



**PUBLIC NOTICE  
TOWN OF WINTER PARK  
REQUEST FOR APPROVAL OF A PRELIMINARY PLAT**

PUBLIC NOTICE IS HEREBY GIVEN that the Winter Park Town Council and Planning Commission will hold public hearings to consider an application for approval of Preliminary Plat for Roam Filing No. 3. The property is zoned within the Town of Winter Park as Planned Development (P-D) with an underlying zoning of Destination Center (D-C).

**Applicant:** Jeff Vogel of Vogel & Associates, LLC on behalf of Fraser River Development Company

**Owner:** Fraser River Development Company, LLC

**Case Number:** PLN22-040

**Physical Address of Properties for Which the Preliminary Plat Approval is Requested:** 79303 Highway 40

**Legal Description of Properties for Which the Preliminary Plat Approval is Requested:**  
ALL OF REMAINDER OF PARCEL D, ROAM FILING NO. 2, A SUBDIVISION PLAT RECORDED DECEMBER 14, 2021 AT RECEPTION NUMBER 2021-013888 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDERS OFFICE, LYING WITHIN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

**Description of Request:** Request for approval of a Preliminary Plat titled "Roam Filing No. 3"

**Applicable Provision(s) of the Town Code:**  
§ 8-2-3, PRELIMINARY PLAT

The Town Council will review this case and render a decision under § 8-2-3 Preliminary Plat of the Town Code.

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

**A Public Meeting at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:**

**Planning Commission: Tuesday, November 8, 2022, at 8:00 A.M.**

**Town Council: Tuesday, November 15, 2022, at 5:30 P.M.**

Members of the public wishing to make comment regarding the Preliminary Plat request may do so at the scheduled meeting, or write to Planning, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or [KKent@PlanStrategize.com](mailto:KKent@PlanStrategize.com)

The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at <https://wpgov.com/our-government/agendas-minutes/>

**The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.**





**PRELIMINARY PLAT  
ROAM FILING NO. 3**  
A REPLAT OF REMAINDER OF PARCEL D, ROAM FILING NO. 2 RECORDED AT RECEPTION NUMBER 2021-013888  
A PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT FRASER RIVER DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF WINTER PARK, GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

ALL OF REMAINDER OF PARCEL D, ROAM FILING NO. 2, A SUBDIVISION PLAT RECORDED DECEMBER 14, 2021 AT RECEPTION NUMBER 2021-013888 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDERS OFFICE, LYING WITHIN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

AREA = 14.178 ACRES, MORE OR LESS.

THAT FRASER RIVER DEVELOPMENT COMPANY, LLC HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ROAM FILING NO. 3, AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, OPEN SPACE, AND EASEMENTS SHOWN ON THE ACCOMPANYING PLAT TO THE TOWN OF WINTER PARK, OR THE ROAM METROPOLITAN DISTRICT, OR THE GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 AS INDICATED. TEN FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREAS INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY/COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AND EASEMENT ON ITS STANDARD FORM.

IN WITNESS WHEREOF, \_\_\_\_\_ AS MANAGER OF FRASER RIVER DEVELOPMENT COMPANY, LLC HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ROBERT C. FANCH AS MANAGER OF  
FRASER RIVER DEVELOPMENT COMPANY, LLC

STATE OF COLORADO )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY ROBERT C. FANCH AS MANAGER OF FRASER RIVER DEVELOPMENT COMPANY, LLC.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**SURVEY NOTES:**

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE1/4 OF SECTION 33, T1S, R75W OF THE 6TH P.M., BEARS N89°33'13"W, AS MONUMENTED AND SHOWN HEREON.
- SET 18" LONG #5 REBAR WITH 1-1/4" OUTSIDE DIAMETER RED PLASTIC CAP MARKED "35586" AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN THE \_\_\_\_\_ COMMITMENT NUMBER \_\_\_\_\_, WITH AN EFFECTIVE DATE OF \_\_\_\_\_, AT \_\_\_\_\_ P.M. LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS IN SAID COMMITMENT NUMBER. OTHER INTERESTS OR EASEMENTS MAY EXIST. PER THE REQUEST OF THE OWNER OR OWNERS AGENT, NO ADDITIONAL RESEARCH WAS COMPLETED BY CORE CONSULTANTS, INC.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP NUMBER 08049C0992C, WITH AN EFFECTIVE DATE OF JANUARY 2, 2008, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS-ZONE X, " AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE."
- THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.
- THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
- FIELDWORK WAS COMPLETED IN APRIL 2021 BY DAVID LUTZ, PLS. CONVENTIONAL AND GPS MEASUREMENTS WERE UTILIZED.
- LEGAL DESCRIPTION PREPARED BY SAMUEL L. GALLUCCI III, PLS ON BEHALF OF CORE CONSULTANTS, INC. 3473 S. BROADWAY, ENGLEWOOD, CO 80113.
- WETLANDS SHOWN HEREON ARE PROVIDED BY THE LAND PLANNER.
- ALL DIMENSIONS SHOWN HEREON ARE PER THE PLAT OF ROAM FILING NO. 2 RECORDED AT RECEPTION NUMBER 2021-013888 AND AS MEASURED.

OWNER/DEVELOPER	PLANNER/REPRESENTATIVE	SURVEYOR / ENGINEER	DATE PREPARED
FRASER RIVER DEVELOPMENT COMPANY, LLC 124 COUNTY RD 8317 TABERNASH, CO 80470	VOGEL & ASSOCIATES, LLC. 475 W. 12TH AVE, SUITE E DENVER, CO 80204 CONTACT: JEFF VOGEL	CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113	AUGUST 31, 2022

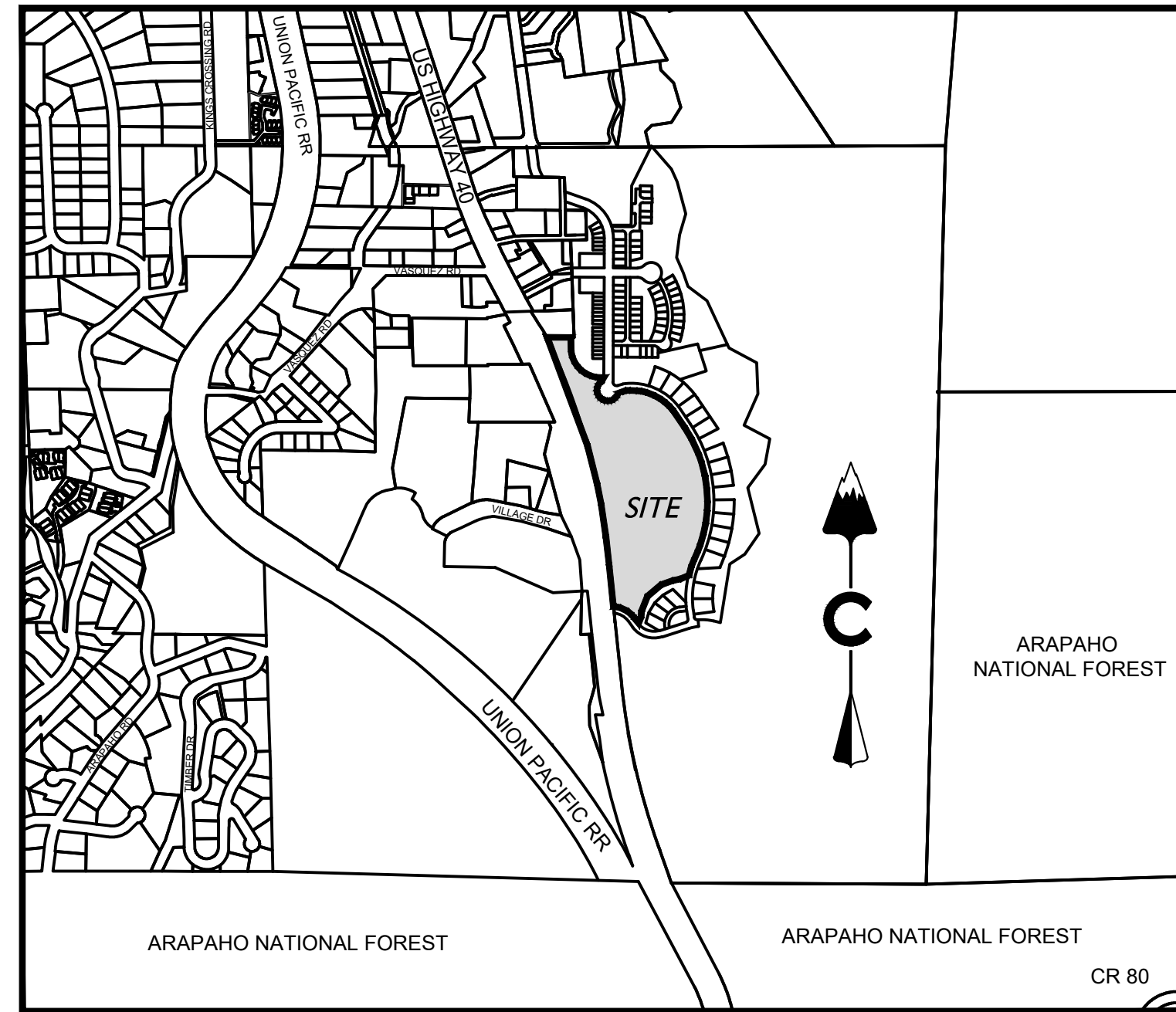
PLANNING AREA	USE	AREA (ACRES)	FDP APPROVED DENSITY (MAX. RESIDENTIAL UNITS)	ROAM FILING NO. 3 DENSITY (TOTAL RESIDENTIAL UNITS)	FDP APPROVED MAXIMUM COMMERCIAL AREA (SF)	ROAM FILING NO. 3 COMMERCIAL AREA (SF)
PA - 4	MIXED USE	3.5	98	12	114,345	6,000
PA - 5	RESIDENTIAL	8.4	168	28		
PA - 8	MIXED USE	6.9	173	90	225,423	3,965

TYPE	AREA (SF)	AREA (AC)	LAND USE *	OWNERSHIP	MAINTENANCE
PARCEL A	164,859	3.785	R, COM, OSP, ROW	FRDC	PARCEL OWNER
PARCEL B	93,698	2.151	R, COM, OSP, ROW	FRDC	PARCEL OWNER
OUTLOT A	117,604	2.700	OSP, D.E., U.E.	METRO	METRO
OUTLOT B	38,046	0.873	OSP, D.E., U.E.	METRO	METRO
OUTLOT C	2,403	0.055	OSP, U.E.	METRO	METRO
OUTLOT D	808	0.019	OSP, D.E., U.E.	METRO	METRO
OUTLOT E	1,937	0.044	OSP, D.E., U.E.	METRO	METRO
OUTLOT F	7,071	0.162	OSP, D.E., U.E.	METRO	METRO
28 RESIDENTIAL LOTS (NOTE 1)	156,574	3.594	R	METRO	METRO
PRIVATE ROADS	34,590	0.794	EASEMENT	METRO	METRO
OPEN SPACE	167,885	3.854	OSP	METRO	METRO
WETLANDS (NOTE 2)	106,228	2.439	POS	METRO	METRO

**LAND USE DEFINITIONS:**

OSP: OPEN SPACE PRIVATE  
POS: PASSIVE OPEN SPACE (JURISDICTIONAL WETLANDS AND PONDS)  
D.E.: DRAINAGE EASEMENT  
U.E.: UTILITY EASEMENT  
S.S.E.: SNOW STORAGE EASEMENT  
COM: COMMERCIAL / RETAIL  
R: RESIDENTIAL  
FRDC: FRASER RIVER DEVELOPMENT COMPANY  
METRO: ROAM METROPOLITAN DISTRICT

NOTES:  
1) SEE ROAM FILING NO. 3 - RESIDENTIAL LOT SUMMARY ON SHEET 2  
2) PASSIVE OPEN SPACE (EXISTING WETLANDS AND PONDS)



**SURVEYOR'S CERTIFICATE**

I, SAMUEL L. GALLUCCI III, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT OF ROAM FILING NO. 3, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND.

THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

SAMUEL L. GALLUCCI III  
PROFESSIONAL LICENSED COLORADO LAND SURVEYOR PLS NO. 38584  
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

STATE OF COLORADO )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



**DEVELOPMENT NOTES:**

- THE GEOTECHNICAL REPORT REQUIRES THAT ALL STRUCTURES HAVE ENGINEERED FOUNDATIONS. A SITE SPECIFIC SOIL AND FOUNDATION REPORT IS REQUIRED TO BE PROVIDED WITH SUBMITTAL OF A BUILDING PERMIT APPLICATION TO THE TOWN OF WINTER PARK BUILDING DEPARTMENT THAT RECOMMENDS THE MOST APPROPRIATE FOUNDATION SYSTEM FOR EACH STRUCTURE. SUBSURFACE STRUCTURES AND IMPROVEMENTS SHALL COMPLY WITH GEOTECHNICAL REPORT INCLUDING GROUNDWATER RECOMMENDATIONS.
- PARKING REQUIREMENTS SHALL COMPLY WITH THE TOWN OF WINTER PARK'S UNIFIED DEVELOPMENT CODE.
- LOT OWNERS ARE RESPONSIBLE FOR SNOW REMOVAL WITHIN THE PRIVATE STREETS. SNOW SHALL NOT BE PUSHED OR STORED ON PUBLIC RIGHT-OF-WAY. DURING MAJOR SNOW EVENTS, SNOW IS TO BE HAULED OUT. THE TOWN OF WINTER PARK SHALL BE RESPONSIBLE FOR SNOW REMOVAL WITHIN THE TERMS OUTLINED IN THE ROAM FINAL DEVELOPMENT PLAN SECTION 7.2.1.3.
- WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:  
A) ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME;  
B) ALL DOGS WILL BE REQUIRED TO BE ON A LEASH;  
C) HIKE/BIKE TRAILS WILL BE SITED TO AVOID WILDLIFE AREAS TO THE EXTENT PRACTICABLE;  
D) ALL TRASH RECEPTACLES SHALL BE WILDLIFE PROOF CONTAINERS; AND  
E) ANY FENCING INSTALLED ON THIS SUBDIVISION SHALL CONFORM TO THE DESIGN CRITERIA OF THE COLORADO DIVISION OF WILDLIFE PUBLICATION TITLED "FENCING WITH WILDLIFE IN MIND."
- TO PROTECT AGAINST WILDFIRES AND ENHANCE FOREST HEALTH THE FOLLOWING WILDFIRE MITIGATION MEASURES ARE REQUIRED:  
A) WATER HYDRANTS WILL BE SITED AT APPROPRIATE DISTANCES;  
B) ALL DEAD VEGETATION LOCATED WITHIN 50' OF A STRUCTURE SHALL BE PRUNED OR REMOVED; AND  
C) UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- WETLANDS ADJACENT TO SNOW STORAGE LOCATIONS SHALL BE PROTECTED FROM DAMAGE.
- TO ENSURE STORM DRAINAGE FACILITIES AS THEY ARE DESIGNED TO, CONTINUED MAINTENANCE IS REQUIRED. THE ROAM METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE ROAM FILING NO. 3 SUBDIVISION PLAT. SHOULD THE ROAM METROPOLITAN DISTRICT FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH COSTS WILL BE ASSESSED TO THE ROAM METROPOLITAN DISTRICT.
- PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES. WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC.
- ALL BUILDINGS IN ROAM FILING 3 WILL BE PROTECTED BY AN NFPA 13R OR 13D AUTOMATIC FIRE SPRINKLER SYSTEM.
- WETLANDS AND PONDS ARE TO BE CONVEYED TO THE ROAM METROPOLITAN DISTRICT AS PASSIVE OPEN SPACE.
- BUILDING ARE TO BE SET BACK 10 FEET FROM THE FRONT POWER LINES AND EQUIPMENT.

**PLANNER'S CERTIFICATE**

I, JEFF VOGEL, BEING A QUALIFIED PLANNING FIRM, CERTIFY THAT THIS MINOR SUBDIVISION PLAT OF ROAM FILING NO. 3, HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK SUBDIVISION REGULATIONS.

JEFF VOGEL  
VOGEL & ASSOCIATES, LLC.

**PLANNING AND ZONING COMMISSION CERTIFICATE**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE WINTER PARK PLANNING AND ZONING COMMISSION, WINTER PARK, COLORADO.

BRAD HOLZSWARTH  
CHAIRMAN

**TOWN COUNCIL CERTIFICATE**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE TOWN COUNCIL OF THE TOWN OF WINTER PARK SITUATED IN GRAND COUNTY, COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF THE 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 OF 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.

ATTEST:

NICK KUTRUMBOS, MAYOR  
TOWN OF WINTER PARK, COLORADO

DANIELLE JARDEE, TOWN CLERK

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE.YOUR.CORRE.COM

**CORE**

NO.	DESCRIPTION	DATE	BY

ROAM FILING NO. 3  
SEC. 33, T1S, R75W, 6TH P.M.  
GRAND COUNTY, COLORADO

RELEASE: 09/07/2022  
DESIGNED: \_\_\_\_\_  
CAD: KDS/SLG3  
QA/QC: DRU/SLG3

JOB NO. 22-023

SHEET 1 of 5



PRELIMINARY PLAT  
ROAM FILING NO. 3

A REPLAT OF REMAINDER OF PARCEL D, ROAM FILING NO. 2 RECORDED AT RECEPTION NUMBER 2021-013888  
A PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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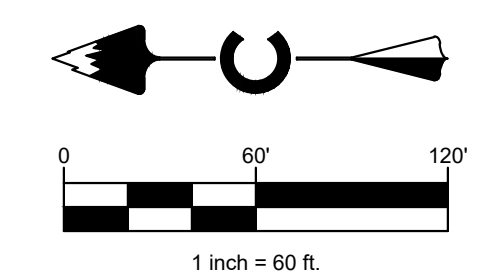
SOUTHEAST CORNER,  
SECTION 33  
T1S, R75W, 6TH P.M.  
FOUND 2" PIPE WITH  
2-1/2" BRASS GLO CAP  
MARKED 1933"

RESIDENTIAL LOT SUMMARY TOTAL: 156,574 SF (3.594 AC)		
LOT #	AREA (SF)	AREA (AC)
1	5,826	0.134
2	4,670	0.107
3	5,832	0.134
4	5,241	0.120
5	5,229	0.120
6	4,869	0.112
7	4,894	0.112
8	5,195	0.119
9	6,433	0.148
10	5,244	0.120
11	5,013	0.115
12	5,274	0.121
13	5,281	0.121
14	6,275	0.144
15	6,040	0.139
16	5,498	0.126
17	5,775	0.133
18	5,529	0.127
19	5,102	0.117
20	5,176	0.119
21	5,197	0.119
22	5,603	0.129
23	5,165	0.119
24	8,141	0.187
25	6,637	0.152
26	5,593	0.128
27	5,459	0.125
28	6,383	0.147



N 89°33'13" W  
BASIS OF BEARINGS  
S. LINE, SE 1/4, SEC. 33 - N89°33'13" W

N 20°21'03" E 1804.77'  
SOUTH QUARTER CORNER,  
SECTION 33  
T1S, R75W, 6TH P.M.  
FOUND 2" PIPE WITH  
2-1/2" BRASS GLO CAP  
MARKED 1933"



LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18

LOTS 10-12, BLOCK 1  
HIDEAWAY PARK  
REC. 48279  
REC. 2007-005207

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

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**CORE**

NO.	DESCRIPTION	REVISIONS	DATE	BY

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GRAND COUNTY, COLORADO

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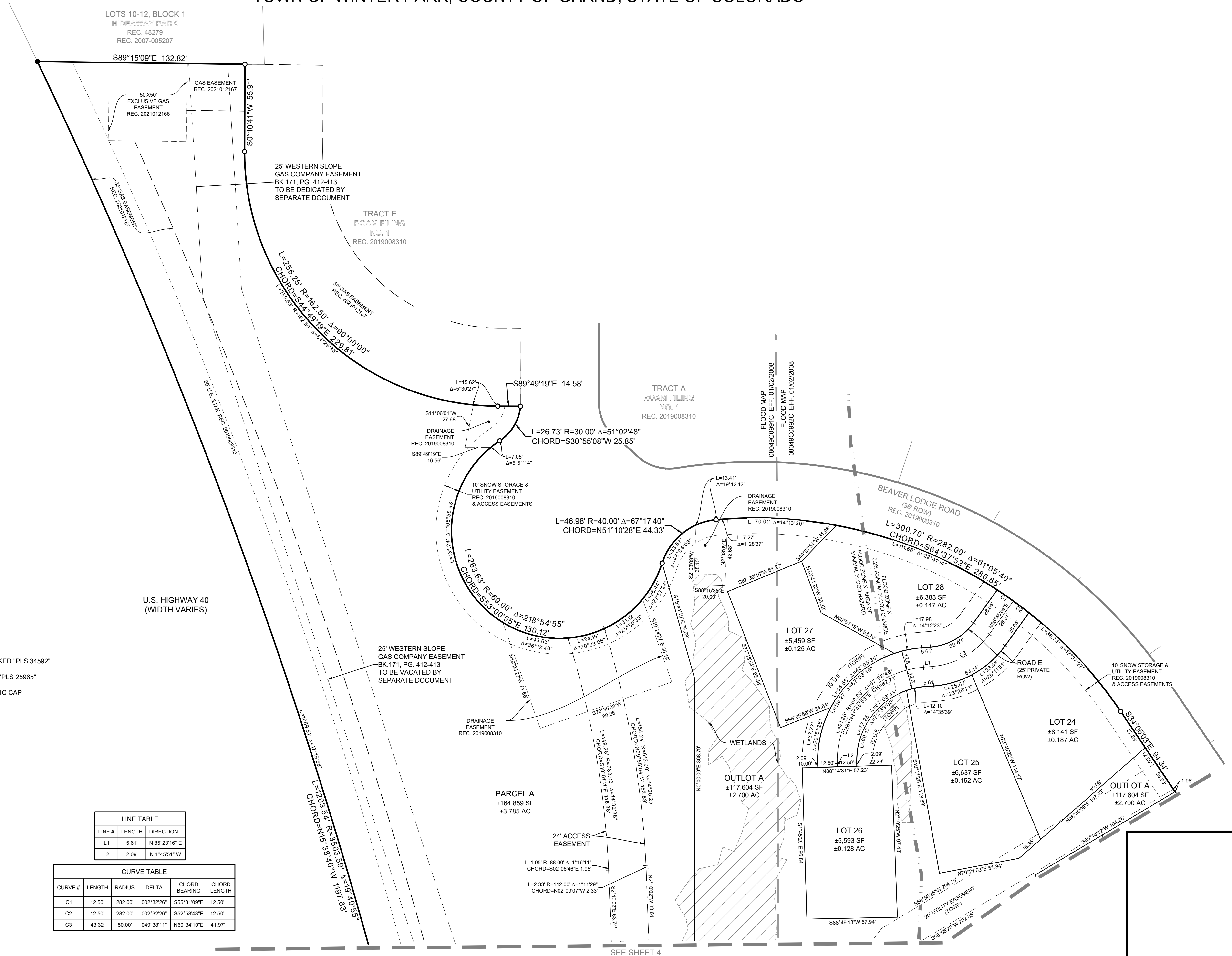
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SHEET 2 of 5



PRELIMINARY PLAT  
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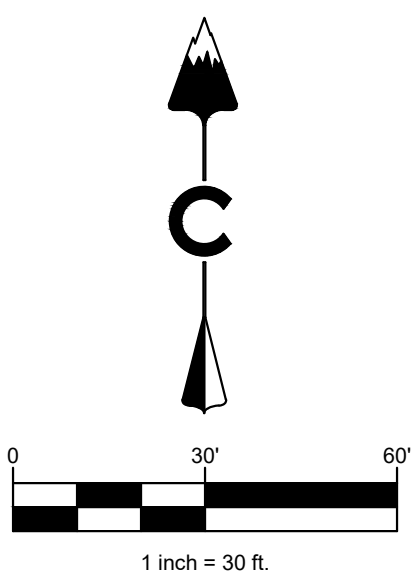


LEGEND

- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP "PLS 25965"
- ▲ SET 18" LONG #5 REBAR WITH 1.25" PINK PLASTIC CAP STAMPED "PLS 38584"
- ▨ WETLANDS
- FEMA FLOOD ZONE AE
- FEMA FLOOD ZONE X, AREA OF 0.2% ANNUAL FLOOD CHANCE

LINE #	LENGTH	DIRECTION
L1	5.61'	N 85°23'16"E
L2	2.09'	N 1°45'51"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.50'	282.00'	002°32'26"	S55°31'09"E	12.50'
C2	12.50'	282.00'	002°32'26"	S52°58'43"E	12.50'
C3	43.32'	50.00'	049°38'11"	N60°34'10"E	41.97'



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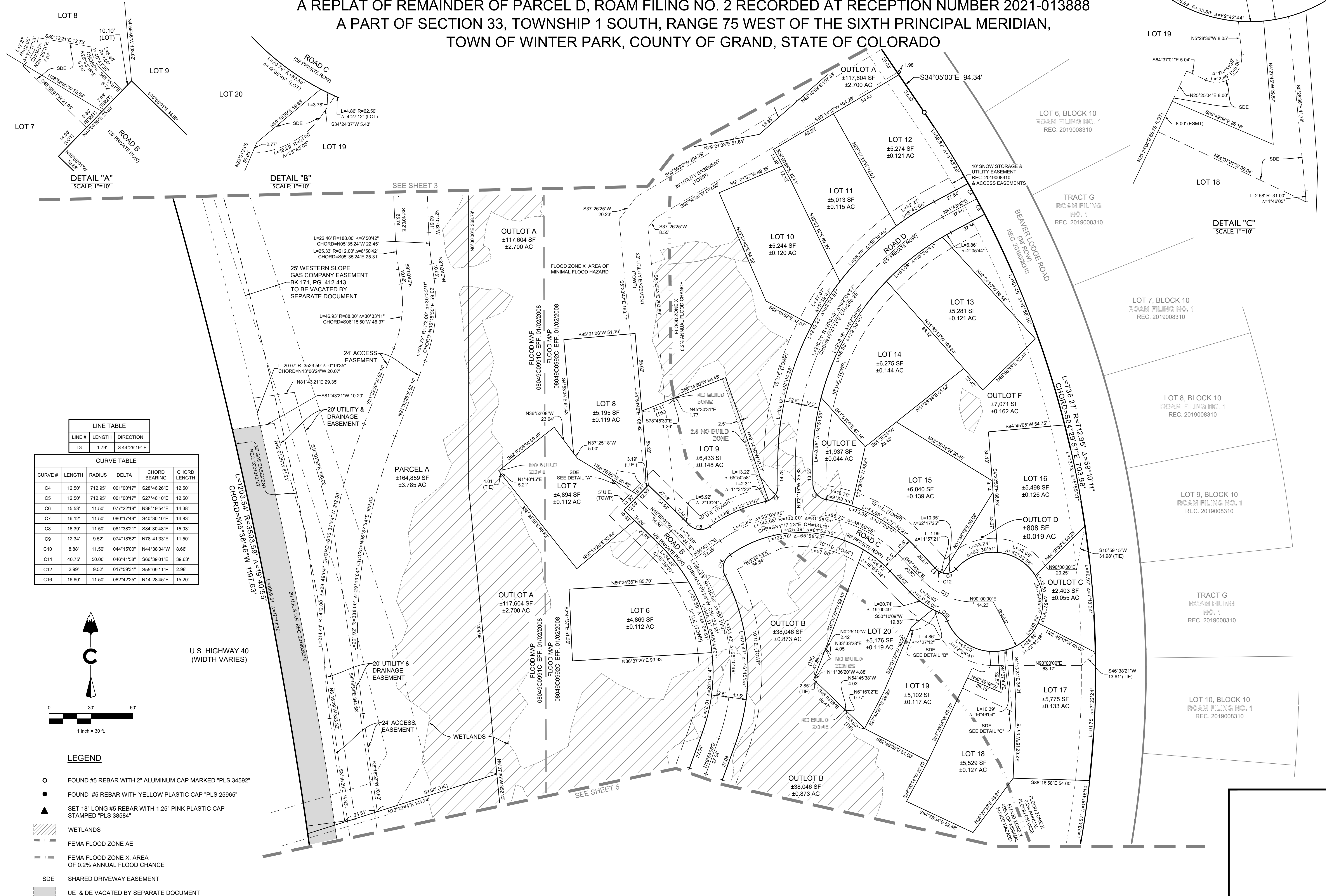
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SHEET 3 of 5



# PRELIMINARY PLAT ROAM FILING NO. 3

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A PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



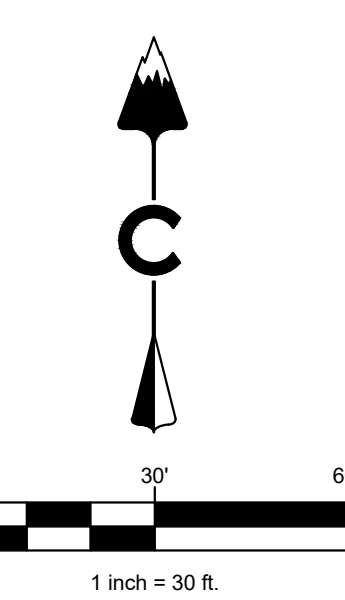
**DETAIL "A"**  
SCALE: 1"=10'

**DETAIL "B"**  
SCALE: 1"=10'

**DETAIL "C"**  
SCALE: 1"=10'

LINE #	LENGTH	DIRECTION
L3	1.78'	S 44°29'19"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	12.50'	712.95'	001°00'17"	S28°46'26"E	12.50'
C5	12.50'	712.95'	001°00'17"	S27°46'10"E	12.50'
C6	15.53'	11.50'	077°22'19"	N38°19'54"E	14.38'
C7	16.12'	11.50'	080°17'49"	S40°30'10"E	14.83'
C8	16.39'	11.50'	081°38'21"	S84°30'48"E	15.03'
C9	12.34'	9.52'	074°18'52"	N78°41'33"E	11.50'
C10	8.88'	11.50'	044°15'00"	N44°38'34"W	8.66'
C11	40.75'	50.00'	046°41'58"	S66°39'01"E	39.63'
C12	2.99'	9.52'	017°59'31"	S65°09'11"E	2.98'
C16	16.60'	11.50'	082°42'25"	N14°28'45"E	15.20'



- LEGEND**
- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
  - FOUND #5 REBAR WITH YELLOW PLASTIC CAP "PLS 25965"
  - ▲ SET 18" LONG #5 REBAR WITH 1.25" PINK PLASTIC CAP STAMPED "PLS 38584"
  - ▨ WETLANDS
  - FEMA FLOOD ZONE AE
  - FEMA FLOOD ZONE X, AREA OF 0.2% ANNUAL FLOOD CHANCE
  - SDE SHARED DRIVEWAY EASEMENT
  - UE & DE VACATED BY SEPARATE DOCUMENT

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

# CORE

CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

NO.	DESCRIPTION	DATE	BY

**ROAM FILING NO. 3**  
SEC. 33, T1S, R75W, 6TH P.M.  
GRAND COUNTY, COLORADO

RELEASE: 09/07/2022  
DESIGNED: \_\_\_\_\_  
CAD: KDS/SLG3  
QA/QC: DRU/SLG3

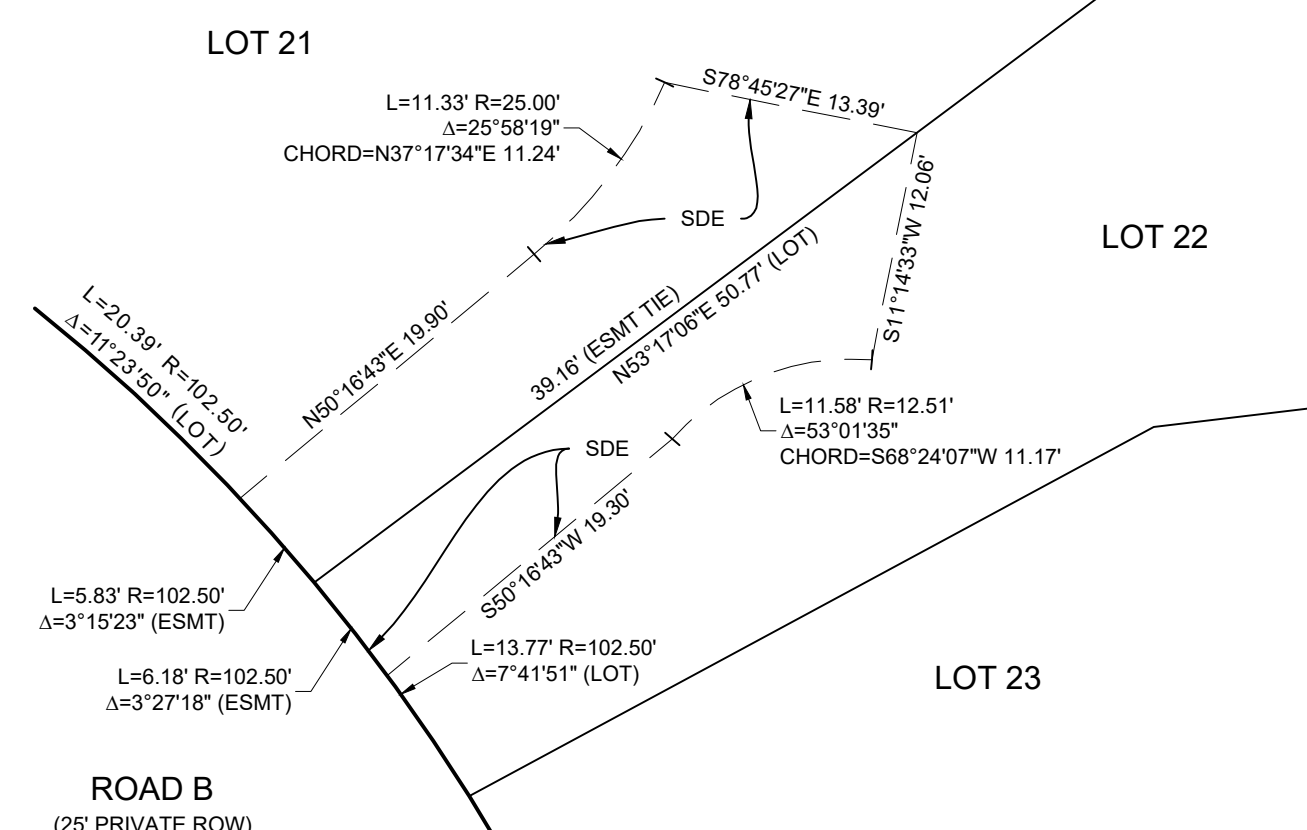
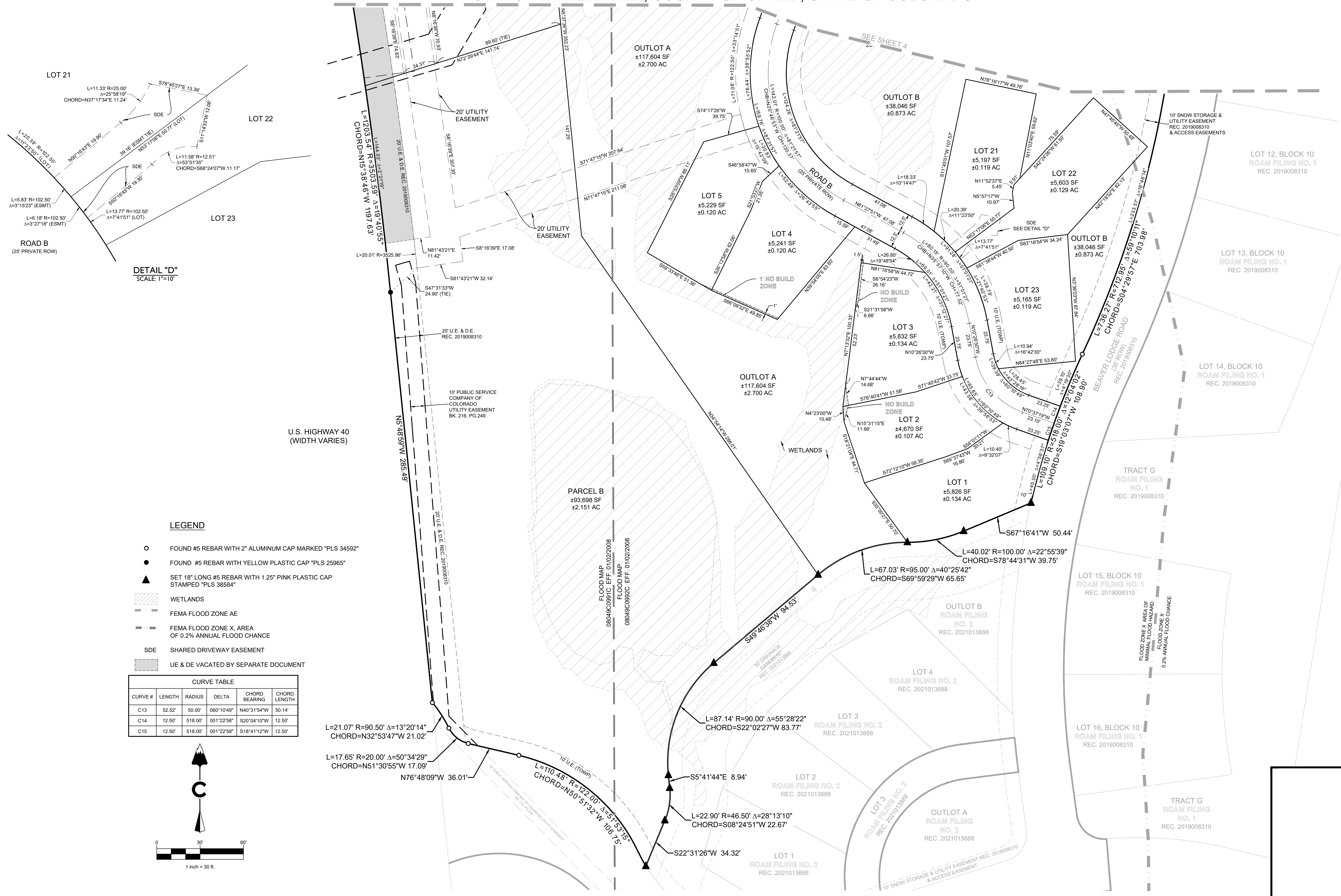
JOB NO. 22-023

SHEET 4 of 5



# PRELIMINARY PLAT ROAM FILING NO. 3

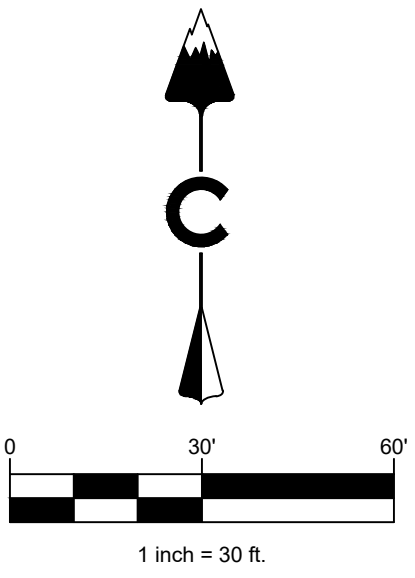
A REPLAT OF REMAINDER OF PARCEL D, ROAM FILING NO. 2 RECORDED AT RECEPTION NUMBER 2021-013888  
A PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



**DETAIL "D"**  
SCALE: 1"=10'

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  - - - FEMA FLOOD ZONE X, AREA OF 0.2% ANNUAL FLOOD CHANCE
  - SDE SHARED DRIVEWAY EASEMENT
  - UE & DE VACATED BY SEPARATE DOCUMENT

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C13	52.52'	50.00'	060°10'49"	N40°31'54"W 50.14'
C14	12.50'	518.00'	001°22'58"	S20°04'10"W 12.50'
C15	12.50'	518.00'	001°22'58"	S18°41'12"W 12.50'



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# CORE

NO.	DESCRIPTION	REVISIONS	
		DATE	BY

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JOB NO. 22-023  
SHEET 5 of 5