



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, July 14, 2020 8:00 AM
Online Meeting (instructions below)**

A G E N D A

- I. Meeting Call to Order.
- II. Roll Call of Commission Members.
- III. Town Hall Meeting (time for anyone from the public to speak about items not on the agenda)
- IV. Minutes for Review: June 23, 2020.
- V. Conflicts of Interest.
- VI. Action Items:
 - A. Preliminary Plat – Lakota Reserve – continued from June 23rd
 - B. Preliminary Plat – Northwoods at Lakota – continued from June 23rd
- VII. Planning Commission Items for Discussion:
 - A. UDC – Table 3-A-3 Residential Districts and Table 3-A-5 Nonresidential and Mixed Use Districts.
- VIII: Staff Update

Online Meeting Log-In Instructions – See next page

Computer Log-In Instructions

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Password: 401506

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Public Hearing Process

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**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, June 23, 2020 8:00 AM**

MINUTE

- I. The meeting is called to order at 8:00 am.
- II. Roll Call indicated present Chairman Brad Holzwarth, Commissioners Dave Barker, Doug Robbins, George Stevens, Roger Kish, and Jonathan Larson are present. Community Development Director James Shockey and Town Planner Hugh Bell are also present.
- III. Town Hall Meeting. No one comes forward.
- IV. Minutes for Review: June 9, 2020. Commissioner Larson makes a motion to approve the minute. Commissioner Stevens seconds. The minute is approved 6, 0.
- V. Conflicts of Interest. None.
- VI. Action Items:
 - A. Residential Design Review – 212 Lakota Park Drive

Town Planner Bell makes a presentation. The project consists of an addition to a single-family home. The applicants intent to add an interior great room and relocate the exterior deck. Planner Bell indicates that all the paperwork has been submitted: HOA letter of approval, material/color board and, lighting sheet (the applicant is going to move the existing fixtures and they are dark-sky compliance). Finally, Planner Bell tells the Planning Commission that the Staff is satisfied with landscape plan, site plan/building elevations, setbacks, coverage and erosion/drainage plan. Staff recommends the approval of the addition with the following conditions:

- Any disturbed areas on the site need to be revegetated with an appropriate seed mix.
- Approved drainage and erosion control need to be in place prior to and during site preparation and construction and through successful revegetation.

Director Shockey informs the Commission that the applicant is not present.

There are no questions from the Commissioners to Staff.

Commissioner Robbins makes a motion to approve the addition. Commissioner Barker seconds. The design review is approved 6, 0.

- B. Final Plat – Lake Trail Townhomes

Planner Bell makes a presentation for this final plat application. Planner Bell makes a summary of the project overview. This information was provided to the Commissioners in the electronic packet.

Staff received two comments, one from Mountain Parks Electric and one from JVA. Planner Bell gives the Planning Commission an outline of both comments. Basically, there are concerns about the storm drainage and the proximity of the landscape wall to the proposed transformer. Planner Bell reads the conditions that need to be addressed before sending the documents to Town Council:

- The applicant needs to update the 560 Lake Trail Final Plat according to the redlined version.
- The applicant needs to address all comments made by the Town Engineer.
- The applicant needs to submit a 'will-serve' letter from the trash management company.
- The applicant needs to notify CGS of any changes to FR Engineering's designs and copy staff on any and all correspondence.

Planner Bell then moves to the miscellaneous items to be resolved at the time the plat is being recorded.

Finally, Staff recommends approval with the conditions listed above before Town Council review and recording.

Director Shockey adds that the project is subject to open space dedication. This has been included in the report.

The applicant, Charles Moore is willing to answer any questions. No one comes forward.

Director Shockey states that a final plat does not require a public hearing.

Commissioner Kish makes a motion to approve this final plat with conditions adding the open space dedication Director Shockey mentioned. Commissioner Larson seconds.

The final plat is approved 5, 1.

C. Final Development Plan – Rendezvous at Winter Park 1st Amendment

Director Shockey mentions there is a request from Rendezvous at Winter Park to make an amendment. The development plan was first approved in 2008. Director Shockey presents a background of this process. Director Shockey points out that there were some items that did not meet certain requirements. There is a list in the Staff report that was sent to the Commissioners.

Mr. Jeff Vogel, representing Rendezvous at Winter Park, comes forward. The intent is to amend the FDP to allow for additional residential housing types. Mr. Vogel gives some background. Mr. Vogel also mentions a shift in the market and now more people want to move full time to the area as primary owners. This means that it is necessary to design smaller residential units in square footage and that do not require a lot of maintenance.

Then, Mr. Vogel shows the site plan on the screen and explains how this amendment would be beneficial. He also mentions different types of products: townhomes, paired cabins, 3,000 sq. ft. cabins (approximately) and 1,800 to 2,200 sq. ft. attached cabins. They are also reevaluating the site plan. Mr. Vogel thinks that the more diversification, the better in terms of revenue and accommodating the residents. This design takes into account the open space and the trail system.

Mr. Vogel mentions that, since the lots are getting smaller, they are proposing to adjust the setbacks accordingly due to the more compact nature of the residential units. However, for the larger lots, they will keep the regular setbacks. The building height will be kept. There is a discussion about the front setbacks

and keeping the design proportionated.

Then, there is a discussion about the frontage. The proposed frontage is 50 ft., building coverage and the building separation.

Director Shockey shows the amendments that have been done (yellow color). He makes a short comment about the main amendments. He also goes over the definitions and zoning regulations for this proposed project. He points out that there is not a clear definition in the FDP about single family dwelling vs single family attached vs multifamily. The Staff referred to the UDC, which is in the draft state, to look for those definitions. Director Shockey shows on the screen the definitions in red color.

Next, there is a discussion about the definition of condominium-hotel. For Commissioner Kish there is a difference in the operations. Chairman Holzwarth asks how to make a differentiation in the building per se. Some of the aspects that were discussed are nightly rentals, food and beverage on site, a front desk, and the role of an HOA running the condominium, if an HOA would be even suitable to operate a condominium-hotel. There is also a discussion about the length of the rentals and services as housekeeping. Director Shockey shows the definition of condominium hotel on the screen. Director Shockey looks up for the definition of condominium-hotel and reads it to the Commissioners. Commissioner Bakers thinks that the advantage of a condominium-hotel is that there is a manager in charge 24/7.

Chairman Holzwarth talks about the covenant and regulations for condominiums, for example, in a regular condominium building, each individual could use his or her unit as a short-term rental unit and not be considered a condominium-hotel. Mr. Vogel mentions that some big hotel chains have similar programs in which they regulate the operations, not an HOA. There is a discussion about the type of ownership and amenities.

There is also a discussion about the lot frontage according to the UDC. Director Shockey mentions that there is possibility of reducing the frontage of it if an attached unit. Although there is no minimum frontage required, it is necessary to establish one from the practical point of view. Commissioner Kish would like to set a minimum in order to avoid 10ft frontage townhomes. Mr. Vogel agrees and adds that the parking regulations will help to determine a reasonable frontage.

Chairman Holzwarth asks each one of the Commissioners their opinion about the 20 ft. frontage.

No public comments received.

Commissioner Kish makes a motion to approve the changes as stated in the staff report. Commissioner Larson seconds. The motion is approved 6, 0.

D. Preliminary Plat – Lakota Reserve

Planner Bell makes a presentation based on the contents of the electronic packet sent to the Commissioners. Planner Bell goes over the development improvement agreement, the agency comments, and the public comments. There is a letter sent by Steve Smith asking for clarification of the proposed changes.

Planner Bell informs the Commission that they are currently working in a red-marked print to be sent to the applicant after the Planning Commission review. Finally, Planner Bell says that applicant needs to submit an executed DIA with cost estimates along with final stamped engineered plans, taxes certificate,

a digital copy of the approved plat along with a 14" X 18" copy and, a Statement of Authority. Planner Bell tells the Commission that if they are satisfied, Staff recommends approval with these conditions:

- The applicant needs to address all comments made by the Town Engineer.
- The applicant needs to address all comments made by AECOM on behalf of Winter Park Water and Sanitation District.
- The applicant needs to address the comment made by Xcel Energy.
- The applicant needs to update the Preliminary Plat according to the redlined version from Town Staff.

This project is subject to school impact fees.

The applicant, Mr. Todd Mohr is present. Mr. Mohr begins giving a brief overview of the project. Mr. Mohr explains to the Commission how they are planning on subdividing the lot in order to build residential units in the future and the type of units they would like to build. He also talks about building coverage. Mr. Mohr is using some maps on the screen to better illustrate his proposal. One of the main components is the expansion of Reserve Way to give access to the building sites.

Mr. Mohr talks about a conversation he had with East Grand Fire Protection District about the length of the road and the relocation of two hydrants. He also mentions a 21 ft. utility easement back in 2005. Additionally, they are also working on addressing the comments from Winter Park Water and Sanitation District. Mr. Mohr also speaks about the footing and foundation of the existing units on the site.

There is also mention of the geo-technological study of the soil and pavement. Mr. Mohr concludes that they are working on addressing the different agencies comments.

Planner Bell talks about plat notes and some minor errors that need to be corrected. The Staff will send those to the applicant. Director Shockey adds that needs to send it to the Legal Counsel for review and approval.

Commissioner Kish says he would like to see the changes in writing, as well as the easement outline. There is also a discussion about the ROW and snow storage

The applicant is asking for continuance for the next meeting in order to have more time to make the changes.

Commissioner Barker brings to the Commission attention the letter that was sent by a neighbor. He just wants to make sure this letter is taken care of.

Chairman Holzwarth opens the public comments section. Ms. Alison Lipman states that her comment was addressed .

No more comments.

Commissioner Kish makes a motion to continue this request on July 14th, 2020. Commissioner Barker seconds. Motion to continue this request is approved 6, 0.

E. Preliminary Plat – North Woods at Lakota

Planner Bell begins by giving an outline of the Staff report to the Commission. The applicant would like to continue this for the July 14th, 2020 meeting in order to finish making the necessary adjustments.

Chairman Holzwarth opens the public comments period. None comes forward.

Mr. Mohr talks about the red line version.

Commissioner Stevens makes a motion to continue on July 14th, 2020. Commissioner Kish seconds. Motion to continue is approved 6, 0.

VII. Planning Commission Items for Discussion:

A. Director Shockey says there are not comments.

VIII: Staff Update

Director Shockey tells the Planning Commission that the next meeting is an in-person meeting if possible. He also mentions that there are several applicants who would rather to be present physically. Of course, the Staff will be taking precautions to avoid the spread of COVID-19.

Commissioner Robbins makes a motion to adjourn the Planning Commission meeting. Commissioner Stevens seconds. Motion to adjourn the meeting 6, 0.

Upon a previously adopted motion, the Planning Commission meeting is adjourned at 9:26 a.m.

MEMO

TO Planning Commission
FROM Hugh Bell, Planner
THRU James Shockey, Community Development Director
DATE July 14, 2020
RE Preliminary Plat Continuance – The Reserve at Lakota Park Subdivision

Note: at the June 23, 2020 Planning Commission hearing, PMWP, the applicant, requested a continuance for the Preliminary Plat. Items that have since changed from the original application appear in red.

Background:

This is a new preliminary plat application on Subdivision Exemption No. 6, according to the subdivision exemption recorded April 24, 2020 at Reception No. 2020-003111 in the records of Grand County. Through the subdivision process, the applicant, PM Winter Park LLC, proposes subdividing the existing “super” lot, Lot 99, to create 14 smaller lots. The proposal also includes (i) extending and realigning Tract 3 in order to create an extended roadway providing access to eight (8) multifamily residential units located on the proposed Lots 99-G, 99-I, 99-K and 99-M, which shall turn into a shared driveway (i.e. Tract 3A) for the use of two (2) multifamily residential units located on the proposed Lots 99-I and 99-K, (iii) vacating a portion of the existing utility easement recorded at Reception No. 2007011752 in the Grand County, Colorado public records, and (iv) creating new easements for retaining wall improvements within Tract D Open Space. The resulting lots would be available for either multifamily residential use or single-family residential use.

The property is ~~3.828~~ **3.813** acres and presently contains two buildings under construction on Lots 99A, 99B, 99C, and 99D.

Project Overview:

The property at Reserve Way is bound by Arrow Trail to the south; Lakota Park Drive to the east and north; and the Dreamcatcher at Lakota subdivision to the west.

According to Kumar & Associates Inc., the project’s geotechnical engineer, the site has steep topography, and the roadways and utility infrastructure for the project were installed in 2010.

Vegetation at the site generally consists of grasses and weeds with scattered conifer trees.

Development Improvements Agreement:

All improvements (water, sewer, roadway, landscaping, drainage/erosion control, etc.) associated with the proposed project are required to be guaranteed (120%) through a Development Improvements Agreement (DIA). The applicant has provided cost estimates for said improvements (see attached) but the numbers will need to be revised after the applicant has finalized the construction plans.

- Applicant shall provide an executed DIA with cost estimates along with final stamped

engineered plans for all applicable improvements prior to acceptance of any DIA and subsequent site disturbance.

Review Agency Comments:

Colorado Geological Survey

Jill Carlson, Engineering Geologist with the Colorado Geological Survey (CGS) responded to the referral in a letter dated June 10, 2020. In that letter CGS recommends a detailed geologic reconnaissance and subsurface exploration to identify areas of potential instability, characterize slope stability conditions, and provide site-specific information and engineering parameters for repairing/reconstructing retaining walls, and stabilizing slopes to ensure long-term stability and minimize erosion. See attached letter for all comments.

- Applicant shall address all comments made by the Colorado Geological Survey in the letter dated June 10, 2020.

Denver Water

Jessica Barbier, Design Project Manager FA at Denver Water, responded to the referral in a letter dated June 10, 2020. In that letter she expressed no objection to the proposed plat.

East Grand School District

Frank Reeves, Superintendent for the East Grand School District, responded to the referral in an email dated May 8, 2020. He stated that the District wants to ensure all Money in Lieu of Land agreements have been paid, or will be paid, on the development. See attached letter for detail.

- Applicant shall ensure Money in Lieu of Land agreements are paid to East Grand School District.

Mountain Parks Electric

Jean Johnston, Senior Staking Engineer / R.O.W. Specialist at Mountain Parks Electric, responded to the referral in an email dated May 22, 2020. In that email she stated that the preliminary plat should be adequate.

Town Engineer

Sam Redfield, Senior Project Engineer for JVA Inc., responded to the referral in a letter dated June 16, 2020. In that letter he recommended addressing comments provided by Colorado Geological Survey, ensuring adequate ground surface drainage, and ensuring that maximum grades are consistent with geotechnical recommendations, or are provided additional slope stability recommendations by the geotechnical engineer, among other items. See attached letter for all comments.

- Applicant shall address all comments made by the Town Engineer in the letter dated June 16, 2020.

Winter Park Water and Sanitation District

Bill Wemmert of AECOM, on behalf of the Winter Park Water and Sanitation District (WPWSD), responded to the referral in a letter dated May 22, 2020. In that letter he expressed concern about the need for detailed information on the phasing plan for the proposed water and sewer pipelines and services, about the utility easement width being narrower than adequate to

properly maintain the water and sewer infrastructure, and how the retaining wall at Lakota Park Drive will be constructed for maintenance or replacement of water and sewer pipelines, among other comments. See attached letter for all comments. Mr. Wemmert responded in a later letter dated July 8, 2020. In that letter he included updated engineering comments and expressed concern about the inadequate width of the 21' utility easement and provided several possible approaches to mitigate that narrow easement. In an email dated July 8, Kent Bosshard, District Manager for WPWSD, requested written responses to the May 22 and July 8 letters.

- Applicant shall address all comments made by AECOM on behalf of WPWSD in the letter dated July 8, 2020.
- Applicant shall provide written responses to the May 22 and July 8 letters.

Xcel Energy

Kathleen Jacoby, Designer for the Mountain Division, responded to the referral in an email dated May 20, 2020. In that email she expressed that if a grade is changed, an application to Xcel will need to be made to adjust for the proper depth of 36".

- Applicant shall address the comment made by Xcel in the email dated May 20, 2020.

Letters were sent to the following agencies, but comments were not received prior to the deadline –

- Century Link
- Colorado Division of Wildlife
- Comcast
- East Grand Fire Protection District #4
- Grand County Assessor
- Grand County Planning Department
- Headwaters Trails Alliance
- Public Works Department
- US Army Corps of Engineers
- US Forest Service

If the Commission feels comments should be received from any of the above listed agencies, the applicant would be responsible for obtaining those letters prior to Final Plat review.

Public Comments:

Staff sent notice to adjacent property owners on May 18, 2020. One comment has been received as of July 10.

Steve Smith, of 845 Arrow Trail, requested clarification about the proposed changes, including the setback along his driveway, and expressed desire for beautification of the retention pond installed by the last developer. See attached letter for full details.

Plat:

Staff is preparing a red-marked print for the proposed Preliminary Plat that will be presented to the applicant after Planning Commission review.

- Applicant shall update the Preliminary Plat per the redlined version from Town Staff

dated June 30, 2020. This condition has been partially met. The plat note that Winter Park Water and Sanitation District requested from their May 22, 2020 letter is absent.

Miscellaneous:

- Applicant shall provide an executed DIA with cost estimates along with final stamped engineered plans for all applicable improvements prior to acceptance of any DIA and subsequent site disturbance.
- A Certificate of Taxes, shown to be paid in full from the County Treasurer, shall be provided for the subject property.
- A digital file of the approved plat must be submitted. The digital file shall be in a format acceptable to the Town's System. Requirements for digital submittal can be obtained from the Town's Planning Division.
- A 14"x18" 911 Address Plat shall be provided.
- ~~This proposed project is subject to school impact fees.~~ School impact fees were paid for all 110 lots in the Central Village at Lakota that were proposed at the time of original platting.
- A Statement of Authority shall be provided for those signing the Final Plat for PMWP, LLC.

Recommendation:

If the Commission is satisfied with the Preliminary Plat, staff recommends approval with the following conditions:

Conditions Prior to Final Plat Review

1. Applicant shall address all comments made by the Town Engineer in the letter dated June 16, 2020.
2. Applicant shall address all comments made by AECOM on behalf of WPWSD in the letter dated July 8, 2020.
3. Applicant shall provide written responses to AECOM's May 22 and July 8 letters.
4. Applicant shall address the comment made by Xcel in the email dated May 20, 2020.
5. Applicant shall update the Preliminary Plat per the redlined version from Town Staff dated June 30, 2020.



Michael J. Repucci
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Direct Dial: (303) 546-5617

April 28, 2020

Via Email (jshockey@wpgov.com)

Mr. James Shockey
Community Development Director
Town of Winter Park
50 Vasquez Road
Winter Park, Colorado 80482

*Re: The Reserve at Lakota Park Subdivision (the “**Subdivision**”); Preliminary Subdivision Plat Submittal*

Dear James:

On behalf of PM Winter Park LLC, a Colorado limited liability company (“**Applicant**”), I am pleased to submit this application (the “**Application**”) and supporting material, as required under Chapter 8 of the Town Code of Winter Park, Colorado (the “**Town Code**”) to obtain approval of the Preliminary Plat for the Subdivision.

The proposed subdivision is to be located on lands currently zoned in accordance with the P-D (R-2) zone district. Through the subdivision process, Applicant proposes (i) subdividing the existing Lot 99, Lakota Park Subdivision Exemption No. 6 recorded contemporaneously with submittal of this Application (“**Exemption No. 6**”) to create fourteen (14) smaller lots by adding new lot lines, (i) extending and realigning Tract 3 in order to create an extended roadway providing access to eight (8) multifamily residential units located on the proposed Lots 99-G, 99-I, 99-K and 99-M, which shall turn into a shared driveway (i.e. Tract 3A) for the use of two (2) multifamily residential units located on the proposed Lots 99-I and 99-K, (iii) vacating a portion of the existing utility easement recorded at Reception No. 2007011752 in the Grand County, Colorado public records, and (iv) creating new easements for retaining wall improvements within Tract D Open Space. The resulting lots would be available for either multifamily residential use or single family residential use.

To assist you and the Town’s Planning Department with your review of this Application, we have arranged the attached material as follows:

- A. Attached to this application, as Exhibit A is a copy of the proposed preliminary plat of the Subdivision (the “**Preliminary Plat**”). The Preliminary Plat has been prepared in accordance with the provisions of Section 8-2-3A of the Town Code regarding conformity to actual development plans, scale, size, and vicinity map.

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B. The following are our responses to each of the requirements of Section 8-2-3B of the Town Code (which appear in italics):

1. *Proposed name of the subdivision.*

The proposed name of the subdivision is “The Reserve at Lakota Park Subdivision.”

2. *Location of the Subdivision as part of some larger subdivision or tract of land and by reference to permanent survey monuments with a tie to a section corner or a quarter-section corner, or a sixteenth-section corner.*

This information is depicted on the Preliminary Plat.

3. *Names and addresses of the subdivider, the engineer or designer of the subdivision, and land surveyor (who shall be licensed by the Colorado state board of examiners for engineers and land surveyors).*

This information with respect to the surveyor is depicted on the Preliminary Plat. The address for Wohnrade Civil Engineers, Inc. (engineer) is 11582 Colony Row, Broomfield, Colorado 80021. The address for BHH Partners (designer) is 160 E. Adams Ave., Breckenridge, Colorado 80424.

4. *Total acreage of the subdivision and tabulation of acreage in parks, parking, snow storage, open areas, commercial land, residential lots, single- and multi-family lots and all other uses of the land with their respective percentages of the total area.*

This information is depicted on the Preliminary Plat.

5. *Date of preparation, scale, and north sign (designated as true north).*

This information is depicted on the Preliminary Plat.

6. *Topographic map shall be based on USGS datum, USGS bench mark locations and elevations provided by the town. Contour intervals shall be two feet (2'). Note: The same interval is to be used throughout the subdivision and must be clearly indicated on the plat. There shall be at least two (2) bench marks on the site which shall not be disturbed during construction. Location, description and elevation of said bench marks shall appear on the plat (maximum error allowed in setting or establishing bench marks is: plus one-tenth [+1/10] distance in*

miles). Subdivision or tract of land shall be tied to a section corner, quarter-section corner or sixteenth-section corner.

This information is shown on the Preliminary Plat and the civil engineering plans prepared by Wohnrade Civil Engineers, Inc. dated April 24, 2020, consisting of 15 pages labeled as Sheets 1-15, attached hereto and incorporated herein as Exhibit B (the “**Engineering Documents**”).

7. *A storm drainage plan shall be prepared in accordance with the storm drainage provisions of the design standards. Designation of areas subject to periodic flooding and the volume of water during such floods and drainage conditions on the tract; location and extent of watercourses; low areas subject to inundation; perpetual drainage easements; percentage of total site to be devoted to impervious cover; and the percentage of total site that has a slope of thirty percent (30%) or greater.*

This requirement is not applicable per staff. However, in support of its Application, Applicant submits the Engineering Documents, which depict (i) site grading, (ii) road and drive slopes, (iii) curb, gutter and valley pans, and (iv) other proposed surface drainage features necessary to handle site drainage, seasonal runoff and storm water.

8. *Other conditions or features on the tract; natural hazards such as steep slopes, unstable conditions, avalanche areas; rock or landslides, highly erosive soils or other geological hazards; rock outcrops, wooded areas, isolated preservable trees; existing buildings and other significant features.*

This information is contained in the Engineering Documents and in the geotechnical engineering report dated May 10, 2019 prepared by Kumar & Associates, Inc., attached hereto and incorporated herein as Exhibit C (the “**Geotechnical Report**”).

9. *Evidence to establish that, if a public sewage disposal system is proposed, provision has been made for such system, and if other method or methods of sewage disposal are proposed, evidence that such systems will comply with state and local laws and regulations which are in effect at the time of submission of the preliminary plat or final plat; where septic tanks and drain fields are used, percolation tests will be taken on every lot; these tests will be submitted to the Colorado state health department prior to submitting for preliminary approval.*

This information is contained in the Engineering Documents.

10. *The names of abutting subdivisions and the names and addresses of the owners of abutting property, including recording date and number, zoning on and adjacent*

to the subdivision. Location and principal dimensions for all existing streets (including name), easements, watercourses, and other conditions on adjacent land: for the first two hundred feet (200') from the subdivision boundary, approximate direction and quadrant of ground slope, including any embankments or retaining walls; location and character of nearby land uses and buildings.

A list of names and addresses of abutting property owners is attached hereto as Exhibit D. All other information as required by this Code section is depicted on the Preliminary Plat and in the Engineering Documents.

11. Location and principal dimensions for all proposed streets (including names), easements, lot lines, and area to be reserved or dedicated for parks, bike paths, footpaths, or other public use.

This information is depicted on the Preliminary Plat.

12. Utilities on and adjacent to the tract; the location, size, and invert elevations of sanitary sewers, storm drainage facilities, and water mains; the location of gas lines, electric and telephone lines, fire hydrants, and streetlights. If water main, sanitary sewer, or drainage facilities are not on or adjacent to the tract, the survey may indicate the direction and distance to, and the size and invert elevation of, the nearest extensions of such utilities.

This information is contained in the Engineering Documents.

13. Proposed sites, if any, for multiple-family residential use, business areas, industrial areas, churches, schools, parks and other public uses.

This information, as applicable, is depicted on the Preliminary Plat and on the architectural plans dated April 27, 2020 prepared by BHH Partners, attached hereto as Exhibit E (the “**Architectural Plans**”).

14. Site data, including the number of residential lots and typical lot sizes.

This information is depicted on the Preliminary Plat.

15. Proof of availability of adequate water supply to service the proposed development. If individual water supplies are to be used, a registered geologist's report confirming the adequacy of the supply and stating the expected aquifer depths shall be furnished, such report to be sufficiently comprehensive as to be appropriate for all lots in the subdivision.

A “Will-Serve” letter dated April 23, 2020 Town issued by the Winter Park Water & Sanitation District contains this information and is attached hereto as Exhibit F (the “**Will-Serve Letter**”).

16. Such additional information as may be required by the planning and zoning commission in order to adequately review the preliminary plat.

Applicant will promptly respond to any requests from the planning and zoning commission for additional information.

17. Application form for zoning the area to be subdivided or an application form for rezoning when so required. (Ord. 59, Series of 1981)

This requirement is not applicable, as no zoning or rezoning is contemplated by this Application. The property depicted on the Preliminary Plat is subject to and in conformity with the terms of that certain Lakota Final Development Plan Application dated September 1, 1998 and approved by the Town of Winter Park by Ordinance No. 277, Series of 1998 recorded September 21, 1998 at Reception No. 98010148, and as amended by Ordinance No. 287, Series of 1999 recorded May 17, 1999 at Reception No. 99005411, and as amended by Ordinance No. 289, Series of 1999 recorded June 7, 1999 at Reception No. 99006078, and as amended by Ordinance No. 356, Series of 2005 recorded September 9, 2005 at Reception No. 2005009857 (collectively, and as the same may hereafter be further amended, the “**Lakota Ordinance**”).

18. A draft copy of any proposed restrictive covenants for the subdivision, and a draft copy of proposed articles of incorporation and any bylaws of any homeowners’ association. This information could be submitted along with final plat. (Ord. 97, Series of 1983)

This requirement is not applicable per staff. However, for your reference, the property depicted on the Preliminary Plat is subject to that certain Declaration of Protective Covenants, Conditions and Restrictions for Lakota East recorded October 10, 2007, at Reception No. 2007011751 in the Grand County public records, as amended (the “**Declaration**”), a copy of which is provided in the title commitment attached hereto as Exhibit G (the “**Title Commitment**”). The Declaration is administered by the Lakota East Owners Association whose managing agent is Robin Wirsing, c/o Allegiant Management, P.O. Box 66, Winter Park, Colorado 80482, 970-726-8822, ext. 218.

19. Total number of square feet of proposed nonresidential floor space.

This requirement is not applicable, as Applicant is not developing any nonresidential floor space.

20. Total number of proposed off-street parking spaces.

There are a sufficient number of off-street parking spaces for the proposed subdivision. This information is described in plat note no. 15 on the Preliminary Plat.

21. Estimated total number of gallons per day of water system requirements where a distribution system is proposed.

The proposed number of ESFUs for the Subdivision is 40.2, which figure was calculated pursuant to the Winter Park Water and Sanitation District's formulas. The estimated number of gallons per day of water system requirements is 14,070 gallons (calculation: 40.2 total ESFUs x 350 gallons per ESFU = 14,070 gallons per day).

22. Estimated total number of gallons per day of sewage to be treated where a central sewage treatment facility is proposed, or sewage disposal means and suitability where no central sewage treatment facility is proposed. (Ord. 59, Series of 1981)

The proposed number of ESFUs for the Subdivision is 40.2, which figure was calculated pursuant to the Winter Park Water and Sanitation District's formulas. The estimated number of gallons per day of sewage to be treated is 14,070 gallons (calculation: 40.2 ESFUs x 350 gallons per ESFU = 14,070 gallons per day).

23. Estimated construction costs and proposed method of financing of streets and related facilities, water distribution systems, sewage collection systems, storm drainage facilities and such other public improvements and utilities as may be required of the developer by the town. This information would be accepted along with final plat if the applicant does not desire to begin development pursuant to subsection 8-1-2E. (Ord. 97, Series of 1983)

This information is attached to this Application as Exhibit H (the "**Construction Estimate**"). Applicant will execute and provide financial assurances for the Town using its standard form Development Improvements Agreement and the selected estimate in connection with obtaining preliminary plat approval in accordance with Section 8-1-2E of the Town Code. A copy of the proposed Development Improvements Agreement is attached hereto as Exhibit I.

24. Adequate evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of

water for the type of subdivision proposed. Such evidence may include but shall not be limited to:

- a. Evidence of ownership or right of acquisition or use of existing and proposed water rights.*
- b. Historic use and estimated yield of claimed water rights.*
- c. Amendability of existing rights to a change in use.*
- d. Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area.*
- e. Evidence concerning the potability of the proposed water supply for the subdivision. (Ord. 59, Series of 1981)*

The Will-Serve Letter is adequate evidence satisfying the requirements of subsection 24(d) above.

25. Maps and tables concerning suitability of types of soil in the proposed subdivision in accordance with the national cooperative soil survey.

This information is contained in the Geotechnical Report.

26. Detailed plans for cut and fill operations in mountainside subdivision, including slope ratios, methods of compaction, proposed retaining walls and other information deemed necessary by the planning and zoning commission to make a determination as to the acceptability of such operations. This information would be accepted along with the final plat if the applicant does not desire to begin development pursuant to subsection 8-1-2E of this title. (Ord. 97, Series of 1983)

This information is included in the Engineering Documents. In addition, the areas where retaining walls exist and are permitted to be located on Tract D Open Space are described on the Preliminary Plat and shown on the Architectural Plans.

27. Erosion control plan, including proposed erosion control structures to mitigate erosion and related water quality impacts resulting from the proposed project. The erosion control plan shall be required for all subdivisions involving five (5) acres or more. (Ord. 59, Series of 1981)

This information is included in the Engineering Documents. In addition, the areas where retaining walls exist and are permitted to be located on Tract D Open Space are described on the Preliminary Plat and shown on the Architectural Plans.

28. Revegetation plan, indicating revegetation landscape measures for all disturbed areas. The plan must show the area in which all trees are located, based on a

Mr. James Shockey

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survey or aerial photograph; trees intended to be removed; amount and kinds of trees, shrubs and grasses to be used for revegetation and landscaping and the cost to the developer for implementing the plan. The plan shall be considered a public improvement to be guaranteed by a letter of credit and a subdivision improvement agreement. (Ord. 97, Series of 1983)

This information is included in the Engineering Documents and further detailed on the lot-specific landscape plans that either have been, or will be submitted at the time of building permit application. No additional revegetation, other than lot-specific landscaping is anticipated at this time.

29. Evidence that the developer has submitted the information sought to determine what impact the proposed development will have on the surrounding community, or has proposed to donate a sum of money pursuant to Colorado Revised Statutes section 29-20-106. (Ord. 77, Series of 1982)

The proposed development is in conformity with the Lakota Ordinance, which previously required mitigation for all impacts associated with all future development authorized by the Lakota Ordinance, and those mitigation requirements applicable to this Application have previously been satisfied.

Applicant hereby submits this Application together with the supplemental materials referenced herein. Payment of application fees due in the amount of Six Hundred and Forty Dollars (\$640.00), being the sum of the \$500.00 preliminary plat processing fee plus a \$10.00 per lot review fee as outlined in section 1-8-2 of the Town Code, will be delivered under separate cover.

Attached to this application as Exhibit J, as outlined in section 8-2-3-C2, is a Letter of Evidence from Applicant's legal counsel, Johnson & Repucci LLP, with statements made on behalf of Applicant (i.e. the developer) confirming that this Subdivision meets all requirements of the Town subdivision regulations. Certification confirming that this Subdivision meets all requirements of the Town subdivision regulations is made by the engineer, Wohnrade Civil Engineers, Inc., on the face of the Engineering Documents, and by the land planner, BHH Partners, on the face of the Preliminary Plat.

With respect to the required Traffic Impact Study, the proposed development is in conformity with the Lakota Ordinance, which previously included approval of a traffic study that satisfied all traffic impacts for the full build out of Lakota in accordance with the Lakota Ordinance. With respect to the required Phase II Drainage Report, this was completed in connection with approval of the Lakota Ordinance and is on file with the Town. Other required materials such as the completed Land Use Review Application form, Certification of Notification of Mineral Estate Owner, and Referral Agency Checklist are attached separately.

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Thank you in advance for your time and consideration put forth to review this application and its attachments. If possible, I would like to coordinate with you the public hearing dates to consider approval of this application at your convenience. Please do not hesitate to contact me directly if you have any questions or require any additional information.

Very truly yours,

A handwritten signature in blue ink that reads "Michael J. Repucci". The signature is fluid and cursive, with a large, stylized initial "M" and "R".

Michael J. Repucci

MJR

Attachments

cc: PM Winter Park LLC



TOWN OF WINTER PARK

P.O. Box 3327 • 50 Vasquez Road • Winter Park, CO 80482

Phone: 970-726-8081 • Fax: 970-726-8084

Website: www.winterparkgov.com

LAND USE REVIEW APPLICATION FORM

PROJECT INFORMATION

Project Name: Reserve at Lakota Park Subdivision	Date: April 28, 2020
Street Address (or general location if not addressed): Lakota Park Subdivision	
Schedule Number(s) or Parcel Number(s): PINs: 170511206019, 170511206021 and 170511206020	
Site Area (in square feet or acres): 3.828 acres	Existing Zoning: P-D (R-2)
Existing Land Use: Vacant land	
Legal Description: See attached title commitment.	

OWNER / APPLICANT

Name: Matthew Schlaepfer	Phone: 303-931-0780
Company: PM Winter Park LLC	Fax:
Mailing Address: 5490 Nuthatch Road, Parker, CO 80134	Email: matt.schlaepfer@gcgfinancial.com

CONTACT PERSON

Name: Michael J. Repucci	Phone: 303-546-5617
Company: Johnson & Repucci LLP	Fax: 303-442-0191
Mailing Address: 850 S. Boulder Road, Suite 100 Louisville, Colorado 80027	Email: mjrepucci@j-rlaw.com

TYPE OF APPLICATION (check all that apply)

	Subdivision	Fee		Other Development	Fee
✓			✓		
	Sketch Plan	\$250.00		Zoning Variance	\$250.00
X	Preliminary Plat	\$500.00*		Special Use Permit	\$150.00
	Final Plat	\$750.00*		Rezoning Request	\$350.00
	Amended Final Plat	\$375.00*		Subdivision Exemption	\$300.00
	As Built Plat	\$250.00		Amended Exemption	\$150.00
				Annexation	\$500.00*
14	*Number of Lots:	14 x \$10.00		*Number of Lots:	x \$10.00
	TOTAL FEES:	\$ 640.00		TOTAL FEES:	\$
	Minor Subdivision	Fee		Planned Development	Fee
✓			✓		
	Final Plat	\$400.00*		Preapplication Conference	No Fee
	Amended Minor Sub.	\$250.00		Preliminary Development Plan	\$1,000.00**
				Final Development Plan	\$1,000.00**
				Amended Final Plan	\$500.00**
	*Number of Lots:	x \$10.00		**Number of Lots:	x \$2.00
	TOTAL FEES:	\$		TOTAL FEES:	\$

* In addition to the base fee, an additional \$10.00 per unit or lot

** In addition to the base fee, an additional \$2.00 per unit or lot

In addition to the base fees the applicant is required to pay the cost of any legal notices and adjoining property owner certified mailings. The applicant may also be subject to reimbursement fees as outlined within Section 7-10-8 of the Town Code.

BRIEF DESCRIPTION OF THE PROJECT

See attachment.

AFFIDAVIT

I, Michael J. Repucci being duly sworn, declare that I am (please check one) X the authorized representative to act for the property owner, _____ the owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. By signing this application, I have read and agree to the reimbursement fees that may be charged for review of this project as outlined in Section 7-10-8 of the Town Code. At a minimum, this project will require consultants for engineering review and legal review and this shall serve as the written notice required by Section 7-10-8 of the Town Code for these two consultants.

Signature of Owner



Date

April 27, 2020

Signature of Representative

Date

Acceptance of this application and required filing fee does not constitute a complete application. Plans and other material required to constitute a complete application are listed in the application procedure.

STAFF USE ONLY (do not write below this line)

Application Received By:

Case #

Date / Time:

Total Fees: \$

Date Paid:

Check #

Additional Comments:

PRELIMINARY PLAT

THE RESERVE AT LAKOTA PARK SUBDIVISION BEING A REPLAT OF LOT 99 AND TRACTS 3, 3A & D OF LAKOTA PARK SUBDIVISION EXEMPTION NO. 6, RECEPTION NO. 2020003111 SECTION 11, TOWNSHIP 2 SOUTH, RANGE 75 WEST, OF THE 6TH P.M. TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO OWNERSHIP VESTED AT RECEPTION NO. 2014003956

NOTES

1. THIS FIRST REPLAT OF SUBDIVISION EXEMPTION NO. 6, RESERVE AT LAKOTA (THIS "REPLAT") IS A REPLAT OF LOT 99, LAKOTA PARK SUBDIVISION, ACCORDING TO LAKOTA PARK SUBDIVISION EXEMPTION NO. 6 RECORDED APRIL 24, 2020 AT RECEPTION NO. 2020-003111 OF THE GRAND COUNTY, COLORADO PUBLIC RECORDS (THE "PUBLIC RECORDS"). THE PURPOSE OF THIS REPLAT IS TO (A) SUBDIVIDE THE EXISTING LOT 99 TO CREATE FOURTEEN (14) SMALLER LOTS BY ADDING NEW LOT LINES, (B) EXTEND AND REALIGN TRACT 3 AND TRACT 3A, IN ORDER TO CREATE AN EXTENDED ROADWAY PROVIDING ACCESS TO EIGHT (8) MULTIFAMILY RESIDENTIAL UNITS LOCATED ON LOTS 99-G, 99-I, 99-K AND 99-M, WHICH SHALL TURN INTO A SHARED DRIVEWAY FOR THE USE OF TWO (2) MULTIFAMILY RESIDENTIAL UNITS LOCATED ON LOTS 99-I AND 99-K, (C) VACATE A PORTION OF THE EXISTING UTILITY EASEMENT RECORDED AT RECEPTION NO. 2007011752 IN THE PUBLIC RECORDS FOR RETAINING WALL IMPROVEMENTS WITHIN TRACT D OPEN SPACE, TO THE EXTENT THERE IS A CONFLICT BETWEEN THIS REPLAT AND ANY PREVIOUS PLAT OF THE PROPERTY SHOWN HEREIN, THIS REPLAT SHALL CONTROL.

2. THE REAL PROPERTY DEPICTED ON THIS REPLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKOTA EAST RECORDED OCTOBER 10, 2007, AT RECEPTION NO. 2007011751, AS AMENDED BY INSTRUMENTS RECORDED DECEMBER 14, 2009 AT RECEPTION NO. 2009014311 (THE "FIRST AMENDMENT"), DECEMBER 31, 2015 AT RECEPTION NO. 2015009721 (THE "SECOND AMENDMENT"), DECEMBER 21, 2016 AT RECEPTION NO. 2016009757 (THE "THIRD AMENDMENT"), MARCH 30, 2020 AT RECEPTION NO. 2020002441 (THE "THIRD [sic] FOURTH AMENDMENT"), AND MAY 14, 2020 AT RECEPTION NO. 2020003625 (THE "FIFTH AMENDMENT") (COLLECTIVELY, AND AS THE SAME MAY HEREAFTER BE FURTHER AMENDED, THE "DECLARATION"). THE DECLARATION PROVIDES FOR CERTAIN OTHER EASEMENTS ON, OVER, ACROSS, UPON, THROUGH, AND BENEATH THE LAND DEPICTED ON THIS PLAT AND THE DWELLING UNITS HEREAFTER TO BE CONSTRUCTED THEREON, WHICH EASEMENTS MAY (BUT ARE NOT REQUIRED TO) INCLUDE, WITHOUT LIMITATION, EASEMENTS FOR VIEWS AND VIEW CORRIDORS, EASEMENTS FOR WATER, SEWER, GAS, ELECTRICITY AND OTHER UTILITIES, AND EASEMENTS FOR SNOW STORAGE, LANDSCAPING, RETAINING WALLS, LATERAL AND SUBJACENT SUPPORT AND DRAINAGE AND EROSION CONTROL PROTECTING ROADS AND ROAD SLOPES. EACH OWNER IS HEREBY ADVISED TO REVIEW THE DECLARATION CAREFULLY TO DETERMINE ALL EASEMENTS WHICH MAY AFFECT TITLE TO HIS, HER, OR ITS LOT OR DWELLING UNIT, AND TO ADEQUATELY DETERMINE AND UNDERSTAND THE RESPONSIBILITIES AND OBLIGATIONS IMPOSED AS A CONDITION OF LOT OWNERSHIP WITHIN LAKOTA PARK SUBDIVISION, UNLESS OTHERWISE DEFINED HEREIN, ALL CAPITALIZED TERMS USED IN THESE PLAT NOTES SHALL HAVE THE SAME MEANINGS ASCRIBED THERETO IN THE DECLARATION. THIS REPLAT CONSTITUTES THE COMMUNITY PLAT REFERENCED IN THE DECLARATION.

3. THIS PLAT IS SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS, AND CONDITIONS OF THAT CERTAIN LAKOTA FINAL DEVELOPMENT PLAN APPLICATION DATED SEPTEMBER 1, 1998 AND APPROVED BY THE TOWN OF WINTER PARK BY ORDINANCE NO. 777, SERIES OF 1998 RECORDED SEPTEMBER 21, 1998 AT RECEPTION NO. 98010148, AND AS AMENDED BY ORDINANCE NO. 287, SERIES OF 1999 RECORDED MAY 17, 1999 AT RECEPTION NO. 99005411, AND AS AMENDED BY ORDINANCE NO. 289, SERIES OF 1999 RECORDED JUNE 7, 1999 AT RECEPTION NO. 99006078, AND AS AMENDED BY ORDINANCE NO. 356, SERIES OF 2005 RECORDED SEPTEMBER 9, 2005 AT RECEPTION NO. 2005009857 (COLLECTIVELY, AND AS THE SAME MAY HEREAFTER BE FURTHER AMENDED, THE "LAKOTA ORDINANCE").

4. TRACTS 3 AND 3A ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS THAT HAVE BEEN CONVEYED TO THE ASSOCIATION FOR ADMINISTRATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION. SUCH TRACTS AND THE IMPROVEMENTS LOCATED THEREIN WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE TOWN OF WINTER PARK WITHOUT PRIOR APPROVAL FROM THE TOWN OF WINTER PARK.

5. THE SHARED DRIVEWAY AT THE END OF TRACT 3A WILL BE SUBJECT TO A SEPARATE EASEMENT AGREEMENT ENTERED INTO BETWEEN THE OWNERS OF LOTS 99-I AND 99-K, WHICH EASEMENT SHALL BOTH BURDEN AND BENEFIT LOTS 99-I AND 99-K.

6. CONTEMPORANEOUSLY WITH RECORDECTION OF THIS REPLAT, IN ACCORDANCE WITH THE TERMS OF THE DECLARATION AND THE LAKOTA ORDINANCE, PMWP HAS GRANTED AND CONVEYED TO THE ASSOCIATION ALL PROPERTY LOCATED OUTSIDE OF THE LOTS TO BE HELD AS OPEN SPACE AND WHICH IS DESIGNATED ON THIS REPLAT AS TRACT D OPEN SPACE.

7. ALL LOTS DEPICTED ON THIS REPLAT MAY BE USED FOR EITHER SINGLE FAMILY RESIDENTIAL USE OR MULTIFAMILY RESIDENTIAL USE AS PROVIDED IN THE LAKOTA ORDINANCE. IN FURTHERANCE OF THE VESTED RIGHTS GRANTED UNDER AND PURSUANT TO THE LAKOTA ORDINANCE, ALL LOTS DEPICTED ON THIS REPLAT MAY BE FURTHER SUBDIVIDED INTO LOTS AND COMMON ELEMENTS IN ACCORDANCE WITH THE TERMS OF THE LAKOTA ORDINANCE AND THE DECLARATION.

8. AS APPLICABLE, THE "PRIMARY LIVING UNIT" AND ANY "SECONDARY UNIT" PERMITTED TO BE CONSTRUCTED ON EACH LOT DEPICTED ON THIS REPLAT PURSUANT TO THE TERMS OF THE LAKOTA ORDINANCE, INCLUDING APPLICABLE STRUCTURES, DECKS, PATIOS, AND ROOF OVERHANGS, BUT SPECIFICALLY EXCLUDING DRIVEWAY ACCESS ACROSS TRACT D OPEN SPACE AS DESCRIBED IN PLAT NOTE 15, MUST BE LOCATED WITHIN THAT PORTION OF THE LOT PERMITTED TO BE DEVELOPED PURSUANT TO THE LAKOTA ORDINANCE. FOR THE SAKE OF CLARIFICATION, IMPROVEMENTS INTENDED FOR MULTIFAMILY RESIDENTIAL USE THAT ARE CONSTRUCTED WITHIN A PARTICULAR LOT MAY BE BUILT UP TO THAT LOT'S EXTERIOR BOUNDARIES AS SHOWN ON THIS REPLAT, IT BEING UNDERSTOOD THAT THE EXTERIOR BOUNDARIES OF EACH SUCH LOT IMPROVED FOR MULTIFAMILY RESIDENTIAL USE SATISFY ALL APPLICABLE SETBACK REQUIREMENTS PURSUANT TO THE LAKOTA ORDINANCE, BUT IMPROVEMENTS INTENDED FOR SINGLE FAMILY RESIDENTIAL USE THAT ARE CONSTRUCTED WITHIN A PARTICULAR LOT MAY BE BUILT ONLY WITHIN THAT PORTION OF THAT LOT WHICH SATISFIES APPLICABLE SINGLE FAMILY RESIDENTIAL USE SETBACK REQUIREMENTS PURSUANT TO THE LAKOTA ORDINANCE.

9. IF ANY LOT DEPICTED ON THIS REPLAT IS USED FOR MULTIFAMILY RESIDENTIAL USE, THAT LOT MAY BE RESUBDIVIDED INTO TWO OR MORE SEPARATE LOTS (OR INTO TWO OR MORE SEPARATE "UNITS" IN THE CASE OF A CONDOMINIUM) UPON COMPLETION OF AN AS-BUILT SURVEY DRAWING OF THE IMPROVEMENTS CONSTRUCTED THEREON AND UPON COMPLIANCE WITH ALL OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK. STRUCTURAL COMPONENTS EITHER PLACED ON OR IMMEDIATELY ADJACENT TO A LOT LINE THAT SEPARATE TWO OR MORE MULTIFAMILY PRIMARY LIVING UNITS CONSTITUTE "PARTY WALL IMPROVEMENTS" AS FURTHER DEFINED AND DESCRIBED IN EXHIBIT C TO THE DECLARATION.

10. THE LAKOTA EAST OWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION (THE "ASSOCIATION") HAS BEEN CREATED TO OWN, OPERATE, MAINTAIN AND OTHERWISE ADMINISTER THE "COMMON ELEMENTS" OF LAKOTA PARK SUBDIVISION (AND ANY OTHER ADDITIONAL LANDS INCLUDED WITHIN THE ASSOCIATION IN THE FUTURE) AS MORE PARTICULARLY DESCRIBED AND DEFINED IN THE DECLARATION. ALL OF THE COMMON ELEMENTS OF LAKOTA PARK SUBDIVISION HAVE BEEN CONVEYED TO THE ASSOCIATION PURSUANT TO THE DECLARATION, PRIOR PLATS, THIS PLAT, OR SEPARATELY RECORDED INSTRUMENTS.

11. PURSUANT TO THE SECOND AMENDMENT, PM WINTER PARK LLC, A COLORADO LIMITED LIABILITY COMPANY ("PMWP"), IS SUCCESSOR TO ALL DECLARANT RESERVED SPECIAL DECLARANT AND DEVELOPMENT RIGHTS DESCRIBED IN THE SECOND AMENDMENT, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO SUBDIVIDE AND CREATE LOTS, RESUBDIVIDE LOTS, AND CREATE COMMON ELEMENTS. PURSUANT TO SECTION 13.3(A) OF THE DECLARATION, PMWP HEREBY GRANTS EASEMENTS OVER, UPON, ACROSS AND THROUGH TRACT D OPEN SPACE FOR THE CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENT RETAINING WALL IMPROVEMENTS IN ORDER TO PROVIDE LATERAL AND SUBJACENT SUPPORT AND DRAINAGE AND EROSION CONTROL PROTECTING ASSOCIATION ROADS AND ROAD SLOPES, AND LANDSCAPING IMPROVEMENTS.

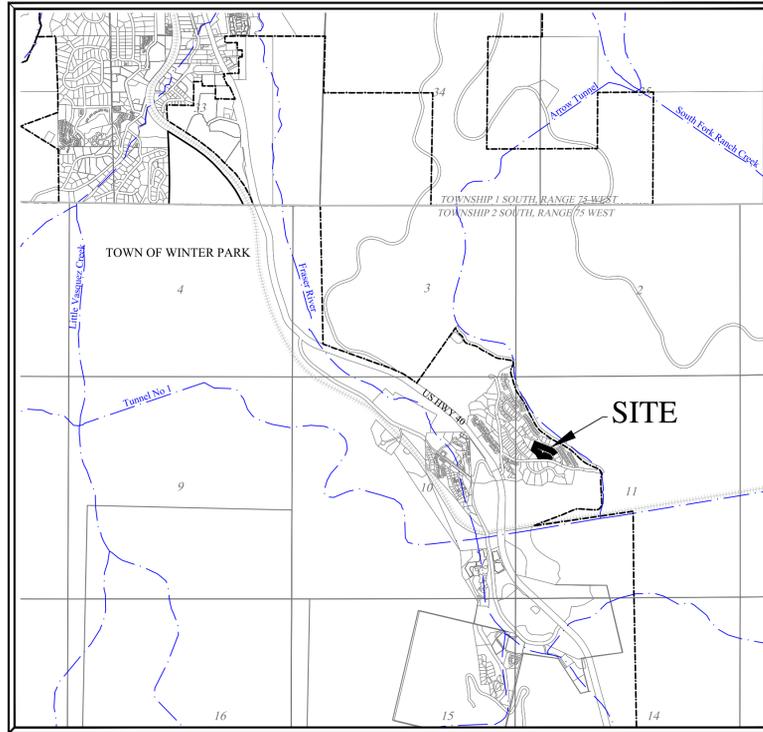
12. ALL BUILDING PERMIT APPLICATIONS TO THE TOWN OF WINTER PARK BUILDING DIVISION FOR IMPROVEMENTS TO BE CONSTRUCTED WITHIN LOTS DEPICTED ON THIS REPLAT SHALL BE ACCOMPANIED BY LOT-SPECIFIC ARCHITECTURAL DRAWINGS FOR EACH BUILDING DESIGN, INCLUDING FLOOR PLANS AND ELEVATIONS, AND SHALL BE FURTHER ACCOMPANIED BY A DETAILED SITE PLAN AND ENGINEERING DESIGN CERTIFICATION BY A PROFESSIONAL GEOTECHNICAL ENGINEER, CIVIL ENGINEER, AND/OR STRUCTURAL ENGINEER IF APPLICABLE, REGISTERED IN THE STATE OF COLORADO, AS IT RELATES TO SUBSURFACE SOIL AND GROUNDWATER CHARACTERIZATION, STABILITY ANALYSIS, SURFACE AND SUBSURFACE DRAINAGE, AND ON-SITE RETAINING WALLS.

13. ALL OWNERS AND PURCHASERS OF LOTS DEPICTED ON THIS REPLAT ARE HEREBY NOTIFIED THAT IN THE EVENT THAT THE LOCATION OF IMPROVEMENTS ON ANY SUCH LOT(S) NECESSITATE THE INSTALLATION OF A LIFT STATION TO TRANSPORT EFFLUENT TO THE STREET, ALL COSTS OF INSTALLING AND MAINTAINING ANY SUCH LIFT STATION AND RELATED FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF THE LOT BEING SERVED BY SAID LIFT STATION AND RELATED FACILITIES.

14. ALL UNDERGROUND FACILITIES CURRENTLY WITHIN THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 2007011752 ARE TO BE RELOCATED INTO THE RIGHT-OF-WAY OF TRACT 3 & 3A (RESERVE WAY) UPON RECORDECTION OF THIS FINAL PLAT, THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 2007011752 IS HEREBY VACATED AND A TEMPORARY EASEMENT IS GRANTED FOR EXISTENCE AND MAINTENANCE OF SAID UTILITIES IN THEIR CURRENT LOCATION UNTIL SUCH TIME AS SAID UNDERGROUND FACILITIES ARE RELOCATED. ALL UTILITIES SERVING IMPROVEMENTS CONSTRUCTED WITHIN LOTS DEPICTED ON THIS REPLAT MUST BE CONSTRUCTED UNDERGROUND. ALL UNITS WILL HAVE SEPARATE SERVICE UTILITIES AS REQUIRED BY THE TOWN OF WINTER PARK.

15. AN EASEMENT IS HEREBY ESTABLISHED ON, THROUGH, OVER AND ACROSS ANY PORTION OF TRACT D OPEN SPACE DEPICTED ON THIS REPLAT WHICH LIE BETWEEN THE BOUNDARY OF A LOT AND THE ADJACENT ROADWAY TRACT FOR THE FOLLOWING PURPOSES: (A) CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING A PRIVATE DRIVEWAY TO PROVIDE ACCESS, INGRESS TO AND EGRESS TO A LOT DEPICTED ON THIS REPLAT FROM THE ADJACENT ROADWAY TRACT, AND (B) PARKING TO THE EXTENT PERMITTED BY APPLICABLE TOWN REGULATIONS AND THE DECLARATION AND (C) CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING RETAINING WALLS. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO DRIVEWAY DESIGN STANDARDS OF THE TOWN OF WINTER PARK. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY BUILDING IMPROVEMENT CONSTRUCTED WITHIN A LOT DEPICTED ON THIS REPLAT UNTIL THE TOWN OF WINTER PARK INSPECTS AND APPROVES THE COMPLETION OF THE DRIVEWAY FOR THAT LOT. DRIVEWAYS CAN BE MODIFIED AT TIME OF CONSTRUCTION TO FIT SITE CONDITIONS, SUBJECT TO THE TERMS OF THE DECLARATION. ALL GARAGE PARKING SPACES SHALL BE 10' X 20' UNLESS OTHERWISE APPROVED BY THE TOWN OF WINTER PARK IN CONNECTION WITH THIS REPLAT. AT LEAST ONE OUTDOOR PARKING SPACE SUFFICIENT TO ACCOMMODATE A PARKED VEHICLE IS REQUIRED TO BE CONSTRUCTED ON EACH LOT ADJACENT TO THE GARAGE CONSTRUCTED ON THE LOT, OR WITHIN TRACT D OPEN SPACE IMMEDIATELY ADJOINING THE LOT.

16. CERTAIN OF THE LOTS DEPICTED ON THIS REPLAT WERE PREVIOUSLY IMPROVED WITH A NUMBER OF WATER SERVICE TAP STUBS THEN-ANTICIPATED TO BE NECESSARY TO BE CONSTRUCTED ON THAT PARTICULAR LOT AT THAT TIME. IN THE FUTURE, PLANS FOR DEVELOPMENT OF ANY OF THE LOTS DEPICTED ON THIS REPLAT MAY CHANGE SUCH THAT THE TOTAL NUMBER OF EXISTING WATER SERVICE AND SANITARY SEWER SERVICE TAP STUBS CURRENTLY AVAILABLE FOR SERVICE TO A PARTICULAR LOT MAY NOT EQUAL THE TOTAL NUMBER OF SERVICE STUBS REQUIRED BY WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS TO SERVICE THE ACTUAL SINGLE FAMILY RESIDENTIAL USE OR MULTIFAMILY RESIDENTIAL USE PLANNED TO BE DEVELOPED ON THAT PARTICULAR LOT. IN THAT EVENT, THE DEVELOPER OF THE LOT SHALL BE REQUIRED AT ITS EXPENSE TO EITHER IMPROVE THE LOT WITH ADDITIONAL SERVICE TAP STUBS, OR ABANDON EXCESS SERVICE TAP STUBS, SUCH THAT THE TOTAL NUMBER OF WATER SERVICE AND SANITARY SEWER SERVICE TAP STUBS CURRENTLY AVAILABLE FOR SERVICE TO A PARTICULAR LOT EQUALS THE TOTAL NUMBER OF SERVICE STUBS REQUIRED BY WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS TO SERVICE THE ACTUAL SINGLE FAMILY RESIDENTIAL USE OR MULTIFAMILY RESIDENTIAL USE THEN-PLANNED TO BE DEVELOPED ON THAT PARTICULAR LOT. ALL SUCH REQUIRED AUGMENTATION OR ABANDONMENT OF SERVICE TAP STUBS SHALL BE COMPLETED IN ACCORDANCE WITH WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS PRIOR TO ISSUANCE OF EACH CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS CONSTRUCTED ON A PARTICULAR LOT AND AS A CONDITION TO ACTIVATION OF WATER AND SANITARY SEWER SERVICE TO THAT PARTICULAR LOT AND THE RESIDENTIAL IMPROVEMENTS CONSTRUCTED THEREON.



VICINITY MAP
SCALE: 1" = 200'

NOTES (CONTINUED)

17. NO TRASH, RUBBISH OR GARBAGE (COLLECTIVELY "WASTE") SHALL BE STORED OUTSIDE OF THE BUILDINGS LOCATED WITHIN LAKOTA PARK SUBDIVISION UNLESS SUCH WASTE SHALL BE STORED IN BEAR PROOF CONTAINERS. THE SOLE EXCEPTION TO THIS RESTRICTION SHALL BE THAT WASTE MAY BE PLACED OUTSIDE IN NON-BEAR PROOF CONTAINERS FOR PICK UP BY THE WASTE CONTRACTOR PROVIDED THAT SUCH WASTE SHALL ONLY REMAIN OUTSIDE DURING DAYLIGHT HOURS ON THE DAY SCHEDULED FOR PICK UP BY THE WASTE CONTRACTOR.

18. BASIS OF BEARINGS IS S 68°27'45" E ALONG THE SOUTH LINE OF LAKOTA PARK DRIVE (A.K.A. TRACT 2) AS MEASURED FROM THE NORTHWEST CORNER OF LOT K (#5 REBAR WITH PLASTIC CAP, PLS #22097) TO THE POINT OF CURVATURE ALONG LOT S (#5 REBAR WITH ALUMINUM CAP, PLS #31942). SAID BEARING IS DERIVED FROM LAKOTA PARK SUBDIVISION EXEMPTION NO. 5, RECEPTION NO. 2018008391.

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

20. TIM SHENK LAND SURVEYING, INC. RELIED ON TITLE COMPANY OF THE ROCKIES, INC. TITLE COMMITMENT ORDER NO. 0301948-02 WITH AN EFFECTIVE DATE OF FEBRUARY 14, 2020 FOR THE PREPARATION OF THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:

- (A) OWNERSHIP OF THE TRACT OF LAND.
- (B) COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.
- (C) RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

21. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

22. THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS AS OF RECORD MAY APEAR.

23. ZONED: P-D (R-2), AS APPROVED BY THE LAKOTA ORDINANCE AS DESCRIBED IN PLAT NOTE 3.

24. UPON FULL BUILD-OUT, TOTAL COVERAGE OF THE RESERVE AT LAKOTA PARK SUBDIVISION MAY NOT EXCEED THE 40% COVERAGE TO 60% OPEN SPACE REQUIREMENT PER THE TOWN OF WINTER PARK. A COVERAGE "COUNT" WILL BE CONDUCTED CONCURRENT WITH EACH NEW BUILDING PERMIT ISSUED.

PLANNER'S CERTIFICATE

I, MARC P. HOGAN, BEING A QUALIFIED PROFESSIONAL ENGINEER, OR ENGINEERING, DESIGNING OR PLANNING FIRM, CERTIFY THAT THIS FINAL PLAT OF THE RESERVE AT LAKOTA PARK SUBDIVISION HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK SUBDIVISION REGULATIONS.

MARC P. HOGAN, AIA
ON BEHALF OF BHH PARTNERS

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF THE RESERVE AT LAKOTA PARK SUBDIVISION REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK SUBDIVISION EXEMPTION REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS NOT A WARRANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS _____ OF _____ 20____

TIMOTHY R. SHENK, COLORADO P.L.S. #31942
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT PM WINTER PARK LLC IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF WINTER PARK, GRAND COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 99 AND TRACTS 3 & 3A OF LAKOTA PARK SUBDIVISION EXEMPTION NO. 6, ACCORDING TO THE PLAT RECORDED APRIL 24, 2020, AT RECEPTION NO. 2020-003111.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE RESERVE AT LAKOTA PARK SUBDIVISION AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY GRANT TO THE TOWN OF WINTER PARK THE USE OF THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS PUBLIC UTILITY EASEMENTS HEREON AS PERMANENT PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF, SAID PM WINTER PARK LLC HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED

THIS _____ DAY OF _____, 20____

BY: PM WINTER PARK LLC

STATE OF _____ }
COUNTY OF _____ } SS. MATTHEW SCHLAEFFER, MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MATTHEW SCHLAEFFER AS MANAGING MEMBER OF PM WINTER PARK LLC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

LAKOTA EAST OWNERS ASSOCIATION CONSENTS AND JOINS IN THIS PLAT AGREEMENT.

AUTHORIZED AGENT AND TITLE

OWNER'S ESTOPPEL CERTIFICATE

PM WINTER PARK, LLC, BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN "THE RESERVE AT LAKOTA PARK SUBDIVISION" FINAL PLAT, HEREBY CERTIFY THAT THIS FINAL PLAT AND THE DEVELOPMENT IMPROVEMENTS AGREEMENT TO BE EXECUTED IN CONNECTION HEREWITH IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN OF WINTER PARK WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE DEVELOPMENT IMPROVEMENTS AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID DEVELOPMENT IMPROVEMENTS AGREEMENT.

BY: PM WINTER PARK, LLC

MATTHEW SCHLAEFFER, MANAGING MEMBER

PLANNING AND ZONING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20____, BY THE WINTER PARK PLANNING AND ZONING COMMISSION.

BRAD HOLZWARTH, CHAIRMAN
WINTER PARK PLANNING AND ZONING COMMISSION

TOWN COUNCIL CERTIFICATE

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20____ BY THE TOWN COUNCIL OF THE TOWN OF WINTER PARK SITUATED IN THE COUNTY OF GRAND, STATE OF COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED FOR MAINTENANCE BY RESOLUTION OF THE TOWN COUNCIL, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED.

NICK KUTRUMBOS, MAYOR
TOWN COUNCIL
TOWN OF WINTER PARK, COLORADO

ATTEST:

DANIELLE JARDEE, TOWN CLERK
TOWN OF WINTER PARK, COLORADO

TIM SHENK
LAND SURVEYING INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

PRELIMINARY PLAT
THE RESERVE AT LAKOTA PARK SUBDIVISION
S-11, T-2-S, R-75-W, 6TH P.M.
TOWN OF WINTER PARK, COUNTY OF GRAND,
STATE OF COLORADO

SHEET 1 OF 2

JOB: 18007

DWG: 18007.RESERVE FINAL PLAT.SHT 1.10
CRD: 18007.81

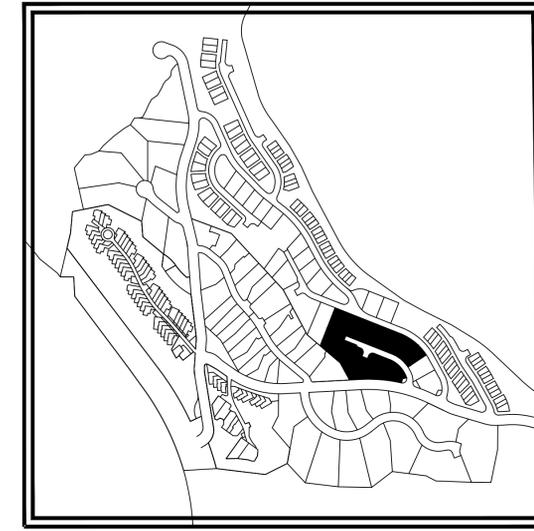
DATE: 7/8/2020

DRAWN BY: CT/TRS

PRELIMINARY PLAT

THE RESERVE AT LAKOTA PARK SUBDIVISION

BEING A REPLAT OF LOT 99 AND TRACTS 3, 3A & D
OF LAKOTA PARK SUBDIVISION EXEMPTION NO. 6, RECEPTION NO. 2020003111
SECTION 11, TOWNSHIP 2 SOUTH, RANGE 75 WEST, OF THE 6TH P.M.
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NO. 2014003956



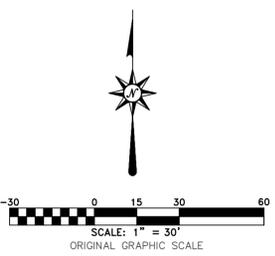
VICINITY MAP
SCALE 1:500

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	203.33	332.51	35°02'09"	S 50°56'40" E	200.18
C2	123.83	202.51	35°02'09"	N 50°56'40" W	121.91
C3	6.34	144.00	10°43'41"	S 59°13'07" E	6.39
C4	13.56	66.00	11°46'13"	S 59°43'23" E	13.53
C5	39.27	25.00	90°00'00"	S 23°27'45" E	35.36
C6	39.27	25.00	90°00'00"	N 66°32'15" E	35.36
C7	115.98	167.51	39°40'19"	S 48°37'35" E	113.68
C8	244.06	880.03	15°53'22"	N 85°05'10" W	243.27
C9	82.21	312.51	15°04'18"	S 58°37'09" E	81.97
C10	77.30	312.51	14°10'17"	S 41°58'45" E	77.10
C11	57.37	232.51	14°08'13"	N 42°28'00" W	57.22
C12	53.20	232.51	13°06'37"	N 58°48'20" W	53.09
C13	11.58	232.51	02°23'23"	S 68°16'03" E	11.50
C14	17.87	70.00	14°42'24"	S 81°11'29" E	17.82
C15	5.10	15.00	19°28'26"	S 58°43'32" E	5.07
C16	42.47	147.50	16°29'53"	S 60°13'09" E	42.33
C17	65.19	900.03	4°09'00"	N 82°50'06" W	65.18
C18	24.43	66.00	21°12'23"	N 64°26'28" W	24.29
C19	5.23	21.00	14°16'42"	N 75°36'06" W	5.22
C20	4.81	34.00	8°06'32"	S 57°53'32" E	4.81

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°12'18" W	26.65
L2	S 61°39'13" E	21.15
L3	S 68°27'45" E	9.95
L4	S 68°27'45" E	16.00
L5	S 68°27'45" E	11.00
L6	S 67°08'35" E	11.00
L7	S 50°04'27" E	11.01
L8	S 68°27'45" W	116.77
L9	N 32°58'48" E	400.33
L10	S 49°43'41" E	111.63
L11	S 49°43'41" E	111.62
L12	S 23°57'51" E	20.03
L13	S 59°22'17" W	59.65
L14	S 68°27'45" W	26.05
L15	S 68°27'45" W	17.50
L16	S 21°32'15" W	132.50
L17	S 21°32'15" W	41.64
L18	S 68°27'45" W	7.50
L19	N 20°48'01" E	1.42
L20	N 20°48'01" E	1.58
L21	INTENTIONALLY DELETED	
L22	S 21°32'15" W	17.50
L23	S 21°32'15" E	17.50
L24	S 82°44'27" W	7.84
L25	S 68°27'45" W	30.64
L26	S 21°32'15" W	24.00
L27	S 68°27'45" E	11.25
L28	S 82°44'27" W	3.97



AP 1 TRACT 48
USBLM BRASS CAP

8' SLOPE, SNOW & UTILITY EASEMENT PER THIS PLAT

55' RECREATIONAL SETBACK NO. BUILD ZONING REC #2000-00925

20' DRAINAGE EASEMENT REC #2007011752

DRAINAGE EASEMENT REC #2007011752

10' DRAINAGE EASEMENT REC #2007011752

10' SLOPE, SNOW & UTILITY EASEMENT REC #2007011752

21' UTILITY EASEMENT REC #2007011752 SEE NOTE 14

10' SLOPE, SNOW & UTILITY EASEMENT REC #2007011752

16' DRAINAGE EASEMENT REC #2007011752

10' SLOPE, SNOW & UTILITY EASEMENT PER THIS PLAT

10' SLOPE, SNOW & UTILITY EASEMENT REC #2007011752

FINAL CONSTRUCTION PLANS FOR LAKOTA RESERVE AND NORTHWOODS AT LAKOTA

BEING A PART OF REPLAT OF TRACTS 1-4 MINOR SUBDIVISION LAKOTA
PARK RECEPTION NO. 2007005586, TOWNSHIP 2 SOUTH, RANGE 75 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF
GRAND, STATE OF COLORADO

PROJECT CONSULTANTS

DEVELOPER/APPLICANT
PMWP Development Co.
5490 Nuthatch Road
Parker, CO 80134

PLANNERS/ARCHITECTS
BHH Partners
Breckenridge, Colorado
(970) 453-6880



CIVIL ENGINEER
Wohnrade Civil Engineers, Inc.
11582 Colony Row
Broomfield, Colorado 80021
(720) 259-0965



GEOTECHNICAL ENGINEER
Kumar & Associates, Inc.
2390 South Lipan Street
Denver, Colorado 80223
(303) 742-9700

LAND SURVEYOR
Tim Shenk Land Surveying, Inc.
P.O. Box 1670
Granby, Colorado 80446
(970) 887-1046

UTILITY COMPANY CONTACTS

UTILITY COMPANY	PHONE NUMBER
Comcast.....	(800) 934-6489
Centurylink.....	(866) 642-0444
Xcel Gas.....	(800) 895-4449

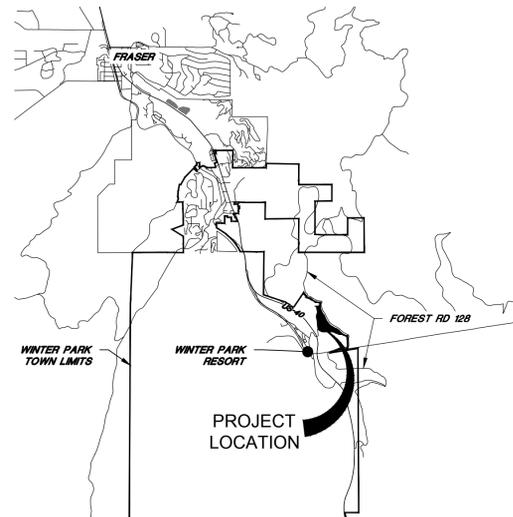
Note:
This list is provided as a courtesy reference only. Wohnrade Civil Engineers assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) for additional information.

MUNICIPALITY CONTACTS

TOWN OF WINTER PARK
50 Vasquez Road
Winter Park, Colorado 80482
(970) 726-8081
Keith Riesberg, Town Manager

WINTER PARK WATER & SANITATION DISTRICT
1450 Winter Park Drive
Winter Park, Colorado 80482
(970) 726-5041
Kent Bosshard, District Manager

JULY 2020



VICINITY MAP

SCALE: 1"=2000'



PROJECT BENCHMARK

18" LONG NO. 5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS NO. 31942, AT THE SOUTHERLY ROW OF RESERVE WAY (AKA TRACT 3), NAVD 88 ELEVATION= 9267.59

SHEET INDEX

1. TITLE SHEET
2. GENERAL NOTES
3. DEMOLITION PLAN
4. DEMOLITION PLAN
5. OVERALL UTILITY PLAN
6. OVERALL UTILITY PLAN
7. WATER AND SEWER LINE PLAN AND PROFILE
8. GRADING AND EROSION CONTROL PLAN
9. GRADING AND EROSION CONTROL PLAN
10. RESERVE WAY PLAN AND PROFILE
11. WATER DETAILS
12. WATER DETAILS
13. SEWER DETAILS
14. SITE DETAILS
15. EROSION CONTROL DETAILS
16. EROSION CONTROL DETAILS
17. EROSION CONTROL DETAILS

No.	Revisions	By	Date

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO
TITLE SHEET

WOHNRADE CIVIL ENGINEERS, INC.
11582 Colony Row
Broomfield, Colorado 80021
Parker, CO 80134
(720) 259-0965



CERTIFICATION STATEMENT:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF WINTER PARK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY. I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT HAVE BEEN NOTED ON THESE PLANS.

M. Wohnrade

MARY B. WOHNRADE, P.E.
APRIL 24, 2020

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project: LAK: 1923.00
Date: 7/8/2020
Scale: 1"=2000'
Designed By: YSG
Reviewed By: MBW

1
Sheet
17
Sheets

WINTER PARK WATER AND SANITATION DISTRICT GENERAL NOTES:

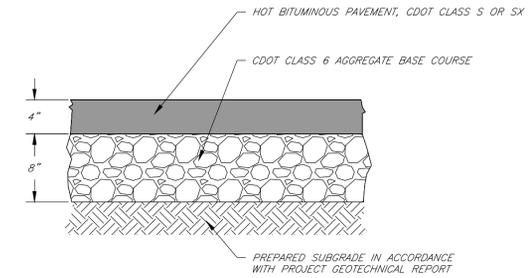
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF WINTER PARK AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORM WATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM THE TOWN OF WINTER PARK, UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART IV, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS SUCH AS INTERSECTIONS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED BY OWNER, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN ACCEPTABLE DRIVE SLOPE STANDARDS PER ENGINEER. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)
16. BENCHMARK INFORMATION: THE BENCHMARK IS BASED ON AND AS SHOWN ON THE PRELIMINARY PLAT FOR "LAKOTA PARK" PREPARED BY GEOSURV LAND SURVEYING AND MAPPING, PHONE NO. 303-666-0379, DATED 02/07/07. NGS MONUMENT N 139, NAVD 1988.
17. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL INFORMATION IS BASED ON THE PRELIMINARY PLAT FOR "LAKOTA PARK" PREPARED BY GEOSURV LAND SURVEYING AND MAPPING, PHONE NO. 303-666-0379, DATED 02/07/07. BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF "LAKOTA FILING 1", TRACT B (A.K.A. DREAMCATCHER TOWNHOMES), AS MONUMENTED WITH A PIN AND CAP PLS 22097 AT EACH END WITH A BEARING OF N42°48'48"W. CONTRACTOR TO INVESTIGATE AND REPORT ALL DISCREPANCIES TO BENCHMARK AND HORIZONTAL CONTROL INFORMATION PRIOR TO CONSTRUCTION.
18. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
19. THE CONTRACTOR SHALL FURNISH THE TOWN OF WINTER PARK, UTILITY OWNER, ENGINEER AND OWNER WITH A SET OF CONSTRUCTION RECORD DRAWINGS MARKED "AS-BUILT", IN ACCORDANCE WITH THE TOWN OF WINTER PARK. THE PLANS SHALL SHOW FINAL PAVEMENT AND, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, AND SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN.
20. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.

GENERAL GRADING AND EROSION CONTROL NOTES:

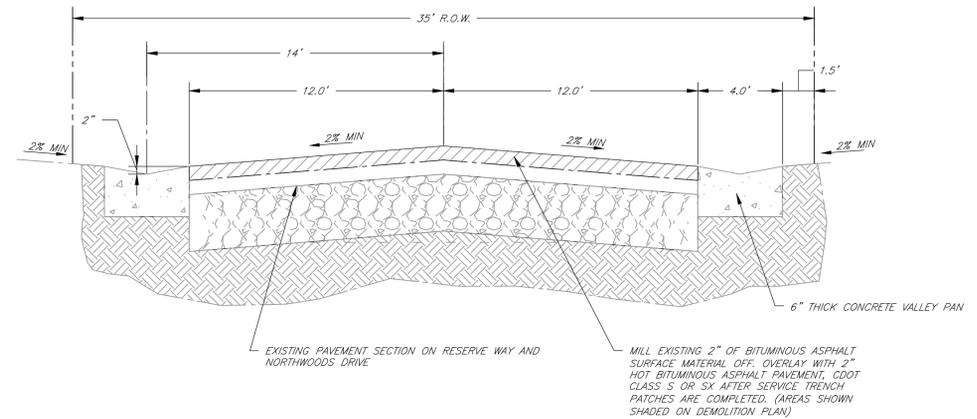
- 1) ALL REQUIRED PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME.
- 2) PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST POSSIBLE PERIOD OF TIME.
- 3) ALL SOILS EXPOSED DURING LAND DISTURBANCE ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS INSTALLED. NO SOILS IN AREAS OUTSIDE THE PROJECT STREET RIGHT-OF-WAYS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, SOD, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE STORMWATER UTILITY DEPARTMENT.
- 4) THE SITE SHALL BE WATERED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES SO AS TO PREVENT WIND-CAUSED EROSION. ALL LAND DISTURBING ACTIVITIES SHALL BE IMMEDIATELY DISCONTINUED WHEN FUGITIVE DUST IMPACTS ADJACENT PROPERTIES.
- 5) ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED OR RECONSTRUCTED AS NECESSARY AFTER EACH RUNOFF EVENT IN ORDER TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY DRAINAGEWAY.
- 6) NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- 7) CITY ORDINANCE PROHIBITS THE TRACKING, DROPPING OR DEPOSITING OF SOILS OR ANY OTHER MATERIAL ONTO CITY STREETS BY OR FROM ANY VEHICLE. ANY INADVERTENT DEPOSITED MATERIAL SHALL BE REMOVED FROM THE ROADWAY IMMEDIATELY BY THE CONTRACTOR.
- 8) ALL RECOMMENDATIONS OF THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT SHALL BE COMPLIED WITH.

PERMANENT SEEDING

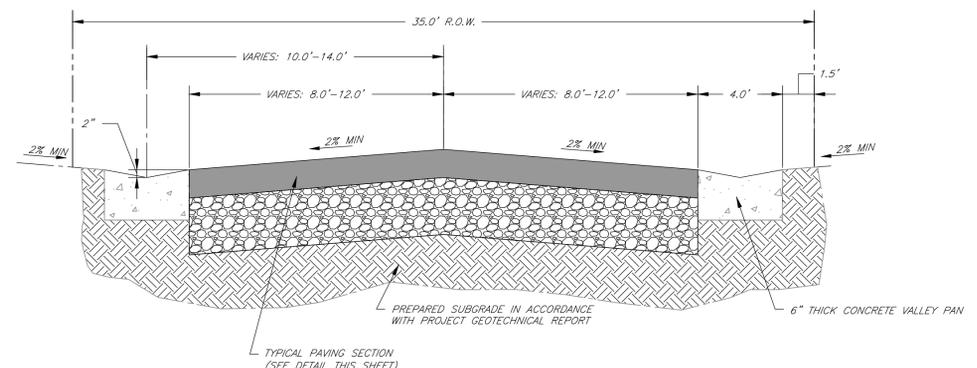
MIX NAME: ROCKY MOUNTAIN WILDFLOWER MIX # 181706					
% PURE	COMMON NAME	VARIETY	G + D OR H	ORIGIN	
12.56	SUNDIAL LUPINE	VNS	91 + 4 = 95	-1Z	OR
11.38	CALIFORNIA POPPY	MIXED COLOR	94	-1Z	WA
10.42	CONEFLOWER, PURPLE	VNS	96 + 0 = 96		IA
10.09	BLUE FLAX	APPAR	58 + 39 = 97		WA
10.00	BLANKET FLOWER	MERIWETHER	88 + 0 = 88		CO
9.81	COREOPSIS, LANCE-LEAVED	VNS	35 + 44 = 79		KS
7.53	WALLFLOWER	VNS	88 + 2 = 90		IA
7.52	CORNFLOWER	TALL MIXED	98	-1Z	OR
7.29	FIREWHEEL	VNS	42 + 30 = 72		MEX
2.57	CONEFLOWER, YELLOW PRAIRIE	STILLWATER	89 + 0 = 89		OR
2.56	COREOPSIS, PLAINS	VNS	95 + 0 = 95		OR
2.54	MEXICAN HAT, RED	VNS	94 + 0 = 94		WA
2.41	BLACK-EYED SUSAN	VNS	88 + 5 = 93		IA
1.26	SHIRLEY POPPY	VNS	89 + 4 = 93		OR
1.03	OTHER CROP		DATE TESTED: 26-SEP-16		
2.02	INERT MATTER	% HARD SEED:	0.50		
0.03	WEED SEED	NOXIOUS WEED:	NONE		



TYPICAL BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



TYPICAL MILL AND OVERLAY BITUMINOUS PAVEMENT SECTION
LAKOTA PARK DRIVE AND NORTHWOODS PLACE
NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT SECTION
RESERVE WAY
NOT TO SCALE

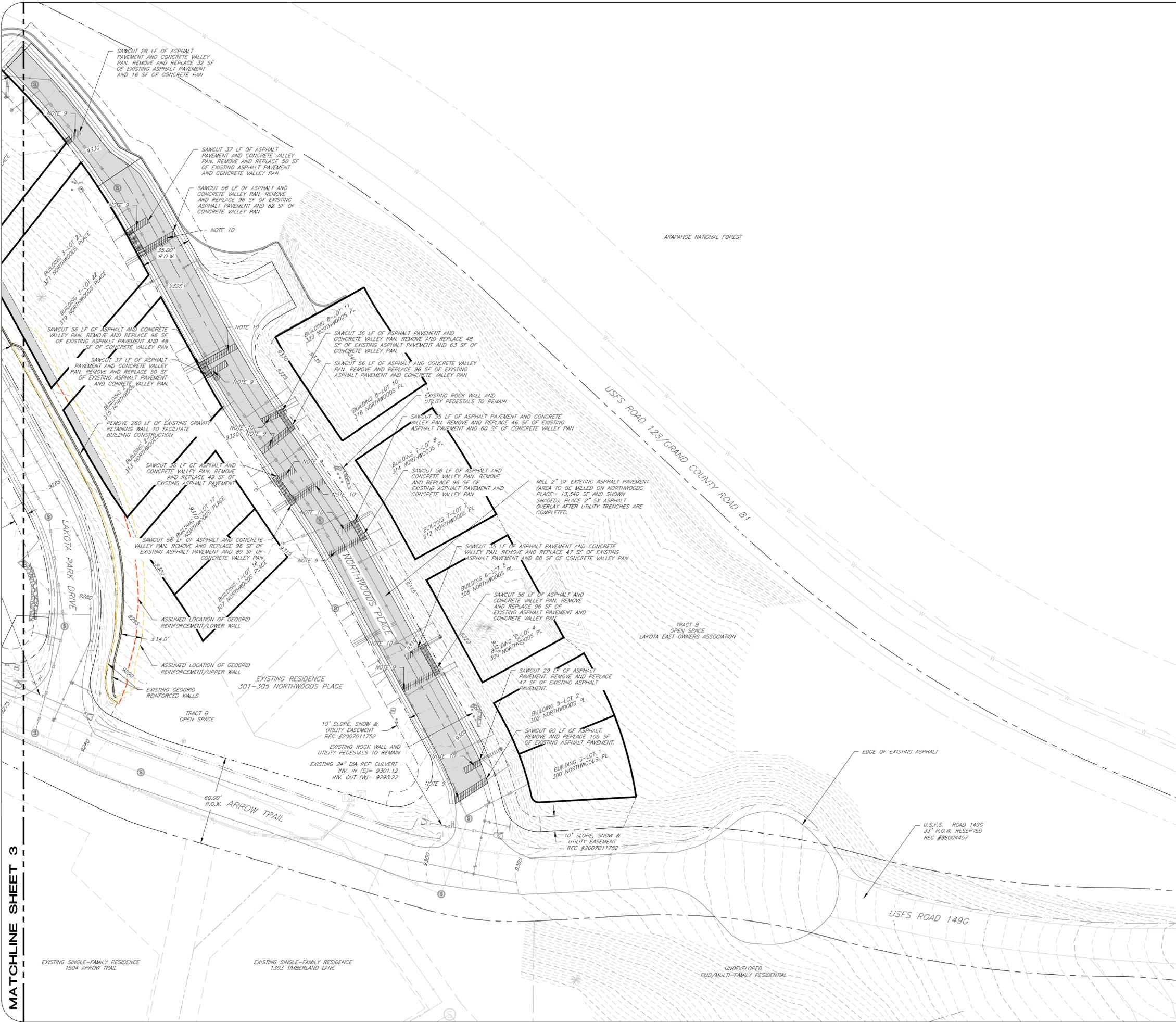
No.	Revisions	By:	Date:

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO
GENERAL NOTES

IWD/INRADE CIVIL ENGINEERS, INC.
11502 Colony Row
Northwoods, Colorado 80427
Phone: (719)258-1519



Project: LAK 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW



GENERAL DEMOLITION PLAN NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. MAINTAIN 10' OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE, BETWEEN ALL WATER AND SEWER LINES.
3. ALL WATERLINES (INCLUDING SERVICE LINES) SHALL MAINTAIN A MINIMUM COVER OF NINE FEET (9'-0").
4. ALL UNDERGROUND UTILITY CONSTRUCTION TO CONFORM TO THE TOWN OF WINTER PARK WATER AND SANITATION DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE WINTER PARK WATER AND SANITATION DISTRICT AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL PLASTIC GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR-35 AND SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH ASTM D-3034.
7. ALL SANITARY SEWER PIPE SHALL HAVE A MINIMUM COVER OF SIX FEET (6'-0") AND MAXIMUM DEPTH OF TWELVE FEET (12'-0") UNLESS PRIOR WRITTEN APPROVAL RECEIVED FROM THE DISTRICT.
8. NEW WATER MAINS 12 INCHES OR LESS SHALL BE DUCTILE IRON PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-151 AND PIPE SHALL NOT BE LESS THAN CLASS 52. HYDRANT LEADS SHALL ALSO BE DUCTILE IRON PIPE.
9. ABANDON EXISTING 4" DIA. PVC SANITARY SEWER SERVICE LINE AT THE MAIN.
10. ABANDON EXISTING 1-1/2" DIA. COPPER WATER SERVICE LINE AT THE MAIN.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

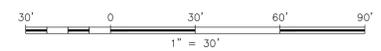


Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LEGEND

- 12in PVC W — PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST RESTRAINT
- 0.75in TYPE K — PROPOSED WATER SERVICE
- 8in PVC SAN — PROPOSED SEWER MAIN
- 6in PVC SAN — PROPOSED SEWER SERVICE
- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- PROPERTY BOUNDARY
- IRR — IRR — PROPOSED NON-POTABLE WATER
- SS — SS — EXISTING SEWER MAIN
- W — W — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING UNDERGROUND GAS
- CATV — CATV — EXISTING UNDERGROUND CABLE LINES
- OHP — OHP — EXISTING POWER LINES
- T — T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- 18in RCP STRM — EXISTING STORM SEWER
- 18in RCP STRM — EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- X — X — EXISTING FENCE
- EXISTING MAILBOX
- DEMO EXISTING WATER OR SEWER



No.	Revisions	By:	Date:

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO DEMOLITION PLAN

WYNWADE CIVIL ENGINEERS, INC.
11662 Colony Row
Broomfield, Colorado 80021
Phone: (720)256-1519



Project: LAK 1923.00
Date: 7/8/2020
Scale: 1:30_XREF
Designed By: YSG
Reviewed By: MBW

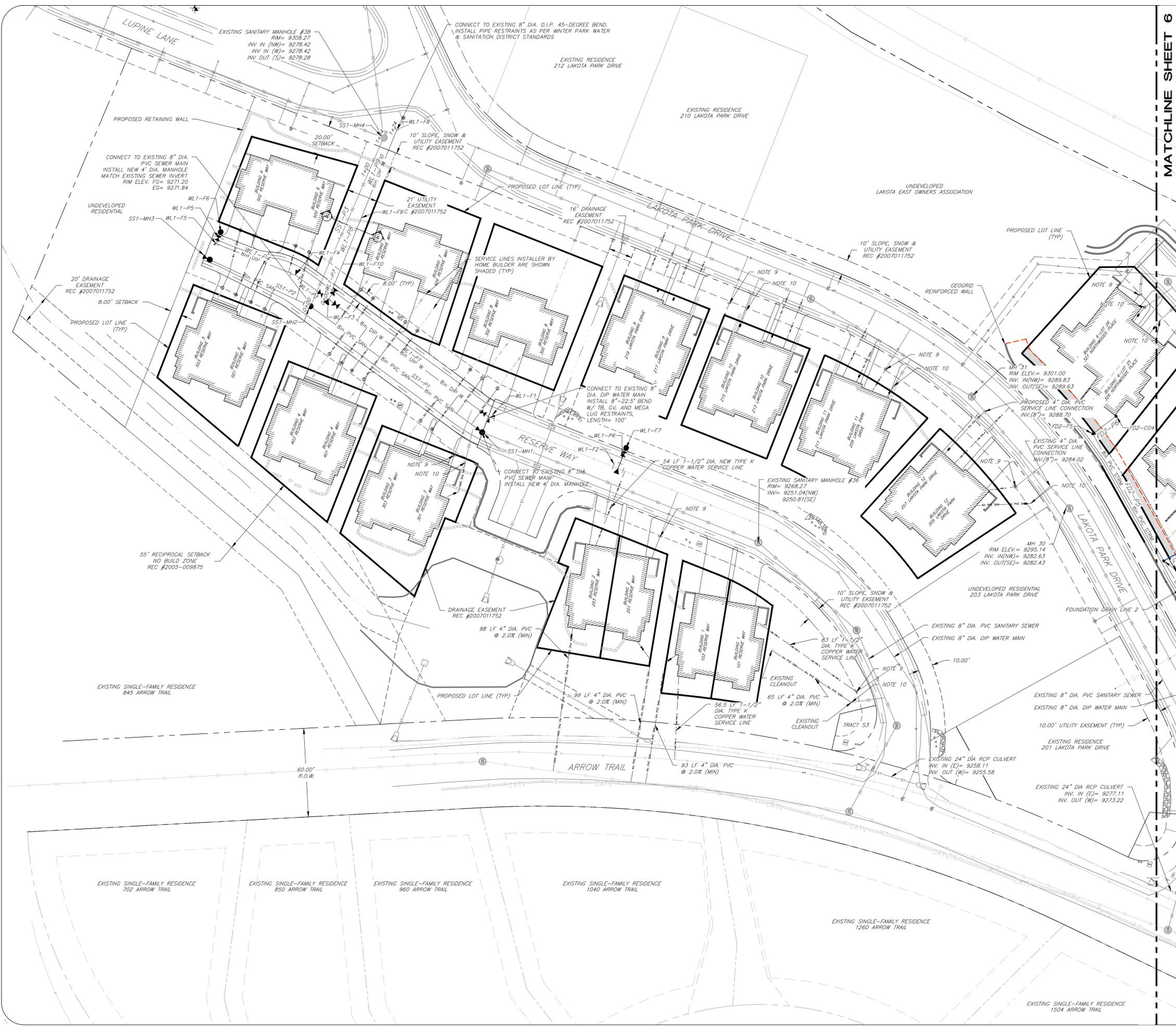
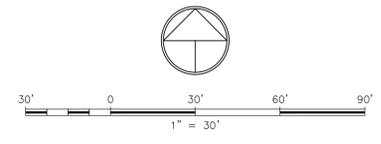


GENERAL UTILITY NOTES:

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9. CONNECT TO EXISTING 1-1/2" DIA. COPPER WATER SERVICE LINE.
10. CONNECT TO EXISTING 4" DIA. PVC SANITARY SEWER SERVICE.
11. INSTALL 1-1/2" DIA. COPPER LINE W/1-1/2" CURB STOP. CAP 1' BEYOND EASEMENT MARKED W/2'x4'x4' POST PAINTED BLUE (TYP).
12. INSTALL 4" DIA. PVC CAP 1' BEYOND EASEMENT MARKED W/2'x4'x4' POST PAINTED GREEN (TYP).
13. LOCATION OF CORPORATION STOPS AND CURB STOP BOX SHALL BE COORDINATED AND APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
14. SANITARY SEWER SERVICE CLEANOUTS SHALL BE PROVIDED FOR EACH SANITARY SEWER SERVICE LINE AS SHOWN ON DETAIL.

LEGEND

●	PROPOSED SEWER CLEANOUTS
— 12in PVC W	PROPOSED WATER MAIN
⊕	PROPOSED GATE VALVE
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED THRUST RESTRAINT
— 1.5in TYPE K	PROPOSED WATER SERVICE (INSTALL CURB STOP)
— 8in PVC SAN	PROPOSED SEWER MAIN
— 4in PVC SAN	PROPOSED WATER SERVICE (INSTALL 4" END CAP)
— 18in RCP STRM	PROPOSED STORM SEWER OR CULVERT
— 18in RCP STRM	PROPOSED STORM SEWER W/ INLET
—	PROPOSED SWALE
—	PROPERTY BOUNDARY
— IRR	PROPOSED NON-POTABLE WATER
— SS	EXISTING SEWER MAIN
— W	EXISTING WATER MAIN
— W	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING POWER POLE
⊕	EXISTING POWER POLE W/ CUY WIRE
— UE	EXISTING UNDERGROUND ELECTRIC
— G	EXISTING UNDERGROUND GAS
— CATV	EXISTING UNDERGROUND CABLE LINES
— OHP	EXISTING POWER LINES
— T	EXISTING TELEPHONE LINES
⊕	EXISTING TELEPHONE PEDESTAL
⊕	EXISTING STREET LIGHT
⊕	EXISTING POWER VAULT
— 18in RCP STRM	EXISTING STORM SEWER AND INLET
— 18in RCP STRM	EXISTING STORM SEWER
⊕	EXISTING STREET SIGN
— X	EXISTING FENCE
⊕	EXISTING MAILBOX





SANITARY SEWER LINE 1		
Structure Name	Structure Details	Description
SS1-MH1	RIM = 9265.35 F.G. TO INV. DEPTH = 13.16' SS1-P1 INV IN(W) = 9252.19	4 FT DIA. MANHOLE
SS1-MH2	RIM = 9271.20 F.G. TO INV. DEPTH = 12.79' SS1-P2 INV IN(W) = 9258.61 SS1-P3 INV IN(E) = 9258.61 SS1-P1 INV OUT(SE) = 9258.41	4 FT DIA. MANHOLE
SS1-MH3	RIM = 9274.02 F.G. TO INV. DEPTH = 13.02' SS1-P2 INV OUT(SE) = 9261.00	4 FT DIA. MANHOLE
SS1-MH4	RIM = 9308.27 F.G. TO INV. DEPTH = 29.99' SS1-P3 INV OUT(SW) = 9278.28	EXISTING 4" DIA MH

SANITARY SEWER LINE 1				
Pipe Name	Size	Length	Slope	Description
SS1-P1	8.00	144.53	4.30%	8IN DIA. SDR35 PVC
SS1-P2	8.00	75.38	3.17%	8IN DIA. SDR35 PVC
SS1-P3	8.00	124.43	15.81%	EXISTING 8IN SANITARY SEWER

WATER LINE 1				
Pipe Name	Size	Length	Slope	Description
WL1-P1	8.00	135.56	2.81%	8IN DIA. DIP
WL1-P3	8.00	27.81	-4.03%	8IN DIA. DIP
WL1-P4	8.00	57.92	3.16%	8IN DIA. DIP
WL1-P5	6.00	8.53	0.94%	6IN DIA. DIP
WL1-P6	6.00	15.00	1.53%	6IN DIA. DIP
WL1-P7	8.00	25.78	0.93%	8IN DIA. DIP
WL1-P8	8.00	33.74	-27.68%	8IN DIA. DIP
WL1-P9	8.00	64.54	-43.80%	8IN DIA. DIP

WATER LINE 1		
Structure Name	Structure Details	Description
WL1-F1	RIM = 9265.50 F.G. TO INV. DEPTH = 8.07' WL1-P1 INV IN(W) = 9257.43	BIN- 22.5 DEG BEND W/TB, GV AND MJS RESTRAINED LENGTH= 100' SEE DETAIL NO. 3314101
WL1-F2	RIM = 9265.71 F.G. TO INV. DEPTH = 9.50' WL1-P6 INV OUT(N) = 9256.21	BIN X BIN TEE W/ TB
WL1-F3	RIM = 9270.91 F.G. TO INV. DEPTH = 9.67' WL1-P1 INV OUT(SE) = 9261.24 WL1-P3 INV OUT(NW) = 9261.24 WL1-P7 INV OUT(N) = 9261.24	BIN X BIN TEE, 3- BIN GV, W/ TB
WL1-F4	RIM = 9272.03 F.G. TO INV. DEPTH = 9.67' WL1-P3 INV IN(SE) = 9262.36 WL1-P4 INV IN(W) = 9262.36	6IN- 22.5 DEG BEND W/TB
WL1-F5	RIM = 9274.06 F.G. TO INV. DEPTH = 9.87' WL1-P5 INV IN(N) = 9264.19 WL1-P4 INV OUT(E) = 9264.19	6IN-90 DEG BEND W/ TB AND MJS RESTRAINED LENGTH= 100' SEE DETAIL NO. 3314101
WL1-F6	RIM = 9273.92 F.G. TO INV. DEPTH = 9.65' WL1-P5 INV OUT(S) = 9264.27	FIRE HYDRANT ASSEMBLY
WL1-F7	RIM = 9265.48 F.G. TO INV. DEPTH = 9.50' WL1-P6 INV IN(S) = 9255.98	RELOCATED FIRE HYDRANT ASSEMBLY HYDRANT GUARD VALVE TO BE REPLACED
WL1-F8	RIM = 9308.28 F.G. TO INV. DEPTH = 9.67' WL1-P9 INV IN(SW) = 9261.61	EXISTING 45 DEG BEND
WL1-F9	RIM = 9287.70 F.G. TO INV. DEPTH = 17.36' WL1-P8 INV IN(S) = 9270.34 WL1-P9 INV OUT(N) = 9270.34	BIN 22.5 DEG VERTICAL BEND
WL1-F10	RIM = 9279.93 F.G. TO INV. DEPTH = 20.93' WL1-P7 INV IN(S) = 9261.00 WL1-P8 INV OUT(NW) = 9261.00	BIN-22.5 DEG VERTICAL BEND

FOUNDATION DRAIN LINE 1		
Structure Name	Structure Details	Description
FD1-CO1	RIM = 9303.10 F.G. TO INV. DEPTH = 4.25' FD1-P1 INV IN(W) = 9298.85 FD1-P9 INV OUT(E) = 9298.85 FD1-P2 INV OUT(N) = 9298.85	STORM CLEANOUT
FD1-CO2	RIM = 9304.13 F.G. TO INV. DEPTH = 5.13' FD1-P9 INV IN(W) = 9299.00	CLEANOUT BLDG 5
FD1-CO3	RIM = 9308.34 F.G. TO INV. DEPTH = 4.57' FD1-P3 INV IN(SE) = 9303.77 FD1-P4 INV OUT(NW) = 9303.77 FD1-P10 INV OUT(NE) = 9303.77	STORM CLEANOUT
FD1-CO4	RIM = 9309.22 F.G. TO INV. DEPTH = 4.22' FD1-P10 INV IN(SW) = 9305.00	CLEANOUT BLDG 6
FD1-CO5	RIM = 9314.58 F.G. TO INV. DEPTH = 5.59' FD1-P4 INV IN(SE) = 9308.99 FD1-P5 INV OUT(NW) = 9308.99 FD1-P11 INV OUT(NE) = 9308.99	STORM CLEANOUT
FD1-CO6	RIM = 9315.20 F.G. TO INV. DEPTH = 4.20' FD1-P11 INV IN(SW) = 9311.00	CLEANOUT BLDG 7
FD1-CO7	RIM = 9318.72 F.G. TO INV. DEPTH = 4.62' FD1-P7 INV IN(SE) = 9314.10 FD1-P8 INV OUT(NE) = 9314.10	STORM CLEANOUT
FD1-CO8	RIM = 9319.39 F.G. TO INV. DEPTH = 4.39' FD1-P8 INV IN(SW) = 9315.00	CLEANOUT BLDG 8
FD1-F1	RIM = 9304.97 F.G. TO INV. DEPTH = 3.17' FD1-P2 INV IN(SE) = 9301.80 FD1-P3 INV OUT(NW) = 9301.80	12IN- 11.25DEG BEND
FD1-F2	RIM = 9315.22 F.G. TO INV. DEPTH = 5.02' FD1-P5 INV IN(SE) = 9310.20 FD1-P6 INV OUT(NW) = 9310.20	6IN- 11.25DEG BEND
FD1-F3	RIM = 9316.97 F.G. TO INV. DEPTH = 5.01' FD1-P6 INV IN(SE) = 9311.96 FD1-P7 INV OUT(NW) = 9311.96	6IN- 11.25DEG BEND

FOUNDATION DRAIN LINE 1				
Pipe Name	Size	Length	Slope	Description
FD1-P1	15.00	70.41	-0.92%	SDR 35 D 3034 PVC
FD1-P2	12.00	53.56	-5.51%	SDR 35 D 3034 PVC
FD1-P3	12.00	35.78	-5.51%	SDR 35 D 3034 PVC
FD1-P4	8.00	94.91	-5.50%	SDR 35 D 3034 PVC
FD1-P5	6.00	22.12	-5.47%	SDR 35 D 3034 PVC
FD1-P6	6.00	31.93	-5.51%	SDR 35 D 3034 PVC
FD1-P7	6.00	38.88	-5.50%	SDR 35 D 3034 PVC
FD1-P8	4.00	16.36	-5.50%	SDR 35 D 3034 PVC
FD1-P9	4.00	15.86	-0.95%	SDR 35 D 3034 PVC
FD1-P10	4.00	11.00	-11.18%	SDR 35 D 3034 PVC
FD1-P11	4.00	10.52	-19.11%	SDR 35 D 3034 PVC

FOUNDATION DRAIN LINE 2		
Structure Name	Structure Details	Description
FD2-CO1	RIM = 9300.71 F.G. TO INV. DEPTH = 7.13' FD2-P9 INV OUT(W) = 9293.58	CLEANOUT BLDG 1
FD2-CO2	RIM = 9304.61 F.G. TO INV. DEPTH = 7.03' FD2-P8 INV OUT(SW) = 9297.58	CLEANOUT BLDG 2
FD2-CO3	RIM = 9309.78 F.G. TO INV. DEPTH = 7.20' FD2-P7 INV OUT(SW) = 9302.58	CLEANOUT BLDG 4
FD2-CO4	RIM = 9314.69 F.G. TO INV. DEPTH = 7.11' FD2-P6 INV OUT(SW) = 9307.58	CLEANOUT BLDG 4
FD2-F1	RIM = 9289.09 F.G. TO INV. DEPTH = 4.09' FD2-P2 INV IN(N) = 9285.00 FD2-P9 INV IN(E) = 9285.00 FD2-P1 INV OUT(S) = 9285.00	12INx 4IN TEE
FD2-F2	RIM = 9290.06 F.G. TO INV. DEPTH = 4.06' FD2-P3 INV IN(N) = 9286.00 FD2-P2 INV OUT(S) = 9286.00	STORM CLEANOUT
FD2-F3	RIM = 9295.05 F.G. TO INV. DEPTH = 4.05' FD2-P4 INV IN(NW) = 9291.00 FD2-P8 INV IN(NE) = 9291.00 FD2-P3 INV OUT(SE) = 9291.00	STORM CLEANOUT
FD2-F4	RIM = 9299.87 F.G. TO INV. DEPTH = 3.87' FD2-P7 INV IN(NE) = 9296.00 FD2-P5 INV IN(W) = 9296.00 FD2-P4 INV OUT(SE) = 9296.00	STORM CLEANOUT
FD2-F5	RIM = 9308.45 F.G. TO INV. DEPTH = 3.95' FD2-P6 INV IN(NE) = 9304.50 FD2-P5 INV OUT(SE) = 9304.50	STORM CLEANOUT
FD2-OUTLET	RIM = 9285.36 F.G. TO INV. DEPTH = 1.36' FD2-P1 INV IN(N) = 9284.00	DAYLIGHT TO RIPRAP

FOUNDATION DRAIN LINE 2				
Pipe Name	Size	Length	Slope	Description
FD2-P1	12.00	58.50	1.71%	SDR 35 D3034 PVC
FD2-P2	12.00	14.57	6.90%	SDR 35 D3034 PVC
FD2-P3	12.00	67.80	7.37%	SDR 35 D3034 PVC
FD2-P4	8.00	101.78	4.91%	SDR 35 D3034 PVC
FD2-P5	8.00	98.64	8.62%	SDR 35 D3034 PVC
FD2-P6	4.00	19.77	15.58%	SDR 35 D3034 PVC
FD2-P7	4.00	27.99	23.50%	SDR 35 D3034 PVC
FD2-P8	4.00	30.91	21.29%	SDR 35 D3034 PVC
FD2-P9	4.00	57.19	15.00%	SDR 35 D3034 PVC

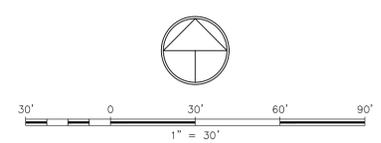


GENERAL UTILITY NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. MAINTAIN 10' OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE, BETWEEN ALL WATER AND SEWER LINES.
3. ALL WATERLINES (INCLUDING SERVICE LINES) SHALL MAINTAIN A MINIMUM COVER OF NINE FEET (9'-0").
4. ALL UNDERGROUND UTILITY CONSTRUCTION TO CONFORM TO THE TOWN OF WINTER PARK WATER AND SANITATION DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE WINTER PARK WATER AND SANITATION DISTRICT AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL PLASTIC GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR-35 AND SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH ASTM D-3034.
7. ALL SANITARY SEWER PIPE SHALL HAVE A MINIMUM COVER OF SIX FEET (6'-0") AND MAXIMUM DEPTH OF TWELVE FEET (12'-0") UNLESS PRIOR WRITTEN APPROVAL RECEIVED FROM THE DISTRICT.
8. NEW WATER MAINS 12 INCHES OR LESS SHALL BE DUCTILE IRON PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-151 AND PIPE SHALL NOT BE LESS THAN CLASS 52. HYDRANT LEADS SHALL ALSO BE DUCTILE IRON PIPE.
9. CONNECT TO EXISTING 1-1/2" DIA. COPPER WATER SERVICE LINE.
10. CONNECT TO EXISTING 4" DIA. PVC SANITARY SEWER SERVICE.
11. INSTALL 1-1/2" DIA. COPPER LINE W/1-1/2" CURB STOP. CAP 1" BEYOND EASEMENT MARKED W/2"x4"x4" POST PAINTED BLUE (TYP).
12. INSTALL 4" DIA. PVC CAP 1" BEYOND EASEMENT MARKED W/2"x4"x4" POST PAINTED GREEN (TYP).
13. LOCATION OF CORPORATION STOPS AND CURB STOP BOX SHALL BE COORDINATED AND APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
14. SANITARY SEWER SERVICE CLEANOUTS SHALL BE PROVIDED FOR EACH SANITARY SEWER SERVICE LINE AS SHOWN IN DETAIL.

LEGEND

- PROPOSED SEWER CLEANOUTS
- 12in PVC W — PROPOSED WATER MAIN
- 8in PVC SAN — PROPOSED SEWER MAIN
- 4in PVC SAN — PROPOSED SEWER SERVICE (INSTALL 4" END CAP)
- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- PROPERTY BOUNDARY
- IRR — IRR PROPOSED NON-POTABLE WATER
- SS — SS EXISTING SEWER MAIN
- W — W EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — UE EXISTING UNDERGROUND ELECTRIC
- G — G EXISTING UNDERGROUND GAS
- CATV — CATV EXISTING UNDERGROUND CABLE LINES
- OHP — OHP EXISTING POWER LINES
- T — T EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING STORM SEWER
- EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- X — EXISTING FENCE
- M — EXISTING MAILBOX



LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK COLORADO OVERALL UTILITY PLAN



Project: LAK: 1923.00
Date: 7/8/2020
Scale: 1/32" XREF
Designed By: YSG
Reviewed By: MBW



LAKOTA RESERVE BUILDING FINISHED FLOOR ELEVATIONS				
BUILDING NO.	LOWER LEVEL	MID. LEVEL	MAIN LEVEL	GARAGE LEVEL
1	9259.35	N/A	9269.50	9269.00
2	9247.35	9257.35	9267.50	9267.00
3	9246.00	9256.00	9266.00	9265.50
4	9249.60	9259.60	9269.75	9269.50
5	9262.90	N/A	9273.05	9272.80
6	9275.00	9286.15	9296.29	9274.00
7	9271.00	9282.15	9292.29	9270.00
8	9268.00	9279.15	9289.29	9267.00

- GENERAL GRADING NOTES:**
- MAXIMUM SLOPE ON DRIVEWAYS= 5.0% (TYP).
 - SLOPE PAVED SURFACES A MINIMUM OF 2.0% AWAY FROM THE BUILDING. SLOPE VEGETATED SURFACES A MINIMUM OF 5.0% AWAY FROM THE BUILDING FOR THE FIRST 10'.
 - THE TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY OTHERS. WOHNRADÉ CIVIL ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR VERIFYING THE ACCURACY OF THIS INFORMATION.
 - ** DRIVEWAY DRAINS TOWARDS THE BUILDING RATHER THAN OUT TO THE STREET. SEE ARCHITECTURAL PLANS FOR TRENCH GRATE DETAIL.

LEGEND

- 12in PVC W — PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST RESTRAINT
- 0.75in TYPE K — PROPOSED WATER SERVICE
- 8in PVC SAN — PROPOSED SEWER MAIN
- 6in PVC SAN — PROPOSED SEWER SERVICE
- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- PROPERTY BOUNDARY
- IRR — PROPOSED NON-POTABLE WATER
- SS — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING UNDERGROUND GAS
- CATV — EXISTING UNDERGROUND CABLE LINES
- OHP — EXISTING POWER LINES
- T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- EXISTING FENCE
- EXISTING MAILBOX
- EXISTING SPOT ELEVATION
- 4650.00 — PROPOSED SPOT ELEVATION
- 9267.38 FL — PROPOSED SPOT ELEVATION
- IP — ROCK SOCK INLET PROTECTION
- IP — CULVERT INLET PROTECTION
- SCL — SEDIMENT CONTROL LOG (9" DIA.)
- SF — SILT FENCE
- OP — ROCK RIPRAP OUTLET PROTECTION
- PS — PERMANENT SEEDING AND MULCH (SEE GENERAL NOTES SHEET FOR SEED SPECIFICATION)
- VTC — VEHICLE TRACKING CONTROL
- CWA — CONCRETE WASHOUT AREA
- ASPHALT PAVING

MATCHLINE SHEET 8

ALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

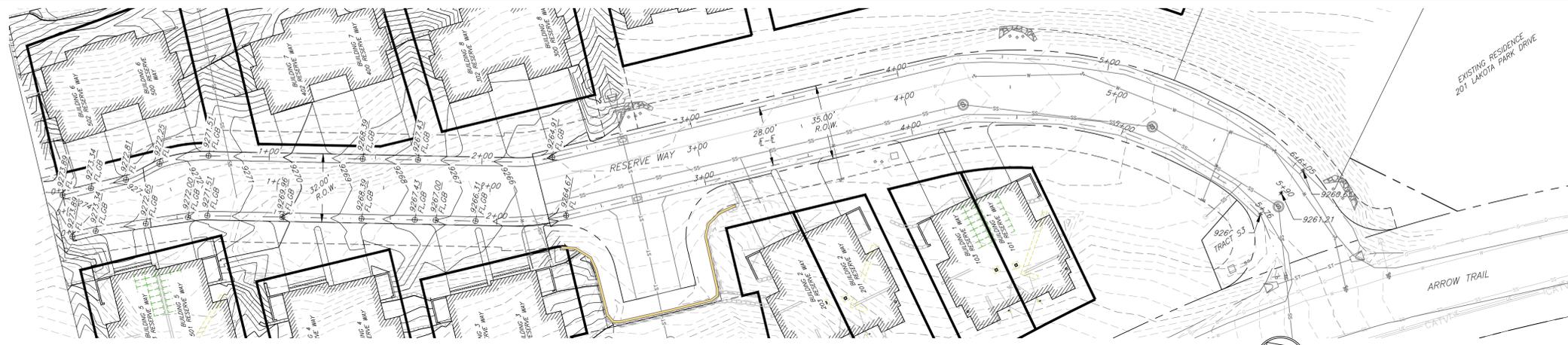
ALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE WORKING OF UNDERGROUND MEMBER UTILITIES.

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO GRADING AND EROSION CONTROL PLAN

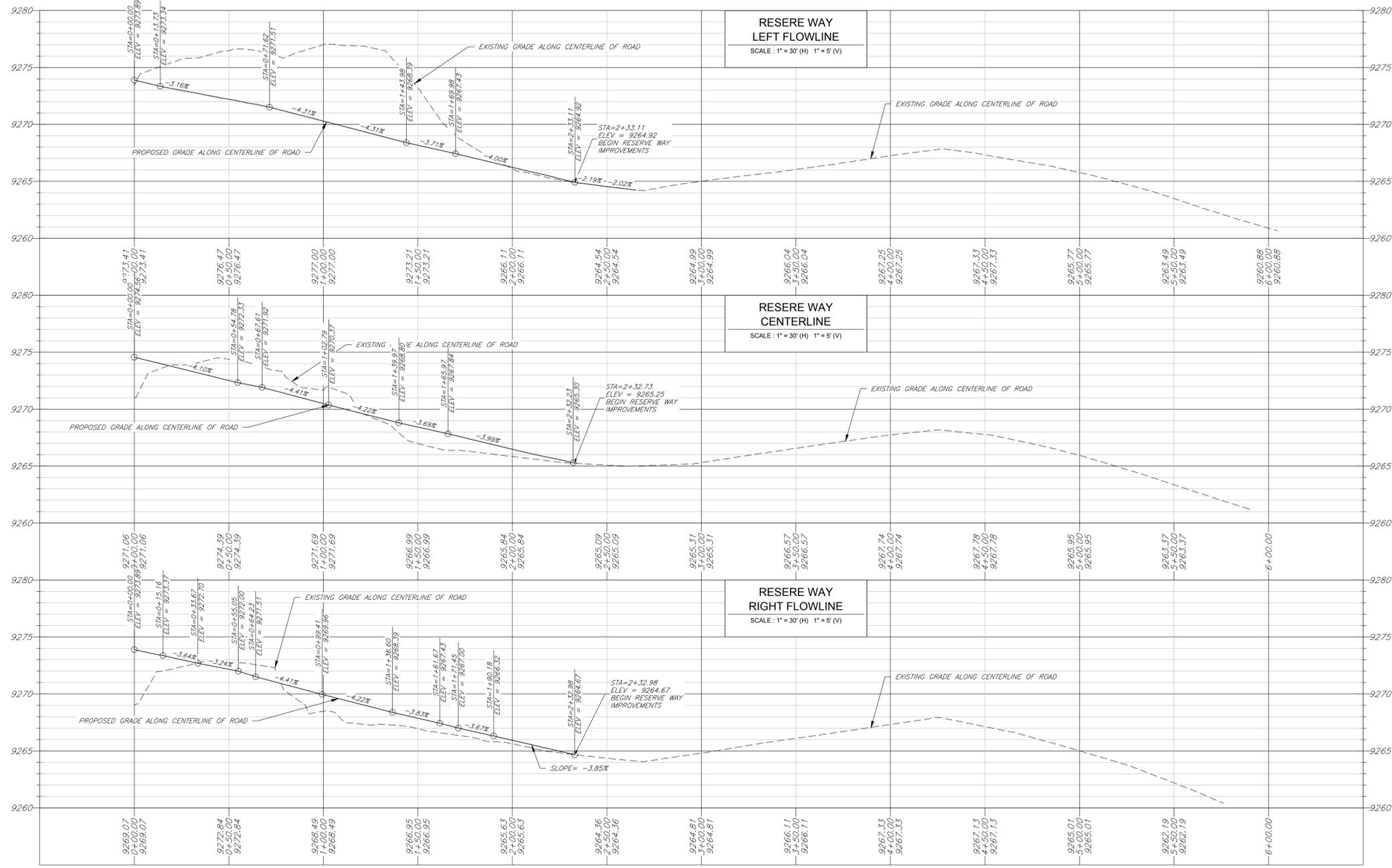
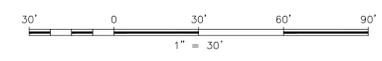
WOHNRADÉ CIVIL ENGINEERS, INC.
11582 Colony Row, Greenwood Village, CO 80121
Phone: (770)258-1519

Project: LAK-1923.00
Date: 7/8/2020
Scale: 1/32" X REF
Designed By: YSG
Reviewed By: MBW

8 Sheet
17 Sheets



- GENERAL STREET NOTES:**
- SEE THE GEOTECHNICAL REPORT PERTAINING TO THIS PROJECT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN, AND RECOMMENDATIONS.
 - ALL STREET STATIONING IS BASED ON CENTERLINE UNLESS OTHERWISE NOTED.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE.
 - THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.



- LEGEND**
- Proposed Grade
 - Proposed Grade at Flowline
 - Proposed Flowline
 - Proposed Centerline
 - 18in RCP STRM - EXISTING STORM SEWER
 - 18in RCP STRM - EXISTING STORM SEWER W/ INLET
 - Proposed Storm Sewer or Culvert
 - Proposed Storm Sewer or Culvert w/ Inlet
 - 5020 - EXISTING CONTOUR
 - 20 - PROPOSED CONTOUR
 - Property Boundary/Right-of-Way

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO
 RESERVE WAY
 PLAN AND PROFILE

WYOMANRADE CIVIL ENGINEERS, INC.

11562 Colony Row
 Greenwood Village, Colorado 80121
 Phone: (770)258-1519

Professional Engineer Seal for W. J. Wyoman, No. 30325, State of Colorado

Project: LAK: 1923.00
 Date: 7/8/2020
 Scale: 1"=30'
 Designed By: YSG
 Reviewed By: MBW

10 Sheet
 17 Sheets

**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

The following section describes the requirements for trace wire to be installed along water lines, sewer lines, and water and sanitary sewer services as described in the regulations.

MATERIALS

Trace wire

- **Open Trench Installation** Trace wire shall be #12 AWG Copper Clad Steel, High Strength with minimum 450 lb. break load, with minimum 30 mil HDPE insulation thickness.
- **Directional Drilling/Boring** Trace wire shall be #12 AWG Copper Clad Steel, Extra High Strength with minimum 1,150 lb. break load, with minimum 30 mil HDPE insulation thickness.

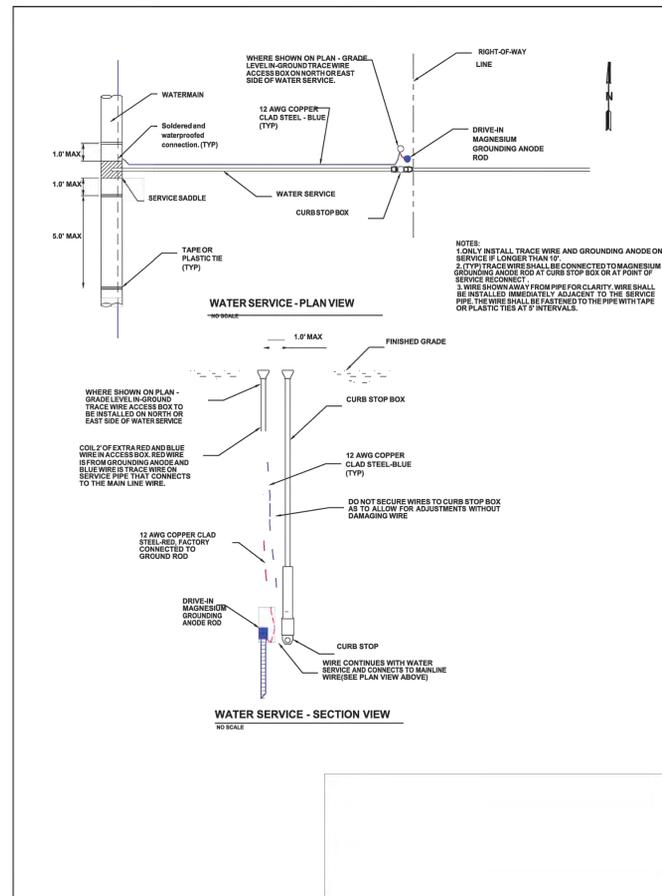
Connectors

- All mainline trace wires must be interconnected in intersections, at mainline tees and mainline crosses.
- All tracer wire splices, taps or connections shall be soldered and appropriately water proofed.
- Non locking friction fit, twist on or taped connectors are prohibited.

Termination/Access

- All trace wire termination points must utilize an approved trace wire access box (above ground access box or grade level/in-ground access box as applicable), specifically manufactured for this purpose.
- All grade level/in-ground access boxes shall be appropriately identified with "water" cast into the cap and be blue in color.
- A minimum of 2 ft. of excess/slack wire is required in all trace wire access boxes after meeting final elevation.
- All trace wire access boxes must include a manually interruptible conductive/connective link between the terminal(s) for the trace wire connection and the terminal for the grounding anode wire connection.
- Grounding anode wire shall be connected to the identified (or bottom) terminal on all access boxes.
- Service Laterals on public property Trace wire must terminate with an approved grounding anode as near as possible to the curb stop. Where indicated on the plan, trace wire must terminate at an approved above-ground trace wire access box installed as near as possible to the curb stop box.

Page 1



**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

- Hydrants – Trace wire must terminate at an approved above-ground trace wire access box (Copperhead Cobra T2 access box or equal), properly affixed to the hydrant grade flange. (affixing with tape or plastic ties shall not be acceptable). Schedule 80 PVC shall be used as a conduit extending to 24" below grade.

Grounding

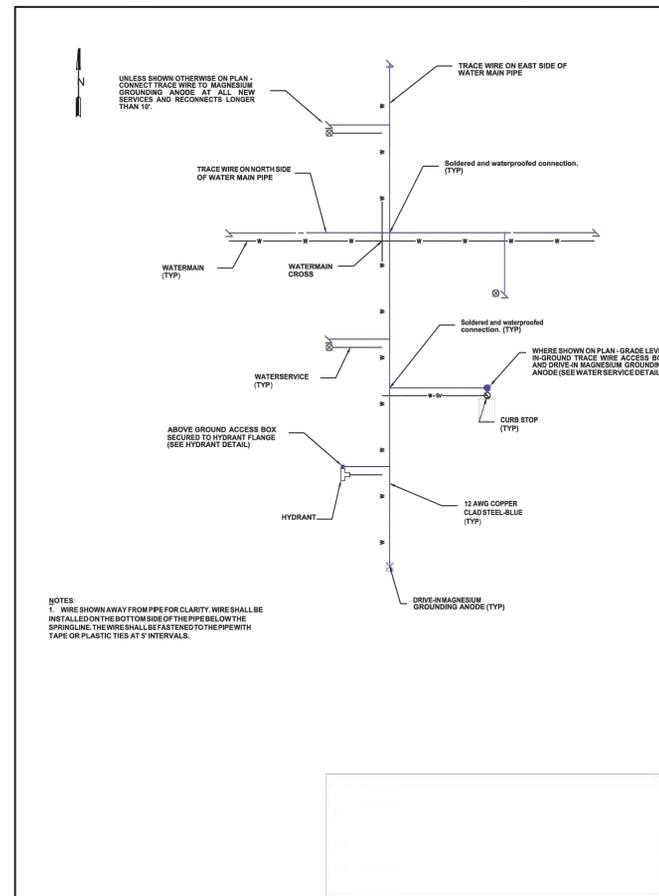
- Trace wire must be properly grounded at all dead ends/stubs
- Grounding of trace wire shall be achieved by use of a drive-in magnesium grounding anode rod with a minimum of 20ft of #12 red HDPE insulated copper clad steel wire connected to anode (minimum 1.5 lb.) Specifically manufactured for this purpose, and buried at the same elevation as the utility.
- When grounding the trace wire at dead ends/stubs, the grounding anode shall be installed in a direction 180 degrees opposite of the trace wire, at the maximum possible distance.
- When grounding the trace wire in areas where the trace wire is continuous and neither the mainline trace wire or the grounding anode wire will be terminated at/above grade, install grounding anode directly beneath and in-line with the trace wire. Do not coil excess wire from grounding anode. In this installation method, the grounding anode wire shall be trimmed to an appropriate length before connecting to trace wire with a mainline to lateral lug connector.
- Where the anode wire will be connected to a trace wire access box, a minimum of 2 ft. of excess/slack wire is required after meeting final elevation.

INSTALLATION

General

- Trace wire installation shall be performed in such a manner that allows proper access for connection of line tracing equipment, proper locating of wire without loss or deterioration of low frequency (512Hz) signal for distances in excess of 1,000 linear feet, and without distortion of signal caused by multiple wires being installed in close proximity to one another.
- Trace wire systems must be installed as a single continuous wire, except where using approved connectors. No looping or coiling of wire is allowed.
- Any damage occurring during installation of the trace wire must be immediately repaired by removing the damaged wire, and installing a new section of wire with approved connectors. Taping and/or spray coating shall not be allowed.
- Trace wire shall be installed at the bottom half of the pipe and secured (taped/tied) at 5' intervals.
- Lay mainline trace wire continuously, by-passing around the outside of valves and

Page 2



**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

- fittings on the North or East side.
- Trace wire must be properly grounded as specified.
- Trace wire on all service laterals/stubs must terminate at an approved grounding anode/trace wire

- access box located directly above the utility, at the edge of the road right-of-way, but out of the roadway. (See Trace wire Termination/Access)
- A mainline trace wire must be installed, with all service lateral trace wires properly connected to the mainline trace wire, to ensure full tracing/locating capabilities from a single connection point.
- At all mainline dead ends, trace wire shall go to ground using an approved connection to a drive-in magnesium grounding anode rod, buried at the same depth as the trace wire. (See Grounding)
- Mainline trace wire shall not be connected to existing conductive pipes. Treat as a mainline dead end, ground using an approved waterproof connection to a grounding anode buried at the same depth as the trace wire.
- All service lateral trace wires shall be a single wire, connected to the mainline trace wire using a mainline to lateral lug connector, installed without cutting/splicing the mainline trace wire.
- In occurrences where an existing trace wire is encountered on an existing utility that is being extended or tied into, the new trace wire and existing trace wire shall be connected using approved splice connectors, and shall be properly grounded at the splice location as specified.

PROHIBITED PRODUCTS AND METHODS

The following products and methods shall not be allowed or acceptable

- Uninsulated trace wire
- Trace wire insulations other than HDPE
- Trace wires not domestically manufactured
- Non locking, friction fit, twist on or taped connectors
- Brass or copper ground rods
- Wire connections utilizing taping or spray-on waterproofing
- Looped wire or continuous wire installations, that has multiple wires laid side-by-side or in close proximity to one another
- Trace wire wrapped around the corresponding utility
- Brass fittings with trace wire connection lugs
- Wire terminations within the roadway, i.e. in valve boxes, cleanouts, manholes, etc.
- Connecting trace wire to existing conductive utilities

Page 3

**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

TESTING

All new trace wire installations shall be located using typical low frequency (512Hz) line tracing equipment, witnessed by the contractor, engineer and facility owner as applicable, prior to acceptance of ownership.

This verification shall be performed upon completion of rough grading and again prior to final acceptance of the project.

Continuity testing in lieu of actual line tracing shall not be accepted.

FIGURES

Figures showing trace wire requirements are shown on the following pages.

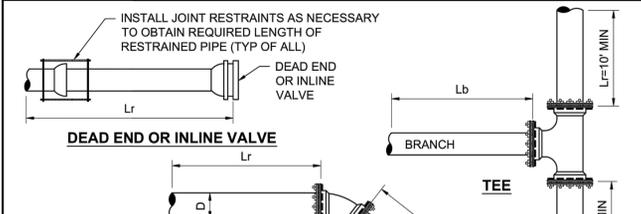
Page 4

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO WATER DETAILS



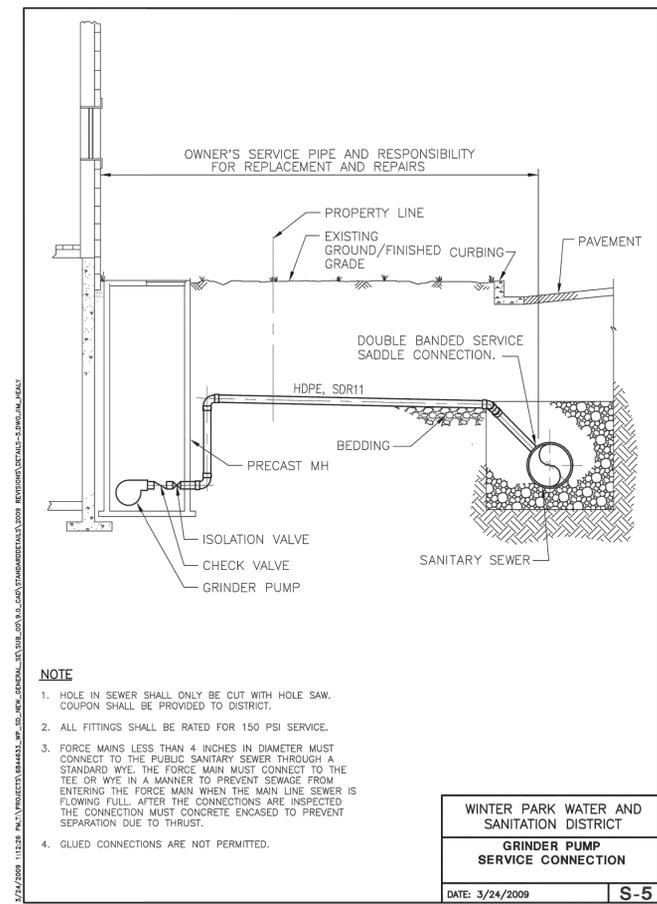
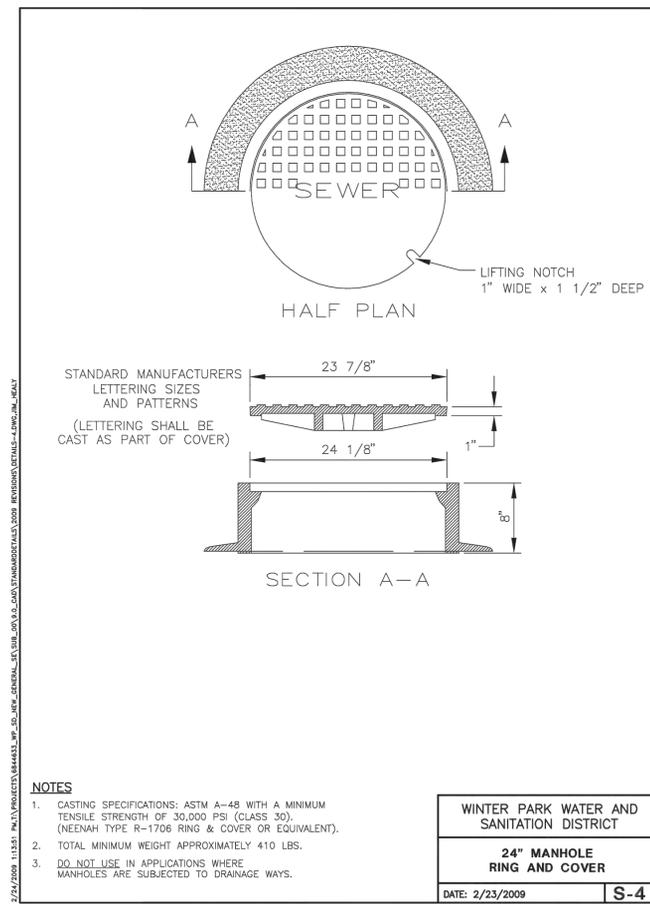
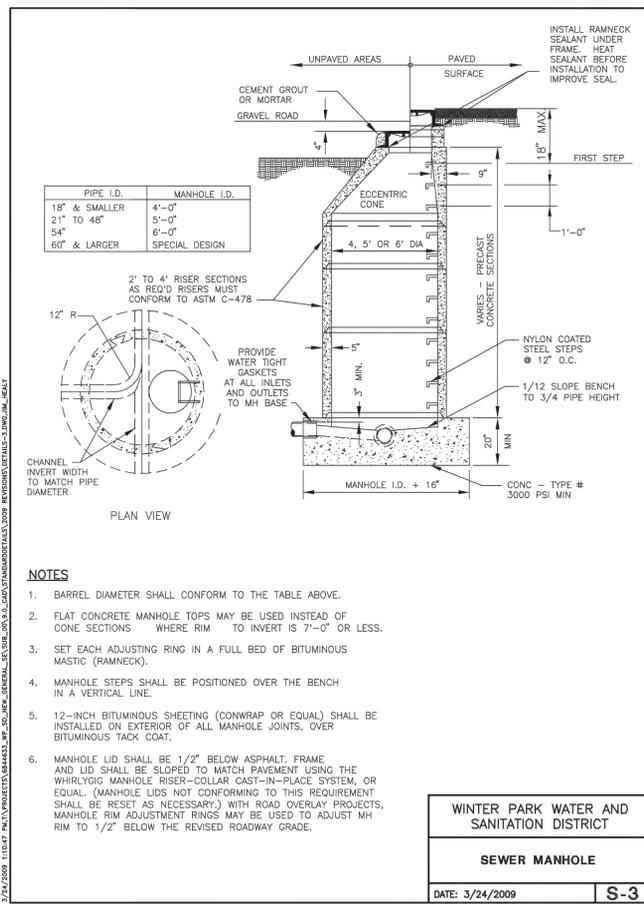
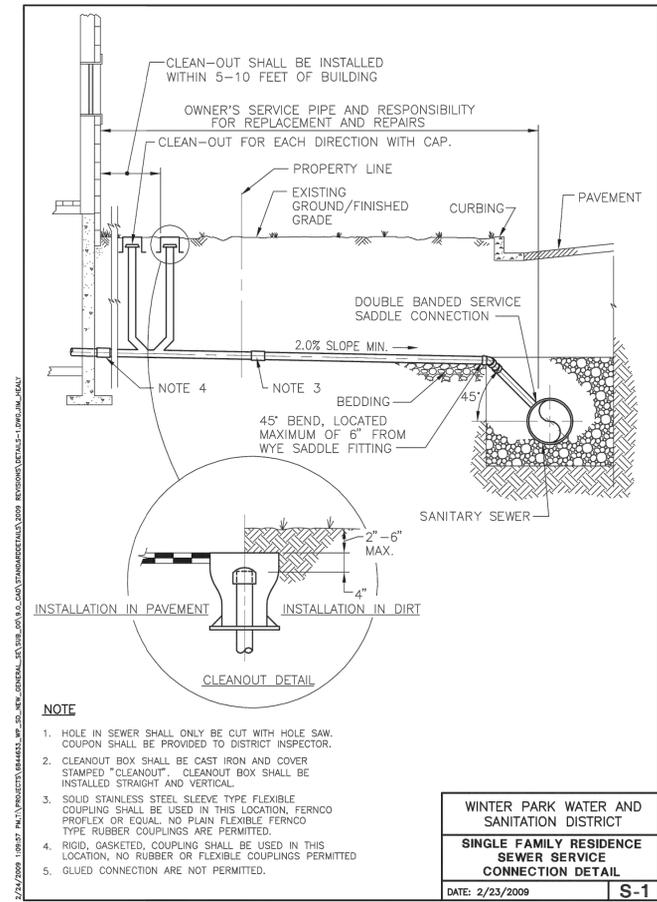
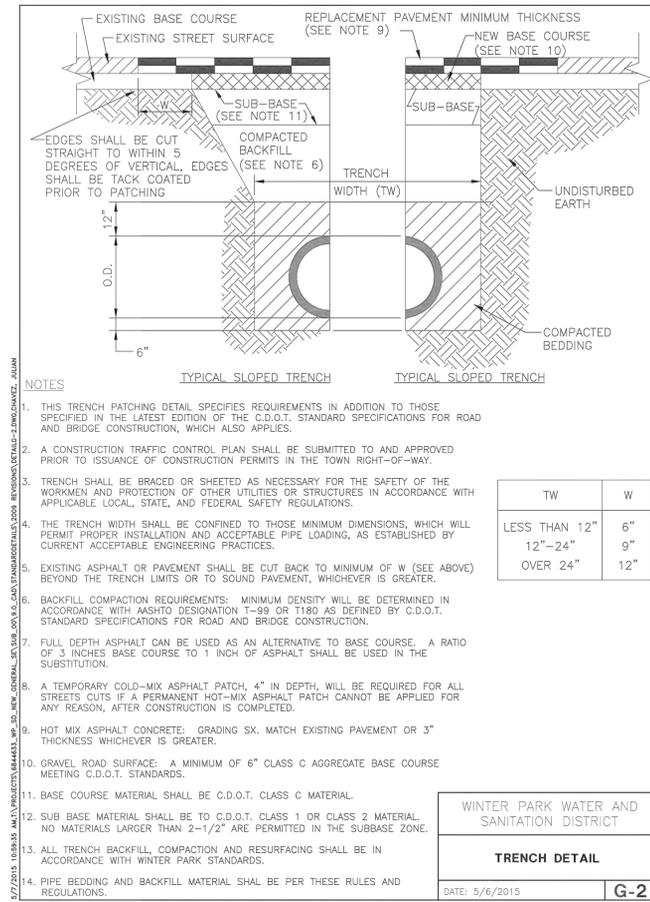
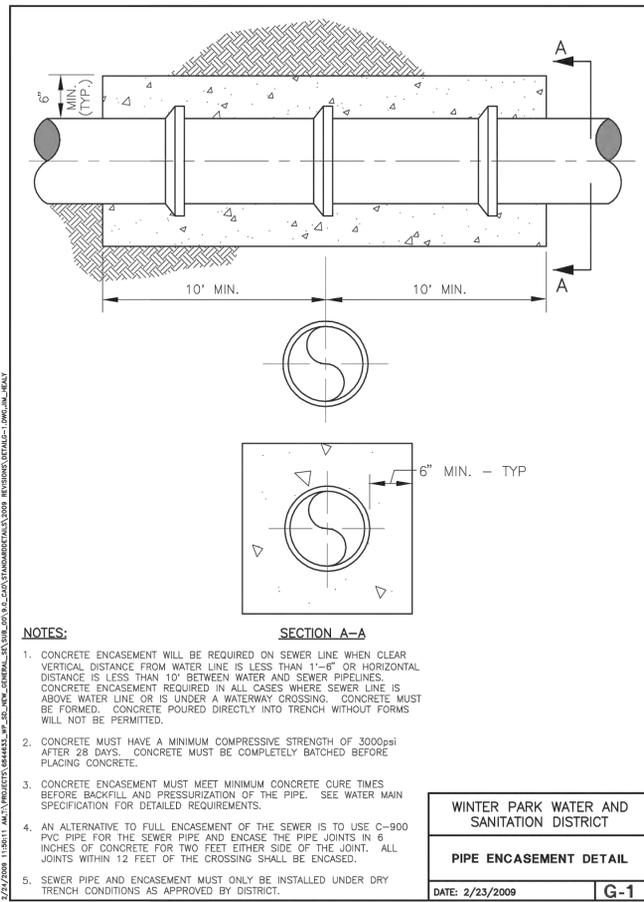
Project: LAK: 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

11 / 17 Sheets



- NOTES:**
- RESTRAINED LENGTHS SHOWN IN CHARTS ARE MINIMUM LENGTHS.
 - RESTRAINT SYSTEMS ON PIPE LARGER THAN 16-INCH DIAMETER SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
 - THE CHARTS ARE BASED ON THE ASSUMPTIONS SHOWN ON STANDARD DETAIL NO. 3314102.
 - THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS WITH RESPECT TO THE ASSUMPTIONS LISTED ON STANDARD DETAIL NO. 3314102.
 - IF LENGTHS CANNOT BE MET FOR DEAD ENDS AND/OR TEES, DESIGN ENGINEER SHALL SPECIFY RESTRAINED LENGTHS OR A COMBINATION OF THRUST BLOCK AND RESTRAINTS.

C800 PVC PIPE: MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET					DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET									
PIPE SIZE (D')	BENDS (L')	TEE (Lb)	DEAD END/ INLINE VALVE (Lr)		PIPE SIZE (D')	BENDS (L')	TEE (Lb)	DEAD END/ INLINE VALVE (Lr)						
4	4	5	10	20	5	45	4	4	5	10	20	5	55	
6	4	-	-	-	5	-	6	4	-	-	-	5	-	
8	6	5	15	25	20	60	6	6	5	10	15	30	25	75
10	6	-	-	-	5	-	8	6	-	-	-	5	-	
12	6	-	-	-	5	-	10	6	-	-	-	5	-	
14	6	-	-	-	5	-	12	6	-	-	-	5	-	
16	6	-	-	-	5	-	14	6	-	-	-	5	-	
18	6	-	-	-	5	-	16	6	-	-	-	5	-	
20	6	-	-	-	5	-	18	6	-	-	-	5	-	
22	6	-	-	-	5	-	20	6	-	-	-	5	-	
24	6	-	-	-	5	-	22	6	-	-	-	5	-	
26	6	-	-	-	5	-	24	6	-	-	-	5	-	
28	6	-	-	-	5	-	26	6	-	-	-	5	-	
30	6	-	-	-	5	-	28	6	-	-	-	5	-	
32	6	-	-	-	5	-	30	6	-	-	-	5	-	
34	6	-	-	-	5	-	32	6	-	-	-	5	-	
36	6	-	-	-	5	-	34	6	-	-	-	5	-	
38	6	-	-	-	5	-	36	6	-	-	-	5	-	
40	6	-	-	-	5	-	38	6	-	-	-	5	-	
42	6	-	-	-	5	-	40	6	-	-	-	5	-	
44	6	-	-	-	5	-	42	6	-	-	-	5	-	
46	6	-	-	-	5	-	44	6	-	-	-	5	-	
48	6	-	-	-	5	-	46	6	-	-	-	5	-	
50	6	-	-	-	5	-	48	6	-	-	-	5	-	
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64	6	-	-	-	5	-	62	6	-	-	-	5	-	
66	6	-	-	-	5	-	64	6	-	-	-	5	-	
68	6	-	-	-	5	-	66	6	-	-	-	5	-	
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LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO

WONTRADE CIVIL ENGINEERS, INC.
11502 Colony Row
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Phone: (720)258-1519



Project: LAK: 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

LOCATION	PIPE DIA. # (FT.)	STONE SIZE D50 (IN)	UPSTREAM LENGTH OF RIPRAP (FT.)	(L1) POOL LENGTH (FT.)	APRON LENGTH OF RIPRAP (FT.)	BASIN LENGTH (LB) (FT.)	(W) WIDTH OF RIPRAP (FT.)	THICKNESS OF RIPRAP (FT.)	QUANTITY OF RIPRAP (CY)
1 VALLEY PAN 1	N.A.	6.0	3.0	N.A.	N.A.	21.0	6.0	1.5	5.0
2 NORTHWOODS PLACE VALLEY PAN	N.A.	6.0	3.0	N.A.	N.A.	16.0	6.0	1.5	3.5

SOIL RIPRAP NOTES:

- SOIL RIPRAP SHALL BE USED FOR D50= 6" AND D50= 9" RIPRAP.
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO APPROVED PLANS FOR LOCATION AND LIMITS OF RIPRAP BLANKETS.
- MIX UNIFORM ALLY, 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME, PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
- CRIMP OR TACKIFY MULCH, OR USE APPROVED HYDROMULCH AS CALLED FOR ON THE APPROVED PLANS.

TABLE 5-1 CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSIONS (INCHES)	d ₅₀ (INCHES)
D50=6"	70-100	12	6**
	50-70	9	
	35-50	6	
D50=9"	70-100	15	9**
	50-70	12	
	35-50	9	
D50=12"	70-100	21	12
	50-70	18	
	35-50	12	
D50=18"	100	30	18
	50-70	24	
	35-50	18	
D50=24"	100	42	24
	50-70	33	
	35-50	24	

* d₅₀ = NOMINAL STONE SIZE

** BURY D50=6" AND D50=9" RIPRAP WITH NATIVE TOP SOIL AND REVEGETATE TO PROTECT FROM VANDALISM.

TABLE 5-3 GRADATION FOR GRANULAR BEDDING

U.S. STANDARD SIEVE SIZE	PERCENT WEIGHT BY PASSING TYPE I	SQUARE MESH SIEVES TYPE II
3"	-	90-100
1-1/2"	-	-
3/4"	-	20-90
3/8"	100	-
#4	95-100	0-20
#16	45-80	-
#50	10-30	-
#100	2-10	-
#200	0-2	0-3

DEFINITION:

STRUCTURALLY LINED APRONS OR OTHER ACCEPTABLE ENERGY DISSIPATING DEVICES PLACED AT THE OUTLETS OF PIPES OR PAVED CHANNELS.

PURPOSES:

TO PREVENT SCOUR AT STORMWATER OUTLETS AND TO MINIMIZE THE POTENTIAL FOR DOWNSTREAM EROSION BY REDUCING THE VELOCITY OF CONCENTRATED STORMWATER FLOWS.

RIPRAP TABLE NOTES:

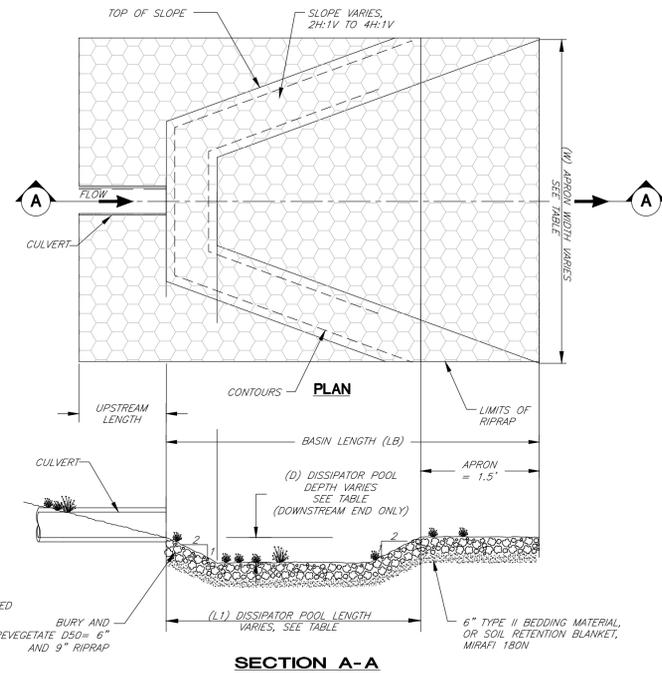
- THE WIDTH OF RIPRAP IS MEASURED AT THE ROAD RIGHT-OF-WAY AND/OR BETWEEN THE ENDS OF THE WINGWALLS.
- THE LENGTH OF RIPRAP MAY VARY BETWEEN THE UPSTREAM AND DOWNSTREAM ENDS OF THE CULVERT, AS SHOWN ON THE TABLE TO THE LEFT.
- THE UPSTREAM LENGTH OF RIPRAP IS CALCULATED USING THE TAILWATER DEPTH PLUS 0.50' OF FREEBOARD, AND A 2:1 SLOPE ON BOTH SIDES OF THE CULVERT OUTLET. THE LENGTH IS ROUNDED UP TO THE NEAREST FOOT.

TABLE 5-4 THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

RIPRAP DESIGNATION, D50	MINIMUM BEDDING THICKNESS (INCHES)		
	FINE GRAINED SOILS*		COURSE GRAINED**SOILS
	TYPE I	TYPE II	TYPE II
6", 9"	4	4	6
12"	4	4	6
18"	4	6	8
24"	4	6	8

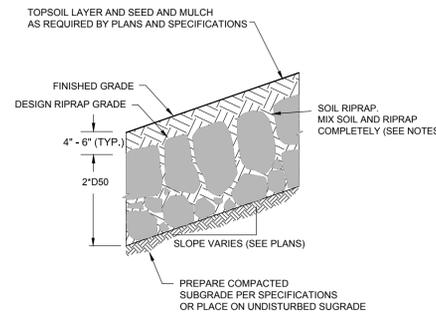
* MAY SUBSTITUTE ONE 12 INCH LAYER OF TYPE II BEDDING. SUBSTITUTION OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE. SEE SECTION 5.3.2 FOR USE OF FILTER FABRIC AT DROP STRUCTURES.

** FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.



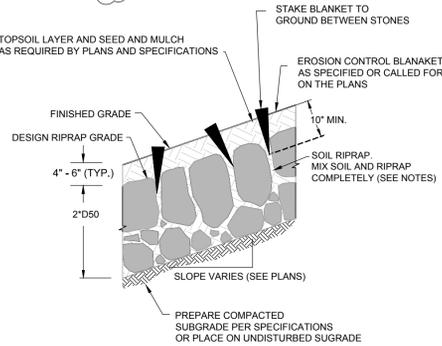
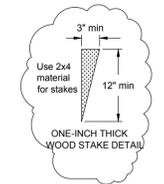
STILLING BASIN / RIP RAP OUTLET PROTECTION DETAIL

SCALE: NTS



TYPICAL SECTION - SOIL RIPRAP WITH MUCLH

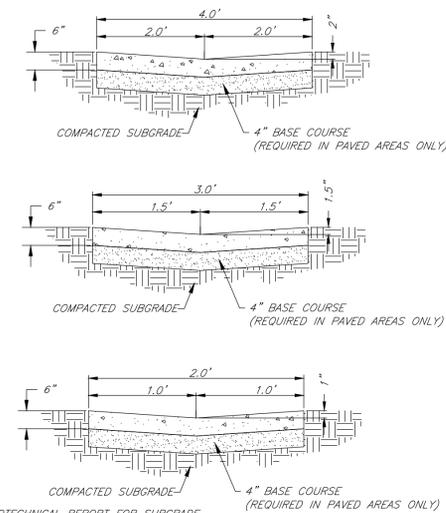
REF: URBAN DRAINAGE AND FLOOD CONTROL DISTRICT



TYPICAL SECTION - SOIL RIPRAP WITH EROSION CONTROL FABRIC

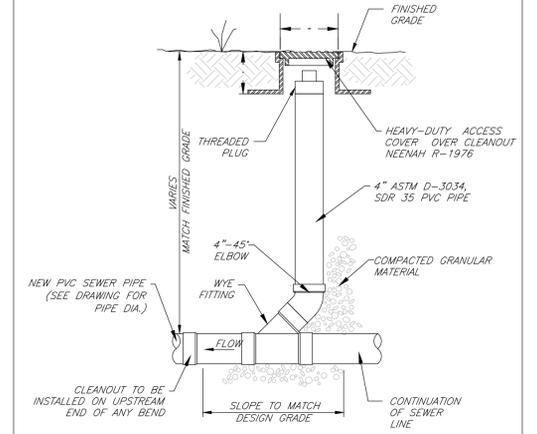
REF: URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

SCALE: NTS



VALLEY PAN DETAILS

SCALE: N.T.S.

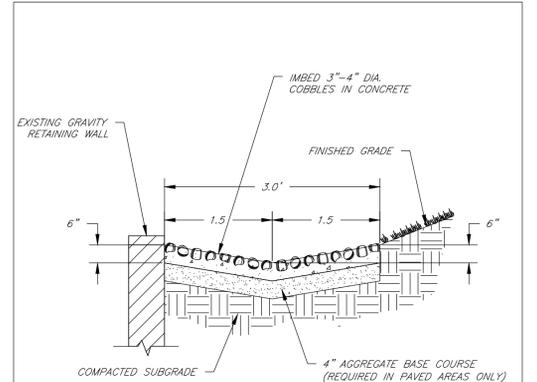


SERVICE CLEANOUT REQUIREMENTS:

- SEWER SERVICE CLEANOUTS SHALL BE INSTALLED AT ALL BEND COMBINATIONS GREATER THAN 45° AND AT A MAXIMUM SPACING OF 100'. NO SINGLE BEND GREATER THAN 45° SHALL BE ALLOWED.
- CLEANOUTS SHALL MEET ALL REQUIREMENTS OF THE UNIFORM PLUMBING CODE.

STORM SEWER CLEANOUT

SCALE: NTS



NOTE:

SEE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION RELATED TO CONCRETE FLATWORK. COMPACT SUBGRADE TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698)

RETAINING WALL VALLEY PAN DETAIL

SCALE: N.T.S.

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO

SITE DETAILS

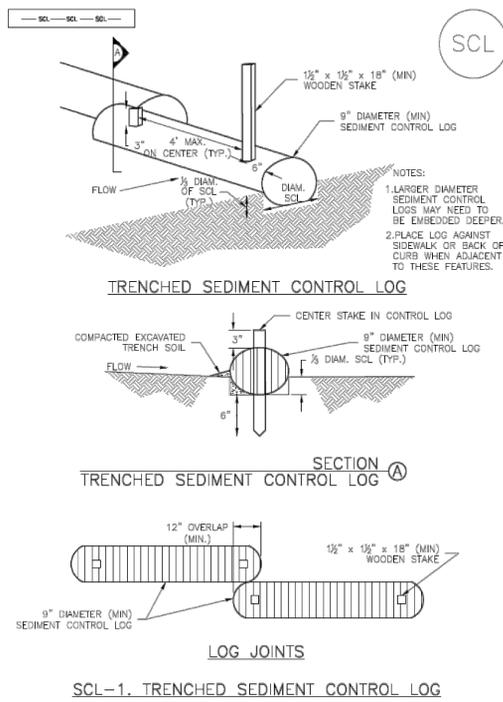
IWOHNRAD CIVIL ENGINEERS, INC.

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Project: LAK: 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

Sediment Control Log (SCL) SC-2



November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCelsior OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/2 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

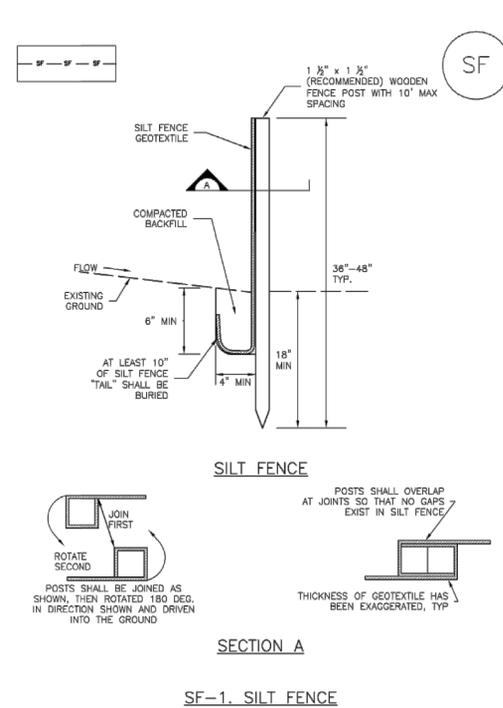
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

SCL-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

Silt Fence (SF) SC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE GAPS BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

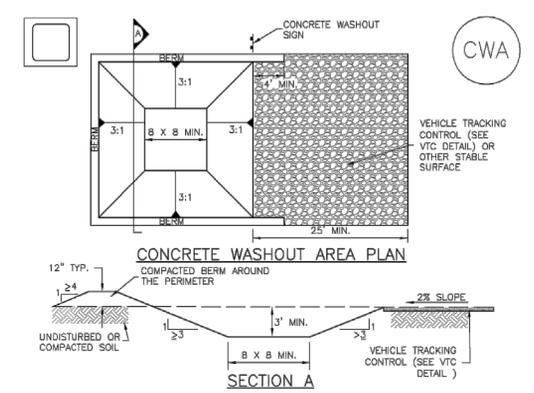
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 5".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Concrete Washout Area (CWA) MM-1



CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

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

CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

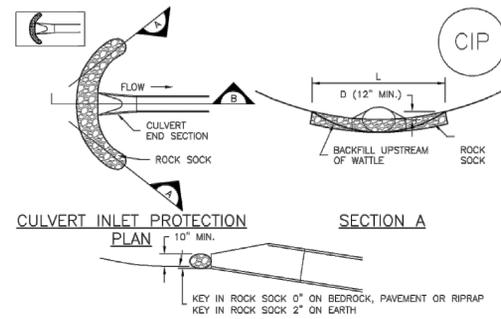
LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO

WYOMING CIVIL ENGINEERS, INC.
11500 County Road
Broomfield, Colorado 80021
Phone: (720)256-1519



Project: LAK 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

Inlet Protection (IP) SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR -LOCATION OF CULVERT INLET PROTECTION.
- SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

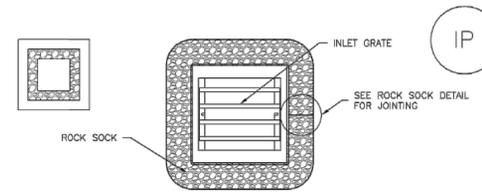
CULVERT INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

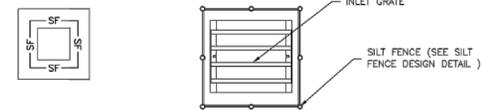
Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

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

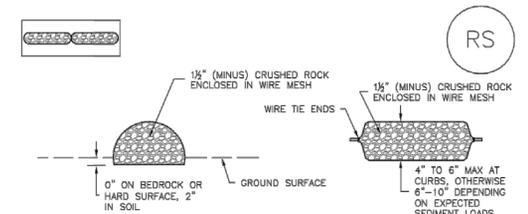


IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

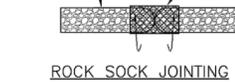
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
- STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG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

Rock Sock (RS) SC-5



ROCK SOCK SECTION **ROCK SOCK PLAN**

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.



ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

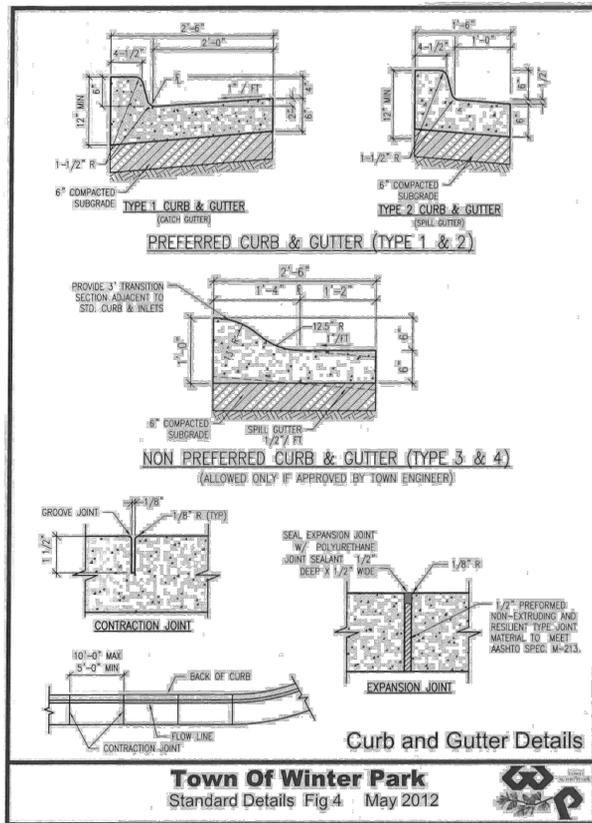
- SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER ASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

RS-1. ROCK SOCK PERIMETER CONTROL

SC-6 Inlet Protection (IP)



Town Of Winter Park Standard Details Fig 4 May 2012

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO EROSION CONTROL DETAILS

WYOMING CIVIL ENGINEERS, INC. 11622 Colony Row, Westminster, Colorado 80037 Phone: (703)258-1519



Project: LAK 1923.00 Date: 7/8/2020 Scale: N/A Designed By: YSG Reviewed By: MBW

LOT 99 SUBDIVIDED			
LOT	LOT SIZE (SF)	ACRES	PERCENT
LOT 'A'	2,352 SF.	.054 AC	1.41%
LOT 'B'	2,919 SF.	.067 AC	1.75%
LOT 'C'	2,744 SF.	.063 AC	1.65%
LOT 'D'	3,180 SF.	.073 AC	1.91%
LOT 'E'	5,883 SF.	.135 AC	3.53%
LOT 'G'	5,175 SF.	.119 AC	3.11%
LOT 'I'	5,395 SF.	.124 AC	3.24%
LOT 'K'	4,889 SF.	.112 AC	2.93%
LOT 'M'	6,131 SF.	.141 AC	3.68%
LOT 'O'	6,671 SF.	.158 AC	4.13%
LOT 'Q'	4,974 SF.	.114 AC	2.98%
LOT 'S'	4,987 SF.	.114 AC	2.98%
LOT 'U'	5,417 SF.	.124 AC	3.23%
LOT 'W'	5,387 SF.	.124 AC	3.23%
MULTI-FAMILY LOTS	66,116 SF.	1.522 AC	39.76%
TRACT D OPEN SPACE	11,408 SF.	1.178 AC	39.76%
RESERVE WAY TRACT 3	22,059 SF.	5.06 AC	13.22%
TRACT 3A	956 SF.	.022 AC	5.7%
TOTAL	166,539 SF.	3.828 AC	100%

REVISIONS:
REVISED PROPERTY LINES
4/27/2020

JOB NO: 519013
DATE: 02/28/20
DRAWN BY: J FAULAK
CHECKED BY: M.HOGAN

©2020 THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION

BUILDING MATRIX	
BUILDING TYPE	UNITS
DOWN SLOPE 3 LEVEL	5.5 BLDGS (11 UNITS)
DOWN SLOPE 2 LEVEL	3.5 BLDGS (7 UNITS)
UP SLOPE 3 LEVEL	3 BLDGS (6 UNITS)

12 BLDGS (24 UNITS)

OVERALL SITE PLAN - RESERVE

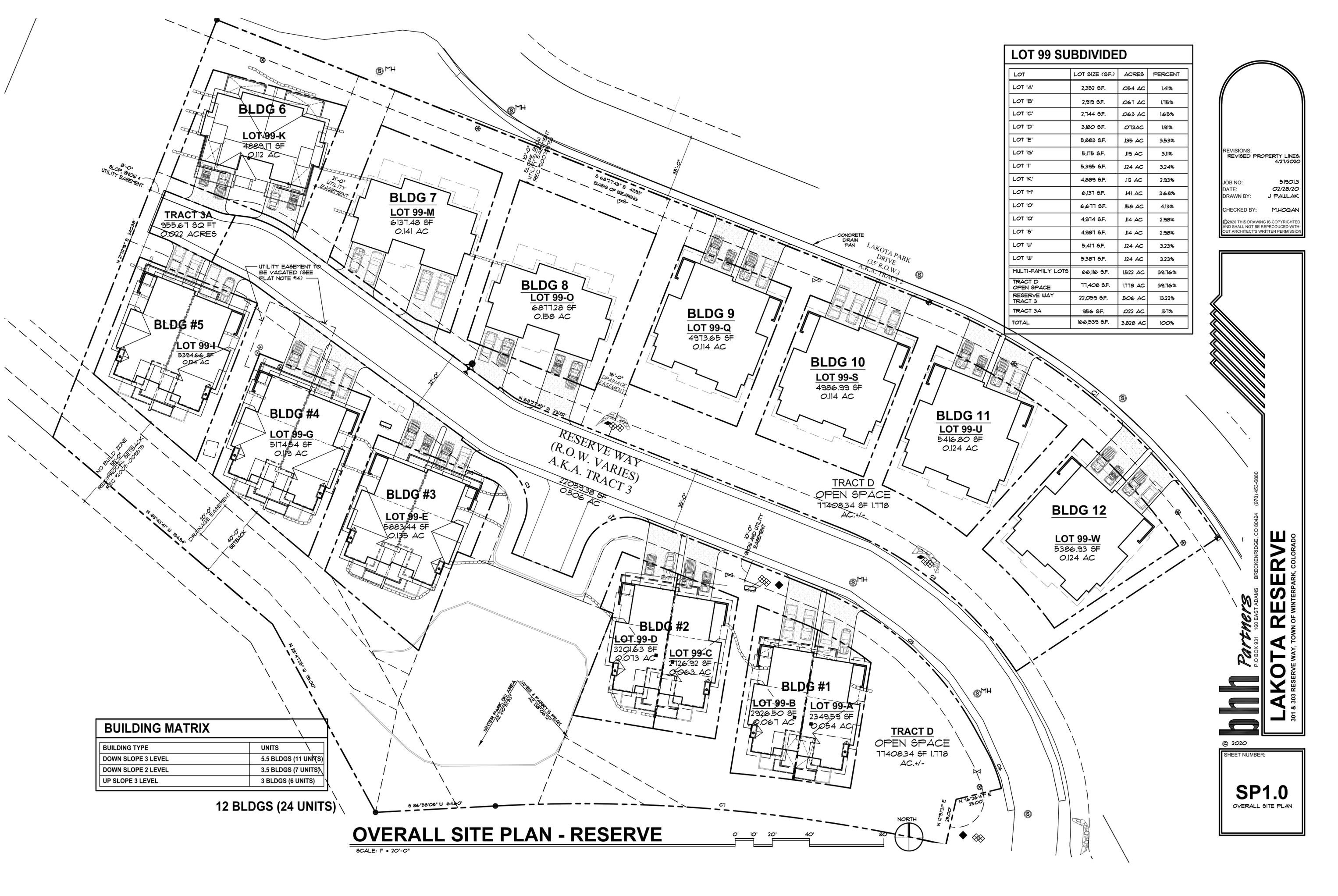
SCALE: 1" = 20'-0"

bhh Partners
P.O. BOX 931 160 EAST ADAMS
BRECKENRIDGE, CO 80424 (970) 453-6880

LAKOTA RESERVE
301 & 303 RESERVE WAY, TOWN OF WINTERPARK, COLORADO

© 2020
SHEET NUMBER:

SP1.0
OVERALL SITE PLAN





Winter Park Water & Sanitation District
P.O. Box 7, Winter Park, CO 80482

Administration 970.887.2970
Wastewater Plant 970.726.5041

April 23, 2020

Mr. Todd Mohr
c/o PMWP Development
5490 Nuthatch Road
Parker, Colorado 80134

Re: Capacity to Serve

Dear Todd,

This letter is official notification that the Winter Park Water & Sanitation District currently has the capacity to provide water and wastewater services to the Reserve and Northwoods subdivisions in Lakota Park. The District does not guarantee water or wastewater service until Plant Investment Fees (tap fees) have been paid and these fees are due before a building permit will be issued by the Town of Winter Park. Taps are provided to customers on a first come, first serve basis. Our rules and regulations are available on the Town of Winter Parks website wpgov.com.

Sincerely,

A handwritten signature in cursive script that reads "Kent Bosshard".

Kent Bosshard
District Manager



ESTIMATED COSTS FOR RESERVE WAY INFRASTRUCTURE IMPROVEMENTS

PMWP DEVELOPMENT

Date: 4/21/20

PROJECT: General Development

**ADDRESS: Reserve Way
Winter Park, CO 80482**

	Description	Est. Qty	Unit	Unit Cost	Total
2	Construction Surveying	1	LS	\$ 5,258.00	\$ 5,258.00
3	Mobilizations (dirt, site concrete, and asphalt)	1	LS	\$ 6,900.00	\$ 6,900.00
4	Erosion Control - including perimeter protection, inlet protection, vehicle tracking pad	1	LS	\$ 4,900.00	\$ 4,900.00
5	Seeding and Mulching Disturbed Areas. (Allowance)	20,000	SF	\$ 0.20	\$ 4,000.00
6	Site Clean-up, Road Maintenance	1	LS	\$ 3,100.00	\$ 3,100.00
7	Demo of Reserve Way - asphalt, concrete pans and pump house	1	LS	\$ 4,190.00	\$ 4,190.00
8	Clear and Grub Site - includes scraping and stock piling topsoil	1	LS	\$ 5,800.00	\$ 5,800.00
9	Demo Existing Waterline and Haul-off	277	LF	\$ 38.00	\$ 10,526.00
10	Demo Existing Sewer Line and Haul-off	177	LF	\$ 38.00	\$ 6,726.00
11	Demo Existing Water Services	46	LF	\$ 30.00	\$ 1,380.00
12	Demo Existing Manhole	1	EA	\$ 900.00	\$ 900.00
13	Overlot Cut & Fill	5,600	LS	\$ 10.50	\$ 58,800.00
14	Grade & Prep for Asphalt with 8" Road Base	5,283	SF	\$ 1.75	\$ 9,245.25
15	Grade & Prep for Concrete Pan with 8" Road Base	473	LF	\$ 9.50	\$ 4,493.50
16	4" Asphalt Patch	830	SF	\$ 8.00	\$ 6,640.00
18	4" Asphalt Paving	5,283	SF	\$ 6.00	\$ 31,698.00
21	Concrete Pan - 4' wide, 6" thick	1,892	SF	\$ 8.50	\$ 16,082.00
22	Raise Manhole and Valves in Asphalt	10	EA	\$ 350.00	\$ 3,500.00
23	8" Water Main, Valves and Accessories	262	LF	\$ 114.68	\$ 30,047.00
24	6" Water Main, Valves and Accessories	108	LF	\$ 114.44	\$ 12,359.00
26	Relocate Existing Fire Hydrant	1	EA	\$ 2,700.00	\$ 2,700.00
25	Add Fire Hydrant	1	EA	\$ 8,875.00	\$ 8,875.00
27	Water Infrastructure Testing	1	LS	\$ 1,101.00	\$ 1,101.00
28	Install Water Services From Tap to Curb Stop	12	EA	\$ 3,300.00	\$ 39,600.00
30	8" Sanitary Sewer Main	221	LF	\$ 80.00	\$ 17,680.00
31	Install Manholes - approximate depth of 13'	3	EA	\$ 5,400.00	\$ 16,200.00
32	4" Sanitary Sewer Service	12	EA	\$ 2,250.00	\$ 27,000.00
34	Sewer Infrastructure Testing	1	LS	\$ 1,342.00	\$ 1,342.00
35	Install Retaining Walls - behind building 6 and 7 (assuming 4' tall stepped boulder walls to accommodate 8' tall retainage)	1032	SF	\$ 38.00	\$ 39,216.00
36	Relocate Mountain Parks Electric Primary Power - includes allowance for possible up-size of transformers	1	LS	\$ 25,000.00	\$ 25,000.00
37	Relocation of Phone Pedestals	1	LS	\$ 4,500.00	\$ 4,500.00
38	Extension of Xcel Natural Gas Main - includes approximately 100 LF of 1.25" main	1	LS	\$ 5,000.00	\$ 5,000.00
40	General Conditions, Overhead & Fee - 12%	1	LS		\$ 49,771.05
TOTAL COST FOR CIVIL WORKS & INFRASTRUCTURE IMPROVEMENTS					\$ 464,529.80



Michael J. Repucci
mjrepucci@j-rlaw.com
Direct Dial: (303) 546-5617

April 27, 2020

Via Email (jshockey@wpgov.com)

Mr. James Shockey
Community Development Director
Town of Winter Park
50 Vasquez Road
Winter Park, Colorado 80482

Re: The Reserve at Lakota Park Subdivision (the "Subdivision"); Preliminary Subdivision Plat Submittal – Attorney Letter of Evidence

Dear James:

In accordance with Section 8-2-3(C)(2) of the Town Code for the Town of Winter Park, this letter certifies that to the best of our knowledge, the preliminary plat submittal, as reviewed, meets all requirements of the Town of Winter Park subdivision regulations. This certification is made on behalf of PM Winter Park LLC, the developer/Applicant with respect to the Subdivision, as its legal counsel.

Very truly yours,

Michael J. Repucci

MJR

cc: PM Winter Park LLC



Certification of Notification of Mineral Estate Owner

Town of Winter Park, Colorado

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent.

X I hereby certify that I have performed the inspection required by CRS 24-65.5-103 and that the inspection indicated that the mineral estate has not been severed from the surface estate.

I hereby certify that the mineral estate has been severed from the surface estate. I further certify that the Town of Winter Park, each mineral estate owner, and each lessee were notified as required by CRS 24-65.5-103, 30-28-133, and/or 31-23-215.

I hereby certify that the mineral estate has been severed from the surface estate. I further certify that each mineral estate owner and lessee has waived the right to notice as per CRS-24-65.5-103(5).

Michael J. Repucci
Applicant Michael J. Repucci as Authorized Representative of PM Winter Park LLC

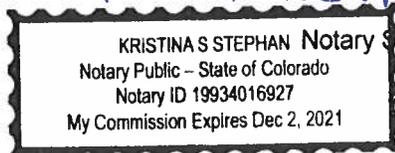
April 24, 2020
Date

State of Colorado

County of Boulder

The foregoing instrument was acknowledged before me this 24th day of April, 2020 by Michael J. Repucci as authorized representative of PM Winter Park LLC.

Kristina S. Stephan
Notary Public



My Commission Expires 12/2/21

*this notarial act was performed using video technology.

Please return to the
Community Development Department.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

June 10, 2020

Hugh Bell
Winter Park Community Development
hbell@wpgov.com

Location:
S NW Section 11,
T2S, R75W of the 6th P.M.
39.8927, -105.7567

Subject: Reserve Way (Lakota) – Preliminary Plat
Town of Winter Park, Grand County, CO; CGS Unique No. GR-20-0004

Dear Mr. Bell:

Colorado Geological Survey has reviewed the Reserve Way preliminary plat referral. I understand the applicant proposes 14 SF and duplex residential lots along Reserve Way in Lakota. The available referral documents include:

- Geotechnical Engineering Study, Building 1, Lot 107, Lakota Reserve, Reserve Way, Lakota Park Subdivision (Kumar & Associates, Inc. Project No. 19-6-117.01, May 10, 2019),
- Geotechnical Engineering Study, Building 2, Lot 107, Lakota Reserve, Reserve Way, Lakota Park Subdivision (Kumar & Associates, Inc. Project No. 19-6-117.02, July 11, 2019),
- Geotechnical Engineering Study, Building 3, Lakota Reserve, Reserve Way, Lakota Park Subdivision (Kumar & Associates, Inc. Project No. 19-6-117.03, January 20, 2020),
- Geotechnical Engineering Study, Building 4, Lakota Reserve, Reserve Way, Lakota Park Subdivision (Kumar & Associates, Inc. Project No. 19-6-117.04, April 1, 2020),
- Geotechnical Engineering Study, Building 5, Lakota Reserve, Reserve Way, Lakota Park Subdivision (Kumar & Associates, Inc. Project No. 19-6-117.05, February 11, 2020),
- Geotechnical Engineering Study, Proposed Duplex Building, Building 6, Lakota Reserve, Reserve Way, Lakota Park Subdivision (Kumar & Associates, Inc. Project No. 19-6-117.06, April 7, 2020),
- Set of 15 Final Construction Plans for Lakota Reserve and Northwoods at Lakota (Wohnrade Civil Engineers, Inc., April 24, 2020),
- Set of two final plat sheets, The Reserve at Lakota Park Subdivision (Tim Shenk Land Surveying Inc., April 24, 2020), and
- other documents.

CGS reviewed the currently proposed Reserve Way area as part of the Lakota Park Replat A preliminary plat; comments were provided in a letter dated June 1, 2015 (attached to our 6/10/2020 Northwoods Place review letter), and involved local and global slope stability, retaining wall, and subsurface drainage concerns.

We recognize that the proposed development may address some of the existing retaining wall problems, but the overall slope stability concerns discussed in previous reviews have not been addressed.

- Kumar's geotechnical reports do not include any stability analysis for the proposed grading. Kumar recommends (pages 11 and 12 of their geotechnical reports), "Permanent unretained cuts in the overburden soils should be constructed at a 3 horizontal to 1 vertical (3:1) or flatter inclination." **The grading plans show constructed slopes of up to 47.33%, which is steeper than recommended.**

Kumar's geotechnical investigations and recommendations are valid for design of buildings and retaining walls, but do not address fundamental concerns regarding stability and feasibility of the proposed development.

CGS continues to recommend that the town require, prior to Reserve Way at Lakota plat approval, a detailed geologic reconnaissance and subsurface exploration to identify areas of potential instability, characterize slope stability conditions, and provide site-specific information and engineering parameters for repairing/reconstructing retaining walls, and stabilizing slopes to ensure long-term stability and minimize erosion. This effort should include:

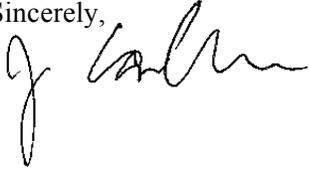
1. A detailed geologic reconnaissance, including field mapping, of all existing and planned constructed slopes and retaining walls, to identify and map potential hazards including shallow slumps or soil creep features, tension fractures indicating incipient slope failure, seeps, drainage issues and other erosion features that could indicate or contribute to slope instability. The field reconnaissance must be performed while there is no snow on the ground and surface features are visible.
2. A topographic survey extending to the property boundaries and sufficiently beyond to develop cross sections for use in global stability analyses and to provide topographic information about apparent and suspected slide features.
3. A subsurface investigation to identify potential failure planes within the surficial deposits and bedrock mass. Borings should be completed as piezometers for monitoring groundwater conditions. The piezometers should be monitored on a weekly basis during and shortly after the snowmelt period and immediately after any storms, and on a less frequent basis thereafter. A qualified hydrogeologist should review the groundwater information to determine post-storm groundwater levels (a post-storm water level at least four feet higher than the highest measured groundwater level should be used in the stability analyses), estimate groundwater flows, and design surface and subsurface drainage.
4. Perform laboratory testing, including strength testing, for evaluating the shear strength and other engineering properties of the overburden soils and underlying bedrock material. Based on observed conditions, there is *no* basis for assuming that the overall slope below Forest Service Road 128, retaining walls, and constructed slopes above existing and proposed roads are inherently stable.
5. Perform local and global slope stability analyses, using site-specific, measured shear strength values and higher-than-observed water levels to reflect reasonable post-snowmelt and post-rainfall levels, to evaluate the stability of the existing slopes, determine whether slope monitoring (e.g. inclinometers) is needed, and to evaluate requirements for achieving and maintaining long-term slope stability with a factor of safety of **at least 1.5**.
6. Slope stabilization, if needed, should be designed to satisfy a permanent global slope stability factor of safety of at least 1.5. A qualified contractor specializing in the design and construction of slope stabilization should design the stabilization system(s), which may include ground anchors, horizontal drains, and/or other components. The geotechnical engineer should review the proposed stabilization system before implementation, and a representative of the geotechnical engineer should observe the installation. Periodic inspection, maintenance, and repairs of constructed slopes, retaining walls, and drainage components will be needed. The party or parties (developer, Lakota HOA, or another entity) responsible for performing and paying for ongoing inspection, maintenance and repairs of constructed slopes, retaining walls and subsurface drainage systems within Lakota must be clearly identified.

These analyses should be required, provided to and reviewed by CGS prior to Reserve Way preliminary plat approval and before the project is allowed to move forward in the planning process.

Hugh Bell
June 10, 2020
Page 3 of 3

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson". The signature is fluid and cursive, with a large initial "J" and "C".

Jill Carlson, C.E.G.
Engineering Geologist

June 10, 2020

Mr. Hugh Bell
Planner | Community Development, Town of Winter Park
P.O. Box 3327
50 Vasquez Road
Winter Park, CO 80482

RE: Preliminary Subdivision Plat Submittal, The Reserve at Lakota Park Subdivision; Preliminary Subdivision Plat Submittal, Northwoods at Lakota Park Subdivision

Dear Mr. Bell:

Denver Water is a referral agency on both the Reserve at Lakota Park and the Northwoods at Lakota Park Subdivision Plat Submittals. After reviewing the material, Denver Water has no objection to the Reserve at Lakota Park.

Denver Water does have concerns about the final grading and temporary excavations proposed for the Northwoods at Lakota Park Subdivision. The proposed construction is below the slope supporting USFS Road 128. Denver Water has a Right-of-Way along USFS Road 128 for its Ranch Creek Canal.

The Grading and Erosion Plan, Sheet 8 of Exhibit B, shows final cut slopes behind Building 7 and 8 (Lots 7 through 10) ranging between 1.4H:1V to 1.1H:1V. Denver Water is concerned that these final slopes are not stable long term. Exhibit C of the submittal contains the Geotechnical Engineering Study which contains similar geotechnical studies for each separate building. Under the section "Permanent Cut and Fill Slopes" all the reports state "*Permanent unretained cuts in the overburden soils should be constructed at a 3H:1V or flatter inclination.*" Under the Proposed Construction section, the reports also state "*the finished grade on the sides of the residence are proposed to have slopes lightly steeper than 2H:1V. A grade separation solution will be required at the sides of the duplex to achieve a less steep grade for slope stability purposes.*"

Buildings 7 and 8 are located at the toe of the slope supporting USFS Road 128, which contains both a water supply aqueduct and a high-pressure gas line. Given the critical infrastructure supported by this slope, and the potential for damages/loss of life from a slope failure, the permanent slope design between the residences and the road should be designed to have a factor of safety of at least 1.5. This analysis should be done by a professional engineer registered in the State of Colorado and submitted to the Town of Winter Park as part of its permanent records for the development.

Denver Water's other stability concern is for the temporary slope cuts. In the section entitled Temporary Cut Slopes and Staged Construction, the reports in Exhibit C state "*Temporary cut slopes to install foundations are anticipated to be rather large to adequately lay back the excavation to a safe orientation... If a 1.5H:1V temporary slope cut is maintained... it will result in about a 35 foot high cut slope when laid back.*" The report further notes "*The temporary cut slope to install foundations could potentially become a dangerous situation if not properly planned and laid back.*"

Denver Water is currently mobilizing for a construction project along USFS 128 to place its existing canal into an 84-inch diameter concrete pipe. The construction will be taking place directly above the area where these temporary excavations are proposed. An improperly planned excavation cut could cause a collapse of the road during construction. This could cause a loss of life as well as significant property damage. There are ways to safely shore temporary excavations like these. The Town of Winter Park must require that all temporary cuts into this slope be designed by a professional engineer registered in the State of Colorado, and that the certification become part of the Town's

permanent records. The Town should further require that the temporary cuts be periodically monitored by a geotechnical professional since site conditions can change.

In closing, Denver Water has no objections to the Reserve at Lakota, but has concerns about the short-term excavations and long-term stability of the slope behind the Northwoods development. In particular, there is no indication that these are being designed. Given the potential for damages or injury with a slope failure, the Town of Winter Park must verify the developer has performed proper geotechnical design and submitted this information to the Town, where it can be requested by outside parties.

Please contact me if you have any questions regarding this letter. I can be reached at 303-518-9833 or jessica.barbier@denverwater.org.

Sincerely,



Jessica Barbier, PE
Design Project ManagerFA

From: [Frank Reeves](#)
To: [Hugh Bell](#)
Subject: Re: Agency Review Comment Request - Northwoods Place preliminary plat
Date: Friday, May 08, 2020 9:19:15 AM
Attachments: [image001.png](#)
[image002.png](#)

Hugh,
East Grand School District wants to make sure all Money in Lieu of Land agreements have been paid or will be paid on both of these developments. Other than that we have no comments.

Thanks,
Frank

On Wed, May 6, 2020 at 12:01 PM Hugh Bell <hbell@wpgov.com> wrote:

Reviewers –

Good morning. Johnson & Repucci LLP has submitted a preliminary plat application to the Town of Winter Park for Northwoods Place at Lakota Park Subdivision. Please review the attachments and provide comments as necessary; these are **due on Wednesday, June 10**. Because the Planning Department is still working remotely, we are only sending documents electronically. Please refer to the attached Referral Agency Checklist for the list of documents relevant for your review.

The engineering plans (EX B) are too large for attachment and can be viewed [here](#). Please note that the Northwoods preliminary plat shares the same engineering document as the Reserve. Feel free to email me with any questions.

Thank you,

Hugh Bell

Planner | Community Development

P.O. Box 3327

50 Vasquez Rd.

Winter Park, CO 80482

970.726.8081 x 218

hbell@wpgov.com

www.wpgov.com



--

Frank Reeves
Superintendent
East Grand School District

This communication is for the use of the intended recipient only. It may contain information that is privileged and confidential. If you are not the intended recipient of this communication, any disclosure, copying, further distribution or use thereof is prohibited. If you have received this communication in error, please advise me by return e-mail or by telephone and delete/destroy it.

From: [Jean Johnston](#)
To: [Hugh Bell](#)
Subject: RE: Agency Review Comment Request - Reserve Way preliminary plat
Date: Friday, May 22, 2020 10:36:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[FBlogo20x20_f385a67c-d933-45ab-89b5-afca2eff55b1.png](#)
[twitter20x20_4b90b8ef-da46-4b7b-814e-87a8b9a2dc73.png](#)

Hi Hugh,

This preliminary plat should be adequate for MPEI.

Thanks, Jean

Jean Johnston JeanJ@mpei.com
Senior Staking Engineer/Right of Way Specialist 970-887-7065



Mountain Parks Electric, Inc.
321 West Agate Ave • P.O. Box 170, Granby, CO 80446-0170 • 970.887.3378
We are owned by those we serve.



This institution is an equal opportunity provider and employer.

[Click here to take our quick online survey for chance to win a \\$100 bill credit!](#)

From: Hugh Bell [mailto:hbell@wpgov.com]
Sent: Wednesday, May 06, 2020 11:59 AM
To: Clapp, Kirk <Kirk.Clapp@centurylink.com>; jeromy.huntington@state.co.us; carlson@mines.edu; Newby, Andrew (Contractor) <Andy_Newby@comcast.com>; jessica.barbier@denverwater.org; Dennis Soles <dsoles@eastgrandfire.com>; Adam Gosey <agosey@eastgrandfire.com>; frank.reeves@egsd.org; dlindblom@co.grand.co.us; ataft@co.grand.co.us; mmcquain@co.grand.co.us; Jean Johnston <JeanJ@mpei.com>; Gerry Vernon <gvernon@wpgov.com>; ckarsh@jvajva.com; Kevin E. Vecchiarelli <kvecchiarelli@jvajva.com>; matthew.r.montgomery@usace.army.mil; mlwilliams01@fs.fed.us; jmorrissey@fs.fed.us; Kent Bosshard <kentb@wpwsd.com>; Jacoby, Kathleen E <Kathleen.Jacoby@XCELENERGY.COM>
Cc: James Shockey <jshockey@wpgov.com>
Subject: Agency Review Comment Request - Reserve Way preliminary plat

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

Reviewers –

Good morning. Johnson & Repucci LLP has submitted a preliminary plat application to the Town of Winter Park for Reserve Way at Lakota Park Subdivision. Please review the attachments and provide comments as necessary; these are **due on Wednesday, June 10**. Because the Planning Department is still working remotely, we are only sending documents electronically. Please refer to the attached Referral Agency Checklist for the list of documents relevant for your review.

The engineering plans (EX B) are too large for attachment and can be viewed [here](#). Please note that the Reserve preliminary plat shares the same engineering document as the Northwoods. Feel free to email me with any questions.

Thank you,

Hugh Bell
Planner | Community Development
P.O. Box 3327
50 Vasquez Rd.
Winter Park, CO 80482
970.726.8081 x 218
hbell@wpgov.com
www.wpgov.com





JVA, Incorporated
P.O. Box 1860
47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677
info@jvajva.com

June 16, 2020

James Shockey
Community Development Director
Town of Winter Park
50 Vasquez Road
Winter Park, Colorado 80482
Via email: jshockey@wpgov.com

www.jvajva.com

RE: The Reserve at Lakota Park Subdivision Preliminary Plat Design Review
JVA Job #1566.110c

Dear James:

JVA Inc. has received Preliminary Plat submittal documents for The Reserve at Lakota Park Subdivision. Documents reviewed by JVA Inc. include:

1. “Final Construction Plans for Lakota Reserve and Northwoods at Lakota” Produced by Wohnrade Civil Engineers, Inc. (Construction Plans)
2. “Final Plat The Reserve at Lakota Park Subdivision” Produced by Tim Shenk Land Surveying Inc. (Final Plat)
3. “Preliminary Plat Application Letter” Produced by Johnson & Repucci LLP. (Application Letter)

We have reviewed the provided documents to assess general conformance to the Town of Winter Park Standards and Specifications (Standards) and to provide recommendations where deviations from the Standards are proposed. These documents were reviewed as a Preliminary Plat submittal per the Standards.

Construction Plans

1. Please provide project acceptance letter from Winter Park Water and Sanitation District for Final Plat submittal.
2. Please provide project acceptance letter from East Grand Fire Protection District #4 For Final Plat submittal.
3. With any future submittal, please address comments provided by Colorado Geological Survey in a letter, dated June 10th, 2020.
4. Please clarify what notes are being referred to by “Note 9” and “Note 10” on the Demolition Plan.
5. In areas with multiple asphalt sawcuts for utility work please show replacement of the entire width of existing roadways through the extents of the work to avoid several full-depth patches with small sections of existing asphalt in between.
6. Ensure the ground surface surrounding the exterior of buildings is to drain away from the foundation in all directions with a minimum slope of 12 inches in the first 10 feet per the Geotechnical requirements.
7. Multiple areas are shown with slopes greater than 4H:1V on fill slopes and 3H:1V on cut slopes please ensure maximum grades are consistent with geotechnical recommendations or have the geotechnical engineer provide additional recommendations for slope stability.



JVA Inc. recommends approval of these plans for the Preliminary Plat submittal. We look forward to review of final construction documents and drainage report for future submittals. Please feel free to contact us with any questions, comments or concerns. We can make ourselves available for a meeting with the applicants to discuss these comments as needed.

Sincerely,
JVA, INCORPORATED

By: 

Sam Redfield, P.E.
Senior Project Engineer

Memorandum

To Kent Bosshard, WPWSD Manager Page 1

Subject Lakota Reserve and Northwoods at Lakota, June 2020

From Bill Wemmert, 303-478-7343, bill.wemmert@aecom.com

Date July 8, 2020

On behalf of the Winter Park Water and Sanitation District (WPWSD), AECOM has reviewed and is providing the following comments on the Lakota Reserve and Northwoods at Lakota, dated June 2020.

If you have any questions on these comments, please do not hesitate to contact me.

General

1. The water and sewer mains and some of the water and sewer services in the Lakota Subdivision are active. Prior to construction, the developers must provide the WPWSD with detailed information on the phasing plan for the construction, testing, and startup of the proposed water and sewer pipelines, and water and sewer services. This should include description of how this will be accomplished while still maintaining and protecting the water and sewer service to customers. Any water or sewer service outage must be preapproved by the WPWSD.
2. The utility easement between Reserve Way and Lakota Park Drive is labeled as 21 feet wide. On the original construction Lakota Plans that were submitted for review by the WPWSD, this utility easement is labeled as 30 feet wide, which is the WPWSD's typical width requirement for two utilities, water and sewer. It appears this easement was not recorded at the noted 30 feet, but instead was recorded as 21 feet.
3. To resolve the easement width issues noted item 2, the developer has proposed the following approaches to mitigate the narrow utility easement. It appears these mitigating measures, if adequately provided and documented to the satisfaction of the WPWSD, will provide the WPWSD with a workable, but substandard, condition for future operation, maintenance and replacement of the water and sanitary sewer pipelines.
 - a. A 27-foot utility easement will be provided to replace the existing 21-foot easement.
 - b. The location of the building exterior foundation walls on each side of the easement will be located at least 31.66 feet apart in order to provide for the 27-foot utility easement.
 - c. The building foundations adjacent to the easement will be located at a horizontal location away from the easements and a depth at least 2 feet

below the elevation of the adjacent water and sewer pipelines in the easement.

- d. The developer still needs to confirm how these design and construction requirements will be permanently imposed on the easement and adjacent lots property developers and/or property owners.
- e. As part of operation, maintenance, or replacement of the water and sewer pipelines in the easement, the District will require removal of the planned retaining walls in the easement. The developer needs to provide documentation, in a form acceptable to the District, that provides a waiver of WPWSD responsibility for the demolition, and replacement of these retaining walls, and any adjacent disturbance to grading and improvements resulting from the removal of the walls, if necessary as part of the WPWSD's operation, maintenance, or replacement of the water or sewer pipelines.

Memorandum

To Kent Bosshard, District Manager Page 1

Subject Reserve at Lakota Park Subdivision,
Preliminary Subdivision Plat Submittal, April 28, 2020

From Bill Wemmert, 303-478-7343, bill.wemmert@aecom.com

Date May 22, 2020

On behalf of the Winter Park Water and Sanitation District (WPWSD), AECOM has reviewed and is providing the following comments on the Reserve at Lakota Park Subdivision Preliminary Subdivision Plat Submittal, dated April 28, 2020.

If you have any questions on these comments, please do not hesitate to contact me.

General

1. The water and sewer mains and some of the water and sewer services are active. To complete review of these plans, the developer should provide detailed information on the phasing plan for the construction, testing, and startup of the proposed water and sewer pipelines, and water and sewer services. This should include description of how this will be accomplished while still maintaining and protecting the water and sewer service to customers. Any water or sewer service outage must be preapproved by the WPWSD.
2. The utility easement between Reserve Way and Lakota Park Drive is labeled as 21 feet wide. On the original construction Lakota Plans that were submitted for review by the WPWSD, this utility easement is labeled as 30 feet wide, which is the District's typical width requirement for two utilities, water and sewer. It appears this easement was not recorded at the noted 30 feet, but instead 21 feet. An easement width of 21 feet is not adequate to properly maintain the water and sewer infrastructure. This is especially the case when the current development plan is indicating building construction very close to the edge of the easement, where regular utility operation and maintenance could potentially risk undermining the adjacent building without extraordinary effort, depending on the type of building construction.
3. The plat needs to be revised, in a form acceptable to the WPWSD, to address the following concerns: The proposed retaining wall at Lakota Park Drive (and the apparent retaining walls shown within the property) that crosses the water and sewer utility easement will require special construction in the event of future maintenance or replacement of the water and sewer pipelines. The WPWSD is not responsible for protection, removal, or replacement of these walls or any associated impacts due to the required operation, maintenance, or replacement of the water or sewer pipelines. A plat condition will be required to address this comment.

4. Prior to construction, coordinate the location of the water curb stops and sewer cleanouts on site with WPWSD staff.
5. Explain the intent of Tract 3A, it's shared use for driveway access per note 5 on sheet 1 of the plat and how this Tract impacts the utilities the cross the property.
6. What agreements, if any, are required between the WPWSD and the Lakota East Homeowners Association?
7. Clarify the limit of construction for water and sewer services as part of the developer work in relocating the roads (as opposed to the future lot developer.)
8. At what stage of the development of the property are the on-property walls that are shown screened back to be constructed, if this is the proper interpretation of these symbols.

Water

9. Add an 8-inch water valve at the beginning of the waterline relocation in front of Building 8 to facilitate testing of the new waterline and to maintain existing water service during the construction. Provide design for adequate thrust restraint for the valve (in a dead-end condition) and 22.5-degree bend at this location.
10. Add a third 8-inch valve at the branch of the tee in front of Building 7.
11. It appears the waterline in the utility easement between Reserve Way and Lakota Park Drive is being replaced. Please clarify the objective of this removal and replacement.
12. Provide water plan and profile drawing in the utility easement between Reserve Way and Lakota Park Drive. In the profile view, show the proposed ground line, retaining walls and wall footings within the easement in order to verify sufficient pipe cover and clearance from the walls is provided. Also superimpose the anticipated adjacent building footing depth.
13. Provide information and details of how the waterline will be restrained at the dead end.
14. The water main between the utility easement and the hydrant guard valve at the dead end of Reserve Way should be maintained at 8-inches diameter.
15. The relocation of the fire hydrant is permitted; however, the hydrant guard valve must be replaced with a new valve.

Sewer

16. All proposed sanitary manholes are to be of new materials and construction in accordance with WPWSD standards. Manholes shall be provided in accordance with WPWSD standards, including use of precast manholes with all pipe penetrations and benches precast with the manhole. Field modifications of manholes are not permitted.
17. Provide sewer plan and profile drawing in the utility easement between Reserve Way and Lakota Park Drive. In the profile view, show the proposed ground line, retaining walls and wall footings within the easement in order to verify sufficient pipe cover and clearance from the walls is provided. Also superimpose the anticipated adjacent building footing depth.
18. Provide information and details for any required adjustment of existing manhole height due to grade changes.

From: [Jacoby, Kathleen E](#)
To: [Hugh Bell](#)
Subject: RE: Agency Review Comment Request - Reserve Way preliminary plat
Date: Wednesday, May 20, 2020 10:08:14 AM
Attachments: [image001.png](#)
[image002.png](#)

Hello Hugh,

After reviewing the proposed changes in Lakota Park Drive & Reserve Way the only concern that I have is: if the grade is changed an application to Xcel Energy will need to be made to adjust for the proper depth of 36”.

Have a great day!

Kathy

From: Hugh Bell [mailto:hbell@wpgov.com]
Sent: Wednesday, May 06, 2020 11:59 AM
To: Clapp, Kirk; jeromy.huntington@state.co.us; carlson@mines.edu; Newby, Andrew (Contractor); jessica.barbier@denverwater.org; Dennis Soles; Adam Gosey; frank.reeves@egsd.org; dlindblom@co.grand.co.us; ataft@co.grand.co.us; mmcquain@co.grand.co.us; Jean Johnston; Gerry Vernon; ckarsh@jvajva.com; Kevin E. Vecchiarelli; matthew.r.montgomery@usace.army.mil; mlwilliams01@fs.fed.us; jmorrissey@fs.fed.us; Kent Bosshard; Jacoby, Kathleen E
Cc: James Shockey
Subject: Agency Review Comment Request - Reserve Way preliminary plat

EXTERNAL - STOP & THINK before opening links and attachments.

Reviewers –

Good morning. Johnson & Repucci LLP has submitted a preliminary plat application to the Town of Winter Park for Reserve Way at Lakota Park Subdivision. Please review the attachments and provide comments as necessary; these are **due on Wednesday, June 10**. Because the Planning Department is still working remotely, we are only sending documents electronically. Please refer to the attached Referral Agency Checklist for the list of documents relevant for your review.

The engineering plans (EX B) are too large for attachment and can be viewed [here](#). Please note that the Reserve preliminary plat shares the same engineering document as the Northwoods. Feel free to email me with any questions.

Thank you,

Hugh Bell
Planner | Community Development
P.O. Box 3327
50 Vasquez Rd.
Winter Park, CO 80482
970.726.8081 x 218
hbell@wpgov.com
www.wpgov.com



From: [Hugh Bell](#)
To: ["steven.smith7@comcast.net"](mailto:steven.smith7@comcast.net)
Subject: RE: Prelim plat P-D (R2)
Date: Monday, June 01, 2020 10:01:00 AM

Hi Steve –

Glad to help. The current development is zoned as a Planned Development (P-D) with a Multi-family Residential (R-2) underlay zone. My answers to your questions are **below in green**. Don't hesitate to contact me with any other questions you may have.

Hugh Bell
Planner | Community Development



From: steven.smith7@comcast.net <steven.smith7@comcast.net>
Sent: Sunday, May 24, 2020 11:17 AM
To: Hugh Bell <hbell@wpgov.com>
Subject: Prelim plat P-D (R2)

Hugh

I received your package regarding the proposed changes in Lakota. I am one of the owners at 845 Arrow Trail, adjacent to reserve. Not knowing exactly what is currently zoned, it appears the proposed substantive changes would:

Add an additional lot at the end of the street (shared driveway) **Correct, this being Tract 3A**

Remove the easement for the lot currently butting to our driveway (99-G) **Correct, a portion of Drainage Easement #2007011752 is proposed to be vacated**

Allow any of the remaining single family lots depicted to be changed to multi-family as determined by the developer. **As currently proposed, the buildings will be multi-family dwellings, although single-family dwellings are allowed, too.**

Additionally, subdividing the existing Lot 99 to create 14 smaller lots by adding new lot lines, and creating new easements for retaining wall improvements within Tract D Open Space.

It's unclear as to if there is any proposed change to the setback along our driveway. Can you please clarify and confirm the above, as well as provide any other proposed changes I may have missed?

The setback along your driveway, #2005-009875, will remain the same.

As a final note, with the new developer it would be great to see some beautification of the retention pond that was installed by the last developer. I know drainage is critical but hard to believe that was

approved with its current design given the intent of WP and Lakota to keep a natural looking footprint. **This email will be included as part of the staff report.**

Thank you for your feedback.

Steve

Steve Smith
303-881-9515

Sent from Xfinity Connect App

MEMO

TO Planning Commission
FROM Hugh Bell, Planner
THRU James Shockey, Community Development Director
DATE July 14, 2020
RE Preliminary Plat Continuance – Northwoods at Lakota Park Subdivision

Note: at the June 23, 2020 Planning Commission hearing, PMWP, the applicant, requested a continuance for the Preliminary Plat. Items that have since changed from the original application appear in red.

Background:

This is a new preliminary plat application on Subdivision Exemption No. 5, according to the subdivision exemption recorded October 16, 2018 at Reception No. 2018-008391 in the records of Grand County. Through the subdivision process, the applicant, PM Winter Park LLC, proposes subdividing the existing Lots 1 and 16 into Lot 1 and Lot 2 and Lot 16 and Lot 17, respectively, by adding new lot lines, (ii) replatting Lots 19, 22 and 25 to move the front lot lines closer to the Northwoods Place right-of-way and reduce the front yard setbacks through variances as such variances have been requested in Applicant's separate variance application submitted to the Town of Winter Park contemporaneously herewith, (iii) replatting Lot 25 to adjust the existing lot lines, and (iv) creating new easements for retaining wall improvements within Tract B Open Space. The resulting lots would be available for either multifamily residential use or single family residential use.

The property is 1.400 acres and presently contains two buildings under construction on Lots 1, 2, 16, and 17.

Project Overview:

The property at Northwoods Place is bound by Arrow Trail to the south; Lakota Park Drive to the west; and U.S. Forest Service land to the north and east.

According to Kumar & Associates Inc., the project's geotechnical engineer, the site has steep topography, and the roadways and utility infrastructure for the project were installed in 2010.

Vegetation at the site generally consists of sparsely to moderately spaced conifer trees, grasses, and wildflowers.

Development Improvements Agreement:

All improvements (water, sewer, roadway, landscaping, drainage/erosion control, etc.) associated with the proposed project are required to be guaranteed (120%) through a Development Improvements Agreement (DIA). The applicant has not provided cost estimates for said improvements. After the applicant has finalized the construction plans, the numbers will need to be revised.

- Applicant shall provide an executed DIA with cost estimates along with final stamped

engineered plans for all applicable improvements prior to acceptance of any DIA and subsequent site disturbance.

Review Agency Comments:

Colorado Geological Survey

Jill Carlson, Engineering Geologist with the Colorado Geological Survey (CGS) responded to the referral in a letter dated June 10, 2020. In that letter CGS recommends a detailed geologic reconnaissance and subsurface exploration to identify areas of potential instability, characterize slope stability conditions, and provide site-specific information and engineering parameters for repairing/reconstructing retaining walls, and stabilizing slopes to ensure long-term stability and minimize erosion. See attached letter for all comments.

- Applicant shall address all comments made by the Colorado Geological Survey in the letter dated June 10, 2020.

Denver Water

Jessica Barbier, Design Project Manager FA at Denver Water, responded to the referral in a letter dated June 10, 2020. In that letter she expressed concerns about the final grading and temporary excavations proposed for the Northwoods at Lakota Park Subdivision, as the proposed construction is below the slope supporting U.S. Forest Service Road 128, on which Denver Water has a right-of-way for its Ranch Creek Canal. See attached letter for all comments.

- Applicant shall address all comments made by Denver Water in the letter dated June 10, 2020.

East Grand School District

Frank Reeves, Superintendent for the East Grand School District, responded to the referral in an email dated May 8, 2020. He stated that the District wants to ensure all Money in Lieu of Land agreements have been paid, or will be paid, on the development. See attached letter for detail.

- Applicant shall ensure Money in Lieu of Land agreements are paid to East Grand School District.

Mountain Parks Electric

Jean Johnston, Senior Staking Engineer / R.O.W. Specialist at Mountain Parks Electric, responded to the referral in an email dated May 22, 2020. In that email she stated that the preliminary plat should be adequate.

Town Engineer

Sam Redfield, Senior Project Engineer for JVA Inc., responded to the referral in a letter dated June 16, 2020. In that letter he recommended addressing comments provided by Colorado Geological Survey, ensuring adequate ground surface drainage, and ensuring that maximum grades are consistent with geotechnical recommendations, or are provided additional slope stability recommendations by the geotechnical engineer, among other items. See attached letter for all comments.

- Applicant shall address all comments made by the Town Engineer in the letter dated

June 16, 2020.

Winter Park Water and Sanitation District

Bill Wemmert of AECOM, on behalf of the Winter Park Water and Sanitation District (WPWSD), responded to the referral in a letter dated May 22, 2020. In that letter he requested coordination of water curb stops and sewer cleanout locations with WPWSD staff, clarification of the limit of construction for water and sewer services as part of the developer work in road relocation, and confirmation regarding the existence of any agreements between WPWSD and the Lakota East HOA. See attached letter for all comments.

- Applicant shall address all comments made by AECOM on behalf of WPWSD in the letter dated May 22, 2020.

Xcel Energy

Kathleen Jacoby, Designer for the Mountain Division, responded to the referral in an email dated May 20, 2020. In that email she expressed that if a grade is changed, an application to Xcel will need to be made to adjust for the proper depth of 36”.

- Applicant shall address the comment made by Xcel in the email dated May 20, 2020.

Letters were sent to the following agencies, but comments were not received prior to the deadline –

- Century Link
- Colorado Division of Wildlife
- Comcast
- East Grand Fire Protection District #4
- Grand County Assessor
- Grand County Planning Department
- Headwaters Trails Alliance
- Public Works Department
- US Army Corps of Engineers
- US Forest Service

If the Commission feels comments should be received from any of the above listed agencies, the applicant would be responsible for obtaining those letters prior to Final Plat review.

Public Comments:

Staff sent notice to adjacent property owners on May 18, 2020. No comments have been received as of July 10.

Plat:

Staff is preparing a red-marked print for the proposed Preliminary Plat that will be presented to the applicant after Planning Commission review.

- Applicant shall update the Preliminary Plat per the redlined version from Town Staff dated June 30, 2020. **This condition has been met.**

Miscellaneous:

- Applicant shall provide an executed DIA with cost estimates along with final stamped engineered plans for all applicable improvements prior to acceptance of any DIA and subsequent site disturbance.
- A Certificate of Taxes, shown to be paid in full from the County Treasurer, shall be provided for the subject property.
- A digital file of the approved plat must be submitted. The digital file shall be in a format acceptable to the Town's System. Requirements for digital submittal can be obtained from the Town's Planning Division.
- A 14"x18" 911 Address Plat shall be provided.
- ~~This proposed project is subject to school impact fees.~~ School impact fees were paid for all 110 lots in the Central Village at Lakota that were proposed at the time of original platting.
- A Statement of Authority shall be provided for those signing the Final Plat for PMWP, LLC.

Recommendation:

If the Commission is satisfied with the Preliminary Plat, staff recommends approval with the following conditions:

Conditions Prior to Final Plat Review

1. Applicant shall address all comments made by Denver Water in the letter date June 10, 2020.
2. Applicant shall address all comments made by the Town Engineer in the letter dated June 16, 2020.
3. Applicant shall address all comments made by AECOM on behalf of WPWSD in the letter dated May 22, 2020.
4. Applicant shall address the comment made by Xcel in the email dated May 20, 2020.
5. ~~Applicant shall update the Preliminary Plat per the redlined version from Town Staff dated June 30, 2020.~~



Michael J. Repucci
mjrepucci@j-rlaw.com
Direct Dial: (303) 546-5617

April 28, 2020

Via Email (jshockey@wpgov.com)

Mr. James Shockey
Community Development Director
Town of Winter Park
50 Vasquez Road
Winter Park, Colorado 80482

*Re: Northwoods at Lakota Park Subdivision (the “**Subdivision**”); Preliminary Subdivision Plat Submittal*

Dear James:

On behalf of PM Winter Park LLC, a Colorado limited liability company (“**Applicant**”), I am pleased to submit this application (the “**Application**”) and supporting material, as required under Chapter 8 of the Town Code of Winter Park, Colorado (the “**Town Code**”) to obtain approval of the Preliminary Plat for the Subdivision.

The proposed subdivision is to be located on lands currently zoned in accordance with the P-D (R-2) zone district. Through the subdivision process, Applicant proposes (i) subdividing the existing Lots 1 and 16, Lakota Park Subdivision Exemption No. 5 recorded at Reception No. 2018008391 in the Grand County, Colorado public records (“**Lakota Park Subdivision Exemption No. 5**”), into Lot 1 and Lot 2 and Lot 16 and Lot 17, respectively, by adding new lot lines, (ii) replatting Lots 19, 22 and 25 to move the front lot lines closer to the Northwoods Place right-of-way and reduce the front yard setbacks through variances as such variances have been requested in Applicant’s separate variance application submitted to the Town of Winter Park contemporaneously herewith, (iii) replatting Lot 25 to adjust the existing lot lines, and (iv) creating new easements for retaining wall improvements within Tract B Open Space. The resulting lots would be available for either multifamily residential use or single family residential use.

To assist you and the Town’s Planning Department with your review of this Application, we have arranged the attached material as follows:

- A. Attached to this application, as Exhibit A is a copy of the proposed preliminary plat of the Subdivision (the “**Preliminary Plat**”). The Preliminary Plat has been prepared in accordance with the provisions of Section 8-2-3A of the Town Code regarding conformity to actual development plans, scale, size, and vicinity map.

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850 W. South Boulder Road, Suite 100 Louisville, CO 80027 | tel 303-442-1900 | fax 303-442-0191 | www.j-rlaw.com

B. The following are our responses to each of the requirements of Section 8-2-3B of the Town Code (which appear in italics):

1. *Proposed name of the subdivision.*

The proposed name of the subdivision is “Northwoods at Lakota Park Subdivision.”

2. *Location of the Subdivision as part of some larger subdivision or tract of land and by reference to permanent survey monuments with a tie to a section corner or a quarter-section corner, or a sixteenth-section corner.*

This information is depicted on the Preliminary Plat.

3. *Names and addresses of the subdivider, the engineer or designer of the subdivision, and land surveyor (who shall be licensed by the Colorado state board of examiners for engineers and land surveyors).*

This information with respect to the surveyor is depicted on the Preliminary Plat. The address for Wohnrade Civil Engineers, Inc. (engineer) is 11582 Colony Row, Broomfield, Colorado 80021. The address for BHH Partners (designer) is 160 E. Adams Ave., Breckenridge, Colorado 80424.

4. *Total acreage of the subdivision and tabulation of acreage in parks, parking, snow storage, open areas, commercial land, residential lots, single- and multi-family lots and all other uses of the land with their respective percentages of the total area.*

This information is depicted on the Preliminary Plat.

5. *Date of preparation, scale, and north sign (designated as true north).*

This information is depicted on the Preliminary Plat.

6. *Topographic map shall be based on USGS datum, USGS bench mark locations and elevations provided by the town. Contour intervals shall be two feet (2'). Note: The same interval is to be used throughout the subdivision and must be clearly indicated on the plat. There shall be at least two (2) bench marks on the site which shall not be disturbed during construction. Location, description and elevation of said bench marks shall appear on the plat (maximum error allowed in setting or establishing bench marks is: plus one-tenth [+1/10] distance in miles). Subdivision or tract of land shall be tied to a section corner, quarter-section corner or sixteenth-section corner.*

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This information is shown on the Preliminary Plat and the civil engineering plans prepared by Wohnrade Civil Engineers, Inc. dated April 24, 2020, consisting of 15 pages labeled as Sheets 1-15, attached hereto and incorporated herein as Exhibit B (the “**Engineering Documents**”).

7. *A storm drainage plan shall be prepared in accordance with the storm drainage provisions of the design standards. Designation of areas subject to periodic flooding and the volume of water during such floods and drainage conditions on the tract; location and extent of watercourses; low areas subject to inundation; perpetual drainage easements; percentage of total site to be devoted to impervious cover; and the percentage of total site that has a slope of thirty percent (30%) or greater.*

This requirement is not applicable per staff. However, in support of its Application, Applicant submits the Engineering Documents, which depict (i) site grading, (ii) road and drive slopes, (iii) curb, gutter and valley pans, and (iv) other proposed surface drainage features necessary to handle site drainage, seasonal runoff and storm water.

8. *Other conditions or features on the tract; natural hazards such as steep slopes, unstable conditions, avalanche areas; rock or landslides, highly erosive soils or other geological hazards; rock outcrops, wooded areas, isolated preservable trees; existing buildings and other significant features.*

This information is contained in the Engineering Documents and in the geotechnical engineering report dated January 14, 2019 prepared by Kumar & Associates, Inc., attached hereto and incorporated herein as Exhibit C (the “**Geotechnical Report**”).

9. *Evidence to establish that, if a public sewage disposal system is proposed, provision has been made for such system, and if other method or methods of sewage disposal are proposed, evidence that such systems will comply with state and local laws and regulations which are in effect at the time of submission of the preliminary plat or final plat; where septic tanks and drain fields are used, percolation tests will be taken on every lot; these tests will be submitted to the Colorado state health department prior to submitting for preliminary approval.*

This information is contained in the Engineering Documents.

10. *The names of abutting subdivisions and the names and addresses of the owners of abutting property, including recording date and number, zoning on and adjacent to the subdivision. Location and principal dimensions for all existing streets (including name), easements, watercourses, and other conditions on adjacent*

land: for the first two hundred feet (200') from the subdivision boundary, approximate direction and quadrant of ground slope, including any embankments or retaining walls; location and character of nearby land uses and buildings.

A list of names and addresses of abutting property owners is attached hereto as Exhibit D. All other information as required by this Code section is depicted on the Preliminary Plat and in the Engineering Documents.

11. Location and principal dimensions for all proposed streets (including names), easements, lot lines, and area to be reserved or dedicated for parks, bike paths, footpaths, or other public use.

This information is depicted on the Preliminary Plat.

12. Utilities on and adjacent to the tract; the location, size, and invert elevations of sanitary sewers, storm drainage facilities, and water mains; the location of gas lines, electric and telephone lines, fire hydrants, and streetlights. If water main, sanitary sewer, or drainage facilities are not on or adjacent to the tract, the survey may indicate the direction and distance to, and the size and invert elevation of, the nearest extensions of such utilities.

This information is contained in the Engineering Documents.

13. Proposed sites, if any, for multiple-family residential use, business areas, industrial areas, churches, schools, parks and other public uses.

This information, as applicable, is depicted on the Preliminary Plat and on the architectural plans dated April 27, 2020 prepared by BHH Partners, attached hereto as Exhibit E (the “**Architectural Plans**”).

14. Site data, including the number of residential lots and typical lot sizes.

This information is depicted on the Preliminary Plat.

15. Proof of availability of adequate water supply to service the proposed development. If individual water supplies are to be used, a registered geologist's report confirming the adequacy of the supply and stating the expected aquifer depths shall be furnished, such report to be sufficiently comprehensive as to be appropriate for all lots in the subdivision.

A “Will-Serve” letter dated April 23, 2020 Town issued by the Winter Park Water & Sanitation District contains this information and is attached hereto as Exhibit F (the “**Will-Serve Letter**”).

16. Such additional information as may be required by the planning and zoning commission in order to adequately review the preliminary plat.

Applicant will promptly respond to any requests from the planning and zoning commission for additional information.

17. Application form for zoning the area to be subdivided or an application form for rezoning when so required. (Ord. 59, Series of 1981)

This requirement is not applicable, as no zoning or rezoning is contemplated by this Application. The property depicted on the Preliminary Plat is subject to and in conformity with the terms of that certain Lakota Final Development Plan Application dated September 1, 1998 and approved by the Town of Winter Park by Ordinance No. 277, Series of 1998 recorded September 21, 1998 at Reception No. 98010148, and as amended by Ordinance No. 287, Series of 1999 recorded May 17, 1999 at Reception No. 99005411, and as amended by Ordinance No. 289, Series of 1999 recorded June 7, 1999 at Reception No. 99006078, and as amended by Ordinance No. 356, Series of 2005 recorded September 9, 2005 at Reception No. 2005009857 (collectively, and as the same may hereafter be further amended, the “**Lakota Ordinance**”) except as otherwise noted with respect to front yard setbacks for Lots 19, 22 and 25 approved by variance by the Winter Park Board of Adjustment contemporaneously with the Town’s approval of this Application. A copy of Applicant’s setback variance application, which was submitted contemporaneously with this Application is attached hereto as Exhibit G.

18. A draft copy of any proposed restrictive covenants for the subdivision, and a draft copy of proposed articles of incorporation and any bylaws of any homeowners’ association. This information could be submitted along with final plat. (Ord. 97, Series of 1983)

This requirement is not applicable per staff. However, for your reference, the property depicted on the Preliminary Plat is subject to that certain Declaration of Protective Covenants, Conditions and Restrictions for Lakota East recorded October 10, 2007, at Reception No. 2007011751 in the Grand County public records, as amended (the “**Declaration**”), a copy of which is provided in the title commitments attached hereto as Exhibit H (the “**Title Commitments**”). The Declaration is administered by the Lakota East Owners Association whose managing agent is Robin

Wirsing, c/o Allegiant Management, P.O. Box 66, Winter Park, Colorado 80482, 970-726-8822, ext. 218.

19. Total number of square feet of proposed nonresidential floor space.

This requirement is not applicable, as Applicant is not developing any nonresidential floor space.

20. Total number of proposed off-street parking spaces.

There are a sufficient number of off-street parking spaces for the proposed subdivision. This information is described in plat note no. 14 on the Preliminary Plat.

21. Estimated total number of gallons per day of water system requirements where a distribution system is proposed.

The proposed number of ESFUs for the Subdivision is 28.8, which figure was calculated pursuant to the Winter Park Water and Sanitation District's formulas. The estimated number of gallons per day of water system requirements is 10,080 gallons (calculation: 28.8 total ESFUs x 350 gallons per ESFU = 10,080 gallons per day).

22. Estimated total number of gallons per day of sewage to be treated where a central sewage treatment facility is proposed, or sewage disposal means and suitability where no central sewage treatment facility is proposed. (Ord. 59, Series of 1981)

The proposed number of ESFUs for the Subdivision is 28.8, which figure was calculated pursuant to the Winter Park Water and Sanitation District's formulas. The estimated number of gallons per day of sewage to be treated is 10,080 gallons (calculation: 28.8 ESFUs x 350 gallons per ESFU = 10,080 gallons per day).

23. Estimated construction costs and proposed method of financing of streets and related facilities, water distribution systems, sewage collection systems, storm drainage facilities and such other public improvements and utilities as may be required of the developer by the town. This information would be accepted along with final plat if the applicant does not desire to begin development pursuant to subsection 8-1-2E. (Ord. 97, Series of 1983)

This requirement is not applicable, as there are no additional public improvements being constructed in connection with this Subdivision.

24. Adequate evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of

water for the type of subdivision proposed. Such evidence may include but shall not be limited to:

- a. Evidence of ownership or right of acquisition or use of existing and proposed water rights.*
- b. Historic use and estimated yield of claimed water rights.*
- c. Amendability of existing rights to a change in use.*
- d. Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area.*
- e. Evidence concerning the potability of the proposed water supply for the subdivision. (Ord. 59, Series of 1981)*

The Will-Serve Letter is adequate evidence satisfying the requirements of subsection 24(d) above.

25. Maps and tables concerning suitability of types of soil in the proposed subdivision in accordance with the national cooperative soil survey.

This information is contained in the Geotechnical Report.

26. Detailed plans for cut and fill operations in mountainside subdivision, including slope ratios, methods of compaction, proposed retaining walls and other information deemed necessary by the planning and zoning commission to make a determination as to the acceptability of such operations. This information would be accepted along with the final plat if the applicant does not desire to begin development pursuant to subsection 8-1-2E of this title. (Ord. 97, Series of 1983)

This information is included in the Engineering Documents. In addition, the areas where retaining walls exist and are permitted to be located on Tract B Open Space are described on the Preliminary Plat and shown on the Architectural Plans.

27. Erosion control plan, including proposed erosion control structures to mitigate erosion and related water quality impacts resulting from the proposed project. The erosion control plan shall be required for all subdivisions involving five (5) acres or more. (Ord. 59, Series of 1981)

This information is included in the Engineering Documents. In addition, the areas where retaining walls exist and are permitted to be located on Tract B Open Space are described on the Preliminary Plat and shown on the Architectural Plans.

28. Revegetation plan, indicating revegetation landscape measures for all disturbed areas. The plan must show the area in which all trees are located, based on a

Mr. James Shockey

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survey or aerial photograph; trees intended to be removed; amount and kinds of trees, shrubs and grasses to be used for revegetation and landscaping and the cost to the developer for implementing the plan. The plan shall be considered a public improvement to be guaranteed by a letter of credit and a subdivision improvement agreement. (Ord. 97, Series of 1983)

This information is included in the Engineering Documents and further detailed on the lot-specific landscape plans that either have been, or will be submitted at the time of building permit application. No additional revegetation, other than lot-specific landscaping is anticipated at this time.

29. Evidence that the developer has submitted the information sought to determine what impact the proposed development will have on the surrounding community, or has proposed to donate a sum of money pursuant to Colorado Revised Statutes section 29-20-106. (Ord. 77, Series of 1982)

Except for certain lots' front yard setbacks, which Applicant is requesting variances for from the Board of Adjustment contemporaneously herewith, the proposed development is otherwise in conformity with the Lakota Ordinance, which previously required mitigation for all impacts associated with all future development authorized by the Lakota Ordinance, and those mitigation requirements applicable to this Application have previously been satisfied.

Applicant hereby submits this Application, together with the supplemental materials referenced herein. Payment of application fees due in the amount of Six Hundred Dollars (\$600.00), being the sum of the \$500.00 preliminary plat processing fee plus a \$10.00 per lot review fee as outlined in section 1-8-2 of the Town Code, will be delivered under separate cover.

Attached to this application as Exhibit I, as outlined in section 8-2-3-C2, is a Letter of Evidence from Applicant's legal counsel, Johnson & Repucci LLP, with statements made on behalf of Applicant (i.e. the developer) confirming that this Subdivision meets all requirements of the Town subdivision regulations. Certification confirming that this Subdivision meets all requirements of the Town subdivision regulations is made by the engineer, Wohnrade Civil Engineers, Inc. on the face of the Engineering Documents, and by the land planner, BHH Partners, on the face of the Preliminary Plat.

With respect to the required Traffic Impact Study, the proposed development is in conformity with the Lakota Ordinance, which previously included approval of a traffic study that satisfied all traffic impacts for the full build out of Lakota in accordance with the Lakota Ordinance. With respect to the required Phase II Drainage Report, this was completed in connection with approval of the Lakota Ordinance and is on file with the Town. Other required materials such as the

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completed Land Use Review Application form, Certification of Notification of Mineral Estate Owner, and Referral Agency Checklist are attached separately.

Thank you in advance for your time and consideration put forth to review this application and its attachments. If possible, I would like to coordinate with you the public hearing dates to consider approval of this application at your convenience. Please do not hesitate to contact me directly if you have any questions or require any additional information.

Very truly yours,

A handwritten signature in blue ink that reads "Michael J. Repucci". The signature is written in a cursive style with a large, stylized initial "M".

Michael J. Repucci

MJR

Attachments

cc: PM Winter Park LLC

EXHIBIT A

PRELIMINARY PLAT

EXHIBIT B

ENGINEERING DOCUMENTS

EXHIBIT C

GEOTECHNICAL REPORT

EXHIBIT D

LIST OF THE NAMES OF ABUTTING SUBDIVISIONS AND THE NAMES AND
ADDRESSES OF THE OWNERS OF ABUTTING PROPERTY

EXHIBIT E

ARCHITECTURAL PLANS

EXHIBIT F

WILL-SERVE LETTER

EXHIBIT G

FRONT YARD SETBACK VARIANCE APPLICATION

EXHIBIT H

TITLE COMMITMENTS

EXHIBIT I

LETTER OF EVIDENCE



TOWN OF WINTER PARK

P.O. Box 3327 • 50 Vasquez Road • Winter Park, CO 80482

Phone: 970-726-8081 • Fax: 970-726-8084

Website: www.winterparkgov.com

LAND USE REVIEW APPLICATION FORM

PROJECT INFORMATION

Project Name: Northwoods at Lakota Park Subdivision	Date: April 28, 2020
Street Address (or general location if not addressed): Lakota Park Subdivision	
Schedule Number(s) or Parcel Number(s): See attachment.	
Site Area (in square feet or acres): 1.4 acres	Existing Zoning: P-D (R-2)
Existing Land Use: Vacant land or residential depending on the lot.	
Legal Description: See attached title commitments.	

OWNER / APPLICANT

Name: Matthew Schlaepfer	Phone: 303-931-0780
Company: PM Winter Park LLC	Fax:
Mailing Address: 5490 Nuthatch Road, Parker, CO 80134	Email: matt.schlaepfer@gcgfinancial.com

CONTACT PERSON

Name: Michael J. Repucci	Phone: 303-546-5617
Company: Johnson & Repucci LLP	Fax: 303-442-0191
Mailing Address: 850 W. South Boulder Road, Suite 100 Louisville, Colorado 80027	Email: mjrepucci@j-rlaw.com

TYPE OF APPLICATION (check all that apply)

	Subdivision	Fee		Other Development	Fee
✓			✓		
	Sketch Plan	\$250.00		Zoning Variance	\$250.00
X	Preliminary Plat	\$500.00*		Special Use Permit	\$150.00
	Final Plat	\$750.00*		Rezoning Request	\$350.00
	Amended Final Plat	\$375.00*		Subdivision Exemption	\$300.00
	As Built Plat	\$250.00		Amended Exemption	\$150.00
				Annexation	\$500.00*
	*Number of Lots:	10 x \$10.00		*Number of Lots:	x \$10.00
	TOTAL FEES:	\$ 600.00		TOTAL FEES:	\$
	Minor Subdivision	Fee		Planned Development	Fee
✓			✓		
	Final Plat	\$400.00*		Preapplication Conference	No Fee
	Amended Minor Sub.	\$250.00		Preliminary Development Plan	\$1,000.00**
				Final Development Plan	\$1,000.00**
				Amended Final Plan	\$500.00**
	*Number of Lots:	x \$10.00		**Number of Lots:	x \$2.00
	TOTAL FEES:	\$		TOTAL FEES:	\$

* In addition to the base fee, an additional \$10.00 per unit or lot

** In addition to the base fee, an additional \$2.00 per unit or lot

In addition to the base fees the applicant is required to pay the cost of any legal notices and adjoining property owner certified mailings. The applicant may also be subject to reimbursement fees as outlined within Section 7-10-8 of the Town Code.

BRIEF DESCRIPTION OF THE PROJECT

See attachment.

AFFIDAVIT

I, Michael J. Repucci being duly sworn, declare that I am (please check one) X the authorized representative to act for the property owner, _____ the owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. By signing this application, I have read and agree to the reimbursement fees that may be charged for review of this project as outlined in Section 7-10-8 of the Town Code. At a minimum, this project will require consultants for engineering review and legal review and this shall serve as the written notice required by Section 7-10-8 of the Town Code for these two consultants.

Signature of Owner

Michael J. Repucci

Date

April 27, 2020

Signature of Representative

Date

Acceptance of this application and required filing fee does not constitute a complete application. Plans and other material required to constitute a complete application are listed in the application procedure.

STAFF USE ONLY (do not write below this line)

Application Received By:

Case #

Date / Time:

Total Fees: \$

Date Paid:

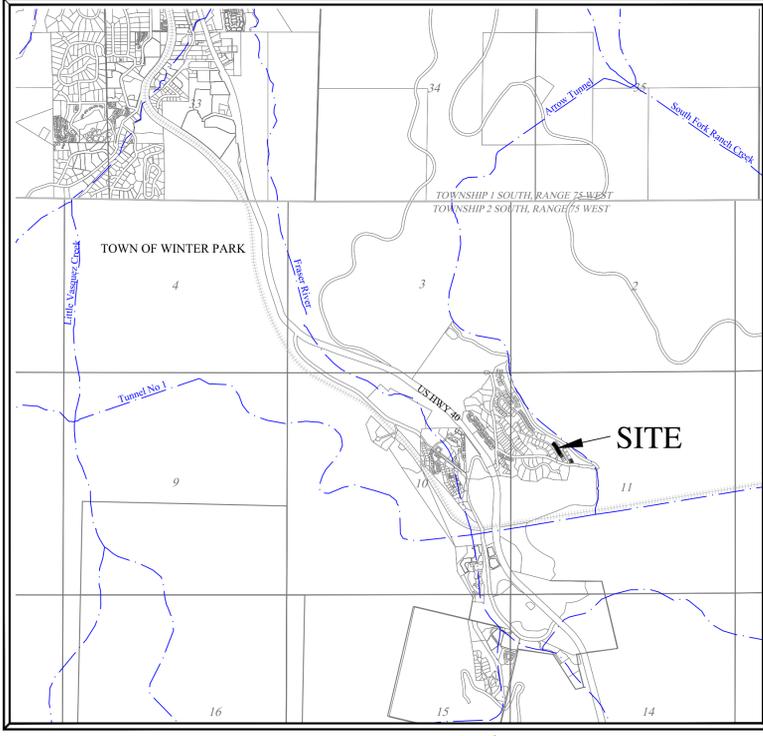
Check #

Additional Comments:

NOTES

- 1. THIS FIRST REPLAT OF SUBDIVISION EXEMPTION NO. 5, NORTHWOODS AT LAKOTA (THIS "REPLAT") IS A REPLAT OF LOT 1 AND LOT 16, LAKOTA PARK SUBDIVISION, ACCORDING TO LAKOTA PARK SUBDIVISION EXEMPTION NO. 5 (EXEMPTION NO. 5) RECORDED OCTOBER 16, 2018 AT RECEPTION NO. 2018008391 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS (THE "PUBLIC RECORDS"), INTO LOT 1 AND LOT 2 AND LOT 16 AND 17, RESPECTIVELY, AND A REPLAT OF LOTS 19, 22, AND 25 TO REFLECT THE REDUCED FRONT YARD SETBACK VARIANCES APPROVED BY THE TOWN OF WINTER PARK AND RECORDED AT RESOLUTION NUMBERS 2020-04, 2020-05 AND 2020-06. IN ADDITION, THIS REPLAT CREATES NEW EASEMENTS FOR RETAINING WALL IMPROVEMENTS (ENCROACHMENT EASEMENT FOR GEOTECH FABRIC) WITHIN TRACT B OPEN SPACE IN THE LOCATIONS DEPICTED ON THIS REPLAT. TO THE EXTENT THERE IS A CONFLICT BETWEEN THIS REPLAT AND ANY PREVIOUS PLAT OF THE PROPERTY SHOWN HEREIN, THIS REPLAT SHALL CONTROL.
2. THE REAL PROPERTY DEPICTED ON THIS REPLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKOTA EAST RECORDED OCTOBER 10, 2007, AT RECEPTION NO. 2007012781, THE FIRST AMENDMENT, RECORDED DECEMBER 14, 2009 AT RECEPTION NO. 2009011431 (THE "FIRST AMENDMENT"), DECEMBER 31, 2015 AT RECEPTION NO. 2015009721 (THE "SECOND AMENDMENT"), DECEMBER 21, 2016 AT RECEPTION NO. 2016009757 (THE "THIRD AMENDMENT"), MARCH 30, 2020 AT RECEPTION NO. 202002441 (THE "THIRD [SIC] FOURTH AMENDMENT"), AND MAY 14, 2020 AT RECEPTION NO. 202003625 (THE "FIFTH AMENDMENT") (COLLECTIVELY, AND AS THE SAME MAY HEREAFTER BE FURTHER AMENDED, THE "DECLARATION"). THE DECLARATION PROVIDES FOR CERTAIN OTHER EASEMENTS ON, OVER, ACROSS, UPON, THROUGH, AND BENEATH THE LAND DEPICTED ON THIS PLAT AND THE DWELLING UNITS HEREAFTER TO BE CONSTRUCTED THEREON, WHICH EASEMENTS MAY (BUT ARE NOT REQUIRED TO) INCLUDE, WITHOUT LIMITATION, EASEMENTS FOR VIEWS AND VIEW CORRIDORS, EASEMENTS FOR WATER, SEWER, GAS, ELECTRICITY AND OTHER UTILITIES, AND EASEMENTS FOR SNOW STORAGE, LANDSCAPING, RETAINING WALLS, LATERAL AND SUBJACENT SUPPORT AND DRAINAGE AND EROSION CONTROL PROTECTING ROADS AND ROAD SLOPES. EACH OWNER IS HEREBY ADVISED TO REVIEW THE DECLARATION CAREFULLY TO DETERMINE ALL EASEMENTS WHICH MAY AFFECT HIS, HER, OR ITS LOT OR DWELLING UNIT, AND TO ADEQUATELY DETERMINE AND UNDERSTAND THE RESPONSIBILITIES AND OBLIGATIONS IMPOSED AS A CONDITION OF LOT OWNERSHIP WITHIN LAKOTA PARK SUBDIVISION. UNLESS OTHERWISE DEFINED HEREIN, ALL CAPITALIZED TERMS USED IN THESE PLAT NOTES SHALL HAVE THE SAME MEANINGS ASCRIBED HERETO IN THE DECLARATION. THIS REPLAT CONSTITUTES THE COMMUNITY PLAT REFERENCED IN THE DECLARATION.
3. THIS PLAT IS SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS, AND CONDITIONS OF THAT CERTAIN LAKOTA FINAL PLAT RECORDED SEPTEMBER 1, 1998 AND APPROVED BY THE TOWN OF WINTER PARK BY ORDINANCE NO. 277, SERIES OF 1998 RECORDED SEPTEMBER 21, 1998 AT RECEPTION NO. 98010148, AND AS AMENDED BY ORDINANCE NO. 287, SERIES OF 1999 RECORDED MAY 17, 1999 AT RECEPTION NO. 99005411, AND AS AMENDED BY ORDINANCE NO. 289, SERIES OF 1999 RECORDED JUNE 7, 1999 AT RECEPTION NO. 99006781, AND AS AMENDED BY ORDINANCE NO. 356, SERIES OF 2005 RECORDED SEPTEMBER 9, 2005 AT RECEPTION NO. 2005009857 (COLLECTIVELY, AND AS THE SAME MAY HEREAFTER BE FURTHER AMENDED, THE "LAKOTA ORDINANCE").
4. TRACTS 1, 1A AND 2 ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS THAT HAVE BEEN CONVEYED TO THE ASSOCIATION FOR ADMINISTRATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION. SUCH TRACTS AND THE IMPROVEMENTS LOCATED THEREIN WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE TOWN OF WINTER PARK WITHOUT PRIOR APPROVAL FROM THE TOWN OF WINTER PARK.
5. ALL LOTS DEPICTED ON THIS REPLAT MAY BE USED FOR EITHER SINGLE FAMILY RESIDENTIAL USE OR MULTIFAMILY RESIDENTIAL USE AS PROVIDED IN THE LAKOTA ORDINANCE. IN FURTHERANCE OF THE VESTED RIGHTS GRANTED UNDER AND PURSUANT TO THE LAKOTA ORDINANCE, ALL LOTS DEPICTED ON THIS REPLAT MAY BE FURTHER SUBDIVIDED AND RESUBDIVIDED INTO LOTS AND COMMON ELEMENTS IN ACCORDANCE WITH THE TERMS OF THE LAKOTA ORDINANCE AND THE DECLARATION.
6. AS APPLICABLE, THE "PRIMARY LIVING UNIT" AND ANY "SECONDARY UNIT" PERMITTED TO BE CONSTRUCTED ON EACH LOT DEPICTED ON THIS REPLAT, INCLUDING APPURTENANT STRUCTURES, DECKS, PATIOS, AND ROOF OVERHANGS, BUT SPECIFICALLY EXCLUDING DRIVEWAY ACCESS ACROSS TRACT B OPEN SPACE AS DESCRIBED IN PLAT NOTE 14, MUST BE LOCATED WITHIN THAT PORTION OF THE LOT PERMITTED TO BE DEVELOPED PURSUANT TO THE LAKOTA ORDINANCE. FOR THE SAKE OF CLARIFICATION, IMPROVEMENTS INTENDED FOR MULTIFAMILY RESIDENTIAL USE THAT ARE CONSTRUCTED WITHIN A PARTICULAR LOT MAY BE BUILT UP TO THAT LOT'S EXTERIOR BOUNDARIES AS SHOWN ON THE REPLAT, IT BEING UNDERSTOOD THAT THE EXTERIOR BOUNDARIES OF EACH SUCH LOT IMPROVED FOR MULTIFAMILY RESIDENTIAL USE SATISFY ALL APPLICABLE SETBACK REQUIREMENTS PURSUANT TO THE LAKOTA ORDINANCE, BUT IMPROVEMENTS INTENDED FOR SINGLE FAMILY RESIDENTIAL USE THAT ARE CONSTRUCTED WITHIN A PARTICULAR LOT MAY BE BUILT ONLY WITHIN THAT PORTION OF THAT LOT WHICH SATISFIES ALL APPLICABLE SINGLE FAMILY RESIDENTIAL USE SETBACK REQUIREMENTS PURSUANT TO THE LAKOTA ORDINANCE.
7. IF ANY LOT DEPICTED ON THIS REPLAT IS USED FOR MULTIFAMILY RESIDENTIAL USE, THAT LOT MAY BE RESUBDIVIDED INTO TWO OR MORE SEPARATE LOTS (OR INTO TWO OR MORE SEPARATE "UNITS" IN THE CASE OF A CONDOMINIUM) UPON COMPLETION OF AN AS-BUILT SURVEY DRAWING OF THE IMPROVEMENTS CONSTRUCTED THEREON AND UPON COMPLIANCE WITH ALL OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK. STRUCTURAL COMPONENTS, EDITIONS, OR PLACEMENTS OR IMMEDIATELY ADJACENT TO A LOT LINE THAT SEPARATE TWO OR MORE MULTIFAMILY LIVING UNITS CONSTITUTE "PARTY WALL IMPROVEMENTS" AS FURTHER DEFINED AND DESCRIBED IN EXHIBIT C TO THE DECLARATION.
8. THE LAKOTA EAST OWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION (THE "ASSOCIATION") HAS BEEN CREATED TO OWN, OPERATE, MAINTAIN AND OTHERWISE ADMINISTER THE "COMMON ELEMENTS" OF LAKOTA PARK SUBDIVISION (AND ANY OTHER ADDITIONAL LANDS INCLUDED WITHIN THE ASSOCIATION IN THE FUTURE) AS MORE PARTICULARLY DESCRIBED AND DEFINED IN THE DECLARATION. ALL OF THE COMMON ELEMENTS OF LAKOTA PARK SUBDIVISION HAVE BEEN CONVEYED TO THE ASSOCIATION PURSUANT TO THE DECLARATION, PRIOR PLATS, THIS REPLAT, AND SEPARATELY RECORDED INSTRUMENTS.
9. PURSUANT TO THE SECOND AMENDMENT, PM WINTER PARK LLC, A COLORADO LIMITED LIABILITY COMPANY ("PMWP"), IS SUCCESSOR TO ALL DECLARANT RESERVED SPECIAL DECLARANT AND DEVELOPMENT RIGHTS DESCRIBED IN THE SECOND AMENDMENT, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO SUBDIVIDE AND CREATE LOTS, RESUBDIVIDE LOTS, AND CREATE COMMON ELEMENTS. PURSUANT TO SECTION 13.3(A) OF THE DECLARATION, PMWP HEREBY CREATES EASEMENTS OVER, UPON, ACROSS AND THROUGH TRACT B OPEN SPACE FOR THE CONSTRUCTION, RECONSTRUCTION, INSPECTION MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENT RETAINING WALL IMPROVEMENTS IN ORDER TO PROVIDE LATERAL AND SUBJACENT SUPPORT AND DRAINAGE AND EROSION CONTROL PROTECTING ASSOCIATION ROADS AND ROAD SLOPES, AND LANDSCAPING IMPROVEMENTS.
10. CONTEMPORANEOUSLY WITH RECORDECTION OF THIS REPLAT, PMWP HAS GRANTED AND CONVEYED TO THE ASSOCIATION AN EASEMENT FOR THE CONTINUED LOCATION OF THE GEOTECH FABRIC ASSOCIATED WITH THE ASSOCIATION'S COMMON ELEMENT RETAINING WALL LOCATED ALONG LAKOTA PARK DRIVE, THE GEOTECH FABRIC LOCATED WITHIN THE EASEMENT IS AN ASSOCIATION COMMON ELEMENT, WHICH, WITH THE RETAINING WALL AS NOW OR HEREAFTER CONSTRUCTED, SHALL BE SUBJECT TO THE TERMS OF THE DESCRIBED EASEMENT, BE MAINTAINED, INSPECTED, REPAIRED AND REPLACED BY THE ASSOCIATION AT ITS SOLE COST AND EXPENSE IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.
11. ALL BUILDING PERMIT APPLICATIONS TO THE TOWN OF WINTER PARK BUILDING DIVISION FOR IMPROVEMENTS TO BE CONSTRUCTED WITHIN LOTS DEPICTED ON THIS REPLAT SHALL BE ACCOMPANIED BY LOT-SPECIFIC ARCHITECTURAL DRAWINGS FOR EACH BUILDING DESIGN, INCLUDING FLOOR PLANS AND ELEVATIONS, AND SHALL BE FURTHER ACCOMPANIED BY DETAILED SITE PLAN AND ENGINEERING DESIGN CERTIFICATION BY A PROFESSIONAL GEOTECHNICAL ENGINEER, CIVIL ENGINEER, AND/OR STRUCTURAL ENGINEER IF APPLICABLE, REGISTERED IN THE STATE OF COLORADO, AS IT RELATES TO SUBSURFACE SOIL AND GROUNDWATER CHARACTERIZATION, STABILITY ANALYSIS, SURFACE AND SUBSURFACE DRAINAGE, AND ON-SITE RETAINING WALLS.
12. ALL OWNERS AND PURCHASERS OF LOTS DEPICTED ON THIS REPLAT ARE HEREBY NOTIFIED THAT IN THE EVENT THAT THE LOCATION OF IMPROVEMENTS ON ANY SUCH LOT(S) NECESSITATE THE INSTALLATION OF A LIFT STATION TO TRANSPORT EFFLUENT TO THE STREET, ALL COSTS OF INSTALLING AND MAINTAINING ANY SUCH LIFT STATION AND RELATED FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF THE LOT BEING SERVED BY SAID LIFT STATION AND RELATED FACILITIES.
13. ALL UTILITIES SERVING IMPROVEMENTS CONSTRUCTED WITHIN LOTS DEPICTED ON THIS REPLAT MUST BE CONSTRUCTED UNDERGROUND. ALL UNITS WILL HAVE SEPARATE SERVICE UTILITIES AS REQUIRED BY THE TOWN OF WINTER PARK.
14. AN EASEMENT IS HEREBY ESTABLISHED ON, THROUGH, OVER AND ACROSS ANY PORTION OF TRACT B OPEN SPACE DEPICTED ON THIS REPLAT WHICH LIE BETWEEN THE BOUNDARY OF A LOT AND THE ADJACENT ROADWAY TRACT FOR THE FOLLOWING PURPOSES: (A) CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING A PRIVATE DRIVEWAY TO PROVIDE ACCESS, INGRESS TO AND EGRESS TO A LOT DEPICTED ON THIS REPLAT FROM THE ADJACENT ROADWAY TRACT, AND (B) PARKING TO THE EXTENT PERMITTED BY APPLICABLE TOWN REGULATIONS AND THE DECLARATION. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO DRIVEWAY DESIGN STANDARDS OF THE TOWN OF WINTER PARK. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY BUILDING IMPROVEMENT CONSTRUCTED WITHIN A LOT DEPICTED ON THIS REPLAT UNTIL THE TOWN OF WINTER PARK INSPECTS AND APPROVES THE COMPLETION OF THE DRIVEWAY FOR THAT LOT. DRIVEWAYS CAN BE MODIFIED AT TIME OF CONSTRUCTION TO FIT SITE CONDITIONS, SUBJECT TO THE TERMS OF THE DECLARATION. ALL GARAGE PARKING SPACES SHALL BE 10' X 20' UNLESS OTHERWISE APPROVED BY THE TOWN OF WINTER PARK IN CONNECTION WITH THIS REPLAT. AT LEAST ONE OUTDOOR PARKING SPACE SUFFICIENT TO ACCOMMODATE A PARKED VEHICLE IS REQUIRED TO BE CONSTRUCTED ON EACH LOT ADJACENT TO THE GARAGE CONSTRUCTED ON THE LOT, OR WITHIN TRACT B OPEN SPACE IMMEDIATELY ADJOINING THE LOTS.
15. NO TRASH, RUBBISH OR GARBAGE (COLLECTIVELY "WASTE") SHALL BE STORED OUTSIDE OF THE BUILDINGS LOCATED WITHIN LAKOTA PARK SUBDIVISION UNLESS SUCH WASTE SHALL BE STORED IN BEAR PROOF CONTAINERS. THE SOLE EXCEPTION TO THIS RESTRICTION SHALL BE THAT WASTE MAY BE PLACED OUTSIDE IN NON-BEAR PROOF CONTAINERS FOR PICK UP BY THE WASTE CONTRACTOR PROVIDED THAT SUCH WASTE SHALL ONLY REMAIN OUTSIDE DURING DAYLIGHT HOURS ON THE DAY SCHEDULED FOR PICK UP BY THE WASTE CONTRACTOR.
16. CERTAIN OF THE LOTS DEPICTED ON THIS REPLAT WERE PREVIOUSLY IMPROVED WITH A NUMBER OF WATER SERVICE TAP STUBS AND SANITARY SEWER SERVICE TAP STUBS THEN-ANTICIPATED TO BE NECESSARY TO SERVICE RESIDENTIAL IMPROVEMENTS PLANNED TO BE CONSTRUCTED ON THAT PARTICULAR LOT AT THAT TIME. IN THE FUTURE, PLANS FOR DEVELOPMENT OF ANY OF THE LOTS DEPICTED ON THIS REPLAT MAY CHANGE SUCH THAT THE TOTAL NUMBER OF EXISTING WATER SERVICE AND SANITARY SEWER SERVICE TAP STUBS CURRENTLY AVAILABLE FOR SERVICE TO A PARTICULAR LOT MAY NOT EQUAL THE TOTAL NUMBER OF SERVICE STUBS REQUIRED BY WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS TO SERVICE THE ACTUAL SINGLE FAMILY RESIDENTIAL USE OR MULTIFAMILY RESIDENTIAL USE PLANNED TO BE DEVELOPED ON THAT PARTICULAR LOT. IN THAT EVENT, THE DEVELOPER OF THE LOT SHALL BE REQUIRED AT ITS EXPENSE TO EITHER IMPROVE THE LOT WITH ADDITIONAL SERVICE TAP STUBS, OR ABANDON EXCESS SERVICE TAP STUBS, SUCH THAT THE TOTAL NUMBER OF WATER SERVICE AND SANITARY SEWER SERVICE TAP STUBS CURRENTLY AVAILABLE FOR SERVICE TO A PARTICULAR LOT EQUAL THE TOTAL NUMBER OF SERVICE STUBS REQUIRED BY WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS TO SERVICE THE ACTUAL SINGLE FAMILY RESIDENTIAL USE OR MULTIFAMILY RESIDENTIAL USE THEN-PLANNED TO BE DEVELOPED ON THAT PARTICULAR LOT. ALL SUCH REQUIRED AUGMENTATION OR ABANDONMENT OF SERVICE TAP STUBS SHALL BE COMPLETED IN ACCORDANCE WITH WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS PRIOR TO ISSUANCE OF EACH CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS CONSTRUCTED ON A PARTICULAR LOT AND AS A CONDITION TO ACTIVATION OF WATER AND SANITARY SEWER SERVICE TO THAT PARTICULAR LOT AND THE RESIDENTIAL IMPROVEMENTS CONSTRUCTED THEREON.

PRELIMINARY PLAT
NORTHWOODS AT LAKOTA
BEING A REPLAT OF LOTS 1, 16, 19, 22 & 25 AND TRACT B
OF LAKOTA PARK SUBDIVISION EXEMPTION NO. 5, RECEPTION NO. 2018008391
SECTION 11, TOWNSHIP 2 SOUTH, RANGE 75 WEST, OF THE 6TH P.M.
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NO. 2014003956



VICINITY MAP
SCALE: 1" = 2000'

NOTES (CONTINUED)

- 18. BASIS OF BEARINGS IS S 55°42'29" W ALONG THE SOUTHEASTERLY LINE OF LOT 10 AS MEASURED FROM THE EAST CORNER OF LOT 10 (#5 REBAR WITH ALUMINUM CAP, PLS #31942) TO THE SOUTH CORNER OF LOT 10 (#5 REBAR WITH ALUMINUM CAP, PLS #31942). SAID BEARING IS DERIVED FROM LAKOTA PARK SUBDIVISION EXEMPTION NO. 5, RECEPTION NO. 2018008391.
19. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
20. TIM SHENK LAND SURVEYING, INC. RELIED ON TITLE COMPANY OF THE ROCKIES, INC. TITLE COMMITMENT ORDER NO. 0301634-C3 WITH AN EFFECTIVE DATE OF APRIL 15, 2020 FOR THE PREPARATION OF THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
(A) OWNERSHIP OF THE TRACT OF LAND.
(B) COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.
(C) RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
21. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
22. THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS AS OF RECORD MAY APPEAR.
23. ZONED: P-D (R-2), AS APPROVED BY THE LAKOTA ORDINANCE AS DESCRIBED IN PLAT NOTE 3.
24. UPON FULL BUILD-OUT, TOTAL COVERAGE OF THE RESERVE AT LAKOTA PARK SUBDIVISION MAY NOT EXCEED THE 40% COVERAGE TO 60% OPEN SPACE REQUIREMENT PER THE TOWN OF WINTER PARK. A COVERAGE "COUNT" WILL BE CONDUCTED CONCURRENT WITH EACH NEW BUILDING PERMIT ISSUED.

PLANNER'S CERTIFICATE

I, MARC P. HOGAN, BEING A QUALIFIED PROFESSIONAL ENGINEER, OR ENGINEERING, DESIGNING OR PLANNING FIRM, CERTIFY THAT THIS FINAL PLAT OF THE RESERVE AT LAKOTA PARK SUBDIVISION HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK SUBDIVISION REGULATIONS.

MARC P. HOGAN, AIA
ON BEHALF OF BHH PARTNERS

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF NORTHWOODS AT LAKOTA REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK SUBDIVISION EXEMPTION REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS ___ OF _____, 20___

TIMOTHY R. SHENK, COLORADO P.L.S. #31942
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PM WINTER PARK LLC IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF WINTER PARK, GRAND COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 1, 4, 7, 10, 16, 19, 22 & 25, TOGETHER WITH TRACT B OPEN SPACE, LAKOTA PARK SUBDIVISION EXEMPTION NO. 5, ACCORDING TO THE PLAT RECORDED OCTOBER 16, 2018 AT RECEPTION NO. 2018008391.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS THE NORTHWOODS AT LAKOTA AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY GRANT TO THE TOWN OF WINTER PARK THE USE OF THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS PUBLIC UTILITY EASEMENTS HEREON AS PERMANENT PUBLIC UTILITY EASEMENTS.

IN WITNESS WHEREOF, SAID PM WINTER PARK LLC HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED
THIS ___ DAY OF _____, 20___
BY: PM WINTER PARK LLC

STATE OF _____ }
COUNTY OF _____ } SS. MATTHEW SCHLAEFFER, MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___ BY MATTHEW SCHLAEFFER AS MANAGING MEMBER OF PM WINTER PARK LLC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:
NOTARY PUBLIC

ACKNOWLEDGEMENT

LAKOTA EAST OWNERS ASSOCIATION CONSENTS AND JOINS IN THIS PLAT AGREEMENT.
AUTHORIZED AGENT AND TITLE

OWNER'S ESTOPPEL CERTIFICATE

PM WINTER PARK, LLC, BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN "FINAL PLAT, NORTHWOODS AT LAKOTA" HEREBY CERTIFY THAT THIS FINAL PLAT AND THE DEVELOPMENT IMPROVEMENTS AGREEMENT TO BE EXECUTED IN CONNECTION HEREWITH IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN OF WINTER PARK WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE DEVELOPMENT IMPROVEMENTS AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID DEVELOPMENT IMPROVEMENTS AGREEMENT.

BY: PM WINTER PARK, LLC
MATTHEW SCHLAEFFER, MANAGING MEMBER

PLANNING AND ZONING COMMISSION CERTIFICATE:

APPROVED THIS ___ DAY OF _____, 20___ BY THE WINTER PARK PLANNING AND ZONING COMMISSION.

BRAD HOLZWARTH, CHAIRMAN
WINTER PARK PLANNING AND ZONING COMMISSION

TOWN COUNCIL CERTIFICATE

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS ___ DAY OF _____, 20___ BY THE TOWN COUNCIL OF THE TOWN OF WINTER PARK SITUATED IN THE COUNTY OF GRAND, STATE OF COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED FOR MAINTENANCE BY RESOLUTION OF THE TOWN COUNCIL, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED.

NICK KOTRUMBUS, MAYOR
TOWN COUNCIL
TOWN OF WINTER PARK, COLORADO

DANIELLE JARDEE, TOWN CLERK
TOWN OF WINTER PARK, COLORADO

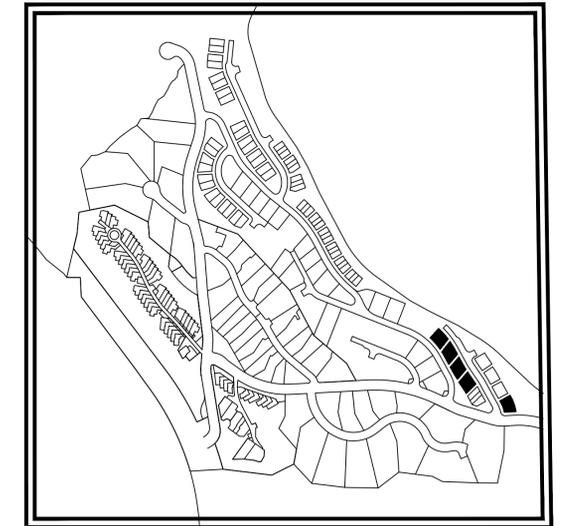
TIM SHENK
LAND SURVEYING INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

PRELIMINARY PLAT
NORTHWOODS AT LAKOTA
S-11, T-2-S, R-75-W, 6TH P.M.
TOWN OF WINTER PARK, COUNTY OF GRAND,
STATE OF COLORADO

Table with 4 columns: JOB: 18007, DWG: 18007NORWOOD.04 CRD: 18007, DATE: 7/8/2020, DRAWN BY: TRS/CT

PRELIMINARY PLAT NORTHWOODS AT LAKOTA

BEING A REPLAT OF LOTS 1, 16, 19, 22, 25 AND TRACT B
OF LAKOTA PARK SUBDIVISION EXEMPTION NO. 5, RECEPTION NO. 2018008391
SECTION 11, TOWNSHIP 2 SOUTH, RANGE 75 WEST, OF THE 6TH P.M.
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NO. 2014003956



VICINITY MAP
SCALE: 1:500

GEOTECH FABRIC EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°11'56" E	15.50'
L2	N 38°22'30" E	6.27'
L3	N 38°22'30" E	6.37'
L4	S 28°47'25" E	62.23'
L5	S 40°33'23" W	6.40'
L6	N 40°33'23" E	6.40'
L7	S 28°47'25" E	48.86'
L8	S 39°48'47" E	24.21'

GEOTECH FABRIC EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.78'	193.01'	172°41'3"	S 44°09'44" E	50.75'
C2	15.16'	393.51'	27°22'5"	S 35°45'48" E	15.16'
C3	23.49'	393.51'	132°51'4"	S 30°30'02" E	23.49'
C4	35.04'	193.51'	110°22'26"	S 23°36'12" E	34.99'

LAND USE TABLE:

TOTAL:	ACRES	%
TOTAL:	1.400	100.00%
(10) MULTI-FAMILY RESIDENTIAL LOTS:		
LOT 1	.073	6.01%
LOT 2	.069	5.68%
LOT 4	.114	9.39%
LOT 7	.118	9.72%
LOT 10	.128	10.54%
LOT 16	.067	5.53%
LOT 17	.083	6.84%
LOT 19	.185	15.24%
LOT 22	.190	15.65%
LOT 25	.187	15.40%
TOTAL MULTI-FAMILY RESIDENTIAL LOTS	1.400	100.00%
SNOW STORAGE:		
TOTAL OF ROADWAY TRACTS	.533	100.00%
SNOW STORAGE EASEMENT	.309	57.97%
PARKING:		
OFF STREET PARKING STALLS PROVIDED:	32	SPACES

LEGEND

- ◆ SET 18" LONG #5 REBAR WITH ALUMINUM CAP PLS#31942
- ▲ FOUND BRASS CAP
- FOUND #5 REBAR
- ◆ FOUND #5 REBAR W/ PLASTIC CAP, PLS #22097

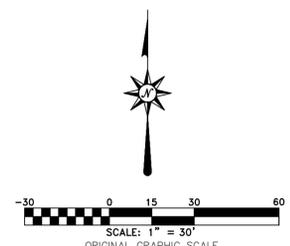
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.45'	482.50'	173°9'10"	S 84.40'	S 41°41'15" E
C2	90.68'	387.50'	132°43'31"	90.48'	N 41°05'48" W
C3	59.85'	482.52'	170°8'24"	59.81'	S 32°20'35" E
C4	21.02'	387.52'	130°8'7"	21.02'	N 40°20'59" W
C5	17.90'	317.50'	131°3'48"	17.90'	S 30°24'19" E
C6	39.61'	412.50'	153°00'6"	39.59'	N 31°32'28" W
C7	10.42'	262.51'	218°30"	10.42'	N 33°39'16" W
C8	17.72'	184.51'	153°00'6"	17.71'	S 31°32'28" E
C9	25.25'	193.51'	172°8'32"	25.23'	N 30°33'15" W
C10	31.47'	262.51'	165°2'09"	31.45'	S 30°51'27" E
C11	38.46'	400.52'	153°00'6"	38.44'	N 31°32'28" W
C12	32.41'	337.51'	153°00'6"	32.40'	S 31°32'28" E
C13	33.40'	257.51'	172°51"	33.37'	N 25°04'30" W
C14	57.26'	237.51'	124°44'29"	57.15'	N 14°59'20" W
C15	25.00'	187.51'	173°8'19"	24.98'	S 24°58'16" E
C16	30.02'	187.51'	91°0'29"	29.99'	S 16°33'52" E
C17	17.09'	5.00'	181°5'09"	16.51'	S 52°36'12" E

TIM SHENK
LAND SURVEYING INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

PRELIMINARY PLAT
NORTHWOODS AT LAKOTA
S-11, T-2-S, R-75-W, 6TH P.M.
TOWN OF WINTER PARK, COUNTY OF GRAND,
STATE OF COLORADO

SHEET 2 OF 2



FINAL CONSTRUCTION PLANS FOR LAKOTA RESERVE AND NORTHWOODS AT LAKOTA

BEING A PART OF REPLAT OF TRACTS 1-4 MINOR SUBDIVISION LAKOTA
PARK RECEPTION NO. 2007005586, TOWNSHIP 2 SOUTH, RANGE 75 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF
GRAND, STATE OF COLORADO

PROJECT CONSULTANTS

DEVELOPER/APPLICANT
PMWP Development Co.
5490 Nuthatch Road
Parker, CO 80134

PLANNERS/ARCHITECTS
BHH Partners
Breckenridge, Colorado
(970) 453-6880



CIVIL ENGINEER
Wohnrade Civil Engineers, Inc.
11582 Colony Row
Broomfield, Colorado 80021
(720) 259-0965



GEOTECHNICAL ENGINEER
Kumar & Associates, Inc.
2380 South Lipan Street
Denver, Colorado 80223
(303) 742-9700

LAND SURVEYOR
Tim Shenk Land Surveying, Inc.
P.O. Box 1670
Granby, Colorado 80446
(970) 887-1046

UTILITY COMPANY CONTACTS

UTILITY COMPANY	PHONE NUMBER
Comcast.....	(800) 934-6489
Centurylink.....	(866) 642-0444
Xcel Gas.....	(800) 895-4449

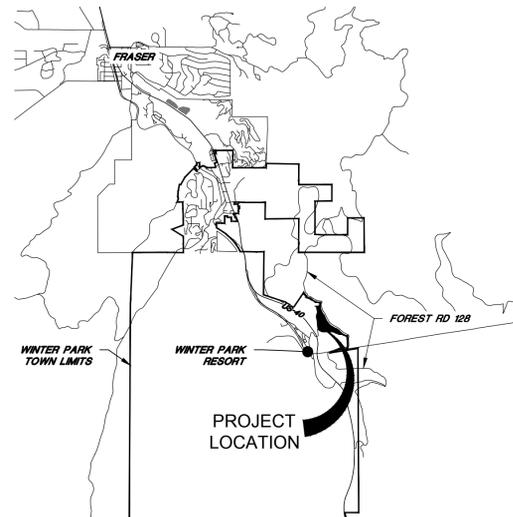
Note:
This list is provided as a courtesy reference only. Wohnrade Civil Engineers assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) for additional information.

MUNICIPALITY CONTACTS

TOWN OF WINTER PARK
50 Vasquez Road
Winter Park, Colorado 80482
(970) 726-8081
Keith Riesberg, Town Manager

WINTER PARK WATER & SANITATION DISTRICT
1450 Winter Park Drive
Winter Park, Colorado 80482
(970) 726-5041
Kent Bosshard, District Manager

JULY 2020



VICINITY MAP

SCALE: 1"=2000'



PROJECT BENCHMARK

18" LONG NO. 5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS NO. 31942, AT THE SOUTHERLY ROW OF RESERVE WAY (AKA TRACT 3), NAVD 88 ELEVATION= 9267.59

SHEET INDEX

1. TITLE SHEET
2. GENERAL NOTES
3. DEMOLITION PLAN
4. DEMOLITION PLAN
5. OVERALL UTILITY PLAN
6. OVERALL UTILITY PLAN
7. WATER AND SEWER LINE PLAN AND PROFILE
8. GRADING AND EROSION CONTROL PLAN
9. GRADING AND EROSION CONTROL PLAN
10. RESERVE WAY PLAN AND PROFILE
11. WATER DETAILS
12. WATER DETAILS
13. SEWER DETAILS
14. SITE DETAILS
15. EROSION CONTROL DETAILS
16. EROSION CONTROL DETAILS
17. EROSION CONTROL DETAILS

No.	Revisions	By	Date

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO
TITLE SHEET

WOHNRADE CIVIL ENGINEERS, INC.
11582 Colony Row
Broomfield, Colorado 80021
Parker (720) 259-0965



CERTIFICATION STATEMENT:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF WINTER PARK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY. I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT HAVE BEEN NOTED ON THESE PLANS.

M. Wohnrade
MARY B. WOHNRADE, P.E.
APRIL 24, 2020



Project: LAK: 1923.00
Date: 7/8/2020
Scale: 1"=2000'
Designed By: YSG
Reviewed By: MBW

1
Sheet
17
Sheets

WINTER PARK WATER AND SANITATION DISTRICT GENERAL NOTES:

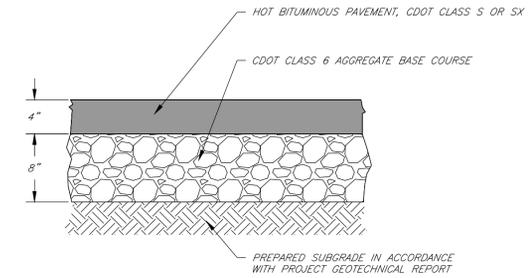
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF WINTER PARK AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORM WATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM THE TOWN OF WINTER PARK, UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART IV, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS SUCH AS INTERSECTIONS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED BY OWNER, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN ACCEPTABLE DRIVE SLOPE STANDARDS PER ENGINEER. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)
- BENCHMARK INFORMATION: THE BENCHMARK IS BASED ON AND AS SHOWN ON THE PRELIMINARY PLAT FOR "LAKOTA PARK" PREPARED BY GEOSURV LAND SURVEYING AND MAPPING, PHONE NO. 303-666-0379, DATED 02/07/07. NGS MONUMENT N 139, NAVD 1988.
- HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL INFORMATION IS BASED ON THE PRELIMINARY PLAT FOR "LAKOTA PARK" PREPARED BY GEOSURV LAND SURVEYING AND MAPPING, PHONE NO. 303-666-0379, DATED 02/07/07. BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF "LAKOTA FILING 1", TRACT B (A.K.A. DREAMCATCHER TOWNHOMES), AS MONUMENTED WITH A PIN AND CAP PLS 22097 AT EACH END WITH A BEARING OF N42°48'48"W. CONTRACTOR TO INVESTIGATE AND REPORT ALL DISCREPANCIES TO BENCHMARK AND HORIZONTAL CONTROL INFORMATION PRIOR TO CONSTRUCTION.
- PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
- THE CONTRACTOR SHALL FURNISH THE TOWN OF WINTER PARK, UTILITY OWNER, ENGINEER AND OWNER WITH A SET OF CONSTRUCTION RECORD DRAWINGS MARKED "AS-BUILT", IN ACCORDANCE WITH THE TOWN OF WINTER PARK. THE PLANS SHALL SHOW FINAL PAVEMENT AND, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, AND SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN.
- LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.

GENERAL GRADING AND EROSION CONTROL NOTES:

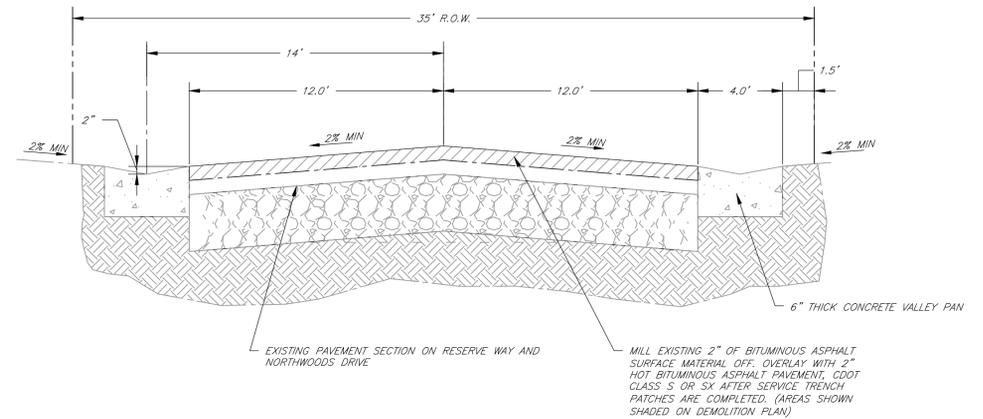
- ALL REQUIRED PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME.
- PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST POSSIBLE PERIOD OF TIME.
- ALL SOILS EXPOSED DURING LAND DISTURBANCE ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS INSTALLED. NO SOILS IN AREAS OUTSIDE THE PROJECT STREET RIGHT-OF-WAYS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, SOD, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE STORMWATER UTILITY DEPARTMENT.
- THE SITE SHALL BE WATERED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES SO AS TO PREVENT WIND-CAUSED EROSION. ALL LAND DISTURBING ACTIVITIES SHALL BE IMMEDIATELY DISCONTINUED WHEN FUGITIVE DUST IMPACTS ADJACENT PROPERTIES.
- ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED OR RECONSTRUCTED AS NECESSARY AFTER EACH RUNOFF EVENT IN ORDER TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY DRAINAGEWAY.
- NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- CITY ORDINANCE PROHIBITS THE TRACKING, DROPPING OR DEPOSITING OF SOILS OR ANY OTHER MATERIAL ONTO CITY STREETS BY OR FROM ANY VEHICLE. ANY INADVERTENT DEPOSITED MATERIAL SHALL BE REMOVED FROM THE ROADWAY IMMEDIATELY BY THE CONTRACTOR.
- ALL RECOMMENDATIONS OF THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT SHALL BE COMPLIED WITH.

PERMANENT SEEDING

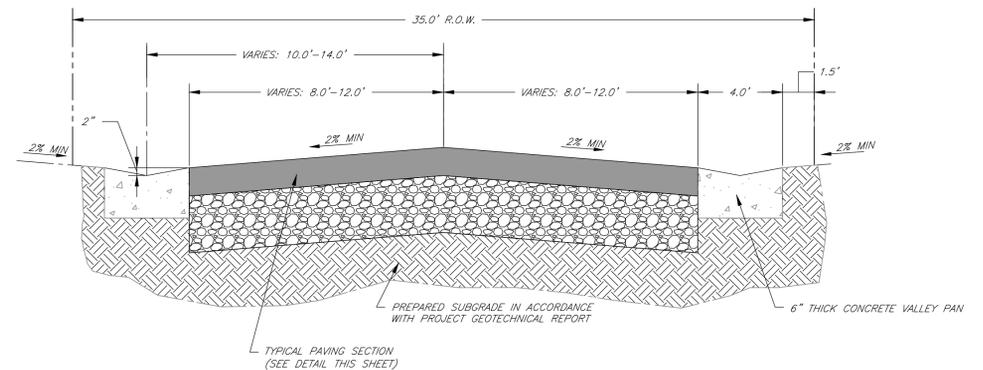
MIX NAME: ROCKY MOUNTAIN WILDFLOWER MIX # 181706					
% PURE	COMMON NAME	VARIETY	G + D OR H	ORIGIN	
12.56	SUNDIAL LUPINE	VNS	91 + 4 = 95	-1Z	OR
11.38	CALIFORNIA POPPY	MIXED COLOR	94	-1Z	WA
10.42	CONEFLOWER, PURPLE	VNS	96 + 0 = 96		IA
10.09	BLUE FLAX	APPAR	58 + 39 = 97		WA
10.00	BLANKET FLOWER	MERIWETHER	88 + 0 = 88		CO
9.81	COREOPSIS, LANCE-LEAVED	VNS	35 + 44 = 79		KS
7.53	WALLFLOWER	VNS	88 + 2 = 90		IA
7.52	CORNFLOWER	TALL MIXED	98	-1Z	OR
7.29	FIREWHEEL	VNS	42 + 30 = 72		MEX
2.57	CONEFLOWER, YELLOW PRAIRIE	STILLWATER	89 + 0 = 89		OR
2.56	COREOPSIS, PLAINS	VNS	95 + 0 = 95		OR
2.54	MEXICAN HAT, RED	VNS	94 + 0 = 94		WA
2.41	BLACK-EYED SUSAN	VNS	88 + 5 = 93		IA
1.26	SHIRLEY POPPY	VNS	89 + 4 = 93		OR
1.03	OTHER CROP		DATE TESTED: 26-SEP-16		
2.02	INERT MATTER	% HARD SEED:	0.50		
0.03	WEED SEED	NOXIOUS WEED:	NONE		



TYPICAL BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



TYPICAL MILL AND OVERLAY BITUMINOUS PAVEMENT SECTION
LAKOTA PARK DRIVE AND NORTHWOODS PLACE
NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT SECTION
RESERVE WAY
NOT TO SCALE

No.	Revisions	By:	Date:

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO
GENERAL NOTES

WONWRADE CIVIL ENGINEERS, INC.
11502 Colony Row
Northwoods, Colorado 80427
Phone: (719) 258-1519



Project: LAK 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

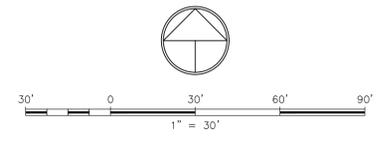


GENERAL UTILITY NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK, BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. MAINTAIN 10" OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE, BETWEEN ALL WATER AND SEWER LINES.
3. ALL WATERLINES (INCLUDING SERVICE LINES) SHALL MAINTAIN A MINIMUM COVER OF NINE FEET (9'-0").
4. ALL UNDERGROUND UTILITY CONSTRUCTION TO CONFORM TO THE TOWN OF WINTER PARK WATER AND SANITATION DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE WINTER PARK WATER AND SANITATION DISTRICT AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL PLASTIC GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR-35 AND SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH ASTM D-3034.
7. ALL SANITARY SEWER PIPE SHALL HAVE A MINIMUM COVER OF SIX FEET (6'-0") AND MAXIMUM DEPTH OF TWELVE FEET (12'-0") UNLESS PRIOR WRITTEN APPROVAL RECEIVED FROM THE DISTRICT.
8. NEW WATER MAINS 12 INCHES OR LESS SHALL BE DUCTILE IRON PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-151 AND PIPE SHALL NOT BE LESS THAN CLASS 52. HYDRANT LEADS SHALL ALSO BE DUCTILE IRON PIPE.
9. CONNECT TO EXISTING 1-1/2" DIA. COPPER WATER SERVICE LINE.
10. CONNECT TO EXISTING 4" DIA. PVC SANITARY SEWER SERVICE.
11. INSTALL 1-1/2" DIA. COPPER LINE W/1-1/2" CURB STOP. CAP 1' BEYOND EASEMENT MARKED W/2'x4'x4' POST PAINTED BLUE (TYP).
12. INSTALL 4" DIA. PVC CAP 1' BEYOND EASEMENT MARKED W/2'x4'x4' POST PAINTED GREEN (TYP).
13. LOCATION OF CORPORATION STOPS AND CURB STOP BOX SHALL BE COORDINATED AND APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
14. SANITARY SEWER SERVICE CLEANOUTS SHALL BE PROVIDED FOR EACH SANITARY SEWER SERVICE LINE AS SHOWN ON DETAIL.

LEGEND

●	PROPOSED SEWER CLEANOUTS
— 12in PVC W	PROPOSED WATER MAIN
⊕	PROPOSED GATE VALVE
⊕	PROPOSED FIRE HYDRANT
—	PROPOSED THRUST RESTRAINT
— 1.5in TYPE K	PROPOSED WATER SERVICE (INSTALL CURB STOP)
— 8in PVC SAN	PROPOSED SEWER MAIN
— 4in PVC SAN	PROPOSED WATER SERVICE (INSTALL 4" END CAP)
— 18in RCP STRM	PROPOSED STORM SEWER OR CULVERT
— 18in RCP STRM	PROPOSED STORM SEWER W/ INLET
—	PROPOSED SWALE
—	PROPERTY BOUNDARY
— IRR	PROPOSED NON-POTABLE WATER
— SS	EXISTING SEWER MAIN
— W	EXISTING WATER MAIN
— W	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING POWER POLE
⊕	EXISTING POWER POLE W/ CUY WIRE
— UE	EXISTING UNDERGROUND ELECTRIC
— G	EXISTING UNDERGROUND GAS
— CATV	EXISTING UNDERGROUND CABLE LINES
— OHP	EXISTING POWER LINES
— T	EXISTING TELEPHONE LINES
⊕	EXISTING TELEPHONE PEDESTAL
⊕	EXISTING STREET LIGHT
⊕	EXISTING POWER VAULT
— 18in RCP STRM	EXISTING STORM SEWER AND INLET
— 18in RCP STRM	EXISTING STORM SEWER
⊕	EXISTING STREET SIGN
— X	EXISTING FENCE
⊕	EXISTING MAILBOX



No.	Revisions	By:	Date:

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK COLORADO OVERALL UTILITY PLAN

WYOMADE CIVIL ENGINEERS, INC.
 1582 Colony Row
 Broomfield, Colorado 80027
 Phone: (720)258-1519



Project: LAK-1923.00
 Date: 7/8/2020
 Scale: 1/32" X REF
 Designed By: YSG
 Reviewed By: MBW



SANITARY SEWER LINE 1		
Structure Name	Structure Details	Description
SS1-MH1	RIM = 9265.35 F.G. TO INV. DEPTH = 13.16' SS1-P1 INV IN(NW) = 9252.19	4 FT DIA. MANHOLE
SS1-MH2	RIM = 9271.20 F.G. TO INV. DEPTH = 12.79' SS1-P2 INV IN(NW) = 9258.61 SS1-P3 INV IN(NE) = 9258.61 SS1-P1 INV OUT(SE) = 9258.41	4 FT DIA. MANHOLE
SS1-MH3	RIM = 9274.02 F.G. TO INV. DEPTH = 13.02' SS1-P2 INV OUT(SE) = 9261.00	4 FT DIA. MANHOLE
SS1-MH4	RIM = 9308.27 F.G. TO INV. DEPTH = 29.99' SS1-P3 INV OUT(SW) = 9278.28	EXISTING 4" DIA MH

SANITARY SEWER LINE 1				
Pipe Name	Size	Length	Slope	Description
SS1-P1	8.00	144.53	4.30%	8IN DIA. SDR35 PVC
SS1-P2	8.00	75.38	3.17%	8IN DIA. SDR35 PVC
SS1-P3	8.00	124.43	15.81%	EXISTING 8IN SANITARY SEWER

WATER LINE 1				
Pipe Name	Size	Length	Slope	Description
WL1-P1	8.00	135.56	2.81%	8IN DIA. DIP
WL1-P3	8.00	27.81	-4.03%	8IN DIA. DIP
WL1-P4	8.00	57.92	3.16%	8IN DIA. DIP
WL1-P5	6.00	8.53	0.94%	6IN DIA. DIP
WL1-P6	6.00	15.00	1.53%	6IN DIA. DIP
WL1-P7	8.00	25.78	0.93%	8IN DIA. DIP
WL1-P8	8.00	33.74	-27.68%	8IN DIA. DIP
WL1-P9	8.00	64.54	-43.80%	8IN DIA. DIP

WATER LINE 1		
Structure Name	Structure Details	Description
WL1-F1	RIM = 9265.50 F.G. TO INV. DEPTH = 8.07' WL1-P1 INV IN(W) = 9257.43	6IN- 22.5 DEG BEND W/TB, GV AND MJS RESTRAINED LENGTH= 100' SEE DETAIL NO. 3314101
WL1-F2	RIM = 9265.71 F.G. TO INV. DEPTH = 9.50' WL1-P6 INV OUT(N) = 9256.21	8IN X 6IN TEE W/ TB
WL1-F3	RIM = 9270.91 F.G. TO INV. DEPTH = 9.67' WL1-P1 INV OUT(SE) = 9261.24 WL1-P3 INV OUT(NW) = 9261.24 WL1-P7 INV OUT(N) = 9261.24	8IN X 8IN TEE, 3- 8IN GV, W/ TB
WL1-F4	RIM = 9272.03 F.G. TO INV. DEPTH = 9.67' WL1-P3 INV IN(SE) = 9262.36 WL1-P4 INV IN(W) = 9262.36	6IN- 22.5 DEG BEND W/TB
WL1-F5	RIM = 9274.06 F.G. TO INV. DEPTH = 9.87' WL1-P5 INV IN(N) = 9264.19 WL1-P4 INV OUT(E) = 9264.19	6IN-90 DEG BEND W/ TB AND MJS RESTRAINED LENGTH= 100' SEE DETAIL NO. 3314101
WL1-F6	RIM = 9273.92 F.G. TO INV. DEPTH = 9.65' WL1-P5 INV OUT(S) = 9264.27	FIRE HYDRANT ASSEMBLY
WL1-F7	RIM = 9265.48 F.G. TO INV. DEPTH = 9.50' WL1-P6 INV IN(S) = 9255.98	RELOCATED FIRE HYDRANT ASSEMBLY HYDRANT GUARD VALVE TO BE REPLACED
WL1-F8	RIM = 9308.28 F.G. TO INV. DEPTH = 9.67' WL1-P9 INV IN(SW) = 9270.61	EXISTING 45 DEG BEND
WL1-F9	RIM = 9287.70 F.G. TO INV. DEPTH = 17.36' WL1-P8 INV IN(S) = 9270.34 WL1-P9 INV OUT(N) = 9270.34	8IN 22.5 DEG VERTICAL BEND
WL1-F10	RIM = 9279.93 F.G. TO INV. DEPTH = 20.93' WL1-P7 INV IN(S) = 9261.00 WL1-P8 INV OUT(NW) = 9261.00	8IN-22.5 DEG VERTICAL BEND

FOUNDATION DRAIN LINE 1		
Structure Name	Structure Details	Description
FD1-C01	RIM = 9303.10 F.G. TO INV. DEPTH = 4.25' FD1-P1 INV IN(W) = 9298.85 FD1-P9 INV OUT(E) = 9298.85 FD1-P2 INV OUT(N) = 9298.85	STORM CLEANOUT
FD1-C02	RIM = 9304.13 F.G. TO INV. DEPTH = 5.13' FD1-P9 INV IN(W) = 9299.00	CLEANOUT BLDG 5
FD1-C03	RIM = 9308.34 F.G. TO INV. DEPTH = 4.57' FD1-P3 INV IN(SE) = 9303.77 FD1-P4 INV OUT(NW) = 9303.77 FD1-P10 INV OUT(NE) = 9303.77	STORM CLEANOUT
FD1-C04	RIM = 9309.22 F.G. TO INV. DEPTH = 4.22' FD1-P10 INV IN(SW) = 9305.00	CLEANOUT BLDG 6
FD1-C05	RIM = 9314.58 F.G. TO INV. DEPTH = 5.59' FD1-P4 INV IN(SE) = 9308.99 FD1-P5 INV OUT(NW) = 9308.99 FD1-P11 INV OUT(NE) = 9308.99	STORM CLEANOUT
FD1-C06	RIM = 9315.20 F.G. TO INV. DEPTH = 4.20' FD1-P11 INV IN(SW) = 9311.00	CLEANOUT BLDG 7
FD1-C07	RIM = 9318.72 F.G. TO INV. DEPTH = 4.62' FD1-P7 INV IN(SE) = 9314.10 FD1-P8 INV OUT(NE) = 9314.10	STORM CLEANOUT
FD1-C08	RIM = 9319.39 F.G. TO INV. DEPTH = 4.39' FD1-P8 INV IN(SW) = 9315.00	CLEANOUT BLDG 8
FD1-F1	RIM = 9304.97 F.G. TO INV. DEPTH = 3.17' FD1-P2 INV IN(SE) = 9301.80 FD1-P3 INV OUT(NW) = 9301.80	12IN- 11.25DEG BEND
FD1-F2	RIM = 9315.22 F.G. TO INV. DEPTH = 5.02' FD1-P5 INV IN(SE) = 9310.20 FD1-P6 INV OUT(NW) = 9310.20	6IN- 11.25DEG BEND
FD1-F3	RIM = 9316.97 F.G. TO INV. DEPTH = 5.01' FD1-P6 INV IN(SE) = 9311.96 FD1-P7 INV OUT(NW) = 9311.96	6IN- 11.25DEG BEND

FOUNDATION DRAIN LINE 1				
Pipe Name	Size	Length	Slope	Description
FD1-P1	15.00	70.41	-0.92%	SDR 35 D 3034 PVC
FD1-P2	12.00	53.56	-5.51%	SDR 35 D 3034 PVC
FD1-P3	12.00	35.78	-5.51%	SDR 35 D 3034 PVC
FD1-P4	8.00	94.91	-5.50%	SDR 35 D 3034 PVC
FD1-P5	6.00	22.12	-5.47%	SDR 35 D 3034 PVC
FD1-P6	6.00	31.93	-5.51%	SDR 35 D 3034 PVC
FD1-P7	6.00	38.88	-5.50%	SDR 35 D 3034 PVC
FD1-P8	4.00	16.36	-5.50%	SDR 35 D 3034 PVC
FD1-P9	4.00	15.86	-0.95%	SDR 35 D 3034 PVC
FD1-P10	4.00	11.00	-11.18%	SDR 35 D 3034 PVC
FD1-P11	4.00	10.52	-19.11%	SDR 35 D 3034 PVC

FOUNDATION DRAIN LINE 2		
Structure Name	Structure Details	Description
FD2-C01	RIM = 9300.71 F.G. TO INV. DEPTH = 7.13' FD2-P9 INV OUT(W) = 9293.58	CLEANOUT BLDG 1
FD2-C02	RIM = 9304.61 F.G. TO INV. DEPTH = 7.03' FD2-P8 INV OUT(SW) = 9297.58	CLEANOUT BLDG 2
FD2-C03	RIM = 9309.78 F.G. TO INV. DEPTH = 7.20' FD2-P7 INV OUT(SW) = 9302.58	CLEANOUT BLDG 4
FD2-C04	RIM = 9314.69 F.G. TO INV. DEPTH = 7.11' FD2-P6 INV OUT(SW) = 9307.58	CLEANOUT BLDG 4
FD2-F1	RIM = 9289.09 F.G. TO INV. DEPTH = 4.09' FD2-P2 INV IN(N) = 9285.00 FD2-P9 INV IN(E) = 9285.00 FD2-P1 INV OUT(S) = 9285.00	12INx 4IN TEE
FD2-F2	RIM = 9290.06 F.G. TO INV. DEPTH = 4.06' FD2-P3 INV IN(N) = 9286.00 FD2-P2 INV OUT(S) = 9286.00	STORM CLEANOUT
FD2-F3	RIM = 9295.05 F.G. TO INV. DEPTH = 4.05' FD2-P4 INV IN(NW) = 9291.00 FD2-P8 INV IN(NE) = 9291.00 FD2-P3 INV OUT(SE) = 9291.00	STORM CLEANOUT
FD2-F4	RIM = 9299.87 F.G. TO INV. DEPTH = 3.87' FD2-P7 INV IN(NE) = 9296.00 FD2-P5 INV IN(NW) = 9296.00 FD2-P4 INV OUT(SE) = 9296.00	STORM CLEANOUT
FD2-F5	RIM = 9308.45 F.G. TO INV. DEPTH = 3.95' FD2-P6 INV IN(N) = 9304.50 FD2-P5 INV OUT(SE) = 9304.50	STORM CLEANOUT
FD2-OUTLET	RIM = 9285.38 F.G. TO INV. DEPTH = 1.36' FD2-P1 INV IN(N) = 9284.00	DAYLIGHT TO RIPRAP

FOUNDATION DRAIN LINE 2				
Pipe Name	Size	Length	Slope	Description
FD2-P1	12.00	58.50	1.71%	SDR 35 D3034 PVC
FD2-P2	12.00	14.57	6.90%	SDR 35 D3034 PVC
FD2-P3	12.00	67.80	7.37%	SDR 35 D3034 PVC
FD2-P4	8.00	101.78	4.91%	SDR 35 D3034 PVC
FD2-P5	8.00	98.64	8.62%	SDR 35 D3034 PVC
FD2-P6	4.00	19.77	15.58%	SDR 35 D3034 PVC
FD2-P7	4.00	27.99	23.50%	SDR 35 D3034 PVC
FD2-P8	4.00	30.91	21.29%	SDR 35 D3034 PVC
FD2-P9	4.00	57.19	15.00%	SDR 35 D3034 PVC

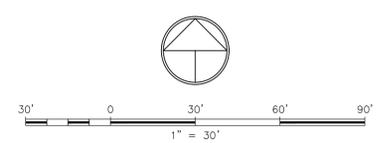


GENERAL UTILITY NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- MAINTAIN 10' OF HORIZONTAL SEPARATION AND 18-INCHES OF VERTICAL SEPARATION, AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE, BETWEEN ALL WATER AND SEWER LINES.
- ALL WATERLINES (INCLUDING SERVICE LINES) SHALL MAINTAIN A MINIMUM COVER OF NINE FEET (9'-0").
- ALL UNDERGROUND UTILITY CONSTRUCTION TO CONFORM TO THE TOWN OF WINTER PARK WATER AND SANITATION DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE WINTER PARK WATER AND SANITATION DISTRICT AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL PLASTIC GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR-35 AND SHALL MEET ALL REQUIREMENTS IN ACCORDANCE WITH ASTM D-3034.
- ALL SANITARY SEWER PIPE SHALL HAVE A MINIMUM COVER OF SIX FEET (6'-0") AND MAXIMUM DEPTH OF TWELVE FEET (12'-0") UNLESS PRIOR WRITTEN APPROVAL RECEIVED FROM THE DISTRICT.
- NEW WATER MAINS 12 INCHES OR LESS SHALL BE DUCTILE IRON PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-151 AND PIPE SHALL NOT BE LESS THAN CLASS 52. HYDRANT LEADS SHALL ALSO BE DUCTILE IRON PIPE.
- CONNECT TO EXISTING 1-1/2" DIA. COPPER WATER SERVICE LINE.
- CONNECT TO EXISTING 4" DIA. PVC SANITARY SEWER SERVICE.
- INSTALL 1-1/2" DIA. COPPER WATER W/1-1/2" CURB STOP. CAP 1" BEYOND EASEMENT MARKED W/2"x4"x4" POST PAINTED BLUE (TYP).
- INSTALL 4" DIA. PVC CAP 1" BEYOND EASEMENT MARKED W/2"x4"x4" POST PAINTED GREEN (TYP).
- LOCATION OF CORPORATION STOPS AND CURB STOP BOX SHALL BE COORDINATED AND APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
- SANITARY SEWER SERVICE CLEANOUTS SHALL BE PROVIDED FOR EACH SANITARY SEWER SERVICE LINE AS SHOWN IN DETAIL.

LEGEND

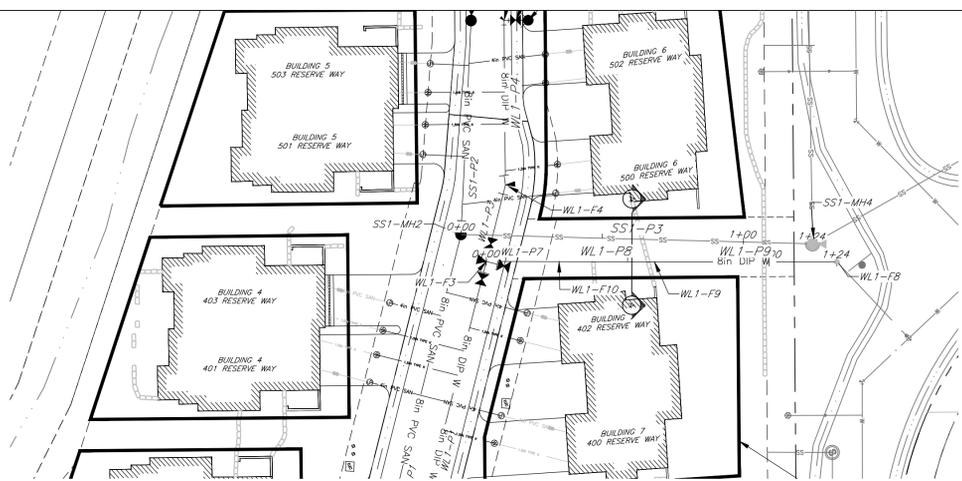
- 12in PVC W - PROPOSED SEWER CLEANOUTS
- 4in PVC SAN - PROPOSED WATER MAIN
- 1.5in TYPE K - PROPOSED GATE VALVE
- 8in PVC SAN - PROPOSED SEWER MAIN
- 4in PVC SAN - PROPOSED SEWER SERVICE (INSTALL 4" END CAP)
- 18in RCP STRM - PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM - PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- PROPERTY BOUNDARY
- IRR - PROPOSED NON-POTABLE WATER
- SS - EXISTING SEWER MAIN
- W - EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE - EXISTING UNDERGROUND ELECTRIC
- G - EXISTING UNDERGROUND GAS
- CATV - EXISTING UNDERGROUND CABLE LINES
- OHP - EXISTING POWER LINES
- T - EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING STORM SEWER
- EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- X - EXISTING FENCE
- M - EXISTING MAILBOX



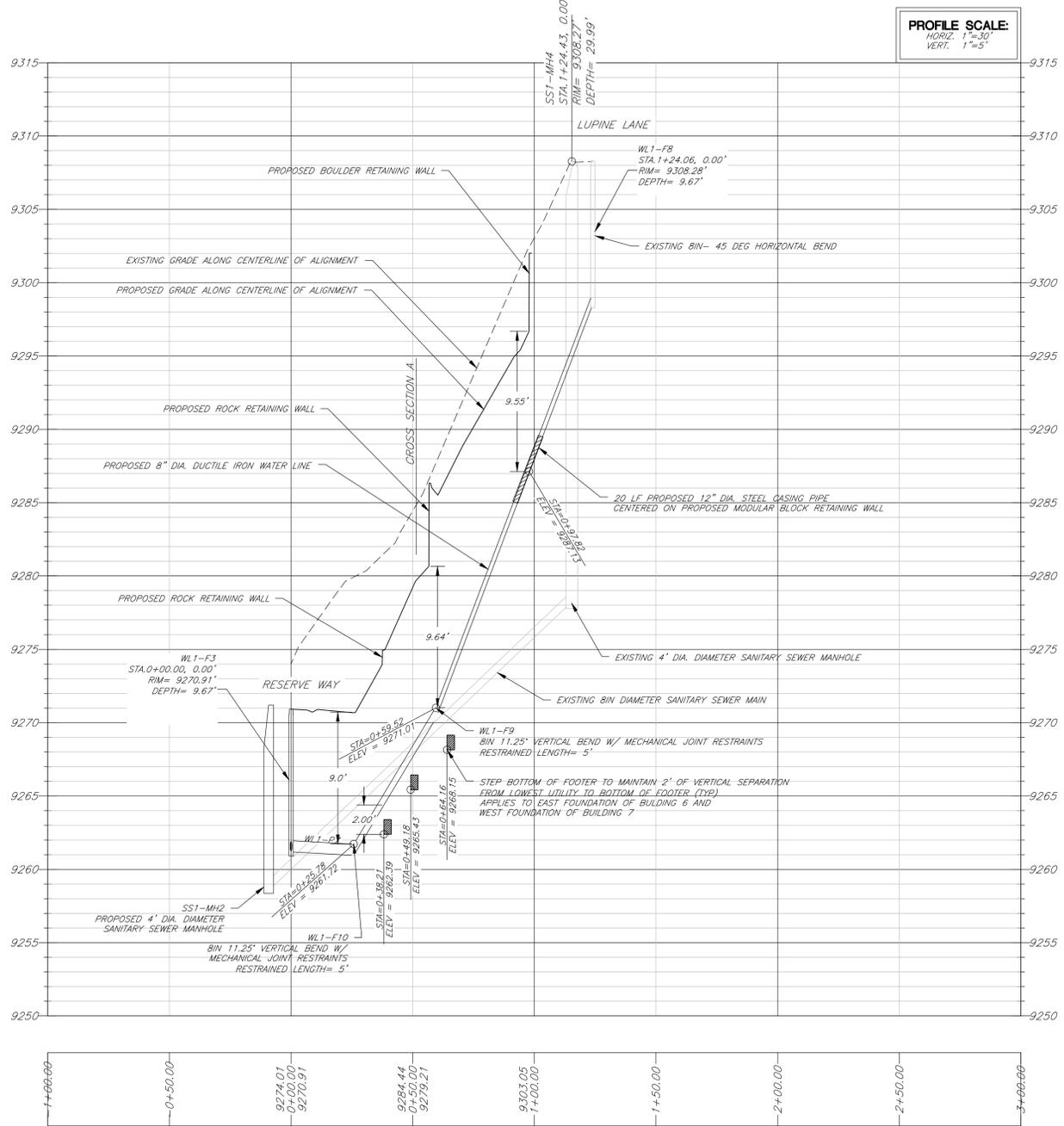
LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK COLORADO OVERALL UTILITY PLAN



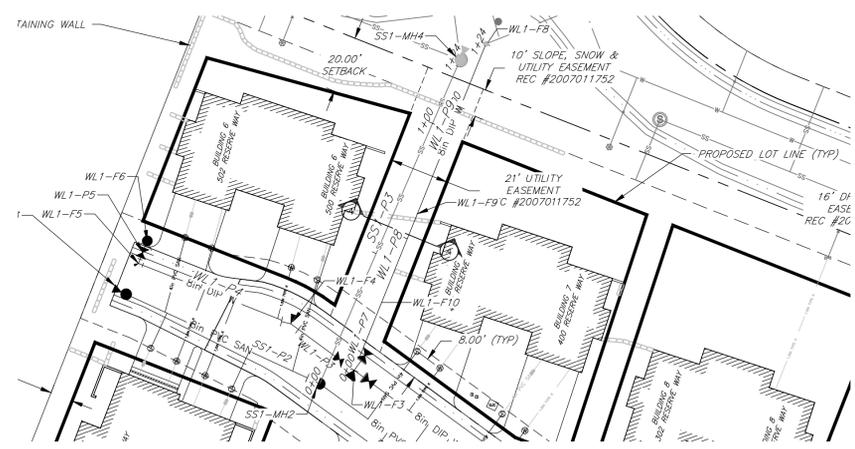
Project: LAK: 1923.00
Date: 7/8/2020
Scale: 1/32" XREF
Designed By: YSG
Reviewed By: MBW



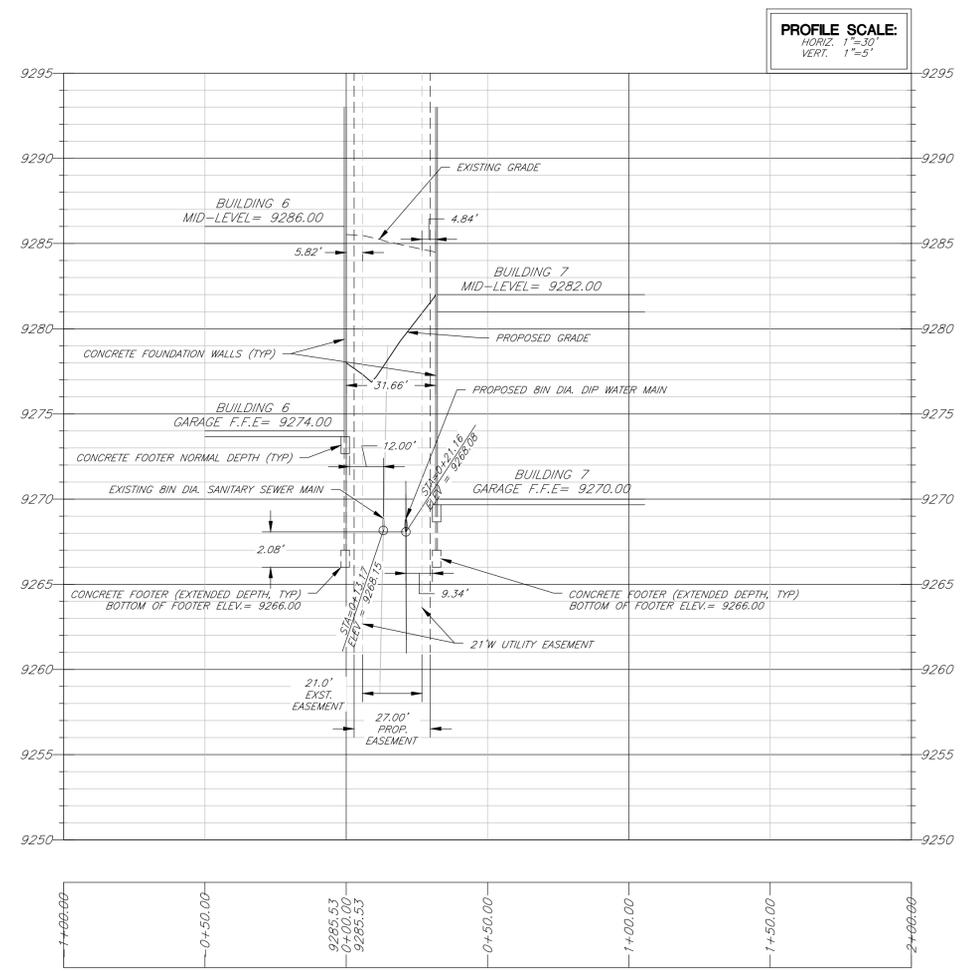
BIN DIP WATER MAIN



PROFILE SCALE:
 HORIZ. 1"=30'
 VERT. 1"=5'



CROSS-SECTION A



PROFILE SCALE:
 HORIZ. 1"=30'
 VERT. 1"=5'

- GENERAL UTILITY NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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 - THE CONTRACTOR SHALL NOTIFY THE WINTER PARK WATER AND SANITATION DISTRICT AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
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 - ALL SANITARY SEWER PIPE SHALL HAVE A MINIMUM COVER OF SIX FEET (6'-0") AND MAXIMUM DEPTH OF TWELVE FEET (12'-0") UNLESS PRIOR WRITTEN APPROVAL RECEIVED FROM THE DISTRICT.
 - NEW WATER MAINS 12 INCHES OR LESS SHALL BE DUCTILE IRON PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-151 AND PIPE SHALL NOT BE LESS THAN CLASS 52. HYDRANT LEADS SHALL ALSO BE DUCTILE IRON PIPE.
 - CONNECT TO EXISTING 1-1/2" DIA. COPPER WATER SERVICE LINE.
 - CONNECT TO EXISTING 4" DIA. PVC SANITARY SEWER SERVICE.
 - INSTALL 1-1/2" DIA. COPPER LINE W/1-1/2" CURB STOP. CAP 1" BEYOND EASEMENT MARKED W/2"x4"x4" POST PAINTED BLUE (TYP).
 - INSTALL 4" DIA. PVC CAP 1" BEYOND EASEMENT MARKED W/2"x4"x4" POST PAINTED GREEN (TYP).
 - LOCATION OF CORPORATION STOPS AND CURB STOP BOX SHALL BE COORDINATED AND APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
 - SANITARY SEWER SERVICE CLEANOUTS SHALL BE PROVIDED FOR EACH SANITARY SEWER SERVICE LINE AS SHOWN IN DETAIL.

- LEGEND**
- PROPOSED SEWER CLEANOUTS
 - 12in PVC W - PROPOSED WATER MAIN
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED THRUST RESTRAINT
 - 1.5IN TYPE K - PROPOSED WATER SERVICE (INSTALL CURB STOP)
 - 8in PVC SAN - PROPOSED SEWER MAIN
 - 4in PVC SAN - PROPOSED SEWER SERVICE (INSTALL 4" END CAP)
 - 18in RCP STRM - PROPOSED STORM SEWER OR CULVERT
 - 18in RCP STRM - PROPOSED STORM SEWER W/ INLET
 - PROPOSED SWALE
 - PROPERTY BOUNDARY
 - IRR - IRR - PROPOSED NON-POTABLE WATER
 - SS - SS - EXISTING SEWER MAIN
 - W - W - EXISTING WATER MAIN
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING POWER POLE
 - EXISTING POWER POLE W/ GUY WIRE
 - UE - UE - EXISTING UNDERGROUND ELECTRIC
 - G - G - EXISTING UNDERGROUND GAS
 - CATV - EXISTING UNDERGROUND CABLE LINES
 - OHP - OHP - EXISTING POWER LINES
 - T - T - EXISTING TELEPHONE LINES
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING STREET LIGHT
 - EXISTING POWER VAULT
 - 18in RCP STRM - EXISTING STORM SEWER
 - 18in RCP STRM - EXISTING STORM SEWER AND INLET
 - EXISTING STREET SIGN
 - EXISTING FENCE
 - EXISTING MAILBOX

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO WATER LINE PLAN AND PROFILE
 IVDORADE CIVIL ENGINEERS, INC.
 11502 Colony Row, Suite 100, Lakota, CO 80801
 Phone: (719) 226-1519
 Project: LAK 1923.00
 Date: 7/8/2020
 Scale: 1"=30H, 1"=5V
 Designed By: YSG
 Reviewed By: MBW
 7 Sheet / 17 Sheets
 No. _____
 Revisions: _____
 By: _____
 Date: _____



LAKOTA RESERVE BUILDING FINISHED FLOOR ELEVATIONS				
BUILDING NO.	LOWER LEVEL	MID. LEVEL	MAIN LEVEL	GARAGE LEVEL
1	9259.35	N/A	9269.50	9269.00
2	9247.35	9257.35	9267.50	9267.00
3	9246.00	9256.00	9266.00	9265.50
4	9249.60	9259.60	9269.75	9269.50
5	9262.90	N/A	9273.05	9272.80
6	9275.00	9286.15	9296.29	9274.00
7	9271.00	9282.15	9292.29	9270.00
8	9268.00	9279.15	9289.29	9267.00

- GENERAL GRADING NOTES:**
- MAXIMUM SLOPE ON DRIVEWAYS= 5.0% (TYP).
 - SLOPE PAVED SURFACES A MINIMUM OF 2.0% AWAY FROM THE BUILDING. SLOPE VEGETATED SURFACES A MINIMUM OF 5.0% AWAY FROM THE BUILDING FOR THE FIRST 10'.
 - THE TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY OTHERS. WOHNRADÉ CIVIL ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR VERIFYING THE ACCURACY OF THIS INFORMATION.
 - ** DRIVEWAY DRAINS TOWARDS THE BUILDING RATHER THAN OUT TO THE STREET. SEE ARCHITECTURAL PLANS FOR TRENCH GRATE DETAIL.

LEGEND

- 12in PVC W — PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST RESTRAINT
- 0.75in TYPE K — PROPOSED WATER SERVICE
- 8in PVC SAN — PROPOSED SEWER MAIN
- 6in PVC SAN — PROPOSED SEWER SERVICE
- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- PROPERTY BOUNDARY
- IRR — PROPOSED NON-POTABLE WATER
- SS — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING UNDERGROUND GAS
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- OHP — EXISTING POWER LINES
- T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- X — EXISTING FENCE
- EXISTING MAILBOX
- 4650.00 — EXISTING SPOT ELEVATION
- 5267.38 FL — PROPOSED SPOT ELEVATION
- IP — ROCK SOCK INLET PROTECTION
- IP — CULVERT INLET PROTECTION
- SCL — SEDIMENT CONTROL LOG (9" DIA.)
- SF — SILT FENCE
- OP — ROCK RIPRAP OUTLET PROTECTION
- PS — PERMANENT SEEDING AND MULCH (SEE GENERAL NOTES SHEET FOR SEED SPECIFICATION)
- VTC — VEHICLE TRACKING CONTROL
- CWA — CONCRETE WASHOUT AREA
- ASPHALT PAVING

MATCHLINE SHEET 8

ALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

1" = 30'

30' 0 30' 60' 90'

Project: LAK: 1923.00
Date: 7/8/2020
Scale: 1/32" XREF
Designed By: YSG
Reviewed By: MBW

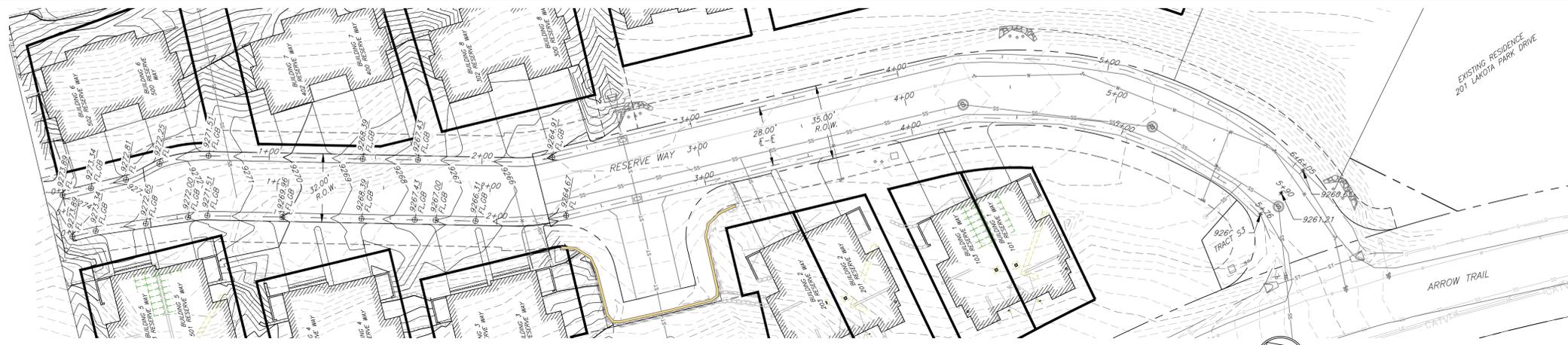
8 Sheet
17 Sheets

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO GRADING AND EROSION CONTROL PLAN

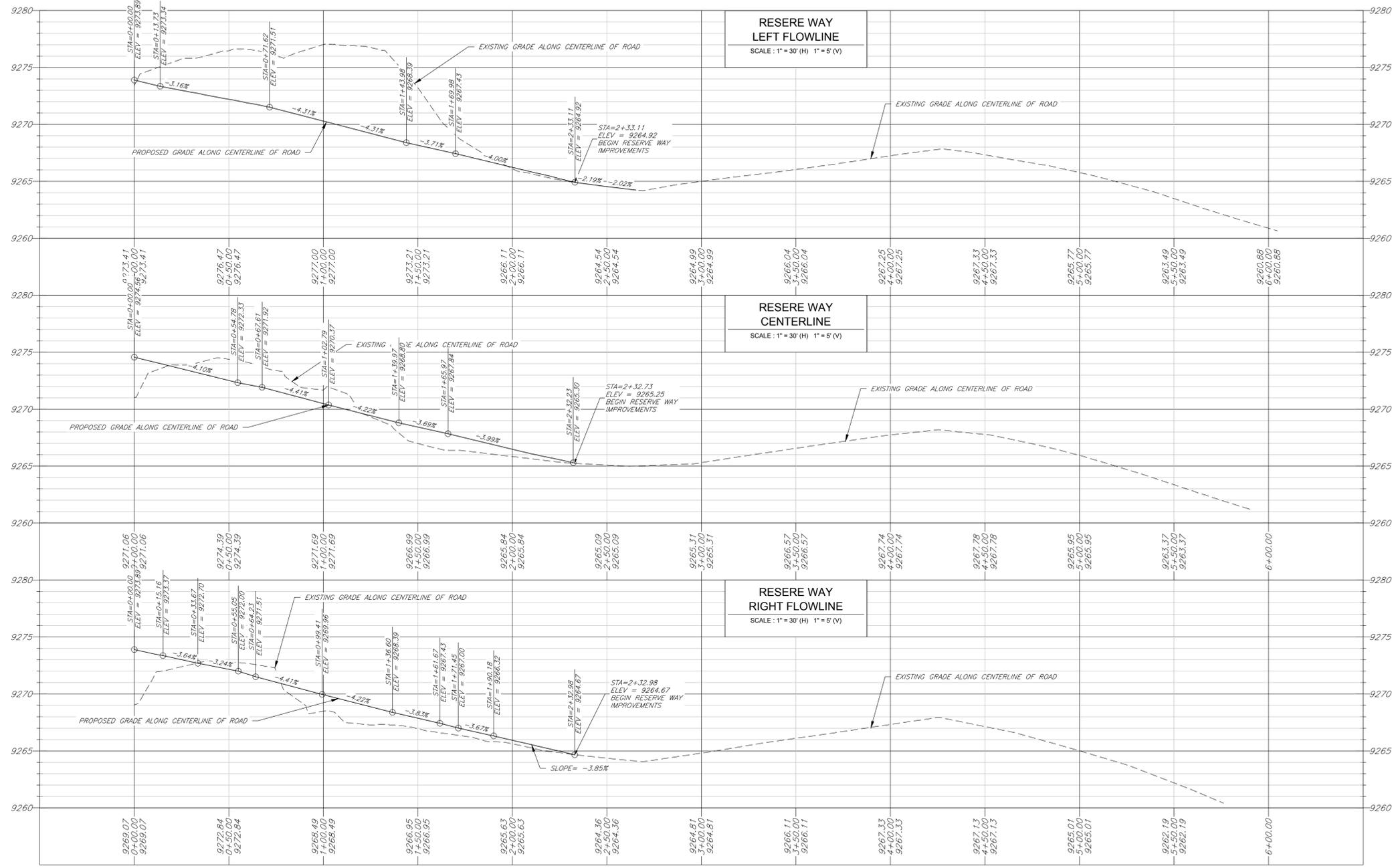
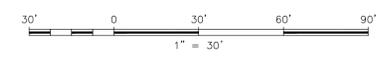
WOHNRADÉ CIVIL ENGINEERS, INC.
11582 Colony Row
Broomfield, Colorado 80021
Phone: (720)258-1519

Professional Engineer
30325

Date: _____
By: _____
Revisions: _____
No. _____



- GENERAL STREET NOTES:**
- SEE THE GEOTECHNICAL REPORT PERTAINING TO THIS PROJECT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN, AND RECOMMENDATIONS.
 - ALL STREET STATIONING IS BASED ON CENTERLINE UNLESS OTHERWISE NOTED.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE.
 - THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.



- LEGEND**
- PROPOSED GRADE
 - PROPOSED GRADE AT FLOWLINE
 - PROPOSED FLOWLINE
 - PROPOSED CENTERLINE
 - 18in RCP STRM - EXISTING STORM SEWER
 - 18in RCP STRM - EXISTING STORM SEWER W/ INLET
 - PROPOSED STORM SEWER OR CULVERT
 - PROPOSED STORM SEWER OR CULVERT W/ INLET
 - 5020 - EXISTING CONTOUR
 - 20 - PROPOSED CONTOUR
 - PROPERTY BOUNDARY/RIGHT-OF-WAY

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

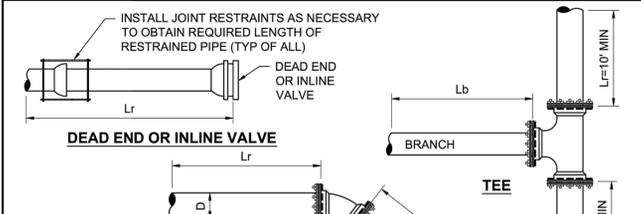
LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO
RESERVE WAY
PLAN AND PROFILE

IVD/INRADE CIVIL ENGINEERS, INC.
 11562 Colony Row, Suite 100, Greenwood Village, CO 80121
 Phone: (770) 258-1519

PROJECT NO. 30325
 30325

Project: LAK 1923.00
 Date: 7/8/2020
 Scale: 1"=30'
 Designed By: YSG
 Reviewed By: MBW

10 Sheet
 17 Sheets



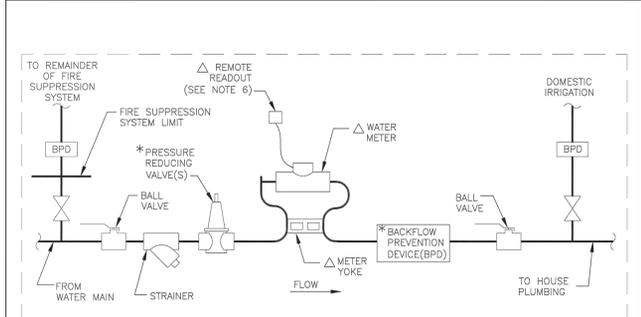
- NOTES:**
- RESTRAINED LENGTHS SHOWN IN CHARTS ARE MINIMUM LENGTHS.
 - RESTRAINT SYSTEMS ON PIPE LARGER THAN 16-INCH DIAMETER SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
 - THE CHARTS ARE BASED ON THE ASSUMPTIONS SHOWN ON STANDARD DETAIL NO. 3314102.
 - THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS WITH RESPECT TO THE ASSUMPTIONS LISTED ON STANDARD DETAIL NO. 3314102.
 - IF LENGTHS CANNOT BE MET FOR DEAD ENDS AND/OR TEES, DESIGN ENGINEER SHALL SPECIFY RESTRAINED LENGTHS OR A COMBINATION OF THRUST BLOCK AND RESTRAINTS.

C800 PVC PIPE: MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET					DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET				
PIPE SIZE (D')	BENDS (L')	TEE (Lb)	DEAD END/ INLINE VALVE (Lr)		PIPE SIZE (D')	BENDS (L')	TEE (Lb)	DEAD END/ INLINE VALVE (Lr)	
4	4	5	10	20	5	45	5	10	20
6	4	5	10	20	5	45	5	10	20
8	4	5	10	20	5	45	5	10	20
10	4	5	10	20	5	45	5	10	20
12	4	5	10	20	5	45	5	10	20
14	4	5	10	20	5	45	5	10	20
16	4	5	10	20	5	45	5	10	20
18	4	5	10	20	5	45	5	10	20
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86	4	5	10	20	5	45	5	10	20
88	4	5	10	20	5	45	5	10	20
90	4	5	10	20	5	45	5	10	20
92	4	5	10	20	5	45	5	10	20
94	4	5	10	20	5	45	5	10	20
96	4	5	10	20	5	45	5	10	20
98	4	5	10	20	5	45	5	10	20
100	4	5	10	20	5	45	5	10	20

NORTH WELD COUNTY WATER DISTRICT
 978-356-3019
 www.nwcd.org

HORIZONTAL BEND RESTRAINT

DETAIL NO: 3314101
 NWCWD APPD: GM
 ORIG DATE: 05/01/2017
 REV DATE: 04/12/2018



- * EQUIPMENT FURNISHED BY DISTRICT; OWNED AND MAINTAINED BY PROPERTY OWNER.
 △ EQUIPMENT FURNISHED, OWNED AND MAINTAINED BY DISTRICT.

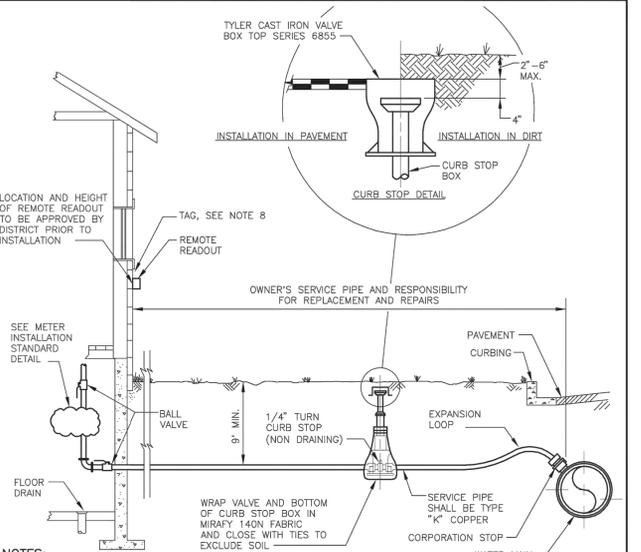
- NOTES:**
- VALVES SHALL BE FULL-PORT VALVES.
 - LOCATION OF WATER METER SERVICE EQUIPMENT AND REMOTE READOUT SHALL BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
 - WATER SERVICE EQUIPMENT SHALL BE LOCATED IN A HEATED SPACE, WITH REASONABLE SPACE FOR SERVICE OF EQUIPMENT.
 - METER SHALL BE SET IN METER YOKE. CONTRACTOR SHALL COORDINATE WITH DISTRICT SO DISTRICT CAN FURNISH THE PROPER METER YOKE FOR THE INSTALLATION.
 - METER MUST BE MOUNTED WITH REGISTER UPRIGHT AND METER HORIZONTAL, AND IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - REMOTE READOUT LOCATION MUST BE APPROVED BY THE DISTRICT STAFF PRIOR TO INSTALLATION. LOCATION OF REMOTE READOUT SHALL BE VISIBLE FROM THE STREET AND SHALL BE ACCESSIBLE YEAR-ROUND. REMOTE READOUT SHALL NOT BE LOCATED UNDER EAVE WHERE SNOW OR ICE CAN INTERFERE WITH EQUIPMENT OPERATION OR WOULD LIMIT ACCESS.
 - BACKFLOW PREVENTION DEVICE MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TYPE OF BACKFLOW PREVENTION DEVICE WILL BE DETERMINED BY THE DISTRICT BASED ON THE TYPE OF BACKFLOW PREVENTION NEEDED. IF A REDUCED PRESSURE PRINCIPAL TYPE DEVICE IS REQUIRED, IT MUST BE LOCATED WHERE THE DEVICE CAN BE PLUMBED TO A DRAIN.
 - SOME INSTALLATIONS MAY REQUIRE TWO PRESSURE REDUCING VALVES IN SERIES.
 - IF WATER SERVICE LOCATION IS IN CRAWL SPACE, EQUIPMENT SHALL BE LOCATED WITHIN 3 FEET OF THE CRAWL SPACE ENTRANCE.
 - BACKFLOW PREVENTION DEVICES MUST BE INSPECTED AND TESTED BY CERTIFIED SERVICE PERSONNEL ANNUALLY AT OWNERS EXPENSE.

WINTER PARK WATER AND SANITATION DISTRICT

WATER SERVICE INSTALLATION SINGLE FAMILY RESIDENCE

DATE: 5/6/2015

W-1



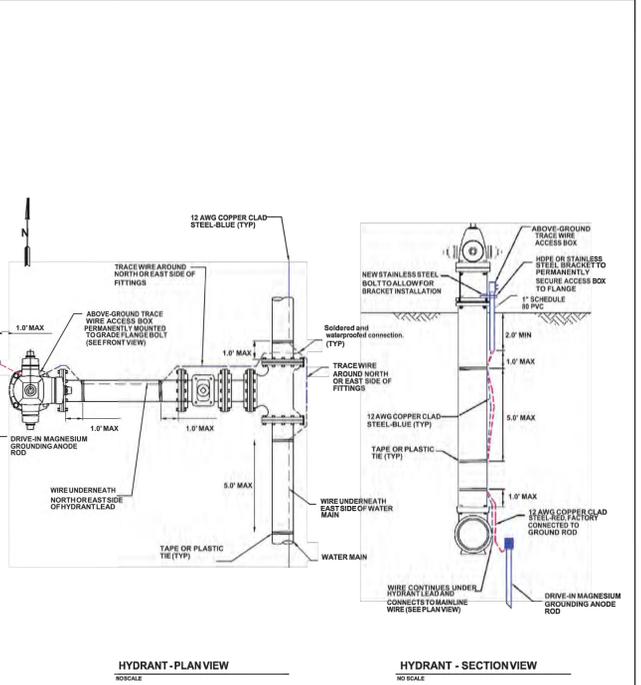
- NOTES:**
- PLACE CURB STOP ON PRIVATE PROPERTY WITHIN 15 FT. OF PROPERTY LINE. CURB STOP SHALL NOT BE INSTALLED WITHIN A DITCH OR DRAINAGE. THE SITE DESIGN SHALL BE COMPLETED SUCH THAT THESE CONDITIONS CAN BE VERIFIED. LOCATION TO BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION. CURB STOP MUST BE LOCATED AT A SITE THAT IS ACCESSIBLE AT ALL TIMES, AND MUST NOT BE SUBJECT TO BURIAL UNDER SNOW STORAGE.
 - SERVICE PIPE SHALL BE INSTALLED WITH 6" OF COMPACTED BEDDING ON SIDES AND BOTTOM OF PIPE AND 12" ON TOP OF THE PIPE.
 - CURB STOP BOX SHALL BE CAST IRON AND COVER STAMPED "WATER". CURB STOP BOX SHALL BE INSTALLED STRAIGHT AND VERTICAL.
 - WITH INSTALLATION OF MULTIPLE CURB BOXES, CURB BOXES MUST BE SEPARATED BY 12"-18".
 - INDOOR METER SHALL BE PLACED IN LOCATIONS WITH FLOOR DRAIN NEARBY.
 - NO BENDS, FITTINGS, CONNECTIONS, OR CHANGES IN PIPE SIZE PERMITTED BETWEEN TAP AND METER OUTLET VALVE, EXCEPT AS SHOWN.
 - CORPORATION STOP; CURB STOP AND SERVICE LINE SHALL BE THE SAME SIZE FROM MAIN TO THE SHUTOFF VALVE INSIDE THE BUILDING.
 - FOR MULTI-FAMILY BUILDINGS, PROVIDE ADDRESS AND UNIT NUMBER ON A BRASS TAG. THE TAG SHALL BE MOUNTED IMMEDIATELY ADJACENT TO THE REMOTE READOUT.

WINTER PARK WATER AND SANITATION DISTRICT

SERVICE LINE, STOP BOX AND INSIDE METER INSTALLATION FOR SINGLE FAMILY RESIDENCE

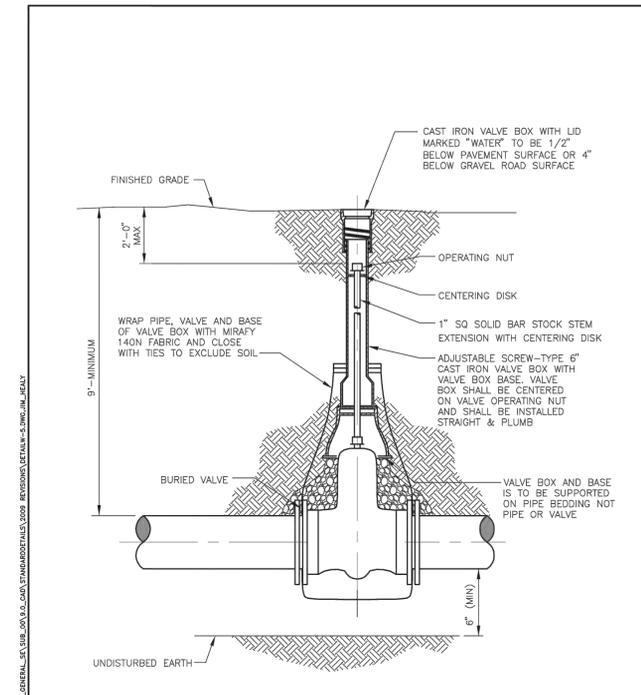
DATE: 2/23/2009

W-4



HYDRANT - PLAN VIEW
 NO SCALE

HYDRANT - SECTION VIEW
 NO SCALE



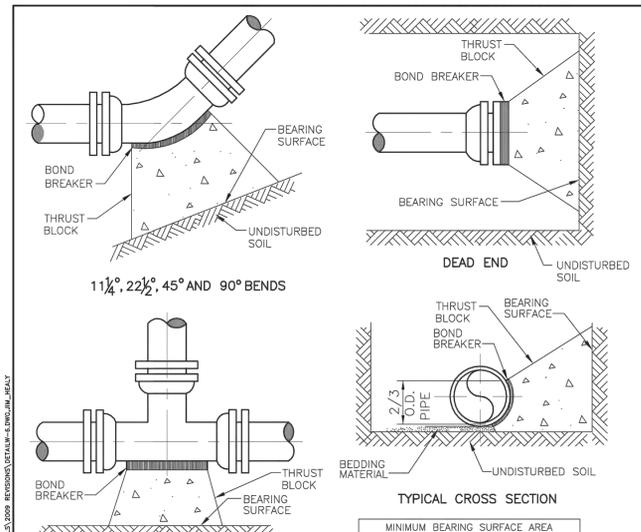
- NOTES:**
- BACKFILL SHALL BE COMPACTED IN MAXIMUM 6" LIFTS. IF VALVE BOX IS NOT PLUMB, CONTRACTOR SHALL RESET.

WINTER PARK WATER AND SANITATION DISTRICT

VALVE BOX INSTALLATION

DATE: 3/24/2009

W-5



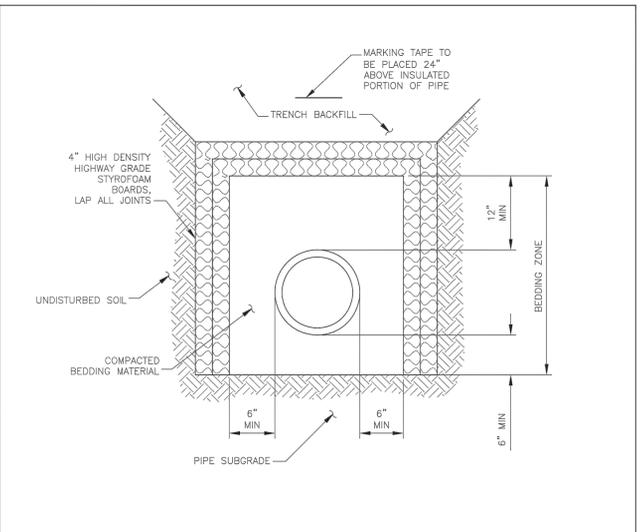
- NOTES:**
- BEARING SURFACES SHOWN IN CHART ARE MINIMUMS BASED ON AWWA M41.
 - BASED ON 150 AND 250 PSI INTERNAL PIPE PRESSURE.
 - BASED ON 2000 PSF SOIL BEARING CAPACITY. VERIFY ACTUAL FIELD CONDITIONS.
 - SAFETY FACTOR = 1.5.
 - CONCRETE MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000psi AFTER 28 DAYS. CONCRETE MUST BE COMPLETELY BATCHED BEFORE PLACING CONCRETE INTO THE THRUST BLOCK FORMS.
 - ALL THRUST BLOCKS MUST MEET MINIMUM CONCRETE CURE TIMES BEFORE BACKFILL AND PRESSURIZATION OF THE PIPE. SEE WATER MAIN SPECIFICATION FOR DETAILED REQUIREMENTS.
 - ALL JOINTS SHALL BE RESTRAINED WITH MEGLUG AND THRUST BLOCKS.
 - VERIFY DESIGN PRESSURE FOR TABLE REPRESENTS ACTUAL CONDITIONS.

WINTER PARK WATER AND SANITATION DISTRICT

CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION

DATE: 2/23/2009

W-6



- NOTES:**
- INSULATION REQUIRED FOR CONDITIONS OF LESS THAN 9" DEPTH OF BURY TO TOP OF PIPE OR LESS THAN 3 FEET SEPARATION FROM CULVERTS.
 - MAINTAIN CLEARANCE BETWEEN ALL PARTS OF THE PIPE AND INSULATION WITH BEDDING.
 - EXERCISE CARE IN FITTING BOARDS TO PERMIT NOT MORE THAN 1/4" SIZE GAPS.

WINTER PARK WATER AND SANITATION DISTRICT

WATER PIPE INSTALLATION

DATE: 7/31/2015

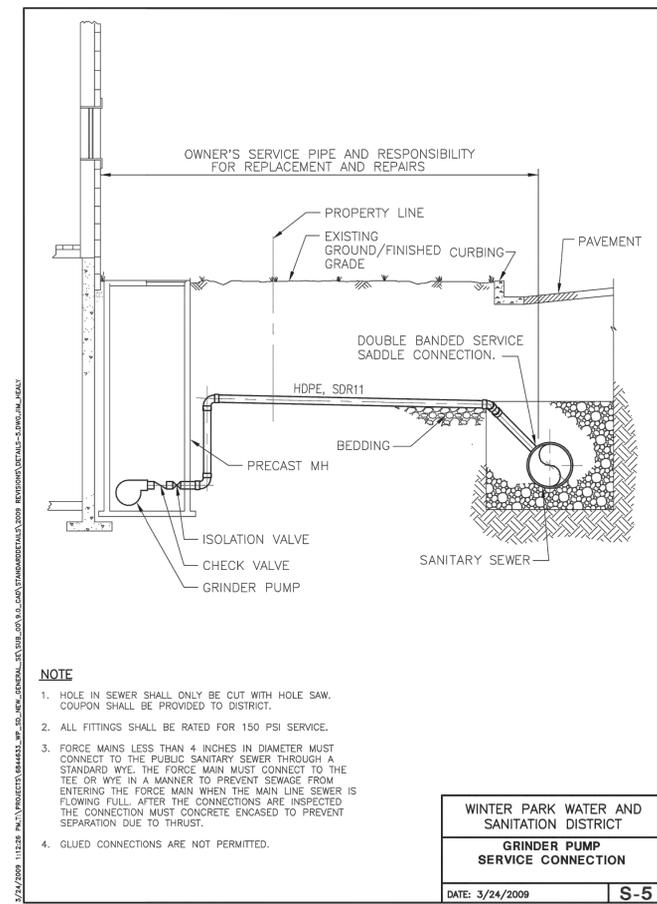
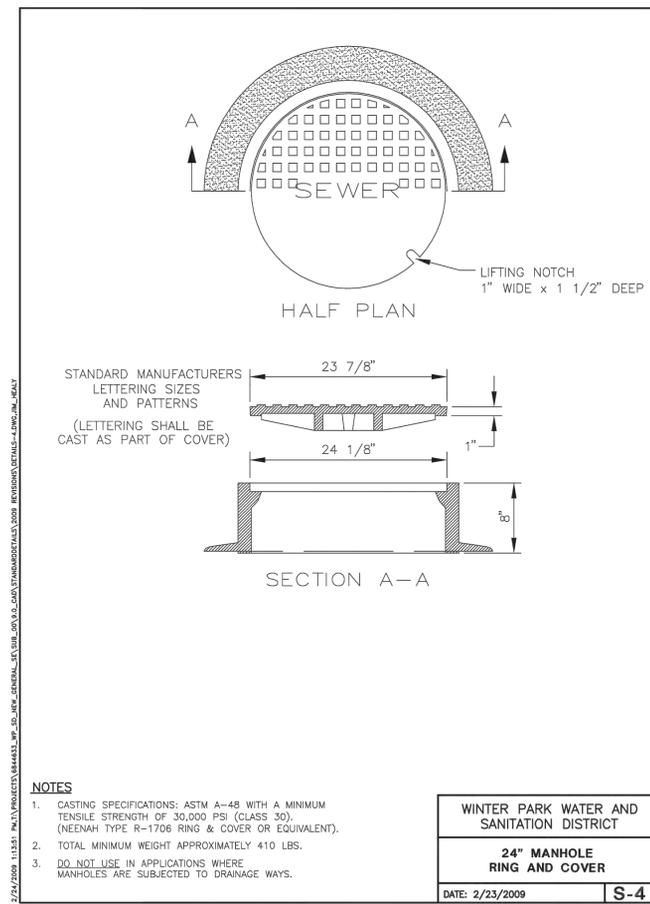
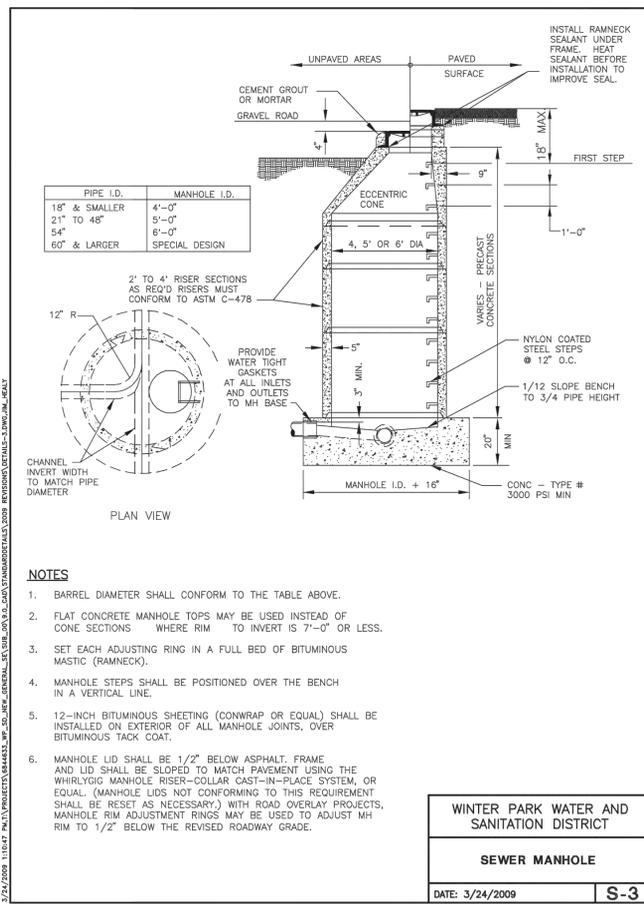
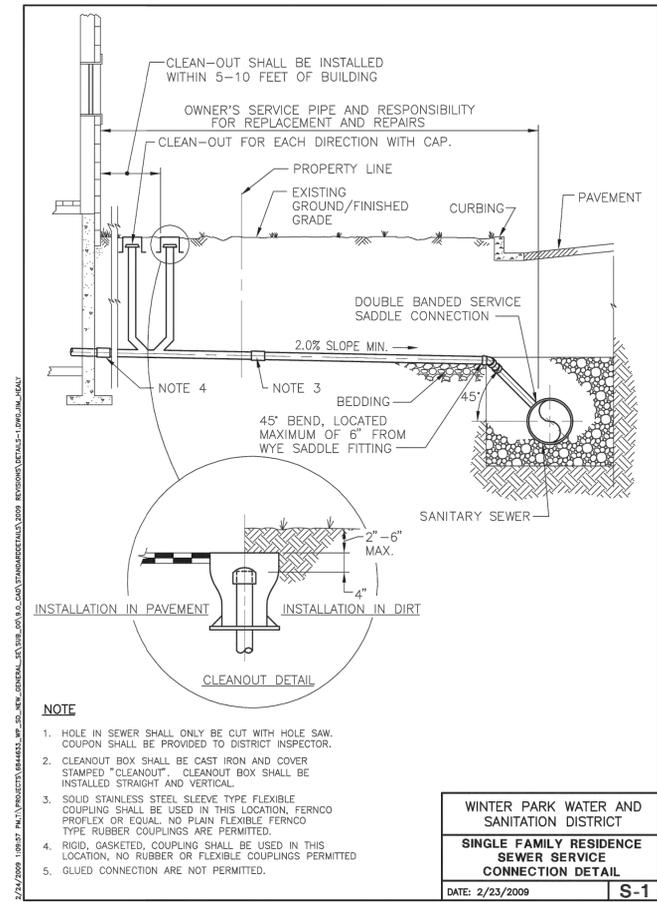
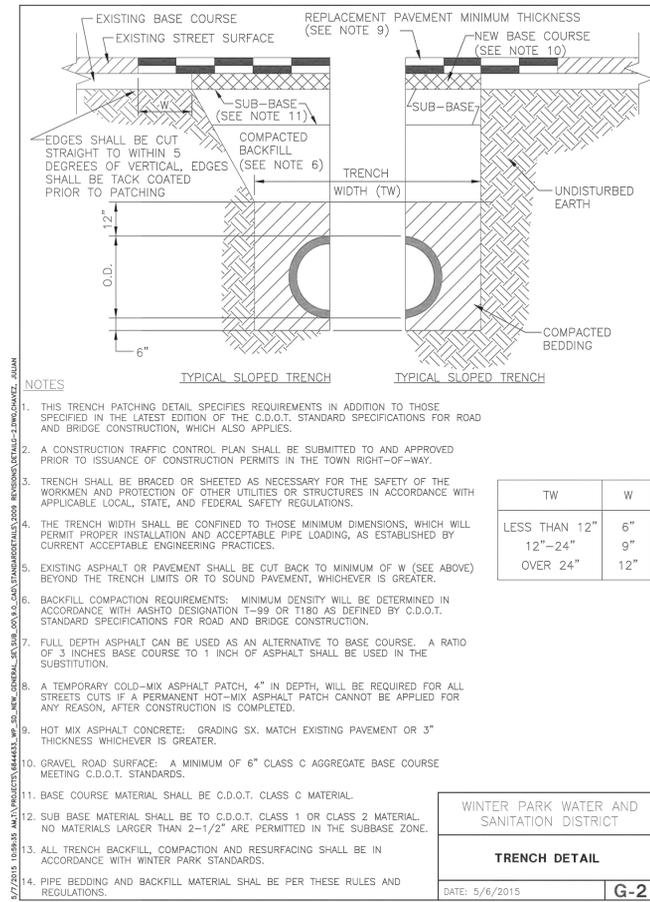
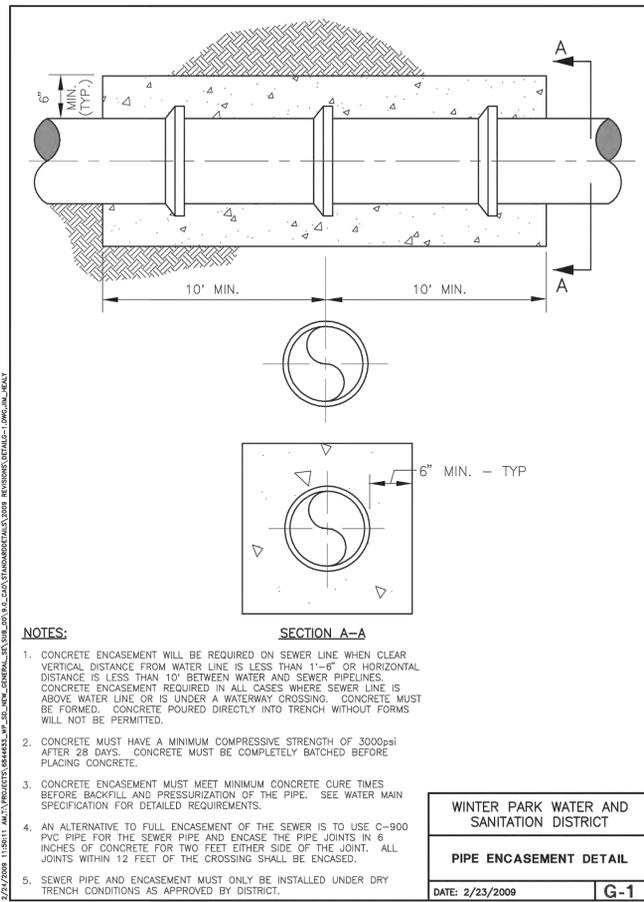
W-8

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO

WONTRADE CIVIL ENGINEERS, INC.
 11622 Colony Row
 Greenwood Village, CO 80121
 Phone: (773)258-1519



Project: LAK: 1923.00
 Date: 7/8/2020
 Scale: N/A
 Designed By: YSG
 Reviewed By: MBW



LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO

WONTRADE CIVIL ENGINEERS, INC.
11502 Colony Row
Broomfield, Colorado 80027
Phone: (720)258-1519



Project: LAK: 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

LOCATION	PIPE DIA. # (FT.)	STONE SIZE D50 (IN)	UPSTREAM LENGTH OF RIPRAP (FT.)	(L1) POOL LENGTH (FT.)	APRON LENGTH OF RIPRAP (FT.)	BASIN LENGTH (LB) (FT.)	(W) WIDTH OF RIPRAP (FT.)	THICKNESS OF RIPRAP (FT.)	QUANTITY OF RIPRAP (CY)
1 VALLEY PAN 1	N.A.	6.0	3.0	N.A.	N.A.	21.0	6.0	1.5	5.0
2 NORTHWOODS PLACE VALLEY PAN	N.A.	6.0	3.0	N.A.	N.A.	16.0	6.0	1.5	3.5

SOIL RIPRAP NOTES:

- SOIL RIPRAP SHALL BE USED FOR D50= 6" AND D50= 9" RIPRAP.
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO APPROVED PLANS FOR LOCATION AND LIMITS OF RIPRAP BLANKETS.
- MIX UNIFORM ALLY, 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME, PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
- CRIMP OR TACKIFY MULCH, OR USE APPROVED HYDROMULCH AS CALLED FOR ON THE APPROVED PLANS.

TABLE 5-1 CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSIONS (INCHES)	d ₅₀ (INCHES)
D50=6"	70-100	12	6**
	50-70	9	
	35-50	6	
D50=9"	70-100	15	9**
	50-70	12	
	35-50	9	
D50=12"	70-100	21	12
	50-70	18	
	35-50	12	
D50=18"	100	30	18
	50-70	24	
	35-50	18	
D50=24"	100	42	24
	50-70	33	
	35-50	24	

* d₅₀ = NOMINAL STONE SIZE

** BURY D50=6" AND D50=9" RIPRAP WITH NATIVE TOP SOIL AND REVEGETATE TO PROTECT FROM VANDALISM.

TABLE 5-3 GRADATION FOR GRANULAR BEDDING

U.S. STANDARD SIEVE SIZE	PERCENT WEIGHT BY PASSING TYPE I	SQUARE MESH SIEVES TYPE II
3"	-	90-100
1-1/2"	-	-
3/4"	-	20-90
3/8"	100	-
#4	95-100	0-20
#16	45-80	-
#50	10-30	-
#100	2-10	-
#200	0-2	0-3

DEFINITION:

STRUCTURALLY LINED APRONS OR OTHER ACCEPTABLE ENERGY DISSIPATING DEVICES PLACED AT THE OUTLETS OF PIPES OR PAVED CHANNELS.

PURPOSES:

TO PREVENT SCOUR AT STORMWATER OUTLETS AND TO MINIMIZE THE POTENTIAL FOR DOWNSTREAM EROSION BY REDUCING THE VELOCITY OF CONCENTRATED STORMWATER FLOWS.

RIPRAP TABLE NOTES:

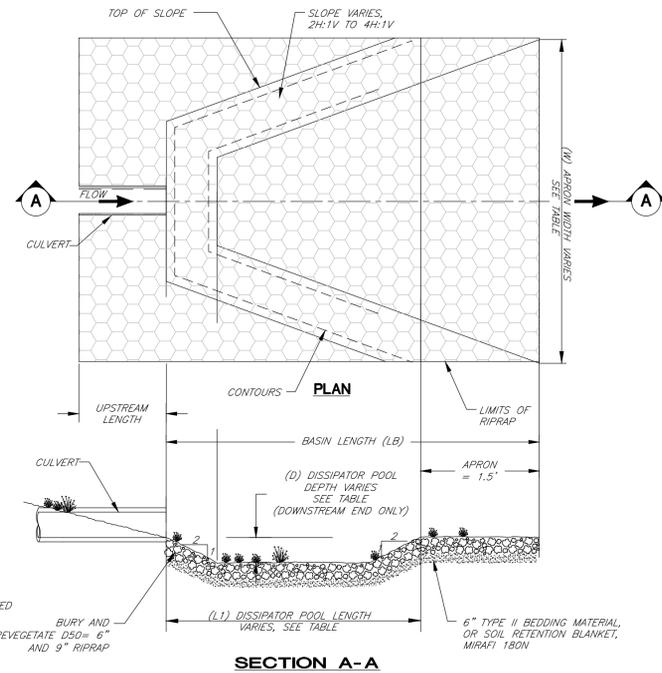
- THE WIDTH OF RIPRAP IS MEASURED AT THE ROAD RIGHT-OF-WAY AND/OR BETWEEN THE ENDS OF THE WINGWALLS.
- THE LENGTH OF RIPRAP MAY VARY BETWEEN THE UPSTREAM AND DOWNSTREAM ENDS OF THE CULVERT, AS SHOWN ON THE TABLE TO THE LEFT.
- THE UPSTREAM LENGTH OF RIPRAP IS CALCULATED USING THE TAILWATER DEPTH PLUS 0.50' OF FREEBOARD, AND A 2:1 SLOPE ON BOTH SIDES OF THE CULVERT OUTLET. THE LENGTH IS ROUNDED UP TO THE NEAREST FOOT.

TABLE 5-4 THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

RIPRAP DESIGNATION, D50	MINIMUM BEDDING THICKNESS (INCHES)		
	FINE GRAINED SOILS*		COURSE GRAINED**SOILS
	TYPE I	TYPE II	TYPE II
6", 9"	4	4	6
12"	4	4	6
18"	4	6	8
24"	4	6	8

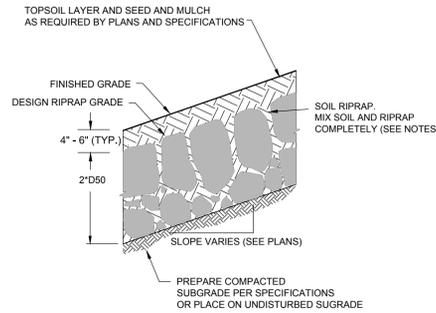
* MAY SUBSTITUTE ONE 12 INCH LAYER OF TYPE II BEDDING. SUBSTITUTION OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE. SEE SECTION 5.3.2 FOR USE OF FILTER FABRIC AT DROP STRUCTURES.

** FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.



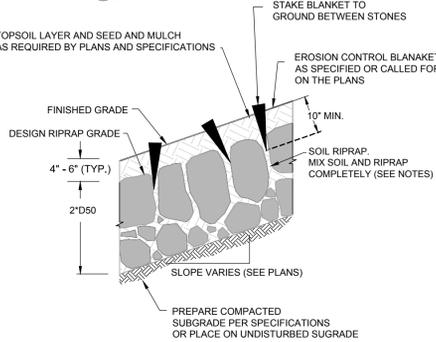
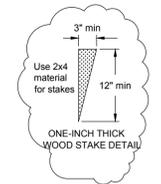
STILLING BASIN / RIP RAP OUTLET PROTECTION DETAIL

SCALE: NTS



TYPICAL SECTION - SOIL RIPRAP WITH MULCH

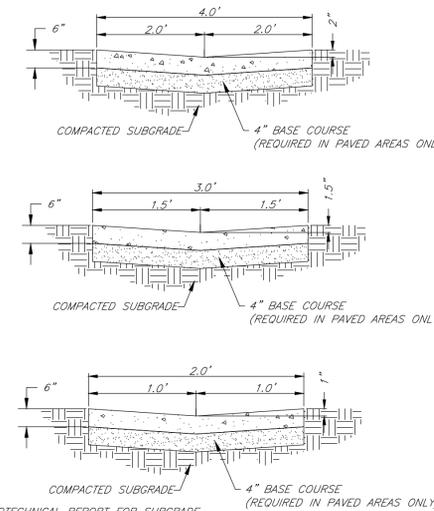
REF: URBAN DRAINAGE AND FLOOD CONTROL DISTRICT



TYPICAL SECTION - SOIL RIPRAP WITH EROSION CONTROL FABRIC

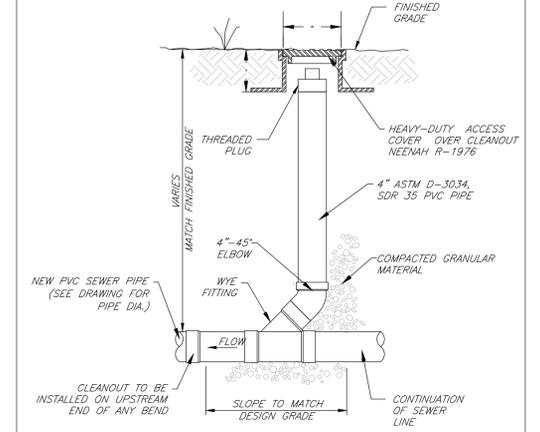
REF: URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

SCALE: NTS



VALLEY PAN DETAILS

SCALE: N.T.S.

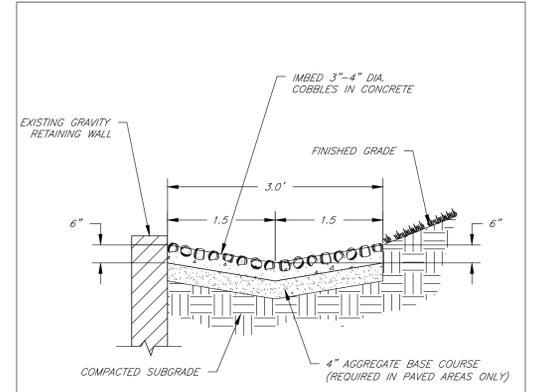


STORM SEWER CLEANOUT

SCALE: NTS

SERVICE CLEANOUT REQUIREMENTS:

- SEWER SERVICE CLEANOUTS SHALL BE INSTALLED AT ALL BEND COMBINATIONS GREATER THAN 45° AND AT A MAXIMUM SPACING OF 100'. NO SINGLE BEND GREATER THAN 45° SHALL BE ALLOWED.
- CLEANOUTS SHALL MEET ALL REQUIREMENTS OF THE UNIFORM PLUMBING CODE.



RETAINING WALL VALLEY PAN DETAIL

SCALE: N.T.S.

NOTE:

SEE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION RELATED TO CONCRETE FLATWORK. COMPACT SUBGRADE TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698)

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO

SITE DETAILS

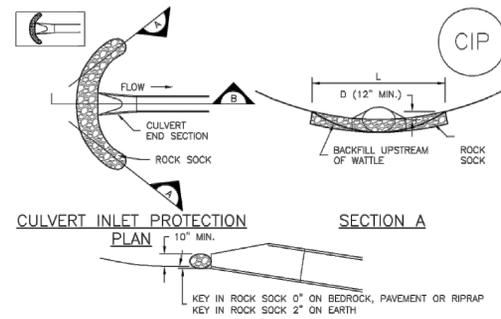
IWDHRADE CIVIL ENGINEERS, INC.

11502 Colony Row
Broomfield, Colorado 80021
Ph: (720)258-1519



Project: LAK: 1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

Inlet Protection (IP) SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR -LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

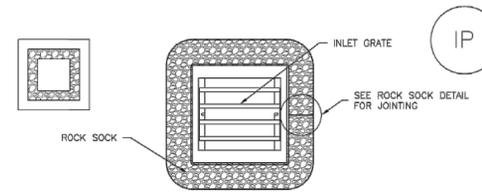
CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

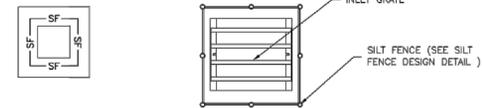
Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

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

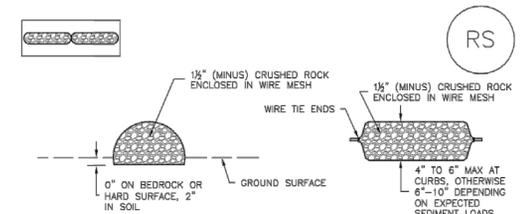


IP-4. SILT FENCE FOR SUMP INLET PROTECTION

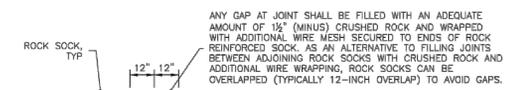
SILT FENCE INLET PROTECTION INSTALLATION NOTES

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

Rock Sock (RS) SC-5



ROCK SOCK SECTION **ROCK SOCK PLAN**



ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

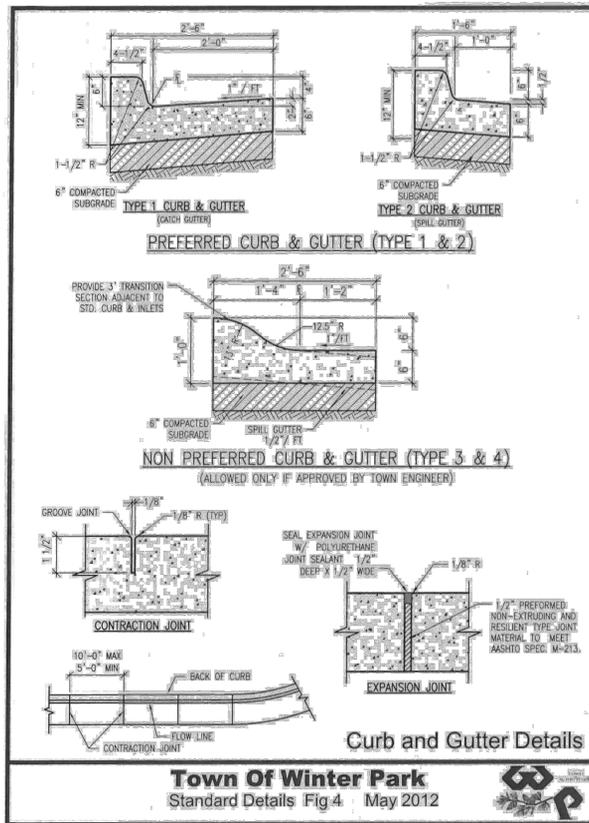
1. SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

SC-6 Inlet Protection (IP)



Town Of Winter Park Standard Details Fig 4 May 2012

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

LAKOTA RESERVE AND NORTHWOODS @ LAKOTA WINTER PARK, COLORADO
EROSION CONTROL DETAILS

WYOMING CIVIL ENGINEERS, INC.
11602 Colony Row
Broomfield, Colorado 80021
Phone: (720)258-1519
Fax: (720)258-1519

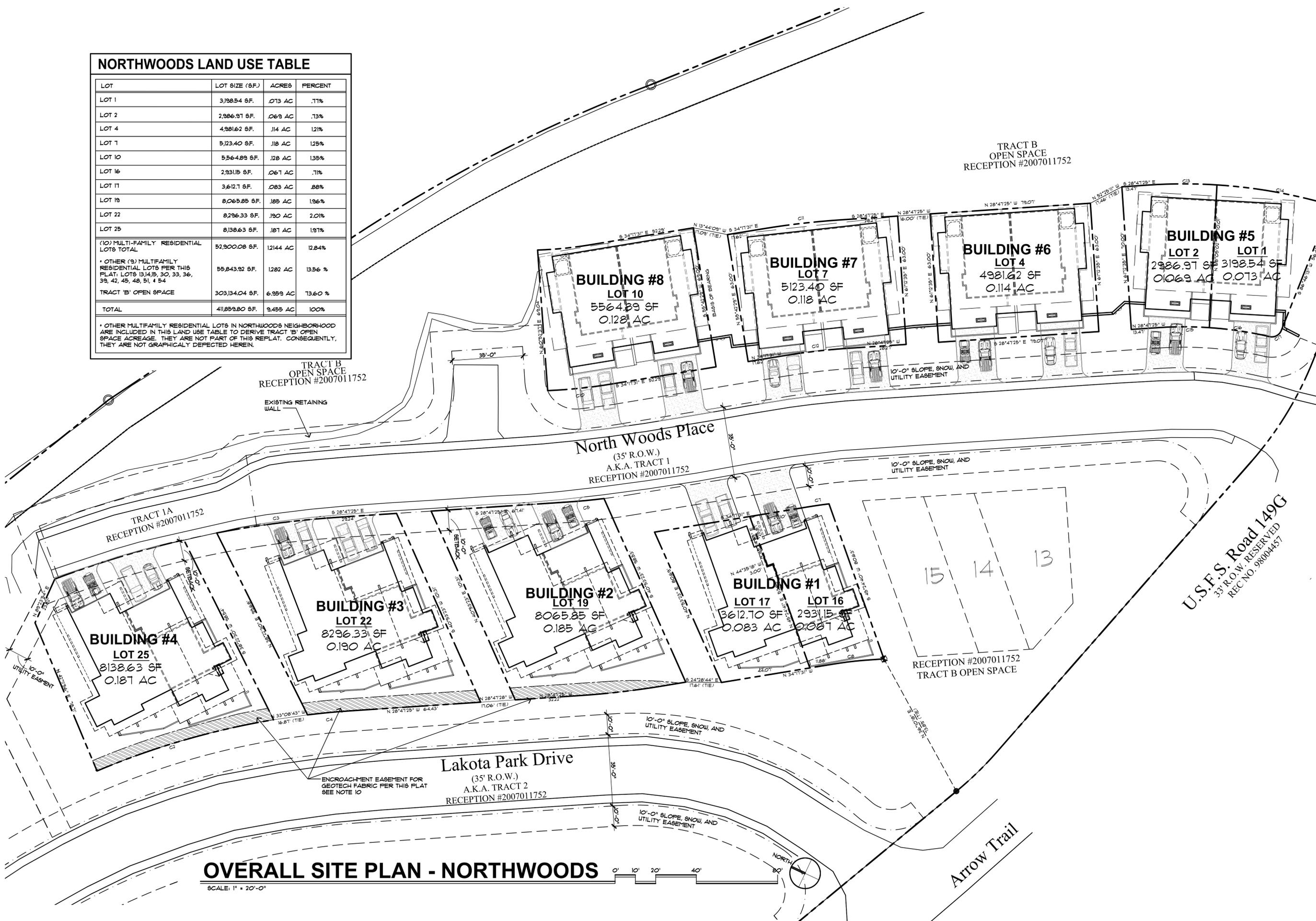


Project: LAK-1923.00
Date: 7/8/2020
Scale: N/A
Designed By: YSG
Reviewed By: MBW

NORTHWOODS LAND USE TABLE

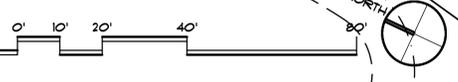
LOT	LOT SIZE (S.F.)	ACRES	PERCENT
LOT 1	3,198.54 S.F.	.073 AC	.11%
LOT 2	2,986.97 S.F.	.069 AC	.13%
LOT 4	4,981.62 S.F.	.114 AC	.12%
LOT 7	5,123.40 S.F.	.118 AC	.125%
LOT 10	5,564.89 S.F.	.128 AC	.135%
LOT 16	2,931.15 S.F.	.067 AC	.11%
LOT 17	3,612.7 S.F.	.083 AC	.88%
LOT 19	8,065.85 S.F.	.185 AC	1.96%
LOT 22	8,296.33 S.F.	.190 AC	2.01%
LOT 25	8,138.63 S.F.	.187 AC	1.91%
(10) MULTI-FAMILY RESIDENTIAL LOTS TOTAL	52,900.08 S.F.	1.214 AC	12.84%
* OTHER (9) MULTIFAMILY RESIDENTIAL LOTS PER THIS FLAT: LOTS 13, 14, 15, 30, 33, 36, 39, 42, 45, 48, 51, 4 54	55,843.92 S.F.	1.282 AC	19.56 %
TRACT 'B' OPEN SPACE	303,134.04 S.F.	6.959 AC	73.60 %
TOTAL	411,878.20 S.F.	9.455 AC	100%

* OTHER MULTIFAMILY RESIDENTIAL LOTS IN NORTHWOODS NEIGHBORHOOD ARE INCLUDED IN THIS LAND USE TABLE TO DERIVE TRACT 'B' OPEN SPACE ACREAGE. THEY ARE NOT PART OF THIS REPLAT. CONSEQUENTLY, THEY ARE NOT GRAPHICALLY DEPICTED HEREIN.



OVERALL SITE PLAN - NORTHWOODS

SCALE: 1" = 20'-0"



REVISIONS:

JOB NO: 518021
 DATE: 4/21/2020
 DRAWN BY: J PAWLAK
 CHECKED BY: M.HOGAN

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bhh Partners
 P.O. BOX 931 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880

NORTHWOODS @ LAKOTA
 NORTH WOODS PLACE, TOWN OF WINTER PARK, COLORADO 80482

© 2020

SHEET NUMBER:

SP1.0

OVERALL SITE PLAN



Winter Park Water & Sanitation District
P.O. Box 7, Winter Park, CO 80482

Administration 970.887.2970
Wastewater Plant 970.726.5041

April 23, 2020

Mr. Todd Mohr
c/o PMWP Development
5490 Nuthatch Road
Parker, Colorado 80134

Re: Capacity to Serve

Dear Todd,

This letter is official notification that the Winter Park Water & Sanitation District currently has the capacity to provide water and wastewater services to the Reserve and Northwoods subdivisions in Lakota Park. The District does not guarantee water or wastewater service until Plant Investment Fees (tap fees) have been paid and these fees are due before a building permit will be issued by the Town of Winter Park. Taps are provided to customers on a first come, first serve basis. Our rules and regulations are available on the Town of Winter Parks website wpgov.com.

Sincerely,

A handwritten signature in cursive script that reads "Kent Bosshard".

Kent Bosshard
District Manager



Michael J. Repucci
mjrepucci@j-rlaw.com
Direct Dial: (303) 546-5617

April 27, 2020

Via Email (jshockey@wpgov.com)

Mr. James Shockey
Community Development Director
Town of Winter Park
50 Vasquez Road
Winter Park, Colorado 80482

Re: Northwoods at Lakota Park Subdivision (the "Subdivision"); Preliminary Subdivision Plat Submittal - Attorney Letter of Evidence

Dear James:

In accordance with Section 8-2-3(C)(2) of the Town Code for the Town of Winter Park, this letter certifies that to the best of our knowledge, the preliminary plat submittal, as reviewed, meets all requirements of the Town of Winter Park subdivision regulations. This certification is made on behalf of PM Winter Park LLC, the developer/Applicant with respect to the Subdivision, as its legal counsel.

Very truly yours,

Michael J. Repucci

MJR

cc: PM Winter Park LLC

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

June 10, 2020

Hugh Bell
Winter Park Community Development
hbell@wpgov.com

Location:
S NW Section 11,
T2S, R75W of the 6th P.M.
39.8925, -105.7552

Subject: Northwoods Place (Lakota) – Preliminary Plat
Town of Winter Park, Grand County, CO; CGS Unique No. GR-20-0003

Dear Mr. Bell:

Colorado Geological Survey has reviewed the Northwoods Place preliminary plat referral. I understand the applicant proposes 16 duplex units (eight buildings) along Northwoods Place in Lakota. Northwoods Place is located immediately west of and below US Forest Service Road FS 128. A Denver Water canal runs along the east side of FS 128. The available referral documents include:

- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 1 / 2, Lakota Park Subdivision, 300 & 302 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.01, January 14, 2019),
- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 4 / 5, Lakota Park Subdivision, 306 & 308 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.02, January 28, 2019),
- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 7 / 8, Lakota Park Subdivision, 312 & 314 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.03, January 29, 2019),
- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 10 / 11, Lakota Park Subdivision, 318 & 320 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.04, October 8, 2019),
- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 16 / 17, Lakota Park Subdivision, 307 & 309 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.05, revised May 17, 2019),
- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 19 / 20, Lakota Park Subdivision, 313 & 315 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.06, November 8, 2018),
- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 22 / 23, Lakota Park Subdivision, 319 & 321 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.07, September 18, 2018),
- Geotechnical Engineering Study, Lakota Northwoods Duplex, Lots 25 / 26, Lakota Park Subdivision, 325 & 327 North Woods Place (Kumar & Associates, Inc. Project No. 18-1-523.08, January 25, 2019),
- A variance request (April 28, 2020), which includes as Schedule 3 a document titled Existing Segmental Retaining Wall; Lakota Northwoods Downslope Duplexes; Lots 19 & 20, 22 & 23, and 25 & 26; Lakota Park Subdivision; Northwoods Place (Kumar & Associates Project No. 18-1-523, September 4, 2019),
- Set of 15 Final Construction Plans for Lakota Reserve and Northwoods at Lakota (Wohnrade Civil Engineers, Inc., April 24, 2020),
- Set of two final plat sheets, Northwoods at Lakota (Tim Shenk Land Surveying Inc., April 24, 2020), and
- other documents.

CGS reviewed the currently proposed Northwoods duplex area as part of the Lakota Park Replat A preliminary plat; comments were provided in a letter dated June 1, 2015 (attached), and involved local and global slope stability, retaining wall, and subsurface drainage concerns.

We recognize that the proposed development may address some of the existing retaining wall problems, but the overall slope stability concerns discussed in previous reviews have not been addressed.

- Kumar’s geotechnical report for lots 16/17 states (page 4), “An analysis was performed to evaluate the global stability of the slopes for Lots 16/17 for the proposed construction... Based on our analysis, the proposed construction is stable with a factor of safety greater than 1.5.” **CGS cannot evaluate the reasonableness of this conclusion without input parameters and cross section(s), and we request Kumar’s analysis for review.**
- Kumar’s geotechnical report for lots 19/20 states (page 4), “Once a plan for the deconstruction of the walls have been developed, we recommend a slope stability evaluation be performed by the geotechnical engineer.” Kumar’s report for lots 22/23 states (page 4), “Once architectural plans and site grading plans are developed we recommend a slope stability evaluation be performed by the geotechnical engineer.” **CGS agrees that these stability evaluations are needed, but they would address only local stability in the area of these specific lots.**
- Kumar’s duplex geotechnical and retaining wall reports do not include any stability analysis for the proposed grading cuts. Kumar recommends (pages 11 and 12 of their duplex geotechnical reports), “Permanent unretained cuts in the overburden soils should be constructed at a 3 horizontal to 1 vertical (3:1) or flatter inclination.” **The grading plans show constructed slopes of up to 1.1H:1V behind the upslope Northwoods lots, which is significantly steeper than recommended.**

Kumar’s geotechnical investigations and recommendations are valid for design of buildings and retaining walls, but do not address fundamental concerns regarding stability and feasibility of the proposed development.

CGS continues to recommend that the town require, prior to Northwoods at Lakota plat approval, a detailed geologic reconnaissance and subsurface exploration to identify areas of potential instability, characterize slope stability conditions, and provide site-specific information and engineering parameters for repairing/reconstructing retaining walls, and stabilizing slopes to ensure long-term stability and minimize erosion. This effort should include:

1. A detailed geologic reconnaissance, including field mapping, of all existing and planned constructed slopes and retaining walls, to identify and map potential hazards including shallow slumps or soil creep features, tension fractures indicating incipient slope failure, seeps, drainage issues and other erosion features that could indicate or contribute to slope instability. The field reconnaissance must be performed while there is no snow on the ground and surface features are visible.
2. A topographic survey extending to the property boundaries and sufficiently beyond to develop cross sections for use in global stability analyses and to provide topographic information about apparent and suspected slide features.
3. A subsurface investigation to identify potential failure planes within the surficial deposits and bedrock mass. Borings should be completed as piezometers for monitoring groundwater conditions. The piezometers should be monitored on a weekly basis during and shortly after the snowmelt period and immediately after any storms, and on a less frequent basis thereafter. A qualified hydrogeologist should review the groundwater information to determine post-storm groundwater levels (a post-storm water level at least four feet higher than the highest measured groundwater level should be used in the stability analyses), estimate groundwater flows, and design surface and subsurface drainage.
4. Perform laboratory testing, including strength testing, for evaluating the shear strength and other engineering properties of the overburden soils and underlying bedrock material. Based on observed conditions, there is *no*

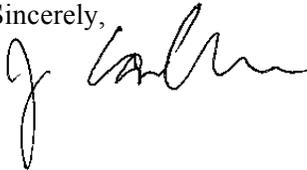
basis for assuming that the overall slope below Forest Service Road 128, retaining walls, and constructed slopes above existing and proposed roads are inherently stable.

5. Perform local and global slope stability analyses, using site-specific, measured shear strength values and higher-than-observed water levels to reflect reasonable post-snowmelt and post-rainfall levels, to evaluate the stability of the existing slopes, determine whether slope monitoring (e.g. inclinometers) is needed, and to evaluate requirements for achieving and maintaining long-term slope stability with a factor of safety of **at least 1.5**.
6. Slope stabilization, if needed, should be designed to satisfy a permanent global slope stability factor of safety of at least 1.5. A qualified contractor specializing in the design and construction of slope stabilization should design the stabilization system(s), which may include ground anchors, horizontal drains, and/or other components. The geotechnical engineer should review the proposed stabilization system before implementation, and a representative of the geotechnical engineer should observe the installation. Periodic inspection, maintenance, and repairs of constructed slopes, retaining walls, and drainage components will be needed. The party or parties (developer, Lakota HOA, or another entity) responsible for performing and paying for ongoing inspection, maintenance and repairs of constructed slopes, retaining walls and subsurface drainage systems within Lakota must be clearly identified.

These analyses should be required, provided to and reviewed by CGS prior to Northwoods preliminary plat approval and before the project is allowed to move forward in the planning process.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655



Karen Berry
State Geologist

June 1, 2015

Mr. James Shockey
Town Planner, Winter Park
PO Box 3327/50 Vasquez Rd.
Winter Park, CO 80482

Location:
NE $\frac{1}{4}$ Section 10 and NW $\frac{1}{4}$ Section 11,
T2S, R75W of the 6th P.M.
39.8945, -105.7584

Subject: Lakota Park Replat A – Preliminary Plat
Town of Winter Park, Grand County, CO; CGS Unique No. GR-15-0004

Dear Mr. Shockey:

Colorado Geological Survey has reviewed the Lakota Park Replat A preliminary plat referral. I understand the applicant proposes to replat 33.2 acres within Lakota to accommodate 98 residential units (single family, duplex, and triplex units) and an additional access road and paved extension at the eastern end (uphill side) of Arrow Trail. With this referral, CGS received: a Preliminary Drainage Letter (HKS, February 19, 2015), a Geotechnical Engineering Study (HP Geotech, April 21, 2015), a set of 12 Construction Documents (HKS, February 24, 2015), and a set of five Preliminary Plat sheets (Geosurv, December 23, 2014).

CGS visited the site on May 22, 2015. We observed numerous slumps, seeps, and earth failures within the proposed Replat A area and at the entrance to Lakota. Of particular concern are the slopes along Summit Place and Lakota Park Drive, where higher density development is proposed. Several utility connections have been adversely affected by ground movement. The shotcrete retaining walls built along the eastern portions of Northwoods Place, Lakota Park Drive, and Summit Place are in very poor condition with numerous areas of cracks, failures, and even organic debris included in the shotcrete. Proper drainage for these walls does not appear to have been established, resulting in seeps and voids behind and around the walls. CGS is concerned that insufficient behind-wall drainage could cause water levels and water content to increase, resulting in reduced strengths and increased hydrostatic loads, and potential slope failure of unknown magnitude.

The HP Geotech report does not address slope stability directly in their analysis. However, they do reference (page 1) the addition of “two and three tiered retaining walls... uphill of the Uphill Duplex sites that will be approximately 10 to 15 feet in total exposed height.” HP goes on to state (page 6), “The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.” Additionally, HP recommends (page 7) that “below-grade construction, such as retaining walls, crawl space and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system.” *The HP report does not discuss potential destabilizing impacts from the additional access road grading and construction east of Northwoods Place.*

The Lakota site has been reviewed by CGS numerous times over the years. CGS has previously discussed our significant concerns regarding slope stability, adequacy of retaining wall design, construction, and behind-wall drainage at this site, and the need for detailed slope stability analysis and specific retaining wall designs (including subsurface drainage plans) for stabilizing the slopes at the site, particularly on the east side adjacent to FS Road

128 (see attached CGS review letters dated 7/19/07, 9/26/07, 1/15/13). *To date, CGS has not received for review any of the requested information and documents.*

CGS has significant and ongoing concerns regarding local and global slope stability at this site, and the design and stability of existing and proposed retaining walls. The concerns initially expressed in the 2007 CGS reviews have not been addressed and continue to be of serious concern.

CGS recommends that, prior to Lakota Park Replat A approval, the town require a detailed geologic reconnaissance and subsurface exploration to identify areas of potential instability, characterize slope stability conditions, and provide site-specific information and engineering parameters for repairing/reconstructing retaining walls, and designing slope stabilization and surface and subsurface drainage to ensure long-term slope stability and minimize erosion. This effort should include:

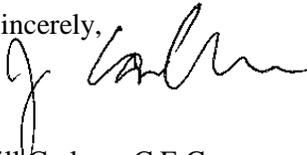
1. A detailed geologic reconnaissance, including field mapping, of all existing and planned constructed slopes and retaining walls, to identify and map potential hazards including shallow slumps or soil creep features, tension fractures indicating incipient slope failure, seeps, drainage issues and other erosion features that could indicate or contribute to slope instability. The field reconnaissance must be performed while there is no snow on the ground and surface features are visible.
2. A topographic survey to develop cross sections for use in the stability analyses and to provide topographic information about apparent and suspected slide features. Topographic contours should have been included on the preliminary plat sheets.
3. Drilling additional borings to characterize subsurface conditions, provide information on engineering properties of overburden soils and underlying bedrock, identify potential failure planes within the surficial deposits and bedrock mass, and obtain samples for laboratory testing. Borings should be completed as piezometers for monitoring groundwater conditions. The piezometers should be monitored on a weekly basis during and shortly after the snowmelt period and immediately after any storms, and on a less frequent basis thereafter. A qualified hydrogeologist should review the groundwater information to determine post-storm groundwater levels (a post-storm water level at least four feet higher than the highest measured groundwater level should be used in the stability analyses), estimate groundwater flows, and design surface and subsurface drainage.
4. Perform laboratory testing, including strength testing, for evaluating the shear strength and other engineering properties of the overburden soils and underlying bedrock material. Based on observed conditions, there is *no* basis for assuming that the overall slope below Forest Service Road 128, retaining walls, and constructed slopes above existing and proposed roads are inherently stable.
5. Perform local and global slope stability analyses, using site-specific, measured shear strength values and higher-than-observed water levels to reflect reasonable post-snowmelt and post-rainfall levels, to evaluate the stability of the existing slopes, determine whether slope monitoring (e.g. inclinometers) is needed, and to evaluate requirements for achieving and maintaining long-term slope stability with a factor of safety of ***at least 1.5***.
6. Slope stabilization, if needed, should be designed to satisfy a permanent global slope stability factor of safety of at least 1.5. A qualified contractor specializing in the design and construction of slope stabilization should design the stabilization system(s), which may include ground anchors, horizontal drains, and/or other components. The geotechnical engineer should review the proposed stabilization system before implementation, and a representative of the geotechnical engineer should observe the installation. Periodic

inspection, maintenance, and repairs of constructed slopes, retaining walls, and drainage components will be needed. The party or parties (Town of Winter Park, Lakota HOA, or another entity) responsible for performing and paying for ongoing inspection, maintenance and repairs of constructed slopes, retaining walls and subsurface drainage systems within Lakota must be clearly identified.

These analyses should be required, provided to and reviewed by CGS prior to Replat A preliminary plat approval and before the project is allowed to move forward in the planning process. If design of the existing retaining walls are not available, or do not meet specific recommendations made by the project's geotechnical engineers, then removing and replacing the walls is warranted.

CGS looks forward to reviewing stability analyses and recommendations submitted by the applicant. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist



Photo 1: Slope failures along Lakota Park Drive. 5/22/15



Photo 2: Slope failures along Summit Place. Note utility displacement. 5/22/15



Photo 3: Slope failure near utility boxes on Summit Place. Perforated drain located to right of boulders did not have water discharge, although the entire hillside was seeping. 5/22/15

Photo 4: Water line access on Summit Place has sunk ~3 inches below grade.
5/22/15



Photo 5: Slope failure and wall collapse at the entrance to the Lakota subdivision. 5/22/15



Photo 6: Slope failure adjacent to retaining wall. 5/22/15

Photo 7: What may have been intended to be a drain in the wall shown in Photo 6, now plugged with rebar and concrete, with active seep below. 5/22/15





Photo 8: Failure below retaining wall on Northwoods Place. Note that material has moved from the underside of the wall. 5/22/15



Photo 9: Horizontal cracking and spalling in retaining wall on Northwoods Place. 5/22/15.



Photo 10: Organic debris included in the retaining wall on Northwoods Place and horizontal cracking.
5/22/15



Photo 11: Horizontal cracking and spalling in wall north of built homes along Lakota Park Drive.
5/22/15



Photo 12: Open void in wall north of built homes on Lakota Park Drive. This was near a PVC pipe that was back graded to drain INTO the wall, and is likely a result of piping. 5/22/15

STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY

Department of Natural Resources
1313 Sherman Street, Room 715
Denver, Colorado 80203
Phone 303.866.2611
Fax 303.866.2461



DEPARTMENT OF
NATURAL
RESOURCES

John Hickenlooper
Governor

Mike King
Executive Director

Karen Berry
Acting Division Director
and State Geologist

January 15, 2013

Mr. Kevin Vecchiarelli, P.E.
Winter Park Town Engineer
JVA, Inc.
47 Cooper Creek Way, Suite 328
Winter Park, CO 80482

Location:

Straddling the SE $\frac{1}{4}$ of Sec. 3,
NE $\frac{1}{4}$ Sec. 10, and NW $\frac{1}{4}$ Sec. 11,
T2S, R75W of the 6th P.M.

**Subject: North Woods / Lakota Preliminary Plat (Replat?)
Town of Winter Park, Grand County, CO; CGS Unique No. GR-07-0013**

Dear Mr. Vecchiarelli:

Colorado Geological Survey received an inquiry from Denver Water asking whether the slope stability and retaining wall concerns discussed in our Lakota/Lakota Park/Dreamcatcher/Northwoods letters dated 4/27/2004, 7/19/2007, and 9/26/2007 had been satisfactorily addressed. Denver Water and Xcel Energy are correctly concerned that utilities, including the earthen Ranch Creek Canal and a high pressure gas line along the "Denver Water Works Road," a.k.a. County Road 81, a.k.a. US Forest Service Road 128, located immediately east and upslope of the proposed Northwoods replat, may be threatened by potential slope instability associated with development of the Lakota/Northwoods project.

It appears that in 2007 we agreed that the town could move forward with Lakota Park preliminary plat approval of 110 residential units in 60 single-family, duplex and triplex structures "if additional site characterization, slope stability analysis, engineered retaining wall designs and a subsurface drainage plan" were submitted to CGS for review prior to preliminary plat or final plat approval. No additional information or analysis has been received or reviewed by CGS. My concerns included, but were not limited to:

Grading, retaining walls, and potential slope instability. The site contains steep slopes approaching 50% in areas. Seeps, small slumps, and evidence of slope instability have been observed recently by Denver Water. It appears that additional retaining walls have been built since I last visited the site in 2007. The existing retaining walls have been observed exhibiting evidence of seepage and possibly insufficient behind-wall drainage.

Ground Engineering's 2007 slope stability analysis indicated that the largest proposed cut slope (as of 2007) would be stable at a 2H:1V or 50% slope. However, the grading plan from which this slope was measured as "the largest" did not include the additional grading that would be required to develop structures and driveways. In 2007, I noted that fitting driveways and building pads into the site topography would require significantly steeper and larger cuts, in some areas, than (1) those shown on the reviewed grading plan and (2) were analyzed for stability by the geotechnical engineer. In addition, Ground Engineering's slope stability analysis evaluated global stability only under existing water content and proposed road-related cut slopes. It did not factor in changes in water content due to development, grading plans associated with the currently proposed

Mr. Kevin Vecchiarelli, P.E.

January 15, 2013

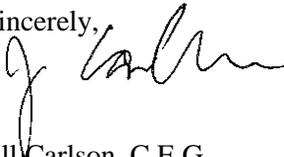
Page 2 of 2

replat, or changes in drainage patterns, loading patterns and potentially reduced soils strengths and hydrostatic loads associated with elevated water levels behind ineffectively drained retaining walls. Since CGS was not included as a referral agency and has not received detailed information about the proposed replat, we have not determined how (or whether) the currently proposed lot and driveway layout differ from what we previously reviewed. Previously, we recommended (1) review of updated grading and drainage plans that reflect all of the grading that will be needed for the proposed development, not just roads, and (2) that the proposed slopes should be evaluated for stability by a qualified geotechnical engineer.

Colorado Geological Survey agrees with Denver Water that global slope stability, within the context of the overall project, not individual lots, needs to be analyzed under currently proposed grading and development plans. CGS also supports Denver Water's and Xcel Energy's efforts to obtain detailed site characterization, analysis, design parameters, construction plans, as-built drawings and other requested information for use in evaluating the stability of existing and proposed retaining walls and cut slopes. CGS would like to review any new or additional geological or geotechnical materials (including slope stability analysis) submitted by the applicant and, as we requested in 2007, we would like to review and comment on any revised lot layouts and grading plans.

If you have questions or need clarification of anything discussed in this letter, please call me at (303) 866-2611 ext. 8316, or e-mail jill.carlson@state.co.us.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist

STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY

Department of Natural Resources
1313 Sherman Street, Room 715
Denver, Colorado 80203
Phone 303.866.2611
Fax 303.866.2461



DEPARTMENT OF
**NATURAL
RESOURCES**

September 26, 2007

Drew Nelson
Town Planner, Town of Winter Park
P.O. Box 3327
Winter Park, CO 80482

Legal Description:

Straddling the SE $\frac{1}{4}$ of Sec. 3,
NE $\frac{1}{4}$ Sec. 10, and NW $\frac{1}{4}$ Sec. 11,
T2S, R75W of the 6th P.M.

Bill Ritter
Governor

Harris D. Sherman
Executive Director

Vincent Matthews
Division Director and
State Geologist

Subject: Lakota Park Preliminary Plat – Follow-up
Town of Winter Park, Grand County, CO; CGS Unique No. GR-07-0013 (?)

Dear Drew:

Colorado Geological Survey presented concerns related to the above-referenced development application in a letter dated July 19, 2007. I met with the applicant in early August to discuss project grading, retaining walls, surface and subsurface drainage, and additional subsurface characterization and slope stability analysis.

As a result of my meeting with the applicant and the applicant's geotechnical engineer, I agreed that the project could move forward **if** additional site characterization, slope stability analysis, engineered retaining wall designs and a subsurface drainage plan are submitted for review by CGS.

No additional information or analysis has been submitted by the applicant. Detailed retaining wall design may be completed at the building permit phase. Additional subsurface soil and groundwater characterization, stability analysis and a subsurface drainage plan need to be submitted. It is at the town's discretion whether CGS reviews these items prior to preliminary or final plat approval.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY

Department of Natural Resources
1313 Sherman Street, Room 715
Denver, Colorado 80203
Phone 303.866.2611
Fax 303.866.2461



DEPARTMENT OF
**NATURAL
RESOURCES**

July 19, 2007

Drew Nelson
Town Planner, Town of Winter Park
P.O. Box 3327
Winter Park, CO 80482

Location:
Straddling the SE $\frac{1}{4}$ Sec. 3,
NE $\frac{1}{4}$ Sec. 10, and NW $\frac{1}{4}$ Sec. 11,
T2S, R75W of the 6th P.M.

Bill Owens
Governor

Russell George
Executive Director

Vincent Matthews
Division Director and
State Geologist

Subject: Lakota Park – Preliminary Plat
Town of Winter Park, Grand County, CO; CGS Unique No. RO-07-0013

Dear Mr. Nelson:

Colorado Geological Survey has completed its site visit and review of the above-referenced project. I understand the applicant proposes to develop 110 residential units in 60 single-family, duplex and triplex structures on approximately 33 acres north of Arrow Trail/USFS Road 149G and west of USFS Road 128.

With this referral, I received a Subsurface Exploration Program, Geotechnical Recommendations report by Ground Engineering (May 16, 2007), a set of replat drawings (GeoSurv, June 8, 2007), a set of preliminary/review Construction Documents, a Preliminary Drainage Report and a Utility Report (JVA Consulting Engineers, June 11, 2007). I visited the site on July 2, 2007.

I have serious concerns about the feasibility of the development at the density that is currently proposed:

Grading plan. Ground Engineering's slope stability analysis indicates that the largest proposed cut slope, in the area of proposed triplex units 43-48 in the "Northwoods" product (as shown on sheet 3 of GeoSurv's replat drawings) is stable at a 2H:1V or 50% slope. However, structures and driveways are proposed at the same location as the proposed 50% road cut slopes, and the grading plan does not reflect the grading that will be needed to accommodate these structures and driveways. The grading plan shows only the grading needed to accommodate proposed roads.

Fitting driveways and building pads into the site topography will require significantly steeper and larger cuts, in some areas, than (1) those shown on the current grading plan and (2) were analyzed for stability by the geotechnical engineer. **The applicant should revise the grading and drainage plans to reflect all of the grading that will be needed for the proposed development, not just roads, and have the proposed slopes evaluated for stability by the geotechnical engineer.** The following is a list, *not necessarily complete*, of proposed housing units that will need to be reconfigured, relocated or deleted (depending on from which roads driveway access is proposed):

"Northwoods" (Triplex) units 16-27 and 30-54

"The Reserve" (Single Family) lots 5, 6, 7, 11, 12, 13

Detention ponds. Two proposed detention ponds are located upslope from existing "Dreamcatcher" lots. This is not acceptable, because ponding water can exacerbate problems associated with shallow

groundwater, perched water and seepage, including reduced soil strengths, increased risk of slope failure, increased hydrostatic loads on below-grade walls, and infiltration into below-grade space in surrounding homes. If the site's impermeable surface area calculations necessitate stormwater detention, and if no locations are available that are not upslope of existing or platted development, then the project density should be reduced to a level that does not require detention.

In addition to the grading/layout/detention issues discussed above, there are a number of constraints that will need to be addressed during site planning, construction, and occupancy. These include:

Shallow groundwater. This is discussed on pages 5-6 of Ground's report. Shallow groundwater, perched water and seepage are likely to be issues on cut slopes and on the upslope, below-grade sides of structures. **Effective subsurface drainage will be needed to maintain the stability of unretained cut slopes, to reduce hydrostatic loads on below-grade walls and retaining walls, and to reduce risks of infiltration into partially below-grade living space (for homes constructed on slopes) and basements.**

According to the geotechnical report, groundwater was observed at depths as shallow as approximately 4 feet below the ground surface. The shallowest groundwater levels were observed on the site's lower slopes, where the topography tends to be less steep. Since lowermost floor and crawlspace levels *must* be located at least three feet above maximum anticipated groundwater levels, **full-depth basements and some lots that require a large cut to create a level building pad may not be feasible.** Lots should be allowed only where site-specific water level observations indicate that the 3-foot separation between lowermost floor or crawlspace levels and maximum anticipated groundwater surface can be maintained.

Post-development, perched water is likely to collect above clayey, less permeable soil layers, on top of the bedrock surface, and within foundation excavations (which tend to be more loosely backfilled), as a result of snowmelt and runoff from roofs and paved areas, causing wet or moist conditions in the soils immediately surrounding basement walls and foundations. **Individual perimeter foundation drain systems should be constructed beneath all structures,** to help prevent infiltration of perched water (on lots where basements or crawl spaces are determined to be feasible), and to help control wetting of potentially collapsible or expansive soils in the immediate vicinity of foundation elements and floor slabs. It is critical that the perimeter drains are sloped to discharge to an interior pumped sump or a gravity outlet that discharges water as far as possible away from all structures.

Grading and potential slope instability. As discussed above, the site contains slopes approaching 50% in areas, with most of the proposed structures located on slopes of 25% to 35%. The site does not contain any mapped landslides, and the site's slopes appear to be stable under *current* slope, vegetation, water content and drainage conditions. Ground Engineering's slope stability analysis evaluated global stability only under existing water content and proposed road grade-related cut slopes. It did not factor in changes in water content due to development, or changes in loading patterns due to large, multi-family structures.

On the site's steep slopes, the proposed development could alter the apparent existing equilibrium between driving and resisting forces affecting slope stability, potentially causing widespread and severe damage as a result of slope movement. Additional slope stability analysis may be needed. In addition:

1. Project density, roads and site grading should be designed to minimize temporary and permanent cuts and fills to the extent possible. Revised site grading and drainage plans should be prepared and reviewed by a qualified engineer who is familiar with the slope stability concerns.
2. The site is currently being cleared of most trees. Existing vegetative cover should be left intact to the maximum extent possible, and every effort should be made to restore native vegetation within disturbed areas as quickly as possible. However, irrigation beyond the bare minimum required to reestablish native vegetation should not be permitted.

3. If the soils on or near any part of the development become saturated through rainfall, snowmelt, a water or sewer pipeline failure or unchanneled road runoff, the soils could lose strength and fail slowly or catastrophically. Drainage features must be designed and maintained to quickly channel all surface runoff away from structures and roads and off of slopes as efficiently as possible. It is imperative that water is allowed to drain quickly and NOT pond anywhere within or near developed areas.

These recommendations, in addition to the recommendations in Ground's geotechnical report, must be incorporated into the development plans and strictly adhered to during design, construction and the life of the development.

Because of the number and severity of concerns on this site, Colorado Geological Survey would like to review any new geological or geotechnical materials submitted by the applicant, and we would like to review and comment on any revised lot layouts and the grading plan, when available.

Thank you for the opportunity to review and comment on this project. If you have questions or need clarification of issues identified during this review, please call me at (303) 866-2001, or e-mail jill.carlson@state.co.us.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

June 10, 2020

Mr. Hugh Bell
Planner | Community Development, Town of Winter Park
P.O. Box 3327
50 Vasquez Road
Winter Park, CO 80482

RE: Preliminary Subdivision Plat Submittal, The Reserve at Lakota Park Subdivision; Preliminary Subdivision Plat Submittal, Northwoods at Lakota Park Subdivision

Dear Mr. Bell:

Denver Water is a referral agency on both the Reserve at Lakota Park and the Northwoods at Lakota Park Subdivision Plat Submittals. After reviewing the material, Denver Water has no objection to the Reserve at Lakota Park.

Denver Water does have concerns about the final grading and temporary excavations proposed for the Northwoods at Lakota Park Subdivision. The proposed construction is below the slope supporting USFS Road 128. Denver Water has a Right-of-Way along USFS Road 128 for its Ranch Creek Canal.

The Grading and Erosion Plan, Sheet 8 of Exhibit B, shows final cut slopes behind Building 7 and 8 (Lots 7 through 10) ranging between 1.4H:1V to 1.1H:1V. Denver Water is concerned that these final slopes are not stable long term. Exhibit C of the submittal contains the Geotechnical Engineering Study which contains similar geotechnical studies for each separate building. Under the section "Permanent Cut and Fill Slopes" all the reports state "*Permanent unretained cuts in the overburden soils should be constructed at a 3H:1V or flatter inclination.*" Under the Proposed Construction section, the reports also state "*the finished grade on the sides of the residence are proposed to have slopes lightly steeper than 2H:1V. A grade separation solution will be required at the sides of the duplex to achieve a less steep grade for slope stability purposes.*"

Buildings 7 and 8 are located at the toe of the slope supporting USFS Road 128, which contains both a water supply aqueduct and a high-pressure gas line. Given the critical infrastructure supported by this slope, and the potential for damages/loss of life from a slope failure, the permanent slope design between the residences and the road should be designed to have a factor of safety of at least 1.5. This analysis should be done by a professional engineer registered in the State of Colorado and submitted to the Town of Winter Park as part of its permanent records for the development.

Denver Water's other stability concern is for the temporary slope cuts. In the section entitled Temporary Cut Slopes and Staged Construction, the reports in Exhibit C state "*Temporary cut slopes to install foundations are anticipated to be rather large to adequately lay back the excavation to a safe orientation... If a 1.5H:1V temporary slope cut is maintained... it will result in about a 35 foot high cut slope when laid back.*" The report further notes "*The temporary cut slope to install foundations could potentially become a dangerous situation if not properly planned and laid back.*"

Denver Water is currently mobilizing for a construction project along USFS 128 to place its existing canal into an 84-inch diameter concrete pipe. The construction will be taking place directly above the area where these temporary excavations are proposed. An improperly planned excavation cut could cause a collapse of the road during construction. This could cause a loss of life as well as significant property damage. There are ways to safely shore temporary excavations like these. The Town of Winter Park must require that all temporary cuts into this slope be designed by a professional engineer registered in the State of Colorado, and that the certification become part of the Town's

permanent records. The Town should further require that the temporary cuts be periodically monitored by a geotechnical professional since site conditions can change.

In closing, Denver Water has no objections to the Reserve at Lakota, but has concerns about the short-term excavations and long-term stability of the slope behind the Northwoods development. In particular, there is no indication that these are being designed. Given the potential for damages or injury with a slope failure, the Town of Winter Park must verify the developer has performed proper geotechnical design and submitted this information to the Town, where it can be requested by outside parties.

Please contact me if you have any questions regarding this letter. I can be reached at 303-518-9833 or jessica.barbier@denverwater.org.

Sincerely,



Jessica Barbier, PE
Design Project ManagerFA

From: [Frank Reeves](#)
To: [Hugh Bell](#)
Subject: Re: Agency Review Comment Request - Northwoods Place preliminary plat
Date: Friday, May 08, 2020 9:19:15 AM
Attachments: [image001.png](#)
[image002.png](#)

Hugh,
East Grand School District wants to make sure all Money in Lieu of Land agreements have been paid or will be paid on both of these developments. Other than that we have no comments.

Thanks,
Frank

On Wed, May 6, 2020 at 12:01 PM Hugh Bell <hbell@wpgov.com> wrote:

Reviewers –

Good morning. Johnson & Repucci LLP has submitted a preliminary plat application to the Town of Winter Park for Northwoods Place at Lakota Park Subdivision. Please review the attachments and provide comments as necessary; these are **due on Wednesday, June 10**. Because the Planning Department is still working remotely, we are only sending documents electronically. Please refer to the attached Referral Agency Checklist for the list of documents relevant for your review.

The engineering plans (EX B) are too large for attachment and can be viewed [here](#). Please note that the Northwoods preliminary plat shares the same engineering document as the Reserve. Feel free to email me with any questions.

Thank you,

Hugh Bell

Planner | Community Development

P.O. Box 3327

50 Vasquez Rd.

Winter Park, CO 80482

970.726.8081 x 218

hbell@wpgov.com

www.wpgov.com



--

Frank Reeves
Superintendent
East Grand School District

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JVA, Incorporated
P.O. Box 1860
47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677
info@jvajva.com

June 16, 2020

James Shockey
Community Development Director
Town of Winter Park
50 Vasquez Road
Winter Park, Colorado 80482
Via email: jshockey@wpgov.com

www.jvajva.com

RE: Northwoods at Lakota Preliminary Plat Design Review
JVA Job #1566.111c

Dear James:

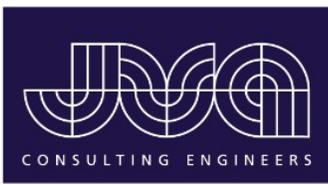
JVA Inc. has received Preliminary Plat submittal documents for Northwoods at Lakota Subdivision. Documents reviewed by JVA Inc. include:

1. "Final Construction Plans for Lakota Reserve and Northwoods at Lakota" Produced by Wohnrade Civil Engineers, Inc. (Construction Plans)
2. "Final Plat Northwoods at Lakota" Produced by Tim Shenk Land Surveying Inc. (Final Plat)
3. "Preliminary Plat Application Letter" Produced by Johnson & Repucci LLP. (Application Letter)

We have reviewed the provided documents to assess general conformance to the Town of Winter Park Standards and Specifications (Standards) and to provide recommendations where deviations from the Standards are proposed. These documents were reviewed as a Preliminary Plat submittal per the Standards.

Construction Plans

1. Please provide project acceptance letter from Winter Park Water and Sanitation District for Final Plat submittal.
2. Please provide project acceptance letter from East Grand Fire Protection District #4 For Final Plat submittal.
3. With any future submittal, please address comments provided by Colorado Geological Survey in a letter, dated June 10th, 2020.
4. Please clarify what notes are being referred to by "Note 9" and "Note 10" on the Demolition Plan.
5. In areas with multiple asphalt sawcuts for utility work please show replacement of the entire width of existing roadways through the extents of the work to avoid several full-depth patches with small sections of existing asphalt in between.
6. Ensure the ground surface surrounding the exterior of buildings is to drain away from the foundation in all directions with a minimum slope of 12 inches in the first 10 feet per the Geotechnical requirements.
7. Multiple areas are shown with slopes greater than 4H:1V on fill slopes and 3H:1V on cut slopes please ensure maximum grades are consistent with geotechnical recommendations or have the geotechnical engineer provide additional recommendations for slope stability.



JVA Inc. recommends approval of these plans for the Preliminary Plat submittal. We look forward to review of final construction documents and drainage report for future submittals. Please feel free to contact us with any questions, comments or concerns. We can make ourselves available for a meeting with the applicants to discuss these comments as needed.

Sincerely,
JVA, INCORPORATED

By: 
Sam Redfield, P.E.
Senior Project Engineer

From: Jean Johnston
To: Hugh Bell
Subject: RE: Agency Review Comment Request - Northwoods Place preliminary plat
Date: Friday, May 22, 2020 10:31:24 AM
Attachments: image001.png
image002.png
FBlogo20x20_f385a67c-d933-45ab-89b5-afca2eff55b1.png
twitter20x20_4b90b8ef-da46-4b7b-814e-87a8b9a2dc73.png

Hi Hugh,

MPEI is fine with this preliminary plat.

Thanks, Jean

Jean Johnston JeanJ@mpei.com
Senior Staking Engineer/Right of Way Specialist 970-887-7065

 **Mountain Parks Electric, Inc.**
321 West Agate Ave • P.O. Box 170, Granby, CO 80446-0170 • 970.887.3378
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From: Hugh Bell [mailto:hbelle@wpgov.com]
Sent: Wednesday, May 6, 2020 12:01 PM
To: Clapp, Kirk <Kirk.Clapp@centurylink.com>; jeromy.huntington@state.co.us; carlson@mines.edu; Newby, Andrew (Contractor) <Andy_Newby@comcast.com>; jessica.barbier@denverwater.org; Dennis Soles <dsoles@eastgrandfire.com>; Adam Gosey <agosey@eastgrandfire.com>; frank.reeves@egsd.org; dlindblom@co.grand.co.us; ataft@co.grand.co.us; mmcquain@co.grand.co.us; Jean Johnston <JeanJ@mpei.com>; Gerry Vernon <gvernon@wpgov.com>; ckarsh@jvaja.com; Kevin E. Vecchiarelli <kvecchiarelli@jvaja.com>; matthew.r.montgomery@usace.army.mil; mlwilliams01@fs.fed.us; jmorrissey@fs.fed.us; Kent Bosshard <kentb@wpwsd.com>; Jacoby, Kathleen E <Kathleen.Jacoby@XCELENERGY.COM>
Cc: James Shockey <jshockey@wpgov.com>
Subject: Agency Review Comment Request - Northwoods Place preliminary plat

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

Reviewers –

Good morning. Johnson & Repucci LLP has submitted a preliminary plat application to the Town of Winter Park for Northwoods Place at Lakota Park Subdivision. Please review the attachments and provide comments as necessary; these are **due on Wednesday, June 10**. Because the Planning Department is still working remotely, we are only sending documents electronically. Please refer to the attached Referral Agency Checklist for the list of documents relevant for your review.

The engineering plans (EX B) are too large for attachment and can be viewed [here](#). Please note that the Northwoods preliminary plat shares the same engineering document as the Reserve. Feel free to email me with any questions.

Thank you,

Hugh Bell
Planner | Community Development
P.O. Box 3327
50 Vasquez Rd.
Winter Park, CO 80482
970.726.8081 x 218
hbelle@wpgov.com
www.wpgov.com



Memorandum

To Kent Bosshard, District Manager Page 1

Subject Northwoods at Lakota Park Subdivision,
Preliminary Subdivision Plat Submittal, April 28, 2020

From Bill Wemmert, 303-478-7343, bill.wemmert@aecom.com

Date May 22, 2020

On behalf of the Winter Park Water and Sanitation District (WPWSD), AECOM has reviewed and is providing the following comments on the Northwoods at Lakota Park Subdivision Preliminary Subdivision Plat Submittal, dated April 28, 2020.

If you have any questions on these comments, please do not hesitate to contact me.

General

1. Prior to construction, coordinate the location of the water curb stops and sewer cleanouts on site with WPWSD staff. Clarify the limit of construction for water and sewer services as part of the developer work in relocating the roads (as opposed to the future lot developer.)
2. What agreements, if any, are required between the WPWSD and the Lakota East Homeowners Association?

From: [Jacoby, Kathleen E](#)
To: [Hugh Bell](#)
Subject: FW: Agency Review Comment Request - Northwoods Place preliminary plat
Date: Wednesday, May 20, 2020 12:07:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[Referral Agency Memo.docx](#)
[01 Preliminary Plat Application Letter, Northwoods at Lakota.pdf](#)
[Attachment to Land-Use-Review-Application - Northwoods at Lakota Park Subdivision.pdf](#)
[Exhibit A - Preliminary Plat - Northwoods.pdf](#)
[Exhibit C - Geotechnical Report - Northwoods redux.pdf](#)
[Exhibit E - Architectural Plans, Northwoods.pdf](#)
[Exhibit F - Will-Serve Letter.pdf](#)
[Exhibit G - Variance Application for Northwoods.pdf](#)
[Northwoods App - Referral Agency Checklist.pdf](#)

Hugh,

I have no concerns in the changes proposed, just note that if the grade changes where existing gas is installed an application will need to be made to keep the depth at 36"

Best regards,
Kathy

Xcel Energy | Responsible By Nature

Design Planner, Mountain Division

583 East Jasper Court, Granby CO 80446-0528

P: 970-262-4055 F: 970-887-2453

E: kathleen.jacoby@xcelenergy.com

xcelenergy.com/InstallAndConnect

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Need to put in an application?

https://xcelenergy.force.com/FastApp/BP_Login

From: Hugh Bell [mailto:hbell@wpgov.com]

Sent: Wednesday, May 06, 2020 12:01 PM

To: Clapp, Kirk; jeromy.huntington@state.co.us; carlson@mines.edu; Newby, Andrew (Contractor); jessica.barbier@denverwater.org; Dennis Soles; Adam Gosey; frank.reeves@egsd.org; dlindblom@co.grand.co.us; ataft@co.grand.co.us; mmcquain@co.grand.co.us; Jean Johnston; Gerry Vernon; ckarsh@jvajva.com; Kevin E. Vecchiarelli; matthew.r.montgomery@usace.army.mil; mlwilliams01@fs.fed.us; jmorrissett@fs.fed.us; Kent Bosshard; Jacoby, Kathleen E

Cc: James Shockey

Subject: Agency Review Comment Request - Northwoods Place preliminary plat

EXTERNAL - STOP & THINK before opening links and attachments.

Reviewers –

Good morning. Johnson & Repucci LLP has submitted a preliminary plat application to the Town of

Winter Park for Northwoods Place at Lakota Park Subdivision. Please review the attachments and provide comments as necessary; these are **due on Wednesday, June 10**. Because the Planning Department is still working remotely, we are only sending documents electronically. Please refer to the attached Referral Agency Checklist for the list of documents relevant for your review.

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Thank you,

Hugh Bell
Planner | Community Development

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