



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION & TOWN COUNCIL
FINAL PLAT**

Applicant: Jeff Mark, Terracina Design

Property Owner: Ken Boenish, Lakota Pointe Development LLC

Case Number: PLN24-002

Physical Address of Property for Which the Final Plat Approval is Requested: 2800 Lakota Trail, Winter Park, CO

Legal Description of Property for Which the Final Plat Approval is Requested: See "Exhibit A"

Description of Request: Request to plat five single-family lots, three tracts and two outlots on 56.089 acres.

Applicable Provision(s) of the Unified Development Code (UDC):
§ 5-D-5, FINAL PLAT

The Planning Commission and Town Council will review the Final Plat and render a decision under § 5-D-5 of the UDC.

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

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

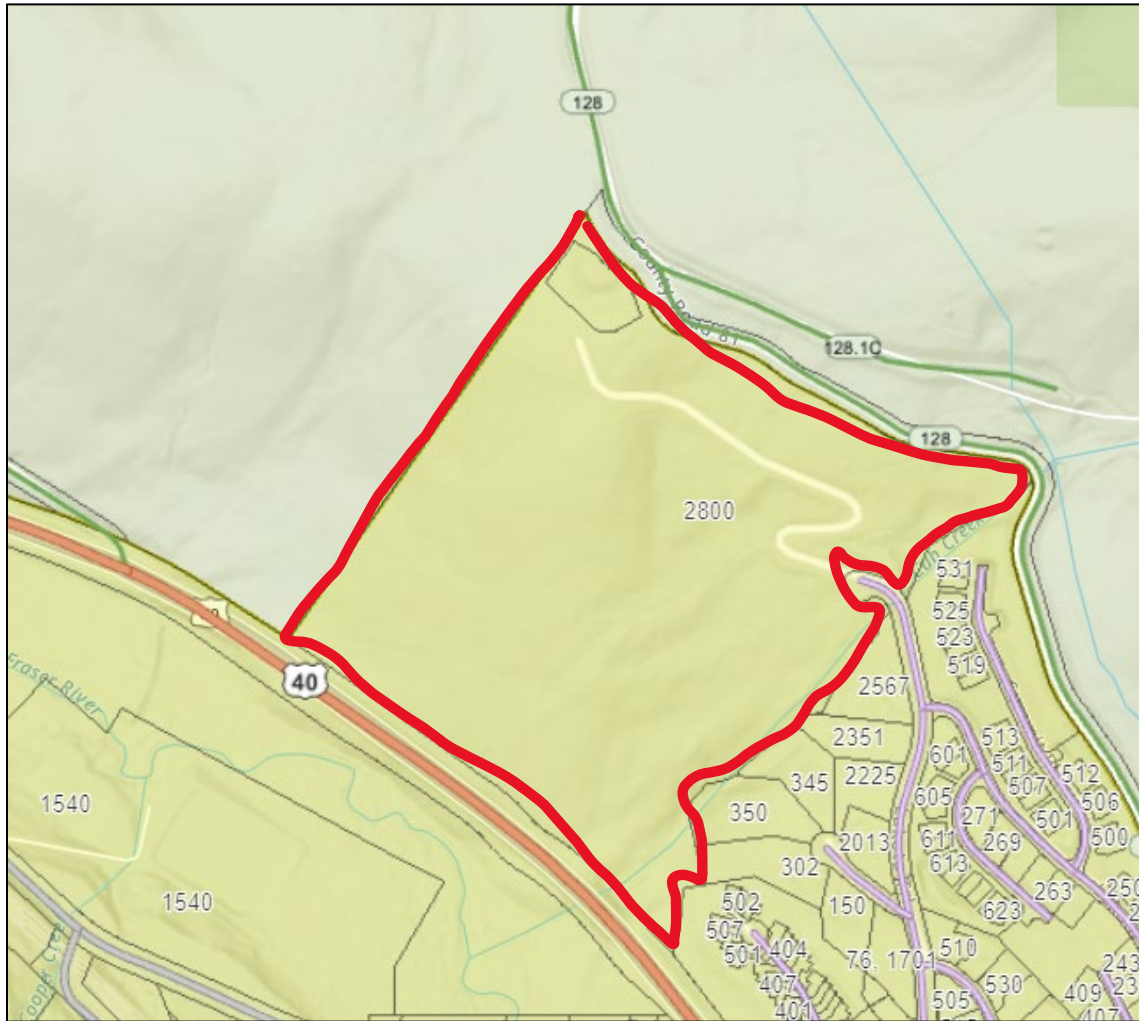
Planning Commission, Tuesday, May 28, 2024 at 8:00 A.M.
Town Council, Tuesday, June 4, 2024 at 5:30 P.M.

Members of the public wishing to make comment regarding the final plat may do so at the scheduled meeting, or write to Shelia Booth, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or sbooth@planstrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

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.

Exhibit A – Legal Description and Location Map



A REPLAT OF LOT 2, LAKOTA FILING 5, TRACT G & A PORTION OF THAT USBLM SUPPLEMENTAL PLAT OF TRACT 48
ACCEPTED JUNE 25, 1997 TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF WINTER
PARK, GRAND COUNTY, COLORADO



Project Description Letter Lakota Pointe Filing 1 - Final Plat

The purpose for this submittal is to provide a final plat for the entire 56.089 acres of Lakota Pointe. The preliminary plat for Lakota Pointe was approved on October 17, 2023. This plat follows the preliminary plat design and associated conditions of approval. The focus of this plat is on the first phase of construction. The proposed plat includes Cub Creek Way and Sunnyside Place, 5 single family detached lots, tracts for future residential development, emergency vehicle access off FS 128, and defines the first 19.052 acres of open space. Additional lots and access proposed in the preliminary plat will be submitted in subsequent final plats.

Existing Conditions:

Lakota Pointe consists of 56.089 acres bordered by USFS land to the east; Forest Service Rd 128 to the north; US-40 to the south; and Cub Creek/existing Lakota to the east.

Infrastructure

A Winter Park water tank exists in the far north corner of the site with an existing service line running through the site. Water and wastewater service will be provided by Winter Park Water and Sanitation District. An existing access is located to the site via Lakota Trail which connects to US-40 at a signalized intersection. Final sewer connections, design, and easements for Filing 1 will be completed prior to approval of the plat.

Natural Features

Cub Creek along the easternmost boundary is a natural drainage with undisturbed vegetation and trees. Much of the site was covered in lodgepole and aspen trees, beetle kill impacted much of the site and mitigation matters have been occurring over the past 10 years. Much of the site has consistent slopes of 20 to 30 percent with greater slopes on the south / southwest half of the site.

Views

Panoramic views from most of the site exist with primary views across US-40 at Winter Park Ski Resort with views to the south of James Peak and the Berthoud Pass vicinity.

Zoning

Pursuant to the Lakota FDP and the Lakota Ordinance Lakota Tracts F and H are zoned "P-D" (Planned Development District), with an underlying "R-2" (Multiple-Family Residential District) zoning designation. The site has a maximum of 143

t e r r a c i n a d e s i g n

Landscape Architecture & Planning
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867

residential units. This proposed development currently has an approved preliminary plat which this plan complies with.

Final Plat:

The proposed plat provides utility service and access infrastructure to 5 single family detached lots, 2 future residential tracts, a tract for the future connection to FS128, an outlet for US 40, and an outlet for open space. Remnant future development parcels will be platted as shown and will include their own final plats at a future date. The proposed plan has utilized the existing water line location while providing access to the line. Access for the proposed single family lots will come from the existing Lakota Trail. The proposed Filing 1 plat will include access and utility easements for Cub Creek Way and Sunnyside Place.

Additional Reports:

- Traffic Impact study for improvements to the intersection of US40 and Lakota Trail.
- Wildlife impact Study for the crossing of Cub Creek with a sewer line.
- Updated Wetland Report.

Please feel free to contact me with any questions or comments you may have.

303-632-8867

Sincerely,



Jeff Marck

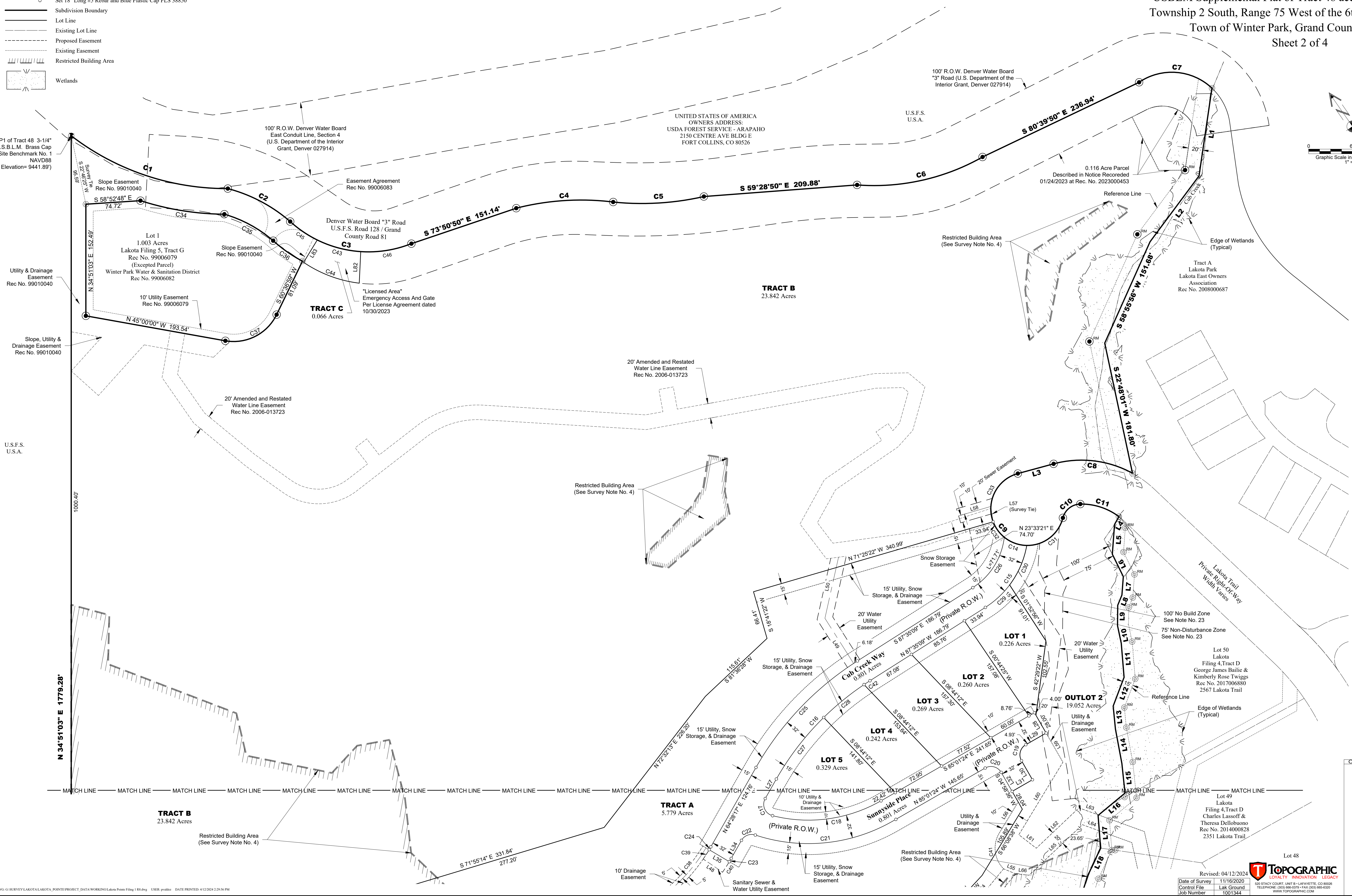
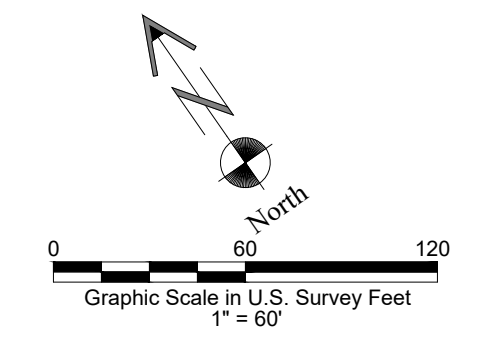
terraccina design

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Final Plat Lakota Pointe Filing No. 1

A Replat of Lot 2, Lakota Filing 5, Tract G & a Portion of that
USBLM Supplemental Plat of Tract 48 accepted June 25, 1997
Township 2 South, Range 75 West of the 6th Principal Meridian
Town of Winter Park, Grand County, Colorado
Sheet 2 of 4

- Legend**
- - Pin & Cap PLS 22097
 - ⊙ - Pin & Cap PLS 22097 Reference Monument
 - - Pin & Cap PLS 11415
 - ⊕ - BLM Brass Cap
 - - Pin & Cap PLS 25936
 - ⊙ - Pin & Cap PLS 25936 Reference Monument
 - - Set 18" Long #5 Rebar and Blue Plastic Cap PLS 38850
 - Subdivision Boundary
 - Lot Line
 - - - Existing Lot Line
 - - - Proposed Easement
 - - - Existing Easement
 - ▨ Restricted Building Area
 - ▨ Wetlands



API of Tract 48 3-1/4" U.S.B.L.M. Brass Cap (Site Benchmark No. 1 NAVD88 Elevation= 9441.89')

U.S.F.S. U.S.A.

UNITED STATES OF AMERICA
OWNERS ADDRESS:
USDA FOREST SERVICE - ARAPAHO
2150 CENTRE AVE BLDG E
FORT COLLINS, CO 80526

100' R.O.W. Denver Water Board
"3" Road (U.S. Department of the Interior Grant, Denver 027914)

100' R.O.W. Denver Water Board
East Conduit Line, Section 4
(U.S. Department of the Interior Grant, Denver 027914)

Denver Water Board "3" Road
U.S.F.S. Road 128 / Grand
County Road 81

TRACT C
0.066 Acres

TRACT B
23.842 Acres

Restricted Building Area
(See Survey Note No. 4)

TRACT B
23.842 Acres

TRACT A
5.779 Acres

Restricted Building Area
(See Survey Note No. 4)

100' No Build Zone
See Note No. 23
75' Non-Disturbance Zone
See Note No. 23

Lot 50
Lakota
Filing 4, Tract D
George James Bailie &
Kimberly Rose Twigg
Rec No. 2017006880
2567 Lakota Trail

Lot 49
Lakota
Filing 4, Tract D
Charles Lassoif &
Theresa Dellobuono
Rec No. 2014000828
2351 Lakota Trail

Official Use Only - Grand County, Colorado

Review Print

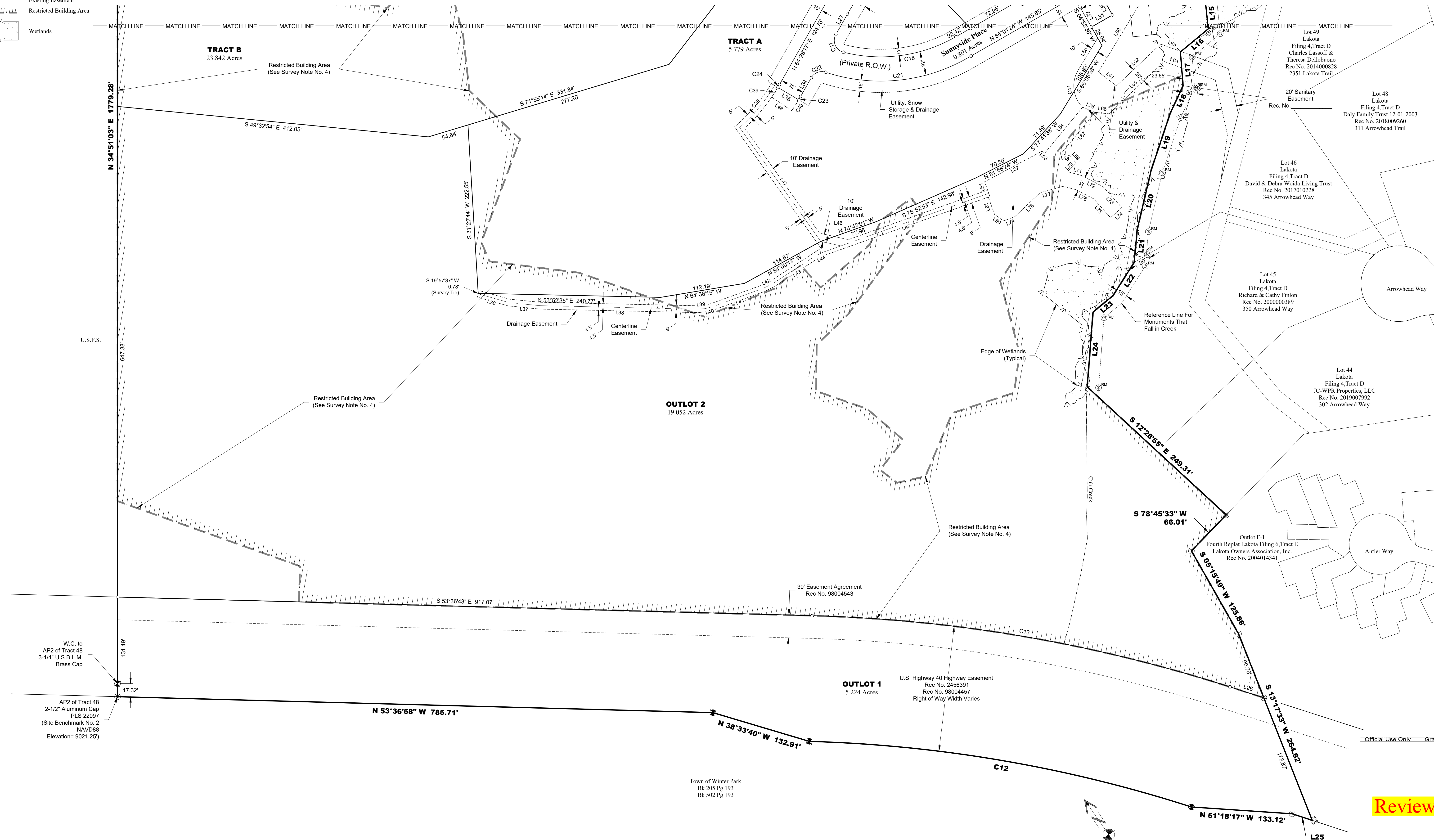
Revised: 04/12/2024
Date of Survey: 11/16/2020
Control File: Lak Ground
Job Number: 1001344

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
300 STACY CIRCLE, SUITE 104, WINTER PARK, CO 80086
TELEPHONE: (970) 966-0219 • FAX: (970) 966-6320
WWW.TOPOGRAPHIC.COM

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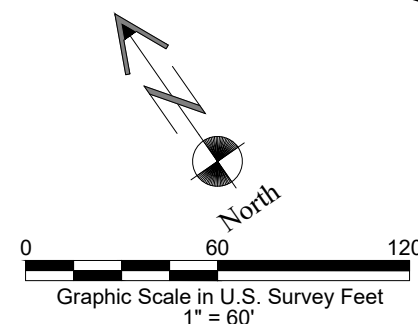
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W.C. to AP2 of Tract 48
3-1/4" U.S.B.L.M.
Brass Cap

AP2 of Tract 48
2-1/2" Aluminum Cap
PLS 22097
(Site Benchmark No. 2
NAVD88
Elevation= 9021.25')

Town of Winter Park
Bk 205 Pg 193
Bk 502 Pg 193



Revised: 04/12/2024

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