



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, September 25, 2024 - 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 pm 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 the city](#). 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 the city](#) 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 14, 2024 Planning Commission meeting.
- 4) Additions or Deletions
- 5) **BROOKSIDE MEADOWS SUBDIVISION PRELIMINARY PLAT** This proposed subdivision consists of 62 residential lots, located on Lot 2 of the Sugarpine Minor Subdivision, on the northwest corner of 6700 Road and Miami Road. The applicant is Christopher Koch.
- 6) **LEONARD FARM ADDITION ZONING HEARING** This is a proposal for initial zoning of "R-3A" Medium High Density District for the proposed Leonard Farm Addition, approximately



71.22 acres. This property is located south of Ogden Road, near the intersections with Bridges Drive and Sleeping Bear Road. The applicant is Ogden Views, LLC.

- 7) Other Business

- 8) Next Meeting will be October 9, 2024.

- 9) Motion to Adjourn



City of Montrose Planning Commission

August 14, 2024

The Montrose City Planning Commission held a meeting on August 14, 2024 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: David Fishing (Chair), Chad Huffman (Vice-Chair), Phoebe Benziger, and Richard Rogers. Absent: Delphine Jadot, Ronald Cairns, Steve Ball.

Staff Members Present: Jace Hochwalt (Community Development Director), William Reis (Planner II), Chris Dowsey (City Attorney), Greg Stunder (Staff Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There was 1 member of the public in attendance.

Call to Order

Chairperson David Fishing called the meeting to order at 5:00 p.m.

Approval of Minutes

Richard Rogers moved to approve the minutes of the July 24, 2024 meeting as submitted. Phoebe Benziger seconded, and the motion carried.

Additions or Deletions

None.

North Ridge Townhomes Subdivision Preliminary Plat

This proposed subdivision consists of 8 individually conveyable townhouse units, located on a vacant parcel along Cirque Way, known as Lot 1 of the Merck Amended Plat of Lots 118 & 119 Windsor Village Filing No. 12. The applicant is Ken Williamson.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Ken Williamson, applicant, approached the podium to answer any questions.

Questions for Applicant

Planning Commissioners and applicant discussed location of trash cans and outhouses.

Public Comment

None.

Discussion

None.

Motion and Vote

Phoebe Benziger moved to recommend to City Council approval of the 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. Richard Rogers seconded, and the motion carried unanimously.

Other Business

A discussion about applicants for Alternate Planning Commissioner.

Next Meeting

The next Planning Commission meeting is scheduled for September 11, 2024.

Public Comment

None.

Adjournment

Richard Rogers moved to adjourn the meeting. Chad Huffman seconded, and the meeting ended at 5:07 p.m.

Chairperson

Attest



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: September 25, 2024
RE: Brookside Meadows Subdivision Preliminary Plat

ATTACHMENTS

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

Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

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

Applicant: Christopher Koch

Application Background:

The Brookside Meadows Subdivision is a proposed single-family residential development on a 20.49 acre site on the northwest corner of 6700 Road and Miami Road. The property is zoned “R-2” Low Density District. This preliminary plat proposes subdividing Lot 2 of the Sugarpine Minor Subdivision property into 62 residential lots.

The meeting before City Council to approve or deny the Preliminary Plat is tentatively scheduled for October 15, 2024. A Final Plat will also be required within five (5) years of approval of this Preliminary Plat (City of Montrose Municipal Code, Section 11-4-8(A)(3)).

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 11-5 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. Comprehensive Plan - Land Use Map Designation:

- The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: Residential Mixed Density Low. The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.

3. Zoning Regulations:

- Municipal Code, Section 11-7-5 (A)(4): The “R-2” Low Density District is intended to provide for development of single-family residences, along with certain other compatible land uses.
- The proposed use is a use-by-right in the “R-2” zoning district, and is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-1A” Large Estate District, “R-2” Low Density District, “R-3” Medium Density District, and “P” Public District.

4. Dimensional Requirements:

- a. Municipal Code, Section 11-7-7. The dimensional requirements in the “R-2” zoning district are included in the table below.

District	Minimum Lot				Minimum Setbacks				
	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height



R-2	All	N/A	N/A	7,500	25	20	6	20	35
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- The Brookside Meadows Subdivision 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 Brookside Meadows Subdivision Preliminary Plat. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

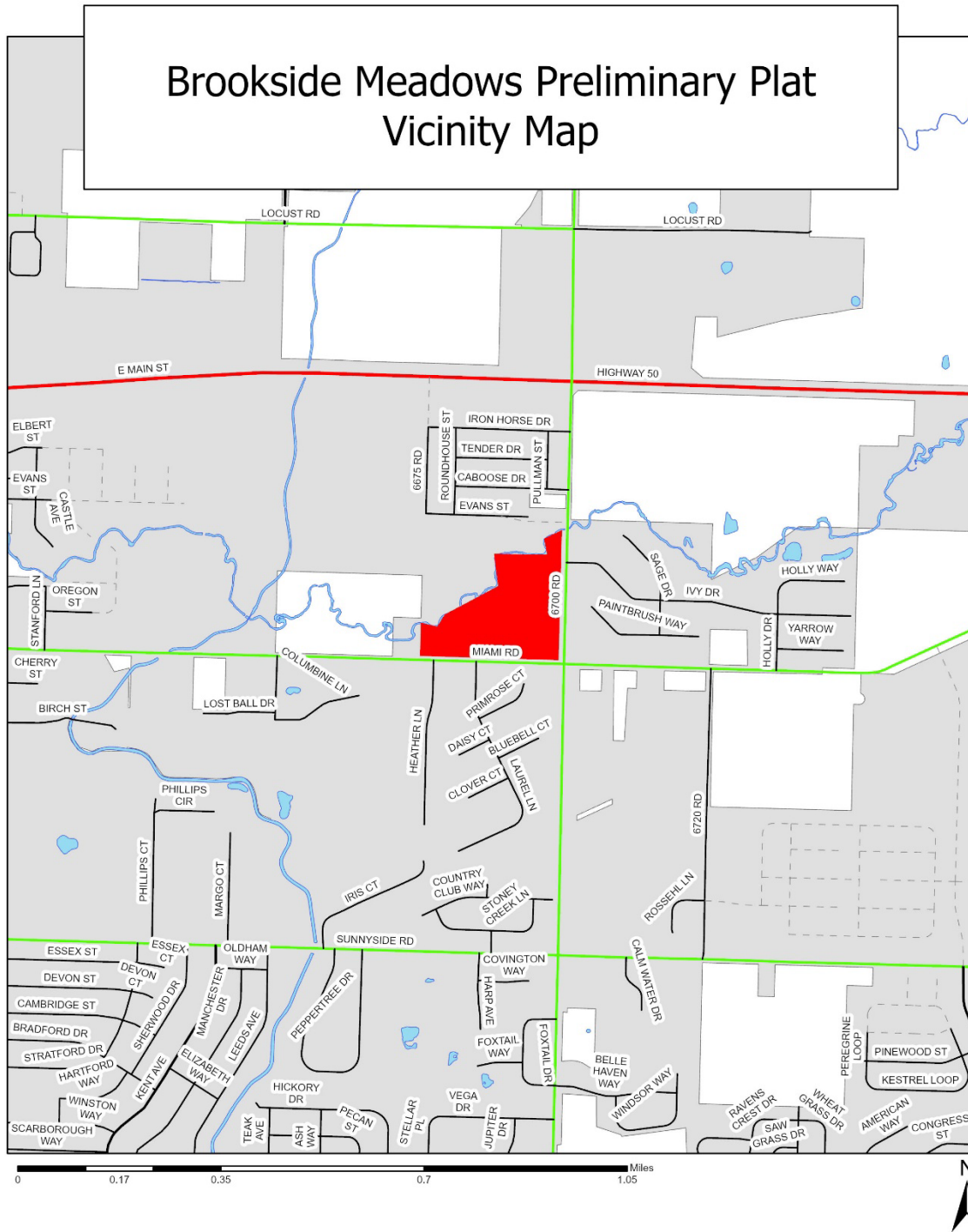
Planning Commission Recommendation Alternatives for Preliminary Plat:

Conditional Approval Motion: “I hereby make a motion to recommend to City Council approval of the 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.”

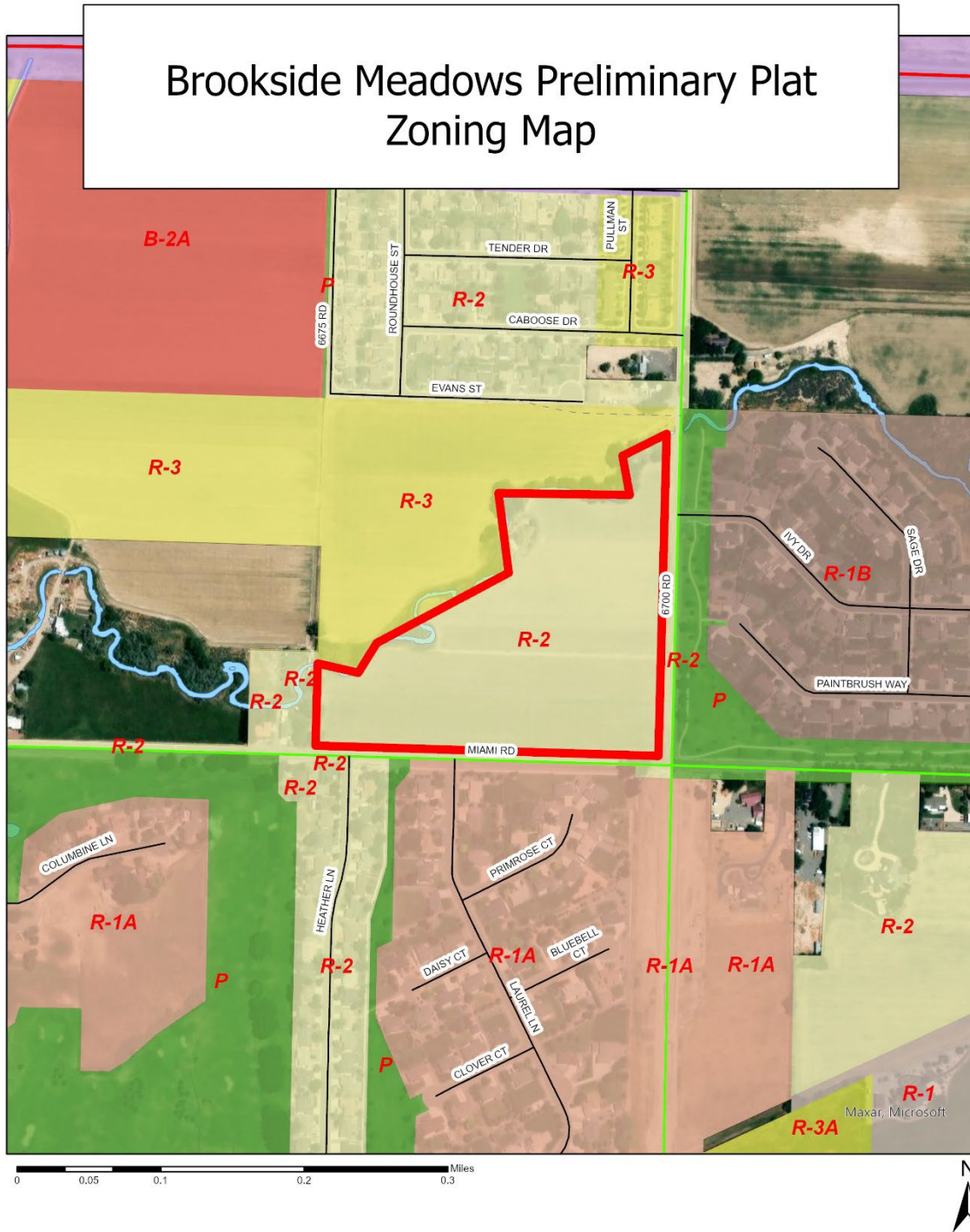
Denial Motion: “I hereby make a motion to recommend to City Council denial of the Preliminary Plat application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report.”



EXHIBIT A: Area Maps
Vicinity Map



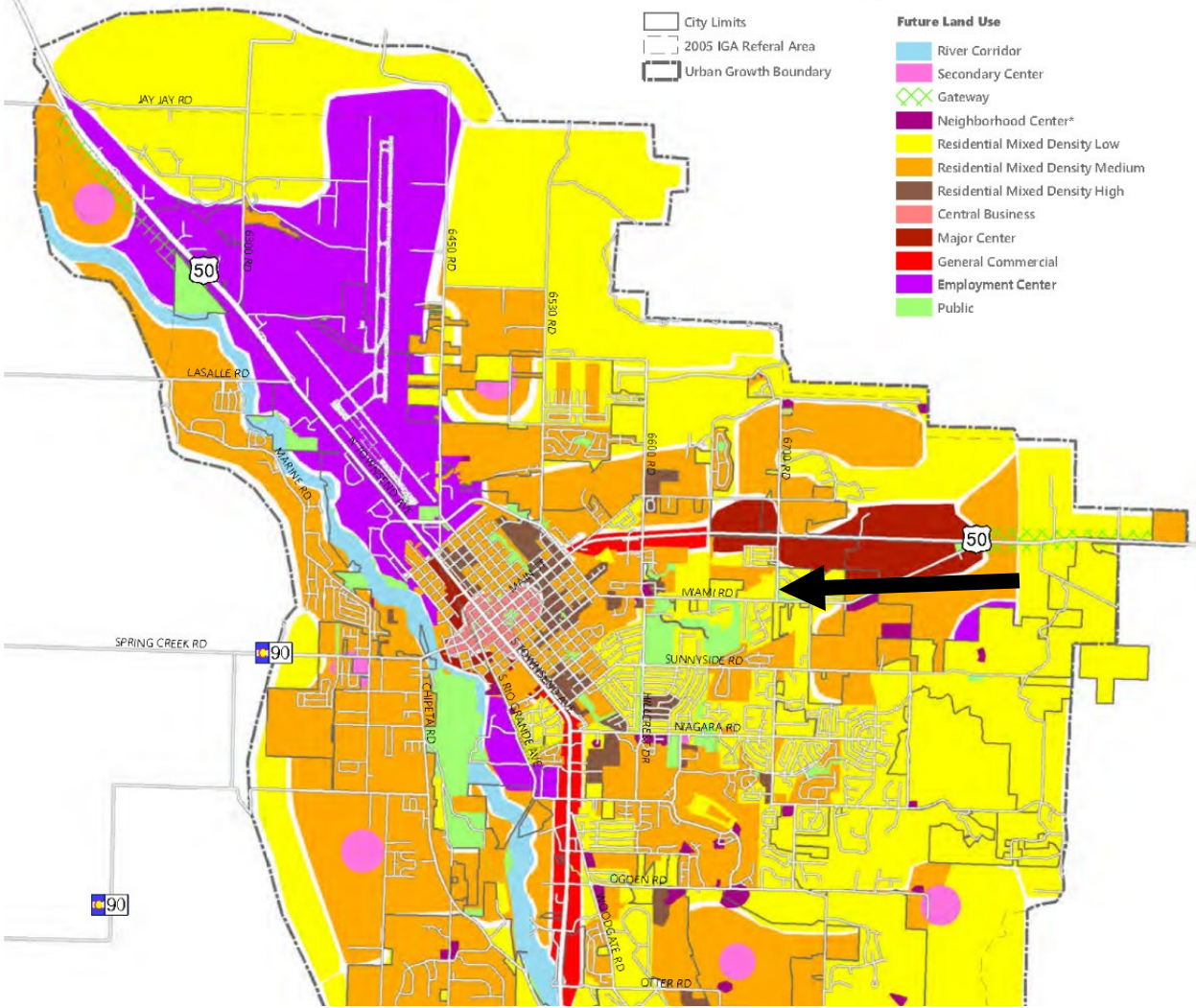
Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



BROOKSIDE MEADOWS

PRELIMINARY PLAT

SITUATED IN SECTION 26, 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 6700 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 Brookside Meadows 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

All open space tracts shown hereon shall be 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 final platted in Brookside Meadows, 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 placement of fill, 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, detention ponds, outfall structures, overflow structures, or other improvements as located within said easements and/or open space tracts. 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.

3. Driveway/ Right-of-Way Reciprocal Access Easements

The Owner(s) denoted on the CERTIFICATE OF DEDICATION AND OWNERSHIP, hereon, 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 Lots 1 and 2, their respective heirs, successors and assigns, a perpetual and reciprocal right-of-way easement, over said portions so selected and reserved for use as driveways for ingress and egress. These reciprocal easements shall be appurtenant to each of the said lots in Brookside Meadows, which right shall run with the land, and shall be a benefit and a burden to each of the said lots, their owners, and all parties claiming by, through, or under them.

4. DRIVEWAY MAINTENANCE

Any driveways owned by 1) the owners' association, if any, or 2) jointly held by the owners of more than one division of real property located in the Brookside Meadows subdivision, or 3) subject to a reciprocal driveway use or access agreement or plat note, shall be jointly responsible for the maintenance of said driveways, unless said maintenance responsibilities are addressed by this subdivision's Covenants Conditions and Restrictions, if any, filed with the Montrose County Clerk and Recorder's Office for the County of Montrose, Colorado, in which case said driveway maintenance shall be as set forth in said Covenants Conditions and Restrictions. This provision shall run with the land in the Brookside Meadows subdivision, and shall be a benefit and a burden to the owners of all lots final platted thereon, and shall be applicable to said owners, their successors, heirs, and assigns, and all parties claiming by through or under them.

5. 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 Brookside Meadows 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 Brookside Meadows Homeowners' Association, Tract A and Tract B, as shown and designated on this Plat.

B. 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. _____, from the Colorado Secretary of State, as proof of the above-named HOA or Owners' Association entity's: 1) compliance with all applicable requirements of the Colorado Secretary of State, and 2) good standing with the Colorado Secretary of State.

C. Declaration of Covenants Recorded

The Declaration of Covenants, Conditions, and Restrictions for the above-referenced 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.

D. Pedestrian Facilities

Open space Tract A will contain improved pedestrian facilities for the use of the public and to be maintained by the above-referenced homeowner's association or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in Brookside Meadows, 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.

6. 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 §11-5-9(C) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

7. Final Plat Conditional Approval

The approval of the Brookside Meadows 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.

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 Land Title Guarantee Company, dated April 26, 2023, bearing commitment number MRR87022235-2.

PRELIMINARY

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

Date: _____

APPROVAL OF PRELIMINARY PLAT

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

City Attorney _____ Date _____
Chris Dowsey

City Planning _____ Date _____
Commission Chair David Fishering

City Mayor _____ Date _____
J. David Reed

AREA SUMMARY

RESIDENTIAL LOTS = 11.51 ACRES
RIGHTS-OF-WAY = 3.93 ACRES
OPEN SPACE (TRACTS A, B) = 5.05 ACRES
TOTAL AREA = 20.49 ACRES

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:

Lot 2, Sugarpine Minor Subdivision, recorded at Reception No. 970414, Montrose County Records

Have by these presents laid out, platted and subdivided into lots, as shown on this plat, under the name and style of BROOKSIDE MEADOWS SUBDIVISION and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Sage Creek Drive, Sage Creek Lane, Willowbrook Drive, Creekside Court, Brook View Lane, 6700 Road and Miami Road.

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__.

Christopher Koch

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this ____ day of _____, 20____, by Christopher Koch.

Witness my hand and official seal.

My commission expires _____

Notary

LIENHOLDER'S AFFIDAVIT

Before a Notary Public, duly qualified and acting in and for said city, county, and state, appeared _____, known by official government-issued photograph identification to be the affiant herein, who stated the following under oath:

The undersigned holder of a lien pursuant to an instrument recorded under Reception No. _____, in the records of the Montrose County Clerk and Recorder, hereby joins in this subdivision and the dedication of easements, streets and other properties to the City shown hereon. The undersigned duly swears or affirms that: 1) he/she is authorized to sign this Plat on behalf of the lien-holding entity named below for which he/she functions as an agent; and 2) said agency includes the actual authority to sign this Plat joining in this subdivision and any dedications to the City; and 3) that all necessary corporate or other legal formalities have been met to allow the agent's signature below to be effective; and 4) that the signature below was made by the person whose name it purports to be.

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

PRINTED NAME the TITLE

of Cedar Creek Montrose Properties, LLC

Subscribed and sworn to before me this _____ day of _____, 20____, by _____

the _____ of _____.

Witness my hand and official seal.

My commission expires _____

Notary
(SEAL)

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.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH_SUGARPINE\C3024\23057V_PLAT_PRE.DWG

LINEAL UNITS STATEMENT:

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

BASIS OF BEARINGS:

The bearing along the South line of the SE1/4NE1/4, Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian between the found cotton gin pin in pavement at the East1/4 corner of said Section 26 and the found 1 1/2" aluminum cap in a monument box at the CE1/16 corner bears N88°22'52"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: _____

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy No. MRR87022235-2 issued by Land Title Guarantee Company, dated April 26, 2023 (the "Title Policy"), which insures to _____ the title to the Land herein platted and described in the above Certificate of Dedication and Ownership, and that, based solely on my review of the Title Policy, title to such land is in the Owners and Dedicators; and that the title to the Land dedicated hereon, including the dedication for utility easements, is free and clear of all liens and encumbrances except as specifically set forth in the Title Policy.

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 or a Preliminary Letter of Infrastructure Completion] has been issued. Security for the two (2) year warranty on all public improvements has been received to be held in escrow by the City in accordance with Municipal Code § 4-7-6 (D), and other applicable City ordinances and regulations. [The following landscaping and/or irrigation improvements have been secured with a Subdivision Improvement Agreement: _____]

City Engineer
Registration No. _____
Date: _____

APPROVAL OF CITY MANAGER

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

Deputy City Manager

APPROVAL OF CITY ATTORNEY

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

City Attorney
Atty. Reg. No. _____

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

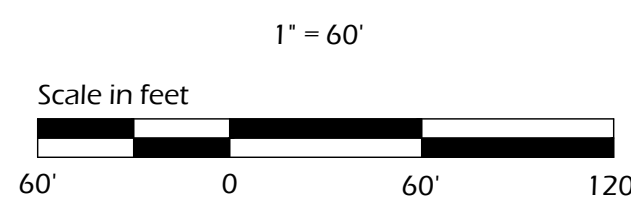
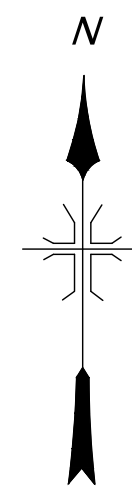
Deputy

				BROOKSIDE MEADOWS PRELIMINARY PLAT			
DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. W. Montrose, CO 81401 ☎ (970) 249-2251 www.del-mont.com ▼ service@del-mont.com				CLIENT: CHRIS KOCH			
FIELD BOOK: 766				DRAWN BY: DCC		DATE: 2024-08-19	
SHEET: 1 of 3				FILE: 23057V_PLAT_PRE		JOB NO.: 23057	
						TYPE: PRELIMINARY	

BROOKSIDE MEADOWS

PRELIMINARY PLAT

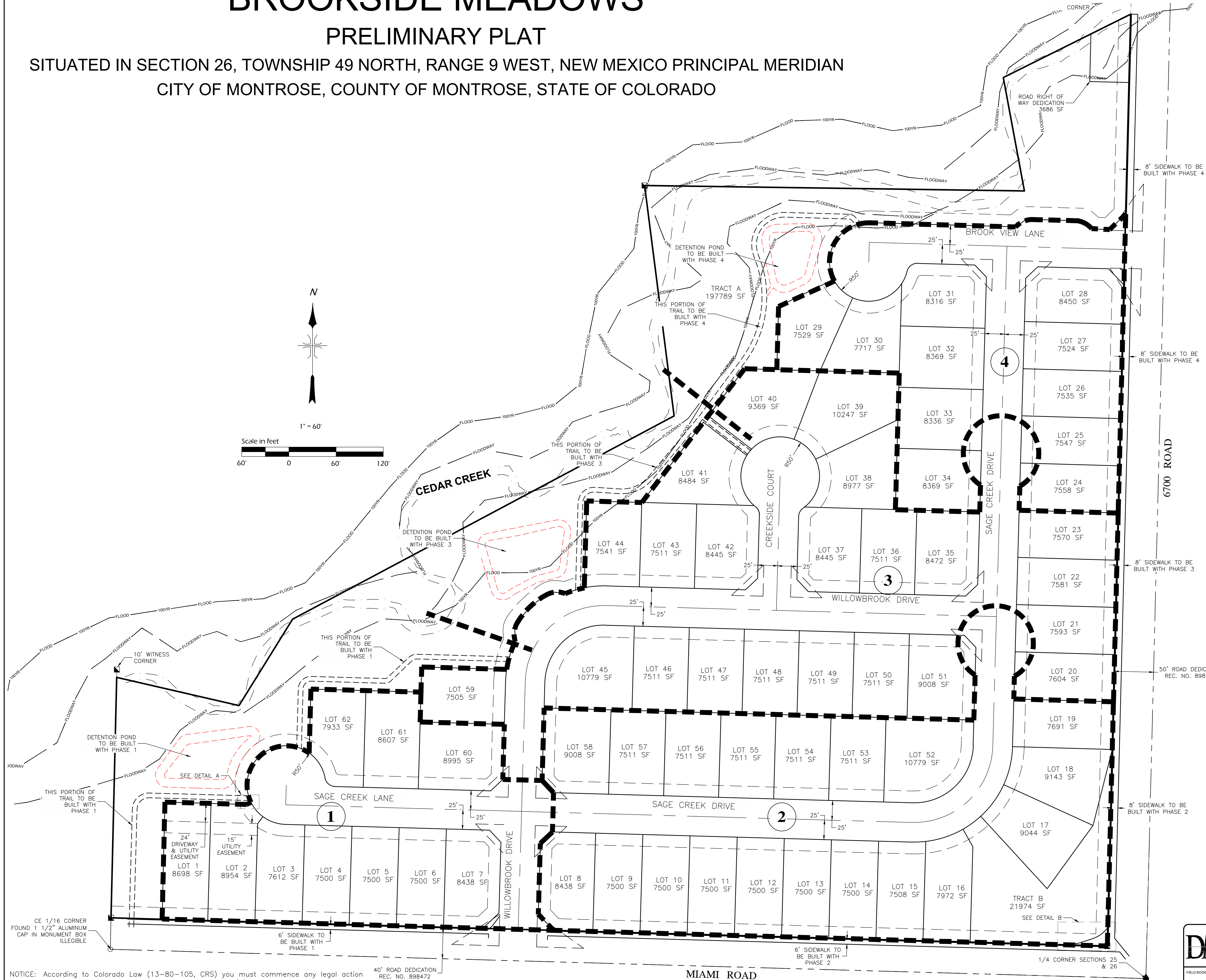
SITUATED IN SECTION 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



PHASE SUMMARY

- PHASE 1 = 10 LOTS
- PHASE 2 = 19 LOTS
- PHASE 3 = 22 LOTS
- PHASE 4 = 11 LOTS
- TOTAL = 62 LOTS

1 = PHASE NUMBER



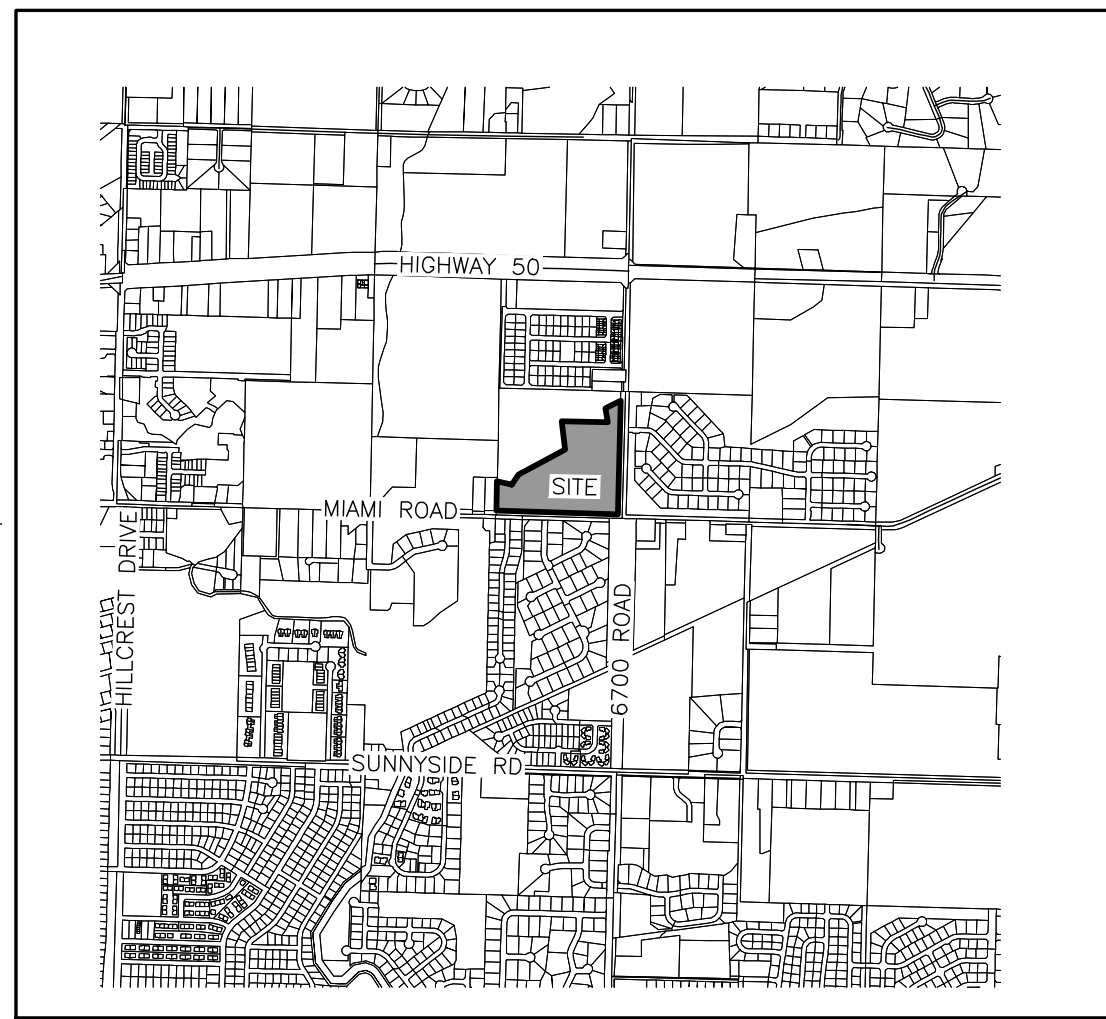
NOTE: IMPROVEMENTS ALONG 6700 ROAD AND MIAMI ROAD TO BE COMPLETED ALONGSIDE THE ADJOINING PHASE

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.

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. W. Montrose, CO 81401 W (970) 249-2251 www.del-mont.com service@del-mont.com	
FIELD BOOK:	766	DATE:	2024-08-19
DRYAN BY:	DCC	JOB NO.:	23057
SHEET:	3 of 3	FILE:	23057V_PLAT_PRE
BROOKSIDE MEADOWS PRELIMINARY PLAT		CLIENT:	CHRIS KOCH
ADDRESS & PHONE:		2049 BROOK WAY MONTROSE, CO 81403	
TYPE:		PHASING PLAN	

BROOKSIDE MEADOWS SUBDIVISION

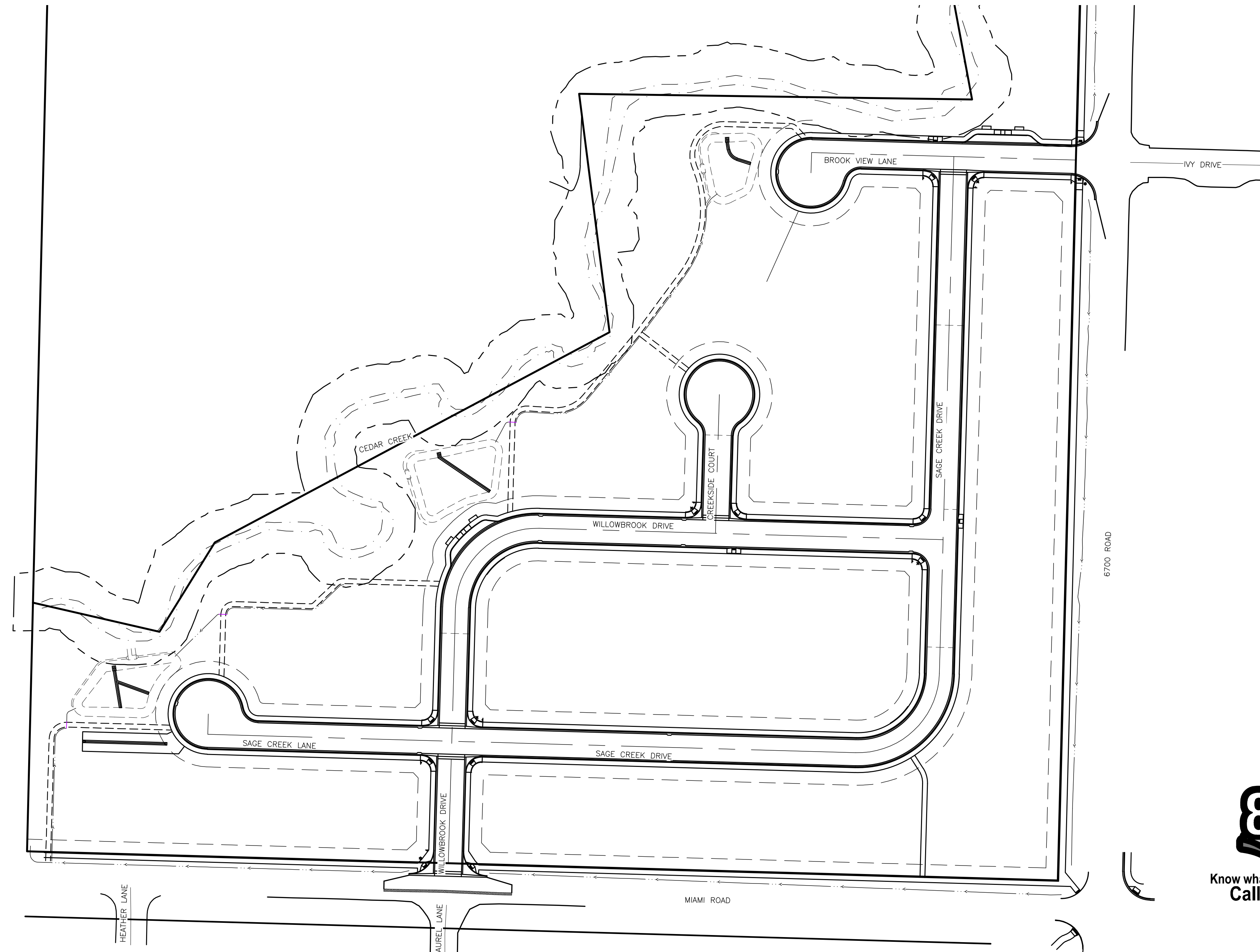
SITE DEVELOPMENT PLANS



VICINITY MAP
N.T.S.

DRAWING INDEX

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4	GRADING AND STORM SEWER OVERVIEW
5	WILLOWBROOK AVENUE PLAN AND PROFILE
6	WILLOWBROOK AVENUE PLAN AND PROFILE
7	SAGE CREEK LANE PLAN AND PROFILE
8	SAGE CREEK DRIVE PLAN AND PROFILE
9	SAGE CREEK DRIVE PLAN AND PROFILE
10	CREEKSIDE COURT PLAN AND PROFILE
11	BROOK VIEW LANE PLAN AND PROFILE
12	DETAILED INTERSECTION GRADING
13	DETAILED INTERSECTION GRADING
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21	6700 ROAD SIDEWALK IMPROVEMENT
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23	TYPICAL STREET SECTIONS
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33	EROSION CONTROL PLAN
34	SANITARY SEWER MANHOLE GEOMETRY PLAN
35	STORM SEWER MANHOLE & INLET GEOMETRY PLAN



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Project Vertical Datum: NAVD 88
Scale Factor: 1.0002682
Horizontal Datum: CO83-SF

UTILITY CONTACTS				
Utility	Owner	Contact	Phone	Email
Natural Gas	Black Hills Energy	Nathan Hajar	(970) 808-5036	Nathan.Hajar@blackhillscorp.com
Telephone/Fiber	Century Link	Mark Preston	(970) 318-1891	Mark.Preston@lumen.com
Cable/Fiber	Charter	Todd Andrews	(970) 316-1700	Todd.Andrews1@charter.com
Power	DMEA	Phil Sanchez	(970) 275-8982	Phil.Sanchez@dmea.com
Fiber	Elevate	Jonathan Nelson	(970) 240-6818	Jonathan.Nelson@elevatefiber.com
Water	City of Montrose	Scott Murphy	(970) 901-1792	smurphy@ci.montrose.co.us
Water	Tri-County Water	Kyle Thompson	(970) 249-3369	Kyle@tricitywater.org
Sanitary Sewer	City of Montrose	Scott Murphy	(970) 901-1792	smurphy@ci.montrose.co.us
Storm Sewer	City of Montrose	Scott Murphy	(970) 901-1792	smurphy@ci.montrose.co.us

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DRAWN BY: BAJ	DATE ISSUED: 2024-08-19	DATE REVISION: 2024-08-19

CHRIS KOCH
BROOKSIDE MEADOWS
MONTROSE, CO

COVER SHEET

DMC JOB NO: 23057

SHEET NO: 1

OF 35 SHEETS

PRELIMINARY

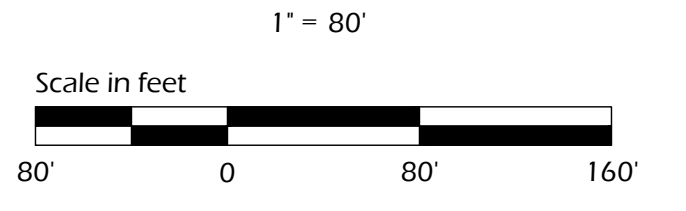
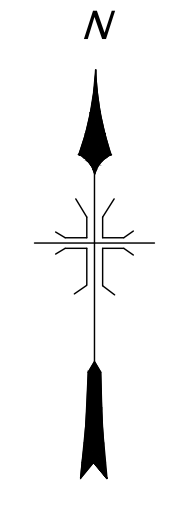
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LEGEND

	e	EXISTING POWER LINE
	ohe	EXISTING OVERHEAD POWER LINE
	g	EXISTING GAS LINE
	t	EXISTING TELEPHONE LINE
	w	EXISTING WATER LINE
	ss	EXISTING SEWER LINE
		EXISTING CULVERT
		EXISTING POWER PEDESTAL
		EXISTING TELEPHONE PEDESTAL
		EXISTING WATER METER
		EXISTING UTILITY POLE
	W	PROPOSED WATER LINE
	SS	PROPOSED SANITARY SEWER LINE
	STM	PROPOSED STORM SEWER LINE
		PROPOSED SANITARY SEWER MANHOLE
		PROPOSED STORM SEWER MANHOLE
		PROPOSED STORM SEWER INLET
		PROPOSED WATER METER
		PROPOSED WATER VALVE
		PROPOSED WATER THRUST BLOCK
		PROPOSED 250' RADIUS FIRE HYDRANT REACH
		FEMA 100 YR. FLOODPLAIN
		FEMA FLOODWAY



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DATE DESIGNED: **2024-08-19**

CHECKED BY: **BAJ**
DATE CHECKED: **AS NOTED**

DRAWN BY: **BAJ**
DATE DRAWN: **2024-08-19**

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BROOKSIDE MEADOWS
MONTROSE, CO

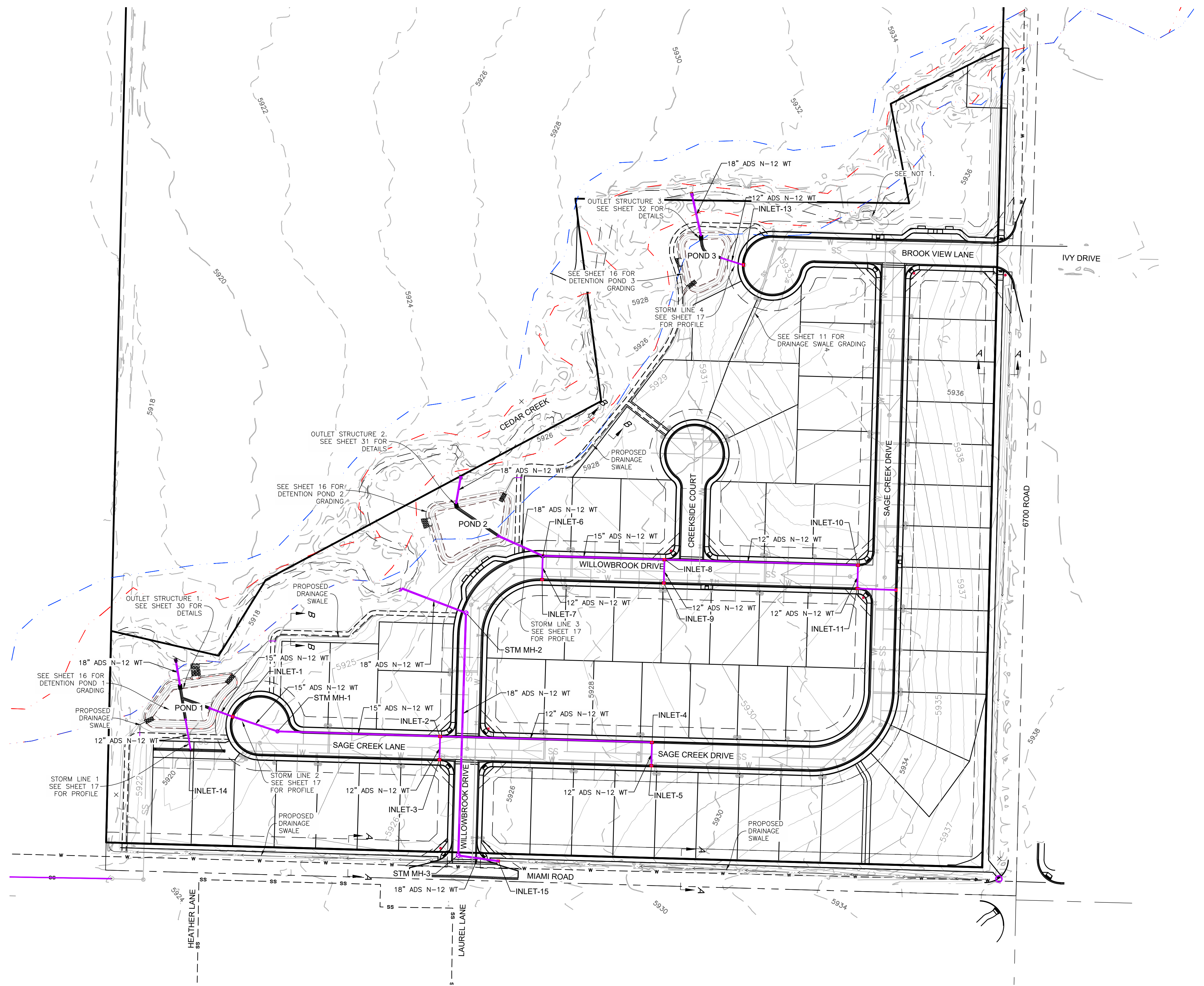
WATER AND SANITARY SEWER OVERVIEW

DMC JOB NO: **23057**

SHEET NO: **3**

OF **35** SHEETS

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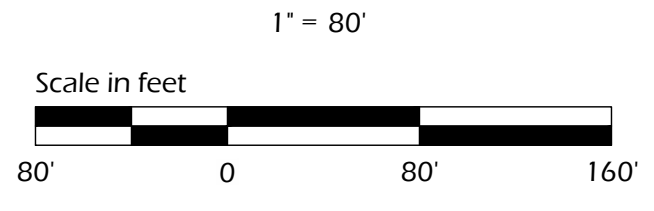
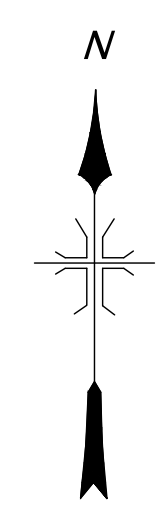


NOTES
 1. AT TIME OF DESIGN, BROOK VIEW LN WAS ADEQUATELY SET BACK FROM BANKS OF CEDAR CREEK. DURING SITE WALK WITH CITY OF MONTROSE ON 8/15/2024 THIS AREA WAS CONSIDERED A SPOT THAT COULD EXPERIENCE INCREASED EROSION AND SHOULD BE RE-EVALUATED FOR BANK STABILITY AND PROXIMITY TO CREEK BEFORE CONSTRUCTION TAKING PLACE.

LEGEND

- EXISTING CULVERT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING DRAINAGE FLOWLINE
- PROPOSED PROPERTY LINE
- PROPOSED DRIVE OVER CURB, GUTTER & SIDEWALK
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM CURB INLET
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- FEMA 100 YR. FLOODPLAIN
- FEMA FLOODWAY

NOTE: DRAINAGE SWALE SECTIONS CAN BE FOUND ON SHEET 29.



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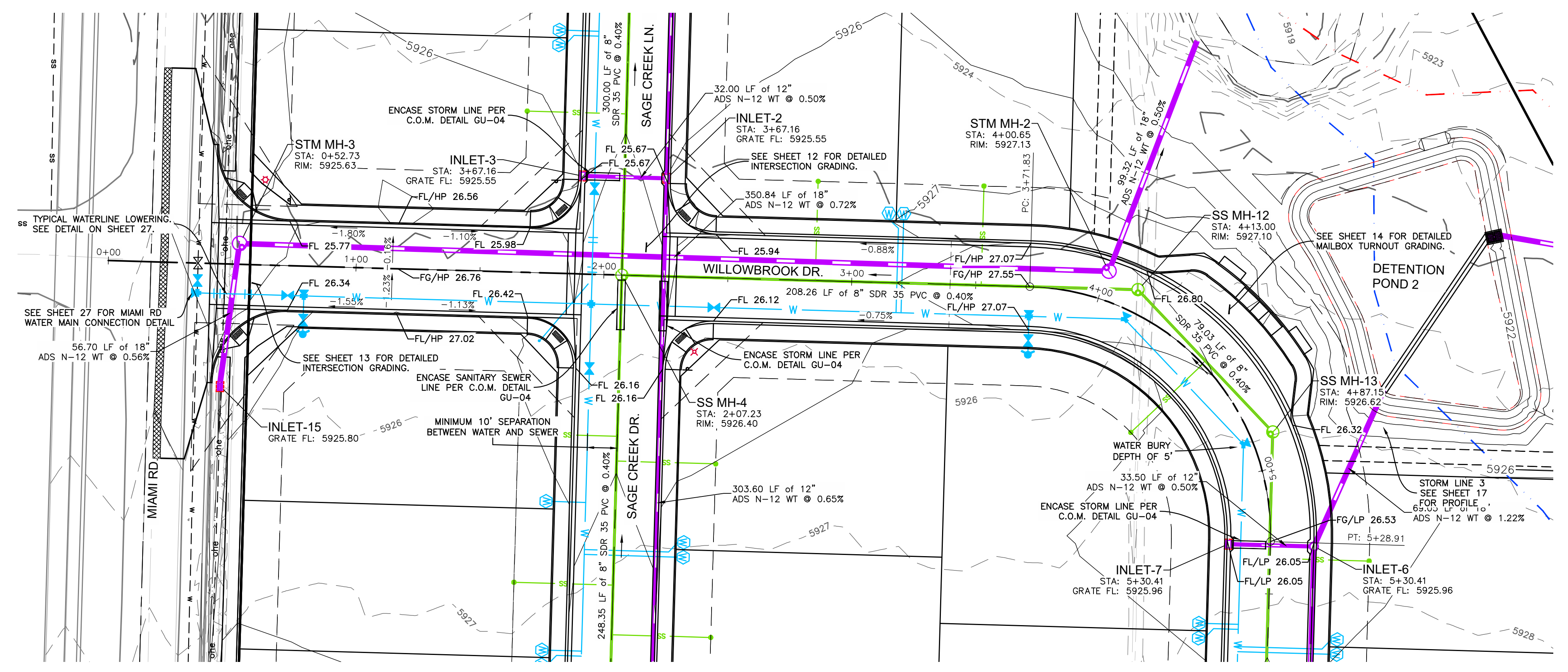
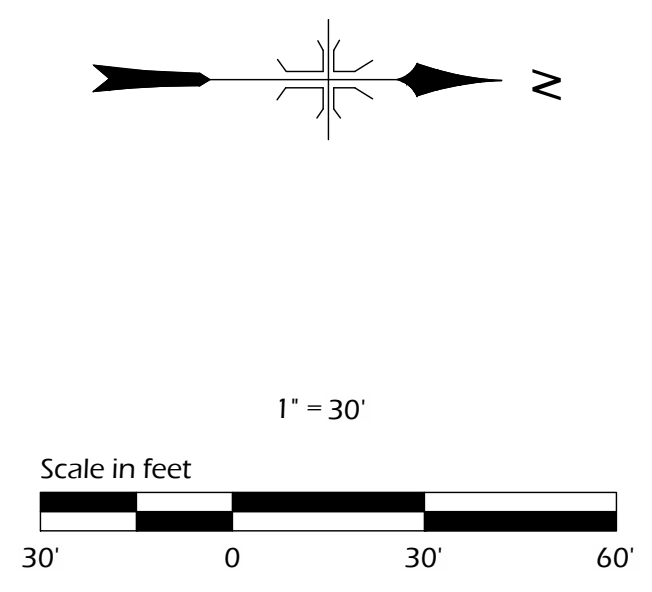
DESIGNED BY: BAU
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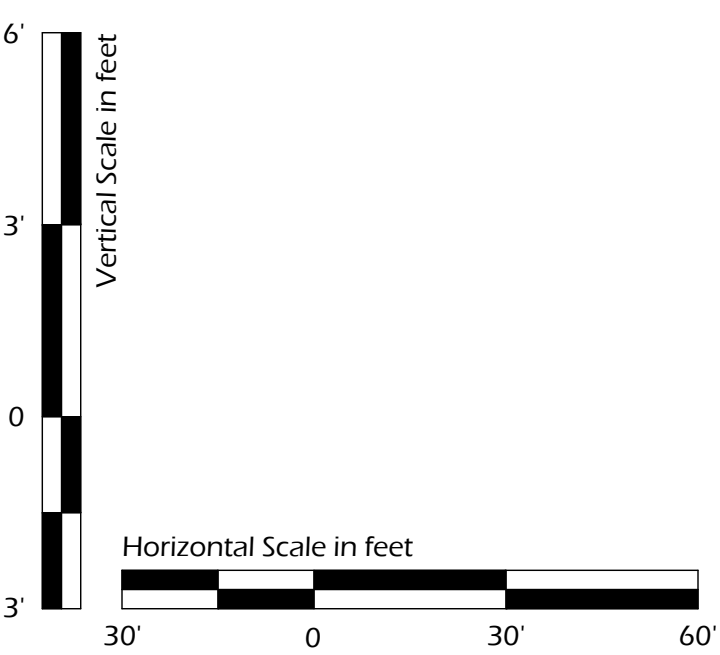
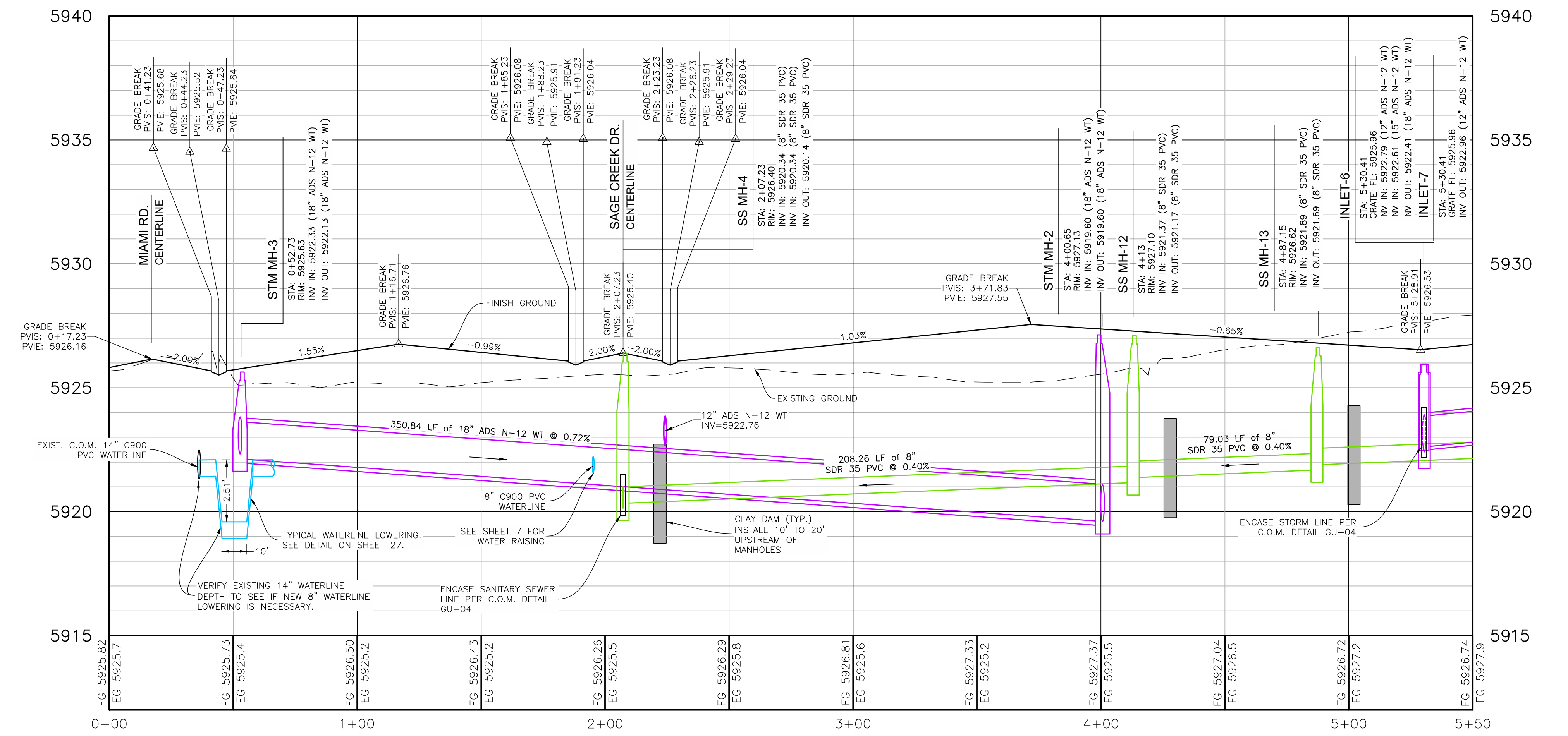
GRADING AND STORM SEWER OVERVIEW

DMC JOB NO: 23057
 SHEET NO: 4
 OF 35 SHEETS

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NOTES
 1. NEW WATER LINES TO BE INSTALLED WITH A COVER OF 48" UNLESS OTHERWISE SHOWN OR NOTED.



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 MONTROSE, CO

WILLOWBROOK DRIVE PLAN AND PROFILE

DMC JOB NO: 23057

SHEET NO: 5

OF 35 SHEETS

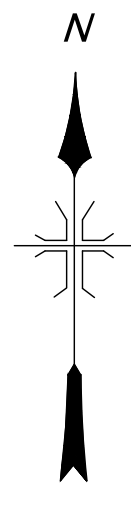
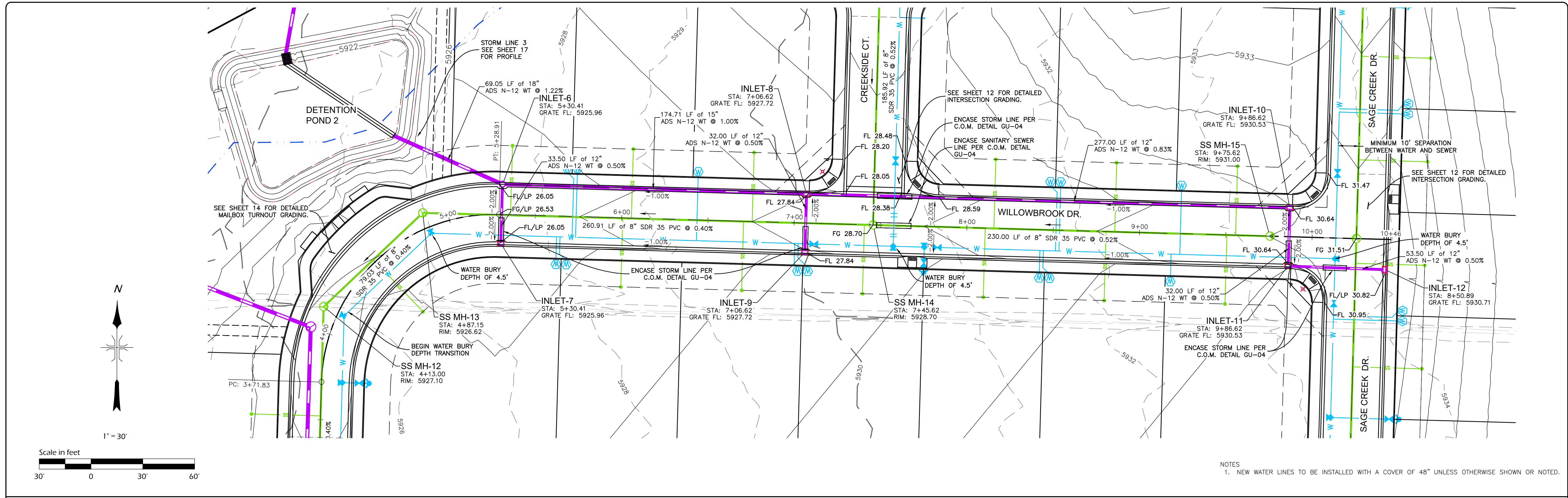
3' 0' 30' 60'

Vertical Scale in feet

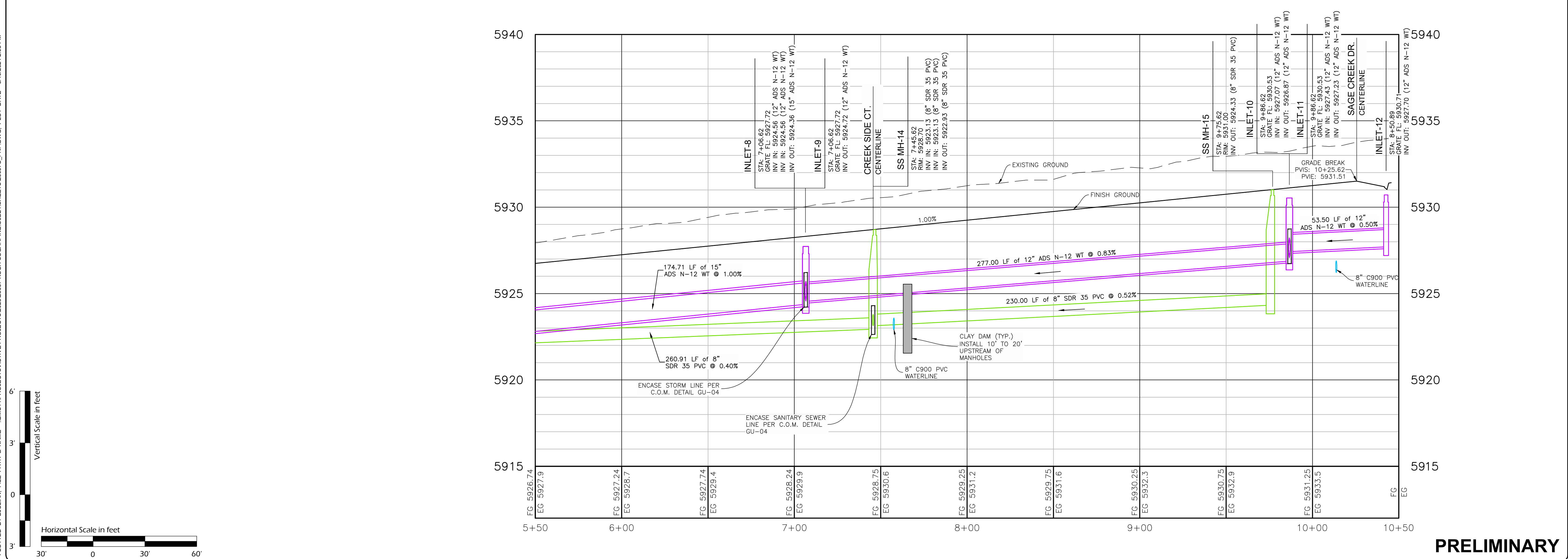
Horizontal Scale in feet

3' 0' 30' 60'

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NOTES
1. NEW WATER LINES TO BE INSTALLED WITH A COVER OF 48" UNLESS OTHERWISE SHOWN OR NOTED.



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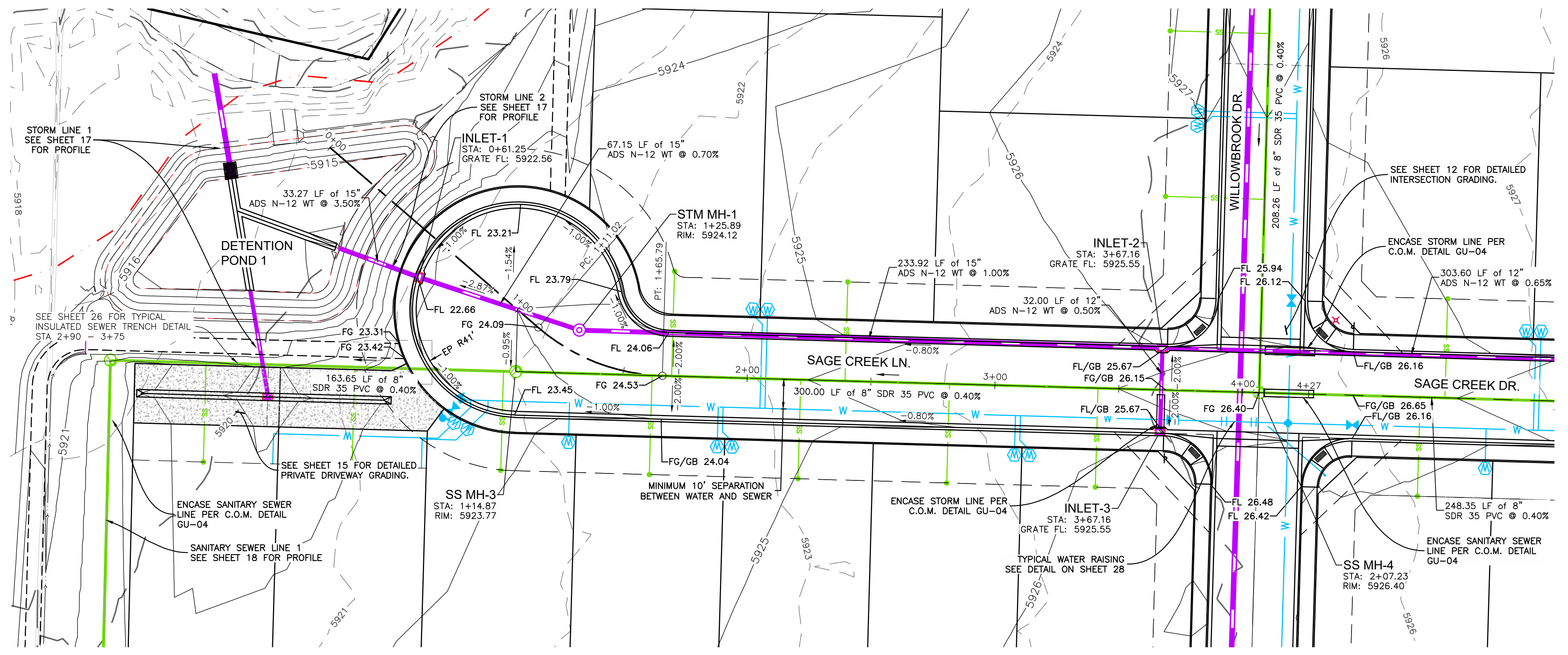
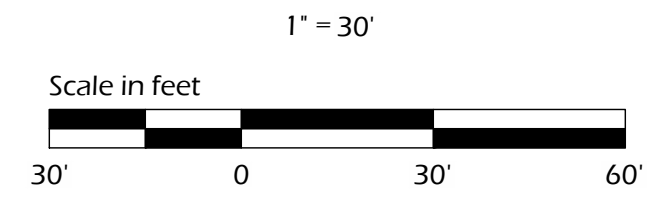
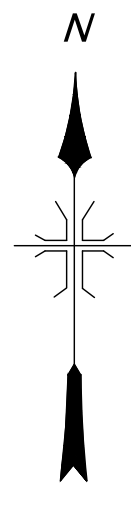
WILLOWBROOK DRIVE PLAN AND PROFILE

DMC JOB NO.: 23057

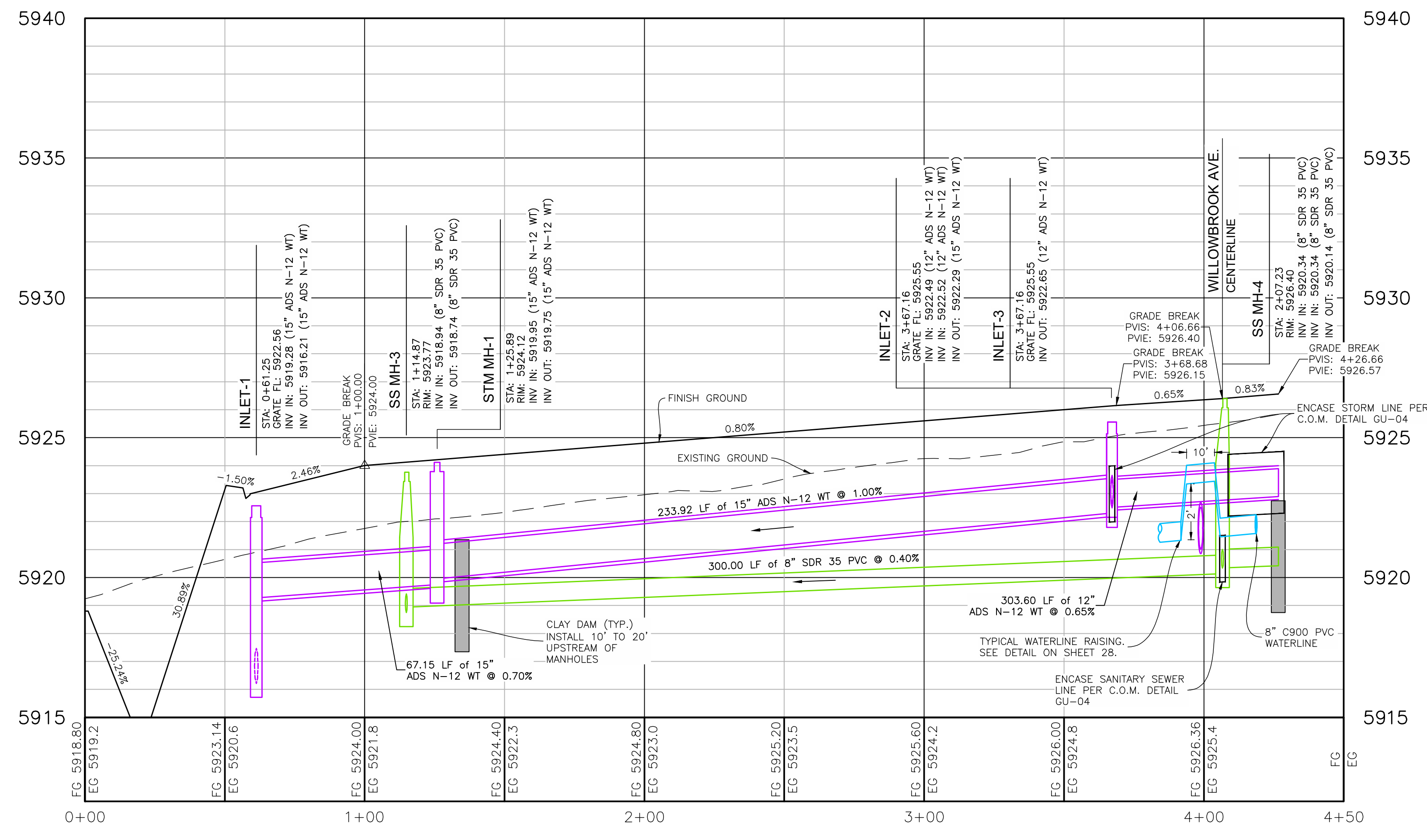
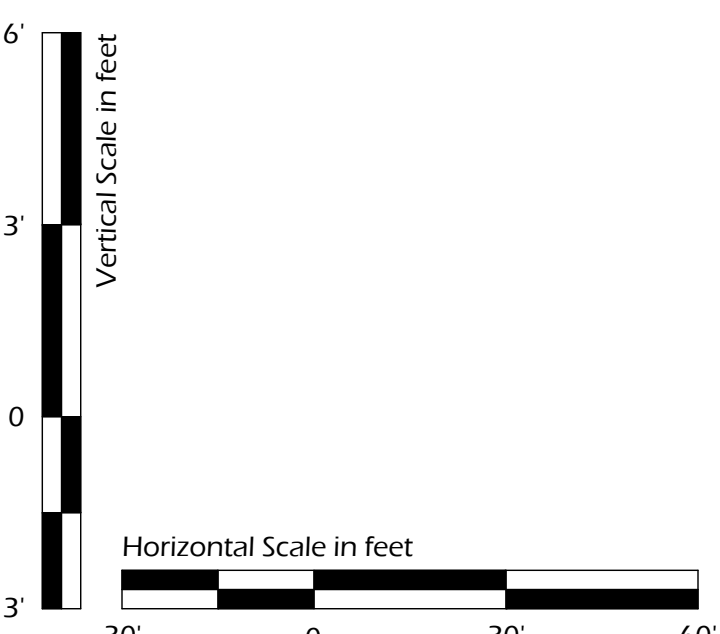
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35 SHEETS

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NOTES
 1. NEW WATER LINES TO BE INSTALLED WITH A COVER OF 48" UNLESS OTHERWISE SHOWN OR NOTED.



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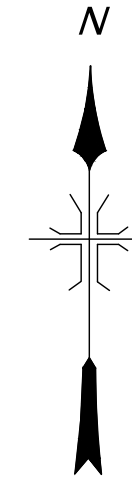
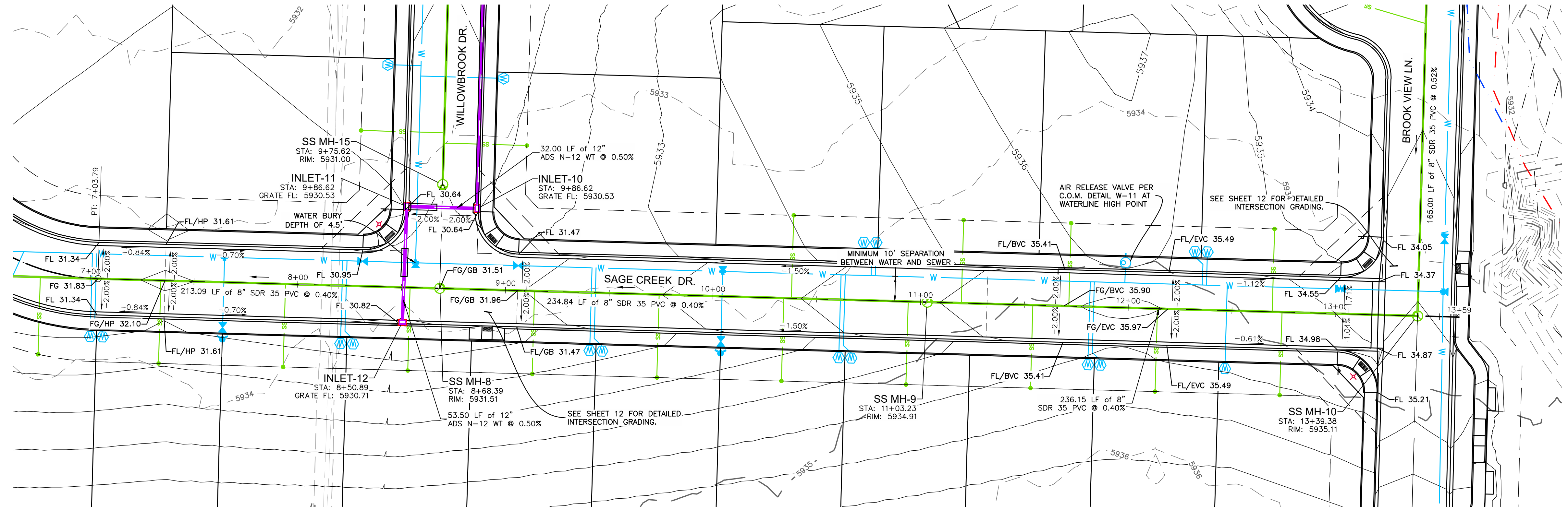
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 BROOKSIDE MEADOWS
 MONTROSE, CO

SAGE CREEK LANE PLAN AND PROFILE

DMC JOB NO:	23057
SHEET NO:	7
OF	35 SHEETS

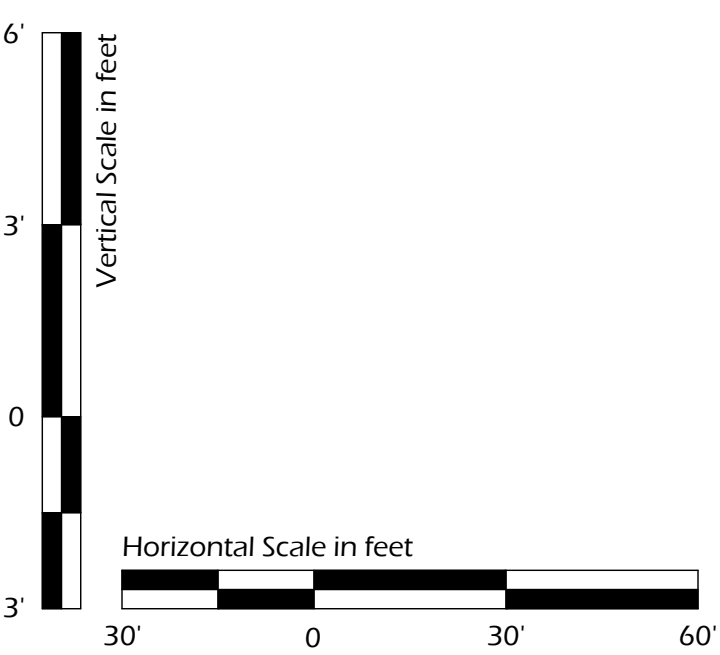
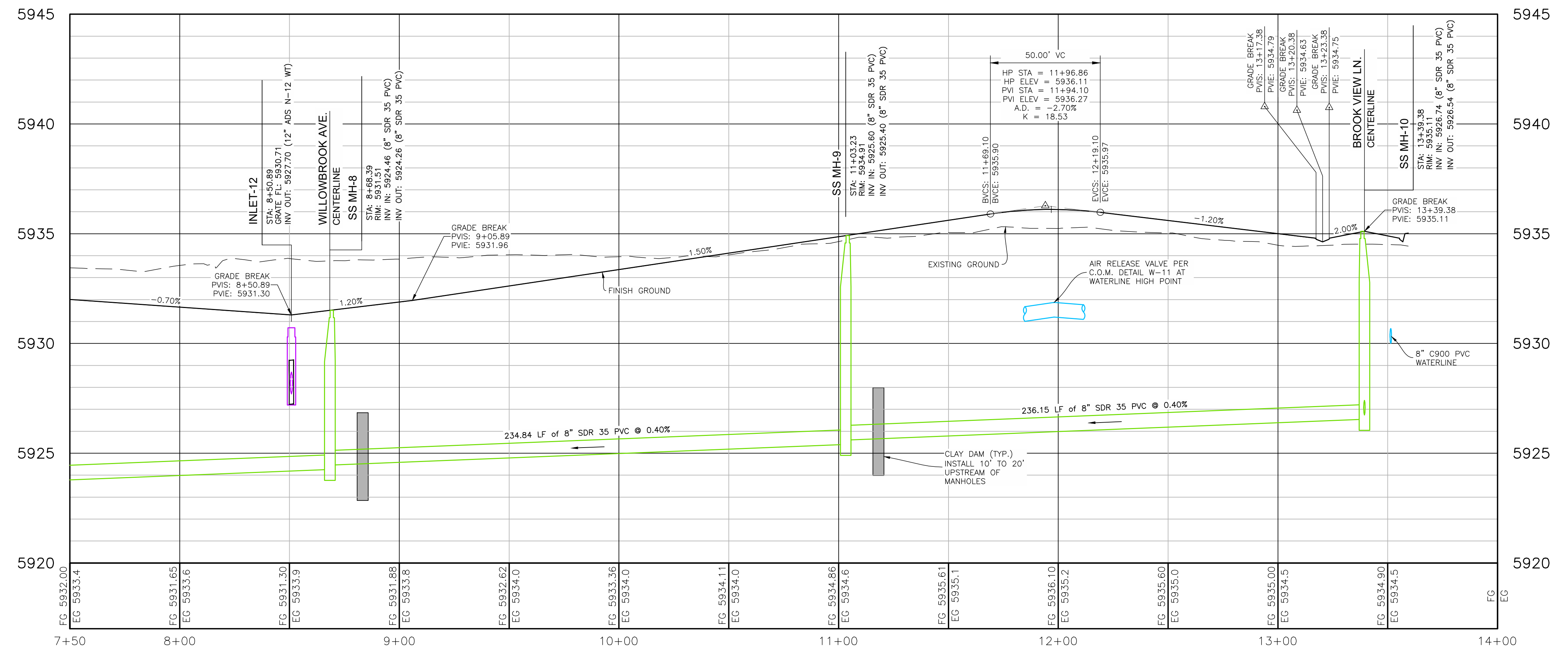
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1" = 30'



NOTES
1. NEW WATER LINES TO BE INSTALLED WITH A COVER OF 48" UNLESS OTHERWISE SHOWN OR NOTED.



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DATE		NO	DATE
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			BY

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MONTROSE, CO

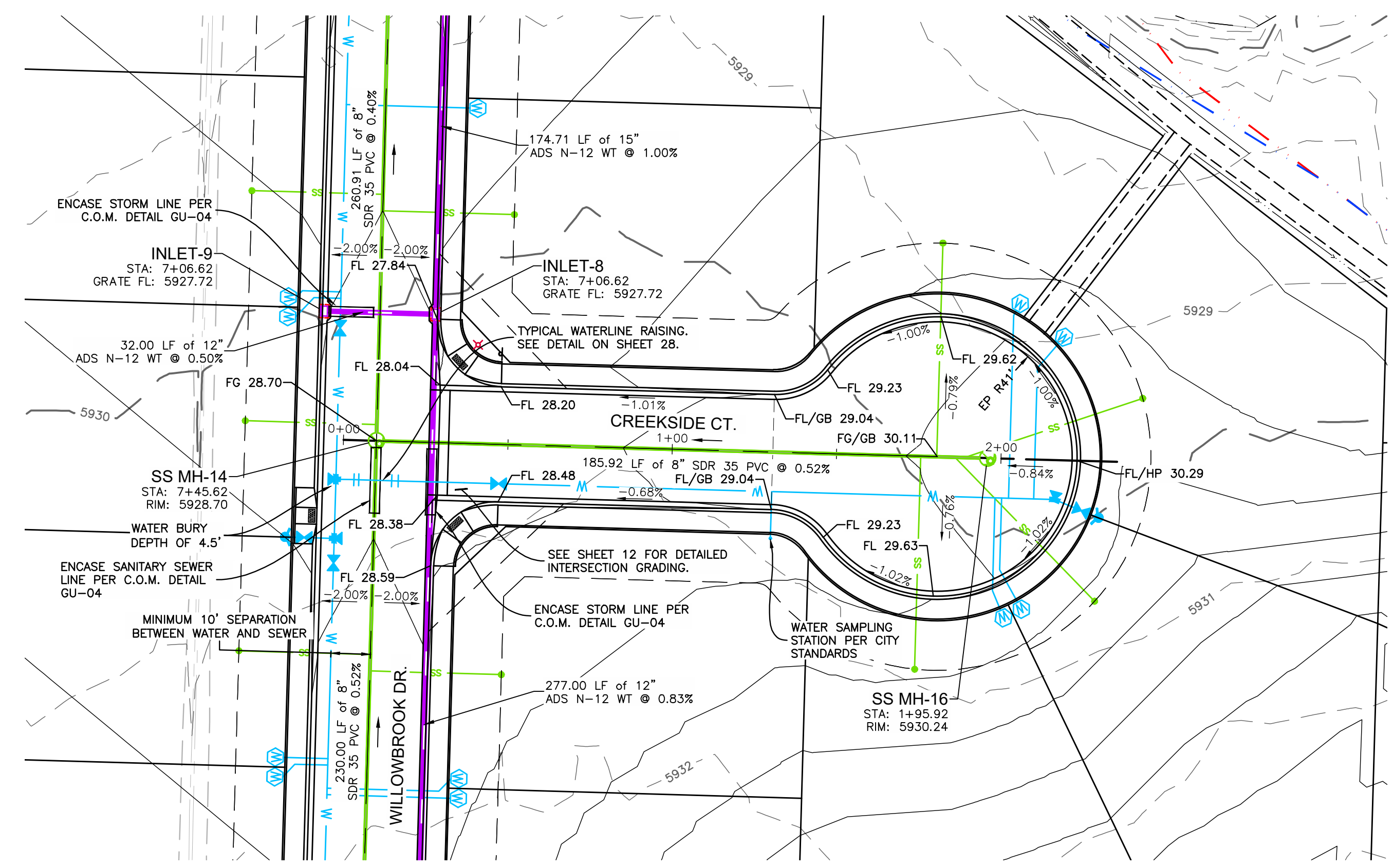
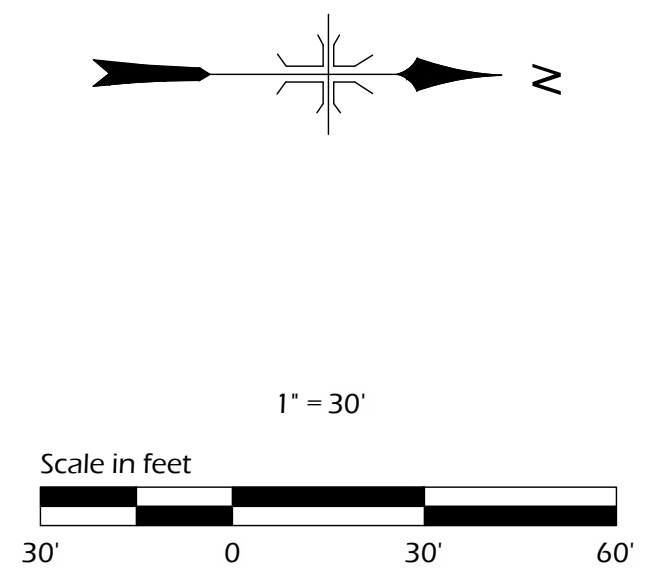
SAGE CREEK DRIVE PLAN AND PROFILE

DMC JOB NO: 23057

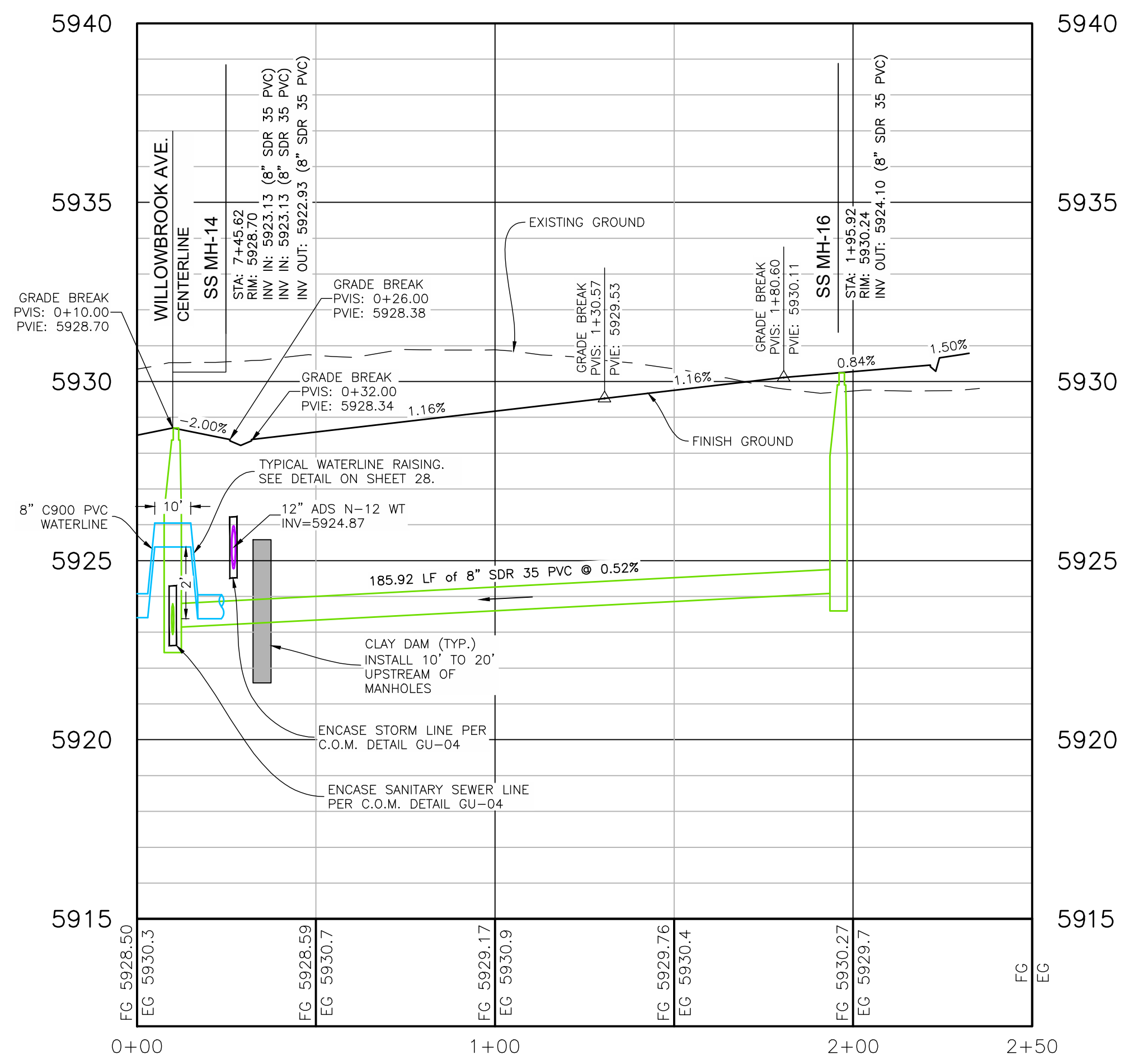
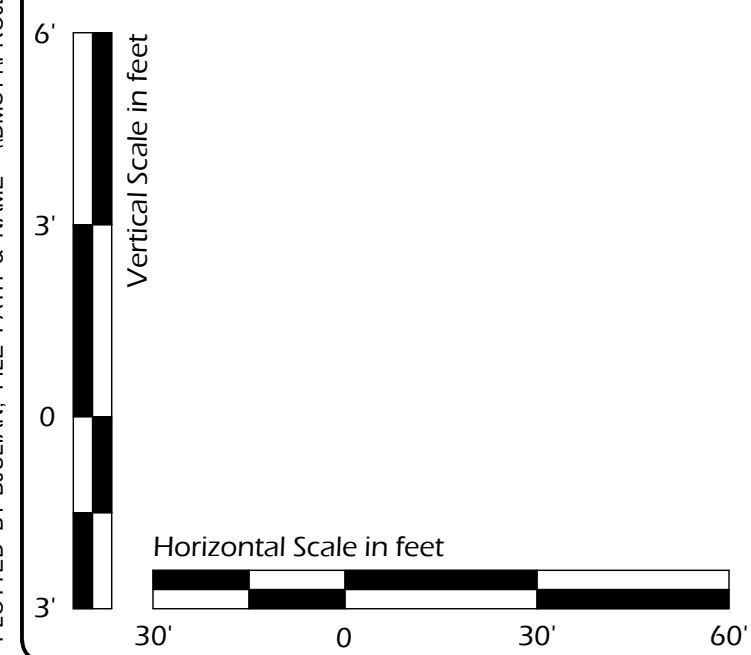
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NOTES
 1. NEW WATER LINES TO BE INSTALLED WITH A COVER OF 48\"/>



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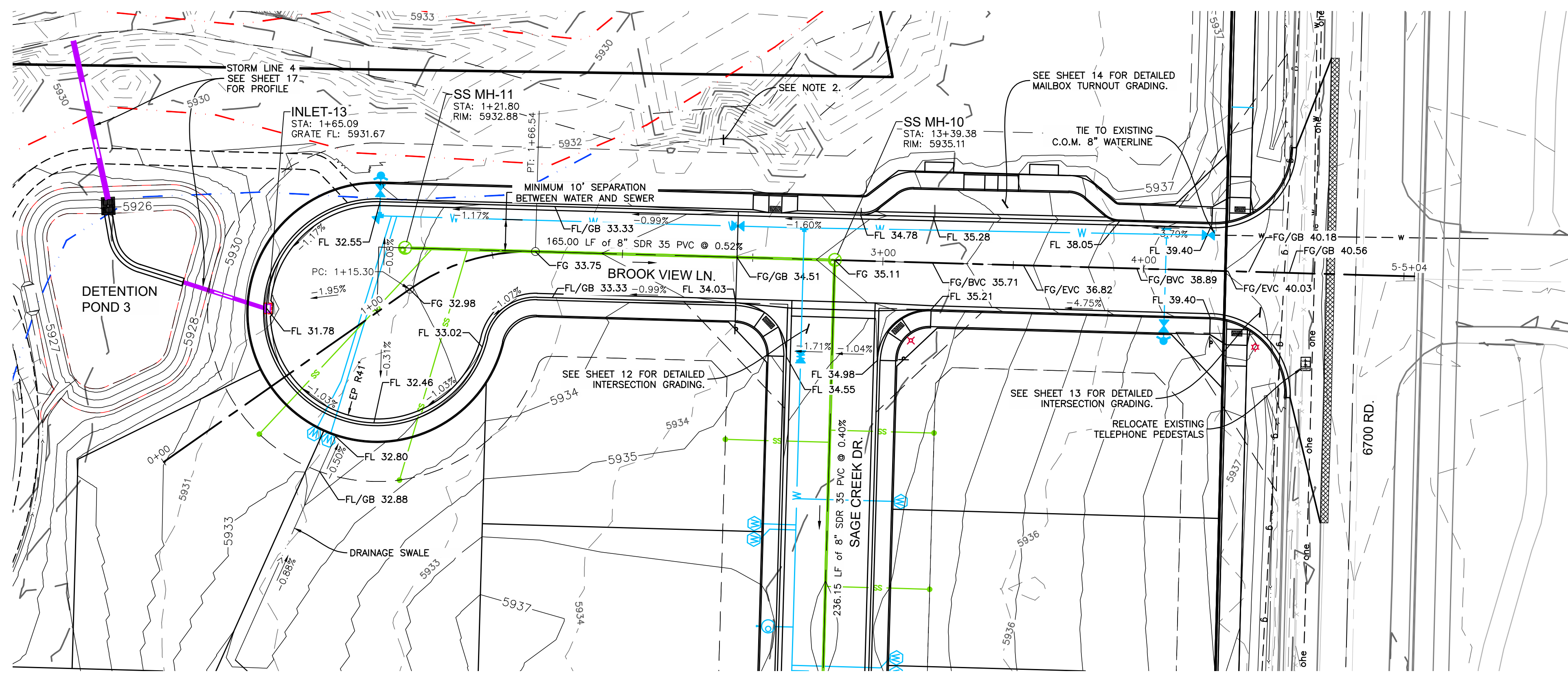
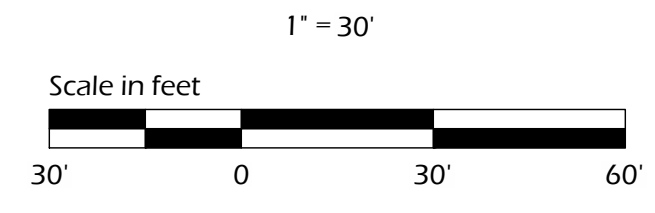
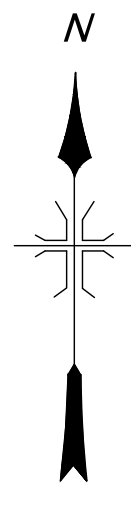
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CREEKSIDE COURT PLAN AND PROFILE

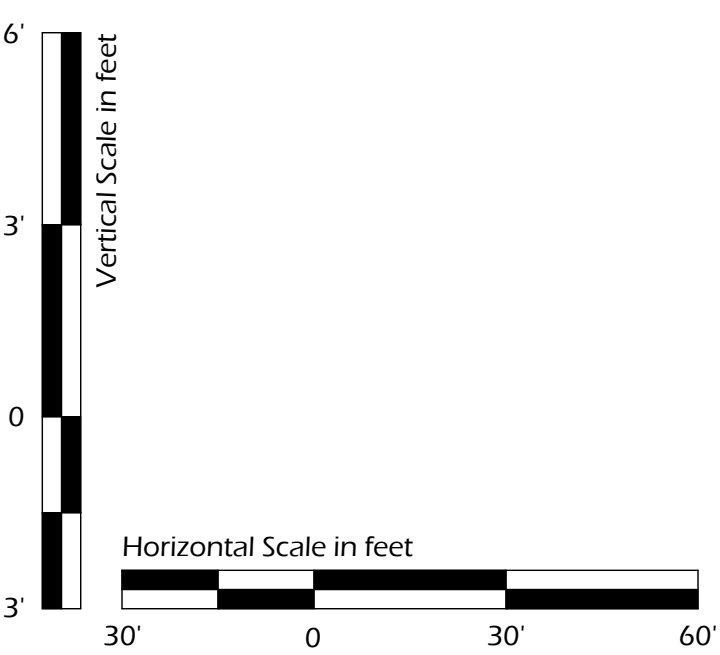
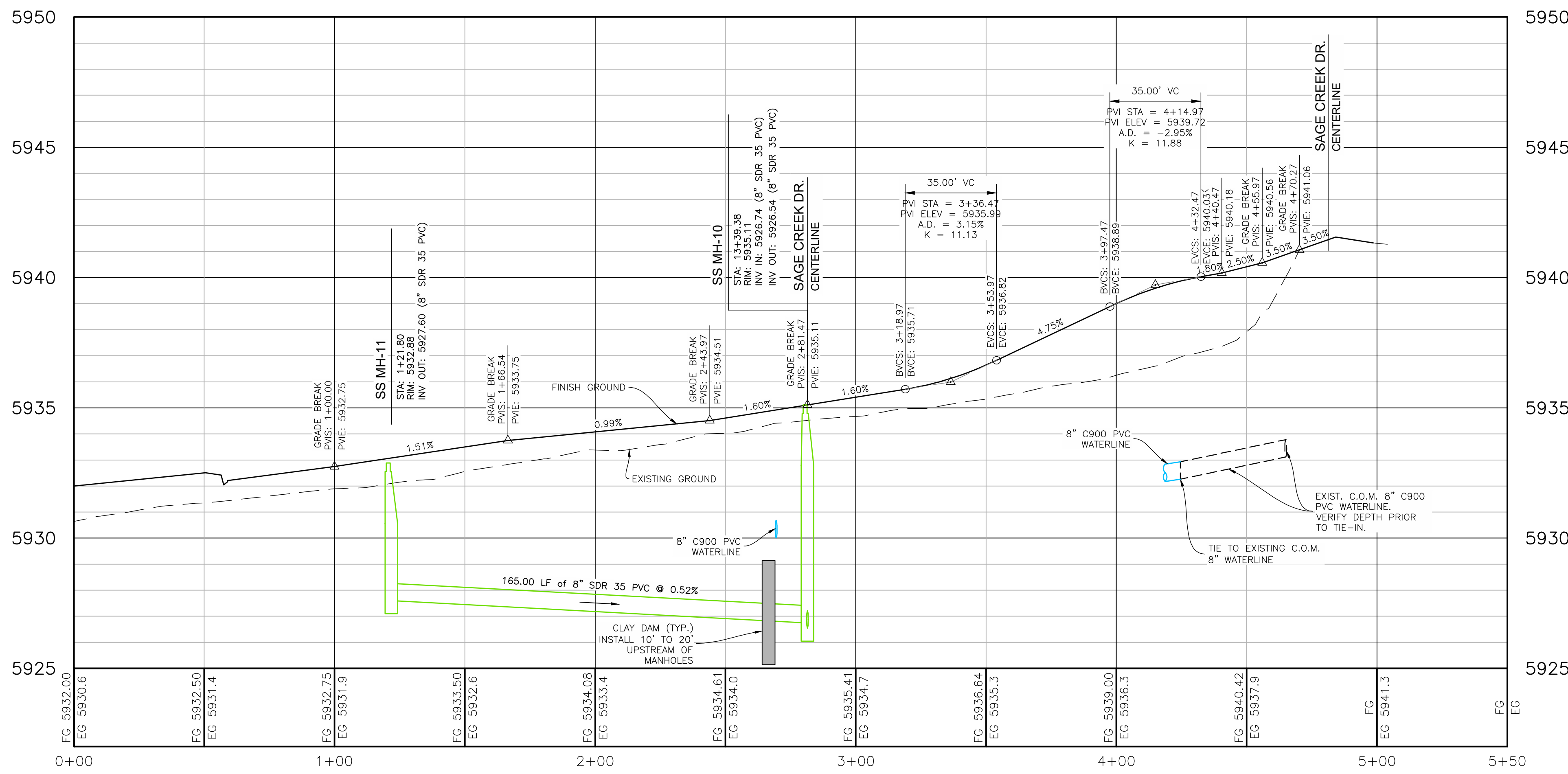
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OF SHEETS:	35

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- NOTES
1. NEW WATER LINES TO BE INSTALLED WITH A COVER OF 48" UNLESS OTHERWISE SHOWN OR NOTED.
 2. AT TIME OF DESIGN, BROOK VIEW LN WAS ADEQUATELY SET BACK FROM BANKS OF CEDAR CREEK. DURING SITE WALK WITH CITY OF MONTROSE ON 8/15/2024 THIS AREA WAS CONSIDERED A SPOT THAT COULD EXPERIENCE INCREASED EROSION AND SHOULD BE RE-EVALUATED FOR BANK STABILITY AND PROXIMITY TO CREEK BEFORE CONSTRUCTION TAKING PLACE.



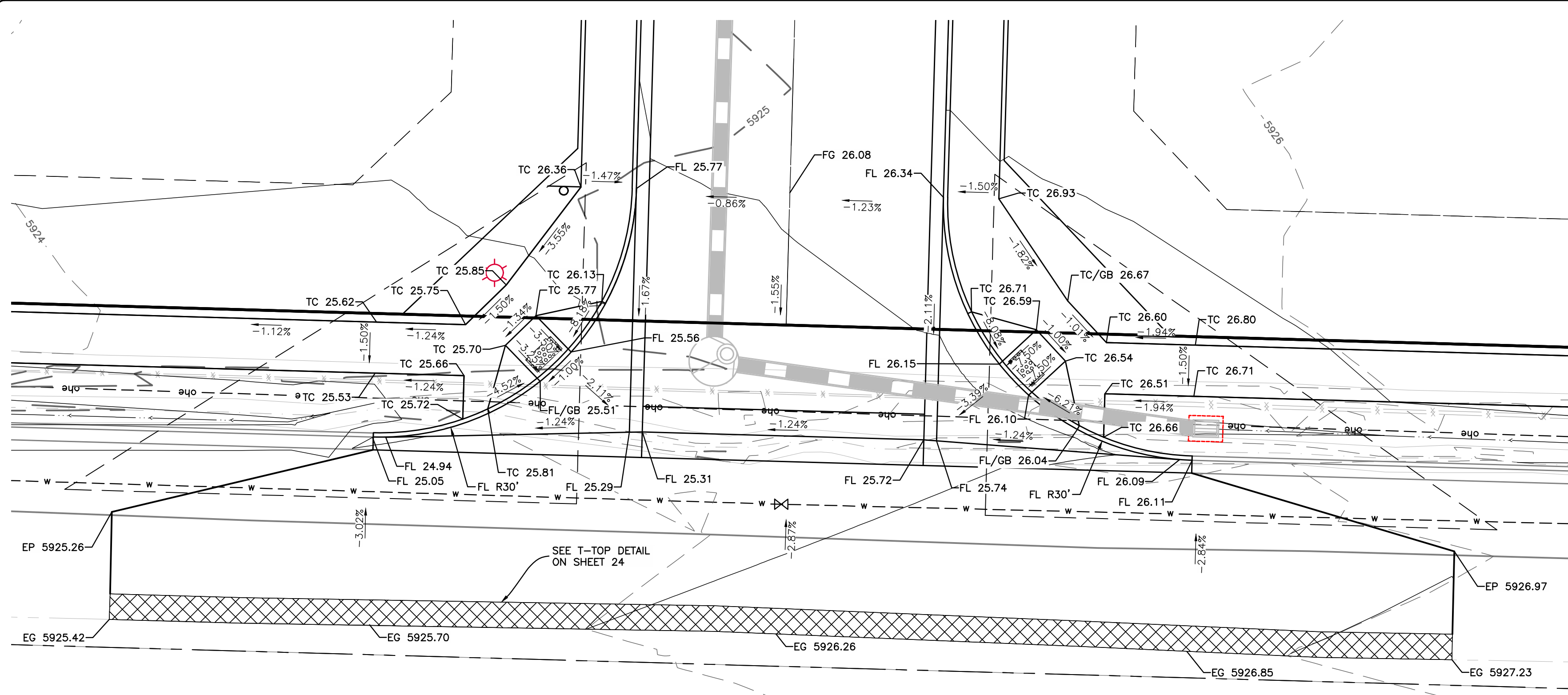
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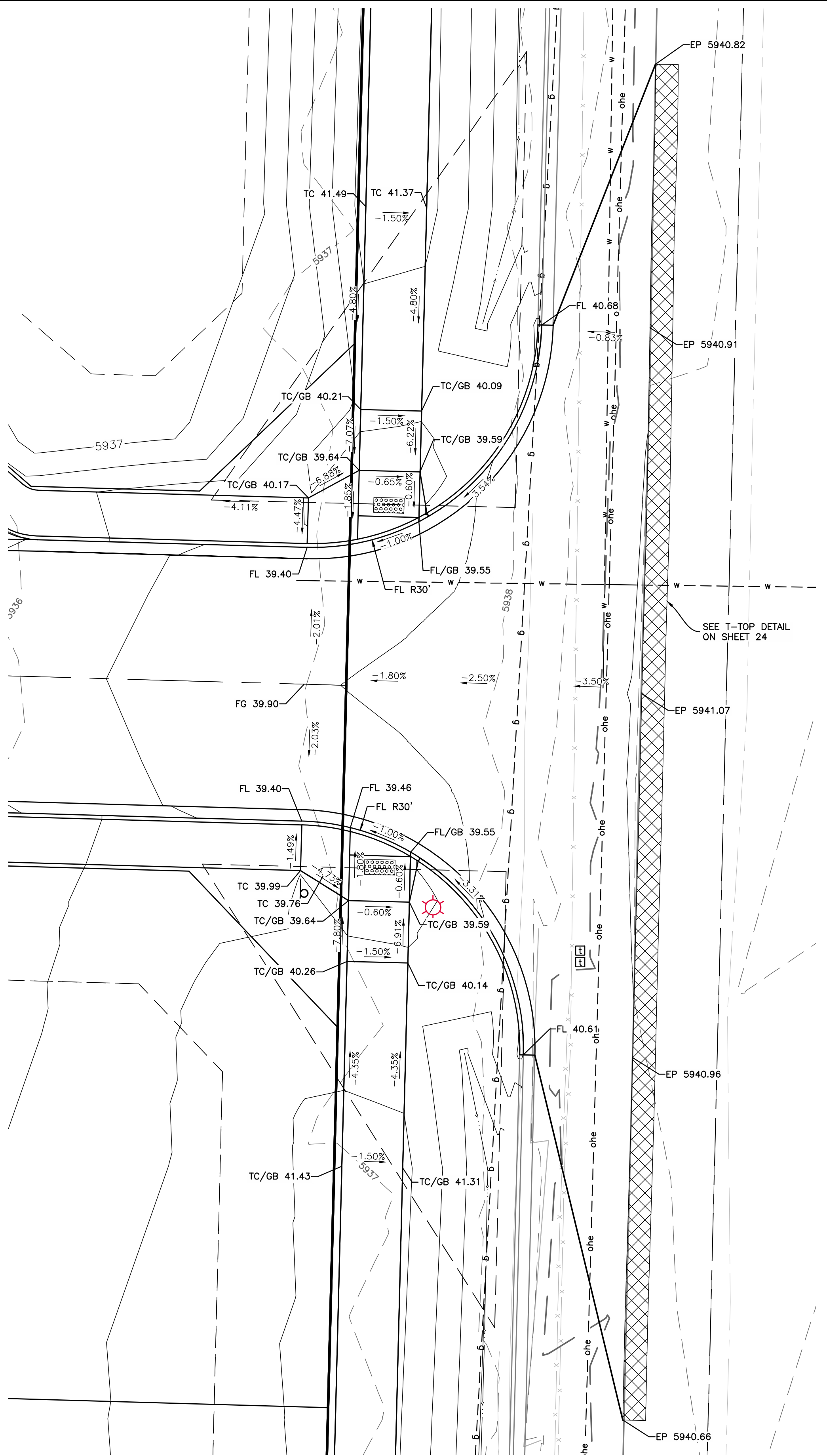
CHRIS KOCH
BROOKSIDE MEADOWS
 MONTROSE, CO
BROOK VIEW LANE PLAN AND PROFILE

DMC JOB NO: 23057
SHEET NO: 11
OF 35 SHEETS

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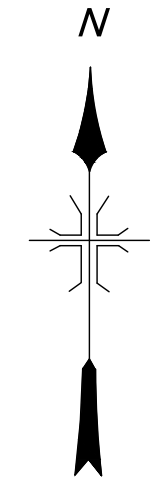


MIAMI RD. & WILLOWBROOK AVE.
DETAILED INTERSECTION GRADING



6700 RD. & BROOK VIEW LN.
DETAILED INTERSECTION GRADING

PRELIMINARY



1" = 10'



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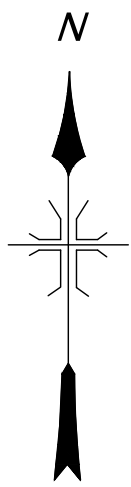
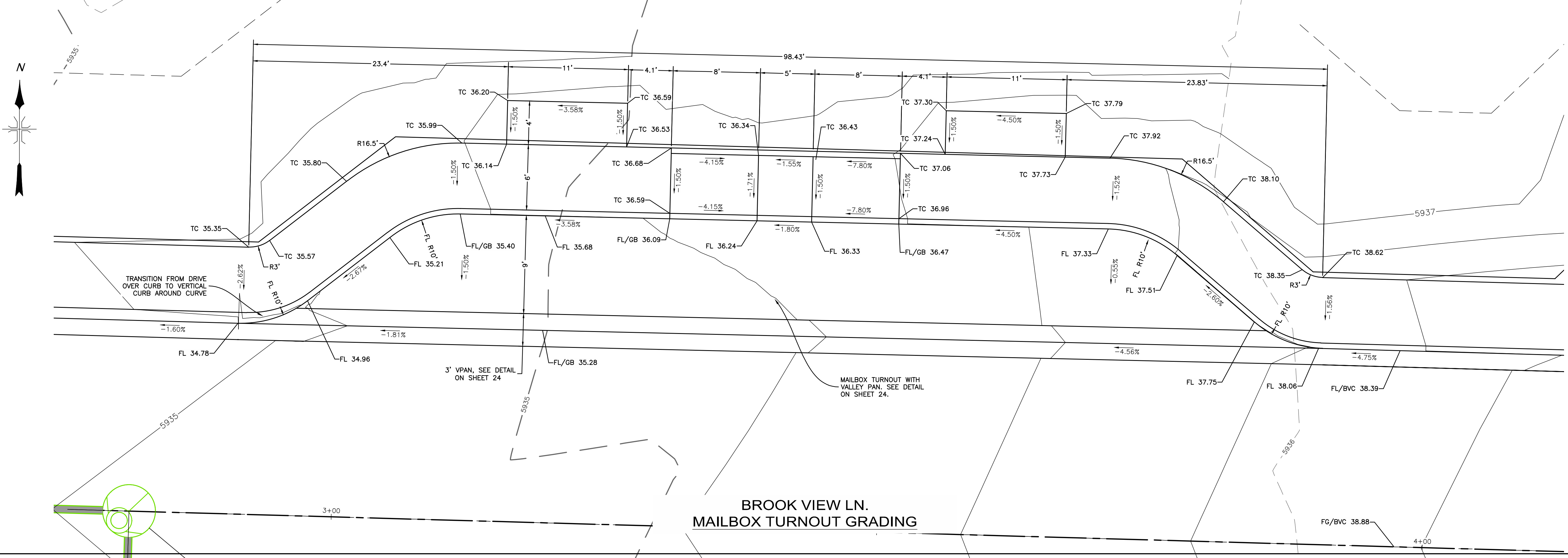
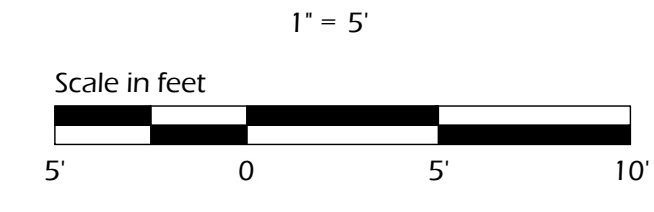
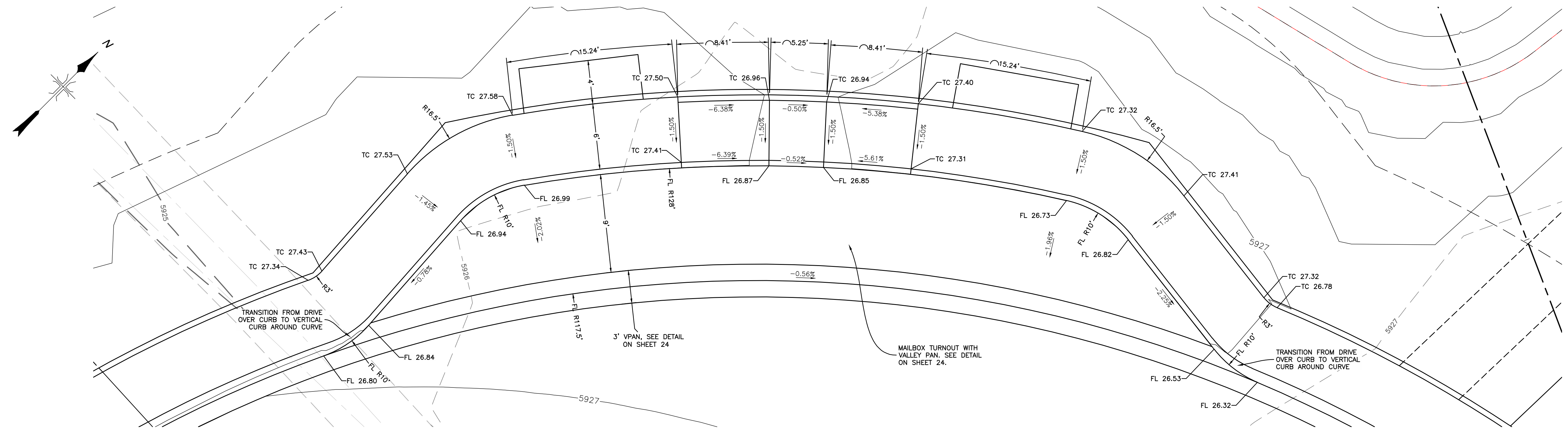
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DETAILED INTERSECTION GRADING

SHEET NO.: 23057

13
 35 SHEETS

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**WILLOWBROOK AVE.
MAILBOX TURNOUT GRADING**

**BROOK VIEW LN.
MAILBOX TURNOUT GRADING**

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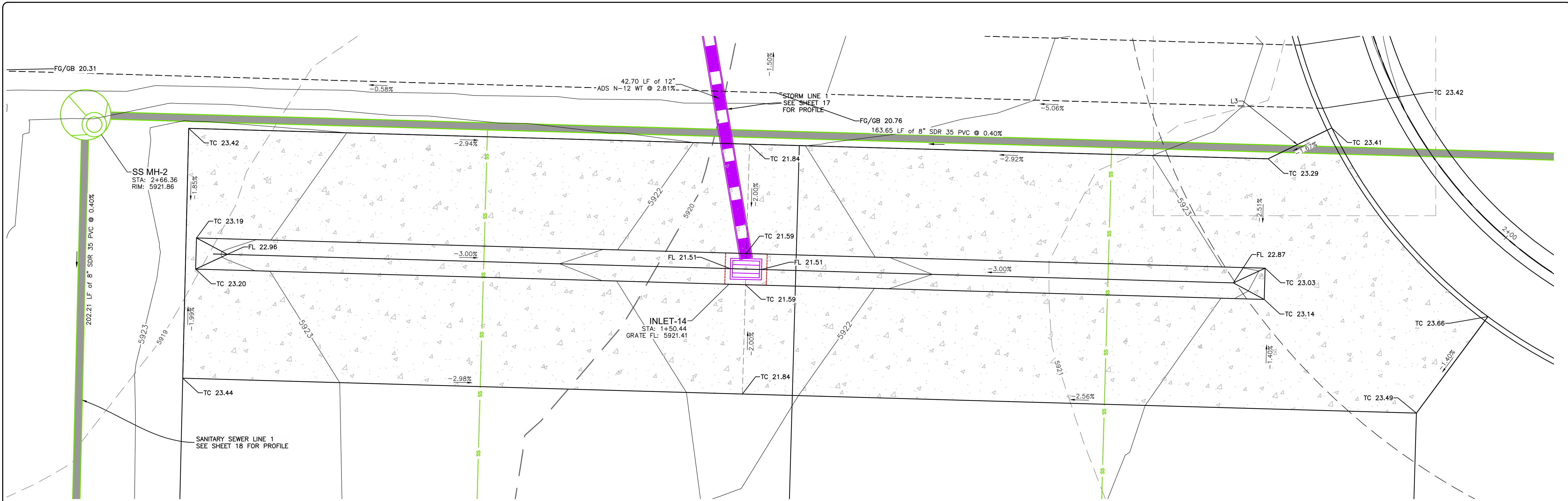
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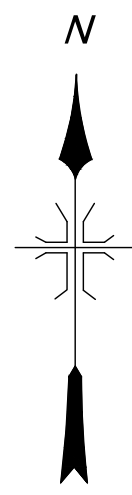
DETAILED MAILBOX TURNOUT GRADING

DMC JOB NO: 23057
 SHEET NO: 14
 OF 35 SHEETS

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PRIVATE CONCRETE DRIVEWAY GRADING



1" = 5'



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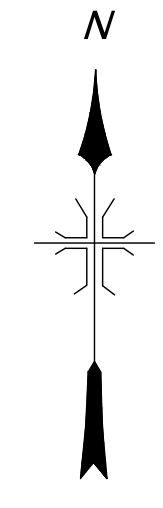
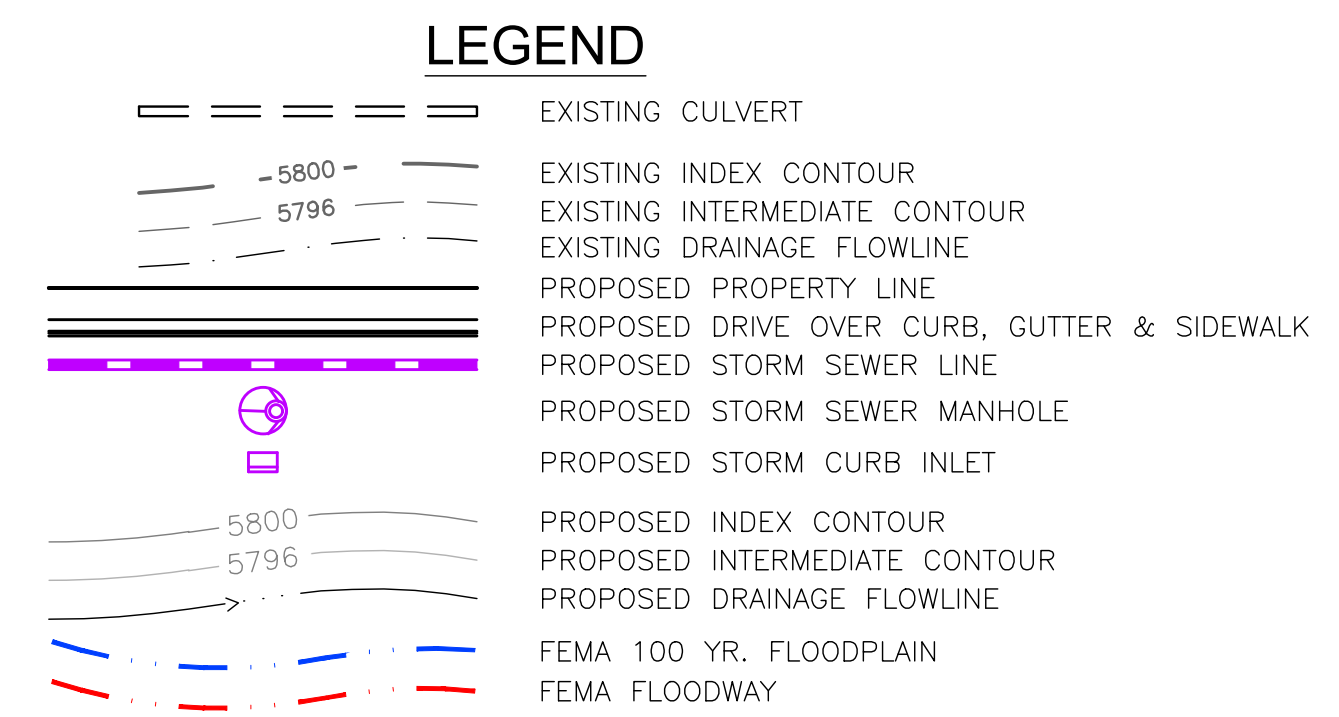
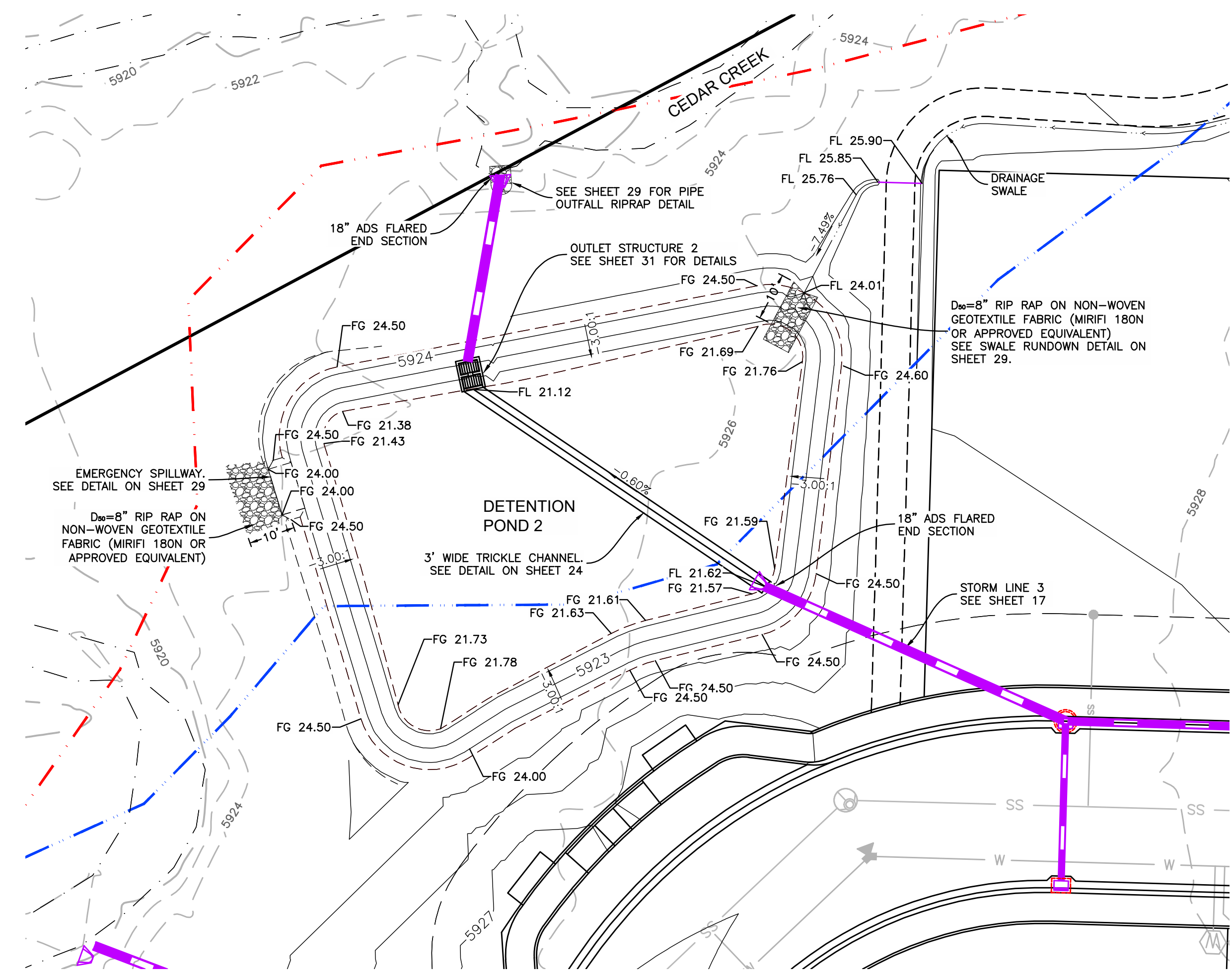
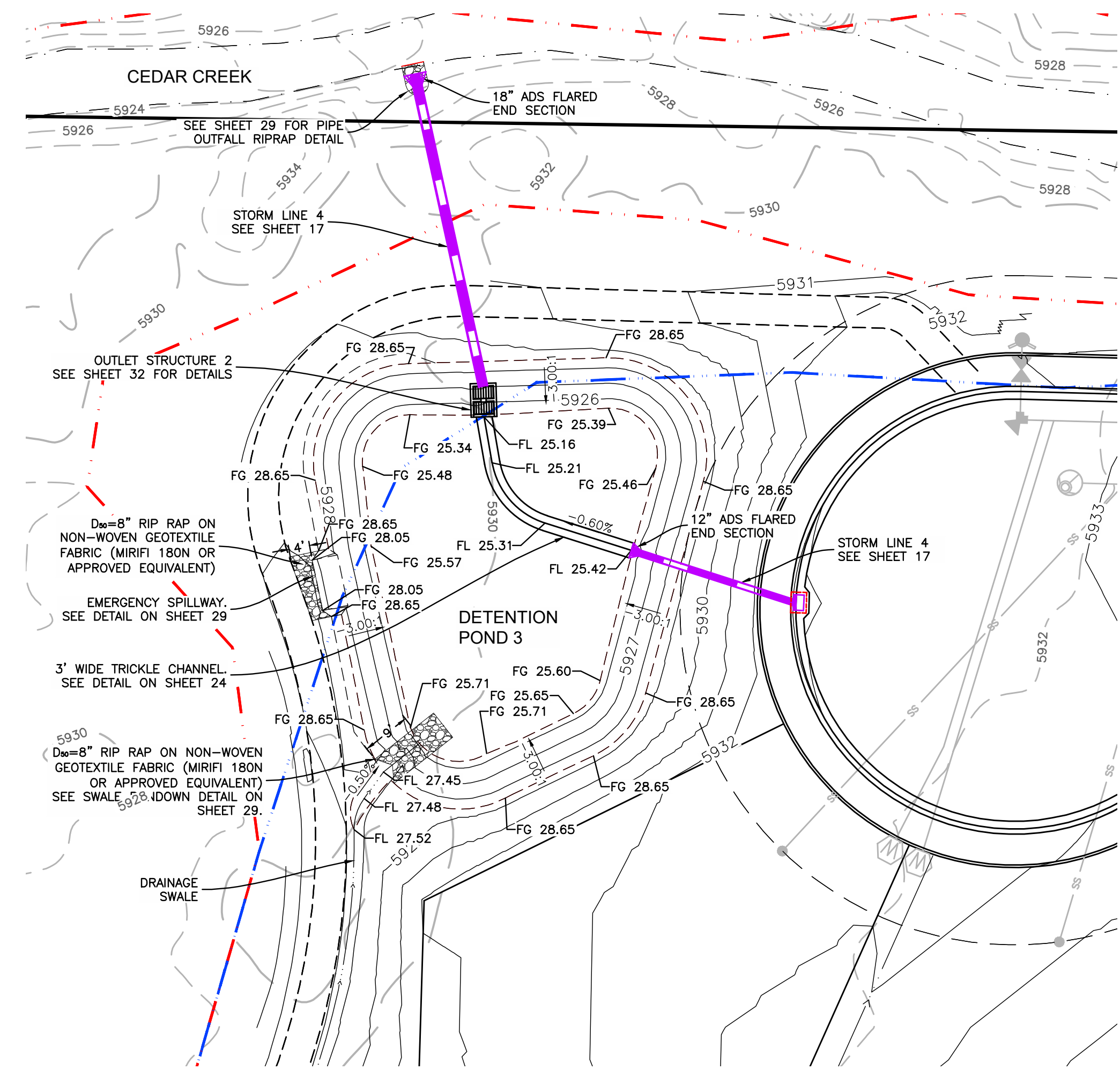
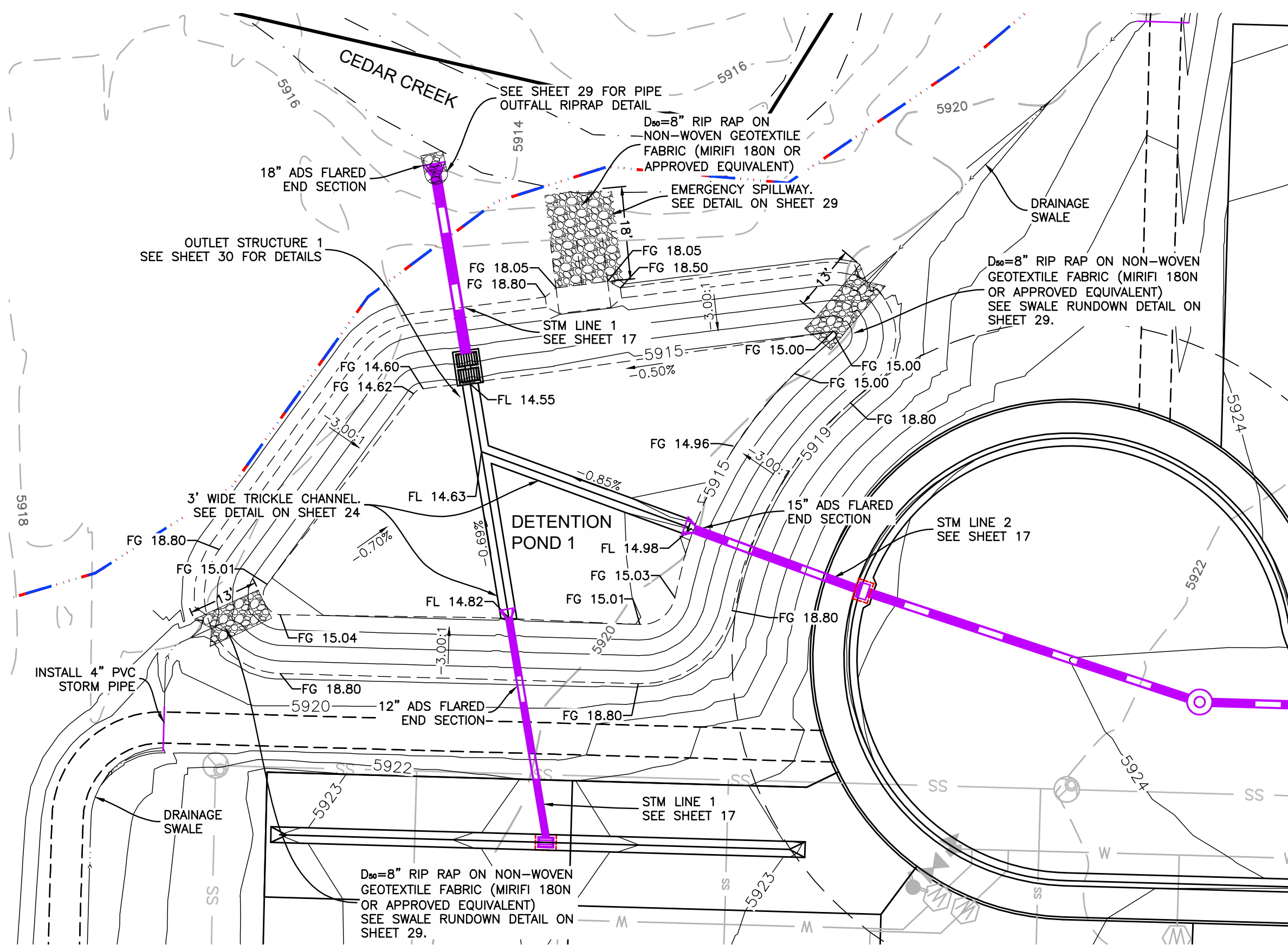
DESIGNED BY: BAJ
 CHECKED BY: BAJ
 AS NOTED
 DATE ISSUED: 2024-08-19

CHRIS KOCH
 BROOKSIDE MEADOWS
 MONTROSE, CO

PRIVATE CONCRETE DRIVEWAY DETAILED GRADING

DMC JOB NO:	23057
SHEET NO.:	15
OF SHEETS:	35

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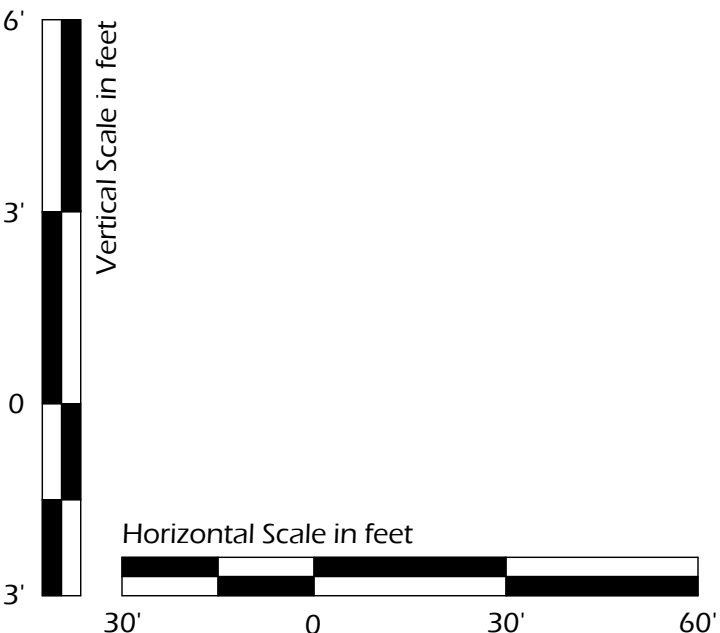
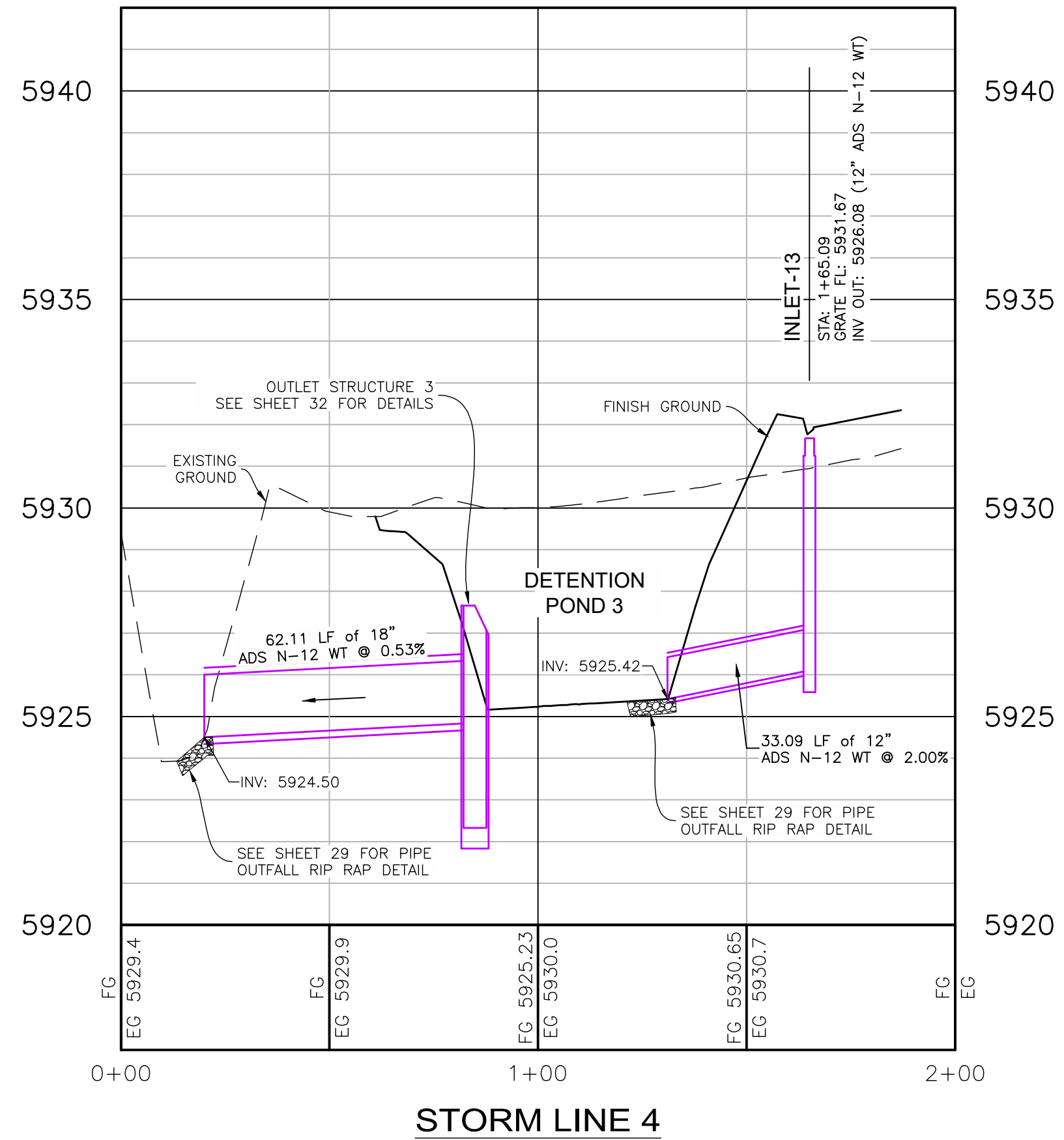
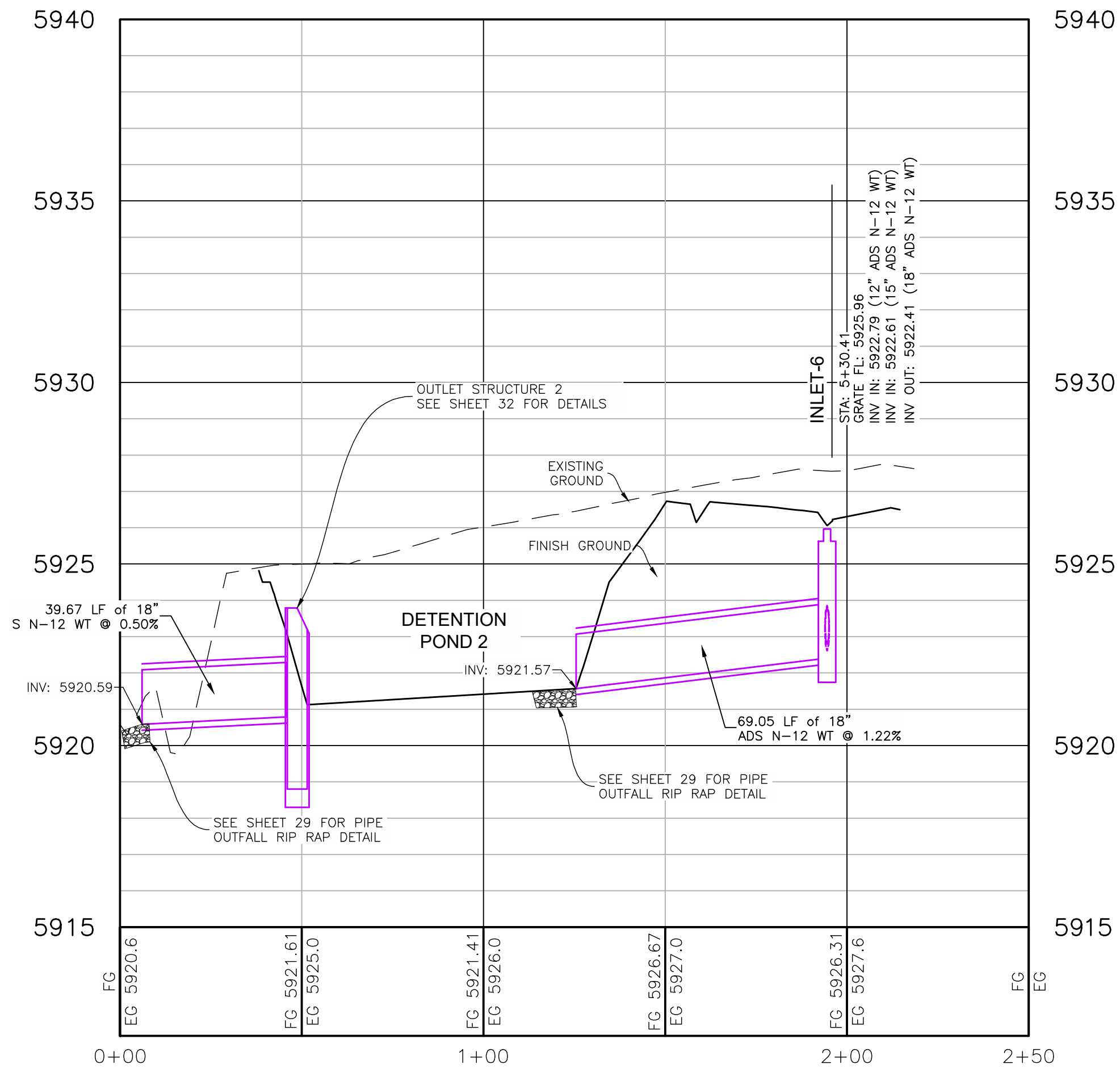
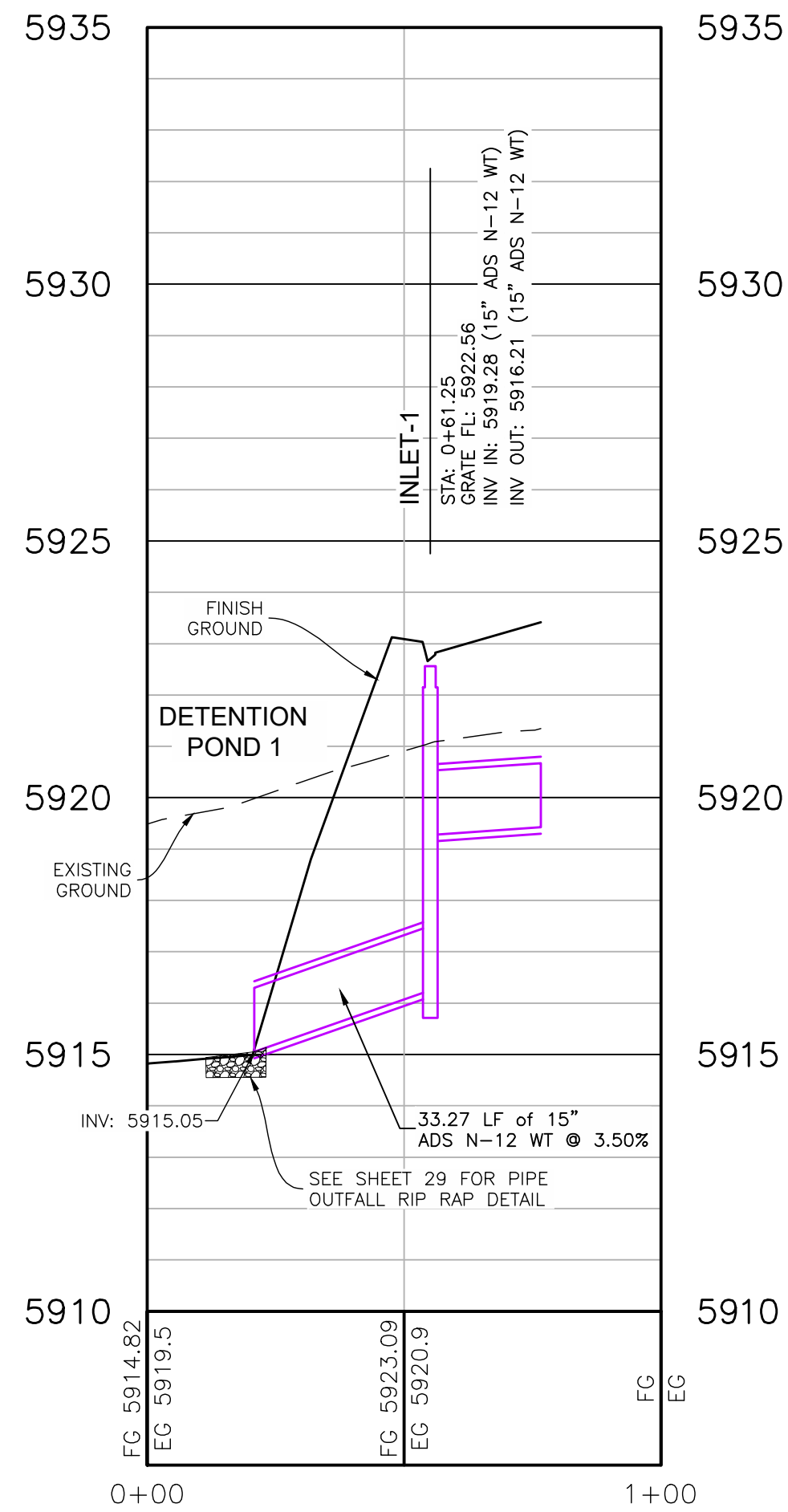
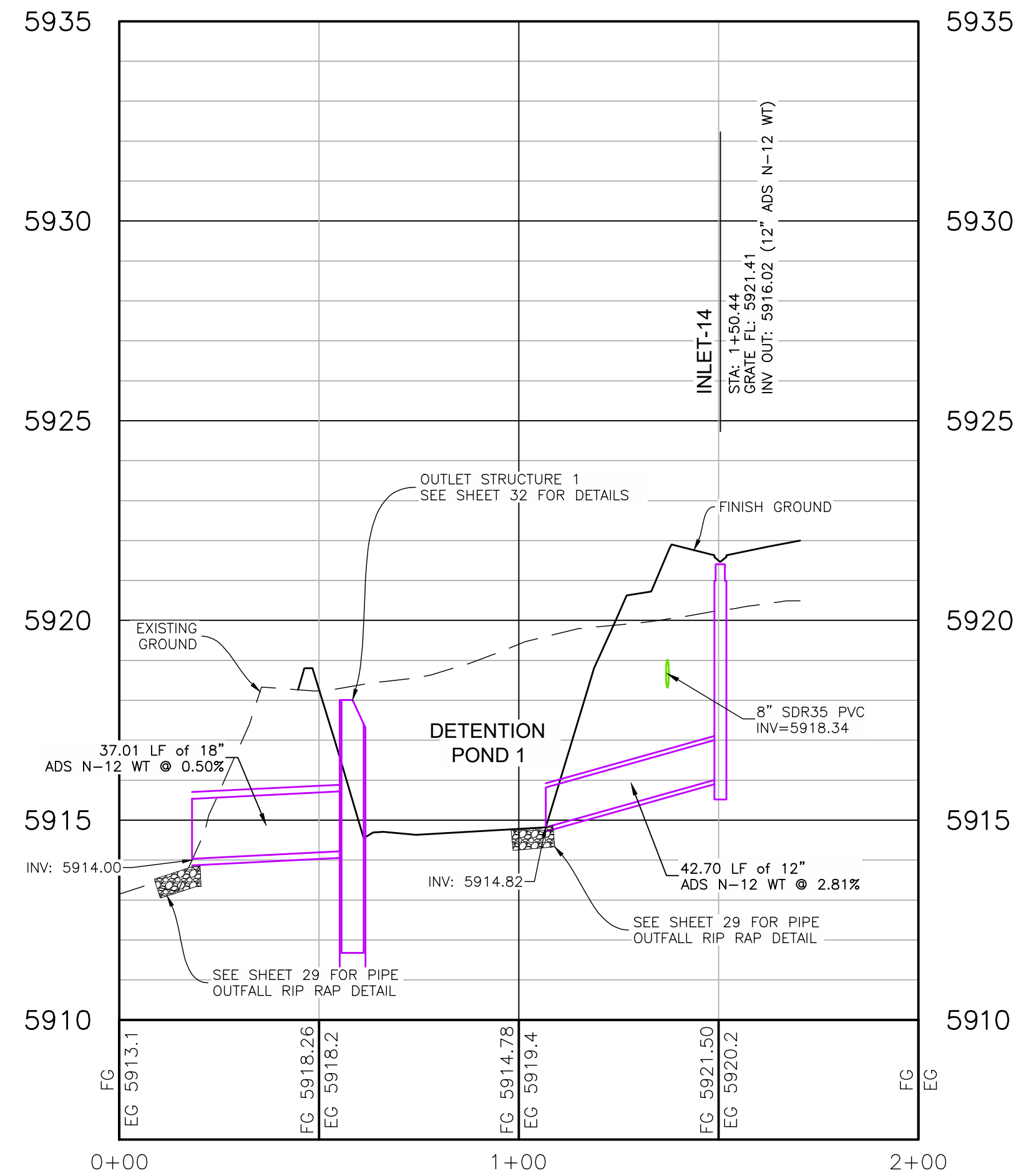
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 DATE ISSUED: 2024-08-19
 AS NOTED
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 DRAWN BY: BAJ
 SCALE: AS NOTED

CHRIS KOCH
 BROOKSIDE MEADOWS
 MONTROSE, CO

DETENTION POND GRADING

DMC JOB NO.: 23057
 SHEET NO.: 16
 OF 35 SHEETS

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DATE: 2024-08-19

BAU BAU

CHRIS KOCH
 BROOKSIDE MEADOWS
 MONTROSE, CO

STORM LINE 1, 2, 3 & 4 PROFILES

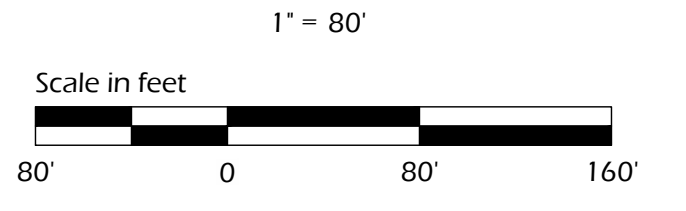
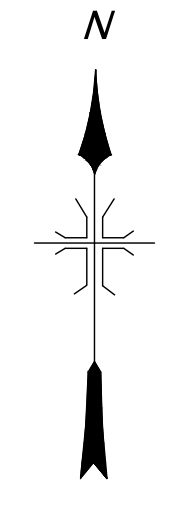
DMC JOB NO:	23057
SHEET NO.:	17
OF SHEETS:	35

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- LEGEND**
- Ⓐ 100 WATT LED COBRA HEAD
 - Ⓑ 40 WATT LED COBRA HEAD
 - Ⓒ STREET SIGN AND POST (SEE PLANS)
 - △ = SIGHT ZONE TRIANGLES

- NOTES**
1. ALL LIGHTS TO BE LIGHT EMITTING DIODE (LED), DARK SKY COMPLIANT, IN ACCORDANCE WITH CITY OF MONTROSE LIGHTING ORDINANCE.
 2. COBRA HEAD LIGHTS SHALL BE MOUNTED ON 30' DIRECT BURIED FIBERGLASS LIGHT STANDARDS.
 3. LIGHTS TO BE FURNISHED AND INSTALLED BY DMEA.
 4. LIGHTS TO BE LOCATED AT COMMON CORNERS WITH DMEA SERVICE PEDESTAL.
 5. EXACT PLACEMENT OF LIGHTS SUBJECT TO CHANGE PER DMEA ELECTRICAL PLAN.
 6. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MONTROSE STANDARDS.
 7. COORDINATE WITH CITY OF MONTROSE FOR EXACT SIGN PLACEMENT.
 8. STREET NAME SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MONTROSE STANDARDS.



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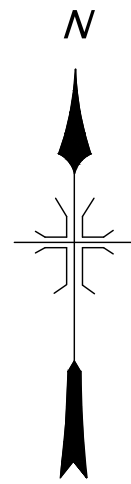
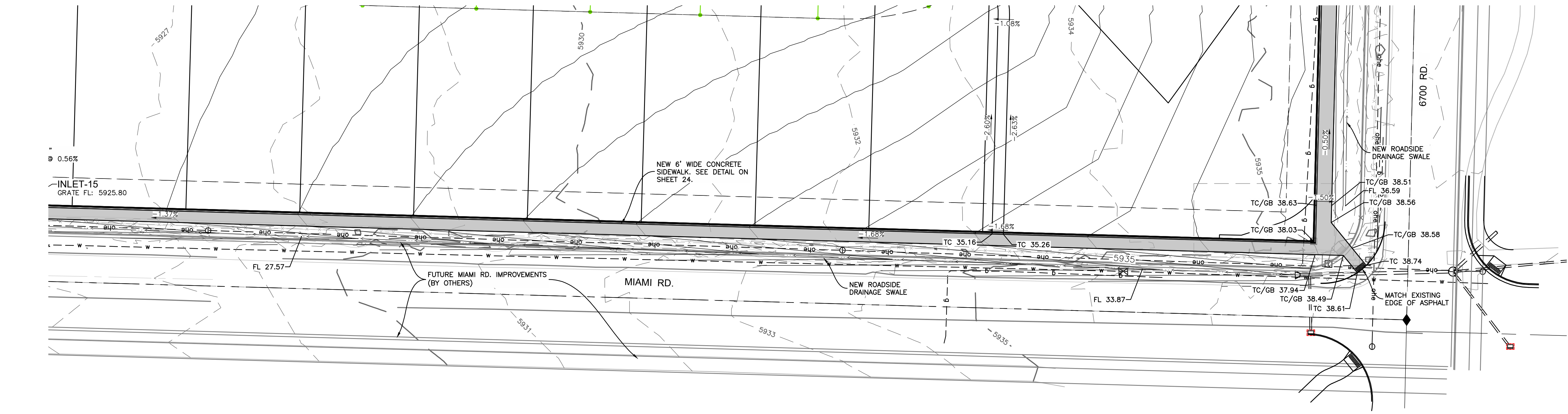
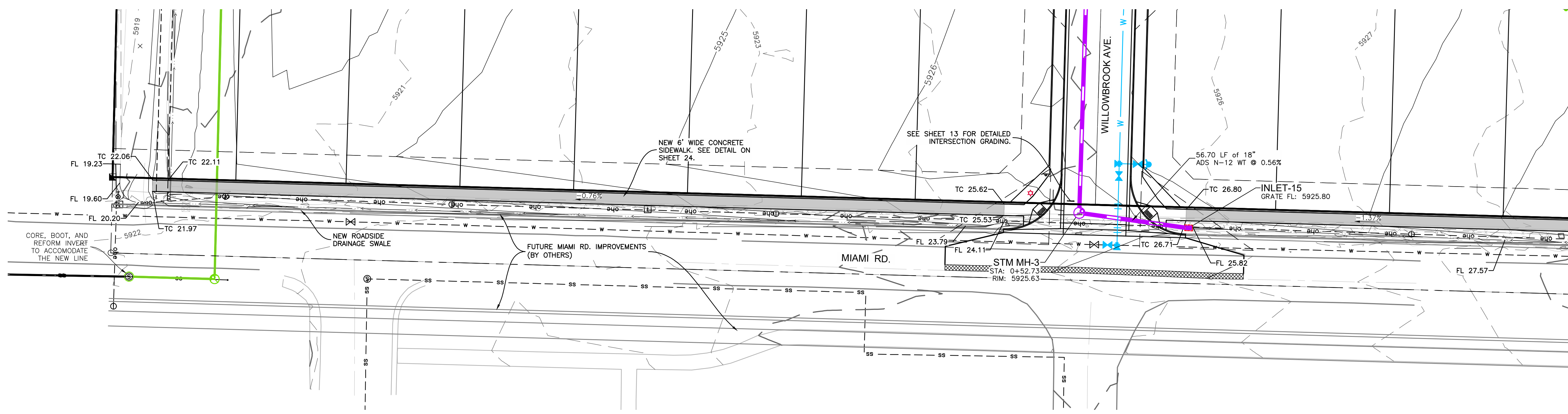
DESIGNED BY: BAJ
 CHECKED BY: BAJ
 DATE ISSUED: 2024-08-19

CHRIS KOCH
 BROOKSIDE MEADOWS
 MONTROSE, CO

LIGHTING AND SIGNAGE PLAN

DWG. JOB NO.	23057
SHEET NO.	19
OF SHEETS	35

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1" = 30'



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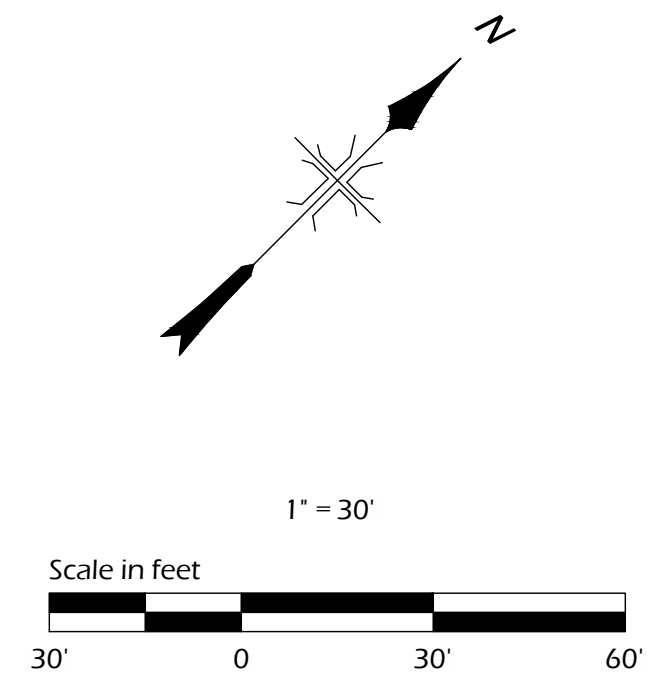
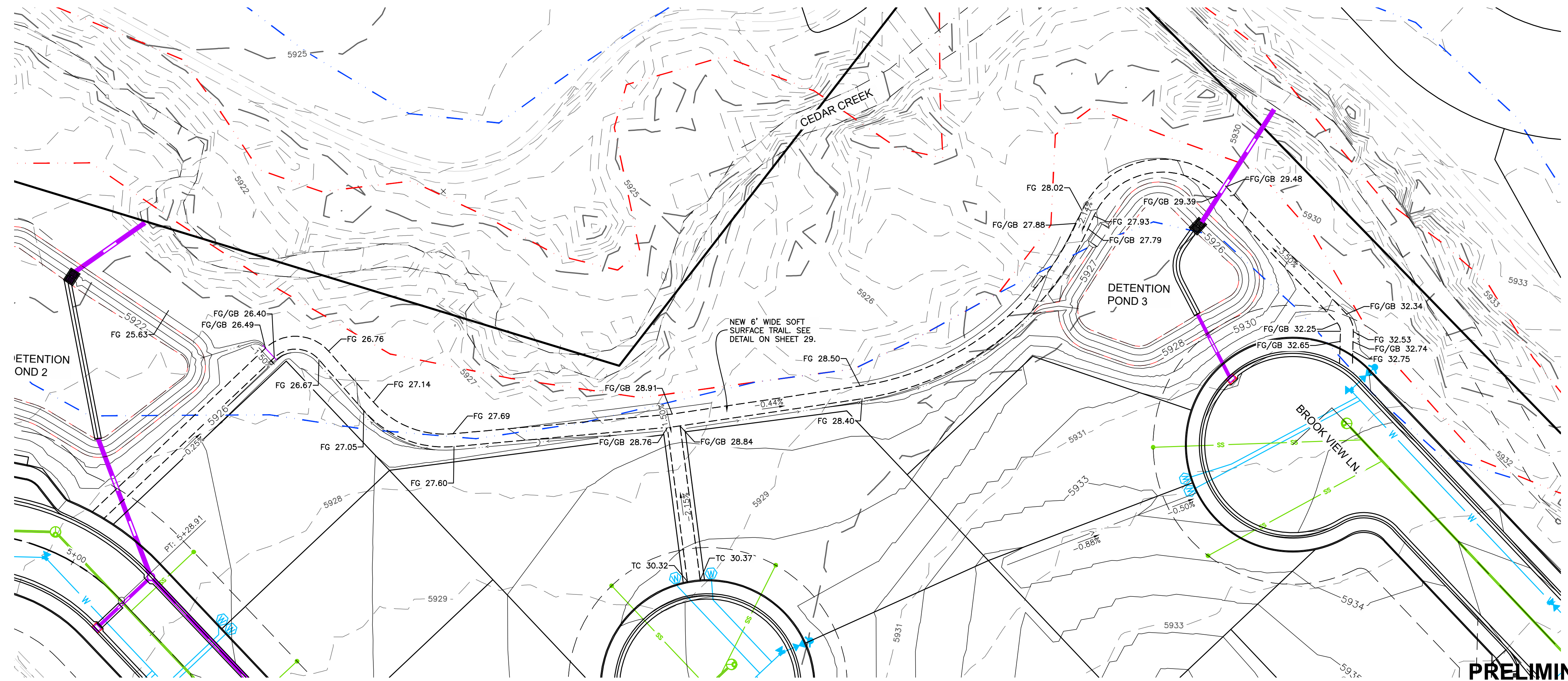
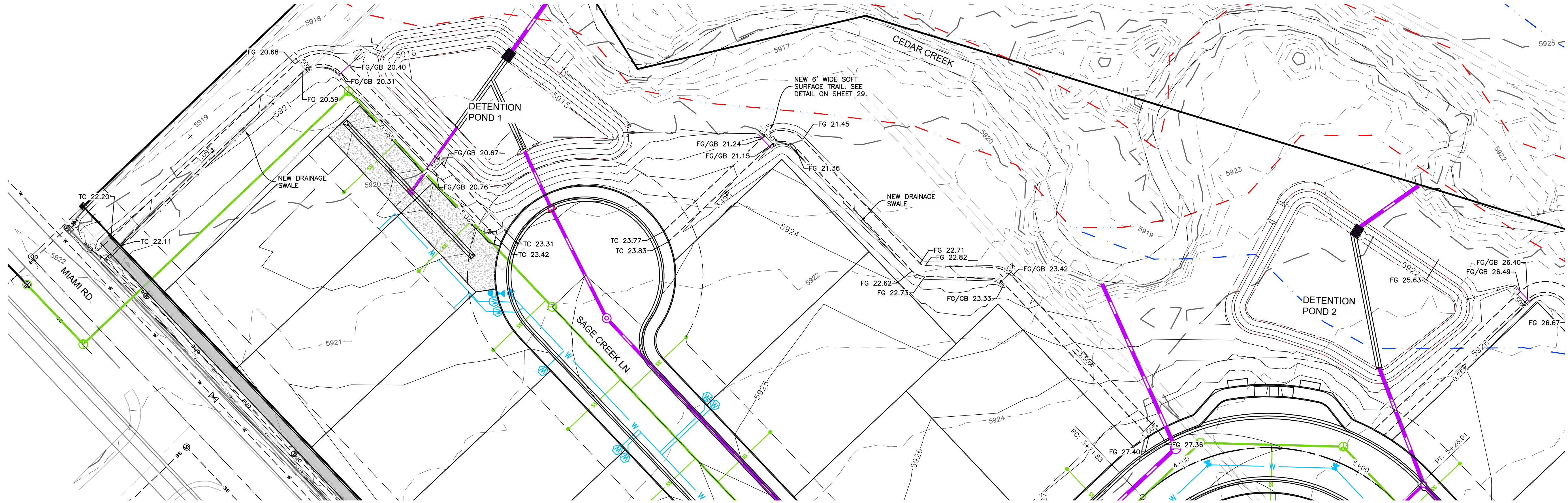
CHRIS KOCH
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 MONTROSE, CO

MIAMI ROAD SIDEWALK IMPROVEMENT

DMC JOB NO: 23057

SHEET NO: 20 OF 35 SHEETS

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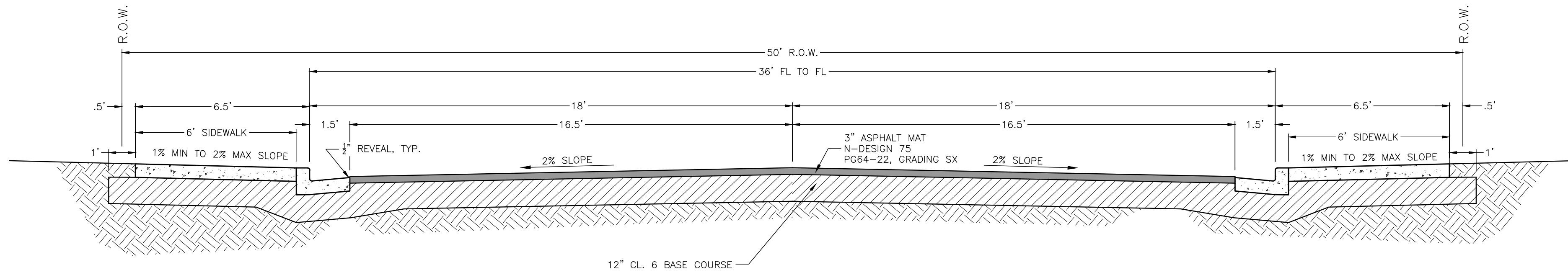
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 BROOKSIDE MEADOWS
 MONTROSE, CO

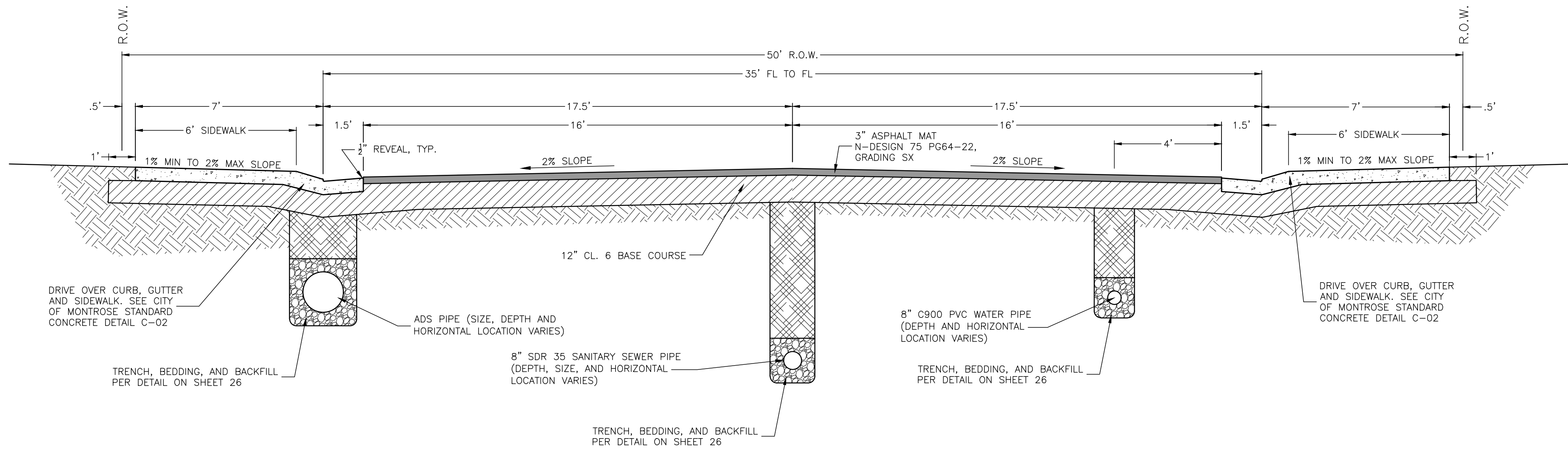
CEDAR CREEK REC PATH IMPROVEMENT

DMC JOB NO.	23057
SHEET NO.	22
TOTAL SHEETS	35

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TYPICAL ENTRANCE ROAD SECTION
N.T.S.



TYPICAL RESIDENTIAL ROAD SECTION
N.T.S.

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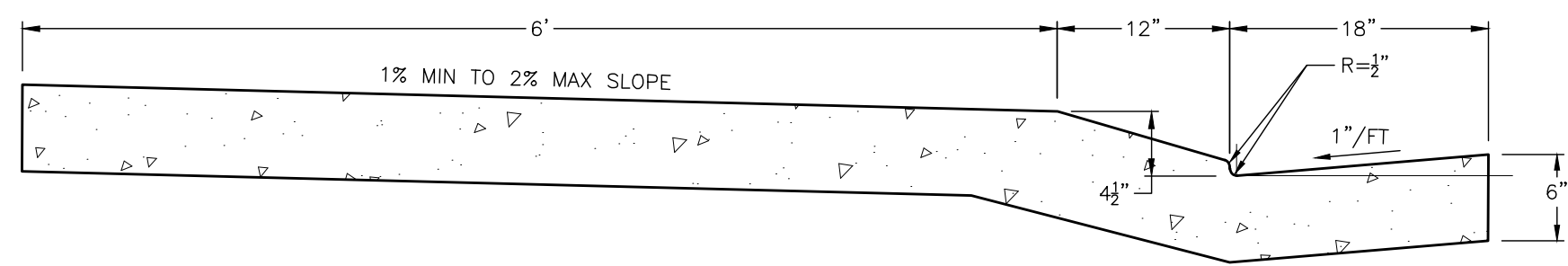
DRAWN BY: BAJ
 DATE: 2024-08-19

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 BROOKSIDE MEADOWS
 MONTROSE, CO

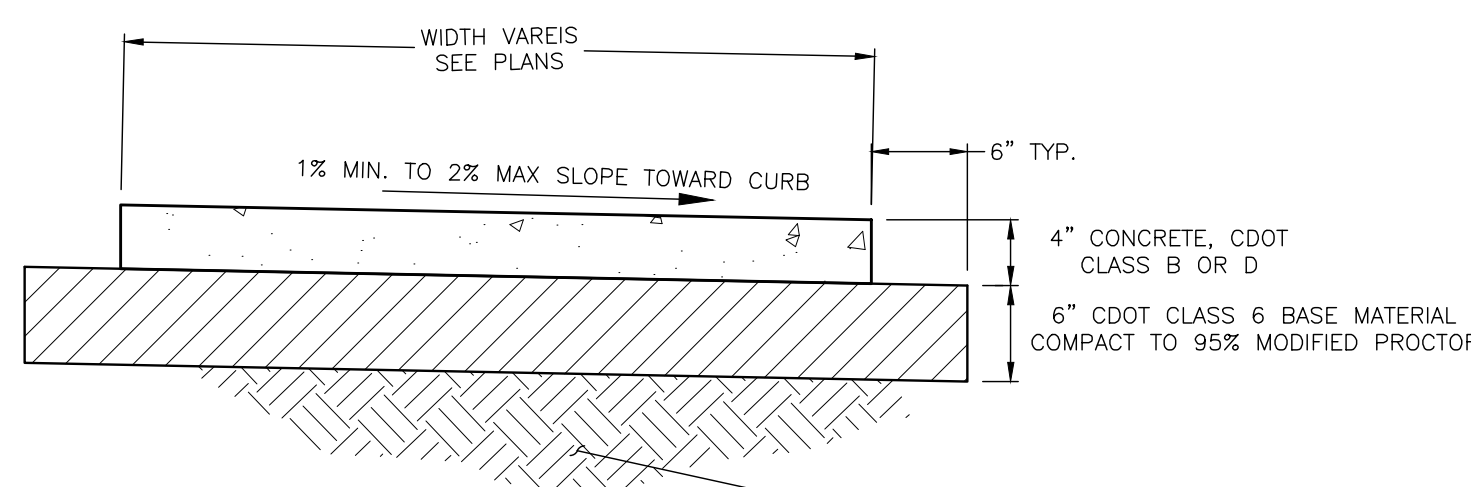
TYPICAL STREET SECTIONS

DMC JOB NO: 23057
 SHEET NO: 23
 OF 35 SHEETS

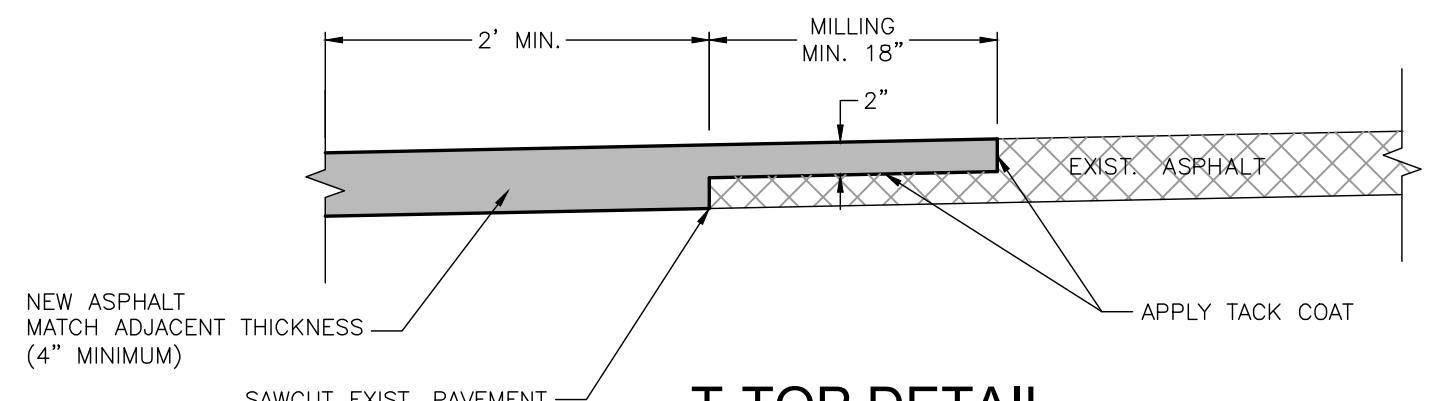
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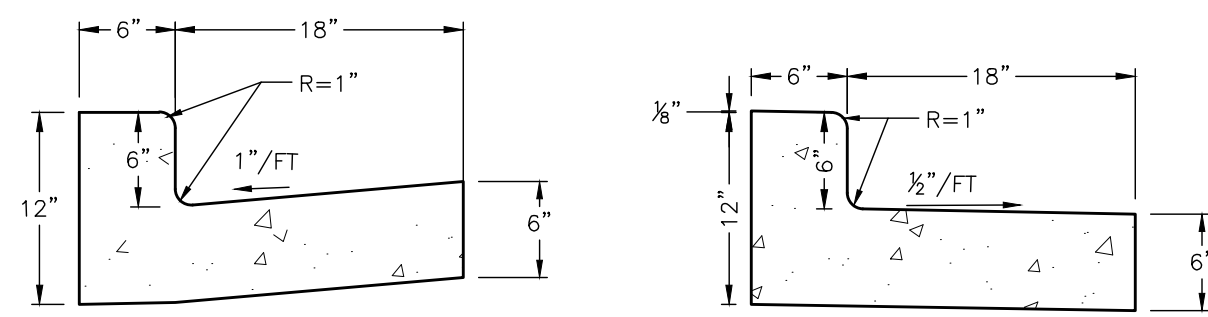
NOTE: BASE AND SUBGRADE PER TYPICAL ROAD SECTION
TYPICAL DRIVE OVER CURB, GUTTER & SIDEWALK DETAIL
 N.T.S.



TYPICAL SIDEWALK SECTION
 N.T.S.

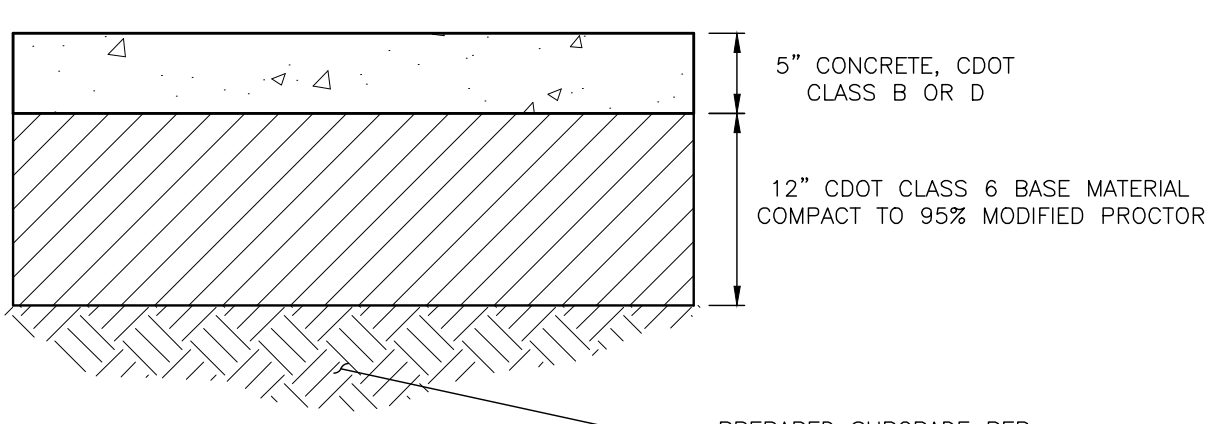


T-TOP DETAIL
 N.T.S.

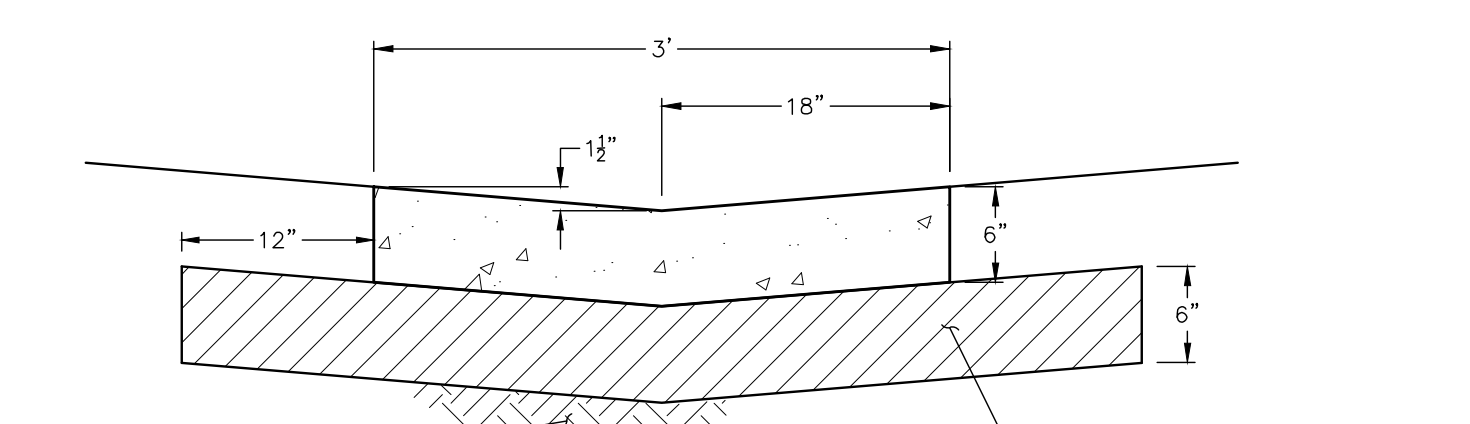


CATCH CURB & GUTTER N.T.S.
SPILL CURB & GUTTER N.T.S.

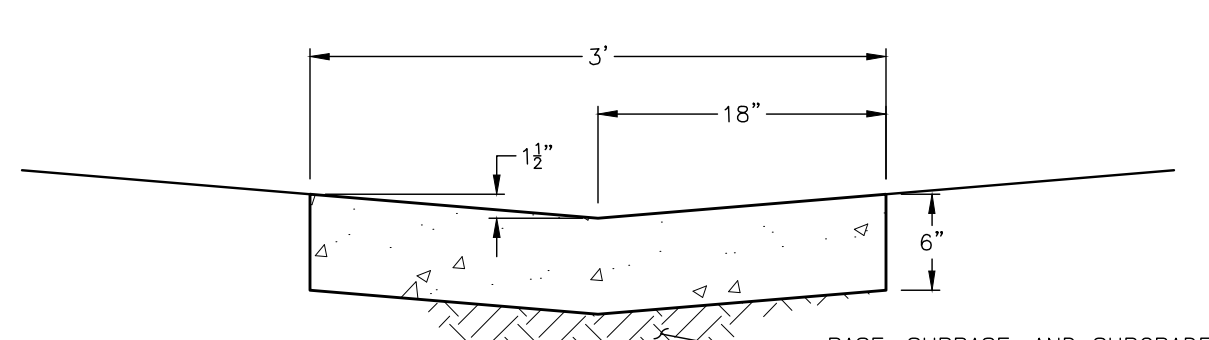
NOTE: BASE AND SUBGRADE PER TYPICAL ROAD SECTION
TYPICAL CURB & GUTTER DETAILS
 N.T.S.



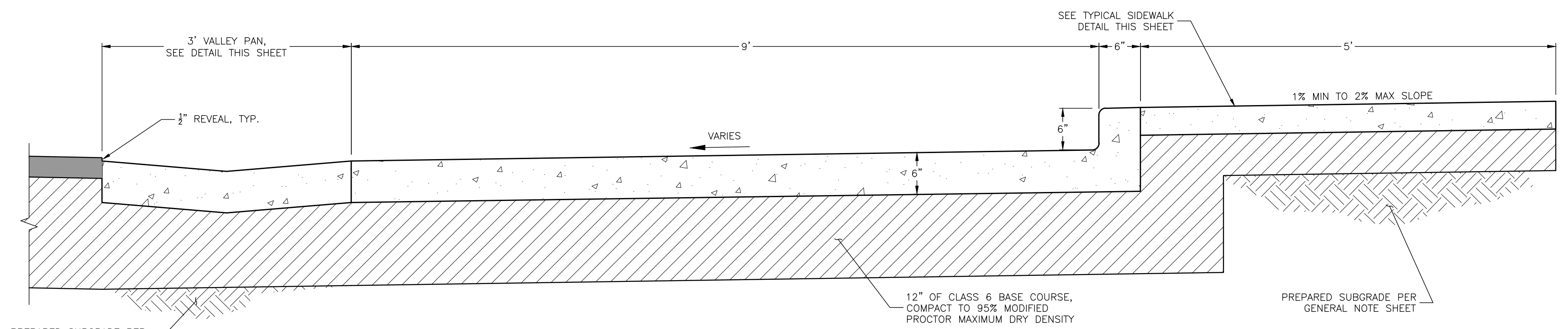
TYPICAL CONCRETE DRIVEWAY SECTION
 N.T.S.



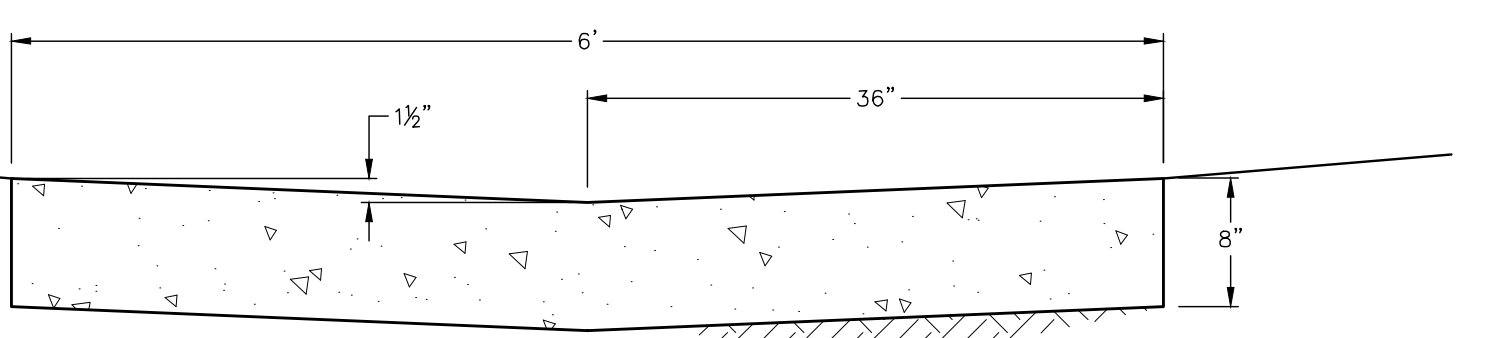
3' TRICKLE CHANNEL
 N.T.S.



3' VALLEY PAN
 N.T.S.

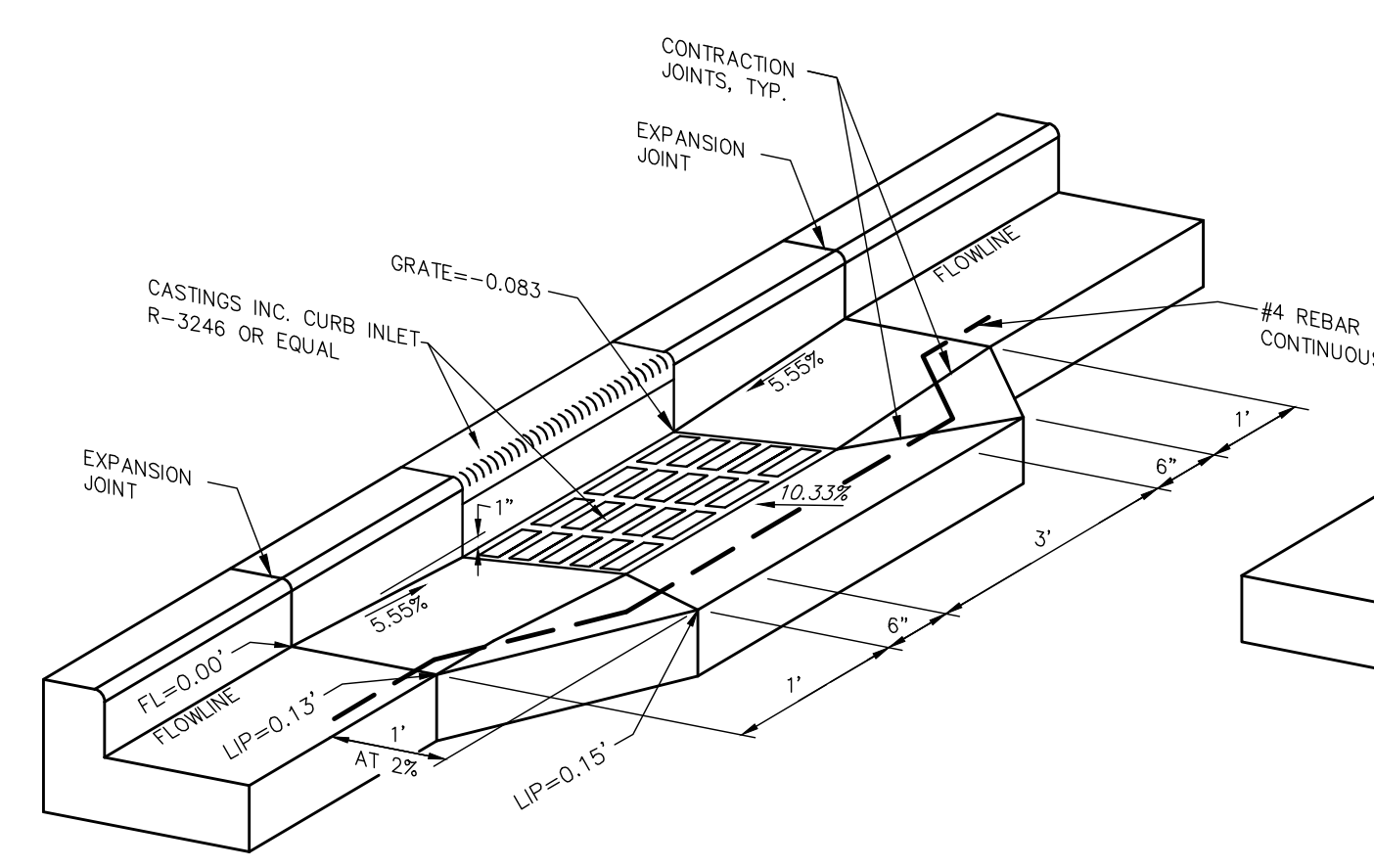


MAILBOX TURNOUT WITH VALLEY PAN DETAIL
 N.T.S.

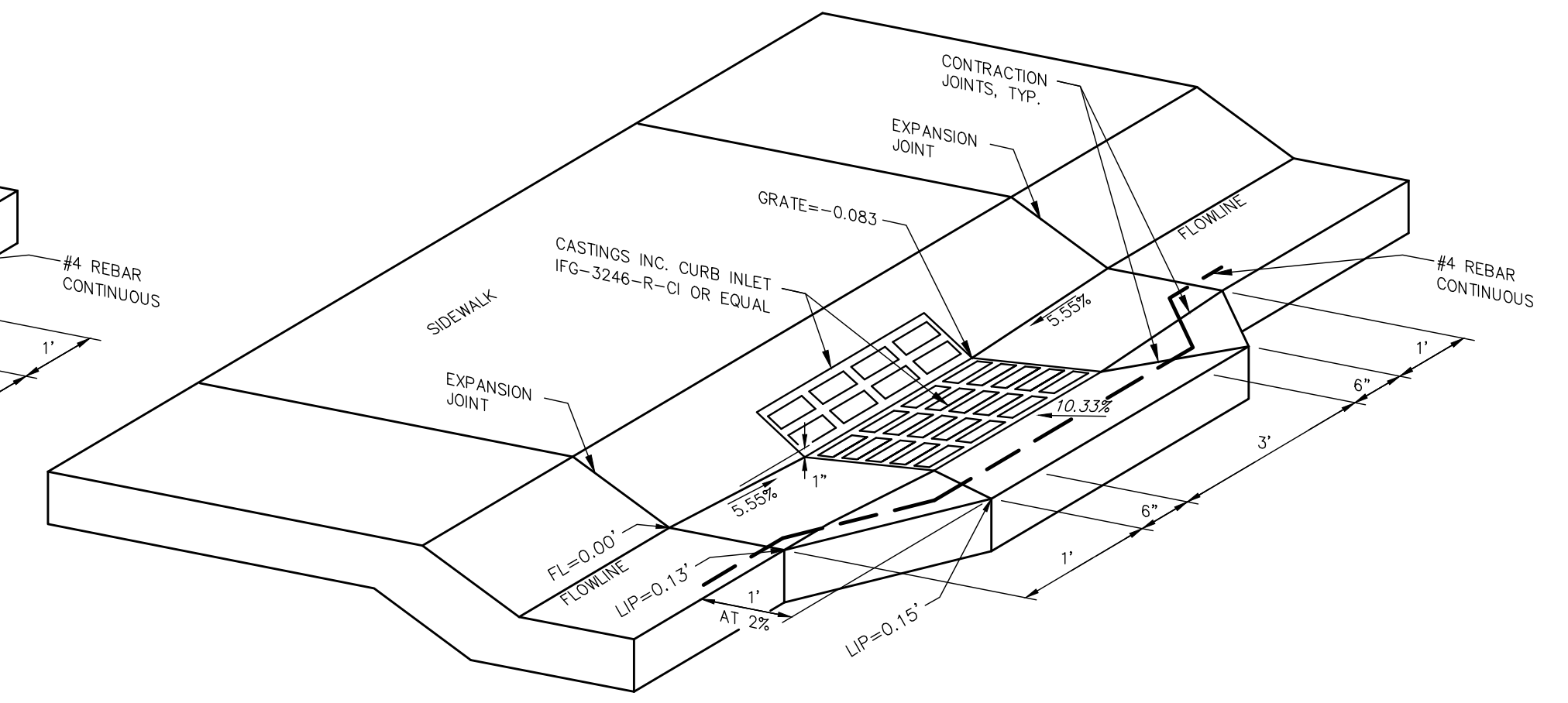


6' VALLEY PAN
 N.T.S.

REINFORCEMENT PER CITY OF MONTROSE STANDARDS



VERTICAL CURB OPENING



DRIVE OVER CURB OPENING

TYPICAL CONCRETE INLET COLLAR
 N.T.S.

PRELIMINARY

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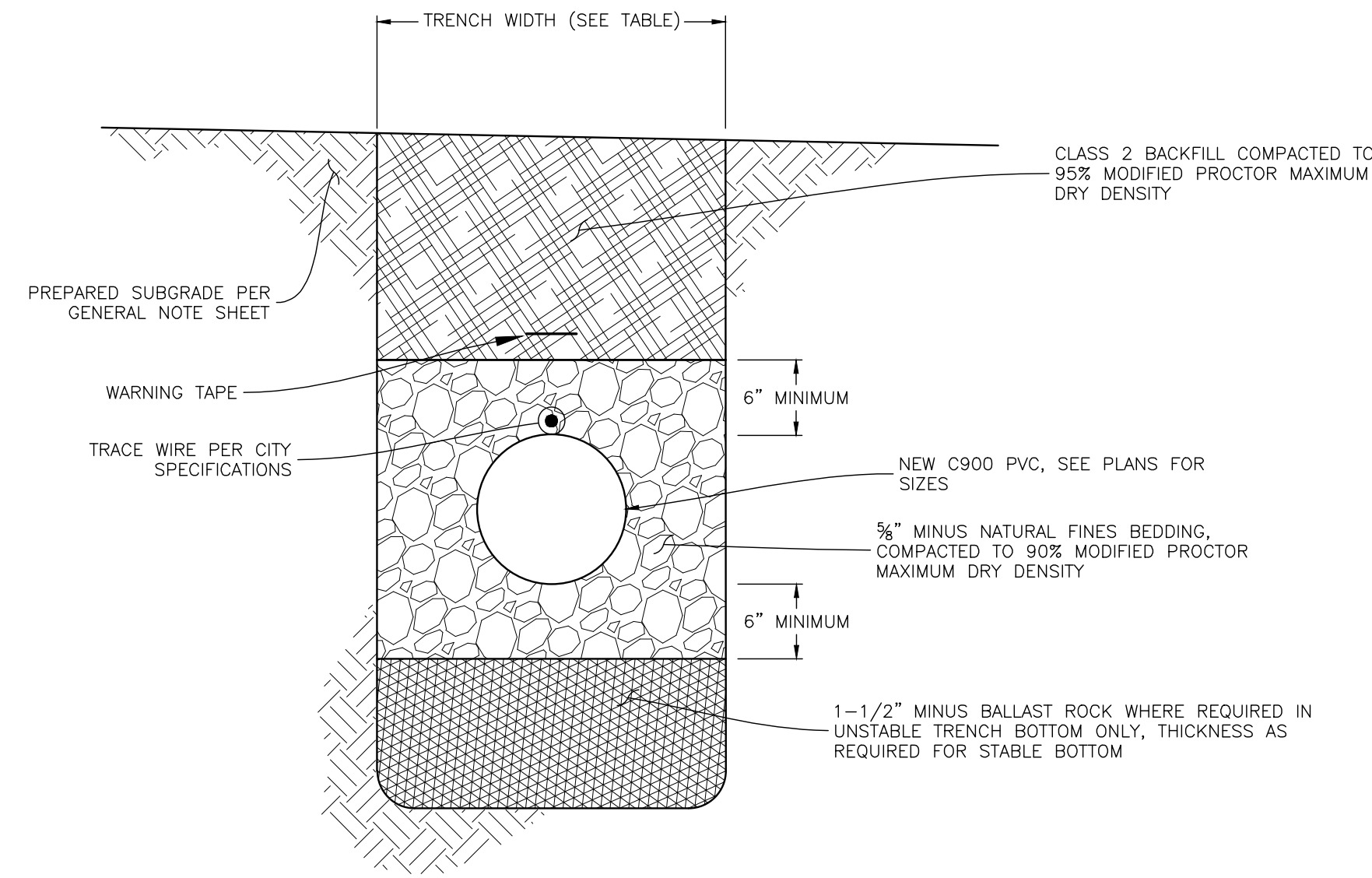
CHRIS KOCH
 BROOKSIDE MEADOWS
 MONTROSE, CO

CONCRETE DETAILS

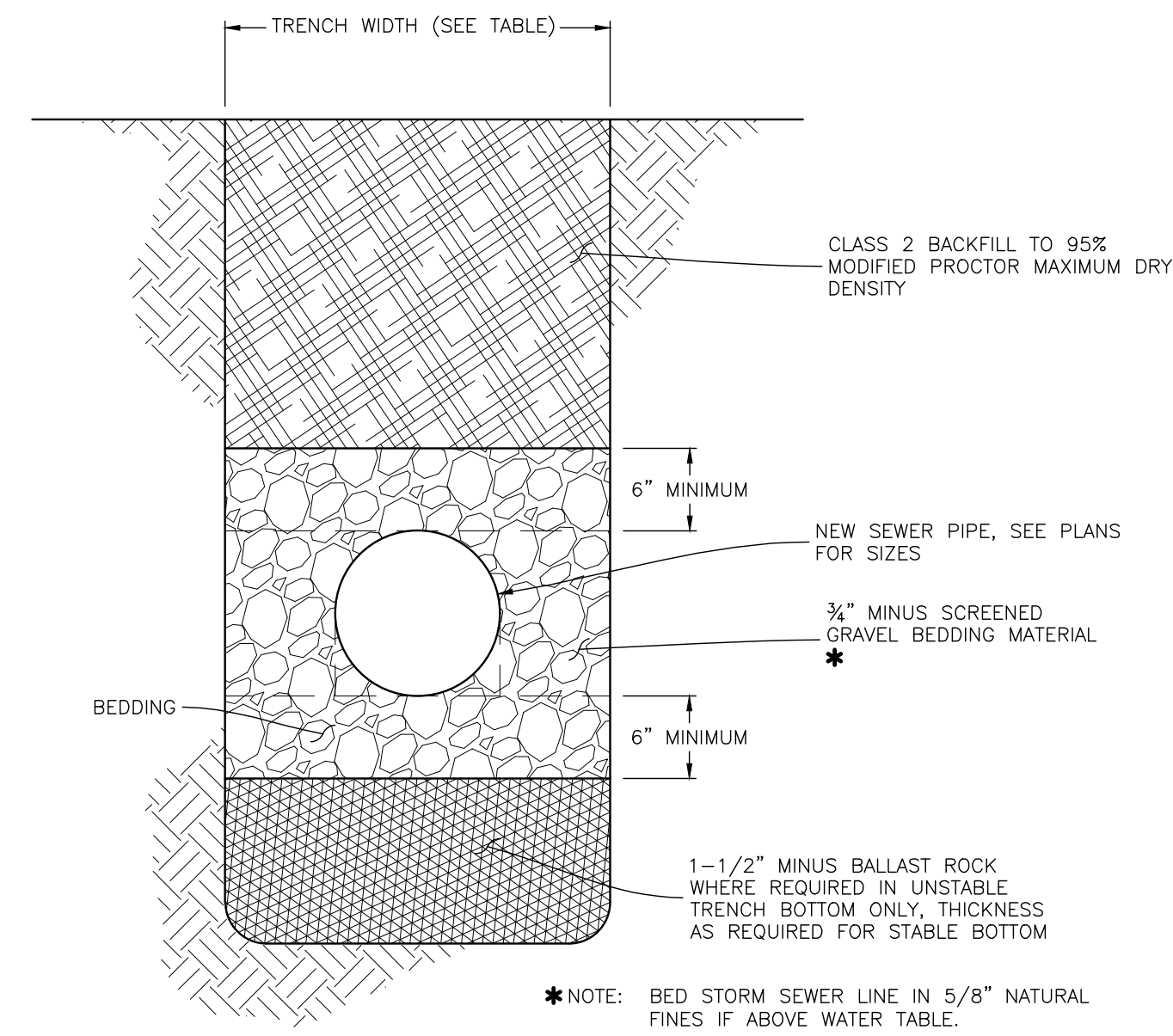
DWG. JOB NO.: 23057

SHEET NO.: 24
 OF 35 SHEETS

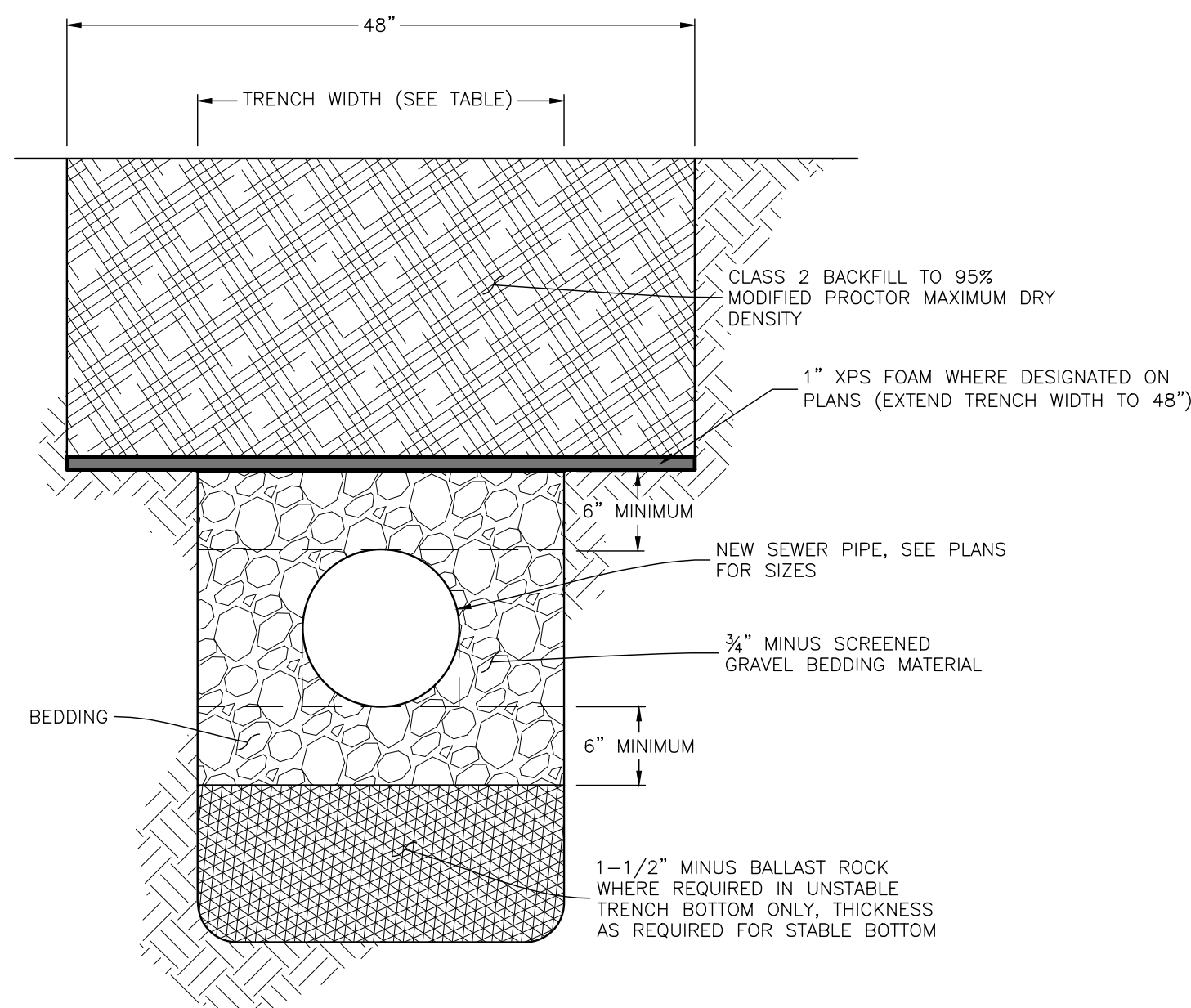
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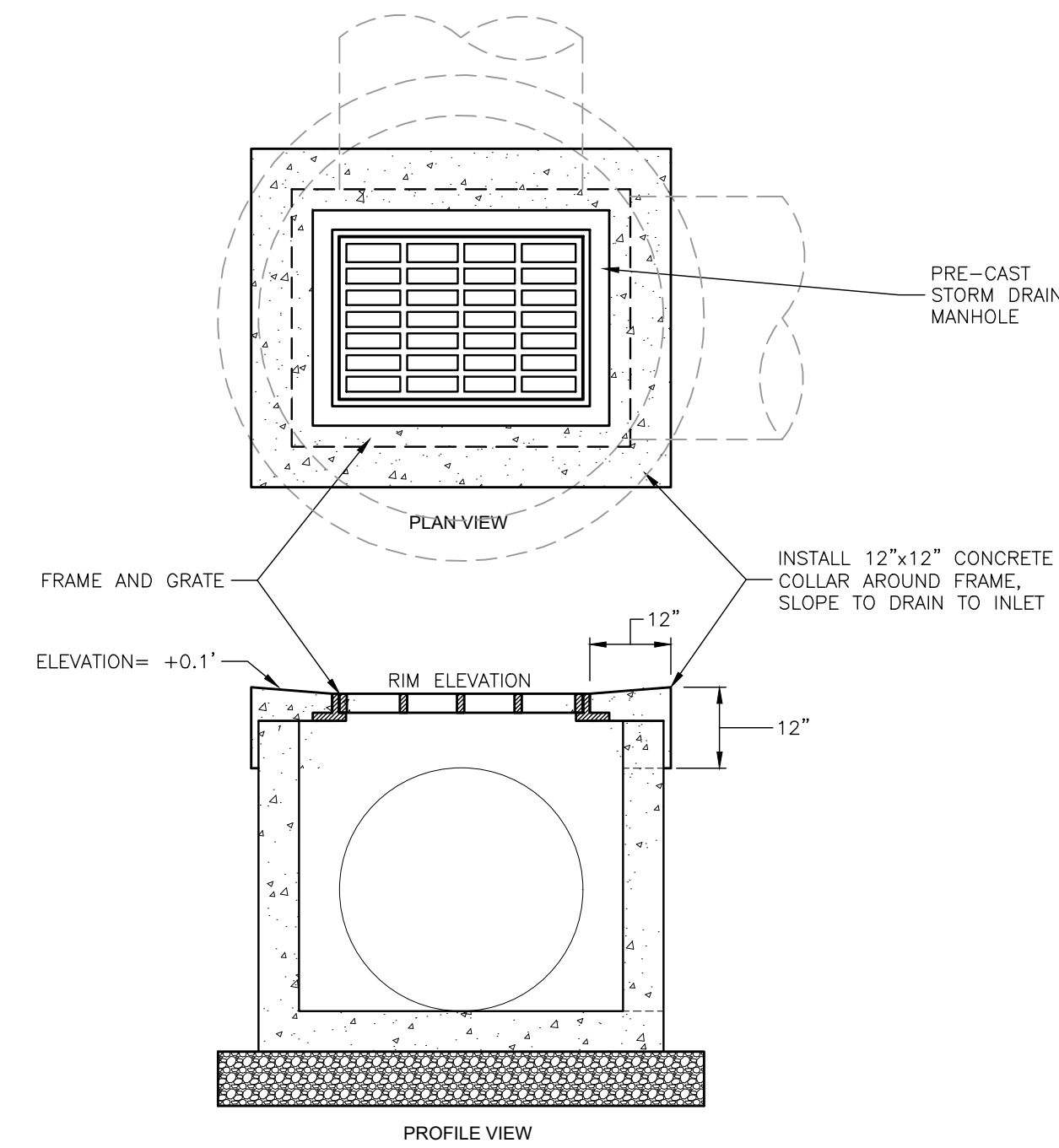
TYPICAL WATER TRENCH DETAIL
N.T.S.



TYPICAL SANITARY & STORM SEWER TRENCH DETAIL
N.T.S.



TYPICAL INSULATED SEWER TRENCH DETAIL
(SANITARY SEWER LINE 1 - STA 2+90-3+75)
N.T.S.



AREA INLET CONCRETE COLLAR
N.T.S.

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DATE ISSUED: 2024-08-19
DRAWN BY: BAJ
DATE: 2024-08-19

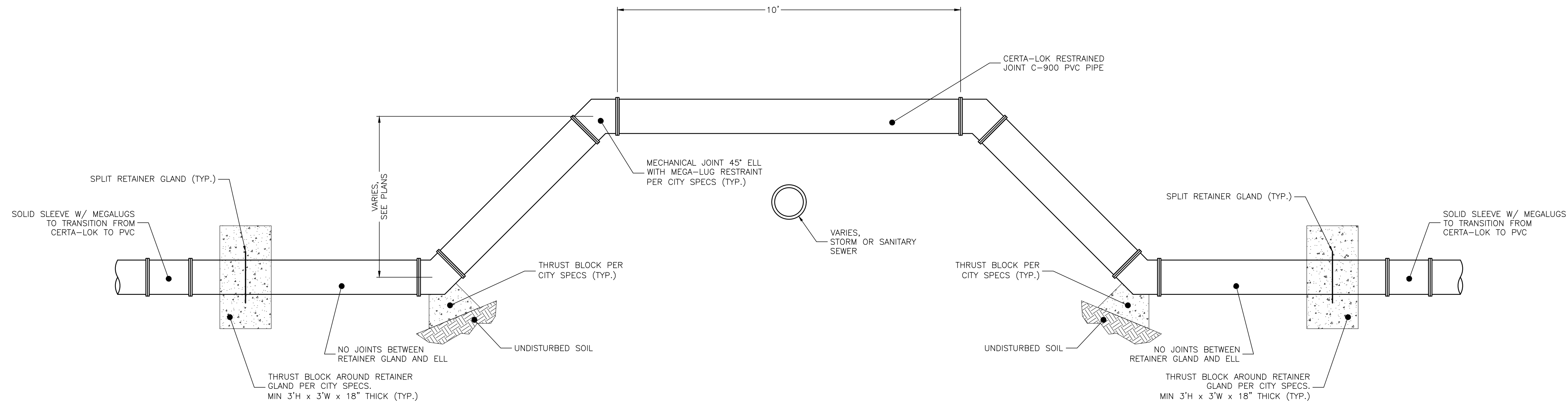
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BROOKSIDE MEADOWS
MONTROSE, CO

TRENCH DETAILS

DMC JOB NO: 23057
SHEET NO: 26
OF 35 SHEETS

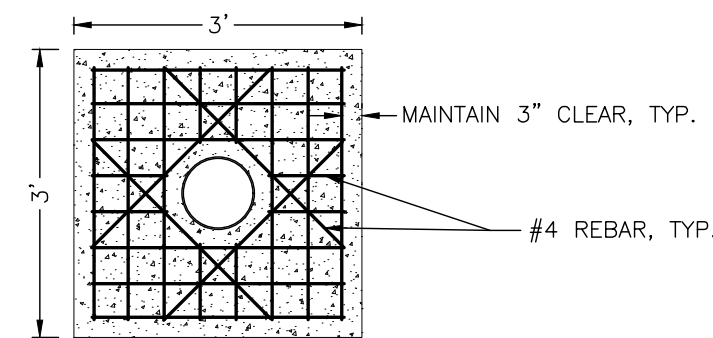
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WATERLINE RAISING DETAIL

N.T.S.



THRUST COLLAR REINFORCING

N.T.S.

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SCALE: AS NOTED
DATE ISSUED: 2024-08-19
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DATE REVISION: 2024-08-19

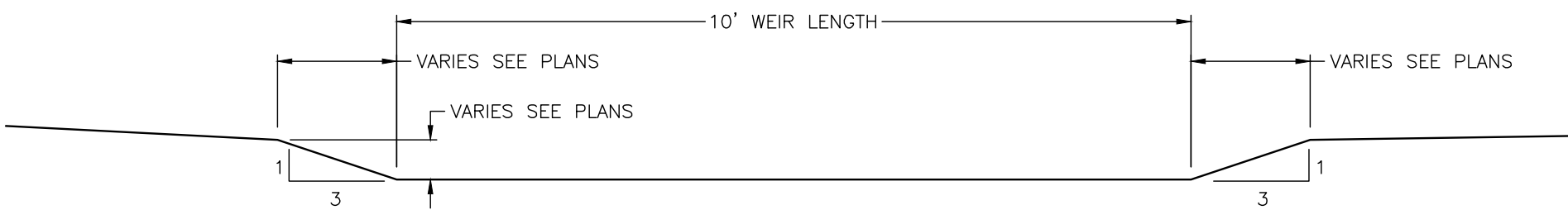
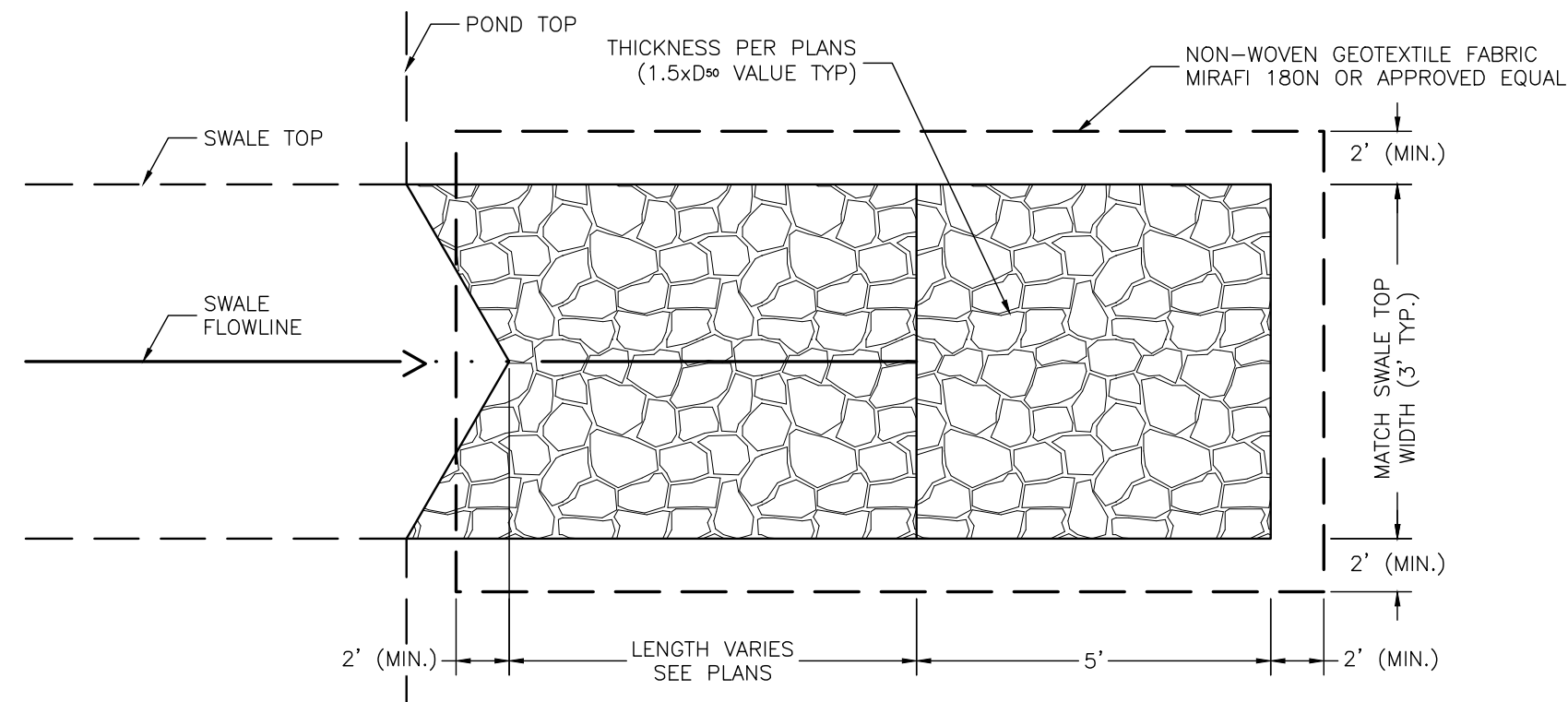
CHRIS KOCH
BROOKSIDE MEADOWS
MONTROSE, CO

WATERLINE RAISING DETAIL

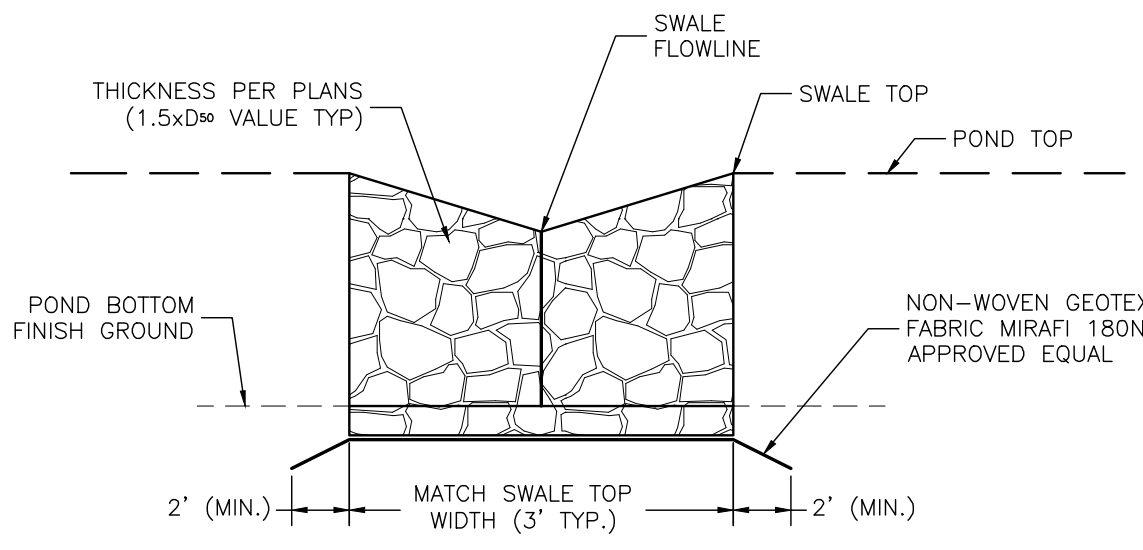
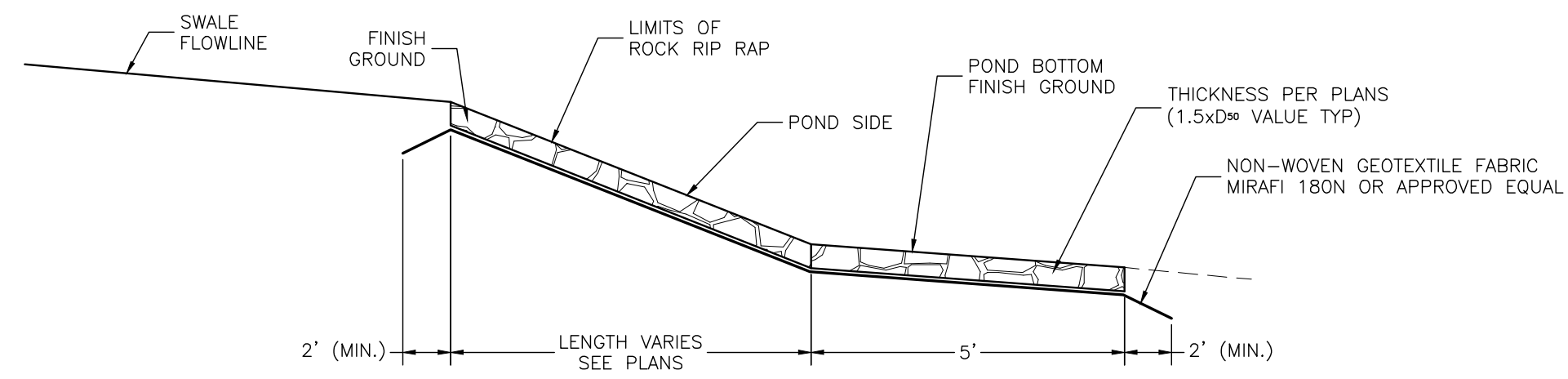
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SHEET NO: 28
OF 35 SHEETS

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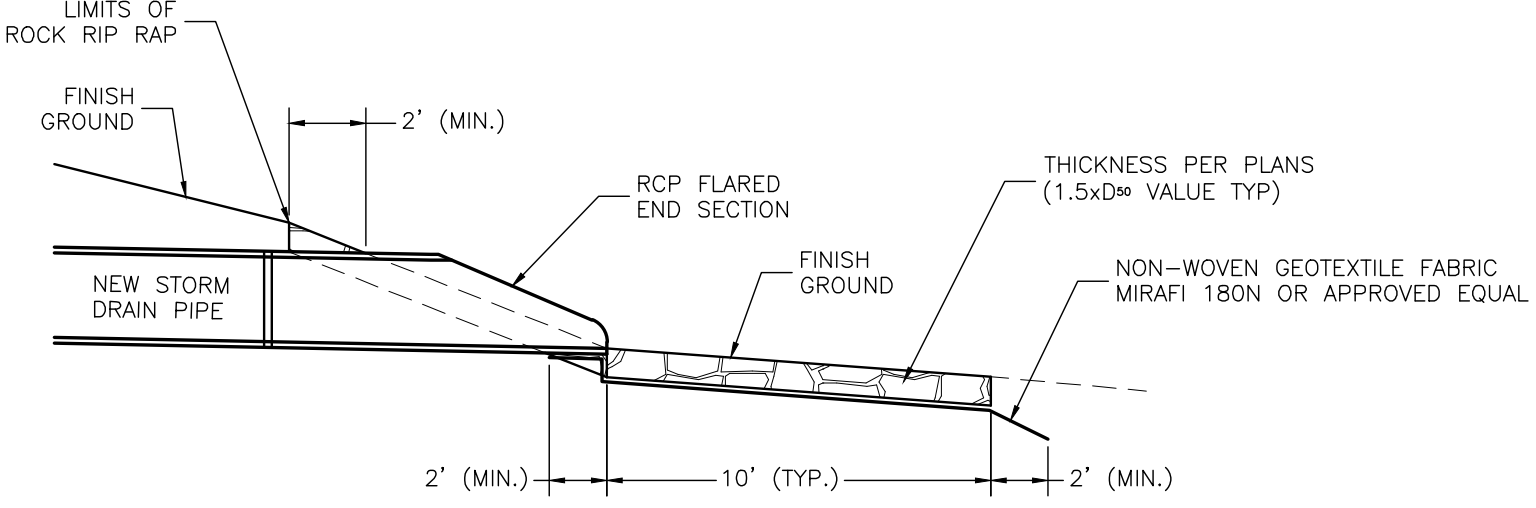
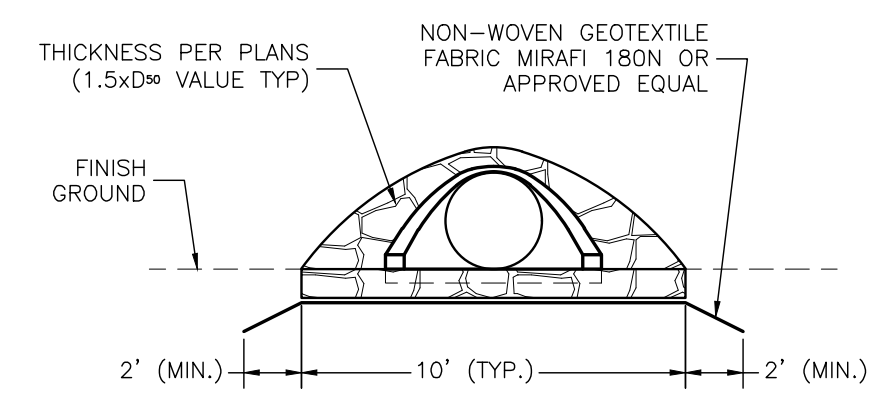
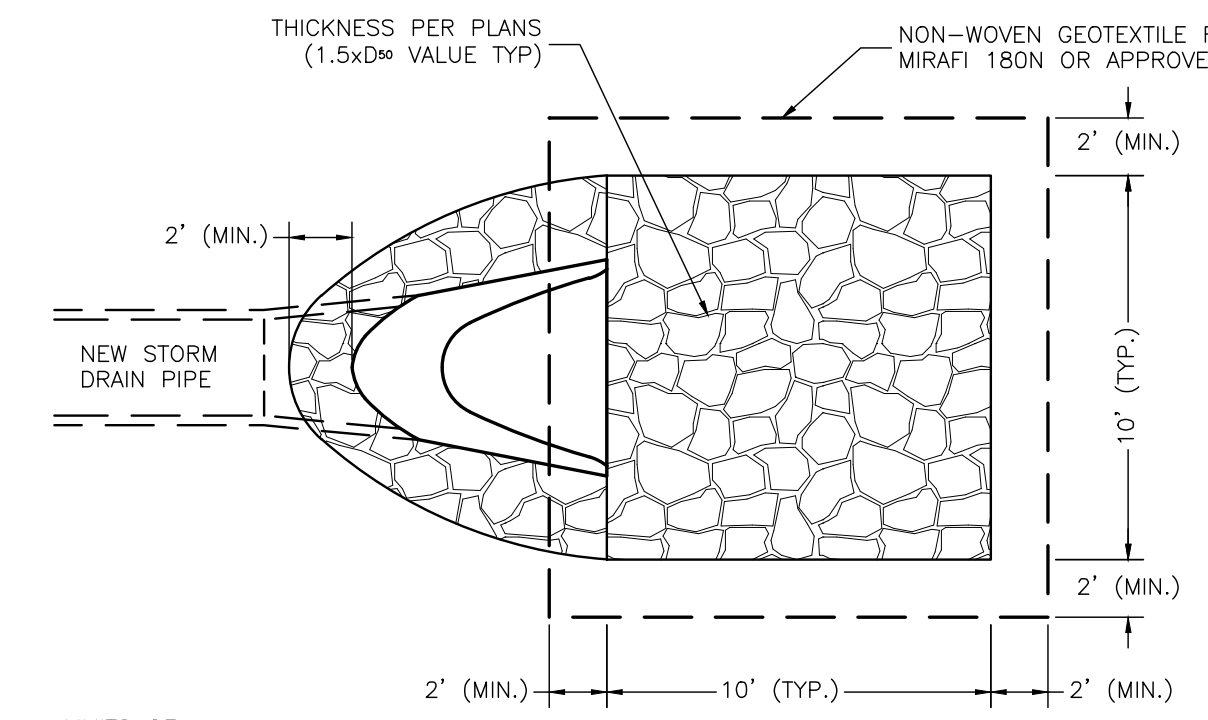
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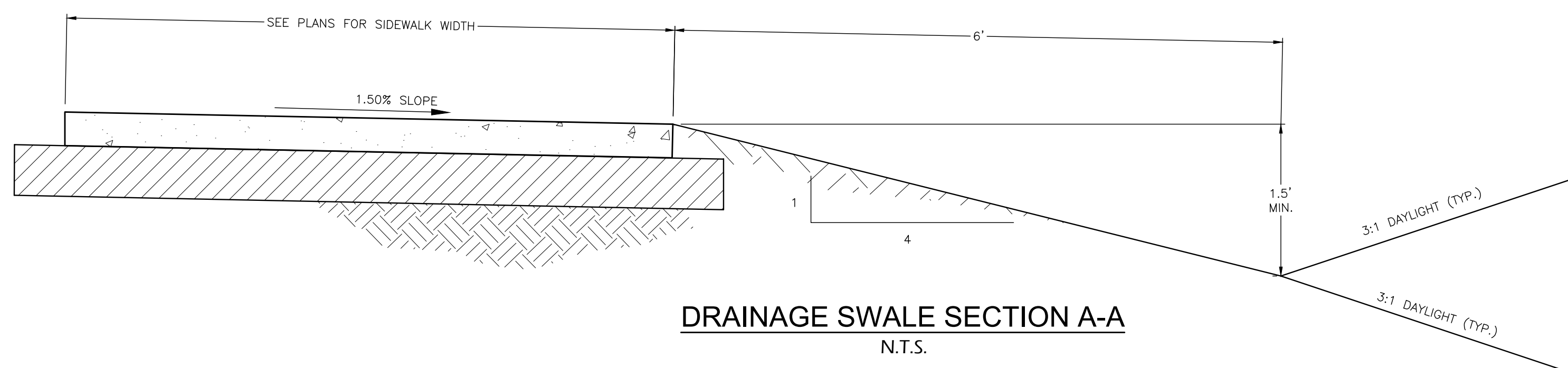
POND EMERGENCY SPILLWAY
N.T.S.



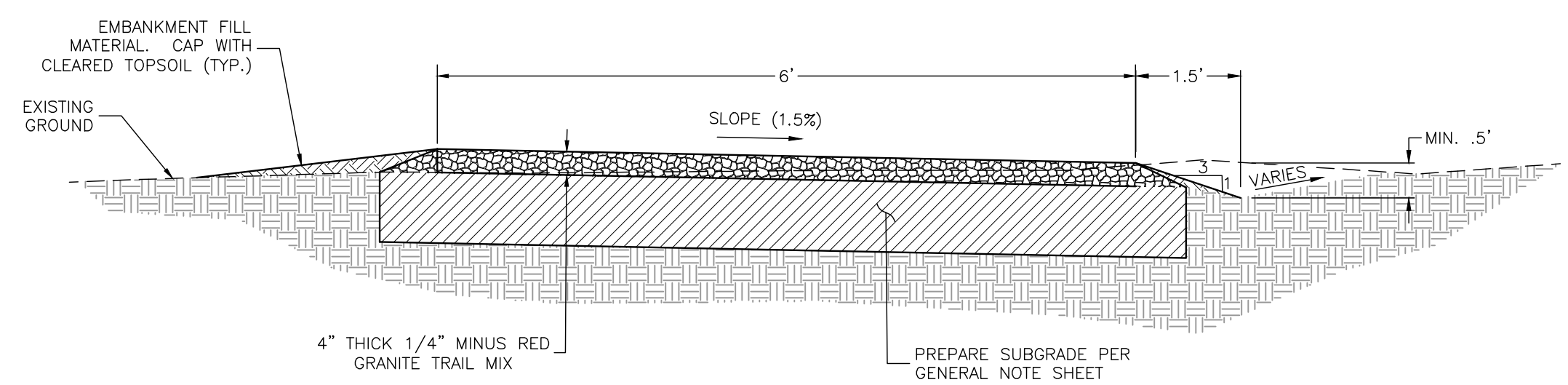
SWALE RIPRAP RUNDOWN DETAIL
N.T.S.



PIPE OUTFALL RIPRAP DETAIL
N.T.S.



DRAINAGE SWALE SECTION A-A
N.T.S.



TYPICAL SOFT SURFACE TRAIL SECTION B-B
N.T.S.

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(970) 249-2522

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CHECKED BY: AS NOTED
DATE DESIGNED: 2024-08-19
SCALE: BAJ
FILE NAME: BAJ

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CHRIS KOCH
BROOKSIDE MEADOWS
MONTROSE, CO

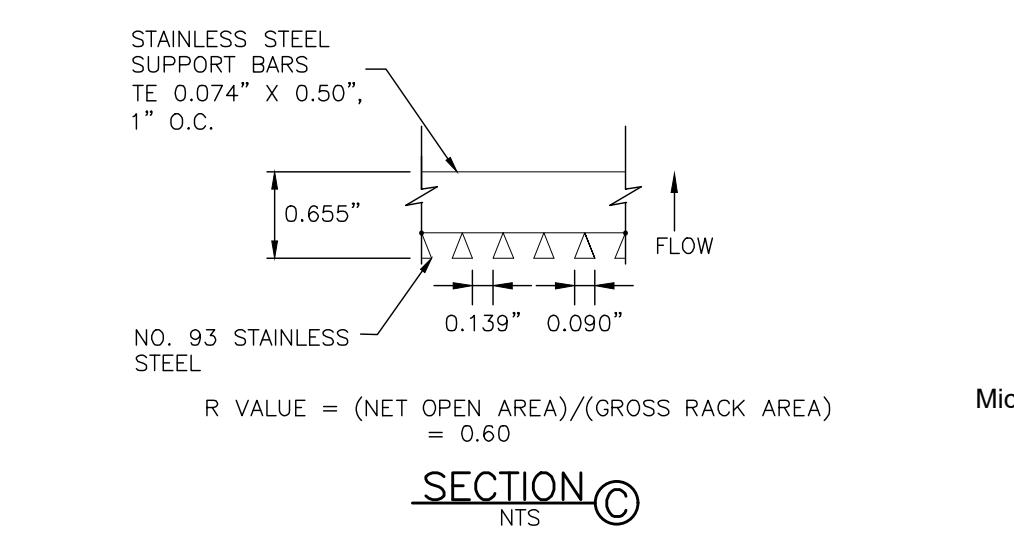
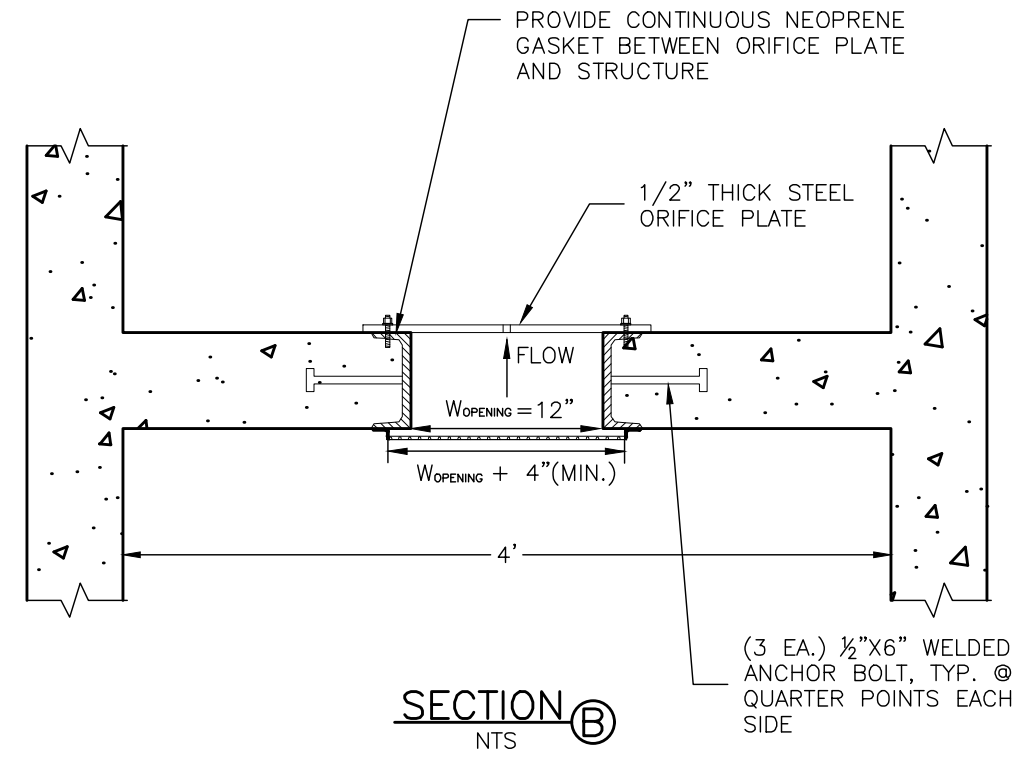
TYPICAL DRAINAGE DETAILS

DMC JOB NO: 23057

SHEET NO: 29
OF 35 SHEETS

PRELIMINARY

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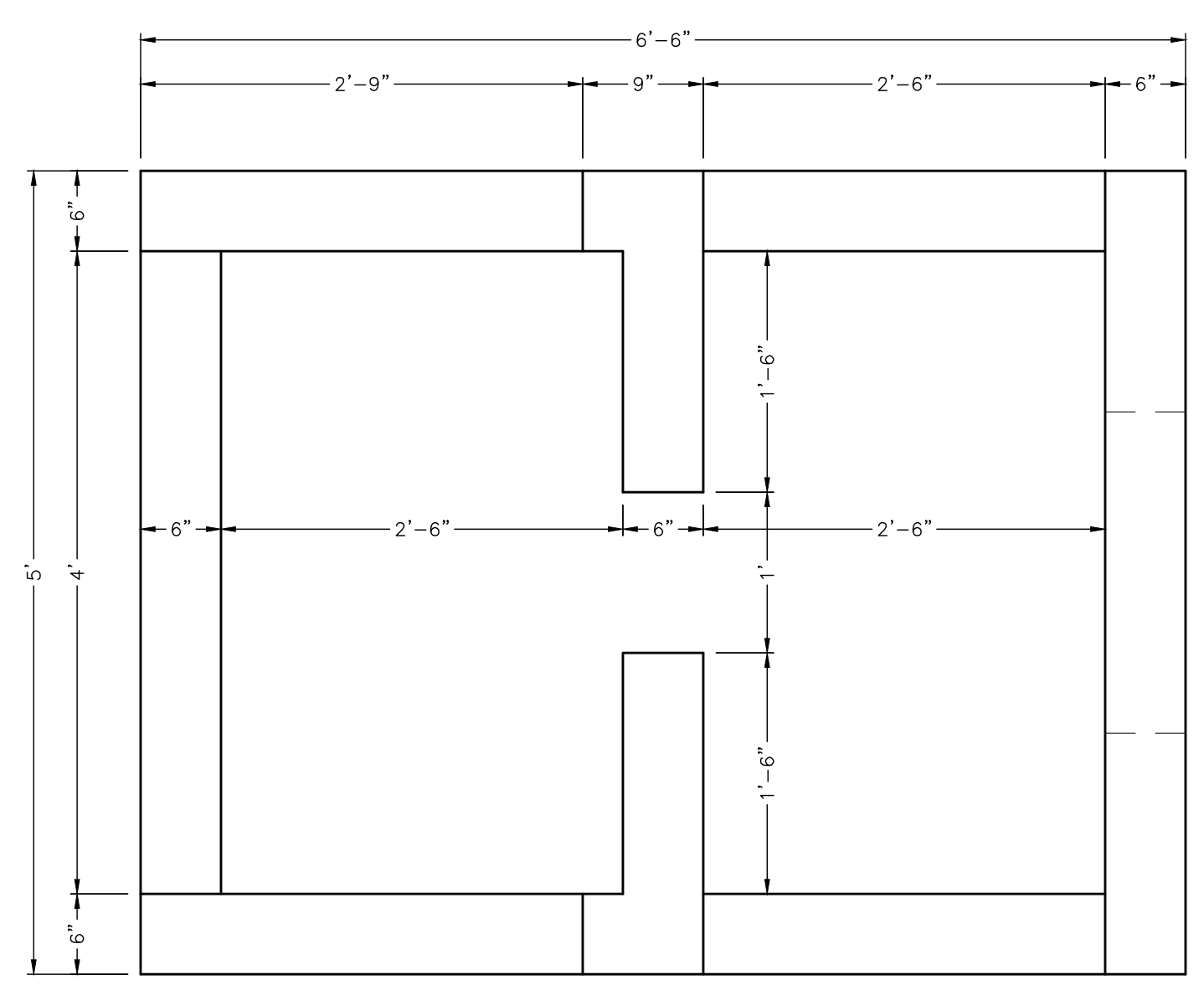


- ORIFICE PLATE NOTES:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

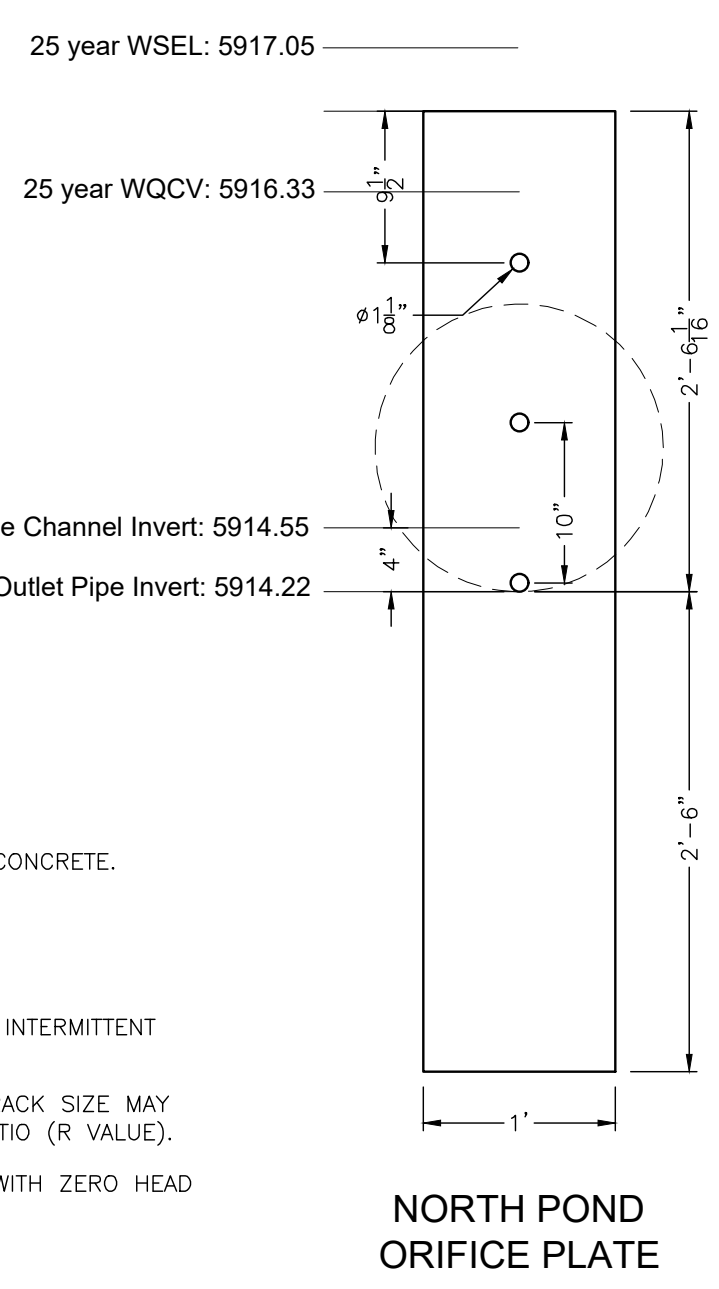
- WQCV TRASH RACKS:**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
 3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

- OVERFLOW SAFETY GRATES:**
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

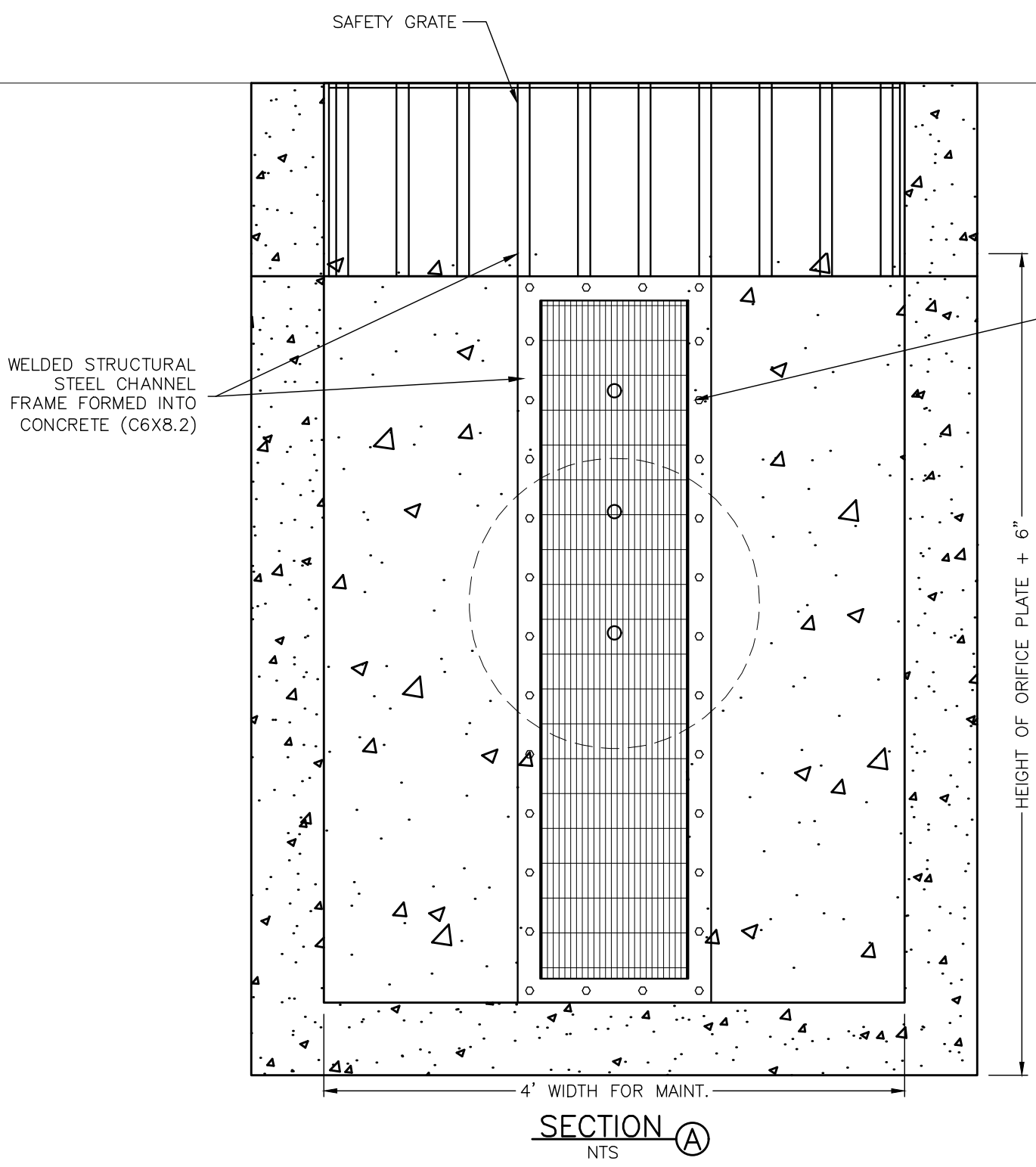
ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES



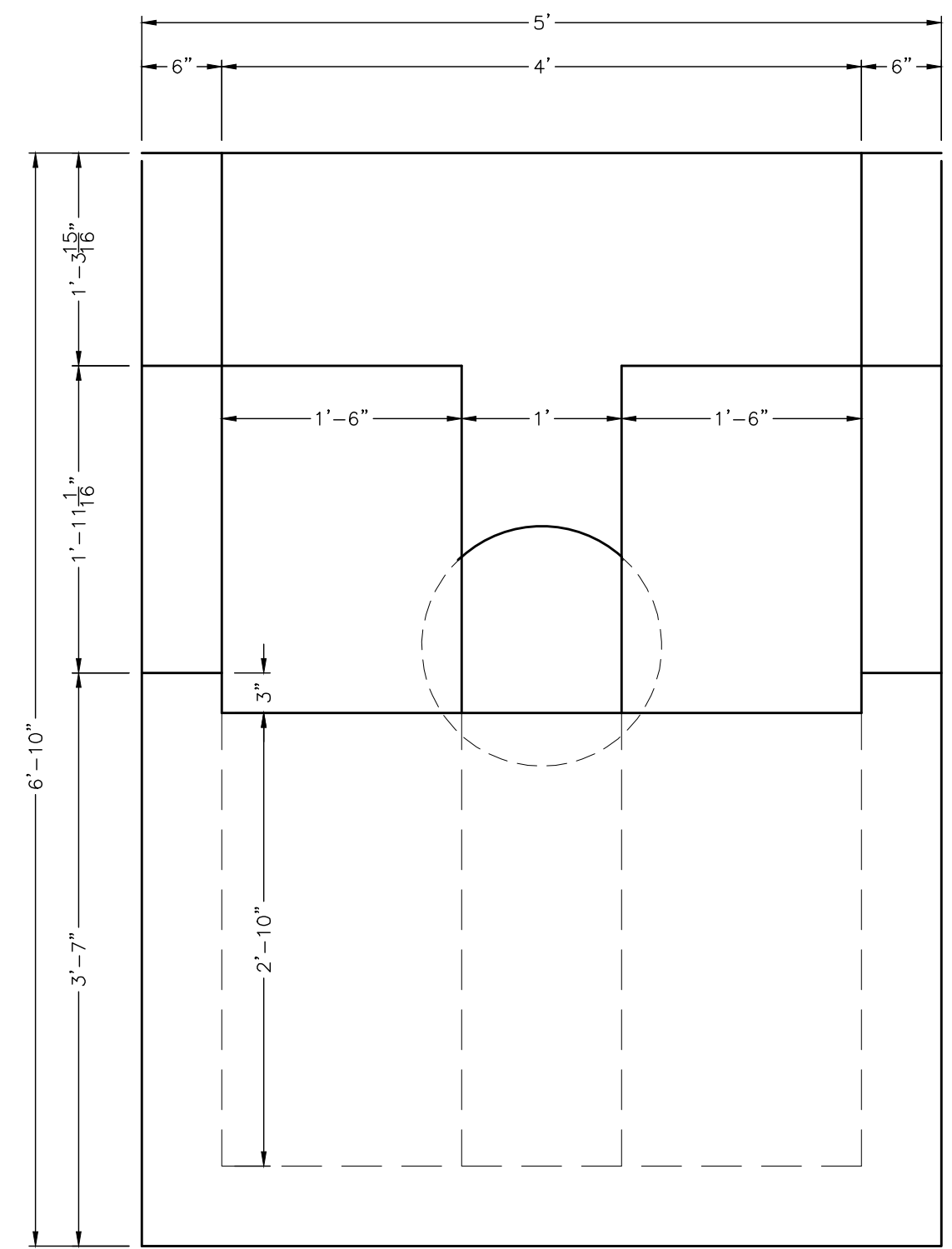
CONCRETE OUTLET STRUCTURE TOP VIEW
N.T.S.



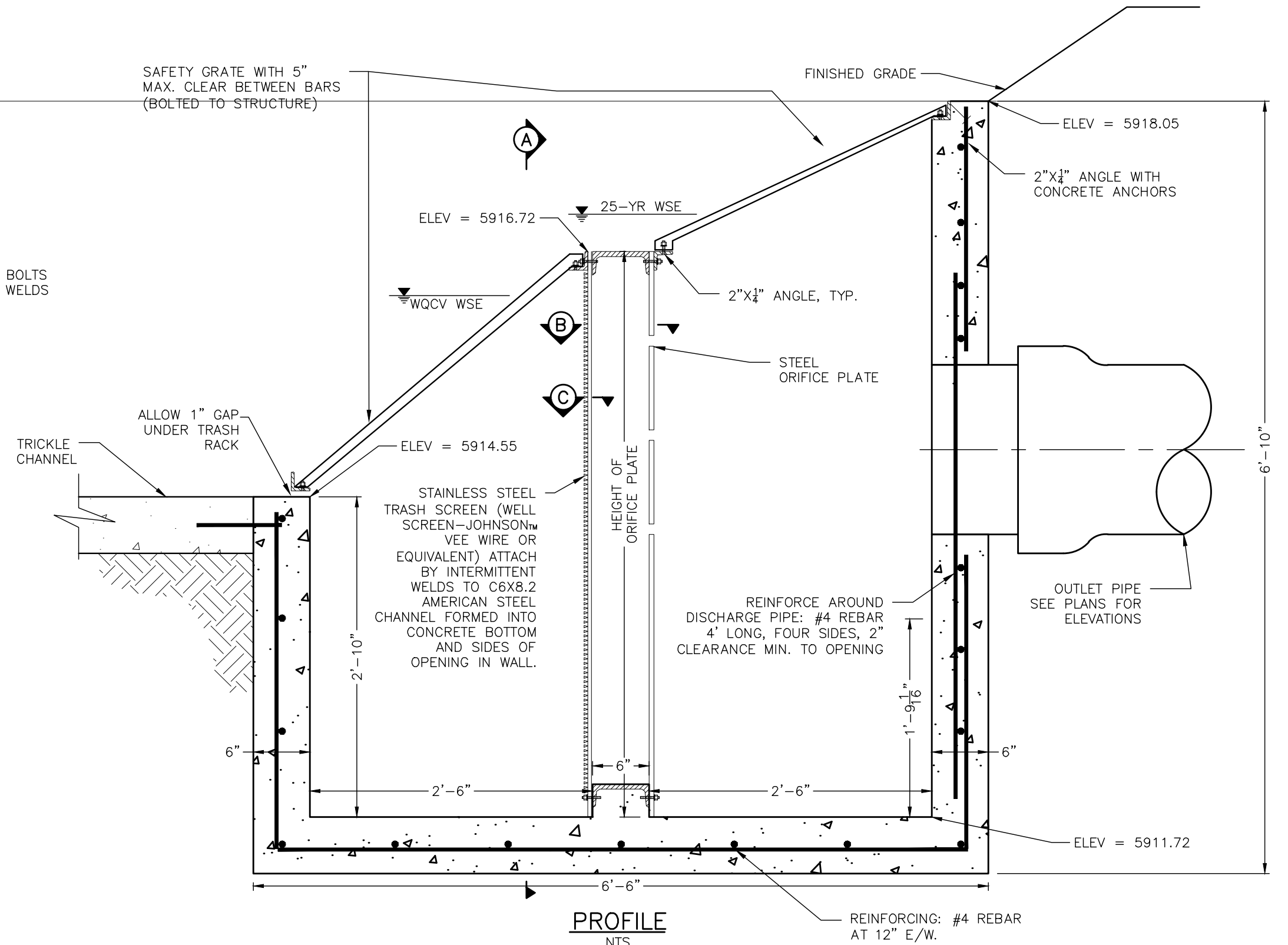
NORTH POND ORIFICE PLATE



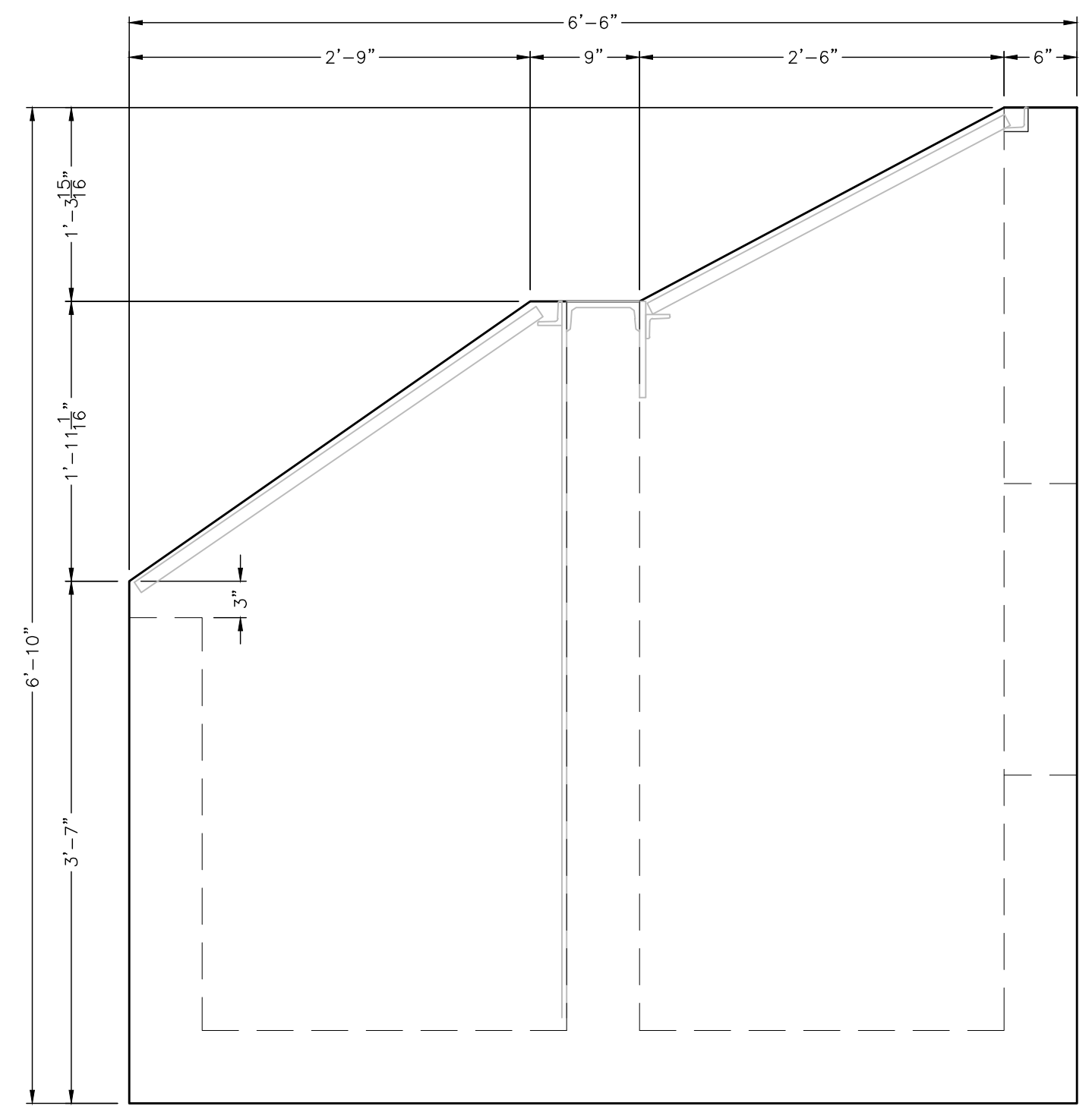
SECTION A NTS



CONCRETE OUTLET STRUCTURE FRONT VIEW
N.T.S.



PROFILE NTS



CONCRETE OUTLET STRUCTURE SIDE VIEW
N.T.S.

PRELIMINARY

NO	DATE	REVISIONS	BY

DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
1225 Colorado Ave., Westborough, MA 01581
(508) 249-2542 FAX (508) 249-2543

DESIGNED BY: BAU
CHECKED BY: DWS
DATE ISSUED: 2024-08-19

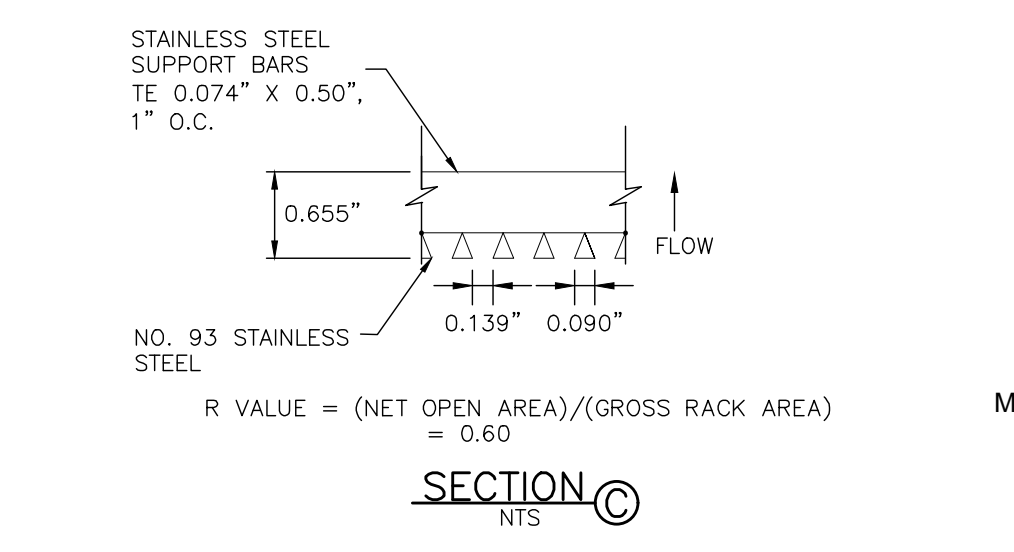
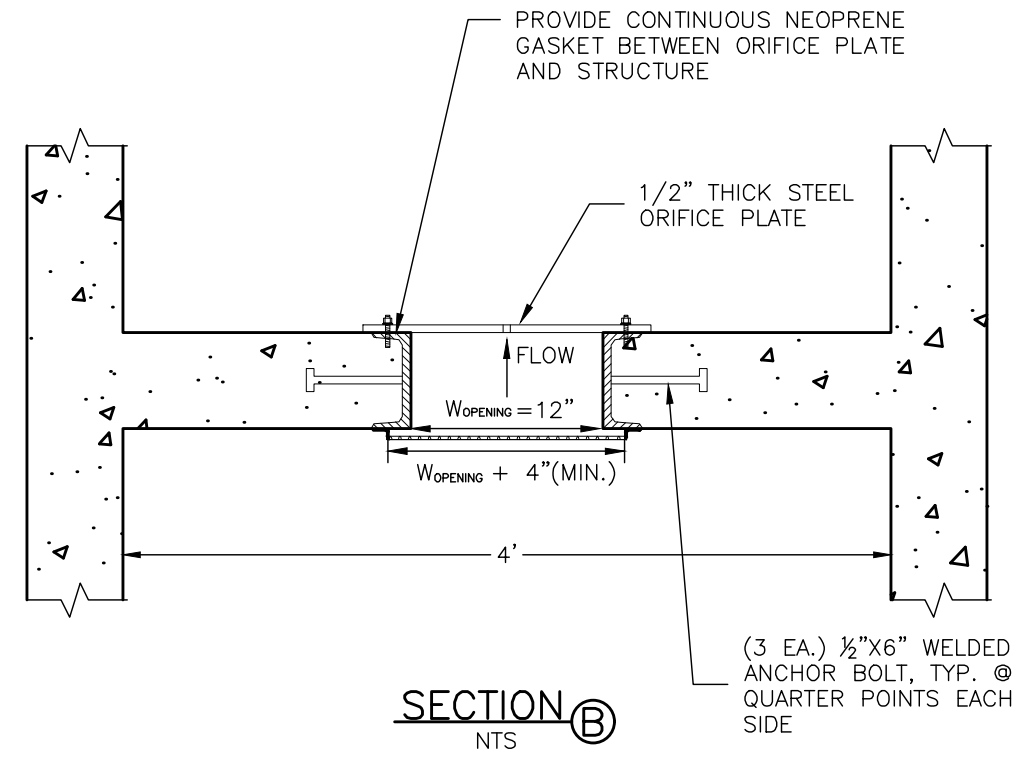
SCALE: AS NOTED
DATE DRAWN: 2024-08-19
DRAWN BY: BAU

CHRIS KOCH
BROOKSIDE MEADOWS
MONTROSE, CO

DETENTION POND 1 OUTLET STRUCTURE DETAIL

DMC JOB NO: 23057
SHEET NO: 30
OF 35 SHEETS

PLOTTED BY BUJUAN, FILE PATH & NAME = NDISM4PROJECTS\ACTIVE PROJECTS\23057\MOCH BUGARPINE\3D24\SHEETS\23057C_CND.DWG, PLOT DATE = 8/19/2024 2:08 PM

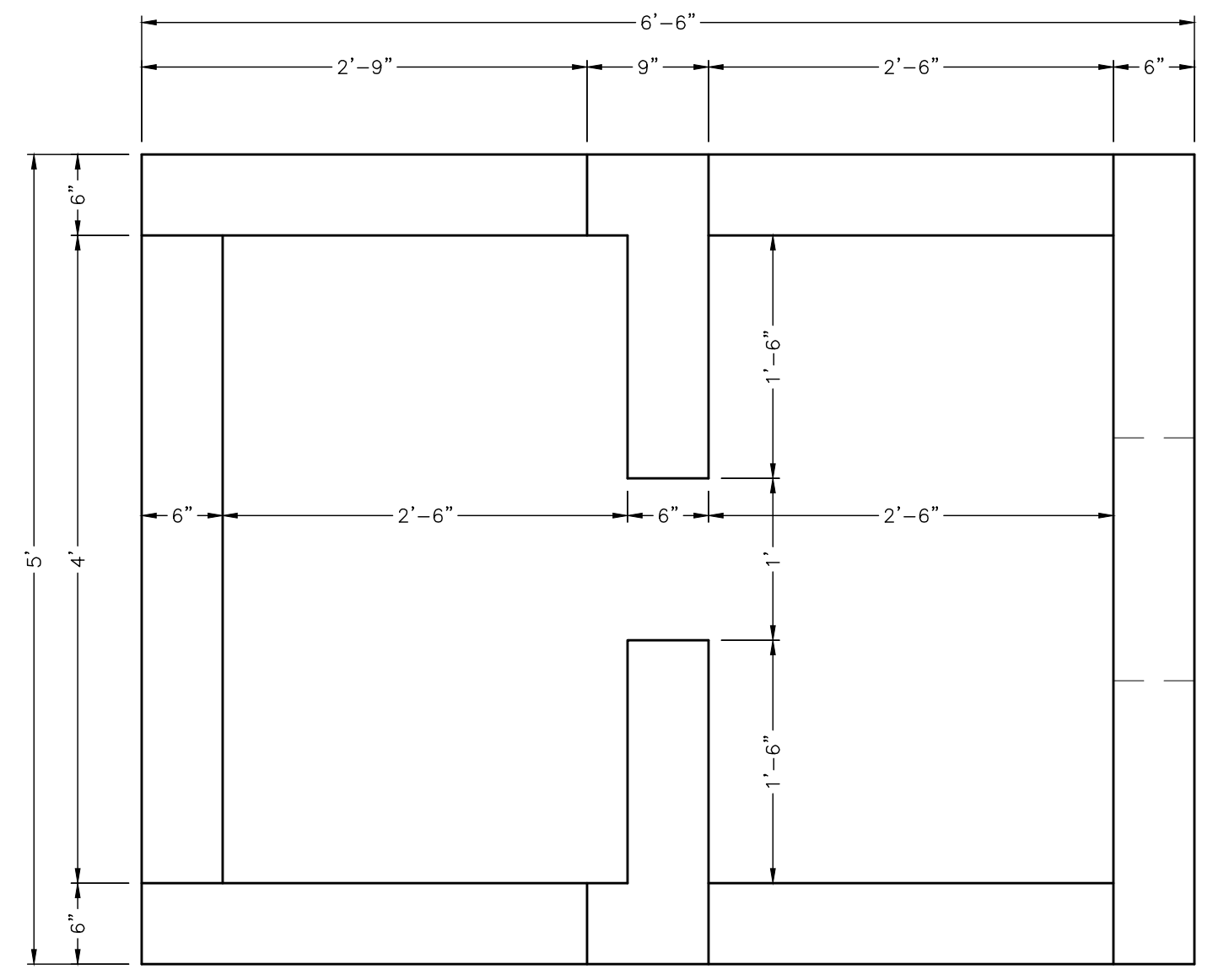


- ORIFICE PLATE NOTES:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

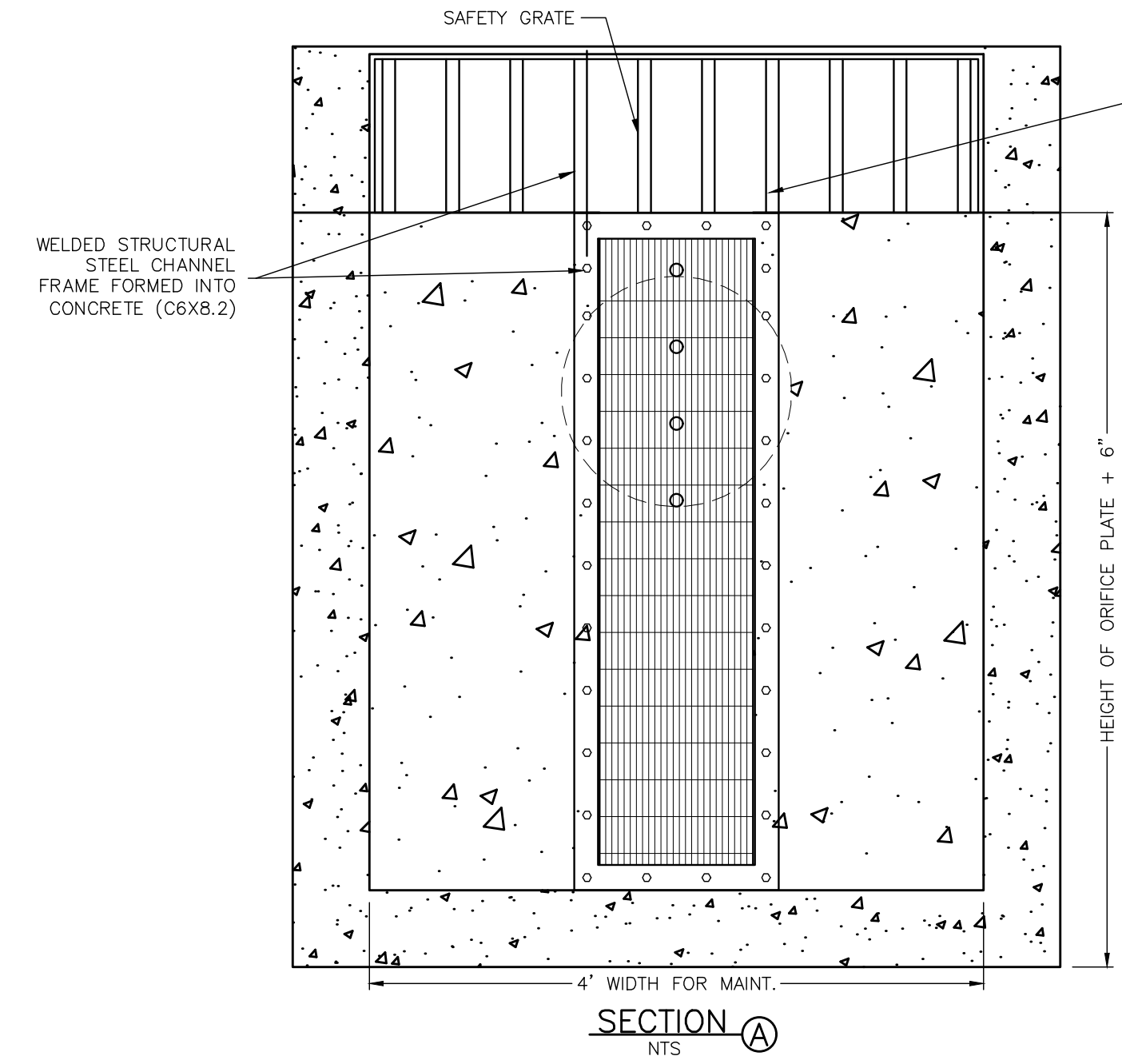
- WQCV TRASH RACKS:**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
 3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

- OVERFLOW SAFETY GRATES:**
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

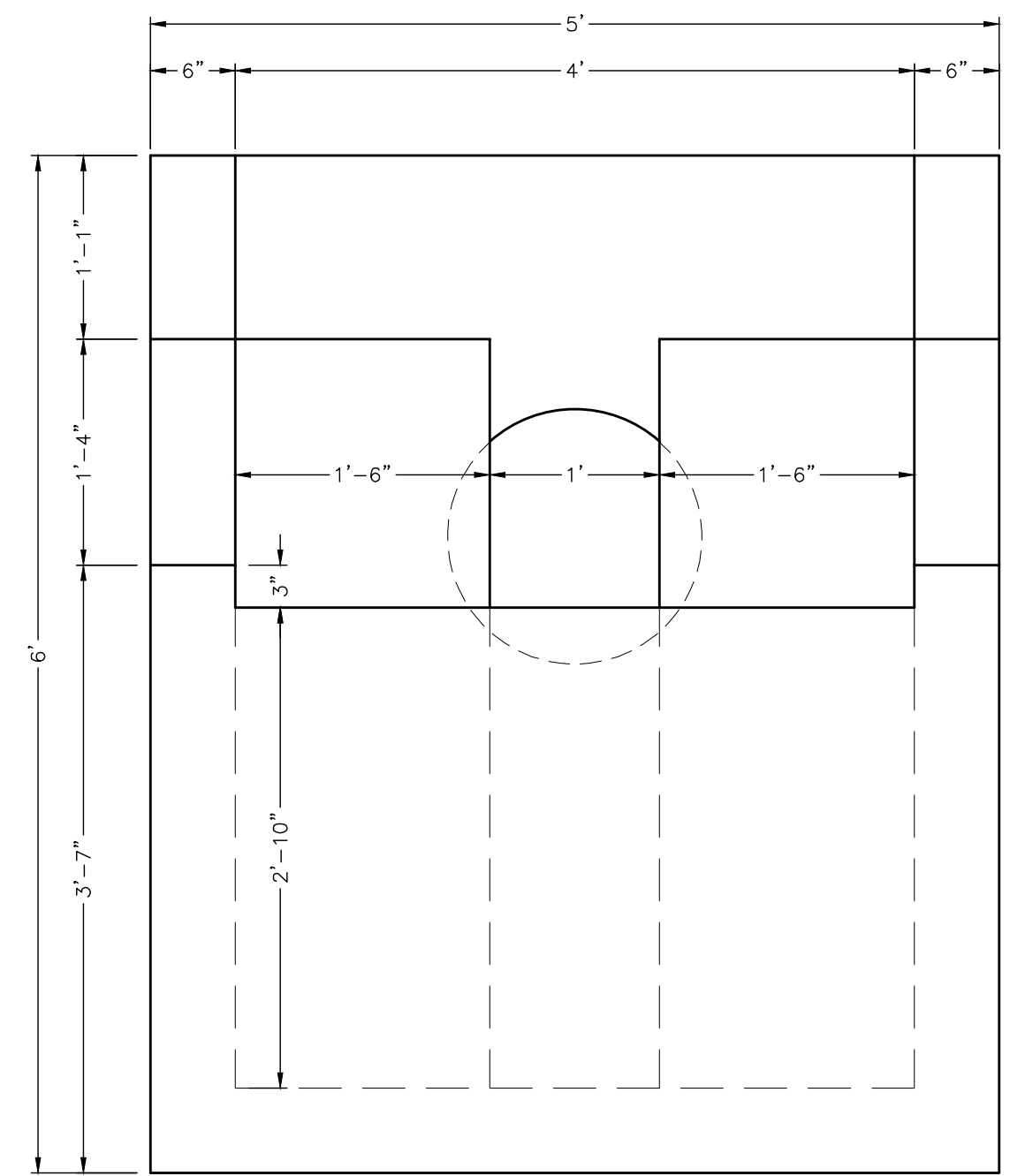
ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES



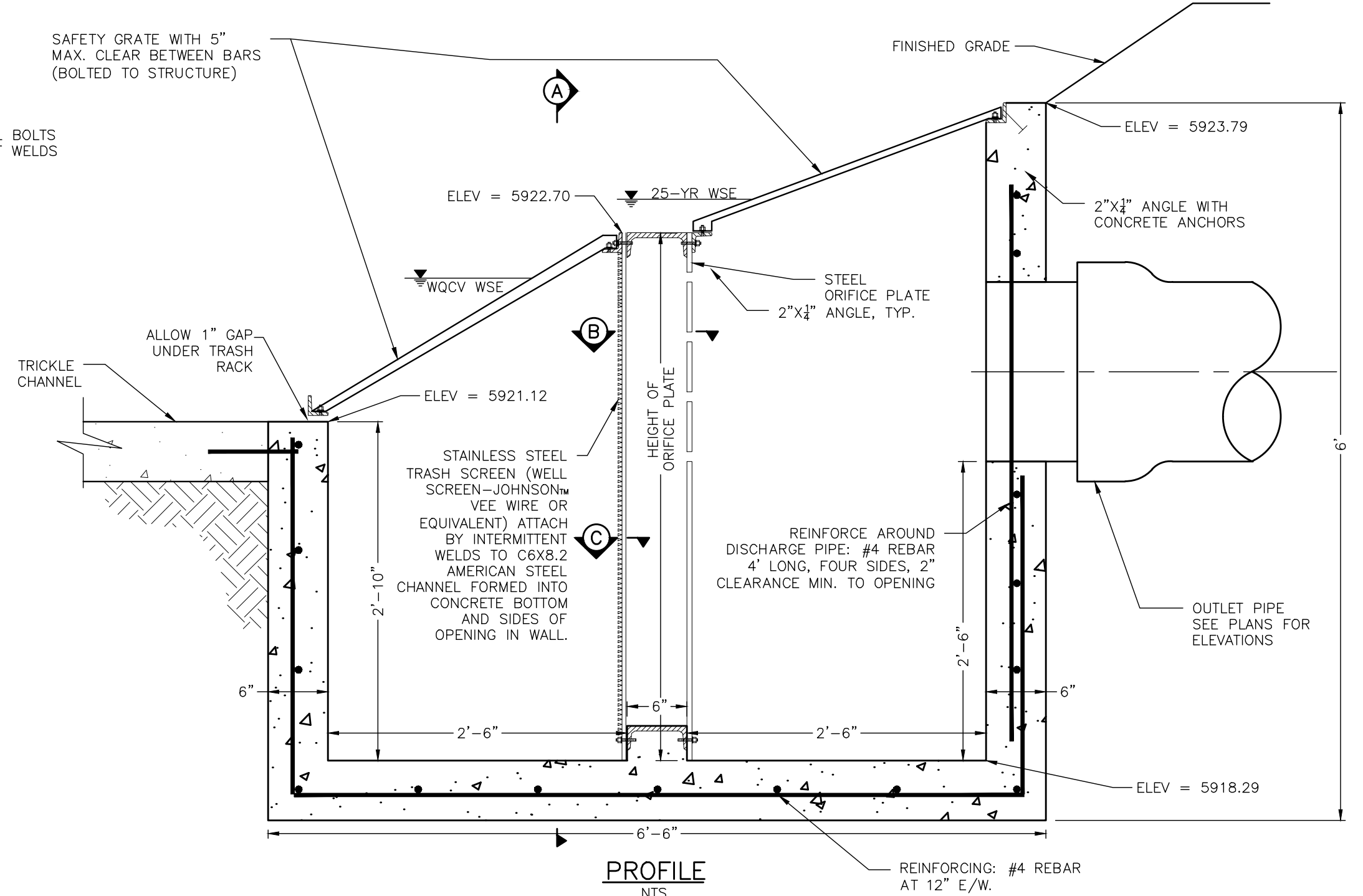
CONCRETE OUTLET STRUCTURE TOP VIEW
N.T.S.



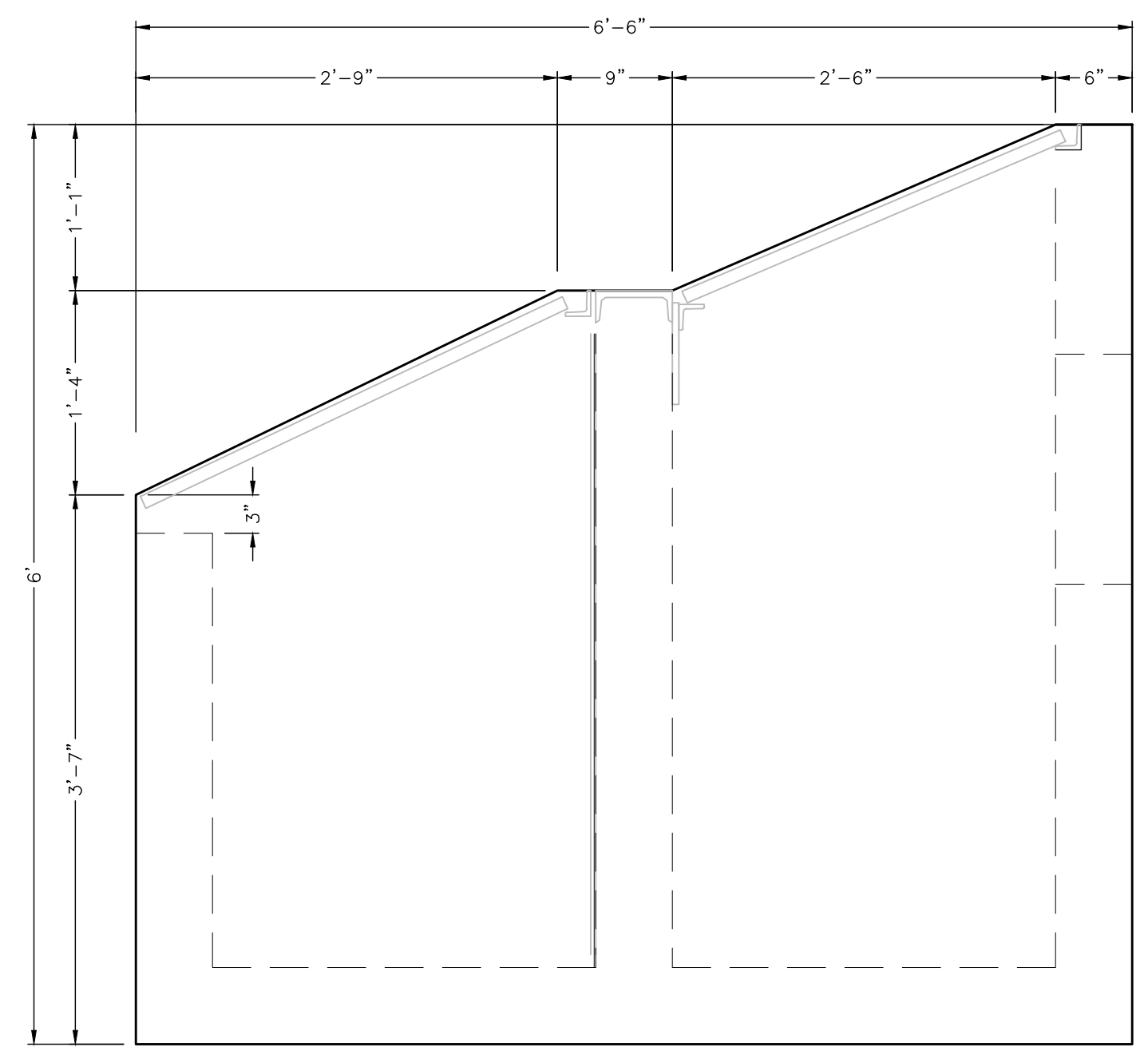
SECTION A NTS



CONCRETE OUTLET STRUCTURE FRONT VIEW
N.T.S.



PROFILE NTS



CONCRETE OUTLET STRUCTURE SIDE VIEW
N.T.S.

NO	DATE	REVISIONS	BY

DMC
DEL-MONT CONSULTANTS, INC.
 ENGINEERING & SURVEYING
 1225 Colorado Ave., Suite 200, Fort Collins, CO 80504
 (970) 249-2542 FAX
 (970) 249-2542

DESIGNED BY: **BAJ**
 CHECKED BY: **BAJ**
 DATE ISSUED: **2024-08-19**
 SCALE: **AS NOTED**
 DRAWN BY: **BAJ**
 DATE CHECKED: **2024-08-19**
 2024-08-19

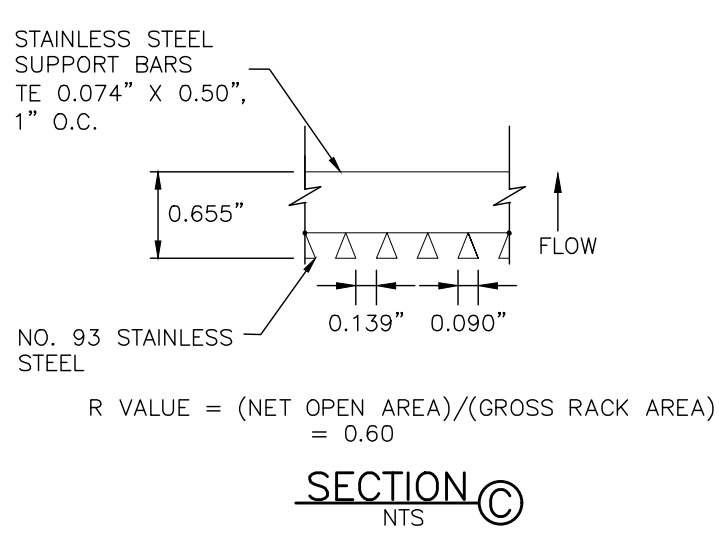
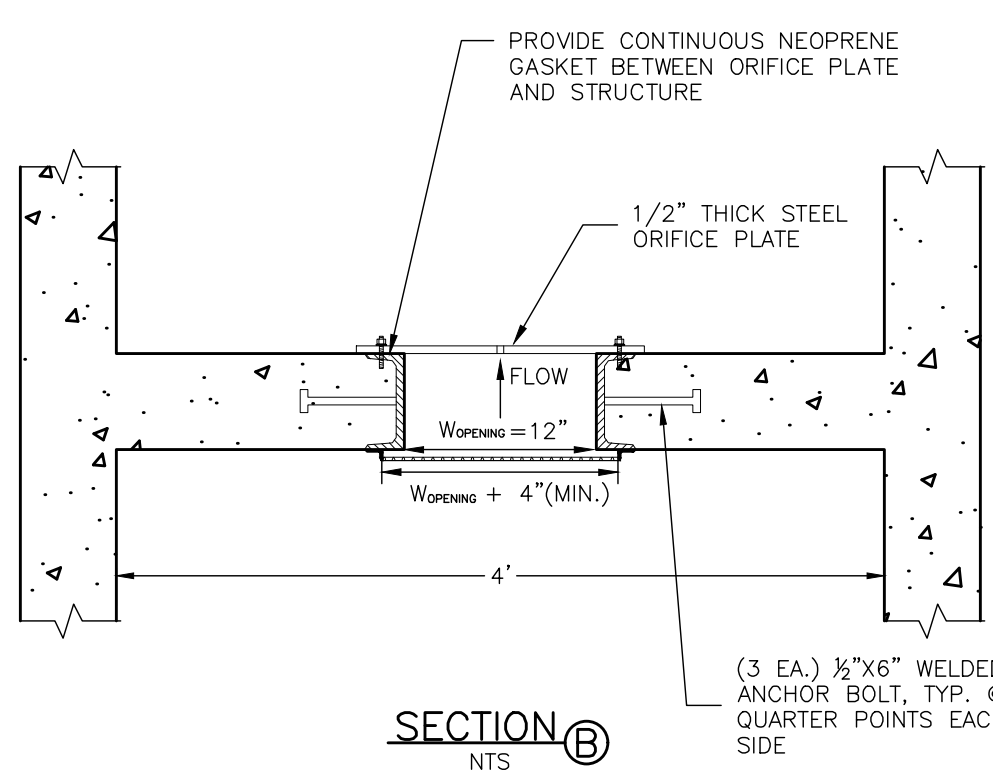
DMC
 DEL-MONT CONSULTANTS, INC.
 ENGINEERING & SURVEYING
 1225 Colorado Ave., Suite 200, Fort Collins, CO 80504
 (970) 249-2542 FAX
 (970) 249-2542

CHRIS KOCH
BROOKSIDE MEADOWS
 MONTROSE, CO

DETENTION POND 2 OUTLET STRUCTURE DETAIL

DMC JOB NO.: **23057**
 SHEET NO.: **31**
 OF **35** SHEETS

PRELIMINARY

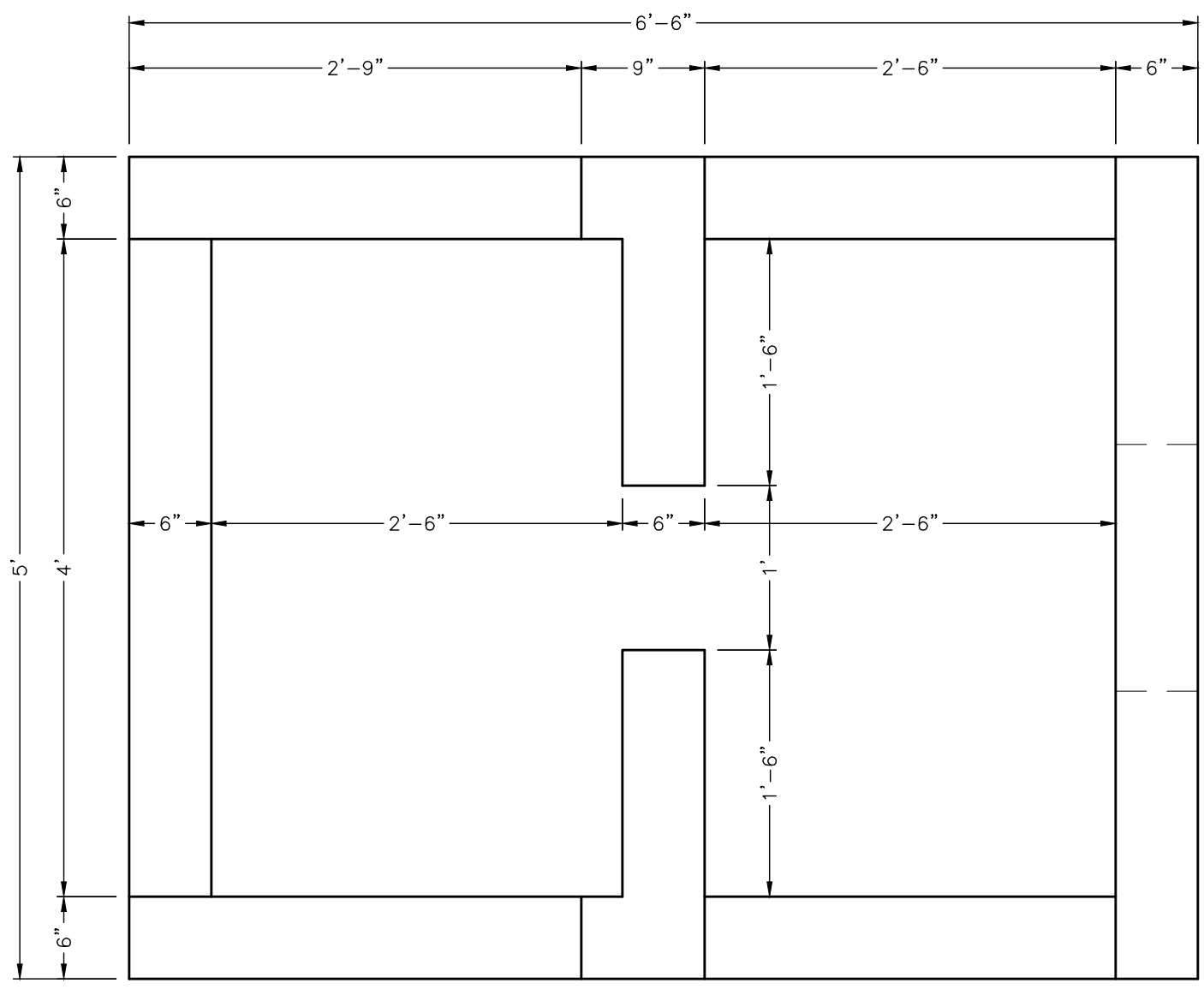


- ORIFICE PLATE NOTES:
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

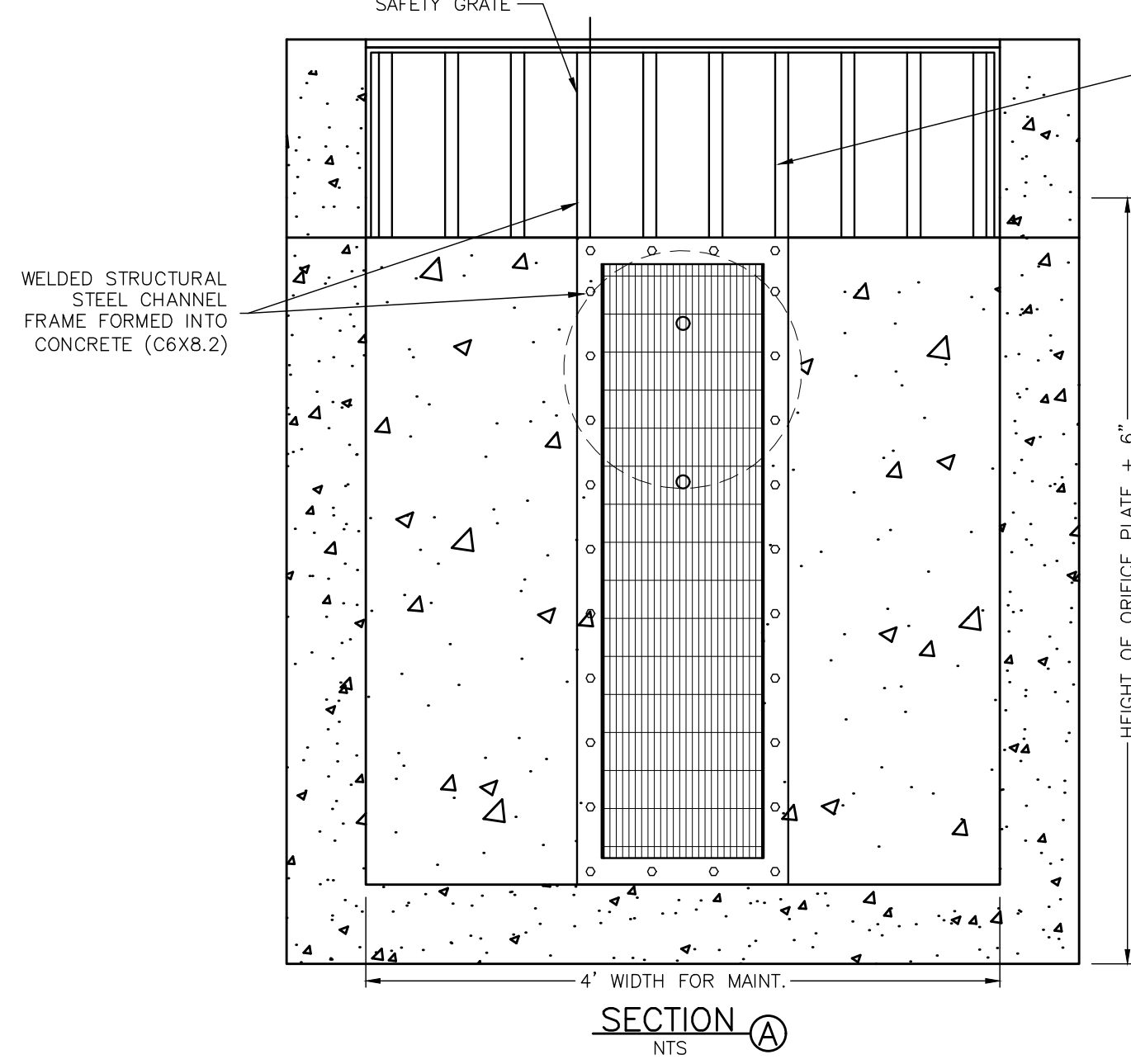
- WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
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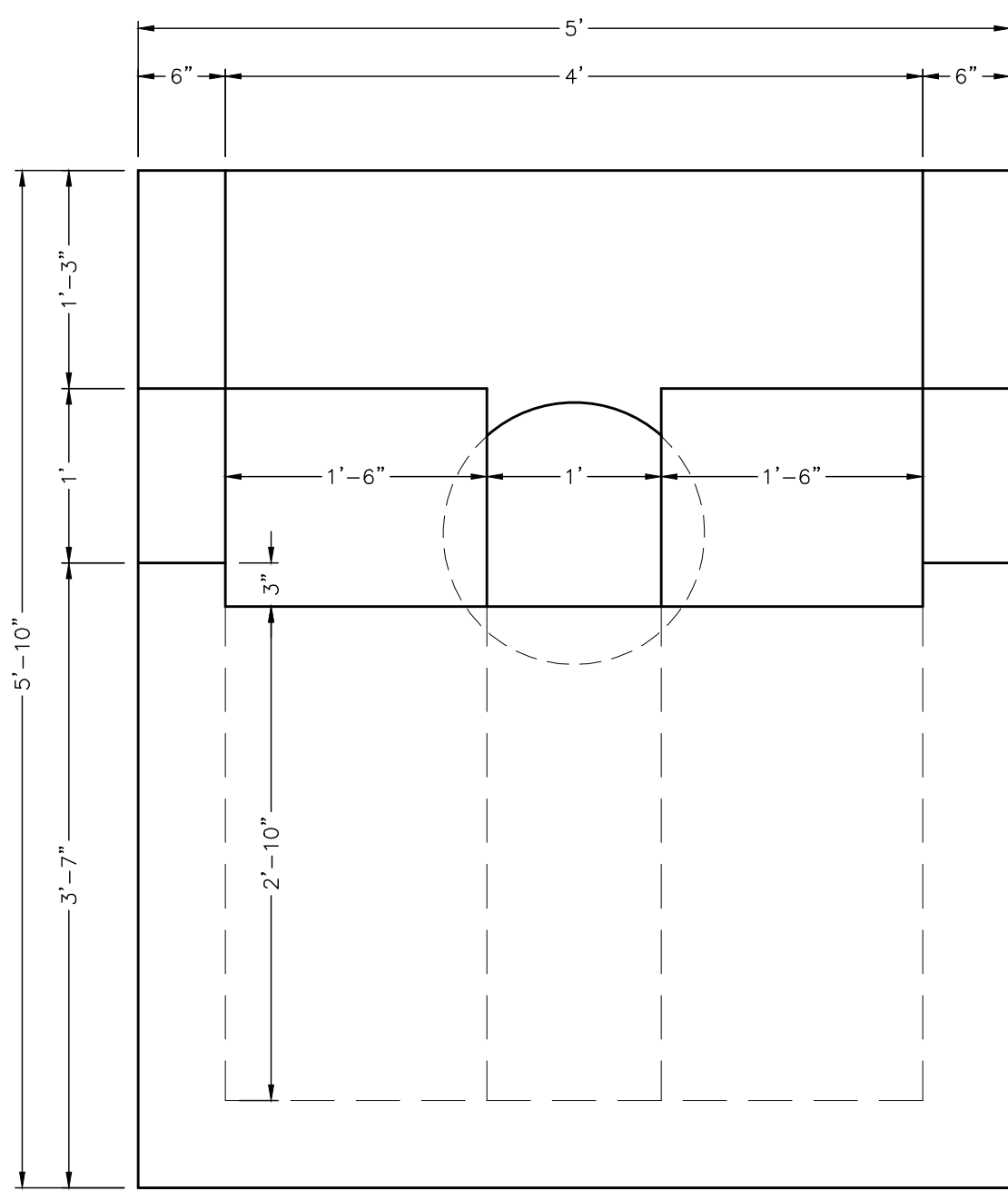
ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES



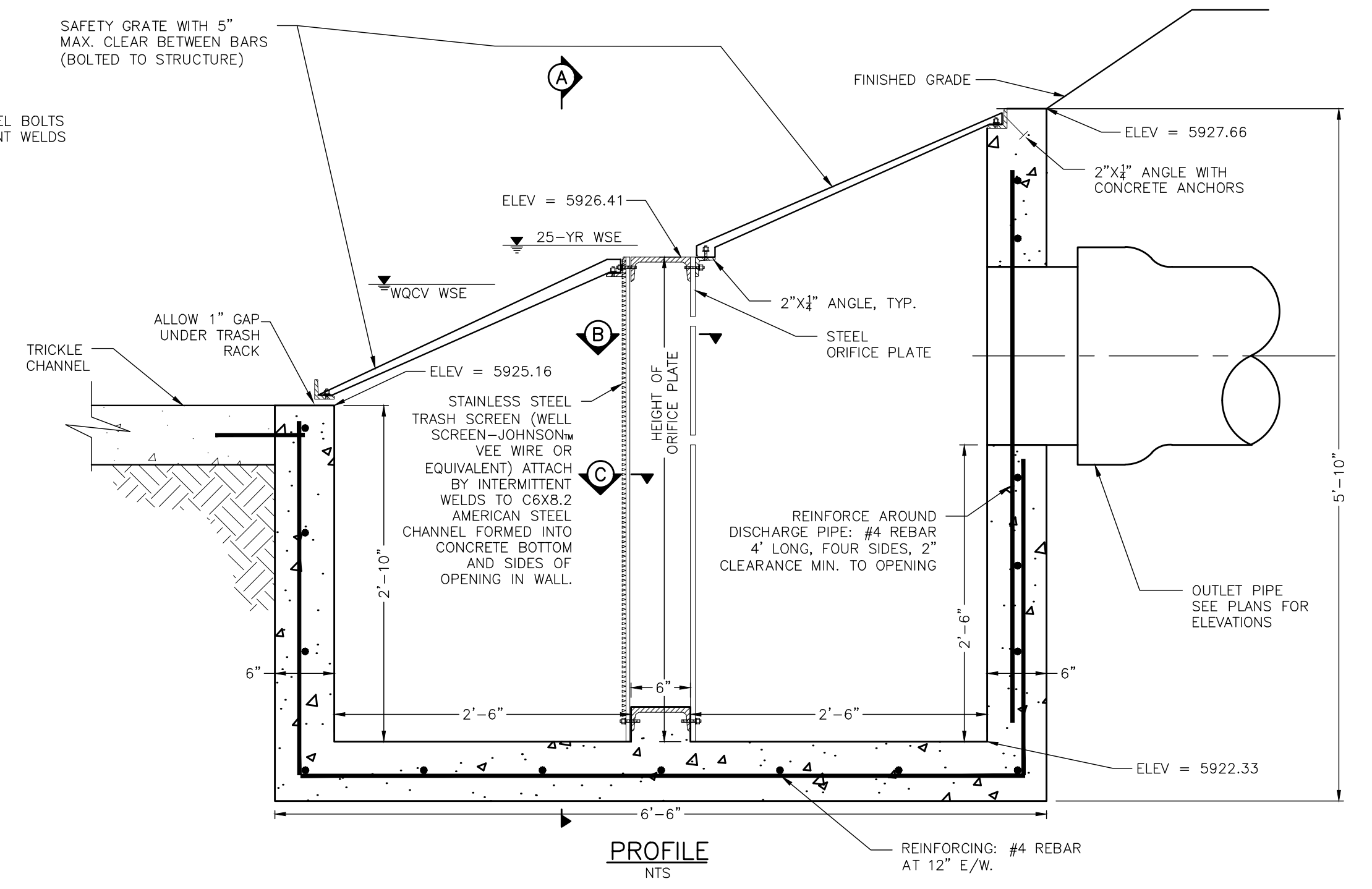
CONCRETE OUTLET STRUCTURE TOP VIEW
N.T.S.



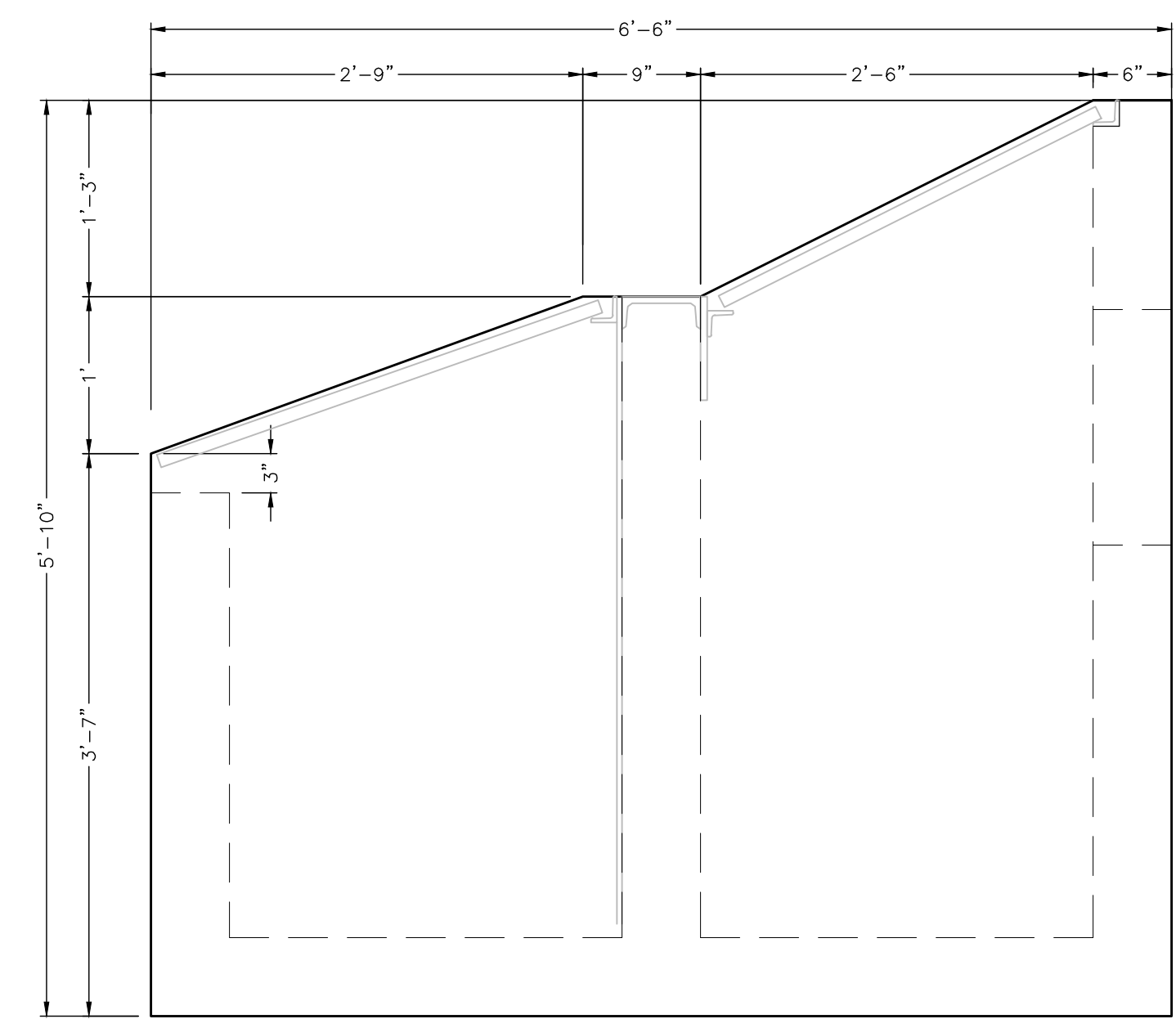
SECTION A
N.T.S.



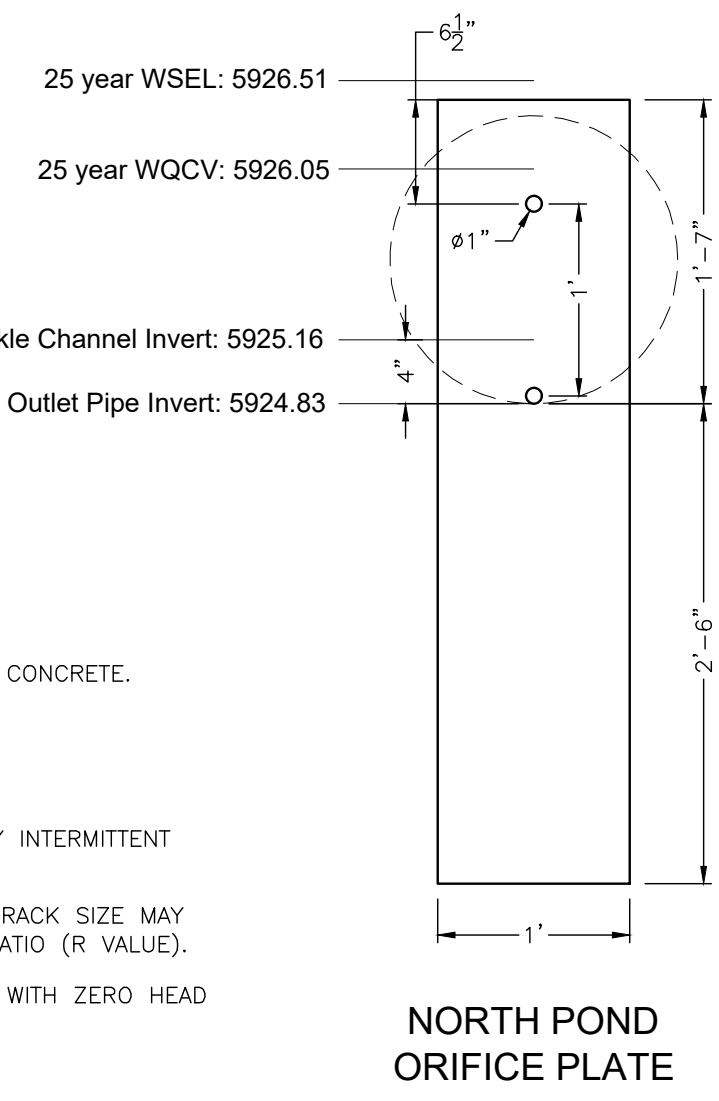
CONCRETE OUTLET STRUCTURE FRONT VIEW
N.T.S.



PROFILE
N.T.S.



CONCRETE OUTLET STRUCTURE SIDE VIEW
N.T.S.



NORTH POND ORIFICE PLATE

NO	DATE	REVISIONS	BY

DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING SURVEYING
1225 Colorado Ave., Montrose, CO 81401
(970) 249-2542 FAX
(970) 249-2542

DESIGNED BY: BAU
CHECKED BY: DWS
DATE ISSUED: 2024-08-19

CHRIS KOCH
BROOKSIDE MEADOWS
MONTROSE, CO

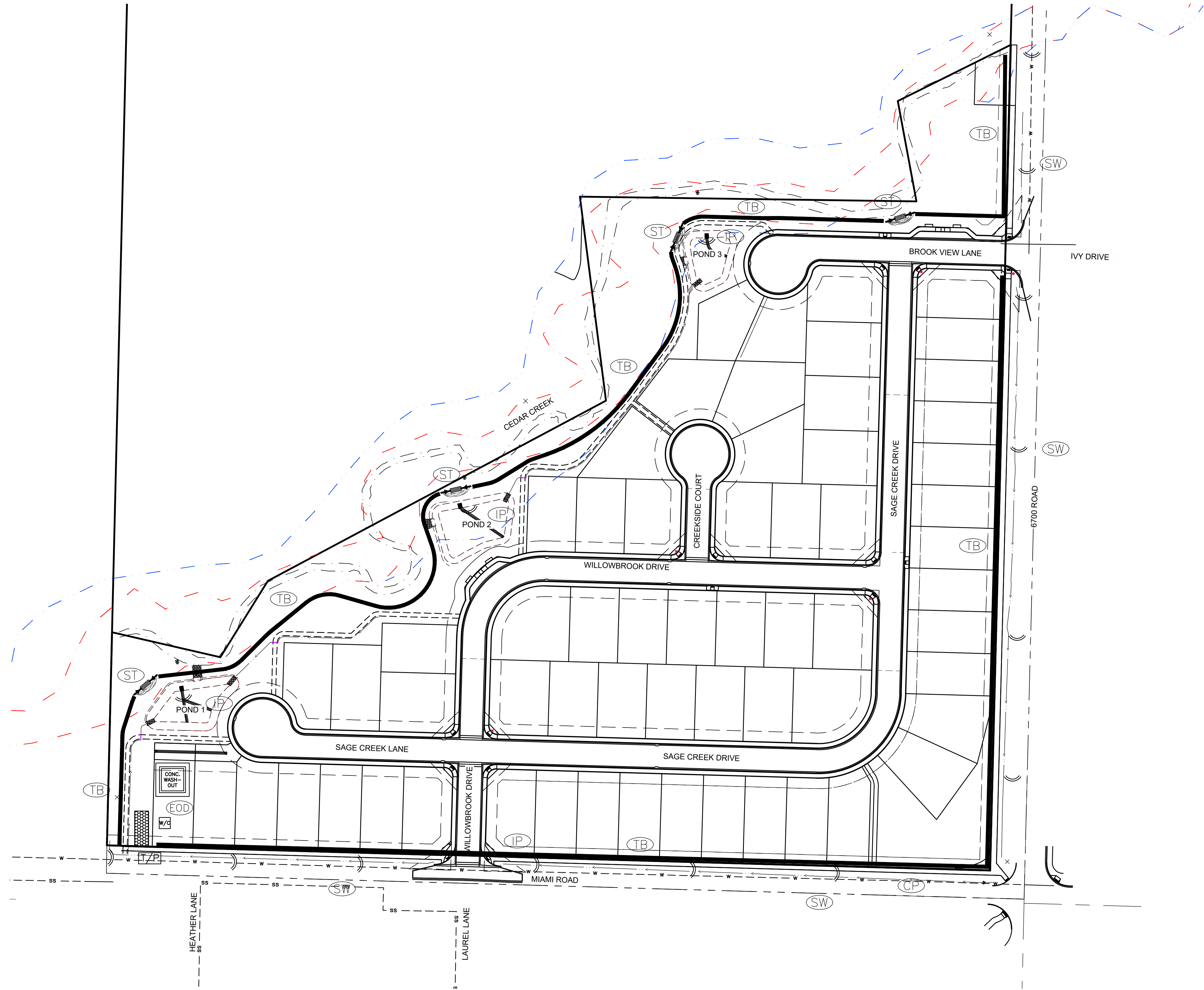
DETENTION POND 3 OUTLET STRUCTURE DETAIL

DMC JOB NO: 23057
SHEET NO: 32
SHEETS: 35

PRELIMINARY

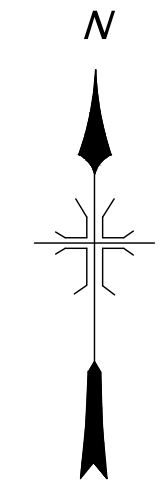
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SYMBOL LEGEND

- (TB) TOPSOIL BERM
- (ST) SEDIMENT TRAP
- (SW) STRAW WATTLE
- (CP) CULVERT PROTECTION
- (IP) INLET PROTECTION
- (T/P) TRACKING PAD
- (EOD) END OF DAY BMP LOCATION *
- CONC. WASH-OUT (WITH LOCATION SIGN)
- (W/C) PORTABLE TOILET



1" = 80'



NO	DATE	REVISIONS	BY

DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
125 Colorado Ave. Montrose, CO 81401 (970) 249-2251
www.demont.com service@demont.com

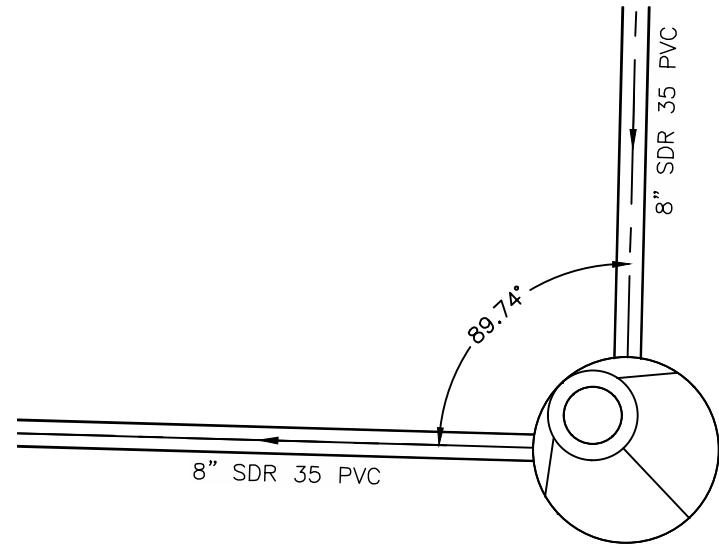
DESIGNED BY	BAJ	AS NOTED	DWS
CHECKED BY	BAJ	AS NOTED	DWS
DATE ISSUED	2024-08-19	DATE REVISION	2024-08-19

CHRIS KOCH
BROOKSIDE MEADOWS
MONTROSE, CO

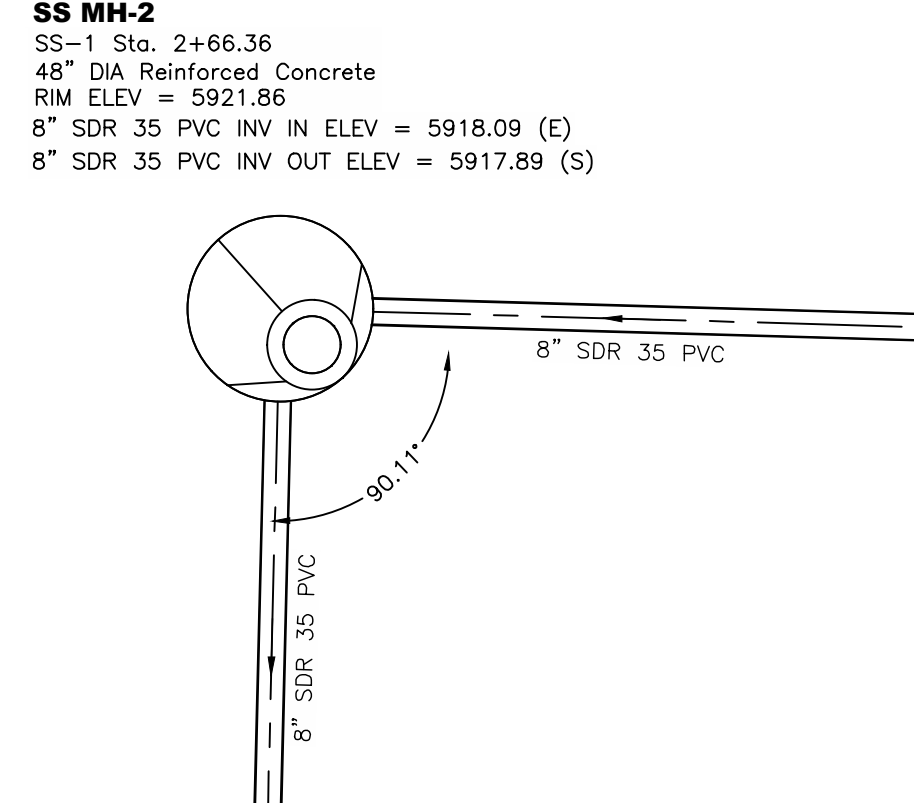
EROSION CONTROL PLAN

DMC JOB NO.	23057
SHEET NO.	33
OF SHEETS	35

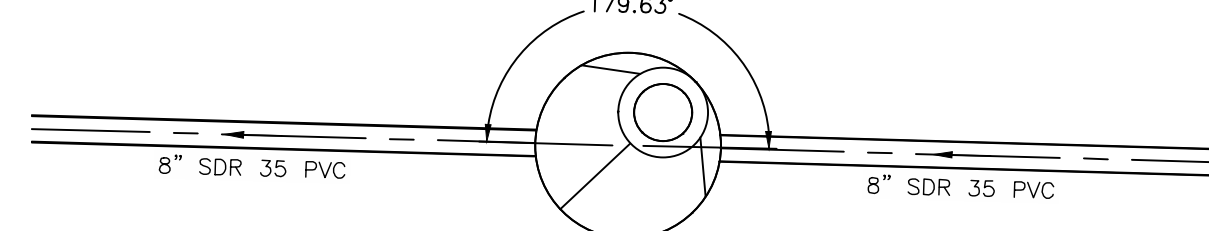
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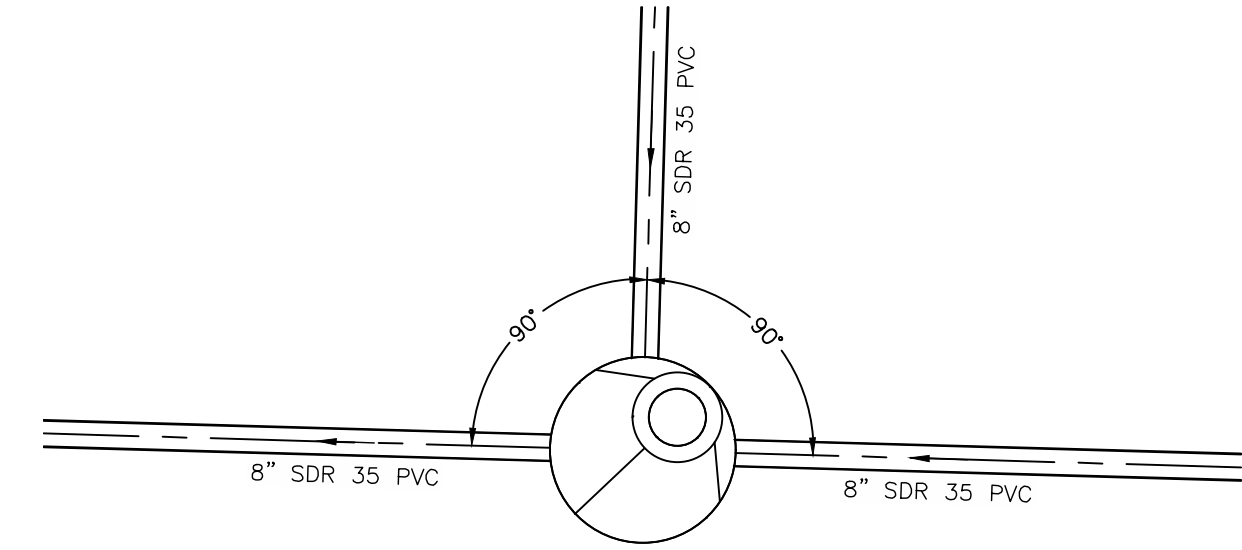
SS MH-1
 SS-1 Sta. 0+65.13
 48" DIA Reinforced Concrete
 RIM ELEV = 5922.35
 8" SDR 35 PVC INV IN ELEV = 5917.09 (N)
 8" SDR 35 PVC INV OUT ELEV = 5916.89 (W)



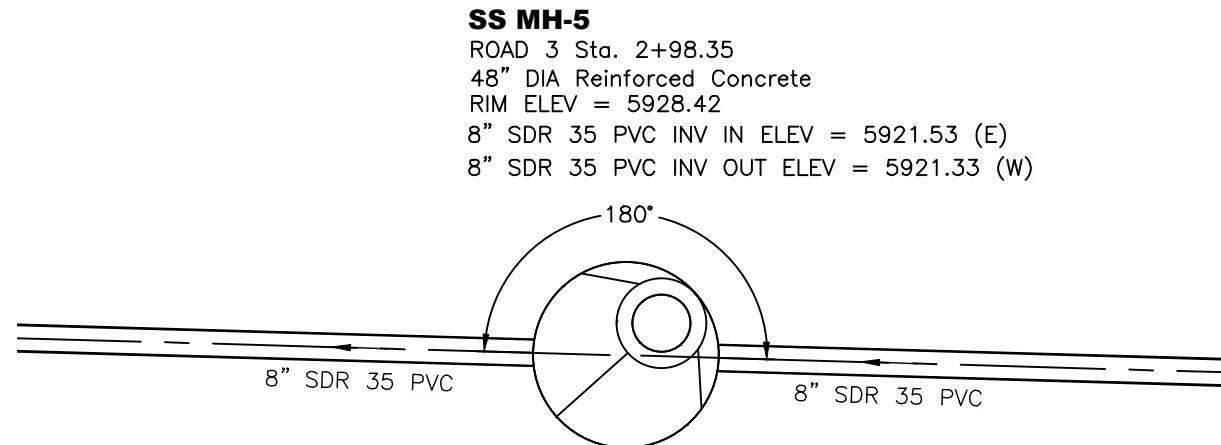
SS MH-2
 SS-1 Sta. 2+66.36
 48" DIA Reinforced Concrete
 RIM ELEV = 5921.86
 8" SDR 35 PVC INV IN ELEV = 5918.09 (E)
 8" SDR 35 PVC INV OUT ELEV = 5917.89 (S)



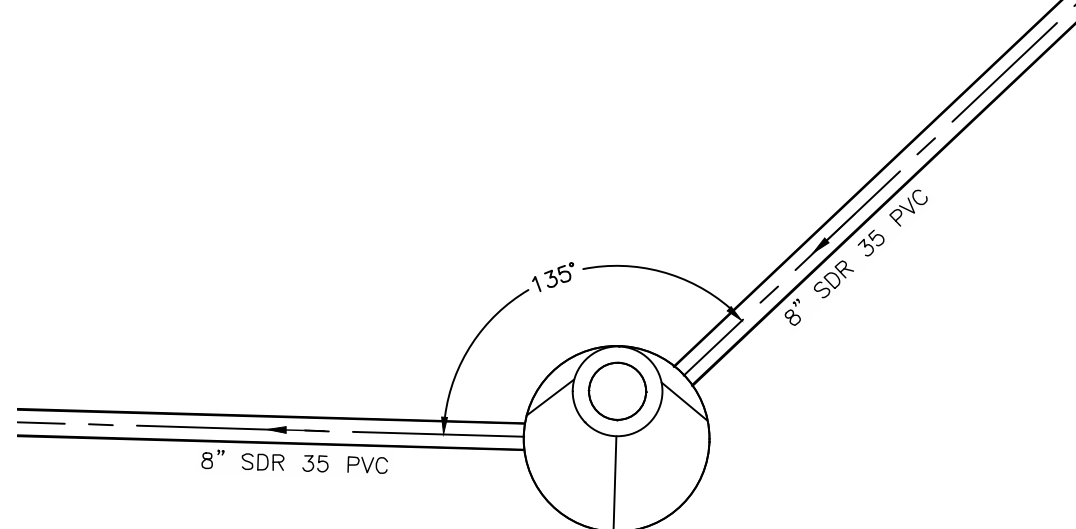
SS MH-3
 ROAD 2 Sta. 1+14.87
 48" DIA Reinforced Concrete
 RIM ELEV = 5923.77
 8" SDR 35 PVC INV IN ELEV = 5918.94 (E)
 8" SDR 35 PVC INV OUT ELEV = 5918.74 (W)



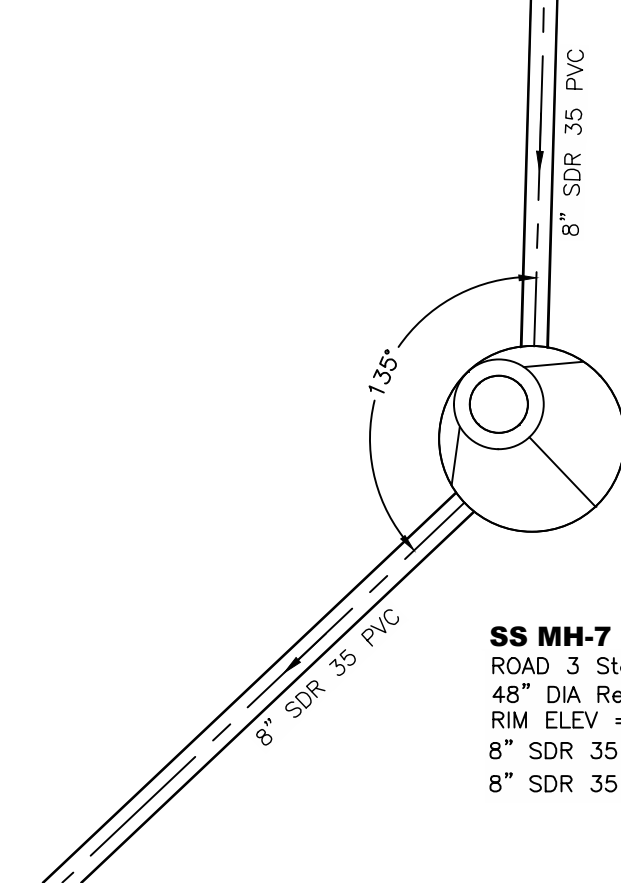
SS MH-4
 ROAD 1 Sta. 2+07.23
 48" DIA Reinforced Concrete
 RIM ELEV = 5926.40
 8" SDR 35 PVC INV IN ELEV = 5920.34 (N)
 8" SDR 35 PVC INV IN ELEV = 5920.34 (E)
 8" SDR 35 PVC INV OUT ELEV = 5920.14 (W)



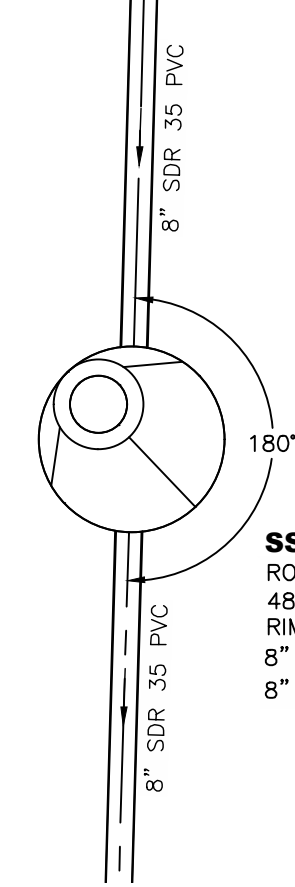
SS MH-5
 ROAD 3 Sta. 2+98.35
 48" DIA Reinforced Concrete
 RIM ELEV = 5928.42
 8" SDR 35 PVC INV IN ELEV = 5921.53 (E)
 8" SDR 35 PVC INV OUT ELEV = 5921.33 (W)



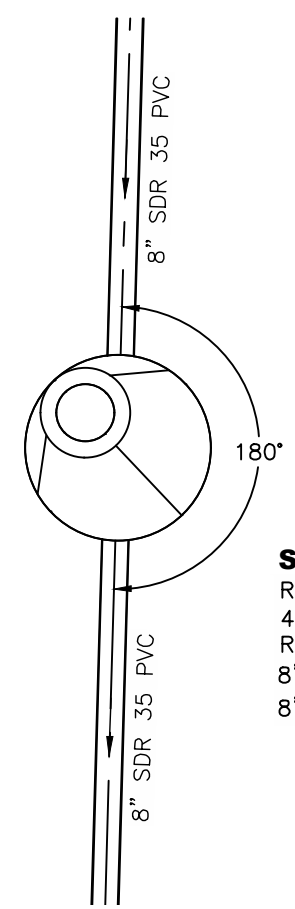
SS MH-6
 ROAD 3 Sta. 5+91.86
 48" DIA Reinforced Concrete
 RIM ELEV = 5930.66
 8" SDR 35 PVC INV IN ELEV = 5922.92 (NE)
 8" SDR 35 PVC INV OUT ELEV = 5922.72 (W)



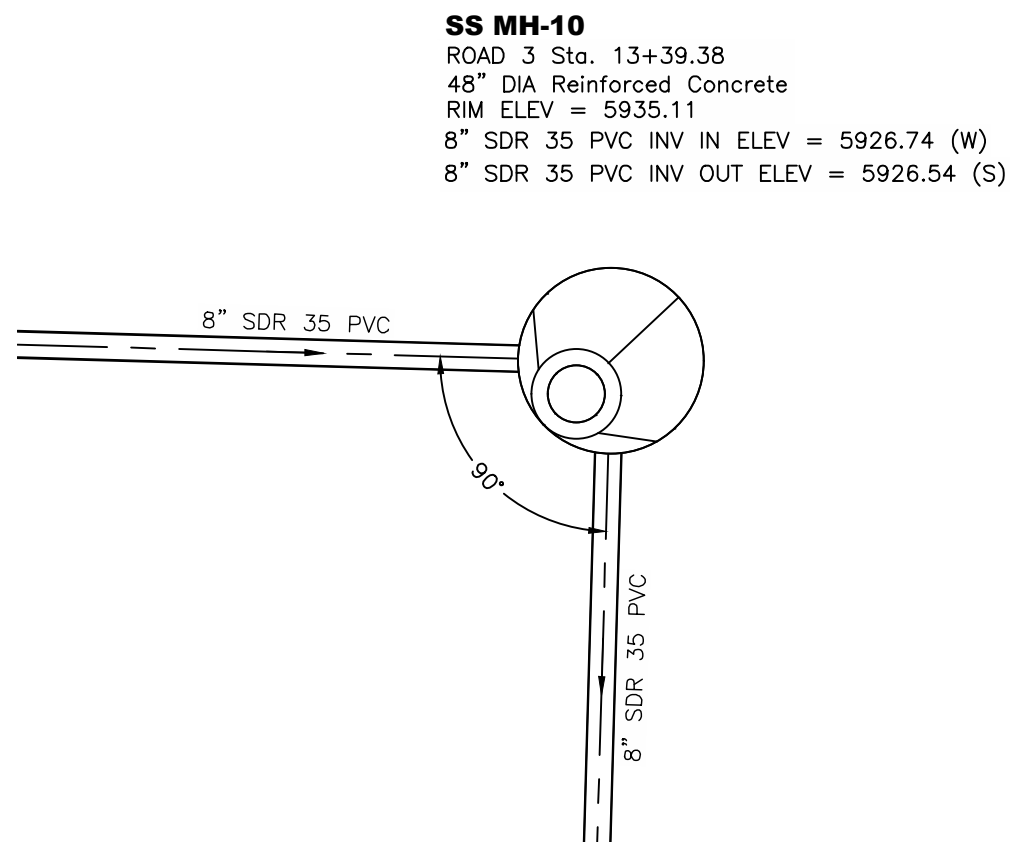
SS MH-7
 ROAD 3 Sta. 6+58.64
 48" DIA Reinforced Concrete
 RIM ELEV = 5931.22
 8" SDR 35 PVC INV IN ELEV = 5923.41 (N)
 8" SDR 35 PVC INV OUT ELEV = 5923.21 (SW)



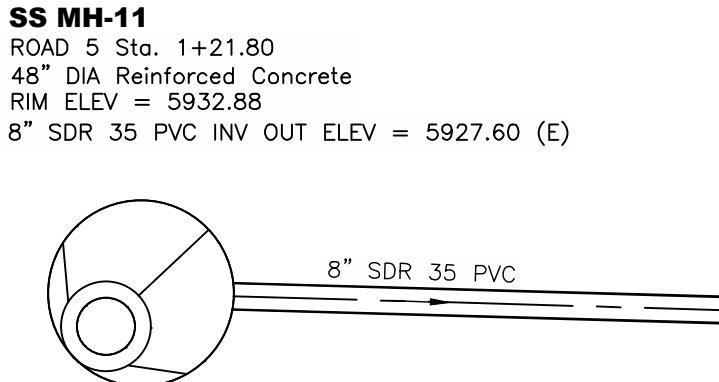
SS MH-8
 ROAD 3 Sta. 8+68.39
 48" DIA Reinforced Concrete
 RIM ELEV = 5931.51
 8" SDR 35 PVC INV IN ELEV = 5924.46 (N)
 8" SDR 35 PVC INV OUT ELEV = 5924.26 (S)



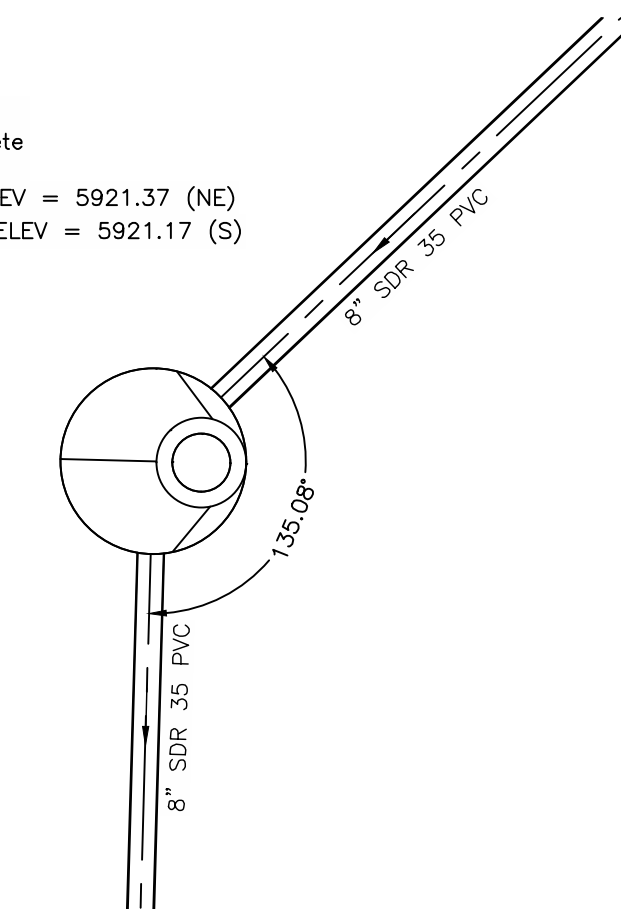
SS MH-9
 ROAD 3 Sta. 11+03.23
 48" DIA Reinforced Concrete
 RIM ELEV = 5934.91
 8" SDR 35 PVC INV IN ELEV = 5925.60 (N)
 8" SDR 35 PVC INV OUT ELEV = 5925.40 (S)



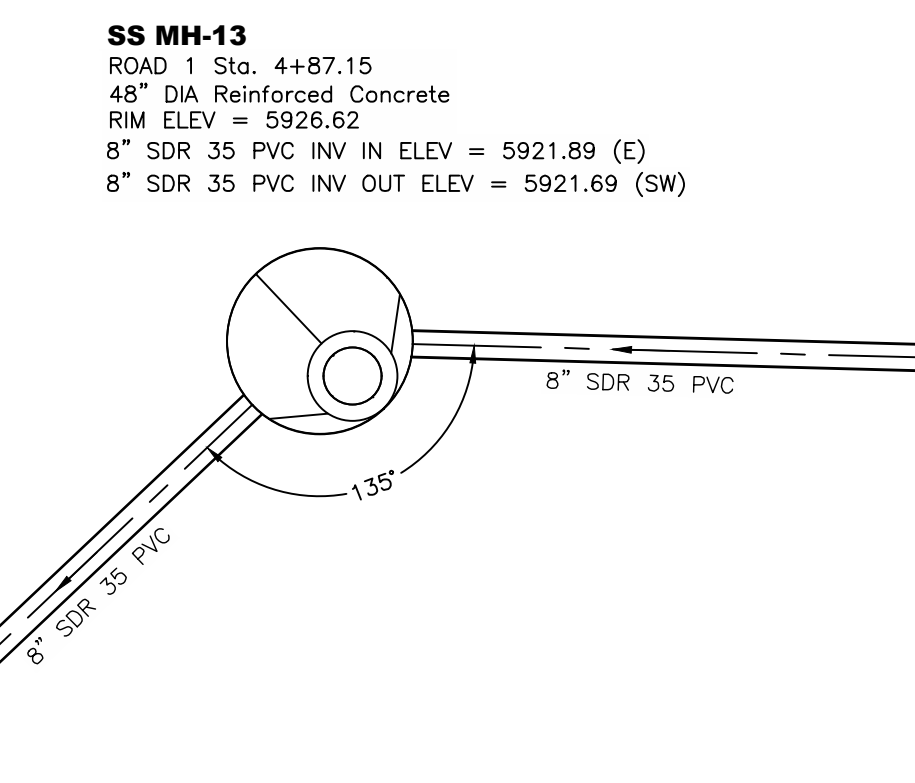
SS MH-10
 ROAD 3 Sta. 13+39.38
 48" DIA Reinforced Concrete
 RIM ELEV = 5935.11
 8" SDR 35 PVC INV IN ELEV = 5926.74 (W)
 8" SDR 35 PVC INV OUT ELEV = 5926.54 (S)



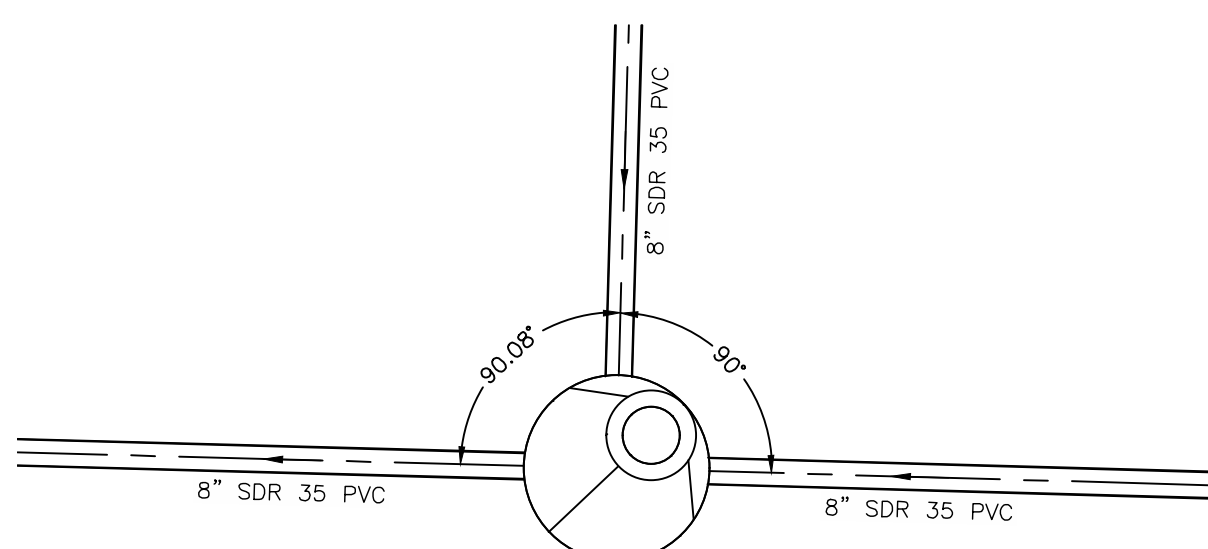
SS MH-11
 ROAD 5 Sta. 1+21.80
 48" DIA Reinforced Concrete
 RIM ELEV = 5932.88
 8" SDR 35 PVC INV OUT ELEV = 5927.60 (E)



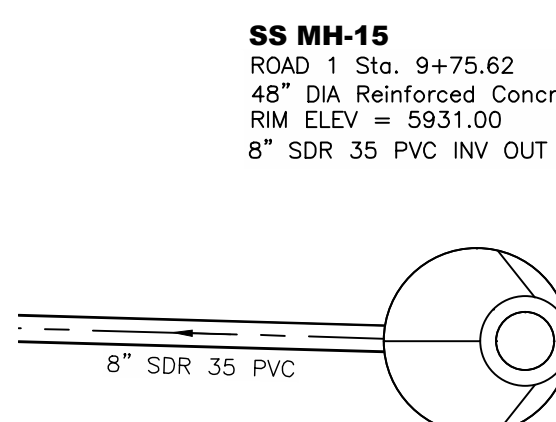
SS MH-12
 ROAD 1 Sta. 4+13.00
 48" DIA Reinforced Concrete
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 8" SDR 35 PVC INV IN ELEV = 5921.37 (NE)
 8" SDR 35 PVC INV OUT ELEV = 5921.17 (S)



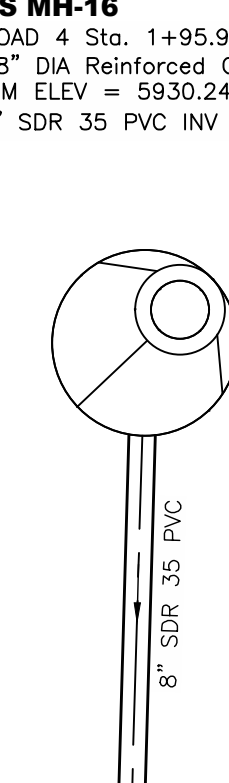
SS MH-13
 ROAD 1 Sta. 4+87.15
 48" DIA Reinforced Concrete
 RIM ELEV = 5928.62
 8" SDR 35 PVC INV IN ELEV = 5921.89 (E)
 8" SDR 35 PVC INV OUT ELEV = 5921.69 (SW)



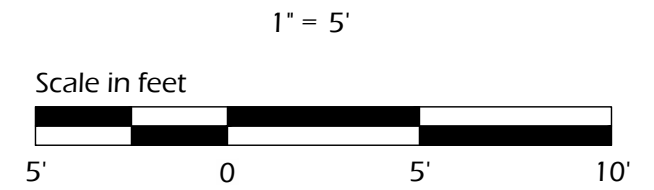
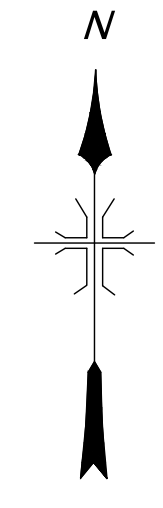
SS MH-14
 ROAD 1 Sta. 7+45.62
 48" DIA Reinforced Concrete
 RIM ELEV = 5928.70
 8" SDR 35 PVC INV IN ELEV = 5923.13 (E)
 8" SDR 35 PVC INV IN ELEV = 5923.13 (N)
 8" SDR 35 PVC INV OUT ELEV = 5922.93 (W)



SS MH-15
 ROAD 1 Sta. 9+75.62
 48" DIA Reinforced Concrete
 RIM ELEV = 5931.00
 8" SDR 35 PVC INV OUT ELEV = 5924.33 (W)



SS MH-16
 ROAD 4 Sta. 1+95.92
 48" DIA Reinforced Concrete
 RIM ELEV = 5930.24
 8" SDR 35 PVC INV OUT ELEV = 5924.10 (S)



PRELIMINARY

NO	DATE	REVISIONS	BY

DMC
 DEL-MONT CONSULTANTS, INC.
 ENGINEERING & SURVEYING
 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251
 www.demont.com | service@demont.com

DESIGNED BY: **DWS**
 CHECKED BY: **AS NOTED**
 DATE ISSUED: **2024-08-19**

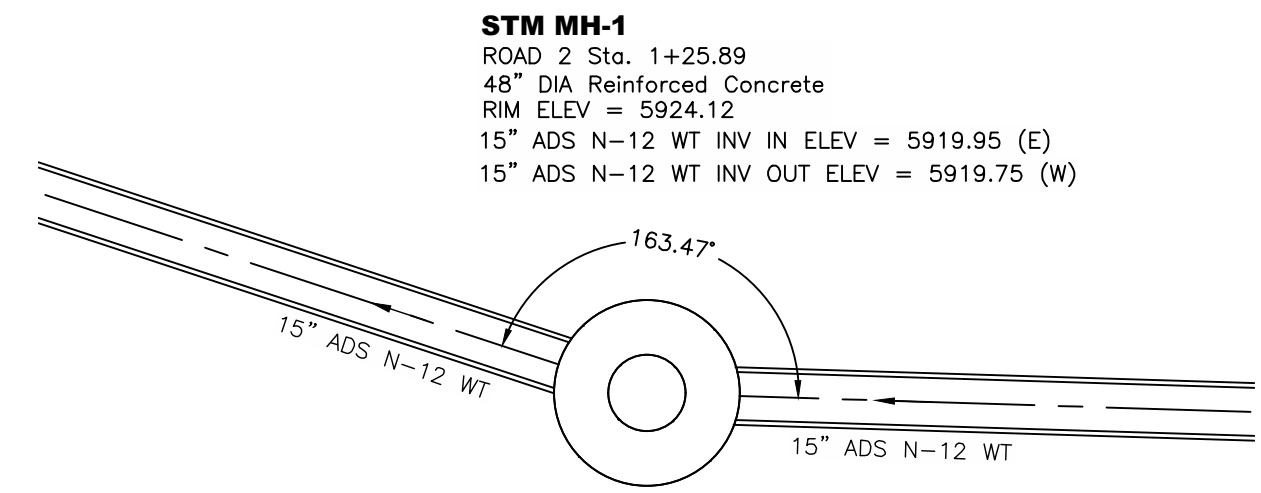
DATE: **BAU**
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CHRIS KOCH
BROOKSIDE MEADOWS
 MONTROSE, CO

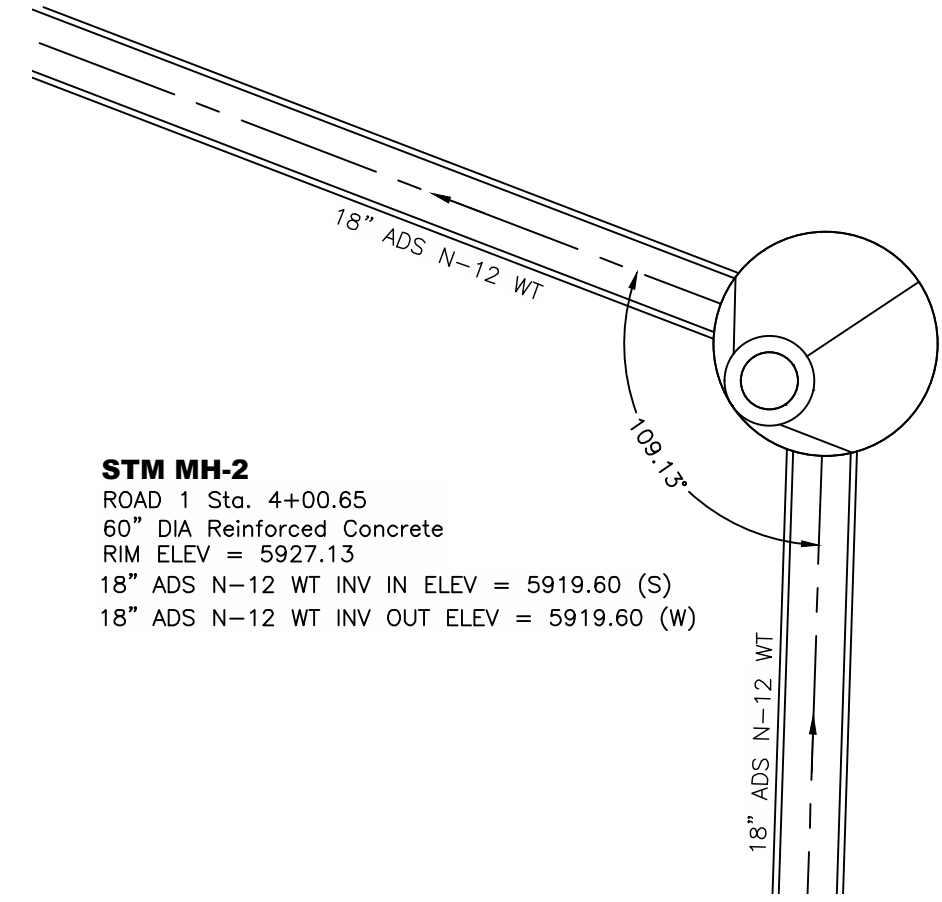
SANITARY SEWER MANHOLE GEOMETRY PLAN

DMC JOB NO:	23057
SHEET NO.:	34
OF SHEETS:	35

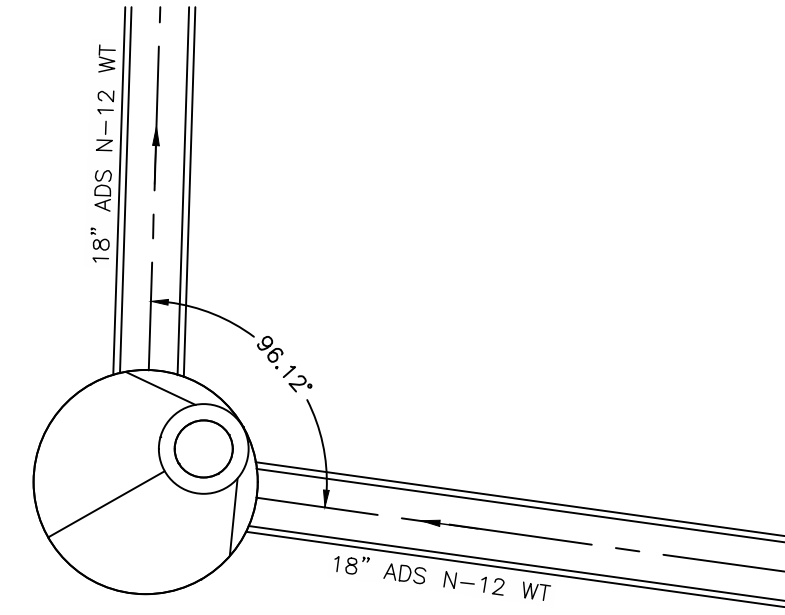
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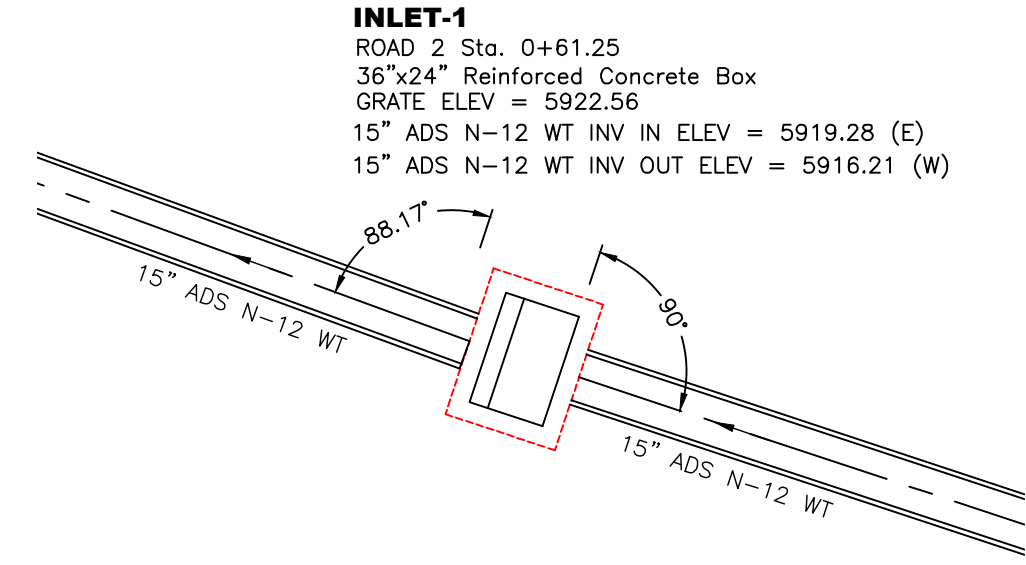
STM MH-1
 ROAD 2 Sta. 1+25.89
 48" DIA Reinforced Concrete
 RIM ELEV = 5924.12
 15" ADS N-12 WT INV IN ELEV = 5919.95 (E)
 15" ADS N-12 WT INV OUT ELEV = 5919.75 (W)



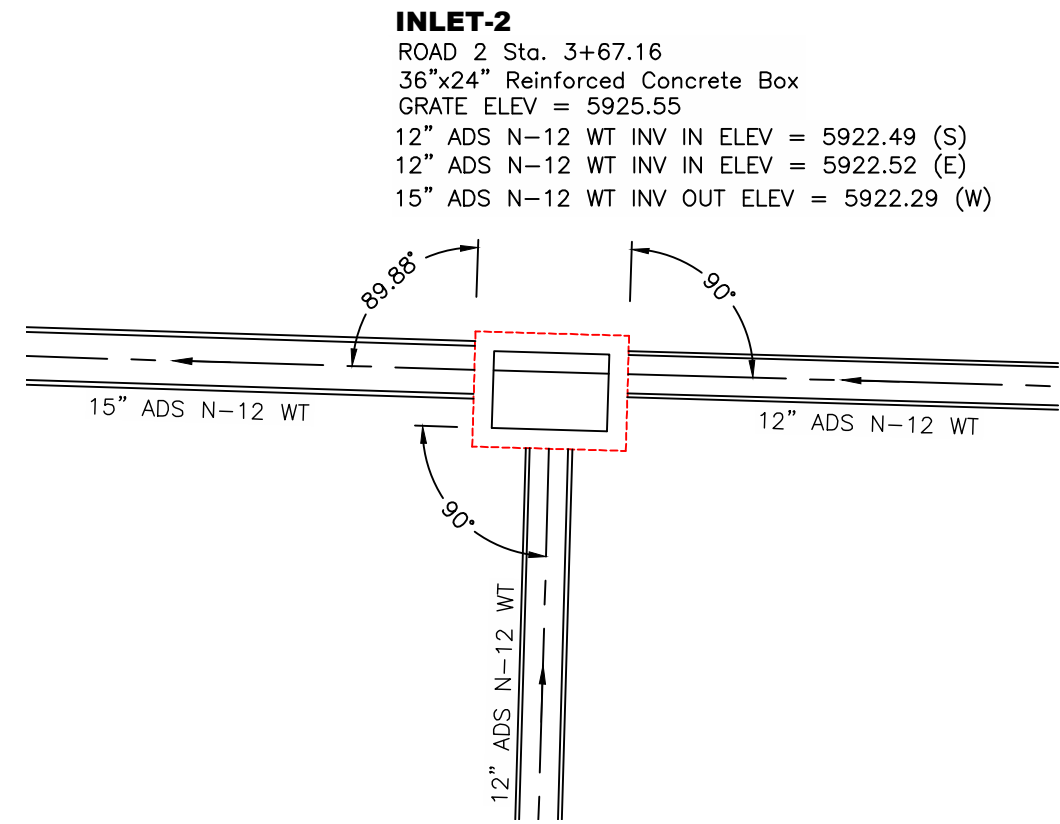
STM MH-2
 ROAD 1 Sta. 4+00.65
 60" DIA Reinforced Concrete
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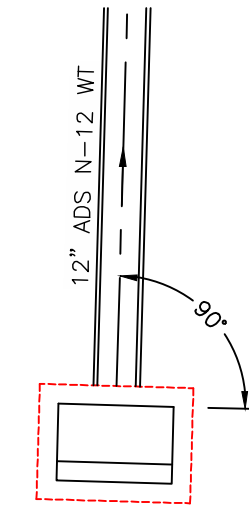
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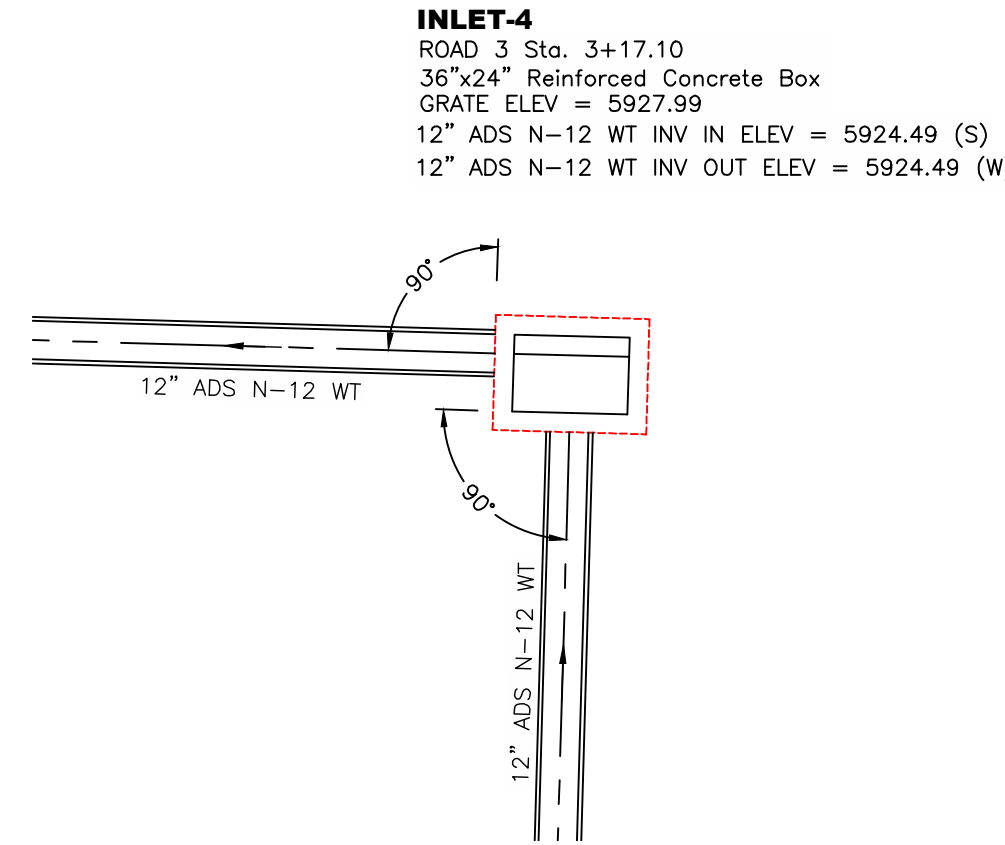
INLET-1
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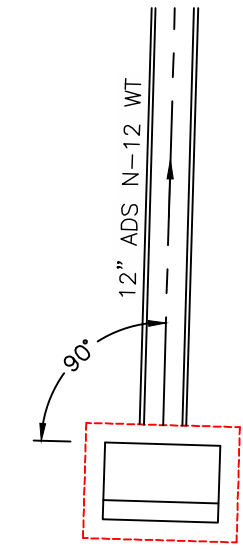
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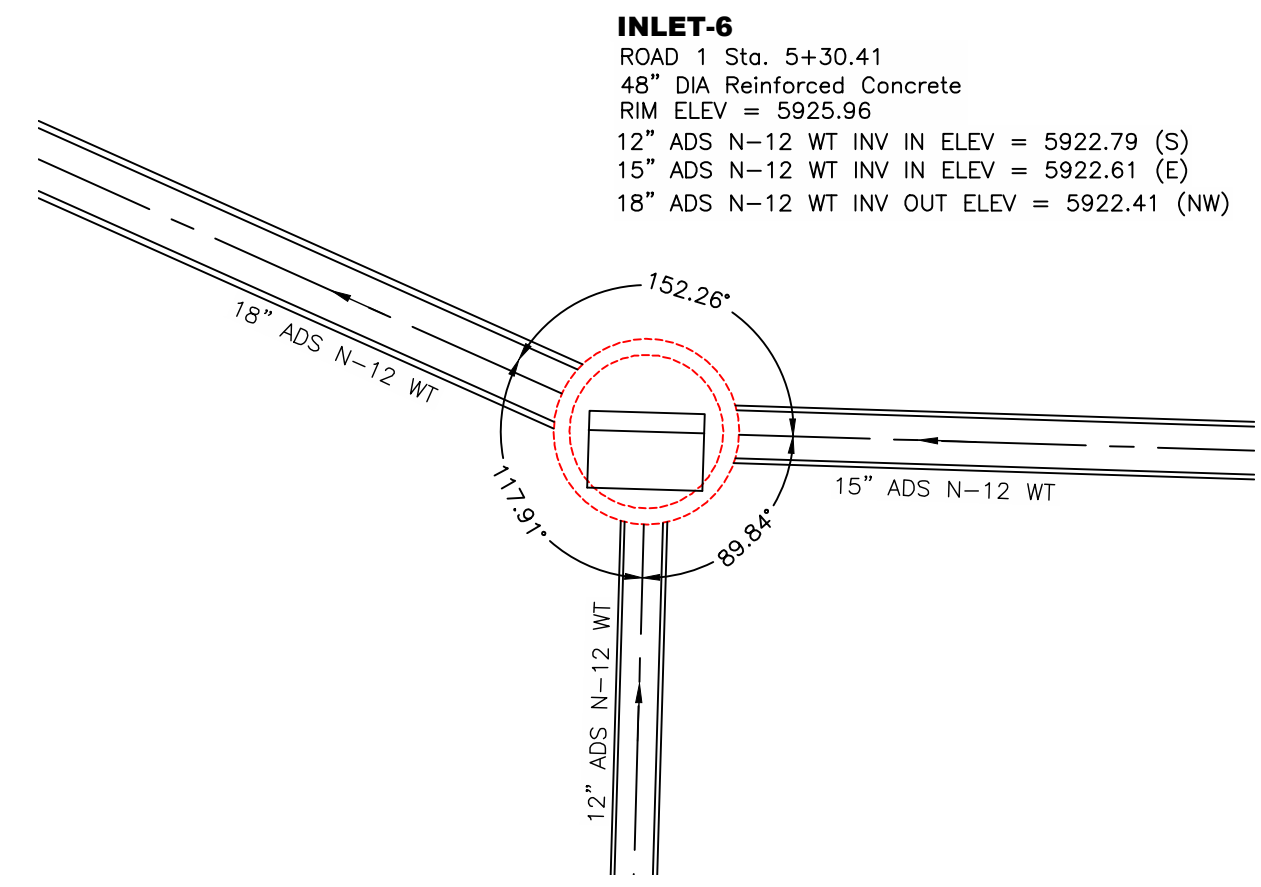
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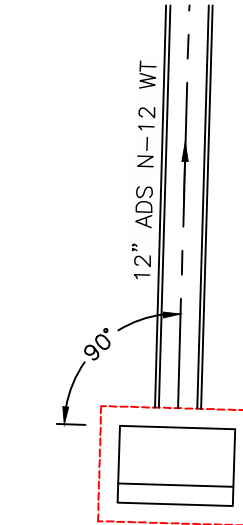
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 12" ADS N-12 WT INV OUT ELEV = 5924.49 (W)



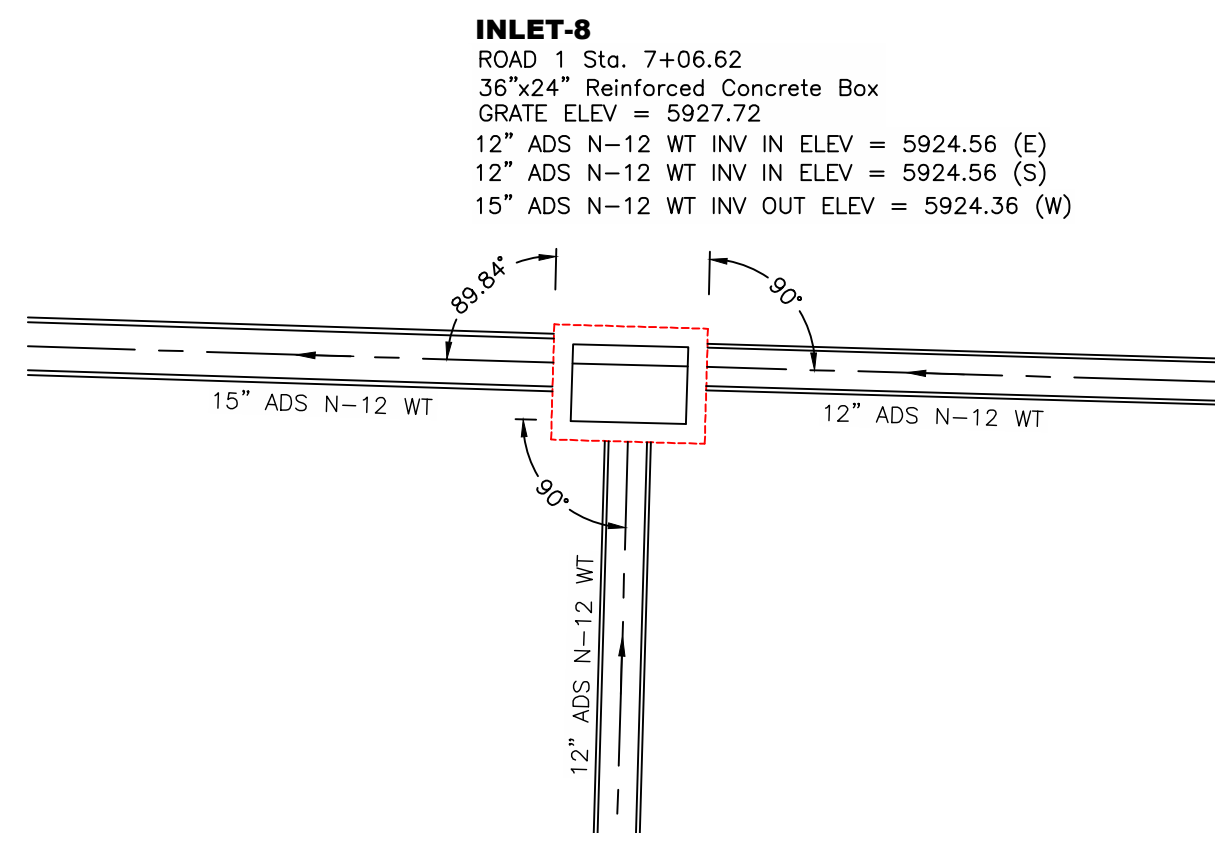
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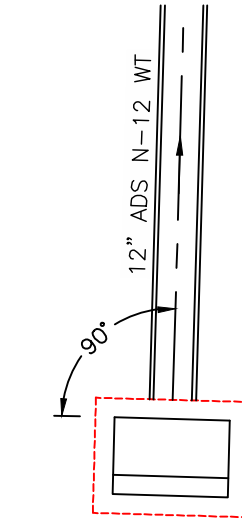
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 18" ADS N-12 WT INV OUT ELEV = 5922.41 (NW)



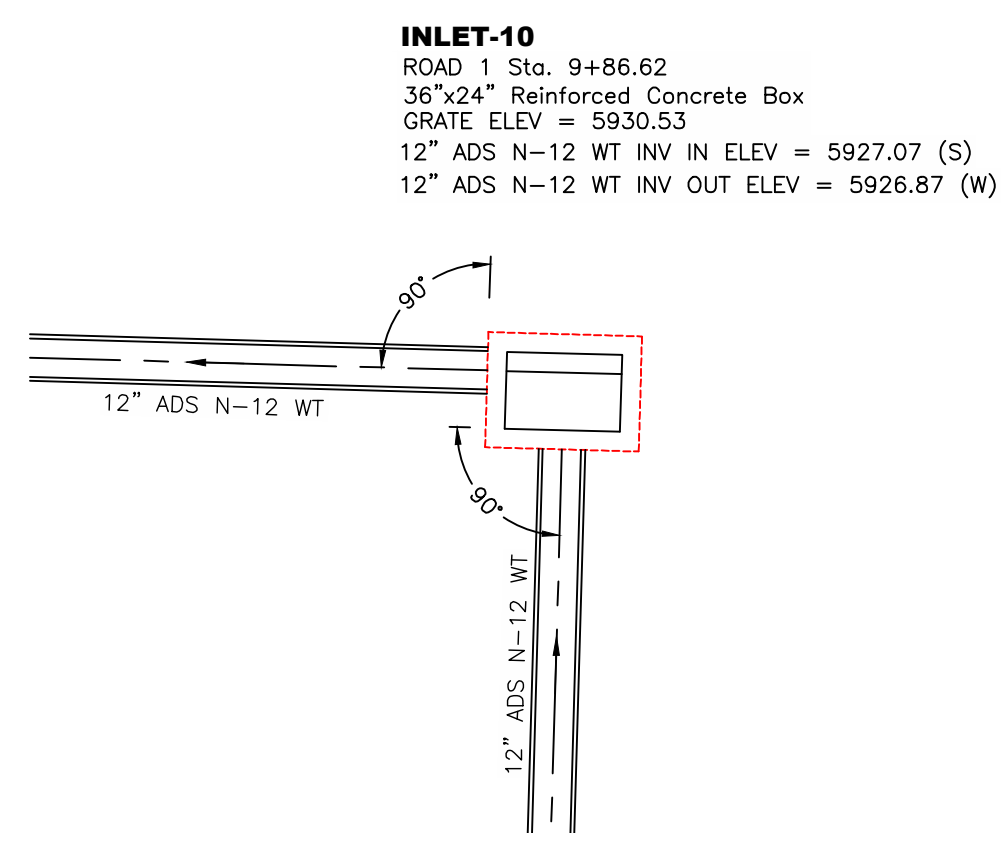
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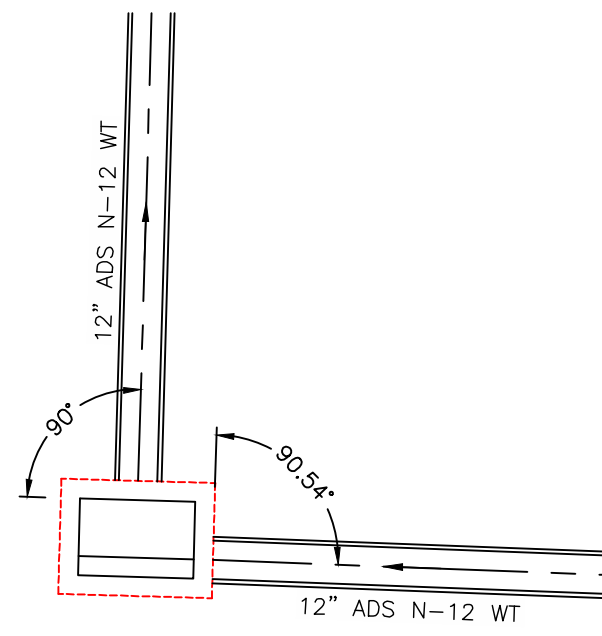
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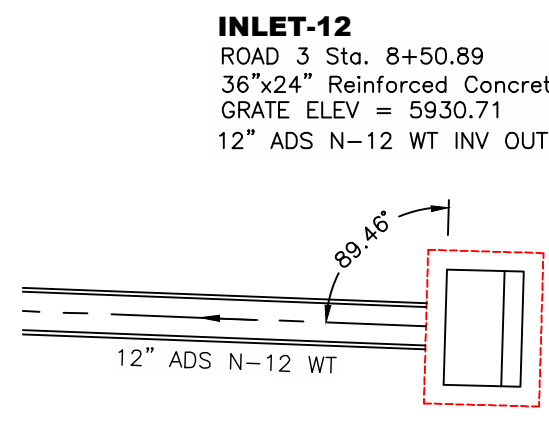
INLET-9
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 12" ADS N-12 WT INV OUT ELEV = 5924.72 (N)



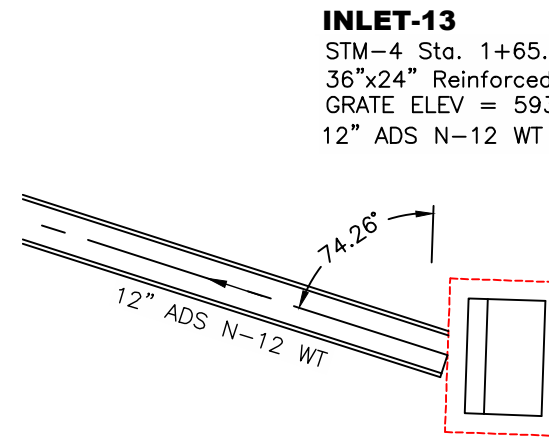
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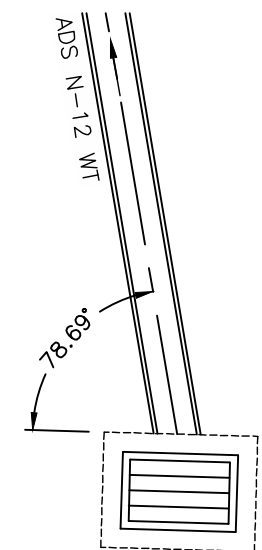
INLET-11
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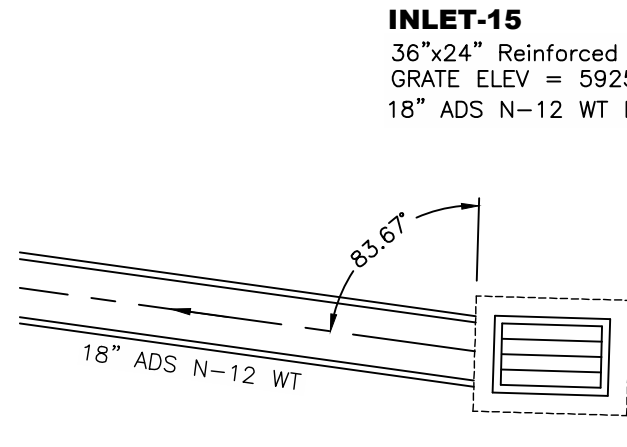
INLET-12
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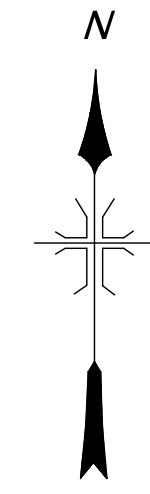
INLET-13
 STM-4 Sta. 1+65.09
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 GRATE ELEV = 5931.67
 12" ADS N-12 WT INV OUT ELEV = 5926.08 (W)



INLET-14
 STM-1 Sta. 1+50.44
 36"x24" Reinforced Concrete Box
 GRATE ELEV = 5921.41
 12" ADS N-12 WT INV OUT ELEV = 5916.02 (N)



INLET-15
 36"x24" Reinforced Concrete Box
 GRATE ELEV = 5921.41
 18" ADS N-12 WT INV OUT ELEV = 5922.65 (W)



1" = 5'



PRELIMINARY

NO	DATE	REVISIONS	BY

DMC
 DEL-MONT CONSULTANTS, INC.
 ENGINEERING & SURVEYING
 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251
 www.delmont.com | service@delmont.com

DESIGNED BY: DWS
 CHECKED BY: AS NOTED
 DATE ISSUED: 2024-08-19

SCALE: BAJ
 FILE NAME: BAJ

CHRIS KOCH
 BROOKSIDE MEADOWS
 MONTROSE, CO

STORM SEWER MANHOLE & INLET GEOMETRY PLAN

DMC JOB NO.: 23057

SHEET NO.: 35

35 SHEETS

EXHIBIT B: Code Excerpts for Subdivisions

Sec. 11-5-2. Major subdivisions.

- (A) *New Subdivisions.* A subdivision shall be classified as a major subdivision and governed by this Section when an applicant proposes to create four or more new tracts, lots, or interests; or less than four new tracts, lots or interests if not eligible as a minor subdivision in accordance with Section 11-5-3.
- (B) *Resubdivisions or Major Plat Amendments.* Resubdivisions and major plat amendments are reviewed in the same manner as a major subdivision with the same purposes. A major plat amendment is any plat amendment that does not qualify as a minor plat amendment under Section 11-5-3 (C). To the extent that submittal information was submitted as part of the original subdivision proposal and is adequate by current standards, the applicant for approval of a resubdivision or major plat amendment does not need to submit the information again and may reference such submittal information in the new application. The City Manager will determine the technical adequacy of previously submitted information.
- (C) *Procedure.* The major subdivision procedure shall consist of three separate phases, sketch plan, preliminary plat and final plat, in accordance with Sections 11-5-4, 11-5-5, and 11-5-6, respectively.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

Sec. 11-5-4. Sketch plan.

- (A) *Purpose.* Sketch plan review provides an opportunity to determine whether an application will comply with the City's subdivision review and approval criteria, and to address any issues of concern early in the review process. The sketch plan is a conceptual version of the preliminary plat showing the general subdivision layout, access, street and lot pattern, location of parks, open space tracts, trail corridors, and other tracts for utilities or services.
- (B) *Review Procedure.* The sketch plan application shall be reviewed by the City in accordance with Section 11-4-2 of this Title. The Planning Commission shall take no formal action at the conclusion of its public hearing on the sketch plan; however, comments by the public and the Commission shall be reflected in the minutes of the hearing as a part of the record on the application as it moves through the entire review process.
- (C) *Review Criteria.* A sketch plan shall comply with the following review criteria:
 - (1) The proposal shall be consistent with the City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.
 - (a) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
 - (b) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
 - (c) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - (d) Adjacent streets and traffic flow, including pedestrian access; and
 - (e) Availability of fire, police and other emergency services protection.
 - (2) An applicant who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing their present plans for its eventual development.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

Sec. 11-5-13. Minimum design standards.

- (A) *Minimum Standards, Conformity to Preliminary Plat, and Approval Required.* All public improvements shall be constructed in accordance with the minimum standards set forth below or other applicable City design and construction specifications and standards, and other applicable City ordinances or regulations. All public and private improvements shall be in substantial conformity with the preliminary plat as approved, the City Comprehensive Plan and amendments thereto, and in accordance with good engineering and construction practices. All plans must be approved in advance by the City Engineer.
- (B) *Minimum Standards.*
- (1) *Streets.*
- (a) Subdivider shall be required to make and install improvements to existing streets within and abutting the subdivision and/or other areas outside the subdivision or any filing thereof being considered, including, but not limited to, curbs, gutters, sidewalks and street paving improvements, when the subdivision and developments thereof will directly create a need for said improvements outside the subdivision itself, or a need to expand or improve existing public improvements to current standards in order to properly serve future residents of the subdivision, or if the subdivider or their predecessors of interest by virtue of their actions and the timing and scope of developing the subdivision or other property have created a situation where the needed improvements were not previously improved or installed. It shall be presumed that existing streets and sidewalks directly abutting the subdivision must be improved to current City standards in order to properly serve the subdivision.
 - (b) In those cases where the City determines that the immediate improvement of the abutting street, or other on-site or off-site improvements, is not currently practical, or should be delayed, or the costs of such improvements should be shared with additional property likely to use and be benefited by the improvements, the developer may be allowed to execute recordable covenants on the plat or separately in a form provided by the City, binding the lots in the subdivision to future assessments or participation in an improvement district for the construction of such improvements.
 - (c) Wherever topography will permit, the arrangement of the streets shall provide for the dedication and construction of street stubs to align with existing or future streets to adjoining developing or developable areas.
 - (d) Cul-de-sacs shall terminate in a circular turn-around having a minimum right-of-way of at least 100 feet in diameter, and a paved turn-around with a minimum outside diameter of 80 feet. Cul-de-sacs shall be not less than 100 feet long, and not more than 500 feet long, as measured from the center of the cul-de-sac bulb to the center of the intersecting street; use of cul-de-sacs is limited to places where street connections would be impractical.
 - (i) Cul-de-sacs longer than 300 feet shall require a recreation trail connection at the end that provides connectivity to the nearest City street.
 - (e) Temporary dead-end streets which extend for a distance greater than the depth of one abutting lot shall be provided with a temporary turn-around having a diameter of at least 80 feet.
 - (f) Whenever a new street is proposed along the edge of the subdivision, the entire street shall be dedicated and improved within the subdivision.
 - (g) No more than two streets shall intersect at any point. Intersections shall be as near as practicable to 90 degrees. A street shall have a minimum straight distance of 100 feet from the intersection before it may be curved.



- (h) A straight section of 100 feet shall be provided between reverse curves on all streets.
- (i) All lots in the subdivision will have direct access to a dedicated street, subject to the following exceptions:
 - (i) One or more private shared access drives may be used to provide access up to no more than four dwelling units each, subject to City approval, in residential zoning districts. In general, shared access drives shall not be used as an extension to a cul-de-sac.
 - (ii) Reciprocal access easements may be approved to accommodate subdivisions with multiple commercial units with contiguous parking area in commercial zoning districts.
- (j) Any two local streets which intersect a common third local or collector street shall have centerlines no closer than 175 feet from one another. Any two local streets which intersect a common third minor arterial or major arterial street, shall have centerlines no closer than 350 feet from one another.
 - (i) The City may limit access to major arterial or minor arterial streets to facilitate traffic flows, or to promote public safety.
- (k) The maximum block length, as measured from the centerline of the nearest intersecting streets, shall be a maximum of 700 feet.
- (l) Street names must be approved by the City.
- (m) All streets, alleys, sidewalks, recreation paths, parks of two acres or larger, and other public ways or places must be dedicated to the City by the owners of any interest therein except the owners of severed mineral or water interests.
- (n) Streets shall be developed in accordance with the City's Comprehensive Plan roadway cross sections, the City's engineering specifications, as applicable, and the table below. The minimum dedicated rights-of-way and street widths shall be as shown in Table 5.2.

Table 5.2
Minimum Dedicated Rights-Of-Way and Street Widths

Street Classification	Minimum Right-of-Way	Minimum Street Width Urban = Width between Curb Flowlines Rural = Paved Width (asphalt or Concrete)
Major Arterial—Urban	124 feet *	92 feet ***
Major Arterial—Rural	124 feet *	76 feet ***
Minor Arterial—Urban	112 feet **	Varies with traffic volume and whether parking is allowed, see engineering specifications for road widths ***
Minor Arterial—Rural	112 feet **	Varies with traffic volume and whether parking is allowed, see engineering specifications for road widths ***
Collector	70 feet	46 feet
Local—Boulevard Style Alternative 2	50 feet; 50 feet	28 feet with detached 5-foot sidewalk; 36 feet with attached 6-foot sidewalk
Planned Developments	40 feet	24 feet with attached 6-foot sidewalks in addition to curb and gutter. Supplemental off-street parking may be required.



- * ROW width shall be increased by ten feet within 500 feet of an arterial cross street intersection to allow a double left turn lane.
- ** ROW width shall be increased by 12 feet within 500 feet of an arterial cross street intersection to allow a double left turn lane.
- *** The decision whether to require urban or rural street widths shall be made at sketch plan review.

- (o) Subdivisions which include any part of an existing platted street which does not conform to the minimum right-of-way requirements of these regulations may be required to provide additional width necessary to meet the minimum right-of-way requirements of these regulations.
- (p) No street grade shall be less than one-half of one percent or exceed the maximum grade shown in Table 5.3.

Table 5.3
Maximum Street Grade

Street Classification	Maximum Percent Grade	Minimum Radius of Curve	Minimum Sight Distance*
Major Arterial	5 percent	400 feet	500 feet
Minor Arterial	5 percent	400 feet	500 feet
Collector	8 percent	300 feet	300 feet
Local	8 percent	100 feet	200 feet

* As measured between points four feet above the centerline of the street.

- (q) Alleys shall be provided at the rear of lots within the commercial zoning districts, or as otherwise approved by the City. Alleys shall be 20 feet in width and shall be paved in accordance with City specifications.
- (2) *Curb, Gutter, Sidewalks and Trails.*
- (a) Curb, gutter, and sidewalks or recreation trails shall be provided along all roadways consistent with the City's Comprehensive Plan.
 - (i) A minimum ten-foot-wide concrete recreation trail with the addition of two-foot obstacle-free recovery zones, constructed of Class 6 gravel aggregate, or a City-approved alternative, on each side of said trail shall be located along one side of the roadway, as determined by the City. Recreation trails shall be designed in accordance with the AASHTO "Guide for the Development of Bicycle Facilities."
 - (ii) A minimum six-foot-wide sidewalk shall be provided on the side of the roadway not occupied by the recreation trail described above. Greater sidewalk widths may be required in commercial areas.
 - (iii) Recreation trail lighting may be required in more heavily populated or urbanized areas, travel corridors, and commuter routes, as determined by the City. Recreation trail lighting shall provide a minimum 0.4 to 0.5 footcandles of illumination at all points along the length of the trail. The City's provisions, standards, and specifications regarding outdoor lighting shall also apply.
 - (iv) Recreation trails with alternative non-hard surfaces and narrower widths may be approved in those instances where such trails are secondary to existing or proposed concrete recreation



trails, and do not serve as connectors to the City's recreation trail system, as denoted within the City's Comprehensive Plan.

- (v) Curb, gutter, and sidewalks shall be provided along collector and local streets. Six-foot detached sidewalks are required on collector streets. Five-foot detached or six-foot attached sidewalks are required for local streets.
 - (b) Sidewalks shall be located and constructed as necessary to interconnect the subdivision and lots therein with the network of City sidewalks and recreation trails.
 - (c) Accessibility ramps shall be provided in accordance with the Americans with Disabilities Act.
 - (d) The City may elect to require over-sizing of any sidewalk and participate in cost sharing thereof.
 - (e) The City may require any sidewalk to be wider than those standards set forth herein, upon a finding that such greater widths are necessary to serve the subdivision, due to:
 - (i) High density of the subdivision;
 - (ii) Special needs of the residents of the subdivision; or
 - (iii) Connection to existing wider sidewalks or recreation trails.
- (3) *Blocks and Lots.*
- (a) In residentially zoned districts, blocks shall be wide enough to permit two lots between lengthwise streets.
 - (b) The building line for residential lots on collector streets shall be set back 25 feet from the front property line.
 - (c) The building line on corner lots shall be set back 25 feet from both street front property lines.
 - (d) Lots which abut a street in the front and the rear shall be avoided except where a railroad right-of-way, a major arterial or minor arterial street is located to the rear of the lot, in which case such a lot shall have a minimum depth of 125 feet. Lots abutting cul-de-sacs shall have a minimum frontage of 25 feet.
 - (e) Every lot shall front on a designated collector or local street, subject however, to the following exceptions:
 - (i) One or more private shared access drives may be used to provide access up to no more than four dwelling units each, subject to City approval, in residential zoning districts;
 - (ii) Private access easements may be provided, subject to City approval, in subdivisions within commercial zoning districts across parking lot areas;
 - (iii) In such instances, the shared access improvements shall be subject to City specifications and the restrictions set forth in Section 11-5-11 (B).
 - (f) No residential lot shall front on a major arterial or minor arterial street. No access shall be permitted directly from a residential lot to a major arterial or minor arterial street.
 - (g) The lot depth shall not be more than three times the lot width at the front building line.
 - (h) Access drives and intersections shall comply with City access standards and the transportation plan. In addition, accesses onto County roads shall comply with applicable County regulations.
 - (i) Lots shall be at least 50 feet in width at the front building line. Lots abutting cul-de-sacs shall have at least 25 feet of linear frontage to the cul-de-sac.



-
- (j) Sight triangles shall be shown on the plat as per the engineering specifications.
- (4) *Public Utilities.*
- (a) All utilities shall be installed underground unless the City Engineer determines that soil or topographic conditions make that impracticable.
- (b) Utilities shall be installed prior to the paving of any street under which they are to be located and the individual service lines shall be connected and stubbed out prior to paving, in order to avoid the necessity of cutting into the pavement to connect any abutting lots.
- (c) Utilities will be sized and placed as necessary to facilitate connection with future subdivisions and developments. At a minimum, six-inch water main lines shall be provided in residential zoning districts, and eight-inch water main lines shall be provided in commercial and industrial zoning districts. At a minimum, eight-inch sewer main lines shall be provided in all zoning districts. Multiple buildings within a single lot shall each require a singular water and sewer lateral connection to a main line.
- (d) The City may elect to require over-sizing of the extended utility and pay for the cost of such materials accordingly.
- (e) City water and sewer systems shall be provided except where the City has required an alternative supplier by service area agreement with such alternative provider. In cases where alternative utilities are provided on a temporary basis, connection to City services shall be required at such time they are made available to the subject property.
- (f) In the event that City sewer service will not be available within a reasonable time period following final plat approval, engineered individual sewage disposal systems may be authorized by the City for those subdivisions occurring within the residential rural living zoning districts with lot sizes of five acres or greater. Advance City approval shall be required in each case.
- (g) All extension of City utilities shall require City approval and proper execution of City utility extension agreements. The extension of utilities shall be at the sole expense of the subdivider.
- (h) Prior to any installation or construction of utility extensions, the subdivider shall first submit proposed alignment location maps and engineered drawings for City approval. The subdivider shall acquire all necessary easements for the proposed utility location from all affected properties. The easements shall be conveyed to the City and executed on applicable City forms.
- (i) All utility extensions shall be subject to City inspection and approval. The City may elect to contract inspection services at the subdivider's expense.
- (j) All utility main line extensions, once approved by the City, shall be dedicated to the City with applicable utility easements. As-built plans and data shall be provided on hard copy in accordance with these provisions and on diskette in a digital format compatible with City computer systems.
- (k) Following the completion of any utility extension and submission of the as-built plans, the City Engineer shall conduct an inspection, and if the improvements are in accordance with the requirements of these and other applicable regulations and good engineering and construction standards, shall issue a Preliminary Letter of Infrastructure Completion.
- (i) For a period of two calendar years thereafter, the subdivider shall be responsible for correcting all defects or failures that appear in such improvements.
- (ii) At the completion of this two-calendar-year construction warranty period, upon written request from the subdivider, all public and necessary on- and off-site improvements shall again be inspected by the City Engineer, and upon final approval, may be accepted by the City, as



evidenced by issuance of a Letter of Infrastructure Completion and Acceptance. The provisions set forth in Section 11-5-12(D) shall apply to improvements and construction covered by this Section.

- (5) *Piped Drainage Facilities and Waterways.*
 - (a) Stormwater discharge improvements shall be engineered and approved in accordance with City specifications. stormwater retention on site shall be discouraged. When feasible to do so and when requested by the City Engineer, all ditches shall be piped and subject to platted easements to be dedicated either to the City or to the applicable owner of the ditch facilities. The City may elect to allow the location of piped ditch facilities within its rights-of-way at its discretion. Perpetual maintenance shall be provided pursuant to plat notes and/or City-approved covenants.
 - (b) Permission shall be acquired, in writing, from all applicable owners of ditch facilities prior to improvements thereto.
 - (c) No discharges of urban stormwater into any irrigation ditch facilities shall be allowed. No discharges of urban stormwater into agricultural drainage ditch facilities shall be allowed, unless otherwise approved by the owning interest in said drainage facilities.
- (6) *Monuments.* Monuments shall be set in concrete and placed at all corners of all street intersections, at the intersections of the boundary of the subdivision with street right-of-way lines, at angle points and points of curve in each street and at points of change in direction of the exterior boundaries of the subdivision. The top of the monument shall have a metal cap set flush to identify the location. All lot corners shall be monumented with a minimum of a #5 rebar 18 inches in length and metal cap.
- (7) *Berms, Screening and Buffers.* Buffers and/or screening shall be provided between incompatible uses both within the subdivision and adjoining the subdivision in accordance with City design standards and specifications.
- (8) *Street Lights.*
 - (a) In all subdivisions, except for residential zoned rural living and estate subdivisions, streetlights shall be provided at all intersections and at intervals between intersections in accordance with City specifications.
 - (b) In residential rural living zoning districts and estate subdivisions, street lights shall only be required at street intersections, with no interval requirements.
 - (c) All streetlights shall conform to City standards and specifications, and with Chapter 11-9 of this Title.
- (9) *Outdoor Lighting.* All outdoor and exterior lighting shall conform with Chapter 11-9 of this Title.
- (10) *Flood Hazard Prevention.* All subdivision proposals shall conform to the flood hazard reduction standards in Section 11-6-5 (G) of this Title.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)





CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: September 25, 2024
RE: Leonard Farm Addition Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission is recommending the initial zoning for the Leonard Farm Addition, a proposed annexation to the city limits of Montrose. The Planning Commission will consider all of the information in this memo in making a decision.

Proposed schedule:

September 3: Council Work Session Overview
September 17: Council Resolution to set a hearing date
September 25: Planning Commission zoning hearing
November 5: City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
November 19: 2nd reading of annexation and zoning ordinances

Application Background:

The Leonard Farm Addition is a proposed annexation approximately 71.22 acres in size. The parcel is located south of Ogden Road, near its intersection with Sleeping Bear Road. It is within



the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and City of Montrose Water Service Area. Annexation of this property will allow for connection to City utilities. An Annexation Agreement is required.

Proposed Zoning: "R-3A" Medium High Density Residential District

Applicant: Ogden Views, LLC

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 11-7-12 (B), Zoning of Additions: The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:
 - i. The amendment is not averse to the public health, safety and welfare; and
 - ii. The amendment is in substantial conformity with the Comprehensive Plan;
or
 1. Such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated.
 - iii. The City shall not impose conditions on the zoning of an addition unless otherwise required by this Title.
 - b. Municipal Code, Section 11-7-5: The "R-3A" Medium High Density District is intended to provide for an area which is suitable for single-family homes, duplexes and multifamily residences, along with certain other compatible land uses.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "R-1" Very Low Density District, "R-2" Low Density District, "R-3" Medium Density District, "R-3A" Medium

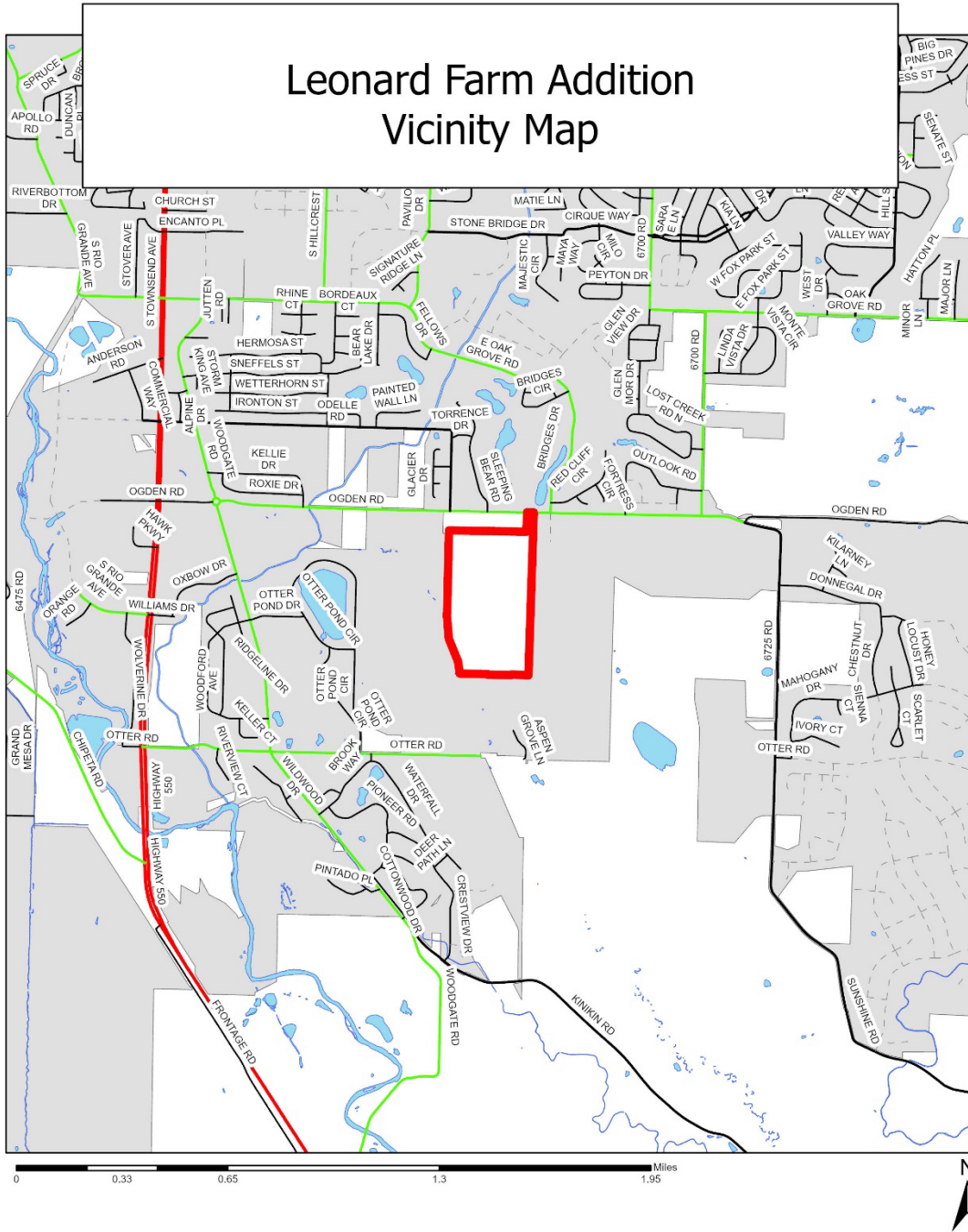


High Density District, “B-4” Neighborhood Shopping District, and areas outside of City limits.

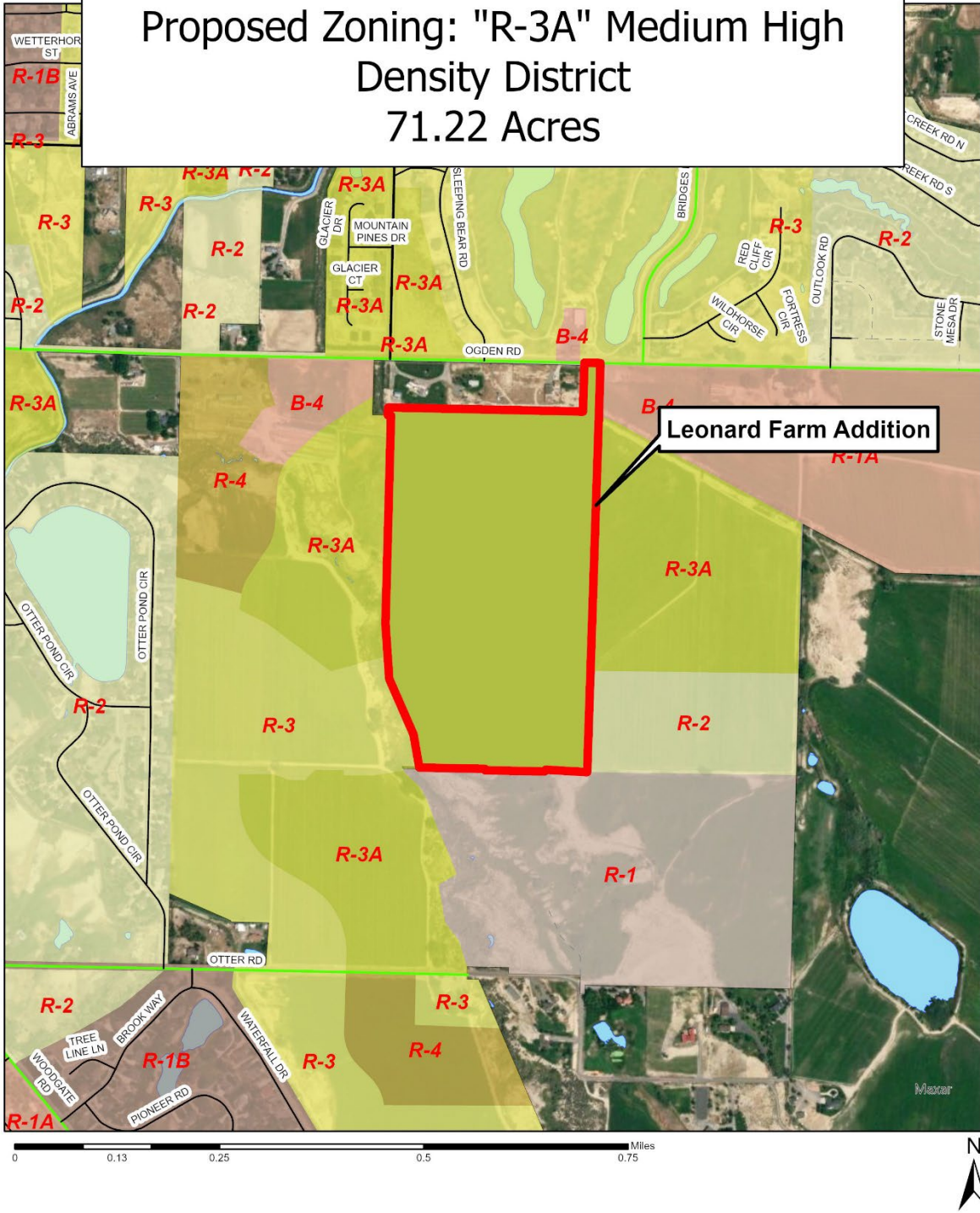
4. The Comprehensive Plan Future Land Use Map designates the area of the Leonard Farm Addition as Residential Mixed Density Low and Residential Mixed Density Medium. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
5. The property is located within Growth Area 2. According to the Comprehensive Plan, Growth Area 2 has some level of, or moderate proximity to, existing infrastructure.
6. The “R-3A” zoning does not appear to be adverse to the public health, safety and welfare.



EXHIBIT A: Maps

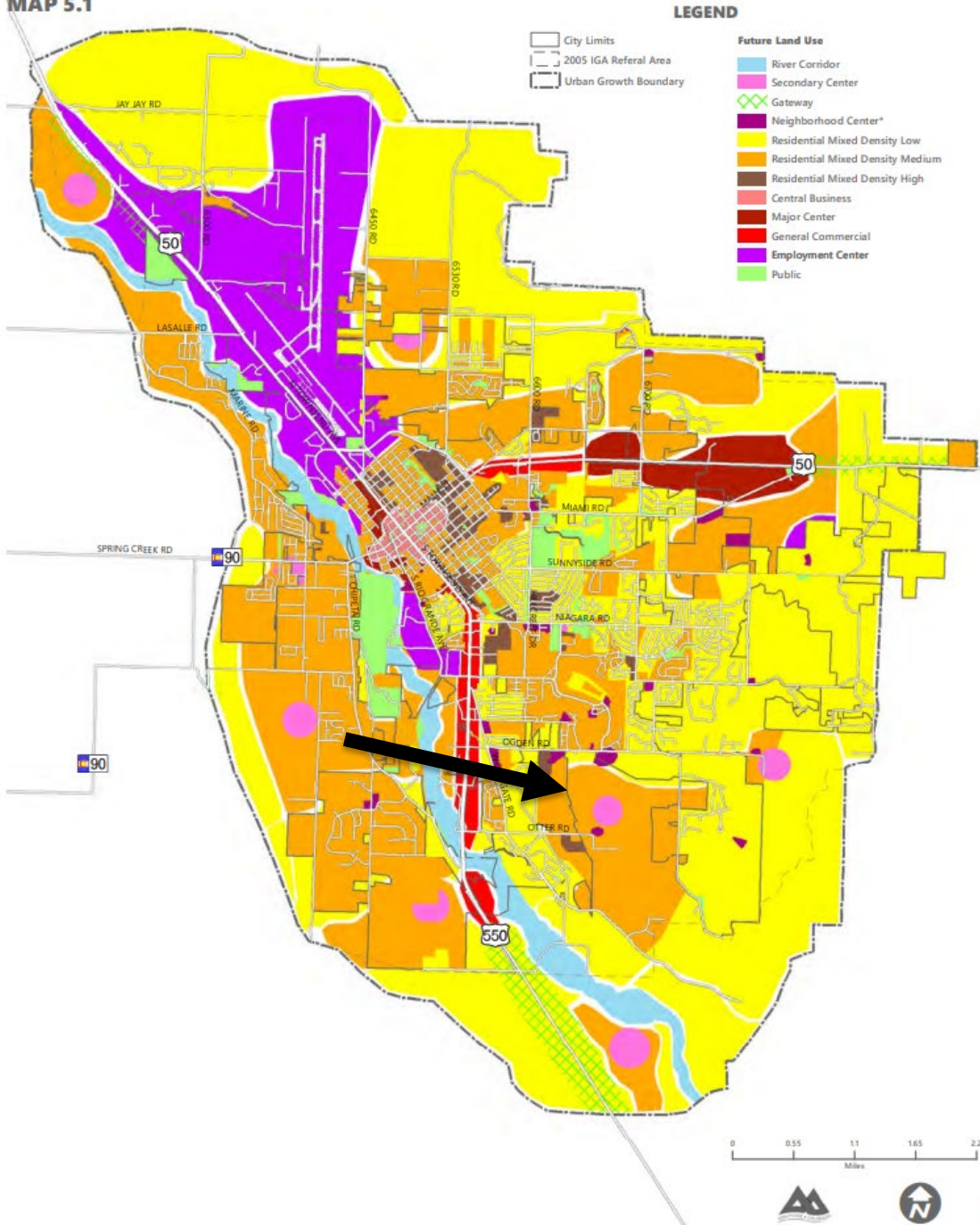


Leonard Farm Addition
Proposed Zoning: "R-3A" Medium High
Density District
71.22 Acres



FUTURE LAND USE

MAP 5.1



LEONARD FARM ADDITION

SITUATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGEND

- CITY LIMITS
- PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 8017.19'
PERIMETER CONTIGUOUS TO CITY LIMITS = 5843.72'

NOTE:

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN U.S. GOVERNMENT LOTS 13, 14, 15, 18 AND 19 AND IN THE E1/2 NE1/4 SW1/4 AND IN THE NW1/4 SE1/4 SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 14; THENCE SOUTH 89°38'59" WEST ALONG THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 14, 84.17 FEET TO THE NORTHEAST CORNER OF R.E. LEONARD MINOR SUBDIVISION RECORDED IN PLAT BOOK 12 AT PAGE 1022, MONTROSE COUNTY RECORDS; THENCE SOUTH 315.59 FEET TO THE SOUTHEAST CORNER OF SAID R.E. LEONARD MINOR SUBDIVISION; THENCE SOUTH 89°29'30" WEST, 1358.85 FEET TO THE SOUTHWEST CORNER OF SAID R.E. LEONARD MINOR SUBDIVISION; THENCE SOUTH 00°11'34" EAST, PARALLEL TO THE WEST LINE OF SAID U.S. GOVERNMENT LOT 14, 50.67 FEET TO A POINT WHICH IS SOUTH 00°11'34" EAST, 370.00 FEET FROM THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 13; THENCE NORTH 89°38'59" EAST, PARALLEL TO SAID NORTH LINE OF U.S. GOVERNMENT LOT 13, 100.00 FEET TO A POINT ON THE WEST LINE OF SAID U.S. GOVERNMENT LOT 14; THENCE SOUTH 00°11'34" EAST, ALONG SAID WEST LINE, 949.61 FEET TO THE NORTHWEST CORNER OF SAID U.S. GOVERNMENT LOT 19; THENCE SOUTH 00°11'34" EAST, ALONG THE WEST LINE OF SAID U.S. GOVERNMENT LOT 19, 399.98 FEET TO A POINT OF THE CENTERLINE OF CEDAR CREEK; THENCE THE FOLLOWING COURSES ALONG SAID CENTERLINE:
SOUTH 08°14'19" EAST, 361.15 FEET;
SOUTH 23°35'15" EAST, 399.77 FEET;
SOUTH 09°48'18" EAST, 198.44 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. GOVERNMENT LOT 19; THENCE NORTH 89°38'05" EAST, 438.87 FEET TO THE NORTHWEST CORNER OF SAID E1/2 NE1/4 SW1/4 AND THE NORTHWEST TERMINUS OF THE BOUNDARY AGREEMENT LINE AS SHOWN ON BOUNDARY AGREEMENT PLAT RECORDED AUGUST 6, 2202 AT RECEPTION NO. 691076, MONTROSE COUNTY RECORDS;
THENCE THE FOLLOWING COURSES ALONG SAID BOUNDARY AGREEMENT LINE:
SOUTH 00°01'39" WEST, 9.49 FEET;
NORTH 89°28'24" EAST, 401.16 FEET;
NORTH 33°40'22" EAST, 13.57 FEET;
SOUTH 88°08'02" EAST, 267.70 FEET;
NORTH 00°29'10" EAST, 1323.41 FEET;
NORTH 00°12'11" EAST, 1323.21 FEET TO A POINT ON THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 15; SOUTH 89°38'59" WEST, 24.55 FEET TO THE POINT OF BEGINNING, ALSO SHOWN ON PLAT OF SURVEY RECORDED OCTOBER 18, 2000 AT RECEPTION NO. 867610, COUNTY OF MONTROSE, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify Leonard Farm Addition Annexation Map was prepared under my direct supervision.

PRELIMINARY

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

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____, 2023, annexed the property hereon to the City of Montrose.

Mayor

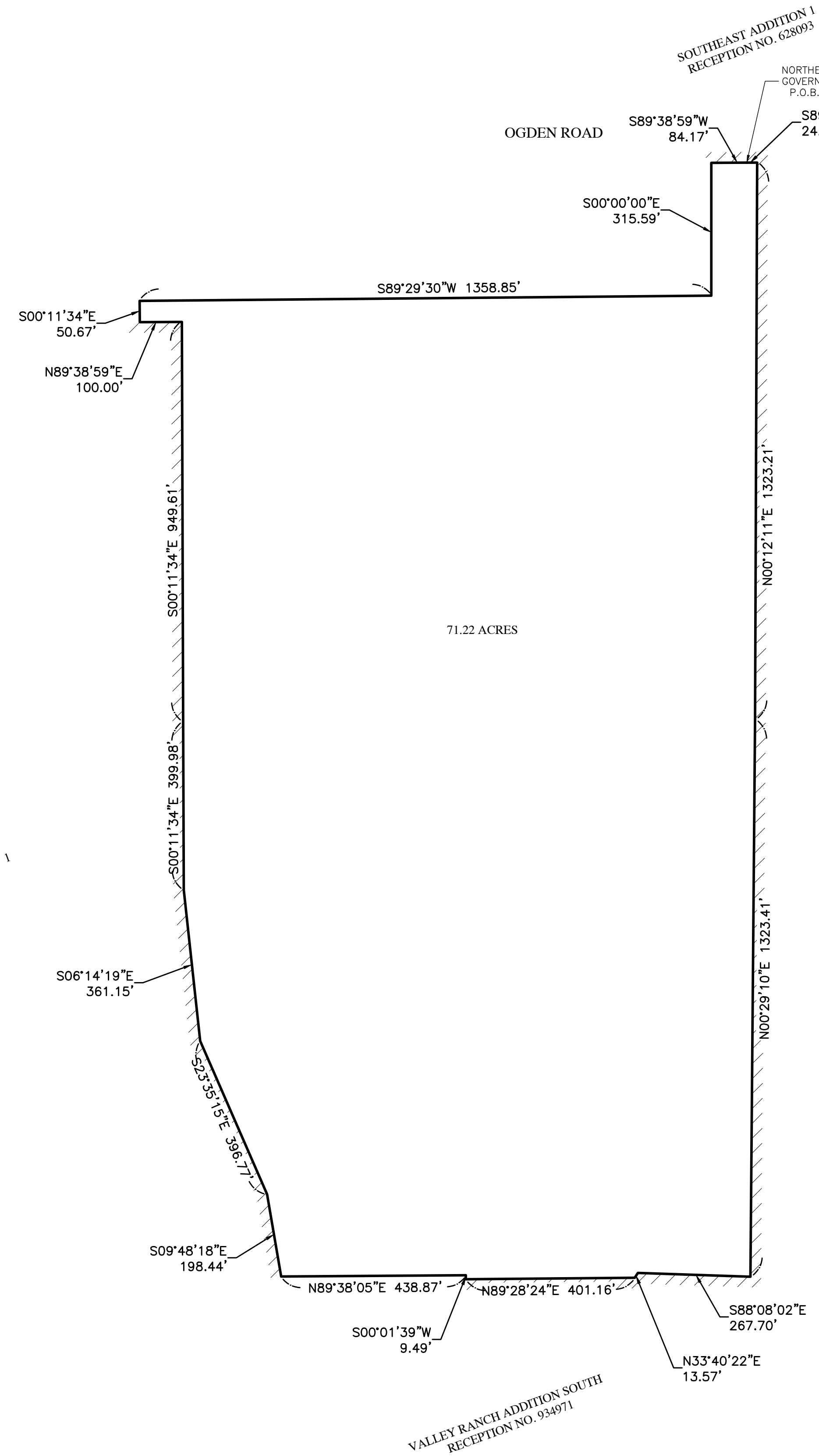
Attest: _____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____ on the _____ day of _____, 2023 under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

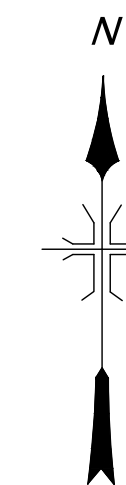
Deputy



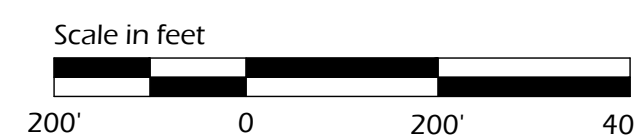
VALLEY RANCH ADDITION NORTH
RECEPTION NO. 934909

PIONEER RANCH ADDITION NO. 1
RECEPTION NO. 789106

VALLEY RANCH ADDITION SOUTH
RECEPTION NO. 934971



1" = 200'



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.

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23083-LEONARD FARM BOUNDARY\C3D

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave., Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com	
TITLE: LEONARD FARM ADDITION		CLIENT: LEADERSHIP CIRCLE, LLC	
FIELD BOOK:		DATE: 2023-07-13	
SWEEP: 1 of 1		JOB NO.: 23083	
FILE: 23083V_ANNX		TYPE: ANNEX	

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
 - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
 - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use



will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
 - (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
 - (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
 - (c) The City Council shall approve or deny the appeal.
 - (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	R L	R- 1	R- 1A/B	R- 2	R- 3	R- 3A	R- 4	R- 5	R- 6	MH R
<i>COMMERCIAL USES</i>										
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									
Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
<i>INSTITUTIONAL USES</i>										
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C



Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
<i>RECREATIONAL USES</i>										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
<i>RESIDENTIAL USES</i>										
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				1				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
<i>UTILITIES AND TELECOMMUNICATION FACILITIES</i>										
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C
<i>OTHER USES</i>										
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T

Legend: Use Type

P: Permitted Use

C: Conditional Use

A: Accessory Use

T: Temporary Use

¹ Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.



(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

