



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, September 14, 2022 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Additional written comments are welcome. If you would like to comment on an agenda item, please email planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the August 24, 2022 Planning Commission meeting
- 4) Additions or Deletions
- 5) **PERFORMANCE AUTO BODY PAVING VARIANCE** Performance Auto Body is requesting a variance to City Site Development requirements for paving. This project is located on Lot 10 of the Montrose Aerotech Business Park Subdivision. The applicant is Performance Auto Body.
- 6) **WOODS CROSSING NORTH SUBDIVISION PRELIMINARY PLAT** This proposed preliminary plat will subdivide Parcels 376725300042 and 376725300043 into 287 residential lots, a dedicated public park, open space tracts, and an outlot for future development. The property is located northeast of the intersection of 6720 Rd and Sunnyside Rd, and south of Miami Rd. The property is zoned "R-3" Medium Density District and "B-4" Neighborhood Shopping District. The applicant is Matt Miles with Leadership Circle, LLC.
- 7) Other Business
- 8) Next Meeting will be October 12, 2022



9) Motion to Adjourn

**AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN**

Miércoles, septiembre 14 de 2022 5:00 PM

Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Les animamos a asistir y a participar. A los individuos que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. será implementada de acuerdo con las Regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda envíe un correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán distribuidos a la Comisión de Planificación el día de la junta.

Hay asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder reservar esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes de la junta.

- 1) Comisión de Planificación llamado a orden de la junta
- 2) Toma de asistencia por el Presidente de la Comisión de Planificación
- 3) Aprobación de la minuta de la junta de agosto 24, 2022
- 4) Adiciones o eliminaciones



- 5) VARIACIÓN DE PERFORMANCE AUTO BODY PAVING Performance Auto Body está solicitando una variación de requisitos para pavimentar el Lugar de Desarrollo de la Ciudad. Este proyecto está localizado en el Lote 10 del Fraccionamiento de Montrose Aerotech Business Park. El solicitante es Performance Auto Body.
- 6) DISEÑO PRELIMINAR DE FRACCIONAMIENTO WOODS CROSSING NORTH
Este diseño preliminar fraccionará las Parcelas 376725300042 y 376725300043 en 287 lotes residenciales, un parque público dedicado, extensiones de espacios abiertos, y un terreno para desarrollo en el futuro. La propiedad está localizada al noreste de la intersección de 6720 Rd y Sunnyside Rd, y al sur de Miami Rd. La propiedad está zonificada como “R-3” Distrito de Densidad Media y “B-4” como Distrito de Vecindad de Compras. El solicitante es Matt Miles con Leadership Circle, LLC.
- 7) Otros asuntos
- 8) Próxima junta será el 12 de octubre, 2022
- 9) Moción para levantar la sesión



The Montrose City Planning Commission held a meeting on August 24, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: Chad Huffman (Vice-Chair), Jan Chastain, Delphine Jadot, Richard Rogers, Phoebe Benziger, Steve Ball and Ronald L. Cairns (alternate). Absent: David Fishering, Delphine Jadot

Staff Members Present: Jace Hochwalt (Planning Manager) William Reis (Planner I), Ann Morgenthaler (Deputy City Manager), Ben Morris (City Attorney), Chris Dowsey (Assistant City Attorney), Archie Byers (Building Official), Scott Murphy (City Engineer) Briceida Ortega (Deputy City Clerk), Montrose Police Officer.

There were no members of the public in attendance.

CALL TO ORDER

Vice-Chairperson Chad Huffman called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Phoebe Benziger moved to approve the minutes of the July 27, 2022 meeting as submitted. Jan Chastain seconded, and the motion carried.

Ronald L. Cairns moved to approve the minutes of the August 10, 2022 meeting as submitted. Phoebe Benziger seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

STAFF PRESENTATIONS

Jace Hochwalt presented on the City's planning processes, and the steps a building must go through from beginning to end. William Reis, Scott Murphy, Archie Byers and Ann Morgenthaler were also part of the presentation, and they answered questions.

OTHER BUSINESS

None.

NEXT MEETING

The next Planning Commission meeting is scheduled for September 14, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Jan Chastain seconded and the meeting ended at 6:29 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: September 14, 2022
RE: 22-0076 – Performance Auto Body Variance

ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Photos
- Exhibit C: Excerpt from Code - Variances

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property and letters sent to property owners within 100 feet.

Planning Commission Consideration:

The Planning Commission is reviewing an application for a variance to site development requirements for Performance Auto Body. This proposal is for an additional garage to be built on Lot 10 of the Montrose Aerotech Business Park Subdivision, also known as Parcel #376717303010. The Planning Commission shall approve or deny the variance application. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

This project is a variance that would allow the property owner to construct a garage without requiring paving. The property is located in the “B-3” General Commercial District. In accordance with the City of Montrose Regulation Manual, all off-street parking and vehicular use areas shall be surfaced with asphalt, concrete, or other materials in conformance with City specifications. This request is necessary due to the concerns of flooding in the area, which hard surface paving would exacerbate, and the financial obligations of paving.

Applicant: Performance Auto Body

Staff Analysis:

1. The criteria for granting variances to site development regulations are listed below with comments regarding applicability and compliance in italics. Municipal Code, Section 4-1-12 (H). Variances shall be granted only if the following criteria are met:
 - a. The variance is requested for an addition to an existing building or construction of a purely accessory structure.
This building is an accessory garage to the existing Performance Auto Body building.
 - b. The variance will not adversely affect the public health, safety or welfare.
This request is consistent with the City's goals of public health, safety and welfare.
 - c. The addition or structure will have a de minimus effect on traffic, parking and drainage.
The proposed structure is not anticipated to increase traffic flow or parking. The proposed variance would improve drainage.
 - d. The variance requested is the minimum variance that will afford relief.
The applicant is solely seeking a variance to paving requirements.
 - e. The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.
This proposal is not anticipated to impair the value, use, or development of neighboring properties, and the development is compatible with the subdivision.
 - f. Strict compliance is technically infeasible or the cost of the required site improvements is substantially more than the cost of the addition or structure or the scope of the addition or structure is insignificant with respect to the structures already on the premises.
The proposed development is a small garage structure. The paving as required by code would likely cost as much, or more, than the rest of the site development requirements.
2. The Variance does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements and the City of Montrose Comprehensive Plan.

Staff Recommendation:

The staff finds that the criteria have been met, and recommend approval of the request.

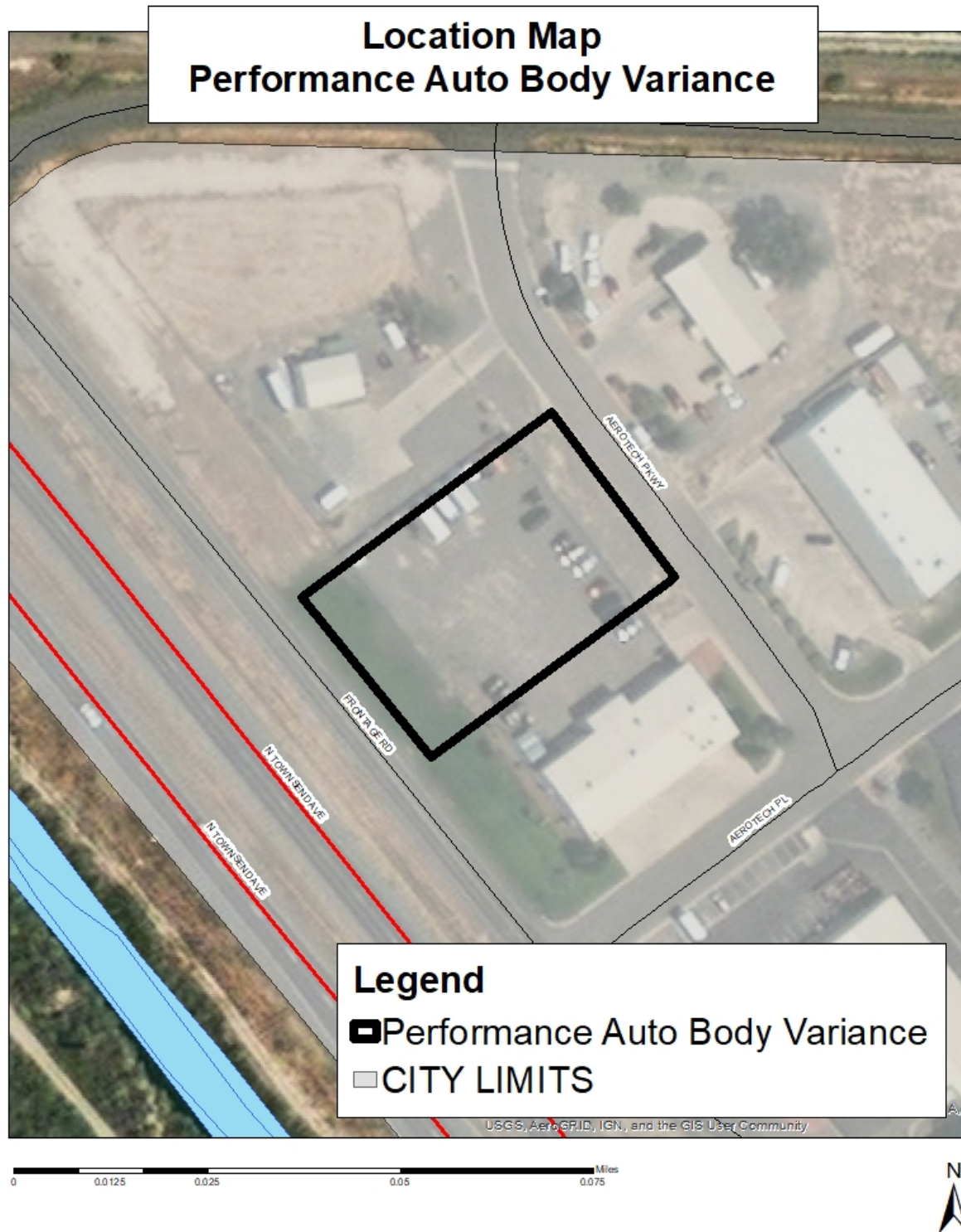
Planning Commission Motion Alternatives:**Approval Motion Recommendation:**

"I hereby make a motion to approve the request to allow a variance to site development requirements for Lot 10 of the Montrose Aerotech Business Park Subdivision, or Parcel #376717303010. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report."

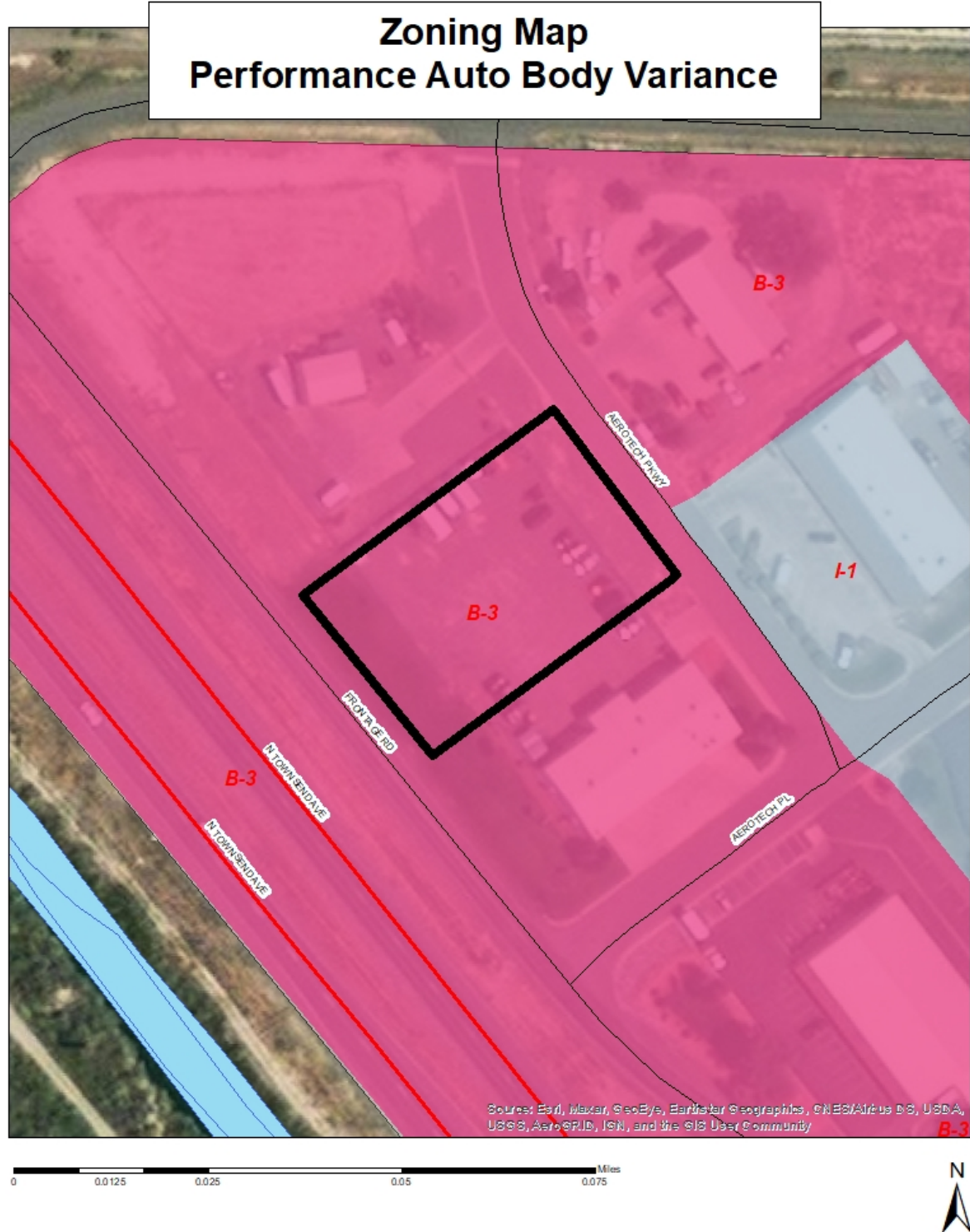
Denial Motion Recommendation:

"I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps
Location Map



Zoning Map



Site Plan

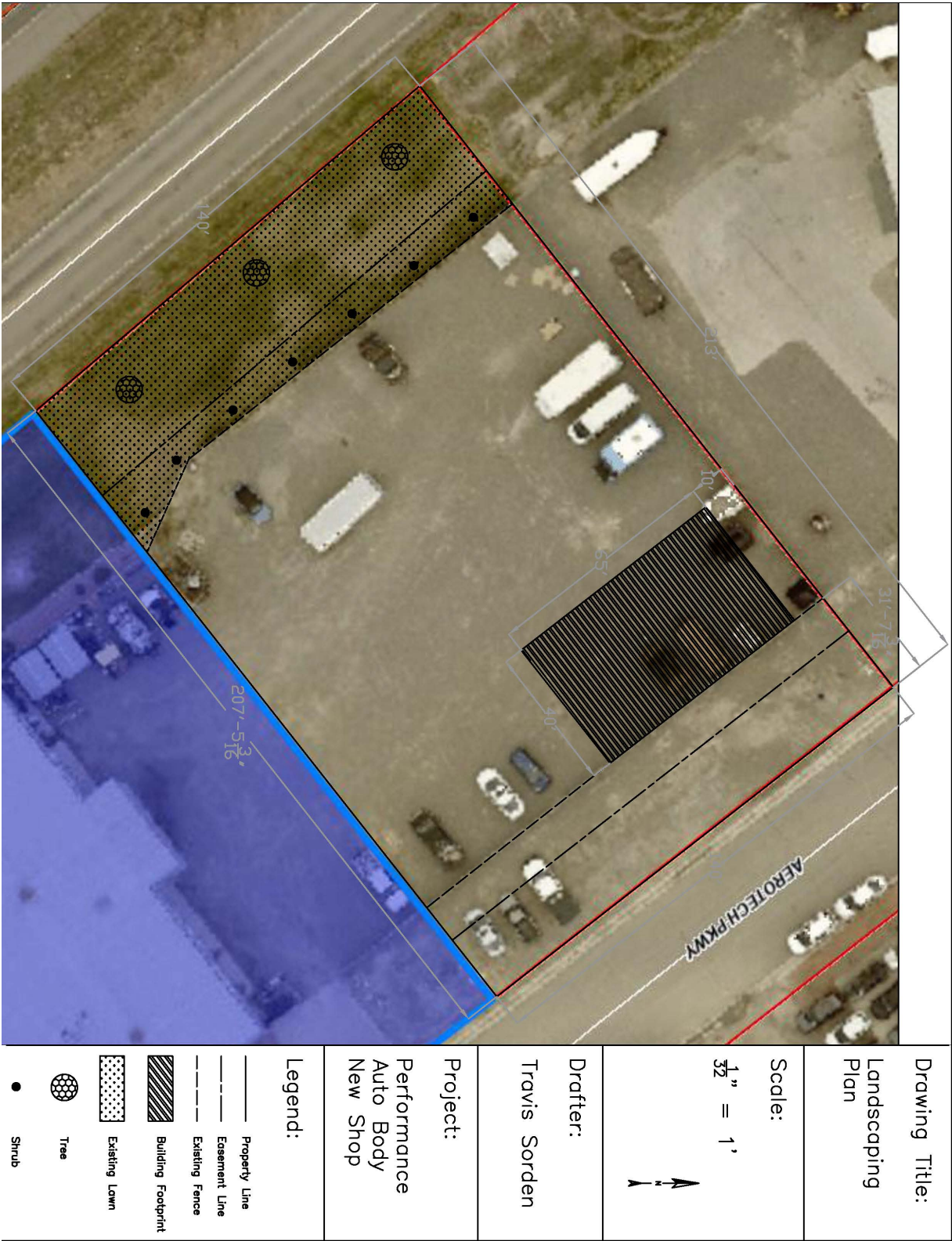


EXHIBIT B: Photos





EXHIBIT C: Sec. 4-1-12. Site development and maintenance requirements.

- (A) No building permit for new construction shall be issued until a site development plan has been approved pursuant to this Section, except for single-family residences, farms or ranches, or additions less than 25 percent of the existing building size and less than 4,000 square feet.
- (B) The site development plan shall be submitted on forms provided by the City and fees paid as set forth in Section 3-1 of the City of Montrose Regulations Manual with a building permit application and comply with the following requirements:
 - (1) Plans and specifications shall be submitted, drawn to a scale adequate to clearly show all required features and not less than one inch equals 40 feet, for the construction of the following improvements consistent with City construction standards, specifications and design standards.
 - (a) Installation of new, or repair of damaged, curb, gutter and sidewalk along abutting streets, except in subdivisions where it is not required by current subdivision regulations.
 - (b) Required off-street parking spaces, including landscaped areas, and maneuvering areas, adequate to avoid the necessity of backing onto the developed part of adjoining streets, and adequate to meet all applicable requirements.
 - (c) Site drainage adequate to avoid damage or adverse effects to improvements, structures, and property on and off the site.

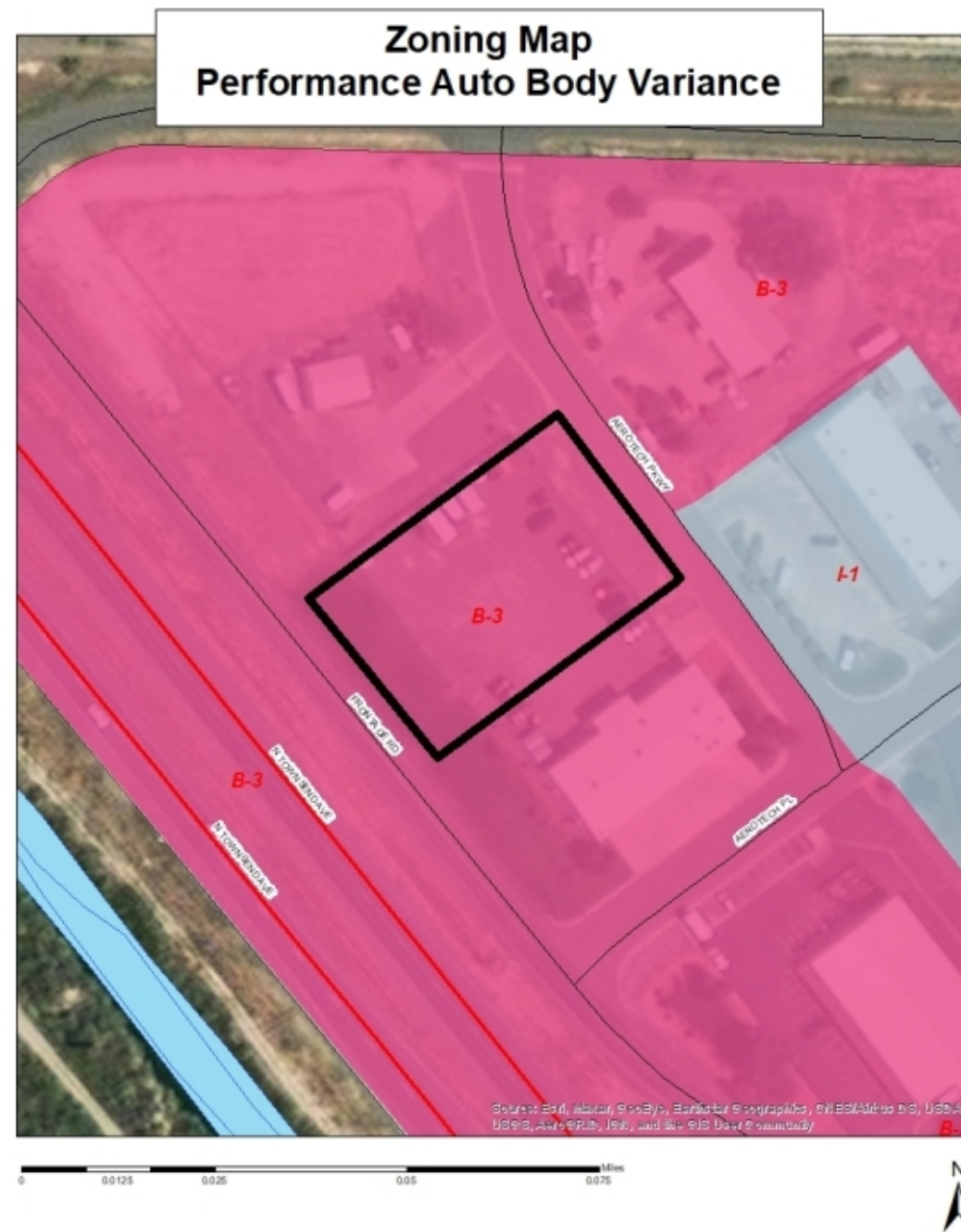
- (d) Landscaping, including provisions for trees and shrubs, subject to the following minimum requirements:
 - (i) At least 25 percent of the linear frontage of the site abutting public street rights-of-way to a minimum width of 15 feet, unless the City approves an alternative plan as more effectively presenting a landscaped view from the abutting street rights-of-way; and
 - (ii) Inclusive of the above frontage requirement, landscaping shall be required in at least 15 percent of that part of the site not covered by buildings for sites located in Residential Zoning districts; at least eight percent of that part of the site not covered by buildings for sites located in Commercial Zoning districts; and at least four percent of that part of the site not covered by buildings for sites located in Industrial Zoning districts.
 - (iii) In addition, property within the defined Highway Corridor of Section 4-1-15 shall also meet the requirements therein.
- (e) Driveways, culverts and curb cuts.
- (f) The site development plan shall include an outdoor lighting plan and shall otherwise comply with Chapter 4-13.
- (2) The current deed to the property or other evidence of title shall be submitted with the plan.
- (3) If the abutting street is not paved, a recordable covenant binding the property for assessments for the cost of paving must be properly executed and submitted.
- (C) In those cases where the grade for curb, gutter and sidewalk cannot be established by the City or immediate construction is impractical, a recordable covenant binding the property to pay for such improvements may be accepted by the City in lieu of immediate construction of the curb, gutter or sidewalk.
- (D) Any improvement, the construction of which has been secured pursuant to City subdivision regulations or by other contract, need not be provided as part of the site development plan.
- (E) Following review, revision and approval by the City, the plan and specifications as approved by the City shall be revised in final form, stamped with City's approval and filed with the City. Thereafter a building permit may be issued.
- (F) No occupancy permit shall be issued until the required improvements are constructed and approved by the City in compliance with the approved plans or secured for completion within six months, and a recordable maintenance covenant running with the land on forms provided by the City is executed, approved by the City and recorded.
- (G) All required improvements and landscaping shall be maintained in good repair and safe condition. Violation of this provision is hereby declared to be a nuisance which may be abated by the City in any lawful manner.
- (H) (1) Variances by the Planning Commission may be granted from the requirements of Subsection (B)(1) of this Section if it determines following the review procedure of Section 4-4-29 of City Zoning Regulations that all the criteria of this Subsection (H) are met:
 - (a) The variance is requested for an addition to an existing building or construction of a purely accessory structure.
 - (b) The variance will not adversely affect the public health, safety or welfare.
 - (c) The addition or structure will have a de minimus effect on traffic, parking and drainage.
 - (d) The variance requested is the minimum variance that will afford relief.
 - (e) The variance will not result in development incompatible with other property or buildings in the area and will not affect or impair the value, use or development of other property.

- (f) Strict compliance is technically infeasible or the cost of the required site improvements is substantially more than the cost of the addition or structure or the scope of the addition or structure is insignificant with respect to the structures already on the premises.
 - (2) Published notice of the hearing as specified in Section 4-4-31(D)(2) is not required.
 - (I) Following approval of a site development plan, requests for amendments may be filed with the City and shall be reviewed in accordance with the provisions of Subsections (B), (C), (D), (E) and (F) of this Section.
- (Code 2012, § 4-1-12; Ord. No. 1924 , 12-5-2002; Ord. No. 1999 , 4-15-2004; Ord. No. 2303 , 10-16-2012)



Project Site: Lot 10 of the Montrose Aerotech Business Park Subdivision

- Located in the “B-3” General Commercial District.
- Applicant is requesting a variance to the site development requirements to allow for the construction of a garage without requiring paving.



Performance Auto Body Variance

- The applicant seeks a variance to paving requirements.
- Section 4-2-5 of the Montrose Regulations Manual requires all off-street parking and vehicular use areas shall be surfaced with asphalt, concrete, or other materials in conformance with City Specifications.
- Section 4-1-12 of the Montrose Municipal Code allows for variances specific to site development requirements with the approval of Planning Commission.

Variances – Sec. 4-1-12(H)

Variances shall be granted only if all the following criteria are met:

The variance is requested for an addition to an existing building or construction of a purely accessory structure.

The variance will not adversely affect the public health, safety or welfare.

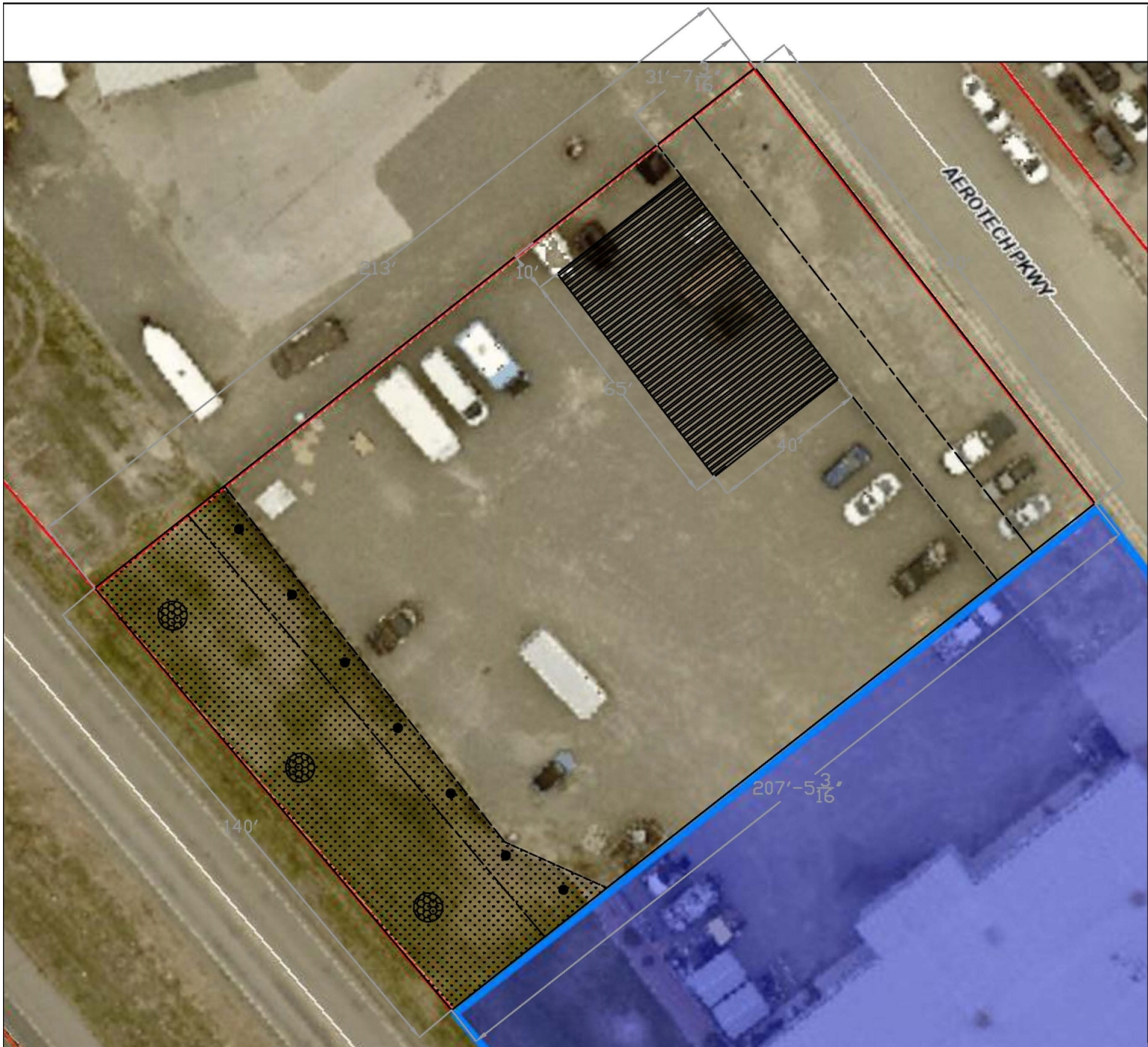
The addition or structure will have a de minimus effect on traffic, parking and drainage.

The variance requested is the minimum variance that will afford relief.

The variance will not result in development incompatible with other property or buildings in the area and will not affect or impair the value, use or development of other property.

Strict compliance is technically infeasible or the cost of the required site improvements is substantially more than the cost of the addition or structure or the scope of the addition or structure is insignificant with respect to the structures already on the premises.





Drawing Title:
Landscaping
Plan

Scale:
 $\frac{1}{32}'' = 1'$



Drafter:
Travis Sorden

Project:
Performance
Auto Body
New Shop

- Legend:
- Property Line
 - Easement Line
 - Existing Fence
 - Building Footprint
 - Existing Lawn
 - Tree
 - Shrub

Analysis – Further Comments

- Staff finds that the proposed variance meets the requirements set forth in Sec. 4-1-12(H).
- It is compatible with other development in the area, and will address flooding concerns with the property.
- Staff recommends approval of the variance application.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: September 14, 2022
RE: Woods Crossing North Subdivision Preliminary Plat

ATTACHMENTS

- Exhibit A: Maps
- Exhibit B: Excerpt from City of Montrose Municipal Code

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Applicant: Matt Miles, Leadership Circle, LLC

Planning Commission Consideration:

The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Woods Crossing North Preliminary Plat. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Woods Crossing Preliminary Plat will subdivide a 160.71 acre parcel into a residential subdivision. The property is bordered on south by Sunnyside Road, on the north by Miami Road, on the west by 6720 Road, and on the east by agricultural fields and single-family homes. The majority of the parcel (134+ acres) is zoned “R-3” Medium Density District, with two “B-4” Neighborhood Shopping District sections. The residential lots proposed on this preliminary plat all fall within the “R-3” Medium Density District. This preliminary plat proposes 287 single-family residential lots, a 5.42 acre dedicated public park, 11.17 acres of other open space, associated rights-of-way, and a 76.32 acre outlot for future development.



The hearing before City Council to approve or deny the Preliminary Plat is tentatively scheduled for October 4, 2022. A Final Plat will also be required within five (5) years of approval of this Preliminary Plat (City of Montrose Municipal Code, Section 4-7-5(C) (1) (a).

Staff Analysis:

1. Subdivision Application Details & Review Standards:

The City of Montrose Municipal Code outlines the process and standards for Subdivision applications. The preliminary plat and proposed improvements shall comply with all requirements of the subdivision regulations and other applicable City design and construction specifications and standards. The Planning Commission should consider whether the project meets the standards outlined within Section 4-7-5 (A) (2) and summarized below: (See Exhibit B)

- The proposal shall be consistent with the Master Plan, City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed considering the following at a minimum:
 - a. Conformance with the master plan and zoning regulations;
 - b. Relationship of development to topography, soils, drainage, flooding, potential hazard areas and other physical characteristics;
 - c. Availability of water, means of sewage collection and treatment, storm water drainage, access and other utilities and services;
 - d. Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - e. Adjacent streets and traffic flow, including pedestrian access;
 - f. Availability of fire, police and other emergency services protection;
 - g. Impacts on area schools.

2. The Comprehensive Plan Future Land Use Map designates the area as Residential Mixed Density Medium. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes.

3. Zoning Regulations:

- Municipal Code, Section 4-4-7(A) Intent: The “R-3” Medium Density District is intended to provide an area which is suitable for single-family homes and duplexes. This district provides for other uses which are compatible with such uses.
- The proposed uses are a use-by-right in these zoning districts. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-1” Very Low Density District, “R-1A”



Large Estate District, "R-2" Low Density District, "R-3A" Medium High Density District, and agricultural (outside City limits).

4. The Woods Crossing North Preliminary Plat does not appear to be adverse to the public health, safety and welfare and is in compliance with the City's Subdivision Regulations.

Planning Commission Action:

The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Woods Crossing North Preliminary Plat. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

Planning Commission Recommendation Alternatives for Preliminary Plat:

Conditional Approval Motion: "I hereby make a motion to recommend to City Council approval of the Woods Crossing North Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

Denial Motion: "I hereby make a motion to recommend to City Council denial of the Preliminary Plat application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report."

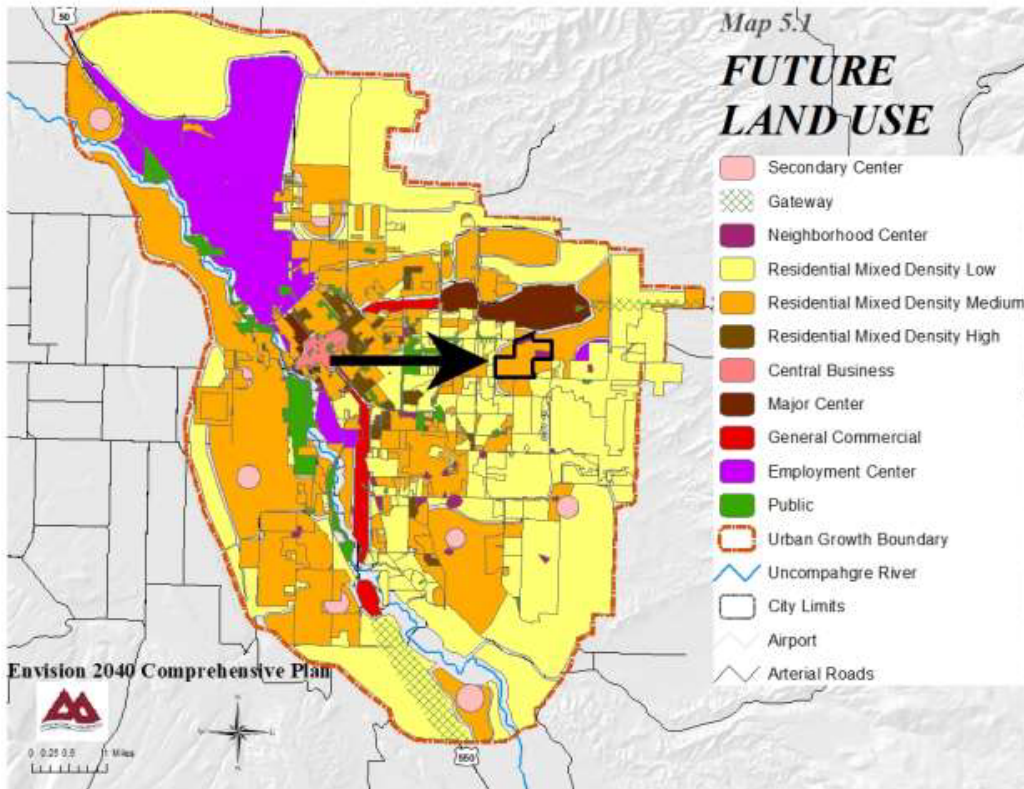


EXHIBIT A: Area Maps

Vicinity Map



Comprehensive Plan Future Land Use Map



Zoning Map Woods Crossing North Preliminary Plat

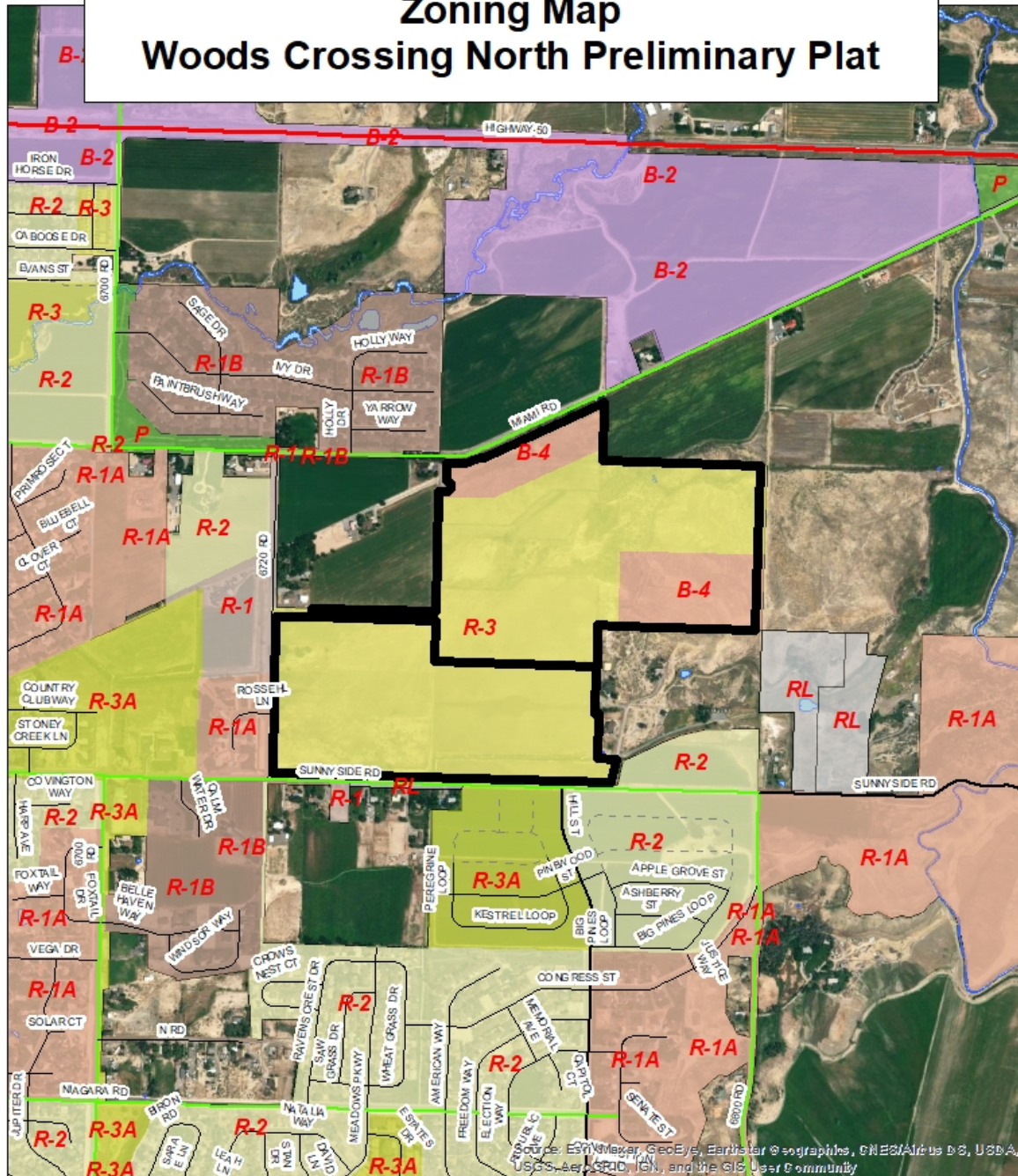


EXHIBIT B: Code Excerpts for Subdivisions

Sec. 4-7-5. Subdivision procedure.

- (A) The subdivision of land shall be accomplished in accordance with the procedures provided in this Section, except for those instances where different governing procedures are set forth pursuant to Sections 4-7-9 through 4-7-11, Informal Review and Sketch Plan. The City Council shall set all application fees related to land use action per resolution.
- (1) Prior to submittal of the subdivision application, the subdivider shall make a reasonable effort to consult informally with property owners of record adjoining or within 100 feet of the proposed subdivision, and the City. No fee shall be required for such review or discussions of any plans or data concerning the proposed subdivision, prior to sketch plan review. The City shall not be bound by virtue of any discussions during the informal review stage.
 - (2) The proposal shall be consistent with the Master Plan, City subdivision and Zoning Regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.
 - (a) Conformance with the Master Plan and Zoning Regulations;
 - (b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
 - (c) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
 - (d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - (e) Adjacent streets and traffic flow, including pedestrian access;
 - (f) Availability of fire, police and other emergency services protection;
 - (g) Impacts on area schools.
 - (3) A subdivider who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing his present plans for its eventual development.
 - (4) Following informal review when applicable, and in all cases except when not required by other provisions of this Chapter, the applicant shall file copies of the sketch plan application and sketch map, along with all required supporting plans, with the City. The submittal of such application, map and supporting plans shall comply with City's application and fee requirements.

Filing of a sketch plan shall not be required in cases where a subdivision, which does not qualify as a minor or amended subdivision, primarily due to a lack of installed on or off-site public improvements. In no case shall the sketch plan requirement be waived under this provision for subdivision proposals containing more than three divisions of real property, or where any part of the subdivision has been subdivided without a sketch plan under any part of this Official Code of the City of Montrose, Colorado, within the three years prior to the date of submission.
 - (5) The sketch plan review shall commence only upon submittal of a completed sketch map, a completed sketch plan application form, which form shall be provided by the City, and all required supplemental information as set forth below, as well as any additional materials determined by City staff to be necessary for processing of the application.
- (a) Sketch Map. The sketch map shall include the following:
- (i) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to major and minor arterial and



- collector roads or highways.
- (ii) A detailed map showing property boundaries of the subdivision, north arrow and date. The scale of the map shall not be less than one inch equals 200 feet. The map shall include the name of the subdivision, name of the county, township, range, Section and quarter Section. The map shall further indicate zoning and land use of all lands within 300 feet of any property boundary owned by or under option to the subdivider. A title box shall be located in the lower right corner of the map. In the case of large subdivisions requiring more than one sheet at such a scale, an index map showing the total area on a single sheet shall also be submitted.
 - (iii) A conceptual drawing of the lot and street layout indicating the approximate area and number of individual lots and access to the property.
 - (iv) Significant natural and manmade features on the site, such as streams, lakes, natural drainage ways and wetlands; vegetation types including locations of wood areas; wildlife habitats; scenic corridors; visual impacts; solar access; existing buildings; utility lines and easements; irrigation ditches; bridges and similar physical features; existing development on adjacent property; and footprints of existing buildings.
 - (v) Total acreage of the tract.
 - (vi) Existing and proposed zoning district boundary lines. General land use divisions, including residential types, commercial, industrial, parks, open space and community facilities, including the proposal's relevance to underlying zoning.
 - (vii) Type and layout of all proposed infrastructure, including streets, utilities, water and sewer systems, and impact on existing systems.
 - (viii) Public use areas proposed to be dedicated to the public, the purpose of the dedication, and their relationship to existing public use areas.
 - (ix) Existing and proposed land use patterns, including street system, of both the tract proposed for development and immediately adjacent land.
 - (x) Existing site problems or peculiarities, such as areas of poor drainage, existing floodplain, geological hazards and seepage water.
 - (xi) Existing and proposed stormwater discharge facilities pertaining to the property.
- (b) Sketch Plan Application. The sketch plan application shall include, but not be limited to, the following information pertaining to the proposed subdivision (this information may be provided in a narrative format):
- (i) Estimated total number of gallons per day of water system requirements, source of water to supply subdivision requirements, and proposed dedication of water rights in accordance with existing City ordinances.
 - (ii) Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.
 - (iii) Availability of electrical power, natural gas, CATV, telephone and other utilities necessary or proposed to serve the subdivision.
 - (iv) Access to the property, off-street parking, school bus stop area, and mail box location.
 - (v) Total number of proposed dwelling units.
 - (vi) Demonstrated compatibility with natural features.
 - (vii) Identification of all activities of the subdivision which shall require approval by permitting agencies at the local, state and federal level, and a description of the approval so required.
 - (viii) Names and addresses of all property owners of record adjoining or within 100 feet of the proposed subdivision.
 - (ix) Summary of issues or concerns resulting from informal review with neighboring property owners, if applicable.
- (c) Sketch Plan Supplemental Documents. The sketch plan application shall also include the following



supplemental documentation:

Disclosure of ownership, with supporting documentation from a title insurance company or, if acceptable to the City, an attorney licensed in the State of Colorado, which shall set forth a legal description of the property and title ownership of the property.

- (6) Upon complete submittal of all required information, City staff shall provide initial review of the sketch plan within 45 days. Upon completion of initial review of the plan and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the sketch plan application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met.
- (7) Advance notice of the sketch plan review by the City Planning Commission shall be provided by publication, with a location map of the property to be subdivided. Fifteen-day advance written notice shall also be provided, by hand delivery or deposit into the U.S. mail, to all property owners of record adjoining or within 100 feet of the proposed subdivision. The City shall provide such notice. The review and discussion of the Sketch Plan by the Planning Commission shall be informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider.

(B) Preliminary Plat.

- (1) An application for preliminary plat shall be submitted to the City and shall comply with applicable City submittal requirements.
- (2) The City may distribute copies of the preliminary plat and supporting plans or data as appropriate to the County Land Use Department, the school district, the natural gas, CATV, electrical power and telephone companies, the Fire Protection District, the Colorado Department of Transportation, the Federal Aviation Administration, the Uncompahgre Valley Water User's Association, applicable City departments and employees, and other entities as appropriate.
- (3) The preliminary plat and proposed improvements shall comply with all requirements of these subdivision regulations and other applicable City design and construction specifications and standards. The plat shall be drawn to a scale of not less than one inch equals 100 feet. (See Chapter 4-4 of these Zoning Regulations.)
- (4) The preliminary plat shall contain, at a minimum, the following:
 - (a) The name of the subdivision and the name, address and phone number of the subdivider, and his representatives, if applicable. Such information shall be contained in a title box located on the lower right corner of the plat.
 - (b) A certificate by the engineer or surveyor preparing the plat attesting to the accuracy of the plat. Such information shall be contained in a title box located on the lower right corner of the plat and shall be signed and stamped by the licensed professional engineer or registered surveyor, and shall indicate the scale used and direction of true north.
 - (c) A certificate by a licensed professional engineer that the water, stormwater, sewer systems, and all other improvements are properly engineered and designed in compliance with applicable requirements of the City and state.
 - (d) A certificate of ownership of the subject property.
 - (e) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the preliminary plat and separately on letter size paper.
 - (f) Certification on forms approved by the City to document approval of the plat; and the form of the certificates proposed to be used to comply with the requirements imposed for the final plat as found



- in Subsection (C) of this Section.
- (g) Two-foot elevation contours and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.
 - (h) The then-current zoning designations of the subdivision and of adjacent properties.
 - (i) The names of the owners of record of adjacent properties, and the property lines of adjacent properties as space will allow.
 - (j) The location and ownership interest of existing and proposed watercourses including lakes, swamps, ditches and floodprone areas (the inclusion of such watercourses within the jurisdictional authority of local, state or federal regulatory agencies shall also be noted); the location of existing and proposed streets, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities both on the proposed subdivision and adjacent properties as practical.
 - (k) The layout of all lots showing the building lines, dimensions and lot areas and footprints of existing buildings, if any. The plat shall include at least two references to City GPS coordinates.
 - (l) The layout and location of all parks and open space.
 - (m) The location of all land to be reserved or dedicated for public use.
- (5) The following shall be submitted accompanying the preliminary plat together with plans and specifications prepared by a licensed professional engineer consistent with City standards and specifications, for all required or proposed improvements. All plans and specifications shall be signed and stamped by a licensed professional engineer.
- (a) Plans for the proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations, and the connection points to the existing system.
 - (b) Plans for the water system and fire protection system showing locations, pipe size, valves, fire hydrants and connection points to the existing system.
 - (c) Plans for the storm drainage system showing location, pipe sizes, grades and discharge points, including off-site improvements. Such plans shall comply with any applicable City stormwater drainage requirements.
 - (d) Plans for any improvements specifically affecting watercourses within the jurisdictional authority of local, state or federal regulatory agencies, noting the required permits therefor.
 - (e) Plans for proposed streets, sidewalks, recreation paths, showing grade and cross Section, trails and walkways and streetlight and street names.
 - (f) A soil or geological report prepared and certified by a professional geologist or soil scientist.
 - (g) Plans for piping ditches, or improvements to waterways.
 - (h) Plans for parks and recreation facilities.
 - (i) A traffic impact study for all developments when estimated vehicle trips per day will exceed 250 and plans for recommended traffic mitigation measures. The study shall provide, but not be limited to, traffic capacity for existing road infrastructure, proper analyses of transportation linkages in conformance with transportation plan, cumulative traffic impact of development at build-out, and proposed infrastructure design to account for such considerations. The scope of the impact study may be broadened to include other nearby subdivisions and developments, allowing for cooperative participation and cost sharing.
- (6) If the applicant intends to develop the project in phases, a phasing plan will be required to be submitted to and approved by the City. The phasing plan must include the numbers of lots in each phase, the infrastructure planned for completion with each phase that is necessary to allow the phase to be properly integrated into City services as determined by the City Engineer, the amenities to be constructed with each phase, and all other information pertinent to the completion of the development.



- (7) Upon submittal of all required information, the City staff shall provide initial review of the preliminary plat within 45 days. Upon completion of initial review of the preliminary plat and submission by the applicant of any supplemental materials and revisions necessary to comply with City regulations, the Preliminary Plat Application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met. City staff shall make a recommendation to the City Planning Commission to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with conditions or modifications.
- (8) Advance notice of the preliminary plat review by the City Planning Commission shall be provided by publication, with location map of the property to be subdivided. The City shall provide such notice at least 15 days in advance of the scheduled meeting.
- (9) Following receipt of a completed Preliminary Plat Application, the applicant shall be required to diligently pursue the application by providing revised plans, plat maps, and other necessary information in a timely fashion. Where the applicant fails to meet this requirement, the City shall, in writing, request the applicant to withdraw the application. If the applicant fails to take any further action on the Preliminary Plat Application for a period of six consecutive months following such request to withdraw, the Preliminary Plat Application shall automatically expire and all applicable fees shall be non-refundable. When a Preliminary Plat Application has expired under this Subsection, in the event the applicant wishes to pursue development of the property the applicant must re-apply and pay any applicable fees.
- (10) Upon review by the City Planning Commission, the commission shall make a recommendation to the City Council to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with modifications or conditions. The reasons for such recommendation shall be included in the minutes of the Planning Commission meeting and provided in writing to the applicant upon request.
- (11) Unless the subdivider withdraws the preliminary plat from review, or it expires as set forth herein, the plat shall be submitted to the City Council for final review and action. Advance notice of the preliminary plat review by the City Council shall be provided by posted notice.
- (12) Council may approve the preliminary plat, approve the plat subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if the Council finds that the requirements of these regulations have not been met.
- (13) No construction of the required subdivision improvements shall commence until approval of the preliminary plat by the City Council and submittal of both a Mylar of the preliminary plat, as finally approved with signed certificates as required by the City, and a copy of the preliminary plat in a digital format acceptable to the City and compatible with City computer systems. Upon approval and submittal of the Mylar, and supporting documentation as required, the City shall then issue a written notice to proceed.

(C) Final Plat.

- (1) No land shall be subdivided, or any parcel thereof sold or conveyed, until a final plat has been approved and either a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued in accordance with this Subsection (C).
- (a) Final plat submittals shall comply with all application and fee requirements. The submittal of final



plats for approval must occur within five years of approval of a related preliminary plat, unless an extension of time is granted by the City Council, or the timing of the submittal is consistent with a phasing plan that has been submitted by the applicant and approved by the City. The applicant may request and the City Council may approve an extension of time for filing the final plat where development of the project in accordance with the preliminary plat has been pursued with due diligence.

(b) Building Permits:

- (i) Until the public improvements are accepted by the City, the City shall not be obliged to issue any building permits within a subdivision, except as provided herein. Provided that all other applicable City codes and regulations have been satisfied, building permits may be issued only to the subdivider for any property with an approved Preliminary Plat. The subdivision must have sufficient access and water to allow for adequate fire protection as determined by the fire protection district. No certificates of occupancy, temporary or otherwise, shall be issued unless and until:
 - (a) All public and necessary on- and off-site improvements have been completed;
 - (b) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued by the City; and
 - (c) A final plat has been approved and recorded.
- (ii) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion shall evidence City inspection and approval.
- (iii) The two calendar year Construction Warranty shall begin to run from the date of said Preliminary Letter of Infrastructure Completion.

(c) The final plat shall contain all plat elements required as a condition of preliminary plat approval and the following, all in forms acceptable to the City:

- (i) The total number of lots and lot numbers or letters.
- (ii) Sufficient data to determine easily and reproduce on the ground the location of all monuments, and the bearing and length of every street line, boundary line, block line, lot line and building line whether curved or straight, including the radius, central angle and tangent distance for the centerline of curved streets. Other curved lines shall show arc or chord distance and radius. All dimensions shall be to the nearest 1/100 of a foot and all angles to the nearest second. The plat shall include at least two references to City GPS coordinates.
- (iii) A certificate by a registered surveyor, attesting to the accuracy of the survey plat and placement of monuments, and compliance with the requirements of this Chapter and state law.
- (iv) A certificate of dedication for streets, easements and other property dedicated for public use, properly executed and notarized.
- (v) A certificate by a licensed professional engineer that the sanitary sewer, water distribution and storm drainage systems, streets and other improvements are properly engineered, designed and constructed in compliance with all applicable requirements of the City and the state.
- (vi) Separate Certificate of Approval of the plat by the City Attorney.
- (vii) A certificate of an attorney that title to the property is in the name of those parties executing the dedication, and that property dedicated to the City will be free and clear of all liens and encumbrances affecting marketability.
- (viii) A certificate by the City Engineer specifying which improvements have been completed and listing those that require security prior to final plat approval.
- (ix) A certificate by the City Clerk as to receipt of any security for the completion of improvements.
- (x) The name of the subdivision and the name, address and phone number of the subdivider, and his representative if applicable, said information to be included within a title box located on the lower right corner of the plat.



- (xi) The name of the registered surveyor preparing the plat, the date of the plat, said information to be included within a title box located on the lower right corner of the plat.
 - (xii) A certificate of recording to be executed by the County Clerk and Recorder.
 - (xiii) The scale used, direction of true north, and basis of bearing.
 - (xiv) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the final plat and separately on letter size paper.
 - (xv) The location and ownership interest of all watercourses including lakes, swamps, ditches and floodprone areas; the location and names of streets, sidewalks, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities.
 - (xvi) The layout of all lots showing the building lines, dimensions and lot areas.
 - (xvii) The layout and location of all parks, trails, recreation paths and open space.
 - (xviii) The location of all land to be reserved or dedicated for public or other uses and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.
 - (xix) Plat notes and restrictions as appropriate to implement compliance with this Chapter, conditions of approval as necessary or desirable to implement the City's Master Plan.
 - (xx) Plat notes, easements and restrictions as appropriate to implement required FAA aviation regulations.
- (2) The final plat shall be accompanied by a computation showing closure of the tract boundary to one foot in 5,000 feet or better. The final plat and accompanying plans shall be drawn to a scale of not less than one inch equals 100 feet. If discrepancies are believed to exist, the City may have the plat checked by an independent registered surveyor at the subdivider's expense.
 - (3) Any conditions or improvements imposed on the applicant by the City Council under the preliminary plat approval must be shown on the final plat and either completed, or the appropriate security under Subsection (C)(5) of this Section, prior to approval by the City Council.
 - (4) The final plat may be submitted for a portion of the preliminary plat, or phased, subject to the following conditions:
 - (a) The applicant has submitted a phasing plan that has been approved by the City.
 - (b) All required improvements, utilities and road infrastructure must be accessible to the remaining aggregate of unsubdivided land, or outlot.
 - (c) In instances where completion of required improvements, utilities or road infrastructure within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to complete said improvements, utilities or road infrastructure upon approval of that final plat. This may include, but not be limited to, completion of necessary road infrastructure, stormwater drainage system, trails and park development.
 - (d) In instances where the dedication of land for public purposes within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to dedicate said lands upon approval of that final plat. This may include, but not be limited to, the dedication and development of land for parks, trails, open space, rights-of-way and easements.
 - (5) The final plat shall be accompanied by security for the completion of any uncompleted improvements in accordance with Section 4-7-8 of these regulations.
 - (6) Accompanying the final plat shall be two copies of the as-built plans or record drawings for sanitary sewers, storm sewers or drainage systems and the water and fire systems showing grades, pipe sizes, pipe types, outlets, connection points and other information which the City Engineer may require



along with as-built plans for all other utility systems. As-built plans and data shall also be provided in a digital format compatible with City computer systems, and in accordance with City specifications. As-built plans for any improvements not completed at the time the final plat is submitted shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data shall be signed and stamped by a licensed professional engineer.

- (7) Upon complete submittal of all required information, City staff shall, within 30 days, provide initial review of the final plat. Upon completion of an initial review of the final plat and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the application shall be placed on an upcoming City Council agenda for which space is available. No final plat shall be placed on a City Council agenda unless and until all necessary materials have been submitted, reviewed and determined by City staff to meet all applicable City codes and regulations.
- (8) City Council may approve the final plat, approve it subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if it finds that the requirements of these regulations have not been met.
- (9) No final plat shall be approved by the City Council until:
 - (a) All of the improvements required by these subdivision regulations have been installed, inspected and approved by the City Engineer, or properly secured in accordance with the provisions of Section 4-7-8 of these regulations on forms approved by the City.
 - (b) Two hard copies of as-built plans and data for completed utility improvements have been provided, reviewed and accepted by the City Engineer, and also provided in a digital format acceptable to the City and compatible with City computer systems. As-built plans for any improvements not completed at the time the final plat is submitted, and secured in accordance with the provisions of Section 4-7-8, shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data for completed utility improvements shall be signed and stamped by a licensed professional engineer.
 - (c) The final plat has been submitted in final form on two reproducible Mylars, with all requisite signatures, and also in a digital format acceptable to the City, and compatible with City computer systems.
 - (d) Payment to the City of any costs incurred by the City within the subdivision review process, which costs are specifically subject to reimbursement.
 - (e) The security for the two calendar year construction warranty has been provided by the subdivider in a form acceptable to the City.
- (10) Following City Council approval of the final plat and verification that the documentation has met all applicable codes and regulations, the final plat shall be executed by the appropriate City staff and recorded with due diligence.

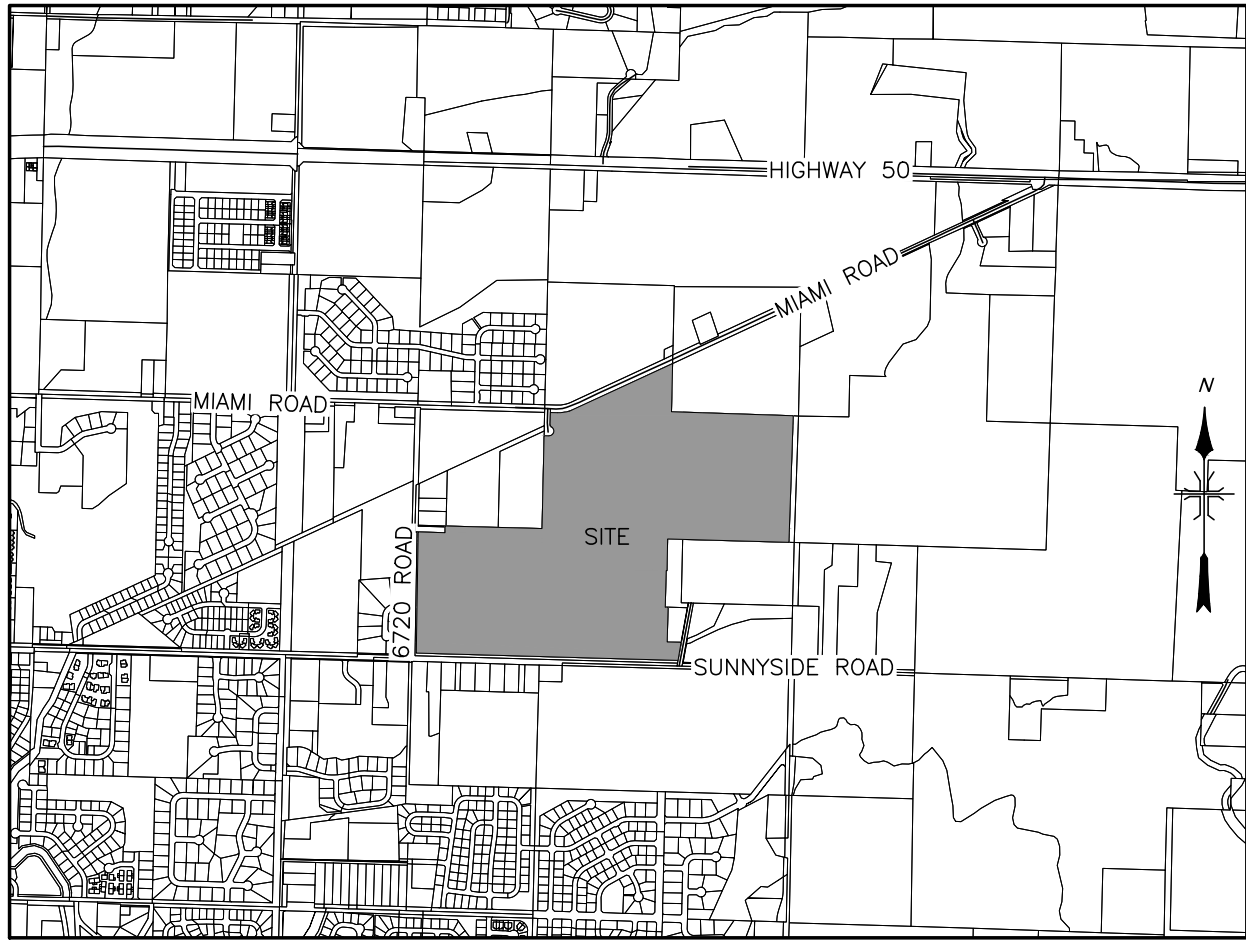
(Code 2012, § 4-7-5; Ord. No. 2062 , 6-2-2005; Ord. No. 2092 , 11-17-2005; Ord. No. 2173 , 11-15-2007; Ord. No. 2229 , 11-5-2009)



WOODS CROSSING NORTH

PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owner(s) of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

TRACT 1:

A tract of land situated in Section 25, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being better described as beginning at the SE 1/16 corner of said Section 25 thence along the East line of the SW1/4 SE1/4 S0125°41'W 330.08 feet;
Thence leaving said East line N88°20'07"W 1317.99 feet to a point on the West line of said SW1/4 SE1/4;
Thence along said West line N01°20'19"E 330.15 feet to the CS1/16 corner of said Section 25;
Thence along the North line of the SE1/4 SW1/4 N88°20'24"W 980.18 feet;
Thence leaving said North line N01°18'41"E 70.00 feet to a point on the South line of the R.H. Minor Subdivision Reception No. 520161;
Thence along said South line of the R.H. Minor Subdivision S88°20'24"E 980.22 feet;
Thence along the East line of said R.H. Minor Subdivision N01°20'35"E 967.10 feet to a point on the 6750 Road Right of Way;
Thence the following four (4) courses along said Right of Way S88°39'25"E 50.00 feet;
Thence 134.93 feet along the arc of a curve to the left with a radius of 50.00, an interior angle of 154°37'23" and a chord of N14°01'53"E 97.56 feet;
Thence 22.56 feet along the arc of a curve to the right with a radius of 20.00 feet, an interior angle of 64°37'23" and a chord of N30°58'07"W 21.38 feet;
Thence N01°20'35"E 118.82 feet to a point on the Miami Road Right of Way;
Thence the following two (2) courses along said Right of Way S88°21'38"E 55.33 feet;
Thence 209.85 feet along the arc of a curve to the left with a radius of 456.00 feet, an interior angle of 26°22'05" and a chord of N78°27'20"E 208.01 feet;
Thence N65°16'17"E 11.89 feet to the North line of the NW1/4 SE1/4;
Thence along said North line S88°21'42"E 34.36 feet;
Thence leaving said North line N65°15'56"E 1065.68 feet to a point on the East line of the SW1/4 NE1/4;
Thence leaving said Right of Way along the said East line S01°19'00"W 473.39 feet;
Thence along the North line of the NE1/4 SE1/4 S88°21'42"E 1264.52 feet;
Thence running 56 feet west of and parallel to the East line of the NE1/4 SE1/4 S01°30'38"W 1319.67 feet to a point on the South line of said NE1/4 SE1/4;
Thence along the South line of the NE1/4 SE1/4 N88°24'07"W 1262.71 feet to the Point of Beginning.

Containing 94.39 acres more or less as described.

TRACT 2:

A tract of land situated in Section 25, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being better described as beginning at a point in which the SE1/16 of said Section 25 bears N02°42'36"E 330.15 feet;
Thence along the West line of Lot 1 of the Tom English Minor Subdivision S01°48'24"W 379.43 feet;
Thence along the South line of said subdivision S88°25'27"E 30.00 feet;
Thence along the West line of Lot A Replat Nicolas Minor Subdivision S01°39'17"W 363.30 feet;
Thence along the South line of said Lot A Nicolas Minor S88°41'01"E 148.64 feet to a point on the 6775 Road Right of Way;
Thence along said Right of Way S10°21'47"W 194.42 feet to a point on the Sunnyside Road North Right of Way per Reception No. 886015;
Thence the following two (2) courses along said Right of Way N88°26'37"W 1453.64 feet;
Thence N88°23'21"W 1284.02 feet to a point on the 6720 Road Right of Way;
Thence along said 6720 Road East Right of Way N01°17'09"E 1265.70 feet;
Thence along the North line of the SE1/4 SW1/4 S88°20'24"E 1285.18 feet;
Thence along the East line of the SE1/4 SW1/4 S01°20'19"W 330.15 feet;
Thence S88°26'07"E 1310.60 feet to the Point of Beginning.

Containing 66.32 acres more or less as described.

Have by these presents laid out, platted and subdivided into lots, as shown on this plat, under the name and style of WOODS CROSSING NORTH and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Hill Street, Douglas Fir Lane, Douglas Fir Street, Conifer Lane, Conifer Street, Pine Tree Drive, Claim Jumper Avenue, Olive Branch Avenue, Lodgepole Street, Lodgepole Lane, and Forest Way.

Park Tract B is hereby dedicated, granted and conveyed to the City of Montrose for the use of the public for recreation purposes as authorized by the City.

The easements shown on this plat are dedicated, granted, and conveyed to the City of Montrose, Colorado for public utility purposes including but not limited to water, sewer, electrical, telephone, gas, communication and CATV lines, public irrigation and drainage easements specifically labeled for dedication, together with a perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, if any, or otherwise subject to a previously recorded conveyance.

Executed this _____ day of _____, 20____.

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this ____ day of _____, 20____, by
Miami Road Properties, LLC.

Witness my hand and official seal.

My commission expires _____

Miami Road Properties, LLC

Notary

SURVEYOR'S CERTIFICATE

I, Frederick Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38–51–106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title commitment issued by Fidelity National Title Insurance Company, dated June 30, 2020, bearing policy number 696–F0676042–397–DGO.

PRELIMINARY

Frederick Ballard, P.L.S.
Registration No. 37690

Date: _____

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet.

BASIS OF BEARINGS:

The bearing between the found rebar and cap PLS 12180 at the SE Corner of NE1/4 SE1/4 Section 25, Township 49 North, Range 9 West and the found rebar and cap at the SW corner of said NE1/4 SE1/4 said Section, bears N88°24'07"W (Colorado South Modified State Plane Coordinates)

ENGINEER'S CERTIFICATE

I, David Schieldt, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

David W. Schieldt, P.E.
Registration No. 47195
Date: _____

APPROVAL OF PRELIMINARY PLAT

City Engineer _____ Date _____
Scott Murphy, P.E.

City Attorney _____ Date _____
Ben Morris

City Planning _____ Date _____
Commission Chair David Fishing

City Mayor _____ Date _____
Dave Frank

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the Owners and Dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except _____

Attorney
Registration No. _____
Date: _____

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a Letter of Substantial Completion has been issued, as required by the City's Municipal Code.

City Engineer
Registration No. _____
Date: _____

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 20____, by _____, City Manager
of the City of Montrose.

City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 20____, by _____, City Attorney
of the City of Montrose.

City Attorney

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 20____, by _____, Mayor
of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of
_____, on the _____ day of _____, 20____ under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

Deputy

NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

FIELD BOOK: 889				DRAWING: RDD/DCC		DATE: 08/08/2022		SHEET: 1 of 6		FILE: 21123V_PLAT_PRE		JOB NO.: 21123		TYPE: PRELIMINARY PLAT	
DMC										DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2231 • (970) 249-2242 FAX www.del-mont.com • service@del-mont.com					
CLIENT: MIAMI ROAD PROPERTIES, LLC										1521 OXBOW DR., SUITE 210 MONTROSE, CO 81401 970-249-3398					
ADDRESS & PHONE:										TITLE: WOODS CROSSING NORTH					

WOODS CROSSING NORTH

PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

1. Local Improvement District

All lots platted hereon shall be subject to an assessment for the costs to construct improvements to that portion of Sunnyside Road, 6720 Road and Miami Road that abuts the Subdivision, said improvements including curb, gutter, sidewalk, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of the Woods Crossing subdivision for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.

2. Drainage Easements

- A. All Open Space Tracts contain drainage swales, sheet flow areas and/or improvements that are to be maintained by an Owner's Association. The Open Space Tracts shown hereon are entirely encumbered by drainage easements and shall be owned and maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots benefited by the easement, jointly and severally in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements, unless otherwise located within a dedicated easement to the City. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

- B. The Tract A & Tract D drainage infiltration ponds are to be maintained by an owners' association lawfully formed for such purposes. The encumbered infiltration ponds receive drainage from the Woods Crossing North and the neighboring Woods Crossing Developments.

3. Privately Owned Open Space, Parks, and other Improvements

All open space tracts, now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in Woods Crossing North jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

A. Conveyance of Private Open Space and Tracts to Owners' Association

By executing this Plat, the owner(s) whose signature(s) appear hereon, joined by the Lienholder(s), if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Woods Crossing North Homeowners Association, a Colorado nonprofit corporation, Tract A, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, Tract I, Tract J, Tract K, Tract L, Tract M & Tract N as shown and designated on this Plat.

B. Drainage

All Open Space Tracts contain drainage swales, sheet flow areas and/or improvements that are to be maintained by an Owner's Association, except for Tract B, which is dedicate to the City. Dedicated City drainage easements as shown on this plat contain storm drain piping and structures that are to be maintained by the City.

C. Pedestrian Facilities

Open space Tracts E, F, G, H, I, J, M & O will contain improved pedestrian facilities for the use of the public and to be maintained by the HOA.

D. Certificate of Good Standing

The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. 14092376, from the Colorado Secretary of State, as proof of the above-named HOA or Owners' Association entity's: i) compliance with all applicable requirements of the Colorado Secretary of State, and ii) good standing with the Colorado Secretary of State.

E. Declaration of Covenants Recorded

The Declaration of Covenants, Conditions, and Restrictions for Woods Crossing North Homeowners Association, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. _____ on the _____ day of, 202____ in the office of the Montrose County Clerk and Recorder.

4. Money in lieu of School Land Dedication

All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to § 4-7-7(G)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

5. COPS Fee

The preannexation agreement for this development subjects it to a City Operations and Police Service Fee to be paid for each dwelling unit at the time of final plat, in the amount of \$891.30 per dwelling unit based on the maximum dwelling units allowed on each lot. In the event a building permit is issued for any residential units prior to filing of this plat, the fee shall be collected on each unit with the building permit and a correlating credit applied to the fees due on subsequent subdivision or planned unit development final plat. The amount of the fee may be adjusted for inflation from time to time.

No residential units may be placed on Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, Tract I, Tract J, Tract L, Tract M or Tract N.

6. Zoning

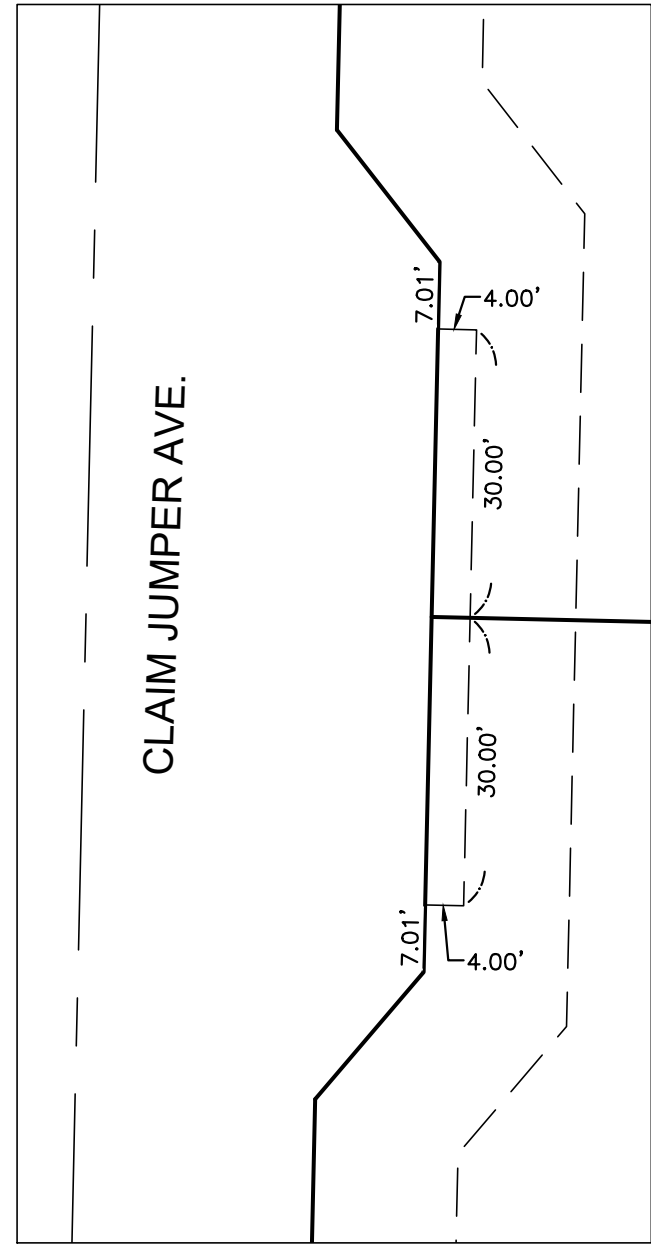
The zoning of this property is "R-3" and "B-4", as shown on the City's Official Zoning Map, and as defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change. All proposed residential development in the Woods Crossing North Preliminary Plat is within the R3 zoning portion of the property.

7. Final Plat Conditional Approval

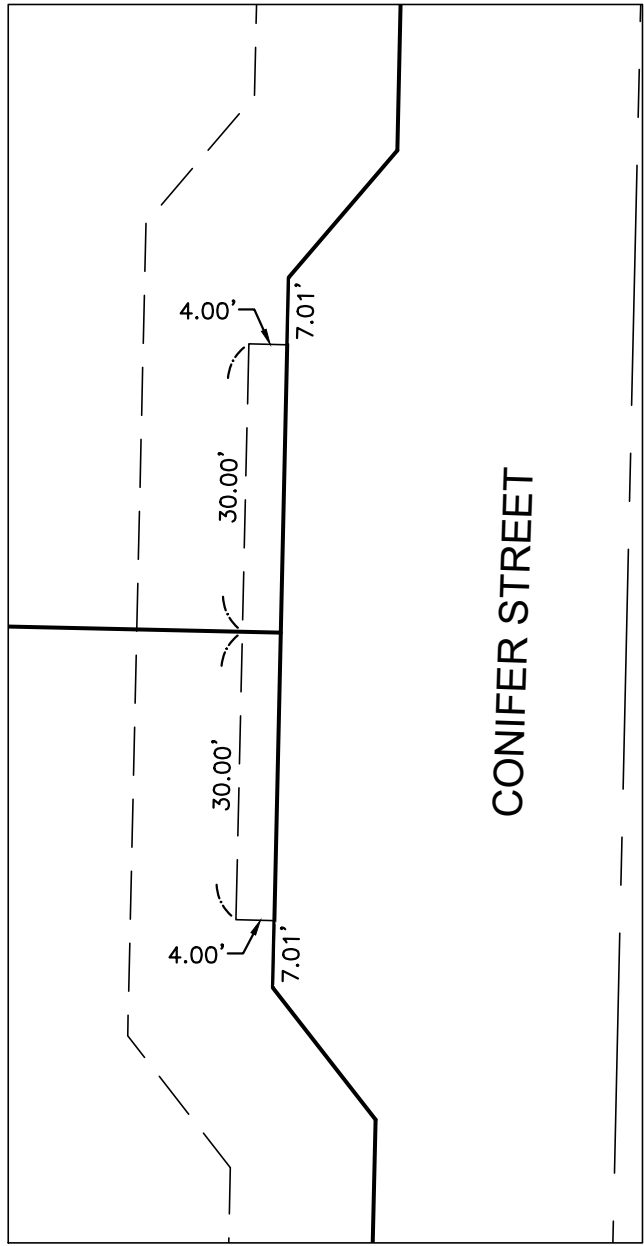
The approval of the Woods Crossing North Subdivision Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met, and that the Applicant adequately addresses all of staff's concerns.

8. Low Municipal Water Pressure

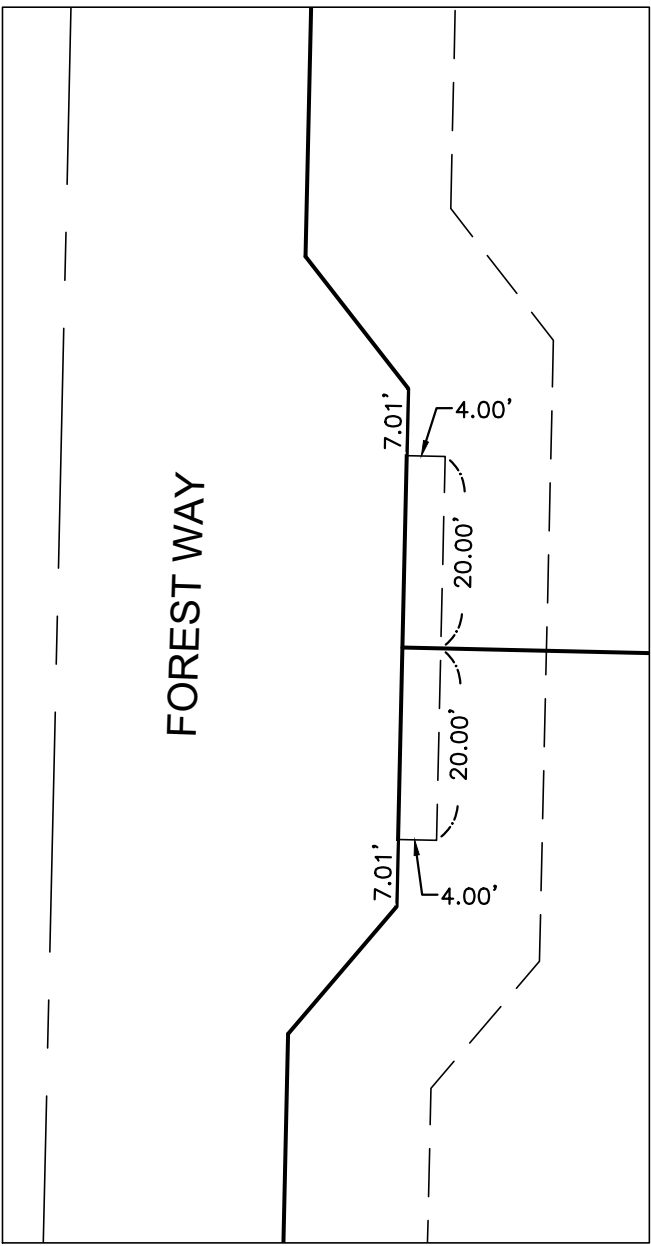
Water pressure within the subdivision is expected to range from 40 to 57 pounds per square inch (PSI) from the eastern to western ends, respectively.



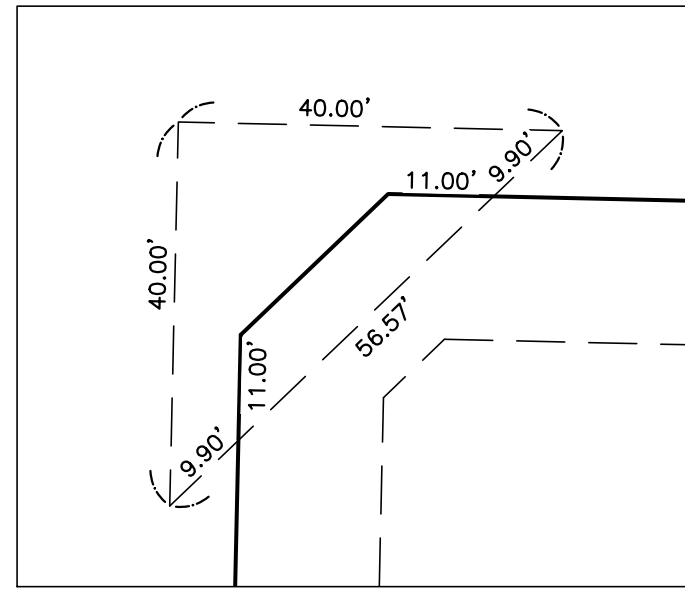
MAILBOX EASEMENT
1" = 20'



MAILBOX EASEMENT
1" = 20'



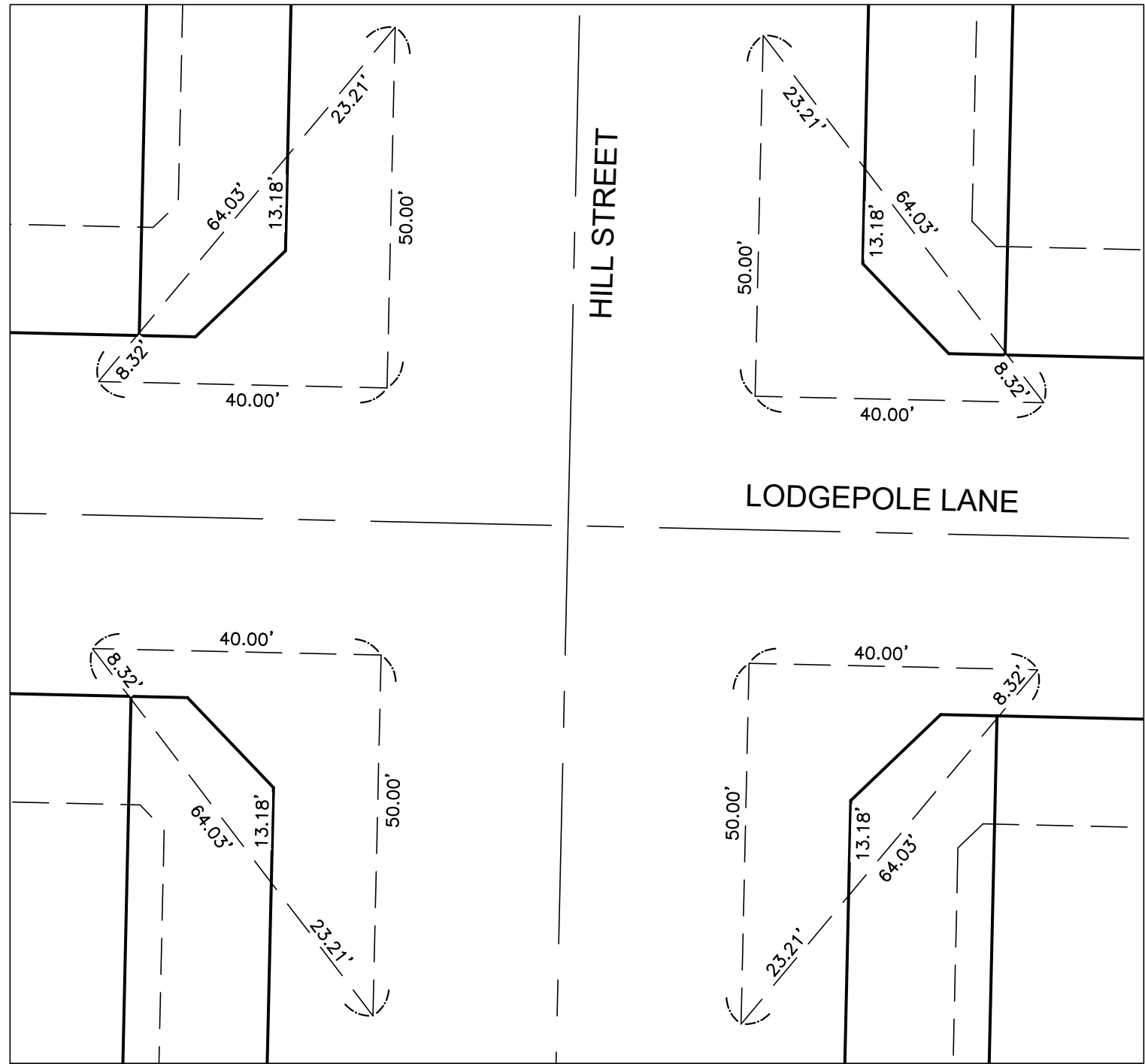
MAILBOX EASEMENT
1" = 20'



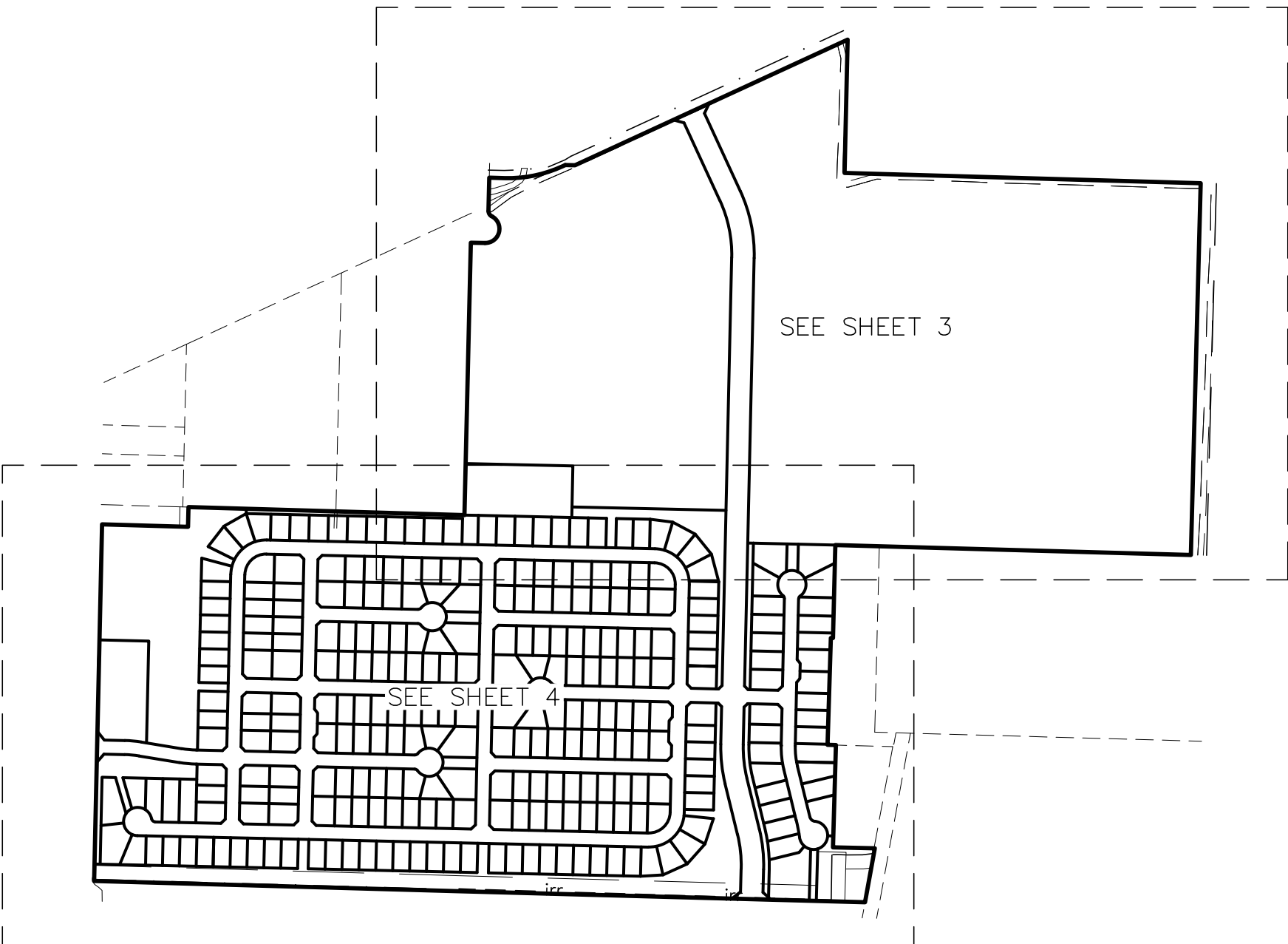
TYPICAL RESIDENTIAL SITE TRIANGLE
UNLESS OTHERWISE NOTED
1" = 20'

AREA SUMMARY

RESIDENTIAL LOTS	= 47.27 ACRES
RIGHTS-OF-WAY	= 20.53 ACRES
OPEN SPACE (TRACTS A, C, D, E F, G, H, I, J, L, M, N & O)	= 11.17 ACRES
PUBLIC PARK (TRACT B)	= 5.42 ACRES
OUTLOTS	= 76.32 ACRES
TOTAL AREA	= 160.71 ACRES



SITE TRIANGLE
1" = 20'



PRELIMINARY

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

FIELD BOOK: 889		DRAWN BY: RDD/DCC		DATE: 08/08/2022	
SHEET: 2 of 6		FILE: 21123V_PLAT_PRE		JOB NO.: 21123	
DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2231 • (970) 249-2242 FAX www.del-mont.com • service@del-mont.com				TITLE: WOODS CROSSING NORTH	
				CLIENT: MIAMI ROAD PROPERTIES, LLC	
				ADDRESS & PHONE: 1521 OXBOW DR., SUITE 210 MONTROSE, CO 81401 970-249-3398	
				TYPE: PRELIMINARY PLAT	

WOODS CROSSING NORTH

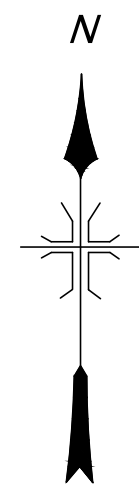
PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

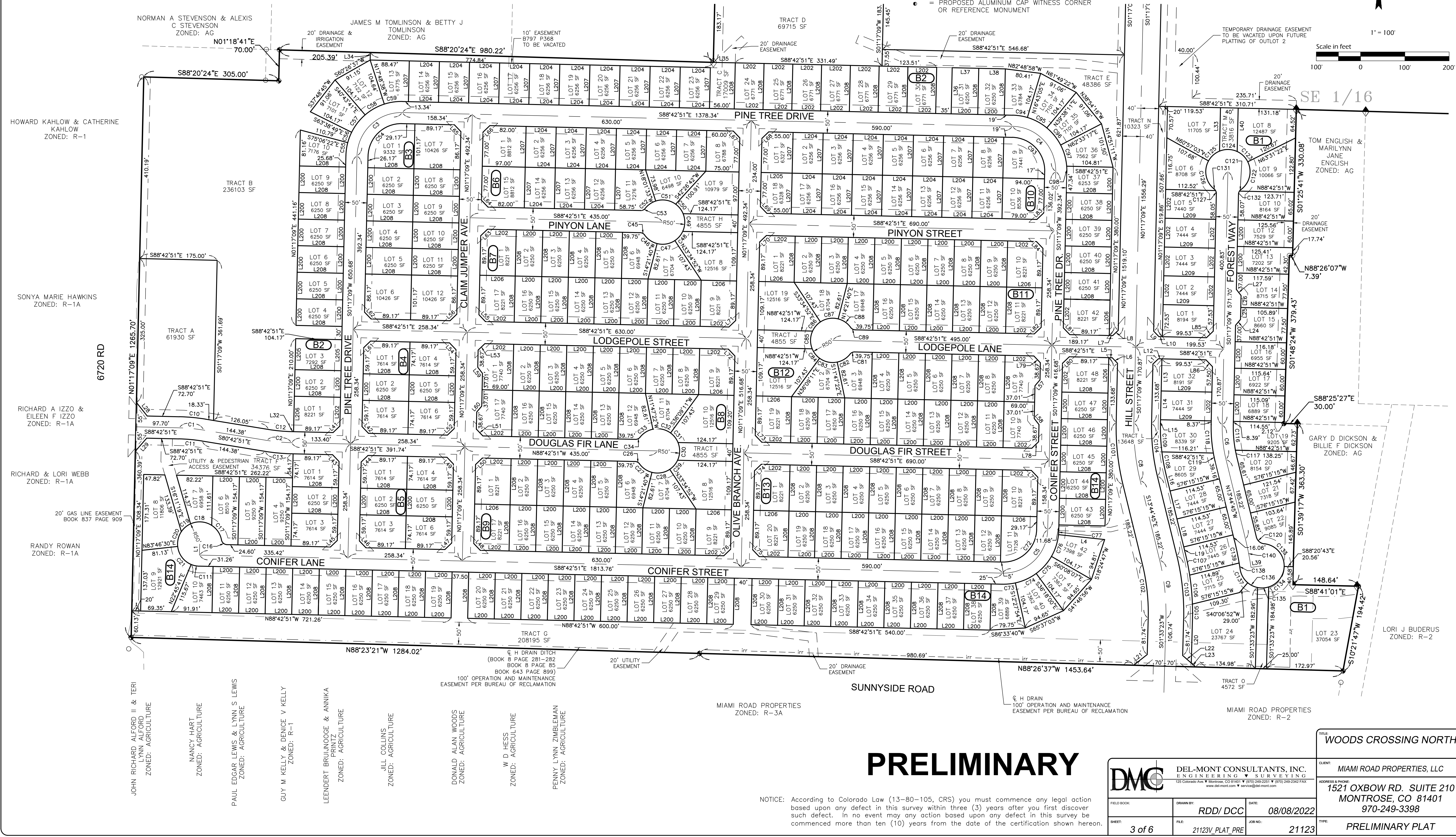
LEGEND

- = 15' WIDE UTILITY EASEMENTS ALONG ALL STREETS, LOOPS AND COURTS UNLESS OTHERWISE NOTED
- = FD. REBAR & CAP (P.L.S. 16840)
- ◇ = FD. REBAR & CAP (P.L.S. 7160)
- ◆ = FD. REBAR & CAP (P.L.S. 12180)
- ◆ = FD. REBAR & CAP (P.L.S. 5652)
- ◆ = FD. REBAR & CAP (P.L.S. 16835)
- ◆ = FD. REBAR & CAP (P.L.S. 37690)
- = PROPOSED ALUMINUM CAP
- = PROPOSED ALUMINUM CAP WITNESS CORNER OR REFERENCE MONUMENT

— = SIGHT ZONE TRIANGLES (SEE DETAILS ON SHEET 2)



Scale in feet
100' 0 100' 200'



PRELIMINARY

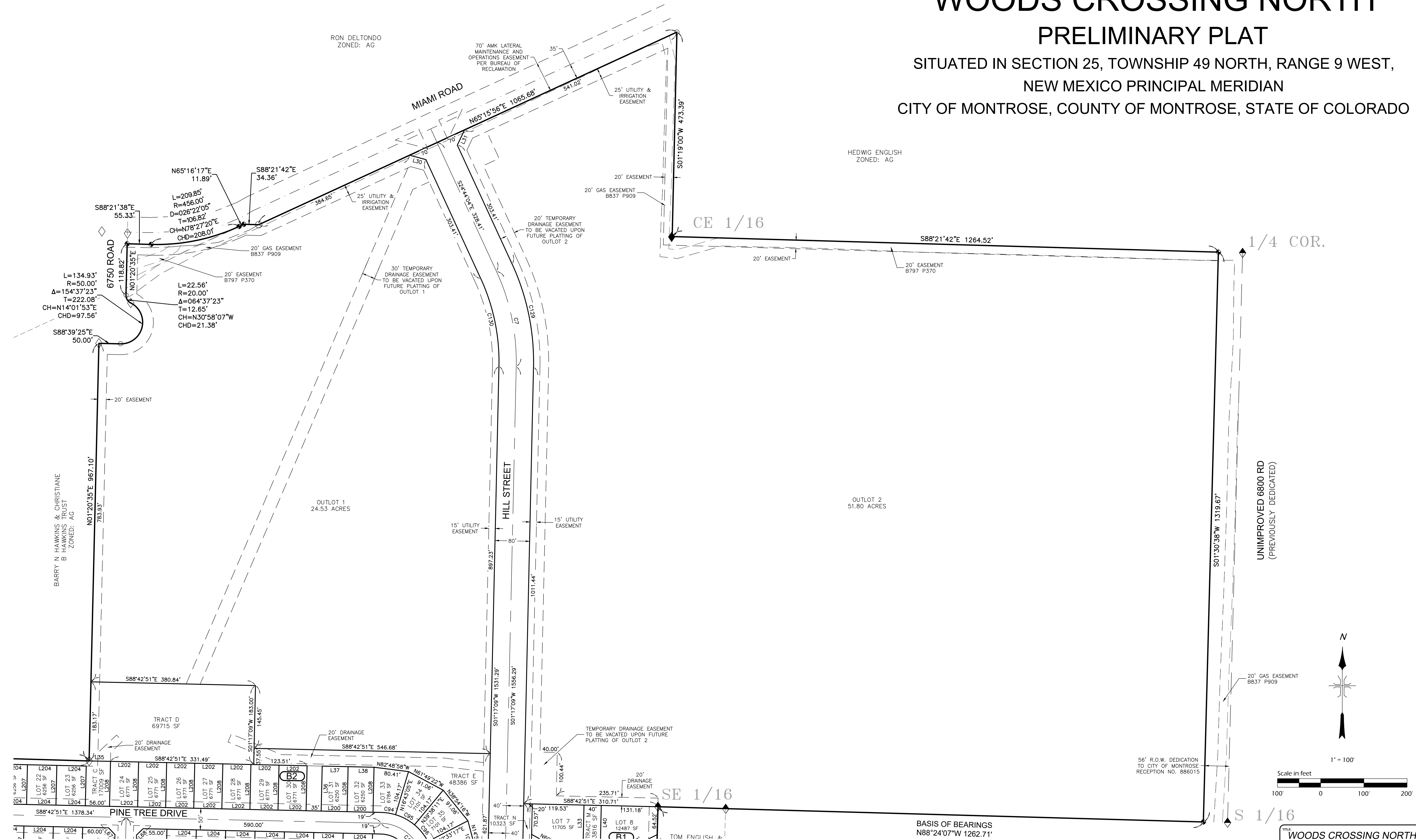
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

FIELD BOOK:		DATE:	08/08/2022
DRAWN BY:		FILE:	21123V_PLAT_PRE
SHEET:		JOB NO.:	21123
3 of 6		TYPE:	PRELIMINARY PLAT

DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-3398 • (970) 249-3392 FAX www.del-mont.com • service@del-mont.com	
CLIENT: MIAMI ROAD PROPERTIES, LLC	
ADDRESS & PHONE: 1521 OXBOW RD., SUITE 210 MONTROSE, CO 81401 970-249-3398	
TYPE: PRELIMINARY PLAT	

WOODS CROSSING NORTH
PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



PRELIMINARY

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

			DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2231 • (970) 249-2242 FAX www.del-mont.com • service@del-mont.com		CLIENT: MIAMI ROAD PROPERTIES, LLC
FIELD BOOK:			DRAWN BY: RDD/DCC	DATE: 08/08/2022	ADDRESS & PHONE: 1521 OXBOW DR. SUITE 210 MONTROSE, CO 81401 970-249-3398
SHEET: 4 of 6			FILE: 21123V_PLAT_PRE	JOB NO.: 21123	
					TYPE: PRELIMINARY PLAT

WOODS CROSSING NORTH

PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°17'09"W	25.00'
L4	S83°58'13"E	104.96'
L5	N88°42'51"W	7.81'
L6	S43°42'51"E	17.24'
L7	S88°42'51"E	7.81'
L8	N46°17'09"E	17.24'
L9	N43°42'51"W	17.24'
L10	S88°42'51"E	7.81'
L11	S46°17'09"W	17.24'
L12	S88°42'51"E	7.81'
L13	N01°17'09"E	72.50'
L14	N01°17'09"E	65.00'
L15	S01°17'09"W	8.37'
L16	N13°44'45"W	39.16'
L17	N13°44'45"W	65.00'
L18	N13°44'45"W	65.00'
L19	S13°44'45"E	16.06'
L20	N01°33'23"E	98.41'
L21	S51°45'03"W	39.05'
L22	S48°38'17"E	26.03'
L23	S48°38'17"E	13.02'
L24	N40°28'14"E	17.41'
L25	S01°17'09"W	27.01'
L26	S01°17'09"W	27.01'
L27	S37°53'55"E	17.41'
L28	N38°31'11"W	39.05'
L29	S41°05'29"W	39.05'
L30	N74°55'44"W	39.05'
L31	N25°27'36"E	39.05'
L32	N88°42'51"W	4.23'
L33	N01°17'09"E	98.20'
L34	N01°39'36"E	17.07'
L35	S88°54'39"E	49.53'
L36	N01°17'09"E	104.17'
L37	S88°42'51"E	60.00'
L38	S88°42'51"E	60.00'
L39	N81°35'02"E	25.00'
L40	N01°17'09"E	98.20'
L41	N46°17'09"E	21.21'
L42	N43°42'51"W	21.21'
L43	S43°42'51"E	21.21'
L44	S46°17'09"W	21.21'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L45	S46°17'09"W	21.21'
L46	N43°42'51"W	21.21'
L47	S46°17'09"W	21.21'
L48	N43°42'51"W	21.21'
L49	N43°42'51"W	21.21'
L50	S46°17'09"W	21.21'
L51	N43°42'51"W	21.21'
L52	S46°17'09"W	21.21'
L53	S46°17'09"W	21.21'
L54	N43°42'51"W	21.21'
L55	N43°42'51"W	21.21'
L56	S46°17'09"W	21.21'
L57	S40°28'14"W	17.41'
L58	S37°53'55"E	17.41'
L59	S37°53'55"E	17.41'
L60	S40°28'14"W	17.41'
L61	S46°17'09"W	21.21'
L62	N43°42'51"W	21.21'
L63	S46°17'09"W	21.21'
L64	N43°42'51"W	21.21'
L65	N43°42'51"W	21.21'
L66	S46°17'09"W	21.21'
L67	N43°42'51"W	21.21'
L68	S46°17'09"W	21.21'
L69	N43°42'51"W	21.21'
L70	S46°17'09"W	21.21'
L71	S46°17'09"W	21.21'
L72	N43°42'51"W	21.21'
L73	N43°42'51"W	21.21'
L74	S46°17'09"W	21.21'
L75	N43°42'51"W	21.21'
L76	S46°17'09"W	21.21'
L77	N43°42'51"W	21.21'
L78	S46°17'09"W	21.21'
L79	N43°42'51"W	21.21'
L80	N46°17'09"E	21.21'
L81	S43°42'51"E	21.21'
L82	S46°17'09"W	21.21'
L83	S46°17'09"W	21.21'
L84	N43°42'51"W	21.21'
L85	S46°17'09"W	21.21'
L86	N43°42'51"W	21.21'

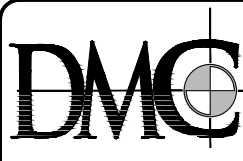
LINE TABLE	
LINE #	LENGTH
L200	60.00'
L202	65.00'
L204	68.00'
L205	70.00'
L207	92.00'
L208	104.17'
L209	114.53'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.85'	400.00'	008°00'00"	S84°42'51"E	55.81'
C2	55.85'	400.00'	008°00'00"	S84°42'51"E	55.81'
C3	157.08'	100.00'	090°00'00"	S46°17'09"W	141.42'
C4	157.08'	100.00'	090°00'00"	N43°42'51"W	141.42'
C5	157.08'	100.00'	090°00'00"	N46°17'09"E	141.42'
C6	78.83'	300.47'	015°01'55"	S06°13'48"E	78.60'
C7	227.07'	500.00'	026°01'13"	S11°43'27"E	225.12'
C8	131.18'	500.00'	015°01'55"	S06°13'48"E	130.80'
C9	133.54'	500.00'	015°18'08"	S06°05'41"E	133.14'
C10	59.34'	425.00'	008°00'00"	S84°42'51"E	59.29'
C11	52.36'	375.00'	008°00'00"	S84°42'51"E	52.32'
C12	52.36'	375.00'	008°00'00"	S84°42'51"E	52.32'
C13	59.34'	425.00'	008°00'00"	S84°42'51"E	59.29'
C16	17.72'	13.00'	078°05'29"	S49°40'06"E	16.38'
C17	40.51'	50.00'	046°25'29"	S33°50'06"E	39.41'
C18	50.00'	50.00'	057°17'45"	S85°41'42"E	47.94'
C19	27.73'	50.00'	031°46'30"	N49°46'11"E	27.37'
C20	35.00'	50.00'	040°06'25"	N13°49'43"E	34.29'
C21	53.24'	50.00'	061°00'49"	N36°43'54"W	50.76'
C26	12.00'	13.00'	052°54'09"	N62°15'46"W	11.58'
C27	34.76'	50.00'	039°49'38"	N55°43'31"W	34.06'
C28	41.84'	50.00'	047°56'32"	S80°23'24"W	40.63'
C29	27.54'	50.00'	031°33'17"	S40°38'29"W	27.19'
C30	41.15'	50.00'	047°09'23"	S01°17'09"W	40.00'
C31	27.54'	50.00'	031°33'17"	S38°04'11"E	27.19'
C32	41.84'	50.00'	047°56'32"	S77°49'05"E	40.63'
C33	34.76'	50.00'	039°49'38"	N58°17'50"E	34.06'
C34	12.00'	13.00'	052°54'09"	N64°50'05"E	11.58'
C45	12.00'	13.00'	052°54'09"	N62°15'46"W	11.58'
C46	34.76'	50.00'	039°49'38"	N55°43'31"W	34.06'
C47	41.84'	50.00'	047°56'32"	S80°23'24"W	40.63'
C48	27.54'	50.00'	031°33'17"	S40°38'29"W	27.19'
C49	41.15'	50.00'	047°09'23"	S01°17'09"W	40.00'
C50	27.54'	50.00'	031°33'17"	S38°04'11"E	27.19'
C51	47.28'	50.00'	054°10'44"	S80°56'11"E	45.54'
C52	29.31'	50.00'	033°35'26"	N55°10'44"E	28.90'
C53	12.00'	13.00'	052°54'09"	N64°50'05"E	11.58'
C54	117.81'	75.00'	090°00'00"	S46°17'09"W	106.07'
C55	29.69'	125.00'	013°36'29"	N08°05'24"E	29.62'
C56	25.00'	125.00'	011°27'33"	N20°37'25"E	24.96'
C57	50.00'	125.00'	022°55'08"	N37°48'45"E	49.67'
C58	50.00'	125.00'	022°55'06"	N60°43'52"E	49.67'
C59	41.66'	125.00'	019°05'44"	N81°44'17"E	41.47'
C72	117.81'	75.00'	090°00'00"	N46°17'09"E	106.07'
C73	30.00'	125.00'	013°45'04"	N84°24'38"E	29.93'
C74	52.00'	125.00'	023°50'06"	N65°37'03"E	51.63'
C75	52.00'	125.00'	023°50'06"	N41°46'56"E	51.63'
C76	52.00'	125.00'	023°50'06"	N17°56'50"E	51.63'
C77	10.35'	125.00'	004°44'38"	N03°39'28"E	10.35'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C81	12.00'	13.00'	052°54'09"	S64°50'05"W	11.58'
C82	34.76'	50.00'	039°49'38"	S58°17'50"W	34.06'
C83	41.84'	50.00'	047°56'32"	N77°49'05"W	40.63'
C84	27.54'	50.00'	031°33'17"	N38°04'11"W	27.19'
C85	41.15'	50.00'	047°09'23"	N01°17'09"E	40.00'
C86	27.54'	50.00'	031°33'17"	N40°38'29"E	27.19'
C87	41.84'	50.00'	047°56'32"	N80°23'24"E	40.63'
C88	34.76'	50.00'	039°49'38"	S55°43'31"E	34.06'
C89	12.00'	13.00'	052°54'09"	S62°15'46"E	11.58'
C93	117.81'	75.00'	090°00'00"	N43°42'51"W	106.07'
C94	33.67'	125.00'	015°25'56"	S80°59'53"E	33.57'
C95	50.00'	125.00'	022°55'06"	S61°49'22"E	49.67'
C96	50.00'	125.00'	022°55'06"	S38°54'16"E	49.67'
C97	50.00'	125.00'	022°55'06"	S15°59'10"E	49.67'
C98	12.68'	125.00'	005°48'46"	S01°37'14"E	12.68'
C101	141.67'	540.00'	015°01'55"	N06°13'48"W	141.27'
C102	122.85'	460.00'	015°18'08"	N06°05'41"W	122.49'
C103	144.22'	540.00'	015°18'08"	N06°05'41"W	143.79'
C104	120.68'	460.00'	015°01'55"	N06°13'48"W	120.34'
C105	34.87'	560.00'	003°34'03"	N00°13'39"W	34.86'
C106	65.74'	560.00'	006°43'33"	N05°22'27"W	65.70'
C107	48.96'	560.00'	005°00'32"	N11°14'29"W	48.94'
C108	51.08'	440.00'	006°39'06"	N10°25'12"W	51.05'
C109	64.36'	440.00'	008°22'49"	N02°54'15"W	64.30'
C111	18.74'	50.00'	021°28'32"	S77°58'39"E	18.63'
C116	57.01'	275.47'	011°51'30"	S04°38'41"E	56.91'
C117	15.25'	275.47'	003°10'19"	S12°09'36"E	15.25'
C118	64.55'	325.47'	011°21'47"	N04°23'44"W	64.44'
C119	20.84'	325.47'	003°40'07"	N11°54'42"W	20.84'
C120	24.68'	20.00'	070°42'11"	S49°05'51"E	23.14'
C121	4.67'	13.00'	020°35'40"	S43°53'28"W	4.65'
C122	70.39'	50.00'	080°39'56"	S13°51'20"W	64.72'
C123	33.74'	50.00'	038°39'31"	S45°48'24"E	33.10'
C124	41.15'	50.00'	047°09'23"	S88°42'51"E	40.00'
C125	33.74'	50.00'	038°39'31"	N48°22'42"E	33.10'
C126	70.39'	50.00'	080°39'56"	N11°17'01"W	64.72'
C127	7.33'	13.00'	032°18'29"	N14°52'05"W	7.23'
C129	245.24'	540.00'	026°01'13"	N11°43'27"W	243.13'
C130	208.90'	460.00'	026°01'13"	N11°43'27"W	207.11'
C131	4.67'	13.00'	020°35'40"	N41°19'09"W	4.65'
C132	7.33'	13.00'	032°18'29"	S17°26'24"W	7.23'
C133	75.14'	50.00'	086°06'13"	S41°23'50"E	68.27'
C134	61.75'	50.00'	070°45'38"	S37°02'06"W	57.90'
C135	25.35'	50.00'	029°03'05"	S86°56'27"W	25.08'
C136	25.00'	50.00'	028°38'52"	N64°12'34"W	24.74'
C137	36.19'	50.00'	041°28'10"	N29°09'03"W	35.40'
C138	13.81'	674.53'	001°10'23"	S09°00'09"E	13.81'
C139	48.94'	674.53'	004°09'24"	S11°40'03"E	48.93'
C140	65.07'	699.53'	005°19'48"	S11°04'52"E	65.05'

PRELIMINARY

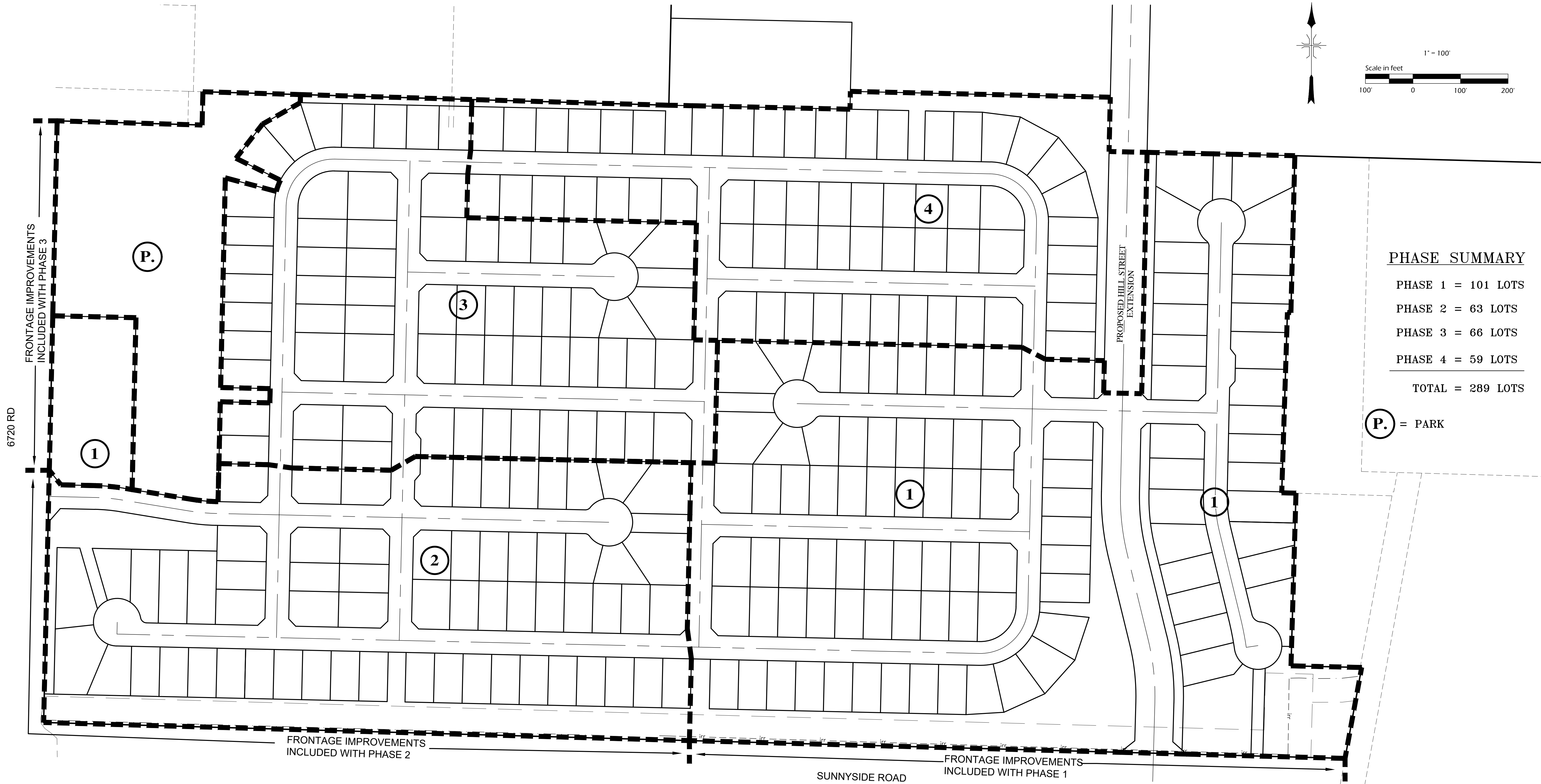
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2231 • (970) 249-2242 FAX www.del-mont.com • service@del-mont.com	
FIELD BOOK:	DRAWN BY: RDD/DCC	DATE: 08/08/2022	TITLE: WOODS CROSSING NORTH
SHEET: 5 of 6	FILE: 21123V_PLAT_PRE	JOB NO.: 21123	CLIENT: MIAMI ROAD PROPERTIES, LLC
ADDRESS & PHONE: 1521 OXBOW DR. SUITE 210 MONTROSE, CO 81401 970-249-3398			TYPE: PRELIMINARY PLAT

WOODS CROSSING NORTH

PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



PHASE SUMMARY

PHASE 1 = 101 LOTS
PHASE 2 = 63 LOTS
PHASE 3 = 66 LOTS
PHASE 4 = 59 LOTS

TOTAL = 289 LOTS

P. = PARK

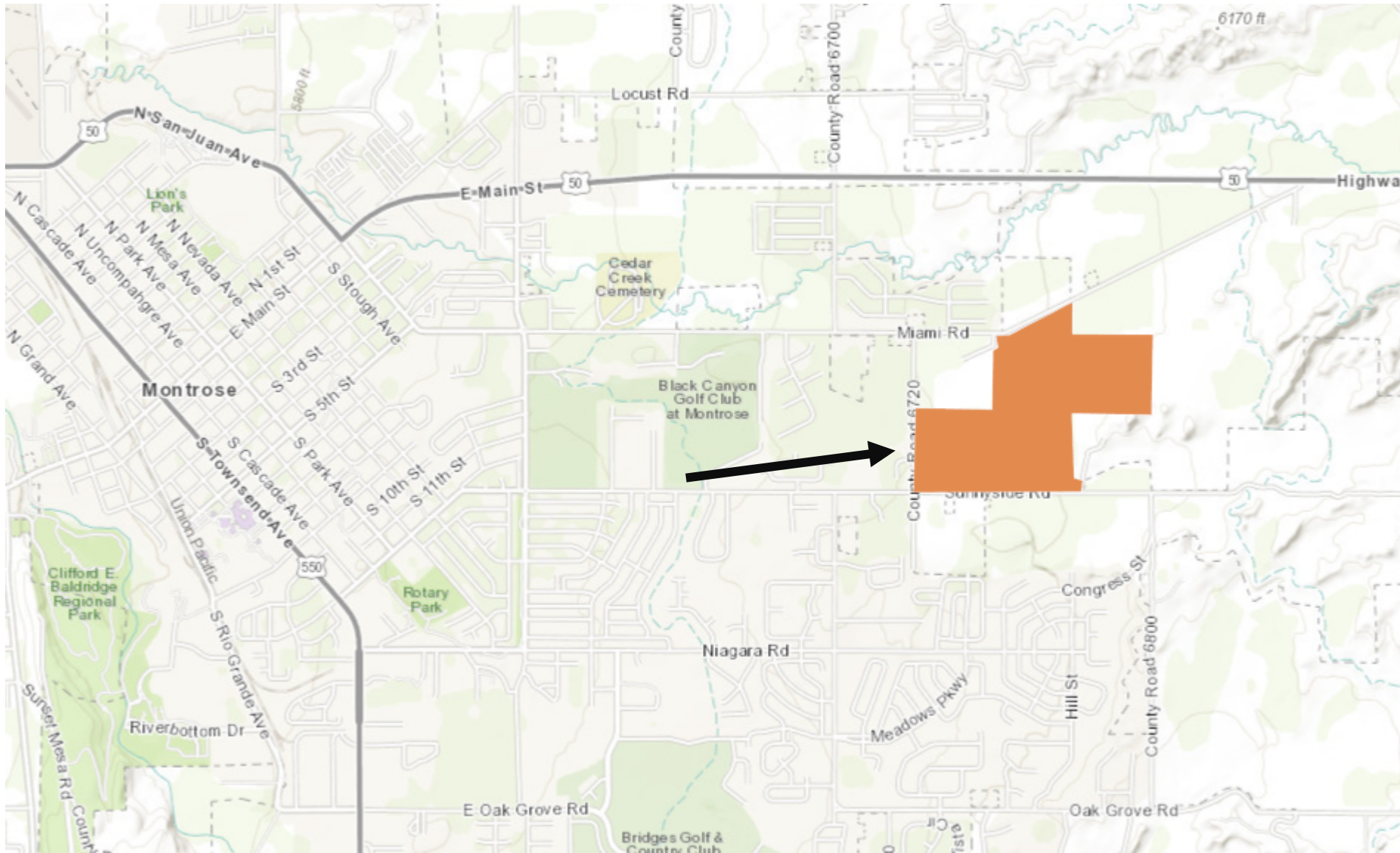
PRELIMINARY

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 • (970) 249-2342 FAX www.del-mont.com • www.dmonting.com		CLIENT: MIAMI ROAD PROPERTIES, LLC	
FIELD BOOK:		DRAWN BY: RDD/ DCC		DATE: 08/08/2022	
SHEET: 6 OF 6		FILE: 21123V_PLAT_PRE		JOB NO.: 21123	
				TYPE: PRELIMINARY PLAT	
				ADDRESS & PHONE: 1521 OXBOW RD. SUITE 210 MONTROSE, CO 81401 970-249-3398	



Proposal & Vicinity Map



Project Background

- Project site: 160.71 acres
- Zoned “R-3” Medium Density & “B-4” Neighborhood Shopping District
- 287 single-family residential lots.
- 5.42 acre dedicated public park.
- Zoning completed as part of annexation (2017) & consistent with surrounding area



Subdivision Process



Standard Subdivision Review Standards

Section 4-7-5 (A)(2) (Exhibit B)

“The proposal shall be consistent with the Master Plan, City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed considering the following at a minimum:

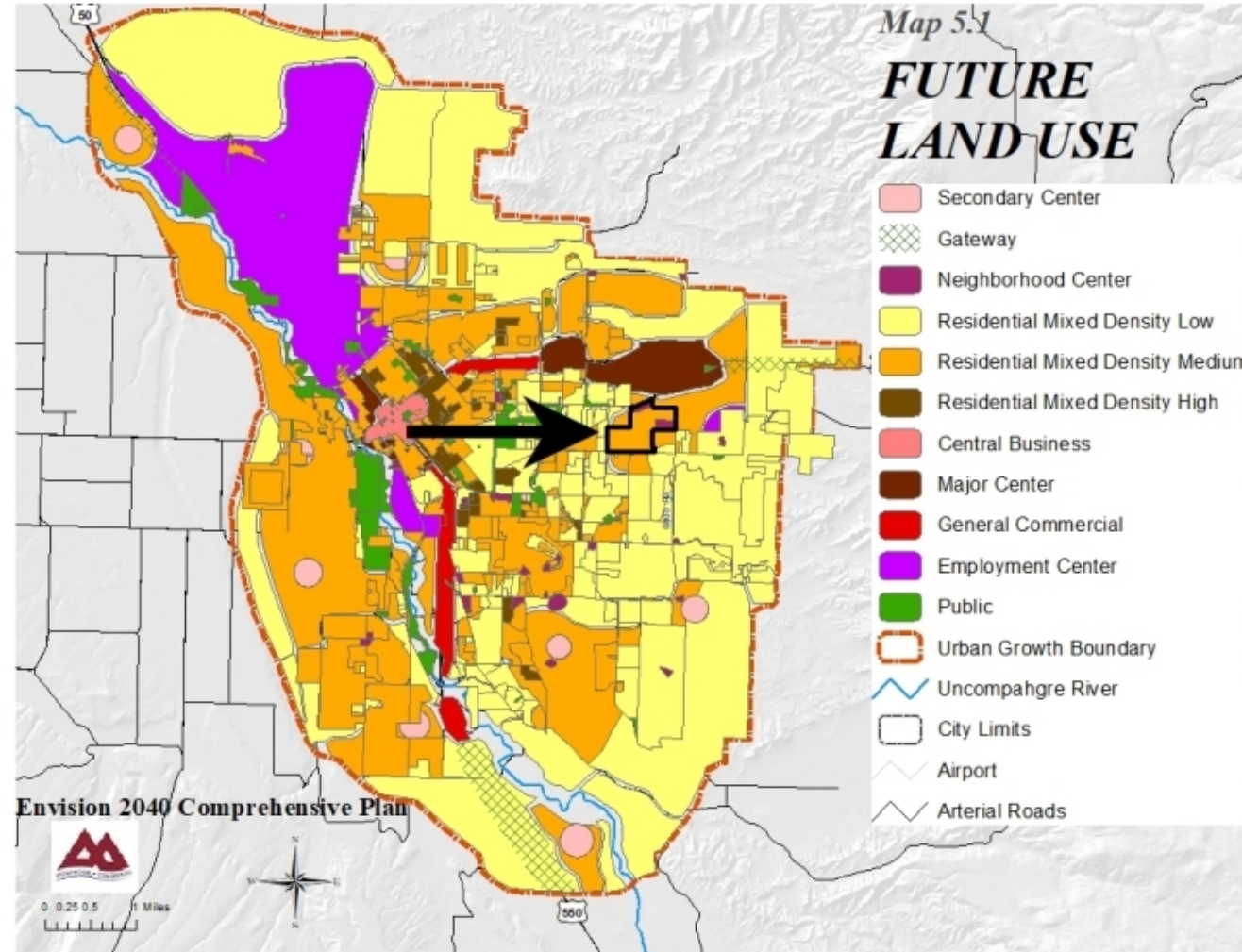
- (a)Conformance with the master plan and zoning regulations;
- (b)Relationship of development to topography, soils, drainage, flooding, potential hazard areas and other physical characteristics;
- (c)Availability of water, means of sewage collection and treatment, storm water drainage, access and other utilities and services;
- (d)Compatibility with the natural environment, wildlife, vegetation and unique natural features;
- (e)Adjacent streets and traffic flow, including pedestrian access;
- (f)Availability of fire, police and other emergency services protection;
- (g)Impacts on area schools.”

Comprehensive Plan & Municipal Code

- Comprehensive Plan is not legally binding. It provides guidance for zoning and other land use decisions.
- It is possible for sections of the Comprehensive Plan to conflict, and it is reasonable that a decision may not satisfy every aspect outlined within the Comprehensive Plan.
- Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
- The Municipal Code and Zoning regulations specify land uses and densities, bulk & height requirements, setbacks, and other development standards that are allowed within each zoning district.
- Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.

Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density Medium & Neighborhood Center** in the future land use map.



Zoning Regulations

- Municipal Code, Section 4-4-7(A) Intent: The “R-3” Medium Density District is intended to provide an area which is suitable for single-family homes and duplexes. This district provides for other uses which are compatible with such uses.
- The proposed uses are a use-by-right in these zoning districts. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-1” Very Low Density District, “R-1A” Large Estate District, “R-2” Low Density District, “R-3A” Medium High Density District, and agricultural (outside City limits).

Zoning Regulations

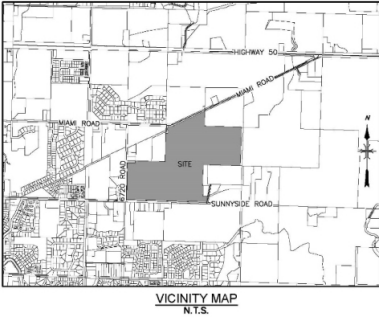
- The dimensional requirements are included below. (Section 4-4-22).

Minimum Lot					Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3	Single-family	N/A	N/A	6,250	15	25	5	15	35
	All others	N/A	N/A	9,375	15	25	5	15	35

WOODS CROSSING NORTH

PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owner(s) of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

TRACT 1:

A tract of land situated in Section 25, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being better described as beginning at the SE 1/4 corner of said Section 25 thence along the East line of the SW 1/4 SE 1/4 S 20°25'41"W 330.08 feet;

Thence leaving said East line N88°26'07"W 1317.99 feet to a point on the West line of said SW 1/4 SE 1/4;

Thence along said West line N01°20'18"E 330.15 feet to the CS 7/8 corner of said Section 25;

Thence along the North line of the SE 1/4 SW 1/4 N88°20'24"W 980.18 feet;

Thence leaving said North line N01°18'47"E 70.00 feet to a point on the South line of the R.H. Minor Subdivision Reception No. 520161;

Thence along said South line of the R.H. Minor Subdivision S88°20'24"E 880.22 feet;

Thence along the East line of said R.H. Minor Subdivision N01°20'35"E 987.10 feet to a point on the 6750 Road Right of Way;

Thence the following four (4) courses along said Right of Way S88°23'20"E 50.00 feet;

Thence 154.93 feet along the arc of a curve to the left with a radius of 50.00, an interior angle of 154°37'23" and a chord of N14°01'03"E 97.98 feet;

Thence 22.36 feet along the arc of a curve to the right with a radius of 20.00, an interior angle of 84°37'23" and a chord of N30°38'07"W 21.38 feet;

Thence N01°20'35"E 118.82 feet to a point on the Miami Road Right of Way;

Thence the following two (2) courses along said Right of Way S88°23'20"E 50.33 feet;

Thence 209.85 feet along the arc of a curve to the left with a radius of 458.00 feet, an interior angle of 26°22'05" and a chord of N78°27'20"E 208.01 feet;

Thence N85°16'17"E 11.89 feet to the North line of the NW 1/4 SE 1/4;

Thence along said North line S88°21'42"E 34.36 feet;

Thence leaving said North line N55°15'56"E 1055.65 feet to a point on the East line of the SW 1/4 NE 1/4;

Thence leaving said Right of Way along the said East line S01°18'00"W 473.39 feet;

Thence along the North line of the NE 1/4 SE 1/4 S88°27'40"E 1284.52 feet;

Thence running 56 feet west of and parallel to the East line of the NE 1/4 SE 1/4 S01°30'38"W 1319.57 feet to a point on the South line of said NE 1/4 SE 1/4;

Thence along the South line of the NE 1/4 SE 1/4 N88°24'07"W 1262.71 feet to the Point of Beginning.

Containing 94.39 acres more or less as described.

TRACT 2:

A tract of land situated in Section 25, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being better described as beginning at a point in which the SE 1/8 of said Section 25 bears N02°43'36"E 330.15 feet;

Thence along the West line of Lot 1 of the Tom Englin Minor Subdivision S01°48'24"W 379.43 feet;

Thence along the South line of said subdivision S88°20'27"E 30.00 feet;

Thence along the West line of Lot 1 of the Nicolas Minor Subdivision S01°39'17"W 363.30 feet;

Thence along the South line of said Lot 1 of the Nicolas Minor Subdivision S88°19'10"E 148.64 feet to a point on the 6750 Road Right of Way;

Thence along said Right of Way S10°21'47"W 194.42 feet to a point on the Sunnyside Road North Right of Way per Reception No. 886015;

Thence the following two (2) courses along said Right of Way N88°26'37"W 1453.64 feet;

Thence N88°27'21"W 1284.32 feet to a point on the 6750 Road Right of Way;

Thence along said 6750 Road East Right of Way N01°17'09"E 1265.70 feet;

Thence along the North line of the SE 1/4 SW 1/4 S88°20'24"E 1285.18 feet;

Thence along the East line of the SE 1/4 SW 1/4 S01°20'18"W 330.15 feet;

Thence S88°20'07"E 1310.60 feet to the Point of Beginning.

Containing 66.32 acres more or less as described.

Have by these presents laid out, platted and subdivided into lots, as shown on this plat, under the name and style of WOODS CROSSING NORTH and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Hill Street, Douglas Fir Lane, Douglas Fir Street, Conifer Lane, Conifer Street, Pine Tree Drive, Chain Jumper Avenue, Olive Branch Avenue, Ladoga Street, Ladoga Lane, and Forest Way.

Park Tract B is hereby dedicated, granted and conveyed to the City of Montrose for the use of the public for recreation purposes as authorized by the City.

The easements shown on this plat are dedicated, granted, and conveyed to the City of Montrose, Colorado for public utility purposes including but not limited to water, sewer, electrical, telephone, gas, communication and CATV lines, public irrigation and drainage easements specifically labeled for dedication, together with a perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, if any, or otherwise subject to a previously recorded conveyance.

Executed this _____ day of _____, 20____,

Miami Road Properties, LLC

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE }

The above Certificate of Dedication and Ownership was acknowledged before me on this ____ day of _____, 20____, by
Miami Road Properties, LLC.

Witness my hand and official seal.

My commission expires _____

Notary

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the Owners and Dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except _____

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a Letter of Substantial Completion has been issued, as required by the City's Municipal Code.

City Engineer _____
Registration No. _____
Date: _____

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 20____, by _____, City Manager
of the City of Montrose.

City Manager _____

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 20____, by _____, City Attorney
of the City of Montrose.

City Attorney _____

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 20____, by _____, Mayor
of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, 20____, under Reception No. _____

Clerk and Recorder _____
Montrose County, Colorado

Deputy _____

SURVEYOR'S CERTIFICATE

I, Frederick Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38-51-108 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title commitment issued by Fidelity National Title Insurance Company, dated June 30, 2020, bearing policy number 695-F0876542-397-000.

PRELIMINARY

Frederick Ballard, P.L.S.
Registration No. 37690
Date: _____

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet.

BASIS OF BEARINGS:

The bearing between the found rebar and cap PLS 12180 at the SE Corner of NE 1/4 SE 1/4 Section 25, Township 49 North, Range 9 West and the found rebar and cap at the SW corner of said NE 1/4 SE 1/4 said Section, bears N88°24'07"W (Colorado South Modified State Plane Coordinates)

ENGINEER'S CERTIFICATE

I, David Schiela, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

APPROVAL OF PRELIMINARY PLAT			
City Engineer	_____ Scott Murphy, P.E. _____	Date	_____
City Attorney	_____ Ben Morris _____	Date	_____
City Planning Commission Chair	_____ David Fishering _____	Date	_____
City Mayor	_____ Dave Frank _____	Date	_____

WOODS CROSSING NORTH

DEL-MONT CONSULTANTS, INC. REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS 10000 E. 1st Ave. Suite 100 Montrose, CO 81401 (970) 249-3398			
FILE NO.	DATE	DATE	DATE
889	RDD/DCC	08/08/2022	
SHEET	DATE	DATE	DATE
1 of 6	2123V PLAT PRE	21123	PRELIMINARY PLAT

WOODS CROSSING NORTH

PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

1. Local Improvement District

All lots plotted herein shall be subject to an assessment for the costs to construct improvements to that portion of Sunnyside Road, 6720 Road and Miami Road that abuts the Subdivision, and improvements including curb, gutter, sidewalks, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-Fact of each of the owners of the Woods Crossing subdivision for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.

2. Drainage Easements

A. All Open Space Tracts contain drainage swales, sheet flow areas and/or improvements that are to be maintained by an Owner's Association. The Open Space Tracts shown herein are entirely encumbered by drainage easements and shall be owned and maintained by an owner's association, or in the absence of an owner's association lawfully formed for such purposes, by the owners of all lots benefited by the easement, jointly and severally in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of facing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements, unless otherwise located within a dedicated easement to the City. Upon failure to properly maintain the drainage easement(s) shown herein, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

B. The Tract A & Tract D drainage infiltration ponds are to be maintained by an owner's association lawfully formed for such purposes. The encumbered infiltration ponds receive drainage from the Woods Crossing North and the neighboring Woods Crossing Developments.

3. Privately Owned Open Space, Parks, and other Improvements

All open space tracts, now existing or hereafter conveyed, shall be owned and maintained by an owner's association, or in the absence of an owner's association lawfully formed for such purposes, by the owners of all lots final plotted in Woods Crossing North jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown herein, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

A. Conveyance of Private Open Space and Tracts to Owner's Association

By executing this Plat, the owner(s) whose signature(s) appear herein, joined by the Unholder(s), if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Woods Crossing North Homeowners Association, a Colorado nonprofit corporation, Tract A, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, Tract I, Tract J, Tract K, Tract L, Tract M & Tract N as shown and designated on this Plat.

B. Drainage

All Open Space Tracts contain drainage swales, sheet flow areas and/or improvements that are to be maintained by an Owner's Association, except for Tract B, which is dedicated to the City. Dedicated City drainage easements as shown on this plat contain storm drain piping and structures that are to be maintained by the City.

C. Pedestrian Facilities

Open space Tracts E, F, G, H, I, J, M & O will contain improved pedestrian facilities for the use of the public and to be maintained by the HOA.

D. Certificate of Good Standing

The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. 14092376, from the Colorado Secretary of State, as proof of the above-named HOA or Owners' Association entity's: (i) compliance with all applicable requirements of the Colorado Secretary of State, and (ii) good standing with the Colorado Secretary of State.

E. Declaration of Covenants Recorded

The Declaration of Covenants, Conditions, and Restrictions for Woods Crossing North Homeowners Association, applicable to the development plotted herein, and made subject to the entity named above, was recorded under Recaption No. _____, on the _____ day of _____, 202____, in the office of the Montrose County Clerk and Recorder.

4. Money in lieu of School Land Dedication

All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to § 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

5. COPS Fee

The preassessment agreement for this development subjects it to a City Operations and Police Service Fee to be paid for each dwelling unit at the time of final plat, in the amount of \$801.30 per dwelling unit based on the maximum dwelling units allowed on each lot. In the event a building permit is issued for any residential units prior to filing of this plat, the fee shall be collected on each unit with the building permit and a corresponding credit applied to the fees due on subsequent subdivision or planned unit development final plat. The amount of the fee may be adjusted for inflation from time to time.

No residential units may be placed on Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, Tract I, Tract J, Tract L, Tract M or Tract N.

6. Zoning

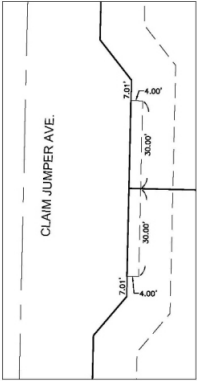
The zoning of this property is "R-2" and "B-4", as shown on the City's Official Zoning Map, and as defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change. All proposed residential development in the Woods Crossing North Preliminary Plat is within the R3 zoning portion of the property.

7. Final Plat Conditional Approval

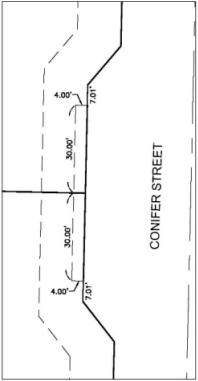
The approval of the Woods Crossing North Subdivision Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met, and that the Applicant adequately addresses all of staff's concerns.

8. Low Municipal Water Pressure

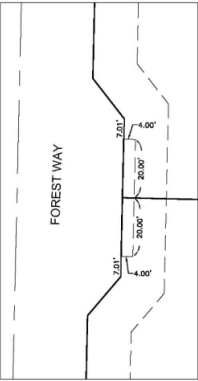
Water pressure within the subdivision is expected to range from 40 to 57 pounds per square inch (PSI) from the eastern to western ends, respectively.



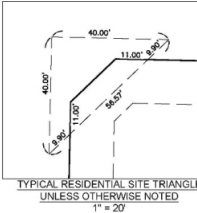
MAILBOX EASEMENT
1" = 20'



MAILBOX EASEMENT
1" = 20'



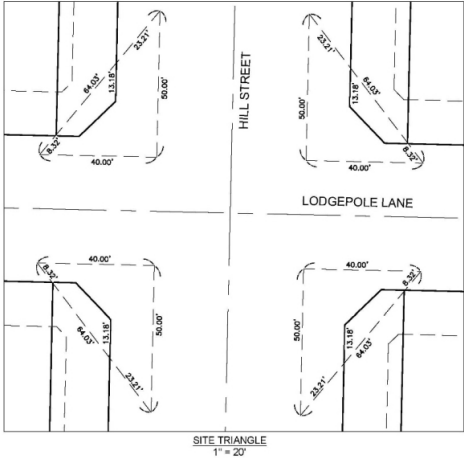
MAILBOX EASEMENT
1" = 20'



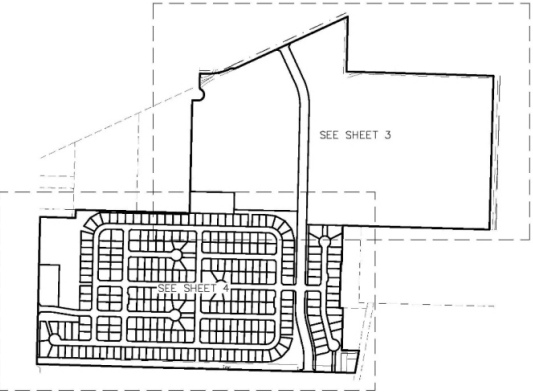
TYPICAL RESIDENTIAL SITE TRIANGLE
UNLESS OTHERWISE NOTED
1" = 20'

AREA SUMMARY

RESIDENTIAL LOTS	=	47.27 ACRES
RIGHTS-OF-WAY	=	20.53 ACRES
OPEN SPACE (TRACTS A, C, D, E F, G, H, I, J, L, M, N & O)	=	11.17 ACRES
PUBLIC PARK (TRACT B)	=	5.42 ACRES
OUTLOTS	=	76.32 ACRES
TOTAL AREA	=	160.71 ACRES



SITE TRIANGLE
1" = 20'



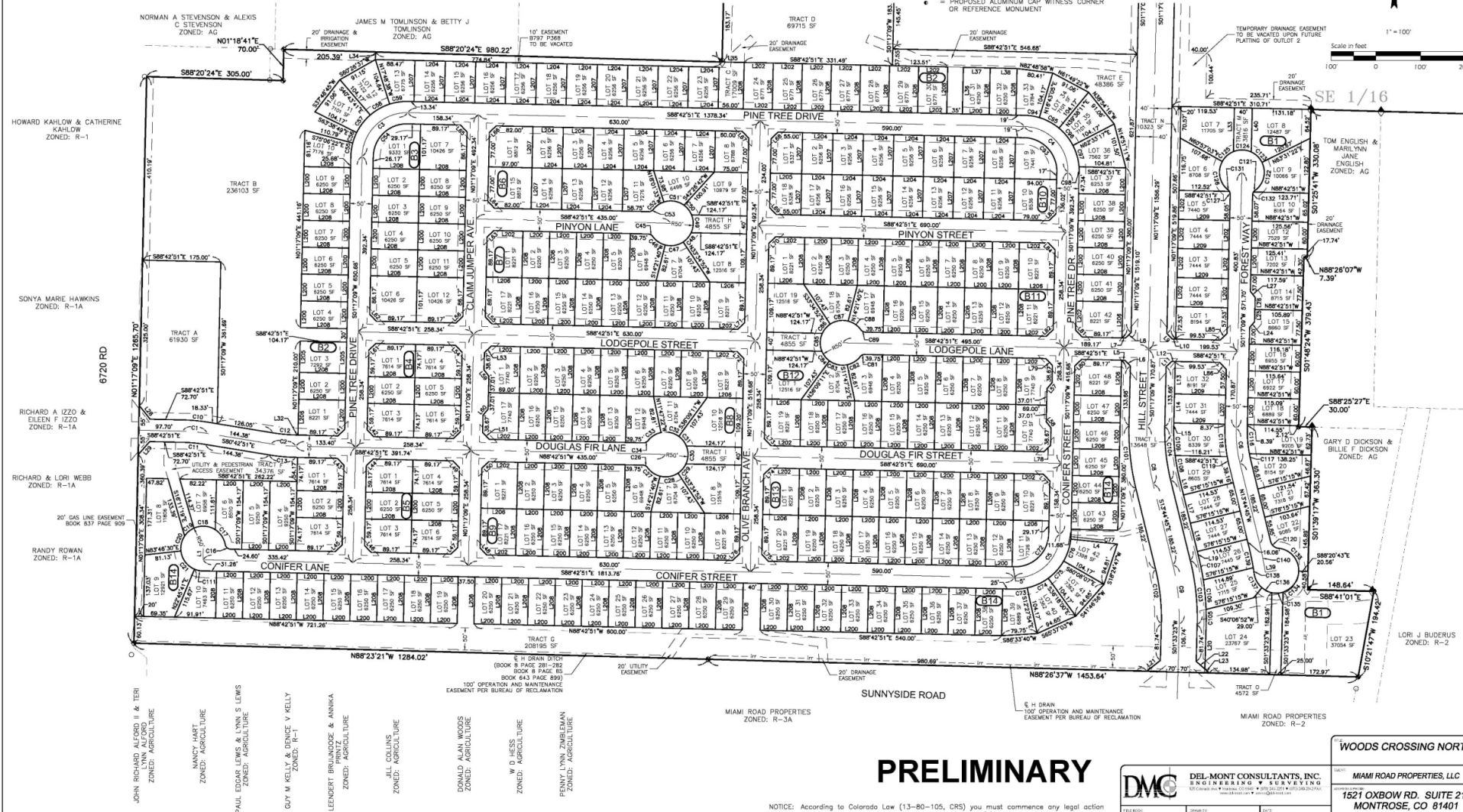
PRELIMINARY

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown herein.

WOODS CROSSING NORTH			
DMC		DEL-MONT CONSULTANTS, INC.	
889		RDD/DCC	
2 of 6		21123V PLAT PRE	
		21123	
		PRELIMINARY PLAT	

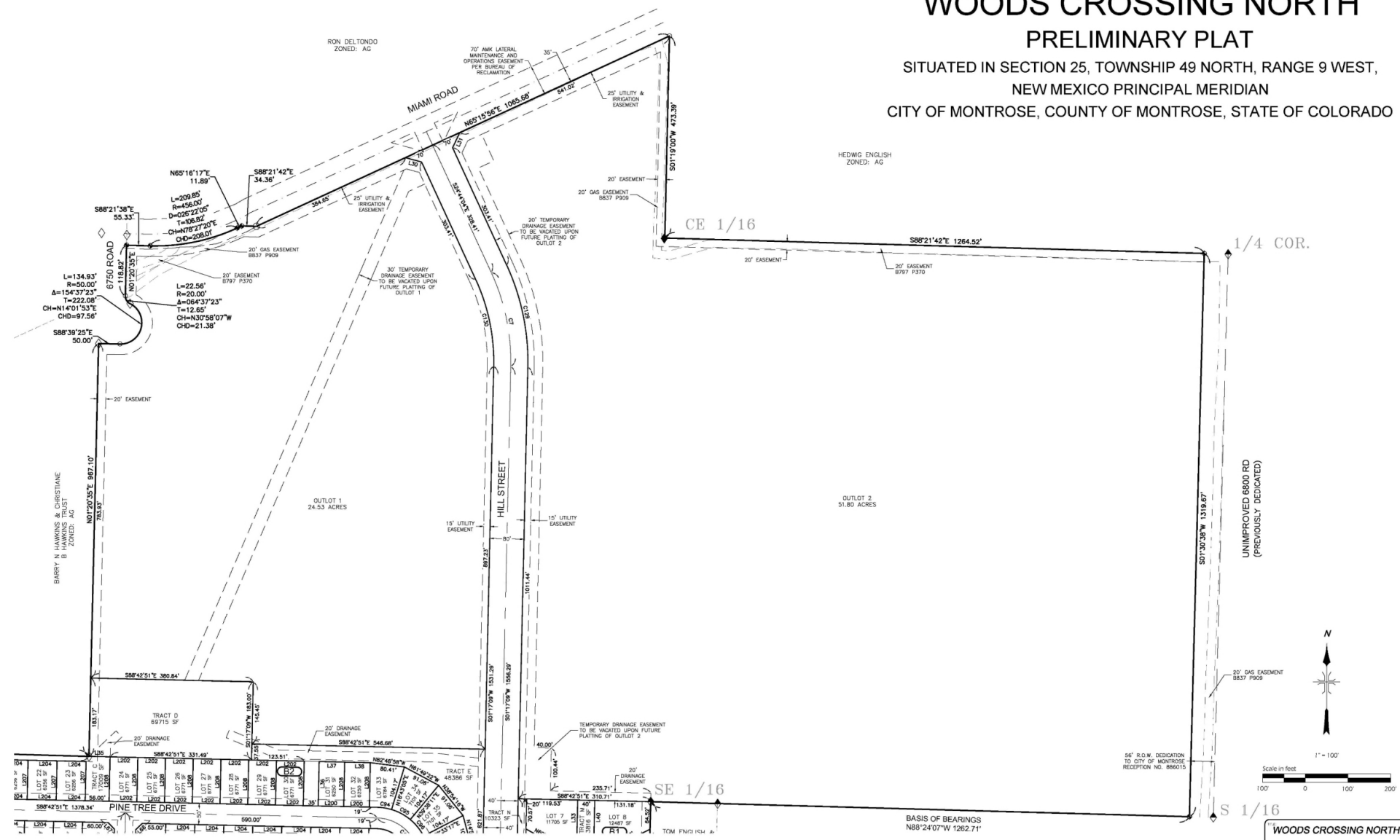
WOODS CROSSING NORTH PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



WOODS CROSSING NORTH PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



PRELIMINARY

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WOODS CROSSING NORTH			
DEL-MONT CONSULTANTS, INC.		MIAMI ROAD PROPERTIES, LLC	
1521 OXBOW DR. SUITE 210		1521 OXBOW DR. SUITE 210	
MONTROSE, CO 81401		MONTROSE, CO 81401	
970-249-3398		970-249-3398	
PRELIMINARY PLAT		PRELIMINARY PLAT	

WOODS CROSSING NORTH

PRELIMINARY PLAT

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°17'09"W	25.00'
L4	S83°58'13"E	104.96'
L5	N88°42'51"W	7.81'
L6	S43°42'51"E	17.24'
L7	S88°42'51"E	7.81'
L8	N46°17'09"E	17.24'
L9	N43°42'51"W	17.24'
L10	S88°42'51"E	7.81'
L11	S46°17'09"W	17.24'
L12	S88°42'51"E	7.81'
L13	N01°17'09"E	72.50'
L14	N01°17'09"E	65.00'
L15	S01°17'09"W	8.32'
L16	N13°44'45"W	39.16'
L17	N13°44'45"W	65.00'
L18	N13°44'45"W	65.00'
L19	S13°44'45"E	16.06'
L20	N01°33'23"E	98.41'
L21	S51°45'03"W	39.05'
L22	S48°38'17"E	26.03'
L23	S48°38'17"E	13.02'
L24	N40°28'14"E	17.41'
L25	S01°17'09"W	27.01'
L26	S01°17'09"W	27.01'
L27	S37°53'55"E	17.41'
L28	N38°31'11"W	39.05'
L29	S41°05'29"W	39.05'
L30	N74°55'44"W	39.05'
L31	N25°27'36"E	39.05'
L32	N88°42'51"W	4.23'
L33	N01°17'09"E	98.20'
L34	N01°39'36"E	17.07'
L35	S88°54'39"E	49.53'
L36	N01°17'09"E	104.17'
L37	S88°42'51"E	60.00'
L38	S88°42'51"E	60.00'
L39	N81°35'02"E	25.00'
L40	N01°17'09"E	98.20'
L41	N46°17'09"E	21.21'
L42	N43°42'51"W	21.21'
L43	S43°42'51"E	21.21'
L44	S46°17'09"W	21.21'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L45	S46°17'09"W	21.21'
L46	N43°42'51"W	21.21'
L47	S46°17'09"W	21.21'
L48	N43°42'51"W	21.21'
L49	N43°42'51"W	21.21'
L50	S46°17'09"W	21.21'
L51	N43°42'51"W	21.21'
L52	S46°17'09"W	21.21'
L53	S46°17'09"W	21.21'
L54	N43°42'51"W	21.21'
L55	N43°42'51"W	21.21'
L56	S46°17'09"W	21.21'
L57	S40°28'14"W	17.41'
L58	S37°53'55"E	17.41'
L59	S37°53'55"E	17.41'
L60	S40°28'14"W	17.41'
L61	S46°17'09"W	21.21'
L62	N43°42'51"W	21.21'
L63	S46°17'09"W	21.21'
L64	N43°42'51"W	21.21'
L65	N43°42'51"W	21.21'
L66	S46°17'09"W	21.21'
L67	N43°42'51"W	21.21'
L68	S46°17'09"W	21.21'
L69	N43°42'51"W	21.21'
L70	S46°17'09"W	21.21'
L71	S46°17'09"W	21.21'
L72	N43°42'51"W	21.21'
L73	N43°42'51"W	21.21'
L74	S46°17'09"W	21.21'
L75	N43°42'51"W	21.21'
L76	S46°17'09"W	21.21'
L77	N43°42'51"W	21.21'
L78	S46°17'09"W	21.21'
L79	N43°42'51"W	21.21'
L80	N46°17'09"E	21.21'
L81	S43°42'51"E	21.21'
L82	S46°17'09"W	21.21'
L83	S46°17'09"W	21.21'
L84	N43°42'51"W	21.21'
L85	S46°17'09"W	21.21'
L86	N43°42'51"W	21.21'

LINE TABLE	
LINE #	LENGTH
L200	60.00'
L202	65.00'
L204	68.00'
L205	70.00'
L207	92.00'
L208	104.17'
L209	114.53'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.85'	400.00'	008°00'00"	S84°42'51"E	55.81'
C2	55.85'	400.00'	008°00'00"	S84°42'51"E	55.81'
C3	157.08'	100.00'	080°00'00"	S48°17'09"W	141.42'
C4	157.08'	100.00'	080°00'00"	N43°42'51"W	141.42'
C5	157.08'	100.00'	080°00'00"	N48°17'09"E	141.42'
C6	78.83'	300.47'	015°01'55"	S08°13'48"E	78.60'
C7	227.07'	500.00'	026°01'13"	S11°43'27"E	225.12'
C8	131.18'	500.00'	015°01'55"	S08°13'48"E	130.80'
C9	133.54'	500.00'	015°01'55"	S08°09'41"E	133.14'
C10	59.34'	425.00'	008°00'00"	S84°42'51"E	59.29'
C11	52.36'	375.00'	008°00'00"	S84°42'51"E	52.32'
C12	52.36'	375.00'	008°00'00"	S84°42'51"E	52.32'
C13	58.34'	425.00'	008°00'00"	S84°42'51"E	58.29'
C14	17.72'	13.00'	078°05'29"	S49°40'06"E	16.38'
C15	40.51'	50.00'	048°25'29"	S33°50'06"E	39.41'
C16	50.00'	50.00'	057°17'45"	S89°41'42"E	47.94'
C17	27.73'	50.00'	031°46'30"	N49°46'11"E	27.37'
C18	35.00'	50.00'	040°06'25"	N13°46'43"E	34.29'
C19	53.24'	50.00'	081°00'48"	N38°43'54"W	50.78'
C20	12.00'	13.00'	052°54'09"	N62°15'46"W	11.58'
C21	34.76'	50.00'	039°49'38"	N03°43'31"W	34.06'
C22	41.84'	50.00'	047°56'32"	S80°23'24"W	40.63'
C23	27.54'	50.00'	031°33'17"	S40°38'29"W	27.19'
C24	41.15'	50.00'	047°09'23"	S01°17'09"W	40.00'
C25	27.54'	50.00'	031°33'17"	S38°04'11"E	27.19'
C26	47.28'	50.00'	054°10'44"	S02°56'11"E	45.54'
C27	29.31'	50.00'	033°35'26"	N05°10'44"E	28.90'
C28	12.00'	13.00'	052°54'09"	N64°50'00"E	11.58'
C29	117.81'	75.00'	080°00'00"	S48°17'09"W	106.07'
C30	29.69'	125.00'	013°36'29"	N08°09'24"E	29.62'
C31	26.00'	125.00'	011°07'23"	N07°37'52"E	24.96'
C32	50.00'	125.00'	022°55'08"	N37°46'45"E	49.67'
C33	50.00'	125.00'	022°55'08"	N67°43'52"E	49.67'
C34	41.46'	125.00'	019°05'44"	N81°44'17"E	41.47'
C35	117.81'	75.00'	080°00'00"	N48°17'09"E	106.07'
C36	30.00'	125.00'	013°45'04"	N84°24'38"E	29.83'
C37	52.00'	125.00'	023°50'06"	N65°37'03"E	51.63'
C38	52.00'	125.00'	023°50'06"	N41°46'58"E	51.63'
C39	52.00'	125.00'	023°50'06"	N17°56'50"E	51.63'
C40	10.35'	125.00'	004°44'38"	N03°38'28"E	10.35'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	12.00'	13.00'	052°54'09"	S84°50'05"W	11.58'
C42	34.76'	50.00'	039°49'38"	S08°17'50"W	34.06'
C43	41.84'	50.00'	047°56'32"	N77°49'05"W	40.63'
C44	27.54'	50.00'	031°33'17"	N38°04'11"W	27.19'
C45	41.15'	50.00'	047°09'23"	N01°17'09"E	40.00'
C46	27.54'	50.00'	031°33'17"	N49°38'29"E	27.19'
C47	41.84'	50.00'	047°56'32"	N87°23'24"E	40.63'
C48	34.76'	50.00'	039°49'38"	S05°43'31"E	34.06'
C49	12.00'	13.00'	052°54'09"	S82°15'46"E	11.58'
C50	117.81'	75.00'	080°00'00"	N43°42'51"W	106.07'
C51	33.67'	125.00'	015°02'56"	S80°59'53"E	33.57'
C52	50.00'	125.00'	022°55'08"	S81°49'22"E	49.67'
C53	50.00'	125.00'	022°55'08"	S38°54'18"E	49.67'
C54	50.00'	125.00'	022°55'08"	S15°59'10"E	49.67'
C55	12.68'	125.00'	005°48'46"	S01°37'14"E	12.68'
C56	141.67'	540.00'	015°01'55"	N08°13'48"W	141.27'
C57	122.65'	480.00'	015°18'08"	N08°05'41"W	122.49'
C58	144.22'	540.00'	015°18'08"	N08°05'41"W	143.79'
C59	120.68'	480.00'	015°01'55"	N08°13'48"W	120.34'
C60	34.87'	580.00'	003°34'03"	N00°13'36"W	34.86'
C61	65.74'	580.00'	006°43'53"	N05°22'27"W	65.70'
C62	48.86'	580.00'	005°00'32"	N11°14'29"W	48.84'
C63	51.08'	440.00'	006°39'06"	N10°25'12"W	51.05'
C64	64.56'	440.00'	008°22'49"	N02°54'15"W	64.30'
C65	18.74'	50.00'	021°28'52"	S77°56'35"E	18.63'
C66	57.07'	275.47'	017°51'30"	S04°38'41"E	56.91'
C67	15.25'	275.47'	003°10'19"	S10°06'36"E	15.25'
C68	64.55'	325.47'	011°21'47"	N04°23'44"W	64.44'
C69	20.84'	325.47'	003°40'07"	N11°54'42"W	20.84'
C70	24.68'	20.00'	070°42'11"	S49°05'51"E	23.14'
C71	4.67'	13.00'	020°35'40"	S43°53'28"W	4.65'
C72	70.39'	50.00'	080°39'56"	S13°51'20"W	64.72'
C73	33.74'	50.00'	038°39'31"	S45°48'24"E	33.10'
C74	41.15'	50.00'	047°09'23"	S88°42'51"E	40.00'
C75	33.74'	50.00'	038°39'31"	N48°22'42"E	33.10'
C76	70.39'	50.00'	080°39'56"	N11°17'01"W	64.72'
C77	7.33'	13.00'	032°18'28"	N14°52'00"W	7.23'
C78	245.24'	540.00'	026°01'13"	N11°43'27"W	243.13'
C79	208.90'	480.00'	026°01'13"	N11°43'27"W	207.11'
C80	4.67'	13.00'	020°35'40"	N41°19'58"E	4.65'
C81	7.33'	13.00'	032°18'28"	S17°26'24"W	7.23'
C82	75.14'	50.00'	080°06'13"	S41°32'50"E	68.27'
C83	41.75'	50.00'	070°45'38"	S37°02'06"W	41.70'
C84	25.35'	50.00'	029°03'05"	S88°56'27"W	25.08'
C85	25.00'	50.00'	020°38'52"	N64°12'34"W	24.74'
C86	36.19'	50.00'	041°28'10"	N29°09'03"W	35.40'
C87	13.81'	674.53'	001°10'23"	S00°00'09"E	13.81'
C88	48.84'	674.53'	004°09'24"	S11°40'03"E	48.83'
C89	65.07'	699.53'	003°18'48"	S11°04'52"E	65.00'

PRELIMINARY

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		DEL-MONT CONSULTANTS, INC. ENGINEERS & SURVEYORS 102 Colorado Ave., Montrose, Colorado 81401 970.249.3398 • www.delmont.com	
FILED BY: 5 of 6	DRAWN BY: RDD/DCC	DATE: 08/08/2022	BY: 2112N PLAT PRE
PROJECT: WOODS CROSSING NORTH		SUBJECT: MIAMI ROAD PROPERTIES, LLC	
ADDRESS: 1521 OXBOW DR., SUITE 210 MONTROSE, CO 81401		PHONE: 970-249-3398	
TYPE: PRELIMINARY PLAT			

SITUATED IN SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



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Page 58 of 62

Staff Guidance to Planning Commission

- Staff finds that the Preliminary Plat is in compliance with the Subdivision Regulations and Comprehensive Plan.
- The proposal meets the intent of the “R-2” & “R-3A” zoning districts.
- Staff recommends Conditional Approval of the Woods Crossing Preliminary Plat.
 - [Standard Condition]: The approval of this Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.



09/05/22

City of Montrose

Planning Department

P.O.B. 790 Montrose, CO 81402

Re: 09/14/22 Hearing 6720/Sunnyside Project

We own an 11 acre property just west of the proposed project (14675 6720 Road). Travel is planned so we will be unable to attend the hearing. The preliminary plat provided is quite small but appears to show single family lots of approximately 6200 Square Feet. This is an extremely small lot size for a single family home, as you know.

$6200 \times 7 = 43,400$ square feet and an acre contains 43,560 square feet. Creating a subdivision in rural Montrose with 7 lots per acre is outrageous! The current development in the area suggests that one home per 2.5 acres would be appropriate. We could see 1 acre lots with paved streets, curb and gutter as being workable.

We recently constructed a barn/shop on our property just across the street from the project. The City of Montrose required the following setbacks: front 25 feet, back 20 feet and sides 10 feet. Applying this to a hypothetical lot of 69 x 90 in the proposed development would yield a building envelope of only 2205 square feet. It will be impractical to construct a home, garage and porch in such a limited space.

The parcel is currently open space and is being crossed by wildlife on a daily basis. The high density proposed will preclude future wildlife movement and it appears no provisions are included to facilitate movement via open space corridors.

Public input at the last hearing (and reportedly at prior hearings) made it clear the residents view the density proposed as excessive. The City seems bound and determined to force this disaster upon the neighborhood regardless of citizen input.

The proposal raises a number of concerns, including:

If the streets are packed with parked cars and other vehicles because the small lots can't accommodate them, will fire apparatus even be able to enter and exist the subdivision?

If parking is to be prohibited on said streets, shall an HOA enforce those parking rules or are you simply creating a future burden for the Montrose Police Department and taxpayers?

Why is there no provision for walking/jogging/biking trails in this proposed subdivision or on its perimeter? It is very near an existing park along Miami road and quite a large number of people already walk, jog and ride bicycles along the edge of 6720 road. The numbers can only be expected to increase as more homes are built in the area.

We are very much opposed to this project as designed and feel the city should set higher standards for future development.

/s/

Howard & Cathy Kahlow
14675 6720 Road, Montrose