



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, September 14, 2023, 6:30 P.M.
Council Chambers – 220 W. South Avenue

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

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** July 13, 2023
- 4. PUBLIC HEARINGS**
 - A. CUP/SPR2023-03: Les Schwab Tire Center CUP/SPR and ROW Vacation:** A request by applicant Derek Lutz (Farnsworth Group) and HSC Woodland Park, LLC (Property Owner) to consider a Conditional Use Permit and Site Plan Review, as well as a request to vacate the portion of Midland Avenue between Highway 67 and Burdette Street, for a proposed tire center store. The subject property is located at the NW corner of Midland Avenue and Highway 67 with a legal description of Lot 2, L. Clifford Filing No. 2, Woodland Park, Colorado and is zoned Service Commercial (SC). (QJ)
- 5. REPORTS**
- 6. ADJOURN**

For more information, please contact the Planning Department 719.687.5202

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, Dezellem, 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 (41:28); 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 (52:00) 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. (1:01:00 – 1:03:10)

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:
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 - c. ZDP's and Building Permits for all new construction, including;
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 - 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



Planning Commission Staff Report Public Hearing September 14, 2023

Agenda Item

4A

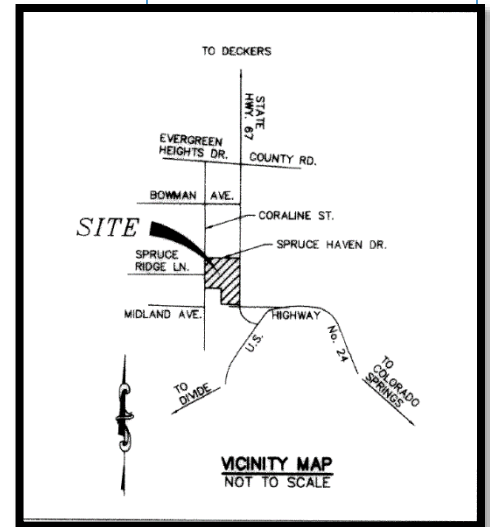
Department

Planning

Presenter

C.J. Gates
Senior Planner

Figure 1: Vicinity Map



AGENDA ITEM 4A

CUP/SPR2023-03: Les Schwab Tire Center CUP/SPR and ROW

Vacation: A request by applicant Derek Lutz (Farnsworth Group) and HSC Woodland Park, LLC (Property Owner) to consider a Conditional Use Permit and Site Plan Review, as well as a request to vacate the portion of Midland Avenue between Highway 67 and Burdette Street, for a proposed tire center store. The subject property is located at the NW corner of Midland Avenue and Highway 67 with a legal description of Lot 2, L. Clifford Filing No. 2, Woodland Park, Colorado and is zoned Service Commercial (SC). (QJ)

BACKGROUND

The subject property is located within the L. Clifford Addition Subdivision which was originally approved by the City Council in 2002. The first plat consisted of a total of three lots, two residential lots and one commercial lot. In 2004, Lot 1 of the L. Clifford Addition was rezoned from Community Commercial (CC) to Service Commercial (SC) per Ordinance No 983, Series 2004. In 2014, the L. Clifford Addition Filing No. 2 was approved by City Council which subdivided lot 1 of Filing 1 into two lots as seen on Figure 2 below. Lot 1 of Filing 2 is where Tractor Supply operates and the subject property (lot 2) is where the applicant is proposing approval of a Conditional Use Permit to allow for a Les Schwab Tire Center.



Figure 2: Clifford Addition Filing No. 2 (2014)

Included within the L. Clifford Addition is Midland Avenue right-of-way (ROW) which runs along the southern property line of the subject property from Highway 67 to the west beyond Coraline Street. Within this ROW, a portion of the road has been constructed adjacent to Highway 67 which primarily provides access to the north side of Big D Motorsports. Another portion of Midland Avenue has been constructed from Coraline Street approximately 200 feet to its eastern terminus. While utilities have been located within this portion of the ROW, due to the steep grade of the land in between these two street stubs, this remaining portion of Midland Ave is not planned to be constructed. The unconstructed portion of Midland Avenue is outlined in blue in Figure 3. Lastly, the portion of the ROW highlighted in yellow on Figure 3, is the portion of the ROW that the applicant is proposing to vacate.

Figure 3: Aerial photo of subject property & Midland Ave.



SITE AND SURROUNDING PROPERTIES

Per the zoning map on Figure 4, the subject property is zoned Service Commercial (SC) and is bordered by additional commercial zoned property occupied by Tractor Supply to the north. To the northeast across Midland Ave, is land zoned Urban Residential (UR) which has been developed with single family homes. To the southeast is land zoned Central Business District (CBD) that has been developed with several businesses including Big D Motorsports. To the west and southwest of the subject property are additional single family residential developments zoned UR that is part of the L. Clifford Addition.

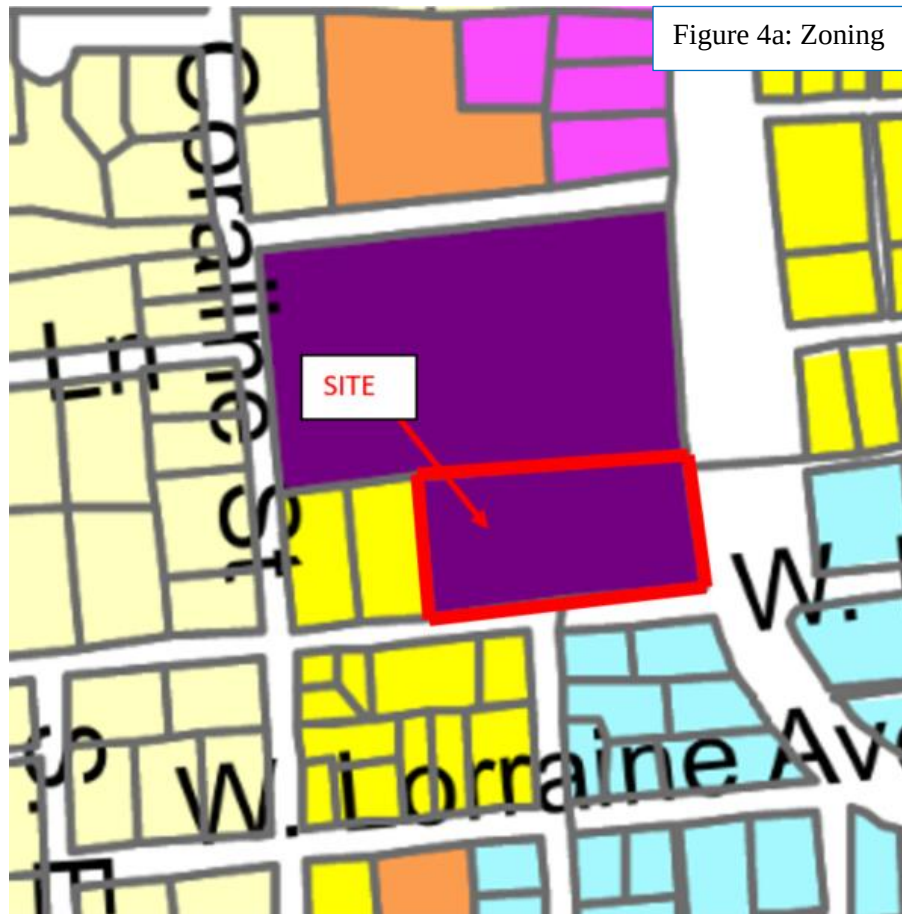


Figure 4a: Zoning

City of Woodland Park - Zoning Map

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

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

USE		ZONE
North/Northeast	Tractor Supply/ Single family homes	SC/UR
South/Southeast	Commercial Business and Highlands Addition Residential Subdivision	CBD/UR
East	Highway 67 and Commercial Business	CBD
West/Southwest	Single family homes	UR

Figure 4b below is the Future Land Use Map that comes from the City of Woodland Park Comprehensive Master Plan. The subject property which is outlined in red is labeled as “Downtown Mixed Use”



Figure 5a– 5c are photos of the subject property.



Figure 5a: Picture taken from Midland Ave. adjacent to Hwy 67 looking north into the site



Figure 5b: Picture taken from Highway 67 looking west into the property

Figure 5c: Picture taken from Highway 67 looking southwest



CURRENT PROPOSAL

Derek Lutz of Farnsworth Group (Applicant) and HSC Woodland Park, LLC (Property Owner) is requesting a Conditional Use Permit (CUP) and Site Plan review to allow for a 6-bay Les Schwab Tire Center building to be constructed on Lot 2 of the L. Clifford Addition Filing 2. The subject property is located within the SC zone district. Within chapter 18.9 of the City of Woodland Park Municipal Code, "Automotive and vehicle repair and maintenance shops" is listed as a Conditional Use within the SC zone. The current proposal includes a new 10,334 square-foot building that includes car bays and a showroom, 34 space parking lot, reconfigured access to Highway 67, utility connections, and other associated improvements required for the development of the site.

The subject property is currently being accessed off of Highway 67 through Midland Ave. As previously stated, while utilities have been established within the ROW, only a small portion of Midland Ave. has been developed as a usable street. Due to the steep grade in the undeveloped portion of the ROW, the applicant is proposing a portion of Midland Ave. be vacated and a private shared access easement be established and improved to provide access to this property as well as the adjacent commercial properties to the south. The vacation and proposed access easement is shown in Figure 6 below and a full depiction is included within the applicant's site plan which is attached hereto.

As seen on Figure 6a below, the subject property as well as the commercial properties to the south (outlined in red) are currently using the same access point. If the applicant's request is approved, the shared access easement will serve all commercial properties within Figure 6a. As stated, the shared access easement is proposed to be private and owned and maintained by the property owners.

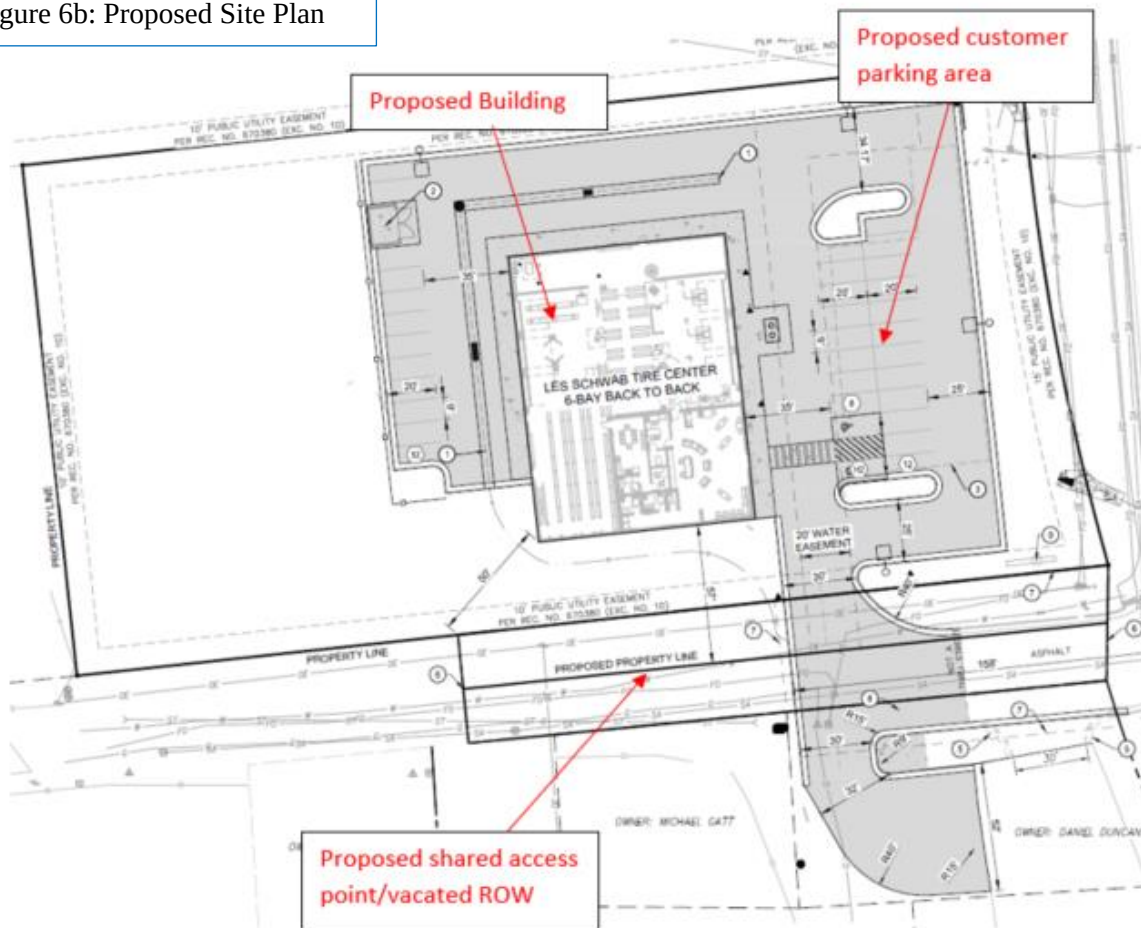


PROPOSED SITE PLAN & ELEVATIONS

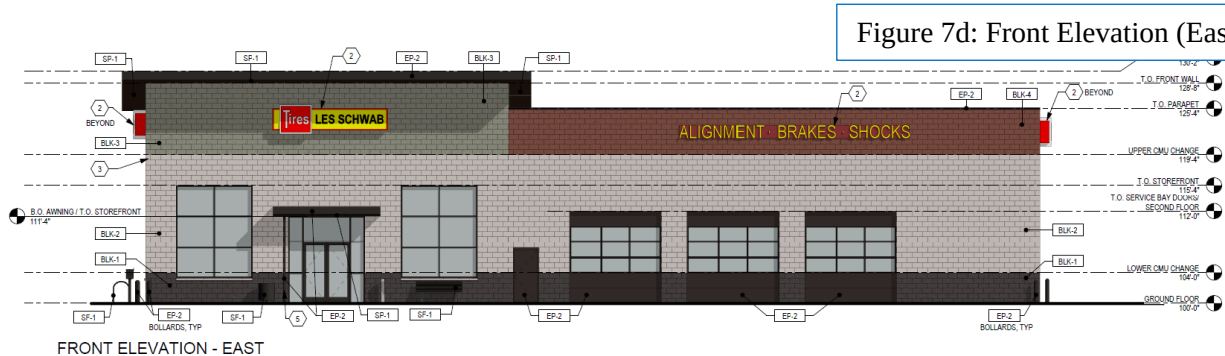
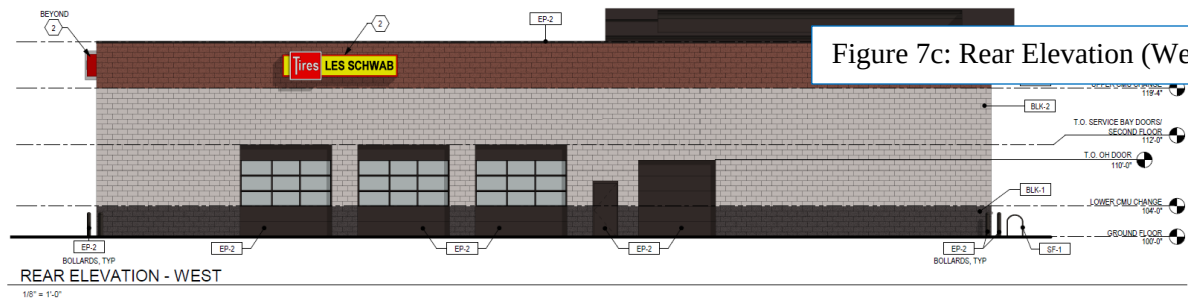
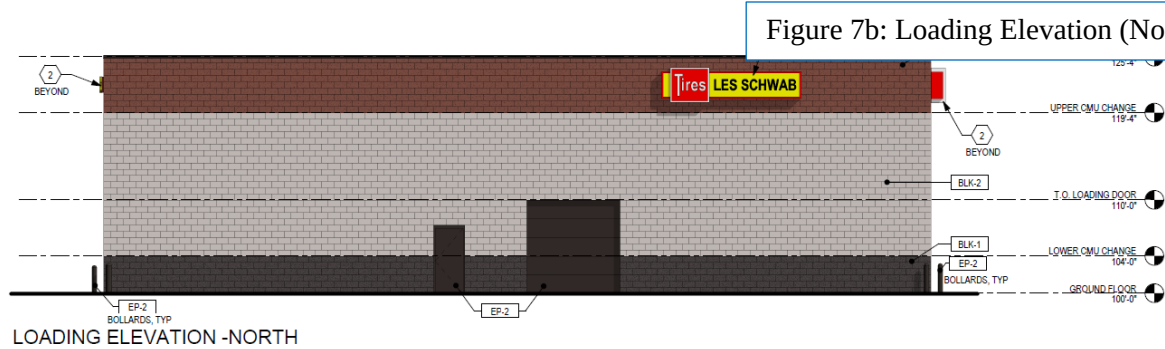
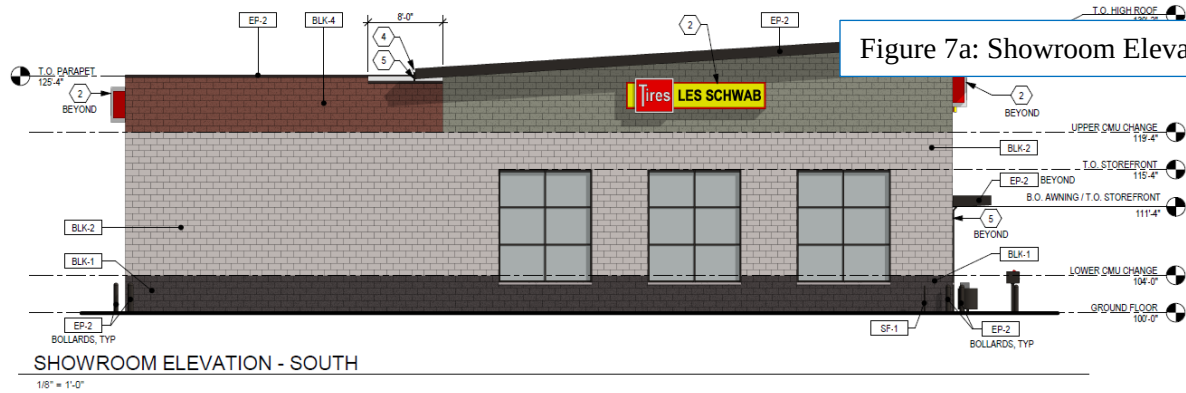
Figure 6b is the proposed site plan which is also attached within the application. As seen here, the applicant is proposing a 10,334 square-foot building on the eastern portion of the site. The proposed site plan includes a parking area with a total of 34 parking spaces which is 12 parking spots above the City requirement.

Within the application attached hereto, the applicant has included a preliminary landscape plan. The preliminary landscape plan points out that the western portion of the property is to remain as it currently exists with mature pine trees in order to create a buffer in between the proposed tire center and the existing residential properties to the west and southwest.

Figure 6b: Proposed Site Plan



Figures 7a-7d are renderings of the proposed elevations for the proposed tire center. The building is planned to be a total of 30 feet in height. The proposed building material consists of different colored concrete masonry unit blocks, metal accents, and a soffit panel with a wood grain finish. Staff found that the proposed building does not have a significant mix of materials and does not meet the Woodland Park Architectural design guidelines.



REFERRALS

Applications were referred to City departments including the City Attorney, the City Manager, the City Clerk, Utilities, Public Works, Police Department, Planning and Building and external

agencies including Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Colorado Department of Transportation, Century Link/Lumen, and TDS Telecom.

The NE Teller County Fire Protection District Fire Chief submitted a comment on July 18, 2023 stating that the applicant is required to install two fire hydrants on the site. NETCFPD's full comment is attached hereto.

CORE Electric submitted a comment via email on July 27, 2023 and their full comments are also attached hereto. CORE's comments outlined that CORE Electric Cooperative has existing underground/overhead electric facilities on the subject property. CORE Electric Cooperative will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE Electric Cooperative's current extension policies. The applicant will be required to provide the transformer and EUSERC (metering) cabinet locations on the plans. The applicant will be required meet clearance and grade requirements near existing and future electric infrastructure.

ANALYSIS OF CONDITIONAL USE PERMIT AND FINDINGS

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

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

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

Complies. The proposed commercial development includes a new building, parking lot, reconfigured access to Highway 67, utility connection, and other associated improvements required for the development of the site. The subject site is located adjacent to an existing residential neighborhood. The applicant has outlined the plan to buffer the residential use from the proposed commercial use to the east. The proposal includes the plan to keep the western portion of the site heavily vegetated with existing trees.

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

Complies. The use poses no threat to public health and welfare. Zoning of the site supports the specific activities that are proposed for the subject property.

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

Complies. The subject property is zoned SC which allows the proposed use with the approval of a Conditional Use Permit. Within the attached application, the applicant has provided a preliminary landscape plan that will buffer the neighboring residential use from the proposed commercial use. Staff has also identified within the City red-line comments attached here to

that the applicant must install a screening fence on the west end of the property to further screen the use from the existing single family homes.

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

Complies. The proposed use is allowed with a conditional use permit within the Service Commercial Zone District. It is adjacent to other established commercial uses and the western portion of the site will provide a substantial buffer between this new use and the established residences.

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

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

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.

The Future Land Use Map found within the City of Woodland Park Comprehensive Master Plan labels this parcel as "Downtown Mixed Use".

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

May Comply. Attached within this staff report is a copy of the City red-line comments on the applicant's proposed site plan. Within the attached redline comments, staff has called out specific issues on the site plan including location and installation of fire hydrants, adding a proper fencing for a buffer for residential areas, and issues related to proper striping for the new intersection configuration. Per condition of approval number 2, the applicant must submit a final site plan resolving all issues on the attached redline plans.

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

May Comply. The applicant has submitted a Traffic Impact Analysis which is also attached hereto. Due to the fact that the proposed development will be accessed off of State Highway 67, the applicant must submit for and gain approval of an access permit with the Colorado Department of Transportation (CDOT). Staff routed this application to CDOT during the review stage of the project and did not receive a response.

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

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

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

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

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

May Comply. This application was referred to North East Teller County Fire Protection District during the referral period. Chief Lambert send an email to staff on July 18, 2023 stating the applicant must install two fire hydrants on the site in order to accommodate the Fire Protection District.

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

May Comply. The application may comply if the applicant adheres with the City's architectural design standards.

SITE PLAN REVIEW CRITERIA AND FINDINGS

Municipal code section §18.34 Site Plan regulates the review of site plan reviews. §18.34.010 states: *"In order to ensure a quality development in the city, it is essential that new development meet minimum standards for the design, construction and the use of such developments to complement existing uses, to insure adequate utility and service systems, and to promote the health, safety and welfare of the city's citizens. (Ord. No. 966-2003, § 2, 4-3-2003)."* § 18.34.070 specifies the standards by which all conditional uses must comply in order to receive approval. The proposed site plan was analyzed within the 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. Attached within this staff report is a copy of the City redline comments on the applicant's proposed site plan. Within the attached redline comments, staff has called out specific issues on the site plan including location and installation of fire hydrants, proper fencing for a buffer to residential areas, and issues related to proper striping for the new intersection configuration. Per condition of approval number 2, the applicant must submit a final site plan resolving all issues on the attached redline plans.

***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. The applicant has submitted a Traffic Impact Analysis which is also attached hereto. Due to the fact that the proposed development will be accessed off of State Highway 67, the applicant must submit for and gain approval of an access permit with the Colorado Department of Transportation (CDOT). Staff routed this application to CDOT during the review stage of the project and did not receive a response.

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

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

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

Complies. The proposed development will be served by municipal water and wastewater; the Utilities Department has no issue with the proposed water usage. During their review the Utilities Department had minor comments that will be resolved during the Final Site Plan

submittal. The final utility plan must be submitted by the applicant and reviewed and approved administratively by the City of Woodland Park Utilities Department.

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

May Comply. This application was referred to North East Teller County Fire Protection District during the referral period. Chief Lambert send an email to staff on July 18, 2023 stating the applicant must install two fire hydrants on the site in order to accommodate the Fire Protection District.

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 application may comply if the applicant adheres with the City's architectural design standards.

ROW VACATION CRITERIA AND FINDINGS

This request is subject to Municipal Code (MC) chapter 12.08 Vacation of Public Rights-of-Way and the City's right to vacate public rights of way is specified as follows:

§12.08.030 City right to vacate

The City Council, by ordinance, may vacate any street, alley, easement or public right-of-way or part thereof located within the corporate limits of the city, subject to the provisions of the City Charter and the Constitution and statutes of the state.

This vacation request was reviewed and assessed to ensure compliance with the applicable sections of MC Chapter 12.08 as follows:

§12.08.010 Policy declaration – The City declares the following to be its general policy regarding vacation of streets, alleys, easements and public rights-of-way:

The vacation of streets, alleys, easements and public rights-of-way shall be considered based on its effect on utilities located in said rights-of-way, emergency services assess, feasibility of road construction, access to lots abutting the vacation, area traffic patterns and adjacent landowners input.

May Comply. The vacation may comply with this policy. While no adverse effects are expected from the granting of this vacation, since this vacation includes land that currently is unimproved, due to the existing utilities the proposed easement must accommodate those. The new easement will need to provide for access and general utilities.

§12.08.020 Vesting of title upon vacation – Whenever any roadway has been conveyed to, or acquired by, the city for use as a street, alley, easement or public right-of-way, and thereafter is vacated, title to the lands included within such street, alley, easement or public right-of-way or so much thereof as may be vacated shall vest, subject to the same

encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues as follows:

- A. In the event that a street, alley, easement or public right-of-way, which constitutes the exterior boundary of a subdivision or other tract of land, is vacated, title to the street, alley, easement or public right-of-way shall vest in the owners of the land abutting the vacated street, alley, easement or public right-of-way, at the time the street, alley, easement or public right-of-way was acquired for public use, was a part of the subdivided land, or was a part of the adjacent land.*
- B. In the event that less than the entire width of a street, alley, easement or public right-of-way is vacated, title to the vacated portion shall vest in the owners of the land abutting such vacated portion.*
- C. In the event that a street, alley, easement or public right-of-way bounded by straight lines is vacated, title to the vacated street, alley, easement or public right-of-way shall vest in the owners of the abutting land, each abutting owner taking to the center of the street, alley, easement or public right-of-way, except as provided in subsections A and B of this section. In the event that the boundary lines of abutting lands do not intersect the roadway at a right angle, the land included within such roadway shall vest as provided in subsection D.*
- D. In all instances not specifically proved for, title to the vacated roadway shall vest in the owners of the abutting land, each abutting owner taking that portion of the vacated roadway to which his land or any part thereof is nearest in proximity.*
- E. No portion of a roadway upon vacation, shall accrue to an abutting roadway.*

Complies. This type of vacation falls under §12.08.020. Portions of the right of way would be vested to the subject property (lot 2 of the L. Clifford Addition), and Lots 1 & 7 of the Oxford Square Subdivision.

§12.08.040 Vacation of roadway on boundary lines. – If a roadway constitutes the boundary lines of the city, it may be vacated only by joint action of the board of county commissioners and the city council.

Complies. This vacation is completely contained within the City, so this section does not apply.

§12.08.050 Connecting public road required – No roadway or part thereof shall be vacated so as to leave any land adjoining the street, alley, easement or public right-of-way without an established public road connecting the land with another established public road.

Complies. If the vacation is approved, all portions of land will still be connected to public right-of-way. The area being vacated will be legally conveyed to the adjacent properties and will continue to have access to Highway 67 via an access and utility easement.

§12.08.060 Reservation of land for utility uses – In the event of vacation of rights-of-way or easements may be reserved for the continued use of existing sewer, gas, water or similar

pipelines and appurtenances, for ditches, canals, or drainage and appurtenances, and for electric, telephone and similar lines and appurtenances.

May Comply. The approved final plat from lists utilities within the platted ROW including but not limited to overhead electric, water main, fiber optic, natural gas, storm drainage, and sanitary sewer. No changes to the listed utilities or existing infrastructure are proposed. These utilities would remain in place if the vacation of ROW is approved. Additionally, the proposed right-of-way vacation was referred to staff departments, and outside agencies that service these utilities. The City of Woodland Park Utility Department commented: “The City must retain all easements and please add a note that all improvements within the easement are the property owner’s responsibility. If those improvements are removed in the event of a repair or maintenance on the utility it will be the responsibility of the owner to replace said improvements (to include concrete, asphalt, fences etc.)

§12.08.070 Procedure for requesting a vacation – Any person desiring the vacation of any street, alley, easement or other public rights-of-way, located within the city, shall file with the city clerk the following at least thirty(30) days prior to the next regular scheduled planning commission meeting:

A completed application form; Plat and legal description of proposed vacation; plat shall be drawn by a registered land surveyor and shall be on eight and one-half inches by eleven-inch paper whenever possible; A processing fee as established by city council;

The names and addresses of all adjacent property owners.

Complies. A complete application meeting the above criteria has been submitted to staff, and is attached to this staff report.

§12.08.080 Hearing – Planning Commission and City Council action. – The planning commission shall hold a public hearing on the vacation request. Notice of the public hearing shall be published in the official city newspaper at least seven days prior to the public hearing. The property proposed to be vacated shall be posted at least ten days prior to the public hearing and notices shall be sent to adjacent property owners at least ten days prior to the public hearing. The planning commission shall recommend approval or disapproval to the council, or table the request until the next regularly scheduled meeting.

The planning commission shall make its written recommendations to the city council.

The city council shall conduct a public hearing concerning the proposed recommendations by the planning commission, which recommendation shall be part of the council records for such hearing. Notice of public hearing shall be published at least seven days prior to the public hearing, the notice for the city council public hearing may be done at the same time as the notice for the planning commission hearings.

Complies. The Planning Commission public hearing is scheduled for September 14, 2023 and the City Council public hearing is scheduled for October 19, 2023. All public hearing notices have been published, mailed, and posted per Municipal Code requirements.

§12.08.090 Vacation to be accomplished by ordinance – After the public hearing, if the council elects to proceed with the vacation, the actual vacation of any property within the street, alley, easement or other public right-of-way within the city shall be accomplished by ordinance.

Complies. A draft ordinance will be created and presented to the City Council prior to the Public Hearing.

§12.08.100 Recording of vacation ordinance – An ordinance for vacation of any street, alley, easement or public right-of-way, once duly passed and effective, shall be filed with the office of the county clerk and recorder for Teller County.

Complies. If passed, the ordinance will be recorded with Teller County.

§12.08.110 Reimbursement to City – In addition to the processing fee, the applicant shall reimburse the city for all publishing, posting, ordinance drafting and filing costs.

Complies. These are typical costs that all applicants are subject to, and are billed upon closing the file.

NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of the application as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received one public comment on the proposal and is attached hereto.

STAFF RECOMMENDATION

That the Planning Commission recommend to City Council:

Approval of the request to vacate a portion of Midland Avenue between Highway 67 and Burdette Street, subject to the following conditions:

1. An easement be established in the vacated area and the ROW Vacation Exhibit must label the vacated area as 'Access and General Utility Easement'.
2. The applicant must add a note to the ROW Vacation Exhibit that states: "All improvements within the easement are the property owner's responsibility. If those improvements are removed in the event of a repair or maintenance on the utility it will be the responsibility of the owner to replace said improvements (to include concrete, asphalt, fences etc.)"

Approval of a conditional use permit and site plan to allow for a proposed Les Schwab tire center store within the Service Commercial (SC) zone district, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;

- b. Infrastructure Zoning Development Permit
- c. ZDP's and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings
 - ii. Final Drainage Report
 - iii. Final Landscaping Plan
 - iv. Final Site Plan
 - v. Final Floor Plans and Elevations
 - vi. Final Grading, Sediment and Erosion Control Plan (with BMP's)
 - vii. Final Utility Plan (water, sewer, power, etc.)
 - viii. Final Photometric Plan
 - ix. CO Stormwater Permit/Stormwater Management Plan
- 2. A final updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
- 3. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
- 4. The applicant must install two fire hydrants per the recommendation of the Chief of North East Teller County Fire Protection district.
- 5. The applicant shall amend the proposed building façade to better harmonize with the Woodland Park "mountain western" aesthetic.

ATTACHMENTS

- 1. Applicant CUP Application
- 2. Applicant ROW Vacation Application
- 3. CUP Application - City Review Red-line Comments
- 4. ROW Vacation - City Review Red-line Comments
- 5. NETCFPD Comment
- 6. CORE CUP Application Comment
- 7. CORE ROW Vacation Application Comment
- 8. Public Comment

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID		Project Name	Les Schwab Tire Center CUP/SPR2023-02		Project # EXT/Case #:	CUP/SPR2	
Permit Number	202307195	Site Address Number			PO Box		
Date Received:	7/5/2023	Site Address Name			Mailing Address #	223	
Project Type	CUP/SPR	Lot Number	2	Block #		Mailing Street	Willow Street
Project Type Number	2 /	Subdivision	L. Clifford	Filing #	2	App Phone	970-232-1218
Project Classification	CUP/SPR	Applicant Business Name	Farnsworth Group				
Residential or Commercial	Commercial	App First Name	Derek	App Last Name	Lutz		
ZDP Required ☐		Public Review Required ☒		Lead Staff Person CJ Gates			
Board of Adjustment Date				Date Routed			
Planning Commission Date		9/14/2023		Comments Due Back to Planning			
City Council (1st Reading)		10/5/2023		Comments Rec'd ☐			
City Council (Public Hearing)		10/19/2023		Filed in Area:			
				Planner Office			

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](#)

⏪

⏩

⏴

⏵

⏴

⏵

[Go To Development Fees Receipt Form](#)

ID

Permit Number 202307195

Project # EXT/Case # CUP/SPR2023-02

Public Hearing Required ☐

Date Received 7/5/2023

Date Routed

Date Initial Permit Approved

*Date Permit Paid

Open Permit Comments

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

Project Type CUP/SPR

Project Type Number 2 / 4

Project Classification CUP/SPR

Non-Profit, Residential or Commercial Commercial

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

NOTE: Above Field required only for SINS and TUPs

Project Name Les Schwab Tire Center CUP

Site Address Number

Site Address Name

Lot Number 2

Block Number

Subdivision L. Clifford

Filing # 2

Applicant Business Name Farnsworth Group

App First Name Derek

App Last Name Lutz

App Phone Number 970-232-1218

PO Box

Mailing Address Street # 223

Mailing Address Street Name Willow Street

City Fort Collins

State CO

Zip Code 80526

Owner First Name HSC Woodland Park,

Owner Last Name

Zone Class SC

Applicant Project Value \$0.00

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planner Office

Amount Receiv	\$0.00	Rec'd By		Date Payment Received		Check #	
---------------	--------	----------	--	-----------------------	--	---------	--



CITY OF WOODLAND PARK

[FOLLOW](#)

[220 W SOUTH AVE](#)
[WOODLAND PARK, CO 80863](#)
[+1 719-687-9246](#)

<https://WWW.CITY-WOODLANDPARK.ORG>

Subtotal \$1,281.00
Total Taxes \$0.00

Total \$ 1,281.00

Derek
Lutz

PAYMENT ID: 4D11SX8DSHT1R

[Hide Details](#)

Card: Visa 4237
July 06, 2023, 1:22 PM
Method: TELEPHONE ORDER
Auth ID: 001768
Reference ID: 318700502673
Authorizing Network: VISA

DATE
July 06, 2023
1:22 pm

VISA

4237

View the Privacy Policies for
[Clover](#)





2023 GENERAL APPLICATION

(Revised 1/1/2023)

Project # **202307195**
Case # **CUP/SPR2023-03**
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Received 7/5/2023

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 Derek Lutz, PE (Farnsworth Group)
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 223 Willow St. Fort Collins, CO 80526
- d. E-mail Address dlutz@f-w.com
- e. Phone Numbers Home _____ Work 970-232-1218 Mobile 815-600-4894

2. Property Owner Information (if different from above)

- a. Name HSC Woodland Park, LLC Project Contact? Yes ☐ No ☒
- b. Mailing Address _____
- c. E-mail Address _____
- d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

- a. Site Address Midland Avenue and Highway 67, Woodland Park, CO
- b. Lot 2 Block _____ Subdivision L. Clifford Filing No. 2
- c. Property Zoning SC Lot Size 1.97 Acres ☒ Square Feet ☐
(Service Commercial)

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 Les Schwab Tire Center - Woodland Park, CO
- b. Brief Description of Project/Request We are requesting a Site Plan Review and Conditional Use Permit be approved for the construction and operation of a 6-Bay Les Schwab Tire Center building with associated parking lot, utility connections, and other required improvements.

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 Brad Nelson
- ii. Firm Name Farnsworth Group
- iii. Physical Address 5613 DTC Parkway, Suite 100, Greenwood Village, CO 80111
- iv. Mailing Address 5613 DTC Parkway, Suite 100, Greenwood Village, CO 80111
- v. E-mail Address bnelson@f-w.com
- vi. Phone Numbers: Business 303-692-8838 Mobile 303-917-7993

b. Engineer

- i. Project Contact Derek Lutz
- ii. Firm Name Farnsworth Group
- iii. Physical Address 223 Willow Street, Fort Collins, CO 80524
- iv. Mailing Address 223 Willow Street, Fort Collins, CO 80524
- v. E-mail Address dlutz@f-w.com
- vi. Phone Numbers: Business 970-232-1218 Mobile 815-600-4894

c. Planner

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

d. Surveyor

- i. Project Contact Mark Johannes
- ii. Firm Name Compass Surveying and Mapping
- iii. Physical Address 3253 W. Carefree Circle, Colorado Springs, CO 80917
- iv. Mailing Address 3253 W. Carefree Circle, Colorado Springs, CO 80917
- v. E-mail Address mark@csamllc.com
- vi. Phone Numbers: Business 719-354-4120 Mobile _____

e. Other (specify role) _____

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

6. Submittal Requirements

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

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

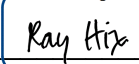
7. Applicable Code Sections

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

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

8. Certification of Ownership

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


7/3/2023
 Owner Date

Owner Date

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

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


7/3/2023
 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

July 3, 2023

City of Woodland Park

Attn: Ben Schmitt, PE

Re: Project Narrative

Dear Mr. Schmitt:

The proposed Les Schwab Tire Center includes a new building, parking lot, reconfigured access to Highway 67, utility connections, and other associated improvements required for the development of the site. The site plan drawings show all the proposed improvements. The proposed development will meet the following criteria set forth by the City of Woodland Park Code of Ordinances:

Site Plan Review – Conditional Use: Chapters 18.33, 18.34, 18.39 and 18.57

Variance: Chapter 18.60

A variance is requested for underground stormwater detention to be utilized on-site. Due to the significant steep slopes on the west side of the property, the site plan cannot accommodate enough room for a traditional surface level stormwater detention pond. Therefore, underground detention must be utilized to manage stormwater runoff.

Aside from the requested variance for underground stormwater detention, the proposed development complies with all other criteria set forth by the City of Woodland Park Code of Ordinances, Engineering Specifications, and Drainage Criteria Manual.

Sincerely,

FARNSWORTH GROUP, INC.

Derek Lutz, PE
Project Engineer



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

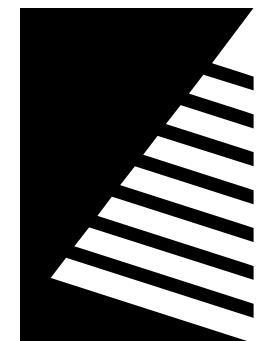
**LES SCHWAB SITE PLAN REVIEW
 - CONDITIONAL USE**

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

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

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

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



Farnsworth
GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ELEVATION GENERAL NOTES:

- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
- PROVIDE SIGNAGE FOR THE FIRE PUMP ROOM COMPLIANT WITH MINNESOTA BUILDING CODE SECTION 902.1.2

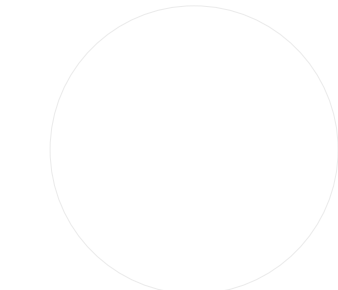
ELEVATION KEY NOTES:

- MASONRY CONTROL JOINT, REF STRUCTURAL & 2/A503.
- SIGNAGE BY CARLSON SIGN, REF 5/A506 FOR ATTACHMENT DETAIL.
- ADDRESS NUMBER LOCATION, CW/ AHJ.
- GUTTER, REF SPECS
- DOWNSPOUT, REF SPECS

MATERIAL LEGEND:

BLK-1	ANGELUS CMU SPLIT FACE, (ONYX)
BLK-2	ANGELUS CMU BURNISHED, (MISSION WHITE)
BLK-3	ANGELUS CMU PRECISION, (GREYSTONE)
BLK-4	ANGELUS CMU SPLIT FACE, (LADERA RED)
SP-1	SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
SF-1	SITE FURNISHINGS IN BLACK, TRASH RECEPTACLE AND BENCH
EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
MTL-1	PAC-CLAD FLUSH METAL PANEL - COLONIAL RED

HIGHWAY 67 AND MIDLAND AVENUE
WOODLAND PARK, CO 80863
**LES SCHWAB TIRE CENTER -
WOODLAND PARK, CO**



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FOR APPROVAL

07.03.2023
PROJECT# | 0230935.00
DESIGNED BY | BN
DRAWN BY | EM
REVISIONS

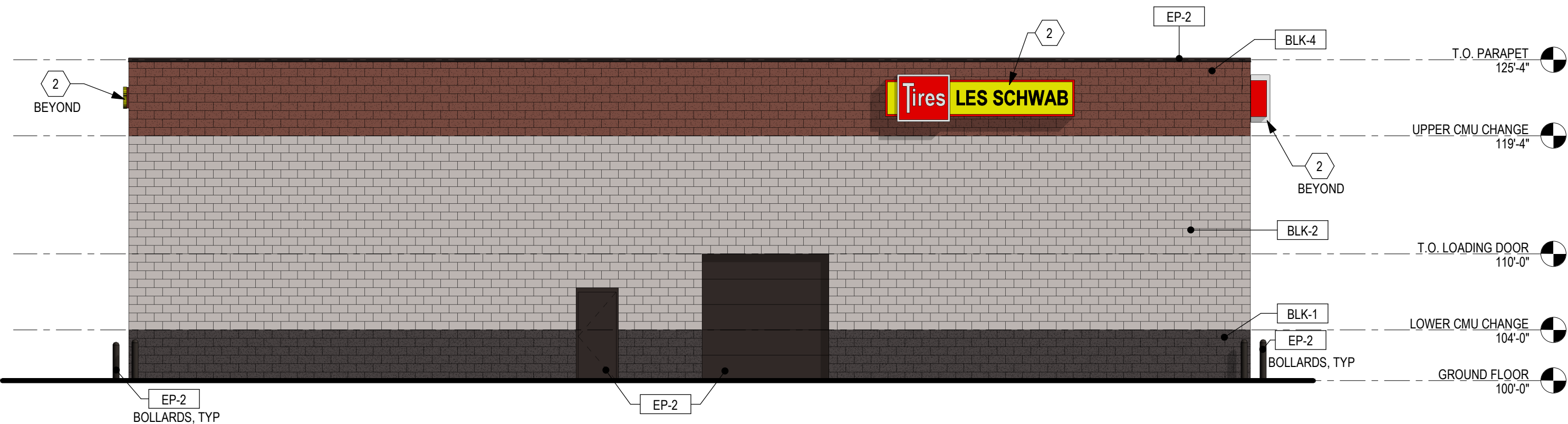
COLORED EXTERIOR
ELEVATIONS

A02



SHOWROOM ELEVATION - SOUTH

1/8" = 1'-0"



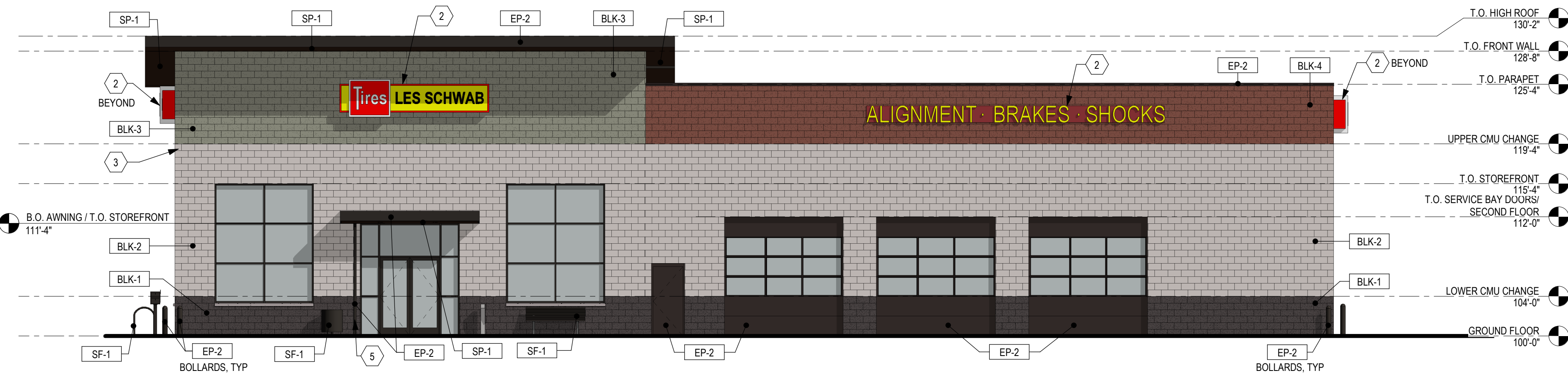
LOADING ELEVATION - NORTH

1/8" = 1'-0"



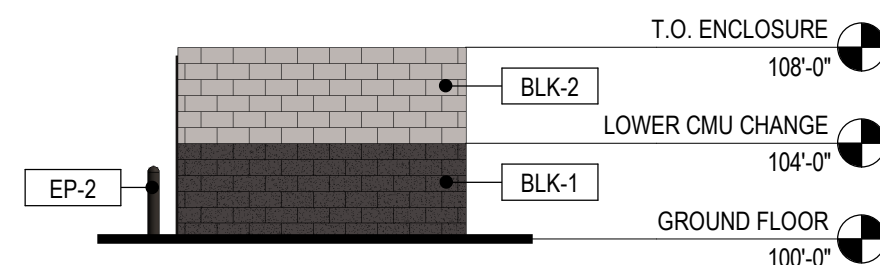
REAR ELEVATION - WEST

1/8" = 1'-0"



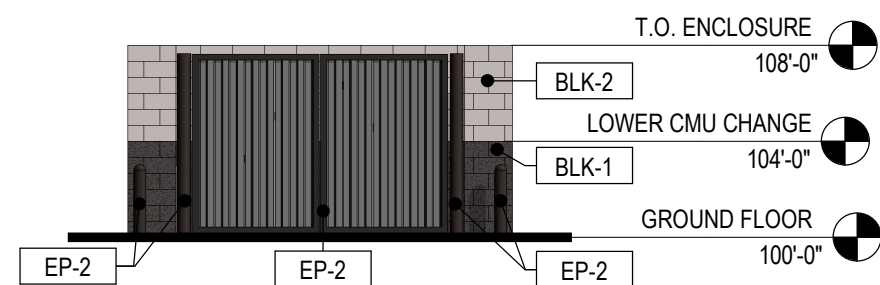
FRONT ELEVATION - EAST

1/8" = 1'-0"



TRASH ENCLOSURE - SIDE

1/8" = 1'-0"



TRASH ENCLOSURE - FRONT

1/8" = 1'-0"

LES SCHWAB

SITE PLAN CONDITIONAL USE SUBMITTAL

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE WOODLAND PARK, CO 80863

Section - Quarter Section Information

INDEX OF DRAWINGS

Sheet Number	Sheet Title
CIVIL	
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	LEGENDS AND ABBREVIATIONS
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN
C-201	WATER SERVICE LINE PLAN AND PROFILE
C-202	FIRE LINE PLAN AND PROFILE
C-203	SANITARY SEWER SERVICE PLAN AND PROFILE
C-204	STORM DRAIN PLAN AND PROFILE
C-501	CIVIL DETAILS
C-502	WATER DETAILS
C-503	WATER DETAILS
C-504	SANITARY SEWER DETAILS
C-505	STORM DRAIN DETAILS
C-506	STORM DRAIN DETAILS
C-507	EROSION AND SEDIMENT CONTROL DETAILS

LOCATION MAP



UTILITY CONTACTS

CITY OF WOODLAND PARK PUBLIC WORKS
220 W SOUTH AVENUE, WOODLAND PARK, CO 80866
PUBLIC WORKS DIRECTOR: BEN SCHMITT
EMAIL: bschmitt@city-woodlandpark.org
PH: (719) 687-5204



ENGINEER/DESIGNER INFORMATION

FARNSWORTH GROUP
223 WILLOW STREET
FORT COLLINS, COLORADO 80524
PH: (970) 484-7477

DEVELOPER/OWNERS INFORMATION

LES SCHWAB TIRE CENTERS
20900 COOLEY ROAD
BEND, OREGON 97701
PH: (541) 447-4136



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

Date

Owner(s)

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

Date

City Planner
City of Woodland Park

PROJECT NO.: 0230112.00

DATE: 06/30/2023

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

LES SCHWAB

I:\projects\14\2023\0230112.00 - LS00_Woodland Park_CO\Drawings\DWG\C-001 COVER SHEET.dwg | 6/30/2023 3:54 PM | j.dunne@farnsworthgroup.com

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST CITY OF WOODLAND PARK STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, COLORADO DEPARTMENT OF TRANSPORTATION AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE NORTHEAST TELLER COUNTY FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS, IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.

3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.

4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED CITY OF WOODLAND PARK PERSONNEL.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.

6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CITY CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR CITY APPROVAL BY THE CITY OF WOODLAND PARK PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.

8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE CITY OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE SOLELY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM CITY ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE CITY ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCCO.ORG).

9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION," THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY. TO ALL PROTECT BEING PLACED TO AVOID CONFLICTS WITH EXISTING INFRASTRUCTURE OR TREES. EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION AND ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED CITY PERSONNEL.

12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.

13. PRIOR TO THE BEGINNING OF WORK, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE CITY, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.

14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF WOODLAND PARK STANDARDS AND SPECIFICATION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE APPROVED EROSION CONTROL PLAN. THE CITY OF WOODLAND PARK MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE CITY OF WOODLAND PARK.

15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE CITY ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.

16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE CITY OF WOODLAND PARK STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE CITY. CITY ENGINEER'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES, AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.

17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE CITY ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE CITY OF WOODLAND PARK STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE CITY ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE CITY ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE CITY SHALL NOT SUPERVISE SET OUT WORK, OR GIVE LINE AND GRADE STAKES.

18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.

19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE CITY ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE CITY ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.

20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE. WHENEVER SO ORDERED BY THE CITY ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.

21. EXCEPT IN CASES OF EMERGENCY, MAINTENANCE, OR PROTECTION OF WORK ALREADY COMPLETED, NO WORK SHALL BE ALLOWED BETWEEN THE HOURS OF 7 P.M. AND 7 A.M.; NOR ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS UNLESS APPROVED BY THE CITY ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7 A.M. TO 4 P.M. ON REGULAR CITY BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. HOWEVER, SUCH INSPECTORS SHALL REMAIN EMPLOYEES OF THE CITY FOR ALL PURPOSES. REQUESTS FOR OVERTIME SHALL BE MADE TO THE CITY ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE CITY PRIOR TO FINAL ACCEPTANCE.

22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE CITY ENGINEER, THE INSTRUCTIONS GIVEN BY THE CITY ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.

23. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY HAND EXCAVATION REQUIRED AT FOOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.

24. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.

25. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.

26. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE CITY OF WOODLAND PARK.

27. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:

a. "THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE CITY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM."

28. REMOVAL DIMENSIONS ARE TO EDGE OF PAVEMENT (E.O.P.) UNLESS NOTED OTHERWISE.

29. HORIZONTAL CONTROL COORDINATES ARE TO FLOWLINE, CENTER OF PIPELINE, OR VALVE BOXES UNLESS NOTED OTHERWISE.

30. THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES. VEHICLE TRACKING MATS SHALL BE PLACED AT ALL CONSTRUCTION ACCESS POINTS TO PAVED STREETS.

31. THE CONTRACTOR SHALL SAWCUT ALL EDGES OF EXISTING PAVEMENT THAT ARE TO BE REMOVED. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO CREATE A SMOOTH WORKING EDGE AND TO PLACE BACKFILL AND PAVEMENT SECTION PER PROJECT SPECIFICATIONS AND THE GEOTECHNICAL RECOMMENDATIONS TO ENSURE THAT SETTLEMENT DOES NOT OCCUR.

32. ALL CONCRETE SIDEWALK AND/OR CURB AND GUTTER DAMAGED, CRACKED, OR BROKEN BY CONSTRUCTION ACTIVITIES ADJACENT TO THE PROJECT PROPERTY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY DISTURBED LANDSCAPED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION WITH THE SAME SIZE, COLOR, DEPTH, AND MATERIALS AS EXISTING.

33. ALL DISTURBED NATIVE AREAS SHALL BE RESTORED AND REVEGETATED WITH APPROVED LOCALLY ADAPTED VEGETATION AS APPROVED BY THE OWNER AND IN LINE WITH SITES REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR "FINAL STABILIZATION" OF THE DISTURBED PROJECT LIMITS PER THE TERMS AND CONDITIONS REQUIRED BY THE CITY OF WOODLAND PARK STORMWATER QUALITY MANAGEMENT PLAN (SWMP). FINAL STABILIZATION IS REQUIRED WHEN ALL GROUND SURFACE DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70-PERCENT OF PRE-DISTURBANCE LEVELS, AND EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE REQUIRED VEGETATIVE COVER BY TEMPORARY WATERING OR IRRIGATION AND BY MAINTAINING TEMPORARY EROSION CONTROL MEASURES UNTIL THE 70-PERCENT PLANT DENSITY IS MET.

34. ALL GRADING, DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF WOODLAND PARK REQUIREMENTS AND SUSTAINABLE SITES REQUIREMENTS.

35. CONTRACTOR SHALL REPAIR, IRRIGATE AND REPLACE ANY SOD THAT IS IMPACTED OR DISTURBED BY CONSTRUCTION.

36. ALL WORK INVOLVING TREES TO BE REMOVED, REPLACED OR DISPOSED OF SHALL BE IN ACCORDANCE WITH DIRECTION FROM THE OWNER AND THE REGULATIONS OF THE CITY OF WOODLAND PARK. STUMPS MAY BE GROUND TO FINISHED GRADE AS DIRECTED BY OWNER. TREE(S) REMAINING ON-SITE SHOULD BE PROTECTED FROM CONSTRUCTION/EQUIPMENT ACTIVITIES. THE TREE TRUNK MUST BE PROTECTED. NO STOCKPILING OF MATERIALS OR FILL WITHIN THE CRITICAL ROOT ZONE OF THE TREE IS PERMITTED.

37. THE CONTRACTOR HAS THE DISCRETION TO FIELD ADJUST VALVE BOX LOCATIONS AND WATERLINE, IRRIGATION, OR ELECTRICAL ALIGNMENTS BASED ON UNFORESEEN FIELD CONDITIONS OR BASED ON UTILITY POT-HOLE RESULTS IN ORDER TO AVOID CONFLICTS WITH EXISTING INFRASTRUCTURE OR TREES. COORDINATE FIELD ADJUSTMENTS WITH ENGINEER.

CITY OF WOODLAND PARK WATERLINE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

2. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UCCO) (811) OR (1-800-922-1987) FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE, WATER, SEWER, AND STORM SEWER THREE (3) BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CONTACTING ANY TIER II UTILITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS EXCEPT WHERE ALTERNATES HAVE BEEN DESIGNED INTO THE PROJECT AND APPROVED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVED BY AUTHORIZED CITY OF WOODLAND PARK PERSONNEL.

4. ALL NEW WATER MAINS TWELVE (12") INCHES OR LESS SHALL BE PVC PRESSURE PIPE WITH RUBBER RING JOINT GASKETS OR HIGH DENSITY POLYETHYLENE (HDPE) WITH HEAT FUSION WELDED JOINTS. UNLESS OTHERWISE SPECIFIED. PVC PIPE SHALL CONFORM TO THE LATEST EDITION OF AWWA C900 AND HDPE PIPE SHALL CONFORM TO THE LATEST EDITION OF AWWA C906. PIPE O.D. SHALL BE EQUIVALENT TO DUCTILE IRON PIPE SIZES (DIP).

5. FIRE HYDRANTS SHALL BE LIMITED TO THE FOLLOWING MANUFACTURERS, OR APPROVED EQUAL, APPROVED IN WRITING BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE, AND SHALL BE PAINTED ACCORDING TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS PRIOR TO ACCEPTANCE.

• WATEROUS - 5¼ INCH PACER FIRE HYDRANT, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.

• MUELLER COMPANY - 5¼ INCH CENTURIUM, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.

• CLOW - 5¼ INCH MEDALLION, WITH 7½ FOOT BURY, CONFORMING TO AWWA C502 STANDARDS.

6. THE CONTRACTOR SHALL FURNISH TO THE DESIGN ENGINEER ALL FIELD MODIFICATIONS AND OTHER CHANGES TO THE APPROVED CONSTRUCTION DRAWINGS FOR INCLUSION IN THE "AS-BUILT" DRAWINGS. THE "AS-BUILT" DRAWINGS WILL BE CERTIFIED/STAMPED AND SIGNED BY THE PROFESSIONAL ENGINEER BEFORE SUBMITTING TO THE CITY OF WOODLAND PARK.

7. THERE SHALL BE A MINIMUM OF SEVEN (7') FEET OF COVER OVER ALL WATER MAINS AND SERVICE LINES TO FINISHED GRADE.

8. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY OF WOODLAND PARK PERSONNEL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES OR AFTER CONSTRUCTION ACTIVITIES HAVE BEEN INTERRUPTED FOR THREE (3) MONTHS OR LONGER OR IF THERE WAS A CHANGE OF THE OWNER/ CONTRACTOR.

9. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED CITY PERSONNEL.

10. ALL TRENCHES AND EXCAVATIONS MUST MEET COMPACTION REQUIREMENTS PER CHAPTER 7 OF THE ENGINEERING SPECIFICATIONS. COMPACTION TESTING SHALL BE CONDUCTED BY THE CONTRACTOR'S GEOTECHNICAL FIRM ON ALL TRENCHES AND EXCAVATIONS. THE FREQUENCY OF THE TESTS SHALL BE AS APPROVED BY THE CITY ENGINEER OR APPOINTED REPRESENTATIVE.

11. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THESE APPROVED PLANS AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON JOBSITE AT ALL TIME.

12. THE CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE TV UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES IN PUBLIC RIGHTS-OF-WAY SHALL BE 30 INCHES.

13. THE CONTRACTOR SHALL CONTROL THE WATER INSTALLATION USING CONSTRUCTION STAKING PROVIDED BY A LICENSED SURVEYOR. WATER LINES SHALL BE STAKED FOR LINE AND GRADE. CUT SHEETS SHALL BE PROVIDED TO THE CITY INSPECTOR PRIOR TO CONSTRUCTION OF THE WATERLINE. THE CUT SHEETS SHALL INCLUDE DIMENSION TIES TO ALL VALVES.

CITY OF WOODLAND PARK SANITARY SEWER GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS. WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED CITY OF WOODLAND PARK PERSONNEL.

2. ALL NEW SEWER MAINS SHALL BE PVC, STANDARD DIMENSION RATIO (SDR)-35 PIPE IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL. PVC PRESSURE PIPE C-900, DR-18/DR-24 MAY ALSO BE USED. WHEN PVC C-900 PRESSURE PIPE IS USED FOR SEWERS OR FORCE MAINS, THE CONTRACTOR SHALL REQUEST FROM THE PIPE MANUFACTURER CERTIFICATION THAT THE JOINT GASKETS ARE COMPATIBLE FOR USE WITH RAW SEWAGE.

3. THE CONTRACTOR SHALL FURNISH THE DESIGN ENGINEER "AS CONSTRUCTED" LOCATIONS OF ALL FACILITIES INSTALLED AND THIS, IN TURN, SHALL BE SUBMITTED TO THE CITY OF WOODLAND PARK ON "AS-BUILT" PLANS, PREPARED BY THE DESIGN ENGINEER.

4. RIM ELEVATIONS SHOWN ON THE PLAN AND PROFILE SHEETS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE PIPELINE CONTRACTOR SHOULD ALLOW APPROXIMATELY THE TOP ONE (1') FOOT TO BE ADJUSTED EITHER UP OR DOWN IN ORDER TO MATCH FINAL PAVEMENT ELEVATION. THE MAXIMUM ADJUSTMENT TO FINAL GRADE IS 12 INCHES WITH CONCRETE RINGS.

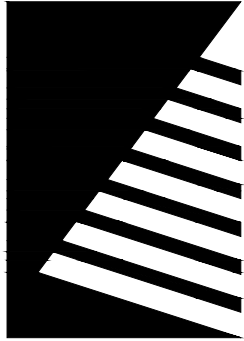
5. BEDDING AND BACKFILL MATERIALS FOR BOTH WATER AND SEWER SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF WOODLAND PARK ENGINEERING SPECIFICATIONS.

6. A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR AND CITY ENGINEERING OR APPOINTED REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

7. ALL SANITARY SEWER MANHOLE CONES SHALL BE ECCENTRIC AND THE VERTICAL PORTION SHALL BE TURNED TOWARD THE CENTER OF THE STREET IN ALL INSTANCES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED CITY PERSONNEL.

9. THE CONTRACTOR SHALL CONTROL THE SEWER INSTALLATION USING CONSTRUCTION STAKING PROVIDED BY A LICENSED SURVEYOR. SEWER LINES SHALL BE STAKED FOR LINE AND GRADE. CUT SHEETS SHALL BE PROVIDED TO THE CITY INSPECTOR PRIOR TO CONSTRUCTION OF THE SEWER.



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DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

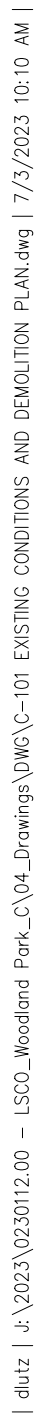
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-002

PROJECT NO.: 0230112.00



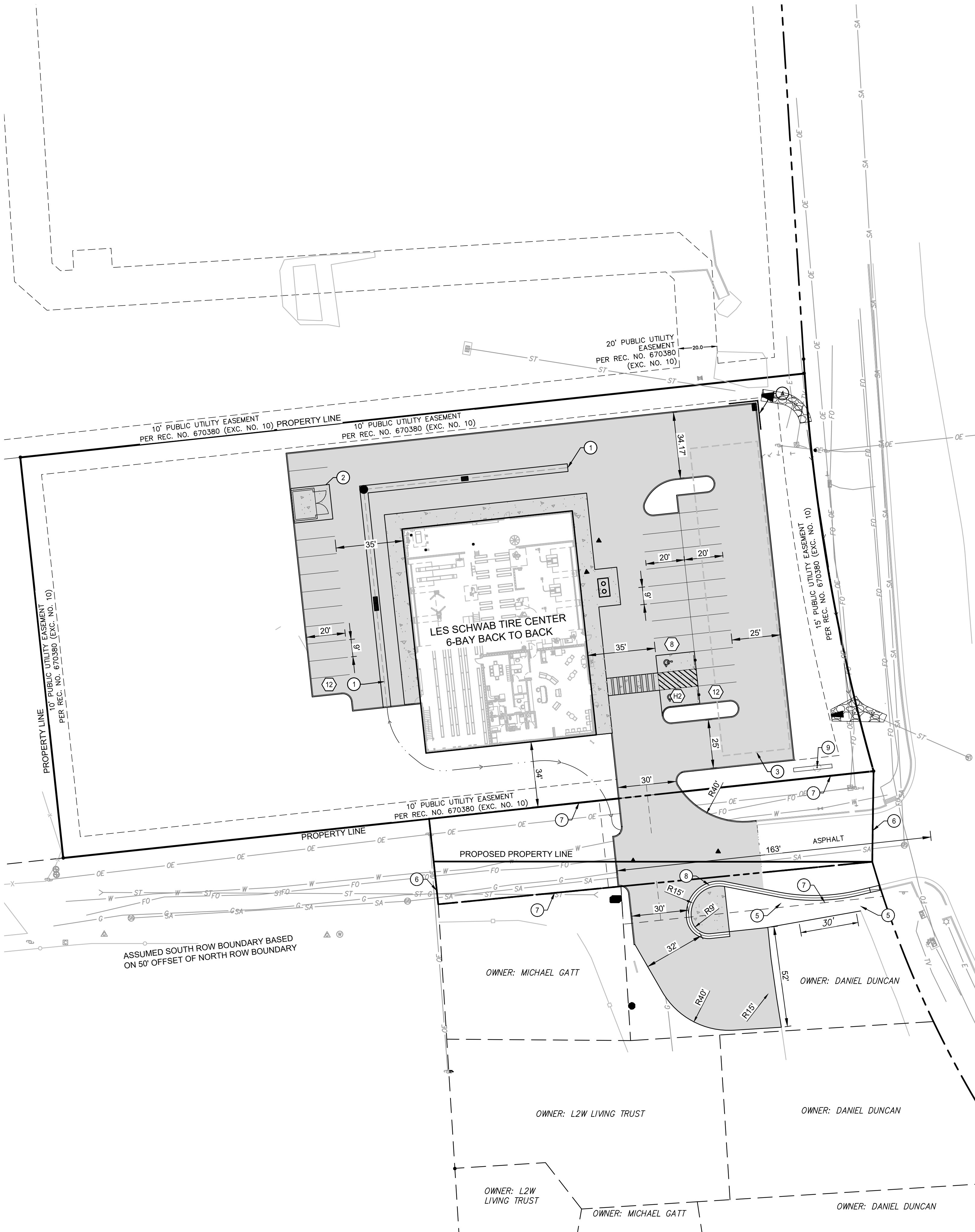
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Date _____ City Planner _____
City of Woodland Park

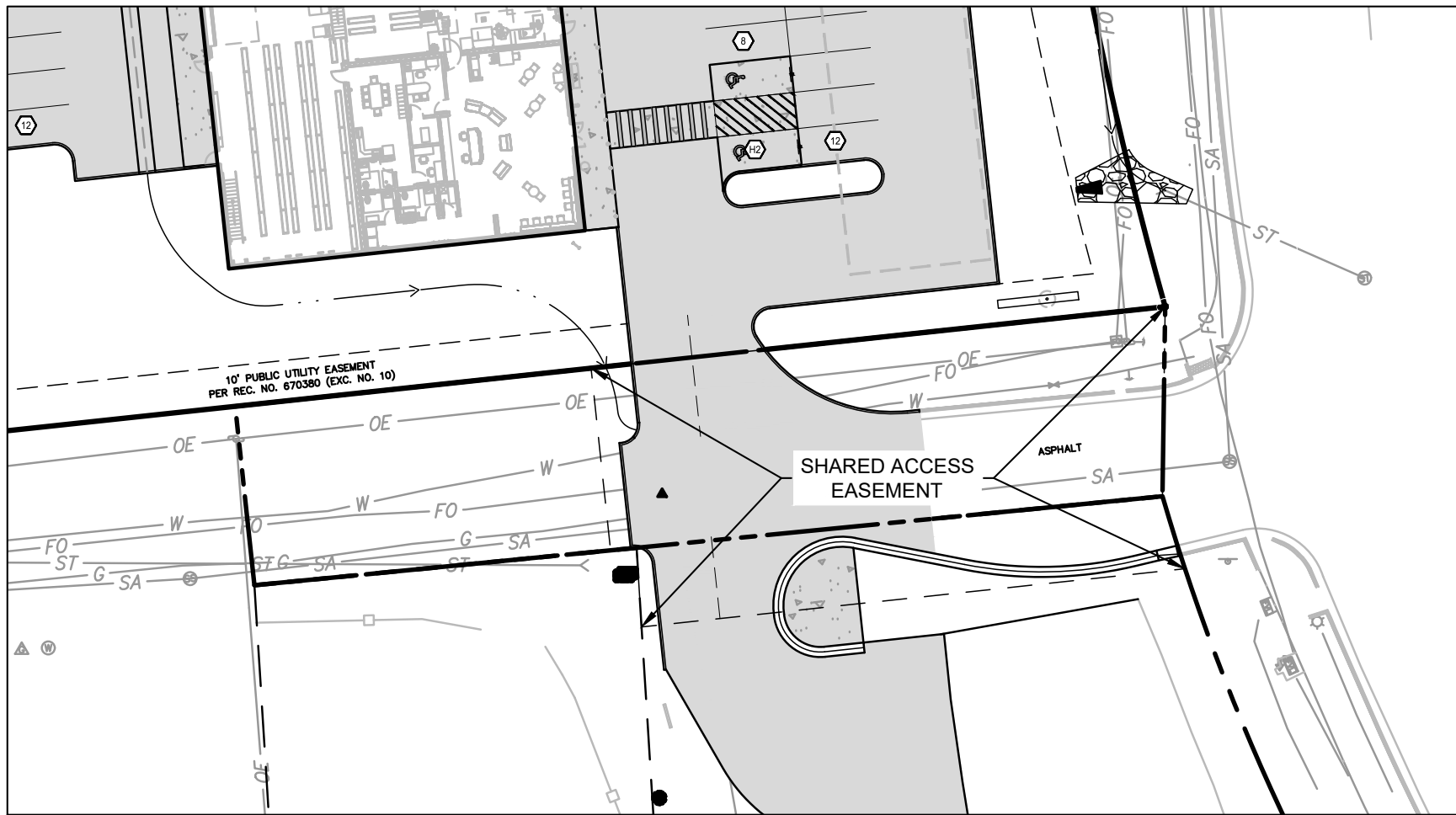
PROJECT NO.: 0230112.00

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1 SITE PLAN
SCALE: 1"=30'



2 ROW TO BE VACATED
SCALE: 1"=40'



3 SHARED ACCESS EASEMENT
SCALE: 1"=40'



KEYNOTES

- 2' CONCRETE PAN
- TRASH ENCLOSURE
- UNDERGROUND DETENTION
- CONCRETE RETAINING WALL
- EXISTING ENTRANCE CURB TO BE REMOVED
- EXISTING ROW TO BE VACATED, SEE INSET 3 ON THIS SHEET
- PROPOSED UTILITY AND SHARED ACCESS EASEMENT, SEE INSETS ON THIS SHEET
- DEPRESSED CURB AND GUTTER
- SINGLE POLE MOUNTED SIGN

NOTES

- THE EXISTING ACCESS TO BIG D MOTORSPORTS FROM MIDLAND AVENUE IS TO BE RELOCATED APPROXIMATELY 90-FT TO THE WEST TO ALIGN WITH THE PROPOSED ACCESS OF LES SCHWAB. THE EXISTING MIDLAND AVE ROW IS TO BE VACATED FROM HWY 67 TO THE WESTERN PROPERTY LINE OF THE OXFORD SQUARE SUBDIVISION. A UTILITY AND SHARED ACCESS EASEMENT WILL BE DEDICATED IN THE SAME AREA WITH NEW PROPERTY LINE FOR THE ADJACENT PROPERTIES.

PARKING SUMMARY

BUILDING SIZE:	10,344 SF
PARKING REQUIREMENTS:	3 SPACES PER REPAIR BAY
REQUIRED PARKING:	24 SPACES
#STANDARD SPACES:	32 SPACES
#ACCESSIBLE SPACES:	2 SPACES
PROVIDED TOTAL PARKING:	34 SPACES

SITE SUMMARY

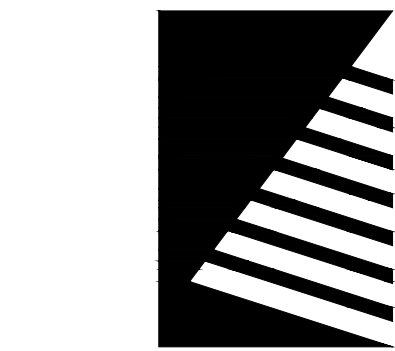
TOTAL LOT SQUARE FOOTAGE:	85,915 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	40,611 SF
OVERALL SITE IMPERVIOUSNESS BASED ON WEIGHTED IMPERVIOUSNESS FROM DRAINAGE CRITERIA:	46%

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City of Woodland Park



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Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET NUMBER:

SITE PLAN

SHEET NUMBER:

C-102

PROJECT NO.: 0230112.00



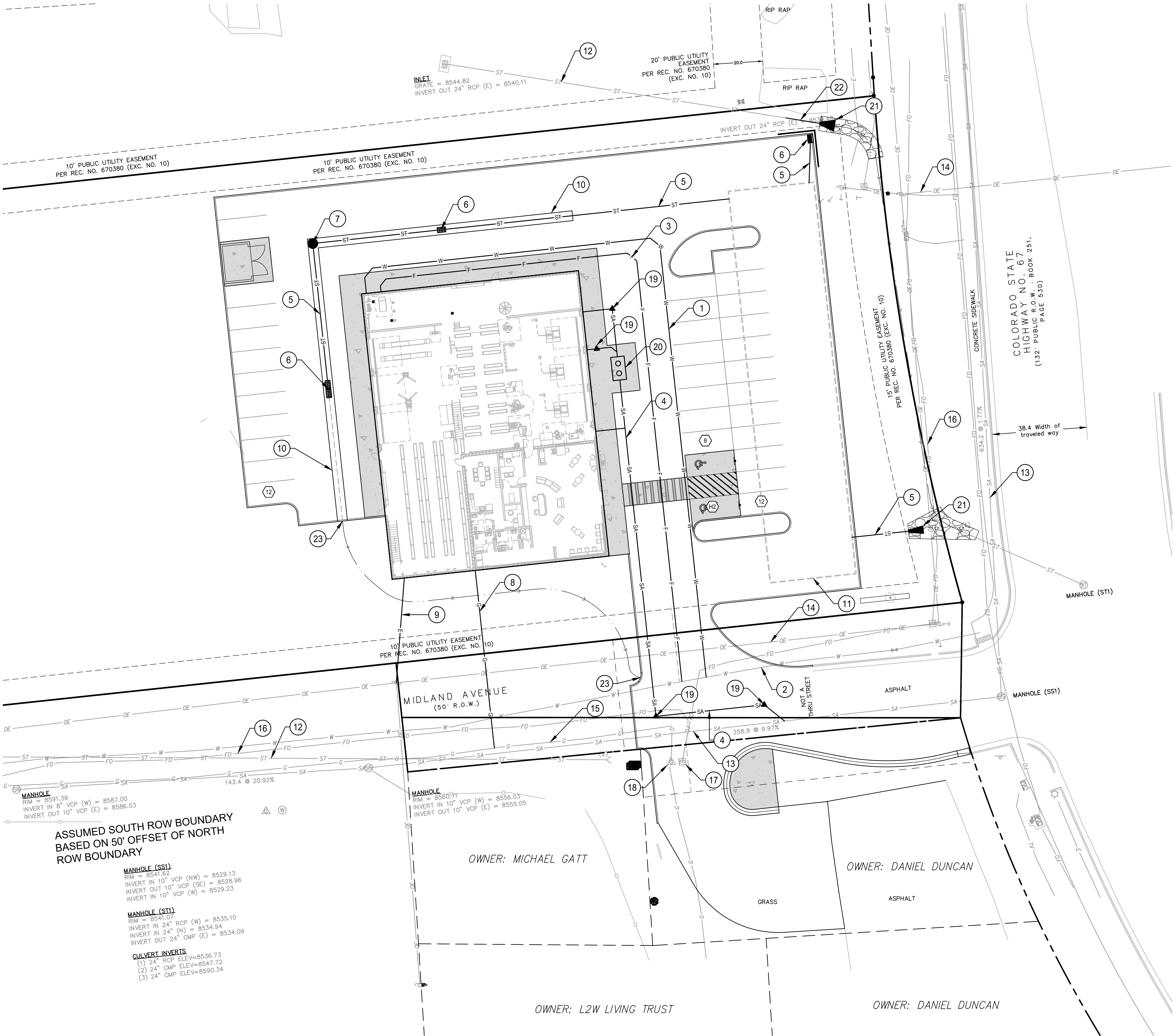
Date _____ City Planner _____
City of Woodland Park

PROJECT NO.: 0230112.00

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1 UTILITY PLAN
SCALE: 1"=20'



KEYNOTES

- 1-1/2" WATER SERVICE LINE
- EXISTING WATERLINE
- 8" FIRE SERVICE LINE
- 6" SANITARY SERVICE LINE
- 18" HDPE STORM DRAIN LINE
- INLET
- STORM DRAIN MANHOLE
- GAS SERVICE
- ELECTRICAL SERVICE
- 4' CONCRETE PAN
- APPROX LIMITS OF UNDERGROUND DETENTION
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC PEDESTAL TO BE RELOCATED
- EXISTING GAS METER TO BE RELOCATED
- SANITARY CLEANOUT
- SAND/OIL INTERCEPTOR
- FLARED END SECTION
- 24" RCP STORM DRAIN LINE, SEE NOTE 1
- 4' WIDE CURB CUT

NOTES

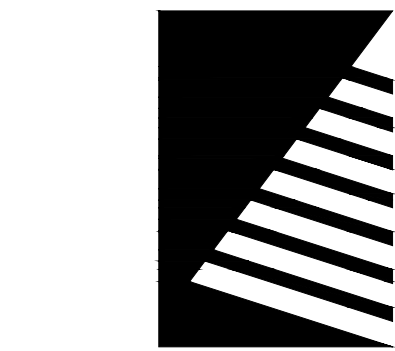
1. EXTEND EXISTING 24" RCP STORM DRAIN PIPE 20 LF INCLUDING FES. CONSTRUCT AT EXISTING SLOPE. CONSTRUCT RIPRAP OUTFALL.

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City of Woodland Park



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DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

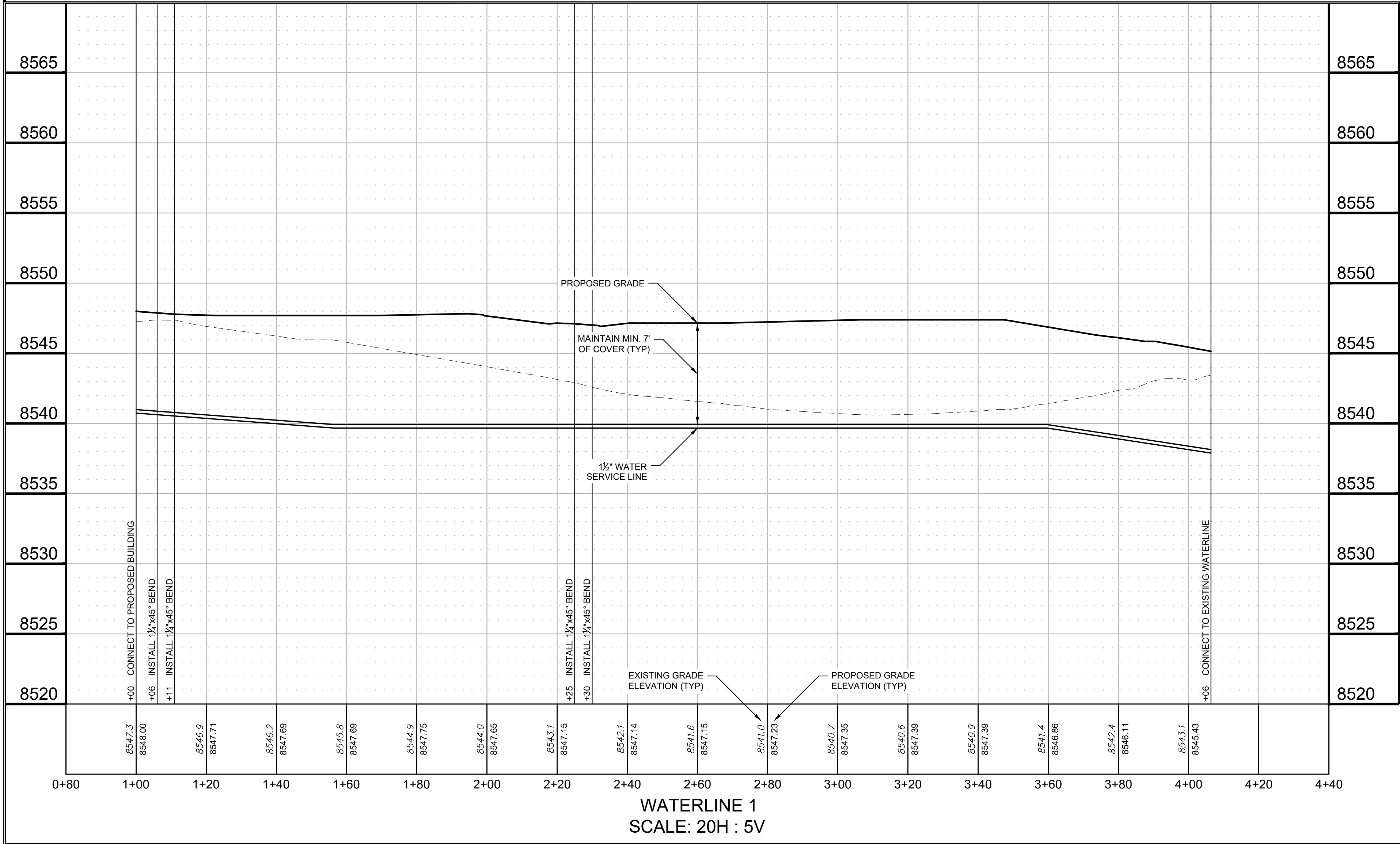
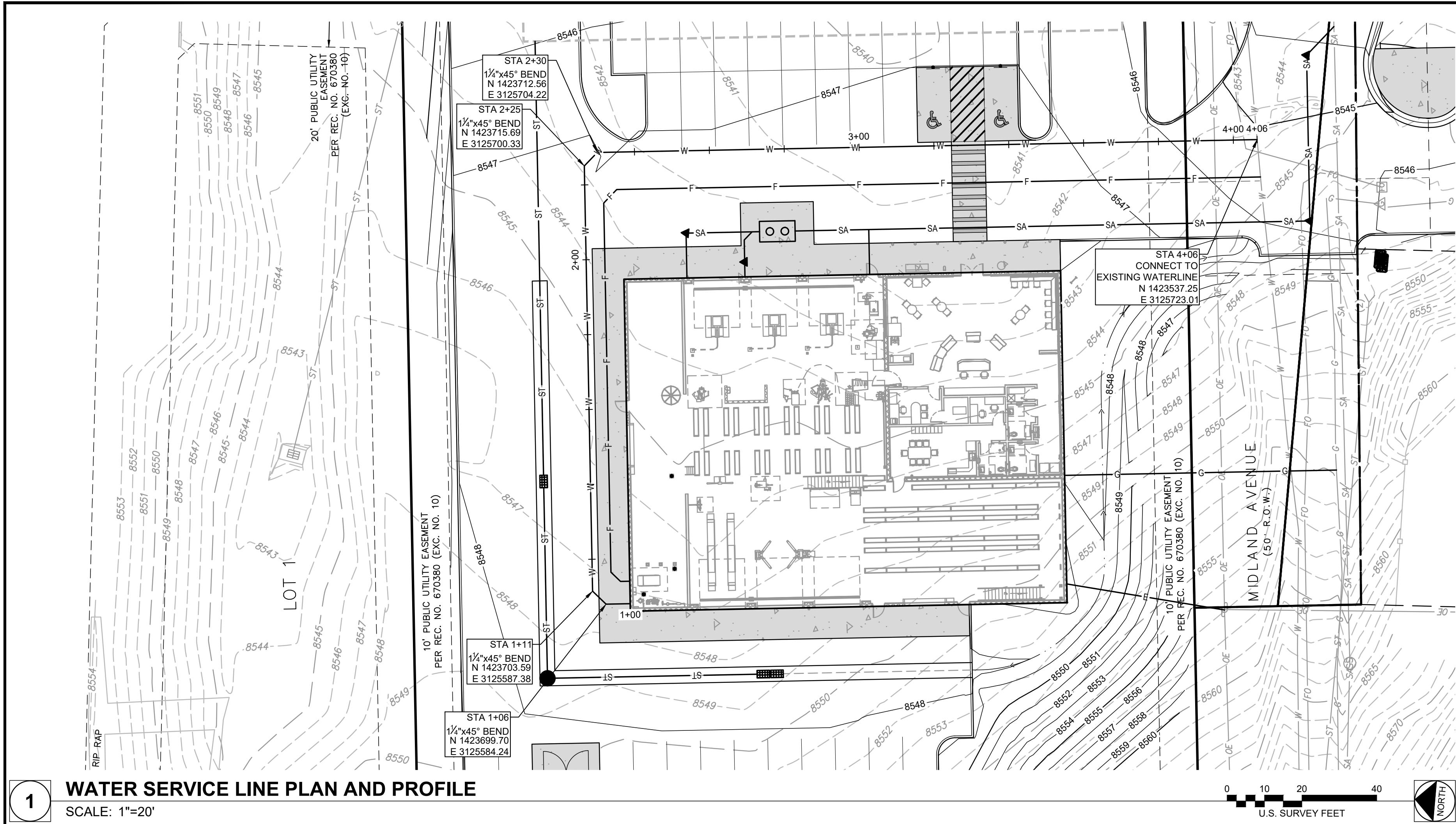
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-104

PROJECT NO.: 0230112.00



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Project Status
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PROJECT:
LES SCHWAB

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CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

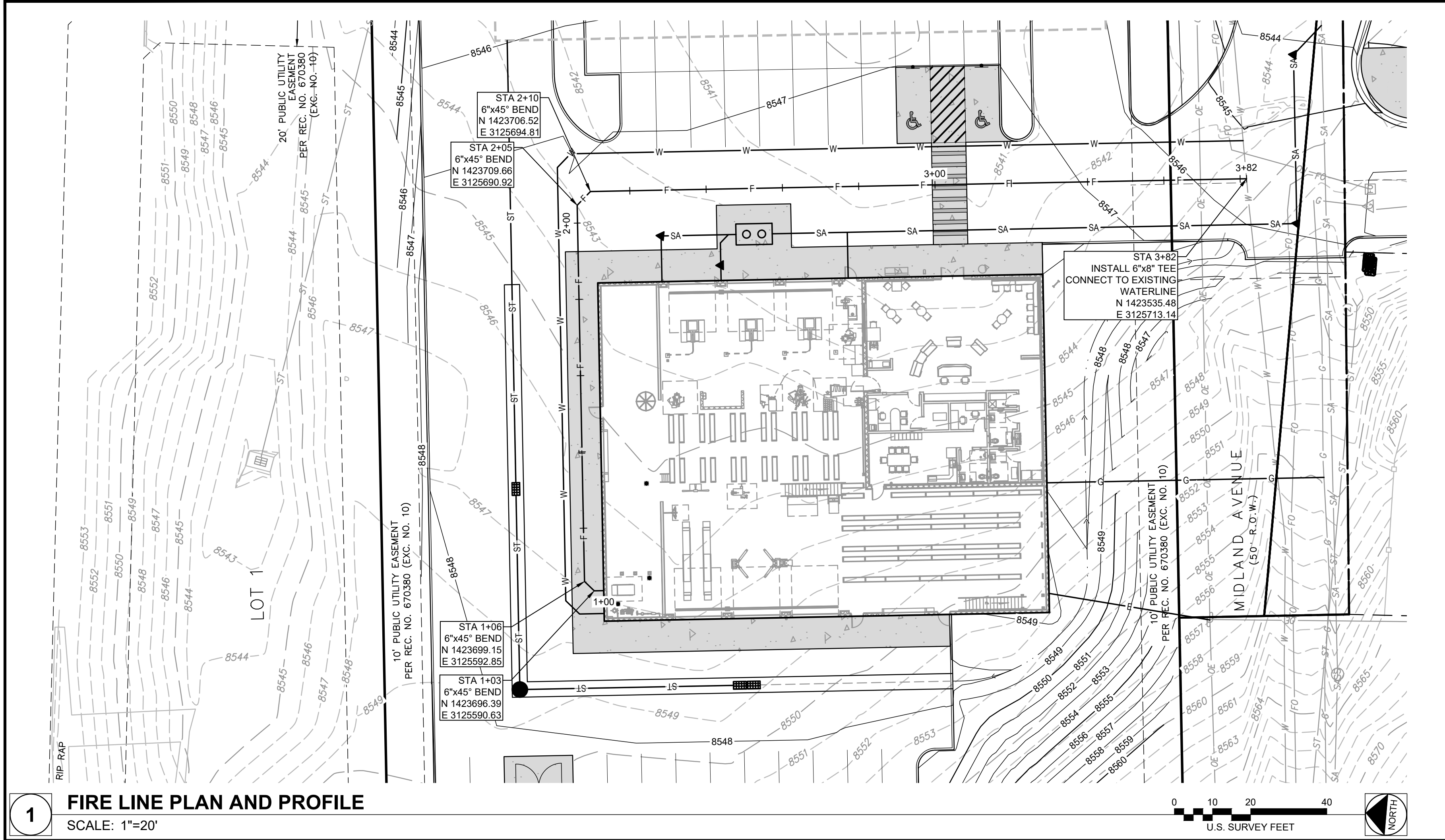
WATER SERVICE LINE
PLAN AND PROFILE

SHEET NUMBER:

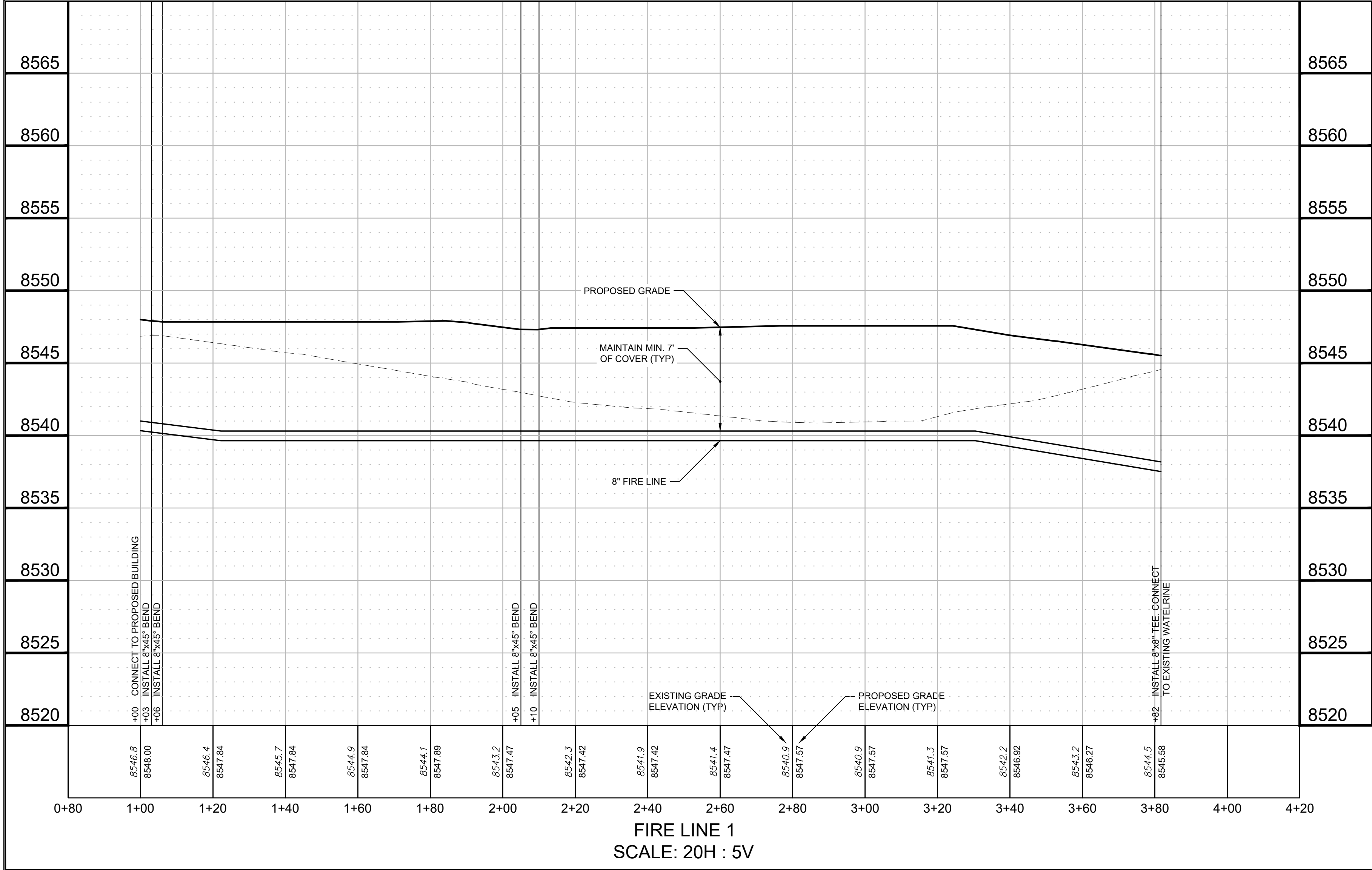
C-201

PROJECT NO.: 0230112.00

I:\monitez_1_3\2023\022012.00 - LSCD-Woodland Park\CD\Drawings\DWG\C-202 FIRE LINE PLAN AND PROFILE.dwg | 6/29/2023 1:36 PM |



1 FIRE LINE PLAN AND PROFILE
SCALE: 1"=20'



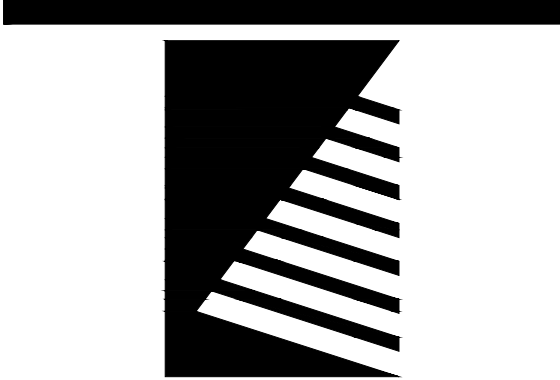
FIRE LINE 1
SCALE: 20H : 5V

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Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

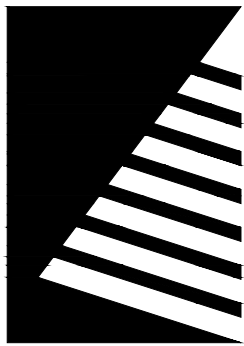
SHEET TITLE:

**FIRE LINE PLAN AND
PROFILE**

SHEET NUMBER:

C-202

PROJECT NO.: 0230112.00



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Project Status
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PROJECT:
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CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

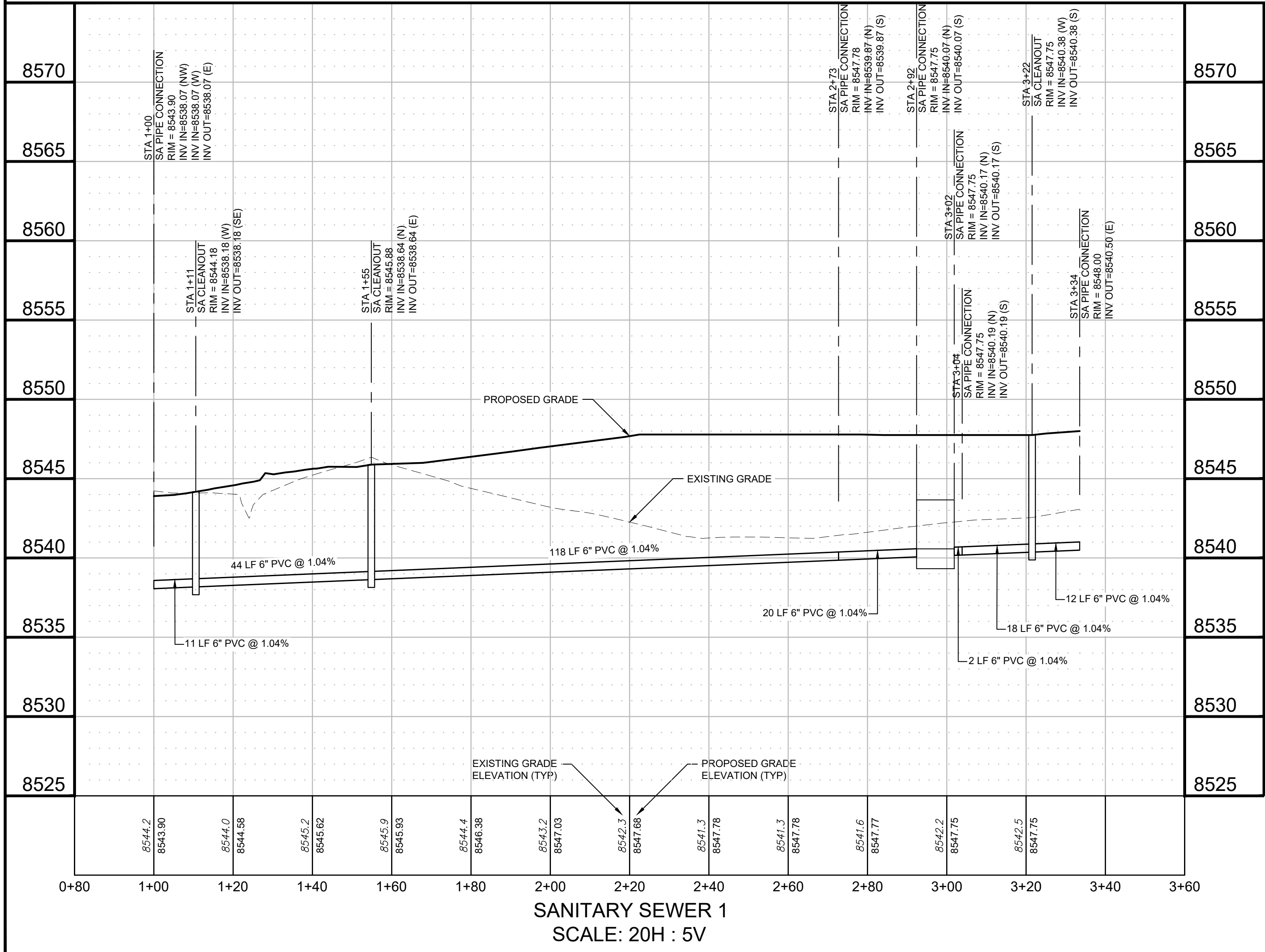
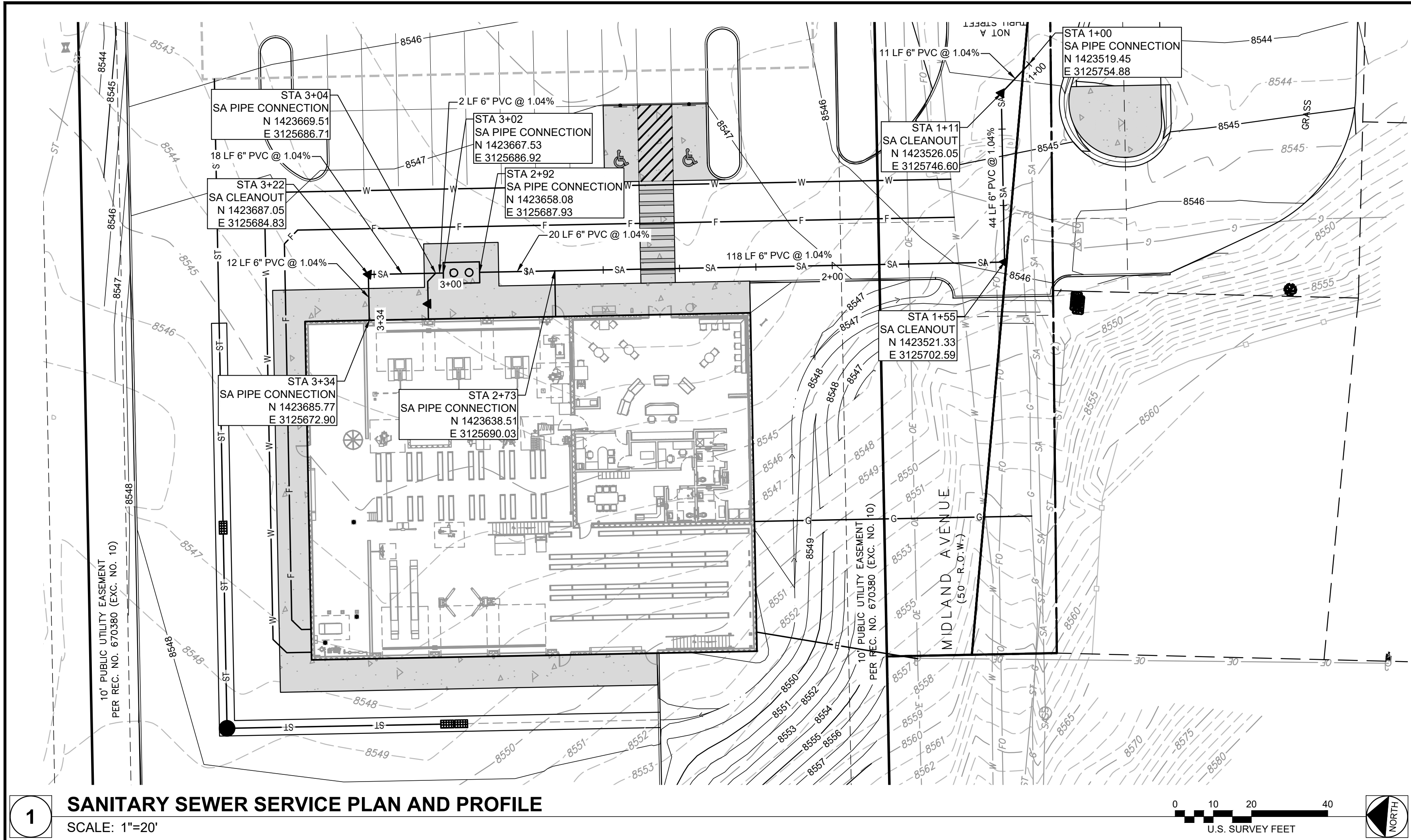
SHEET TITLE:

SANITARY SEWER
SERVICE PLAN AND
PROFILE

SHEET NUMBER:

C-203

PROJECT NO.: 0230112.00



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PROJECT:
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**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRE

FIELD BOOK NO.:

SHEET TITLE:

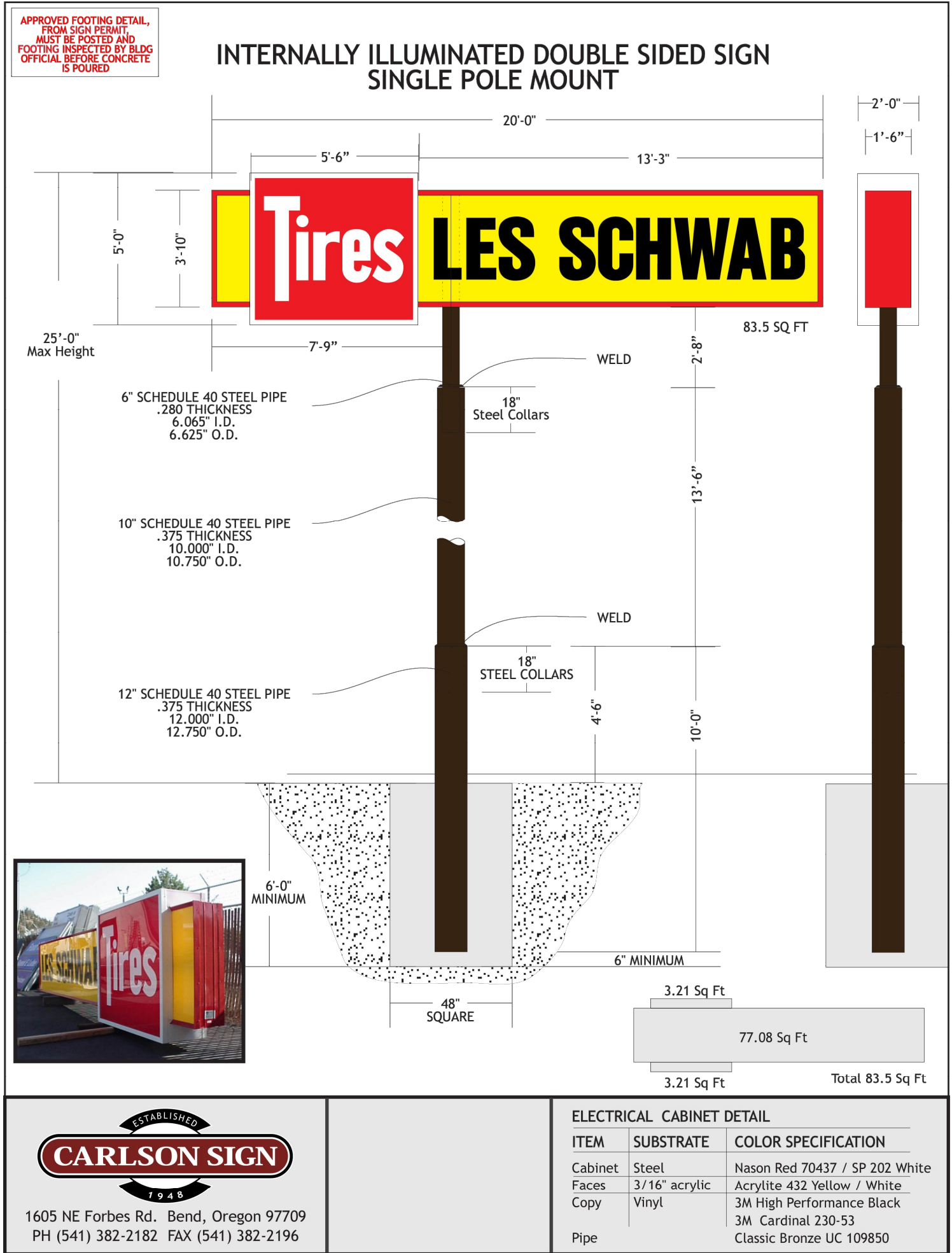
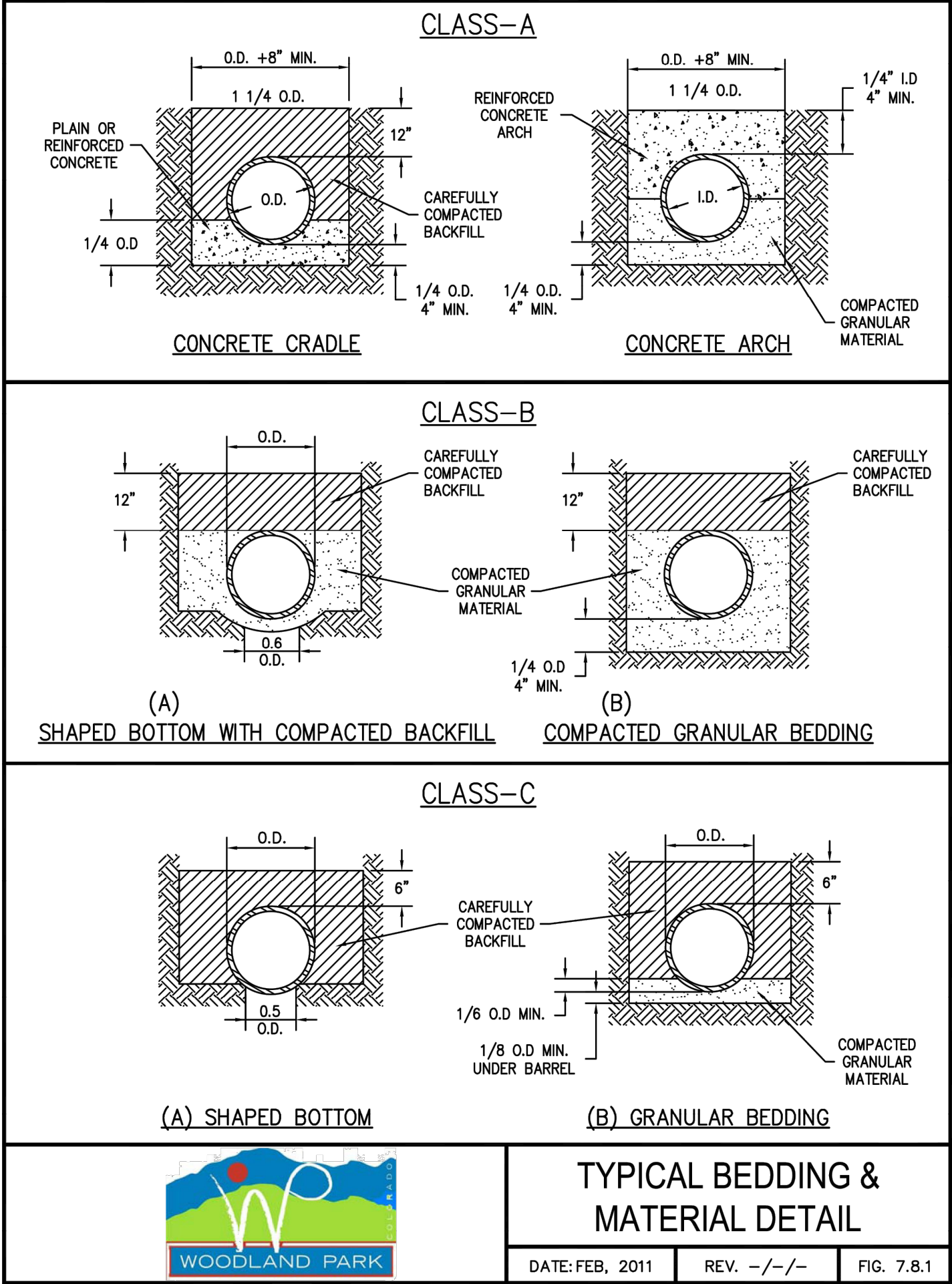
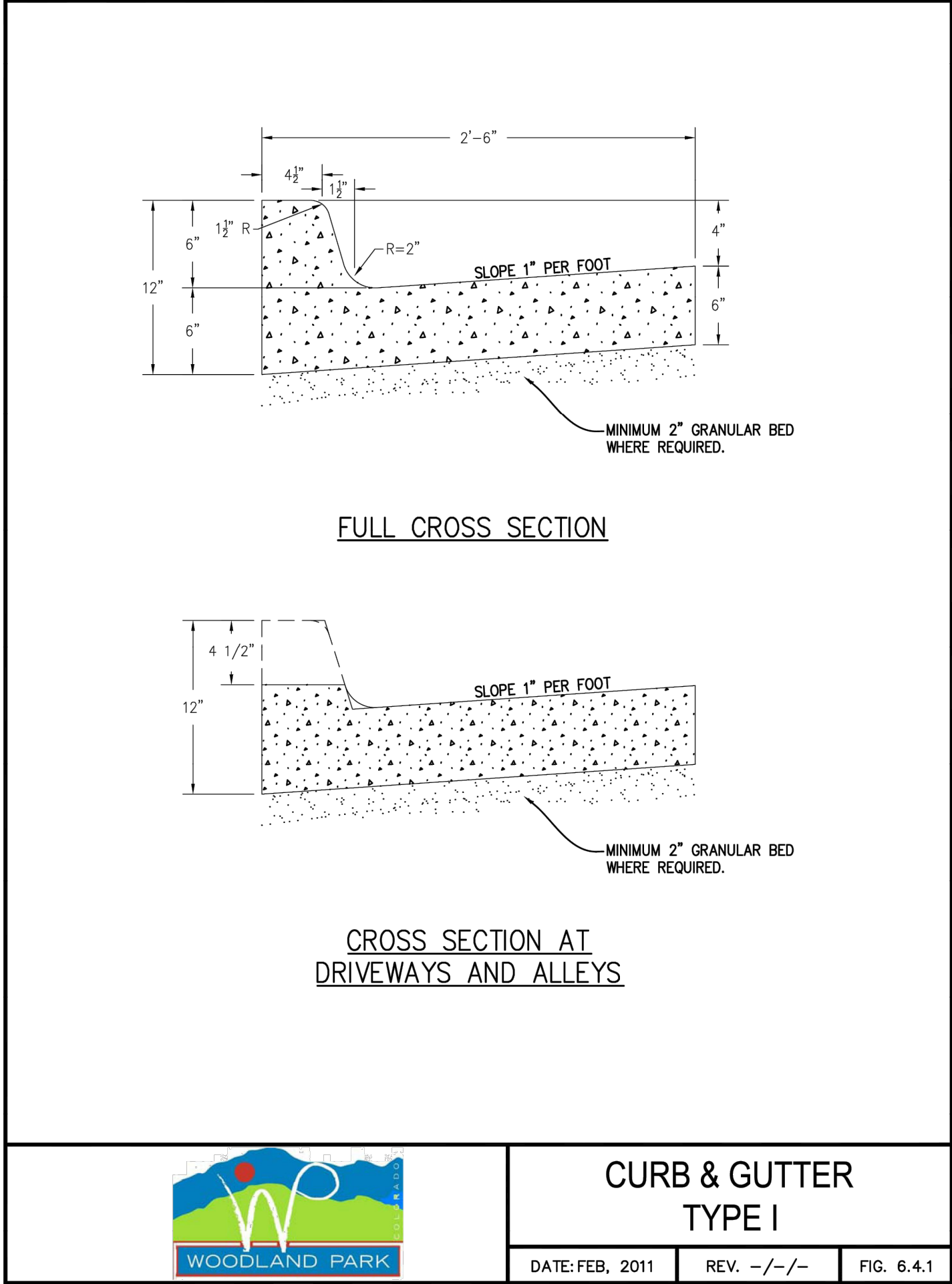
STORM DRAIN PLAN AND PROFILE

SHEET NUMBER:

C-204

PROJECT NO.: 0230112.00

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Date _____ City Planner
City of Woodland Park



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ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023
DESIGNED: DKL
DRAWN: DJM
REVIEWED: TRB
FIELD BOOK NO.:

SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:

C-501

PROJECT NO.: 0230112.00



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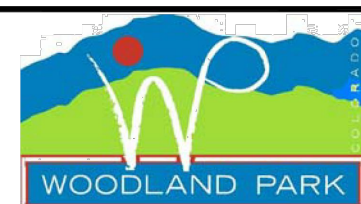


DATE: FEB, 2011	REV. -/-/-	FIG. 2.5.1
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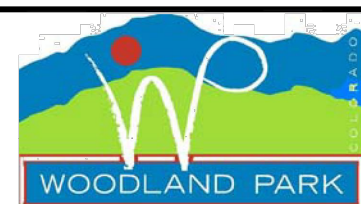


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DATE: FEB, 2011	REV. -/-/-	FIG. 2.5.4
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DATE: FEB, 2011	REV. -/-/-	FIG. 2.5.7
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DATE: FEB, 2011	REV. -/-/-	FIG. 2.5.8
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**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRE

FIELD BOOK NO.:

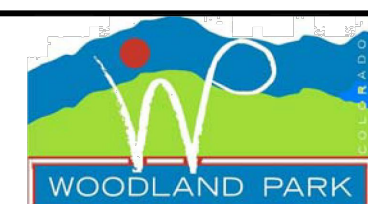
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WATER DETAILS

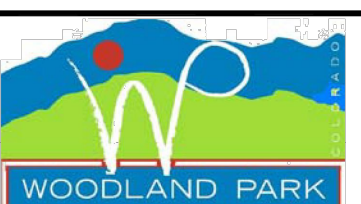
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C-502

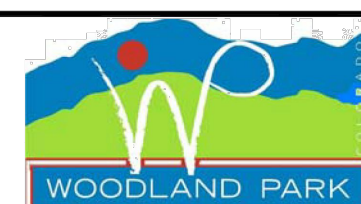
PROJECT NO.: 0230112.00



DATE: FEB, 2011	REV. -/-/-	FIG. 2.5.9
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DATE: FEB, 2011	REV. -/-/-	FIG. 2.5.10
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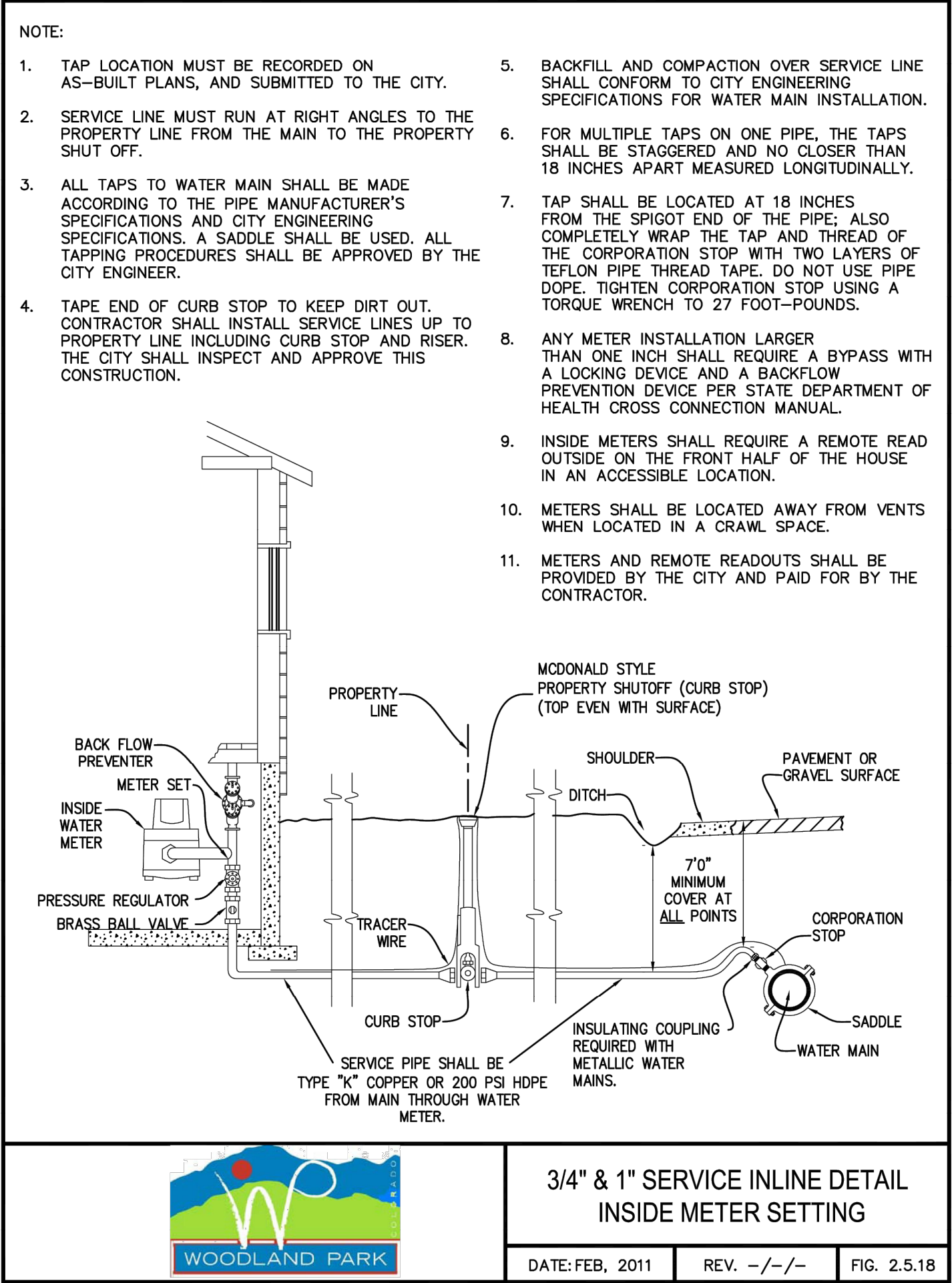
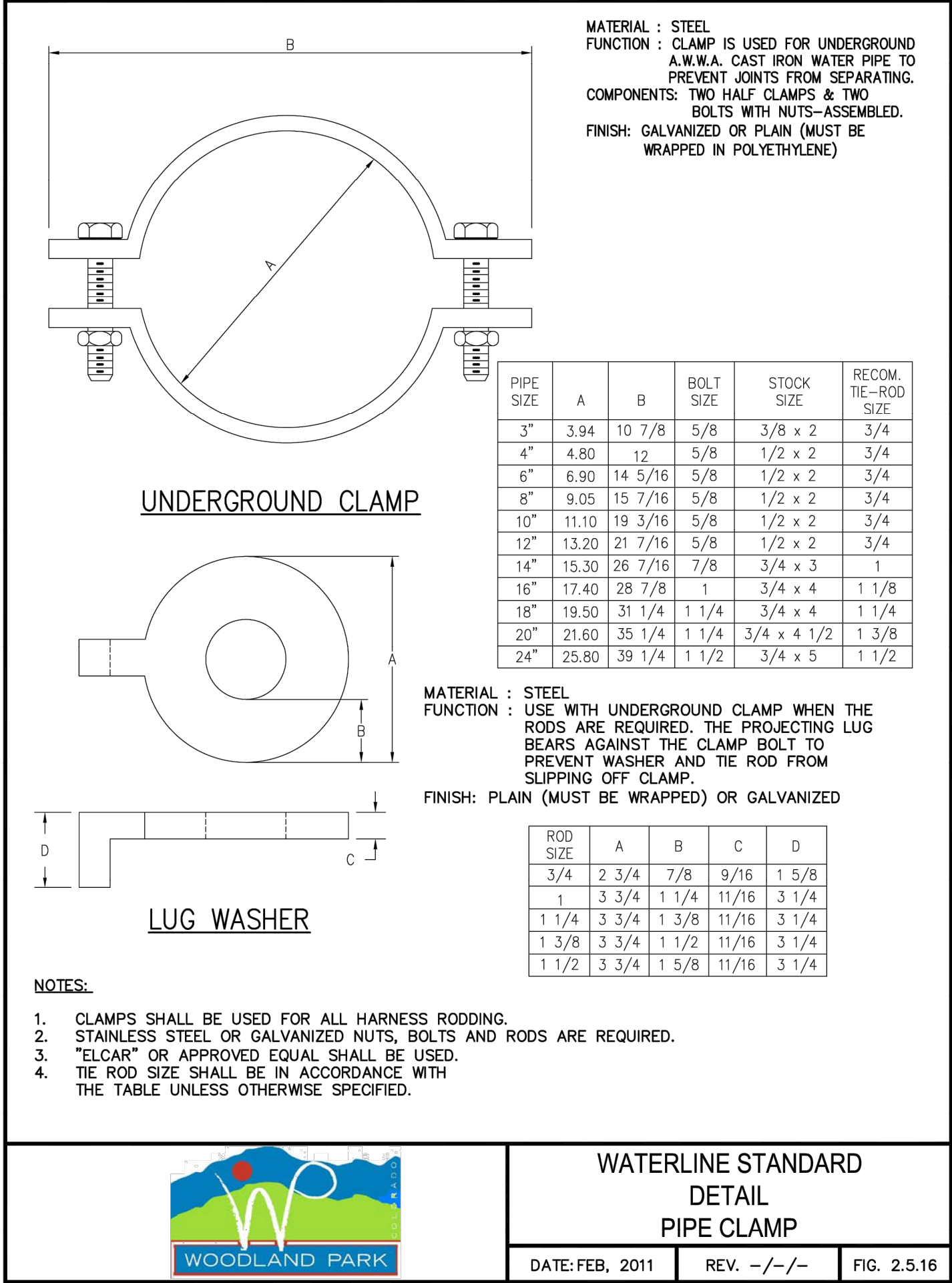
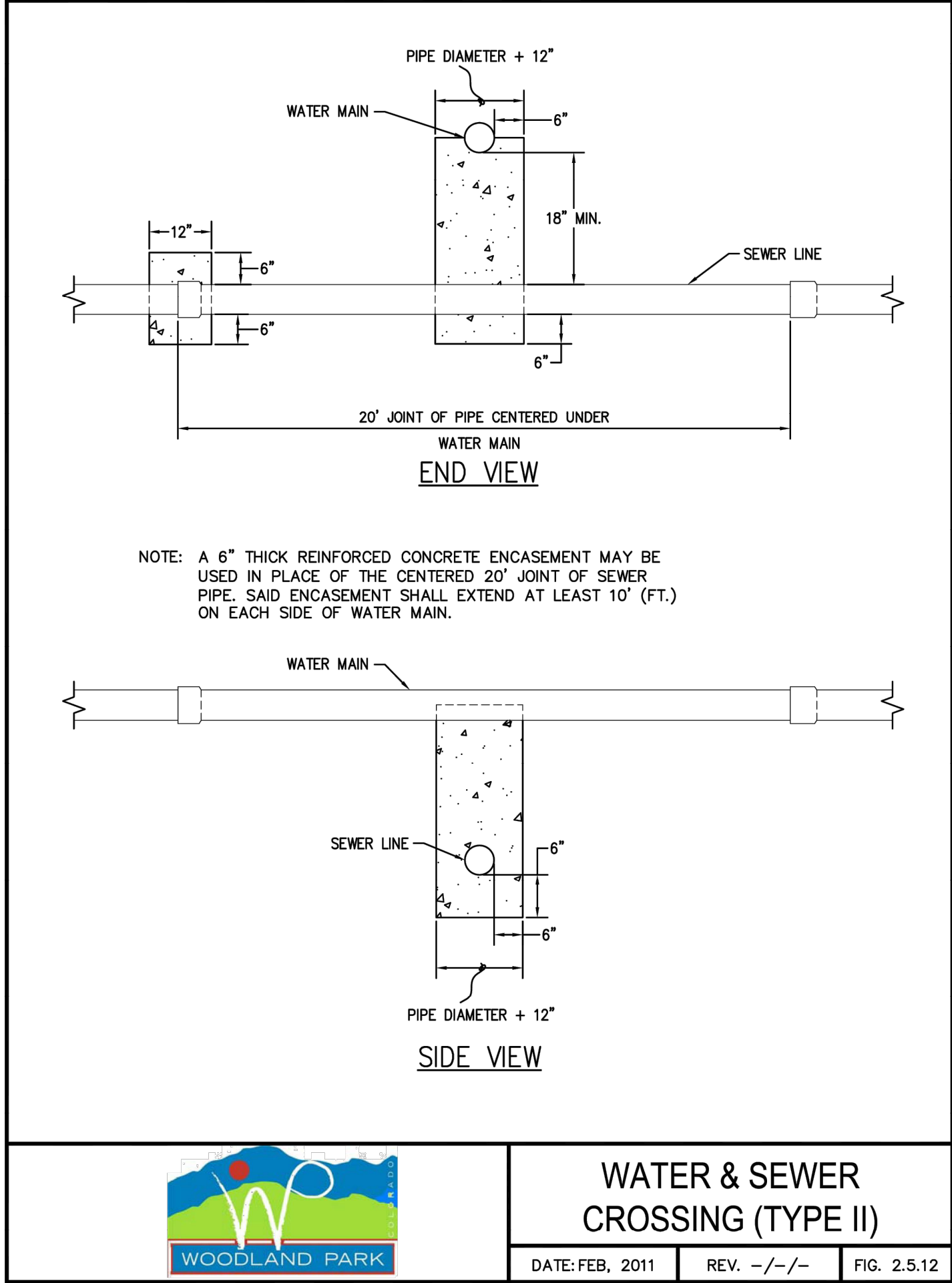


DATE: FEB, 2011	REV. -/-/-	FIG. 2.5.1
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Date _____ Owner(s) _____

Date _____ City Planner _____
City of Woodland Park

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DATE: DESCRIPTION:



Project Status
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PROJECT:
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LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE:	06/30/2023
DESIGNED:	DKL
DRAWN:	DJM
REVIEWED:	TRB
FIELD BOOK NO.:	

SHEET TITLE:
WATER DETAILS

SHEET NUMBER:

C-503

PROJECT NO.: 0230112.00

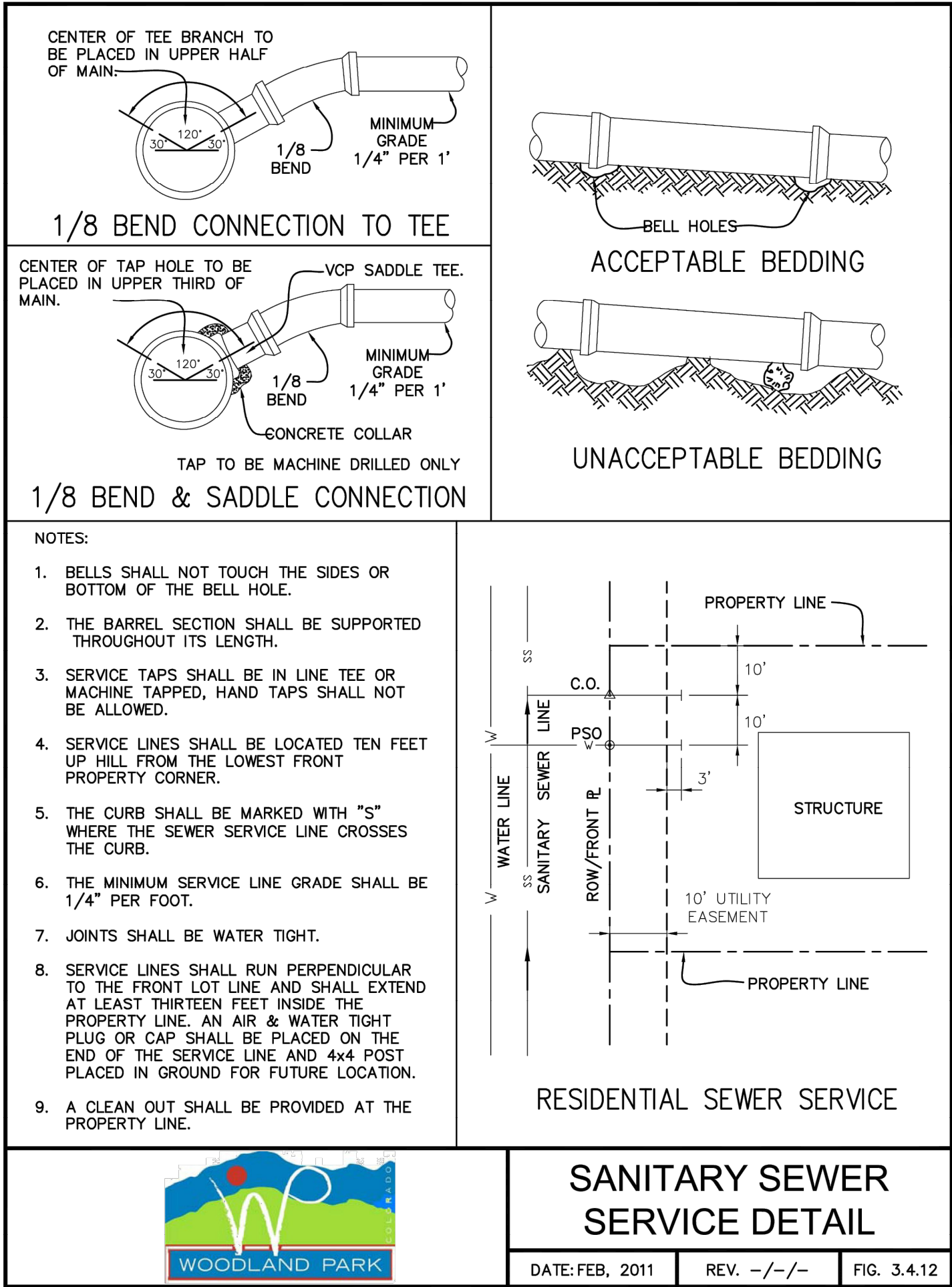
(I, we) hereby certify that (I am, we are) the owners of this property and that (I, we) shall abide by the provisions as specified upon this site plan, as presented, and any conditions and requirements that are specified by the City of Woodland Park in rendering its approval.

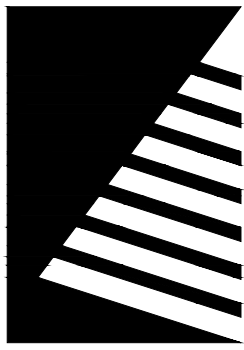
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Date _____ City Planner
City of Woodland Park

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Project Status
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PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

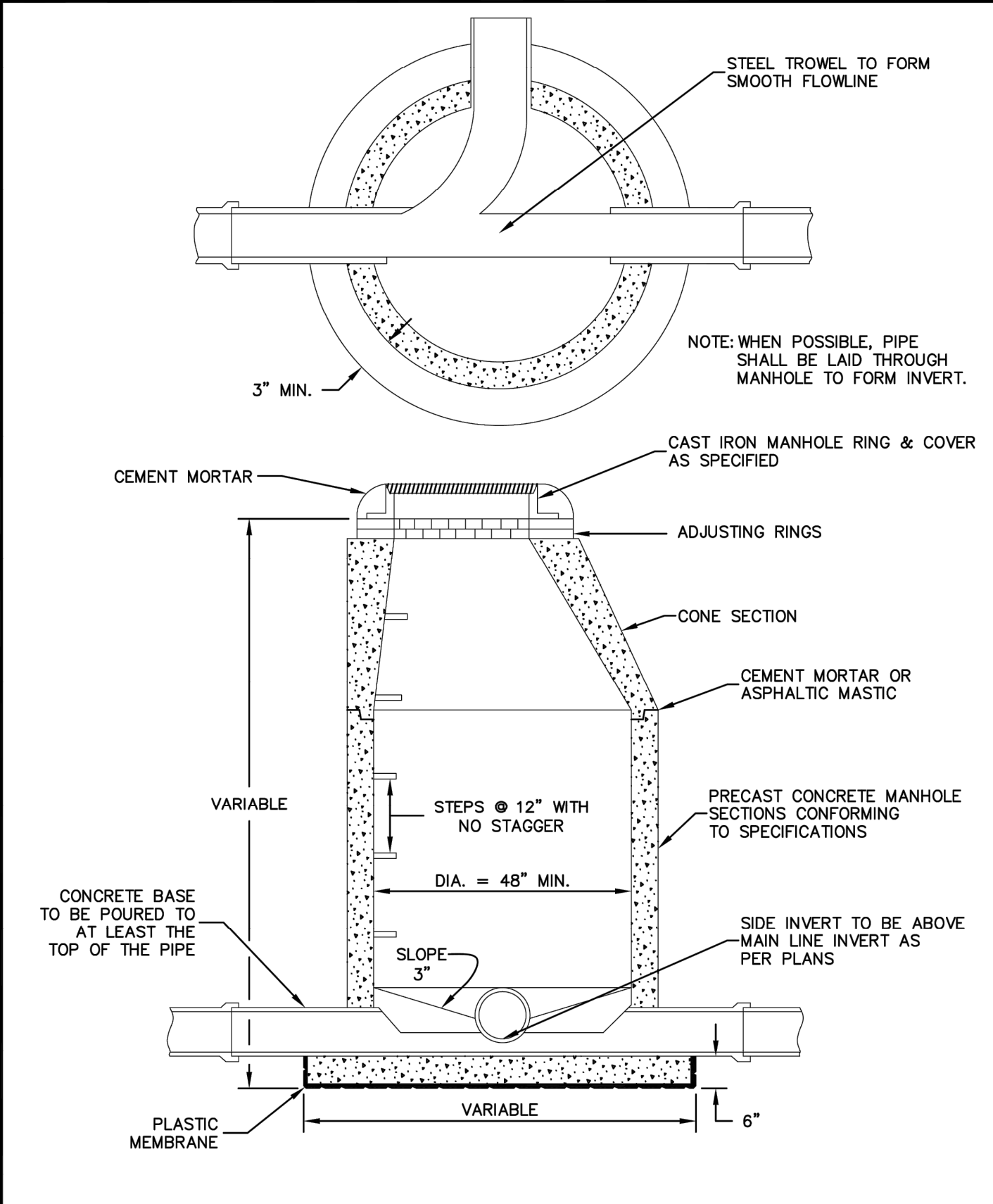
SHEET TITLE:

STORM DRAIN
DETAILS

SHEET NUMBER:

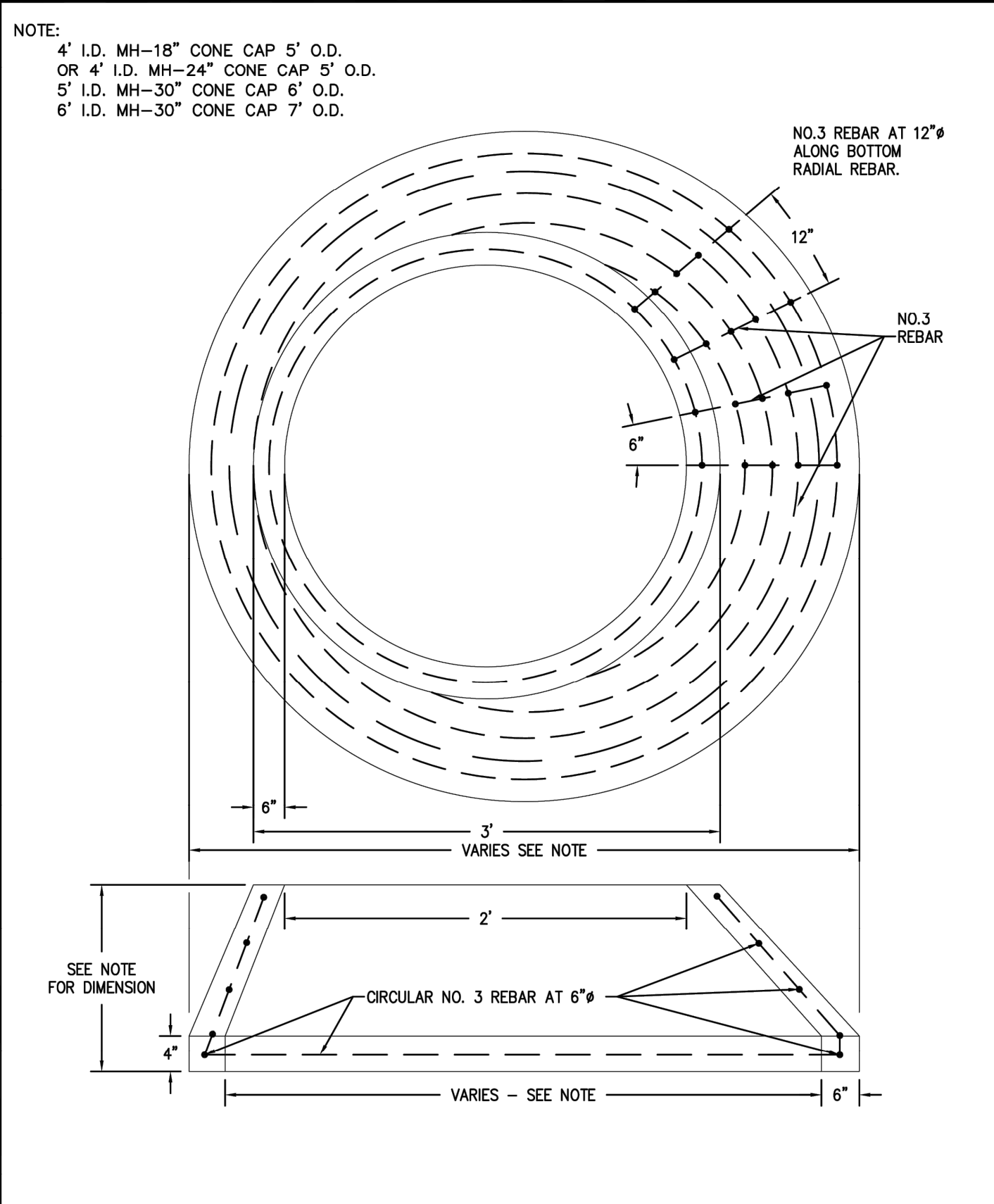
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PROJECT NO.: 0230112.00



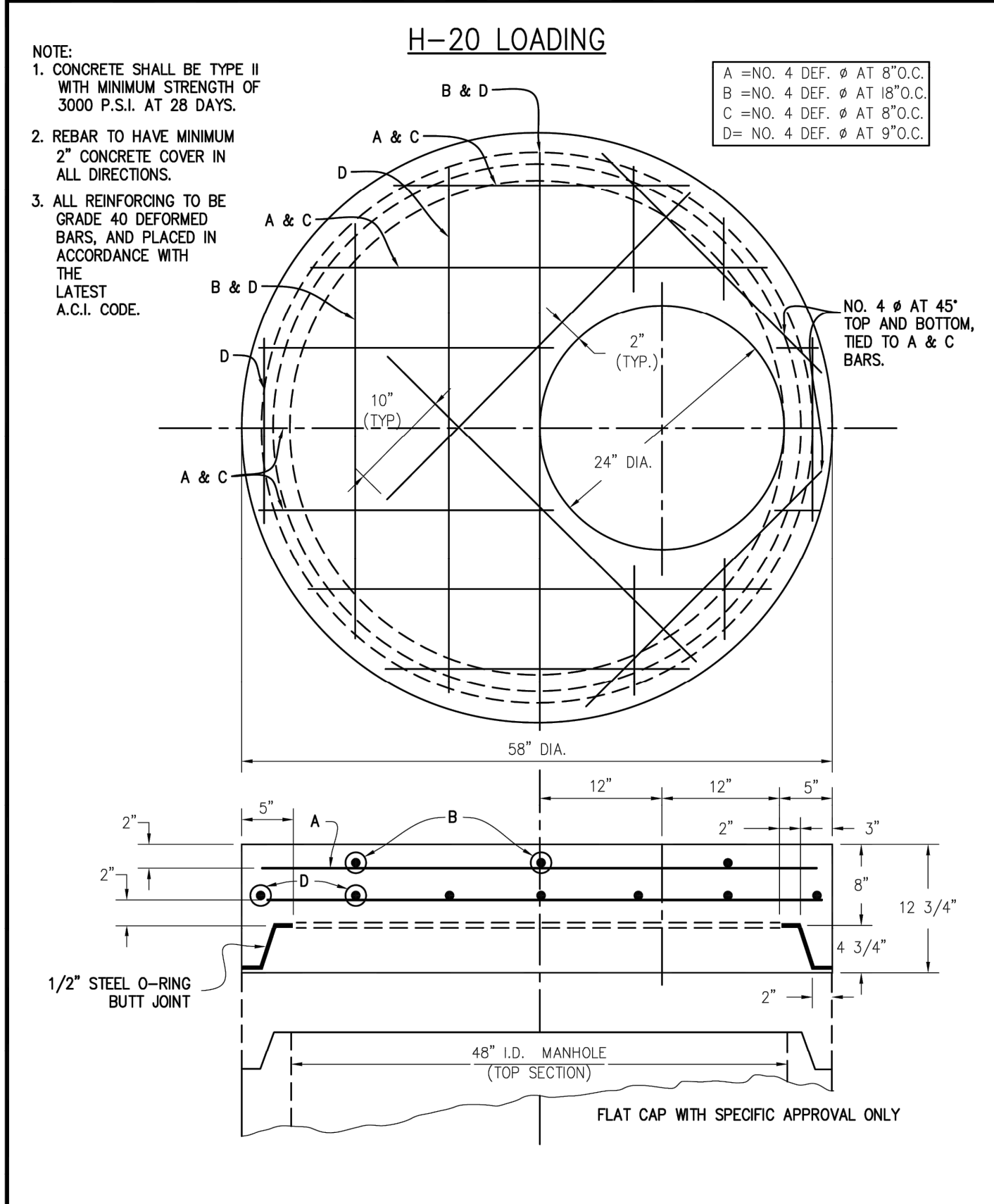
STANDARD MANHOLE
CONSTRUCTION

DATE: FEB, 2011 REV. -/-/- FIG. 3.4.1



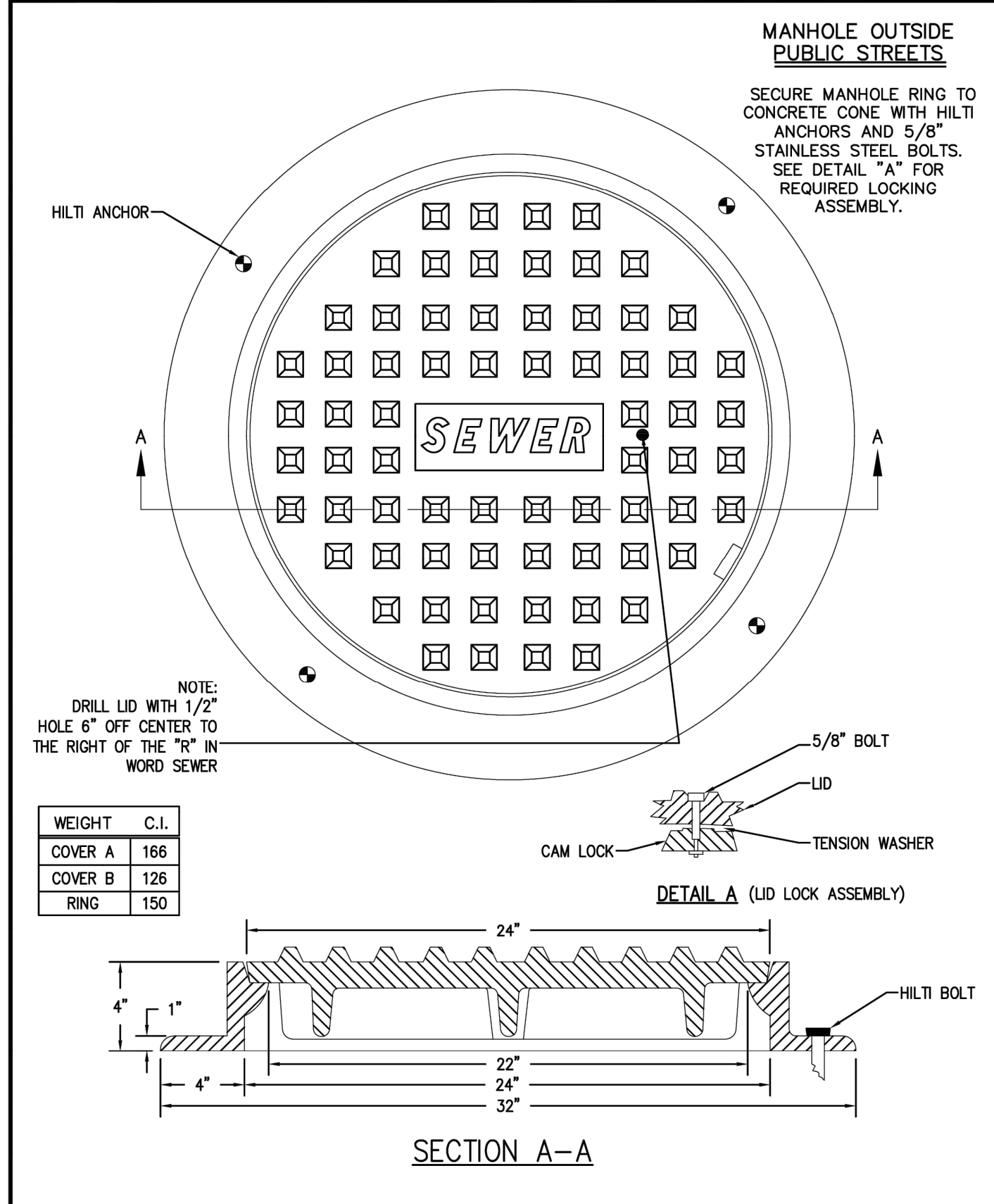
STANDARD CONCRETE
MANHOLE CONE CAP

DATE: FEB, 2011 REV. -/-/- FIG. 3.4.2



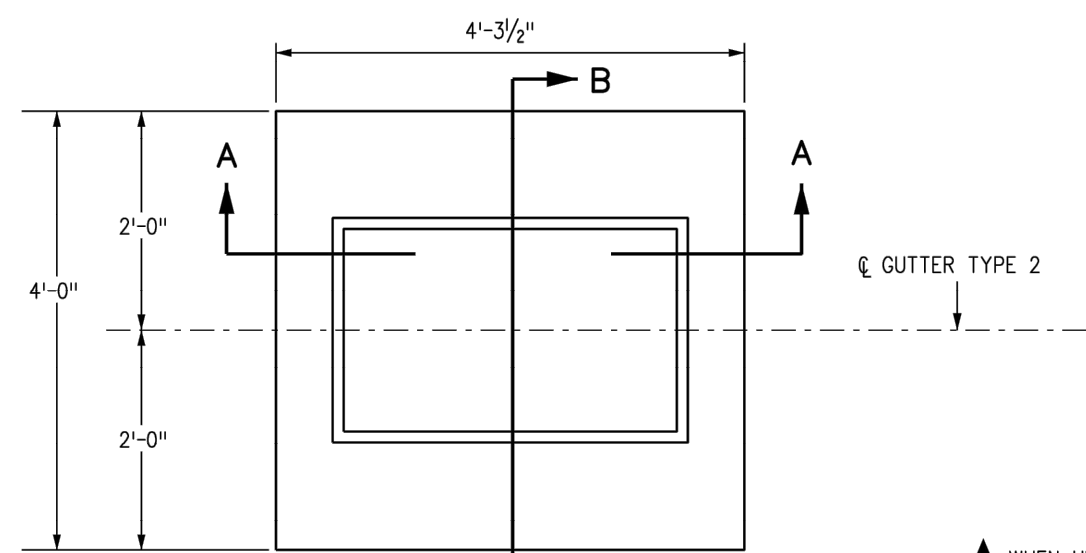
48" PRE-CAST CONCRETE
MANHOLE DECK

DATE: FEB, 2011 REV. -/-/- FIG. 3.4.5

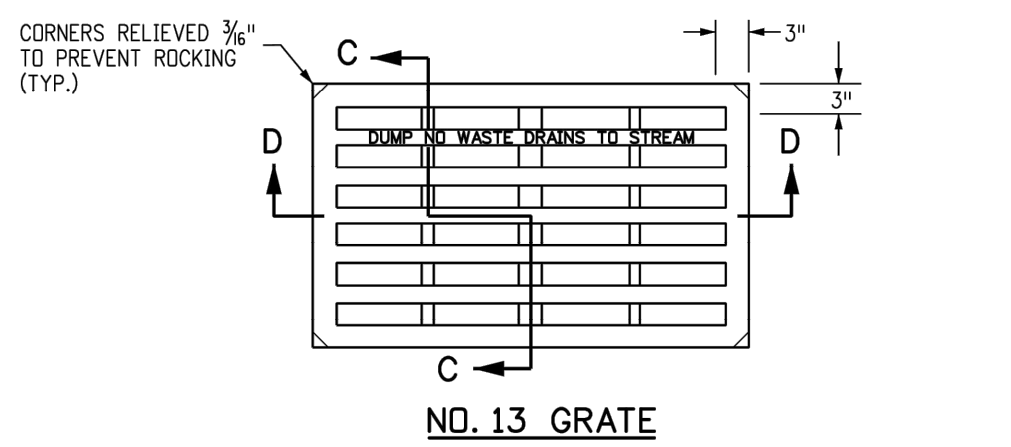
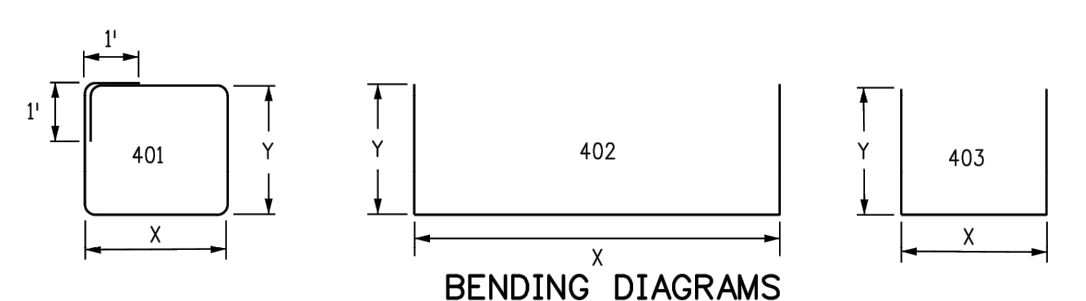
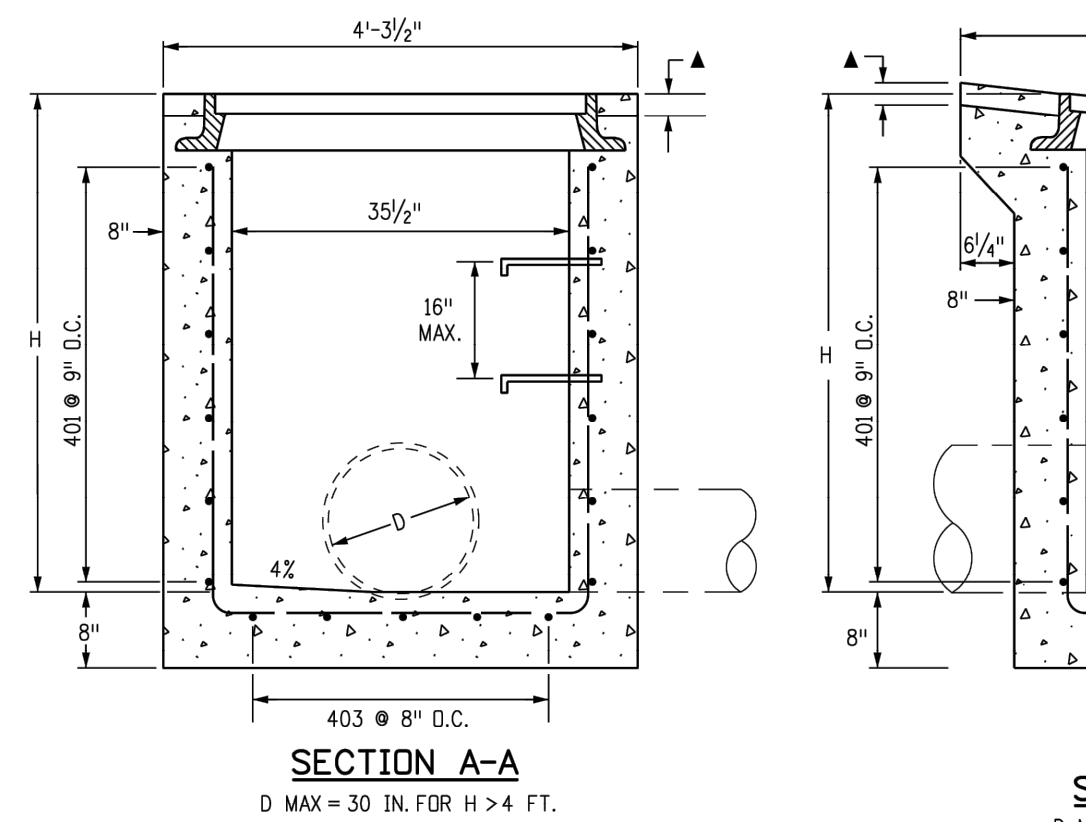


MANHOLE RING
AND COVER

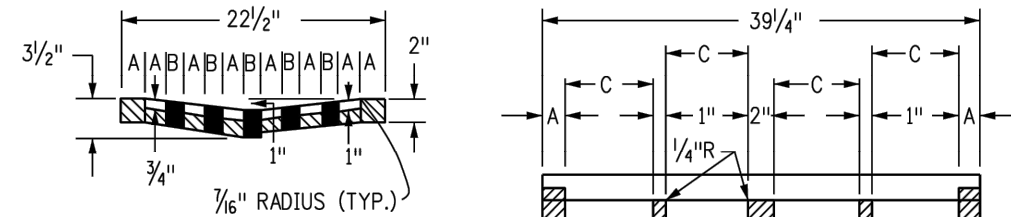
DATE: FEB, 2011 REV. -/-/- FIG. 3.4.7



PLAN VIEW
TYPE 13 INLET FOR GUTTER TYPE 2

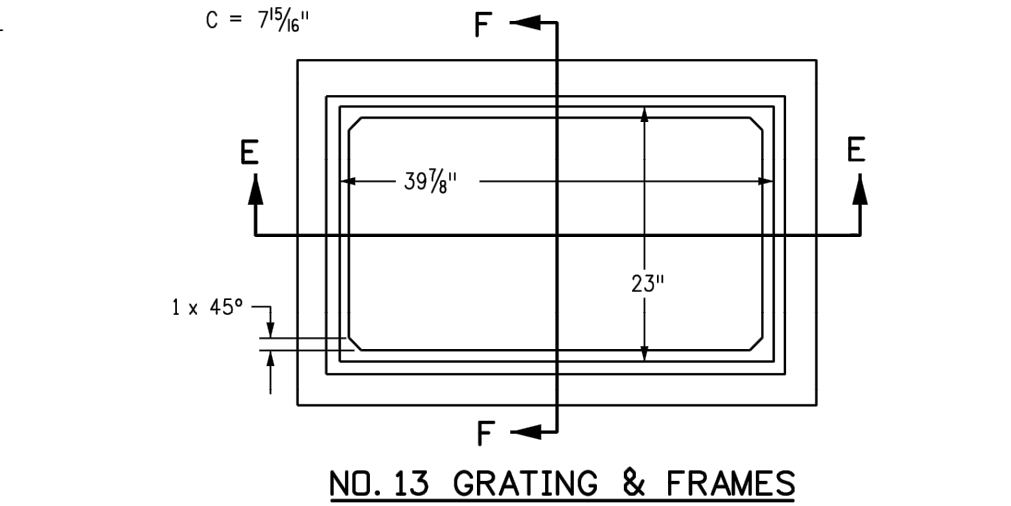


NO. 13 GRATE

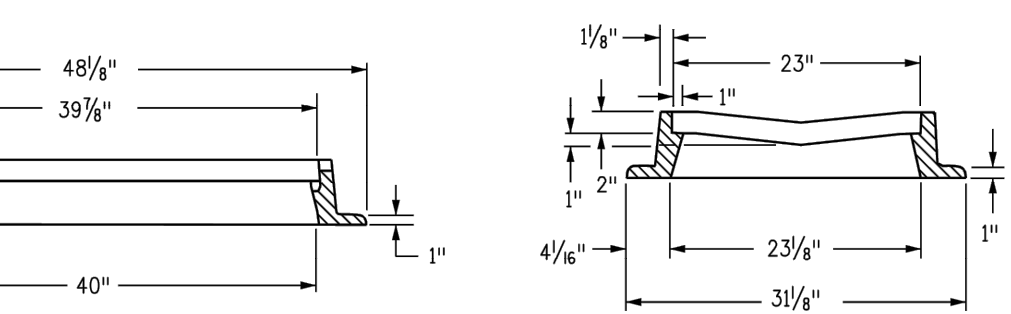


SECTION C-C
A = 1 3/4"
B = 1 1/16"
C = 7 7/16"

SECTION D-D



NO. 13 GRATING & FRAMES



SECTION E-E
APPROXIMATE WEIGHT = 590 LBS.

SECTION F-F

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4 OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

H	CONCRETE CU. YDS.	REINFORCING STEEL # LB.	NO. OF 401 BARS REQ'D.	MAXIMUM PIPE I.D. SEC. A-A IN.	SEC. B-B IN.
3'-0"	1.3	72	4	18	18
3'-6"	1.5	76	4	24	18
4'-0"	1.6	90	5	30	18
4'-6"	1.8	104	6	30	18
5'-0"	1.9	109	6	30	18
5'-6"	2.1	122	7	30	18
6'-0"	2.2	136	8	30	18
6'-6"	2.4	141	8	30	18
7'-0"	2.5	154	9	30	18
7'-6"	2.7	168	10	30	18
8'-0"	2.8	173	10	30	18
8'-6"	3.0	187	11	30	18
9'-0"	3.1	200	12	30	18
9'-6"	3.3	205	12	30	18
10'-0"	3.4	219	13	30	18

0 INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

MARK	NO. REQ'D.	DIMENSIONS X Y	LENGTH
401	4	3'-6" 2'-2"	13'-4"
402	2	3'-4 1/2" 2'-6 1/2"	8'-5 1/2"
403	5	2'-1/2" 2'-7"	7'-2 1/2"

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

BAR LIST FOR H = 3 FT.-0 IN.

Computer File Information			
Creation Date:	07/31/19		
Designer Initials:	JBK		
Last Modification Date:	07/31/19		
Detailer Initials:	LTA		
CAD Ver.:	MicroStation V8	Scale:	Not to Scale
Units:	English		

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation	
2829 West Howard Place	
CDOT HQ, 3rd Floor	
Denver, CO 80204	
Phone: 303-757-9021 FAX: 303-757-9868	
Project Development Branch	JBK

CONCRETE INLET
TYPE 13

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.	
M-604-13	
Standard Sheet No. 1 of 1	

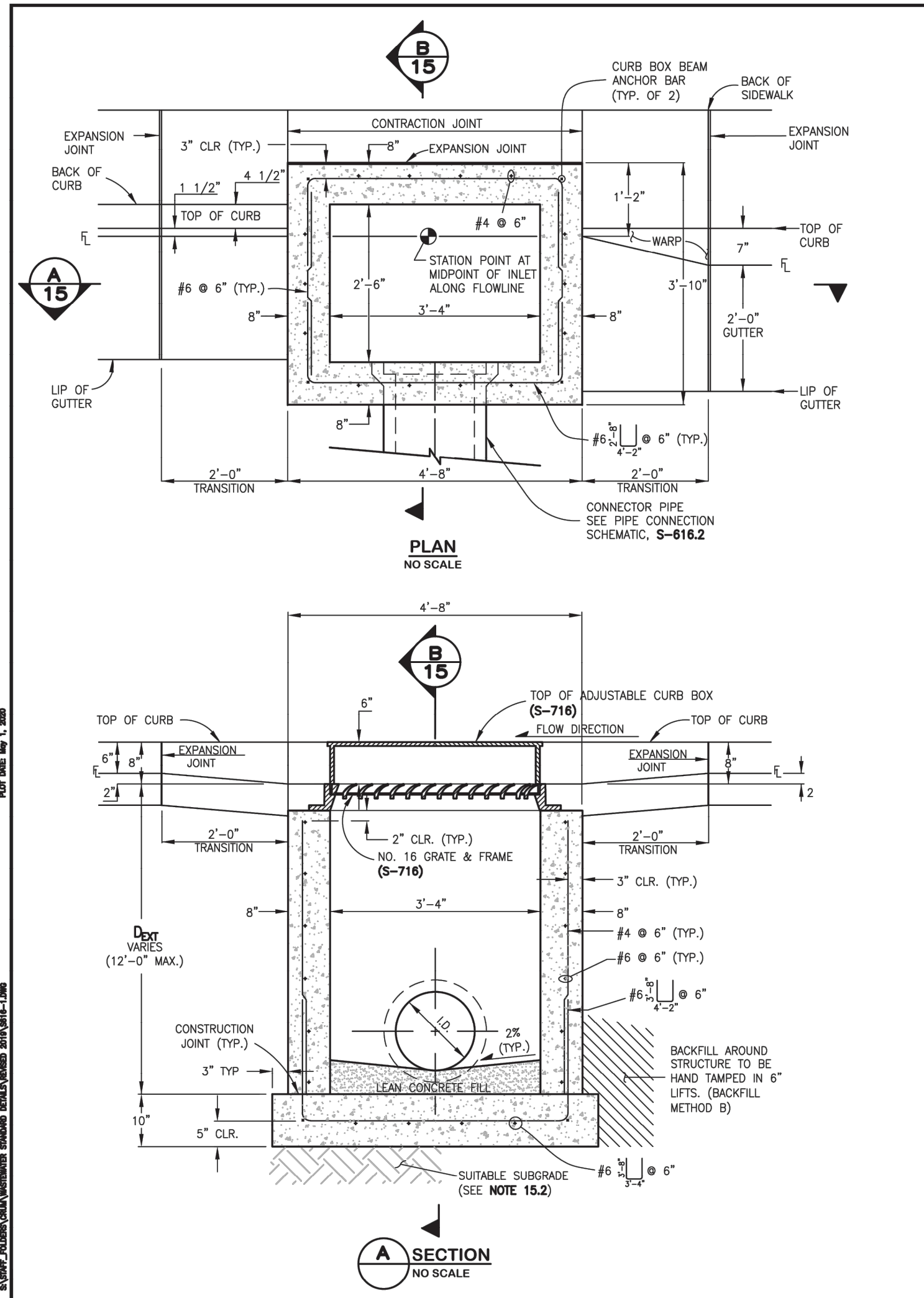
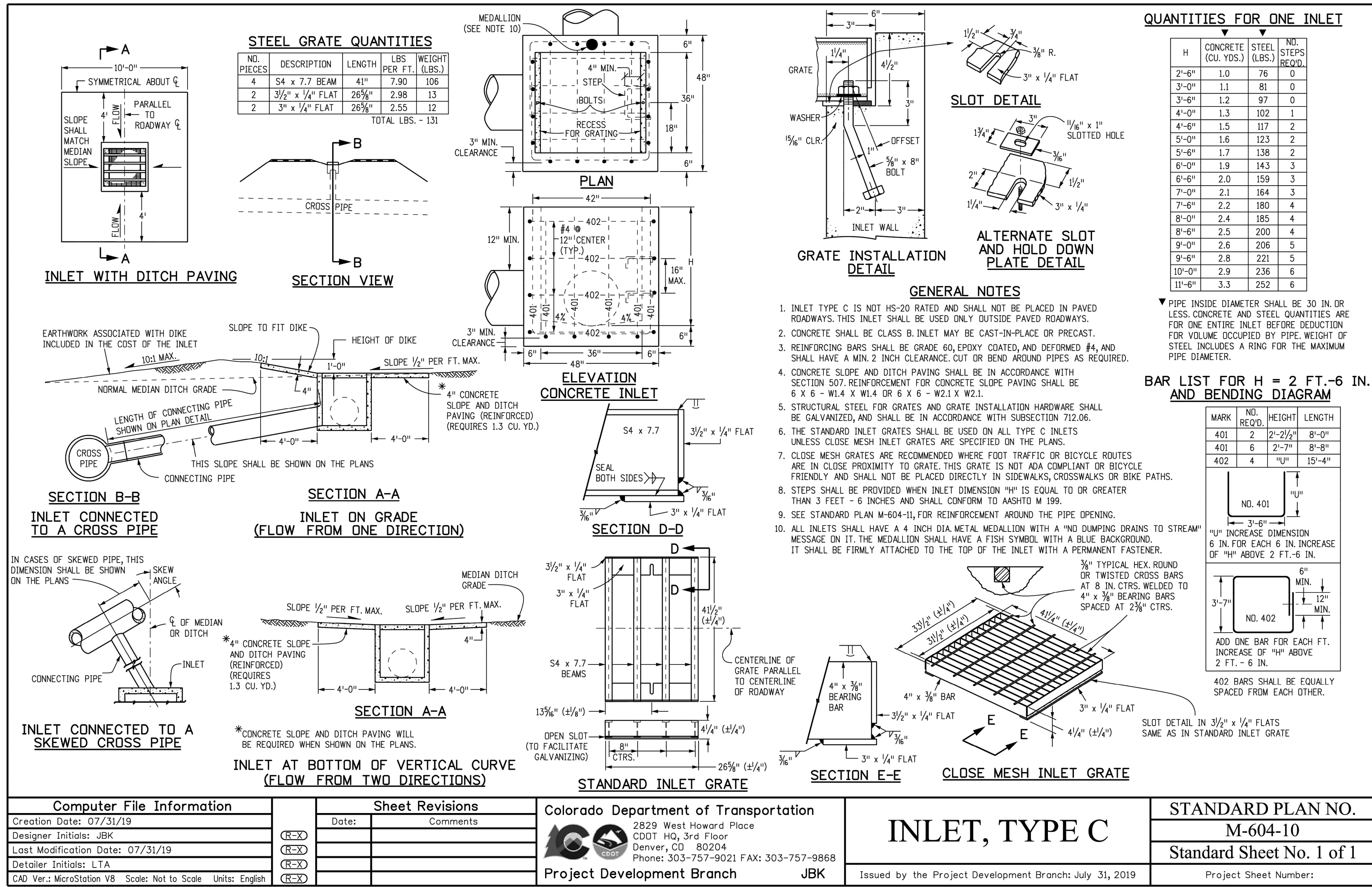
Project Sheet Number:

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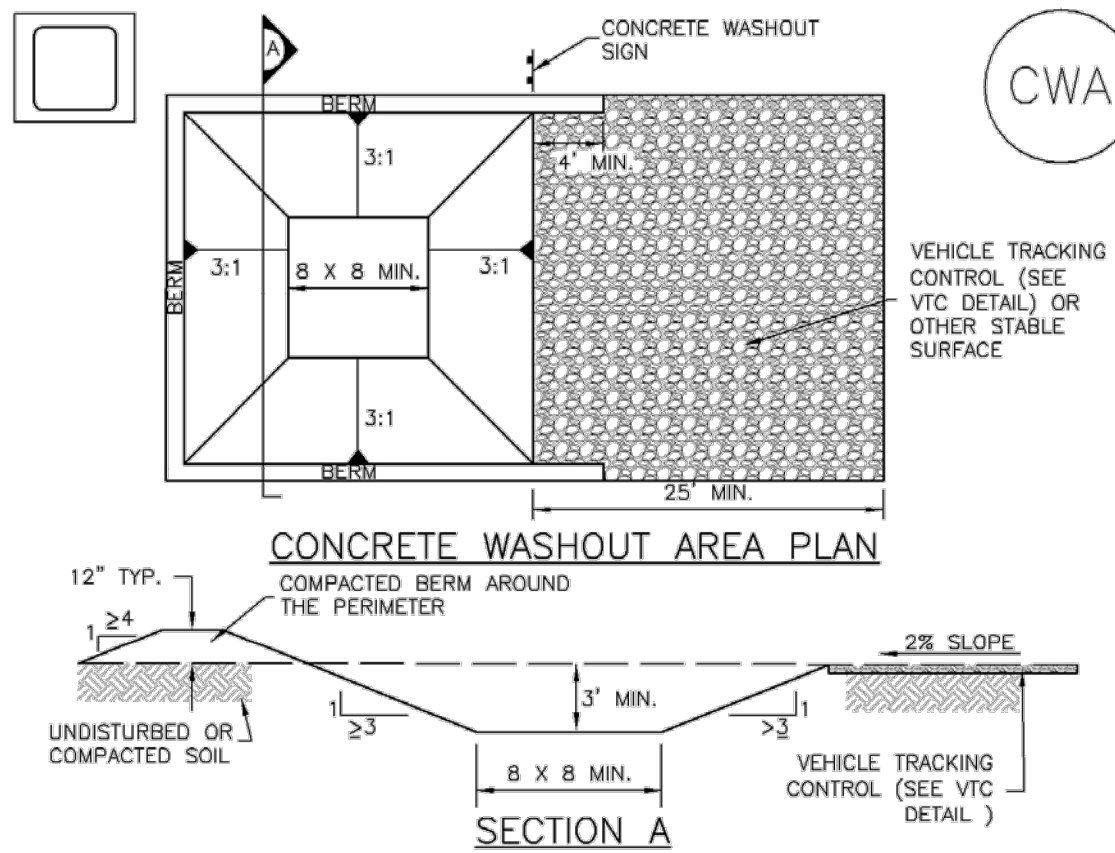
Date: Owner(s):

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Date: City Planner
City of Woodland Park



I:\moniz\1_2_2023\0230112.00 - L350 - Woodland Park_C-507 EROSION AND SEDIMENT CONTROL DETAILS.dwg | 6/29/2023 1:15 PM |



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- COORDINATE CWA INSTALLATION LOCATION WITH C.O.R.
- DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

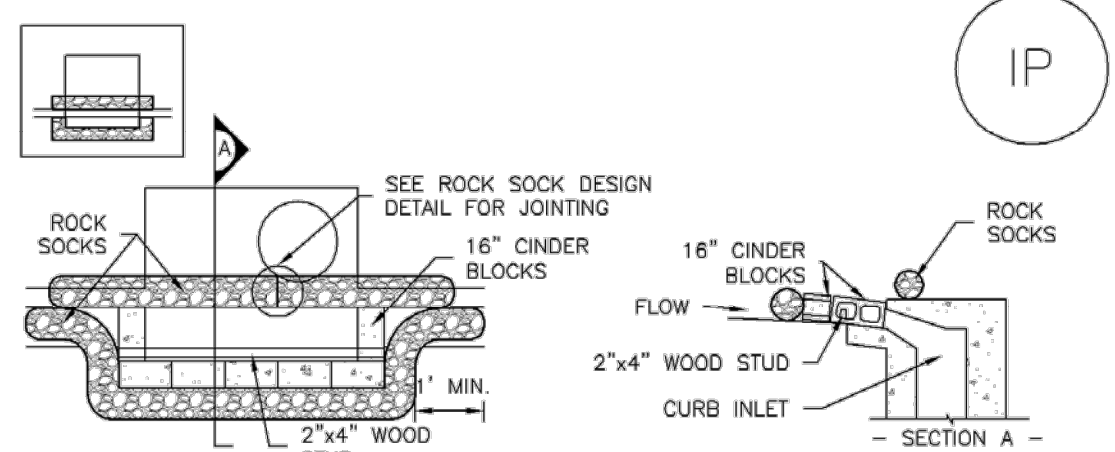
CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

1 CONCRETE WASHOUT AREA

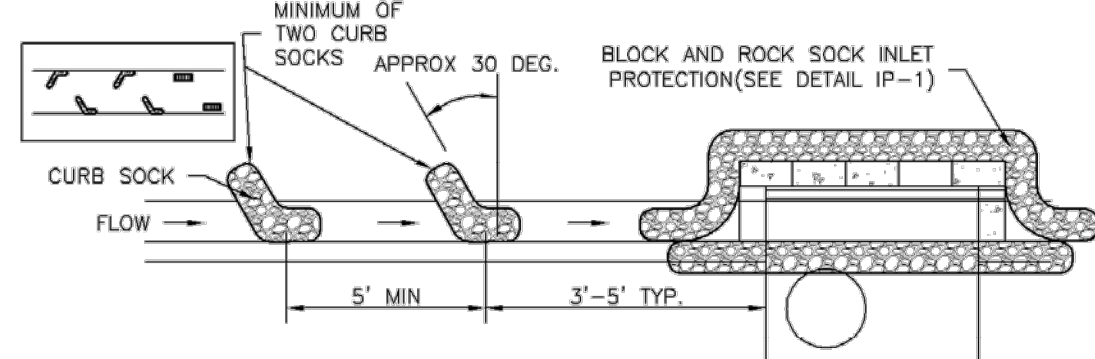
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IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



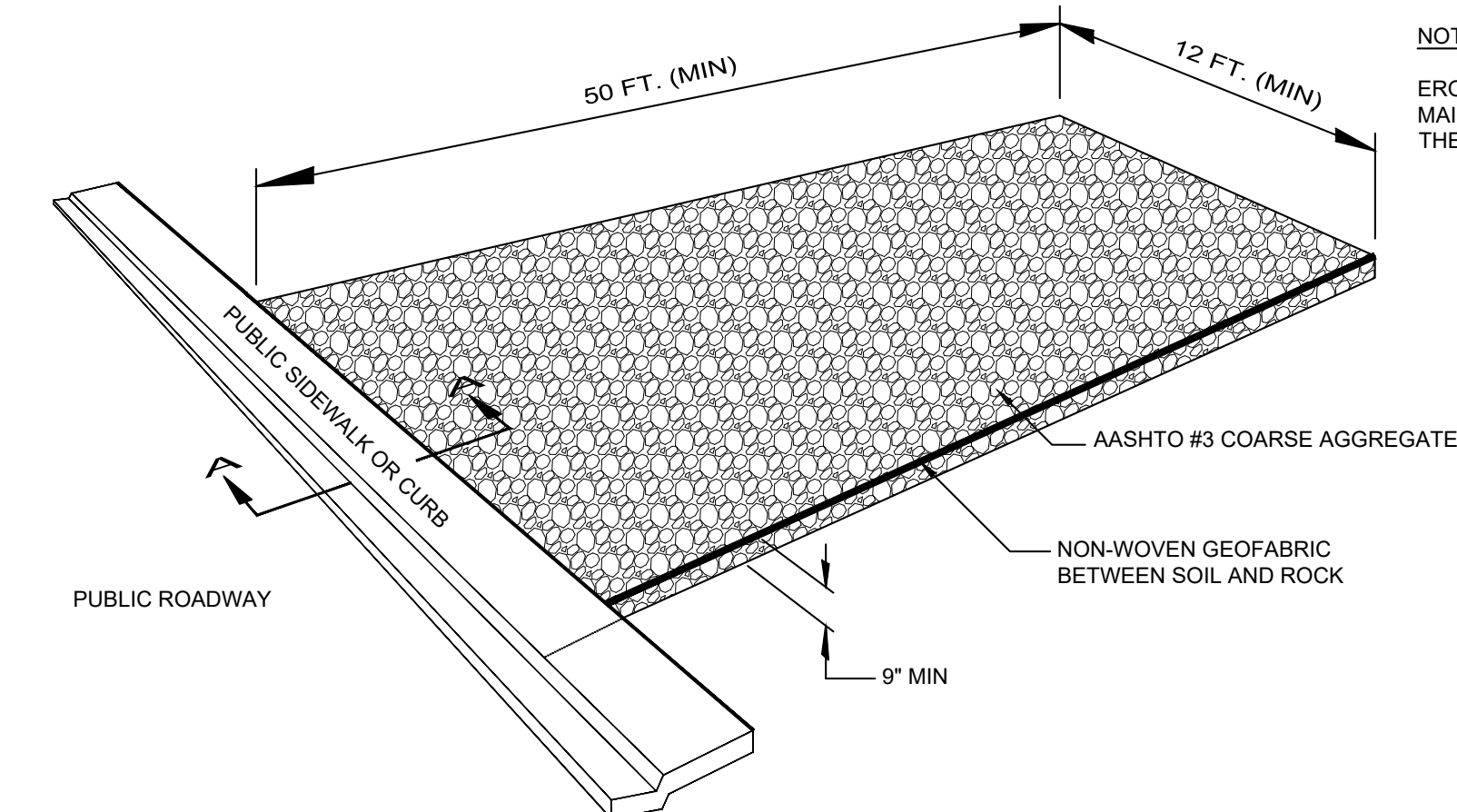
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
- SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
- AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

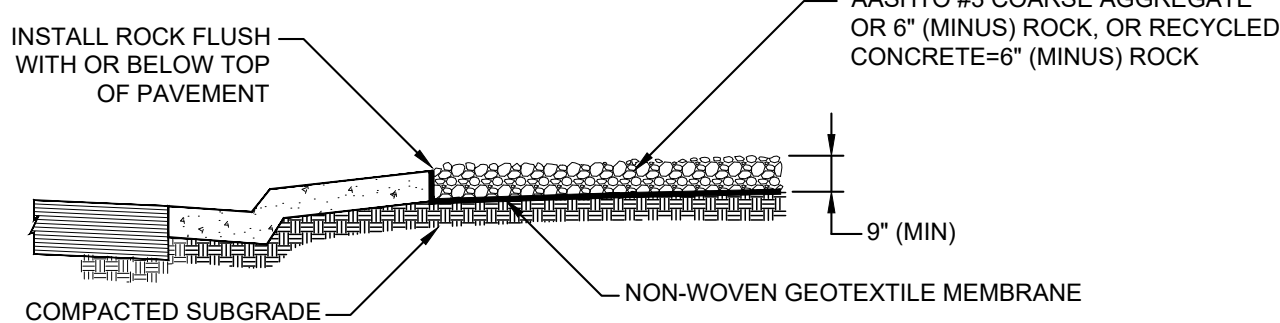
5 INLET PROTECTION DETAIL

Scale: NOT TO SCALE



NOTES:

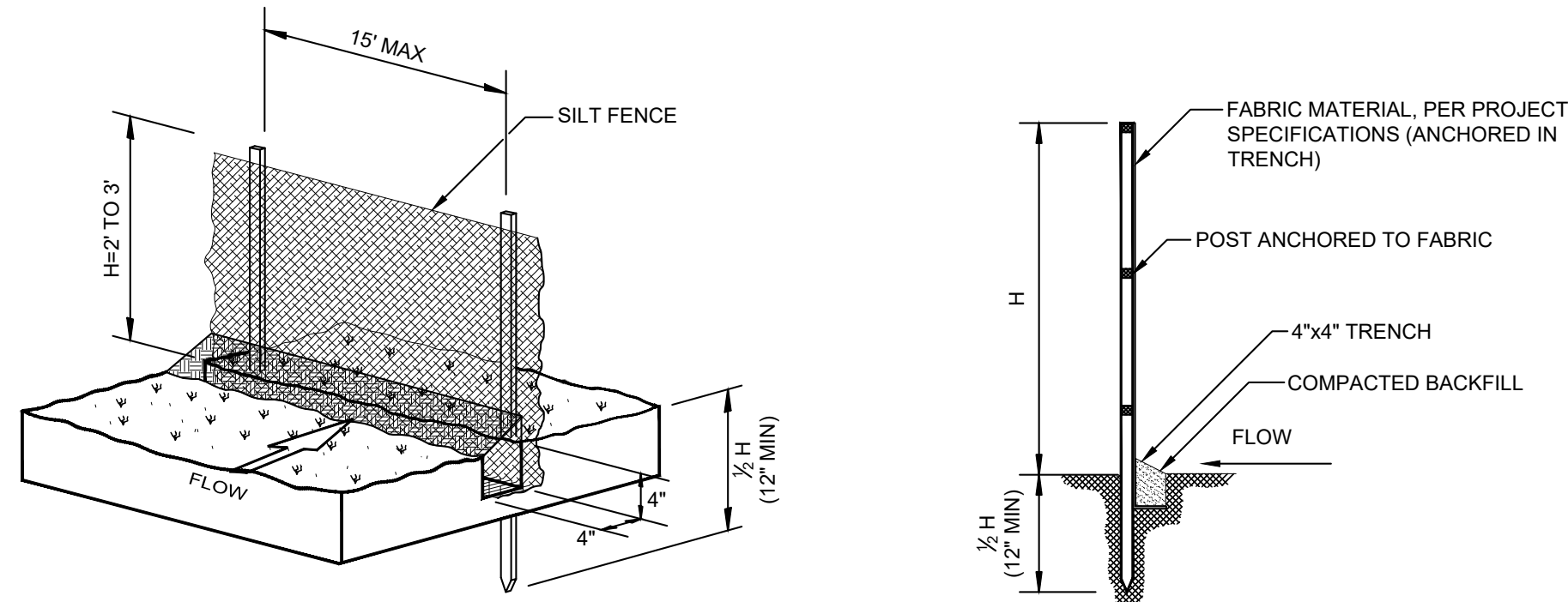
- ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION
- PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES



SECTION A-A

3 CONTRUCTION ENTRANCE PAD DETAIL

Scale: NOT TO SCALE

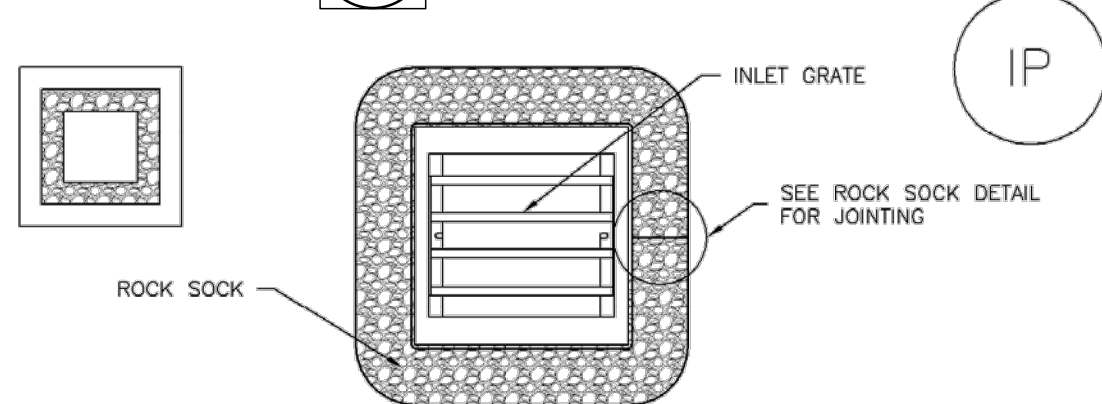


NOTE:

EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

4 SILT FENCE DETAIL

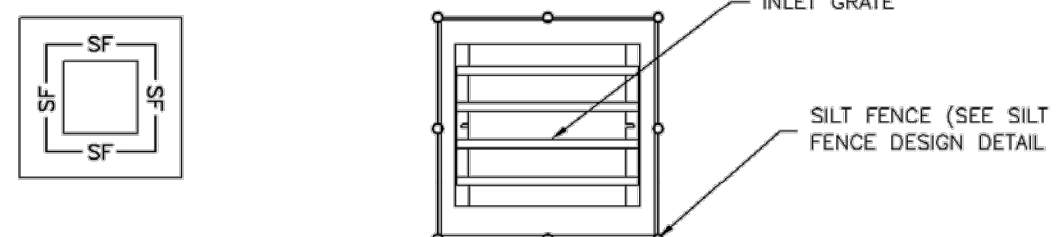
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IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
- STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION
 - TYPE OF INLET PROTECTION (IP-3)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACES EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

NOTES:

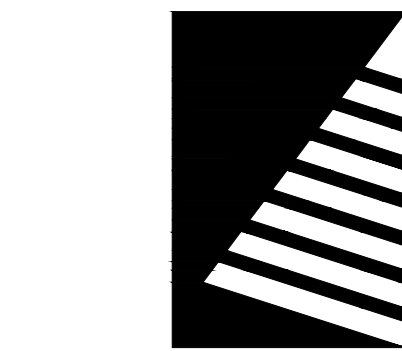
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALL AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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

Date _____ Owner(s) _____

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

Date _____ City Planner
City of Woodland Park



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GROUP

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Engineers | Architects | Surveyors | Scientists

ISSUE:

DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:

LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

EROSION AND
SEDIMENT CONTROL
DETAILS

SHEET NUMBER:

C-507

PROJECT NO.: 0230112.00

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE ORGANIC MULCH RINGS; REFER TO LANDSCAPE MATERIAL SCHEDULE THIS SHEET. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED WITH SPECIFIED METAL EDGER. REFER TO LANDSCAPE MATERIAL SCHEDULE THIS SHEET. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS TO RECEIVE SPECIFIED ROCK MULCH. ROCK SHALL BE PLACED OVER MIRAFI MIRASCAPE E FABRIC OR APPROVED EQUAL. REFER TO LANDSCAPE MATERIAL SCHEDULE, THIS SHEET.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
21. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
22. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
23. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
25. REFER TO CIVIL FOR HORIZONTAL CONTROL PLANS.

DRYLAND SEED NOTES

1. THESE NOTES ARE INTENDED TO DESCRIBE THE TREATMENT OF LANDSCAPE INSTALLATIONS DURING THE FIRST GROWING SEASON ONLY. SUBSEQUENT SEASONS MAY REQUIRE DIFFERENT TASKS. THE CONTRACTOR IS RESPONSIBLE FOR READING AND UNDERSTANDING THE SPECIFICATIONS AND PROJECT MANUALS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PERFORMING ALL TASKS AND MAINTAINING THE STANDARDS OUTLINED IN THESE NOTES AND THOSE ITEMS IN THE SPECIFICATIONS. IN THE CASES OF CONFLICTING INFORMATION, THE HIGHER STANDARD WILL BE EXPECTED OF THE CONTRACTOR.
2. REQUIREMENTS FOR EROSION AND SEDIMENTATION CONTROL AS STATED IN LOCAL CODES SHALL APPLY.
3. CONTRACTOR SHALL BE REQUIRED TO TURN OVER SEED LABELS UPON INSPECTION. SEED AND SEED LABELS SHALL CONFORM TO CURRENT STATE AND FEDERAL REGULATIONS AND BE SUBJECT TO TESTING PROVISIONS OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS.
4. THE SEEDBED SHALL BE WELL SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT SEED CAN BE PLACED AT THE SEEDING DEPTH SPECIFIED. THE SEEDBED SHALL BE REASONABLY FREE OF WEEDS. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHALL BE TILLED TO BREAKUP ROOTING RESTRICTIVE LAYERS AND THEN HARROWED, ROLLED OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
5. AT THE RISK OF THE OWNER, SEEDING MAY OCCUR ANY TIME WHEN WEATHER CONDITIONS PERMIT EXCEPT WHEN THE GROUND IS FROZEN. IT IS HIGHLY RECOMMENDED THAT SEEDING OF NON-IRRIGATED DRYLAND GRASSES OCCUR BETWEEN OCTOBER 1 AND MAY 1 TO TAKE ADVANTAGE OF NATURAL MOISTURE.
6. SEED SHALL BE DRILL. SEEDED IN MANNER SUCH THAT AFTER SURFACE IS RAKED AND ROLLED, SEED SHALL HAVE 1/4" OF COVER. ACCOMPLISH SEEDING BY 'RANGELAND' TYPE DRILLS. ANY FURROWS LEFT BY DRILL SEEDING SHALL BE LEFT IN PLACE TO DISCOURAGE EROSION AND ENCOURAGE SEED AND SOIL CONTACT. WHEN USING A DRILL TYPE SEEDER, THE SEEDER SHOULD COVER THE AREA TWICE. THE FIRST PASS AND SECOND PASSES SHOULD BE PERPENDICULAR TO EACH OTHER. EACH PASS OF THE SEEDER SHOULD APPLY APPROXIMATELY ½ OF THE REQUIRED SEEDING RATE.
7. HYDRO OR HYDRAULIC SEEDING MAY BE USED IN AREAS WITH GREATER THAN 3:1 SLOPES THAT ARE NOT SUITED FOR DRILLING. SEEDING AND MULCHING SHALL NOT OCCUR IN ONE APPLICATION. SEED RATES SHALL BE TWO TIMES DRILL SEED RATES.
8. BROADCAST SEED SHALL BE HAND RAKED OR DRAGGED TO A DEPTH AS REQUIRED BY THE SEED. THE SEED RATE SHALL BE INCREASED BY THREE TIMES THE DRILL SEED RATES.
9. MULCH SHALL BE APPLIED AT A RATE OF 2 ½ TONS PER ACRE AND SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE, LONG STEMMED GRASS OR HAY, OR LONG STEMMED STRAW OF OATS, WHEAT OR RYE. AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE TEN INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER. MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHED. IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DISK LAND PACKER DESIGNED TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING. HYDRO MULCH IS REQUIRED ON SLOPES EXCEEDING 3:1. APPLICATION OF EROSION CONTROL NETTING IS REQUIRED ON SLOPES EXCEEDING 3:1 WHERE SURFACE DRAINAGE IS PRESENT.
10. FINAL ACCEPTANCE OF SEEDED AREAS WILL NOT BE GRANTED UNTIL OWNER'S REPRESENTATIVE IS SATISFIED WITH GERMINATION AND A FULL STAND OF GRASS IS IN A VIGOROUS GROWING CONDITION, WITH CONSISTENCY AND COMPLETION OF COVERAGE. DURING THIS TIME, CONTRACTOR IS RESPONSIBLE FOR WATERING, MOWING, SPRAYING, WEEDING FERTILIZING AND ALL RELATED WORK AS NECESSARY TO ENSURE THAT SEEDED AREAS ARE TURNED OVER IN A VIGOROUS GROWING CONDITION. PROVIDE ALL SUPERVISION, LABOR, MATERIAL AND EQUIPMENT TO MAINTAIN SEEDED AREAS.
11. NON-IRRIGATED NATIVE SEEDED AREAS SHALL BE MOWED A MINIMUM OF THREE TIMES DURING THE FIRST YEAR. ONE MOWING SHALL OCCUR IN THE SPRING OF THE YEAR, SIX WEEKS AFTER THE GRASSES BEGIN GROWING, OR BEFORE WEEDS REACH AN OVERALL HEIGHT OF EIGHT INCHES, OR BEFORE WEEDS BEGIN TO FLOWER, WHICHEVER COMES FIRST. THE SECOND MOWING SHALL OCCUR THE FIRST WEEK OF JULY. THE THIRD MOWING SHALL OCCUR IN THE FALL, AFTER GRASSES HAVE COMPLETED GROWING AND DEVELOPED SEED HEADS. ADDITIONAL MOWINGS MAY BE REQUIRED TO CONTROL WEED GROWTH. ADDITIONAL MOWINGS MUST BE PRE-AUTHORIZED BY THE OWNER, AT LEAST ONE WEEK BEFORE COMMENCEMENT OF WORK. MOWING SHALL BE RESCHEDULED IF THE GROUND IS WET, AND A POTENTIAL EXISTS FOR CAUSING SURFACE DAMAGE FROM EQUIPMENT.
12. SEEDED AREAS SHALL, AFTER ONE YEAR, SHALL CONTAIN A DOMINANT VEGETATION OF GRASS. THERE SHALL BE NO LARGE CONTINUOUS BARE SPOTS GREATER THAN NINE SQUARE FEET. IF ON SITE INSPECTIONS DETERMINE THAT GERMINATION OF ANY SEEDED AREA DOES NOT COMPLY WITH THESES NOTES OR LOCAL CODES, RE-SEEDING MAY BE REQUIRED.
13. THE TYPE OF A SEED MIX USED WILL DEPEND UPON THE FOLLOWING FACTORS: TEMPORARY VS. PERMANENT REVEGETATION; TIME OF YEAR; SOIL TYPE AND SLOPE. AS A GENERAL RULE, TEMPORARY REVEGETATION WILL UTILIZE ANNUAL GRASSES WHILE PERMANENT REVEGETATION SHOULD UTILIZE PERENNIAL GRASSES.

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
GL SH	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	LOW	40'-50'	30'-40'
PO TR	3	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL	MOD	30'-40'	25'-30'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
PI PO	3	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	LOW	50'-80'	30'-40'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
PR PB	7	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	2'-3'	5'-6'
RI AL	8	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	LOW	5'-6'	5'-6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
JU BR	4	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
JU CC	5	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NOTES		
NA SE	21,422 SF	NATIVE SEED	NATIVE MOUNTAIN MIX	SEED				

NATIVE MOUNTAIN MIX BY PAWNEE BUTTES SEED, INC.

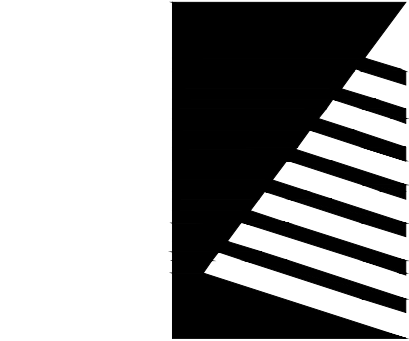
COMMON NAME
STREAMBANK WHEATGRASS
MOUNTAIN BROMEGRASS
SLENDER WHEATGRASS
BLUE WILDRYE
ARIZONA FESCUE
SANDBERG BLUEGRASS
PRAIRIE JUNEGRASS
TUFTED HAIRGRASS

SEED RATE: 50.00 PLS/ACRE

*IF BROADCAST METHOD IS USED, RATES SHALL BE DOUBLED

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	ROCK MULCH	MOUNTAIN GRANITE	PIONEER	COLORADO SPRINGS	BROWN, RED, GREY, CREAM	1 1/2"		3" MINIMUM DEPTH OVER WEED BARRIER, SEE LANNDSCAPE NOTE 18
M-02	ORGANCI MULCH	WASHINGTON CEDAR (GORILLA HAIR)	PIONEER	COLORADO SPRINGS	CEDAR BROWN	SEE PLAN	4&5 / LP501	
M-03	METAL EDGER	INTERLOCKING / ROLL TOP	RYERSON OR EQUAL	N/A	GREEN	4" X 14 GAUGE	1 / LP501	SEE LANDSCAPE NOTE



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Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO.:

SHEET TITLE:

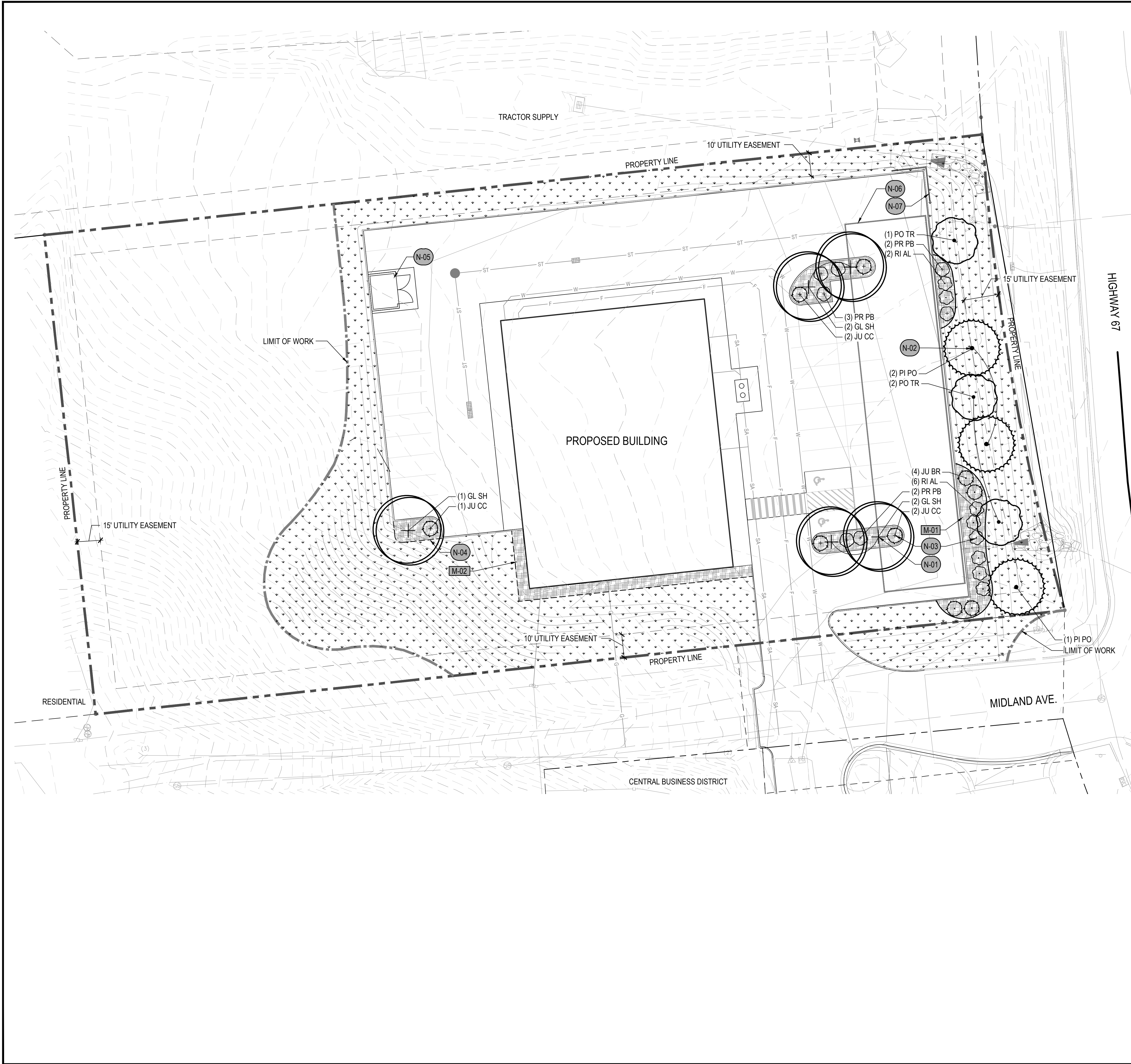
LANDSCAPE NOTES
AND SCHEDULES

SHEET NUMBER:



LP001

PROJECT NO.: 0230112.00



LEGEND	
	PROPERTY LINE
	LIMIT OF WORK
	EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	SPADE EDGER

CODE	DESCRIPTION
	M-01 ROCK MULCH

	M-03 METAL EDGER
--	------------------

CODE	DESCRIPTION
	NA SE NATIVE SEED

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	TREE PLANTING DETAIL	4 / LP501
N-02	TREE PLANTING - SLOPE DETAIL	5 / LP501
N-03	SHRUB PLANTING DETAIL	3 / LP501
N-04	SPADE CUT EDGE	2 / LP501
N-05	PROPOSED TRASH ENCLOSURE; RE: ARCH	
N-06	UNDERGROUND DETENTION; RE: CIVIL	
N-07	RETAINING WALL; RE: CIVIL	

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	COMMON NAME
GL SH	SHADEMASTER LOCUST
PO TR	QUAKING ASPEN
EVERGREEN TREES	COMMON NAME
PI PO	PONDEROSA PINE
DECIDUOUS SHRUBS	COMMON NAME
PR PB	CREeping WESTERN SAND CHERRY
RI AL	ALPINE CURRANT
EVERGREEN SHRUBS	COMMON NAME
JU BR	BROADMOOR JUNIPER
JU CC	CALGARY CARPET JUNIPER



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Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP101

PROJECT NO.: 0230112.00



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PROJECT:
LES SCHWAB

**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO. 5

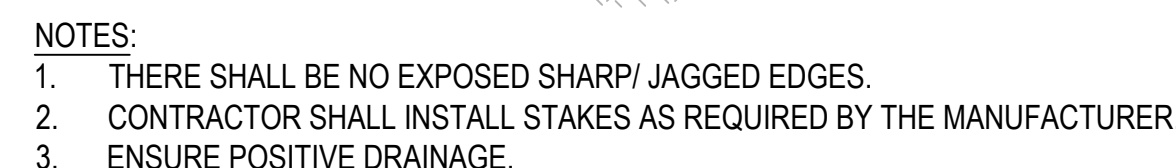
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LANDSCAPE DETAILS

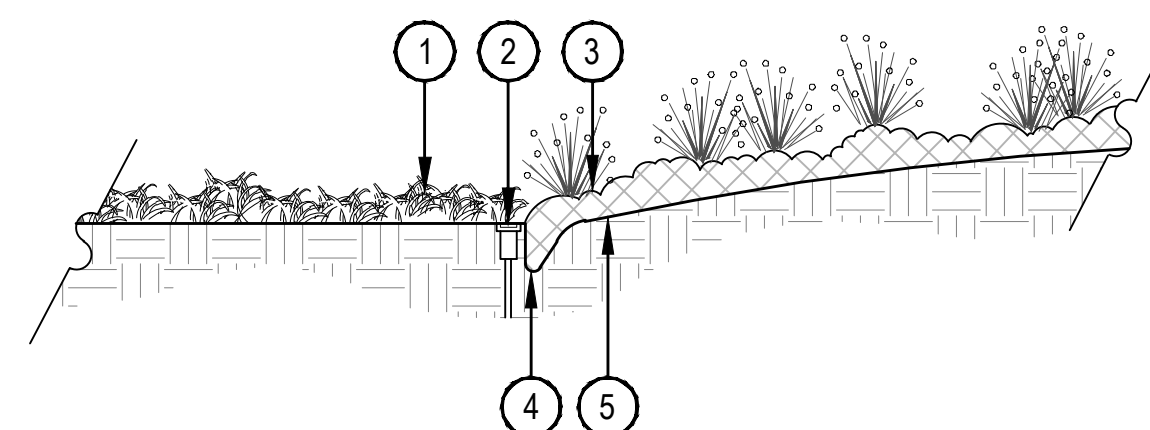
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LP501

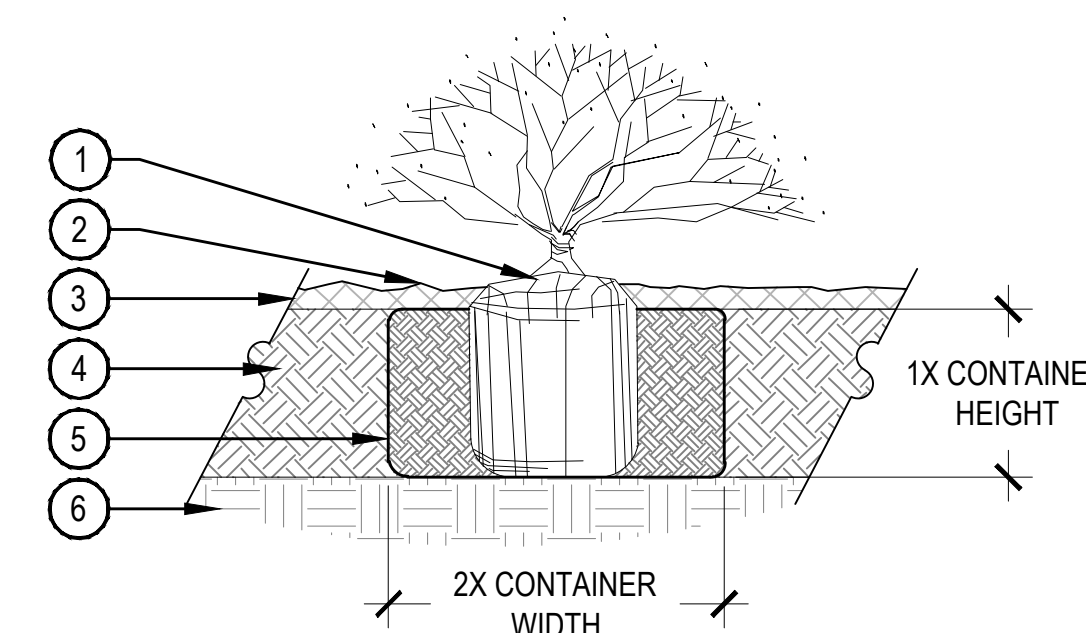
PROJECT NO.: 0230112.00



- ① FINISHED GRADE, TOP OF SOD
THATCH LAYER AND TOP OF
MULCH OR CRUSHER FINES
SHALL BE FLUSH WITH TOP OF
EDGER
- ② AMENDED SOIL PER
SPECIFICATIONS
- ③ METAL EDGER, DRILL (16) 1/2"
DIAMETER HOLES 1" ON
CENTER MINIMUM AT ALL LOW
POINTS OR POORLY DRAINING
AREAS IN ORDER TO ENSURE
ADEQUATE DRAINAGE
- ④ EDGER SKAKE
- ⑤ SUBGRADE COMPACTED TO
95% STANDARD PROCTOR
DENSITY



- ① NATIVE SEED
- ② IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS. OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- ③ PLANTING BED
- ④ VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADE EDGE
- ⑤ SPECIFIED DEPTH OF MULCH



- ① SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- ② FINISH GRADE (TOP OF MULCH)
- ③ SPECIFIED ROCK MULCH
- ④ TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- ⑤ BACKFILLED AMENDED SOIL
- ⑥ UNDISTURBED SOIL

NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 METAL EDGER

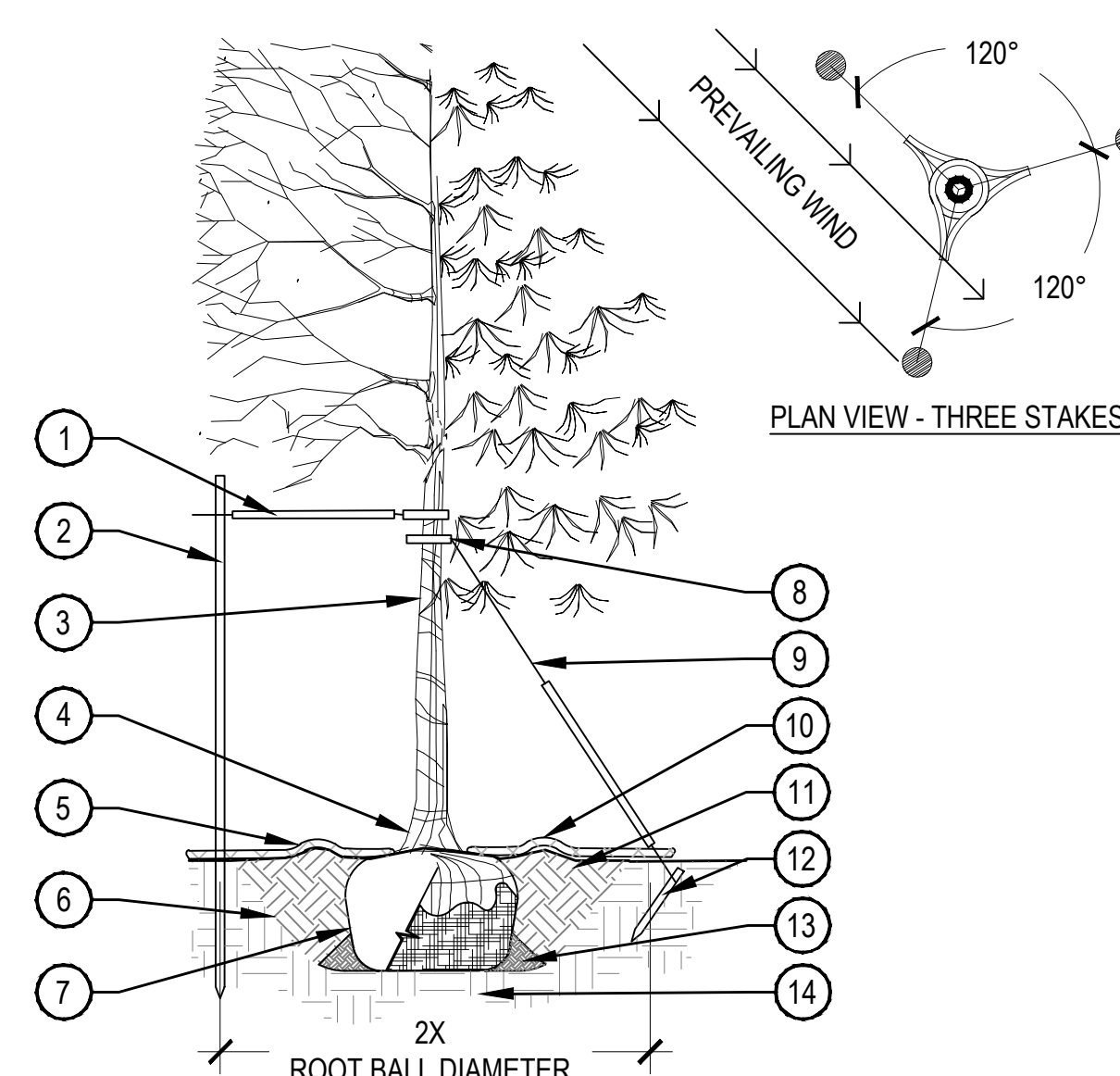
SCALE: 1" = 1'-0"

② SPADE CUT EDGE

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

2 SHRUB PLANTING

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



- ① PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- ② 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- ③ TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- ④ PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- ⑤ 2'-0" RADIUS ORGANIC MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH. REFER TO LANDSCAPE MATERIAL SCHEDULE SHEET LP001
- ⑥ 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ⑦ ROPES AT TOP OF ROOTBALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- ⑧ GROMMETED NYLON STRAPS
- ⑨ GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE. TWIST WIRE ONLY TO KEEP FROM SLIPPING
- ⑩ 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- ⑪ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- ⑫ 2'-0" STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- ⑬ PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- ⑭ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

PRUNING NOTES

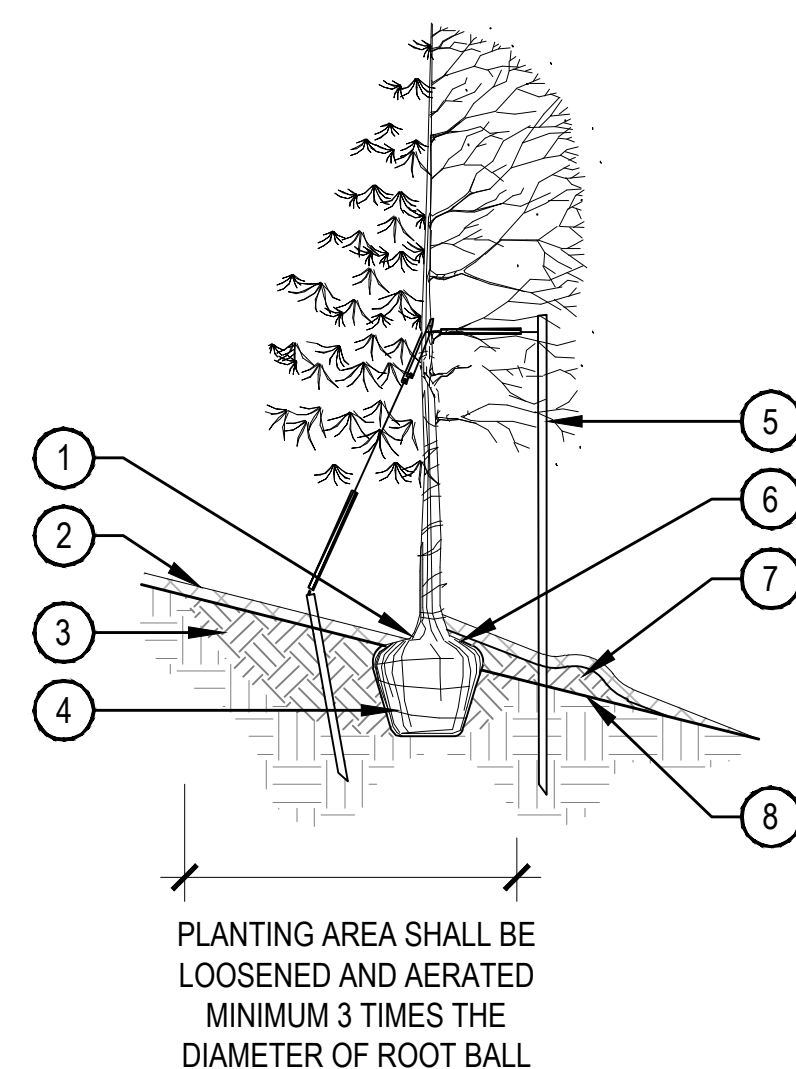
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE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

STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. 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

4 TREE PLANTING DETAIL

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



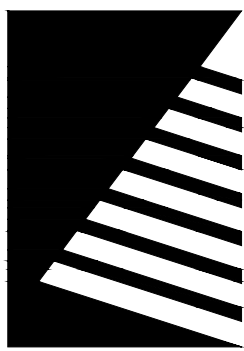
- ① TOP MOST ROOT IN ROOTBALL:
ABOVE EXISTING GRADE,
UPHILL SIDE
- ② 2-4" OF ORGANIC MULCH
APPLIED OVER PLANTING AREA
AND AWAY FROM THE TRUNK.
REFER TO LANDSCAPE
MATERIAL SCHEDULE LP001
- ③ BACKFILL WITH BLEND OF
EXISTING SOIL AND A MAXIMUM
20%, BY VOLUME, ORGANIC
MATERIAL. WATER
THOROUGHLY WHEN
BACKFILLING
- ④ ROOTBALL SITTING DIRECTLY
ON TOP OF UNDISTURBED SOIL
- ⑤ REFER TO TYPICAL TREE
PLANTING DETAIL, DETAIL 4
THIS SHEET, FOR STAKING AND
GUYING
- ⑥ ROPES AT TOP OF BALL SHALL
BE CUT, REMOVE TOP 1/3 OF
BURLAP, NON-BIODEGRADABLE
MATERIAL SHALL BE TOTALLY
REMOVED
- ⑦ BACKFILL WITH BLEND OF
EXISTING SOIL AND A MAXIMUM
20%, BY VOLUME, ORGANIC
MATERIAL. WATER
THOROUGHLY WHEN
BACKFILLING
- ⑧ EXISTING GRADE

NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOTBALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL MIXED WITH MAXIMUM 20% ORGANIC MATERIAL.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
5. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

5 TREE PLANTING ON SLOPE

SCALE: 1/4" = 1'-0"



Farnsworth GROUP

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FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: JPG

DRAWN: MP

REVIEWED: APC

FIELD BOOK NO.:

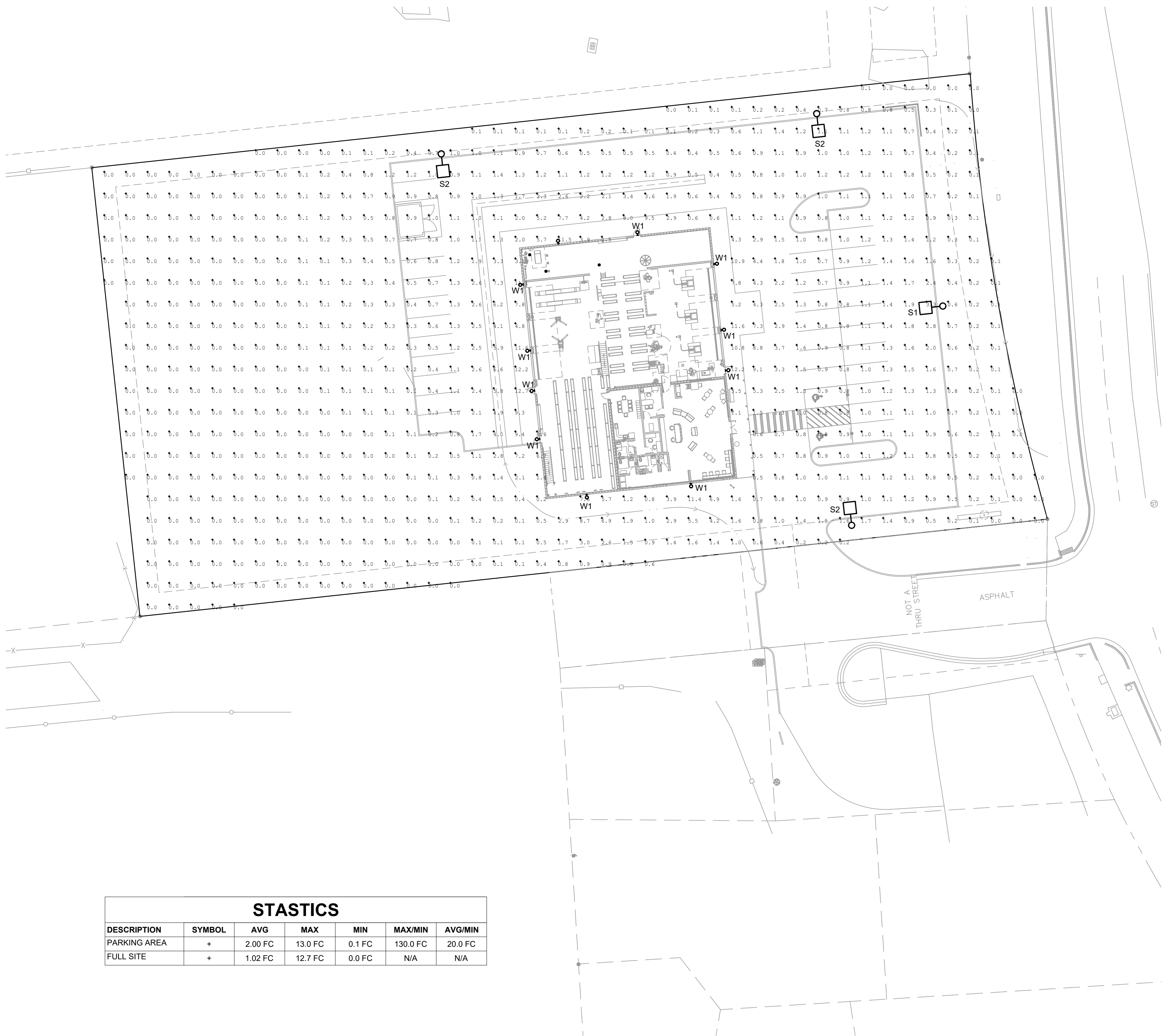
SHEET TITLE:

SITE PHOTOMETRIC
PLAN

SHEET NUMBER:

ES-101

PROJECT NO.: 0230112.00



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

Date _____ Owner(s) _____

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

Date _____ City Planner
City of Woodland Park

STASTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING AREA	+	2.00 FC	13.0 FC	0.1 FC	130.0 FC	20.0 FC
FULL SITE	+	1.02 FC	12.7 FC	0.0 FC	N/A	N/A

NOTES:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
- CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
- PROVIDE INSULATING GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
- VARIES - 2'-0" AFG IN PARKING LOT AREAS AND IN AREAS SUBJECT TO VEHICULAR DAMAGE; 6" AFG IN ALL AREAS WHERE NOT SUBJECT TO VEHICULAR DAMAGE.

2 LIGHTING POLE FOUNDATION DETAIL
SCALE: NOT TO SCALE

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=30'

LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	LUMINAIRE SERIES	SOURCE (TYPE/COLOR TEMP/CRI)	VOLTAGE	LOAD (VA)	LUMEN OUTPUT	FINISH	MOUNTING	DESCRIPTION
S1	MCGRAW-EDISON	GLEON GALLEON SERIES	LED, 4000K, 70CRI	208V	129	15,877	BRONZE	25'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE III WITH SPILL CONTROL DISTRIBUTION, HOUSE SIDE SHIELD, MOTION SENSOR FOR DIMMING OPERATION
S2	MCGRAW-EDISON	GLEON GALLEON SERIES	LED, 4000K, 70CRI	208V	129	15,970	BRONZE	25'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE IV FORWARD THROW DISTRIBUTION, HOUSE SIDE SHIELD, MOTION SENSOR FOR DIMMING OPERATION
W1	COOPER	LUMARK SERIES	LED, 5000K, 70CRI	120V	58	6,129	CARBON BRONZE	14'-0" AFG	WALL PACK WITH PHOTOCELL AND UNOCCUPIED DIMMING TO 50%
NOTES: A. REMOVE ALL FINGER PRINTS FROM LENSES, REFLECTORS, AND LOUVERS FOLLOWING LIGHT FIXTURE INSTALLATION. B. FOR APPROVAL OF FIXTURES FROM MANUFACTURERS OTHER THAN THOSE LISTED, PROPOSED FIXTURES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER TEN BUSINESS DAYS PRIOR TO BID FOR REVIEW. FINAL DETERMINATION OF "EQUAL" STATUS FOR BIDDING SHALL BE THE SOLE DETERMINATION OF THE ARCHITECT/ENGINEER. C. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.									

Traffic Impact Analysis

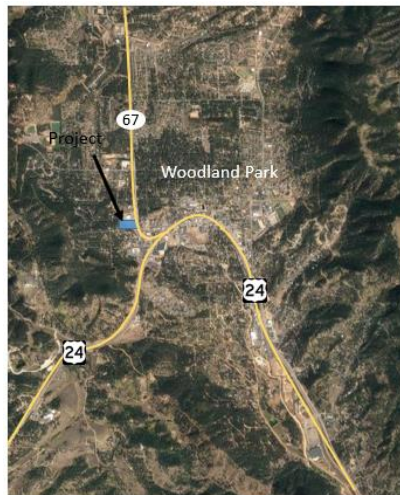
For
Colorado Department of Transportation (CDOT)
State Highway Access Permit Application

Prepared For:

Les Schwab Tire Center

**Northwest corner of
State Highway 67 and Midland Ave**

Woodland Park, CO



September 2022

1 Project Characteristics

This traffic impact analysis is prepared in conjunction with the Colorado Department of Transportation (CDOT) Access associated with the proposed Les Schwab Tire Center in Woodland Park, CO (Project).

1.1 Size, Type & Location

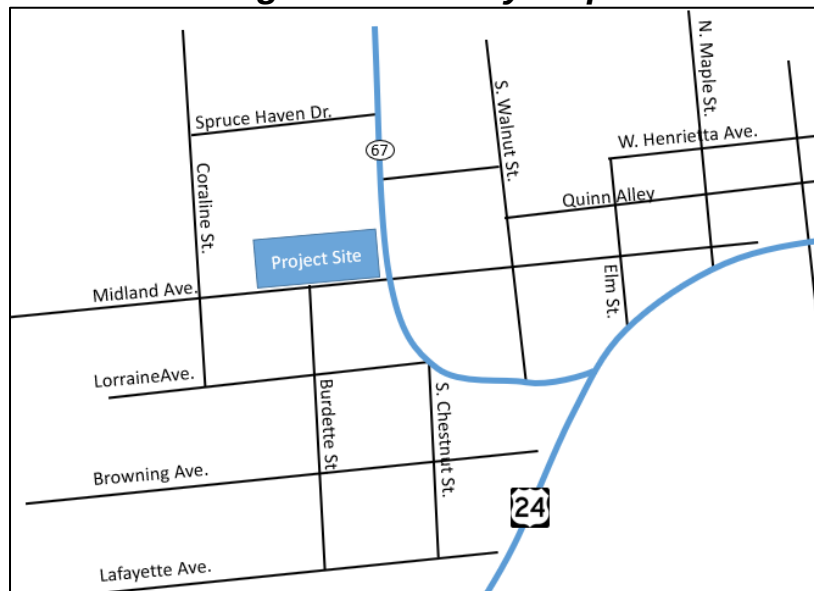
The Project will be a new 10,483 square foot (SF) tire center located at the northwest corner of the intersection of State Highway (SH) 67 and Midland Ave. in Woodland Park. The project will access Midland Ave. from the north of the road.

This evaluation will look at 2043 for long-range traffic conditions.

SH 67's highway geometry transitions at the access to Midland Ave. To the south of Midland Ave., SH 67's highway geometry generally consists of two-lanes in each direction with a two-way left turn lane. North of the Midland Ave., SH 67 is a four-lane divided highway with a raised median.

Midland Ave. currently is not fully built to the west of the intersection. The Project will complete this road through the west property line.

Figure 1: Vicinity Map



1.2 Site Access Location and Configuration

The access to the site is located on the north side of Midland Ave. The following shows the proposed site circulation and accesses to Midland Ave.

Figure 2: Site Circulation and Proposed Accesses



1.3 Trip Generation

This Project trip generation forecast is based on the ITE Trip Generation Manual (11th Edition). The trip generation was calculated for Land Use Code 848 (Tire Store) in order to calculate the net increase in vehicular trips the development will generate during the weekday A.M. and P.M. peak hours.

Table 1: Trip Generation Data

Data Source	Peak Period (Peak Hour Generator)	Average Rate	Trip Ends. Vs.		Fitted Curve Equation	% Entering	% Exiting	Project GFA	Peak Hour Trips		
									In	Out	TOTAL
ITE Trip Generation 11th Edition - Land Use Code 848 (Tire Store)	AM	2.61	1000	SF of GFA	Not Given	64	36	10483	18	10	28
	PM	3.75	1000	SF of GFA	Not Given	43	57	10483	17	22	39

1.4 Trip Distribution

Trips for the Project were distributed into directions on a percentage basis, based entirely on existing traffic counts on SH 67 and US 24.

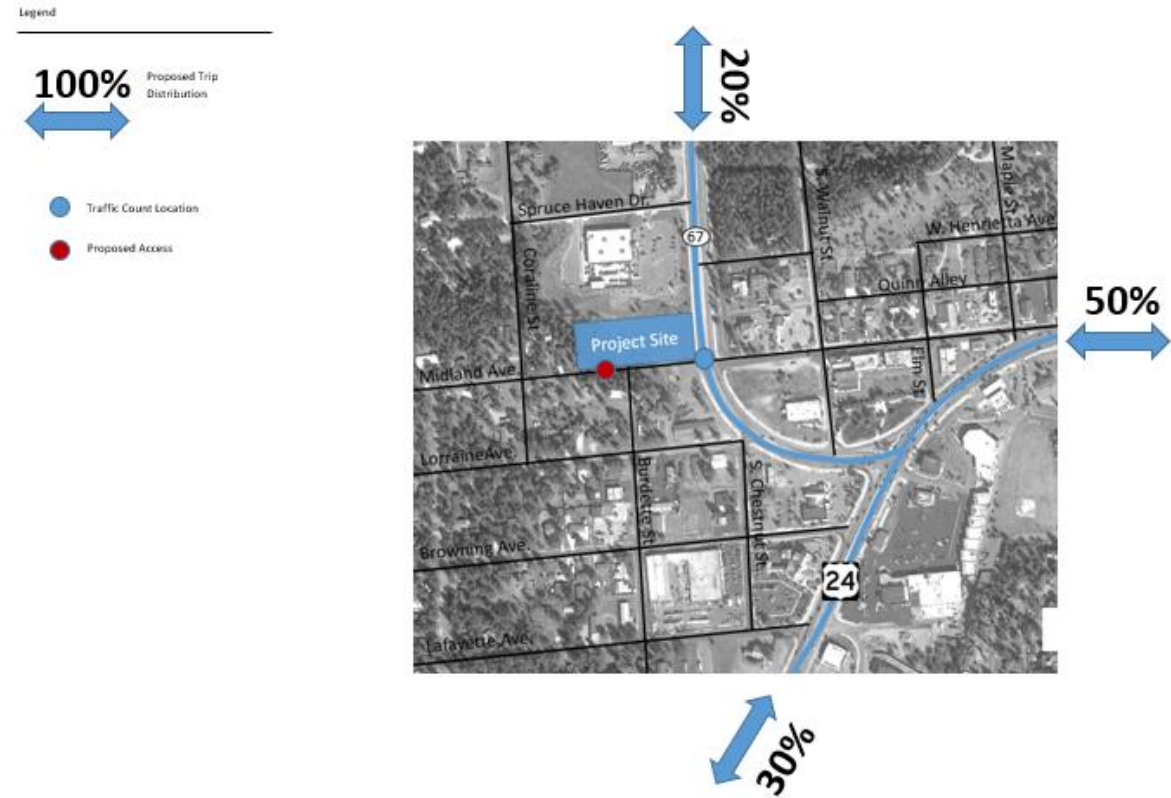
It is assumed that all trips will be made by passenger vehicles, so modal split is not necessary.

The estimated trip distribution can be found on Figure 3. Site generated traffic assignment can be found on Figure 4.

***Table 2: Overall Project Trip Distribution
From the Site***

Direction	Distribution
North of Project: To/From North	20%
South of Project: To/From East	50%
South of Project: To/From West	30%

Figure 3: Map of Project Trip Distribution



Legend

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

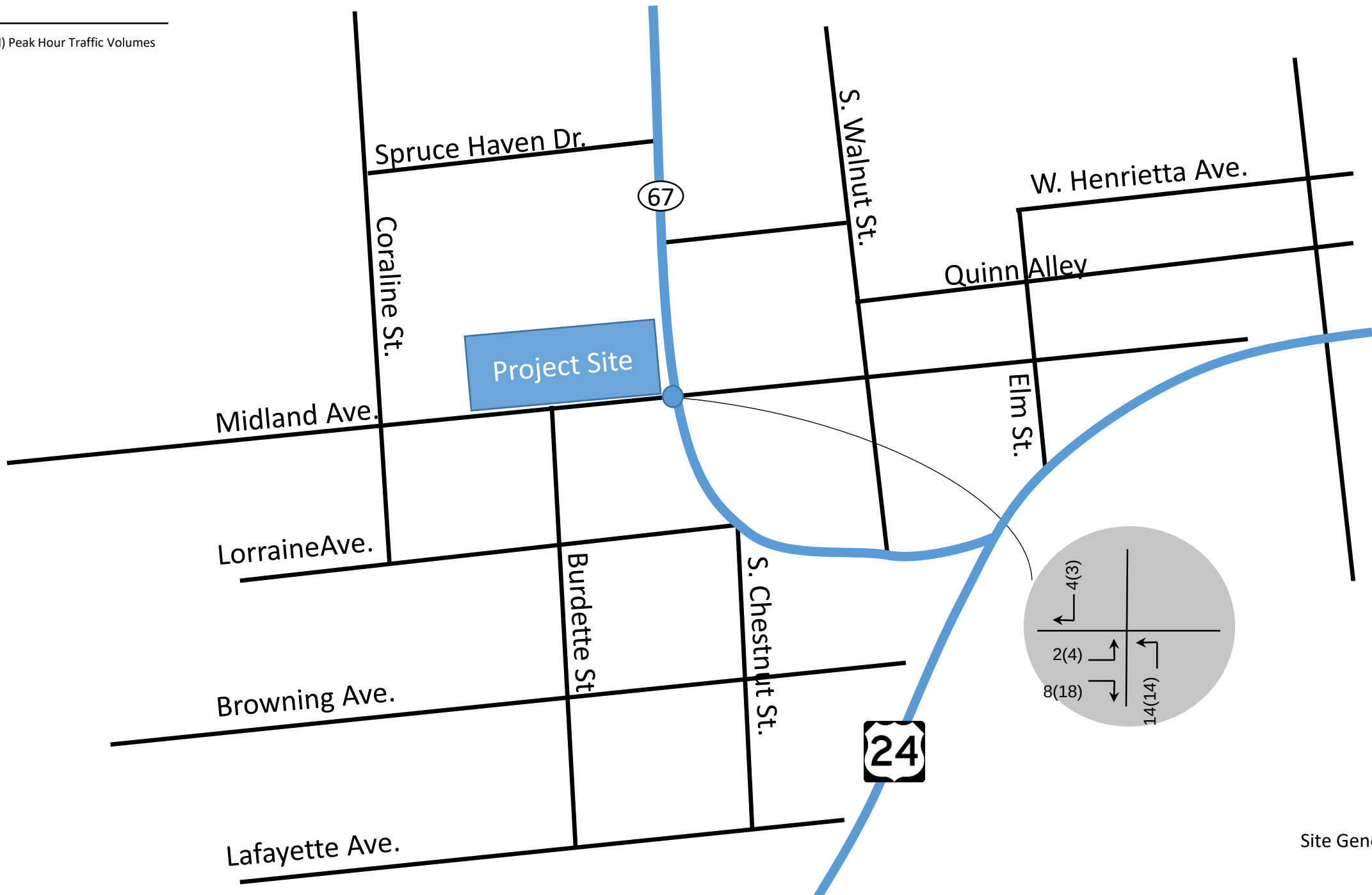


Figure 4
Site Generated Traffic
Assignment

2 Existing & Projected Traffic Volumes

2.1 Existing Traffic Volumes

Existing peak hour turning movement counts were conducted at the study intersection on Wednesday, September 7th, 2022

Traffic counts at the intersection mentioned above were conducted in the vicinity of the Project site. The counts included weekday AM and PM Peak hour turning movement counts at this intersection.

The traffic counts did not account for heavy vehicle percentages.

Figure 5 depicts existing traffic volumes, and count sheets are shown in Appendix A.

Intersection geometry and traffic control, as well as existing levels of service, can be found on Figure 6. Level of Service (LOS) worksheets for the existing volumes can be found in Appendix B.

LOS is a qualitative measure of traffic operational conditions, based on roadway capacity and roadway delay. The 2010 *Highway Capacity Manual* defines six levels of service, ranging from A to F, with LOS A representing the best possible operating conditions and LOS representing over-capacity, or congested conditions.

For the Buildout time horizon, all intersections meet or exceed the City of Woodland Park and CDOT's standards.

Legend

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

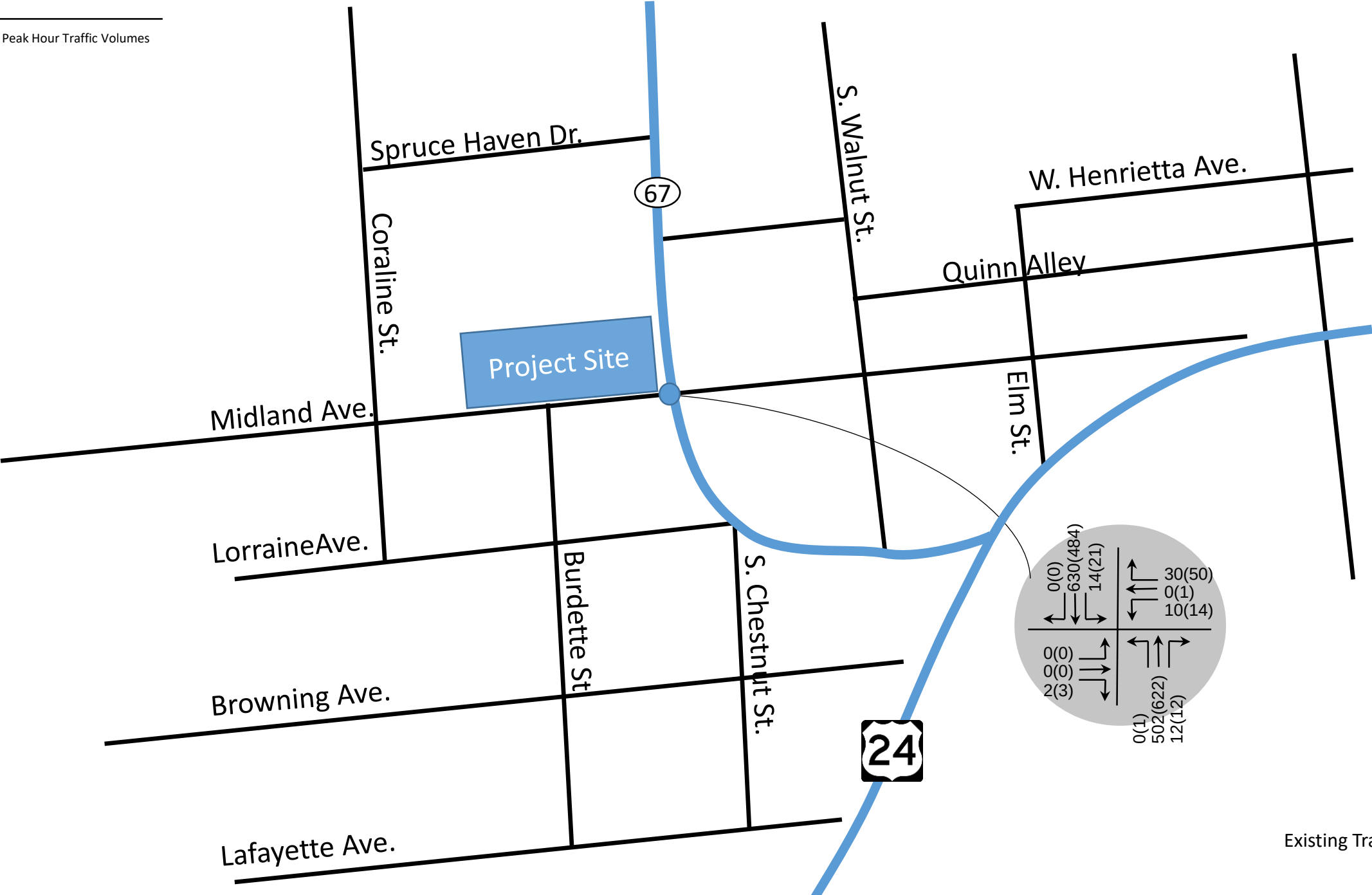


Figure 5

Existing Traffic Volumes

Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

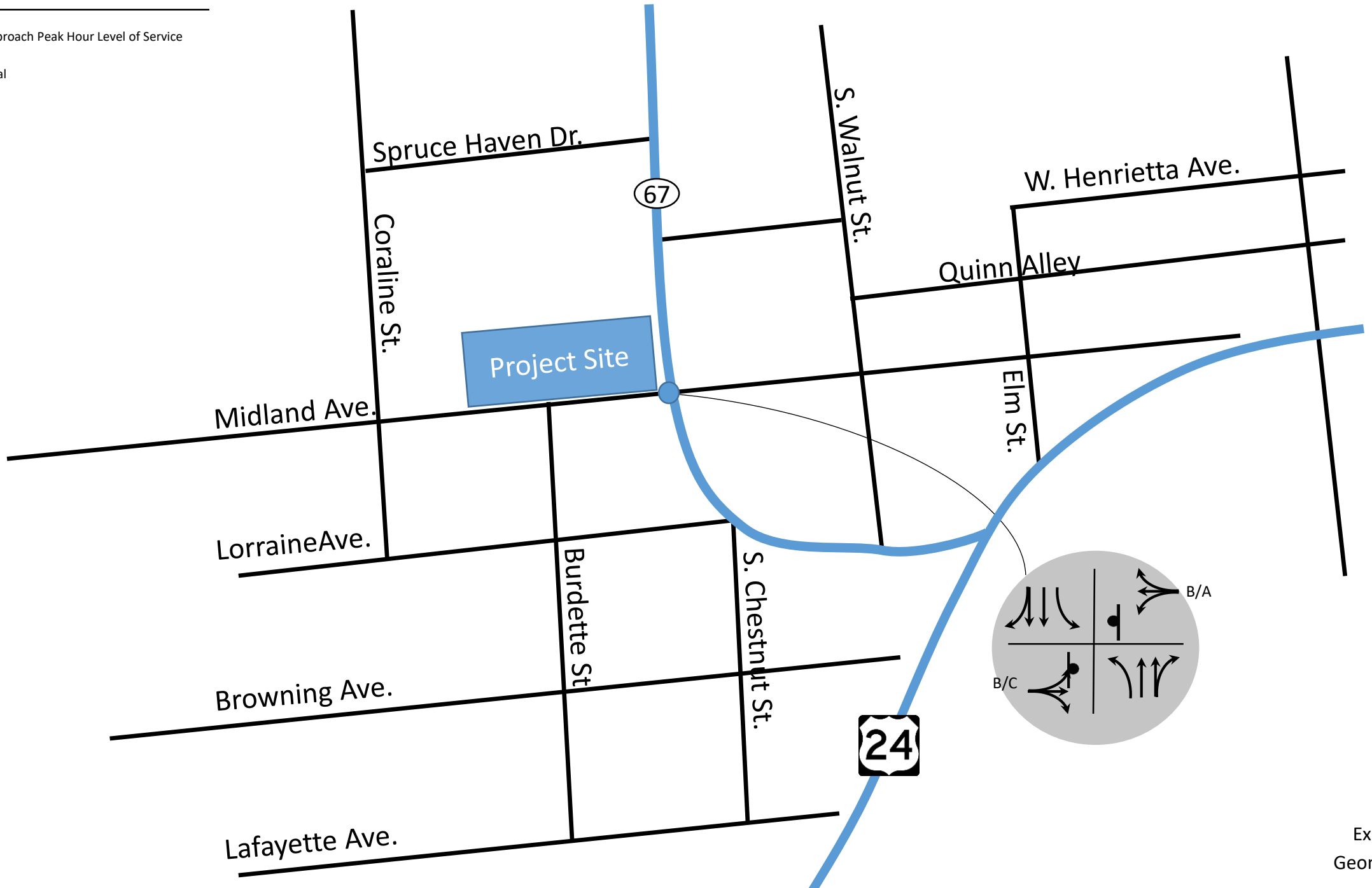


Figure 6
Existing Traffic
Geometry & LOS

2.2 Buildout Total Traffic Volumes

Background traffic represents the level of traffic activity that would be present on area roadways regardless of the proposed Project.

For the Buildout Total traffic scenario, the existing traffic volumes (previously presented in Figure 5) were used as background traffic volumes. The site generated traffic volumes (previously presented in Figure 4) were added to these volumes to produce the Buildout Total Traffic Volumes found in Figure 7.

The existing intersection geometrics and existing traffic control are summarized in Figure 8. Appendix C includes the LOS worksheets.

For the Buildout Total time horizon, all intersections meet or exceed the City of Woodland Park and CDOT's standards.

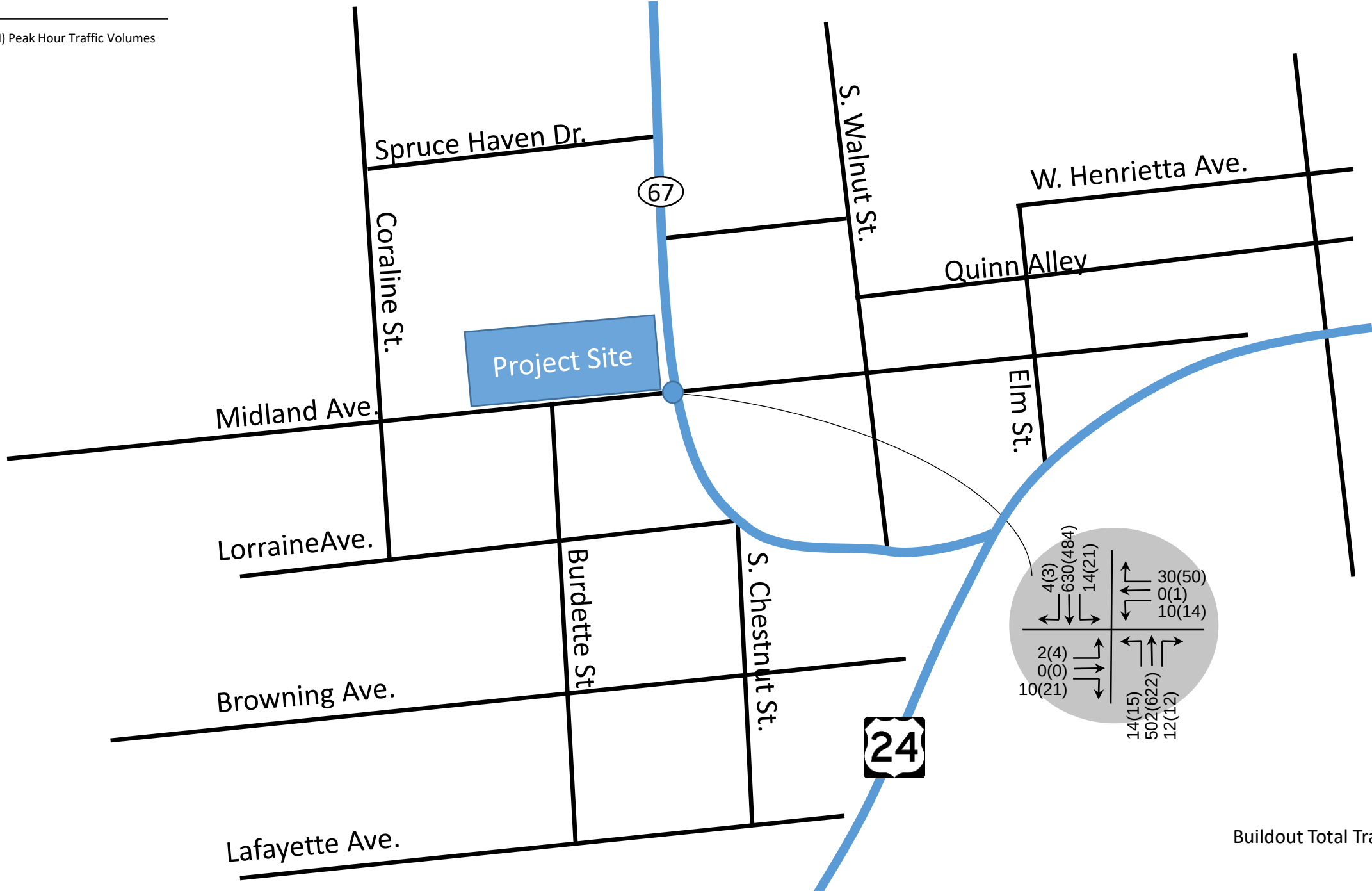


Figure 7
Buildout Total Traffic Volumes

Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

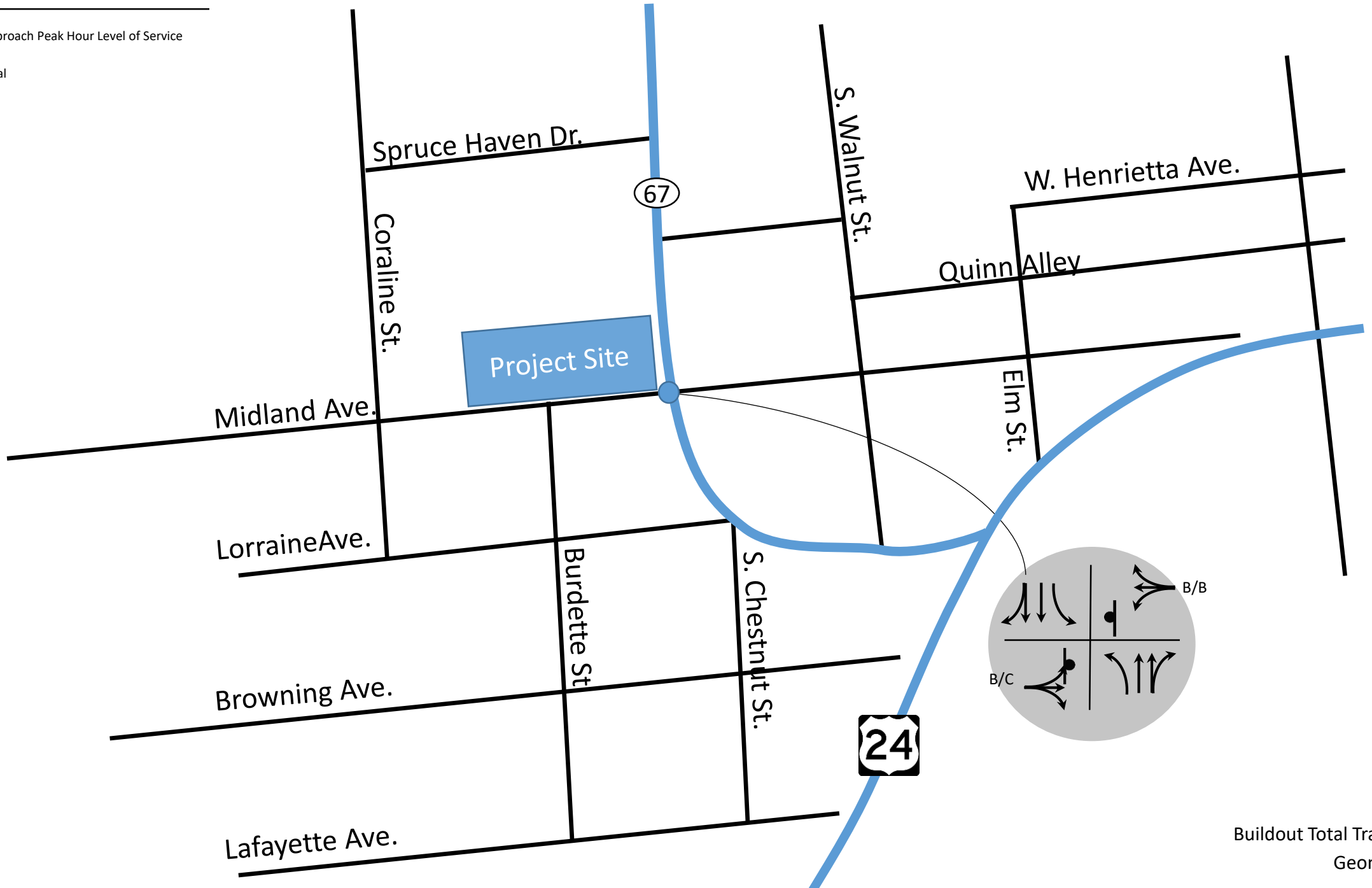


Figure 8

Buildout Total Traffic Volume
Geometry & LOS

2.3 Long Range Background 2043 Traffic Volumes

A 20-year growth factor of 1.23 was used on area roadways, according to the Colorado Department of Transportation. This is equivalent to an average annual growth rate of 1.04 percent.

The average annual growth rate over twenty years was applied to existing traffic volumes for the counted intersection. These predicted background volumes in 2043 are shown in Figure 9.

The site generated project traffic volume (from Figure 4) was then added to each turning movement.

Figure 9 shows the predicted volumes at all intersections in the study area. Figure 10 depicts the projected geometry and LOS for the Long Range 2039 Background + Committed traffic volumes. LOS worksheets are provided in Appendix D.

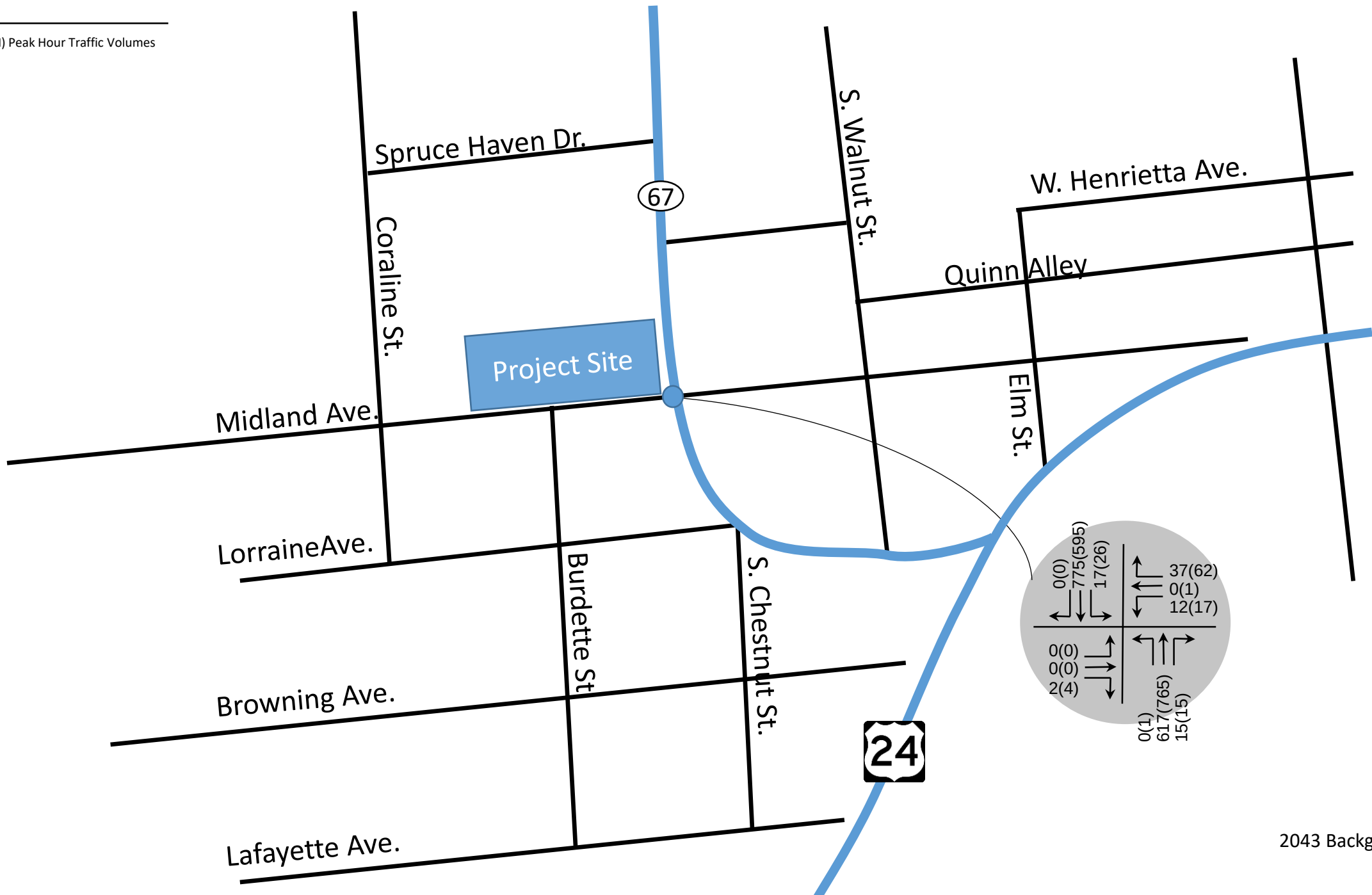


Figure 9
2043 Background Traffic
Volumes

Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

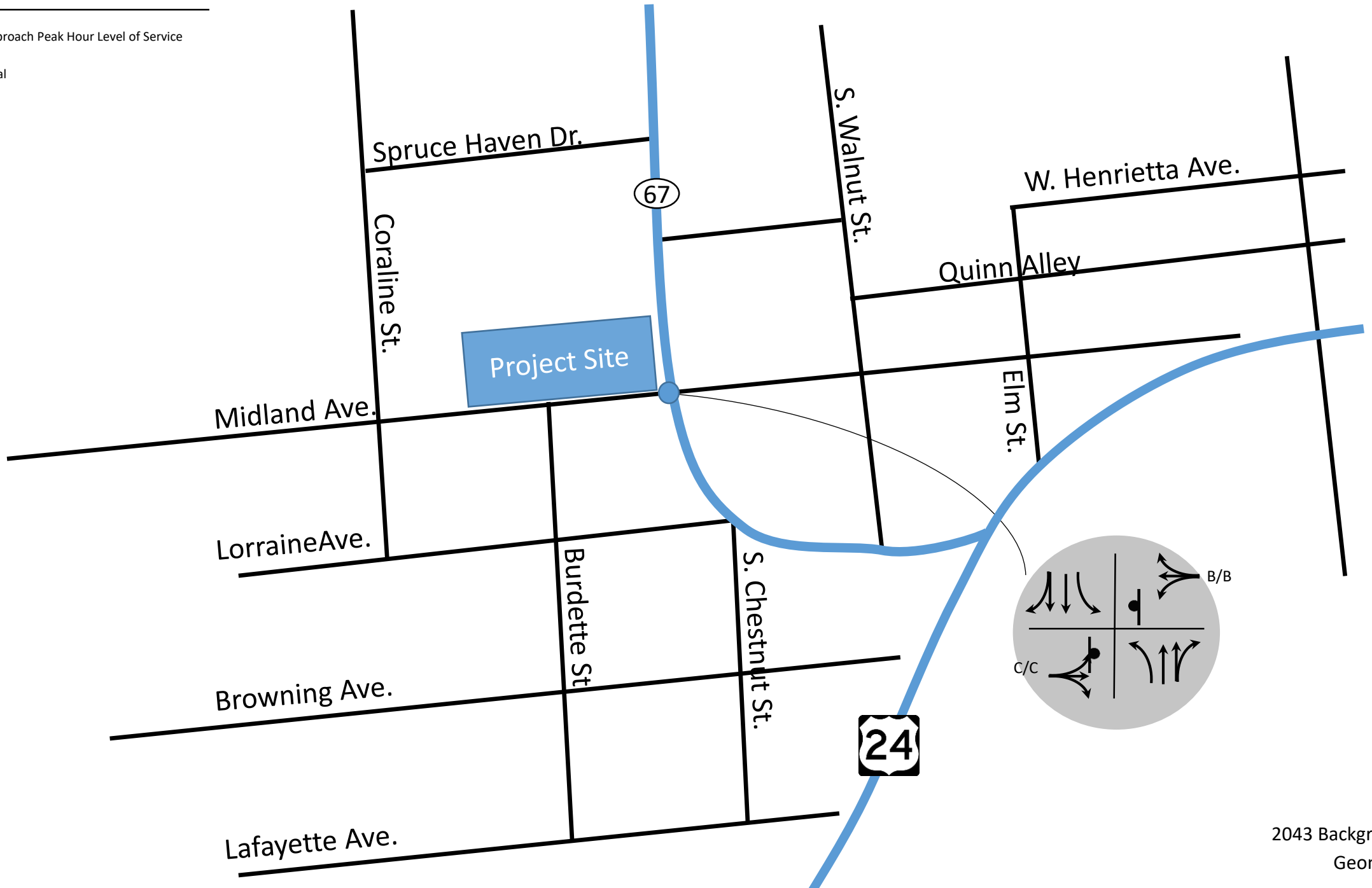


Figure 10
2043 Background Traffic
Geometry & LOS

2.4 2043 Total Traffic Volumes (Background 2043 + Project)

For the 2043 Total traffic scenario, the site generated traffic volumes from Figure 4 were added to the Background 2043 volumes in Figure 9.

The total traffic volumes shown on Figure 11 represent the traffic anticipated by both background and Project site generated traffic. Figure 12 depicts the anticipated LOS and geometrics, as analyzed on the LOS worksheets shown Appendix E.

For the 2043 Total time horizon, all intersections meet or exceed the City of Woodland Park and CDOT's standards.

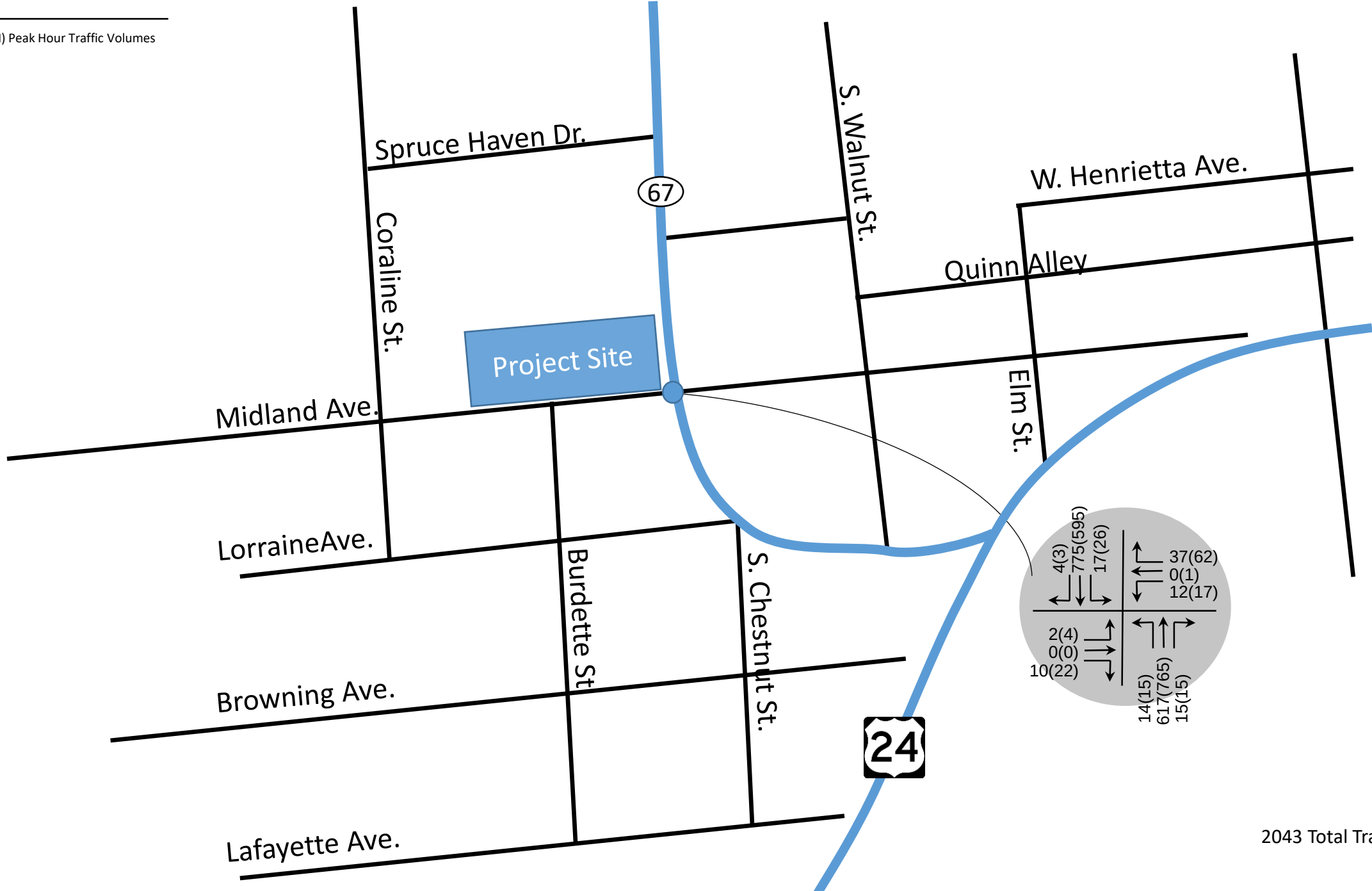


Figure 11
2043 Total Traffic Volumes

Legend

X/X = AM/PM Approach Peak Hour Level of Service

● = Stop Sign

🚦 = Traffic Signal

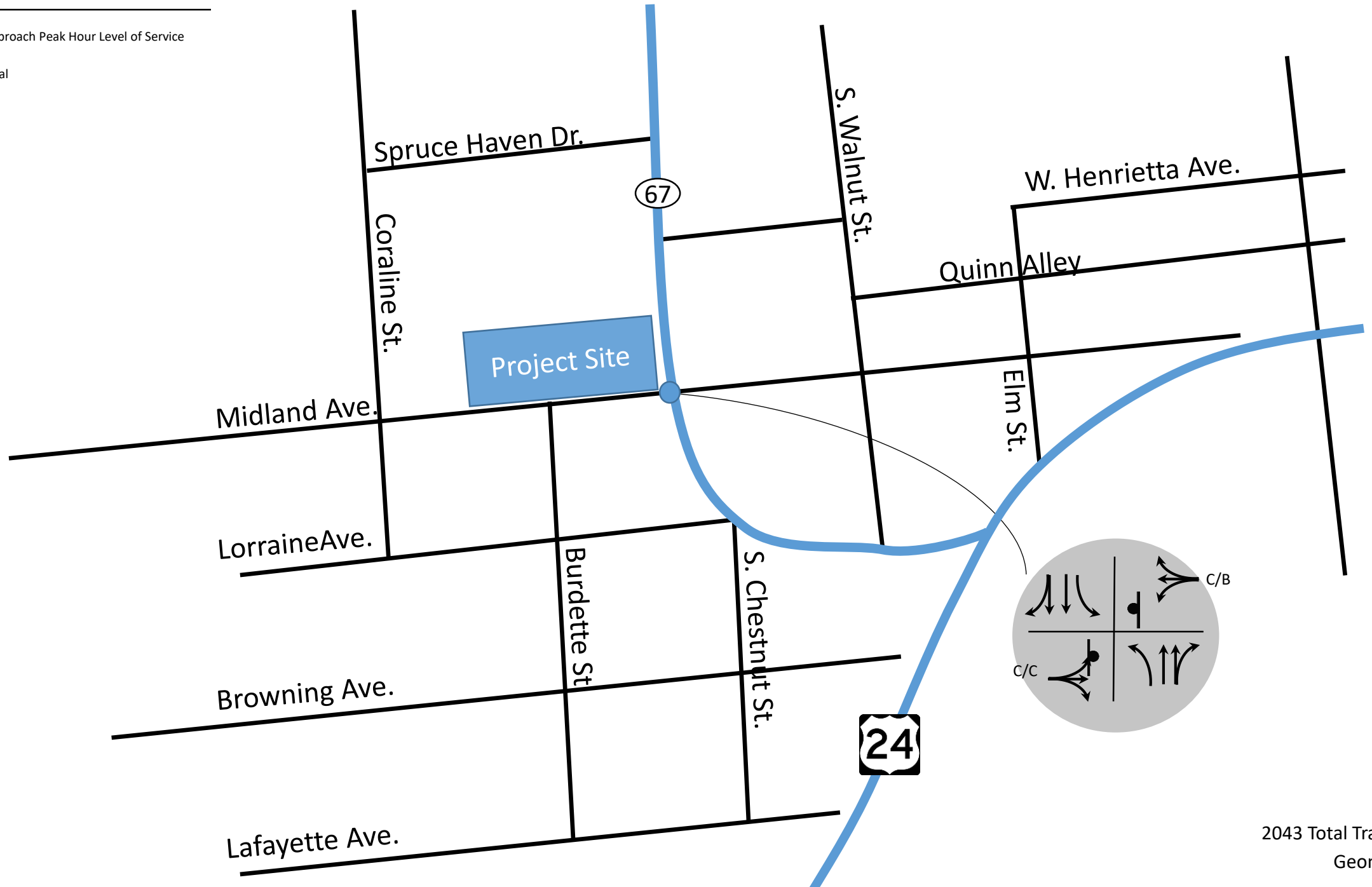


Figure 12

2043 Total Traffic Volume

Geometry & LOS

3 Auxiliary Lane & Sight Distance Evaluation

3.1 Exclusive Turn Lane Recommendations

This section of SH 67 is classified by CDOT as “NR-B” Non-Rural Arterial, which is the basis for CDOT turn lane warrants. The existing speed limit is 35 mph in both directions for both roads.

As shown in the table below, a left turn deceleration lane with taper and additional storage length is required on SH 67 northbound at Midland Ave. The Project may be able to utilize the existing two-way left-turn lane with restriping to accommodate this requirement. The Project should coordinate with CDOT regarding this left turn deceleration lane construction.

Comparison of Turning Volumes to Turn Lane Warrants SH 67 at Midland Ave.

Auxiliary Lane	Total 20-year Volume (vph)	Warrants (vph)	Lane Warranted?
Left Turn Deceleration Lane (inbound)	Peak Hour Left Ingress Turning Volume = 14(AM)/15(PM)	10 vph	Yes
Right Turn Deceleration Lane (inbound)	Peak Hour Right Ingress Turning Volume = 4(AM)/3(PM)	25 vph	No
Left Turn Acceleration Lane (outbound)	N/A	Generally not required if posted speed is less than 45 mph	No
Right Turn Acceleration Lane (outbound)	N/A	Generally not required if posted speed is less than 45 mph	No

4 Conclusion

The Project is a new Tire Store at the northwest corner of SH 67 and Midland Ave. in Woodland Park, CO.

The traffic impacts of the additional traffic produced by the Project were evaluated under the Buildout Total and 2043 Total conditions. In general, the existing roadway system will have sufficient reserve capacity to accommodate Project-related traffic.

With the addition of a northbound left turn deceleration lane on SH 67 at the Midland Ave. intersection, the Project will meet or exceed the requirements of the City of Woodland Park and CDOT.

Appendix A - Traffic Counts



(303) 216-2439
www.alltrafficdata.net

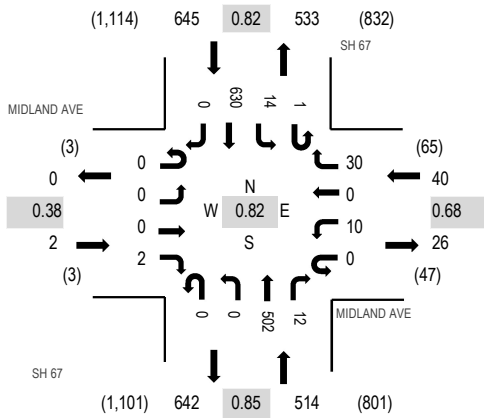
Location: 1 SH 67 & MIDLAND AVE AM

Date: Wednesday, September 7, 2022

Peak Hour: 07:30 AM - 08:30 AM

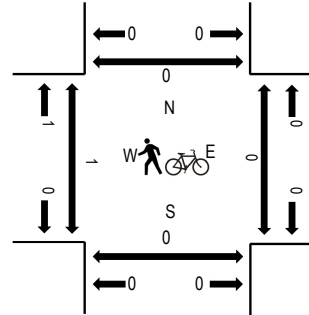
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	MIDLAND AVE Eastbound				MIDLAND AVE Westbound				SH 67 Northbound				SH 67 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	0	0	0	1	0	0	0	0	59	0	0	1	112	0	173	1,065	0	0	0	0
7:15 AM	0	0	0	0	0	3	0	2	0	0	69	2	0	2	128	0	206	1,158	1	0	0	0
7:30 AM	0	0	0	0	0	0	0	8	0	0	139	0	0	0	173	0	320	1,201	1	0	0	0
7:45 AM	0	0	0	0	0	5	0	10	0	0	149	2	0	7	193	0	366	1,072	0	0	0	0
8:00 AM	0	0	0	0	0	2	0	4	0	0	101	6	0	3	150	0	266	918	0	0	0	0
8:15 AM	0	0	0	2	0	3	0	8	0	0	113	4	1	4	114	0	249		0	0	0	0
8:30 AM	0	0	0	0	0	0	0	9	0	0	67	4	1	5	104	1	191		0	0	0	0
8:45 AM	0	0	1	0	0	0	1	9	0	1	83	2	0	4	111	0	212		0	0	0	0
Count Total	0	0	1	2	0	14	1	50	0	1	780	20	2	26	1,085	1	1,983		2	0	0	0
Peak Hour	0	0	0	2	0	10	0	30	0	0	502	12	1	14	630	0	1,201		1	0	0	0



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

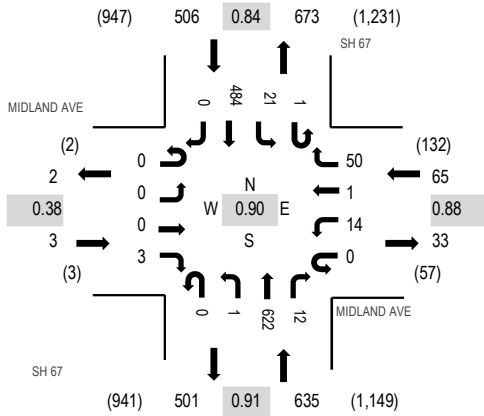
Location: 1 SH 67 & MIDLAND AVE PM

Date: Wednesday, September 7, 2022

Peak Hour: 04:45 PM - 05:45 PM

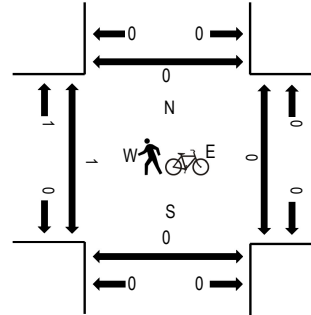
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	MIDLAND AVE Eastbound				MIDLAND AVE Westbound				SH 67 Northbound				SH 67 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	0	0	0	5	0	15	0	0	125	2	1	1	126	0	275	1,062	0	0	0	0
4:15 PM	0	0	0	0	0	6	0	12	0	0	130	3	0	2	100	0	253	1,122	1	0	0	0
4:30 PM	0	0	0	0	0	1	0	11	0	0	122	2	1	6	112	0	255	1,190	0	0	0	0
4:45 PM	0	0	0	0	0	5	0	10	0	0	149	3	0	2	110	0	279	1,209	0	0	0	0
5:00 PM	0	0	0	0	0	5	0	14	0	0	159	6	0	5	146	0	335	1,169	0	0	0	0
5:15 PM	0	0	0	2	0	1	0	15	0	1	172	2	1	7	120	0	321		0	0	0	0
5:30 PM	0	0	0	1	0	3	1	11	0	0	142	1	0	7	108	0	274		1	0	0	0
5:45 PM	0	0	0	0	0	3	0	14	0	0	127	3	0	5	87	0	239		0	0	0	0
Count Total	0	0	0	3	0	29	1	102	0	1	1,126	22	3	35	909	0	2,231		2	0	0	0
Peak Hour	0	0	0	3	0	14	1	50	0	1	622	12	1	21	484	0	1,209		1	0	0	0

Appendix B – Existing Traffic LOS

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕		↕	↕↕	
Traffic Vol, veh/h	0	0	2	10	0	30	0	502	12	14	630	0
Future Vol, veh/h	0	0	2	10	0	30	0	502	12	14	630	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	2	11	0	33	0	546	13	15	685	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	988	1274	343	926	1268	280	685	0	0	559	0	0
Stage 1	715	715	-	553	553	-	-	-	-	-	-	-
Stage 2	273	559	-	373	715	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	201	166	653	224	167	717	904	-	-	1008	-	-
Stage 1	388	433	-	485	513	-	-	-	-	-	-	-
Stage 2	710	509	-	620	433	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	190	164	653	221	164	717	904	-	-	1008	-	-
Mov Cap-2 Maneuver	190	164	-	221	164	-	-	-	-	-	-	-
Stage 1	388	427	-	485	513	-	-	-	-	-	-	-
Stage 2	678	509	-	609	427	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.5		13.7		0		0.2					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	904	-	-	653	459	1008	-	-				
HCM Lane V/C Ratio	-	-	-	0.003	0.095	0.015	-	-				
HCM Control Delay (s)	0	-	-	10.5	13.7	8.6	-	-				
HCM Lane LOS	A	-	-	B	B	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0	-	-				

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	3	14	1	50	1	622	12	21	484	0
Future Vol, veh/h	0	0	3	14	1	50	1	622	12	21	484	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	3	15	1	54	1	676	13	23	526	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	913	1263	263	994	1257	345	526	0	0	689	0	0
Stage 1	572	572	-	685	685	-	-	-	-	-	-	-
Stage 2	341	691	-	309	572	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	228	168	735	199	170	651	1037	-	-	901	-	-
Stage 1	472	502	-	404	447	-	-	-	-	-	-	-
Stage 2	647	444	-	676	502	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	204	163	735	194	165	651	1037	-	-	901	-	-
Mov Cap-2 Maneuver	204	163	-	194	165	-	-	-	-	-	-	-
Stage 1	471	489	-	403	446	-	-	-	-	-	-	-
Stage 2	590	443	-	656	489	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	9.9		15.3		0		0.4					
HCM LOS	A		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1037	-	-	735	419	901	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.004	0.169	0.025	-	-				
HCM Control Delay (s)	8.5	0	-	9.9	15.3	9.1	-	-				
HCM Lane LOS	A	A	-	A	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.6	0.1	-	-				

Appendix C – Buildout Total Traffic LOS

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↙	↕	
Traffic Vol, veh/h	2	0	10	10	0	30	14	502	12	14	630	4
Future Vol, veh/h	2	0	10	10	0	30	14	502	12	14	630	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	11	11	0	33	15	546	13	15	685	4
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1020	1306	345	956	1302	280	689	0	0	559	0	0
Stage 1	717	717	-	583	583	-	-	-	-	-	-	-
Stage 2	303	589	-	373	719	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	191	159	651	213	160	717	901	-	-	1008	-	-
Stage 1	387	432	-	465	497	-	-	-	-	-	-	-
Stage 2	681	494	-	620	431	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	177	153	651	203	154	717	901	-	-	1008	-	-
Mov Cap-2 Maneuver	177	153	-	203	154	-	-	-	-	-	-	-
Stage 1	378	426	-	454	485	-	-	-	-	-	-	-
Stage 2	634	482	-	601	425	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	13.2		14.1		0.3		0.2					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	901	-	-	450	439	1008	-	-				
HCM Lane V/C Ratio	0.017	-	-	0.029	0.099	0.015	-	-				
HCM Control Delay (s)	9.1	0.1	-	13.2	14.1	8.6	-	-				
HCM Lane LOS	A	A	-	B	B	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.3	0	-	-				

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Traffic Vol, veh/h	4	0	21	14	1	50	15	622	12	21	484	3
Future Vol, veh/h	4	0	21	14	1	50	15	622	12	21	484	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	23	15	1	54	16	676	13	23	526	3
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	945	1295	265	1024	1290	345	529	0	0	689	0	0
Stage 1	574	574	-	715	715	-	-	-	-	-	-	-
Stage 2	371	721	-	309	575	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	217	161	733	190	162	651	1034	-	-	901	-	-
Stage 1	471	501	-	388	433	-	-	-	-	-	-	-
Stage 2	622	430	-	676	501	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	190	153	733	177	154	651	1034	-	-	901	-	-
Mov Cap-2 Maneuver	190	153	-	177	154	-	-	-	-	-	-	-
Stage 1	459	488	-	378	422	-	-	-	-	-	-	-
Stage 2	554	419	-	638	488	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.6		15.9		0.3		0.4					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1034	-	-	503	400	901	-	-				
HCM Lane V/C Ratio	0.016	-	-	0.054	0.177	0.025	-	-				
HCM Control Delay (s)	8.5	0.1	-	12.6	15.9	9.1	-	-				
HCM Lane LOS	A	A	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.2	0.6	0.1	-	-				

Appendix D – Long Range Background 2043 Traffic LOS

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	12	0	37	0	617	15	17	775	0
Future Vol, veh/h	0	0	2	12	0	37	0	617	15	17	775	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	2	13	0	40	0	671	16	18	842	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1214	1565	421	1136	1557	344	842	0	0	687	0	0
Stage 1	878	878	-	679	679	-	-	-	-	-	-	-
Stage 2	336	687	-	457	878	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	137	110	581	157	112	652	789	-	-	903	-	-
Stage 1	309	364	-	408	449	-	-	-	-	-	-	-
Stage 2	652	446	-	553	364	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	108	581	154	110	652	789	-	-	903	-	-
Mov Cap-2 Maneuver	127	108	-	154	110	-	-	-	-	-	-	-
Stage 1	309	357	-	408	449	-	-	-	-	-	-	-
Stage 2	612	446	-	540	357	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	11.2		16.6		0		0.2					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	789	-	-	581	364	903	-	-				
HCM Lane V/C Ratio	-	-	-	0.004	0.146	0.02	-	-				
HCM Control Delay (s)	0	-	-	11.2	16.6	9.1	-	-				
HCM Lane LOS	A	-	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.5	0.1	-	-				

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	4	17	1	62	1	765	15	26	595	0
Future Vol, veh/h	0	0	4	17	1	62	1	765	15	26	595	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	4	18	1	67	1	832	16	28	647	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1122	1553	324	1222	1545	424	647	0	0	848	0	0
Stage 1	703	703	-	842	842	-	-	-	-	-	-	-
Stage 2	419	850	-	380	703	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	161	112	672	136	114	579	934	-	-	785	-	-
Stage 1	394	438	-	325	378	-	-	-	-	-	-	-
Stage 2	582	375	-	614	438	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	137	108	672	131	110	579	934	-	-	785	-	-
Mov Cap-2 Maneuver	137	108	-	131	110	-	-	-	-	-	-	-
Stage 1	393	422	-	324	377	-	-	-	-	-	-	-
Stage 2	512	374	-	588	422	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.4		20.1		0		0.4					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	934	-	-	672	325	785	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.006	0.268	0.036	-	-				
HCM Control Delay (s)	8.9	0	-	10.4	20.1	9.8	-	-				
HCM Lane LOS	A	A	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	1.1	0.1	-	-				

Appendix E – 2043 Total Traffic LOS

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Traffic Vol, veh/h	2	0	10	12	0	37	14	617	15	17	775	4
Future Vol, veh/h	2	0	10	12	0	37	14	617	15	17	775	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	11	13	0	40	15	671	16	18	842	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1246	1597	423	1166	1591	344	846	0	0	687	0	0
Stage 1	880	880	-	709	709	-	-	-	-	-	-	-
Stage 2	366	717	-	457	882	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	130	105	579	149	106	652	787	-	-	903	-	-
Stage 1	308	363	-	391	435	-	-	-	-	-	-	-
Stage 2	626	432	-	553	362	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	117	100	579	141	101	652	787	-	-	903	-	-
Mov Cap-2 Maneuver	117	100	-	141	101	-	-	-	-	-	-	-
Stage 1	298	356	-	379	422	-	-	-	-	-	-	-
Stage 2	569	419	-	532	355	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	15.7		17.3		0.3		0.2	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	787	-	-	349 345	903	-	-
HCM Lane V/C Ratio	0.019	-	-	0.037 0.154	0.02	-	-
HCM Control Delay (s)	9.7	0.1	-	15.7 17.3	9.1	-	-
HCM Lane LOS	A	A	-	C C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1 0.5	0.1	-	-

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕		↕	↕↕	
Traffic Vol, veh/h	4	0	22	17	1	62	14	765	15	26	595	3
Future Vol, veh/h	4	0	22	17	1	62	14	765	15	26	595	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	0	24	18	1	67	15	832	16	28	647	3
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1152	1583	325	1250	1576	424	650	0	0	848	0	0
Stage 1	705	705	-	870	870	-	-	-	-	-	-	-
Stage 2	447	878	-	380	706	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	153	108	671	129	109	579	932	-	-	785	-	-
Stage 1	393	437	-	313	367	-	-	-	-	-	-	-
Stage 2	560	364	-	614	437	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	127	101	671	118	102	579	932	-	-	785	-	-
Mov Cap-2 Maneuver	127	101	-	118	102	-	-	-	-	-	-	-
Stage 1	381	421	-	303	356	-	-	-	-	-	-	-
Stage 2	478	353	-	571	421	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	14.6		21.3		0.3		0.4					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	932	-	-	404	307	785	-	-				
HCM Lane V/C Ratio	0.016	-	-	0.07	0.283	0.036	-	-				
HCM Control Delay (s)	8.9	0.1	-	14.6	21.3	9.8	-	-				
HCM Lane LOS	A	A	-	B	C	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.2	1.1	0.1	-	-				

Drainage Report

Les Schwab
Woodland Park
Hwy 67 & Midland Avenue
Woodland Park, CO 80863

June 30, 2023



Prepared By:

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Farnsworth Group Job No. 0230112.00



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

SIGNATURE: 
Derek Lutz

Registered Professional Engineer State of Colorado No. 59606

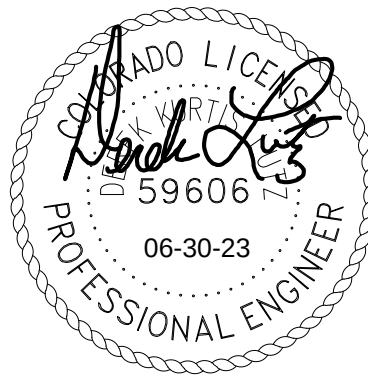


TABLE OF CONTENTS

Table of Contents	I
I. General Location and Description.....	II
A. Location.....	II
B. Description of Property	II
II. Drainage Basins and Subbasins	II
A. Major Basin Description.....	II
B. Sub-Basin and Site Drainage	II
III. Drainage Design Criteria.....	III
A. Development Criteria Reference.....	III
B. Hydrologic Criteria	III
IV. Drainage Facility Design	IV
A. General Concept	IV
B. Specific Details.....	IV
C. Conclusions.....	VII
V. Appendices	VIII
Appendix A: Hydrologic and Hydraulic Computations	VIII
Appendix B: Drainage Plans	VIII

I. GENERAL LOCATION AND DESCRIPTION

A. LOCATION

The proposed development is located within the city of Woodland Park, Teller County, Colorado. Midland Avenue borders the site to the south, and Highway 67 borders the site to the east. Site location lies within the northwest one-quarter of section 24, township 12 south, range 69 west of the prime meridian. Refer to the vicinity map in Appendix B.

The only existing drainage facility on-site is a ditch located to the north of the site. No major drainageways exist on-site. To the north of the site is 919 Spruce Haven Drive, currently occupied by a retail store. To the west of the site is 920 W. Midland Avenue, currently a single-family residence. The lots to the south are currently vacant.

B. DESCRIPTION OF PROPERTY

The general intent of this project is to design and construct a Les Schwab Tire Center, a tire retail location. Site features will include the tire store and service center, storage areas, and parking areas. Overall site area is 1.75 acres. Current ground cover is comprised of native grasses and coniferous trees. The site generally drains from west to east, with a ditch beyond the northern property edge.

Soil on-site is entirely Plome-Pimsby complex at 5% to 40% slopes, with B hydrologic soil group. See the NRCS Soil map in Appendix B. The only existing drainage facility on-site is a grassed swale located around the north and west of the site, ending at the storm inlet in the southeast portion of the site.

II. DRAINAGE BASINS AND SUBBASINS

A. MAJOR BASIN DESCRIPTION

The site is located within the Fountain Creek drainage basin according to the Woodland Park Stormwater Master Plan. Soils within the Fountain Creek drainage basin are majority hydrologic soil group B with outcroppings of group D. Land use within the basin consists of low-to-medium development, evergreen forests, and some agricultural land. According to the WPSMP, the site is located wholly within area B83, which extends to the west and drains to element C62 to the southeast. This area comprises 0.258 square miles, and experiences 5-year and 100-year peak flows of 80.3 cfs and 308.8 cfs respectively. FEMA's Flood Insurance Rate Map classifies the site as not being within a flood hazard zone. See the FEMA Firmette in Appendix B

B. SUB-BASIN AND SITE DRAINAGE

Rainfall on the site historically drains from west to southeast. Hydrologic calculations for existing conditions show a total 5-year storm flow of 0.60 cfs and a 100-year storm flow of 7.79 cfs. Offsite flows entering the site are negligible. Drainage on-site consists of one basin, containing the full

1.75 acres if the site to be developed for Les Schwab. Historic runoff has negligible impacts on adjacent properties. Ultimately all site flows are conveyed to Fountain Creek to the southeast.

III. DRAINAGE DESIGN CRITERIA

A. DEVELOPMENT CRITERIA REFERENCE

Historic basin characteristics were referenced from the City of Woodland Park Stormwater Master Plan, published November 2015. Hydrologic calculations were performed using the technical guidelines in the Woodland Park Drainage Criteria Manual. Design charts, tables, graphs, and equations used in the design of the stormwater management plan are included in the appendices of this report. The Rational Method was used to estimate the storm water runoff for the site. Rainfall data came from the NOAA Atlas 14. Values were selected based on the time of concentration for each storm event. Runoff coefficients selected from WPDCM were used in the Rational Method equation. The design recurrence intervals for the minor and major storms are the 5-year, and 100-year storm events. Soils on site were determined from the NRCS Soil Survey for this project. The predominate hydrological soil group identified on site is Type B.

The Rational Method was used to calculate runoff at specific design points. An Autodesk Storm and Sanitary Analysis model was created to size storm pipes on site. See the SSA information in Appendix A. All the storm pipes on site have been sized to convey the 100-year runoff. The Autodesk Storm and Sanitary Analysis model was also used to calculate the hydraulic grade lines. The 100-year storm hydraulic grade line elevation shall be a minimum of 1.0 foot below all manhole lid, inlet grate and inlet curb opening elevations. Storm inlets were sized using the MHFD-Inlet spreadsheet.

B. HYDROLOGIC CRITERIA

Data from the NOAA Atlas 14 was referenced to identify the design rainfall levels. Design rainfall for a 5-minute time of concentration was found to be 4.31 inches per hour for the 5-year minor design storm, and 8.93 inches per hour for the 25-year major design storm. See the NOAA Atlas data table in Appendix A.

Runoff from the site was calculated using the rational method, as described in chapter 6 section 4 of the Woodland Park Drainage Criteria Manual. The equation used is shown below:

$$Q = C \cdot I \cdot A \quad (\text{Eq. 6-2})$$

In which:

Q = the maximum rate of runoff (cubic feet per second [cfs])

C = the runoff coefficient that is the ratio between the runoff volume from an area and the average rainfall depth over a given duration for that area

I = the average intensity of rainfall for a duration equal to the time of concentration (in/hr)

A = basin area (acres).

As specified in the Woodland Park Drainage Criteria Manual chapter 3, the recurrence interval for the minor design storm was chosen to be 5 years, and the recurrence interval for the major design storm was chosen to be 100 years.

Detention discharge and storage was calculated using the Detention Basin Volume Estimating Workbook version 2.35, originally developed and released in January 2015 for the Urban Drainage and Flood Control District of Denver Colorado and modified in July 2015 for the City of Woodland Park by Wright Water Engineers, Inc. Detention storage volumes were calculated using the Rational-Modified FAA method within the aforementioned workbook.

IV. DRAINAGE FACILITY DESIGN

A. GENERAL CONCEPT

Drainage facilities on the site are designed to catch stormwater on the developed area, route it via concrete pans and pipes to an underground detention facility on the eastern side of the site, before being released into existing storm lines running east of the site under Highway 67. Stormwater from the site will ultimately be conveyed to Fountain Creek to the southeast. Offsite runoff entering the site is negligible, and any such runoff will be captured by inlets on the western side of the developed area.

Western portions of the site which will remain undeveloped will be captured by inlets on the western portion of parking area. These inlets will be specifically sized to handle the flows from this tributary area. Stormwater runoff from the proposed building roof will be routed to downspouts on the east and west sides of the building, which will discharge via sheet flow to inlets within the parking area. All inlets will flow to an underground detention facility, before being discharged to the east of the site.

B. SPECIFIC DETAILS

Five proposed on-site basin flow paths are described as follows.

Sub-basin P-1 is the western portion of the building roof. Runoff from P-1 sheet flows across the roof to the west and is captured by roof drains. These roof drains discharge stormwater from the

roof into sub-basin P-2, where it will be captured again and conveyed via an 18" reinforced concrete pipe to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-2 is the western portion of the parking lot. Runoff from P-2 sheet flows west from the building to the east across the parking area, is conveyed along a concrete pan in the center of the drive aisle and captured by a CDOT Type 13 inlet in the center side of the western parking lot. Additional runoff from the undeveloped portion of the site to the west runs down the existing hill, into the parking lot, and sheet flows to the concrete pan. The runoff will then be conveyed in an 18" storm drain to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-3 is the northern portion of the parking lot. Runoff from P-3 sheet flows north from the building to the south across the parking area, is conveyed along a concrete pan, and is captured by a CDOT Type 13 inlet in the center of the parking aisle. The runoff will then be conveyed in an 18" storm drain to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-4 is the eastern portion of the building roof. Runoff from P-4 sheet flows east across the roof and is captured by roof drains. These roof drains discharge stormwater from the roof into sub-basin P-5, where it will be captured again and conveyed via an 18" reinforced concrete pipe to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Sub-basin P-5 is the eastern portion of the parking lot. Runoff from P-5 sheet flows northwest from the building to the east across the parking area, is conveyed along curb and gutter, and captured by a CDOT type 13 inlet on the northeast corner of the parking lot. The runoff will then be conveyed in an 18" storm drain to the underground detention facility on the eastern portion of the site. Runoff will then be conveyed to the ultimate outfall location at the southeast corner of the site.

Total flow rates for the minor (five-year) storm were calculated to be 3.38 cubic feet per second. Total flow rates for the major (one-hundred-year) storm were calculated to be 9.00 cfs. Refer to the Rational method calculations in Appendix A. All storm flows will be routed to an underground detention facility and municipal storm sewer, causing negligible effect upon adjacent properties. A summary of approximate hydrologic conditions and flow rates is shown below:

DRAINAGE SUMMARY TABLE

DESIGN POINT	TRIBUTARY SUB-BASIN	AREA (acres)	C ₅	C ₁₀₀	Q5 (cfs)	Q100 (cfs)	Imperv %	DRAINAGE STRUCTURE REMARKS
1	P-1	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains West
2	P-2	0.87	0.22	0.45	0.60	2.57	16.8%	CDOT Inlet Type 13 West
3	P-3	0.12	0.90	0.96	0.45	1.00	100.0%	CDOT Inlet Type 13 North
4	P-4	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains East
5	P-5	0.52	0.76	0.86	1.58	3.69	83.0%	Denver No. 16 Inlet
H1	H-1	1.75	0.08	0.35	0.36	3.25	0.0%	Historic basin low point.

The majority of runoff from the proposed site will originate from sub-basin P-2, which includes the western parking area and undeveloped portions of the site, and sub-basin P-5 which comprises the eastern parking area. Further calculation specifics for the flowrates shown above can be found in Appendix A.

Existing drainage facilities on-site are comprised of a grass swale north of the property boundary, which contains an inlet grate and reinforced concrete pipe directing flow to the east. The reinforced concrete pipe terminates in a grassed swale beyond the eastern edge of the site, which flows south to an inlet connected to a storm sewer underneath Highway 67.

Development of the site will add a total 0.88 acres of impervious surface, taking the site imperviousness from the existing 0% up to 52%. To mitigate the increase of runoff generated by the site, a total of 3 inlets flowing into sewer pipes will convey storm flows to a dedicated on-site underground detention facility.

Flood control volumes for the underground detention facility were calculated using empirical equations found in the City of Woodland Park Drainage Criteria Manual. A volume of 0.066 acre-feet was determined for the five-year minor storm, and a volume of 0.160 acre-feet was determined for the 100-year major storm. A Water Quality Capture Volume for the site was calculated to be 0.031 acre-feet. The underground detention facility will be sized to accommodate these volumes and will be further developed for later submissions. See the Imperviousness/Runoff Coefficients calculations in Appendix A for the detailed calculation of the flood control volumes and WQCV. Historic release rates were calculated for the site and found to be 0.36 cfs for the minor storm and 3.26 cfs for the major storm. The underground detention facility's release structure will be designed to not exceed these release rates. See the Release Rate calculations in Appendix A.

Development of the Les Schwab site will have negligible impact on upstream and downstream properties. Flows entering the site from upstream are negligible. All stormwater runoff from the site will be captured, detained, and released at pre-development rates into municipal stormwater infrastructure. Overall flow patterns across the site will remain similar to predevelopment conditions, with runoff travelling from west to east before entering the municipal stormwater infrastructure system. The addition of a building on-site required positive drainage away from the structure, which was routed into storm drains flowing to the east.

On-site drainage infrastructure and detention facilities will be maintained by Les Schwab. All drain lines and the underground detention facility will be located underneath parking area pavement for ease of access.

An orifice plate will be installed on the outlet of the underground detention facility in order to treat and drain the Water Quality Capture Volume within 40 hours and will be sized to provide discharge rates consistent with pre-development conditions. See the WQCV Outlet calculations in Appendix A.

C. CONCLUSIONS

The drainage design for the site complies with the criteria outlined within the City of Woodland Park Drainage Criteria Manual. A wavier/variance for the on-site underground detention facility was requested. Due to site grading and access constraints the development had to be located as shown on the site plan; this left no room for above ground detention on the site, so underground detention was required. Stormwater infrastructure on-site will be contained and released at rates and with structures designed to control damage from runoff including erosion and flooding. Properties upstream of the developed area will be unaffected by the development, and properties downstream from the developed area will experience negligible change in stormwater due to controlled release rates designed to match pre-development conditions. Water quality treatment measures involve detention of on-site stormwater in tandem with a Water Quality Capture Volume orifice plate at the outlet structure.

V. APPENDICES

APPENDIX A: HYDROLOGIC AND HYDRAULIC COMPUTATIONS

NOAA Atlas 14 – Tabulated data, location, IDF curves.

Runoff – Historic and Developed, with T_c , runoff coefficients, percent impervious values.

Detention – Storage volumes provided, release rates, outlet structures, parking area inlets.

Hydraulic Structures – Pipes, inlets, outfalls with capacity, flow depth, velocities, HGL.

APPENDIX B: DRAINAGE PLANS

Site Location Maps – Major basin, sub-basins, floodplain, site location.

Historic and Developed Drainage Plan – contours, benchmarks, acreage, runoff coefficients, property lines, easements.

APPENDIX A

Hydrologic and Hydraulic Computations



NOAA Atlas 14, Volume 8, Version 2
Location name: Woodland Park, Colorado, USA*
Latitude: 38.9942°, Longitude: -105.0545°
Elevation: 8454 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.77 (2.29-3.42)	3.32 (2.75-4.10)	4.31 (3.54-5.34)	5.21 (4.25-6.49)	6.56 (5.17-8.69)	7.70 (5.88-10.4)	8.93 (6.52-12.4)	10.3 (7.10-14.7)	12.1 (8.00-18.1)	13.7 (8.69-20.6)
10-min	2.03 (1.68-2.51)	2.44 (2.01-3.01)	3.16 (2.59-3.91)	3.82 (3.11-4.75)	4.81 (3.79-6.36)	5.64 (4.30-7.58)	6.54 (4.77-9.07)	7.51 (5.20-10.8)	8.89 (5.86-13.2)	10.0 (6.37-15.1)
15-min	1.65 (1.36-2.04)	1.98 (1.63-2.44)	2.57 (2.11-3.18)	3.10 (2.53-3.86)	3.91 (3.08-5.17)	4.59 (3.50-6.16)	5.32 (3.88-7.37)	6.10 (4.23-8.77)	7.22 (4.77-10.7)	8.13 (5.18-12.2)
30-min	1.05 (0.864-1.29)	1.25 (1.03-1.55)	1.63 (1.33-2.01)	1.96 (1.60-2.45)	2.47 (1.95-3.27)	2.90 (2.21-3.90)	3.36 (2.45-4.66)	3.86 (2.67-5.54)	4.57 (3.01-6.79)	5.14 (3.27-7.73)
60-min	0.643 (0.531-0.792)	0.759 (0.626-0.937)	0.973 (0.799-1.20)	1.17 (0.956-1.46)	1.48 (1.17-1.97)	1.75 (1.33-2.35)	2.03 (1.49-2.83)	2.35 (1.63-3.38)	2.80 (1.85-4.17)	3.17 (2.02-4.77)
2-hr	0.381 (0.317-0.466)	0.446 (0.369-0.546)	0.567 (0.468-0.697)	0.682 (0.559-0.843)	0.863 (0.688-1.14)	1.02 (0.786-1.37)	1.19 (0.879-1.65)	1.38 (0.968-1.98)	1.66 (1.11-2.46)	1.88 (1.21-2.82)
3-hr	0.286 (0.238-0.348)	0.330 (0.274-0.402)	0.414 (0.343-0.507)	0.497 (0.409-0.613)	0.630 (0.506-0.833)	0.747 (0.579-1.00)	0.877 (0.651-1.21)	1.02 (0.720-1.46)	1.23 (0.828-1.82)	1.41 (0.910-2.10)
6-hr	0.180 (0.151-0.218)	0.205 (0.171-0.248)	0.253 (0.211-0.308)	0.302 (0.250-0.370)	0.382 (0.310-0.503)	0.453 (0.355-0.604)	0.533 (0.399-0.732)	0.623 (0.443-0.885)	0.755 (0.513-1.11)	0.865 (0.565-1.28)
12-hr	0.114 (0.096-0.137)	0.129 (0.108-0.155)	0.159 (0.133-0.192)	0.189 (0.157-0.229)	0.237 (0.194-0.310)	0.281 (0.221-0.371)	0.329 (0.248-0.448)	0.383 (0.275-0.540)	0.463 (0.317-0.674)	0.529 (0.348-0.775)
24-hr	0.069 (0.059-0.083)	0.080 (0.067-0.095)	0.099 (0.083-0.119)	0.118 (0.099-0.142)	0.148 (0.121-0.191)	0.174 (0.138-0.228)	0.204 (0.155-0.275)	0.236 (0.171-0.330)	0.283 (0.196-0.409)	0.323 (0.215-0.470)
2-day	0.040 (0.034-0.047)	0.046 (0.039-0.055)	0.058 (0.049-0.069)	0.070 (0.059-0.083)	0.088 (0.072-0.112)	0.103 (0.082-0.134)	0.121 (0.092-0.161)	0.140 (0.102-0.193)	0.167 (0.117-0.240)	0.190 (0.128-0.274)
3-day	0.029 (0.025-0.034)	0.033 (0.029-0.039)	0.042 (0.036-0.049)	0.050 (0.042-0.059)	0.062 (0.052-0.080)	0.074 (0.059-0.095)	0.086 (0.066-0.114)	0.099 (0.073-0.137)	0.119 (0.083-0.170)	0.135 (0.091-0.194)
4-day	0.023 (0.020-0.028)	0.027 (0.023-0.032)	0.033 (0.028-0.039)	0.039 (0.033-0.047)	0.049 (0.041-0.062)	0.058 (0.046-0.074)	0.067 (0.052-0.089)	0.077 (0.057-0.107)	0.093 (0.065-0.132)	0.105 (0.071-0.151)
7-day	0.016 (0.014-0.019)	0.018 (0.015-0.021)	0.022 (0.019-0.026)	0.026 (0.022-0.031)	0.032 (0.026-0.040)	0.037 (0.030-0.047)	0.043 (0.033-0.056)	0.049 (0.036-0.066)	0.058 (0.041-0.081)	0.065 (0.044-0.093)
10-day	0.013 (0.011-0.015)	0.014 (0.012-0.017)	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.025 (0.021-0.031)	0.029 (0.023-0.036)	0.033 (0.025-0.043)	0.037 (0.027-0.050)	0.043 (0.031-0.061)	0.048 (0.033-0.069)
20-day	0.009 (0.007-0.010)	0.010 (0.008-0.011)	0.012 (0.010-0.014)	0.014 (0.012-0.016)	0.016 (0.014-0.020)	0.018 (0.015-0.023)	0.021 (0.016-0.027)	0.023 (0.017-0.031)	0.026 (0.018-0.036)	0.028 (0.020-0.040)
30-day	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.013)	0.013 (0.011-0.015)	0.014 (0.011-0.018)	0.016 (0.012-0.020)	0.017 (0.013-0.023)	0.019 (0.014-0.026)	0.021 (0.014-0.029)
45-day	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.009)	0.008 (0.007-0.010)	0.010 (0.008-0.012)	0.011 (0.009-0.013)	0.012 (0.009-0.015)	0.013 (0.010-0.017)	0.014 (0.010-0.019)	0.015 (0.010-0.021)
60-day	0.005 (0.004-0.005)	0.005 (0.004-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.010)	0.009 (0.007-0.011)	0.010 (0.007-0.012)	0.010 (0.008-0.014)	0.011 (0.008-0.015)	0.012 (0.008-0.016)

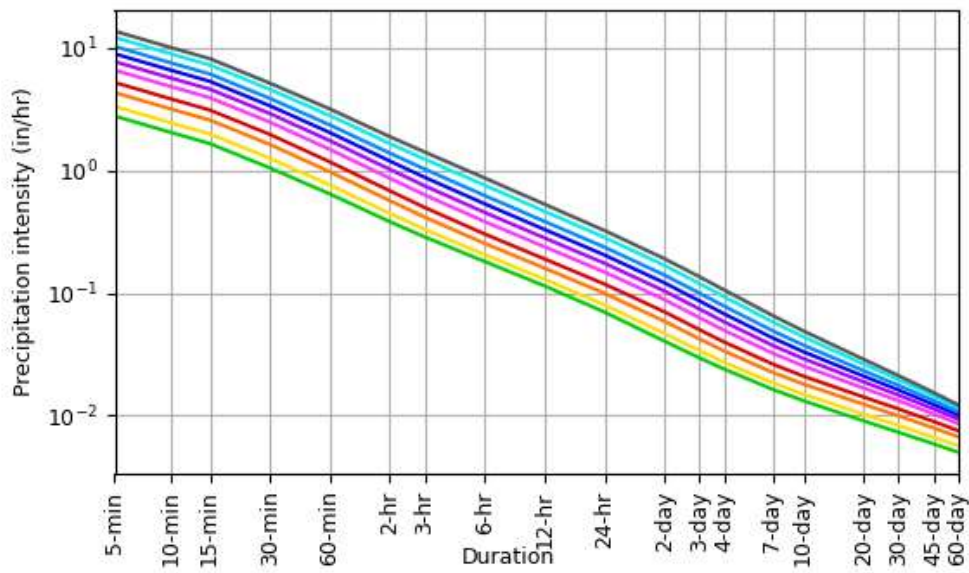
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

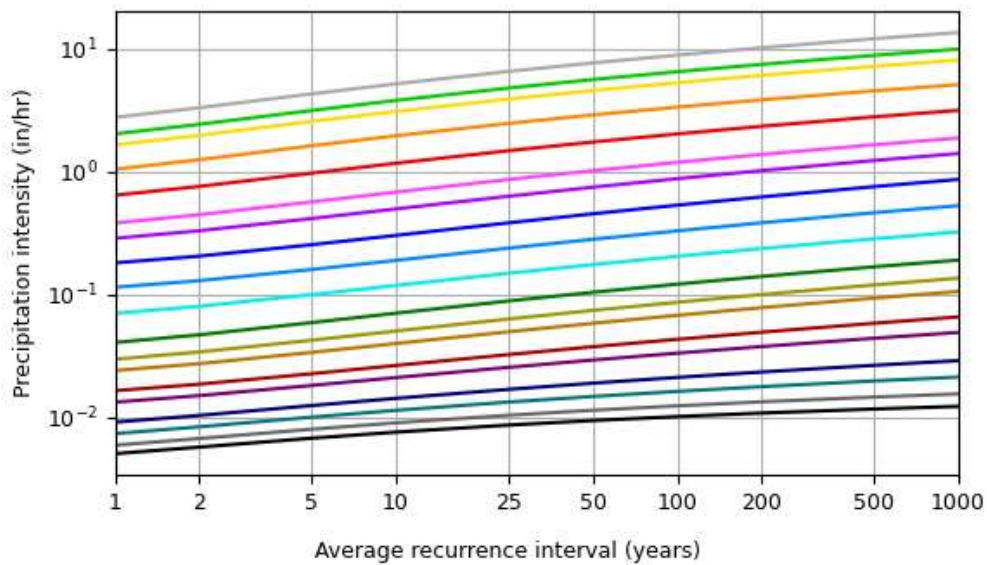
PF graphical

PDS-based intensity-duration-frequency (IDF) curves

Latitude: 38.9942°, Longitude: -105.0545°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000

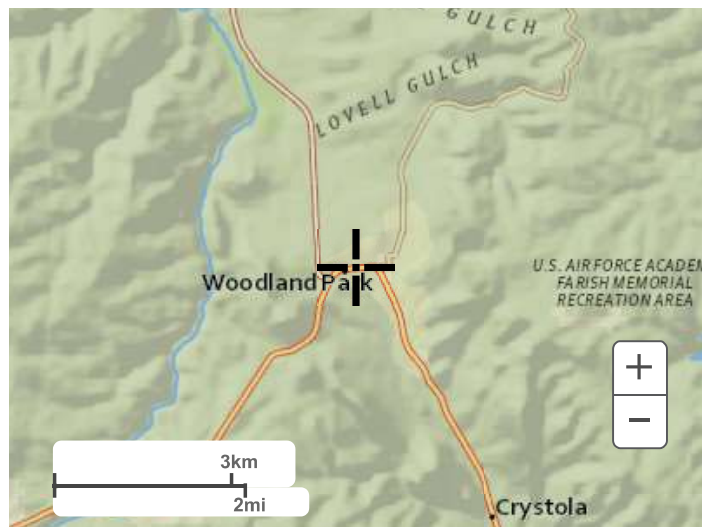


Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

[Back to Top](#)

Maps & aerials

Small scale terrain



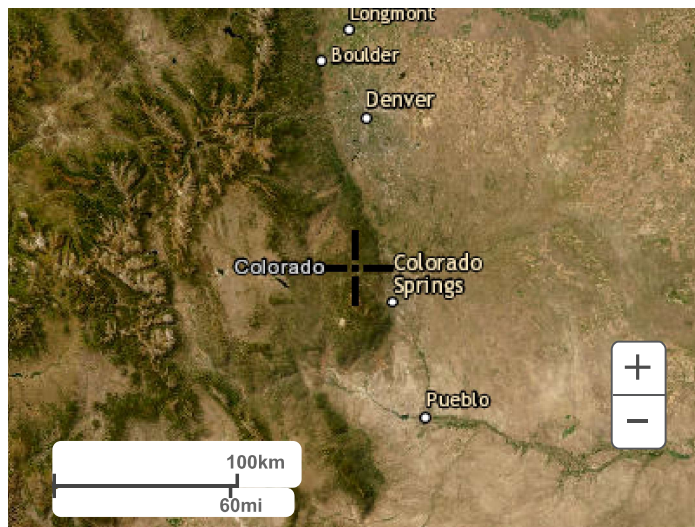
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

Les Schwab Woodland Park
COMPOSITE C AND IMPERVIOUS AREA CALCULATION

Project Number: 0230112.00
Design Engineer: DL
Date: 6/14/2023

DESIGN CRITERIA:

MHFD Urban Storm Drainage Criteria Manual
Woodland Park Drainage Criteria Manual

BASINS:

Values obtained from Table 6-5 of Woodland Park Criteria Manual
NRCS soil group B used.

C VALUE	C ₅	C ₁₀₀	% Impervious
Drives and Walks	0.90	0.96	100.0%
Roofs	0.73	0.81	90.0%
Lawns	0.08	0.35	0.0%

Design Point	A _{total} (acres)	A _{total} (sq. ft)	A _{paved} (acres)	A _{roof} (acres)	A _{lawns} (acres)			Percent Impervious
						C ₅	C ₁₀₀	
1	0.12	5172	0.00	0.12	0.00	0.73	0.82	90%
2	0.87	37848	0.15	0.00	0.72	0.22	0.45	17%
3	0.12	5071	0.12	0.00	0.00	0.90	0.96	100%
4	0.12	5172	0.00	0.12	0.00	0.73	0.82	90%
5	0.52	22713	0.43	0.00	0.09	0.76	0.86	83%

Les Schwab Woodland Park

TIME OF CONCENTRATION

Project Number: 0221490.00

Design Engineer: DL

Date: 12/21/2022

DESIGN CRITERIA:

MHFD Urban Storm Drainage Criteria Manual

Woodland Park Drainage Criteria Manual

EQUATIONS:

$$T_c = T_i + T_t$$

$$T_i = [0.395 * (1.1 - C_s) * \sqrt{L_i}] / \text{cuberoor}(S_o)$$

Equation 6-3 from MHFD

Chapter 6

CONSTRAINTS:

$$T_t = L_t / (60 * K * (S_o^{1/2}))$$

L_t = Length of waterway

S_o = Slope of waterway (ft/ft)

K = Conveyance Factor

MHFD Table 6-2 NRCS Conveyance Factors, K

Type of Land Surface	Conveyance Factor, K
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas/swales	20

BASINS:

SUB-BASIN					INITIAL/OVERLAND			TRAVEL TIME						Final	REMARKS
DATA					TIME (t _i)			(t _t)					T _C		
DESIGN	Sub-basin	C _s	AREA	Imperv	LENGTH	SLOPE	Ti	LENGTH	SLOPE	K	Tt	Tc=Ti+Tt	T _C Urban		
POINT			Ac	%	Ft	ft/ft	Min	Ft	ft/ft		Min	Min	CHECK	Min	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
1	P-1	0.77	0.12	90%	44	0.02	3.33	75	0.01	20	0.81	4.14	Tc<5	5.00	Tc minimum 5 minutes
2	P-2	0.17	0.87	17%	215	0.15	10.11	40	0.01	20	0.47	10.58	Tc<5	10.58	Tc minimum 5 minutes
3	P-3	0.86	0.12	100%	43	0.03	2.04	51	0.08	20	0.15	2.19	Tc<5	5.00	Tc minimum 5 minutes
4	P-4	0.77	0.12	90%	44	0.02	3.28	75	0.01	20	0.81	4.08	Tc<5	5.00	Tc minimum 5 minutes
5	P-5	0.72	0.52	83%	101	0.03	4.92	140	0.01	20	1.51	6.42	Tc<5	6.42	Tc minimum 5 minutes

Les Schwab Woodland Park

RATIONAL METHOD - 5 YEAR STORM

Project Number: 0221490.00

Design Engineer: DL

EQUATIONS:

$$Q = C_5 \cdot I_5 \cdot A$$

Q= peak discharge (cfs)

C= runoff coefficient

I= rainfall intensity (in/hr)

A= drainage area (ac)

BASINS:

		DIRECT RUNOFF					
Design Point (1)	Sub-basin (2)	AREA Ac (3)	Runoff Coeff (C5) (4)	t _c Min (5)	C(A) Ac (6)	I In/Hr (7)	Q Cfs (8)
1	P-1	0.12	0.73	5.00	0.087	4.31	0.37
2	P-2	0.87	0.22	10.58	0.189	3.16	0.60
3	P-3	0.12	0.90	5.00	0.105	4.31	0.45
4	P-4	0.12	0.73	5.00	0.087	4.31	0.37
5	P-5	0.52	0.76	6.42	0.396	3.99	1.58

Les Schwab Woodland Park

RATIONAL METHOD - 100 YEAR STORM

Project Number: 0221490.00

Design Engineer: DL

EQUATIONS:

$$Q = C_{100} \cdot I_{100} \cdot A$$

Q= peak discharge (cfs)

C= runoff coefficient

I= rainfall intensity (in/hr)

A= drainage area (ac)

BASINS:

		DIRECT RUNOFF					
Design Point (1)	Sub-basin (2)	AREA Ac (3)	Runoff Coef (C100) (4)	t _c Min (5)	C(A) Ac (6)	I In/Hr (7)	Q Cfs (8)
1	P-1	0.12	0.82	5.00	0.098	8.93	0.87
2	P-2	0.87	0.45	10.58	0.393	6.54	2.57
3	P-3	0.12	0.96	5.00	0.112	8.93	1.00
4	P-4	0.12	0.82	5.00	0.097	8.93	0.87
5	P-5	0.52	0.86	6.42	0.446	8.26	3.69

Les Schwab Woodland Park

DRAINAGE SUMMARY

Project #: 0221490.00

Design Eng: DL

DRAINAGE SUMMARY TABLE

DESIGN POINT	TRIBUTARY SUB-BASIN	AREA (acres)	C ₅	C ₁₀₀	Q5 (cfs)	Q100 (cfs)	Imperv %	DRAINAGE STRUCTURE REMARKS
1	P-1	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains West
2	P-2	0.87	0.22	0.45	0.60	2.57	16.8%	CDOT Inlet Type 13 West
3	P-3	0.12	0.90	0.96	0.45	1.00	100.0%	CDOT Inlet Type 13 North
4	P-4	0.12	0.73	0.82	0.37	0.87	90.0%	Roof Drains East
5	P-5	0.52	0.76	0.86	1.58	3.69	83.0%	Denver No. 16 Inlet
H1	H-1	1.75	0.08	0.35	0.36	3.25	0.0%	Historic basin low point.

Project: Les Schwab - Woodland Park

Project No.: _____

Subject: Imperiousness / Runoff Coefficients

Total area tributary to detention = 76,022 sf (1.75 Acres)		% Imper	S-rn C	100-rn C
Soil type B	Roof Area = 10,344 sf	90%	0.73	0.81
	Pavement = 30,270 sf	100%	0.90	0.96
	Lawns = 35,408 sf	0%	0.08	0.35

$$C_s = \frac{(10344 \cdot 0.73) + (30270 \cdot 0.90) + (35408 \cdot 0.08)}{76,022} = 0.495$$

$$C_{100} = \frac{(10344 \cdot 0.81) + (30270 \cdot 0.96) + (35408 \cdot 0.35)}{76,022} = 0.655$$

$$\% \text{ Imper} = \frac{(10344 \cdot 0.9) + (30270 \cdot 1.0) + (35408 \cdot 0)}{76,022} = 0.5206 = 52.1\%$$

Flood Control Volume

$$V_s = [(0.77 \cdot I - 2.65) / 1000] A \rightarrow \frac{(0.77 \cdot 52.1) - 2.65}{1000} \cdot 1.75 = \boxed{0.066 \text{ ac-ft}}$$

$$V_{100} = [(1.78 \cdot I - 0.002 I^2 - 3.56) / 900] A \rightarrow \frac{(1.78(52.1) - 0.002(52.1)^2 - 3.56)}{900} (1.75) = \boxed{0.16 \text{ ac-ft}}$$

$$WQCV = a(0.91I^3 - 1.19I^2 + 0.78I) \quad a = 1.0 \quad I = 0.521$$

$$WQCV = 1.0(0.91(0.521)^3 - 1.19(0.521)^2 + 0.78(0.521)) = 0.212 \text{ watershed-in}$$

$$V = \frac{WQCV}{12} \cdot A = \frac{0.212}{12} \cdot 1.75 = \boxed{0.031 \text{ ac-ft}}$$

Project: Les Schwab - Woodland Park

Project No.: _____

Subject: Release RatesHistoric release rate: $Q = C \cdot I \cdot A$

$$C_5 = 0.08$$

$$I_5 = 2.57 \text{ for } t_c = 15 \text{ ms}$$

$$A = 1.75 \text{ ac}$$

$$C_{100} = 0.35$$

$$I_{100} = 5.32 \text{ for } t_c = 15 \text{ ms}$$

$$A = 1.75 \text{ ac}$$

$$Q_5 = 0.08 \cdot 2.57 \cdot 1.75 = \boxed{0.36 \text{ cfs}}$$

$$Q_{100} = 0.35 \cdot 5.32 \cdot 1.75 = \boxed{3.26 \text{ cfs}}$$

STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET

Project: **Woodland Park - Les Schwab**

Basin ID: _____

WQCV Design Volume (Input):

Catchment Imperviousness, I_p = 52.1 percent
 Catchment Area, A = 1.75 acres
 Depth at WQCV outlet above lowest perforation, H = 1 feet
 Vertical distance between rows, h = 4.00 inches
 Number of rows, N_L = 3.00
 Orifice discharge coefficient, C_o = 0.60
 Slope of Basin Trickle Channel, S = 0.005 ft / ft
 Time to Drain the Pond = 40 hours

Diameter of holes, D = 0.673 inches
 Number of holes per row, N = 1
 OR

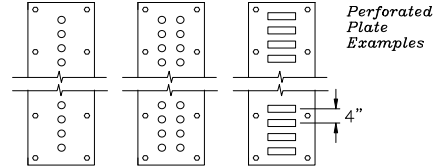
Height of slot, H = _____ inches
 Width of slot, W = _____ inches

Watershed Design Information (Input):

Percent Soil Type A = _____ %
 Percent Soil Type B = 100 %
 Percent Soil Type C/D = _____ %

Outlet Design Information (Output):

Excess Urban Runoff Volume (From 'Full-Spectrum Sheet') = 0.589 watershed inches
 N/A
 Excess Urban Runoff Volume (From 'Full-Spectrum Sheet') = 0.089 acre-feet
 Outlet area per row, A_o = 0.36 square inches
 Total opening area at each row based on user-input above, A_o = 0.36 square inches
 Total opening area at each row based on user-input above, A_o = 0.002 square feet



3

Central Elevations of Rows of Holes in feet																							
Row 1	Row 2	Row 3	Row 4	Row 5	Row 6	Row 7	Row 8	Row 9	Row 10	Row 11	Row 12	Row 13	Row 14	Row 15	Row 16	Row 17	Row 18	Row 19	Row 20	Row 21	Row 22	Row 23	Row 23
8540.00	8540.33	8540.67																					
Collection Capacity for Each Row of Holes in cfs																							
8540.00	0.0000	0.0000	0.0000																				0.00
8540.25	0.0060	0.0000	0.0000																				0.01
8540.50	0.0084	0.0049	0.0000																				0.01
8540.75	0.0103	0.0077	0.0034																				0.02
8541.00	0.0119	0.0097	0.0068																				0.03
8541.25	0.0133	0.0114	0.0091																				0.03
8541.50	0.0146	0.0129	0.0108																				0.04
8541.75	0.0157	0.0142	0.0124																				0.04
8542.00	0.0168	0.0154	0.0137																				0.05
8542.25	0.0179	0.0165	0.0150																				0.05
8542.50	0.0188	0.0175	0.0161																				0.05
8542.75	0.0197	0.0185	0.0172																				0.06
8543.00	0.0206	0.0194	0.0182																				0.06
8543.25	0.0215	0.0203	0.0191																				0.06
8543.50	0.0223	0.0212	0.0200																				0.06
8543.75	0.0230	0.0220	0.0209																				0.07
8544.00	0.0238	0.0228	0.0217																				0.07
8544.25	0.0245	0.0236	0.0225																				0.07
8544.50	0.0252	0.0243	0.0233																				0.07
8544.75	0.0259	0.0250	0.0240																				0.08
8545.00	0.0266	0.0257	0.0248																				0.08
8545.25	0.0273	0.0264	0.0255																				0.08
8545.50	0.0279	0.0271	0.0262																				0.08
8545.75	0.0285	0.0277	0.0268																				0.08
8546.00	0.0292	0.0283	0.0275																				0.08
8546.25	0.0298	0.0290	0.0281																				0.09
8546.50	0.0303	0.0296	0.0287																				0.09
8546.75	0.0309	0.0302	0.0293																				0.09
8547.00	0.0315	0.0307	0.0299																				0.09
8547.25	0.0320	0.0313	0.0305																				0.10
8547.50	0.0326	0.0319	0.0311																				0.10
8547.75	0.0331	0.0324	0.0317																				0.10
8548.00	0.0337	0.0330	0.0322																				0.10
8548.25	0.0342	0.0335	0.0328																				0.10
8548.50	0.0347	0.0340	0.0333																				0.10
8548.75	0.0352	0.0345	0.0338																				0.10
8549.00	0.0357	0.0350	0.0344																				0.11
8549.25	0.0362	0.0355	0.0349																				0.11
8549.50	0.0367	0.0360	0.0354																				0.11
8549.75	0.0372	0.0365	0.0359																				0.11
8550.00	0.0376	0.0370	0.0364																				0.11
8550.25	0.0381	0.0375	0.0368																				0.11
8550.50	0.0386	0.0380	0.0373																				0.11
8550.75	0.0390	0.0384	0.0378																				0.12
Override Area Row 1	Override Area Row 2	Override Area Row 3	Override Area Row 4	Override Area Row 5	Override Area Row 6	Override Area Row 7	Override Area Row 8	Override Area Row 9	Override Area Row 10	Override Area Row 11	Override Area Row 12	Override Area Row 13	Override Area Row 14	Override Area Row 15	Override Area Row 16	Override Area Row 17	Override Area Row 18	Override Area Row 19	Override Area Row 20	Override Area Row 21	Override Area Row 22	Override Area Row 23	Override Area Row 24

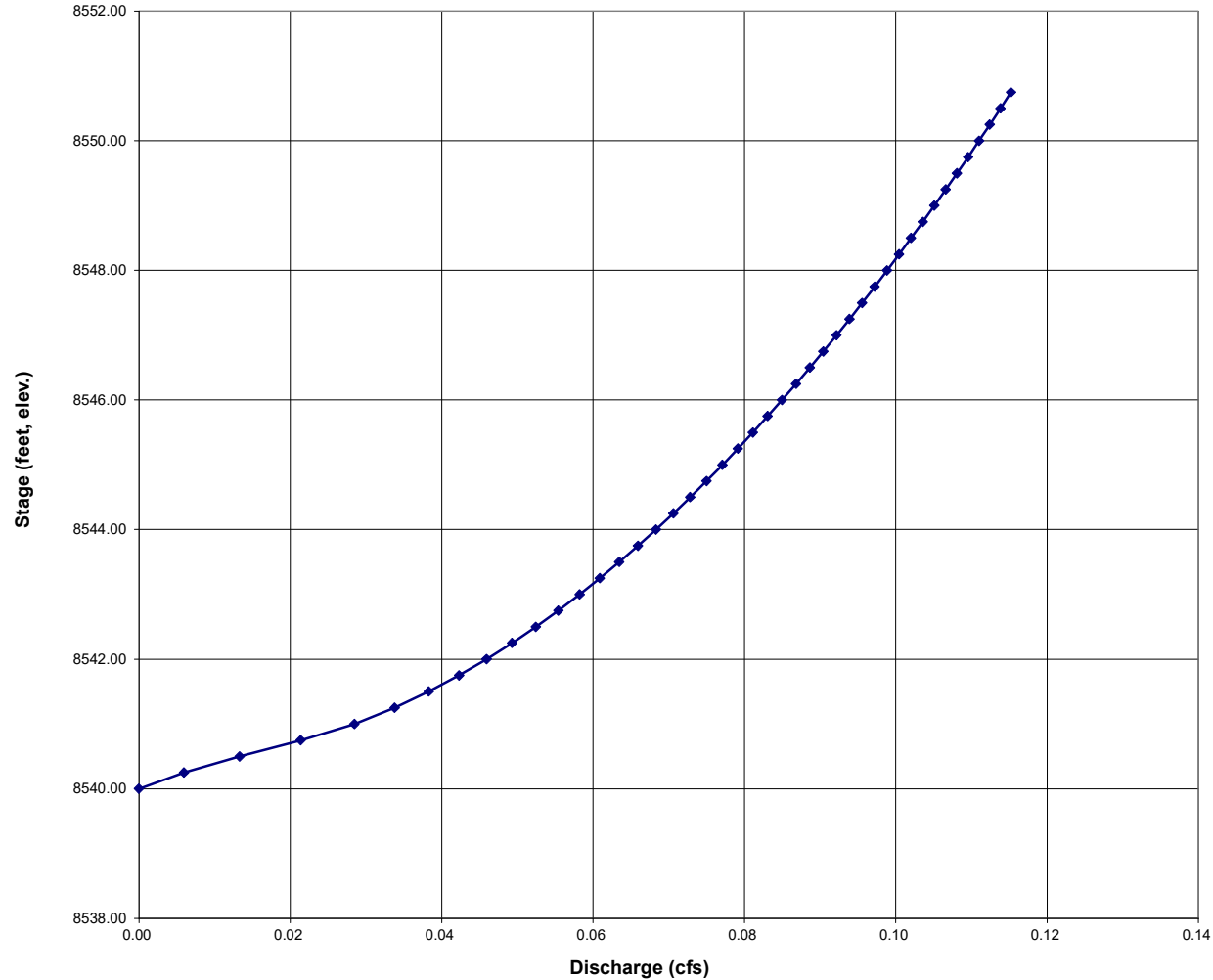
STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET

Worksheet

Project: **Woodland Park - Les Schwab**

Basin ID: _____

STAGE-DISCHARGE CURVE FOR THE WQCV OUTLET STRUCTURE

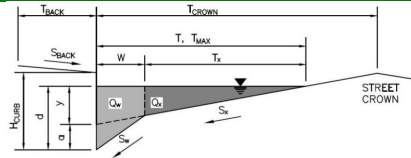


ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Les Schwab - Woodland Park

Inlet ID: Inlet Type 13 West

**Gutter Geometry:**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

T_{BACK}	16.5	ft
S_{BACK}	0.033	ft/ft
n_{BACK}	0.013	

H_{CURB}	2.00	inches
T_{CROWN}	16.5	ft
W	2.00	ft
S_X	0.033	ft/ft
S_W	0.083	ft/ft
S_D	0.000	ft/ft
n_{STREET}	0.013	

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
T_{MAX}	10.0	16.5	ft
d_{MAX}	4.0	6.0	inches
	☐	☐	

Maximum Capacity for 1/2 Street based On Allowable SpreadWater Depth without Gutter Depression ($T * S_X * 12$)Vertical Depth between Gutter Lip and Gutter Flowline ($W * S_W * 12$)Gutter Depression ($d_c - (W * S_X * 12)$)Water Depth at Gutter Flowline ($y + a$)Allowable Spread for Discharge outside the Gutter Section ($T - W$)

Gutter Flow to Design Flow Ratio by FHWA HEC-22 method (Eq. 7-7)

Discharge outside the Gutter Section, carried in Section T_X Discharge within the Gutter Section ($Q_T - Q_X - Q_{BACK}$)

Discharge Behind the Curb (e.g., sidewalk, driveways, & lawns)

Maximum Flow Based On Allowable Spread

Flow Velocity within the Gutter Section

 $V*d$ Product: Flow Velocity times Gutter Flowline Depth

	Minor Storm	Major Storm	
y	3.96	6.53	inches
d_c	2.0	2.0	inches
a	1.20	1.20	inches
d	5.16	7.73	inches
T_X	8.0	14.5	ft
E_o	0.515	0.325	
Q_X	0.0	0.0	cfs
Q_W	0.0	0.0	cfs
Q_{BACK}	0.0	0.0	cfs
Q_T	SUMP	SUMP	cfs
V	0.0	0.0	fps
$V*d$	0.0	0.0	

Maximum Capacity for 1/2 Street based on Allowable Depth

Theoretical Water Spread

Theoretical Spread for Discharge outside the Gutter Section ($T - W$)

Gutter Flow to Design Flow Ratio by FHWA HEC-22 method (Eq. 7-7)

Theoretical Discharge outside the Gutter Section, carried in Section T_{XTH} Actual Discharge outside the Gutter Section, (limited by distance T_{CROWN})Discharge within the Gutter Section ($Q_d - Q_X$)

Discharge Behind the Curb (e.g., sidewalk, driveways, & lawns)

Total Discharge for Major & Minor Storm (Pre-Safety Factor)

Average Flow Velocity Within the Gutter Section

 $V*d$ Product: Flow Velocity Times Gutter Flowline DepthSlope-Based Safety Factor for Minor/Major Storm depth reduction, $d \geq 6"$

Max Flow based on Allowable Depth (Safety Factor Applied)

Resultant Flow Depth at Gutter Flowline (Safety Factor Applied)

Resultant Flow Depth at Street Crown (Safety Factor Applied)

	Minor Storm	Major Storm	
T_{TH}	7.1	12.1	ft
T_{XTH}	5.1	10.1	ft
E_o	0.677	0.435	
Q_{XTH}	0.0	0.0	cfs
Q_X	0.0	0.0	cfs
Q_W	0.0	0.0	cfs
Q_{BACK}	0.0	0.0	cfs
Q	SUMP	SUMP	cfs
V	0.0	0.0	fps
$V*d$	0.0	0.0	
R	SUMP	SUMP	
Q_d	SUMP	SUMP	cfs
d			inches
d_{CROWN}			inches

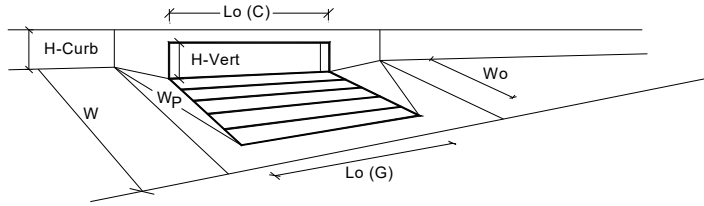
MINOR STORM Allowable Capacity is not applicable to Sump Condition

MAJOR STORM Allowable Capacity is not applicable to Sump Condition

	Minor Storm	Major Storm	
Q_{allow}	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.02 (August 2022)



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT/Denver 13 Valley Grate	Type =	CDOT/Denver 13 Valley Grate		
Local Depression (additional to continuous gutter depression 'a' from above)		a_{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	4.0	6.0	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		$L_o (G)$ =	3.00	3.00	feet
Width of a Unit Grate		W_o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A_{ratio} =	0.43	0.43	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		$C_f (G)$ =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		$C_w (G)$ =	3.30	3.30	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		$C_o (G)$ =	0.60	0.60	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		$L_o (C)$ =	N/A	N/A	feet
Height of Vertical Curb Opening in Inches		H_{vert} =	N/A	N/A	inches
Height of Curb Orifice Throat in Inches		H_{throat} =	N/A	N/A	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	N/A	N/A	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W_p =	N/A	N/A	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		$C_f (C)$ =	N/A	N/A	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		$C_w (C)$ =	N/A	N/A	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		$C_o (C)$ =	N/A	N/A	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d_{Grate} =	0.36	0.52	ft
Depth for Curb Opening Weir Equation		d_{Curb} =	N/A	N/A	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF_{Grate} =	0.63	0.94	
Curb Opening Performance Reduction Factor for Long Inlets		RF_{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		$RF_{Combination}$ =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
WARNING: Inlet Capacity < Q Peak for Major Storm		Q_a =	1.0	2.6	cfs
		$Q_{PEAK REQUIRED}$ =	0.8	4.5	cfs

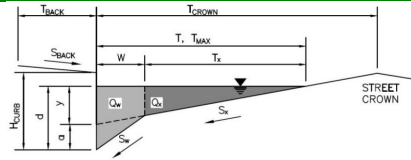
Double Inlet will be used, so total inlet interception capacity increases to:
 $Q_5 = 2.0$ cfs
 $Q_{100} = 5.2$ cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Les Schwab - Woodland Park

Inlet ID: Inlet Type 13 North

**Gutter Geometry:**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

T_{BACK} =	22.5	ft
S_{BACK} =	0.030	ft/ft
n_{BACK} =	0.013	

H_{CURB} =	2.00	inches
T_{CROWN} =	22.5	ft
W =	2.00	ft
S_x =	0.030	ft/ft
S_w =	0.083	ft/ft
S_o =	0.000	ft/ft
n_{STREET} =	0.013	

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
T_{MAX} =	10.0	22.5	ft
d_{MAX} =	4.0	8.0	inches
	☐	☐	

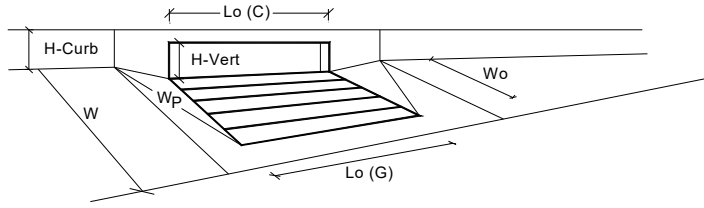
MINOR STORM Allowable Capacity is not applicable to Sump Condition

MAJOR STORM Allowable Capacity is not applicable to Sump Condition

	Minor Storm	Major Storm	
Q_{allow} =	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.02 (August 2022)



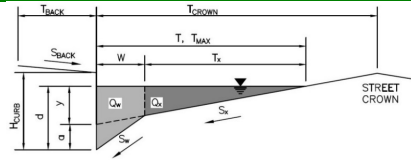
Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT/Denver 13 Valley Grate	Type =	CDOT/Denver 13 Valley Grate		
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	4.0	8.0	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		L _o (G) =	3.00	3.00	feet
Width of a Unit Grate		W _o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	0.43	0.43	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _f (G) =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	3.30	3.30	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	0.60	0.60	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		L _o (C) =	N/A	N/A	feet
Height of Vertical Curb Opening in Inches		H _{vert} =	N/A	N/A	inches
Height of Curb Orifice Throat in Inches		H _{throat} =	N/A	N/A	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	N/A	N/A	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	N/A	N/A	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _f (C) =	N/A	N/A	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	N/A	N/A	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	N/A	N/A	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d _{Grate} =	0.36	0.69	ft
Depth for Curb Opening Weir Equation		d _{Curb} =	N/A	N/A	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	0.63	1.00	
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	N/A	N/A	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
Inlet Capacity IS GOOD for Minor and Major Storms (>Q Peak)		Q _a =	1.0	4.1	cfs
		Q _{PEAK REQUIRED} =	0.5	1.0	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Les Schwab - Woodland Park

Inlet ID: Denver No. 16 Inlet

**Gutter Geometry:**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} =$ ft
 $S_{BACK} =$ ft/ft
 $n_{BACK} =$

$H_{CURB} =$ 8.00 inches
 $T_{CROWN} =$ 100.0 ft
 $W =$ 2.00 ft
 $S_x =$ 0.040 ft/ft
 $S_w =$ 0.083 ft/ft
 $S_o =$ 0.000 ft/ft
 $n_{STREET} =$ 0.013

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	10.0	50.0	ft
$d_{MAX} =$	6.0	7.0	inches
	☐	☐	

MINOR STORM Allowable Capacity is not applicable to Sump Condition

MAJOR STORM Allowable Capacity is not applicable to Sump Condition

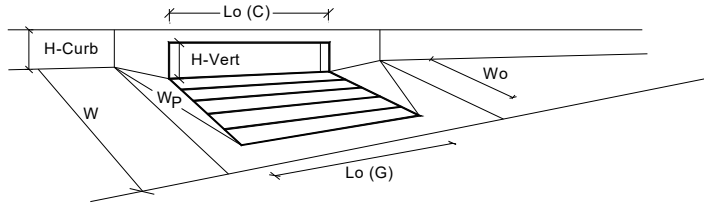
$Q_{allow} =$

Minor Storm	Major Storm
SUMP	SUMP

 cfs

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.02 (August 2022)



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	Denver No. 16 Combination	Type =	Denver No. 16 Combination		
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.8	7.0	inches
Grate Information			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		L _o (G) =	3.00	3.00	feet
Width of a Unit Grate		W _o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	0.31	0.31	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _f (G) =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	3.60	3.60	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	0.60	0.60	
Curb Opening Information			MINOR	MAJOR	
Length of a Unit Curb Opening		L _o (C) =	3.00	3.00	feet
Height of Vertical Curb Opening in Inches		H _{vert} =	8.50	8.50	inches
Height of Curb Orifice Throat in Inches		H _{throat} =	5.25	5.25	inches
Angle of Throat (see USDCM Figure ST-5)		Theta =	0.00	0.00	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _f (C) =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	3.70	3.70	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	0.66	0.66	
Low Head Performance Reduction (Calculated)			MINOR	MAJOR	
Depth for Grate Midwidth		d _{Grate} =	0.51	0.61	ft
Depth for Curb Opening Weir Equation		d _{Curb} =	0.32	0.42	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	0.91	1.00	
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	0.91	1.00	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
Inlet Capacity IS GOOD for Minor and Major Storms (>Q Peak)		Q _a =	5.3	6.8	cfs
		Q _{PEAK REQUIRED} =	1.7	4.1	cfs

Les Schwab Montrose
AutoCAD SSA Pipe Report 100-YR Storm

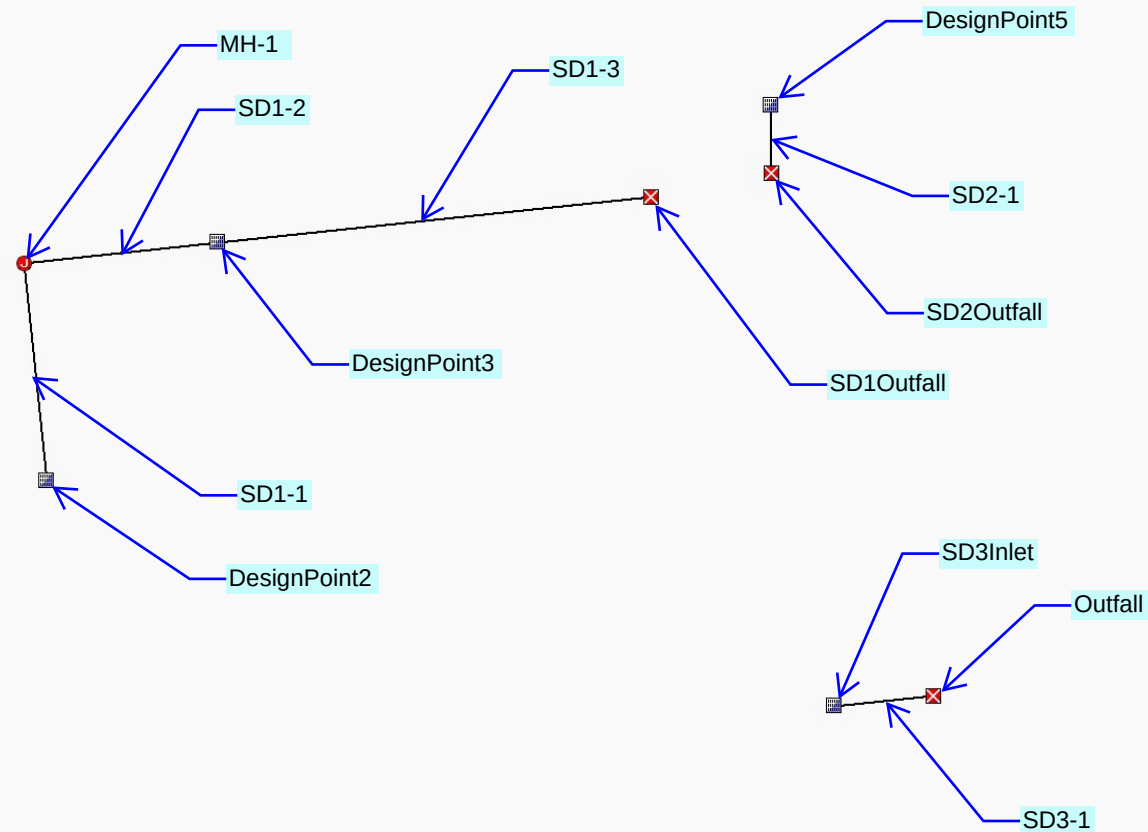
Label	Start Node	Stop Node	Length (ft)	Pipe Diam. (in)	Flow (cfs)	Full Flow Capacity (cfs)	Velocity (ft/sec)	Invert Up (ft)	Invert Down (ft)	Slope (%)	HGL In (ft)	HGL Out (ft)
SD1-1	DesignPoint2	MH-1	58	18	2.43	11.15	4.67	8543.30	8542.43	1.500	8543.80	8542.93
SD1-2	MH-1	DesignPoint3	53	18	2.43	11.11	4.63	8542.33	8541.54	1.490	8542.93	8542.05
SD1-3	DesignPoint3	SD1Outfall	118	18	3.00	11.12	5.09	8541.44	8539.68	1.490	8542.05	8540.23
SD2-1	DesignPoint5	SD2Outfall	18	18	4.16	11.15	4.90	8539.95	8539.68	1.500	8540.68	8540.41
SD3-1	SD3Inlet	Outfall	29	18	7.97	12.87	6.49	8538.74	8538.16	2.000	8539.70	8539.12

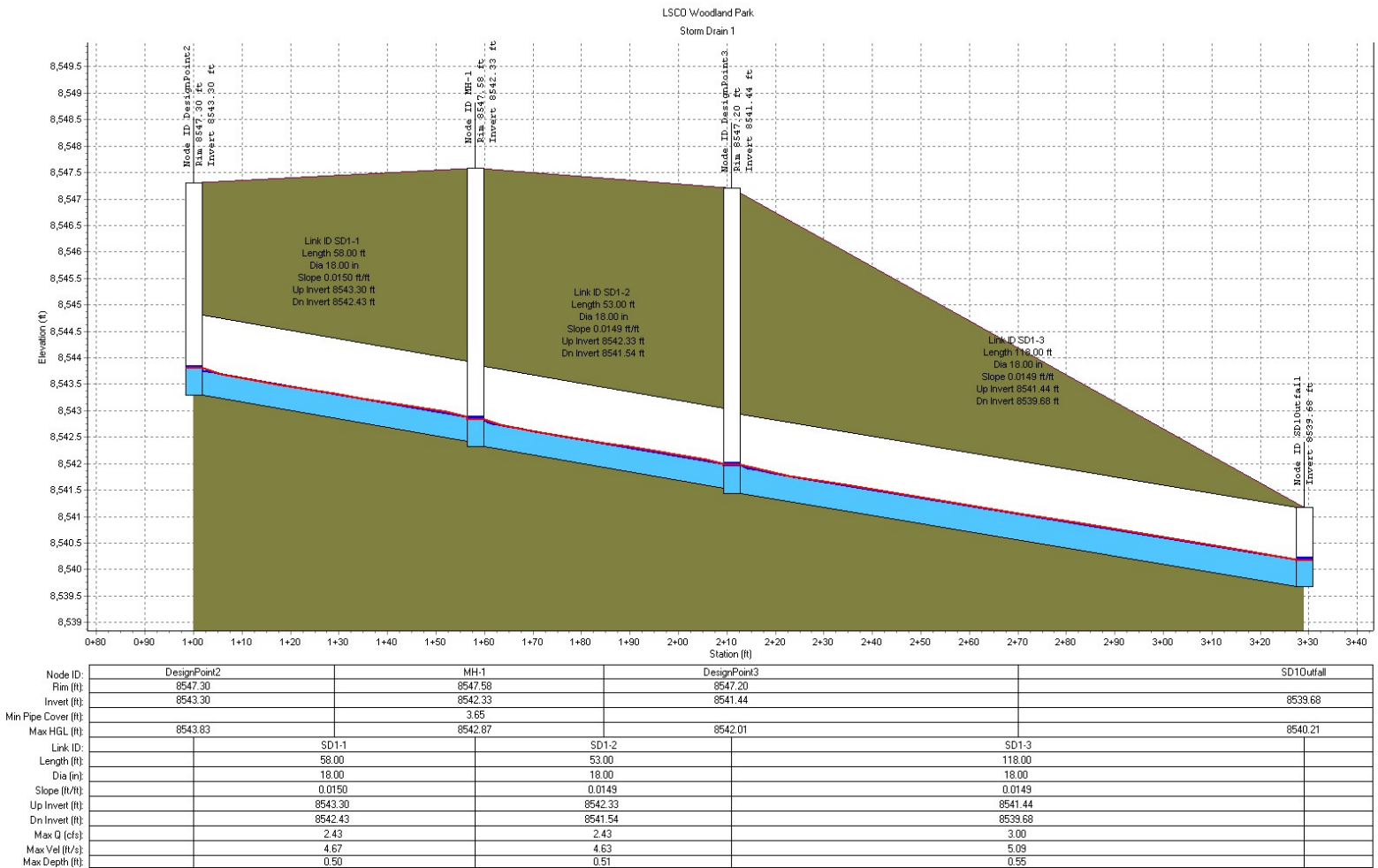
AutoCAD SSA Node Report 25-YR Storm

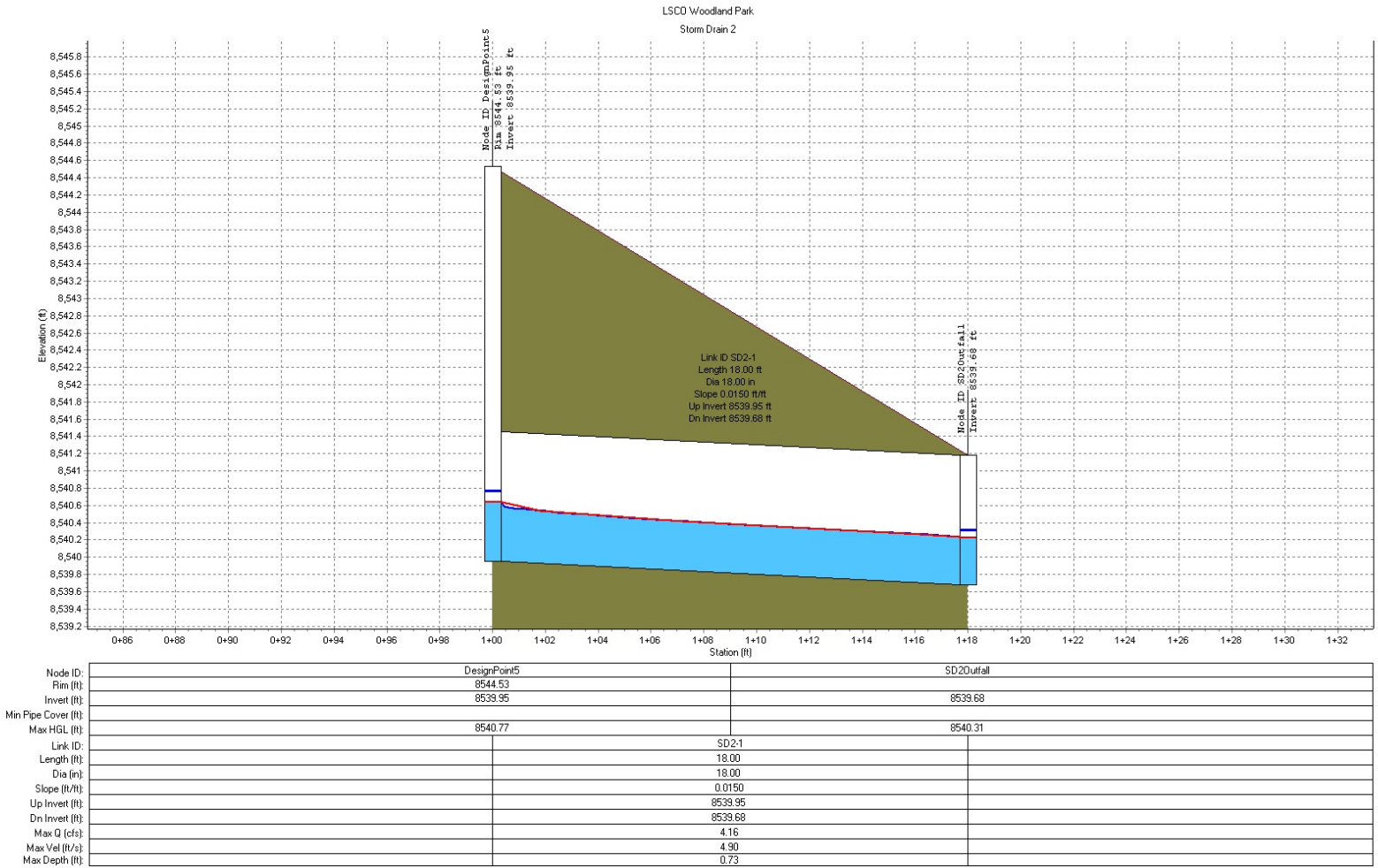
Label	Type	Flow (cfs)	Rim Elevation	Elevation (Invert Out)
MH-1	Junction	2.43	8547.58	8542.33
DesignPoint2	Inlet	2.45	8547.30	8543.30
DesignPoint3	Inlet	1.03	8547.20	8541.44
DesignPoint5	Inlet	4.16	8544.53	8539.95
SD3Inlet	Inlet	7.16	8545.53	8538.74

Manning's "n" value	0.0150
Minimum Velocity (fps)	4.63
Maximum Velocity (fps)	6.49

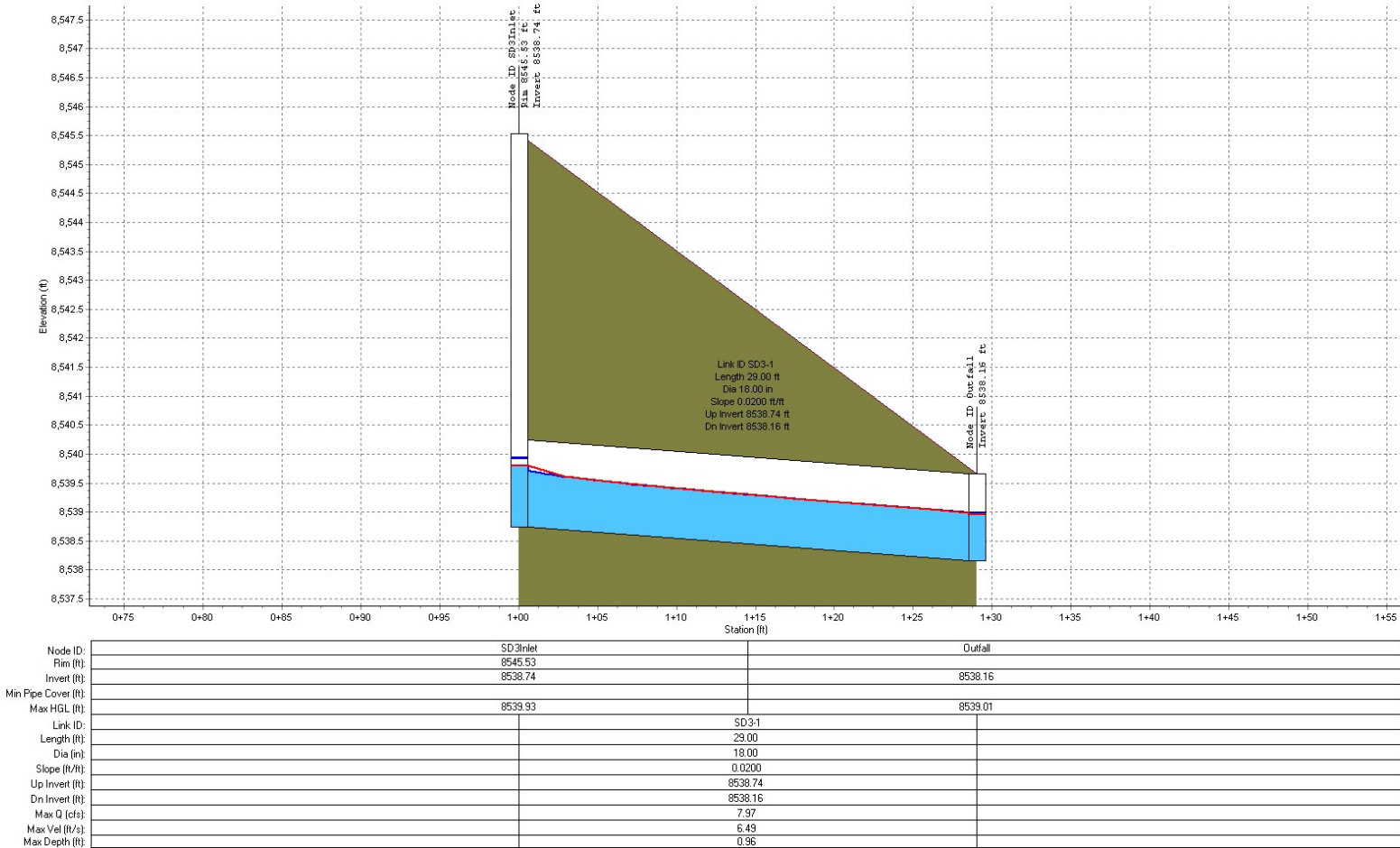
Les Schwab Woodland Park Pipe Network





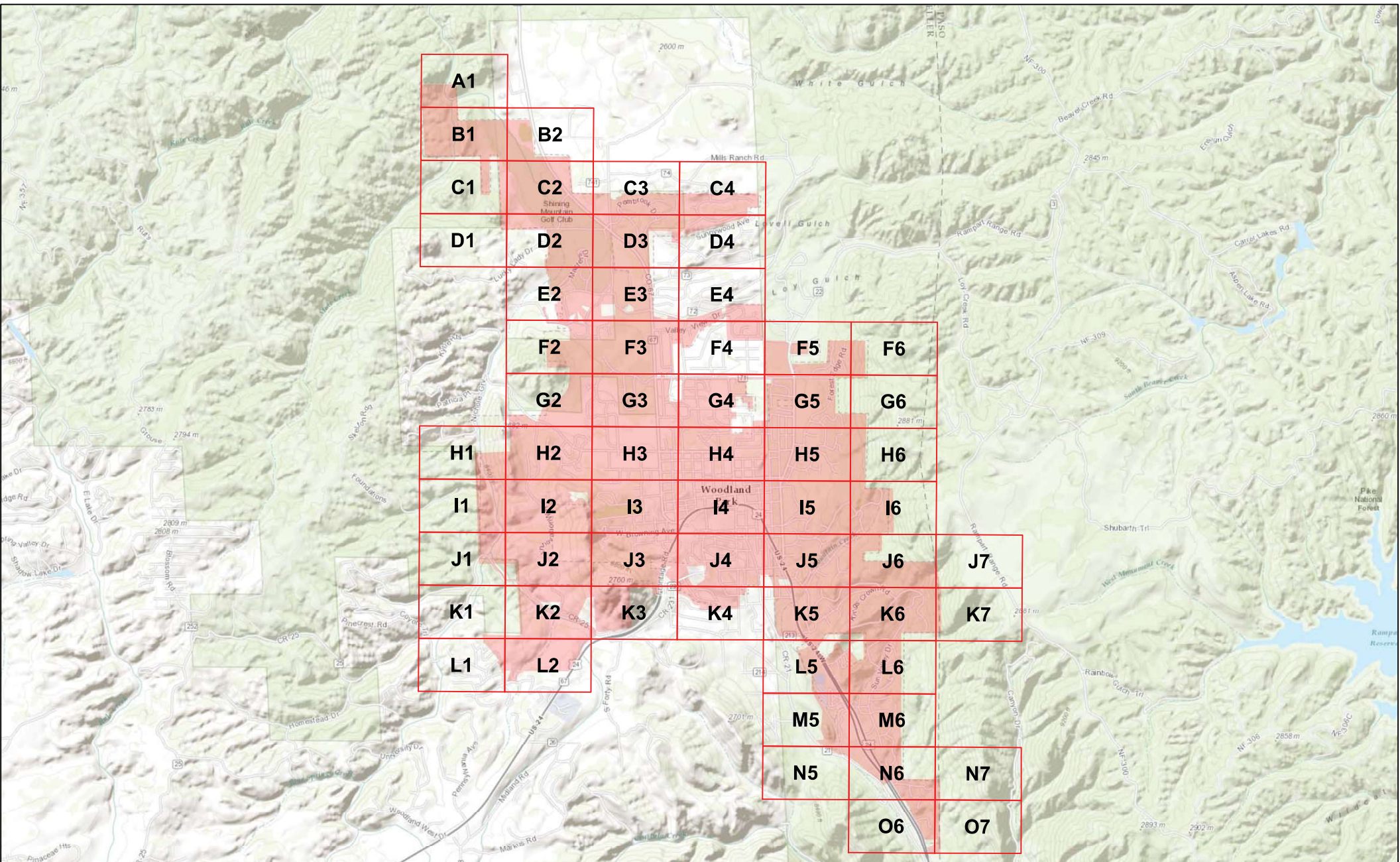


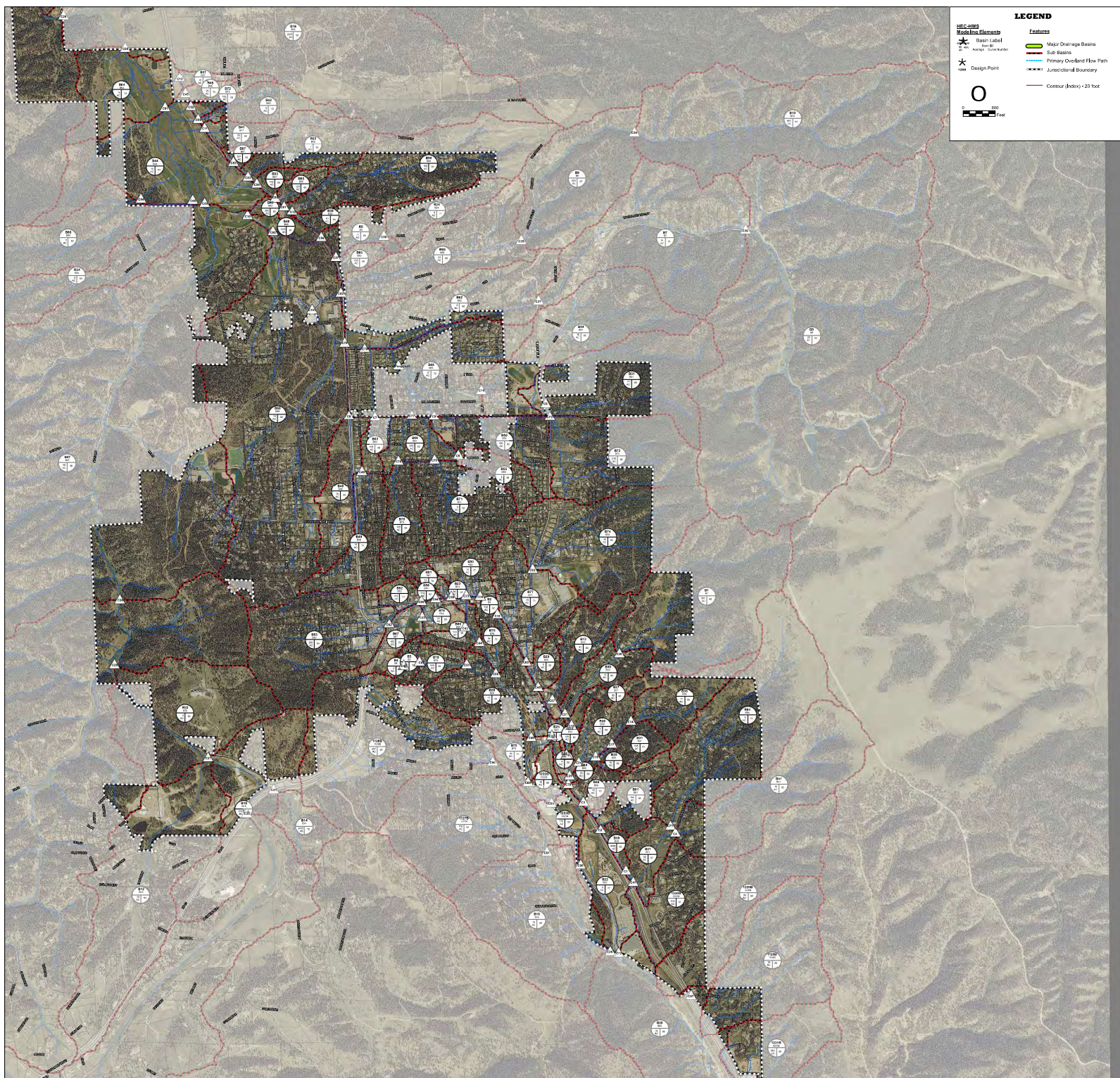
LSCD Woodland Park
Storm Drain 3



APPENDIX B

Drainage Plans





LEGEND

Hydrologic Elements

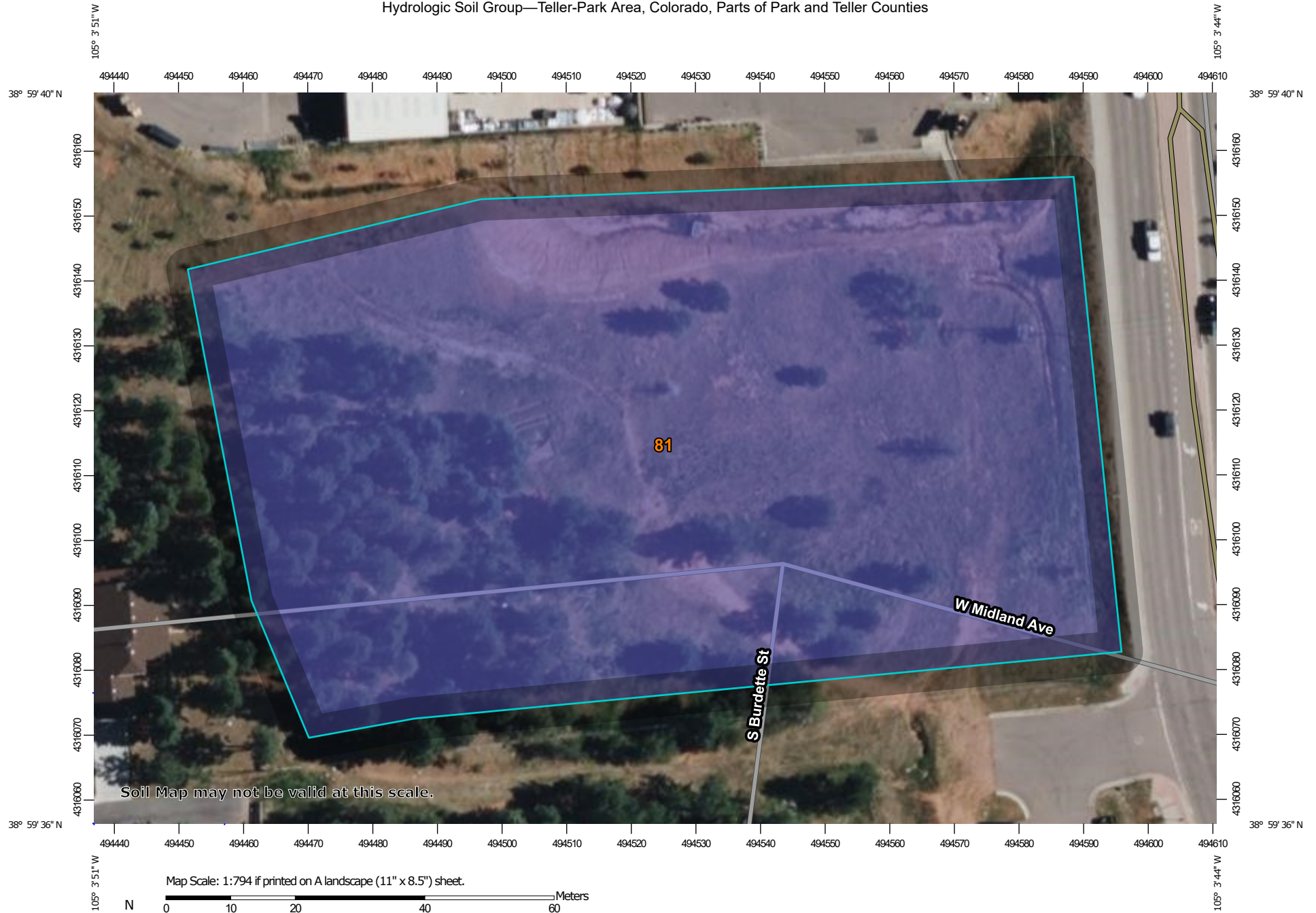
- Basin Label
- Design Point

Features

- Major Drainage Basins
- Sub-Basins
- Primary Overland Flow Path
- Jurisdictional Boundary
- Contour (Index) - 20 foot

0 100 Feet

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
81	Plome-Pimsby complex, 5 to 40 percent slopes	B	2.5	100.0%
Totals for Area of Interest			2.5	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette



105°4'6"W 38°59'53"N



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

1:6,000

105°3'29"W 38°59'25"N

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

Legend

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

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



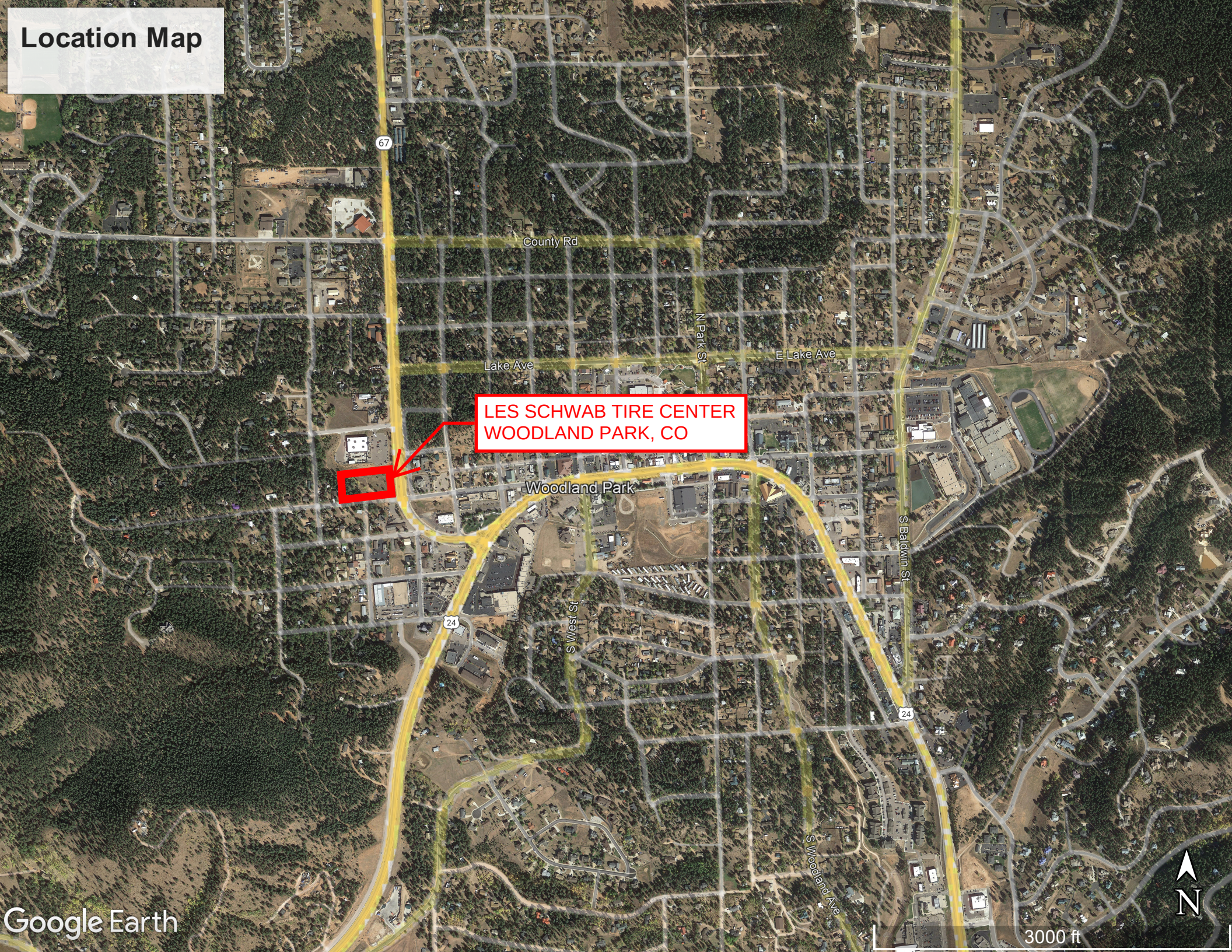
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **6/21/2023 at 3:46 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.

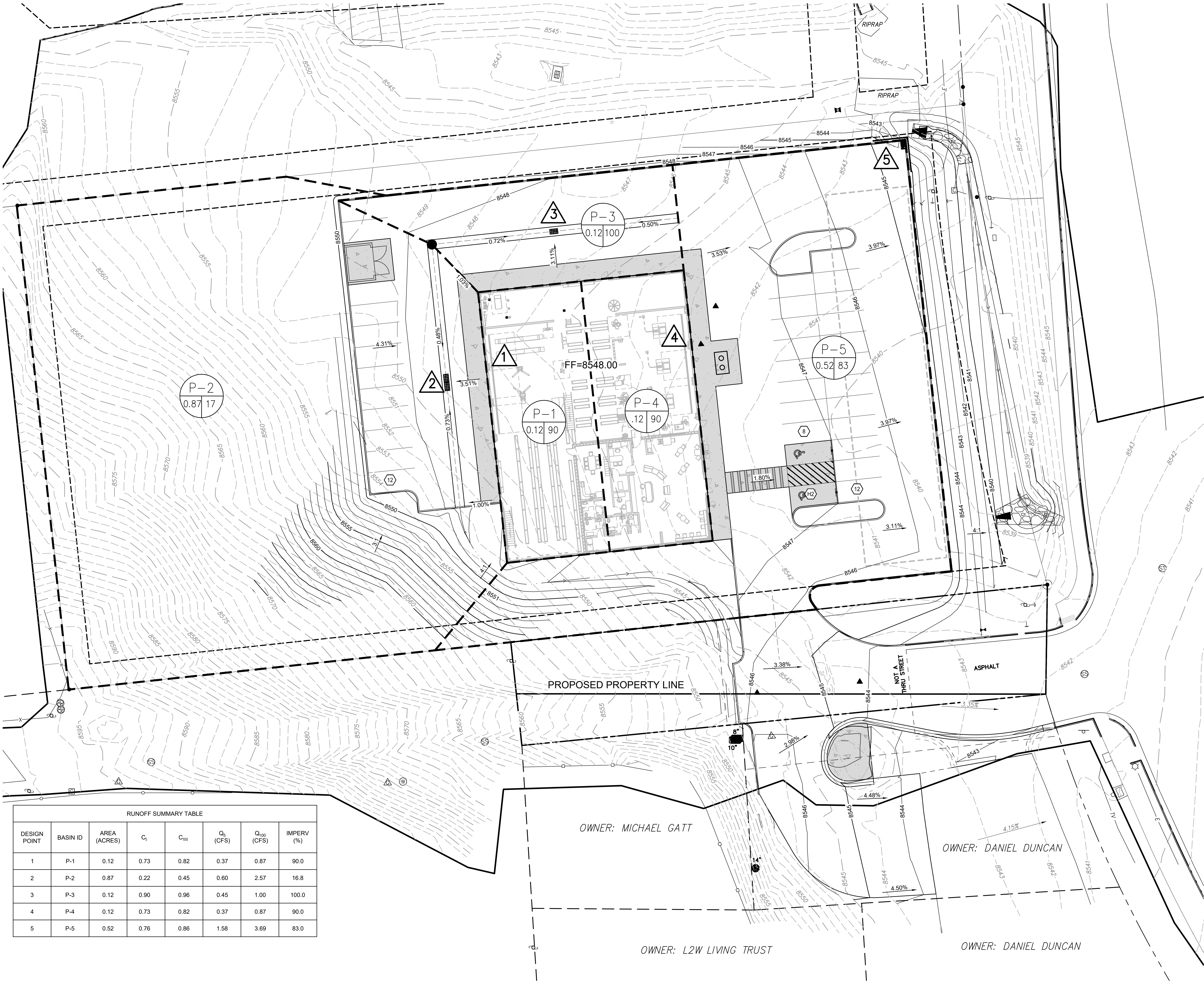
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Location Map



**LES SCHWAB TIRE CENTER
WOODLAND PARK, CO**

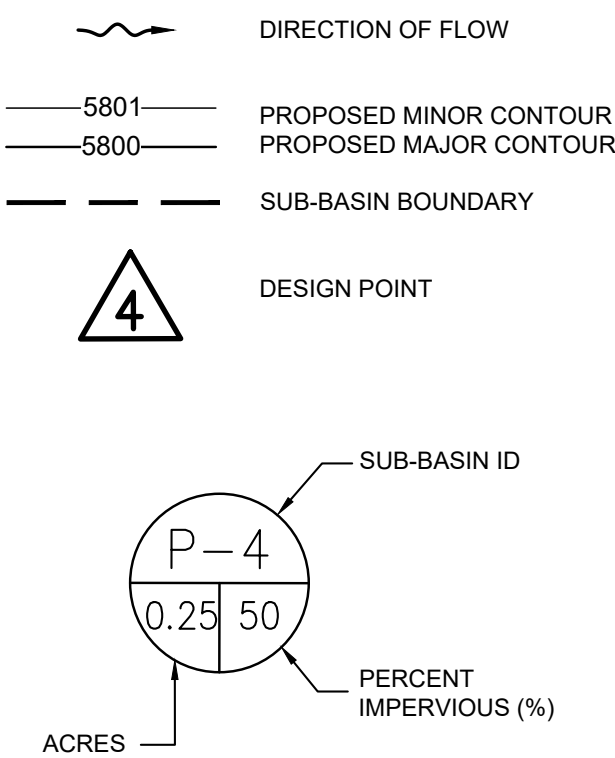
I:\mormon\1_0203\0230112.00 - L300 - Woodland Park_Civil_Drawings\DWG\101 DRAINAGE PLAN.dwg | 6/30/2023 8:57 AM |



RUNOFF SUMMARY TABLE							
DESIGN POINT	BASIN ID	AREA (ACRES)	C _s	C ₁₀₀	Q _s (CFS)	Q ₁₀₀ (CFS)	IMPERV (%)
1	P-1	0.12	0.73	0.82	0.37	0.87	90.0
2	P-2	0.87	0.22	0.45	0.60	2.57	16.8
3	P-3	0.12	0.90	0.96	0.45	1.00	100.0
4	P-4	0.12	0.73	0.82	0.37	0.87	90.0
5	P-5	0.52	0.76	0.86	1.58	3.69	83.0

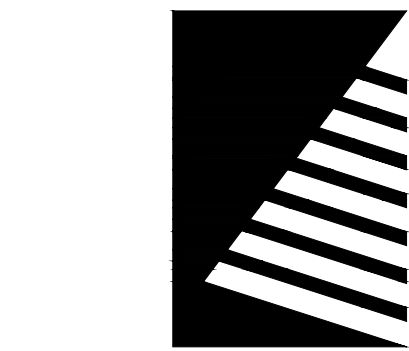
1 DRAINAGE PLAN
SCALE: 1"=20'

LEGEND



NOTES

1. REFER TO CONSTRUCTION DRAWINGS FOR STORM DRAIN FACILITY DESIGN DETAILS
2. REFER TO SITE PLAN FOR FURTHER INFORMATION REGARDING SITE IMPROVEMENTS, BENCHMARKS AND PROPERTY BOUNDARY.



Farnsworth GROUP

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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

D-101

PROJECT NO.: 0230112.00

I:\mormon\1_0230112\0230112.00 - L302 - Woodland Park_Civil Drawings\DWG\100 - HISTORIC DRAINAGE PLAN.dwg | 6/30/2023 8:36 AM |



RUNOFF SUMMARY TABLE							
DESIGN POINT	BASIN ID	AREA (ACRES)	C _s	C ₁₀₀	Q _s (CFS)	Q ₁₀₀ (CFS)	IMPERV (%)
H1	H-1	1.75	0.08	0.35	0.36	3.25	0

1

DRAINAGE PLAN
SCALE: 1"=20'

LEGEND

- DIRECTION OF FLOW
- 5801

5800

PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
- ---

SUB-BASIN BOUNDARY
- △

4

DESIGN POINT
- P-4

0.25

50

SUB-BASIN ID

PERCENT IMPERVIOUS (%)

ACRES

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(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:
HISTORIC DRAINAGE PLAN

SHEET NUMBER:

D-100

PROJECT NO.: 0230112.00



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Commitment No.: NCS-1137092-OR1

Property Address: Highway 67 and Midland Avenue, Woodland Park, CO 80863

Revision No.:

Issuing Office: 200 SW Market Street, Suite 250, Portland, OR 97201

Phone Number: (503)795-7600

Issuing Office File No.: NCS-1137092-OR1

SCHEDULE A

1. Commitment Date: July 08, 2022 at 5:00 PM
2. Policy or Policies to be issued:
 - (a) ☒ ALTA® Owner's Policy (6-17-06)
Proposed Insured: A Purchaser To Be Determined
Proposed Policy Amount: \$1,000.00
 - (b) ☐ ALTA® Loan Policy (6-17-06)
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is a Leasehold Estate created by that certain unrecorded Lease Agreement dated _____, 2022, by and between HSC Woodland Park, LLC, an Alabama limited liability company, as Lessor, and _____, as Lessee, and as evidenced by that certain Memorandum of Lease recorded _____, 2022 at Reception No. _____, in the records of the Clerk and Recorder of _____ County, Colorado.
4. The Title is, [at the Commitment Date, vested in:](#)

HSC Woodland Park, LLC, an Alabama limited liability company
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

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First American

Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Commitment No.: NCS-1137092-OR1

The Land referred to herein below is situated in the County of Teller, State of Colorado, and is described as follows:

Lot 2, L. Clifford Addition Filing No. 2, A Replat of Lot 1, L. Clifford Addition, located in the Northwest One-Quarter (NW1/4) of Section 24, Township 12 South, Range 69 West of the 6th P.M., in the City of Woodland Park, Teller County, Colorado, according to the plat thereof recorded March 28, 2014 at Reception No. [670380](#).

For informational purposes only: APN: 6329.242820020

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Commitment No.: NCS-1137092-OR1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.

NOTE: Tax certificate(s) must be ordered by or provided to the Company at least one week prior to closing.

6. Local ordinances may impose inchoate liens on the Land for unpaid water, sewer, stormwater drainage, or other utilities charges. If this transaction includes a sale of the Land, a Utilities Agreement and/or escrow is required.
7. Evidence that all assessments for common expenses, if any, have been paid.
8. Receipt by the Company of an ALTA/NSPS Land Title Survey, certified to First American Title Insurance Company, and in form and content satisfactory to the Company. The Company reserves the right to make further requirements and/or exceptions upon review of this survey.
9. Recordation of a Memorandum of Lease satisfactory to the Company, between HSC Woodland Park, LLC, an Alabama limited liability company, as Lessor, and _____, as Lessee.
10. Receipt by the Company of the Lease to be insured hereunder, and all amendments and modifications thereto, if any.

NOTE: This commitment is subject to further requirements and/or exceptions upon review of this lease agreement.

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11. Estoppel Affidavit from HSC Woodland Park, LLC, an Alabama limited liability company, as Landlord under the Lease, which contains the following:
 - (i) consent to the sale/assignment of the leasehold interest,
 - (ii) statement that the Lease and all amendments thereto are in full force and effect,
 - (iii) statement that there are no existing defaults, or conditions or events that could ripen into default,
 - (iv) the remaining lease term (noting extensions or options), and
 - (v) affirmation that the lease is still valid and enforceable.
12. Receipt by the Company of the following documentation for HSC Woodland Park, LLC, a Alabama limited liability company:

Operating Agreement, and all amendments thereto, if any.

Certificate of Good Standing issued by the Alabama Secretary of State.

NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the above item(s).
13. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by HSC Woodland Park, LLC, an Alabama limited liability company.
14. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by A Purchaser To Be Determined.
15. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1137092-OR1

Commitment No.: NCS-1137092-OR1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any water rights, claims of title to water, in, on or under the Land.
8. Any existing leases or tenancies.
9. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of L. Clifford Addition, recorded August 19, 2002 at Reception No. [537665](#).
10. Ordinance No. 604, Series 2003, for water and sewer tap transfer, recorded October 22, 2003 at Reception No. [557238](#).

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11. Ordinance No. 983, Series 2004, for zoning change, recorded March 1, 2004 at Reception No. [562628](#).
12. Covenants, conditions, restrictions and provisions as set forth in Declaration of Restrictive Covenants recorded March 28, 2014 at Reception No. [670379](#), but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.
13. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of L. Clifford Addition Filing No. 2, recorded March 28, 2014 at Reception No. [670380](#).
14. Covenants, conditions, restrictions and provisions as set forth in Declaration of Restrictive Covenants recorded March 28, 2014 at Reception No. [670383](#), but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.
15. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Lease recorded _____, 2022, at Reception No. _____.

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
- B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**

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- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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Planning Application Entry Form

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

ID

Permit Number 202308247

Project # EXT/Case # VAC2023-01

Public Hearing Required ☐

Date Received 8/8/2023

Date Routed 8/15/2023

Date Initial Permit Approved

*Date Permit Paid

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

Project Type VAC

Project Type Number 12

Project Classification Public ROW

Non-Profit, Residential or Commercial Commercial

NOTE: Above Field required only for SInS and TUPs

Project Name Vacate Midland Ave. ROW -

Site Address Number

Site Address Name

Lot Number Adjacent to L2

Block Number

Subdivision L. Clifford Addition

Filing # 2

Applicant Business Name HSC Woodland Park

App First Name Daniel Duncan

App Last Name Michael Gatt

App Phone Number 251-243-0708

PO Box

Mailing Address Street # 345

Mailing Address Street Name Park Avenue 8th Floo

City New York

State NY

Zip Code 10154

Owner First Name HSC Woodland Park

Owner Last Name

Zone Class SC

Applicant Project Value \$0.00

Open Permit Comments

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Senior Planner

City of Woodland Park

Print
Record



Planning Department Routing/Comment Form

ID		Project Name	Vacate Midland Ave. ROW - L. Clifford Add. # 2		Project # EXT/Case #:	VAC2023-0	
Permit Number	202308247	Site Address Number		PO Box			
Date Received:	8/8/2023	Site Address Name		Mailing Address #	345		
Project Type	VAC	Lot Number	Adjacent t	Block #		Mailing Street	
Project Type Number	12	Subdivision	L. Clifford Addition	Filing	2	App Phone	251-243-0708
Project Classification	Public ROW	Applicant Business Name	HSC Woodland Park				
Residential or Commercial	Commercial	App First Name	Daniel Duncan	App Last Name	Michael Gatt		

ZDP Required	☒	Public Review Required	☐	Lead Staff Person	CJ Gates
Board of Adjustment Date		Date Routed	8/15/2023	Comments Due Back to Planning	9/6/2023
Planning Commission Date	9/14/2023	Comments Rec'd	☐	Filed in Area:	Senior Planner
City Council (1st Reading)	10/5/2023				
City Council (Public Hearing)	10/19/2023				

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:



VACATION OF A PUBLIC
RIGHT-OF-WAY
2023 Application Form
(Revised 1/1/2023)

received
8/8/2023

Project # 202308247
Fees:
ROW Vacation=\$991.00
(Plus publication and recording fees)

1. Applicant Information (Include all property owners involved with the vacation request)

Property Owner (First and Last Name)	#1	#2	#3
	HSC Woodland Park, LLC	Daniel Duncan	Michael Gatt
Mailing Address	345 Park Avenue 8th Floor New York, NY 10154	1700 County Rd 782 Woodland Park, CO 80863	PO Box 276 Woodland Park, CO 80866
E-Mail Address	ray@hixsmadeker.com	booneduncan@gmail.com	
Phone Numbers	251-243-0708	719-243-3526	

2. Property Information

- a. Street Address Highway 67 & Midland Avenue
- b. Legal Description (Lot, Block, Subdivision) Lot 2, L. Clifford Addition Filing No. 2, A Replat of Lot 1, L. Clifford Addition, located in the Northwest One-Quarter (NW1/4) of Section 24, Township 12 South, Range 69 West of the 6th P.M., in the City of Woodland Park, Teller County, Colorado, according to the plat thereof recorded March 28, 2014 at Reception No. 670380.
- c. Zone District Service Commercial

3. Vacation/Establish Easement Request Information

- a. Provide a General Description of the Area Requested to be Vacated/Established
Approximately 230 LF of Midland Avenue from Hwy 67 heading west.
- b. Reason for Request A Les Schwab Tire Center is being developed on the lot on the north side of Midland Avenue. City of Woodland Park staff recommend vacating the existing Midland Ave ROW to create a private shared access easement to provide access to the adjacent properties.
- c. What Utilities or Drainage Facilities Exist in the Area? Overhead electric, water main, fiber optic, natural gas, storm drainage, sanitary sewer are all present in the existing Midland Ave ROW.
- d. Will Any Lots Be Denied Street Access If This Vacation Is Approved?
Yes ☐ No ☒ If Yes, Please Describe A shared access easement will be established to provide access to all three impacted lots.

4. Submittal Requirements

The following information must be submitted with the application pursuant to Chapter 12.08 for the vacation of streets, alleys, easement, or other public rights of way.

Applicant Check	City Check	Submittal Requirements:
☒		Complete Application A completed application for a vacation upon forms supplied by the Planning Department.
☐		Application Fee As outlined on page one.
☐		Recording/Publication Fees Teller County Clerk and Recorder charges fees to record documents. You will be billed for these costs plus publication costs incurred by the Planning Department. <i>Recording fees: \$13.00 for the first page, \$5.00 for each page thereafter, plus \$2.00 e-file fee.</i>
☒		Adjoiners List (Required only for Vacation of Right of Way) A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
☒		Proof Of Ownership Warranty deed or title policy.
☒		Exhibit/Drawing An exhibit or drawing by a registered land surveyor showing the proposed easement or right of way vacation. The exhibit shall be drawn on 8 1/2" x 11" paper. A legal description of the subject property is also required.

5. Certification

I (we) do hereby declare and affirm that I (we) am (are) the owner(s) of the subject property(s) affected by this vacation request.

➡ Owner H. Carter Date 8/7/23

➡ Owner _____ Date _____

Owner _____ Date _____

City Use Only	
1.	Submission _____, 20____, taken by _____
2.	Review and Approval from the Utility Service Companies IREA (electric) _____ Century Link (phone) _____ Black Hills (natural gas) _____ Baja (cable TV) _____
3.	Public Hearing Notices Posted On _____, 20____ Published on _____, 20____ Property Owner Notification _____, 20____

4. Submittal Requirements

The following information must be submitted with the application pursuant to Chapter 12.08 for the vacation of streets, alleys, easement, or other public rights of way.

Applicant Check	City Check	Submittal Requirements:
☐		Complete Application A completed application for a vacation upon forms supplied by the Planning Department.
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☐		Adjoiners List (Required only for Vacation of Right of Way) A complete list of names and mailing addresses of all adjacent property owners within 150' of the subject property.
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☐		Exhibit/Drawing An exhibit or drawing by a registered land surveyor showing the proposed easement or right of way vacation. The exhibit shall be drawn on 8 1/2" x 11" paper. A legal description of the subject property is also required.

5. Certification

I (we) do hereby declare and affirm that I (we) am (are) the owner(s) of the subject property(s) affected by this vacation request.

➡ Owner _____ Date _____

➡ Owner  _____ Date 8-8-23

City Use Only

- Submission _____, 20____, taken by _____
- Review and Approval from the Utility Service Companies
 IREA (electric) _____ Century Link (phone) _____
 Black Hills (natural gas) _____ Baja (cable TV) _____
- Public Hearing Notices
 Posted On _____, 20____
 Published on _____, 20____ Property Owner Notification _____, 20____

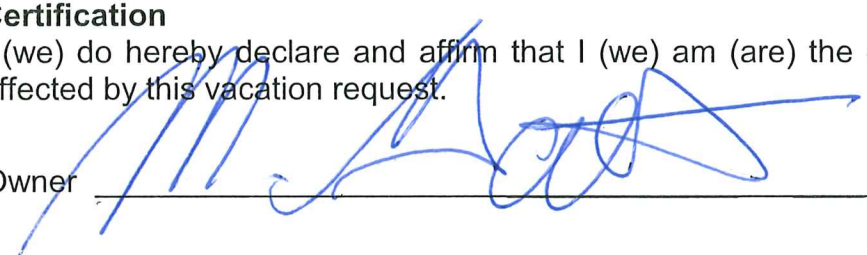
4. Submittal Requirements

The following information must be submitted with the application pursuant to Chapter 12.08 for the vacation of streets, alleys, easement, or other public rights of way.

Applicant Check	City Check	Submittal Requirements:
☐		Complete Application A completed application for a vacation upon forms supplied by the Planning Department.
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5. Certification

I (we) do hereby declare and affirm that I (we) am (are) the owner(s) of the subject property(s) affected by this vacation request.

Owner  Date 8-8-2023

Owner _____ Date _____

Owner _____ Date _____

City Use Only

- Submission _____, 20____, taken by _____
- Review and Approval from the Utility Service Companies
 IREA (electric) _____ Century Link (phone) _____
 Black Hills (natural gas) _____ Baja (cable TV) _____
- Public Hearing Notices
 Posted On _____, 20____
 Published on _____, 20____ Property Owner Notification _____, 20____

July 3, 2023

City of Woodland Park

Attn: Ben Schmitt, PE

Re: Adjoiners List

Dear Mr. Schmitt:

The following is a list of adjacent property owners within 150' of the proposed Les Schwab Tire Center at Midland Avenue and Highway 67:

	Physical Address	Owner	Mailing Address
1	919 Spruce Haven Dr	TS Woodland LLC C/O Ladder Capital Finance LLC	345 Park Avenue 8 th Floor New York, NY 10154
2	920 W Midland Ave	John Necessary	920 W Midland Ave
3	103 N Coraline St	Lindsay & Natividad Orellana	103 N Coraline St
4	919 W Midland Ave	Melissa Absher	919 W Midland Ave
5	927 W Midland Ave	Jaqueline Gebert	104 Pine Ridge Ave Woodland Park, CO 80863
6	107 S Coraline St	Charley Schoenberger	107 S Coraline St
7	909 W Midland Ave	Katherine Cushing	7860 E Benson Hwy Unit 145 Tuscon, AZ 85756
8	101 S Burdette St	James Raciti	2769 Slice Ct SE Rio Rancho, NM 87124
9	Lot 1 Oxford Square Sub	Michael Gatt	PO Box 276 Woodland Park, CO 80866
10	816 S Burdette St	L2W Living Trust	570 Pembroke Dr Woodland Park, CO 80863
11	Lot 7 Oxford Square Sub	Daniel Duncan	1700 County Rd 782 Woodland Park, CO 80863
12	Lot 6 Oxford Square Sub	Daniel Duncan	1700 County Rd 782 Woodland Park, CO 80863

Sincerely,

FARNSWORTH GROUP, INC.

Derek Lutz
Project Engineer

670382

Page 1 of 3

Krystal Brown, Clerk & Recorder

Teller County, Colorado RP \$0.00

03-28-2014 02:25 PM Recordings Fee \$21.00



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: March 26, 2014
\$ 85.00

THIS DEED, made on **March 26, 2014** by **ARIZONA SASH & DOOR CO., AN ARIZONA CORPORATION** Grantor(s), of the State of **TEXAS** for the consideration of **(\$850,000.00) *** Eight Hundred Fifty Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **HSC WOODLAND PARK, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **P.O. BOX 130, 805 TRIONE AVENUE DAPHNE, AL 36526**, State of **ALABAMA**, the following real property in the County of **Teller**, and State of **Colorado**, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: **902 W. MIDLAND AVENUE/919 SPRUCE HAVEN DRIVE WOODLAND PARK CO 80863**

with all its appurtenances and warrants the title to the same, subject to *general taxes and assessments for the year 2014 and subsequent years and those specific Exceptions described on Exhibit B attached hereto and made a part hereof.*

ARIZONA SASH & DOOR CO., AN ARIZONA CORPORATION

Billy White

BILLY WHITE, SENIOR VICE PRESIDENT

State of **TEXAS**

County of **COLLIN**

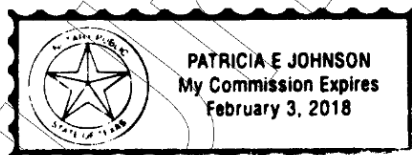
The foregoing instrument was acknowledged before me on this day of **MARCH 26**, 2014
by **BILLY WHITE AS SENIOR VICE PRESIDENT OF ARIZONA SASH & DOOR CO., AN ARIZONA CORPORATION**

Patricia E. Johnson

Notary Public

My commission expires **2-3-2018**

When Recorded Return to: **HSC WOODLAND PARK, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**
P.O. BOX 130, 805 TRIONE AVENUE DAPHNE, AL 36526



670382 03-28-2014 02:25 PM Page 2 of 3

EXHIBIT A

LOTS 1 AND 2, L. CLIFFORD ADDITION FILING NO. 2, A REPLAT OF LOT 1, L. CLIFFORD ADDITION, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M, IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED March 28, 2014 AT RECEPTION NO. 670380.

Form 13084 01/2011 wd.odt

Warranty Deed (Photographic)

SC55044093

{18576598}

670382 03-28-2014 02:25 PM Page 3 of 3

EXHIBIT B EXCEPTIONS

Property Address: 902 W. MIDLAND AVENUE/919 SPRUCE HAVEN DRIVE WOODLAND PARK CO 80863

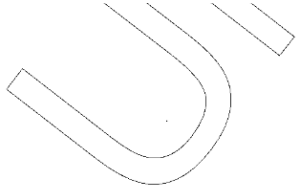
ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED August 05, 2013, REVISED AUGUST 19, 2013, SEPTEMBER 17, 2013, NOVEMBER 26, 2013, DECEMBER 5, 2013 AND LAST REVISED JANUARY 17, 2014 PREPARED BY KEVIN F. LLOYD FOR AND ON BEHALF OF RAMPART SURVEYS, INC., JOB NO. 13133:

A: EXISTING OVERHEAD UTILITIES OVER THE NORTHEASTERLY CORNER OF THE SUBJECT PREMISES.

B: EXISTING GUY WIRE OVER AN EASTERLY PORTION OF THE SUBJECT PREMISES.

C: EXISTING TELEPHONE PEDESTALS LYING TO THE WEST OF THE 15-FOOT UTILITY EASEMENT ADJACENT TO THE EAST LINE OF THE SUBJECT PREMISES.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF L. CLIFFORD ADDITION FILING NO. 2, A REPLAT OF LOT 1, L. CLIFFORD ADDITION, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P. M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, RECORDED March 28, 2014 AT RECEPTION NO. 670379.



Form 13100

08/2008

b2exhibit.escrow.odt

SC55044093

{18577046}

Filed for record the _____

452666 09/16/1996 01:20PM Page 1 Of 1
Constance R. Joiner, Clerk & Recorder, Teller CountyRECORDED *6.00*

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That PHILIP J. EYEN of the County of EL PASO and State of COLORADO for the consideration of Twenty Two Thousand Five Hundred and 00/100 (\$22,500.00) dollars in hand paid hereby sell convey to MICHAEL GATT whose legal address is (including road or street address if applicable) P.O. BOX 276, WOODLAND PARK, COLORADO 80866 *in Joint Tenancy* of the County of TELLER and State of COLORADO the following Real Property situated in the County of TELLER and State of Colorado, to wit:

LEGAL DESCRIPTION:

Lots 1 and 4,
OXFORD SQUARE SUBDIVISION,
according to the recorded plat and the Engineer's Statement recorded DECEMBER 7, 1981 in Drawer 42 Card 305,
Teller County, Colorado.

State Documentary Fee
Date 9-16-96
\$ 2.25

PROPERTY ADDRESS: 816 WEST LORRAINE STREET, WOODLAND PARK, COLORADO 80863

with all its appurtenances and warrant(s) the title to same, subject to easements, restrictions, reservations, covenants, and rights of way of record.
Taxes for the year 1996 and subsequent years.

Signed and delivered this 12th day of September, 1996

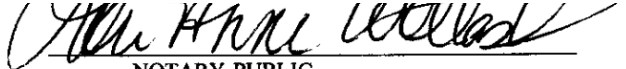
Philip J. Eyen
PHILIP J. EYEN

STATE OF Colorado
County of Teller

The foregoing instrument as acknowledged before me
this 12th day of September, 1996 by PHILIP J. EYEN

Witness my hand and official seal.
My commission expires 11/16/97

STATE OF _____
County of _____ } ss


NOTARY PUBLIC

The foregoing instrument was acknowledged before me
this _____ day of _____ 19_____
by _____ as _____ President
and _____ as _____ Secretary of
_____ a corporation.

Witness my hand and official seal.
My commission expires _____

NOTARY PUBLIC

* IF JOINT TENANCY IS NOT DESIRED,
STRIKE PHRASE BETWEEN ASTERISKS.

T2C 30573

740694

07/19/2021 03:39 PM Total Pages: 2

Doc Fee: \$0.00, Total Fees: \$18.00

Krystal Brown, Clerk and Recorder, Teller County, CO

**PERSONAL REPRESENTATIVE'S DEED
(Distribution)**

THIS DEED is made by **James P. Oaks and Marjanna Mercer, as Co-Personal Representatives of the Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, deceased, Grantor, to Daniel Wayne Duncan, Grantee**, whose legal address is 1700 County Rd 782, Woodland Park, Colorado 80863 of the County of Teller, State of Colorado.

WHEREAS, the decedent died on the date of November 28, 2020 and Grantor was duly appointed *Personal Representative of said Estate by the District Court in and for the County of El Paso, State of Colorado*, Probate No. 2020PR31557, on the date of January 12, 2021, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby, sell and convey unto Grantee, as the person entitled to distribution, the following described real property situate in the County of Teller, State of Colorado:

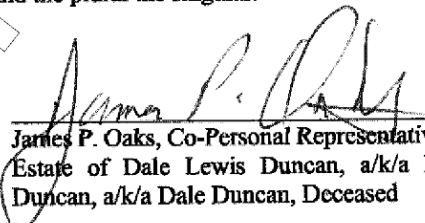
Lot 5, Oxford Square Subdivision, County of Teller, State of Colorado.
also known by street and number as: 180 N SH 67, Woodland Park, CO 80863

And Lots 6 and 7, Oxford Square Subdivision, County of Teller, State of Colorado.

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to *general property taxes for the year 2021*.

As used herein, the singular includes the plural and the plural the singular.

Executed July 12, 2021.


James P. Oaks, Co-Personal Representative of the
Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, Deceased

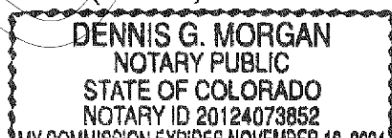
STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

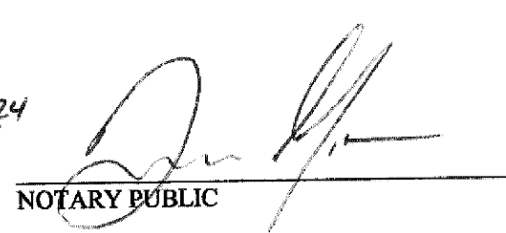
The foregoing instrument was acknowledged before me this 12th day of July, 2021, by James P. Oaks as Co-Personal Representative of the Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, Deceased.

Witness my hand and official seal.

My commission expires: November 16, 2024

(SEAL)




NOTARY PUBLIC

NOTARY PUBLIC STATE OF COLORADO

740694

07/19/2021 03:39 PM Page 2 of 2


Marjanna Mercer, Co-Personal Representative of
the Estate of Dale Lewis Duncan, a/k/a Dale L.
Duncan, a/k/a Dale Duncan, Deceased

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 9th day of July, 2021, by Marjanna Mercer as Co-Personal Representative of the Estate of Dale Lewis Duncan, a/k/a Dale L. Duncan, a/k/a Dale L. Duncan, a/k/a Dale Duncan, Deceased.

Witness my hand and official seal.

My commission expires: 07.19.2023

(SEAL)


NOTARY PUBLIC

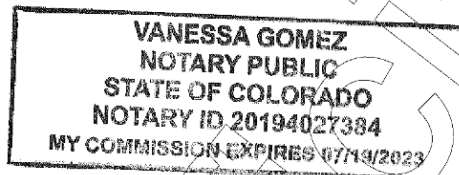




EXHIBIT A

Legal Description – Portion of Midland Avenue to be vacated

That portion of Midland Avenue, City of Woodland Park, Teller County, Colorado described as follows:

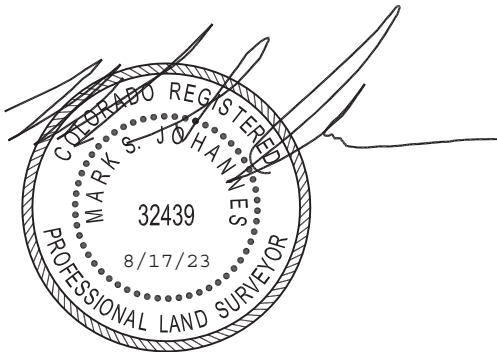
Beginning at the southeast corner of Lot 2, L. Clifford Addition Filing No. 2;

- 1) thence South 6 degrees 35 minutes 22 seconds West 46.94 feet to the northeast corner of Lot 7, Oxford Square Subdivision;
- 2) thence along the north line of Lot 7 and of Lot 1, said Oxford Square Subdivision, and its westerly projection North 89 degrees 49 minutes 50 seconds West 260.75 feet;
- 3) thence North 0 degrees 21 minutes 11 seconds West 44.20 feet to the south line of said Lot 2;
- 4) thence along said south line North 89 degrees 38 minutes 49 seconds East 266.01 feet to the point of beginning.

Containing a calculated area of 11,958 square feet, more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

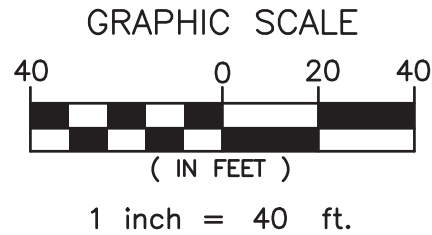
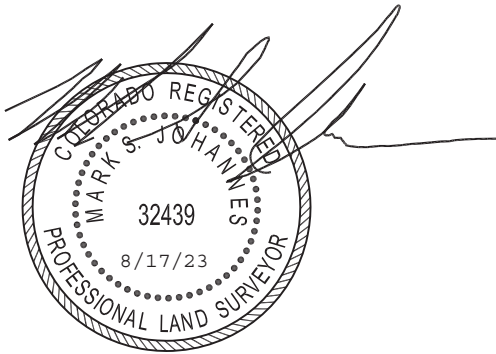
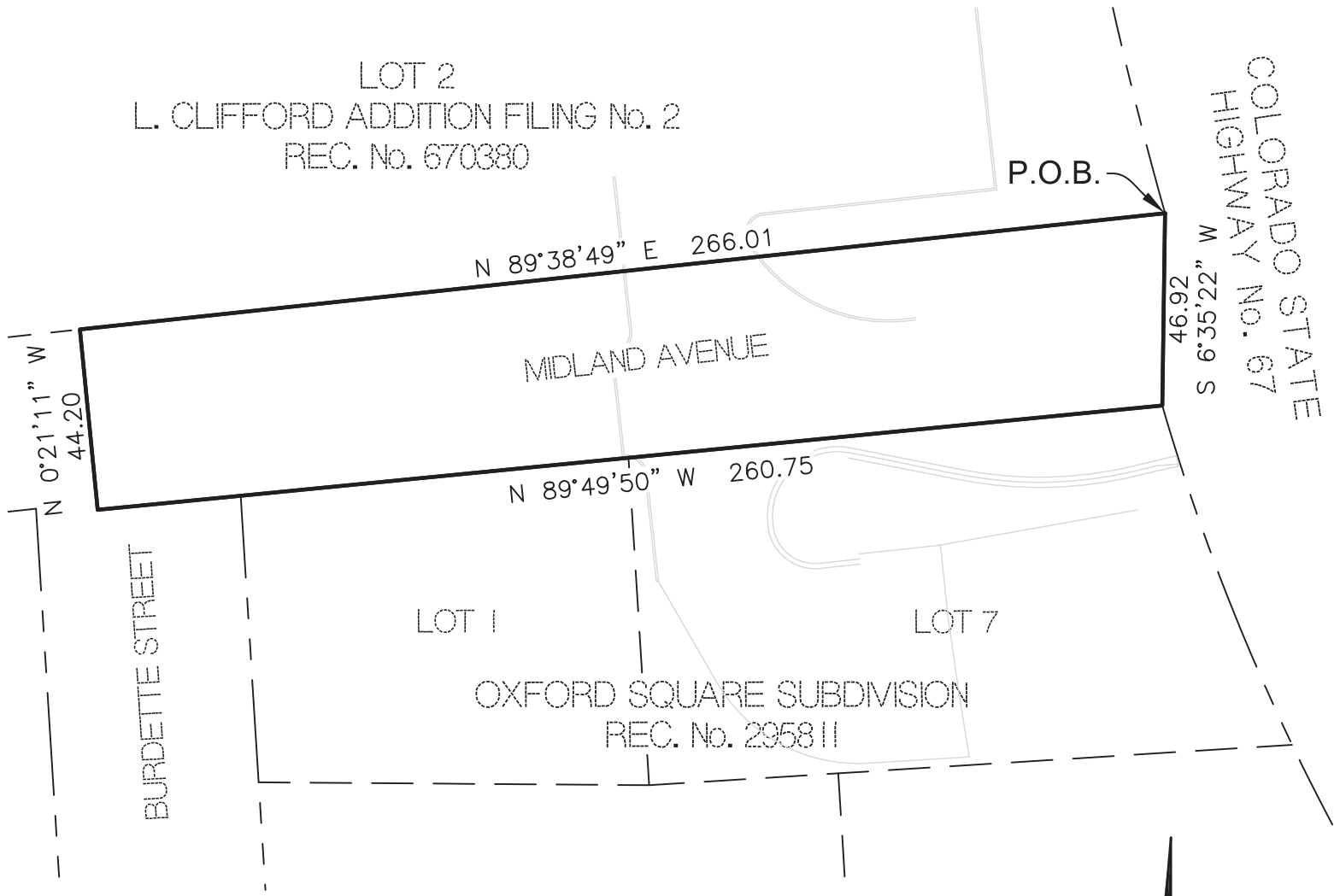
The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

EXHIBIT B

PORTION OF MIDLAND AVENUE TO BE VACATED



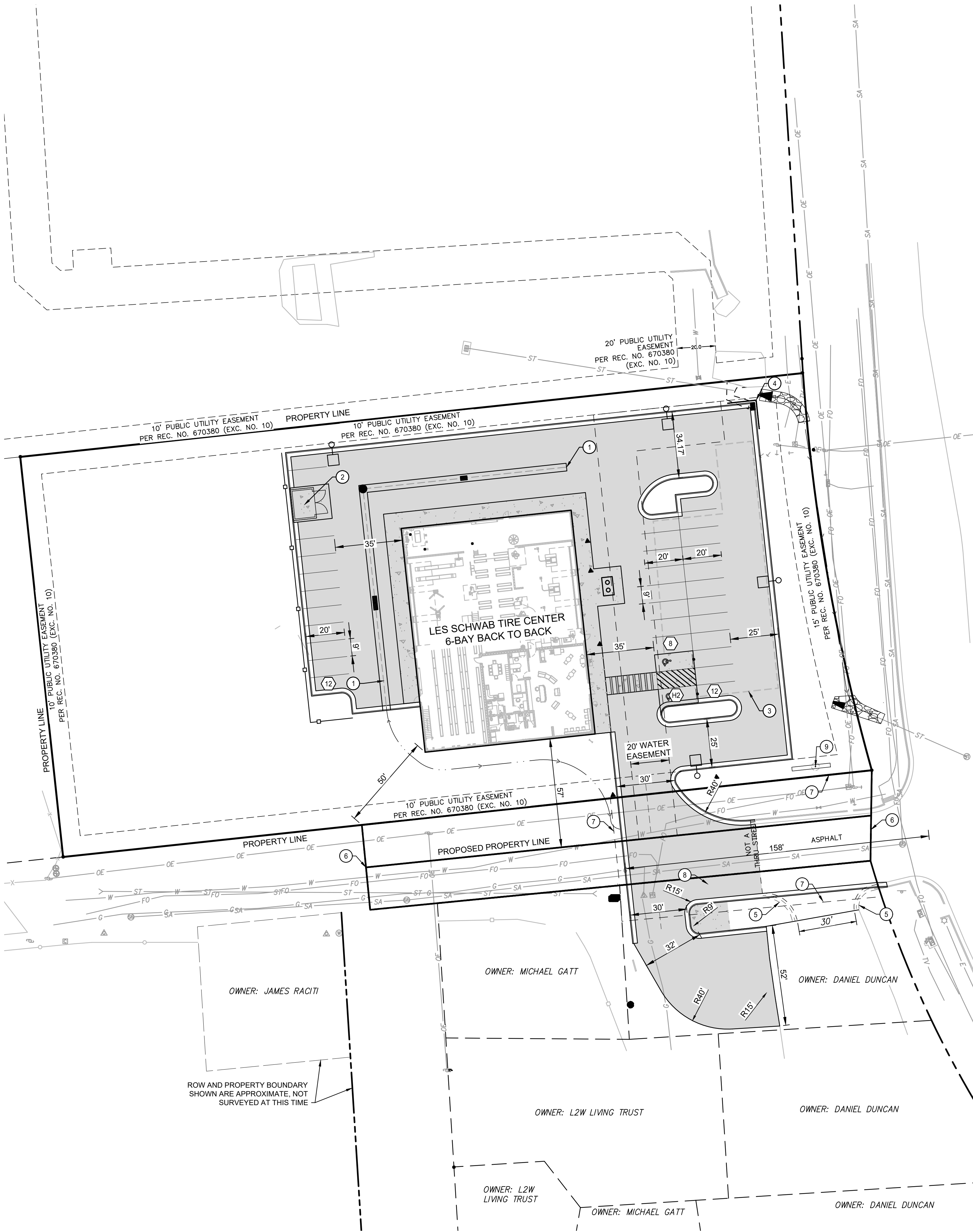
NOTE:
This exhibit does not represent a monumented land survey
and is only intended to depict the attached legal description.

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

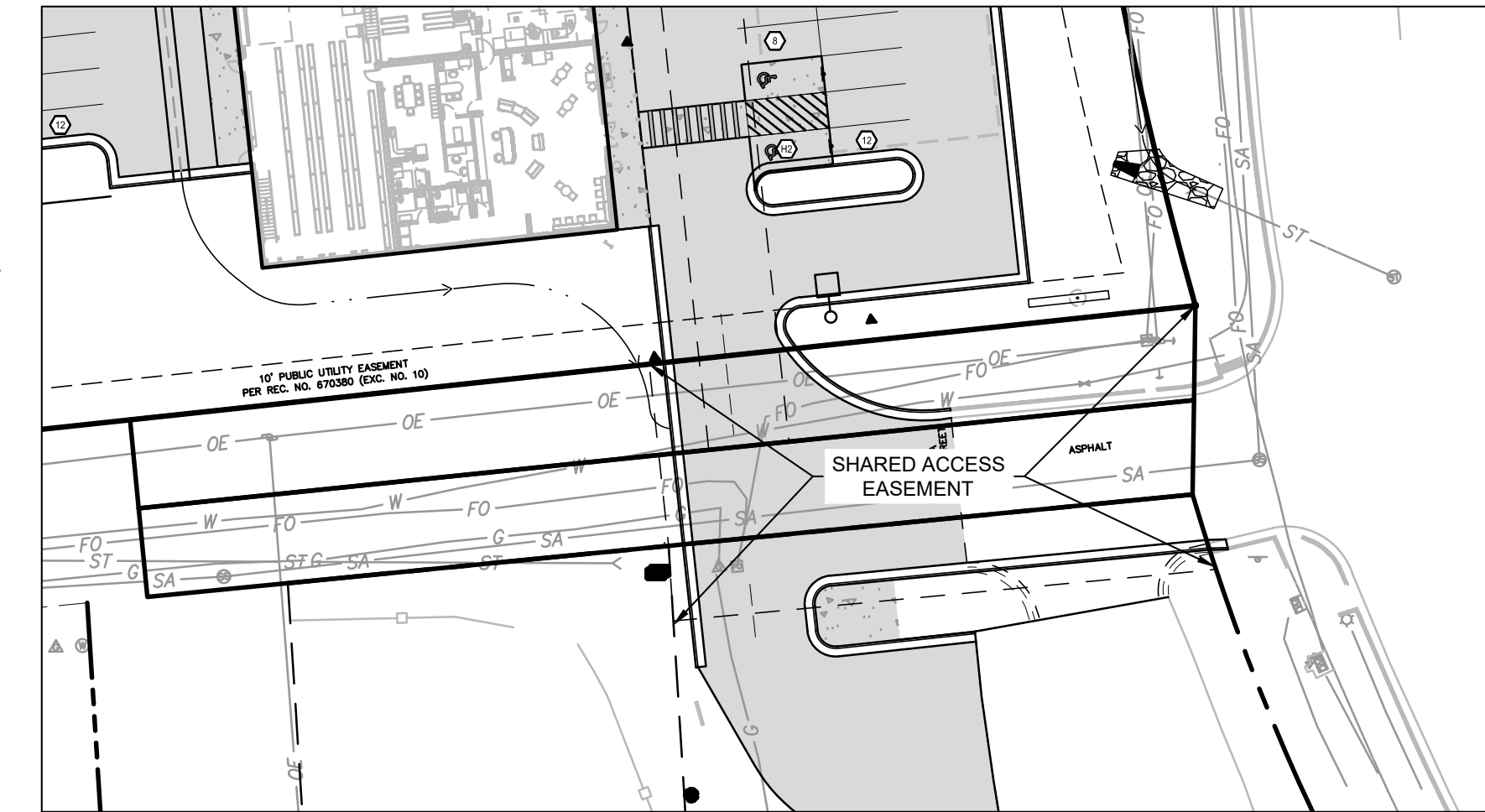
PROJECT No. 22097
DATE: AUGUST 17, 2023
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 1 OF 1

I:\data\j_s_2023\0230112.00 - L502_Woodland Park_CV04_Drawings\DWG\C-102 SITE PLAN.dwg | 8/17/2023 3:44 PM |

1 SITE PLAN
SCALE: 1"=30'



2 ROW TO BE VACATED
SCALE: 1"=40'



3 SHARED ACCESS EASEMENT
SCALE: 1"=40'



KEYNOTES

- 2' CONCRETE PAN
- TRASH ENCLOSURE
- UNDERGROUND DETENTION
- CONCRETE RETAINING WALL
- EXISTING ENTRANCE CURB TO BE REMOVED
- EXISTING ROW TO BE VACATED, SEE INSET 3 ON THIS SHEET
- PROPOSED SHARED ACCESS EASEMENT, SEE INSET ON THIS SHEET
- DEPRESSED CURB AND GUTTER
- SINGLE POLE MOUNTED SIGN

NOTES

- THE EXISTING ACCESS TO BIG D MOTORSPORTS FROM MIDLAND AVENUE IS TO BE RELOCATED APPROXIMATELY 90-FT TO THE WEST TO ALIGN WITH THE PROPOSED ACCESS OF LES SCHWAB. THE EXISTING MIDLAND AVE ROW IS TO BE VACATED FROM HWY 67 TO THE WESTERN PROPERTY LINE OF THE OXFORD SQUARE SUBDIVISION. A UTILITY AND SHARED ACCESS EASEMENT WILL BE DEDICATED IN THE SAME AREA WITH NEW PROPERTY LINE FOR THE ADJACENT PROPERTIES.

PARKING SUMMARY

BUILDING SIZE:	10,344 SF
PARKING REQUIREMENTS:	3 SPACES PER REPAIR BAY
REQUIRED PARKING:	24 SPACES
#STANDARD SPACES:	32 SPACES
#ACCESSIBLE SPACES:	2 SPACES
PROVIDED TOTAL PARKING:	34 SPACES

SITE SUMMARY

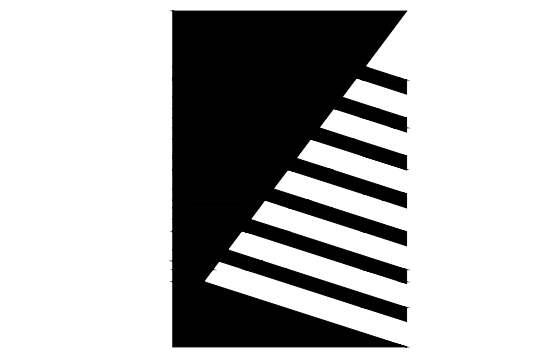
TOTAL LOT SQUARE FOOTAGE:	85,915 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	40,611 SF
OVERALL SITE IMPERVIOUSNESS BASED ON WEIGHTED IMPERVIOUSNESS FROM DRAINAGE CRITERIA:	46%

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

Date _____ Owner(s) _____

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

Date _____ City Planner
City of Woodland Park



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 08/17/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-102

PROJECT NO.: 0230112.00

REVIEW COMMENTS



Date: August 3, 2023

Project: Les Schwab CUPSPR2023-03 – Civil Drawings

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
4	Is there a formal agreement between Les Schwab and the partners to complete work on their property? The City would need copies to ensure this work can be performed.	Bschmitt
5	Will connection to sidewalk be included? CWP MC 18.33.180 C Connections for walkways or bike paths in the public right-of-way to the building or parking lot must be provided.	Skozurek
5	Per City Code Ch. 18.42.070 - "There shall be a solid fence buffer with a height of seventy-two inches for all commercial and industrial lots which have a lot line which abuts a residential lot along that abutting lot line. A solid fence plan shall be submitted along with the building permit application and erection or planting of said fence shall be a prerequisite to issuance of a certificate of occupancy and shall be the responsibility of the commercial property owners. This section shall be applicable to any new construction in the commercial zone or any remodeling in the commercial zone where said remodeling cost is at least fifty percent of the original building value. (Ord. 210-1981 § 5(part), 1981)"	Cgates
5	sidewalk connection needs to create an accessible route from site to existing sidewalk network	Bschmitt
5	how is this parcel being served by the new configuration, to meet driveway specs in section 5.1.2 of the engineering specs?	Bschmitt
5	please provide detail reference to city specs	Bschmitt
5	please label curb and gutter extents and curb returns	Bschmitt
5	please label curb and gutter extents and curb returns	Bschmitt
5	This intersection needs to show all access points meeting section 5.1.2 of the engineering specs, and an associated signs and striping plan (stop signs, stop bars, etc.)	Bschmitt
5	can this be configured to have a consistent road width?	Bschmitt
5	Staff is requesting signed written proof that Les Schwab has permission from all effected land owners of new access infrastructure.	Cgates

5	Per state law, a ROW vacation must be split in half and not at an angle as shown.	Cgates
5	Setback does not meet City Code 18.22.040. In the SC zone, Setback must be 50 ft. It would be most beneficial if we could present the ROW Vacation on the same night as the CUP since these are integral to the design and conformance with the MC	Cgates
6	how is this additional storm-water being captured to not enter Hwy 67?	Bschmitt
7	How does water loop into Tractor Supply system?	Bschmitt
7	Please provide construction details on this UG detention system, and include design deviation request form to detail why it is needed.	Bschmitt
7	Add a clean out	Kwiley
7	NO 90 degree bends in service lines	Kwiley
7	Connections into main line cannot parallel the main within the easement	Kwiley
7	6" plug and 2" blow off assembly tied to concrete reverse anchor in this area	Kwiley
7	Relocate water main to this location	Kwiley
7	possibly and a fire hydrant NETCO will have final say for location and fire hydrant availability.	Kwiley
7	Consider relocation the water and fire line building entry point. Could save money on infrastructure instillation cost if relocated. Is an FDC required for this building? If so the location of the FDC will need to close to a fire hydrant.	Kwiley
7	Possible water service line and fire supply connection	Kwiley
9	Nearest fire hydrant on east side of SH 67will tapping on main be necessary? CWP ES 2.1.3 2.1.3 FIRE HYDRANTS Normally, the number of fire hydrants required and the spacing of hydrants shall be determined by the criteria of the latest edition of the City approved fire code. Whenever possible, fire hydrants shall be placed on one side of the street, rather than on alternating sides. Fire hydrant locations shall be selected to maximize visibility whenever reasonable. It is preferable to install fire hydrants at street intersections. Fire hydrants shall not be located within ten (10') feet of a curb inlet, gas meter, telephone CITY OF WOODLAND PARK – Engineering Specifications 2-8 pedestal, or electric pedestal. Whenever possible, fire hydrants should be located at least 40 feet from building walls. The number and location of fire hydrants should be mutually agreed upon by the City Engineer or appointed representative and the Chief of the NETCFPD.	Skozurek
10	clean-outs appear to be in the wheel travel pact in the road, can these be located outside the pavement?	Bschmitt
12	A sign zoning development permit (ZDP) must obtained from the city planning department.	Cgates

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

Respectfully,

C. J. Gates

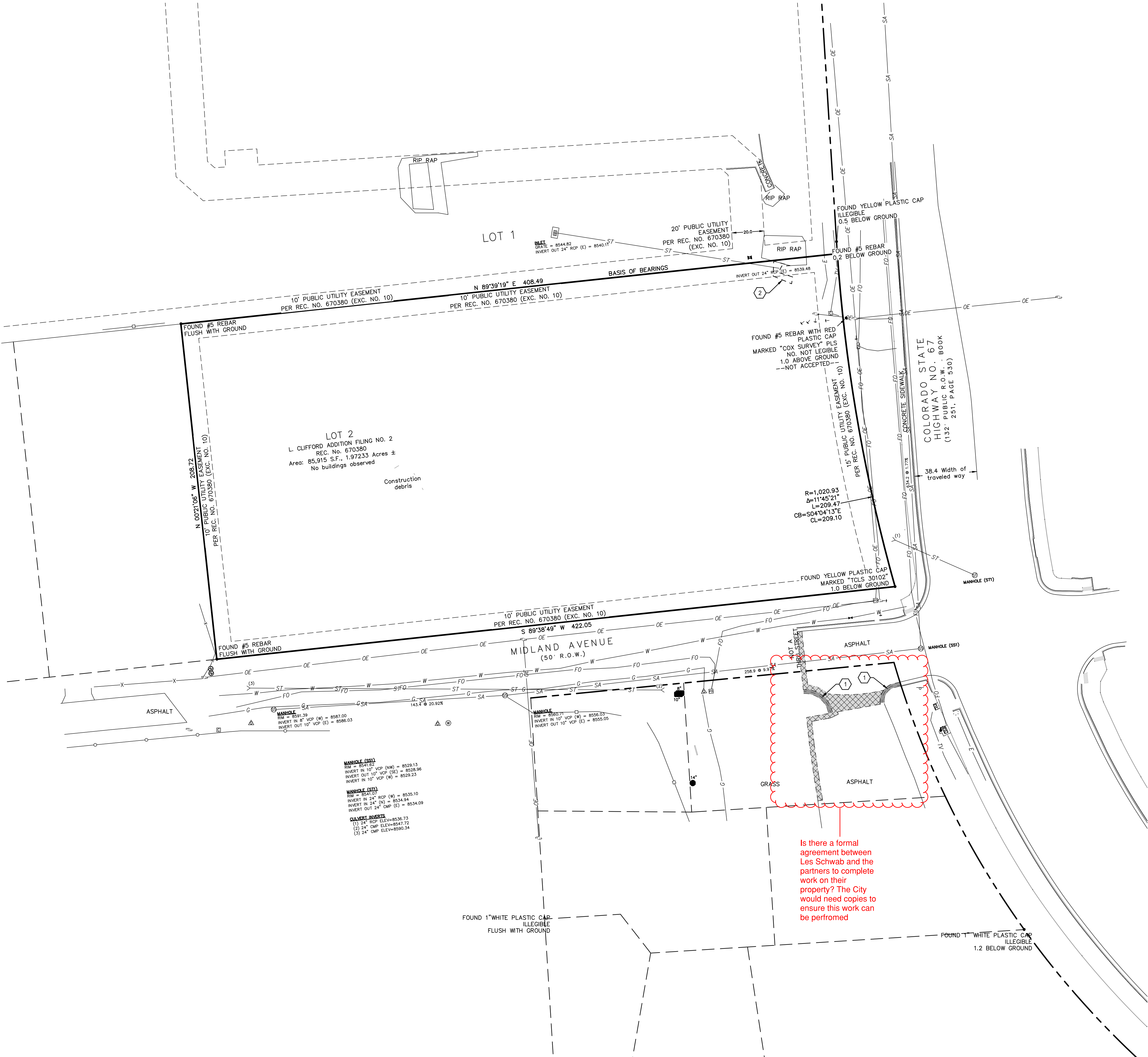
Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

I:\dwg\1_2_2023\0230112.00 - LES2_Woodland Park_Civil_Drawings\DWG\C-101 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg | 7/3/2023 10:10 AM |

1 GRADING PLAN
SCALE: 1"=30'



LEGEND

- BOUNDARY MONUMENT FOUND
- CABLE TV PEDESTAL
- < CULVERT
- ↓ GUY WIRE
- UTILITY POLE
- FIBER-OPTIC PEDESTAL
- FIBER-OPTIC VAULT
- △ GAS METER
- SANITARY SEWER MANHOLE
- STORM INLET RECTANGULAR
- STORM MANHOLE
- WATER VALVE
- X— SPLIT RAIL OR WOOD FENCE
- FO— FIBER OPTIC
- OE— OVERHEAD ELECTRIC
- SA— SANITARY SEWER
- ST— STORM DRAIN
- E— UNDERGROUND ELECTRIC
- G— UNDERGROUND GAS
- T— UNDERGROUND TELEPHONE
- TV— UNDERGROUND TV
- W— WATER LINE

KEYNOTES

- ① REMOVE CURB AND GUTTER
- ② REMOVE RIPRAP

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

Date _____ Owner(s) _____

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

Date _____ City Planner
City of Woodland Park



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET NUMBER:

EXISTING
CONDITIONS AND
DEMOLITION PLAN

SHEET NUMBER:

C-101

PROJECT NO.: 0230112.00



TOTAL LOT SQUARE FOOTAGE: 85,915 SF
EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 40,611 SF

OVERALL SITE IMPERVIOUSNESS
BASED ON WEIGHTED IMPERVIOUSNESS
FROM DRAINAGE CRITERIA: 46%

Date _____ City Planner
City of Woodland Park

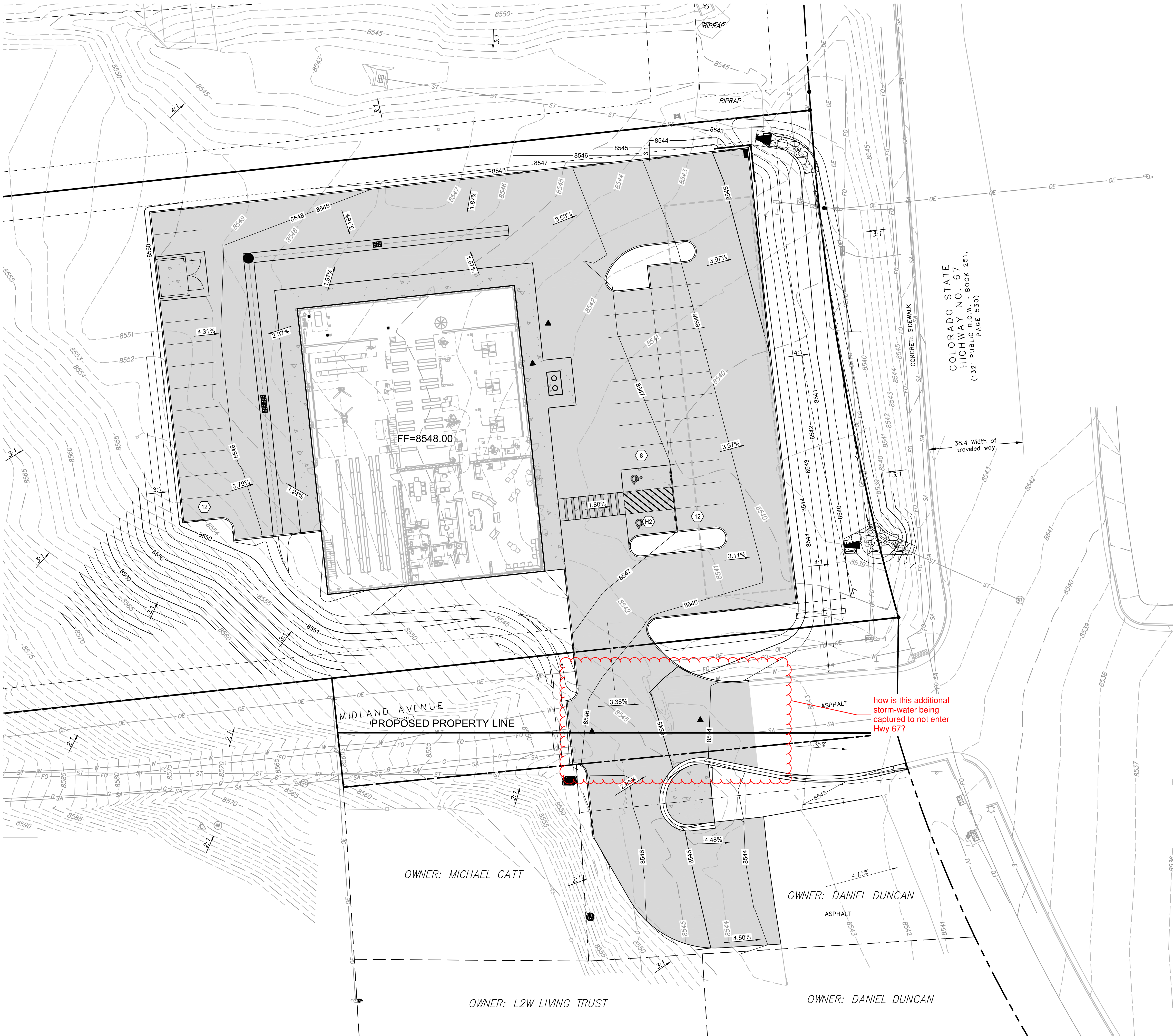


C-102

PROJECT NO.: 0230112.00

I:\data\1_2023\0230112.00 - L500_Woodland Park_CV04_Drawings\DWG\C-103 GRADING PLAN.dwg | 7/3/2023 2:06 PM |

1 GRADING PLAN
SCALE: 1"=20'



LEGEND

- SF SILT FENCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- RS ROCK SOCKS, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- CWA CONCRETE WASHOUT, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- CE CONSTRUCTION ENTRANCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- IP INLET PROTECTION, RE: EROSION CONTROL AND SEDIMENT CONTROL DETAILS, SHEET C-508

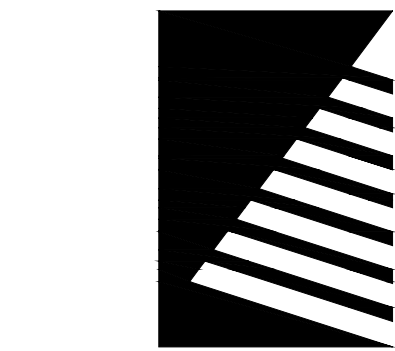
NOTES

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Date _____ City Planner
City of Woodland Park



Farnsworth
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(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

GRADING PLAN

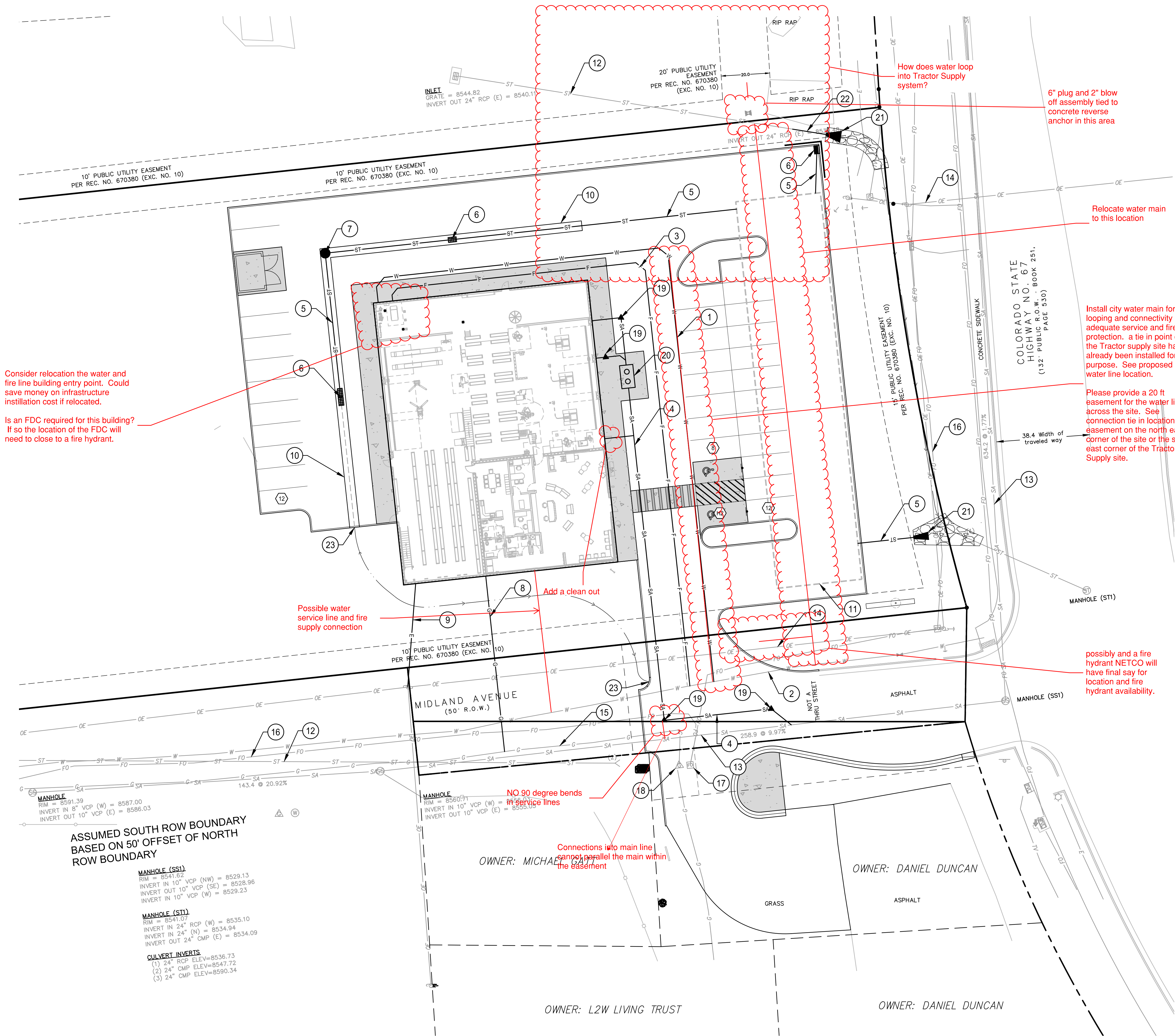
SHEET NUMBER:

C-103

PROJECT NO.: 0230112.00

I:\data\J:\2023\0230112.00 - L500_Woodland Park_CV04_Drawings\DWG\C-104 UTILITY PLAN.dwg | 7/2/2023 12:40 PM |

1 UTILITY PLAN
SCALE: 1"=20'



KEYNOTES

- 1-1/2" WATER SERVICE LINE
- EXISTING WATERLINE
- 8" FIRE SERVICE LINE
- 6" SANITARY SERVICE LINE
- 18" HDPE STORM DRAIN LINE
- INLET
- STORM DRAIN MANHOLE
- GAS SERVICE
- ELECTRICAL SERVICE
- 4" CONCRETE PAN
- APPROX LIMITS OF UNDERGROUND DETENTION
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC PEDESTAL TO BE RELOCATED
- EXISTING GAS METER TO BE RELOCATED
- SANITARY CLEANOUT
- SAND/OIL INTERCEPTOR
- FLARED END SECTION
- 24" RCP STORM DRAIN LINE. SEE NOTE 1
- 4' WIDE CURB CUT

Please provide construction details on this UG detention system, and include design deviation request form to detail why it is needed.

NOTES

1. EXTEND EXISTING 24" RCP STORM DRAIN PIPE 20 LF INCLUDING FES. CONSTRUCT AT EXISTING SLOPE. CONSTRUCT RIPRAP OUTFALL.

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

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Date _____ City Planner
City of Woodland Park



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Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

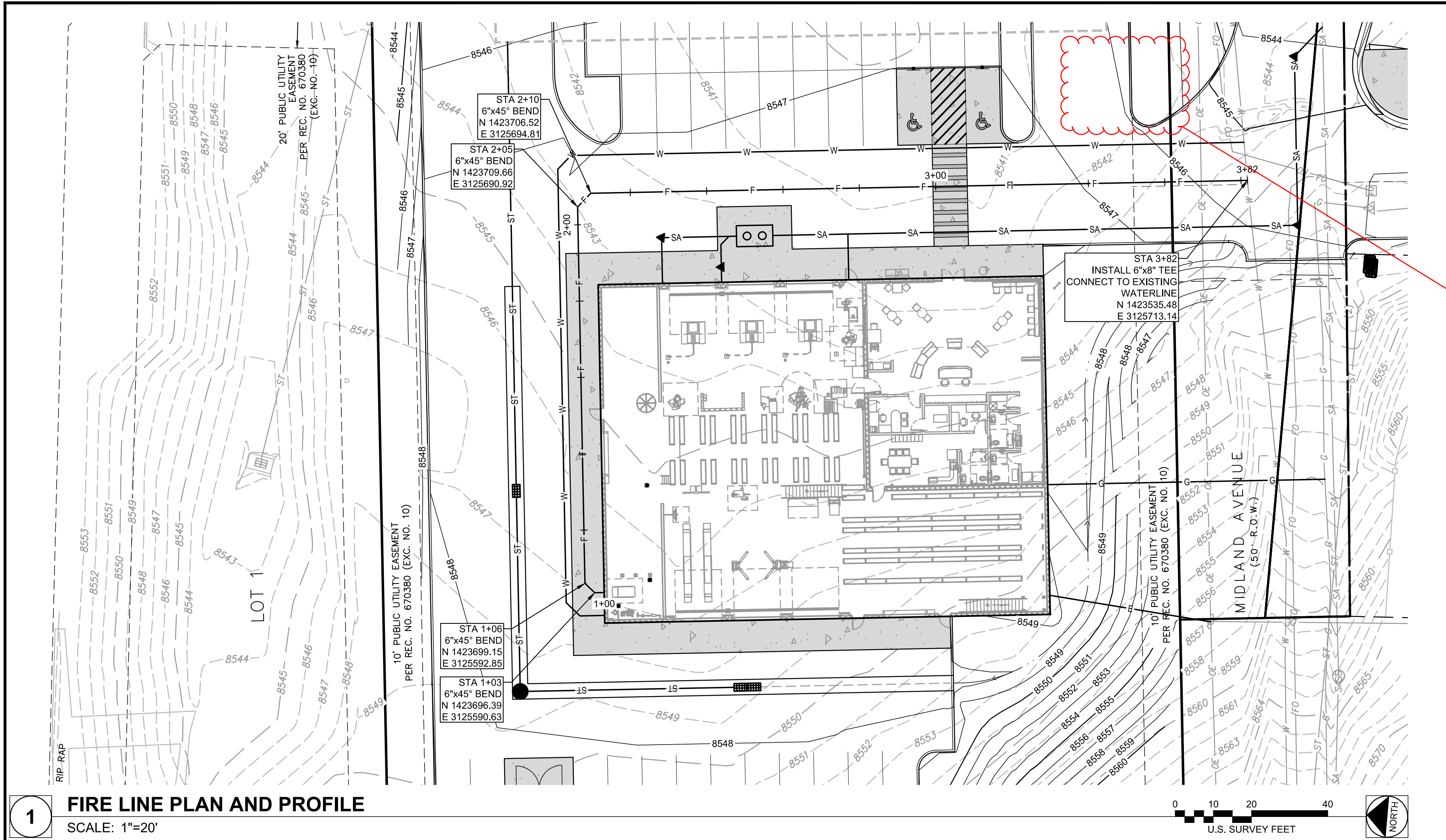
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-104

PROJECT NO.: 0230112.00



Nearest fire hydrant on east side of SH 67 will tapping on main be necessary?

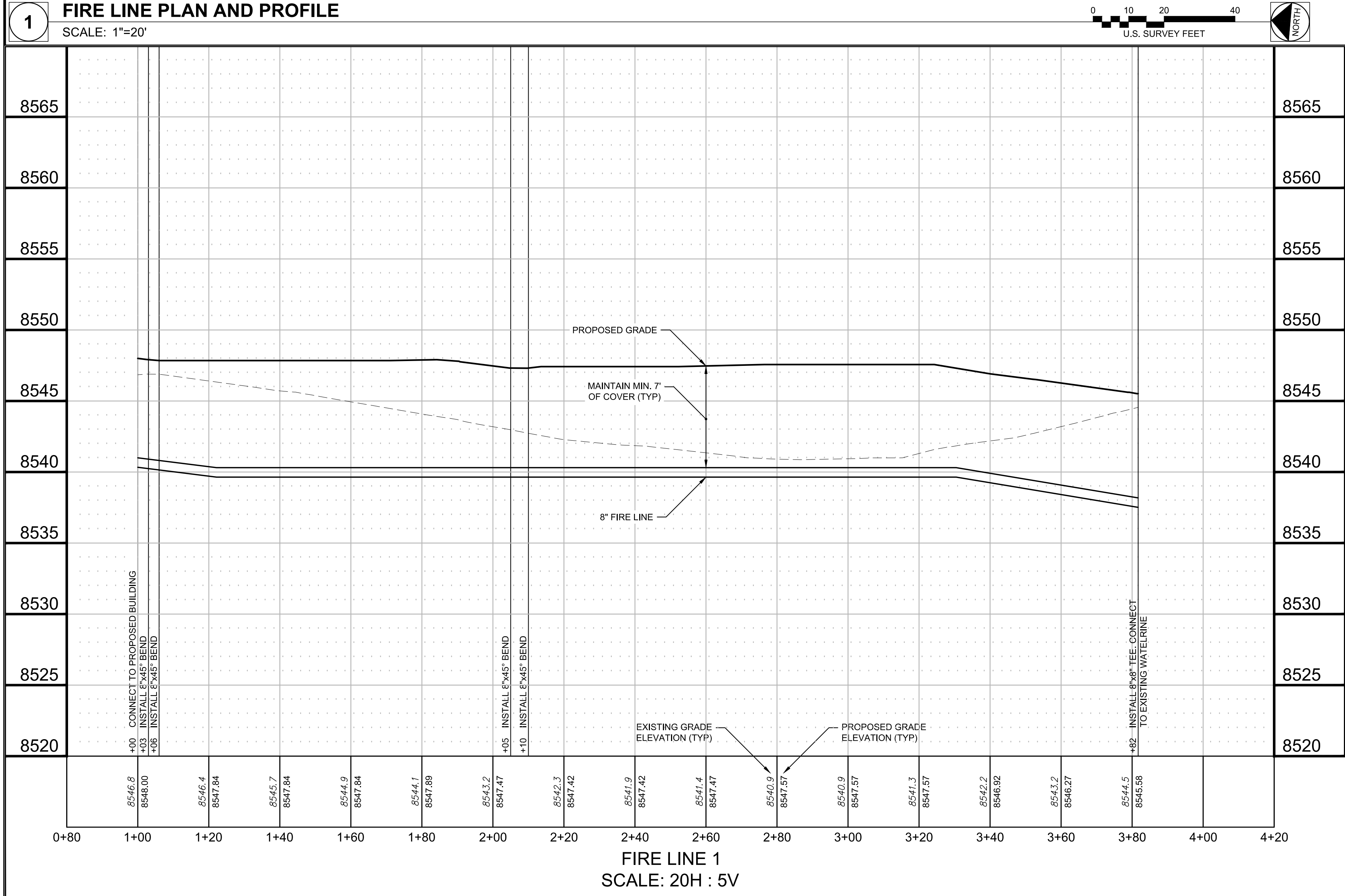
CWP ES 2.1.3
2.1.3 FIRE HYDRANTS
Normally, the number of fire hydrants required and the spacing of hydrants shall be determined by the criteria of the latest edition of the City approved fire code. Whenever possible, fire hydrants shall be placed on one side of the street, rather than on alternating sides. Fire hydrant locations shall be selected to maximize visibility whenever reasonable. It is preferable to install fire hydrants at street intersections. Fire hydrants shall not be located within ten (10') feet of a curb inlet, gas meter, telephone. CITY OF WOODLAND PARK – Engineering Specifications 2-8
pedestal, or electric pedestal. Whenever possible, fire hydrants should be located at least 40 feet from building walls. The number and location of fire hydrants should be mutually agreed upon by the City Engineer or appointed representative and the Chief of the NETCFPD.

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Date _____ Owner(s) _____

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Date _____ City Planner
City of Woodland Park



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(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

FIRE LINE PLAN AND PROFILE

SHEET NUMBER:

C-202

PROJECT NO.: 0230112.00



www.f-w.com
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[illegible]

Date _____ City Planner _____
City of Woodland Park

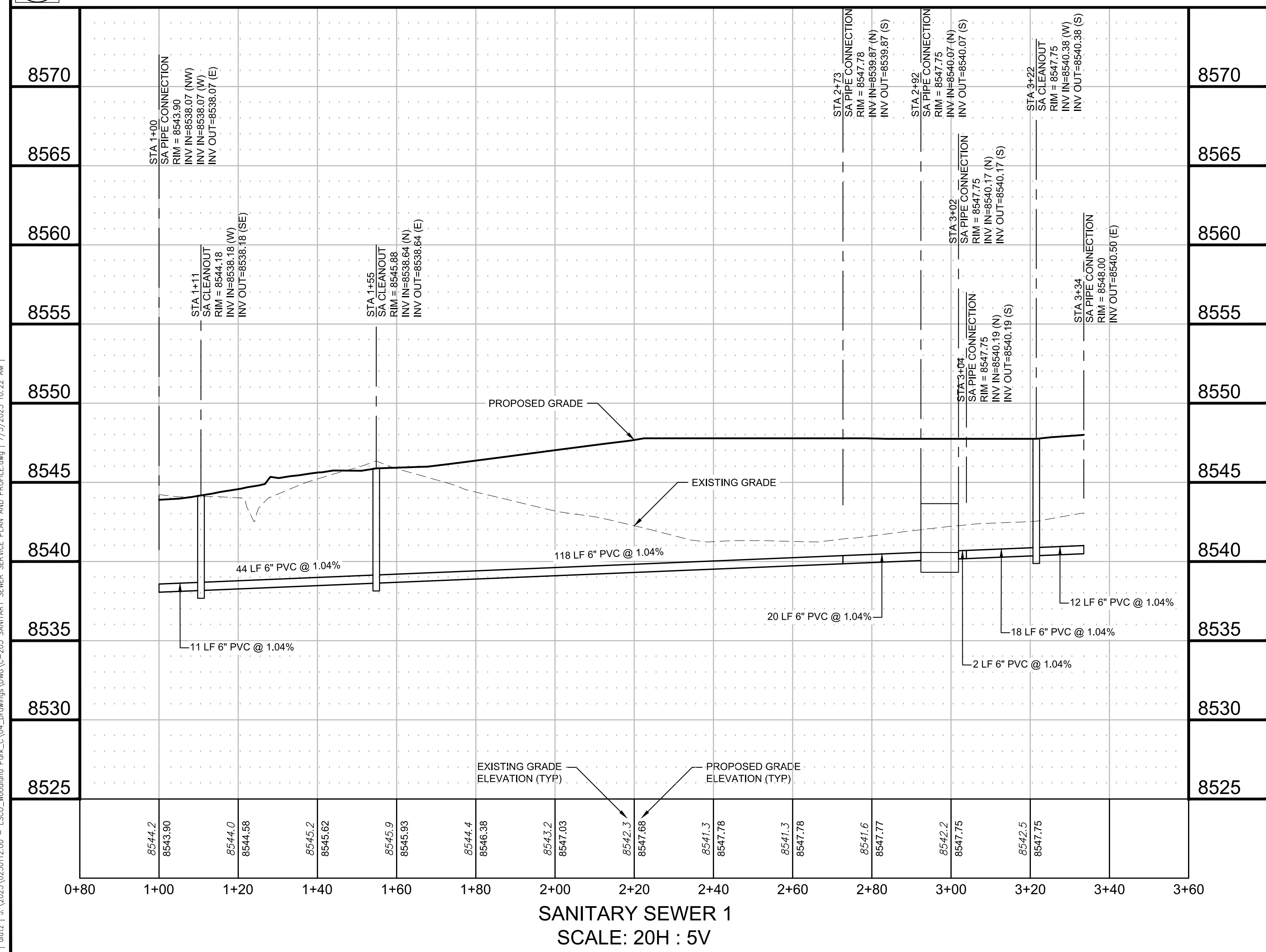


**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

SANITARY SEWER SERVICE PLAN AND PROFILE

C-203

PROJECT NO.: 0230112.00



REVIEW COMMENTS



Date: August 3, 2023

Project: Les Schwab CUPSPR2023-03 – Drainage Report

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
1	It appears that additional flow will be added to CDOT ROW, which CDOT will need to comment on in review of the drainage report as part of the access permit.	Bschmitt

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

Respectfully,

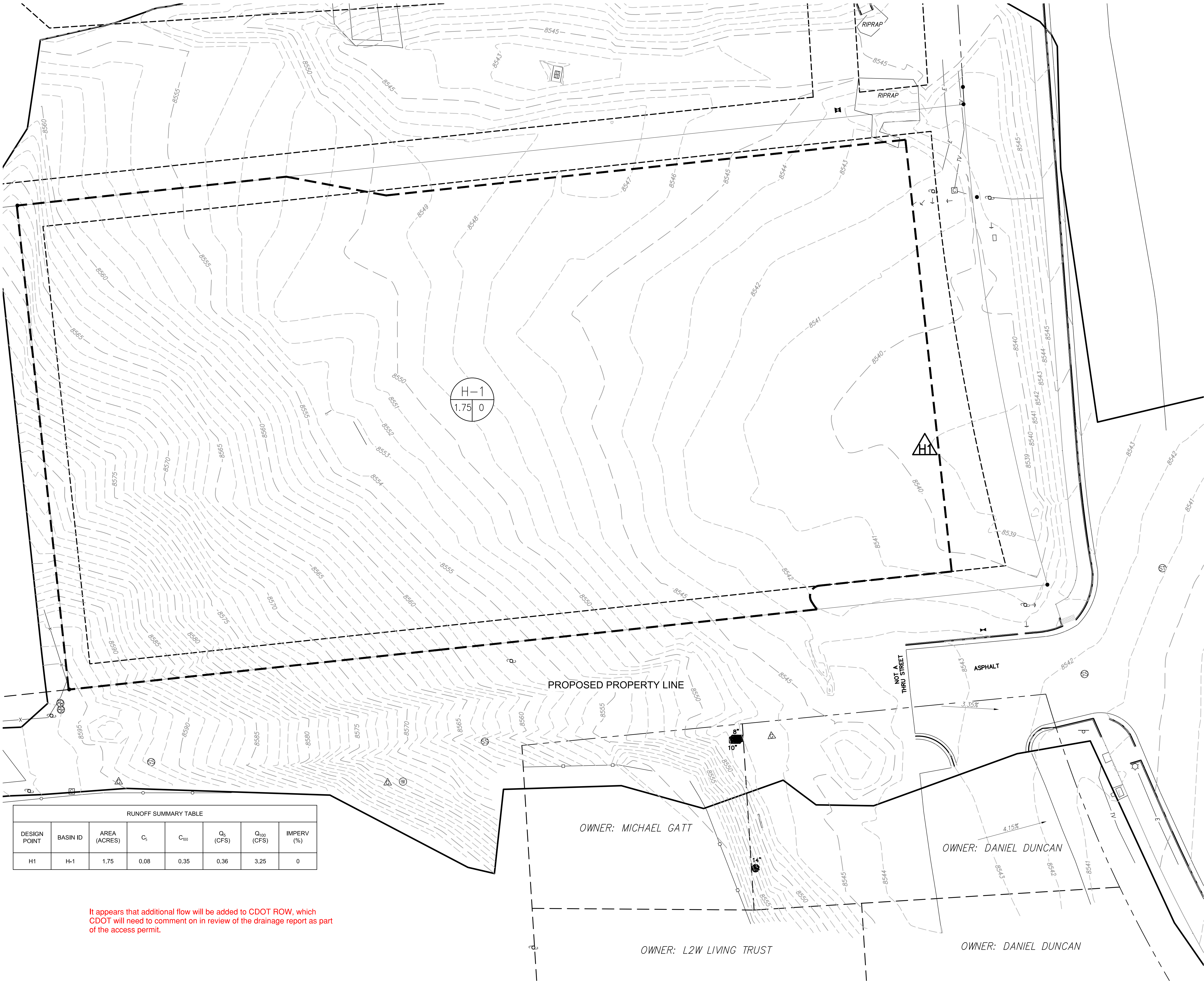
C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

I:\mormon\1_0230112\0230112.00 - L300 - Woodland Park_Civil_Drawings\DWG-D-100 HISTORIC DRAINAGE PLAN.dwg | 6/30/2023 8:36 AM |



RUNOFF SUMMARY TABLE							
DESIGN POINT	BASIN ID	AREA (ACRES)	C _s	C ₁₀₀	Q _s (CFS)	Q ₁₀₀ (CFS)	IMPERV (%)
H1	H-1	1.75	0.08	0.35	0.36	3.25	0

It appears that additional flow will be added to CDOT ROW, which CDOT will need to comment on in review of the drainage report as part of the access permit.

1

DRAINAGE PLAN
SCALE: 1"=20'

LEGEND

- DIRECTION OF FLOW
- 5801 PROPOSED MINOR CONTOUR
- 5800 PROPOSED MAJOR CONTOUR
- SUB-BASIN BOUNDARY
- DESIGN POINT
- P-4

0.25 50

SUB-BASIN ID

PERCENT IMPERVIOUS (%)

ACRES



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GROUP

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ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

**LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO**

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:
**HISTORIC
DRAINAGE
PLAN**

SHEET NUMBER:

D-100

PROJECT NO.: 0230112.00

REVIEW COMMENTS



Date: August 3, 2023

Project: Les Schwab CUPSPR2023-03 – Landscape Drawings

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
1	Please include the proposed percentage of impervious area vs. previous area.	Cgates

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

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNERS REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE ORGANIC MULCH RINGS; REFER TO LANDSCAPE MATERIAL SCHEDULE THIS SHEET. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED WITH SPECIFIED METAL EDGER. REFER TO LANDSCAPE MATERIAL SCHEDULE THIS SHEET. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS TO RECEIVE SPECIFIED ROCK MULCH. ROCK SHALL BE PLACED OVER MIRAFI MIRASCAPE E FABRIC OR APPROVED EQUAL. REFER TO LANDSCAPE MATERIAL SCHEDULE, THIS SHEET.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
21. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
22. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
23. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
25. REFER TO CIVIL FOR HORIZONTAL CONTROL PLANS.

DRYLAND SEED NOTES

1. THESE NOTES ARE INTENDED TO DESCRIBE THE TREATMENT OF LANDSCAPE INSTALLATIONS DURING THE FIRST GROWING SEASON ONLY. SUBSEQUENT SEASONS MAY REQUIRE DIFFERENT TASKS. THE CONTRACTOR IS RESPONSIBLE FOR READING AND UNDERSTANDING THE SPECIFICATIONS AND PROJECT MANUALS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PERFORMING ALL TASKS AND MAINTAINING THE STANDARDS OUTLINED IN THESE NOTES AND THOSE ITEMS IN THE SPECIFICATIONS. IN THE CASES OF CONFLICTING INFORMATION, THE HIGHER STANDARD WILL BE EXPECTED OF THE CONTRACTOR.
2. REQUIREMENTS FOR EROSION AND SEDIMENTATION CONTROL AS STATED IN LOCAL CODES SHALL APPLY.
3. CONTRACTOR SHALL BE REQUIRED TO TURN OVER SEED LABELS UPON INSPECTION. SEED AND SEED LABELS SHALL CONFORM TO CURRENT STATE AND FEDERAL REGULATIONS AND BE SUBJECT TO TESTING PROVISIONS OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS.
4. THE SEEDBED SHALL BE WELL SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT SEED CAN BE PLACED AT THE SEEDING DEPTH SPECIFIED. THE SEEDBED SHALL BE REASONABLY FREE OF WEEDS. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHALL BE TILLED TO BREAKUP ROOTING RESTRICTIVE LAYERS AND THEN HARROWED, ROLLED OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED. AT THE RISK OF THE OWNER, SEEDING MAY OCCUR ANY TIME WHEN WEATHER CONDITIONS PERMIT EXCEPT WHEN THE GROUND IS FROZEN. IT IS HIGHLY RECOMMENDED THAT SEEDING OF NON-IRRIGATED DRYLAND GRASSES OCCUR BETWEEN OCTOBER 1 AND MAY 1 TO TAKE ADVANTAGE OF NATURAL MOISTURE.
6. SEED SHALL BE DRILL. SEEDED IN MANNER SUCH THAT AFTER SURFACE IS RAKED AND ROLLED, SEED SHALL HAVE 1/4" OF COVER. ACCOMPLISH SEEDING BY 'RANGELAND' TYPE DRILLS. ANY FURROWS LEFT BY DRILL SEEDING SHALL BE LEFT IN PLACE TO DISCOURAGE EROSION AND ENCOURAGE SEED AND SOIL CONTACT. WHEN USING A DRILL TYPE SEEDER, THE SEEDER SHOULD COVER THE AREA TWICE. THE FIRST PASS AND SECOND PASSES SHOULD BE PERPENDICULAR TO EACH OTHER. EACH PASS OF THE SEEDER SHOULD APPLY APPROXIMATELY ½ OF THE REQUIRED SEEDING RATE.
7. HYDRO OR HYDRAULIC SEEDING MAY BE USED IN AREAS WITH GREATER THAN 3:1 SLOPES THAT ARE NOT SUITED FOR DRILLING. SEEDING AND MULCHING SHALL NOT OCCUR IN ONE APPLICATION. SEED RATES SHALL BE TWO TIMES DRILL SEED RATES.
8. BROADCAST SEED SHALL BE HAND RAKED OR DRAGGED TO A DEPTH AS REQUIRED BY THE SEED. THE SEED RATE SHALL BE INCREASED BY THREE TIMES THE DRILL SEED RATES.
9. MULCH SHALL BE APPLIED AT A RATE OF 2 ½ TONS PER ACRE AND SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE, LONG STEMMED GRASS OR HAY, OR LONG STEMMED STRAW OF OATS, WHEAT OR RYE. AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE TEN INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER. MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHED. IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DISK LAND PACKER DESIGNED TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING. HYDRO MULCH IS REQUIRED ON SLOPES EXCEEDING 3:1. APPLICATION OF EROSION CONTROL NETTING IS REQUIRED ON SLOPES EXCEEDING 3:1 WHERE SURFACE DRAINAGE IS PRESENT.
10. FINAL ACCEPTANCE OF SEEDED AREAS WILL NOT BE GRANTED UNTIL OWNER'S REPRESENTATIVE IS SATISFIED WITH GERMINATION AND A FULL STAND OF GRASS IS IN A VIGOROUS GROWING CONDITION, WITH CONSISTENCY AND COMPLETION OF COVERAGE. DURING THIS TIME, CONTRACTOR IS RESPONSIBLE FOR WATERING, MOWING, SPRAYING, WEEDING FERTILIZING AND ALL RELATED WORK AS NECESSARY TO ENSURE THAT SEEDED AREAS ARE TURNED OVER IN A VIGOROUS GROWING CONDITION. PROVIDE ALL SUPERVISION, LABOR, MATERIAL AND EQUIPMENT TO MAINTAIN SEEDED AREAS.
11. NON-IRRIGATED NATIVE SEEDED AREAS SHALL BE MOWED A MINIMUM OF THREE TIMES DURING THE FIRST YEAR. ONE MOWING SHALL OCCUR IN THE SPRING OF THE YEAR, SIX WEEKS AFTER THE GRASSES BEGIN GROWING, OR BEFORE WEEDS REACH AN OVERALL HEIGHT OF EIGHT INCHES, OR BEFORE WEEDS BEGIN TO FLOWER, WHICHEVER COMES FIRST. THE SECOND MOWING SHALL OCCUR THE FIRST WEEK OF JULY. THE THIRD MOWING SHALL OCCUR IN THE FALL, AFTER GRASSES HAVE COMPLETED GROWING AND DEVELOPED SEED HEADS. ADDITIONAL MOWINGS MAY BE REQUIRED TO CONTROL WEED GROWTH. ADDITIONAL MOWINGS MUST BE PRE-AUTHORIZED BY THE OWNER, AT LEAST ONE WEEK BEFORE COMMENCEMENT OF WORK. MOWING SHALL BE RESCHEDULED IF THE GROUND IS WET, AND A POTENTIAL EXISTS FOR CAUSING SURFACE DAMAGE FROM EQUIPMENT.
12. SEEDED AREAS SHALL, AFTER ONE YEAR, SHALL CONTAIN A DOMINANT VEGETATION OF GRASS. THERE SHALL BE NO LARGE CONTINUOUS BARE SPOTS GREATER THAN NINE SQUARE FEET. IF ON SITE INSPECTIONS DETERMINE THAT GERMINATION OF ANY SEEDED AREA DOES NOT COMPLY WITH THESES NOTES OR LOCAL CODES, RE-SEEDING MAY BE REQUIRED.
13. THE TYPE OF A SEED MIX USED WILL DEPEND UPON THE FOLLOWING FACTORS: TEMPORARY VS. PERMANENT REVEGETATION; TIME OF YEAR; SOIL TYPE AND SLOPE. AS A GENERAL RULE, TEMPORARY REVEGETATION WILL UTILIZE ANNUAL GRASSES WHILE PERMANENT REVEGETATION SHOULD UTILIZE PERENNIAL GRASSES.

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
GL SH	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2" CAL	LOW	40'-50'	30'-40'
PO TR	3	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL	MOD	30'-40'	25'-30'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
PI PO	3	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HEIGHT	LOW	50'-80'	30'-40'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
PR PB	7	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	2'-3'	5'-6'
RI AL	8	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	LOW	5'-6'	5'-6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
JU BR	4	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
JU CC	5	JUNIPERUS SABINA 'CALGARY CARPET'™	CALGARY CARPET JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NOTES		
NA SE	21,422 SF	NATIVE SEED	NATIVE MOUNTAIN MIX	SEED				

NATIVE MOUNTAIN MIX BY PAWNEE BUTTES SEED, INC.

COMMON NAME
STREAMBANK WHEATGRASS
MOUNTAIN BROMEGRASS
SLENDER WHEATGRASS
BLUE WILDRYE
ARIZONA FESCUE
SANDBERG BLUEGRASS
PRAIRIE JUNEGRASS
TUFTED HAIRGRASS

SEED RATE: 50.00 PLS/ACRE

*IF BROADCAST METHOD IS USED, RATES SHALL BE DOUBLED

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	ROCK MULCH	MOUNTAIN GRANITE	PIONEER	COLORADO SPRINGS	BROWN, RED, GREY, CREAM	1 1/2"		3" MINIMUM DEPTH OVER WEED BARRIER, SEE LANNDSCAPE NOTE 18
M-02	ORGANCI MULCH	WASHINGTON CEDAR (GORILLA HAIR)	PIONEER	COLORADO SPRINGS	CEDAR BROWN	SEE PLAN	4&5 / LP501	
M-03	METAL EDGER	INTERLOCKING / ROLL TOP	RYERSON OR EQUAL	N/A	GREEN	4" X 14 GAUGE	1 / LP501	SEE LANDSCAPE NOTE

Please include the proposed percentage of impervious area vs. previous area.



Farnsworth GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com

Engineers | Architects | Surveyors | Scientists

NORRIS DESIGN

PEOPLE • PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

ISSUE:

DATE: DESCRIPTION:



Project Status

NOT FOR CONSTRUCTION

PROJECT:

LES SCHWAB

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE NOTES AND SCHEDULES

SHEET NUMBER:

LP001

PROJECT NO.: 0230112.00

REVIEW COMMENTS



Date: August 3, 2023

Project: Les Schwab CUPSPR2023-03 – Narrative

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
1	Please include design deviation request form for the underground detention request, to complete the record	Bschmitt

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

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

July 3, 2023

City of Woodland Park

Attn: Ben Schmitt, PE

Re: Project Narrative

Dear Mr. Schmitt:

The proposed Les Schwab Tire Center includes a new building, parking lot, reconfigured access to Highway 67, utility connections, and other associated improvements required for the development of the site. The site plan drawings show all the proposed improvements. The proposed development will meet the following criteria set forth by the City of Woodland Park Code of Ordinances:

Site Plan Review – Conditional Use: Chapters 18.33, 18.34, 18.39 and 18.57

Variance: Chapter 18.60

A variance is requested for underground stormwater detention to be utilized on-site. Due to the significant steep slopes on the west side of the property, the site plan cannot accommodate enough room for a traditional surface level stormwater detention pond. Therefore, underground detention must be utilized to manage stormwater runoff.

Aside from the requested variance for underground stormwater detention, the proposed development complies with all other criteria set forth by the City of Woodland Park Code of Ordinances, Engineering Specifications, and Drainage Criteria Manual.

Sincerely,

FARNSWORTH GROUP, INC.

Derek Lutz, PE
Project Engineer

Please include design deviation
request form for the underground
detention request, to complete the
record

REVIEW COMMENTS



Date: August 3, 2023

Project: Les Schwab CUPSPR2023-03 – Photometric Plan

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
1	Is this the total height of the mounted lighting?	Cgates

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

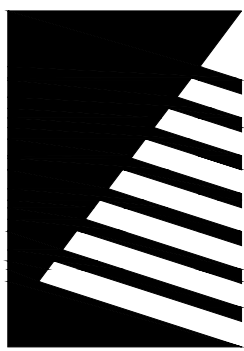
Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: JPG

DRAWN: MP

REVIEWED: APC

FIELD BOOK NO.:

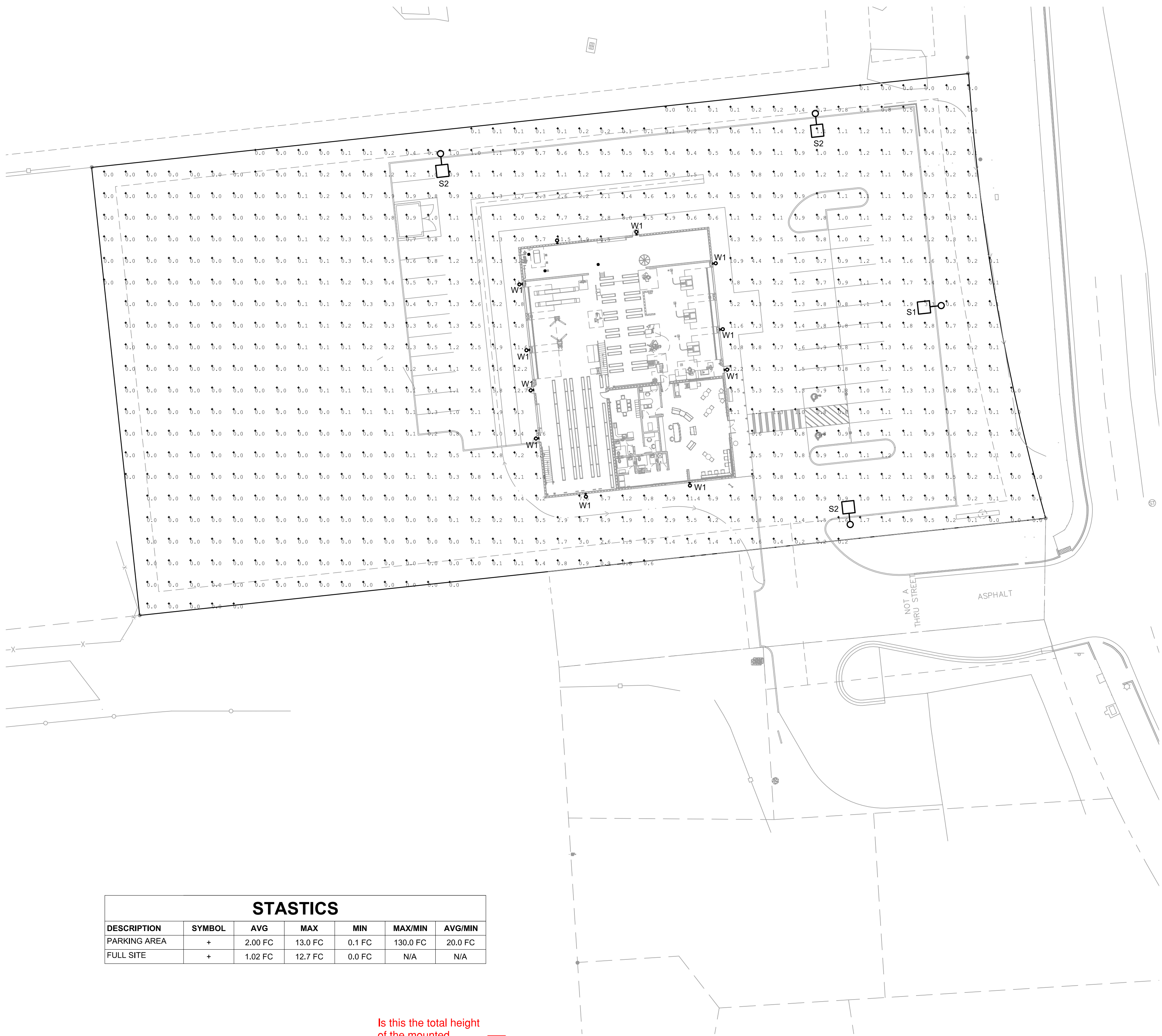
SHEET TITLE:

SITE PHOTOMETRIC
PLAN

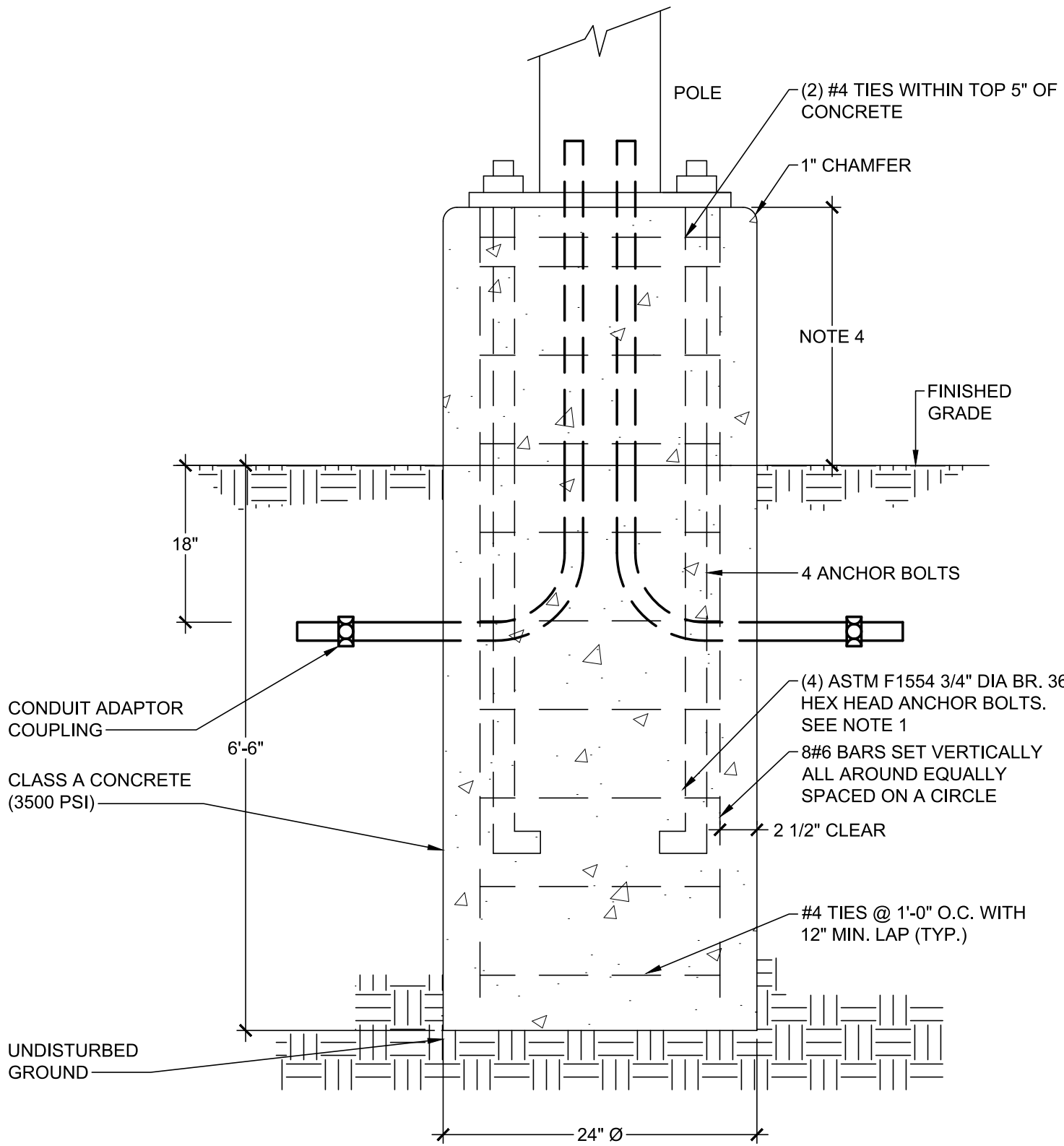
SHEET NUMBER:

ES-101

PROJECT NO.: 0230112.00



Is this the total height
of the mounted
lighting?



NOTES:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
- CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
- PROVIDE INSULATING GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
- VARIES - 2'-0" AFG IN PARKING LOT AREAS AND IN AREAS SUBJECT TO VEHICULAR DAMAGE; 6" AFG IN ALL AREAS WHERE NOT SUBJECT TO VEHICULAR DAMAGE.

STASTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING AREA	+	2.00 FC	13.0 FC	0.1 FC	130.0 FC	20.0 FC
FULL SITE	+	1.02 FC	12.7 FC	0.0 FC	N/A	N/A

2 LIGHTING POLE FOUNDATION DETAIL
SCALE: NOT TO SCALE

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=30'

LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	LUMINAIRE SERIES	SOURCE (TYPE/COLOR TEMP/CRI)	VOLTAGE	LOAD (VA)	LUMEN OUTPUT	FINISH	MOUNTING	DESCRIPTION
S1	MCGRAW-EDISON	GLEON GALLEON SERIES	LED, 4000K, 70CRI	208V	129	15,877	BRONZE	25'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE III WITH SPILL CONTROL DISTRIBUTION, HOUSE SIDE SHIELD, MOTION SENSOR FOR DIMMING OPERATION
S2	MCGRAW-EDISON	GLEON GALLEON SERIES	LED, 4000K, 70CRI	208V	129	15,970	BRONZE	25'-0" AFG	POLE MOUNTED SITE LUMINAIRE, TYPE IV FORWARD THROW DISTRIBUTION, HOUSE SIDE SHIELD, MOTION SENSOR FOR DIMMING OPERATION
W1	COOPER	LUMARK SERIES	LED, 5000K, 70CRI	120V	58	6,129	CARBON BRONZE	14'-0" AFG	WALL PACK WITH PHOTOCELL AND UNOCCUPIED DIMMING TO 50%
NOTES: A. REMOVE ALL FINGER PRINTS FROM LENSES, REFLECTORS, AND LOUVERS FOLLOWING LIGHT FIXTURE INSTALLATION. B. FOR APPROVAL OF FIXTURES FROM MANUFACTURERS OTHER THAN THOSE LISTED, PROPOSED FIXTURES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER TEN BUSINESS DAYS PRIOR TO BID FOR REVIEW. FINAL DETERMINATION OF "EQUAL" STATUS FOR BIDDING SHALL BE THE SOLE DETERMINATION OF THE ARCHITECT/ENGINEER. C. PROVIDE ALL HOLLOW POLES WITH VIBRATION DAMPERS BY THE FACTORY.									

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

Date _____ Owner(s) _____

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

Date _____ City Planner
City of Woodland Park

REVIEW COMMENTS



Date: August 3, 2023

Project: Les Schwab CUPSPR2023-03 – TIA

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
1	This will need to be reviewed and commented on by CDOT	Cgates

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

Respectfully,

C. J. Gates

Senior Planner

(719) 687-5209

cgates@city-woodlandpark.org

Traffic Impact Analysis

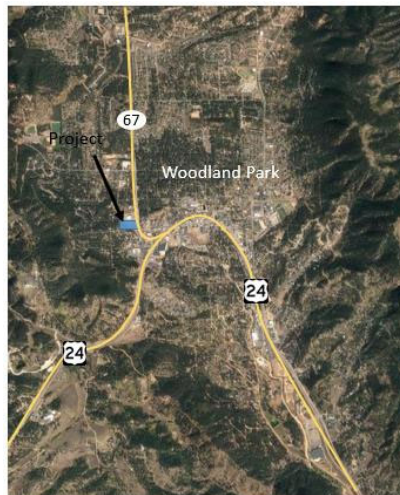
For
Colorado Department of Transportation (CDOT)
State Highway Access Permit Application

Prepared For:

Les Schwab Tire Center

**Northwest corner of
State Highway 67 and Midland Ave**

Woodland Park, CO



This will need to be
reviewed and
commented on by CDOT

September 2022

REVIEW COMMENTS



Date: September 7, 2023

Project: Les Schwab – ROW Vacation

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-102	The City must retain all easements and please add a note that all improvements within the easement are the property owners responsibility. If those improvements are removed in the event of a repair or maintenance on the utility it will be the responsibility of the owner to replace said improvements (to include concrete, asphalt, fences etc.)	Kwiley

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

From: [Tyler Lambert](#)
To: [Christopher Gates](#)
Cc: [Tyler Lambert](#)
Subject: RE: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.
Date: Tuesday, July 18, 2023 1:37:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)

[EXTERNAL]

Access should work good for FD. I don't see fire hydrants on the plans. They will need 2. 1 in the Island as you come into the parking lot and 1 within 100' of the FDC area near the back corner.



Tyler Lambert, Fire Chief

Northeast Teller County FPD
1010 Evergreen Heights Dr.
Woodland Park, CO 80863
(719) 687-1866 x 4
tlambert@netellerfire.org
www.netellerfire.org

From: Christopher Gates <cgates@city-woodlandpark.org>
Sent: Friday, July 7, 2023 8:40 AM
To: Chris Deisler <cdeisler@city-woodlandpark.org>; Karen Schminke <kschminke@city-woodlandpark.org>; Tyler Lambert <tlambert@netellerfire.org>; BKaufman@core.coop; richie.bailey@blackhillscorp.com; patricia.riber@blackhillscorp.com; ken.davis2@lumen.com; arthur.gonzales@state.co.us; adam.lancaster@state.co.us
Subject: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.



Christopher Gates shared a folder with you

Good Morning Review Team,

Please see attached link for a new Conditional Use Permit Application for a Les Schwab Tire Center here in Woodland Park. Please review the attached application and forward any comments to me (cgates@city-woodlnadpark.org) by July 28, 2023.
Thank you.

 [Les Schwab CUPSPR-2023-02](#)



This link will work for anyone.

Open

From: [Brooks Kaufman](#)
To: [Christopher Gates](#)
Subject: RE: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.
Date: Thursday, July 27, 2023 7:41:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)
[image010.png](#)
[Bldr-Dev Service Requirements - Aug 2022 Final.pdf](#)
[CORE MARKUP COMMENTS LS Woodland Park - Civil Drawings. 7-27-23pdf.pdf](#)
[CORE MARKUP COMMENTS LS Woodland Park - Landscape Drawings 7-27-23.pdf](#)

[EXTERNAL]

Dear Mr. Gates

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

CORE Electric Cooperative has existing underground/overhead electric facilities on the subject property. CORE Electric Cooperative will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE Electric Cooperative's current extension policies.

The applicant will be required to provide the transformer and EUSERC (metering) cabinet locations on the plans. The applicant will be required meet clearance and grade requirements near existing and future electric infrastructure.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: Christopher Gates <cgates@city-woodlandpark.org>

Sent: Friday, July 7, 2023 8:40 AM

To: Chris Deisler <cdeisler@city-woodlandpark.org>; Karen Schminke <kschminke@city-woodlandpark.org>; Tyler Lambert <tlambert@netellerfire.org>; Brooks Kaufman <BKaufman@core.coop>; richie.bailey@blackhillscorp.com; patricia.riber@blackhillscorp.com; ken.davis2@lumen.com; arthur.gonzales@state.co.us; adam.lancaster@state.co.us

Subject: Christopher Gates shared the folder "Les Schwab CUPSPR-2023-02" with you.

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Christopher Gates shared a folder with you

Good Morning Review Team,

Please see attached link for a new Conditional Use Permit Application for a Les Schwab Tire Center here in Woodland Park. Please review the attached application and forward any comments to me (cgates@city-woodlandpark.org) by July 28, 2023.
Thank you.



[Les Schwab CUPSPR-2023-02](#)

This link will work for anyone.



Open

LES SCHWAB

SITE PLAN CONDITIONAL USE SUBMITTAL

LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

HIGHWAY 67 & MIDLAND AVE WOODLAND PARK, CO 80863

Section - Quarter Section Information

INDEX OF DRAWINGS

Sheet Number	Sheet Title
CIVIL	
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	LEGENDS AND ABBREVIATIONS
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN
C-201	WATER SERVICE LINE PLAN AND PROFILE
C-202	FIRE LINE PLAN AND PROFILE
C-203	SANITARY SEWER SERVICE PLAN AND PROFILE
C-204	STORM DRAIN PLAN AND PROFILE
C-501	CIVIL DETAILS
C-502	WATER DETAILS
C-503	WATER DETAILS
C-504	SANITARY SEWER DETAILS
C-505	STORM DRAIN DETAILS
C-506	STORM DRAIN DETAILS
C-507	EROSION AND SEDIMENT CONTROL DETAILS

LOCATION MAP



UTILITY CONTACTS

CITY OF WOODLAND PARK PUBLIC WORKS
220 W SOUTH AVENUE, WOODLAND PARK, CO 80866
PUBLIC WORKS DIRECTOR: BEN SCHMITT
EMAIL: bschmitt@city-woodlandpark.org
PH: (719) 687-5204



ENGINEER/DESIGNER INFORMATION

FARNSWORTH GROUP

223 WILLOW STREET

FORT COLLINS, COLORADO 80524

PH: (970) 484-7477

DEVELOPER/OWNERS INFORMATION

LES SCHWAB TIRE CENTERS

20900 COOLEY ROAD

BEND, OREGON 97701

PH: (541) 447-4136

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Date

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Date

City Planner
City of Woodland Park

PROJECT NO.: 0230112.00

DATE: 06/30/2023

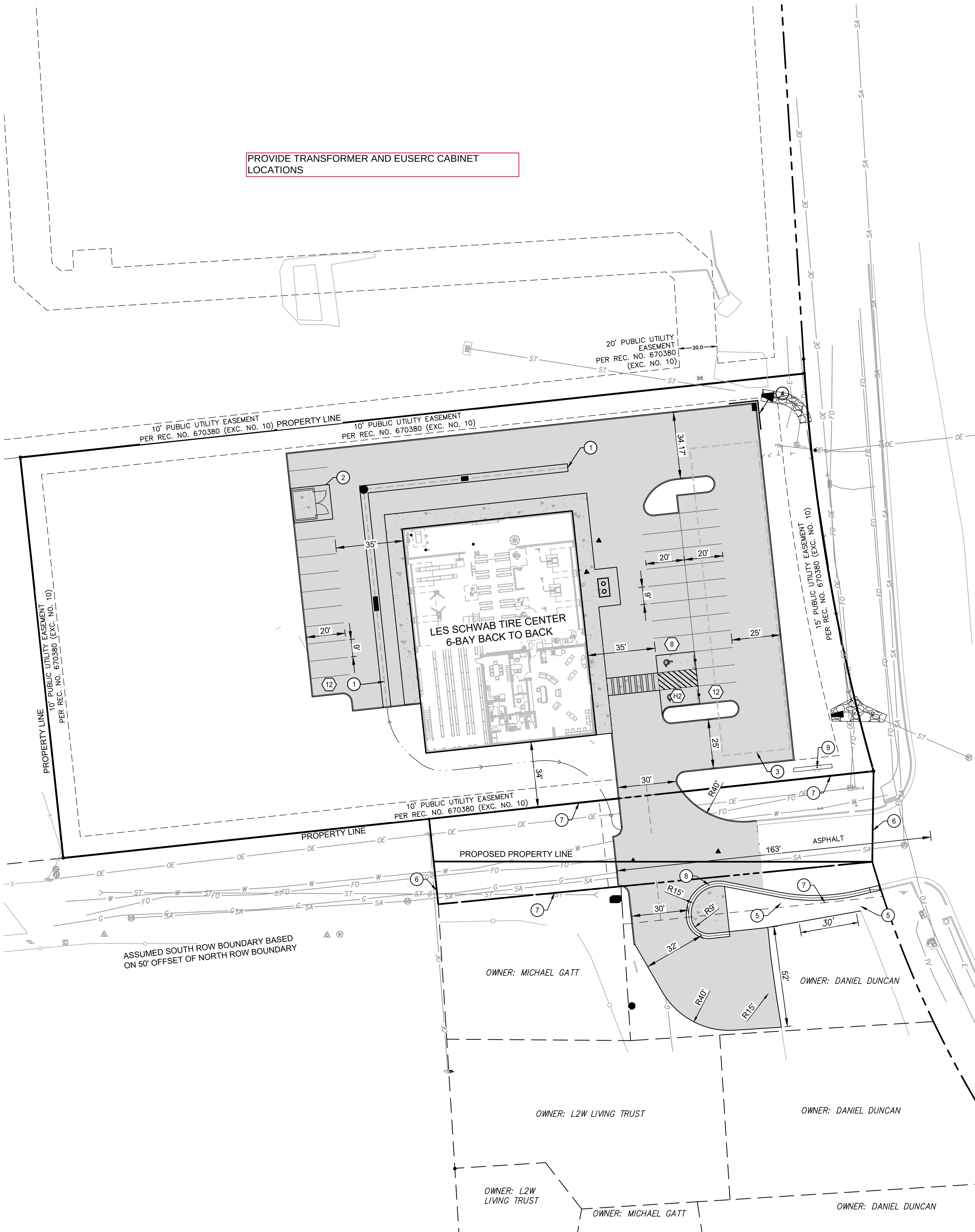
LES SCHWAB TIRE CENTER - WOODLAND PARK, CO

LES SCHWAB

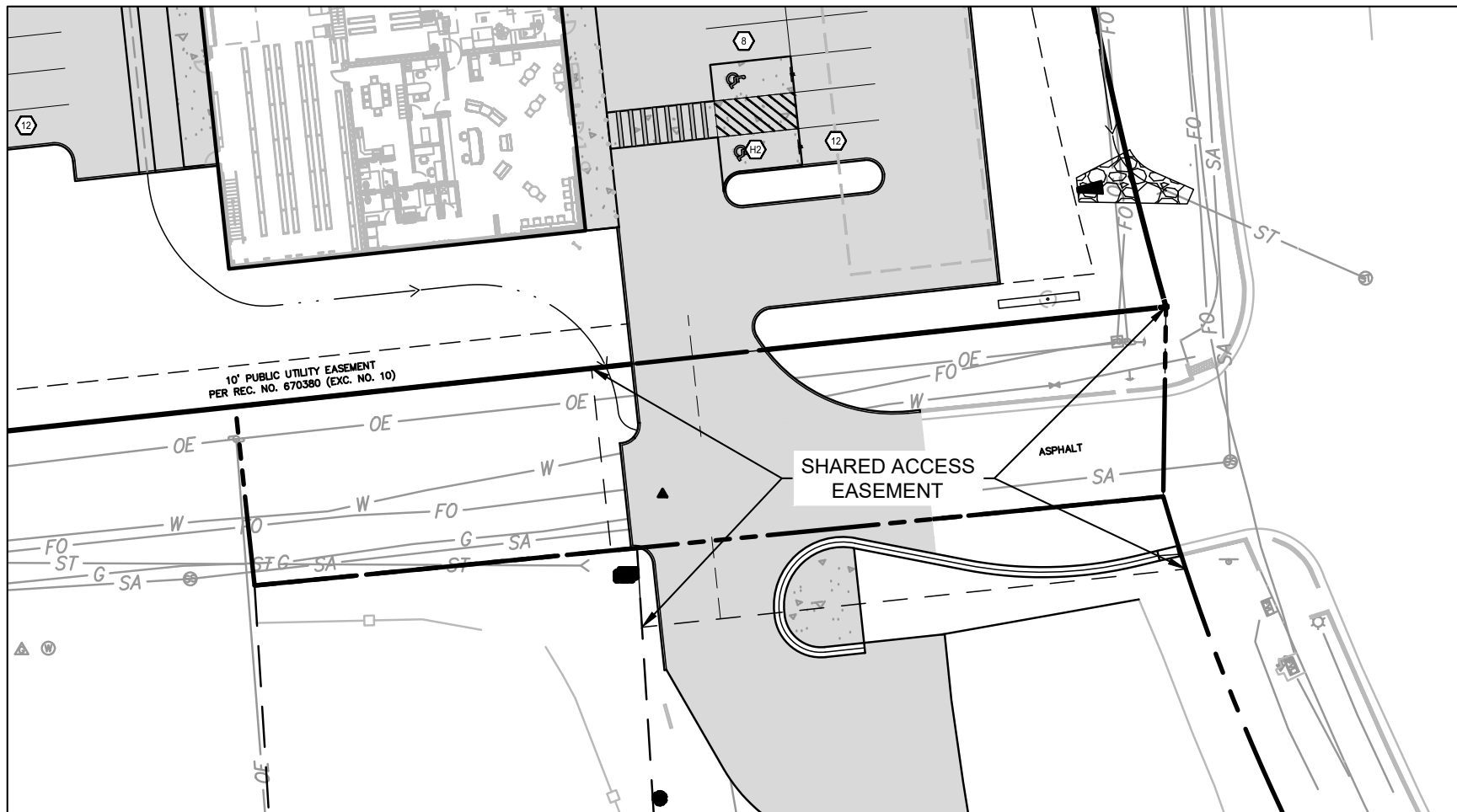
I:\projects\14\2023\0230112.00 - LS00_Woodland Park_CO\Drawings\DWG\C-001 COVER SHEET.dwg | 6/30/2023 3:54 PM |

I:\data\j_s_2023\0230112.00 - LSO, Woodland Park, CO\Drawings\DWG\C-102 SITE PLAN.dwg | 7/3/2023 2:06 PM |

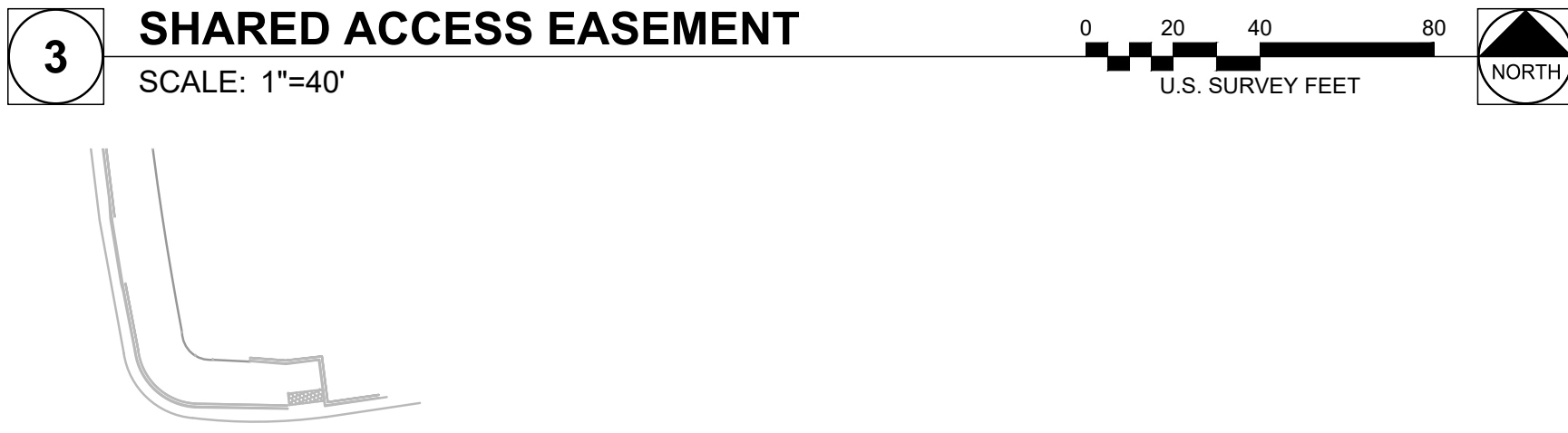
1 SITE PLAN
SCALE: 1"=30'



2 ROW TO BE VACATED
SCALE: 1"=40'



3 SHARED ACCESS EASEMENT
SCALE: 1"=40'



KEYNOTES

- 2' CONCRETE PAN
- TRASH ENCLOSURE
- UNDERGROUND DETENTION
- CONCRETE RETAINING WALL
- EXISTING ENTRANCE CURB TO BE REMOVED
- EXISTING ROW TO BE VACATED, SEE INSET 3 ON THIS SHEET
- PROPOSED UTILITY AND SHARED ACCESS EASEMENT, SEE INSETS ON THIS SHEET
- DEPRESSED CURB AND GUTTER
- SINGLE POLE MOUNTED SIGN

NOTES

- THE EXISTING ACCESS TO BIG D MOTORSPORTS FROM MIDLAND AVENUE IS TO BE RELOCATED APPROXIMATELY 90-FT TO THE WEST TO ALIGN WITH THE PROPOSED ACCESS OF LES SCHWAB. THE EXISTING MIDLAND AVE ROW IS TO BE VACATED FROM HWY 67 TO THE WESTERN PROPERTY LINE OF THE OXFORD SQUARE SUBDIVISION. A UTILITY AND SHARED ACCESS EASEMENT WILL BE DEDICATED IN THE SAME AREA WITH NEW PROPERTY LINE FOR THE ADJACENT PROPERTIES.

PARKING SUMMARY

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PARKING REQUIREMENTS:	3 SPACES PER REPAIR BAY
REQUIRED PARKING:	24 SPACES
#STANDARD SPACES:	32 SPACES
#ACCESSIBLE SPACES:	2 SPACES
PROVIDED TOTAL PARKING:	34 SPACES

SITE SUMMARY

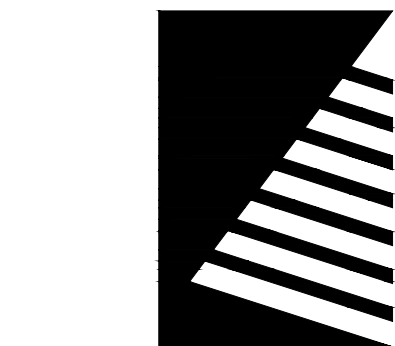
TOTAL LOT SQUARE FOOTAGE:	85,915 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	40,611 SF
OVERALL SITE IMPERVIOUSNESS BASED ON WEIGHTED IMPERVIOUSNESS FROM DRAINAGE CRITERIA:	46%

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Date _____ City Planner
City of Woodland Park



Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

SITE PLAN

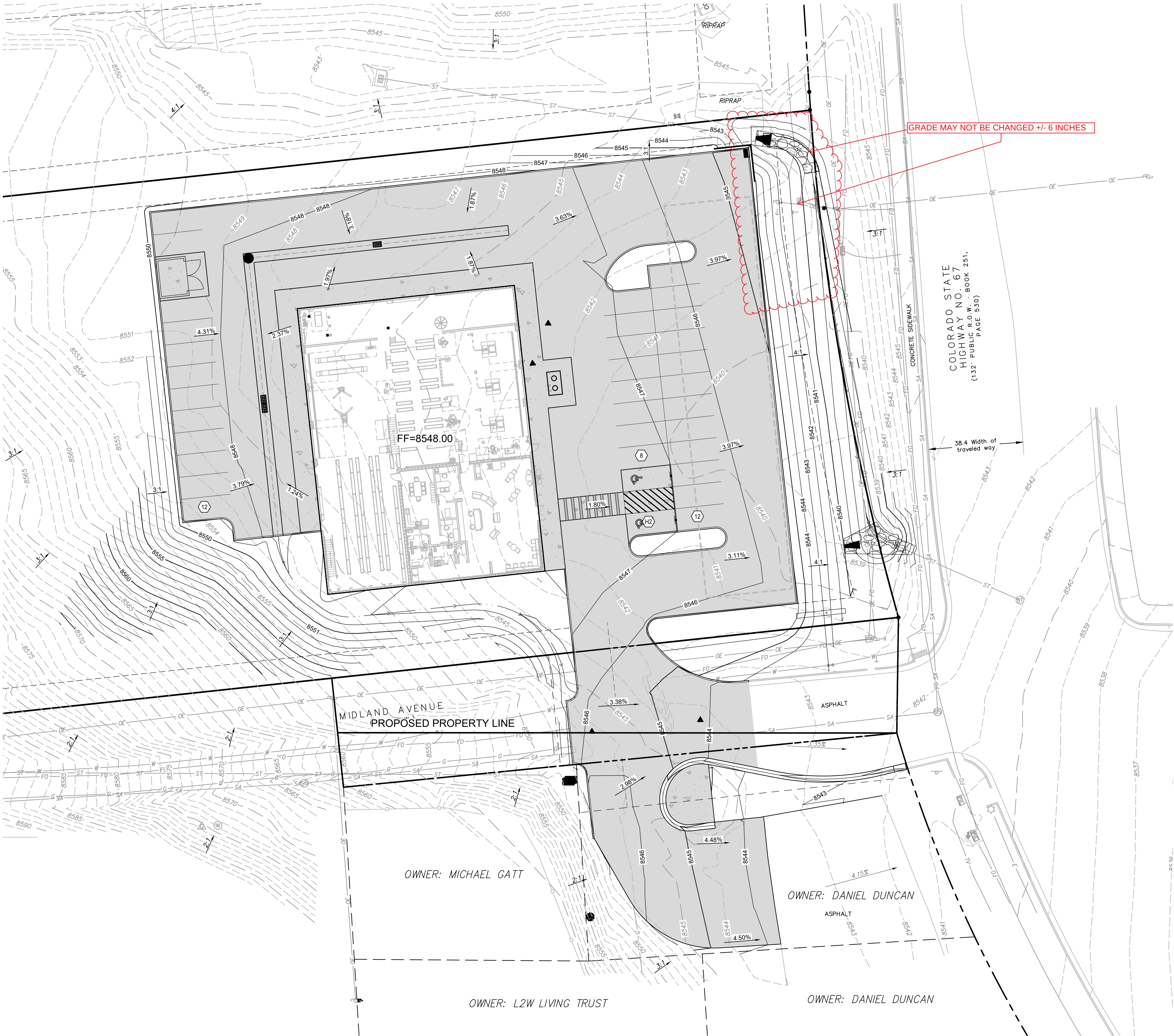
SHEET NUMBER:

C-102

PROJECT NO.: 0230112.00

I:\data\1_2023\0230112.00 - L502_Woodland Park_CV04_Drawings\DWG\C-103 GRADING PLAN.dwg | 7/3/2023 2:06 PM |

1 GRADING PLAN
SCALE: 1"=20'



LEGEND

- SF SILT FENCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- RS ROCK SOCKS, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- CWA CONCRETE WASHOUT, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- CE CONSTRUCTION ENTRANCE, RE: EROSION CONTROL AND SEDIMENT DETAILS, SHEET C-508
- IP INLET PROTECTION, RE: EROSION CONTROL AND SEDIMENT CONTROL DETAILS, SHEET C-508

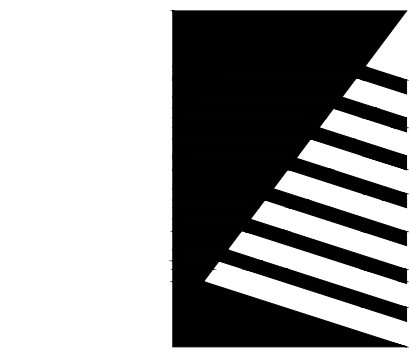
NOTES

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DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

GRADING PLAN

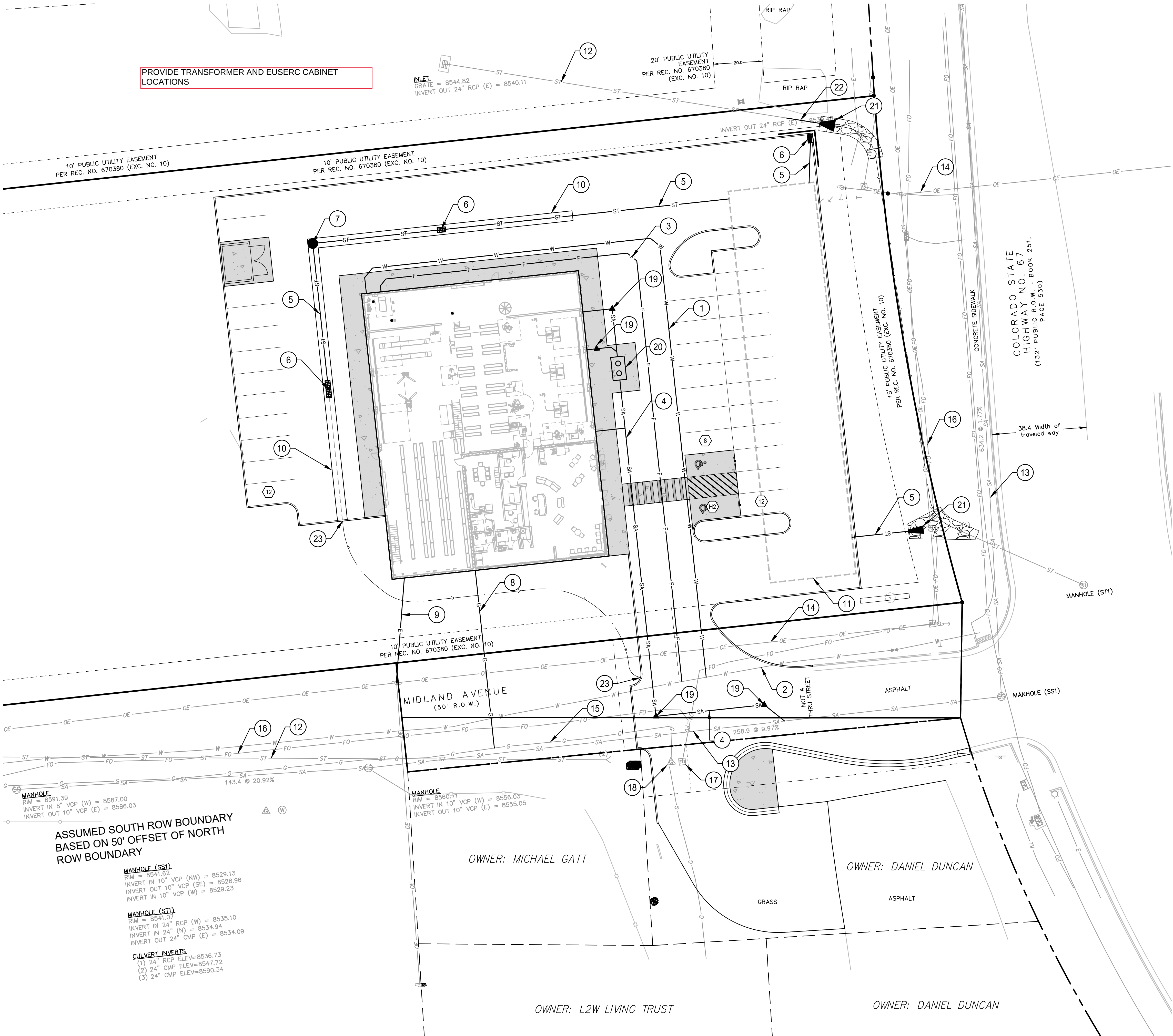
SHEET NUMBER:

C-103

PROJECT NO.: 0230112.00

I:\data\j_s_2023\0230112.00 - L500_Woodland Park_CV\Drawings\DWG\C-104 UTILITY PLAN.dwg | 7/2/2023 12:40 PM |

1 UTILITY PLAN
SCALE: 1"=20'



PROVIDE TRANSFORMER AND EUSERC CABINET LOCATIONS

INLET
GRATE = 8544.82
INVERT OUT 24" RCP (E) = 8540.11

20' PUBLIC UTILITY EASEMENT
PER REC. NO. 670380
(EXC. NO. 10)

INVERT OUT 24" RCP (E)

15' PUBLIC UTILITY EASEMENT
PER REC. NO. 670380 (EXC. NO. 10)

COLORADO STATE
HIGHWAY NO. 67
PUBLIC R.O.W. - BOOK 251.
(132' PUBLIC R.O.W.)

MANHOLE (ST1)

MANHOLE (SS1)

ASSUMED SOUTH ROW BOUNDARY
BASED ON 50' OFFSET OF NORTH
ROW BOUNDARY

MANHOLE (SS1)
RIM = 8541.62
INVERT IN 10" VCP (NW) = 8529.13
INVERT OUT 10" VCP (SE) = 8528.96
INVERT IN 10" VCP (W) = 8529.23

MANHOLE (ST1)
RIM = 8541.07
INVERT IN 24" RCP (W) = 8535.10
INVERT IN 24" (N) = 8534.94
INVERT OUT 24" CMP (E) = 8534.09

CULVERT INVERTS
(1) 24" RCP ELEV=8536.73
(2) 24" CMP ELEV=8547.72
(3) 24" CMP ELEV=8590.34

OWNER: MICHAEL GATT

OWNER: DANIEL DUNCAN

OWNER: L2W LIVING TRUST

OWNER: DANIEL DUNCAN



KEYNOTES

- 1-1/2" WATER SERVICE LINE
- EXISTING WATERLINE
- 8" FIRE SERVICE LINE
- 6" SANITARY SERVICE LINE
- 18" HDPE STORM DRAIN LINE
- INLET
- STORM DRAIN MANHOLE
- GAS SERVICE
- ELECTRICAL SERVICE
- 4' CONCRETE PAN
- APPROX LIMITS OF UNDERGROUND DETENTION
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC PEDESTAL TO BE RELOCATED
- EXISTING GAS METER TO BE RELOCATED
- SANITARY CLEANOUT
- SAND/OIL INTERCEPTOR
- FLARED END SECTION
- 24" RCP STORM DRAIN LINE, SEE NOTE 1
- 4' WIDE CURB CUT

NOTES

1. EXTEND EXISTING 24" RCP STORM DRAIN PIPE 20 LF INCLUDING FES. CONSTRUCT AT EXISTING SLOPE. CONSTRUCT RIPRAP OUTFALL.

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City of Woodland Park



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Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: -

FIELD BOOK NO.: -

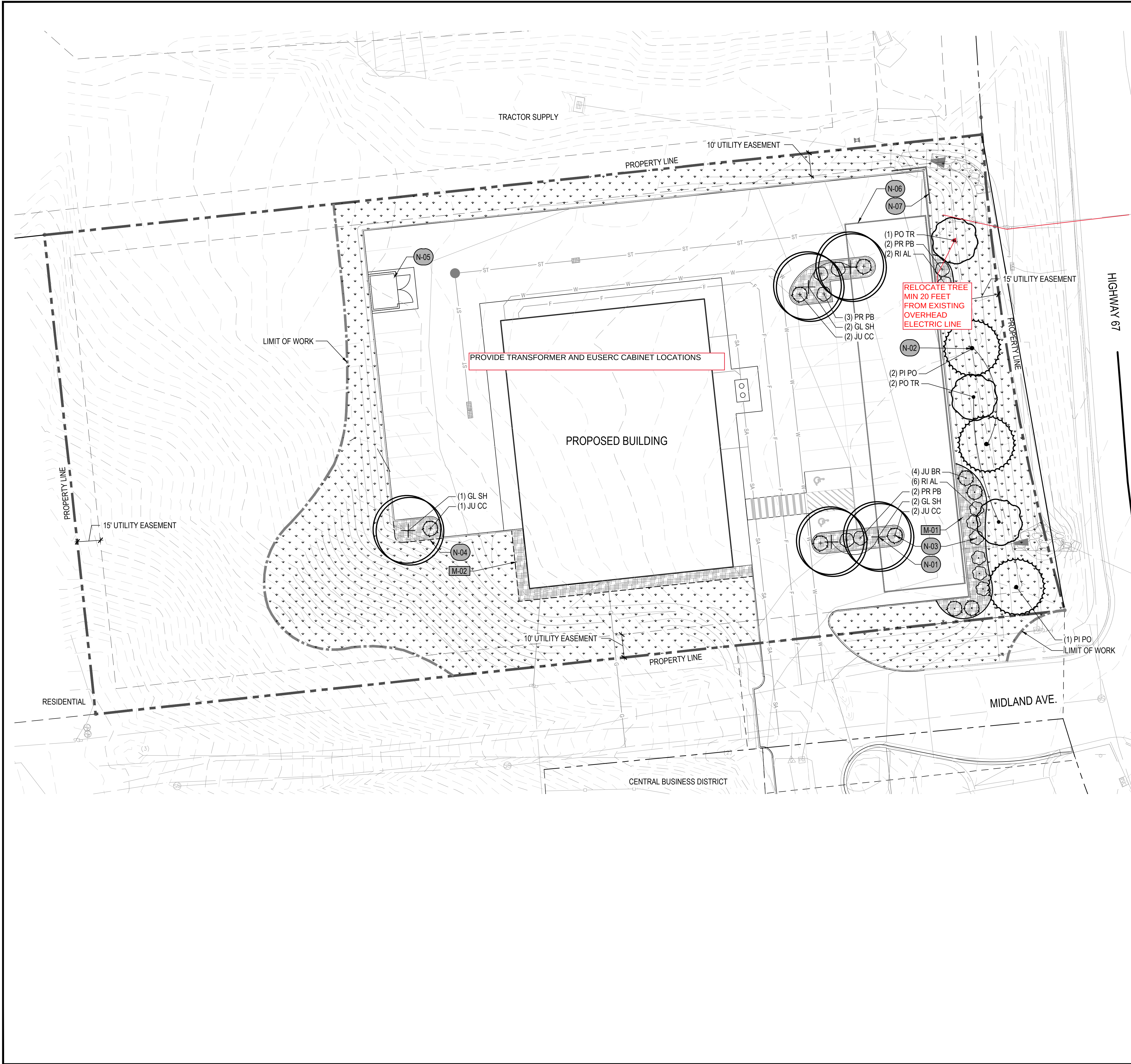
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-104

PROJECT NO.: 0230112.00



LEGEND	
	PROPERTY LINE
	LIMIT OF WORK
	EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	SPADE EDGER

CODE	DESCRIPTION
M-01	ROCK MULCH

M-03	METAL EDGER
------	-------------

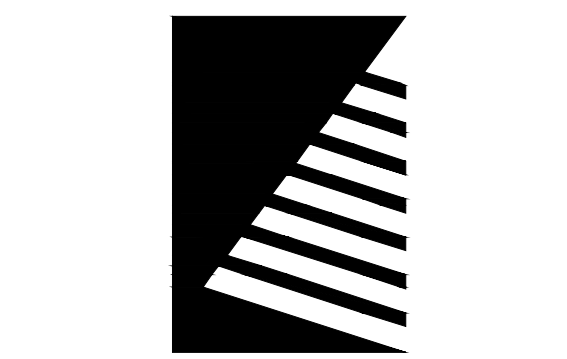
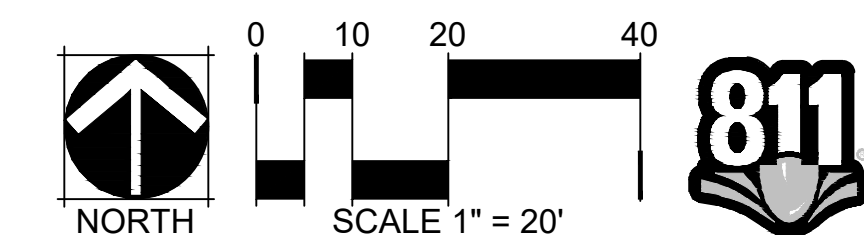
CODE	DESCRIPTION
NA SE	NATIVE SEED

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	TREE PLANTING DETAIL	4 / LP501
N-02	TREE PLANTING - SLOPE DETAIL	5 / LP501
N-03	SHRUB PLANTING DETAIL	3 / LP501
N-04	SPADE CUT EDGE	2 / LP501
N-05	PROPOSED TRASH ENCLOSURE; RE: ARCH	
N-06	UNDERGROUND DETENTION; RE: CIVIL	
N-07	RETAINING WALL; RE: CIVIL	

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	COMMON NAME
GL SH	SHADEMASTER LOCUST
PO TR	QUAKING ASPEN
EVERGREEN TREES	COMMON NAME
PI PO	PONDEROSA PINE
DECIDUOUS SHRUBS	COMMON NAME
PR PB	CREeping WESTERN SAND CHERRY
RI AL	ALPINE CURRANT
EVERGREEN SHRUBS	COMMON NAME
JU BR	BROADMOOR JUNIPER
JU CC	CALGARY CARPET JUNIPER



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NORRIS
DESIGN
PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

ISSUE:
DATE: DESCRIPTION:



Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 06/30/2023

DESIGNED:

DRAWN: LF

REVIEWED: CS

FIELD BOOK NO.:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP101

PROJECT NO.: 0230112.00

From: [Brooks Kaufman](#)
To: [Christopher Gates](#)
Subject: RE: Midland Ave ROW Vacation (Les Schwab)
Date: Friday, August 25, 2023 9:21:48 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[CORE MARKUP COMMENTS Les Schwab Woodland Park REPLAT.pdf](#)

[EXTERNAL]

Dear Mr. Gates

CORE Electric Cooperative will require the applicant to define the utility easement or provide utility easement has shown. In addition, the proposed sign may not encroach into the existing utility easement as shown.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: Christopher Gates <cgates@city-woodlandpark.org>

Sent: Friday, August 18, 2023 11:02 AM

To: Chris Deisler <cdeisler@city-woodlandpark.org>; Tyler Lambert <tlambert@netellerfire.org>;
richie.bailey@blackhillscorp.com; patricia.riber@blackhillscorp.com; ken.davis2@lumen.com;
arthur.gonzales@state.co.us; adam.lancaster@state.co.us; Brooks Kaufman
<BKaufman@core.coop>; Chris Deisler <cdeisler@city-woodlandpark.org>

Cc: Karen Schminke <kschminke@city-woodlandpark.org>; David Burgess <dburgess@city-woodlandpark.org>

Subject: Midland Ave ROW Vacation (Les Schwab)

[CAUTION:] This email is from an external source. Do not open links or attachments unless you trust the sender and confirm the content's safety.

Good Morning All,

Please see attached for the Midland Ave ROW Vacation (Les Schwab) application for you all to review.

As you all know, you have seen the Les Schwa CUP application come through for review and this is the Right of Way Vacation portion of that application. Please take an extensive review and forward any comments to CJ Gates (cgates@city-woodlandpark.org) by August 29, 2023.

Please let me know if you have any questions. Thank you.

Respectfully,

C.J. Gates

Senior Planner

City of Woodland Park

220 W. South Avenue

cgates@city-woodlandpark.org

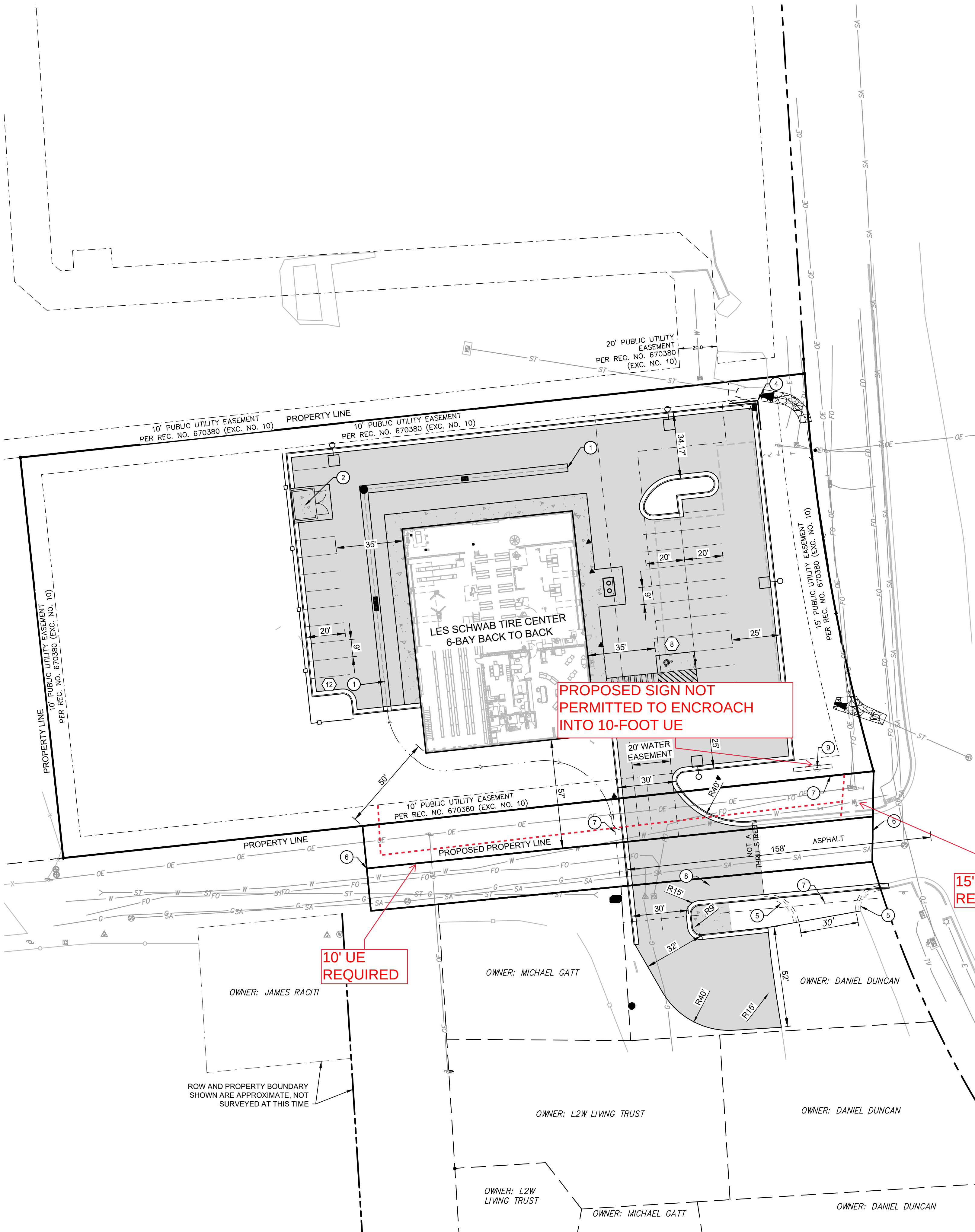
O: (719) 687 5209

C: (719) 325-6096

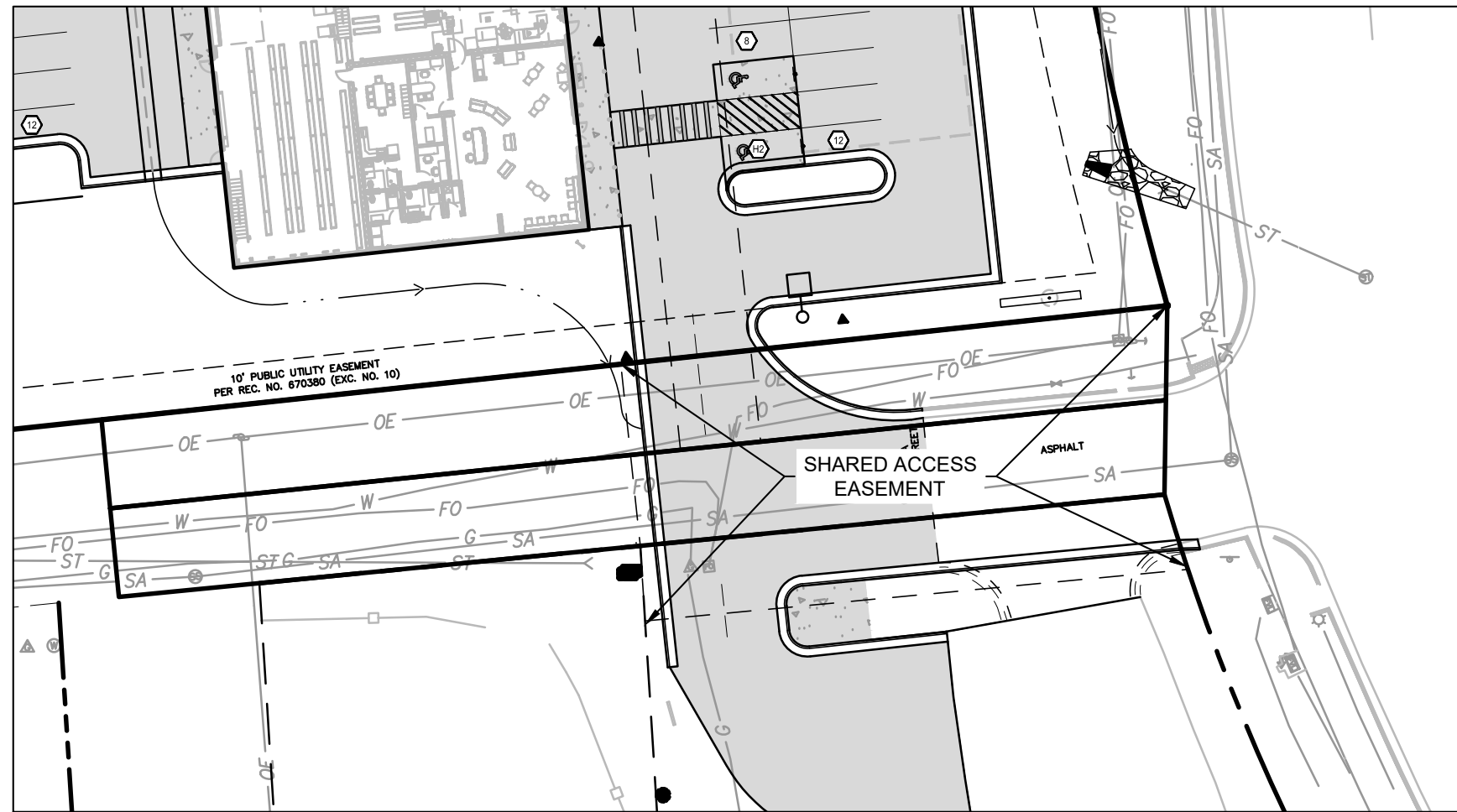


I:\data\j_v\2023\0230112.00 - L502_Woodland Park_CV\Drawings\DWG\C-102 SITE PLAN.dwg | 8/17/2023 3:44 PM |

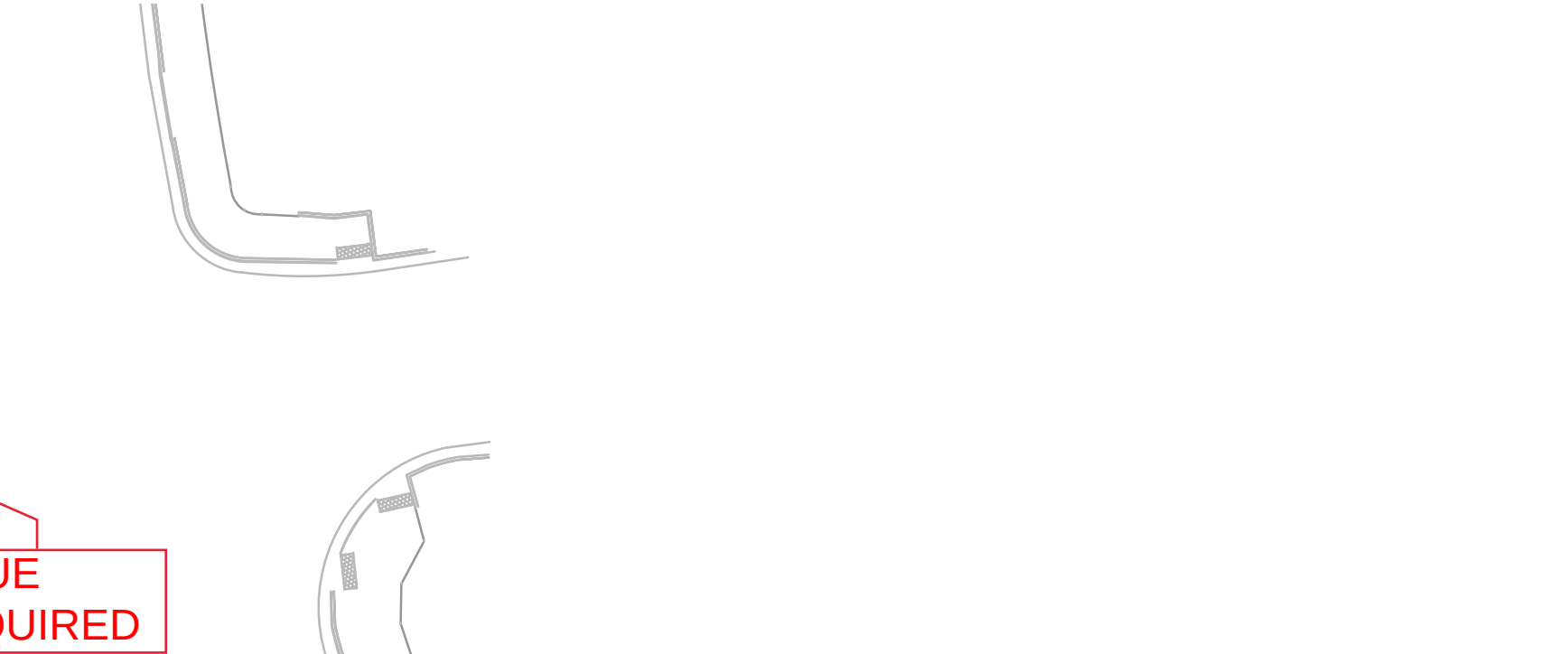
1 SITE PLAN
SCALE: 1"=30'



2 ROW TO BE VACATED
SCALE: 1"=40'



3 SHARED ACCESS EASEMENT
SCALE: 1"=40'



KEYNOTES

- 2' CONCRETE PAN
- TRASH ENCLOSURE
- UNDERGROUND DETENTION
- CONCRETE RETAINING WALL
- EXISTING ENTRANCE CURB TO BE REMOVED
- EXISTING ROW TO BE VACATED, SEE INSET 3 ON THIS SHEET
- PROPOSED SHARED ACCESS EASEMENT, SEE INSET ON THIS SHEET
- DEPRESSED CURB AND GUTTER
- SINGLE POLE MOUNTED SIGN

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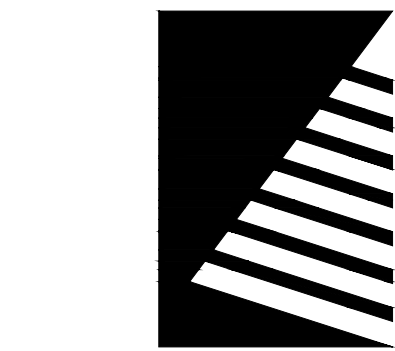
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ISSUE:
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Project Status
NOT FOR CONSTRUCTION

PROJECT:
LES SCHWAB

LES SCHWAB TIRE
CENTER - WOODLAND
PARK, CO

HIGHWAY 67 & MIDLAND AVE
WOODLAND PARK, CO 80863

DATE: 08/17/2023

DESIGNED: DKL

DRAWN: DJM

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-102

PROJECT NO.: 0230112.00

From: [Kay Cushing](#)
To: [Christopher Gates](#)
Subject: Conditional Use permit for corner of Midland avenue
Date: Tuesday, July 25, 2023 5:37:32 PM

[EXTERNAL]

Hi CJ Gates—this is Kay Cushing and you and I spoke earlier today about the conditional use permit for the NW corner of midland Avenue and I am writing to express my concerns about any changes which might occur to Midland Avenue. I own the property at 907 Midland Avenue, which is right where the road is blocked off—the last house on the west side of Midland. I am especially concerned that there might be an attempt to open that road and I want to object to that now. Either myself, or a member of my family, has owned that property since 1973 or 1974 and due to the steepness of the grade it was never able to be a through street. I hope that it remains a closed road and that is clear from both the top and bottom of the road so that off-roaders or anyone else doesn't try to use it.

Thanks for your consideration of this issue.

--Kay Cushing