WOODLAND PARK PLANNING COMMISSION MEETING AGENDA
7:00 PM – March 11, 2021
Council Chambers - 220 W. South Ave.

This meeting is a hybrid in-person and Zoom meeting. The Zoom meeting link is in the calendar at the bottom of the City website home page (www.city-woodlandpark.org). Public input is very important to the Planning Commission and comments are encouraged in writing in advance. For more information and to submit comments, call the Planning Department at 719-687-5209.

1. **ORDER & ROLL CALL**
2. **APPROVE MINUTES:** February 25, 2021
3. **PUBLIC HEARINGS**
   A. **SUB2021-01 Extension of The Haven at Paradise Preliminary Plat:** A request by JR Engineering (Applicant) and Andrea Rodriguez (Property Owner) for a 2-year extension of the Preliminary Plat approved for a 35.77 acre parcel north of Kings Crown Road for 24 residential lots in the Suburban Residential (SR) zone. (QJ)

   B. **SUB2021-02 Brecken Heights Final Plat:** A request by Brecken Hills, LLC (Applicant) and Mark McNab (Property Owner) to plat 13.09 acres into a 4-lot subdivision at 19569 E. US Highway 24 in the Multi-Family Residential-Suburban (MFS) and Community Commercial (CC) zones. (QJ)
   (City Council Public Hearing 7 p.m. - April 1, 2021)
4. **REPORTS**
5. **ADJOURN**

WOODLAND PARK PLANNING COMMISSION
MEETING MINUTES *for* FEBRUARY 25, 2021 – 7:00 PM
Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to sriley@city-woodlandpark.org.

1. **ORDER AND ROLL CALL:** Order was called at 7:03 p.m. Commissioners present: Chairman DeVaux (in-person), Lee Brown (Zoom), Ken Hartsfield (Zoom), Larry Larsen (Zoom), Ellen Carrick (Zoom), Vickie Good (Zoom), Al Bunge (in-person), Eric Disman (in-person). Commissioners absent: none. Staff present: Planning Director Sally Riley (Zoom), City Planner Lor Pellegrino (in-person), City Attorney Nina Williams (Zoom).

   All recited the Pledge of Allegiance.

2. **ELECTION OF OFFICERS:** Jon DeVaux was elected Chairman. Ken Hartsfield was elected Vice-Chairman.

3. **APPROVAL OF MINUTES:** The January 28, 2021 minutes were approved as presented.

4. **PUBLIC HEARINGS**

   A. CUP2021-01/SPR2021-01 Extension of Woodland Park Self Storage Conditional Use Permit and Site Plan Review: A request by M3XP2, LLC (Applicant) & 19350 Group, LLC (Property Owner) for a 2-year extension of the CUP & SPR approval (CUP18-01/SPR18-01 & Ordinance 1330, 2018) for a 72,400 SF storage facility proposed on 4.75 acres described as Lot 1, W.P. Saddle Club Filing No. 1 (19350 E US Hwy 24) in the Service Commercial (SC) zone. (QJ) (City Council Public Hearing 7 p.m., 3.4.21)

   With no Commissioner's objecting, Commissioner Hartsfield recused himself from this item due to a conflict of interest since he had worked on previous concepts related to this development.

   Commissioner Brown raised a concern about the appropriateness of considering an extension after the expiration.

   City Attorney Williams recommended continuing the hearing process, stating that the item is valid for the Commissioners to consider and vote as they see fit.

   Commissioner Good is concerned about a precedent in considering an expired application and asked if the public notice included the expiration date. City Planner Pellegrino stated that the expiration date was not on any of the public notices.

   Commissioner Carrick asked about the circumstances that prevented this extension request from being submitted prior to expiration.

   City Planner Pellegrino presented the original slide show as it was shown to City Council in 2018 and recommended approval of a 2-year extension of CUP18-01 (Ordinance 1330, 2018) and SPR18-01 to July 19, 2022. Staff believes that an extension to 2022 is reasonable, finding that the applicant is willing to proceed with the proposed development and further finding that, while many things have changed since the original approval (*i.e.* COVID-19), the zoning regulation amendments that occurred between 2018 and today do not materially or substantively affect the past approvals and that all conditions would still stand and apply.

DRAFT

Mr. Mark Weaver, Mr. Michael Harper (M3ZP2, LLC - Applicant) and Ms. Colleen Monahan, P.E. (Matrix Design Group) described the project and explained that they continue to work on financing for the as well as revising the construction drawings submitted to the City for the site work, the water line bore under US24, the climate-controlled building and the CDOT access permit.

Chairman DeVaux opened the public comment portion of the meeting.

Mrs. Catherine Nakai (by Zoom) (225 Morning Star Court) asked about a roof for the RV storage building and the possibility of further extensions. The Applicant stated that the RV storage building will have a roof. Staff stated that extension requests are not limited but based on a review of requests. Mrs. Nakai is also concerned about extending expired approvals.

Seeing no one in Council Chambers wishing to speak, and no others on Zoom, Chairman DeVaux closed the public comment portion of the meeting.

In response to Commissioner Bunge's question, the Applicant stated that CDOT did not require improvements to US24 and none are proposed with this project.

In response to Commissioner Larsen's question, the applicant stated that they were aware of the expiration date. Commissioner Larsen requested that Council be notified that the approved CUP/SPR has expired.

MOTION: Commissioner Disman moved, and Commissioner Bunge seconded, to approve a 2-year extension of CUP18-01 (Ordinance 1330, 2018) and SPR18-01 to July 19, 2022.

YES: Bunge, Disman, DeVaux, Carrick **NO**: Brown, Good, Larsen **ABSTAIN**: Hartsfield

Motion passed.

Commissioner Hartsfield rejoined the meeting.

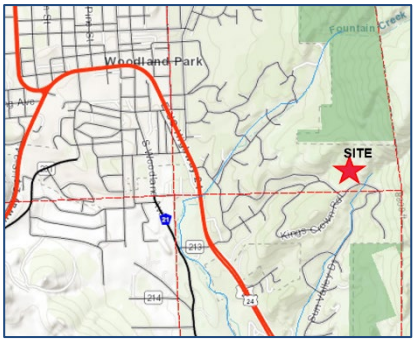
5. **REPORTS**
   - **A.** Comprehensive Plan update and Zoning Code review: Director Riley reported that the process kicked off on January 19th. The Consultant (Logan Simpson) has begun stakeholder interviews, drafted the community engagement plan, created a survey, and launched the website. Eight subcommittees are being organized to review each chapters' goals, objectives and actions. A town hall meeting for all interested community members is planned for April 14, 2021. Director Riley encouraged all Commissioners to sign-up on the City's webpage and take the first of five surveys.
   - **B.** Campgrounds & RV Parks: Director Riley stated that she and City Attorney Williams are preparing memos for Planning Commission and City Council consideration with background information and options. A joint work session will be scheduled in the near future to discuss the options and establish a consensus for moving forward. The memos will be distributed the week of March 1st.
   - **C.** The scheduled March 11 Planning Commission meeting will be a hybrid in-person/Zoom meeting with two items for consideration.
6. **ADJOURNMENT:** The meeting adjourned at approximately 8:09 pm.
7. **WORK SESSION**
   - **A.** 180-day occupancy limit for recreational vehicles: See Director Riley's report above. A work session was not held.

Approved this _____day of _____, 2021 by _____
Jon DeVaux, Chairman

Planning Commission Staff Report

Public Hearing: 7 pm – March 11, 2021

Agenda Item	Department	Presenter
3.A.	Planning	Lor Pellegrino, AICP City Planner

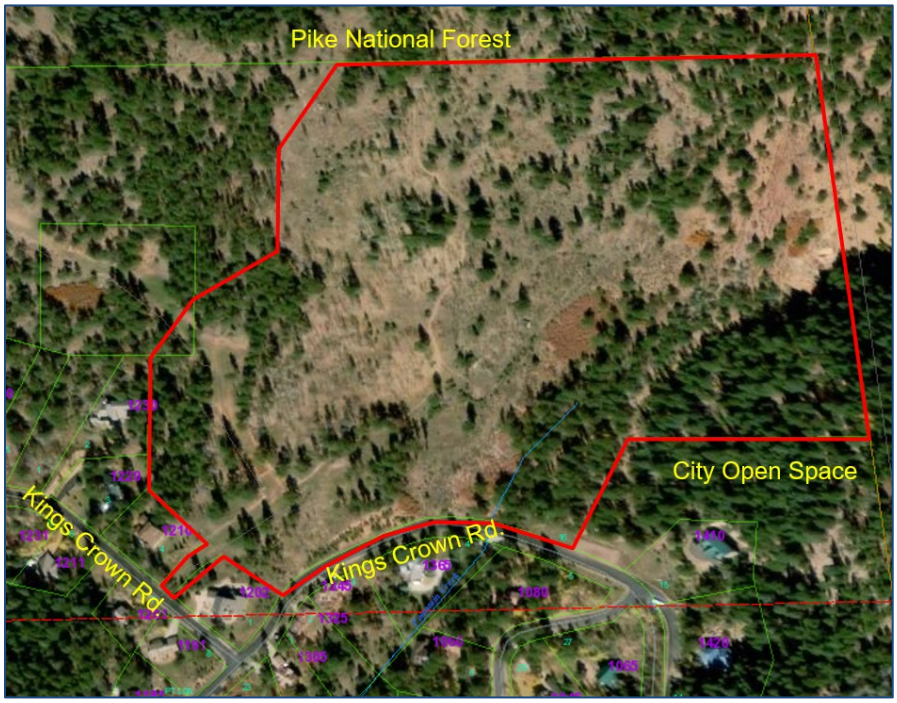


AGENDA ITEM 3.A

SUB 2021-01 Extension of The Haven at Paradise Preliminary Plat: A request by JR Engineering (Applicant) and Andrea Rodriguez (Property Owner) for a 2-year extension of the Preliminary Plat approved for a 35.77 acre parcel north of Kings Crown Road for 24 residential lots in the Suburban Residential (SR) zone. (QJ)

BACKGROUND

On February 2, 2021, the City received a written request to extend SUB 19-01 for a 24-lot detached single family residential development on 35.77 unplatted acres. The original approval granted by City Council on April 14, 2019 is attached to this staff report. Pursuant to Municipal Code §17.20.090, the preliminary plat approval is valid for 24 months (two years) with one-year extensions possible as granted by the Planning Commission.



STAFF FINDINGS

Staff believes that it is reasonable to extend the approved Haven at Paradise Preliminary Plat to April 14, 2023, two years rather than one year, finding that, while her father Mr. Brown (the previous property owner and applicant) recently passed away, Mrs. Rodriguez desires to maintain the approved entitlement and would like the development to proceed; that there have been no preliminary plat or other subdivision regulation amendments that occurred between 2019 and today that materially affect the approval or design; that all the conditions approved with the preliminary plat will also be extended and would still be in effect and apply; that engineering and construction drawings for the site work (grading, roads, drainage, etc.) have been produced and are in review; and, finally, since the original approval is for two years, and the property may continue in probate for some time, a two rather than one-year extension is more feasible in this case.

RECOMMENDATION

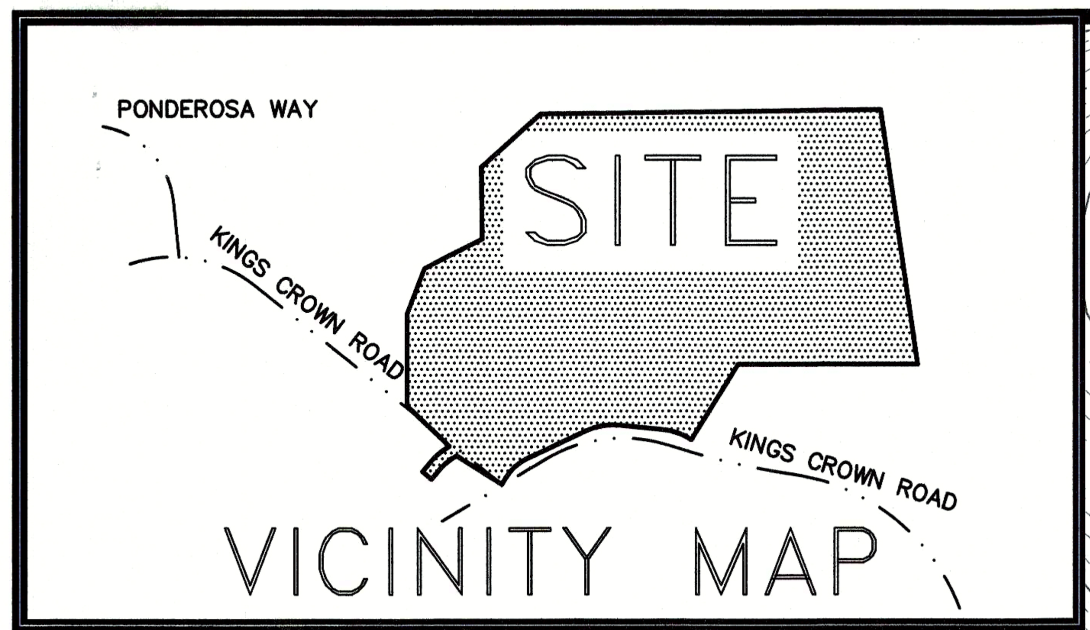
Move to approve a 2-year extension of SUB 19-01 to April 14, 2023.

ATTACHMENTS

Extension Request
Approved SUB19-01 Haven at Paradise Preliminary Plat

PRELIMINARY PLAT
THE HAVEN AT PARADISE
WOODLAND PARK, TELLER COUNTY, COLORADO

SUB 19-001 (# 19010018)



OWNER:
PARADISE ESTATES, INC.
P.O. BOX 6566
WOODLAND PARK, CO 80833

ENGINEER
JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
719-593-2593

DEVELOPER:
WILLIAM F. BROWN, JR.
WOODLAND PARK, CO 80833

SURVEYOR:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

0' 80' 160'

SCALE: 1" = 80'
JOB NO. 39111
DECEMBER 11, 2020

SHEET INDEX

SHEET 1	PRELIMINARY PLAT
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	SLOPE ANALYSIS
SHEET 5	SNOW STORAGE EXHIBIT (LOTS 3–7)
SHEET 6	SNOW STORAGE EXHIBIT (LOTS 13–17)
SHEET 7	DRIVEWAY EXHIBIT (LOTS 13–17)

C1=	L=57.63' R=200.00 C.A.=16°30'38" ChB=S48°44'41"W
C2=	L=32.37' R=200.00 C.A.=9°16'20" ChB=S61°38'10"W
C3=	L=219.23' R=100.00 C.A.=125°36'32" ChB=N03°28'04"E
C4=	L=163.97' R=100.00 C.A.=93°56'53" ChB=S12°21'46"E
C5=	L=55.59' R=100.00 C.A.=31°51'05" ChB=S17°04'27"E

APPROVAL BY THE CITY OF WOODLAND PARK PLANNING DEPARTMENT:

APPROVED BY THE PLANNING DEPARTMENT FOR THE CITY OF WOODLAND PARK, COLORADO THIS 5th DAY OF January, ~~2020~~ 2021.

[signature] Approved by City Council on April 4, 2019   ATTEST: [signature] 01-05-2021

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 12, SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF PARADISE ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK H AT PAGE 43–44 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE N 84° 59' 13" E, A DISTANCE OF 207.97 FEET; (2) THENCE N 77° 02' 25" E, A DISTANCE OF 349.95 FEET; (3) THENCE S 90° 00' 00" E, A DISTANCE OF 87.58 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 305148 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES: (1) THENCE S 81° 34' 04" E, A DISTANCE OF 151.25 FEET; (2) THENCE S 88° 20' 39" E, A DISTANCE OF 233.85 FEET; (3) THENCE S 75° 00' 00" E, A DISTANCE OF 350.00 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 352 AT PAGE 333 OF SAID COUNTY RECORDS; THENCE N 90° 00' 00" E ALONG THE BOUNDARY OF SAID TRACT, A DISTANCE OF 190.00 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 311899 OF SAID COUNTY RECORDS AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING FIVE COURSES: (1) THENCE S 00° 00' 00" W, A DISTANCE OF 310.00 FEET; (2) THENCE S 46° 28' 02" E, A DISTANCE OF 188.61 FEET; (3) THENCE S 57° 00' 00" W, A DISTANCE OF 30.00 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS S 48° 44' 41" W, A LONG CHORD DISTANCE OF 66.05 FEET), AN ARC LENGTH OF 66.28 FEET; (5) THENCE S 40° 29' 22" W, A DISTANCE OF 30.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF KINGS CROWN ROAD; THENCE S 49° 30' 38" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF LOT 1, PARADISE HOMES FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 419013 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING FOUR COURSES: (1) THENCE N 40° 29' 22" E, A DISTANCE OF 30.98 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 30' 38", (THE LONG CHORD OF WHICH BEARS N 48° 44' 41" E, A LONG CHORD DISTANCE OF 48.82 FEET), AN ARC LENGTH OF 48.99 FEET; (3) THENCE N 57° 00' 00" E, A DISTANCE OF 40.00 FEET; (4) THENCE S 57° 51' 17" E, A DISTANCE OF 170.62 FEET TO A POINT ON THE BOUNDARY OF PARADISE ESTATES FILING NO. 5 AS RECORDED UNDER RECEPTION NUMBER 326400 OF SAID COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING SIX COURSES: (1) THENCE N 31° 00' 00" E, A DISTANCE OF 21.96 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 00' 00", (THE LONG CHORD OF WHICH BEARS N 48° 00' 00" E, A LONG CHORD DISTANCE OF 105.25 FEET), AN ARC LENGTH OF 106.81 FEET; (3) THENCE N 65° 00' 00" E, A DISTANCE OF 212.59 FEET; (4) THENCE EASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 00' 00", (THE LONG CHORD OF WHICH BEARS N 80° 30' 00" E, A LONG CHORD DISTANCE OF 122.93 FEET), AN ARC LENGTH OF 124.44 FEET; (5) THENCE S 84° 00' 00" E, A DISTANCE OF 142.16 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 00' 00", (THE LONG CHORD OF WHICH BEARS S 71° 00' 00" E, A LONG CHORD DISTANCE OF 103.48 FEET), AN ARC LENGTH OF 104.37 FEET; THENCE N 32° 00' 00" E, A DISTANCE OF 300.00 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 609.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE N 08° 16' 56" W ALONG SAID EAST LINE, A DISTANCE OF 869.40 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SAID SECTION 19; THENCE S 89° 14' 48" W ALONG THE NORTH LINE OF SAID S1/2 SE1/4, A DISTANCE OF 1,155.79 FEET; THENCE S 48° 16' 53" W, A DISTANCE OF 267.52 FEET; THENCE S 00° 39' 27" E, A DISTANCE OF 243.82 FEET; THENCE S 63° 17' 22" W, A DISTANCE OF 219.38 FEET; THENCE S 21° 08' 20" W, A DISTANCE OF 132.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.78 ACRES, MORE OR LESS.

CITY COMMENTS

1.) TRACT A IS RESERVED FOR STORMWATER DETENTION AND WILL BE OWNED AND MAINTAINED BY THE CITY OF WOODLAND PARK.

2.) TRACT B IS RESERVED FOR PRIVATE OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, UNLESS THE DEVELPER DECIDES TO DEDICATE THE OPEN SPACE TO THE CITY AT THE TIME OF FINAL PLAT REVIEW AND APPROVAL.

3.) THE TOTAL AREA OF THE PUBLIC RIGHT OF WAY IS 72,214 SQUARE FEET OR 1.657 ACRES.

4.) A VARIANCE IS APPROVED TO ALLOW FOR A 40' R.O.W. WITH A 30' FRONT YARD SETBACK VERSUS A 50' R.O.W.

5.) THE ENTIRE WATER SYSTEM IS TO BE INSTALLED WITH THE FIRST FILING.

received 1/4/2021

SHEET 1 of 7

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

City of Woodland Park
Planning Staff Report

Planning Commission Meeting Date: March 11, 2021
City Council Meeting Date: April 1, 2021

Agenda Item	Department	Presenter
3.B	Planning	Lor Pellegrino, AICP City Planner

PROJECT: SUB2021-02 Brecken Heights Final Plat

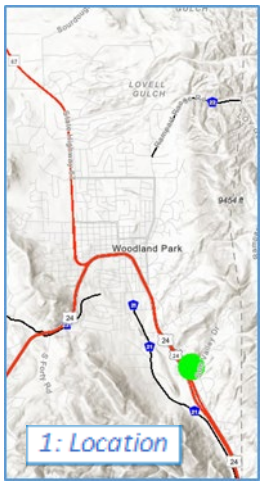
REQUEST: A 4-lot subdivision of an unplatted 13.09 acre tract

LOCATION: 13.09 acres in the SW 1/4 of Section 30, T12S-R68-W6PM (19569 E US24)

ZONE: Multi-Family Residential Suburban (MFS) – 9.83 acres
Community Commercial (CC) – 3.26 acres

APPLICANT: Brecken Heights, LLC
Mark McNab (Property Owner)

PUBLIC HEARINGS: Planning Commission March 11, 2021
City Council April 1, 2021



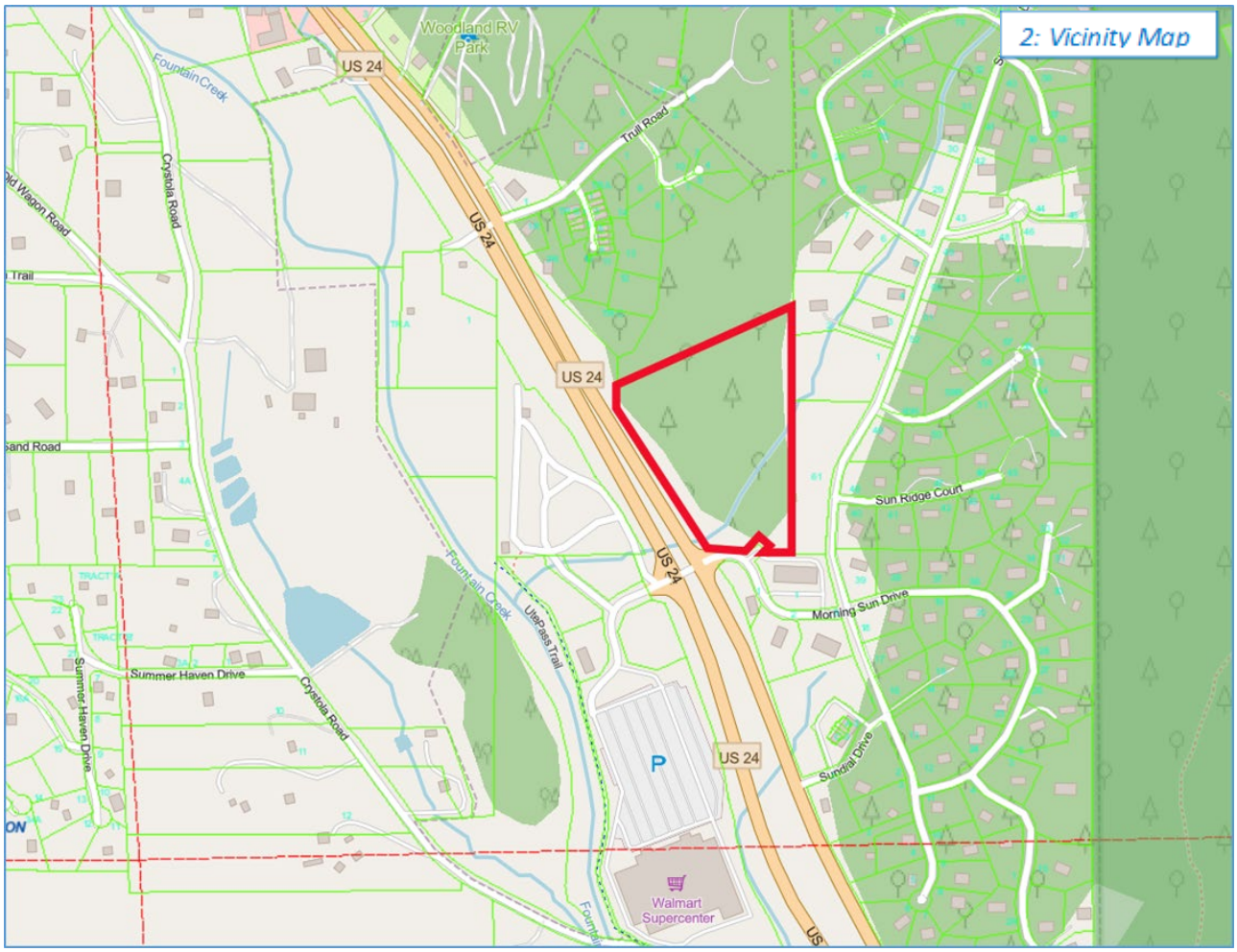
BACKGROUND

This is a 13.09 acre unplatted tract of land in the southwest quarter of Section 30, Township 12 South, Range 68 West of the 6th PM located west of Sun Valley Park, north of Morning Sun Drive and east of US Hwy 24. This land is considered a significant tract at the entrance or "gateway" to the City of Woodland Park. This 13-acre tract was part of a larger 21 acre annexation petition by Cary L. Carpenter which City Council approved in January 1984 (Ordinance 346, 1984). At the time of annexation, the 13-acre tract was zoned Mobile Home Park/Campground (MHP-CG) in Teller County; was occupied by tenants; and, was commonly known as "Mountain Meadows Campground and Trailer Court" aka "Mountain Meadows Mobile Home Park." In 1986, City Council approved Ordinance 412 which rezoned the tract to Central Business (C-1) zoning. In 1991, the septic tanks and leach fields serving the mobile home park suffered egregious failures resulting in surface flow of raw sewage and the mobile home park and use was subsequently terminated by the Economic Crime Division of the Colorado Office of the District Attorney. With the 1996 City-wide zoning overhaul, the tract was rezoned PUD, then in 2000 (Ordinance 840) rezoned to part CC (3.26 acres) and part MFS (9.83 acres). To this day, the tract remains vacant, unplatted, undeveloped and dual-zoned although it has been the subject of numerous proposals including The Village at Mountain Meadows (a 12-lot concept plan in 1995 with 3 retail buildings, 1 restaurant, 7 office buildings, and 9 four-plexes/36 townhome units), a Duncan Donuts, and Quaking Aspen Village (a 2-acre commercial concept with an 11-acre (91-unit) tiny home village.

SITE & SURROUNDING CHARACTERISTICS

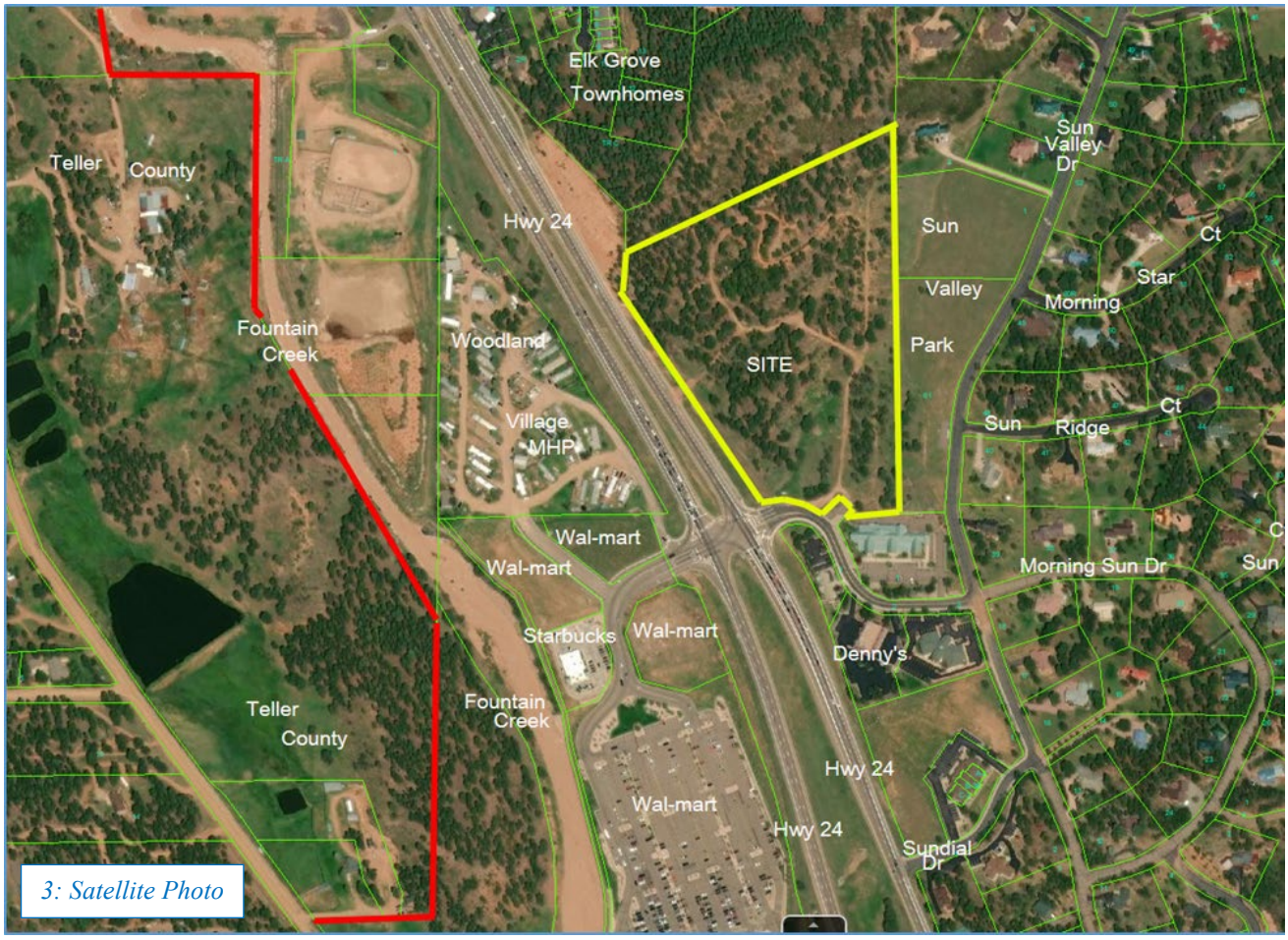
The tract lies in the Fountain Creek watershed and is characterized by native grasses and dense coniferous trees on steep terrain (4-40% grades). It slopes generally from north to south with historic sheet flows draining into existing culverts along Morning Sun Road and US24. There are no known major drainage ways on-site, no flood hazards or archeological, historic or other values associated with this tract. The site ranges from a high point of just over 8,334 feet in elevation at the midpoint of the north boundary and a low point of 8,210 feet at the southwest

corner (a 124-foot drop from north to south). Access to the site is from Morning Sun Drive from the south and US24 from the west. Water and sewer service is available to existing lines along Morning Sun Drive and US24. Electric service is available to existing overhead lines in Sun Valley Park (parallel to the east boundary) and through the tract.



The site is surrounded by the following zone districts and uses:

	USE	ZONE
North	Gator Mountain Subdivision (9.24-ac single-family unplatted lot), Elk Grove Townhomes, and other single-family vacant or built residential properties.	SR, MFS, CC
East	Sun Valley Park (6.22 acres), Sun Valley Drive, Morning Sun Solar Subdivision, Pike National Forest, Avenger Mine, El Paso County	P/SPL, SR
South	Morning Sun Drive (public ROW), Morning Sun Business Park (vacant and built commercial properties)	NC
West	US24, Woodland Village Mobile Home Park, Walmart (vacant and built commercial properties), Fountain Creek, Teller County	SC, PUD



3: Satellite Photo

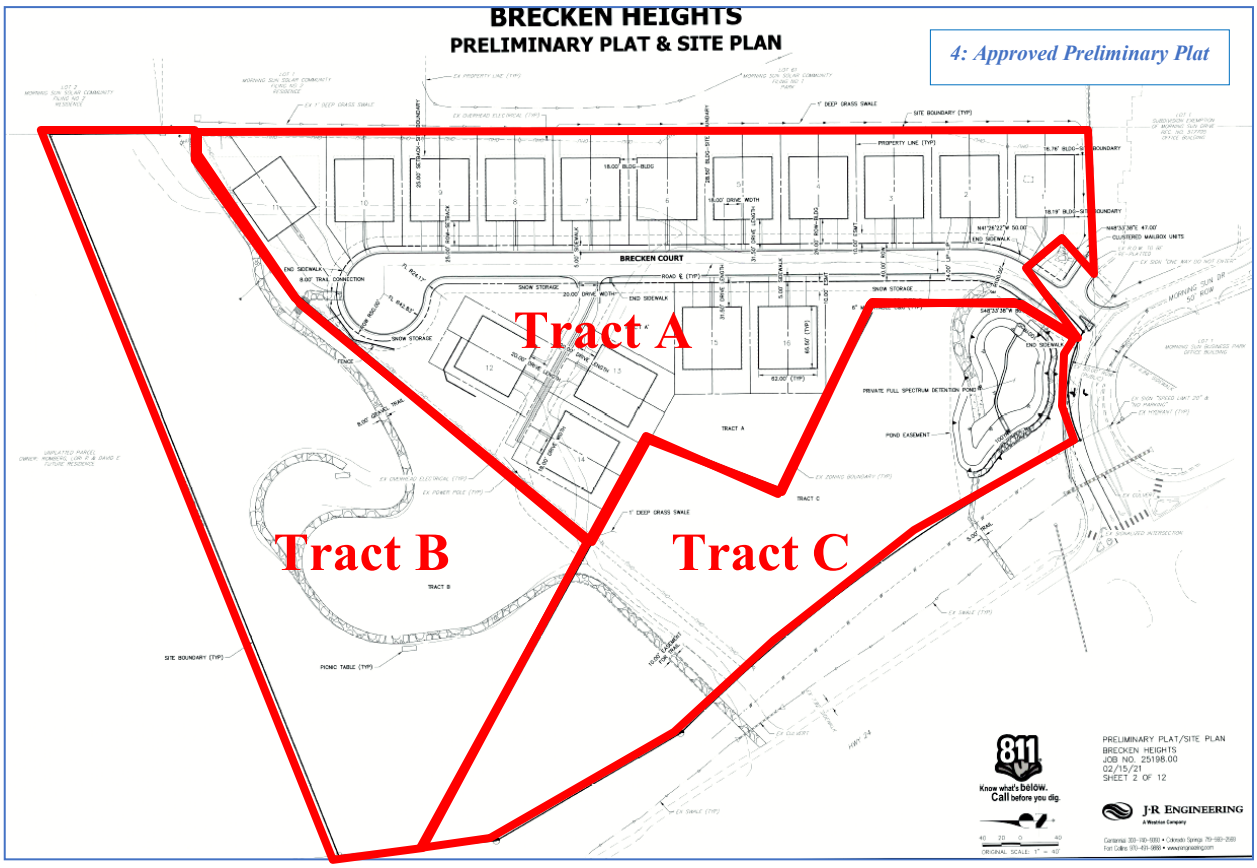
STAFF REVIEW

This 4-lot subdivision was assessed under *Chapter 17.24 Final Plat* of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this final plat application followed by staff findings. A full copy of the approved preliminary plat and the draft final plat is attached to this staff report.

Chapter 17.24 Final Plat. The subdivision regulations contain platting standards for all types of subdivisions relating to the form and content of the plat mylar.

§17.24.070 Completed Plat Preparation*. The completed final plat acceptable for recording shall be prepared as follows: A. The design should* [emphasis added] *conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute only that portion of the approved preliminary plat which is proposed for immediate recording. B. The drawing shall be made at a scale no less than one inch equals one hundred feet, by the use of India ink or other equally substantial solution, on a mylar or other equivalent medium with outer dimensions of twenty-four inches by twenty-six inches. Maps of two or more sheets shall be referenced to an index map on the first sheet.*

Complies. A preliminary plat (shown below) was approved by City Council on August 20, 2020 for the entire 13.09 acre tract showing 185,711 SF as public park (Tract B), 141,142 SF as future commercial development (Tract C) and the remainder for residential development (Tract A) with 32 townhome lots/units (16 duplexes) on lots ranging from 4,600 SF to 8,600 SF including 18,738 SF of private open space, 35,325 SF of public right-of-way (Brecken Court).

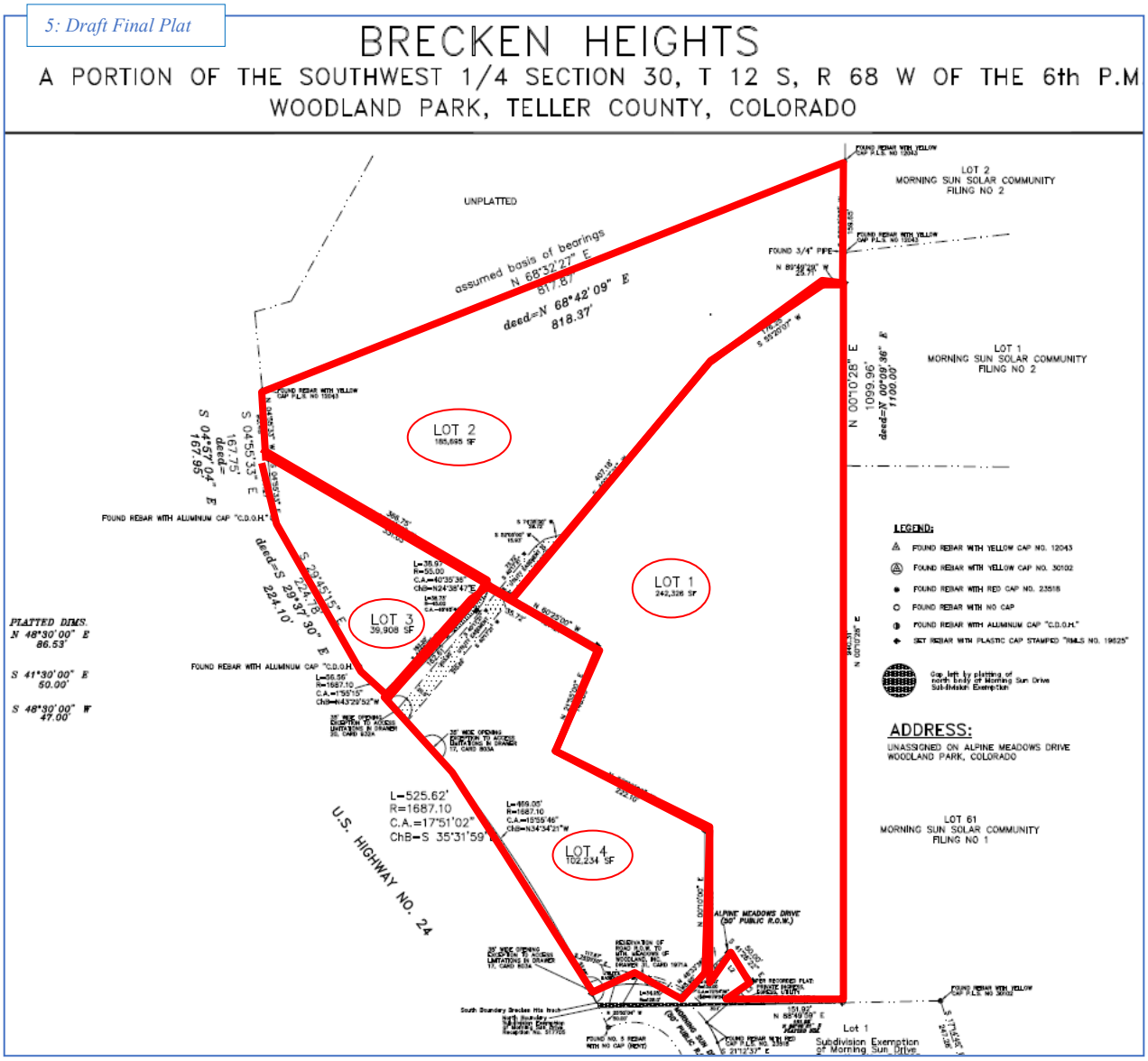


The first phase of this development is to final plat that part of the preliminary plat proposed for immediate recording. As such, this final plat reflects only the subdivision perimeter (the 13.09 acre tract boundaries) and the proposed four (4) lots. Lot 1 is 242,326 SF and zoned MFS; Lot 2 is 185,695 SF and zoned MFS; Lot 3 is 39,908 SF and zoned CC; and Lot 4 is 102,234 SF and zoned CC. As drafted, the Final Plat (shown below) generally conforms to the approved preliminary plat except that Tract C is proposed to be platted as two (2) lots rather than the one (1) lot originally contemplated with the preliminary plat. All four (4) lots are feasible lots with viable building areas. Lot 2 (Tract B) is proposed to be dedicated to the City as park land with the future Townhome Plat of Lot 1. Please note that conformance with the preliminary plat is a "should" statement and therefore somewhat flexible where "shall" (per MC§1.04.020.11) is a statement of mandatory requirement. A mylar of the Final Plat will be prepared for recordation with the Teller County Recorder pending all applicable revisions, approvals, and executions.

§17.24.080 Information.

Complies. The final plat contains all the technical information listed in this section including subdivision name, vicinity map, owner and subdivider names, date of preparation, north arrow, etc. This plat has been prepared by licensed professional land surveyor Christopher Thompson, PLS No. 19625. All criteria in this section has been reviewed by staff and found acceptable.

5: Draft Final Plat



§17.24.090.B Supplemental Material. Minor Subdivision.

Complies. This final plat is considered a minor subdivision since no improvements are proposed with this platting. The following supplemental material was supplied with the application:

1. *A letter of intent.*
2. *List of adjoining land owners.*
3. *A reduced size map of the proposed subdivision.*
4. *Title commitments.*
5. *Site drainage with contours.*

§17.24.100 Other documents to be filed.

Not Applicable. No other documents were required to be submitted with this final plat.

§17.28 Improvement Guarantee.

Not Applicable. No public improvements are proposed or required with this final plat.

§17.36 Dedications.

Not Applicable. No dedications are proposed or required with this final plat. The park land (Lot 2) will be dedicated with the future Townhome Plat.

§17.40 Design Standards. *The design standards contain specifications for a reasonable layout and design to ensure an efficient, orderly, well planned subdivision ready for future construction. All relevant applicable standards in this section were reviewed and those requiring additional information or conditioned are listed below.*

§17.40.170 Easements. *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. ... Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line.*

Complies, as conditioned. This plat does not show the typical perimeter or interior utility easements. A condition of approval is that the mylar be produced showing 20-foot wide easements along the perimeter boundary and 10-foot wide easements along interior lot lines (5 feet on each side).

§17.44. Improvements. *No improvements shall be made until all plans, profiles and specifications have been reviewed and approved by the city engineer. The city engineer is authorized to promulgate rules and regulations governing the design, materials used, and construction practices for all public improvements.*

Not Applicable. No improvements are proposed with this final plat.

REFERRAL

Notice of the Planning Commission and City Council public hearings were sent to adjacent property owners within 150 feet of the subdivision boundary at least ten days prior to the hearing date. A notice of public hearing was published in the Pikes Peak Courier at least seven days prior to the hearing and a sign was posted on the property at least ten days prior to the hearing. As of the writing of this staff report, no written public comment has been received.

The final plat was referred to various City departments including Public Works, Utilities, Parks and Recreation, Finance, IREA, NETCFD, Black Hills Energy, Century Link, and Baja Cable. Staff received no objections to the proposed final plat and IREA comments for easements have been considered and incorporated into the conditions of approval.

STAFF RECOMMENDATION

THAT the Planning Commission recommend that City Council approve the *Brecken Heights* 4-lot final plat of 13.09 acres in the SW 1/4 of Section 30, T12S-R68-W6PM (19569 E US24), based on findings of conformance to the Subdivision regulations and the preliminary plat as described in the staff report and as presented at public hearings subject to the following modifications:

1. Prior to execution of the mylar by the City, revise the plat as follows:
   (a) Add 20-foot wide utility easements along the entire perimeter.
   (b) Add 10-foot wide utility easements along common interior lot lines (5 feet on each side).
   (c) Add a note stating "Wildfire mitigation shall be as described in the "Brecken Heights Wildfire Mitigation Plan" by David Root, Forester, CSFS on August 11, 2020."
   (d) Add a note stating "All property owners are responsible for maintaining proper stormwater drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by individual lot owners unless otherwise indicated. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements."

PARKS AND RECREATION ADVISORY BOARD REVIEW

Since there is no residential development with this 4-lot final plat, it was not referred to the Parks and Recreation Advisory Board (PRAB). PRAB did a thorough review of the preliminary plat and their comments were incorporated in that approval. PRAB will review the Townhome Plat when it is submitted, especially as it relates to residential development and park land dedication.

PLANNING COMMISSION REVIEW

The Planning Commission (PC) review is scheduled for March 11, 2021. At the PC meeting, the Commission shall table (for more information), deny (with reasons noted in writing), or approve the final plat, subject to any modifications.

CITY COUNCIL REVIEW

The City Council review is scheduled for April 1, 2021. At the Council meeting, Council shall table (for more information), deny (with reasons noted), or approve the final plat, subject to any modifications.

ATTACHMENTS

A: Draft Brecken Heights Final Plat
B: Approved Preliminary Plat/Site Plan Review

PROJECT NARRATIVE

February 3, 2021

19569 E. US HIGHWAY 24 - SUBDIVISION NARRATIVE

4-Lot Subdivision
Woodland Park, CO 80863
By Brecken Heights LLC
(719) 499-5160

Every effort will be made to comply with all aspects of the "Final Plat" Chapter 17.24 plus applicable subdivision sections of the City of Woodland Park Municipal Code. The following is a more detailed explanation of the project:

This is a 13 acre parcel owned by Brecken Heights LLC, comprised of 3 Tracts, currently named as Tract A, Tract B and Tract C. The descriptions are as follows:

Tract A is recorded by the Teller Assessor's Office as Account R0057191 and is 242,326 SF or 5.56 ACRES. On the new Subdivision Plat it is labeled as LOT 1. This lot has a Preliminary Plat/Site Plan that contains the layout of a roadway with a cul-de-sac, 32 single-family attached homes and associated infrastructure. This plan has Woodland Park Planning Commission and Woodland Park City Council approval. The City Planning Department will be receiving the final revisions as the owner has just received CDOT approval and comments.

Tract B is recorded by the Teller Assessor's Office as Account R0057192 and is 185,695 SF or 4.26 ACRES. On the new Subdivision Plat it is labeled as LOT 2. This lot will be donated in its entirety to the Woodland Park Parks and Recreation Department in lieu of the city Park Fees for all Tracts (Lots 1, 2 and 3). Brecken Heights LLC has proposed a walking trail that connects the sidewalk along E. US Highway 24 and Sun Valley Park in the Morning Sun Solar Community, Filing 2. Brecken Heights LLC has presented this future donation to the Woodland Park Parks and Recreation Department and has been accepted.

Tract C is recorded by the Teller Assessor's Office as Account R0057193 and is 142,142 SF or 3.24 ACRES. This tract is zoned Commercial. On the new Subdivision Plat it is labeled as LOT 3 and LOT 4. Brecken Heights LLC is proposing to divide Tract C into 2 parcels. Lot 3 will be 39,908 SF and Lot 4 will be 102,234 SF. These two lots will contain a shared 35' wide utility easement between them where there will be the walking trail access from the E. US 24 sidewalk to Lot 2. There will also be a right in/right out CDOT direct access from E. US 24 to Lot 3 and Lot 4.

The application of City of Woodland Park Planning Department and Chapter 1code requirements will be as follows:

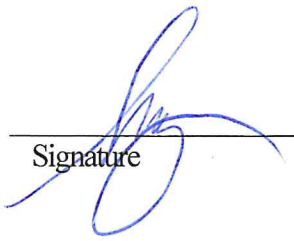
1) Submittal of Initial Application for a Minor Subdivision and supplemental materials
2) All materials submitted by February 5, 2021 in preparation for the March 11, 2021 Planning Commission meeting.

3) All materials submitted in a timely manner in preparation for the following City Council Meeting.

This signature is on page 2 of the Project Narrative for the 19569 E. Highway 24 Subdivision Application.

Thank you,

Mark McNab
Brecken Heights LLC



02-03-21

Signature Date

BRECKEN HEIGHTS

A PORTION OF THE SOUTHWEST 1/4 SECTION 30, T 12 S, R 68 W OF THE 6th P.M., WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT BRECKEN HEIGHTS LLC, A COLORADO LIMITED LIABILITY COMPANY, MARK McNAB, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE N 00° 09' 36" E ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 30, A DISTANCE OF 1315.64 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT OF BEGINNING BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORDED MARCH 12, 1973 IN DRAWER 9 CARD 1008 OF SAID TELLER COUNTY RECORDS;
THENCE N 00°10'28" E (THE DEEDED BEARING IS N 00° 09' 36" E) ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 30 AND ALONG THE EAST LINE OF THE AFOREMENTIONED TRACT RECORDED IN DRAWER 9 CARD 1008, A DISTANCE OF 1099.96 FEET (THE DEEDED DISTANCE IS 1100.00 FEET); THENCE S 68° 32' 27" W (THE DEEDED BEARING IS S 68° 42' 09" W), A DISTANCE OF 817.87 (THE DEEDED DISTANCE IS 818.37 FEET) TO A POINT ON THE NOW EXISTING COLORADO STATE HIGHWAY NO. 24, NORTHEASTERLY RIGHT OF WAY LINE;
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES:
(1) THENCE S 04° 55' 33" E (THE DEEDED BEARING IS S 04° 57' 04" E) ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.75 FEET (THE DEEDED DISTANCE IS 167.95 FEET TO AN ANGLE POINT OF SAID RIGHT OF WAY;
(2) THENCE S 29° 45' 15" E ALONG SAID RIGHT OF WAY (THE DEEDED BEARING IS S 29° 37' 30" E), A DISTANCE OF 224.78 FEET (THE DEEDED DISTANCE IS 225.10 FEET) TO A POINT OF CURVATURE OF SAID RIGHT OF WAY;
(3) THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 1687.10 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17° 51' 02" (THE LONG CHORD OF WHICH BEARS S 35° 31' 59" E, A LONG CHORD DISTANCE OF 523.49 FEET), AN ARC LENGTH OF 525.62 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MORNING SUN DRIVE AS DEPICTED ON THE RECORDED PLAT OF "SUBDIVISION EXEMPTION OF MORNING SUN DRIVE" AS RECORDED UNDER RECEPTION NUMBER 517705 OF SAID TELLER COUNTY RECORDS;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION EXEMPTION, THE FOLLOWING FIVE COURSES:
(1) THENCE EASTERLY ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56° 13' 49" (THE LONG CHORD OF WHICH BEARS S 87° 50' 54" E, A LONG CHORD DISTANCE OF 113.10 FEET), AN ARC LENGTH OF 117.77 FEET TO A POINT ON THE WESTERLY LINE OF ALPINE MEADOWS DRIVE AS DEPICTED ON SAID SUBDIVISION EXEMPTION PLAT;
(2) THENCE N 48° 33' 38" E ALONG SAID WESTERLY LINE, A DISTANCE OF 86.53 FEET;
(3) THENCE S 41° 26' 22" E, A DISTANCE OF 50.00 FEET;
(4) THENCE S 48° 33' 38" W, A DISTANCE OF 47.00 FEET;
(5) THENCE N 88° 49' 59" E, A DISTANCE OF 151.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 13.09 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS AND AREAS FOR PUBLIC USE AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE, CONVEY OR QUIT CLAIM ALL OR ANY SUCH EASEMENTS AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS THEREIN. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "BRECKEN HEIGHTS".

IN WITNESS WHEREOF:

THE AFOREMENTIONED, MARK McNAB, MANAGER OF BRECKEN HEIGHTS LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021, A.D.

_____
MARK McNAB, MANAGER

STATE OF COLORADO)
ss)
COUNTY OF TELLER)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D., BY MARK McNAB, MANAGER OF BRECKEN HEIGHTS LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THIS PLAT SUBSTANTIALLY DEPICTS THE LOCATION AND HORIZONTAL MEASUREMENTS OF EACH UNIT AND TOWNHOUSE LOT, LOT DESIGNATIONS, THE BUILDING LOCATIONS AND THE LOCATION OF PARKING AND STORAGE SPACES.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

_____ _____
CHRISTOPHER THOMPSON DATE
PROFESSIONAL LAND SURVEYOR NO. 19625
FOR AND ON BEHALF OF ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

APPROVAL BY THE PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE LAND DIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF WOODLAND PARK, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF WOODLAND PARK, SUBJECT TO ITS BEING RECORDED BY THE TELLER COUNTY CLERK AND RECORDER WITHIN SIXTY (60) DAYS IF THE DATE BELOW.

_____ _____
DATE PLANNING DIRECTOR

/s/ _____
CITY CLERK

JOB NO. 41055
FEBRUARY 1, 2021
PAGE 1 OF 2

RECORDING:

STATE OF COLORADO)
ss)
COUNTY OF TELLER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK_. M., THIS _____ DAY OF _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____OF THE RECORDS OF TELLER COUNTY, COLORADO.

BY: _____
TELLER COUNTY CLERK AND RECORDER

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS _____ DAY OF _____, 2021, A.D.

_____
TELLER COUNTY TREASURER

NOTES:

(1.) NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK, COLORADO. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED AND PAID FOR BY THE SUBDIVIDER, NOT THE CITY OF WOODLAND PARK. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

(2.) ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

(3.) AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING THE LOTS IN THIS PLAT.

(4.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH A RED PLASTIC CAP STAMPED "PLSC NO. 25968" AT EACH END OF THE WESTERN BOUNDARY OF TRACT C ADJACENT TO THIS SITE AS DEPICTED HEREON. THE ASSUMED PLATTED BEARING BETWEEN SAID MONUMENTS IS N 03° 49' 29" W.

(5.) THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.

(6.) LANDOWNERS AND HOMEOWNERS ASSOCIATION AGREE TO INDEMNIFY AND HOLD HARMLESS FROM AND AGAINST ANY AND ALL LOSS, COST, DAMAGE, EXPENSE AND LIABILITY, INCLUDING ATTORNEY'S FEES AND EXPENSES THAT MAY BE INCURRED BY OR ASSERTED, CLAIMED OR CHARGED AGAINST THE CITY IN THE EVENT THAT CITY UTILITIES ARE LOCATED OUTSIDE OF EASEMENTS.

(7.) THE CITY SHALL HAVE THE RIGHT TO USE THE EASEMENTS FOR THE CONSTRUCTION, RECONSTRUCTION, USE, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF THE UTILITY FACILITIES. PROPERTY OWNER (OWNER) SHALL NOT CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO BUILDINGS ON THE PREMISES. OWNER SHALL NOT CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY IMPROVEMENTS THAT RESTRICT ACCESS TO OR VISIBILITY OR OPERATION OF THE UTILITY FACILITIES. OWNER MAY CONSTRUCT SIDEWALKS, TRAILS, FENCES, DRIVEWAYS, LANDSCAPING AND OTHER SURFACE IMPROVEMENTS AT THE OWNER'S EXPENSE AND TO THE CITY'S SPECIFICATIONS. IF CITY DETERMINES IN ITS SOLE DISCRETION, THAT IT IS NECESSARY FOR CITY TO DISTURB OWNER'S SURFACE IMPROVEMENTS IN ORDER TO REPAIR OR MAINTAIN THE UTILITY FACILITIES, CITY'S RESPONSIBILITY SHALL BE LIMITED TO THE RE-COMPACTION OF ANY EXCAVATION, REPLACEMENT OF SURFACE GRAVEL AND GENERAL SURFACE CLEANUP. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF OWNER'S SURFACE IMPROVEMENTS WITHIN THE EASEMENT.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08119C0139D (EFFECTIVE DATE SEPTEMBER 25, 2009) THAT WAS REVISED PER THE LOMR DATED MARCH 26, 2015, A PORTION OF THIS FILING IS LOCATED WITHIN ZONE X AND ZONE AE, A SPECIAL FLOOD HAZARD AREA.

IN ACCORDANCE WITH THE FHDP #18-001, THE MINIMUM ELEVATION OF THE STRUCTURE ON LOT 1 SHALL BE AT OR ABOVE THE ELEVATION OF 8239.0'.

EASEMENTS OF RECORD:

ALL EASEMENTS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE (ORDER NUMBER FO670730___ WITH AN EFFECTIVE DATE OF _____, 2020). NO OTHER EASEMENTS OF RECORD ARE DEPICTED HEREON. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH BY RMLS AND RELIES COMPLETELY ON THE HEREIN REFERENCED TITLE COMMITMENT.

ITEMS 1-7. RMLS DID NOT ADDRESS THESE STANDARD EXCEPTIONS

8. THIS PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA DATED JULY 23, 1887 APPLICATION NO. 3110 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.

9. THIS PROPERTY IS SUBJECT TO A RESERVATION OF EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT OF WAY, FROM AND TO ANY PART OF THE LAND ABUTTING UPON SAID HIGHWAY, ALONG OR ACROSS THE LINE AS DESCRIBED IN THE DEED SET FORTH BELOW GRANTED TO: DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDING DATE: AUGUST 11, 1976 RECORDING NO: DRAWER 20 CARD 932A RECORDING DATE: AUGUST 21, 1975 RECORDING NO: DRAWER 17 CARD 803A

10. ACCORDING TO THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY FOR ROAD PURPOSES AS RESERVED IN DEED RECORDED AUGUST 1, 1979 IN DRAWER 31 CARD 1971. HOWEVER, THIS R.O.W. ONLY BURDENS TRACT C.

11. THIS PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GENERAL RIGHT OF WAY EASEMENT AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 10, 1983 RECORDING NO.: BOOK 340 AT PAGE 222. HOWEVER, THIS 20' WIDE EASEMENT IS NOT PLOTTABLE BASED ON THE DESCRIPTION THEREIN.

12. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MARCH 12, 1985 RECORDING NO.: BOOK 362 AT PAGE 165 T

13. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY EASEMENT AS SET FORTH BELOW: RECORDING DATE: JUNE 27, 1990 RECORDING NO.: BOOK 521 AT PAGE 1. SAID EASEMENT IS A "GENERAL EASEMENT TO ACCESS TRAILERS FOR SERVICE AND MAY BE REDONE AT DEVELOPER'S REQUEST."

14. THIS PROPERTY IS SUBJECT TO A PUBLIC UTILITY EASEMENT AND PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR THE OWNER OF LOT 1 AS DISCLOSED ON THE SUBDIVISION EXEMPTION OF MORNING SUN DRIVE RECORDED MAY 2, 2001 AT RECEPTION NO. 517705. .

15. THIS PROPERTY IS SUBJECT TO ANY LOSS OR DAMAGE ARISING FROM THE FACT THAT ANY FENCE LINES ON OR NEAR THE PERIMETER OF THE LAND MAY NOT COINCIDE WITH PROPERTY LINES.

OWNER:
BRECKEN HEIGHTS LLC
MARK McNAB, MANAGER
P.O. BOX 7662
WOODLAND PARK, CO 80863

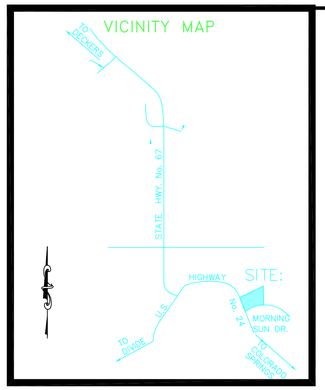
DEVELOPER:
BRECKEN HEIGHTS LLC
MARK McNAB, MANAGER
P.O. BOX 7662
WOODLAND PARK, CO 80863

SURVEYOR:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, CO 80907
719-630-0559

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

BRECKEN HEIGHTS

A PORTION OF THE SOUTHWEST 1/4 SECTION 30, T 12 S, R 68 W OF THE 6th P.M., WOODLAND PARK, TELLER COUNTY, COLORADO



UNPLATTED

assumed basis of bearings
N 68°32'27" E
817.87'
deed=N 68°42'09" E
818.37'

FOUND REBAR WITH YELLOW CAP P.L.S. NO 12043

LOT 2
MORNING SUN SOLAR COMMUNITY
FILING NO 2

S 00°10'28" W
159.65'

FOUND REBAR WITH YELLOW CAP P.L.S. NO 12043

FOUND 3/4" PIPE

N 89°49'29" W
25.71'

176.25'
S 55°20'07" W

N 00°10'28" E
1099.96'
deed=N 00°09'36" E
1100.00'

LOT 1
MORNING SUN SOLAR COMMUNITY
FILING NO 2

FOUND REBAR WITH YELLOW CAP P.L.S. NO 12043

N 04°55'33" W
90.48'

S 04°55'33" E
167.75'
deed=
S 04°57'04" E
167.95'

LOT 2
185,695 SF

S 04°55'33" E
77.27'

FOUND REBAR WITH ALUMINUM CAP "C.D.O.H."

366.75'
N 60°25'00" W
331.03'

407.18'
S 40°17'21" W

S 74°35'00" W
29.72'

S 52°05'00" W
15.93'

S 40°17'21" W
10.00'
UTILITY EASEMENT PER PLAT

L=38.97'
R=55.00
C.A.=40°35'36"
ChB=N24°38'47"E

L=36.73'
R=45.00
C.A.=46°45'44"

S 40°17'21" W
UTILITY EASEMENT

S 40°17'21" W

S 44°56'55" W
162.61'

S 40°17'21" W
203.85'
UTILITY EASEMENT

S 40°17'21" W
203.85'

35.72'

N 60°25'00" W
127.21'

LOT 1
242,326 SF

S 29°45'15" E
224.78'
deed=S 29°37'30" E
224.10'

LOT 3
39,908 SF

FOUND REBAR WITH ALUMINUM CAP "C.D.O.H."

L=56.56'
R=1687.10
C.A.=1°55'15"
ChB=N43°29'52"W

20.0'

35' WIDE OPENING
EXCEPTION TO ACCESS
LIMITATIONS IN DRAWER
20, CARD 932A

35' WIDE OPENING
EXCEPTION TO ACCESS
LIMITATIONS IN DRAWER
17, CARD 803A

N 21°55'00" E
148.00'

N 62°00'00" W
222.10'

940.31'
N 00°10'28" E

L=525.62'
R=1687.10
C.A.=17°51'02"
ChB=S 35°31'59"E

L=469.05'
R=1687.10
C.A.=15°55'46"
ChB=N34°34'21"W

U.S. HIGHWAY NO. 24

LOT 4
102,234 SF

N 00°10'00" E
186.53'

ALPINE MEADOWS DRIVE
(50' PUBLIC R.O.W.)

S 41°26'22" E
50.00'

35' WIDE OPENING
EXCEPTION TO ACCESS
LIMITATIONS IN DRAWER
17, CARD 803A

RESERVATION OF
ROAD R.O.W. TO
MTN. MEADOWS OF
WOODLAND, INC.
DRAWER 31, CARD 1971A

112.62'
S 74°00'00" E
30.58'

UTILITY
EASEMENT PER PLAT

N 48°33'38" E
45.86'

L1 40.58'

L2

L3

C1
L=34.25'
R=128.0'

L=165.43'
R=130.00
C.A.=72°54'36"
ChB=N79°24'53"E

30.1'

PER RECORDED PLAT:
PRIVATE INGRESS,
EGRESS, UTILITY
EASEMENT FOR LOT 1

South Boundary Brecken Hts tract
North Boundary
Subdivision Exemption
of Morning Sun Drive
Reception No. 517705

N 25°52'04" W
50.00'

FOUND NO. 5 REBAR
WITH NO CAP (BENT)

MORNING SUN DRIVE
(50' PUBLIC R.O.W.)

FOUND REBAR WITH RED
CAP P.L.S. NO. 23518

S 21°12'37" E
149.96'

151.92'
N 88°49'59" E
151.92'
N 88°46'27" E
PLATTED DIM.

Lot 1
Subdivision Exemption
of Morning Sun Drive
Reception No. 517705

FOUND REBAR WITH YELLOW
CAP P.L.S. NO 30102

S 17°14'45" E
247.28'

LOT 61
MORNING SUN SOLAR COMMUNITY
FILING NO 1

C1 L=117.77'
R=120.00
C.A.=56°13'49"
ChB=S87°50'54"E

		PLATTED DIMS.
L1	N 48°33'38" E 86.53'	N 48°30'00" E 86.53'
L2	S 41°26'22" E 50.00'	S 41°30'00" E 50.00'
L3	S48°33'38" W 47.00'	S 48°30'00" W 47.00'

LEGEND:

- FOUND REBAR WITH YELLOW CAP NO. 12043
- FOUND REBAR WITH YELLOW CAP NO. 30102
- FOUND REBAR WITH RED CAP NO. 23518
- FOUND REBAR WITH NO CAP
- FOUND REBAR WITH ALUMINUM CAP "C.D.O.H."
- SET REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"

Gap left by platting of north bndy of Morning Sun Drive Subdivision Exemption

ADDRESS:

UNASSIGNED ON ALPINE MEADOWS DRIVE
WOODLAND PARK, COLORADO

0' 60' 120'

SCALE: 1" = 60'
JOB NO.: 41055
FEBRUARY 1, 2021
PAGE 2 OF 2

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

BRECKEN HEIGHTS

CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

PRELIMINARY PLAT/SITE PLAN

(202006142) SUB2020-02 SPR2020-03 (202006143)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID SECTION 30; THENCE N00°09'36"E ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 30 1315.64 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT OF BEGINNING BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORDED MARCH 12, 1973 IN DRAWER 9 CARD 1008 OF SAID TELLER COUNTY RECORDS; THENCE N00°09'36"E ALONG THE SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 30 AND ALONG THE EAST LINE OF THE AFOREMENTIONED TRACT RECORDED IN DRAWER 9 CARD 1008, 1100.00 FEET; THENCE S68°42'09"W 818.37 FEET TO A POINT ON THE NOW EXISTING COLORADO STATE HIGHWAY NO. 24, NORTHEASTERLY RIGHT OF WAY LINE; SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE S04°57'04"E 167.95 FEET; (2) THENCE S29°37'30"E 225.10 FEET, (3) THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°19'39" A RADIUS OF 1687.10 FEET FOR AN ARC LENGTH OF 539.66 FEET (THE CHORD TO SAID CURVE BEARS S35°30'42"E 537.37 FEET); THENCE S89°34'58"E 321.51 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTIONS CONTAINED IN THE SUBDIVISION EXEMPTION OF MORNING SUN DRIVE RECORDED MAY 2, 2001 AT RECEPTION NO. 517705.

COUNTY OF TELLER, STATE OF COLORADO

SAID TRACT CONTAINS 13.089 ACRES, MORE OR LESS

APPROVAL CONDITIONS AND RESTRICTIONS

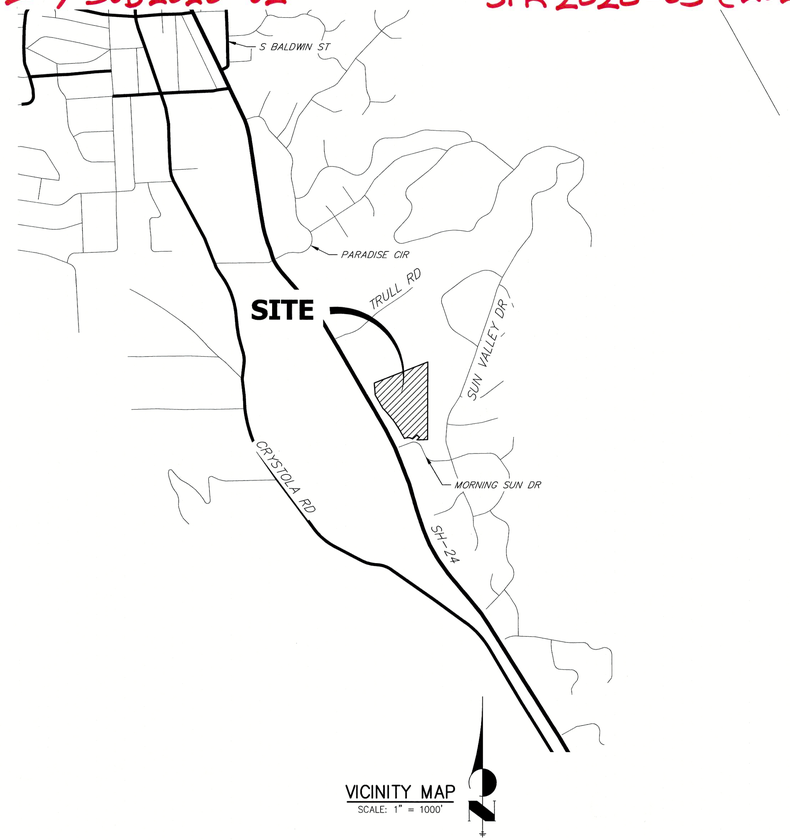
1. PURSUANT TO MC §17.52.010, GIVEN THE SITE TOPOGRAPHY AND FINDING NO DETRIMENT TO THE PUBLIC GOOD AND IN KEEPING WITH THE INTENT OF THE COMPREHENSIVE PLAN, APPROVAL OF THIS PRELIMINARY PLAT AUTHORIZES THE FOLLOWING VARIANCES:
   - A. A 10 FOOT VARIANCE FROM MC §17.40.140 (FROM 50 FEET TO 40 FEET FOR THE MINIMUM WIDTH OF A LOCAL ROAD ROW COMPLETE WITH CURB AND GUTTER); AND
   - B. A VARIANCE OF MC §17.40.220 (FROM 40 FEET OF LOT FRONTAGE TO SOME NUMBER LESS THAN 40 FEET (AS DEPICTED ON THE PRELIMINARY PLAT) FOR LOT 1B, 2A, 10B, 11A&B, 12-14A&B.
2. THE FIRST FINAL PLAT TO BE CONSIDERED SHALL INCLUDE:
   - A. A DEDICATION STATEMENT FOR THE 10 FOOT WIDE PUBLIC TRAIL EASEMENT IN TRACT C;
   - B. A DEDICATION STATEMENT FOR THE BRECKEN COURT;
   - C. A DEDICATION STATEMENT FOR THE PUBLIC PARK (TRACT B);
   - D. A DRAFT OF THE COVENANTS FOR THE SUBDIVISION, INCLUDING THE ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION, AND A PROHIBITION ON OUTBUILDINGS IN SETBACKS ALONG THE EASTERN BOUNDARY OF THE SUBDIVISION;
   - E. A NOTE OUTLINING THE WILDFIRE MITIGATION REQUIREMENTS.
3. PRIOR TO INSTALLATION OF ANY INFRASTRUCTURE, THE APPLICANT SHALL SUBMIT AND RECEIVE APPROVAL OF A ZONING DEVELOPMENT PERMIT FOR INFRASTRUCTURE SHOWING COMPLIANCE WITH ALL ZONING AND ENGINEERING STANDARDS AND CDOT CONDITIONS AND WHICH SHALL INCLUDE:
   - A. FINAL UTILITY PLAN WITH PROFILES FOR ALL WATER, STORM AND SEWER SYSTEMS; SANITARY SEWER PROFILE FOR THE SEWER MAIN AND SERVICE LINES; A FIRE FLOW ANALYSIS FOR ALL WATER MAIN LINE EXTENSIONS; SNOW STORAGE IN THE NORTHERN CUL-DE-SAC THAT AVOIDS DRIVEWAYS AND UTILITIES;
   - B. FINAL GRADING AND EROSION CONTROL PLAN FOR THE DISTURBED AREA;
   - C. FINAL STREET PLAN WITH PROFILES, CURB AND GUTTER, SIDEWALK, ETC.;
   - D. FINAL DRAINAGE PLAN AND REPORT;
   - E. STATE WATER MANAGEMENT PLAN;
   - F. CDOT APPROVED FINAL TRAFFIC REPORT, ACCESS PERMIT AND WAIVER;
   - G. FINAL WILDFIRE MITIGATION PLAN FOR THE ENTIRE 13 ACRE TRACT INDICATING WHAT TREES ARE TO BE PRESERVED AND WHAT TREES ARE TO BE REMOVED OR LIMBED AND ANY OTHER MITIGATION STRATEGIES. THE PLAN SHALL STATE THAT AT LEAST "TRACT B AND THE RESIDENTIAL SUBDIVISION SHALL BE MITIGATED PRIOR TO ACCEPTANCE OF ANY ROAD OR PARK BY THE CITY."
   - H. ALL APPLICABLE DEVELOPMENT IMPACT FEES.

APPROVAL

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT/SITE PLAN WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK, PLANNING DEPARTMENT, BY THE CITY OF CITY OF WOODLAND PARK PLANNING COMMISSION ON 7-23 2020, AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY THE CITY COUNCIL HELD ON 8-20, 2020.

2-22-2021
DATE

Lor Dellow, AICP
CITY PLANNER
CITY OF WOODLAND PARK



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

1 – COVER SHEET
2 – PRELIMINARY PLAT & SITE PLAN
3 – PRELIMINARY GRADING PLAN
4 – PRELIMINARY UTILITY PLAN
5 – SLOPE EXHIBIT
6-7 – LANDSCAPE PLAN
8-12 – ARCHITECTURAL ELEVATIONS

SITE DATA

OWNER (CONTINGENT)/DEVELOPER:	BRECKEN HEIGHTS, LLC 602 W MIDLAND AVE WOODLAND PARK, CO 80863 719-687-3357
LIMITS OF DISTURBANCE AREA:	6.0 ACRES
AREA WITHIN MFS ZONE:	9.83 ACRES
AREA WITHIN CC ZONE:	3.26 ACRES
SCHEDULE OF DEVELOPMENT:	SPRING 2021
CURRENT ZONING:	MULTI-FAMILY SUBURBAN (MFS) / COMMUNITY COMMERCIAL (CC)
EXISTING USE:	VACANT
PROPOSED USE:	DUPLEX HOMES NUMBER OF UNITS: 16 NUMBER OF HOMES: 32 DENSITY: 32 DU / 9.83 AC = 3.26 DU/AC
IMPERVIOUS AREA: NEW:	EXISTING: 0 SF 117,112± SF
MAX BUILDING HEIGHT:	30-FEET FOR PRIMARY STRUCTURE
SETBACKS:	FRONT & REAR: 25' MIN FROM FRONT YARD SIDE YARD: 8' MIN EXCEPT WHERE 2 STRUCTURES SHARE 0' LOT LINE 0' LOT LINE: 20' BETWEEN DWELLING UNITS 18'
ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 719-630-0559
SURVEYOR:	ROCKY MOUNTAIN LAND SERVICES 4465 NORTHPARK DRIVE, SUITE 303 COLORADO SPRINGS, CO 80907 719-630-0559

Tract A :

PARKING DATA

FORMULA:	MULTI-FAMILY SUBURBAN	
REQUIRED:	2/UNIT =	64
PROVIDED:	DRIVEWAY & GARAGE =	128

NOTES

1. THE DEVELOPMENT WILL CONSIST OF 16 DUPLEX UNITS (32 HOMES) ON INDIVIDUAL 3,000 SQ.FT. (MINIMUM) LOTS. EACH LOT WILL HAVE 31 FT. BY 65.5 FT HOME, PRIVATE LANDSCAPING, DRIVEWAYS AND OTHER SITE IMPROVEMENTS. > Tract A
2. BRECKEN COURT IS A PROPOSED A 40 FT. WIDE PUBLIC ROW WITH CURB AND GUTTER / SIDEWALKS WHERE SHOWN AND HAS A 10 FT. PUBLIC UTILITY EASEMENT ON EACH SIDE.
3. THREE (3) TRACTS ARE PROPOSED; TRACT A IS PRIVATE OPEN SPACE TRACT OWNED AND MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION; TRACT B WILL BE DEDICATED TO THE CITY PARKS DEPARTMENT; TRACT C (CC ZONED LAND) IS RESERVED FOR FUTURE DEVELOPMENT CONSISTENT WITH CC ZONING.
4. THE APPLICANT WILL GRADE A 8 FT. WIDE TRAIL WITHIN THE PARK SITE THAT CONNECTS TO MORNING SUN PARKLAND AND THE EXISTING SIDEWALK ALONGSIDE HIGHWAY 24.
5. PUBLIC SANITARY SEWER, WATER LINES AND FIRE HYDRANTS WILL INSTALLED IN THE ROW OR DEDICATED EASEMENTS.
6. PRIVATE STORM SEWER LINES AND INLETS WILL BE INSTALLED TO DIRECT STORMWATER TO A PROPOSED PRIVATE FULL SPECTRUM DETENTION POND AS SHOWN.
7. A PRIVATE FULL SPECTRUM DETENTION POND FOR BRECKEN HEIGHTS WILL BE CONSTRUCTED ON BOTH TRACT A AND C AND WILL OWNED AND MAINTAINED BY THE HOA.
8. EASEMENTS WILL BE DEDICATED FOR: THE PROPOSED WATER LINE CONNECTION FROM BRECKEN HTS TO THE EXISTING WATER MAIN IN HWY. 24; PRIVATE POND; THE PARK TRAIL CONNECTION TO THE HWY. 24 SIDEWALK.
9. DEVELOPER IS UNDECIDED IF A MONUMENT SIGN IDENTIFYING THE SUBDIVISION IS WARRANTED. IF A SIGN BECOMES NECESSARY, IT WILL BE THROUGH A SEPARATE APPLICATION.
10. THE PROJECT WILL COORDINATE WITH THE POSTAL SERVICE TO INSTALL A CLUSTERED MAILBOX STRUCTURE.

OWNER'S SIGNATURE

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

2/17/21
DATE

OWNER(S)

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

2/15/21
DATE

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BRECKEN HEIGHTS LLC
620 W MIDLAND AVE
WOODLAND PARK, CO 80863
ATTN: MARCK MCNAB
719-687-3357
MARKMCNAB@GMAIL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
	SUB2020-02		
	SPR2020-03		

H-SCALE	N/A	DESIGNED BY	RPD	CHECKED BY
V-SCALE	N/A	DRAWN BY	RPD	
DATE	02/15/21			

BRECKEN HEIGHTS

COVER SHEET

SHEET 1 OF 12

JOB NO. 25198.00

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BRECKEN HEIGHTS
PRELIMINARY PLAT & SITE PLAN

LOT 2
MORNING SUN SOLAR COMMUNITY
FILING NO 2
RESIDENCE

LOT 1
MORNING SUN SOLAR COMMUNITY
FILING NO 2
RESIDENCE

EX PROPERTY LINE (TYP)

LOT 61
MORNING SUN SOLAR COMMUNITY
FILING NO 1
PARK

EX 1' DEEP GRASS SWALE

EX OVERHEAD ELECTRICAL (TYP)

1' DEEP GRASS SWALE

SITE BOUNDARY (TYP)

LOT 1
SUBDIVISION EXEMPTION
OF MORNING SUN DRIVE
REC. NO. 517705
OFFICE BUILDING

PROPERTY LINE (TYP)

25.00' SETBACK–SITE BOUNDARY

28.50' BLDG–SITE BOUNDARY

16.76' BLDG–SITE BOUNDARY

18.19' BLDG–SITE BOUNDARY

18.00' BLDG–BLDG

18.00' DRIVE WIDTH

31.50' DRIVE LENGTH

25.00' ROW–SETBACK

26.00' ROW–BLDG

10.00' ESMT

40.00' ROW

24.00' LIP–LIP

5.00' SIDEWALK

BRECKEN COURT

ROAD ℄ (TYP)

N41°26'22"W 50.00'

END SIDEWALK

N48°33'38"E 47.00'

CLUSTERED MAILBOX UNITS

EX R.O.W. TO BE
RE–PLATTED

EX SIGN "ONE WAY DO NOT ENTER"

END SIDEWALK

8.00' TRAIL CONNECTION

FL R24.17'

FL R42.83'

ROW R50.00'

SNOW STORAGE

20.00' DRIVE WIDTH

END SIDEWALK

SNOW STORAGE

CS TYPE 5
6" MOUNTABLE C&G (TYP)

R100.00'

S48°33'38"W 86.53'

R24.00'

END SIDEWALK

MORNING SUN DR
50' ROW

TRACT A'

20.00' DRIVE LENGTH

65.50' (TYP)

62.00' (TYP)

FENCE

8.00' GRAVEL TRAIL

PRIVATE FULL SPECTRUM DETENTION POND

LOT 1
MORNING SUN BUSINESS PARK
OFFICE BUILDING

EX 50.00' ROW
(PUBLIC)

EX 4.84' SIDEWALK

EX SIGN "SPEED LIMIT 20" &
"NO PARKING"

EX HYDRANT (TYP)

POND EASEMENT

100YR

TRACT A

EX ZONING BOUNDARY (TYP)

TRACT C

EX CULVERT

EX SIGNALIZED INTERSECTION

5.00' TRAIL

EX OVERHEAD ELECTRICAL (TYP)

EX POWER POLE (TYP)

UNPLATTED PARCEL
OWNER: ROMBERG, LORI R & DAVID E
FUTURE RESIDENCE

N88°32'27"E 817.87'

TRACT B

EX SWALE (TYP)

SITE BOUNDARY (TYP)

PICNIC TABLE (TYP)

10.00' EASEMENT
FOR TRAIL

EX 7.82' SIDEWALK

EX CULVERT

HWY 24

EX SWALE (TYP)

Know what's below.
Call before you dig.

40 20 0 40
ORIGINAL SCALE: 1" = 40'

PRELIMINARY PLAT/SITE PLAN
BRECKEN HEIGHTS
JOB NO. 25198.00
02/15/21
SHEET 2 OF 12

J·R ENGINEERING
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