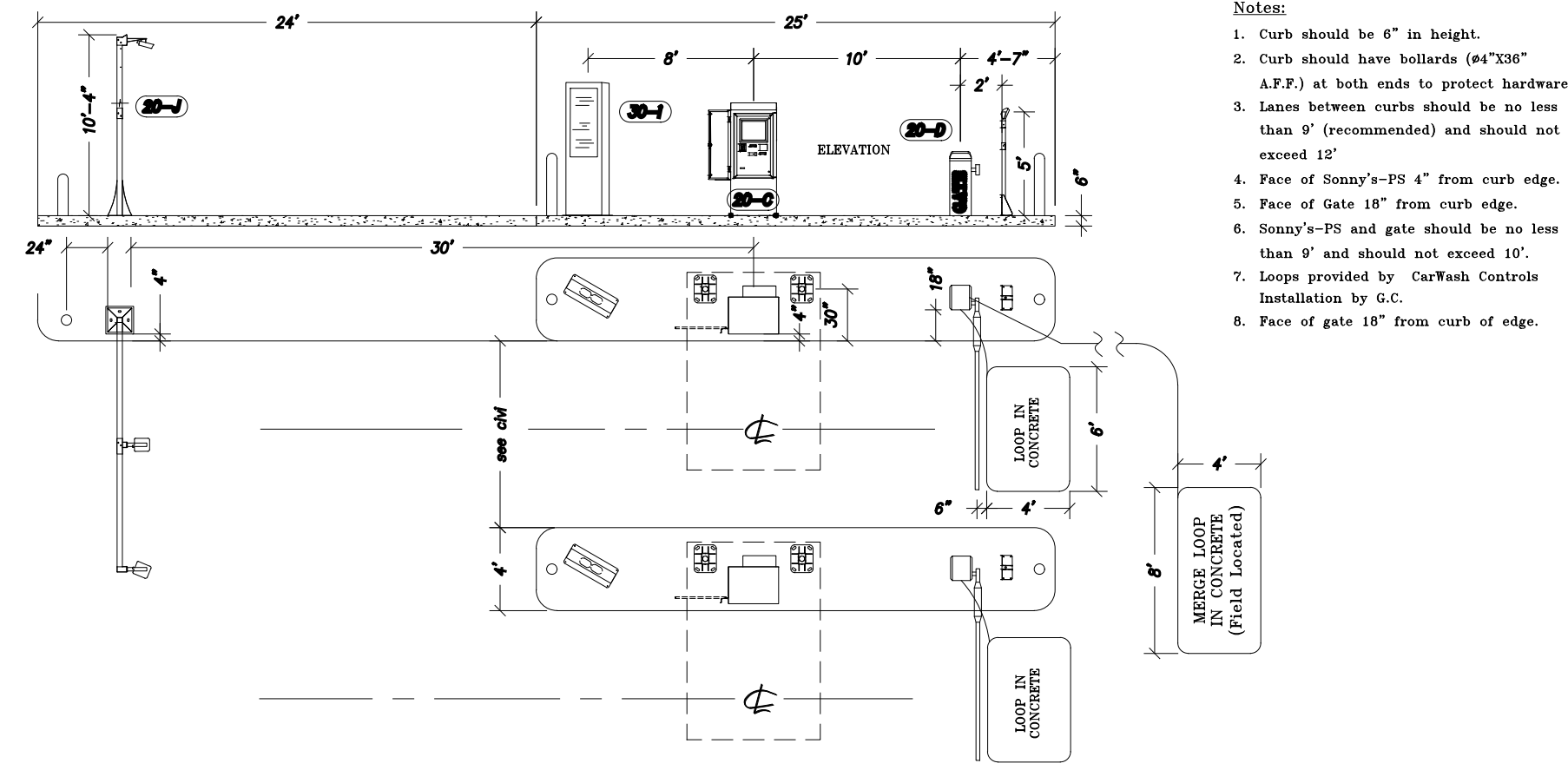
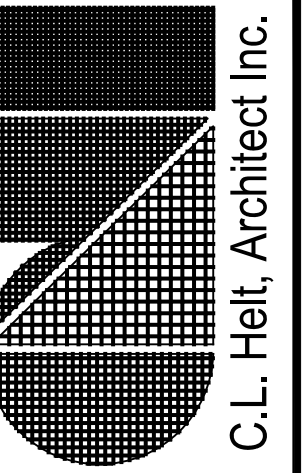
1. Provide a Water Fixture Count
2. Backflow prevention device (is provided on site plan)
3. Please provide proposed water and sewer usage.
4. Re-draw water service line to go straight into the building if possible.
5. Utilize drip system for irrigation if needed.
6. Tap fees paid upon ZDP issuing.
7. Existing Fire Hydrant locations approved by NETCO?



SITE DEVELOPMENT PLAN

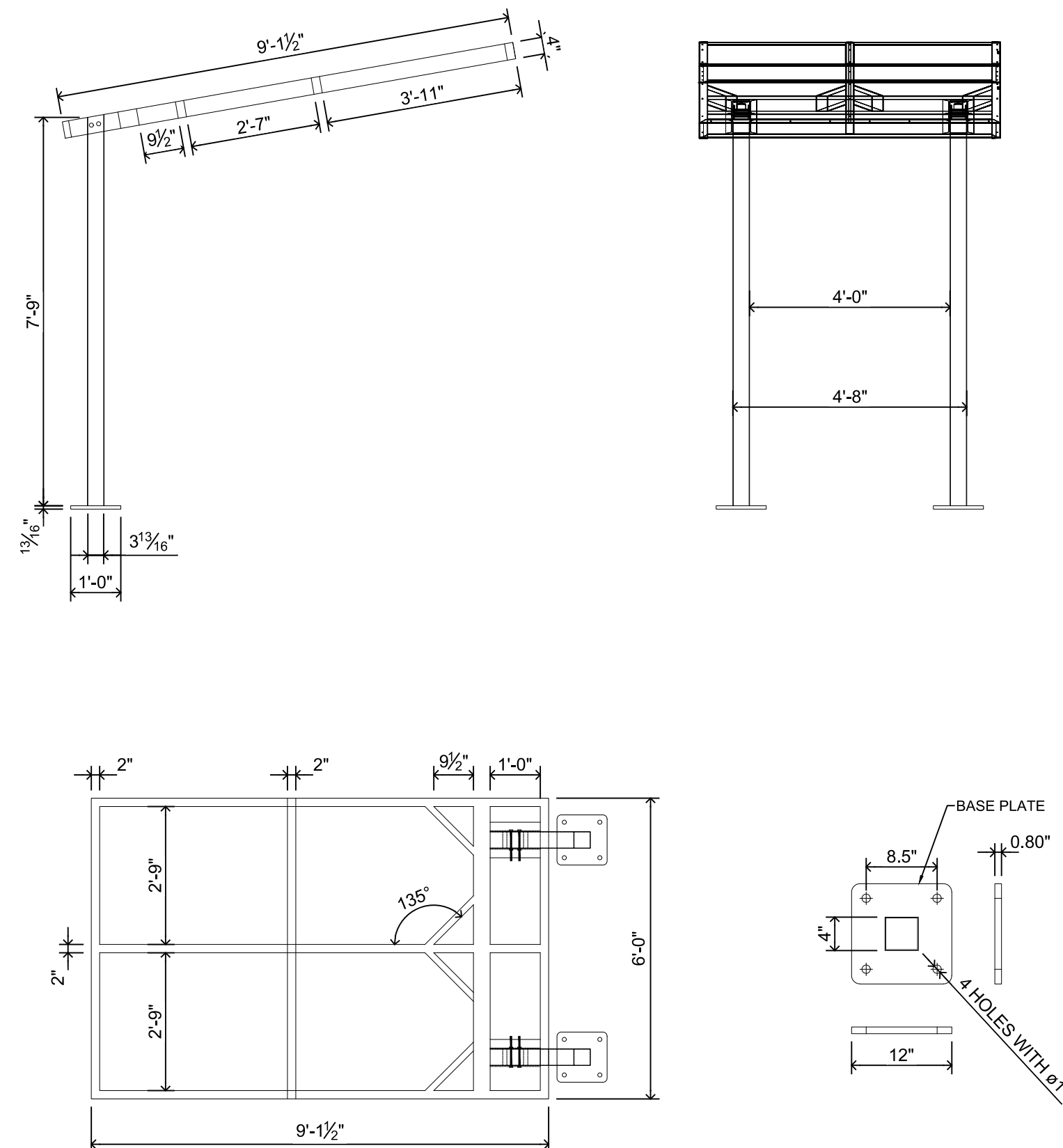
CHAMPION XPRESS CAR WASH

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

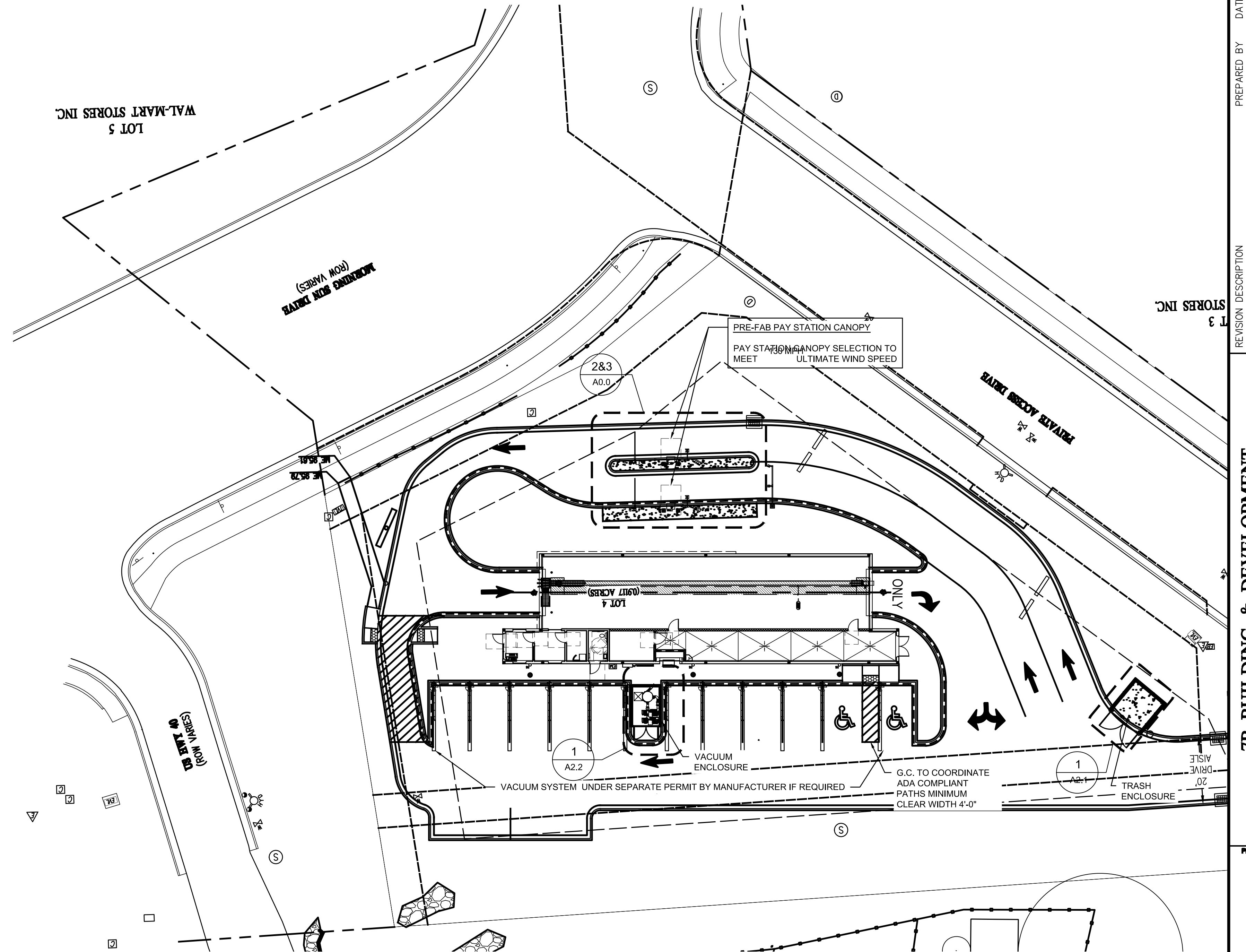


SEE ELECTRICAL FOR ALL CONDUIT LOCATIONS
SEE CIVIL FOR PAY LANE QUANTITIES AND DIMENSIONS.

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



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



GC NOTE: PLAN MAY BE ROTATED FROM CIVIL ORIENTATION.
COORDINATE BUILDING ORIENTATION WITH TRAVEL DIRECTION
ARROWS SHOWN.
ARCHITECTURAL SITE PLAN NOTE:
SEE CIVIL FOR BALANCE OF INFORMATION NOT SHOWN

1 ARCHITECTURAL SITE PLAN / CANOPY LAYOUT
A0.0 SCALE = 1\"/>

DESIGNED BY	DATE	REVISION DESCRIPTION
VR		
DRAWN BY		
VR		
CHECKED BY		
VR		

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

PREPARED UNDER THE DIRECT SUPERVISION OF

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

SITE DEVELOPMENT PLAN

CHAMPION XPRESS CAR WASH

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

LEGEND

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

EXTERIOR FINISH SPEC. LEGEND

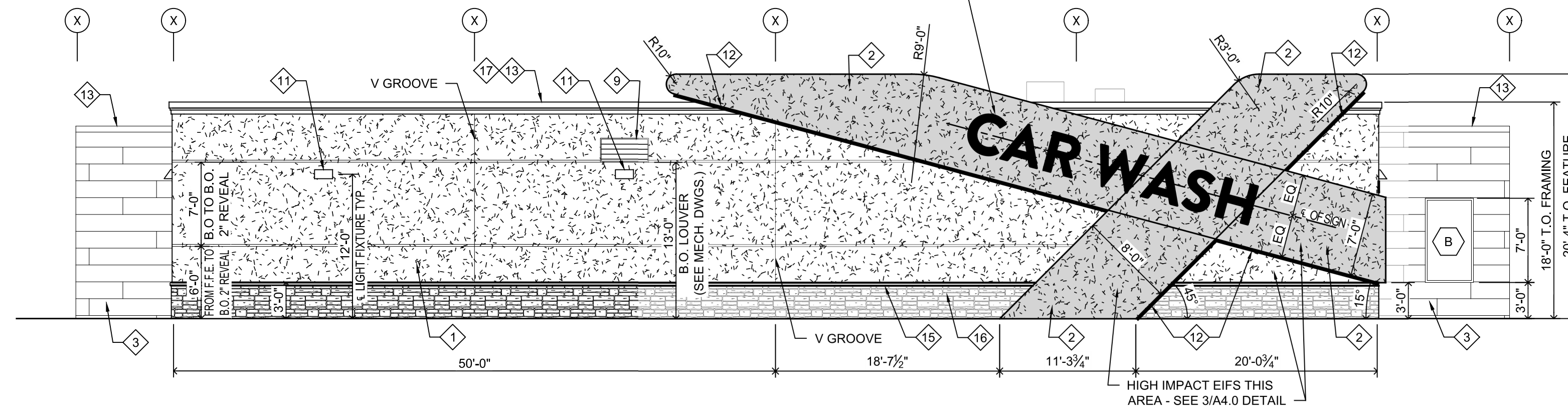
NOTE: SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION

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

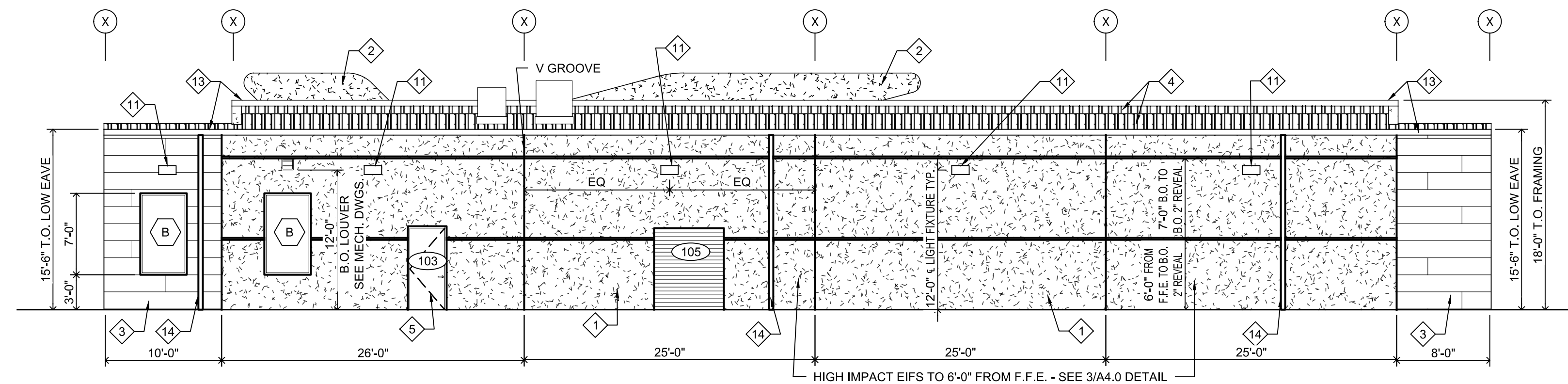
NOTE: SIGN CONTRACTOR SHALL ENGINEER ATTACHMENT OF SIGN TO BUILDING STRUCTURE AND DETERMINE NUMBER OF FASTENERS, SIZE OF FASTENERS, AND ATTACHMENT POINTS. FASTENERS SHALL BE BLIND TO BE INSTALLED FROM EXTERIOR ONLY. PROVIDE PIPE SPACER TO AVOID CRUSHING WALL FINISH. SEAL ALL PENETRATION WATERTIGHT.

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

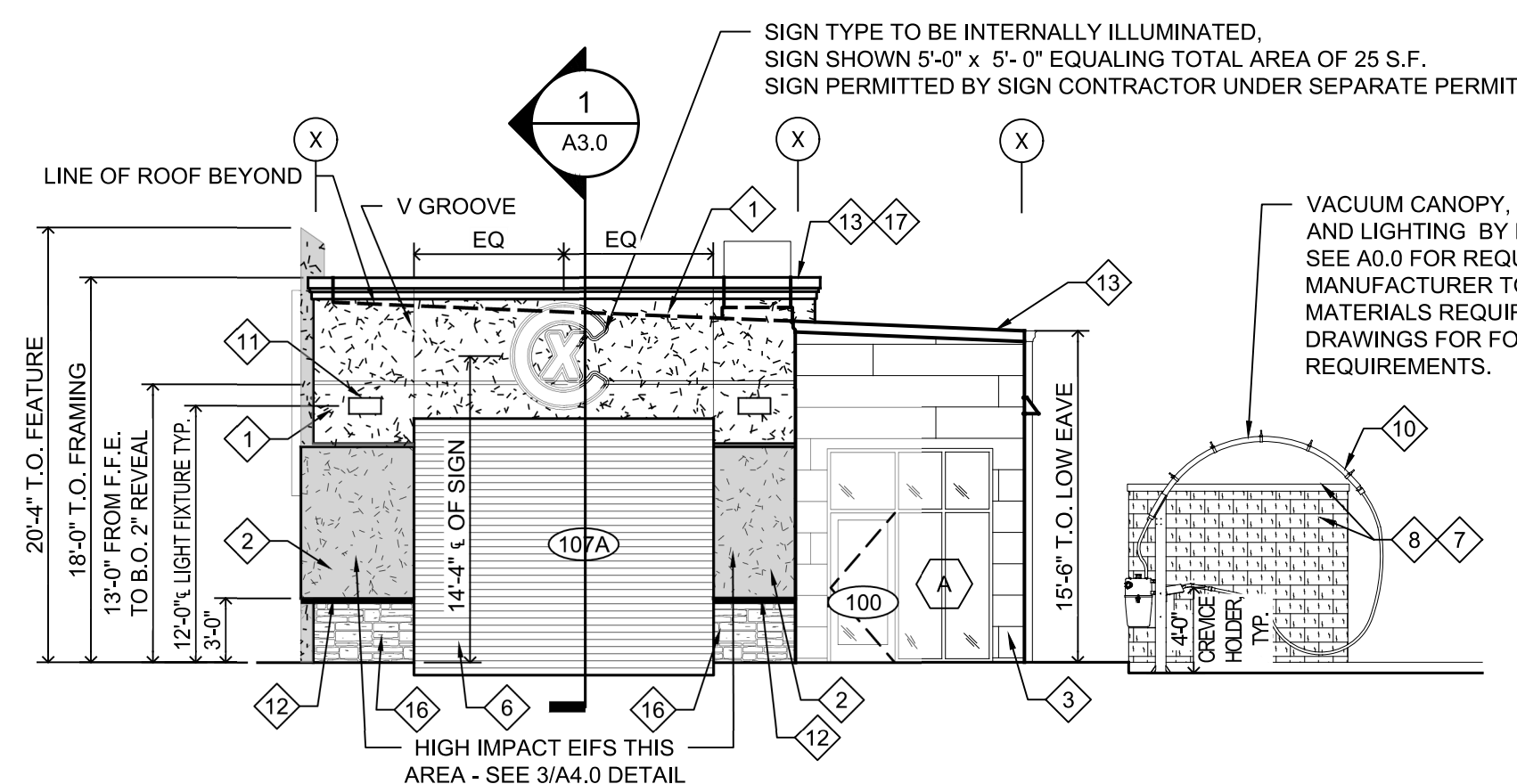
SIGN TYPE TO BE INTERNALLY ILLUMINATED CHANNEL LETTERS.
SIGN FONT STYLE "BRANDON GROTESQUE"
SIGN SHOWN 3'-6" X 24'-7" EQUALING TOTAL AREA OF 86 S.F.
SIGN PERMITTED BY SIGN CONTRACTOR UNDER SEPARATE PERMIT.



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

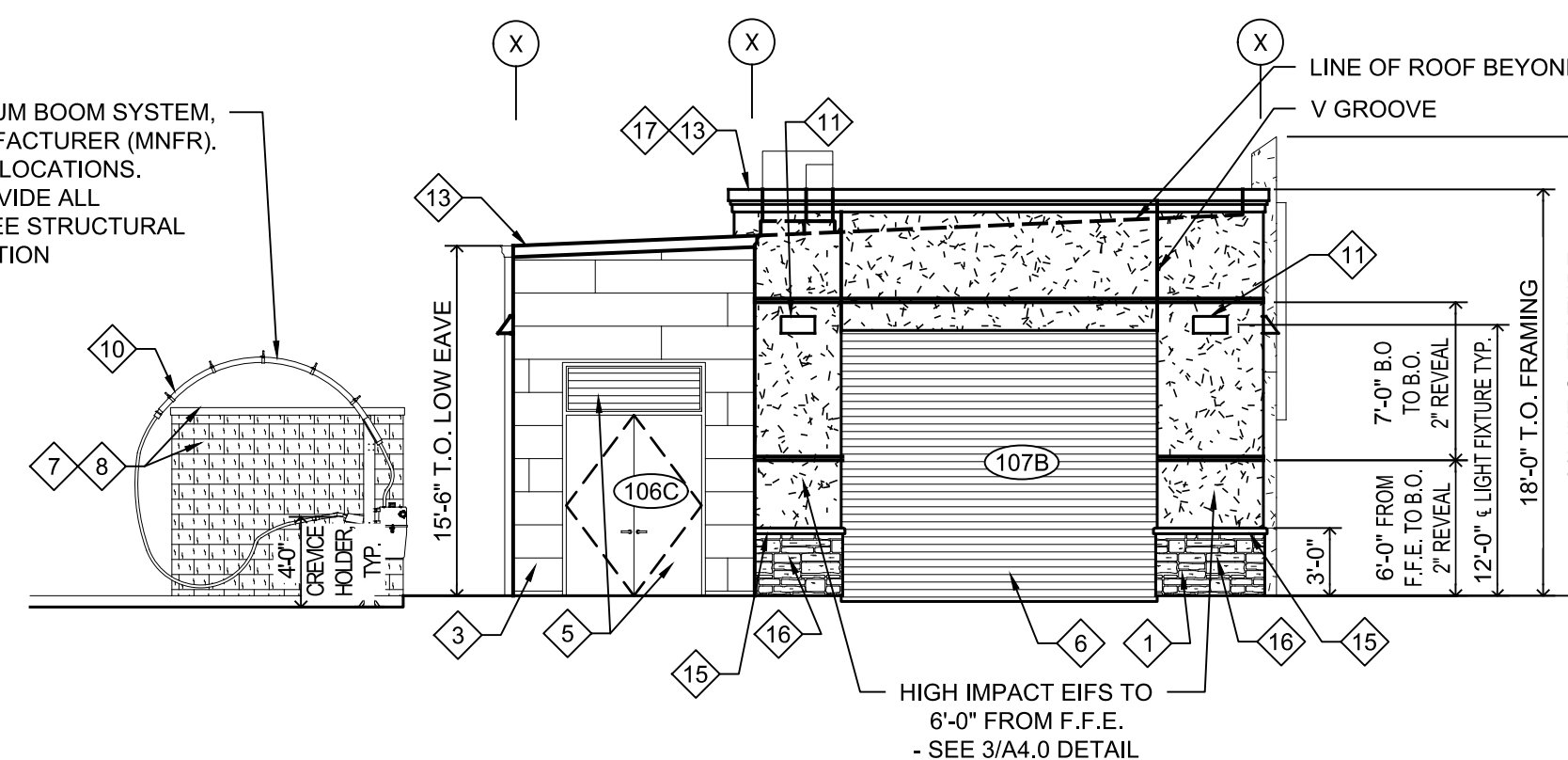


2 (PARKING) ELEVATION
A2.0 SCALE = 1/8" = 1'-0"

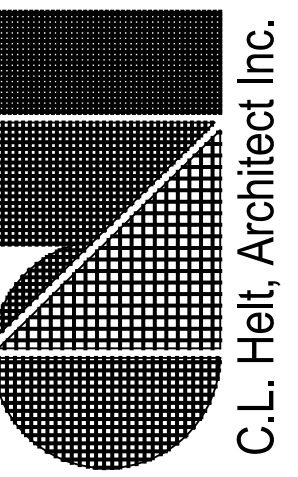


3 ENTRANCE (LEFT) ELEVATION
A2.0 SCALE = 1/8" = 1'-0"

VACUUM CANOPY, VACUUM BOOM SYSTEM, AND LIGHTING. BY MANUFACTURER (MNFR). SEE A0.0 FOR REQUIRED LOCATIONS. MANUFACTURER TO PROVIDE ALL MATERIALS REQUIRED SEE STRUCTURAL DRAWINGS FOR FOUNDATION REQUIREMENTS.



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



DESIGNED BY
VR
DRAWN BY
VR
CHECKED BY
VR

DATE
PREPARED BY

REVISION DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF

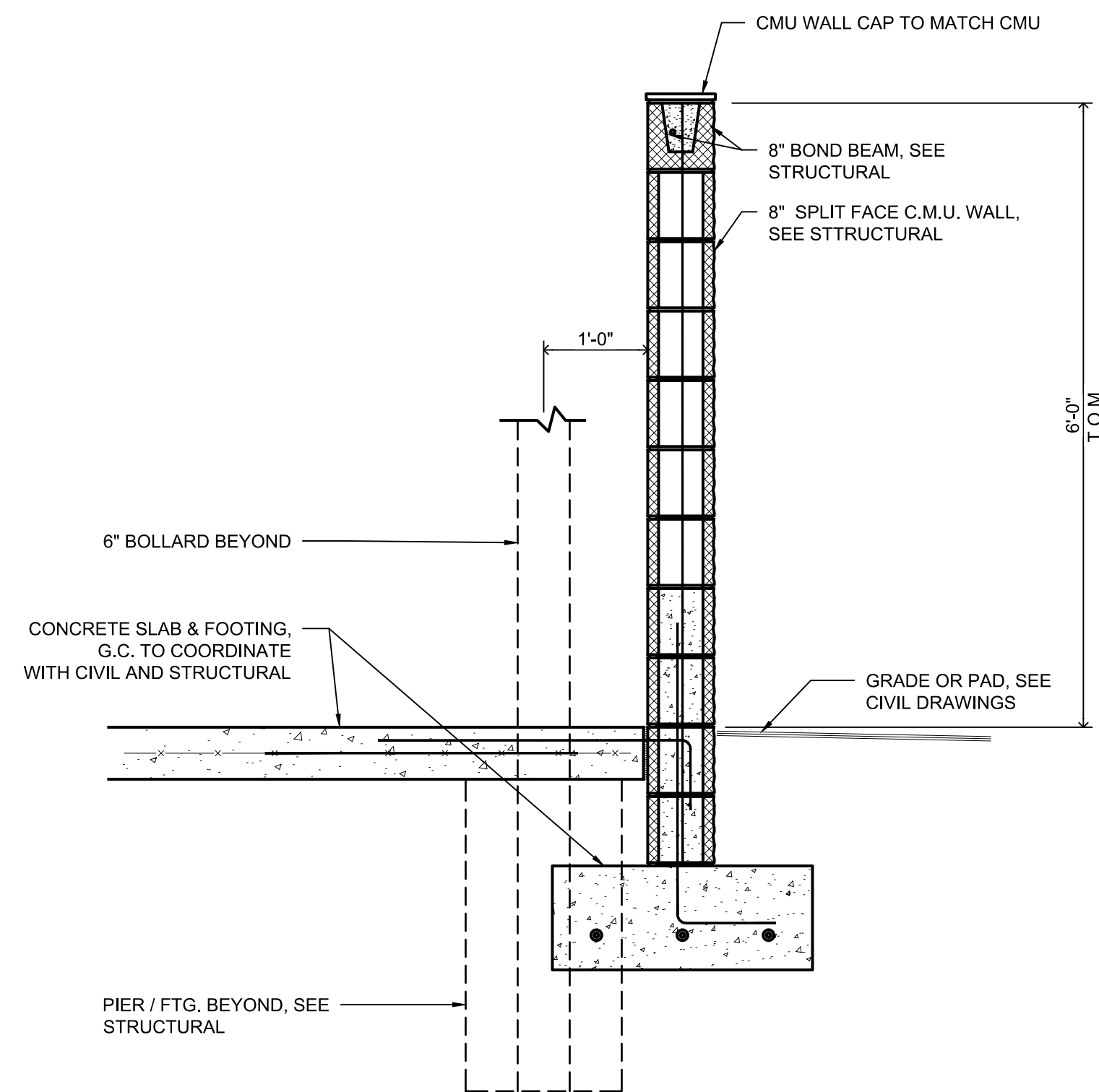
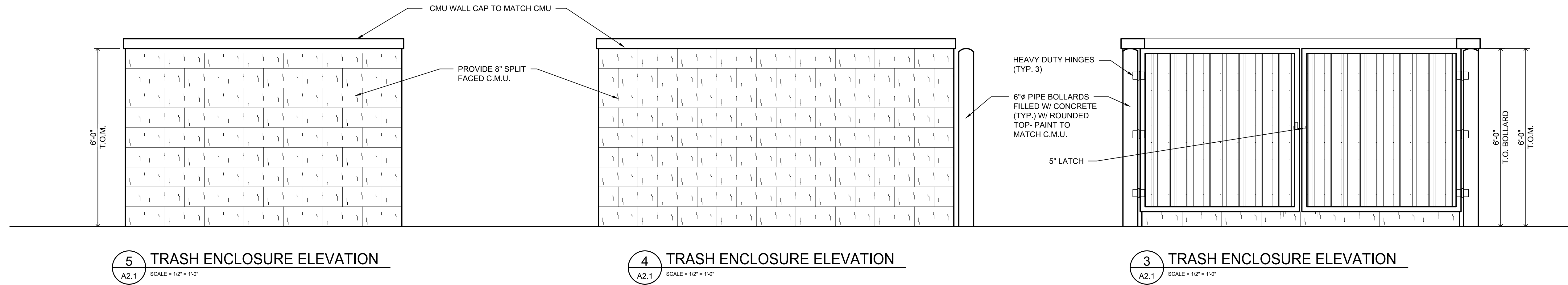
FOR AND ON BEHALF OF
BURLINE CORPORATION
INITIAL SUBMITTAL 12.16.2022
DRAWING SIZE 24" X 36"
SURVEY FIRM XXXXXX
BEC XXXXXX
JOB NO. 483 7B
DRAWING NAME
SHEET 6 OF 10
A2.0

SITE DEVELOPMENT PLAN

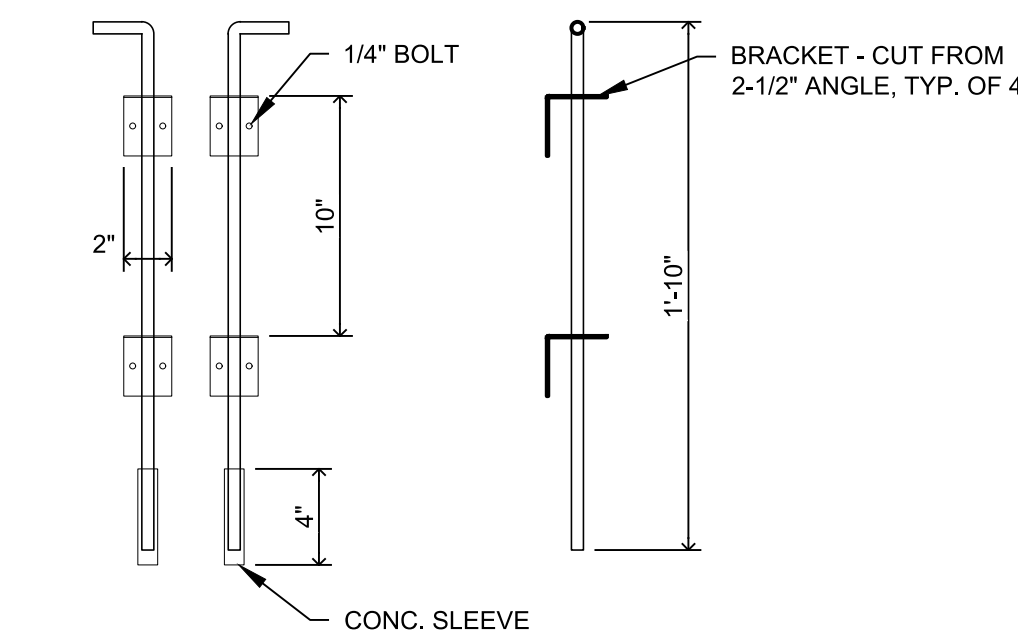
CHAMPION XPRESS CAR WASH

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

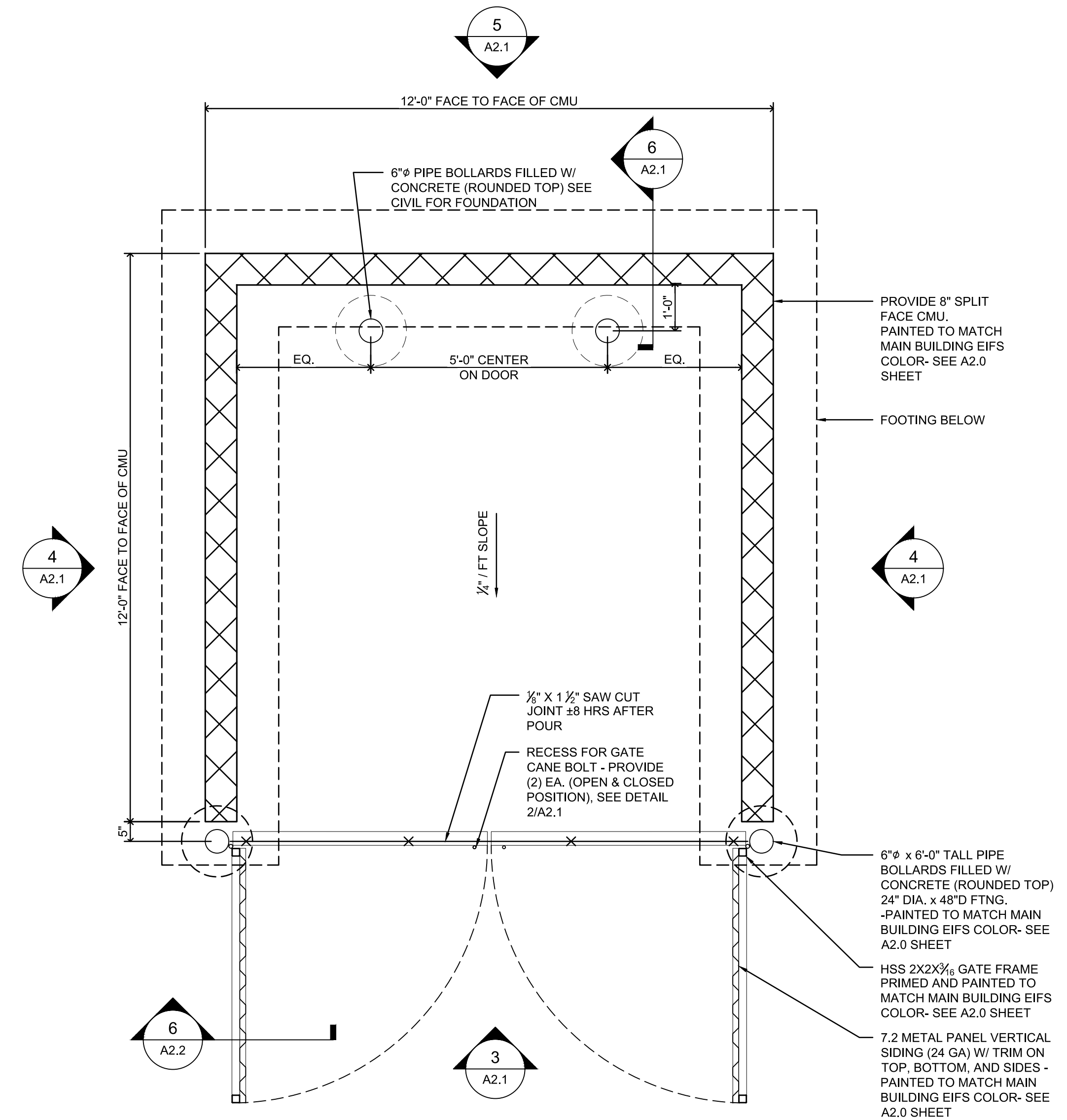
NOTE: SEE SHEET A2.0 FOR FINISHES



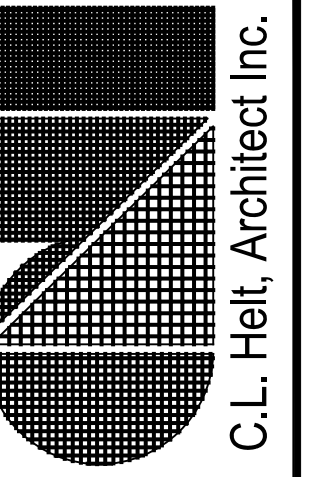
6 TYP. WALL SECTION
A2.1 SCALE = 3/4\"/>



2 CANE BOLT KEEPER DETAIL
A2.1 SCALE = 1 1/2\"/>



1 ENLARGED TRASH ENCLOSURE PLAN
A2.1 SCALE = 1/4\"/>



DESIGNED BY
VR

DRAWN BY
VR

CHECKED BY
VR

DATE

PREPARED BY

REVISION DESCRIPTION

7B BUILDING & DEVELOPMENT

TELLER COUNTY

CITY OF WOODLAND PARK

WOODLAND PARK CHAMPION XPRESS CAR WASH

MORNING SUN DRIVE

TRASH ENCLOSURE ELEVATIONS AND DETAILS

FOR AND ON BEHALF OF
BURLINE CORPORATION

INITIAL SUBMITTAL 12.16.2022

DRAWING SIZE 24" X 36"

SURVEY FIRM BEC

SURVEY DATE XXXXXX

JOB NO. 483 7B

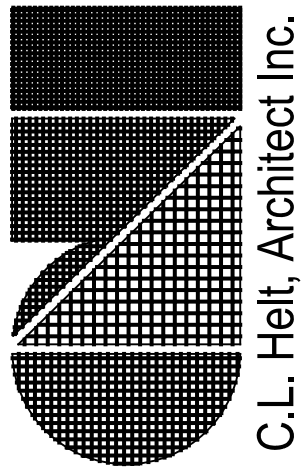
DRAWING NAME

SHEET 7 OF 10

A2.1

SITE DEVELOPMENT PLAN
CHAMPION XPRESS CAR WASH

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



C.L. Helt, Architect Inc.

DESIGNED BY
VR

DRAWN BY
VR

CHECKED BY
VR

DATE

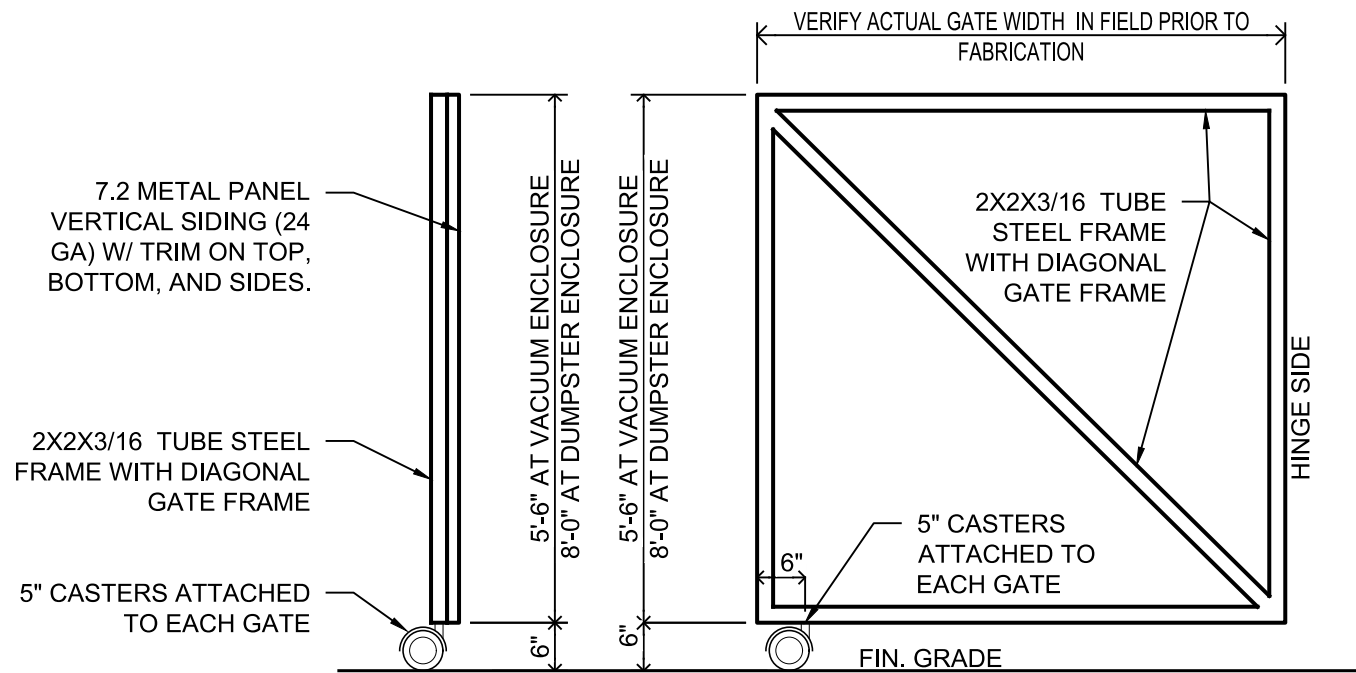
PREPARED BY

REVISION DESCRIPTION

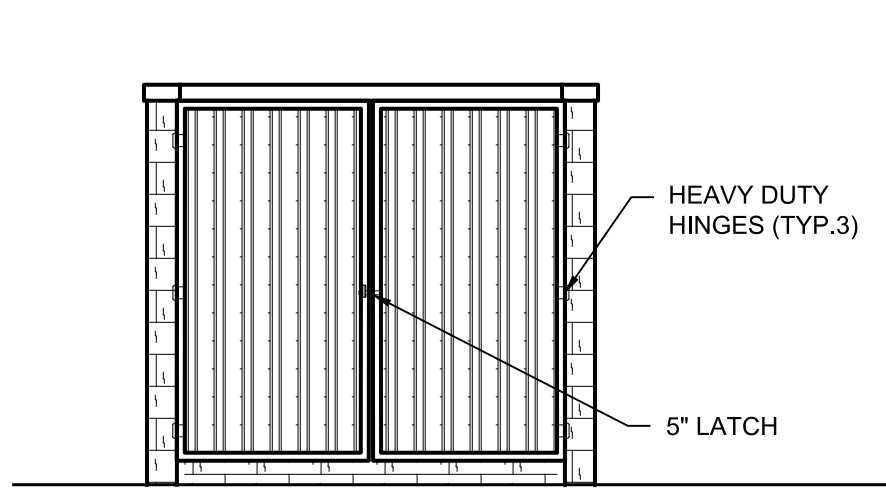
7B BUILDING & DEVELOPMENT
TELLER COUNTY
CITY OF WOODLAND PARK
WOODLAND PARK CHAMPION XPRESS CAR WASH
MORNING SUN DRIVE
VACUUM ENCLOSURE ELEVATIONS AND DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

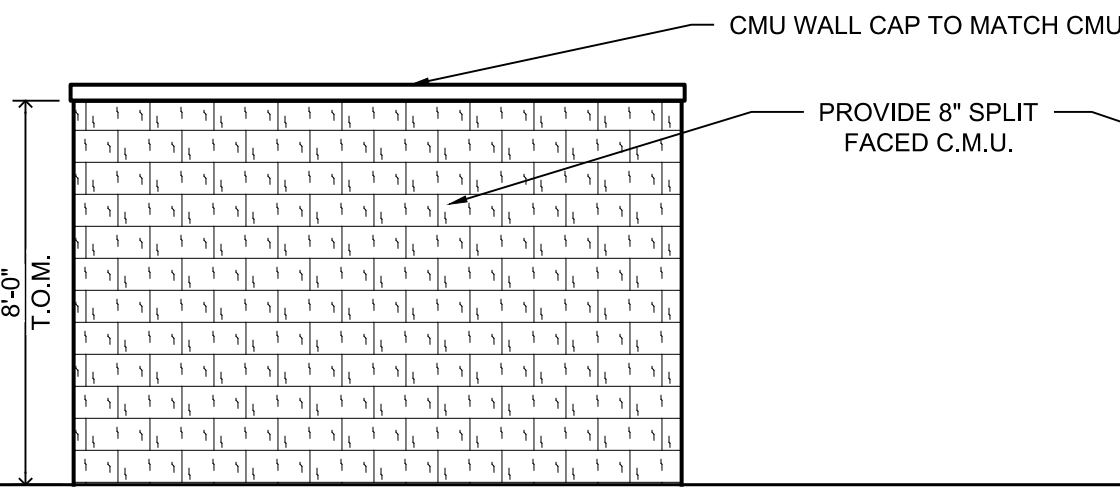
FOR AND ON BEHALF OF	
BUREAU CORPORATION	
INITIAL SUBMITTAL	12.16.2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	XXXXXX
DATE	XXXXXX
JOB NO.	483 7B
DRAWING NAME	
SHEET 8	OF 10
A2.2	



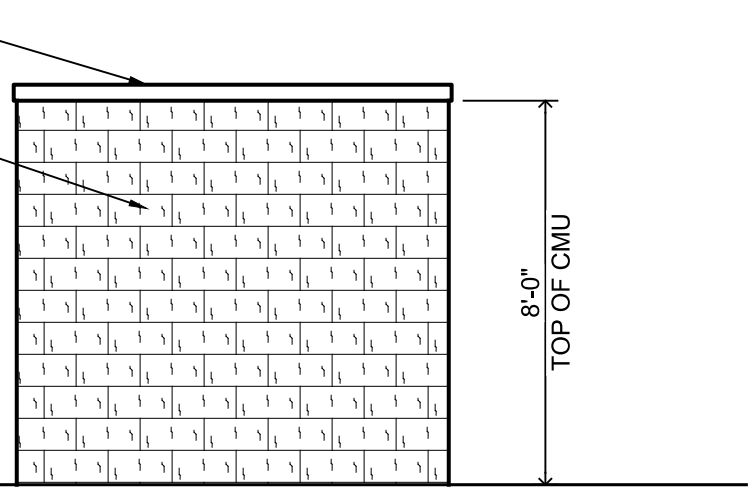
6 TYPICAL GATE SECTION
SCALE = 1/2" = 1'-0"



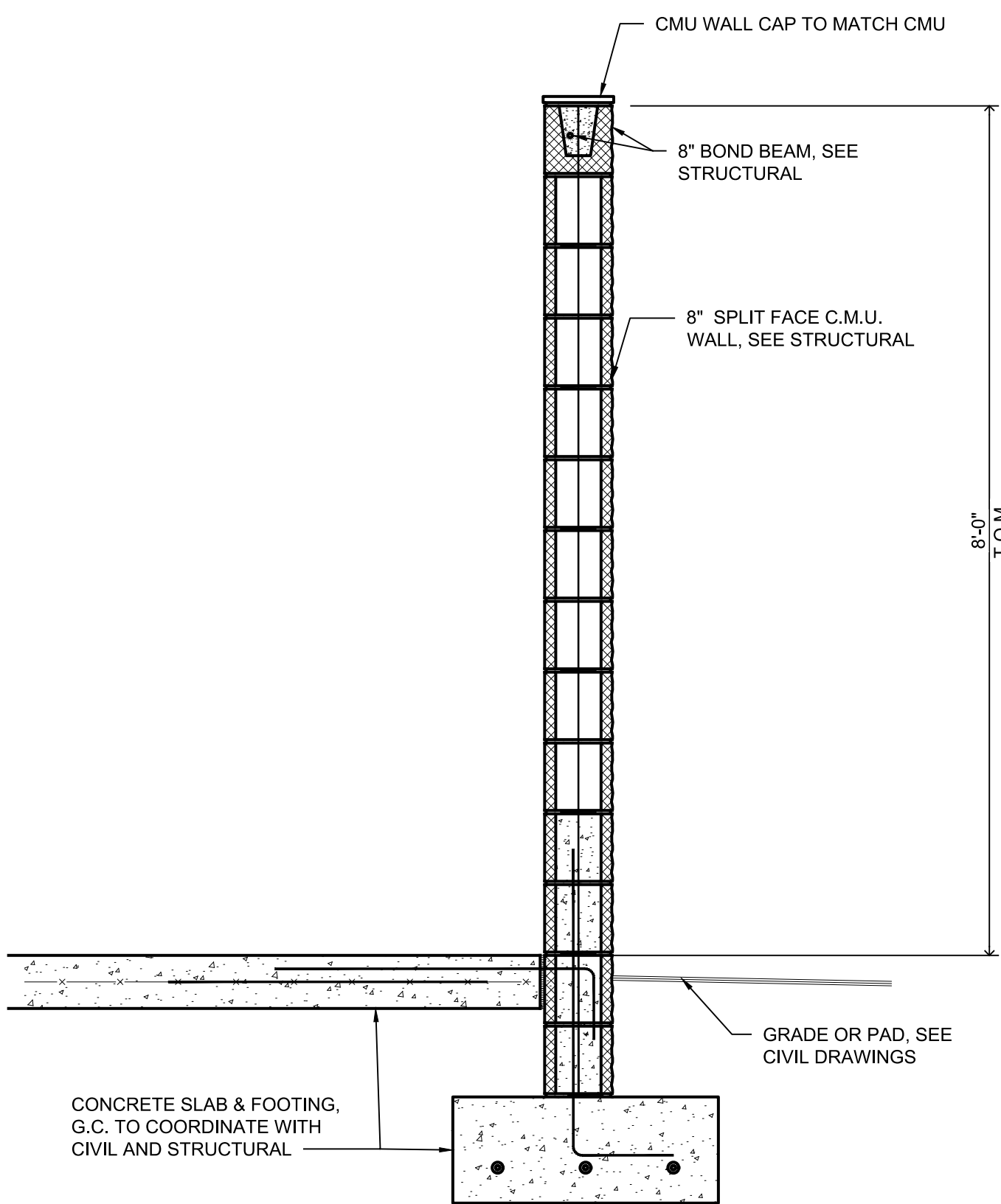
5 VACUUM ENCLOSURE ELEVATION
SCALE = 1/8" = 1'-0"



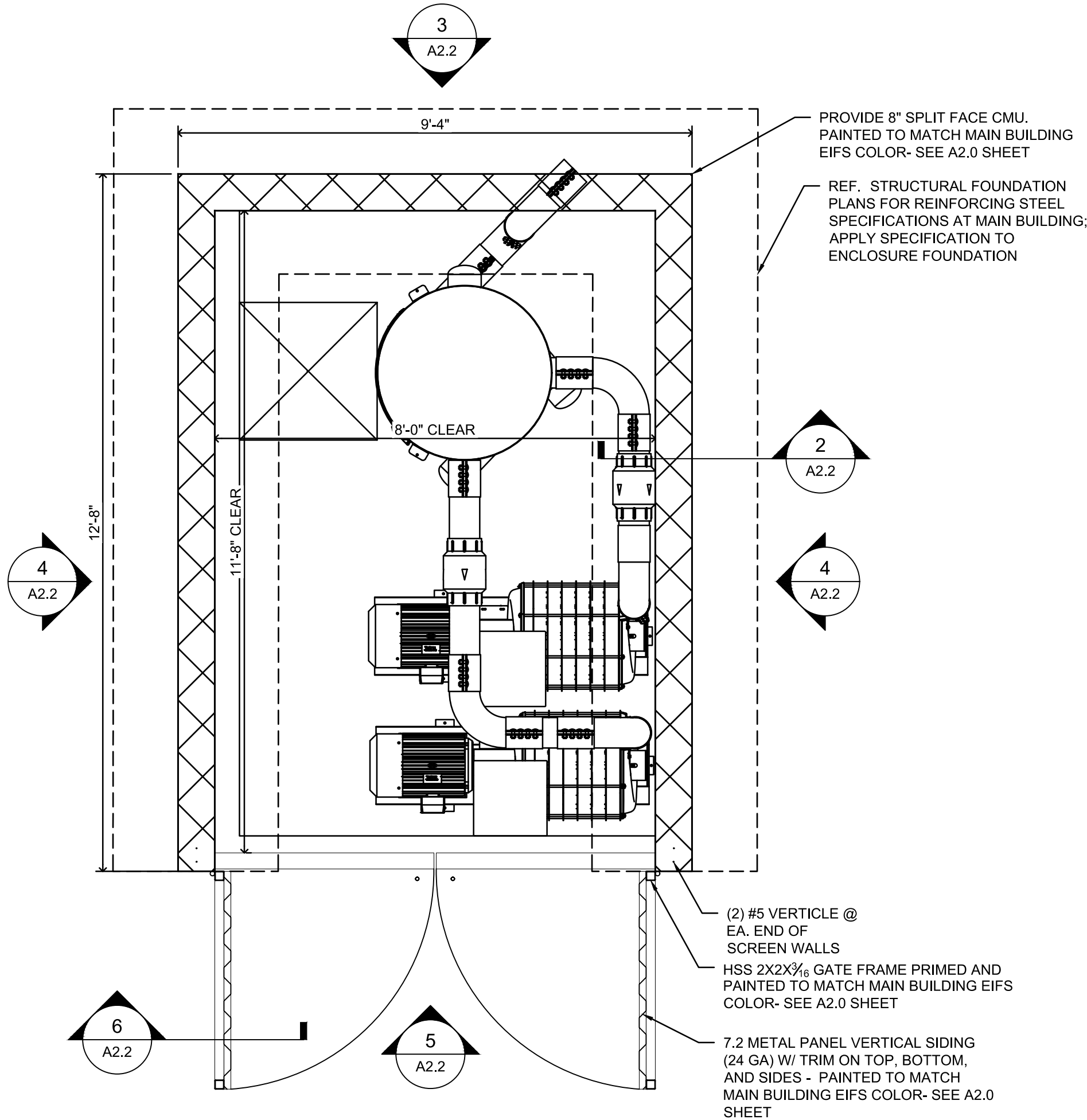
4 VACUUM ENCLOSURE ELEVATION
SCALE = 1/8" = 1'-0"



3 VACUUM ENCLOSURE ELEVATION
SCALE = 1/8" = 1'-0"



2 TYPICAL WALL SECTION
SCALE = 3/4" = 1'-0"



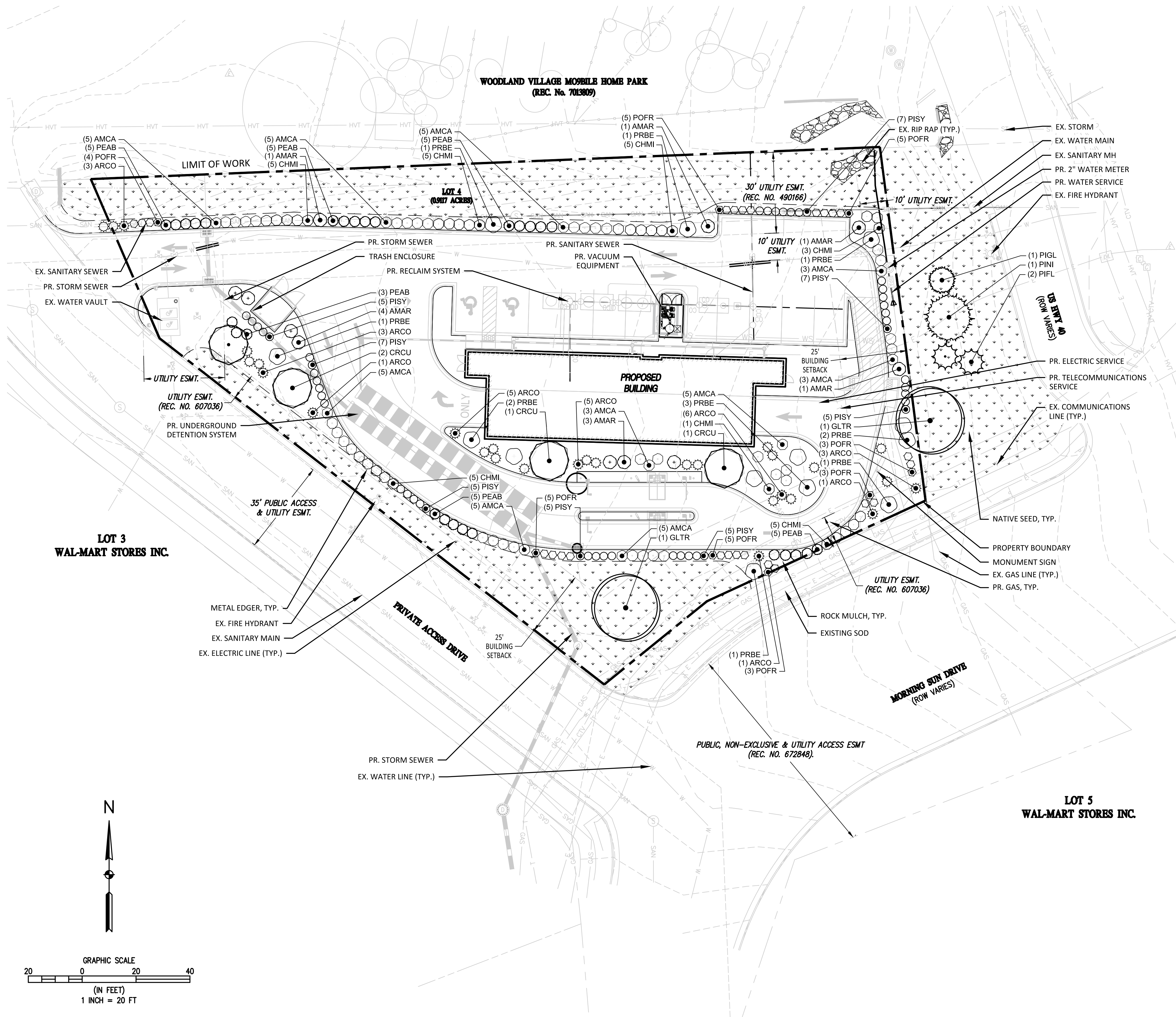
1 CMU VACUUM ENCLOSURE PLAN
SCALE = 1/2" = 1'-0"

NOTE: REFERENCE ARCHITECTURAL SITE PLAN FOR SITE ORIENTATION

SITE DEVELOPMENT PLANS CHAMPION XPRESS CAR WASH

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

Per MC 18.33.010 all
Deciduous trees must be 2.5"
caliper - 1' above ground 10'
in height



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMAR	AMELANCHIER ALNIFOLIA 'RECENT' RECENT SERVICEBERRY	2" CAL.	11
	CRCU	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	2" CAL.	4
	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL.	2
	PIGL	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	2" CAL.	1
	PIFL	PINUS FLEXILIS LIMBER PINE	2" CAL.	3
	PINI	PINUS NIGRA AUSTRIAN PINE	2" CAL.	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AMCA	AMORPHA CANESCENS LEADPLANT	---	45
	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	---	30
	CHMI	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	---	31
	PEAB	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	---	29
	PISY	PINUS SYLVESTRIS 'NANA' DWARF SCOTCH PINE	---	50
	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE' MCKAY'S WHITE BUSH CINQUEFOIL	---	34
	PRBE	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	---	13

MATERIAL SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
3	METAL EDGER	1,249 LF	
SYMBOL	DESCRIPTION	QTY	DETAIL
	ROCK MULCH	7,553 SF	
	NATIVE SEED	15,396 SF	

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

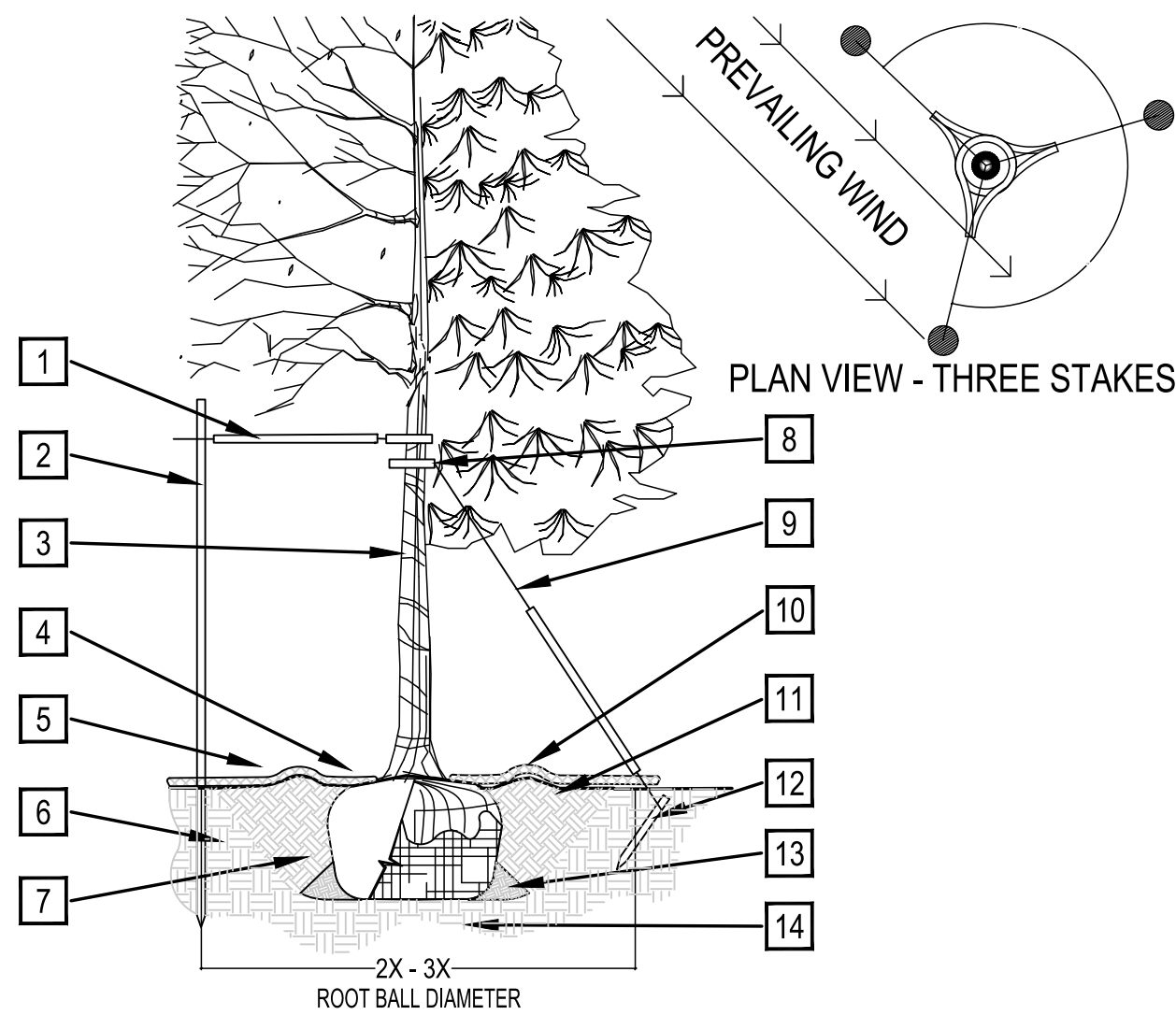
LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.
- ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
- ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" COLORADO ROSE CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL PLANTS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
- SHRUB BEDS ARE TO BE CONTAINED BY COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
- ALL SODDED, TURF SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
- KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
- SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
- ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
- A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE ENTECH ENGINEERING, INC. JULY 5, 2022 ENTECH JOB NO 221054 PAGE 8, 5.5 SURFACE AND SUBSURFACE DRAINAGE "TO HELP MINIMIZE INFILTRATION OF WATER INTO THE FOUNDATION ZONE, VEGETATIVE PLANTINGS PLACED CLOSE TO FOUNDATION WALLS SHOULD BE LIMITED TO THOSE SPECIES HAVING LOW WATERING REQUIREMENTS AND IRRIGATED GRASS SHOULD NOT BE LOCATED WITHIN 5 FEET OF THE FOUNDATION. SIMILARLY, SPRINKLERS ARE NOT RECOMMENDED TO DISCHARGE WATER WITHIN 5 FEET OF FOUNDATIONS. IRRIGATION NEAR FOUNDATIONS SHOULD BE LIMITED TO THE MINIMUM AMOUNT SUFFICIENT TO MAINTAIN VEGETATION. APPLICATION OF MORE IRRIGATION WATER THAN NECESSARY CAN INCREASE THE POTENTIAL FOR SLAB AND FOUNDATION MOVEMENT."
- TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM TWO FOOT (2') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
- CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN VEHICLE LOT PLANTING AREAS TO A DEPTH OF 30 INCHES.

SEED NOTES:

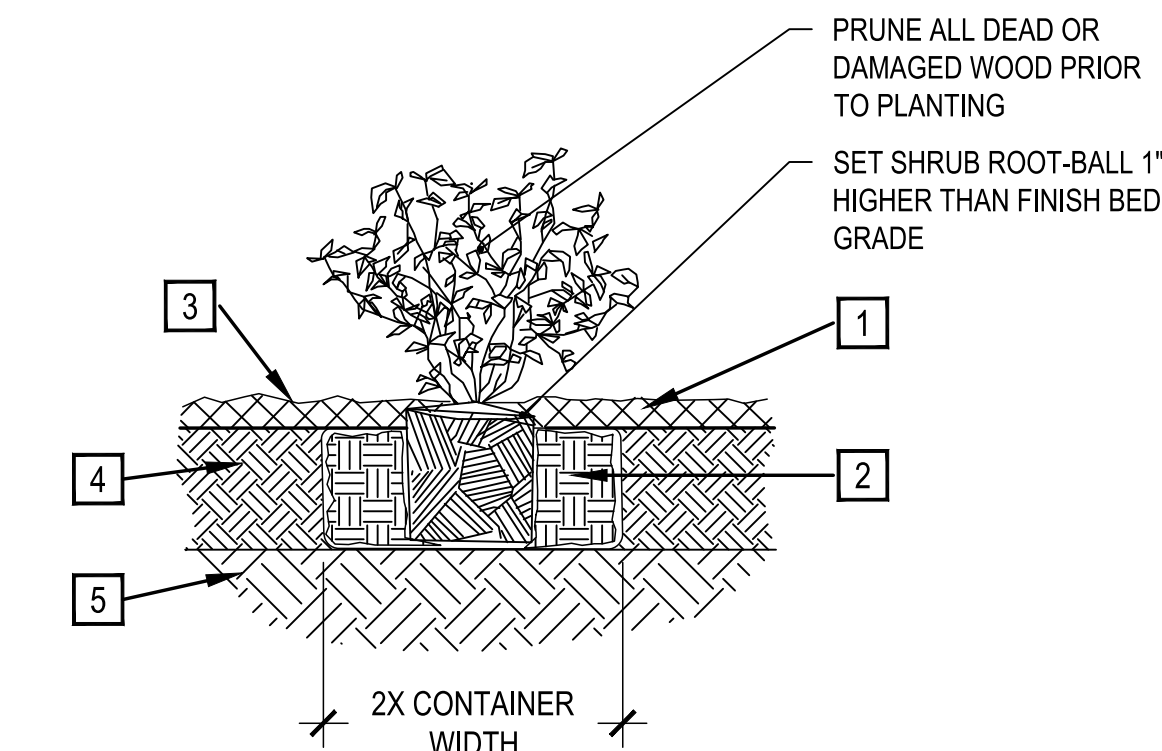
SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4



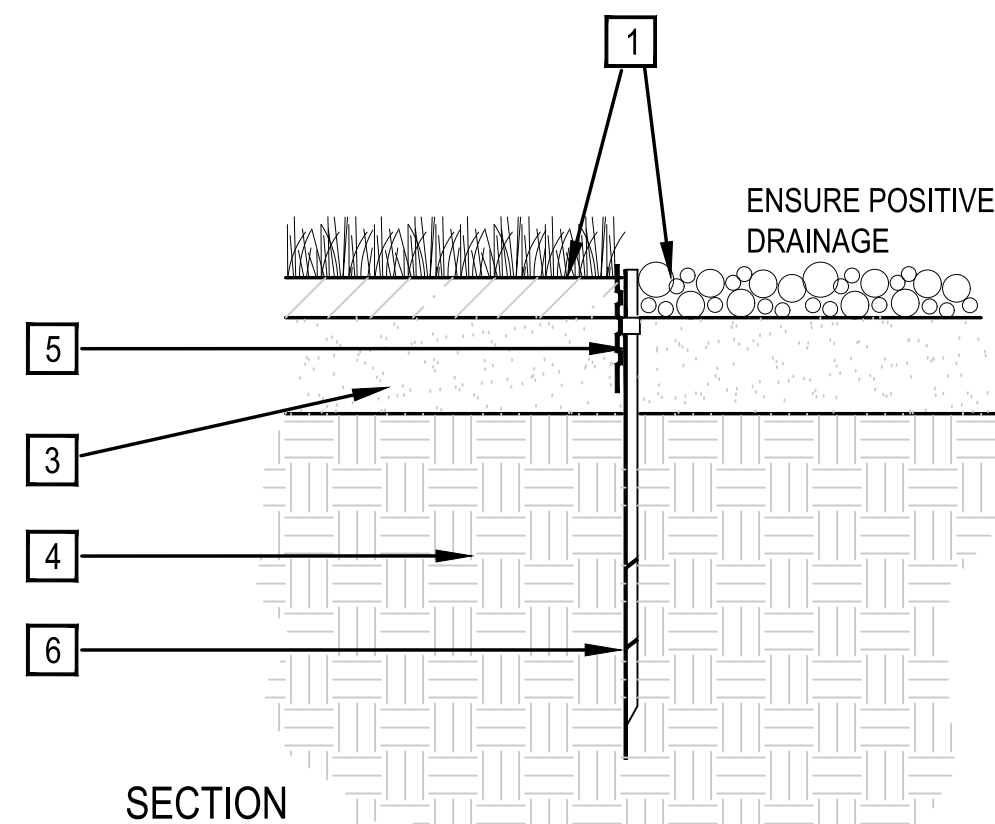
1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



2 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"



4 METAL EDGER

SCALE: 1" = 1'-0"

PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

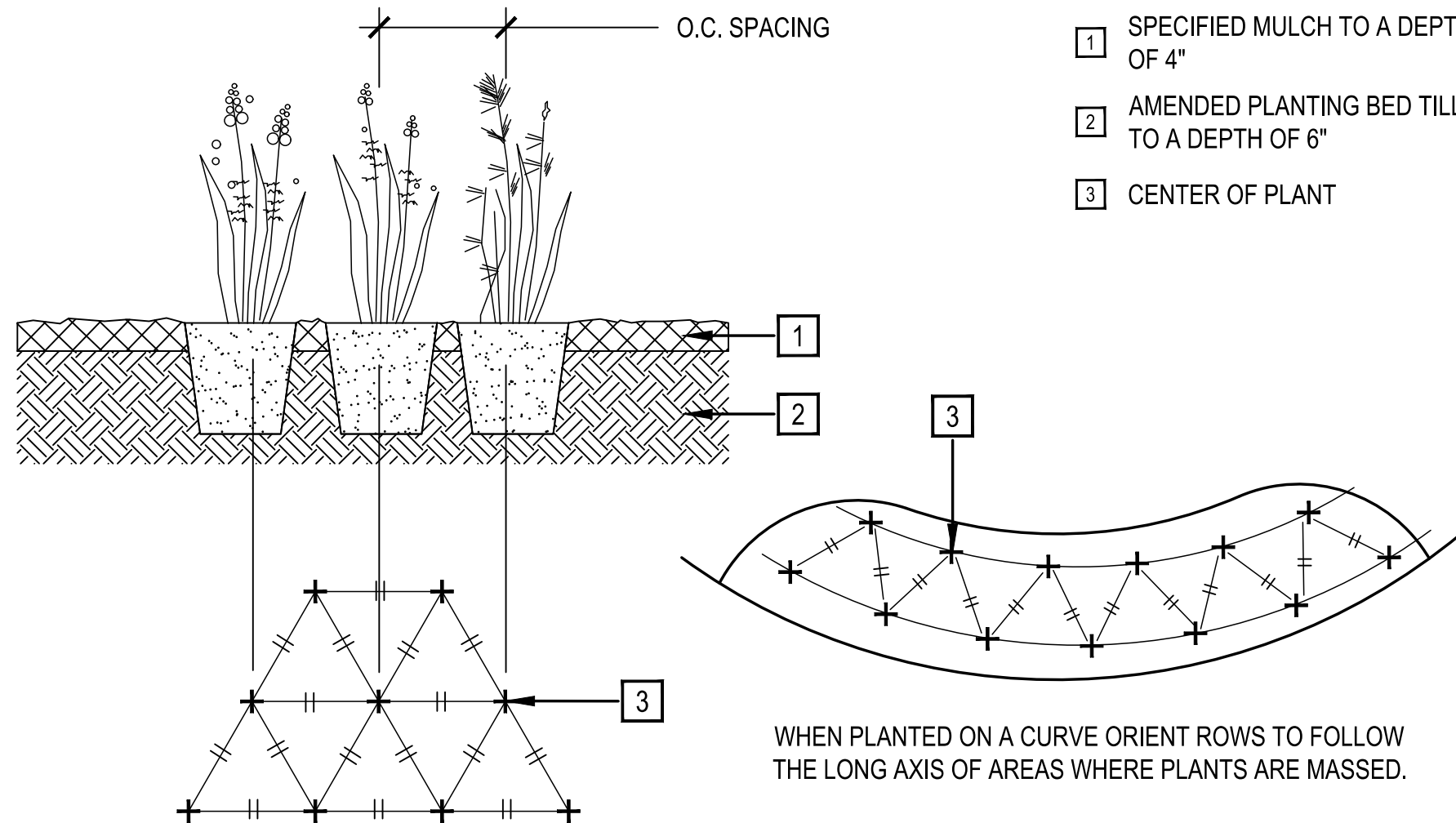
STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK

- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

- SPECIFIED MULCH
 - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - FINISH GRADE (TOP OF MULCH)
 - AMENDED TOPSOIL
 - EXISTING SUBGRADE
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



3 ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"

BASELINE

Engineering - Planning - Surveying

112 N RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9666 • F. 303.940.9669 • www.baselineincorp.com

DESIGNED BY

KLH

DRAWN BY

KLH

CHECKED BY

SRO

REVISION

DESCRIPTION

DATE

PREPARED BY

7B BUILDING & DEVELOPMENT

CITY OF WOODLAND PARK

TELLER COUNTY

WOODLAND PARK CHAMPION XPRESS CAR WASH

MORNING SUN DRIVE

FOR AND ON BEHALF OF

BASELINE CORPORATION

PRELIMINARY

NOT FOR CONSTRUCTION

INITIAL SUBMITTAL

XXX.XX.2022

DRAWING SIZE

24" X 36"

SURVEY FIRM

BEC

SURVEY DATE

XXXXXX

JOB NO.

483 7B

DRAWING NAME

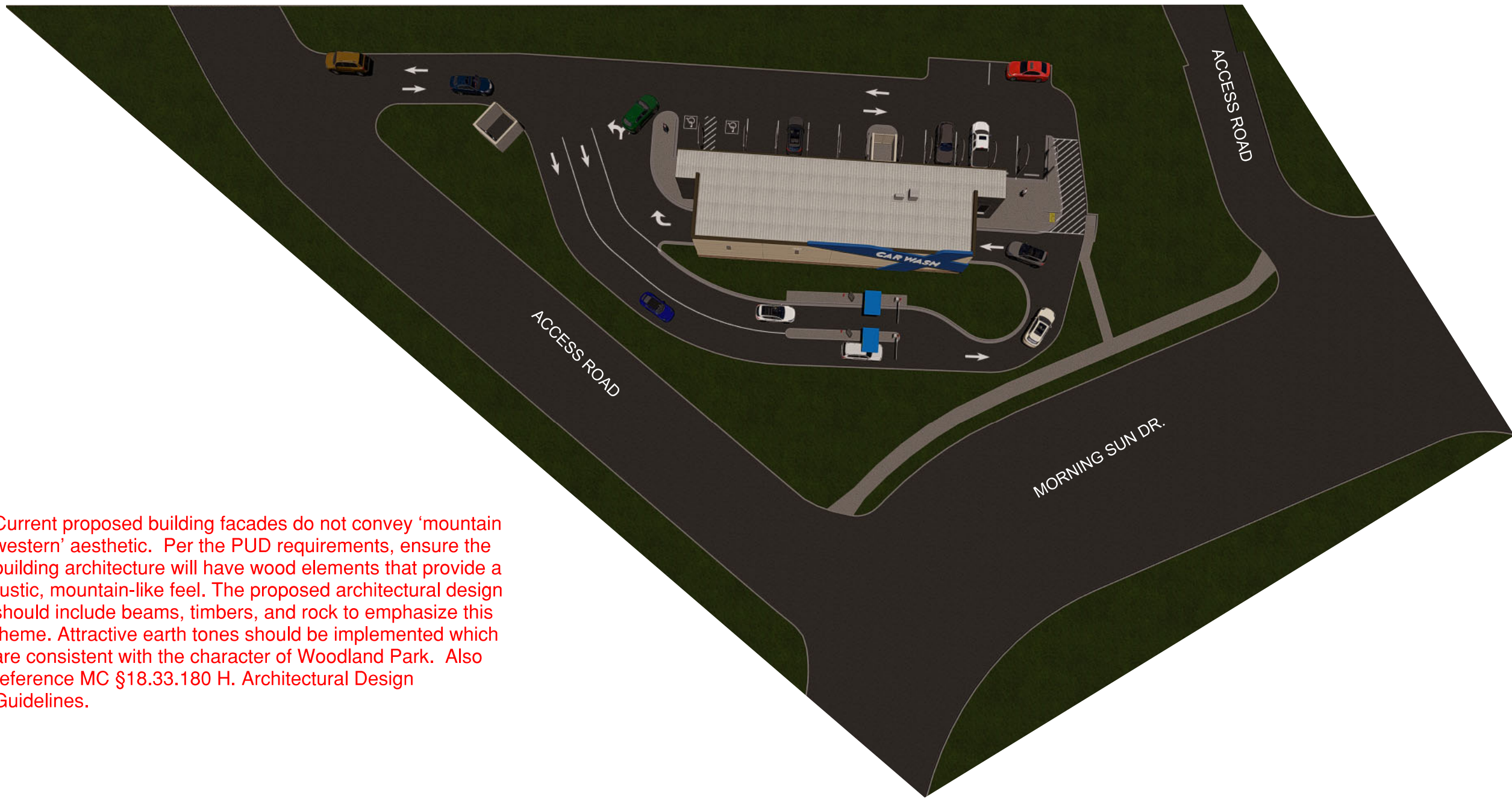
LANDSCAPE NOTES

SHEET

9

OF

10



Current proposed building facades do not convey 'mountain western' aesthetic. Per the PUD requirements, ensure the building architecture will have wood elements that provide a rustic, mountain-like feel. The proposed architectural design should include beams, timbers, and rock to emphasize this theme. Attractive earth tones should be implemented which are consistent with the character of Woodland Park. Also reference MC §18.33.180 H. Architectural Design Guidelines.

AERIAL VIEW



ENTRANCE VIEW FROM VACUUM PARKING



EXIT VIEW



EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 32123
TEXTURE: STOLIT 1.5 MEDIUM



EIFS WALL SYSTEM
MANUF: STO OR IDENTICAL
COLOR: STO 35140
TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY



FIBER CEMENT SIDING
MANUF: NICHIHA
SERIE: CORBOSA CONCRETE SERIES
COLOR: SHADOW



MAIN BUILDING ROOF PANEL
MANUF: WHIRLWINDSTEEL
COLOR: GALVALUME PLUS
STYLE: SUPER SPAN X



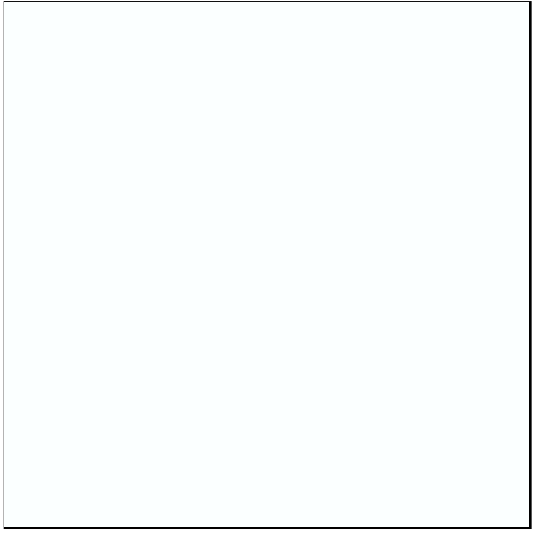
VACCUUM BOOMS
MANUF: SONNY
COLOR: SILVER



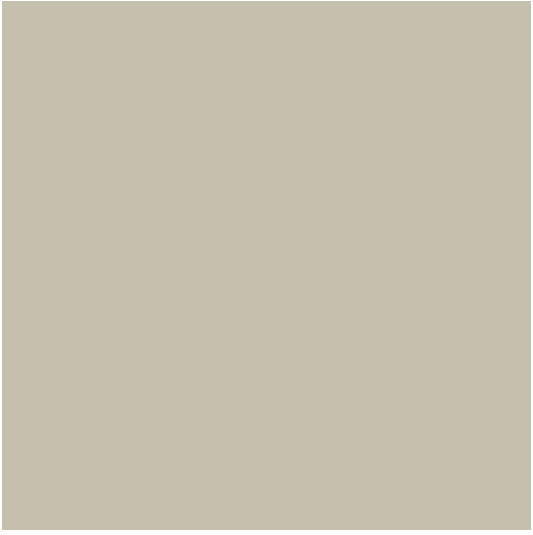
COPING CAP, GUTTER, TRIM, AND
ACCESSORIES
MANUF: WHIRLWINDSTEEL
COLOR: BURNISHED SLATE



PAINT FINISH DOORS, AND LOUVER IN
HOLLOW METAL DOOR FRAME,
MANUF: SHERWIN WILLIAMS
COLOR: SW 7675
NAME: SEALSKIN



PAINT FINISH OVER HEAD DOORS
MANUF: IFS COATING
COLOR: RAL 90333 CRYSTAL WHITE
PRODUCT#: PLSF 80037PAINT FINISH

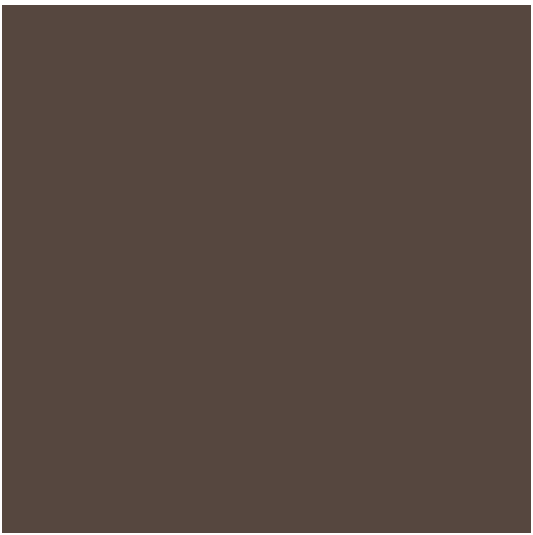


DOWNSPOUT BY PEMB
COLOR: LIGHT STONE



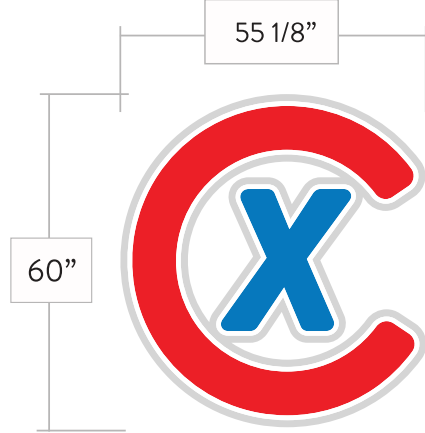
STACKED STONE OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: PONDEROSA

WAINSCOT CAP OR IDENTICAL
MANUF: SUNSET STONE OR IDENTICAL
COLOR: NATURAL



EIFS WALL SYSTEM - CORNICE
MANUF: STO OR IDENTICAL
COLOR: STO 32243
TEXTURE: STOLIT 1.5 MEDIUM

ELECTRONIC MATERIAL SAMPLE BOARD



CX
Translucent vinyl 60" h x 55 1/8" w
(tower above double doors)

CAR WASH

X SIGNAGE
ACRYLIC FACE WHITE CHANNEL LETTERS WITH
ALUMINIUM RETAINERS
CAR WASH 3'-6" x 24'-7"

BUILDING SIGNAGE



FREESTANDING SIGN



VACUUM SIDE VIEW

SIGNAGE APPROVAL

ELEVATION APPROVAL

Sheet Description :
RENDERING
ELEVATIONS

Seal

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OF C.L. HELT ARCHITECT INC., AND OR
TIMOTHY JOHNSTON, ARCHITECT

Drawn By :
V. RAMON

Checked By :
D. MYERS

Revisions :

Date :
11/02/2022

Sheet No.

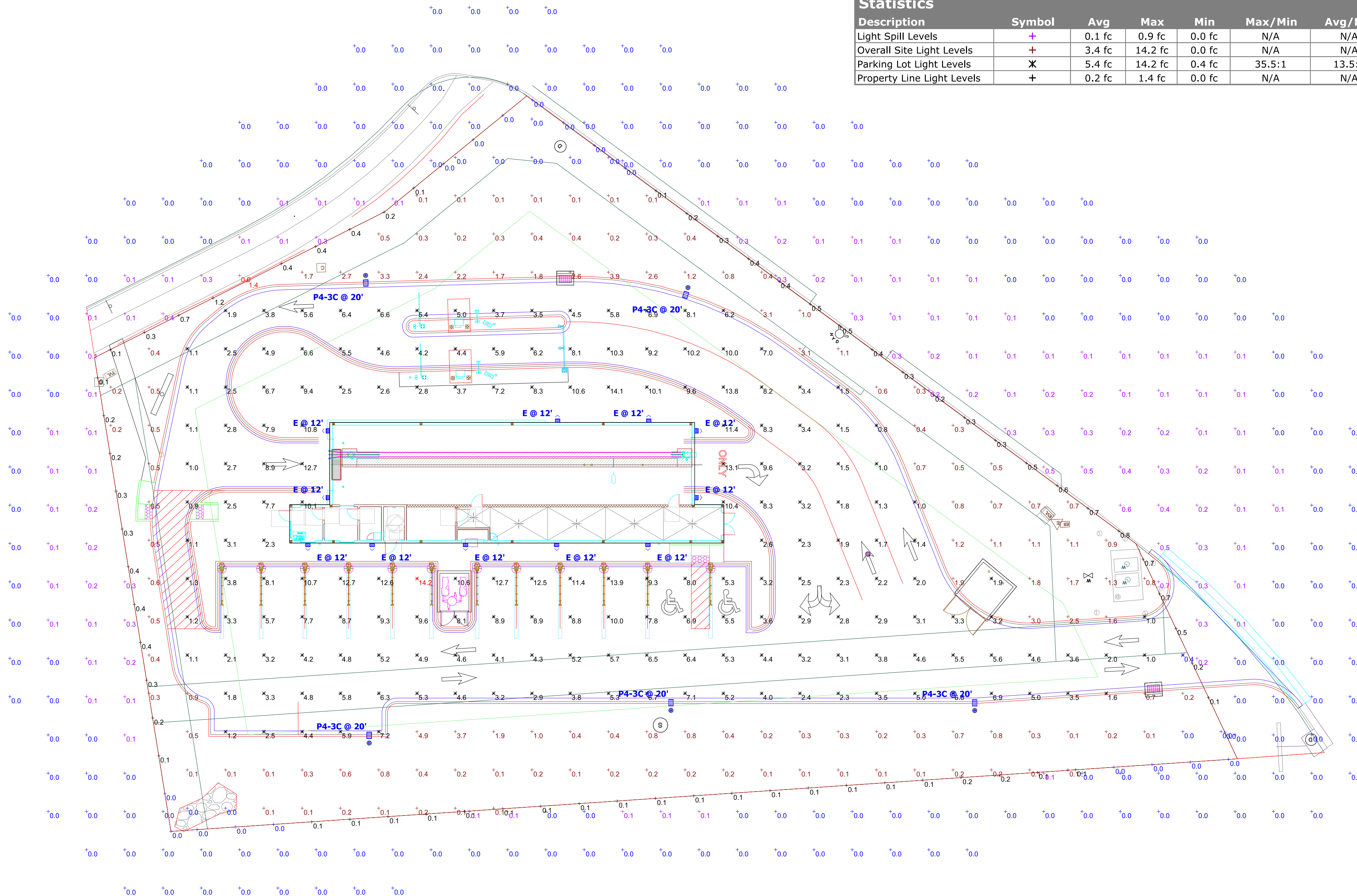
A-REN

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	P4-3C	5	GLEON-SA3C-730-U-SL4-HSS	Single Head Eaton McGraw Edison Galleon Series LED Area Unit w/Type SL4 (Spill Light Control Type 4 Distribution & 17.5ft. Pole Height w/2.5ft. Base) House Side Shielding (Full Cutoff Design)	LED/3000K (FULL CUTOFF DESIGN) w/SHIELDING	166
	E	11	RWL2-160L-50-3K7-4W-UNV	Hubbell Outdoor Lighting Ratio RWL2 Series Wall Mounted LED Sconce Unit w/Type 4W Optics (12ft. Mounting Height)	LED/3000K (FULL CUTOFF DESIGN)	54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Light Spill Levels	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Overall Site Light Levels	+	3.4 fc	14.2 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	✱	5.4 fc	14.2 fc	0.4 fc	35.5:1	13.5:1
Property Line Light Levels	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A



COLORADO DEPARTMENT
OF TRANSPORTATION
REVIEW COMMENTS



COLORADO
Department of Transportation
Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

February 9, 2023

SH 024A
City of Woodland Park

Benjamin Schmitt, City Engineer
City of Woodland Park
220 W. South Avenue
Woodland Park, CO 80866

RE: Champion Xpress Car Wash - Woodland Park
Site Development Plan and PUD Amendment

Dear Benjamin,

I am in receipt of a referral request for comments for Champion Xpress Car Wash located east of US Hwy 24 and north of Morning Sun Drive. Champion Xpress Car Wash is proposed to be located on Lot 4, Walmart Center with a site address of 19574 East US Hwy 24, Woodland Park. After review of all documentation, we have the following comments:

Traffic

The Traffic Generation Memorandum for Champion Xpress Car Wash dated December 21, 2022 which included the Revised Traffic Impact Study for Wal-Mart Supercenter, Woodland Park #3805-00 dated February 2002 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- CDOT acknowledges the Master Traffic Impact Study (TIS) done in 2005 for the initial construction of the Wal-Mart and understands that there are two other additional developments being considered that would access the intersection of Morning Sun & US24. Since the time of the original TIS, traffic generation rates have changed and volumes on US24 have increased. Currently, with optimized signal timings, the movement out of Morning Sun operates at a Level of Service (LOS) E on weekends and LOS F in the PM peak hour.
- CDOT is concerned about the amount of traffic being generated and accessing only US24 through Morning Sun. As such, CDOT requires an amendment to the existing TIS to reflect current and planned land uses, current generation rates, current traffic volumes and associated analysis.
- **Please revise the Traffic Impact Study and submit to CDOT for a re-review.**

Access

The proposed development will impact CDOT infrastructure. Our comments follow:

- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access



- operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the local authority and the Department to determine if a new access permit and/or modifications to the access are required. Roadway improvements are anticipated for Powers Boulevard and Mesa Ridge Parkway.
- A CDOT Access Permit will be required for this development.
 - Please submit a Hydraulics Report evaluate the disturbed area hydraulics in relation to the State Highway.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719) 546-5440 or by email teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management Trainee

Xc: Hunt
Davis, Patrol 24
Whittlef
Gonzales/Regalado/file



PLANNING
COMMISSION
STAFF REPORT
02-09-2023



Planning Commission Staff Report PC Public Hearing February 9, 2023

Agenda Item

4C

Department

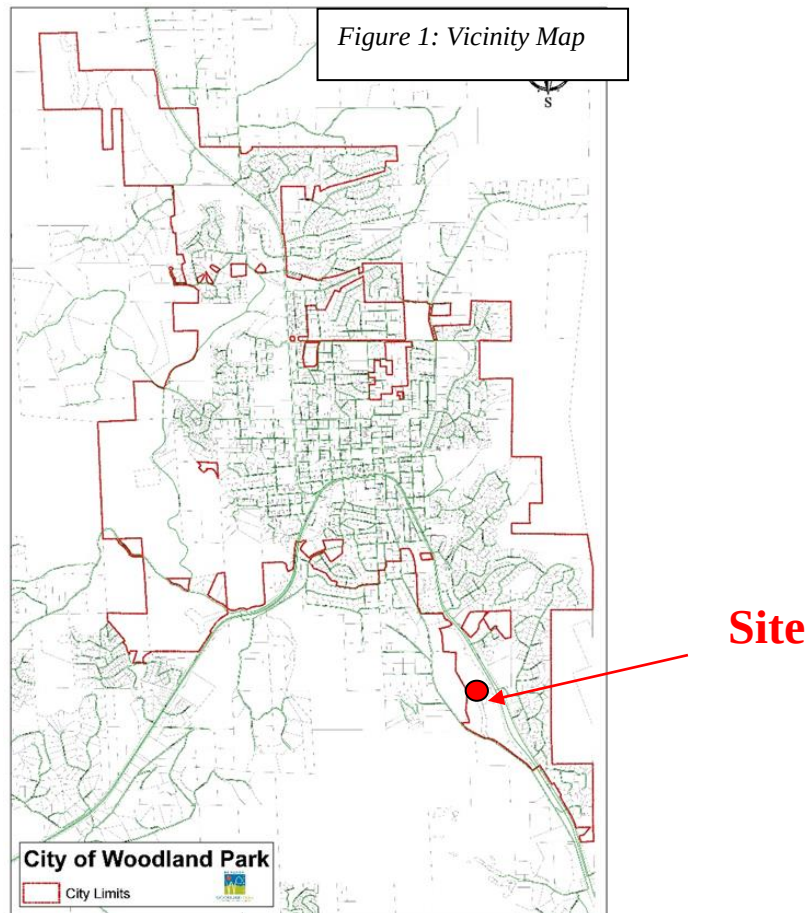
Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 4C

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



LOCATION & ZONING

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

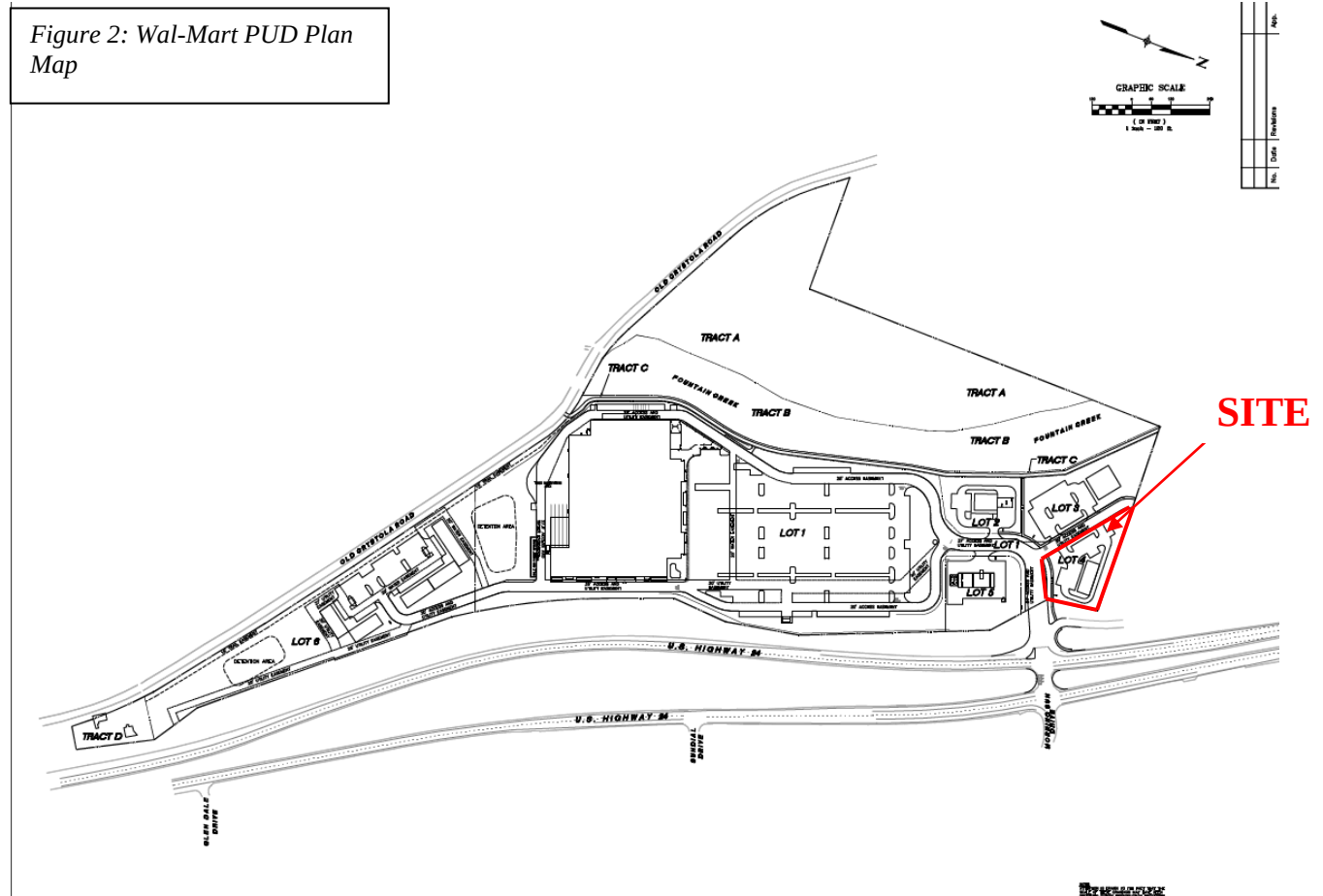
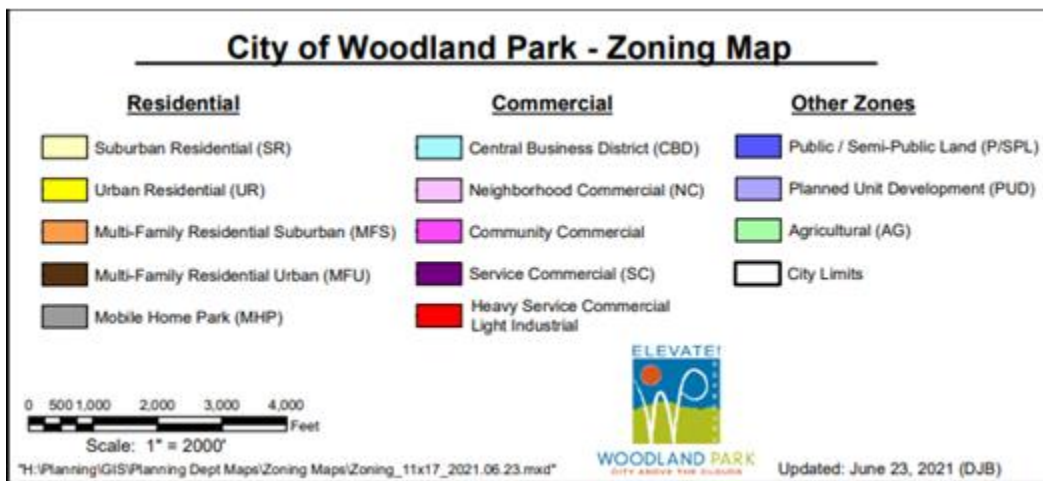
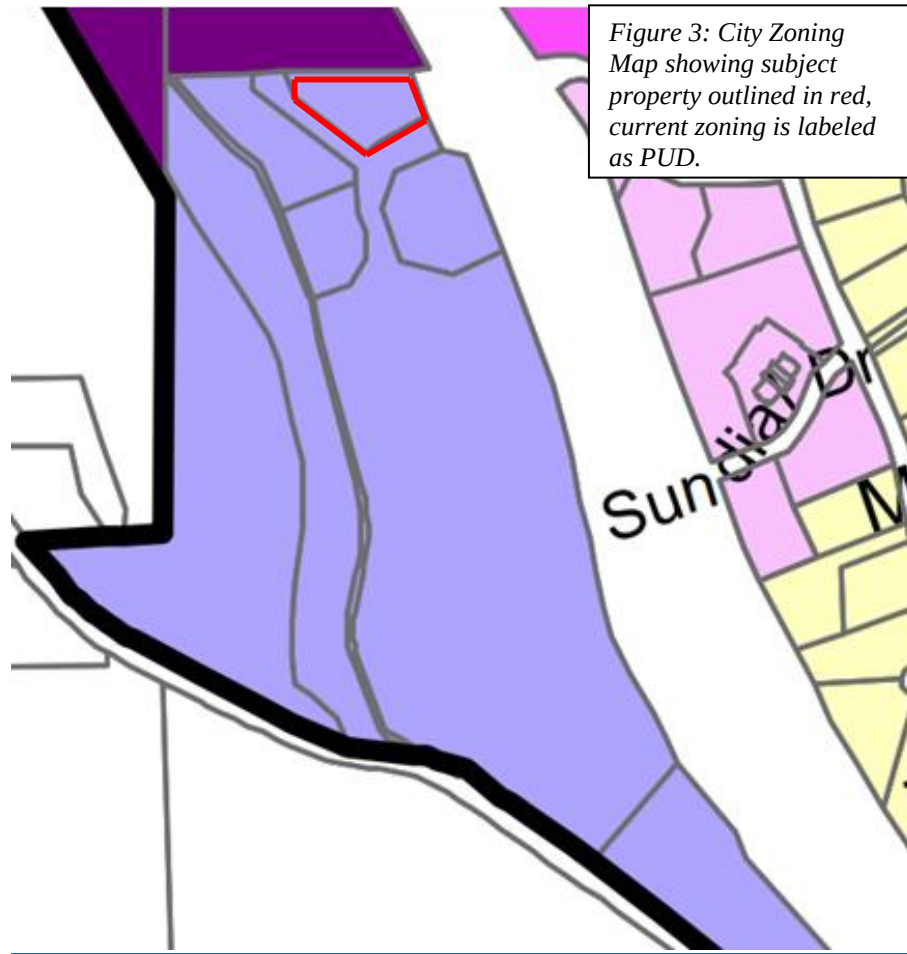


Figure 3 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD. The zoning and uses of the surrounding properties are:

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



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

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

BACKGROUND

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

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

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

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

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

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

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

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

SITE & SURROUNDING PROPERTIES

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





Figure 5: Photo showing subject property looking south



Figure 6: Photo showing subject property looking west



Figure 7: Photo showing subject property looking north east



Figure 8: Photo showing subject property looking north

CODE COMPLIANCE

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

§18.30.010 Purpose.

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

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

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

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

§18.30.020 Where district may be established.

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

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

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

§18.30.080 Final Plan Requirements – Approval

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

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

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

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

1. *Location and size of the area involved;*

Complies. The PUD Amendment consists of approximately 0.91 acres of land west of Highway 24 and immediately adjacent to the intersection of Highway 24 and Morning Sun Drive.

2. *All improvements of surrounding properties lying adjacent to the proposed PUD district;*

Complies. Surrounding property uses and improvements remain unchanged.

3. *The dwelling unit per tract density of residential areas included in the plan;*

Complies. No dwelling units are proposed.

4. *Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses,*

Complies. Required land conveyances occurred when the subdivision plat was recorded and are consistent with the PUD plan. No additional land is proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, or school sites.

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

Complies. The applicant is proposing the entrance and exit to the site from the west side of the property the *Private Access Drive* labeled on the site plan. This same access is labeled as “35’ Public Access and Utility Easement” on the recorded plat. The site plan will need to be updated for consistency with the recorded subdivision plat. No new public streets are proposed and the location of the access to the proposed site is consistent with the approved PUD Plan.

6. *The use, height, bulk and location of all principal and accessory buildings on the development plan;*

Complies. The applicant is proposing to change the use of the property to a car wash facility. The proposed building meets standards per the City of Woodland Park Municipal Code site plan requirements (MC 18.34) as well as what is currently allowed per the PUD requirements.

7. *Agreements, provisions, or covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space. Said agreements, provisions or covenants must be written so as to be acceptable to the city;*

Complies. A letter of property owner permission to develop a car wash on Lot 4 of the Wal-Mart PUD is included within attachment 3 of the applicant’s application.

8. *A development schedule indicating the following:*

a. *The approximate date when construction of the project can be expected to begin,*

Complies. The applicant proposes to begin construction in spring of 2023 and complete construction in early 2024.

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

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

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

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

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

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

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

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

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

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

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

- a. *A traffic impact study,*

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

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

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

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

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

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

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

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

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

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

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

Figure 9: Building and Parking Data table from approved PUD

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.69 AC	GENERAL RETAIL	161,479	19.8%	41'	705 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	39.92%
LOT 3	1.12 AC	EATING/DRINKING PLACE, EAT-IN	6,000	9.2%	35'	60 SPACES	60 SPACES	39.2%	33.16%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	39.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	55.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	0.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	45.09 AC		197,187			925 SPACES	1,026 SPACES		

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

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

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

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

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

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

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

REFERRALS AND NOTIFICATIONS

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

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

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

STAFF RECOMMENDATION

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

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

STAFF REPORT ATTACHMENTS

Application

City Staff Red-line Application Comment Packet



STAFF REPORT

TO: Mayor LaBarre and City Council

FROM: CJ Gates, Senior Planner

DATE: March 16, 2023

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

BACKGROUND: See attached detailed report.

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

ATTACHMENTS:

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

CITY COUNCIL
STAFF REPORT
03-16-2023



City Council Staff Report Public Hearing March 16, 2023

Agenda Item

9B

Department

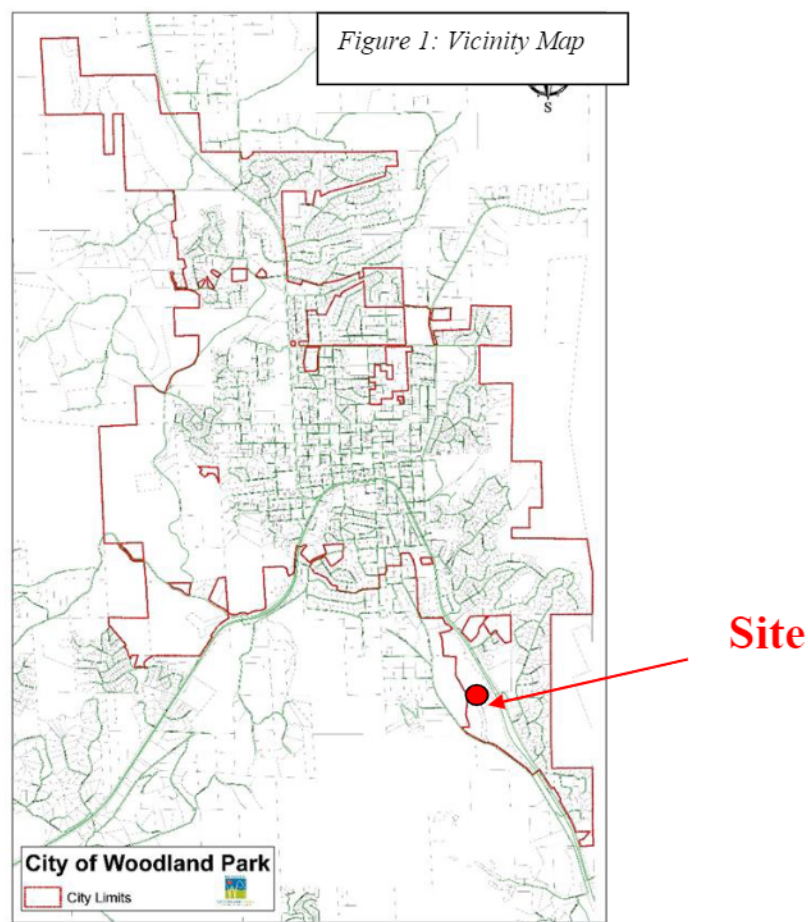
Planning

Presenter

C.J. Gates
Senior Planner

AGENDA ITEM 9B

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



LOCATION & ZONING

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

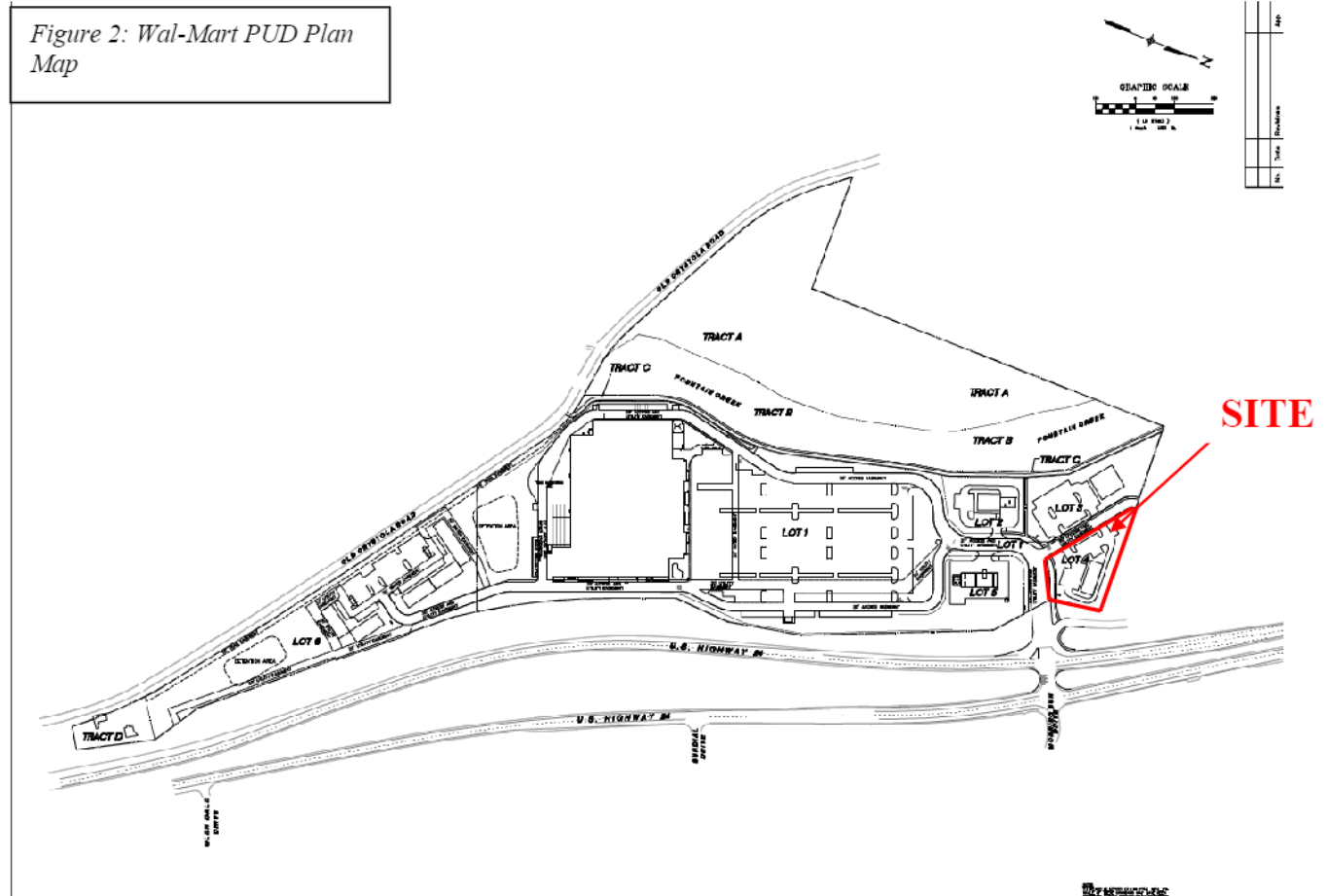
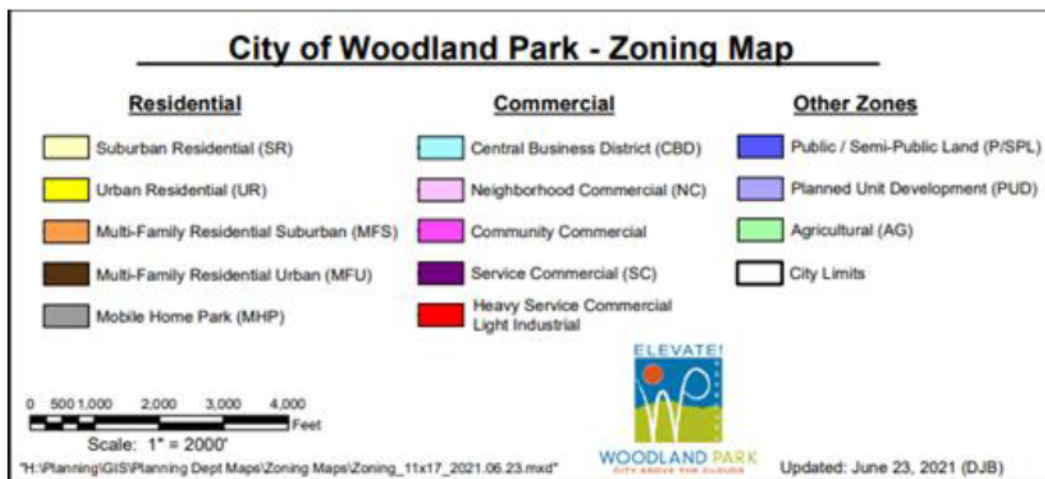
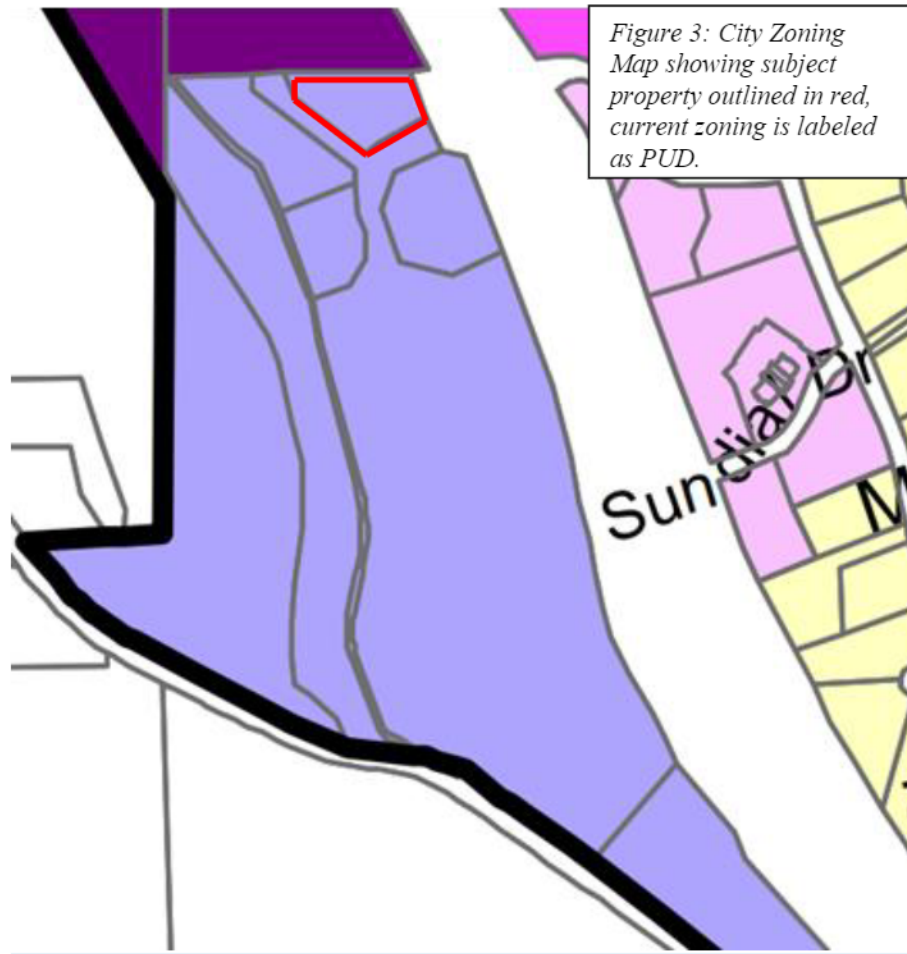


Figure 3 is an excerpt from the City Zoning Map which identifies the zoning of the subject property as PUD. The zoning and uses of the surrounding properties are:

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



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

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

BACKGROUND

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

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

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

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

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

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

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

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

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

SITE & SURROUNDING PROPERTIES

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





*Figure 5: Photo showing
subject property looking
south*



*Figure 6: Photo showing
subject property looking
west*



Figure 7: Photo showing subject property looking north east



Figure 8: Photo showing subject property looking north

CODE COMPLIANCE

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

§18.30.010 Purpose.

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

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

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

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

§18.30.020 Where district may be established.

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

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

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

§18.30.080 Final Plan Requirements – Approval

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

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

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

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

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

- g. *Public cost/benefit analysis,*

Complies. There are no anticipated public cost with this development

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

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

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

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

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

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

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

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

Figure 9: Building and Parking Data table from approved PUD

BUILDING AND PARKING DATA

PARCEL NAME	LOT AREA	BUILDING USE	BUILDING AREA (S.F.)	BUILDING COVERAGE	MAX. BUILDING HEIGHT	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PAVED AREA	PROPOSED OPEN SPACE AREA
LOT 1	18.89 AC	GENERAL RETAIL	161,479	19.8%	41'	706 SPACES	804 SPACES	54.6%	22.34%
LOT 2	0.94 AC	FINANCIAL INSTITUTION	3,500	8.5%	35'	18 SPACES	18 SPACES	41.4%	35.92%
LOT 3	1.12 AC	EATING/DRINKING PLACE, EAT-IN	5,000	9.2%	35'	30 SPACES	30 SPACES	30.2%	37.31%
LOT 4	1.00 AC	EATING/DRINKING PLACE, EAT-IN AND DRIVE-THROUGH	4,000	9.2%	35'	30 SPACES	30 SPACES	30.2%	37.31%
LOT 5	1.14 AC	FUEL/GAS STATION	208	0.4%	35'	2 SPACES	4 SPACES	45.2%	54.43%
LOT 6	5.35 AC	RETAIL BUSINESS/VARIETY STORES	22,000	9.4%	35'	110 SPACES	110 SPACES	20.5%	66.50%
TRACT A	9.53 AC	CONSERVANCY AREA DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT B	5.64 AC	CREEK DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	N/A
TRACT C	0.75 AC	TRAIL DEDICATION (PUBLIC OPEN SPACE)	-	-	-	-	N/A	N/A	100%
TRACT D	1.56 AC	HISTORIC PRESERVATION AREA	-	-	-	-	N/A	N/A	N/A
TOTAL	30.9 AC		197,187			925 SPACES	1,026 SPACES		

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

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

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

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

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

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

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

REFERRALS AND NOTIFICATIONS

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

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

PLANNING COMMISSION RECOMMENDATION

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

amendment to reflect an additional use of an “automated car wash” to the use of “eating/drinking place, Eat-in and Drive-through” on Lot 4 of the Wal-Mart Center and amend Building and Parking data subject to the three conditions found in the staff report.

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

STAFF RECOMMENDATION

That the City Council move to:

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

ATTACHMENTS

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

CITY OF WOODLAND PARK ORDINANCE NO. 1442, SERIES 2023

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

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

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

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

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

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

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

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

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

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

Section 2. Use Amendment. The Wal-Mart PUD is amended to reflect an additional use of an automated car wash in addition to “Eating/Drinking place, Eat-in and Drive-through” on Lot 4 of the Wal-Mart Center and amend Building and Parking data subject to the following conditions:

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

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

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

Hilary LaBarre, Mayor

ATTEST:

Suzanne Leclercq, City Clerk

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for February 9, 2023

Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Chair Ken Hartsfield called the meeting to order at 6:30 pm.

Present	Chair Hartsfield
Present	Vice-Chair Lee Brown
Present	Commissioner Carrol Harvey
Present	Commissioner Kenneth Kennedy
Present	Commissioner Larry Larsen
Present	Commissioner Shawn Nielsen
Staff Present:	Planning Director Karen Schminke
	Senior Planner C.J. Gates
	Planner II David Burgess
	Permit Technician Amy Wolin

2. PLEDGE OF ALLEGIANCE

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

4. PUBLIC HEARINGS

- A. **SUP2022-01 Verizon Wireless Temporary Communication Site:** A request by Verizon Wireless for approval of a Special Use Permit for a "temporary Communication Facility to provide VZW service to the area" (specifically a 59'-6" monopole LITE site to bridge service until a permanent site can be built) on L1-4 B24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) in the Public/Semi-Public Lands (P/SPL) zone. (QJ)

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

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

Mr. Gates noted that the final staff recommendation presented includes conditions that have been revised from those that appear in the staff report. As such, Staff recommends Planning Commission recommend to City Council approval of a Special Use Permit for a "temporary Communication Facility to provide VZW service to the area" (specifically a 59'-6" monopole LITE site) on L1-4 B 24 B 24 ½ Lake Add Vac Alley (200 W. South Ave.) in the Public/Semi-Public Lands (P/SPL) zone, subject to the following conditions:

1. An agreement for use of the City property must be finalized and signed by all parties prior to the issuance of any Zoning Development Permit (ZDP) will be issued.
2. An updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any ZDP will be issued.
3. Applicant must supply the City of Woodland Park an up-to-date Certificate of Liability Insurance for the duration of the lease agreement.
4. The applicant must secure necessary easements to finalize the location of and ensure all power and telecommunication lines are run underground.
5. Prior to the issuance of any ZDP, the applicant must submit a copy of the agreement between Verizon Wireless and CORE Electric Cooperative for underground power and fiber delivery to the site.
6. The facility must not be powered by generator and instead must be hardwired to a permanent power source.
7. The applicant must ensure all cabinetry and equipment located on the site be a natural earth color.
8. Since this is to be a temporary facility, this special use permit will expire December 31, 2025. Should an extension be desired, the applicant must apply for an extension that will be processed per MC §18.51.050.

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

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

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

Chair Hartsfield opened the public comment period.

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

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

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

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

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

1. An agreement for use of the City property must be finalized and signed by all parties prior to the issuance of any Zoning Development Permit (ZDP).
2. An updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any ZDP will be issued.
3. Applicant must supply the City of Woodland Park an up-to-date Certificate of Liability Insurance for the duration of the lease agreement.
4. The facility and all associated utilities must comply with City specifications.
5. Prior to the issuance of any ZDP, the applicant must submit a copy of the agreement between Verizon Wireless and CORE Electric Cooperative for underground power and fiber delivery to the site.
6. The facility must not be powered by generator except for emergency or backup use.
7. The applicant must ensure all cabinetry and equipment located on the site be a natural earth color.
8. Since this is to be a temporary facility, this special use permit shall expire December 31, 2024. Should an extension be desired, the applicant must apply for an extension that will be processed per MC §18.61.050.
9. Fencing satisfactory to the City shall provide opaque screening of the installation.

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

NO: None

Motion PASSES 6 - 0.

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

- B. *RESCHEDULED to March 9, 2023.* SUP2022-02 Verizon Wireless Macro Facility:** A request by Verizon Wireless (Applicant) and the City of Woodland Park (Property Owner) to construct a 60'-0" concealed antenna facility at the front (west side) of the existing Woodland Aquatic Center, designed to complement the existing building architecture and conceal the VZW antennas, and equipment within at 111 N. Baldwin Street, L1, Woodland Aquatic Center, which is in the Public / Semi-Public Land (P/SPL) zone district. (QJ)
- C. PUD/SPR2023-01 Champion Xpress Car Wash PUD Amendment & SPR:** A request by 7B Building & Development (Applicant), represented by Baseline Engineering on behalf of Harman Property Management (Owner), to consider a PUD Amendment to change the use from "Eating/Drinking Place, Eat-in and Drive-through" to instead allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking Data. The subject property is located at 19574 E. U.S. Highway 24 with a legal description of Lot 4, Wal-Mart Center, Woodland Park, Colorado and is zoned Planned Unit Development (PUD). (QJ)

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

Senior Planner Gates presented the staff report including the location and zoning history. The applicant would like to change the PUD's language to allow for an express-style car wash, and thus add this use to Lot 4 of the Wal-Mart PUD. He went over the staff analysis in MC 18.30, noted all notification requirements were met. He concluded with the staff recommendation that the Planning Commission move to recommend City Council approve the Wal-Mart PUD Amendment to change the use from "Eating/Drinking place, Eat-in and Drive-through" to instead allow a car wash on Lot 4 of the Wal-Mart Center and amend Building and Parking data subject to the following conditions:

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

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

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

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

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

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

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

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

NO: None

Motion PASSES 6 - 0.

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

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

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

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

1. The developer must enter into a subdivision development agreement including financial guarantee for the cost estimate of the remaining infrastructure to be installed. The agreement shall be the city's standard subdivision development agreement with any amendments or additions as required by the city. Any special requirements unique to a particular subdivision due to terrain, etc., shall be defined in the agreement.
2. Park fees must be paid prior to recording of the Final Plat.
3. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and approval.
4. Add a plat note to Final Plat documenting the requirement for a 30' front setback.

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

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

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

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

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

Chair Hartsfield opened the public comment.

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

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

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

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

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

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

1. The developer must enter into a subdivision development agreement including financial guarantee for the cost estimate of the remaining infrastructure to be installed. The agreement shall be the city's standard subdivision development agreement with any amendments or additions as required by the city. Any special requirements unique to a particular subdivision due to terrain, etc., shall be defined in the agreement.
2. Park fees must be paid prior to recording of the Final Plat.
3. A wildfire mitigation plan shall be submitted to the City and NETCFPD for review and approval.
4. Add a plat note to Final Plat documenting the requirement for a 30' front setback.
5. Revert "Lot 25" to the original label "Tract B" with the original plat notes and comments approved on the Preliminary Plat.

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

NO: None

Motion PASSES 6 - 0.

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

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

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

Approved this ____ day of _____, 2023 by

Lee Brown, Vice-Chair



COLORADO
Department of Transportation
Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

June 15, 2023

SH 024A
City of Woodland Park

C.J. Gates, Senior Planner cgates@city-woolandpark.org
City of Woodland Park
220 W. South Avenue
Woodland Park, CO 80866

RE: Champion Xpress Car Wash - Woodland Park
Site Development Plan and PUD Amendment

Dear C.J,

I am in receipt of a referral request for comments for Champion Xpress Car Wash located east of US Hwy 24 and north of Morning Sun Drive. Champion Xpress Car Wash is proposed to be located on Lot 4, Walmart Center with a site address of 19574 East US Hwy 24, Woodland Park. After review of all documentation, we have the following comments:

Traffic

The letter from Baseline Engineering dated May 26, 2023 responding to the letter from CDOT dated February 9, 2023 has been reviewed by a CDOT Traffic Operations Manager. Their comments follow:

- CDOT Traffic accepts the Trip Generation Memorandum dated December 21, 2022 which included the Revised Traffic Impact Study for Wal-Mart Supercenter, Woodland Park #3805-00 dated February 2002, and recognizes that the proposed trip generation is less than predicted in the 2005 Master TIS and that the peak hour trips are less than 20% increase.
- CDOT Traffic has no comments or required improvements.

Access

CDOT originally noted the proposed development would impact CDOT infrastructure. We have reviewed the letter from Baseline Engineering dated May 26, 2023. The original comments are listed first, followed by Baseline's response, then CDOT's response.

- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
 - *Baseline Response:* The Champion Xpress Car Wash is constructing a new access; however, the access driveway is consistent with the approved PUD plan and access plan. Morning Sun Drive is an existing access road. Likewise, the driveway providing direct access to the car wash also exists. Therefore, applying "Construction of New Access" to a planned and approved access drive does not appear applicable. Section 1.4 of the Highway Access Code also insinuates that implementation shall apply to "All new subdivision of property..." Documents received from the CORA Request Dialog case #105528 on 10/24/22 were intended to provide access permits for all



developments on Morning Sun Drive; however, we did not receive the permit for the Wal-Mart PUD. Can CDOT share this Access Permit?

- *CDOT Response:* CDOT acknowledges the above response. After further research, I was able to locate Access Permit #205074 which was for Walmart/Morning Sun as well as #206101 which was a temporary access permit for continued site work and diversion ditch construction. These will be sent to you via email.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the local authority and the Department to determine if a new access permit and/or modifications to the access are required. Roadway improvements are anticipated for Powers Boulevard and Mesa Ridge Parkway.
 - *Baseline Response:* Powers Boulevard and Mesa Ridge Parkway are not located near the proposed Champion Xpress Car Wash.
 - *CDOT Response:* Acknowledged. This was an error on my part. This should have instead referred to Morning Sun and Highway 24.
 - *Baseline Response:* Section 2.6. (1) and 2.6. (5): The Champion Xpress Car Wash is indeed a land use change. However, the change in land use generates less traffic and conforms with the original access/circulation plan. Therefore, access operation and vehicle type will remain the same; traffic volumes will change, but the traffic volumes will be lower than the initially proposed use approved for the PUD. The Traffic Volumes are not increasing by 20% or more. Per Section 2.6. (1) modifying the existing access permit is not warranted for the Champion Xpress Car Wash.

Section 2.3.(5). (a) states that Traffic Impact Study is required “When the land use will generate a DHV of 100 vehicles or more, or when considered necessary or desirable by the issuing authority or Department for exceptional reasons....” Woodland Park only requires a Trip Generation Letter per their code, and the Car Wash does not generate a DHV of more than 100 vehicles in the original Land Use of a Drive-thru/Quick Service Restaurant. Based on that, a consideration of an exemption should be explored.

Section 2.6.(3) states, “Unless there are identified safety problems, existing legal access to the state highway system shall be allowed to remain...” Champion Xpress has not identified or been made aware of any safety issues at these intersections. All turning movements appear to be in safe operation and should not be an issue after the completion of the car wash. Additionally, per Champion Xpress’s policies, stacking is prohibited outside the car washes designated areas shown on the site plan, and therefore should not be any issues stacking into the roadway.

Section 2.6.(6) states, “Vehicular use and operation of local roads where they connect to (access) a state highway is the responsibility of the appropriate local authority.” The local authority has approved the local access drive to the car wash in the Wal-Mart PUD submittal of 2005. It is not apparent that CDOT has authority at

this time. Authority and access requirements from Hwy 24 were approved with CDOT's authority during the original PUD proposal and access permit.

- *CDOT Response:* Acknowledged. An access permit will not be required of this development at this time.
- A Hydraulics Report was requested to be submitted to evaluate the disturbed area hydraulics in relation to the State Highway.
 - The Preliminary Drainage Report dated January 11, 2023 has been reviewed by CDOT. There are no potential impacts to the state highway system.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Gabe Martinez at (719) 251-7830 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Martinez.

Please contact me in Pueblo at (719) 546-5440 or by email teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Tez Hawkins, Baseline Engineering Corporation
Davis, Patrol 24
Whittlef
Lancaster/file



July 13, 2023

To: Woodland Park Planning Commission

From: Dan Taylor
300 Willow Street
Woodland Park, CO 80863
719-432-8985

RE: Planning Commission 7/13/2023 meeting agenda item 4B

Objective: Supply Woodland Park Planning Commission with overwhelming evidence that will demonstrate without a doubt that the applicant's actual traffic impact and water usage will be about 4-5 times more than what they have claimed in this application. Once Planning Commission and the City have accurate information, they will be able to make more informed decisions about this project which will reduce future costs, liabilities, and other unintended consequences to the City, residents, and taxpayers.

Dear Planning Commissioners:

On Feb 9 and now, the applicant's claim of 240 peak car per day (cpd) of traffic that comes from a traffic engineering manual is not representative of this specific type of car wash with this business model in this location. The applicant's proposed Champion Xpress car wash in Woodland Park will in fact generate 4-5 times the amount of traffic and water usage than claimed.

Since the applicant has stated that they are an expert in this business having built and operated over 100 similar car washes, they know in detail the actual traffic and water impacts for each of their many car washes and also have precise estimates for the proposed Woodland Park car wash. The reason the only traffic data the applicant has provided comes from an engineering handbook and not their own experience is because the lower number works in their favor when applying for entitlements and it is easily defensible to anyone not in the industry.

There are 2 immediate liabilities to the City should this entitlement be granted based on inaccurate information. The first is the traffic impact on the residents living next to the site and on the Walmart intersection, which is already at maximum capacity. The second is whether the sanitary sewer lift station south of Walmart has the capacity to handle the waste that will be generated on a peak day when the water recycling equipment is not operational. Both of these should be analyzed from a maximum designed capacity standpoint which was not provided by the applicant. Instead, both have been addressed with the same 240 peak cpd number that is so general that it has no usefulness to this evaluation.

The facts in the following presentation will objectively demonstrate in many different ways and from various sources that actual traffic and water usage will be 4-5 times more than what the applicant has claimed. In addition, a car wash industry expert will verify the accuracy of this information. Thank you for your service to our community and your due diligence in this matter.

Dan Taylor

A. My Qualifications

- a. Woodland Park resident since 2010
- b. Owner and operator of the Red Baron Car Wash business since 2010:
 - i. Three self-serve sites in Woodland Park
 - ii. One dual bay touch free in-bay automatic facility in Woodland Park
 - iii. One self-serve site in Divide
 - iv. Manager James Craig has multi-decade career experience selling, servicing, and installing most leading brands and configurations of car wash equipment and supplies in 3 states for leading regional and national car wash servicing and distribution companies. He has extensive experience in the design, construction, and operation of all varieties of car washes, including many express exterior tunnels. Mr. Craig has more than enough experience to be considered an expert in the car wash industry.

B. Traffic

- a. The applicant references only one source for traffic data: "ITE Trip Generation Manual Land Use Code 948".
 - i. Land use code 948 is defined as "Automated Car Wash"
 - ii. Applicant provided no explanation or information as to how accurately land use code 948 of the ITE manual applies or may not apply to this specific car wash.
 - iii. The term "automated car wash" could be used to describe an extremely wide variety of car washes in many different locations and circumstances.
 - iv. The applicant maintains that the traffic numbers derived from this manual are a true and accurate representation for the size, style, business model, and location of this specific proposed car wash in Woodland Park at this point in time. Applicant also maintains these numbers can therefore be used as an accurate basis for all traffic and water use calculations the City and CDOT need to perform in order to make informed critical planning decisions that may have long term consequences.
 - v. The data presented below will prove this number is not accurate enough to be used to evaluate this entitlement request.
- b. Applicant's 12/21/22 memo states the car wash will generate 481 daily trips (240 peak cpd) on the busiest day and 39 cars washed per hour on the busiest hour of the busiest day based on "ITE Trip Generation Manual Land Use Code 948"
 - i. The applicant qualifies these numbers as occurring on a Saturday and not in the Winter. This is important because it shows that the applicant is not only using the number, but has evaluated its accuracy as it applies to this specific application.
 - ii. My own experience that has always held true is that car wash volume on the busiest days is about 2-2.5 times the volume of an average day (some days are zero) which makes sense statistically as well (i.e. bell curve distribution). If Champion's busiest days are 240 cars, then the daily average would be about 100 cars. The data and examples below show average daily volume will be 400-500 cars per day resulting in a volume of 1000-1250 on the busiest day. This is 4-5 times more than the applicant's claim of 240 on the busiest day.
 - 1. 2022 Exterior Conveyor Survey available at <https://carwashmag.com/surveys/>
 - a. 158,500 avg cars per year/360 days per year = 440 avg cpd
 - b. Avg revenue per car \$11.16

2. Mister Car Wash 2022 annual report
 - a. 436 sites, \$876M revenue=\$2M per site=\$5556/day=498 avg cpd
3. Albuquerque new story
 - a. <https://www.krqe.com/news/albuquerque-metro/more-carwashes-popping-up-in-albuquerque-leads-to-calls-for-change-in-regulations/>
 - b. Champion Xpress Regional Trainer Kristi Hagerty: "...on an average with all of our sites a good 500" (cars washed per day)
4. Analysis of water bills at Champion's own similar facilities in Canon City and Alamosa will also confirm the 3 references above (i.e. 400-500 average cars per day).
5. An express tunnel with UWC will not succeed washing only 100 cpd.
- c. No data from applicant's own experience or proforma was provided even though the applicant states in their 12/21/2022 that they have developed and operated over 100 car washes around the country.
- d. Applicant provided no corroborating industry information.
- e. Applicant's 12/21/2022 memo contains this statement: "Each car spends about 2 minutes in the car wash tunnel, and subsequently, the car wash can process approximately 30 vehicles in an hour." This statement implies that 30 cars per hour will be the cars wash's maximum capacity. This is not true.
 - i. Accepted industry standard allows for an average of 20 feet of conveyor per car.
 - ii. That means 5 cars can be inside a 100-foot tunnel during the wash process at any given time, not one at a time.
 - iii. Optimal conveyor speed for a 100-foot tunnel is around 100 cars per hour. Ref: https://www.sonnydirect.com/car_wash_conveyor_speed
 - iv. 100-foot tunnel max practical speed is around 160 vehicles per hour.
 - v. The proposed 100-foot tunnel therefore has max capacity at optimal speed of 1200 cpd but could wash as many as 1920 cpd at a speed of 160 for 12 hours.
 - vi. Applicant has said and reinforced on several occasions that their proposed car wash can only wash 240 cpd.
- f. Planning Commission asked the applicant what impact car wash traffic will have on the residents living adjacent to, and just north of, the site because driving by the site is their only access. Applicant said he could not answer that question. There was no further discussion on this issue even though the question was not answered.
- g. CDOT's review of this project
 - i. CDOT's letter of 2/9/23 states that an access permit will be required.
 - ii. CDOT's letter of 6/15/23 in response to Baseline Engineering's letter to CDOT dated 5/26/23 removes the access permit requirement based on the applicant's claim that the car wash traffic counts will be "...lower than the initial proposed use (QSR) for the PUD" meaning 240 peak cpd is less than 483 peak cpd.
 - iii. Data presented to this point, with further examples based on water usage yet to come, show peak car wash traffic will be 1000-1250 cpd. This over 2 times the peak volume of a QSR, not less.
 - iv. Woodland Park Planning has so far accepted the applicant's traffic count claim as fact and have recommended approval of the PUD amendment even though I have alerted them of this discrepancy.

- v. Approval of this PUD amendment is the last time this project will get anything more than “administrative” review which will be based solely on the applicant’s unsubstantiated 240 cpd peak traffic number.
- h. Maximum design capacity of the car wash should be considered when evaluating this project in regards to traffic and water consumption. Most car washes will have cars queued all day during their busiest days. On those days the facility will be running at maximum designed capacity or more.
- i. It is also extremely unlikely the applicant would spend a lot of extra money to build a car wash that has 4-5 times the capacity than they need.

C. Water Consumption and Recycling

- a. Usage studies and industry standards
 - i. It is now standard practice to recycle 75-80 percent of wash water in medium to high volume car washes, especially here in the West where water conservation is important. This is not exceptional and should be expected of any new medium to high volume automated car wash.
 - ii. Standard and proven recycling equipment and processes will net results in the 25-30 gallons per vehicle range with regular maintenance and upkeep.
 - iii. Sonny’s Equipment reps confirmed to me at SWCA car wash show in Feb that most reclaim systems can achieve 25 gallons per vehicle consumption, but it is difficult to use less.
 - iv. ICA commissioned independent study “Water Use, Evaporation, and Carryout in Professional Car Washes” published 2018 found at <https://carwash.org/resources/> measured 30 +/-6.3 gallons per vehicle with the most efficient site analyzed using 23.3 gpv.
 - v. Our distributors have confirmed that there are a few tunnels that have achieved less than 20 gpv using some new technology, but they have not been widely adopted yet because of maintenance and reliability issues.
 - vi. Fresh water used at my own automatic car wash here in Woodland Park is 25-30 gallons per vehicle utilizing 75-80 recycling.
- b. Champion Xpress data provided regarding water consumption
 - i. Recycle 75-81% of water (2/9/23 PC meeting).
 - ii. New technology will be used that will allow a fresh water consumption rate of 17 gallons per vehicle with 12 gallons per car discharged to sewer. No details were provided about this new technology (2/9/23 PC meeting).
 - iii. The car wash will use “less water per car than a high maintenance teenage girl taking a shower” (2/9/23 PC meeting).
 - iv. Applicant’s current submittal answer to staff’s request for specific water usage was “The proposed carwash has estimated they will use 95.25 gallons of water per car. Of the 95.25 gallons, 20 gallons is fresh water and 75.25 gallons are recycled water. They also estimate that around 63.5 gallons of water will be recycled per wash and approximately 11.47 gallons are discharged to the wastewater/sewer system. **Lastly, the applicant is expecting to wash around 240 cars per day at peak weekend traffic days.**” (Planning Review, Item E, page 14).
 - v. These numbers are slightly different from what was presented to Planning Commission on 2/9/23. Most concerning is that the applicant yet again uses 240 peak cars per day to answer this question and NOT the maximum capacity of

the facility or any projection for this specific project or any historical comparisons to the 100+ car washes they have built and operated. As I have already shown, and I will continue to prove later in this presentation, the actual peak cars per day of this car wash will be 4-5 times the applicant's claim of 240 peak cars per day.

- c. Actual Champion Xpress recent water consumption in other CO locations
 - i. Alamosa
 - 1. Dec 2022: 239K gal/20 gal per car/31 days = 385 avg cpd
 - 2. Jan 2023: 317k gal/20 gal per car/31 days = 511 avg cpd
 - 3. Feb 2023: 437k gal/20 gal per car/28 days = 780 avg cpd
 - 4. 3 month average = 559 avg cpd
 - ii. Canon City
 - 1. Oct 2022: 2 MILLION gallons (No Recycling???) 65k gpd avg!
 - 2. Nov 2022: 1.6 MILLION gallons (No Recycling???) 53k gpd avg!
 - 3. Dec 2022: 882k gallons (No Recycling???)
 - 4. Jan 2023: 295k gal/20 gal per car/31 days = 476 avg cpd
 - 5. Feb 2023: 314k gal/20 gal per car/28 days = 561 avg cpd
 - 6. 2 month average = 519 avg cpd
 - iii. Footnote from memo dated 12/21/2022: "...the number of trips generated by a car wash is significantly reduced during the winter in cold weather climates."
 - iv. Note the **MONTHLY AVERAGES** for both of these locations during this "slow" time of year are still higher than the **PEAK DAILY** average of 483 for a QSR!
 - v. This result yet again disproves the applicant's claim of less traffic than a QSR using the totally different approach of water consumption at the applicant's own car washes and their claim of 20 gallons for fresh water per car. Also note the close correlation to the several different traffic count data I presented earlier in section C.
- d. Champion Xpress water consumption estimates based on data presented above
 - i. Minimum estimate: 400 cars per day x 25 gal per car x 30 days = 300k gal/month
 - ii. Maximum estimate: 500 cars per day x 30 gal per car x 30 days = 450k gal/month
 - iii. Note the correlation of these results to actual current (excluding outliers) Champion Xpress water consumption in Alamosa and Canon City. This correlation offers more validation of this estimation methodology.
- e. Applicant told Planning Commission "The car wash will be a less intense use in every shape and form than a QSR". Applicant stated that he did not know how much water a QSR typically uses. The McDonalds in Woodland Park averaged 30k gallons/month for the last 3 months. Compared to Champion Xpress's actual usage in Canon City and Alamosa for the same period and my own estimated usage calculation. The water usage will actually be about 10 times more intense than the busiest QSR in Woodland Park and the traffic will be 2-2.5 times more than a QSR.
- f. Effect of Unlimited Wash Clubs (UWC's) on usage and water consumption
 - i. "On average, per wash non membership customers wash around 4 times per year. Members wash around 3 times a month or 36 times annually." (Marc Leventhal, COO of Everwash, a car wash membership service provider).
 - ii. This means UWC members wash their cars 9 times more than retail car wash customers.

- iii. Car washes like Champion Xpress that are built upon the UWC business model do not conserve water, but encourage over-consumption and are wasteful of water, electricity, and other resources.
- g. Note that self-serve car washes are still greenest way to wash using less water, chemical, and electricity on average than any automated car wash.

D. Conclusion

- a. All other entitlements regarding this project are expected to be “administrative” and will not need council’s approval. This is the only time this project will be subject to public comment. I strongly urge Planning Commission to seriously consider the information presented to you this evening as part of your due diligence. The consequences of granting this entitlement without accurate applicable information could be costly.
- b. The data presented here tonight gathered from car wash studies, leading car wash businesses (including the applicants own car washes), equipment suppliers, an industry expert and my own experience all show average volume will be 400-500 cars per day with a peak of 1000-1250 cpd which is 4-5 times the applicant’s claimed traffic count.
- c. The applicant has presented only one generic traffic data point that does not account for the specifics of this proposed Champion Xpress car wash in Woodland Park and has used that inadequate data point to persuade CDOT that an access permit is not required.