

### TOWN OF WINTER PARK PLANNING COMMISSION Tuesday, January 14, 2025 8:00 AM

### AGENDA

### I. Call to Order

### II. Roll Call of Commission Members

### III. Public Comment

This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.

### IV. Conflict of Interest

### V. Consent Agenda:

- a. Minutes December 10, 2024
- b. Minor Site Plan Lot 3, Block 6, Winter Park Village 125 Cedar Drive (PLN24-099)

### VI. General Business:

- a. Election of Chair and Vice Chair
- b. PUBLIC HEARING: UDC Text Amendment No. 2, Defining a New Condo-Hotel Use in the Unified Development Code (PLN22-089)
- c. Exemption Plat: Rendezvous at Winter Park Filing 1, Subdivision Exemption No. 4 (PLN24-097)

### VII. Director's Report:

a. Commissioners Priorities List – presented at the meeting

### VIII. Planning Commission Items of Discussion

This time is reserved for Commission discussion items that are not listed on the agenda.

Online Meeting Login Instructions – See next page

### **Computer Login Instructions**

Please click the link below to join the webinar:

https://us02web.zoom.us/j/88637077189?pwd=tInmbaUWARF58HUbzRHiLT2HWGVH4t.1

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- +1 646 931 3860 US
- +1 689 278 1000 US
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You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

### **Public Hearing Process**

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the "raise your hand" feature and staff will unmute citizens in the order they were received. To enable "raise your hand" feature, click on the "Participants" button the bottom of the screen. If you are on phone, press \*9 to "raise your hand" and \*6 to unmute.



### TOWN OF WINTER PARK PLANNING COMMISSION Tuesday, December 10, 2024 8:00 AM

### **MINUTES**

**DATE:** Tuesday, December 10, 2024

**MEETING:** Winter Park Planning Commission

**PLACE:** Town Hall Council Chambers and Zoom Meeting Call

**PRESENT:** Chair Dave Barker, Vice Chair Doug Robbins (online), Commissioners Shawn

Cullingford, Dale McCaw, Thomas McDonald, Angela McDonough and Eric Mowrey are present. Also present are Community Development Director James Shockey, Senior Planner Brian Kelly, and Ms. Bria May from HPCW Law (online)

filling in for Town Attorney Mr. Kumal.

**OTHERS** 

**PRESENT:** Applicant, Mr. Mark Kent.

### I. Call to Order

Chair Barker calls the meeting to order at 8:04 a.m.

### II. Roll Call of Commission Members

### III. Public Comment

No one comes forward.

### IV. Conflict of Interest

No one comes forward.

### V. Consent Agenda:

a. Minutes – November 26, 2024

Commissioner McDonough moves, and Commissioner McCaw seconds the motion approving the consent agenda. Motion carries 7,0.

### VI. General Business:

a. PUBLIC HEARING: Continuance of Minor Plat – Vasquez Creek Residences– Lot 1 & 2 (PLN24-093)

Senior Planner Brian Kelly presents Minor Plat application and introduces Applicant Mark Kent representing Vasquez Creek Development, LLC as being available to answer any questions. Planner Kelly explains the Staff and Mr. Kent had the opportunity to go over the pending items from the previous Planning Commission meeting. Senior Planner makes emphasis on the 5% land dedication and the agreement that was reached with the applicant. There is a survey displayed on the screen that details this 5% land dedication. The Staff recommends approval with three (3) conditions.

- 1. Prior to recordation, the applicant shall revise the plat in conformance with staff's red marked print dated December 5, 2024.
- 2. The applicant shall make a payment-in-lieu of Dedication of Land for School Sites.
- 3. The applicant has agreed to dedicate 5% of the total land area (equivalent to 2,094 SF) of Lot 1 and Lot 2 in conformance with the UDC § 4-B-3 Dedications and Acceptance.

Mr. Mark Kent comes forward to answer questions related to this topic as well as the School Impact fees. Mr. Kent mentions the open space along the river, and he states that he is willing to work with the Town to reach a fair solution for all parties involved.

Chair Barker opens discussion for public comment. Ms. Susan Keck (Owner 110 Arapaho Road) comes forward and she brings some material to the Commissioners about what she considers some misleading language regarding the zoning as R-2, multi-family but presented as single-family dwelling lots. Ms. Keck asking for clarity and maintaining that it should be Single Family zoned during consideration of approval.

Public Comment is closed.

The matter is open to Planning Commission (PC) discussion. It is clarified that although the current zoning allows for multi-family the lots are being established for single-family dwelling and/or duplexes. There is no proposed changes to zoning. The Commission asks the Staff about the utility's easement and drainage along Arapahoe Road. Director Shockey describes the layout of the easement mentioning the shoulder and the curb partially encroaches property and therefor makes sense to accept a greater portion into the Town for maintenance.

Commissioner Mowery makes a motion to approve the Minor Plat for Lot 1 and Lot 2 owned by Vasquez Creek Development, LLC (PLN24-093) as it was determined the application is in conformance with § 5-D-3 of the UDC with the following conditions to be met and/or provided prior to any recording:

1. Prior to recordation, the applicant shall revise the plat in conformance with staff's red-lined print dated December 5, 2024. Commissioner Cullingford seconds. Motion carries 7, 0.

### VII. **Director's Report:**

a. Sign Code Update Presentation

Director Shockey informs the Commission about the upcoming Sign Code. The Planning Commission and the Staff begin to outline what the Sign Code should cover. Senior Planner Brian Kelly has a presentation for the Commission. Senior Planner mentions that the language needs to be updated to be more precise. Senior Planner Kelly begins his presentation by outlining three objectives:

- Intent.
- How to implement.
- Why.

Some of the highlights mentioned by Senior Planner Kelly are:

- Propose to regulate by building size.
- Make the signs more efficient for both the applicant and the Town.
- How to regulate mural and art signs.
- Signs that promote the vision of the Town.

After his presentation, both the Planning Commission and Senior Planner Kelly have a conversation in which content and location are two of the main items to be discussed in order to make the Sign Code conform to recent Supreme Court rulings. The conversation goes back to one of the bullet points mentioned in the presentation: sign and building size correlation. The Staff also takes into account the location of the business where this might be located in a bigger commercial complex as opposed to one standing alone – proportionality of sign size to commercial, multi-tenant complexes and "strip mall" appearances.

Another topic discussed is the master sign program in areas such as the Fireside Market and the adjacent liquor store. Subsequently, the conversation also addresses materials and colors. The Planning Commission and the Staff analyze some pictures that contain signs located all over the Town. Senior Planner Kelly explains how he used the Steamboat Sign Code to help inform the revision of sign code and presentation of proposed changes. Commission suggested other possible ski towns to be compared would be Telluride and Frisco, but have historic districts.

Then, the conversation goes over the traffic speed and the differences between Winter Park, Fraser and Granby when it comes to highway layout and their impact on the sign code guidelines. One specific item mentioned is monument signs and how these help certain business to get customer traffic since their actual location is not on the highway but more "hidden" in some commercial complexes. Further discussion addresses the angle of signs being perpendicular is more driving oriented and less pedestrian. It is expressed that real change, longterm change would be to have greater regulation of monument signage as it is seen from Highway 40.

There is also mention of the correlation of Old Town and Downtown and if there are special conditions that need to be taken into account when it comes to the design and implementation of the Sign Code for each area - cohesive and continuity of being identified as Winter Park. Finally to summarize topics discussed related to sign code directions:

- a. Regulating sign size based on business façade & multifaceted business frontage
- b. Monument sign regulation: copy size, negative space, and setbacks; aggregate display area
- c. Sign Districts and Master Sign Program
- d. Signage addressing mode of transportation

Finally, it is agreed that the following item in the agenda can be discussed at a later meeting due to the lack of time in today's meeting.

a. Commissioners Priorities List

Director Shockey says that this list can be addressed on January 14th, 2025.

### VIII. Planning Commission Items of Discussion

Director Shockey informs the Planning Commission that there are not items to be discussed at this time.

There being no further business to discuss, Commissioner Cullingford makes motion to adjourn, Commissioner Mowery seconds motion, by unanimous "aye", the meeting is adjourned at 9:40 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, January 14, 2025, at 8:00 a.m.

Irene Kilburn, Building and Planning Technician II

# **MEMO**



TO Planning Commission

FROM Brian P. Kelly, Senior Planner

THROUGH James Shockey, AICP, Community Development Director

DATE January 14, 2025

RE Minor Site Plan – 125 Cedar Drive – Winter Park Village (PLN24-099)

Property Owner: 125 Cedar Drive Duplex LLC

**Applicant:** Tyler Wilcox, Wilcox Custom Builders

**Architect:** Hackett Architecture & Design

Location: 125 Cedar Drive - Lot 3, Blk 6 Winter Park Village ("The Property")

- ➤ The Cover Sheet (SP-1) misrepresents the legal description as "Lot 2" as shown in the Zoning Analysis and the Title Block. At building permit these pages and any other misrepresentation of Legal description shall be properly labeled as "Lot 3"
- Aerial imagery and site visit indicates an accessory structure, approximately 500 SF, occupies the west (rear) property line. A demolition permit may be required at the time of building permit.

### Zoning:

R-2-0

### **Authority**:

Pursuant to § 5-B-3 of the Winter Park Unified Development Code (the "UDC"), the Director considers building configurations, colors, materials and general compatibility of proposed structures and outdoor advertising within the Town of Winter Park Minor Site Plan approval is required before building permit issuance.

### Variances:

N/A: No Board of Adjustment (BOA) variance requests were requested with this application.

### Architecture:

The applicant proposes one (1) new single-family duplex dwelling unit (DU) on vacant unimproved land with an attached one-car (one parking space) garage with each unit. Plans show a northeast facing covered entry on the first level, primary axis oriented towards US Highway 40, and is sited west of and at a lower elevation to surrounding developments to the north and east. The structure has a combination of gable and shed roof forms shown at the second and third levels. The total building coverage is approximately 3,274 square feet and has a total gross floor area of Unit A (3,429) plus Unit B (3,517) as 6,946 square feet.



### <u>Title Commitment (Item 5):</u>

Satisfactory. A title commitment was submitted and dated 06/13/2024.

### Homeowner's Association Review (Item 6):

Satisfactory. Winter Park Village is not governed by an Association.

### **Accessory Dwelling Unit (ADU):**

N/A. No ADU is proposed.

### **PROJECT DRAWINGS (Item 8)**

Partially Satisfactory. The submitted drawings do not provide all the required minimal information that determines the development project is compliant with the UDC. The applicant will revise and resubmit drawings as requested below:

### **Construction Plans (Item 8B):**

Satisfactory.

### Erosion Control / Drainage Plan / Drainage Report / Grading / Engineer Review:

TBD: The Town Engineer will review the plans for erosion control, drainage, and grading.

➤ If required by the Town Engineer, applicant shall revise erosion control, drainage, and grading plans to address the comments.

### Site Plan (Item 8C):

Satisfactory. Per Item number 8 of the Minor Site Plan Application, please correct drawing packet accordingly, all pages shall be ARCH D (24" x 36"). The following items meet or need revision to comply with the requirements as listed on the Minor Site Plan Application:

### **Building Coverage:**

Satisfactory. The proposed duplex DU development covers approximately 2,874 SF of the lot, utilizing approximately 66 percent of the total lot size (4,373 SF). Per the UDC Sec. 3-A-3 and Table 3-A-3, the maximum allowable building coverage in the R-2-O zoning district is 70 percent. The proposed development type meets this requirement.

### **Driveway:**

Unsatisfactory. According to the Site Plan and Construction Plans, the driveway measures 10-feet in width. The requirements per Chapter 4 of the Town of Winter Park Standards and Specifications for Design and Construction (SSCD) require a driveway to be a minimum 12-feet in width.

- At building permit, submit revised plans that demonstrate a driveway width that is a minimum of 12-feet in width. Revise Building Coverage ratio table accordingly.
- Note: The Construction Plans indicate two (2) different slopes for the driveways, confirm the driveway slope does not exceed the SSCD maximum slope requirement, revise Construction Plans.



### **Limit of Disturbance:**

Satisfactory. Per Chapter 2.1.5 of the SSDC, Limits of Disturbance should be shown on either the grading and drainage plans or the site plan along with existing and proposed contours for the subject lot.

### Setbacks:

Satisfactory. The proposed development appears compliant with the setback requirements for the R-2-O zoning district. However, an Improvement Location Certificate (ILC) will be required to verify distances do not encroach the setbacks or exceed beyond the required setbacks as determined by the UDC.

➤ An Improvement Location Certificate (ILC) and a Setback and Elevation Certificate completed by a licensed Colorado Surveyor shall be required for all new foundations within the Town of Winter Park (R106.3.1.2 Survey Requirements) prior to underground plumbing inspection.

### Snow Storage:

Unsatisfactory. UDC 3-H-5 requires that a minimum of 25% of all driving surfaces, including gravel shoulders, parking areas, and pedestrian walkways is designated for snow storage. Submitted Plans do not indicate where snow storage is provided.

			Snow Storage required (SF)	Snow Storage provided. (SF)
3	1567	575	143.75	Not Shown

At building permit, provide a snow storage tabulation as above and submit revised plans that indicate snow storage area within the site and not in the right-of-way.

### **Building Elevations (Item 8D):**

Satisfactory. The proposed residential dwelling features shed roof forms. The proposed dwelling aligns with the requirements of the Town of Winter Park Design Guidelines (the "Guidelines") and is consistent with architectural design in the neighborhood.

### **Building Height:**

Satisfactory. The proposed maximum height is approximately 41-feet 9-inches and approximately 34-feet 11-inches to the midpoint of the major pitched roof as measured from lowest point of exposed foundation or the existing grade whichever is more restrictive. The maximum height permitted is 35-feet to the midpoint of the pitched roof. The height does not exceed the maximum 42-foot height requirement, as measured per the UDC § 3-A-7(E.1).

### **Material and Color:**

Satisfactory. The elevations feature natural materials of grey/buff stone veneer wrapping the lower and first level on the northeast front façade. The side and rear elevations indicate horizontal / vertical siding and stucco of varying natural tones of grey and white that creates visual interest of architectural features. Primary materials utilize earth tones that are consistent with residential development in this area of Old Town.



### **Outdoor Lighting:**

Satisfactory. Four (4) exterior light fixtures and nine (9) recessed ceiling light "disks" are proposed. Photometric plans are not required for single-family homes. The lighting specification sheet indicates that each fixture meets the requirements for outdoor lighting (UDC Sec. 3-K-3 General Requirements). Specifically, the wall sconce fixtures deliver 591 lumens each and do not exceed 3000 K Correlated Color Temperature (CCT). The ceiling light "disks" will deliver 770 lumens and does not exceed 3000 K CCT. The proposed light fixture specification sheet properly indicates a dark sky compliant fixture.

### Floorplans (Item 8E):

Satisfactory. The floor plan includes all required information, such as square footage and proper notes. It is consistent with the provided renderings and elevations.

### Landscaping (Item 8F):

Satisfactory. This property shall be landscaped in compliance with the UDC Sec. 3-I, Landscaping, Buffering, and Screening. Single Family Attached Dwelling Units are required to provide a Type B bufferyard, as referenced in Table 3-I-5-2, District Bufferyard standards. A landscape plan is required to include an acceptable scale, quantity of plant materials, species name, existing and proposed landscaping, existing and proposed hardscaping, and design of drainage if applicable.

Ten (10) Redosier dogwoods (*Cornus sericea*) or Common lilac (*Syringa vulgaris*) are shown in the legend of the Landscape Plan but only nine (9) are located along the north property line on the plan. At Building Permit please revise the landscape plan to demonstrate the location of (10) required specified species of shrubs.

### Parking:

Satisfactory. As seen in UDC Sec. 3-H-3, Required Parking, two (2) parking spaces are required per Single-Family Attached dwelling unit. Two (2) total spaces are provided per dwelling unit, one (1) in garage and one (1) uncovered. The uncovered parking spaces lie within the front setback, which is permitted for single-family land uses as seen in § 3-H-5(C), Parking Standards for Single-Family Detached and Attached Land Use Types.

### **Utility Review:**

N/A

### Wetlands:

N/A

### Inspection:

Building Division staff have not performed a Pre-Disturbance inspection of the property.

No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Checklist has been implemented on the site.



### **Staff Recommendation:**

Approve the Minor Site Plan at this time with the following conditions expected At Building Permit:

- 1. Revise plans properly showing Legal description labels as "Lot 3".
- 2. A demolition permit may be required at the time of building permit for the existing 500 SF accessory structure.
- 3. Submit revised plans that demonstrate a driveway width that is a minimum of 12-feet in width, clearly indicate slope of driveway. Revise Building Coverage ratio table accordingly.
- 4. Provide a snow storage tabulation and submit revised plans that indicate snow storage area within the property line and not in the right-of-way.
- 5. Revise the landscape plan to demonstrate the location of (10) required specified species of shrubs along the north bufferyard as indicated in the Bufferyard Table.

### Standard Conditions

- 6. If required by the Town Engineer, applicant shall revise erosion control, drainage, and grading plans to address the comments.
- 7. An Improvement Location Certificate (ILC) and a Setback and Elevation Certificate completed by a licensed Colorado Surveyor shall be required for all new foundations within the Town of Winter Park (R106.3.1.2 Survey Requirements) prior to underground plumbing inspection.
- 8. No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Checklist has been implemented on the site.

### **Required Permits:**

- ✓ Building Permit
- ✓ Driveway Permit
- ✓ SFD/Duplex Deposit Agreement



# MINOR SITE PLAN APPLICATION FORM

The Planning Division is here to assist you with your Minor Site Plan Application ("Application") pursuant to Site Plan (Sec. 5-E-1) in the Unified Development Code (UDC). Applications are administratively and legislatively reviewed and approval is required. The Application will be reviewed in accordance with the procedures and requirements outlined in Sec. 5-E-1 in the UDC.

This publication outlines the Minor Site Plan Application process and submittal requirements.

All submittal items shall be submitted in PDF format in accordance with the Site Development and Permit Decision File Naming Conventions to <a href="mailto:permits@wpgov.com">permits@wpgov.com</a>. Ensure your application is complete by checking each of the required submittal (RS) boxes below.

1 Req	uired Ite	ems	i e e e e e e e e e e e e e e e e e e e
Plan Sheet(s)	RS*	Item#	Submittal Items
	W/	1.	Minor Site Plan Application Form. Executed.
	U	2.	Land Use Review Application Form. Executed.
	0	3.	Driveway Permit Application Form. Executed.
	0	4.	Single-Family/Two-Family Attached Dwelling Deposit Agreement Form. Executed.
		5.	<b>Title Commitment.</b> Including Schedules A and B. The applicant shall provide a title insurance commitment proving the applicant's ownership of the land to be platted and that all land to be dedicated or conveyed to the Town is free and clear from all liens and encumbrances except as expressly agreed to by the Town.
		WA-6.	HOA Architectural Control Committee Approval Letter. If property is governed by HOA.
			Narrative. Shall include the following:  A. Project name.  B. Street address.  C. Name, address, email and telephone number of owner, applicant, HOA, project manager, architect, engineer, surveyor, and land planner, as applicable.  D. Legal description.  E. Zoning district.  F. Lot size (acreage and sq. ft.).  G. All proposed uses.  H. Number of dwelling units.  I. Number of bedrooms per dwelling unit.  J. Size of residential space (sq. ft.).  K. Number of proposed off-street parking spaces.  L. Construction schedule indicating major milestones for project.
		8.	<b>Project Drawings.</b> Shall contain project name, legal description, date of preparation, north arrow, legend, vicinity map, and topography at two-foot (2') intervals. Shall be sized ARCH D (24"x36"). Shall be oriented so that north is up.
		₩8A.	Topographic Survey.
		<b>₩</b> B.	<b>Construction Plans.</b> Shall have a minimum scale of 1"=20' and be in conformance with the Standards and Specifications for Design and Construction. All plans shall be at the same

1		scale and shall align with one another.
		A. Grading and Drainage Plan.
<u> </u>	1 00	B. Revegetation, Erosion, and Sediment Control Plan.
	80	The state of a second strain of
1		dimensioned.
1 1		A. Building coverage ratio table. Shall include area (sq. ft. and acreage) of the following:
		building footprint (including roof overhangs, decks, porches, balconies, and patios);
1 1		drives, sidewalks, and parking areas; easements; areas to be designated open space;
		the site's total acreage; and percentage of building coverage to open space.
	'	B. Driveway. Slope, dimensions, and culvert locations, if any.
	1	Easements, proposed and existing, public and private. Type and location. If existing
		easements, provide reception numbers on file with the Grand County Clerk and
		Recorder's Office.
I I		D. Environmental features. Includes riparian buffers, floodplains, floodways, and
		floodway fringes, wetlands, forests and woodlands, slopes greater than twenty
		percent (20%), slopes greater than thirty percent (30%), and geologic hazard areas.
1 1	\ \	E. Limit of disturbance.
	TV TV	F. Other improvements. Retaining walls, berms, trash receptacles, trash enclosures,
1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	fencing, signage, fire features, water features, hot tubs, pools, affixed barbeque grills,
1		outdoor kitchens, sculptures, etc.
1		G. Parking areas for construction workers' vehicles.
l 1	TV TV	H. Parking spaces. Dimensioned and counted.
		J. Property lines. J. Protection notes.
	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
	"	a. "No disturbance, grading, or removal of significant natural features and
		vegetation will occur beyond the "limit of disturbance" line, as shown on this plan."
		1
		b. "The "limit of disturbance" line shall be delineated prior to construction with
		flags, roping, four foot (4') tall orange construction fencing, or other acceptable means."
		R. Setback distances as required by zoning district. From all property lines.
	\	Setback distances from all existing and proposed structures including materials.
		Setback distances from all existing and proposed structures, including retaining walls. Draw a line to tie the structure to a point on the property line.
		M. Snow storage areas.
		N. Storage areas for soil, construction equipment, and other materials.
		O. Street addresses or unit numbers.
		P. Street ROW, proposed and existing, public and private. Type, location, and name.
		Q. Structures, proposed and existing.
	W	. Top of foundation elevations. For main corners of each structure.
		S. Utilities, proposed and existing. For mains and service lines.
	W W	T. Walkways and paths.
7	3D.	Building Elevations. See Article 3.A, Lot and Building Standards. Shall have a minimum
٦٦	V	scale of 1/8"=1'.
		A. Profiles.
		B. Location where buildings intersect the existing and proposed grades for each profile.
		C. Building materials. Shall be annotated to correspond with Building Materials Board.
8	1	D. Location of outdoor lighting fixtures.
V	8E.	Floorplans. Shall have a minimum scale of 1/8"=1'. All plans shall be black and white, at
	V	the same scale, and shall align with one another. Shall include a roof plan.
17	8F.	Landscaping Plan. See Article 3.I, Landscaping, Buffering, and Screening. Shall have a
		minimum scale of 1"=20'. Shall include the following:
		To the following,

			A. Proposed species name.
			B. Property lines labeled with required bufferyard types.
			C. Structures, existing and proposed.
			D. Landscaping, existing and proposed.
			<ul><li>E. Hardscaping, existing and proposed.</li><li>F. Top-of-wall and bottom-of-wall elevations of all retaining walls and site walls.</li></ul>
	/		
	1	√sG.	Bufferyard Tabulation. See "Bufferyard Tabulation" below.
	D A	A 8H.	Tree Removal and Protection Plan. See Article 3.G, Tree Removal and Protection. All trees
	- "		proposed for protection greater than four inches (4") in caliper.
	0		Outdoor Lighting Board. See Article 3.K, Outdoor Lighting. Shall include cut sheets for all
	-	🖤	proposed outdoor lighting fixtures with International Dark Sky Association (IDA) Approval
			Symbol. Shall indicate mounting heights.
	P.	10.	Outdoor Lighting Tabulation. See "Outdoor Lighting Tabulation" below.
	B	11.	Building Materials Board. Shall be annotated to correspond with Building Elevations. Shall
	-		include photographs of swatches demonstrating color and material composition for the
	-		following:
			A. Decks
	1		B. Doors (incl. garage and entry doors)
	1		C. Fascia
	1		D. Fencing
		2.0	E. Foundation
			F. Gates
			G. Railings
		1.00	H. Roofs
			1. Siding
			J. Soffits
	1		K. Window and door trim
			L. Window glass type
	9	12.	Renderings. Shall be 3D, in color, and accurate in scale.
		13	Wetland Delineation. See Article 3.C, Resource Identification and Sensitive Lands
	۱۳۱	AN-	Protection. If applicable.
	П	14	Hillside and Ridgeline Development Study. See Article 3.C, Resource Identification and
		NV.	Sensitive Lands Protection. If impacting slopes greater than twenty percent (20%).
	-	12.	File Naming Conventions. All Minor Site Plan Applications shall be submitted pursuant to
		1 23	the Site Development and Permit Decision File Naming Conventions.
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Required Su	ibmitta	I (K5+) =	Line that we have a second of the second of

Bufferyard Tabulation Tabulation of required bufferyard types per pro See Sec. 3-1-5, Bufferyards, for requirements.	operty li	ne and li	st of pro	posed p	lantings	propose	ed per p	property line.
	Evergreen Trees Required	Evergreen Trees Provided	Deciduous Trees Required	Deciduous Trees Provided	Shrubs Required	Shrubs Provided	Berm Height	Deficiency (if any)
N Boundary								
Length: linear feet								
Adjacent properties are zoned:							01	1
Bufferyard Type: A B C D (circle one)						A .	'	
S Boundary					1	. 1		/
Length: linear feet						WNI		Y
Adjacent properties are zoned:				(	1/1	11/2		
Bufferyard Type: A B C D (circle one)					Y	/ \		
E Boundary		$\cap$	/ 1	/				
Length: linear feet		/ 4	( / U		•			
Adjacent properties are zoned:	4		$Y \wedge$					
Bufferyard Type: A B C D (circle one)								
W Boundary		1	) У					
Length: linear feet								
Adjacent properties are zoned:								
Bufferyard Type: A B C D (circle one)								

Fixture Name	Proposed of Fixture		Proposed Correlated Color Temperatur
		17	(in degrees Kelvin)
	3		/
	1XX	V	
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- 2 Process for Approval See Sec. 5-E-1, Site Plan.
- 3 Fees See Sec. 5-B-6, Application Fees. An invoice will be sent once the planning file has been created.
  - A. \$100.00 Minor Site Plan Application Review Lee.
  - B. \$3,000.00 Deposit for Building Exterior, Driveway, and Landscaping.
  - C. \$50.00 Driveway Permit Application Fee.

### 4 Applicant's Certification Statement

# 125 CEDAR DRIVE DUPLEX



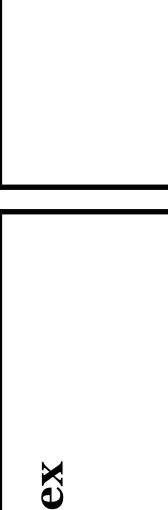










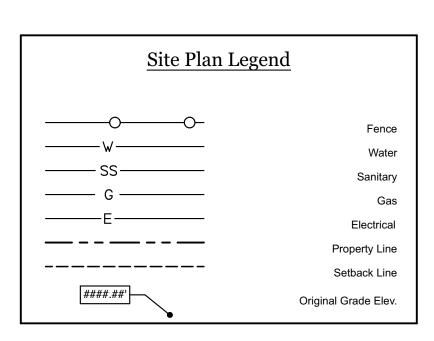


NOT FOR CONSTRUCTION PLANNING COMMISSION DECEMBER 6, 2024

5 Cedar Drive Duplex LLC

A Duplex for 125 Cedar Drive Duplex LLC Lot 2 Block 6 Winter Park Village Winter Park, CO 80482

SHEET: **C-1**DATE: 12/6/24



### Site Plan Notes

1. No disturbance, grading, or removal of significant natural features and vegetation will occur beyond the "Limit of Disturbance" line, as shown on this plan.

2. The "Limit of Disturbance" line shall be delineated prior to construction with flags, roping, four foot (4') tall orange construction fencing, or other acceptable means.

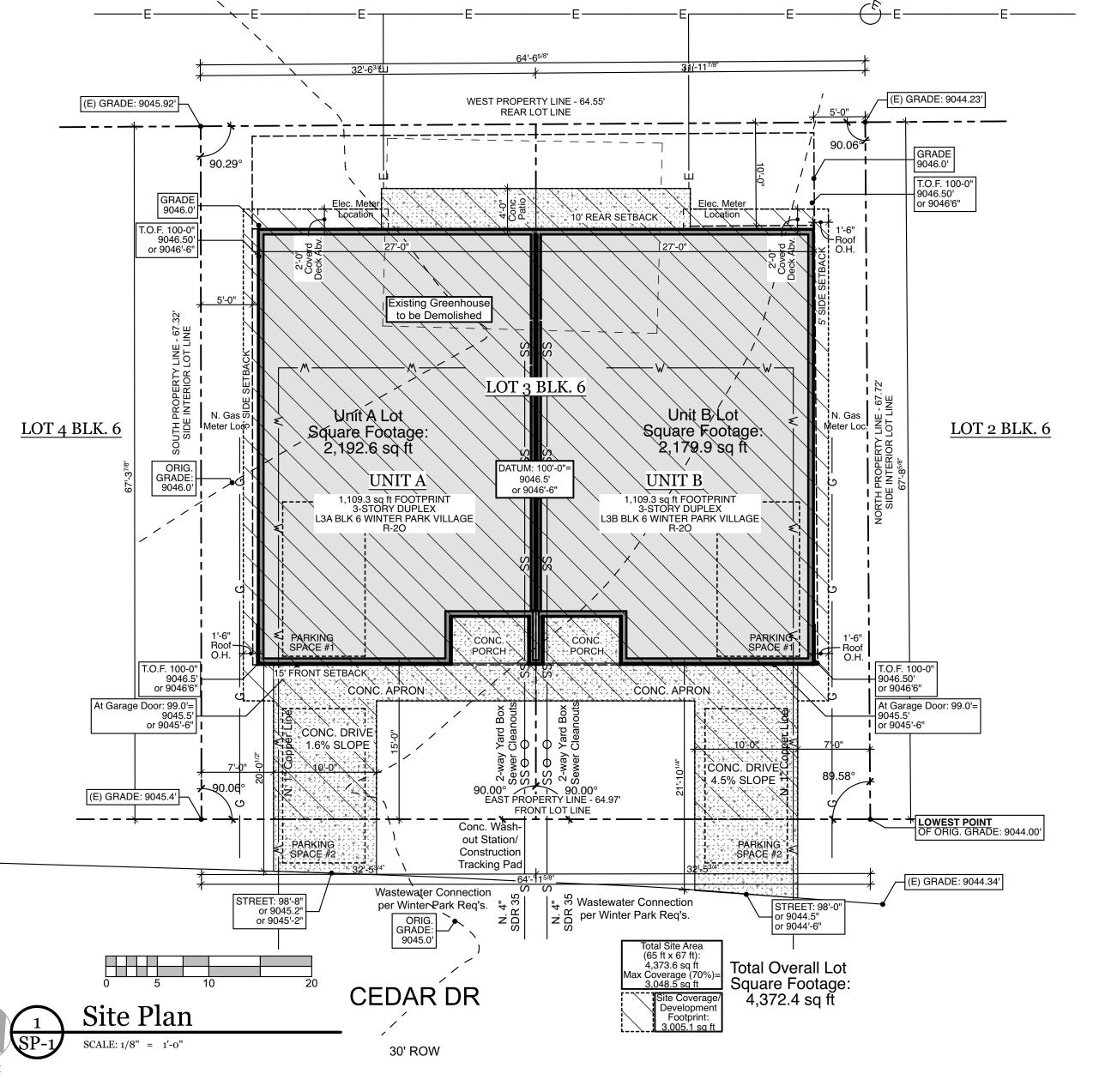
LIMIT OF DISTURBANCE = ENTIRE LOT No disturbance, grading, or removal of significant natural features and vegetation will occur beyond the "limit of disturbance" line, as shown on this plan.

The "limit of disturbance" line shall be delineated prior to construction with flags, roping, four foot (4') tall orange construction fencing, or other acceptable means.

		Door	Schedule - Unit A		
###		Location	Type	Width	Heig
D101A	1.5	-Car Garage	RH-Outswing	3'-0"	8'-0
D102A	Т	oy Storage	Overhead Dr.	8'-0"	8'-0
D103A	Т	oy Storage	LH-Outswing	3'-0"	8'-0
D104A	N	Mechanical	RH-Outswing	3'-0"	8'-0
D105A		Bath #4	RH-Inswing	2'-6"	7'-0
D201A	Е	Bedroom #2	LH-Inswing	2'-8"	6'-8
D202A		Bath #2	RH-Inswing	2'-6"	6'-8
D203A		Closet	RH-Outswing	2'-8"	6'-8
D204A	Е	Bedroom #4	RH-Inswing	2'-8"	6'-8
D205A	Bedroom #4 Closet		RH-Outswing	2'-6"	6'-8
D206A		Bath #3	RH-Inswing	2'-8"	6'-8
D207A	Е	Bedroom #3	LH-Inswing	2'-8"	6'-8
D208A	Bedr	oom #3 Closet	LH-Outswing	2'-6"	6'-8
D209A	Е	Bedroom #1	RH-Inswing	2'-6"	6'-8
D210A	Bedroom #1 Closet		Double Sliding	5'-0"	6'-8
D211A	Bath #1		RH-Inswing	2'-6"	6'-8
D301A	Pantry		LH-Inswing	2'-6"	7'-0
D302A		Powder	RH-Inswing	2'-6"	7'-0
Note	) C	Width and Heig	ht Sizes are Nominal - Ve	ery Actual Siz	ze w/ Ma
NOLE	, o	Panel Style, Ha	ardware, and Finish as Se	lected by Ov	vner

Provide 20-min fire rating at Garage & Mechanical

Door Schedule - Unit B							
###		Location	Туре	Width	Height		
D101B	1.5	-Car Garage	LH-Outswing	3'-0"	8'-0"		
D102B	T	oy Storage	Overhead Dr.	8'-0"	8'-0"		
D103B	T	oy Storage	RH-Outswing	3'-0"	8'-0"		
D104B	N	Mechanical	LH-Outswing	3'-0"	8'-0"		
D105B		Bath #4	LH-Inswing	2'-6"	7'-0"		
D201B	Е	Bedroom #2	RH-Inswing	2'-8"	6'-8"		
D202B		Bath #2	LH-Inswing	2'-6"	6'-8"		
D203B	Bedr	oom #2 Closet	LH-Outswing	2'-8"	6'-8"		
D204B	Е	Bedroom #4	LH-Inswing	2'-8"	6'-8"		
D205B	Bedr	oom #4 Closet	LH-Outswing	2'-6"	6'-8"		
D206B		Bath #3	LH-Inswing	2'-8"	6'-8"		
D207B	Е	Bedroom #3	RH-Inswing	2'-8"	6'-8"		
D208B	Bedr	oom #3 Closet	RH-Outswing	2'-6"	6'-8"		
D209B	Е	Bedroom #1	LH-Inswing	2'-6"	6'-8"		
D210B	Bedr	oom #1 Closet	Double Slider	5'-0"	6'-8"		
D211B		Bath #1	LH-Inswing	2'-6"	6'-8"		
D301B		Pantry	RH-Inswing	2'-6"	7'-0"		
D302B		Powder	LH-Inswing	2'-6"	7'-0"		
Note	\C	Width and Heig	ht Sizes are Nominal - Ve	ery Actual Siz	e w/ Manuf.		
INOLE	3	Panel Style, Ha	ardware, and Finish as Se	lected by Ov	/ner		
Provide 20-min fire rating at Garage & Mechanical							



###	Location	Width	Height	Type	Lite Pattern (WxH)	Notes
W101A	Entry	3'-0"	8'-0"	Entry Door w/ Sidelite	1X5 - Skylite	Tempered
W102A	1.5-Car Garage	5'-0"	2'-0"	Picture	1X1	
W103A	1.5-Car Garage	5'-0"	2'-0"	Awning	1X1	
W104A	Toy Storage	5'-0"	2'-0"	Awning	1X1	
W105A	Toy Storage	2'-10"	5'-0"	Casement	1x3	
W106A	Toy Storage	2'-10"	5'-0"	Casement	1x3	
W107A	Locker Room	3'-0"	6'-8"	Patio Door	1x4	
W108A	Locker Room	2'-10"	5'-0"	Casement	1x3	
W201A	Bath #2	2'-10"	5'-0"	Casement	1X3	
W202A	Bedroom #2	3'-0"	6'-8"	Patio Door	1X4	Tempered
W203A	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W204A	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W205A	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W206A	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W207A	Bedroom #4	2'-10"	5'-0"	Casement	1X3	
W208A	Bedroom #3	2'-10"	5'-0"	Casement	1X3	
W209A	Bedroom #3	2'-10"	5'-0"	Casement	1x3	
W210A	Bedroom #1	2'-10"	5'-0"	Casement	1X3	
W211A	Bedroom #1	2'-10"	5'-0"	Casement	1X3	
W301A	Family Room	2'-10"	5'-0"	Casement	1X3	
W302A	Family Room	2'-10"	5'-0"	Picture	1X3	
W303A	Family Room	2'-10"	5'-0"	Casement	1X3	
W304A	Kitchen	6'-0"	2'-10"	Picture	1X1	
W305A	Kitchen	2'-10"	5'-0"	Casement	1X3	
W306A	Kitchen	2'-10"	5'-0"	Casement	1X3	
W307A	Dining	8'-0"	8'-0"	Double Slider	(2) 1X4	Tempered
W308A	Dining	2'-10"	5'-0"	Casement	1X3	
W309A	Dining	2'-10"	5'-0"	Picture	1X3	
W310A	Dining	2'-10"	5'-0"	Casement	1X3	
WL01A	Loft	3'-0"	6'-8"	Patio Door	1x4	Tempered

All Glazing within 18" of Finished Floor Ht. shall be tempered safety glass.

Window Schedule - Unit B						
###	Location	Width	Height	Туре	Lite Pattern (WxH)	Notes
W101B	Entry	3'-0"	8'-0"	Entry Door w/ Sidelite	1X5 - Skylite	
W102B	1.5-Car Garage	5'-0"	2'-0"	Picture	1X1	
W103B	1.5-Car Garage	5'-0"	2'-0"	Awning	1X1	
W104B	Toy Storage	5'-0"	2'-0"	Awning	1x1	
W105B	Toy Storage	2'-10"	5'-0"	Casement	1x3	
W106B	Toy Storage	2'-10"	5'-0"	Casement	1x3	
W107B	Locker Room	3'-0"	6'-8"	Patio Door	1x4	Tempered
W108B	Locker Room	2'-10"	5'-0"	Casement	1x3	
W201B	Bath #2	2'-10"	5'-0"	Casement	1X3	
W202B	Bedroom #2	3'-0"	6'-8"	Patio Door	1X4	Tempered
W203B	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W204B	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W205B	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W206B	Bedroom #2	2'-10"	5'-0"	Casement	1X3	
W207B	Bedroom #4	2'-10"	5'-0"	Casement	1X3	
W208B	Bedroom #3	2'-10"	5'-0"	Casement	1X3	
W209B	Bedroom #3	2'-10"	5'-0"	Casement	1X3	
W210B	Bedroom #1	2'-10"	5'-0"	Casement	1x3	
W211B	Bedroom #1	2'-10"	5'-0"	Casement	1x3	
W301B	Family Room	3'-0"	6'-8"	Patio Door	1x4	Tempered
W302B	Family Room	2'-10"	5'-0"	Casement	1X3	
W303B	Family Room	2'-10"	5'-0"	Picture	1X3	
W304B	Family Room	2'-10"	5'-0"	Casement	1X3	
W305B	Family Room	8'-6"	4'-0"	Trapezoid Picture	1x1	
W306B	Kitchen	6'-0"	2'-10"	Picture	1X1	
W307B	Dining	8'-0"	8'-0"	Double Slider	(2) 1X4	Tempered
W307B	Kitchen	2'-10"	5'-0"	Casement	1X3	
W308B	Kitchen	2'-10"	5'-0"	Casement	1X3	
W309B	Dining	2'-10"	5'-0"	Casement	1X3	
W310B	Dining	2'-10"	5'-0"	Picture	1X3	
W311B	Dining	2'-10"	5'-0"	Casement	1X3	
WL01B	Loft	3'-0"	6'-8"	Patio Door	1X4	Tempered
Note	Width and Verify Ope			ninal - Very Actual Size w/ N	Manuf.	
	Manufactu	re, Hardwa	are & Finish	n as Selected by Owner		
	All Glazing	within 18'	of Finishe	d Floor Ht. shall be tempere	ed safety glass.	

# **Drawing Index**

C-1.0 Cover

SP-1.0 Site Plan

SP-2.0 Grading/ Landscape Plans

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A-1.7 Third Floor Framing Plan A-1.8 Loft Floor Plan

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A-2.1 Exterior Elevations A-3.0 Building Sections

A-3.1 Building Sections

# Square Footage Calculations

oquare Pootage Calculation						
UNIT A	UNIT B					
523	523					
1100	1100					
898	986					
189	189					
2710	2798					
587	587					
3297	3385					
132	132					
	UNIT A  523  1100  898  189  2710  587  3297					

# **Zoning Analysis**

Legal Description L2 BLK 6

WINTER PARK VILLAGE Zoning Classification

Minimum/Actual Site Area 3,000 sq. ft./4,373 sq. ft.

Minimum Dwelling Unit 4373 sq. ft. = .10 acres .05 acre = 1 dwelling unit 2 dwelling units allowed

Allowable Lot Coverage (70.0%) 4373 sq. ft. x .7 = 3061 sq. ft.

Proposed Lot Coverage (69.5%) Total development Footprint: sq. ft: 3038 sq. ft. 3038/4373 sq. ft. = 0.695

Proposed Open Space (30.5%) 4373 - 3038 = 1335 sq. ft.1335/4373 = .305

Max./Proposed Allowable Ht. 35' to midpoint of sloping roof Proposed: 34'-11"

42' overall Proposed: 41'-8 5/8"

Setbacks 15' Front 5' Side Interior 10' Rear

Minimum/Proposed Parking Min. 2 spaces/ Proposed 2 spaces

# **Project Directory**

125 Cedar Drive

Project Manager

3363 Newcombe St Lakewood, CO 80227 Tyler Wilcox (c) 720-484-9246

tyler@wilcoxcustombuilders.com Hackett Architecture & Design

5970 S Elati St Littleton, CO 80120 Daniel Hackett, AIA NCARB (c) 513-571-3386 dan@hackettarchitecture.com

Surveyor Tim Shenk Land Surveying, Inc PO Box 1670 Granby, CO 80446

Tim Shenk, PLS

(c) 970-887-1046

# 125 Cedar Drive Duplex LLC

Winter Park, CO 80482

General Contractor (Applicant) Wilcox Custom Builders

3363 Newcombe St Lakewood, CO 80227 Tyler Wilcox

(c) 720-484-9246 tyler@wilcoxcustombuilders.com

bath exhaust fan shall be installed in each bathroom. Wilcox Custom Builders 23. The Contractor or Mechanical Contractor shall specify, provide and install mechanical piping with insulation values that satisfy the 2015 IECC. 24. The Contractor and/or Mechanical Contractor shall specify, provide, and install hot

2034 and Ul217

water piping with insulation values that satisfy the 2015 IECC. 25. The Contractor and/or Mechanical Contractor shall specify, provide and install duct work with insulation values that satisfy the 2015 IECC. 26. All access doors and ceiling hatches between conditioned spaces and unconditioned

**General Construction Notes** 

3. See "Material Specifications" on sheet SP-1 for material designations, assemblies, and

dimensions are stud to stud or stud to conc. or conc to conc (as noted). All exterior walls

6. General Contractor and window supplier are solely responsible to ensure all required

. Basement window well egress must allow full operation of window, have clear area of S square feet minimum and a minimum clearance dimension of 36". If the window well is

over 44" deep, then permanent stairs or ladder must be provided which does not prevent operation of the window or encroach more than 6" into the clear area. The max basement

indow sill height is 44" A.F.F. Area wells within the side setback are to be 48" wide

8. Window wells shall be designed for proper drainage by connecting to the building's

foundation drainage system required by Section R405.1 or by an approved alternative method, except on well-drained soil area or sand-gravel mixture soils in accordance with

9. All fuel-consuming appliances shall receive combustion air from an exterior air source.

Contractor and the Architect. Since design and construction is complex, and although the

Architect and his Consultants have performed their services with due care and diligence,

cannot be anticipated. Any errors, omissions or discrepancies discovered by the use of

simple notice to the Architect shall relieve the Architect and consultants from responsibilit

techniques, sequences and procedures required for safe execution and completion of the

15. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the

16. Reference to any detail or drawing is for convenience only and does not limit the

information may be required for the interior finishes of this project. Additional information

19. All Mechanical, Electrical and Plumbing work is to be established and design/ build by

**20.** All smoke detectors are to be provided and installed by the Contractor. Smoke alarms

immediate vicinity of the bedrooms and on each additional story of the dwelling, including

21. All carbon monoxide alarms are to be provided and installed by the Contractor. Per

section R315.1.1, carbon monoxide alarms shall be listed in accordance with UL 2034.

Combination carbon monoxide and smoke alarms shall be listed in accordance with UL

22. All bath exhaust fans are to be provided and installed by the Contractor. At least one

basements. The smoke alarms must be interconnected. Smoke alarms must be installed

shall be installed in each sleeping room, outside each separate sleeping area in the

others (than the Architect). Unless shown on these drawings, all mechanical work such as, but not limited to Electrical, Plumbing, Heating, Air Conditioning, Ventilating, etc., are to be established and design/ build by others (than the Architect).

7. All qualitative judgments regarding color, finish and/or substitutions are to be

**18.** These drawings do not contain complete specifications; details and additional

work, and for initiating, maintaining and supervising all safety precautions and programs in

these plans shall be reported to the Architect immediately. A failure to cooperate by a

14. The Contractor shall be solely responsible for the construction means, methods,

10. All sill cocks and downspouts shall have conc. splash blocks out 3'-0" min. from the

**12.** All pocket doors shall have fire stopping and air infiltration barrier as required.

13. Release of these documents assumes further cooperation among Client, the

perfection cannot be achieved. Communication is imperfect and every contingency

United Soil Classification System, Group 1 Soils, as detailed in table R405.1

egress windows are sized properly and have the required sill height to meet egress

not dimensioned are 2x6 wd. studs and all interior walls not dimensioned are 2x4 wd.

4. The Contractor must verify all dimensions. DO NOT SCALE DRAWINGS. All

**5.** All new exterior glass must be in compliance with Section 308 of the 2015 IRC.

1. The Contractor shall be responsible to conform to the latest state and local building codes, fire codes, ordinances and regulations. The following is a list of the most recently

adopted building codes for the Town of Winter Park:

2015 International Residential Code

2015 International Mechanical Code

requirements and required minimum sill height per code.

11. All walls, and chases shall have fire stopping as required.

2015 International Plumbing Code

2015 International Fuel Gas Code

2015 International Fire Code

2017 National Electrical Code

2. See "A" sheets for architectural drawings

Sheet Organization:

building (see soils report).

connection with the work.

most restrictive shall govern.

application of such drawing or detail.

submitted to the Owner for approval.

shall be obtained from the Owner and the Architect.

2015 International Energy Conservation Code

Winter Park Zoning Code

spaces shall be weatherstripped and insulated to the equivalent level of surrounding 27. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof

sheathing applied directly to the top of the roof framing members, shall be permitted where all the following conditions are met: - The unvented attic space is completely within the building thermal envelope. - No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the

unvented attic assembly or on the ceiling side of the unvented enclosed roof framing - Where wood shingles or shades are used, a minimum 1/4" vented airspace separates the shingles or shakes and the roof underlayment above the structural sheathing. - In climate zones 5, 6, 7 & 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with

the underside of the insulation. - Insulation shall be located in accordance with the following: 5.1 item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 and 5.2 depending on the air permeability of the insulation directly under the

structural roof sheathing. 28. The under floor space between the bottom of the floor joists and the earth shall be provided with ventilation openings through the foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 sq. ft. for each 150 sq. ft. of under floor space area. One such ventilation opening shall be within 3' of each corner per Section R408.1 or provide conditioned air from HVAC system to crawlspace. 29. All patios, driveways and terraces to be sloped 1/4" per 1'-0" (minimum) in direction indicated on plans so as to incur positive drainage away from the building. See site plan

for site drainage. **30.** All Paint & Stain finishes/ colors to be selected by the Owner and provided and installed by the Contractor.

**31.** All Cabinets, and countertops to be selected by the Owner, and provided and installed **32.** All Plumbing fixtures to be selected by the Owner, and provided and installed by the

**33.** All Electrical fixtures to be selected by the Owner, and provided and installed by the **34.** All recessed light fixtures, as selected by the Owner, shall be IC rated, sealed and 35. Seventy-five percent (75%) of permanently installed light fixtures, as selected by the

Owner, shall have high efficacy lamps per code. **36.** All Interior wall and ceiling finish/ texture to be selected by the Owner and Interior Designer, and shall be provided and installed by the Contractor.

37. All interior built-ins are as selected by the Owner and provided and installed by the

**38.** All exterior windows & doors are to be selected by the Owner and provided and installed by the Contractor. (See Floor Plans & Exterior Elevations for Action and Location) (See Exterior Elevations and Window Schedule).

**39.** Interior door material, panel layout, and finish to be as selected by the Owner, and provided and installed by the Contractor. **40.** All Interior and Exterior door hardware is to be selected by the Owner, and provided

and installed by the Contractor. 41. All interior trim (base, case, crown etc.) material, profile and finish to be as selected by the Owner, and provided and installed by the Contractor. 42. All appliances to be selected by the Owner and provided and installed by the

43. All site work and landscaping is to be established and designed by others (than the

# 2015 IECC Energy Requirements: **Prescriptive Method**

Climate Zone: Grand County = 7

Fenestration U-Factor: Skylight U-Factor: Exterior Framed Walls: Roof/Attic/Rafters:

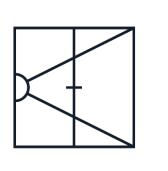
Floors:

Basement Walls:

Crawl Space Walls:

R-20 + R-5 continuous R-38 or full cavity of R-19 min. R-15 continuous/R-19 cavity

R-15 continuous/R-19 cavity



NOT FOR CONSTRUCTION PLANNING COMMISSION **DECEMBER 6, 2024** 



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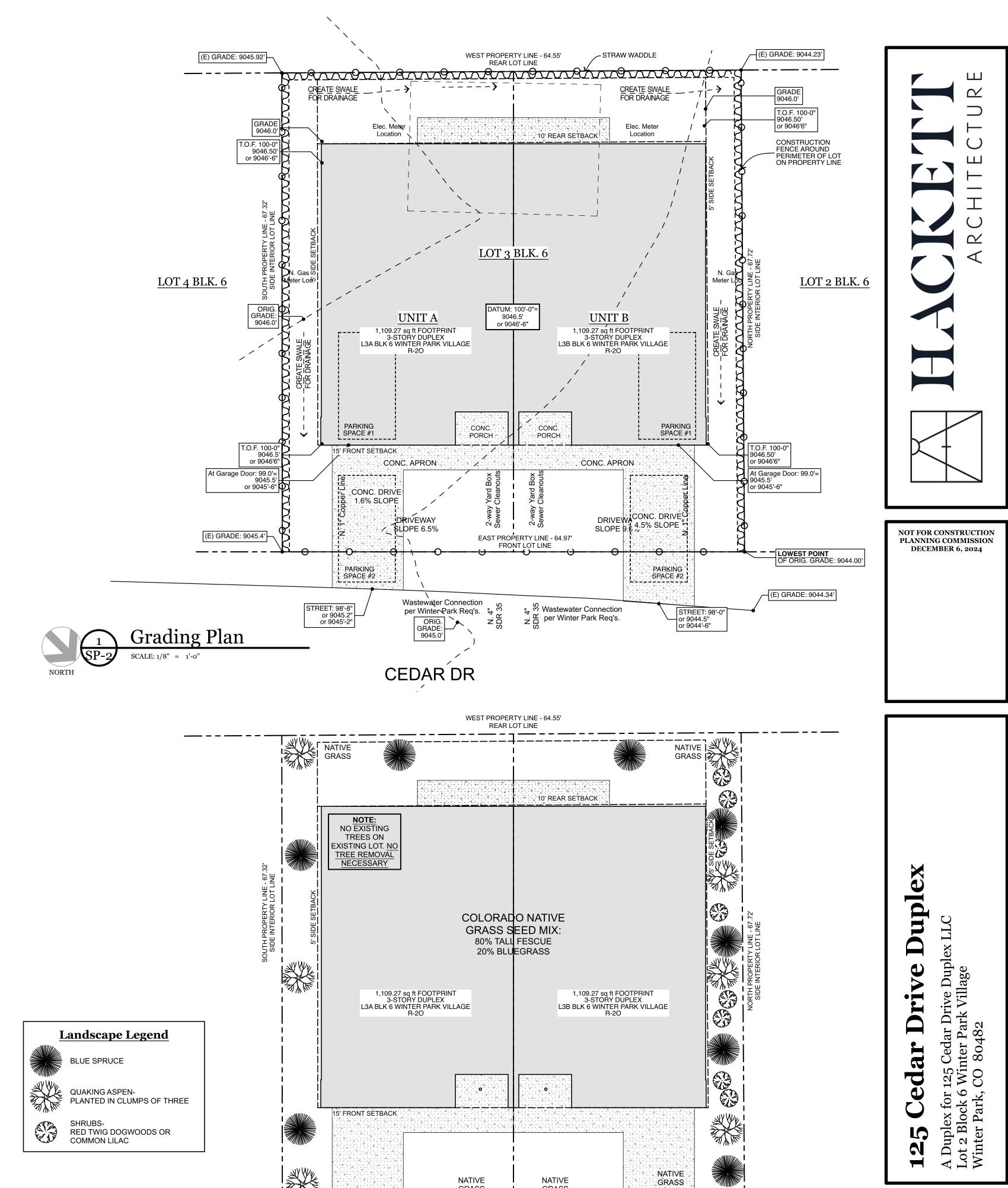
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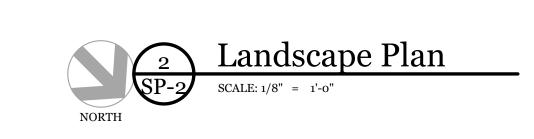
SP-1

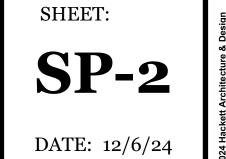
DATE: 12/6/24



	<b>Bufferyard Tabulation</b>					<u>n</u>	
	# of Evergreens Required	# of Evergreens Provided	# of Deciduous Required	# of Deciduous Provided	# of Shrubs Required	# of Shrubs Provided	Berm Height
North Boundary: 65 LF, R-2o, B	4	4	4	4	10	10	
East Boundary: 67 LF, R-2o, B	2	2	2	2	0	0	
South Boundary: 65 LF, R-2o, B	2	2	2	2	0	0	
West Boundary: 67 LF, R-2o, B	2	2	2	2	0	0	







NATIVE

GRASS

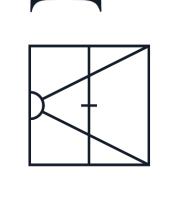
NATIVE

GRASS

EAST PROPERTY LINE - 64.97'
FRONT LOT LINE



ARCHITECTURE



NOT FOR CONSTRUCTION PLANNING COMMISSION DECEMBER 6, 2024

Drive Dupley LLC

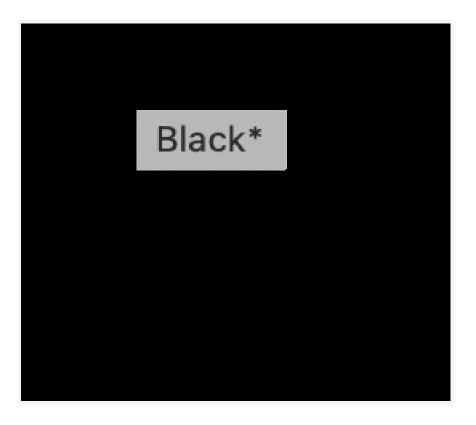
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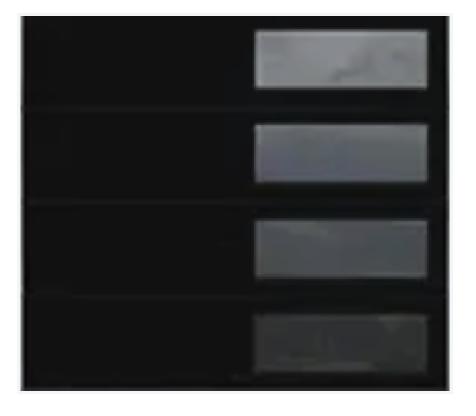
**A-2.0** 

DATE: 12/6/24





GARAGE DOORS -CLOPAY BLACK METAL





FASCIA + SOFFIT



**SOFFIT MATERIALS -**T1-11 WOOD GRAIN PANEL



BROOM FINISHED CONCETE



STONE VENEER -COOPER STONE SANTA MARIA



JAMES HARDIE SIDING MATERIAL -ARTIC WHITE



JAMES HARDIE **BOARD AND BATTEN** - NIGHT GRAY



ROOF SHINGLE - ESTATE GRAY



Deep Black **METAL GUTTERS** 



WINDOWS - BLACK



STUCCO -DRYVIT MOUNTAIN FOG



TREX DECKING PEBBLE GREY





Duple

Ced

# **Material Specifications**

WALLS:

W1- James Hardie Hardie Plank Lap Siding with 6" exposure in Artic White Select Cedarmill finish. See exterior elevations for locations. (All materials installed per mfr's. specifications and details)

W2- Cooper Stone Santa Maria stone veneer. See exterior elevations for locations. (all materials installed per mfr's. specifications and details) W3 - Dryvit Mountain Fog sandpebble fine stucco. See exterior elevations for locations. (All materials installed per mfr's. specifications and details)

W4 - James Hardie Rustic Grain Board and Batten in Night Gray. See exterior elevations for locations. (All materials installed per mfr's. specifications and details)

W5 - Exposed concrete foundation

R1 - Owens Corning Duration Storm Asphalt Shingle (or equal) in Estate Gray Finish (Material installed per mfr's. spec's.)

R2 - Aluminum Box style gutters (Profile as Selected by Owner) in Deep Black Finish (or sim.) with 4" round downspouts. FLOORS:

F1- 1x6 Grooved Edge Trex Select Composite Decking in Pebble Grey with Concealed Fastening System (All materials installed per mfr's. specs and

F2- Broom Finished Concrete

C1- 1/2" T1-11 tongue and groove soffit panels with painted finished (Installed per mfr's. specs and details)

WINDOWS & DOORS:

Sierra Pacific Aspen Series with Exterior Clad to be Black and Interior Finish to be Unfinished Pine. Interior Hardware Finish to be Black. Sizes per Window Schedule Lite divisions per Exterior Elevations. (Installed per mfr's. specs and details). Glass to be Low-E

1x MiraTEC Select wood fiber boards in textured paint-grade finish. Size and location as noted on Exterior Elevations (Installed per mfr's. specs and

Site Plan Notes 1. No disturbance, grading, or removal of significant natural features and vegetation will occur beyond the "Limit of Disturbance" line,

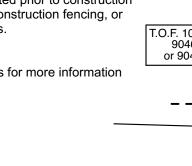
as shown on this plan.

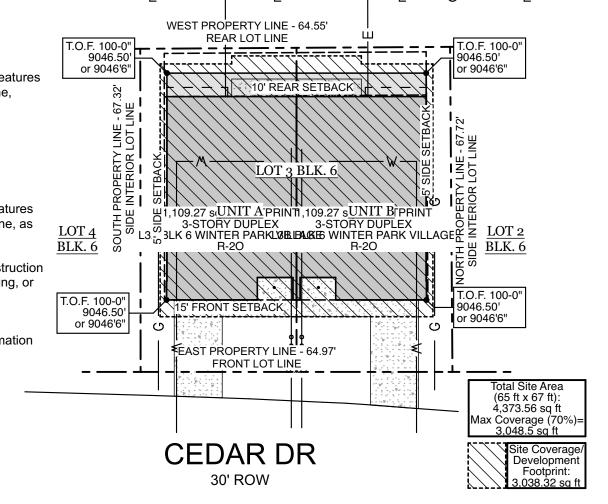
2. The "Limit of Disturbance" line shall be delineated prior to construction with flags, roping, four foot (4') tall orange construction fencing, or other acceptable means.

LIMIT OF DISTURBANCE = ENTIRE LOT No disturbance, grading, or removal of significant natural features and vegetation will occur beyond the "limit of disturbance" line, as shown on this plan.

The "limit of disturbance" line shall be delineated prior to construction with flags, roping, four foot (4') tall orange construction fencing, or other acceptable means.

See additional Site Plan and Drainage Plans for more information





# **Zoning Analysis**

Legal Description L2 BLK 6 WINTER PARK VILLAGE

Zoning Classification Minimum/Actual Site Area

3,000 sq. ft./4,373 sq. ft. Minimum Dwelling Unit 4373 sq. ft. = .10 acres .05 acre = 1 dwelling unit

2 dwelling units allowed

Allowable Lot Coverage (70.0%) 4373 sq. ft. x .7 = 3061 sq. ft.

Proposed Lot Coverage (69.5%) Total development Footprint:

sq. ft: 3038 sq. ft. 3038/4373 sq. ft. = 0.695 Proposed Open Space (30.5%) 4373 - 3038 = 1335 sq. ft.

1335/4373 = .305Max./Proposed Allowable Ht. 35' to midpoint of sloping roof

Proposed: 34'-11" 42' overall

Proposed: 41'-8 5/8"

Setbacks 15' Front 5' Side Interior 10' Rear

Minimum/Proposed Parking Min. 2 spaces/ Proposed 2 spaces

# **Project Directory**

125 Cedar Drive Duplex LLC 125 Cedar Drive Winter Park, CO 80482

General Contractor (Applicant) Wilcox Custom Builders 3363 Newcombe St Lakewood, CO 80227 Tyler Wilcox

tyler@wilcoxcustombuilders.com Project Manager Wilcox Custom Builders 3363 Newcombe St Lakewood, CO 80227 Tyler Wilcox

(c) 720-484-9246

(c) 720-484-9246 tyler@wilcoxcustombuilders.com

Hackett Architecture & Design 5970 S Elati St Littleton, CO 80120 Daniel Hackett, AIA NCARB

(c) 513-571-3386 dan@hackettarchitecture.com Tim Shenk Land Surveying, Inc.

Surveyor PO Box 1670 Granby, CO 80446 Tim Shenk, PLS (c) 970-887-1046

SHEET: DATE: 12/6/24

# **MEMO**



**To:** Planning Commission

From: James Shockey, Community Development Director

**Date:** January 14, 2025

Re: Consideration to Add Condo-Hotel Uses to UDC

### Overview

A condominium-hotel is a residential land use with a condominium form of ownership where each unit is owned separately and is rented out to guests on a short-term basis. The use also includes hotel-type services like a check-in desk, housekeeping, etc. Typically, the details of unit rentals and hotel amenities are specified in part through local land use regulations and in part through private covenants enforced by the homeowners' association of the development.

The Town's Unified Development Code (the "UDC") does not explicitly allow condo-hotel uses. While the UDC does not restrict the ownership structure of hotels, it explicitly excludes short-term rentals ("STRs") from the hotel use. In other words, under the UDC, a use cannot be a hotel where each unit is individually owned and rented as a STR.

### **Analysis**

Following discussion with Town Council over the past year or so, and because of interest in this use, an ordinance has been drafted that would create a Condo-Hotel use as a Special Use in the D-C and C-1 zone districts. Condo-Hotel would be defined as "a Hotel or Motel, as defined by this UDC, in which ownership of individual units has been condominiumized in accordance with the Colorado Condominium Ownership Act, C.R.S. § 38-33-101 et seq. Condo-Hotel is considered a commercial use and shall only be occupied by unit owners for a maximum of 90 days in a calendar year".

Condo-Hotels will require the execution of a development agreement in a form approved by the Town that demonstrates that the Condo-Hotel:

- a. Provides private amenities to guests that are customary for hotels;
- b. Provides public amenities and benefits that further the Town's housing goals by, including, without limitation, deed-restricting an appropriate portion of onsite dwelling units for workforce housing, or imposing a voluntary transfer assessment by recording a covenant against the units that requires payment to the Town of a real estate transfer assessment ("Residential RETA") in the amount of 0.5% of the consideration paid for each non-exempt transfer of a unit, with the Town using the funds generated by the Residential RETA exclusively for the construction, maintenance or acquisition of workforce, affordable, or community housing, as the Town may determine in its discretion.



- c. Expressly establishes through the Condominium Declarations, Articles of Incorporation, or restrictive covenants residency restrictions for unit owners ensuring units are occupied by unit owners for a maximum of 90 days in a calendar year;
- d. Has established minimum use and behavior standards for occupants and guests, has adequate procedures in place to promptly enforce such standards, and will ensure that occupancy and use requirements are continually met; and
- e. Includes a professional property management company responsible for, among other things, ensuring the peaceful and orderly operation of the Condo-Hotel.

### **Parking**

The parking would be classified in the same category as a Hotel/Motel at 0.75 parking spaces per unit. The 90-day restriction on owner occupancy of a condo-hotel unit is important because of its impact on parking. For ongoing residential uses, the parking requirement is 1.0 parking spaces per unit. The lower parking requirement for hotel, motel, and now condo-hotel anticipates that not every room or unit will be occupied at any given time. Units that are lived in full time must provide more parking.

### Code of Ordinances - Title 3, Chapter 10:

§ 3-10-4(E) will be amended to exempt Condo-Hotels from the requirements to obtain a short-term rental license for each individually owned Condo-Hotel unit.

### § 5-B-8 Public Notice Requirements:

This text amendment has had proper public notification pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on January 1, 2025, providing notification of the hearing and requesting comments. No comments have been received.

### **Staff Conclusions:**

Staff is in favor of adopting regulations making hotel development more appealing in the Town. Imagine Winter Park, CC Strategy 3.8 states: *Encourage new hotels to be constructed in the downtown core to increase diversity of accommodation, enhance vibrancy, and support retail and commercial uses*. Adding this use to the UDC will provide options for developers to meet this strategy.

### **Staff Recommendation:**

Staff recommends the Planning Commission provide a recommendation to approve the ordinance as drafted, amending Title 3 and 7 of the Winter Park Municipal Code by adding a new Condo-Hotel use and exempting such use from short-term rental licensing.

### TOWN OF WINTER PARK ORDINANCE NO. XXX SERIES OF 2025

AN ORDINANCE OF THE TOWN COUNCIL OF WINTER PARK AMENDING TITLES 3 AND 7 OF THE WINTER PARK MUNICIPAL CODE BY ADDING AND DEFINING A NEW CONDO-HOTEL USE AND EXEMPTING SUCH USE FROM SHORT-TERM RENTAL LICENSING

WHEREAS, a condominium-hotel is a land use with a condominium form of ownership where each unit is owned separately and rented out to guests on a short-term basis and also includes hotel-type services and amenities;

WHEREAS, despite the difference in ownership structure, like a hotel or motel, a condominium-hotel is a commercial use that has community impacts comparable to those of traditional single-owner hotels or motels;

WHEREAS, Title 3 of the Town's Municipal Code exempts hotels or inns with single ownership from the short-term rental licensing requirement, but does not include a similar exemption for condominium-hotels;

WHEREAS, Title 7 of the Town's Municipal Code (the "UDC") currently does not define or permit condominium-hotel uses; and

WHEREAS, the Town desires to modify Title 3 to exempt condominium-hotels from the short-term rental licensing requirement and Title 7 to define and allow condominium-hotels as a permitted use in certain zoning districts when certain standards are met.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF WINTER PARK, COLORADO, THAT:

Section 1. Section 3-10-4(E) of the Town Code of Winter Park is hereby amended to read as follows:

### 3-10-4: REGISTRATION REQUIREMENT:

\* \* \*

E. Hotels and Motels and Condo-Hotels, as defined in Title 7 of the Town Code, shall be exempt from the requirements of this Chapter.

<u>Section 2</u>. With no changes to any other land use type, Table 2-B-1-2 of the UDC is hereby amended in the "Overnight Accommodations" use category by the insertion of the following new use subcategory for "Condo-Hotel" to read as follows:

Use Category	Land Use Type				Zon	ing D	istrict	S			Use- Specific
		O-S- F	M- E	R-1	R-2	R- 2-O	R-C	C-1	D-C	DBO	Standards
Overnight	Bed and Breakfast										
Accommodat ions	Campground										
	Hostel										
	Hotel or Motel										
	Condo-Hotel	==	==	==	==	==	==	<u>s</u>	<u>S</u>	=	<u>2-B-3</u>

Section 3. Section 2-B-3(C) of the UDC is hereby amended by the insertion of a new subsection 12 to read as follows:

### Sec. 2-B-3 Limited and Special Uses

\* \* \*

C. Specific Standards for Special Uses. In addition to all other applicable standards in this UDC or conditions of approval, the following special uses shall comply with the following standards.

\* \* \*

- 12. <u>Condo-Hotel</u>. The use is permitted provided that the Condo-Hotel owner executes a development agreement in a form approved by the Town and demonstrates that the Condo-Hotel:
  - a. Provides private amenities to guests that are customary for hotels;
- b. Provides public amenities and benefits that further the Town's housing goals by, including, without limitation, deed-restricting an appropriate portion of onsite dwelling units for workforce housing, or imposing a voluntary transfer assessment by recording a covenant against the units that requires payment to the Town of a real estate transfer assessment ("Residential RETA") in the amount of 0.5% of the consideration paid for each non-exempt transfer of a unit, with the The Town using the funds generated by the Residential RETA exclusively for the construction, maintenance or acquisition of workforce, affordable, or community housing, as the Town may determine in its discretion.

- c. Expressly establishes through the Condominium Declarations, Articles of Incorporation, or restrictive covenants residency restrictions for unit owners ensuring units are occupied by unit owners for a maximum of 90 days in a calendar year;
- d. Has established minimum use and behavior standards for occupants and guests, has adequate procedures in place to promptly enforce such standards, and will ensure that occupancy and use requirements are continually met; and
- e. Includes a professional property management company responsible for, among other things, ensuring the peaceful and orderly operation of the Condo-Hotel.

Section 4. With no changes to the minimum parking required for any use category, Table 3-H-3-1 of the UDC is hereby amended in the "Overnight Accommodations" use category by the insertion of "Condo-Hotel" as part of the Hotel and Motel land use type to read as follows:

Use Category	Land Use	Minimum Parking Required
	Bed and	
	Breakfast	
Overnight		
Accommodations	Campground	
	Hostel	
	Hotel <u>, or</u> Motel	
	or Condo-Hotel	
	Short-Term	
	Rental	

Section 5. Article 7.C. of the UDC is hereby amended by the insertion of the following definition to read as follows:

### **Article 7.C. Definitions**

\* \* \*

Condo-Hotel means a Hotel or Motel, as defined by this UDC, in which ownership of individual units has been condominiumized in accordance with the Colorado Condominium Ownership Act, C.R.S. § 38-33-101 *et seq.* Condo-Hotel is considered a commercial use and shall only be occupied by unit owners for a maximum of 90 days in a calendar year.

INTRODUCED, APPROVED ON FIRST IN FULL this day of, 2025. A put of the Winter Park Town Council on the day of thereafter as possible, at the Winter Park Town Hall.	of, 2025 at 5:30 p.m., or as soon
	TOWN OF WINTER PARK
ATTEST:	Nick Kutrumbos, Mayor
Danielle Jardee, Town Clerk	
READ, ADOPTED AND ORDERED PUT of to on the day of	BLISHED on second and final reading by a vote, 2025.
	TOWN OF WINTER PARK
ATTEST:	Nick Kutrumbos, Mayor
Danielle Jardee, Town Clerk	



# **MEMO**

TO Planning Commission

FROM Shelia Booth, AICP, CPS Contracted Planner

THROUGH James Shockey, AICP, Community Development Director

DATE January 14, 2025

RE Exemption Plat- Subdivision Exemption No. 4, Rendezvous at Winter Park

Filing No. 1 (PLN24-097)

**Property Owner:** Arrowhead Winter Park Investors, LLC

Applicant: Jeff Vogel, Vogel & Associates, LLC.

Location: East side of Ski Idlewild Road east of Porphory Pass Road. (the "Property")

### Legal Description:

Rendezvous at Winter Park, Filing No. 1, Reception No. 2023003457, and a Replat of Outlot B, Subdivision Exemption No. 3, Rendezvous At Winter Park Filing No. 1, Reception No. 2023007413 Situated in the Southeast 1/4 of Section 28, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Winter Park, County of Grand, State of Colorado

### Zoning:

R-2 (Multiple-Family Residential) with P-D (Planned Development) Overlay. Governed by Rendezvous FDP, Reception No. 2008007615; Rendezvous FDP 1<sup>st</sup> Amendment, Reception No. 2020007456

### **Authority:**

Pursuant to § 5-B-3, Development Review Procedures Summary Table, of the Winter Park Unified Development Code (the "UDC"), the Planning Commission consider exemptions from the requirements of the subdivision process (Exemption Plat) within the Town of Winter Park.

### **Applicable Provisions of the Unified Development Code (UDC):**

UDC § 5-D-1 Exemptions from Subdivision. Unless there is a specific exemption as designated in Sec. 5-D-1 B, the subdivision process is required for the subdivision of land.

### **Subdivision Exemption Procedure & Approval Criteria:**

UDC § 5-D-1 E. 2. Planning Commission Action. The Planning Commission shall:

- Receive a written recommendation from the Director regarding the proposed exemption;
   and
- By majority vote, approve, table or deny the exemption as outlined in Sec. 5-A-3(C), Procedures.

### UDC § 5-D-1 F. Approval Criteria.

- 1. The Planning Commission shall approve only those applications which it finds to be in conformance with the conditions of this Section and with any applicable policies and regulations of this UDC.
- 2. If the Planning Commission's approval of an exemption is contingent upon the dedication of



any areas for public use, the Planning Commission may accept the dedication document upon its approval of the exemption, after review of that document by the Town Attorney, and before recording the exemption with the Grand County Clerk and Recorder.

This report includes comments from Town staff that should be considered as a part of the application decision.

### § 5-B-8 Public Notice Requirements:

Public notice is not required for Subdivision Exemption applications per Table 5-B-8 of the UDC.

### Background:

The Rendezvous at Winter Park, Filing 1 plat was approved and recorded in 2019, Reception No. 2019009098. The property is governed by the Rendezvous Final Development Plan (FDP), Reception No. 2008007615. The lots amended by this exemption plat are located in Planning Area 6 as indicated on the FDP and the Exemption Plat.

### **Project Overview:**

Rendezvous at Winter Park Filing No. 1 is bordered to the north by East Mountain Filing No. 6 to the North and the remainder of Rendezvous subdivision on all other sides. The entire Filing No. 1 subdivision includes 50.78 acres and the affected area within Subdivision Exemption No. 4, Rendezvous at Winter Park Filing No. 1 includes approximately 8.9 acres. This request is to reconfigure 8 single family lots into 12 paired home lots.

### **Construction Plans:** (View Construction Plans here.)

Satisfactory. The applicant submitted a request to change the Approved Construction Plan for Rendezvous at Winter Park for the areas pertaining to Subdivision Exemption No. 4. The plans are currently under review by JVA.

### Access:

Satisfactory. Access and circulation patterns are not being modified. Subdivision Exemption No. 4 includes modified lots west of Ski Idlewild Road, primarily between the roads, Promontory Point and Spruce Tree Way. The proposed modification to the lots and open space tracts do not change the access and alignment of Scenic Trail. The Town Engineer approved and accepted the standards for this development.

### **Pedestrian Access:**

Satisfactory: Construction plans indicate proposed parallel parking improvements within the Scenic Trail right-of-way. There is no disruption to the previously approved circulation as shown on the construction plans. No portion of this subdivision exemption includes sidewalks for pedestrians.

### <u>Utilities</u>

Satisfactory. The applicant provided as-built drawings which show the locations of the sanitary sewer and water lines. The Civil As-Built drawings were submitted with proposed redlines indicating the modifications to the sanitary sewer and water main connections to support the proposed paired home lots. The existing 50-ft utility easement on scenic drive is not modified as a result of proposed lot line shifts.

### **Grading and Drainage:**

Satisfactory: Rendezvous Arrow Metropolitan District shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, and hydraulic structures located



on the subject property. No changes to the approved grading and drainage plans have been proposed.

### Wetlands:

No wetlands are located within the project area.

### Lot Area:

Satisfactory. The Rendezvous FDP, Planning Area 6, Single Family Attached Development Standards are listed below. A Typical Lot Detail was provided on sheet 3 of the subdivision exemption Plat. The lot areas as depicted on the exemption plat range between 3,727 square feet and 7,695 square feet.

Lot	Min. Area (SF)	Max Area (SF)	Front Setback	Side Setback	Rear Setback	Building Height
Lots: 1-5	1,250 SF	5,000 SF	15 ft.	10 ft.	15 ft.	35 ft.
Tract F	TBD	5,000 SF	15 ft.	5-11 ft	15 ft.	35 ft.

### **Review Agency Comments:**

Per Table 5-8- B of the UDC, referral agency notice is not required for Subdivision Exemption applications.

### **Staff Recommendation:**

Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 5-D-1 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval subject to the following conditions:

- 1. Applicant shall address all comments on the redlined plat dated December 11, 2024.
- 2. Applicant shall receive approval of the Change to Approved Plans prior to recording of the exemption plat.

### **Sample Motion for Approval:**

I move to approve the Exemption Plat for Subdivision Exemption No. 4, Rendezvous at Winter Park Filing No. 1 as it was determined the application is in conformance with § 5-D-1 of the UDC with the staff conditions to be met and/or provided prior to any recording.

### Sample Motion for Denial:

I move to deny the Exemption Plat for Subdivision Exemption No. 4, Rendezvous at Winter Park Filing No. 1 as it was determined the application is NOT in conformance with § 5-D-1 of the UDC *[insert explanation supported by the evidence here].* 





# **Land Use Review Application Form**

# **Contact Information**

Property (	Owner
------------	-------

Scott Chomiak			
Company	Phone #	Email A	ddress
Arrowhead Winter Park Investors, LLC	303.300.8854	schomi	ak@koelbelco.com
Mailing Address	City	State	Zip
5291 E. Yale Avenue	Denver	CO.	80222

### Billing Contact (where invoices should be directed)

Company	Phone #	Email A	ddress
Arrowhead Winter Park Investors, LLC	303.300.8854	schomia	ak@koelbelco.com
Mailing Address	City	 State	Zip
5291 E. Yale Avenue	Denver	co.	80222

### Representative (i.e., the point of contact)

Company	Phone #	Email A	ddress
Arrowhead Winter Park Investors, LLC	303.300.8854	schomia	k@koelbelco.com
Mailing Address	City	State	Zip
5291 E. Yale Avenue	Denver	CO.	80222

# Site Description

Site	Address	

Parcel Identification Number(s) (PIN)

TBD

158733121151

Existing Zone Classification

Site Area (acres and sq. ft.)

FDP

8.896 Acres, 387,500 Sq. Ft.

# **Project Description**

Project Name

Rendezvous at Winter Park, Filing 1 Subdivision, Exemption No. 4

Brief description of the proposed project

- 1.) Single Family Lots 37-45 On Subdivision Exemption No. 3 Were Amended To Be Subdivision Exemption No. 4 Lots 37-48 For The Purpose Of Making These Paired Home Lots.
- 2.) Lot 45 On Subdivision Exemption Plat No. 3 Had The Lot Boundary Adjusted And Is Now Lot 49 Subdivision Exemption Plat No. 4.
- 3.) Adjacent Open Space Tracts Were Adjusted Accordingly.
- 4.) Utility Services Were Adjusted Accordingly.

### **Required Documents**

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.

### Certifications

### REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

Date

Scott Chomiak, V.P. Arrowhead Winer Park Investment, LLC OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

Date

10.17.2029

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

Development Improvements Dedications, Agreements, and Guarantees (Article 4.B)	Site Development and Permit Decisions (Article 5.E)
□ Development Improvements Agreements (DIA)	☐ Major Site Plan*
☐ Public Improvement Cost-Recovery Agreement	☐ Minor Site Plan
Standardized Development Review Procedures (Article 5.B)	Administrative Site Plan
☐ Pre-Application Conference	☐ Special Use Permit (Including High-Impact Short-Term Rentals)*
Renewal of Approvals	Limited Use Authorization
☐ Vested Rights	☐ Temporary Use Permit
Ordinance and Zoning Amendment Decisions (Article 5.C)	☐ Floodplain Development Permit
☐ Text Amendment	☐ Lighting by Special Permit
Rezoning	Parking Reductions and Alternative Parking Plan Permit
Rezoning to Planned Development:  Preliminary Development Plan*  Final Development Plan*  Amended Final Development Plan*	☐ Street Renaming
Annexation*	Appeal, Variance, and Interpretation Decisions (Article 5.F)
Subdivision and Platting Decisions (Article 5.D)	☐ Appeal
	☐ Appeal of Administrative Decisions
☐ Minor Plat*	☐ Variance*
☐ Preliminary Plat*	☐ Written Interpretation
☐ Final Plat*	
Resubdivision*	
☐ Resubdivision*	
☐ Waiver* ☐ Vacation of Plat, Street, Right of Way, and	

# Instructions for Submitting the Land Use Review Application Form

### **Definitions**

- Words in the singular include the plural and words in the plural include the singular.
- APPLICATION refers to the official submittal to the Town's Planning Division for review of the proposed land
  use development identified in the Land Use Review Application Form. The application includes the form, all
  materials submitted for review of the project, including those documents required by the Unified Development
  Code (the "UDC") and any additional information provided.
- PROJECT refers to the land use development identified on this Form and application materials.
- PROPERTY refers to the land that is being proposed for development as described in this Form and application materials.

### **General Notes**

If information will not fit in the space provided,

### A. CONTACT INFORMATION

- 1. Provide contact information for all owners of any property that is the subject of the application. Submit a separate sheet for the additional owners if information will not fit in space provided.
- 2. Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings.
- 3. Provide contact and mailing information for the person that should receive all invoices for the project. If the Billing Contact changes at any time, contact the Planning Division immediately to update this information.

### **B. SITE DESCRIPTION**

Parcel identification numbers (PINs) and address information may be found at the Grand County Property Viewer. Current zoning may be found on the Town of Winter Park's website.

### **APPLICATION TYPE**

C. Select the land use application type that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the Pre-Application Conference (if required).

### PROJECT DESCRIPTION

D. Select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, attach a separate sheet.

### **REQUIRED ITEMS**

E. Required documents will be discussed during the Pre-Application Conference with the Planning Division, if required. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

### F CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section. Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, contact the Planning Division at permits@wpgov.com



October 18, 2024

Mr. James Shockey, Town Planner Town of Winter Park 50 Vasquez Road P.O. Box 3327 Winter Park, Colorado 80482

Re: Rendezvous Filing 1 – Subdivision Exemption No. 4 Plat Application

Dear James,

I am pleased to submit on behalf of the Arrowhead Winter Park Investors, LLC., the Rendezvous Winter Park Filing 1 Subdivision Exemption No. 4 Plat Application.

This Plat includes 12 paired home lots vs. 8 single family detached lots. The updated lots are located adjacent to Scenic Trail north and Spruce Tree Way.

It is the intent to reconfigure 12 lots to accommodate the paired home prototypes that were approved for Sunny Ridge Lane and Promontory Point. The single family detached lots are configured to accommodate the cabin prototypes that were approved for Overlook Lane and Scenic Drive south. The lots will continue to comply with the development standards outlined in the Final Development Plan Amendment.

A. Project Name: Rendezvous Filing 1 Sub. Ex No. 4

### **B. Street Address:**

RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND A REPLAT OF OUTLOT B, SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK FILING NO. 1, RECEPTION NO. 2023007413 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

#### **C. Project Team:**

Developer: Arrowhead Winter Park Investors, LLC.

5291 E. Yale Ave Denver, CO. 80222

Applicant/

Land Planner: Jeff Vogel

**Vogel & Associates** 

165 S. Union Blvd., Suite 440

Lakewood, CO. 80228

(303) 893-4288

Architects: Michael Noda

Neo Studio

3560 Walnut St., Unit A Denver, CO. 80205 (303) 758-3800

Kephart

2555 Walnut St Denver, CO. 80205 (303) 832-4474

Civil Engineer: Topknot Engineering (TKE)

Tony Krempin, Tony DePlata 998 County Road 553 (POB 2225)

Granby, CO. 80446 (970) 281-5280

Surveyor: Tim Shenk Land Surveying, Inc.

Timothy R. Shenk

Boz 1670. Granby, CO. 80446

(970) 887-1046

#### D. Legal Description:

RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND A REPLAT OF OUTLOT B, SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK FILING NO. 1, RECEPTION NO. 2023007413 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

**E. Zoning District:** Existing Zoning – Rendezvous FDP (R-2)

#### F. Lot Size: Filing 1 - Subdivision Exemption No. 4

Lot 
$$52 - 7,098$$
 Sf  $(0.163$  Ac)

**G. Proposed Uses:** Residential – Single Family Attached and Single Family Detached homes.

#### **H. Site Planning Application Documents and Reports:**

- Subdivision Exemption Plat Application Enclosed
- Land Use Review Application Enclosed
- ❖ Letter of Authorization Enclosed
- Title Commitment Enclosed
- Subdivision Exemption Plat Enclosed
- Proof of Accuracy of Plat Enclosed
- Construction Plans Enclosed
- ❖ Final Geotech Report On File
- ❖ DIA On-File

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

## SUBDIVISION EXEMPTION NO. 4

## RENDEZVOUS AT WINTER PARK, FILING NO. 1

BEING A RE-PLAT OF OUTLOT D, OUTLOT E, OUTLOT F, ROW E, ROW F, AND LOTS 37 THRU 62, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND A REPLAT OF OUTLOT B, SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK FILING NO. 1, RECEPTION NO. 2023007413

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148 SHEET 1 OF 6

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THAT REAL PROPERTY BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OUTLOT D, OUTLOT E, OUTLOT F, OUTLOT H AND LOTS 37 THROUGH 62, INCLUSIVE SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 16, 2023 UNDER RECEPTION NO. 2023003457, AND OUTLOT B, SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK FILING NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED OCTOBER 27, 2023 UNDER RECEPTION NO. 2023007413, COUNTY OF GRAND, STATE OF COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS, AND OTHER WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT WHICH ARE SPECIFICALLY DESIGNATED ON THE ACCOMPANYING PLAT FOR PUBLIC PURPOSES, IF ANY, FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT, AS EASEMENTS FOR THE USES AND BENEFITED PARTIES DESCRIBED ON THE ACCOMPANYING PLAT.

IN WITNESS WHEREOF, ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: RENDEZVOUS ARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER
BY: KOELBEL AND COMPANY, AS MANAGER

ы	
SCOTT CHOMIAK	
VICE PRESIDENT	
STATE OF	)
	)SS
OOLINTY OF	\

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_ B' SCOTT CHOMIAK, AS VICE PRESIDENT OF ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

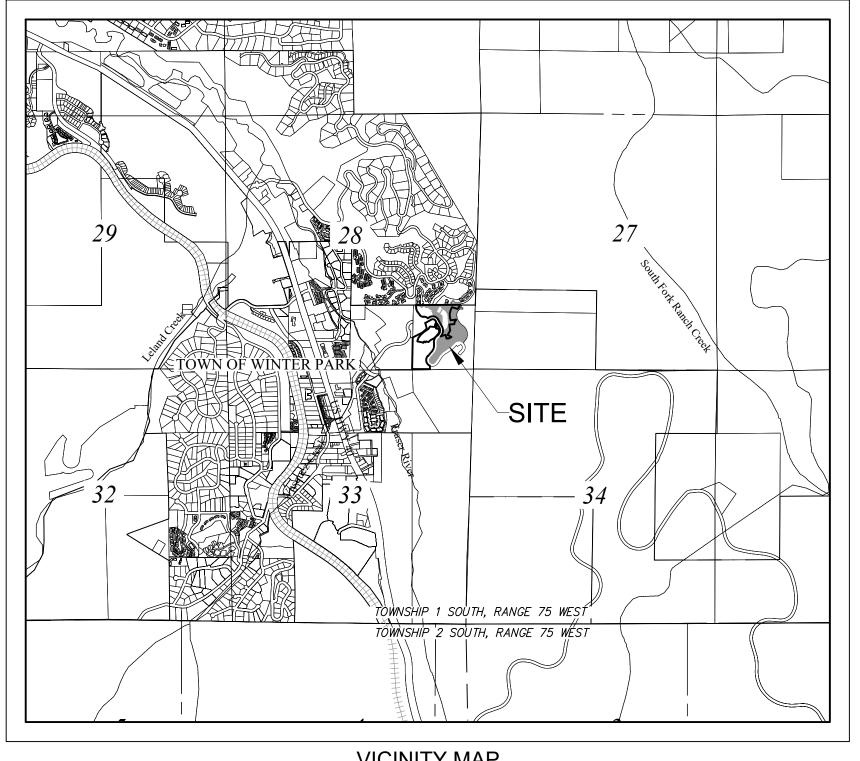
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:
NOTARY PUBLIC

## ESTOPPEL CERTIFICATE:

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN "SUBDIVISION EXEMPTION NO. 4 RENDEZVOUS AT WINTER PARK, FILING NO. 1", HEREBY CERTIFIES THAT THIS SUBDIVISION EXEMPTION 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.

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: RENDEZVOUS ARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER
BY: KOELBEL AND COMPANY, AS MANAGER

BY:	
	SCOTT CHOMIAK
	VICE PRESIDENT



## VICINITY MAP

### 1" = 2000'

LIEN HOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLAT OF "SUBDIVISION EXEMPTION NO. 4 RENDEZVOUS AT WINTER PARK, FILING NO. 1" AND DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED

TO THE TOWN OF WINTER PARK.			,
PB&T BANK			
BY:		-	
(AUTHORIZED AGENT & TITLE)			
STATE OF			
COUNTY OF	) SS )		
THE FOREGOING CERTIFICATE OF LIENHOL			
, 20, BY		AS	 OF PD&I DAINK.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:			
NOTARY PUBLIC	<del></del>		

### LIEN HOLDER'S CERTIFICATE:

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLAT OF "SUBDIVISION EXEMPTION NO. 4 RENDEZVOUS AT WINTER PARK, FILING NO. 1" AND DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF WINTER PARK.

SCRIBED IN THIS PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF ITER PARK.
IKERS' BANK OF THE WEST, A COLORADO CORPORATION
PAUL HARRISON, SENIOR VICE PRESIDENT
TE OF )
) SS
JNTY OF )
FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, BY PAUL HARRISON AS SENIOR VICE PRESIDENT OF BANKERS' BANK OF THE WEST, A COLORADO CORPORATI

OWNER / DEVELOPER:
ARROWHEAD WINTER PARK INVESTORS, LLC.
5291 EAST YALE AVE
DENVER, CO 80222-6911

PLANNING COMMIS	SION CERTIFICATE:			
APPROVED THISPLANNING COMMISSIO	DAY OF N, WINTER PARK, COLORADO		E TOWN OF WINTER PARK	
DAVID BARKER, CHAIR				
PLANNER'S CERTIFI	CATE:			
SUBDIVISION EXEMPTIO AND PLANNED IN ACCOI	N NO. 4, RENDEZVOUS AT W	SSIONAL ENGINEER OR PLAN INTER PARK, FILING NO. 1 HA ESIGN STANDARDS AND OTH	S BEEN ENGINEERED, DE	SIGNED
	COLORADO P.E. NO. 36291 L & STRUCTURAL ENGINEER	ING, INC.		
TOWN OF WINTER F	PARK LAND SURVEYOR'S	CERTIFICATE:		
THAT THIS PLAT OF SUE CORRECTLY REPRESEN PLAT COMPLIES WITH T	BDIVISION EXEMPTION NO. 4, ITS THE RESULTS OF A SURV HE REQUIREMENTS OF TITLE JIRED BY SAID STATUTE AND	IRVEYOR IN THE STATE OF C RENDEZVOUS AT WINTER PA /EY MADE BY ME OR UNDER 5 38, ARTICLE 51, COLORADO O BY THE TOWN OF WINTER P	ARK, FILING NO. 1 TRULY A MY DIRECTION, AND THAT REVISED STATUTES, AND	AND F SAID D THAT
TIMOTHY R. SHENK, P.L ON BEHALF OF TIM SHE	.S. #31942 NK LAND SURVEYING, INC.			
STATE OF COLORADO ) COUNTY OF GRAND	SS.			
THE FOREGOING INSTR BY TIMOTHY R. SHENK	UMENT WAS ACKNOWLEDGE	ED BEFORE ME THIS, I	DAY OF, 20	)
WITNESS MY HAND AND MY COMMISSION EXPIR				
NOTARY PUBLIC				
			SHEET 2 - SHEET 3 - SHEET 4 - SHEET 5 -	COVER SHEET & NOTES NOTES LAND USE TABLES & DETA PLAT
	_	TIM SHE LAND SURVEYING, I P.O. BOX 1 GRANBY, CO 80 (970) 887-1	NC. 1670 0446	
	RENDEZVOUS	VISION EXEMPTION NO AT WINTER PARK, FI	LING NO. 1	
LOPER:	RANGE 75 WE TOWN OF WINT	TON 28, TOWNSHIP 1 SOUTH, ST OF THE 6TH PRINCIPAL M ER PARK, GRAND COUNTY, (	ERIDIAN,	

SCALE: 1" = 2000'

CRD: 19051

DWG: 19051\_SUB EX 4

DATE: 10/18/2024 DRAWN BY: JAN

CHECKED: TRS

A REPLAT OF OUTLOT B, SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK FILING NO. 1, RECEPTION NO. 2023007413

TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

SHEET 2 OF 6

- 1. THIS SUBDIVISION EXEMPTION NO. 4 PLAT, BEING A RE-PLAT OF A PORTION OF SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1 RECORDED AT RECEPTION NO. 2023003457 ("EXEMPTION NO. 2") AND A PORTION OF SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK, FILING NO. 1 RECORDED AT RECEPTION NO. 2023007413 ("EXEMPTION NO. 3") MODIFIES AND AMENDS LOT LINES FOR OUTLOTS B. D. E. F. ROW E. ROW F AND LOTS 37-62. AND ANY CORRESPONDING EASEMENTS AFFECTED THEREBY. ALL AS MORE PARTICULARLY DEPICTED HEREON, AND EXCEPT AS MODIFIED HEREIN, EXEMPTION NO. 2 AND EXEMPTION NO. 3 SHALL REMAIN IN FULL FORCE AND EFFECT.
- 2. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 WHICH IS ASSUMED TO BEAR NORTH 89°35'07" EAST, AS MEASURED FROM A 2.5" DIAMETER ALUMINUM CAP, PLS #28286 SITUATED AT THE NW CORNER OF THE SE1/4SE1/4 OF SAID SECTION 28 TO AN ALUMINUM CAP, PLS #11415 SITUATED AT THE NE CORNER OF THE SE1/4SE1/4 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 3. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
- 4. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABS60017006-2 WITH AN EFFECTIVE DATE OF 03/03/2023 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS REFERENCED.
- 5. THIS PLAT 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. RIGHT OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- 6. PURSUANT TO THE RECOMMENDATIONS MADE BY THE COLORADO GEOLOGICAL SURVEY IN A LETTER DATED JULY 26, 2005 THAT IS ON RECORD WITH THE TOWN OF WINTER PARK, FINAL DESIGN-LEVEL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE AND THE PROPOSED STREETS TO DETERMINE APPROPRIATE FOUNDATION TYPES, PERIMETER UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS AND FINAL PAVEMENT SELECTIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING.
- 7. THIS SITE IS ZONED "P-D" (PLANNED DEVELOPMENT DISTRICT), WITH AN UNDERLYING "R-2" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION.
- 8. THE REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS, AND CONDITIONS OF THAT CERTAIN RENDEZVOUS AT WINTER PARK FINAL DEVELOPMENT PLAN APPLICATION DATED MAY 6, 2008, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN AMENDED AND RESTATED ANNEXATION AND VESTED RIGHTS DEVELOPMENT AGREEMENT OF EVEN DATE THEREWITH (THE "DEVELOPMENT AGREEMENT") BY AND BETWEEN THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAT (THE "OWNER") AND THE TOWN OF WINTER PARK (THE "TOWN"), ALL OF WHICH WAS APPROVED BY THE TOWN BY ORDINANCE NO.406, SERIES OF 2008 RECORDED AUGUST 5, 2008 AT RECEPTION NO. 2008-007613 OF THE GRAND COUNTY. COLORADO REAL PROPERTY RECORDS AND SUBSEQUENTLY AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RENDEZVOUS FINAL DEVELOPMENT PLAN APPROVED BY THE TOWN BY ORDINANCE NO. 539, SERIES OF 2020 RECORDED AUGUST 27, 2020 AT RECEPTION NO. 2020007456 OF THE AFORESAID REAL PROPERTY RECORDS (COLLECTIVELY, THE "RENDEZVOUS AT WINTER PARK ORDINANCE"). ALL PORTIONS OF THE REAL PROPERTY DEPICTED ON THIS PLAT ARE PERMITTED TO BE USED FOR THE PURPOSES DESIGNATED ON THE RELEVANT PORTION OF THE PLAT AND IN THE LAND USE TABLES INCLUDED ON THE PLAT, SUBJECT, HOWEVER, TO THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS OF THE RENDEZVOUS AT WINTER PARK ORDINANCE, INCLUDING THE DEVELOPMENT AGREEMENT. ALL PLATTED LOTS AND OUTLOTS SHOWN HEREON ARE SEPARATELY CONVEYABLE REAL ESTATE.
- 9. ALL REAL PROPERTY DEPICTED ON THIS PLAT WAS PREVIOUSLY SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED IN THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS ON OCTOBER 31, 2019 AT RECEPTION NO. 2019009099 (THE "MASTER DECLARATION"). THE MASTER DECLARATION CREATED THE PROJECT KNOWN AS RENDEZVOUS AT WINTER PARK (THE "PROJECT") WHICH IS GOVERNED BY THE OWNER'S ASSOCIATION KNOWN AS RENDEZVOUS AT WINTER PARK COMMUNITY ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"). AFTER THE RECORDATION OF THIS PLAT, THE MASTER DECLARATION WILL BE AMENDED AND RESTATED IN ITS ENTIRETY. PURSUANT TO EXEMPTION NO. 2 AND CONFIRMED HEREIN, ANY REAL PROPERTY SUBJECTED TO THE MASTER DECLARATION MAY BE FURTHER SUBJECTED TO ADDITIONAL COVENANTS AND RESTRICTIONS AS PERMITTED BY THE MASTER DECLARATION (EACH A "SUBORDINATE DECLARATION"). ALTERNATIVELY, REAL PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECTED TO COVENANTS AND RESTRICTIONS UNRELATED TO THE MASTER DECLARATION. INCLUDING PARTY WALL COVENANTS AND ALTERNATIVE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (EACH AN "ALTERNATIVE DECLARATION").
- 10. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW THE INSTRUMENTS AFFECTING TITLE TO THE PROPERTY (INCLUDING, AS APPLICABLE, THE MASTER DECLARATION, SUBORDINATE DECLARATIONS AND ALTERNATIVE DECLARATIONS) IN ORDER TO ADEQUATELY DETERMINE AND UNDERSTAND THE RESPONSIBILITIES AND OBLIGATIONS IMPOSED AS A CONDITION OF OWNERSHIP WITHIN THE PROPERTY, AND TO DETERMINE HOW EACH SUCH INSTRUMENT MAY AFFECT HIS, HER OR ITS OWNERSHIP OF THAT PORTION OF THE PROPERTY. EACH SUCH OWNER SHOULD ALSO REVIEW THE MASTER DECLARATION, ANY SUBORDINATE DECLARATION AND ANY ALTERNATIVE DECLARATION TO CONFIRM AND UNDERSTAND WHAT ADDITIONAL RIGHTS THE "DECLARANT" THEREUNDER MAY HAVE RESERVED, INCLUDING, BUT NOT LIMITED TO, SPECIAL DECLARANT RIGHTS AND DEVELOPMENT RIGHTS AS DESCRIBED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. §38-33.3-101 ET SEQ. (THE "ACT").
- 11. ALL OF THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR APPARENT FROM AN INSPECTION OF THE PROPERTY.
- 12. THE OUTLOTS DEPICTED ON THE ACCOMPANYING PLAT ARE DEDICATED AND RESERVED FOR THE PLACEMENT, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND ENLARGEMENT OF UNDERGROUND PUBLIC UTILITY SYSTEMS AND FACILITIES AND THOSE ABOVEGROUND FACILITIES AND IMPROVEMENTS THAT ARE REASONABLY NECESSARY AND APPURTENANT IN CONNECTION WITH THE USE AND OPERATION OF THE SAME. ONCE ELECTRICAL AND COMMUNICATION UTILITIES ARE INSTALLED IN SUCH UTILITY EASEMENT(S), NO STRUCTURE OR OTHER PARALLEL UTILITY LINE (GAS, WATER OR SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') TO ANY PRIMARY VOLTAGE POWER OR COMMUNICATION LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVEGROUND EQUIPMENT. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED IN ANY UTILITY EASEMENT.
- 13. PER THIS PLAT, AN EASEMENT IS HEREBY GRANTED TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DECLARATION AND RENDEZVOUS ARROW METROPOLITAN DISTRICTS AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS, ACROSS THE PORTIONS OF OUTLOTS B, D, E, AND F DEPICTED HEREON FOR ENCROACHMENTS, (IF ANY) OF THE TRASH ENCLOSURE AREAS THAT ARE A PART OF ROWS E AND F. THIS EASEMENT ALSO ALLOWS FOR INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF TRASH, MAINTENANCE OR OTHER WASTE RECEPTACLES AND SNOW STORAGE WITHIN THE EASEMENT AREAS. THE SPECIFIC LOCATION AND WIDTH OF EACH EASEMENT SHALL BE BASED UPON THE AS-BUILT LOCATION OF THE TRASH ENCLOSURE AREAS UPON COMPLETION OF CONSTRUCTION.

#### **NOTES - CONTINUED**

- 14. TOWNHOMES WITH ALL ELECTRIC METERS LOCATED ON ONE UNIT (GANG METERS) SHALL HAVE A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ALL ELECTRICAL LINES AND EQUIPMENT. METERS SHALL REMAIN THE PROPERTY OF MOUNTAIN PARKS ELECTRIC, INC. ALL OTHER FACILITIES (SUCH AS WIRES, CONDUITS, SWITCHES. AND METER BOXES) SHALL BE THE PROPERTY OF THE MASTER ASSOCIATION, ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR ALTERNATIVE DECLARATION. OR THE OWNER THEREOF.
- 15. ALL UTILITIES FOR THE PROJECT SHALL UTILIZE SEPARATE SERVICE LINES IN CONFORMANCE WITH APPLICABLE TOWN OF WINTER PARK STANDARDS.
- 16. EACH OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS HEREBY RESERVES UNTO THEMSELVES, THEIR REPRESENTATIVES OR ASSIGNS, A BLANKET EASEMENT IN, ON, OVER, UNDER AND ACROSS ALL OUTLOTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, USE, REPAIR, REPLACEMENT AND/OR REMOVAL OF UTILITIES AND DRAINAGE FACILITIES THAT MAY BE NECESSARY FOR PROVIDING PUBLIC SERVICE TO THIS AND ANY FUTURE FILINGS. SUCH DRAINAGE FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, CULVERTS, SWALES, CHANNELS. DRAINAGEWAYS AND DETENTION PONDS.
- 17. THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO THE TERMS OF A TERMINABLE LEASE AGREEMENT BY AND BETWEEN THE TITLE OWNER AND THE TOWN AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN FIRST AMENDMENT TO TRAILS LEASE AGREEMENT RECORDED AT RECEPTION NO. 2008007614 (THE "TRAILS LEASE AGREEMENT"). UPON TERMINATION OF THE TRAILS LEASE AGREEMENT, THE TRAILS LEASE AGREEMENT WILL BE REPLACED WITH A PERMANENT RELOCATABLE NON-EXCLUSIVE EASEMENT GRANTED TO THE TOWN. THE EASEMENT WILL BE 20' IN WIDTH, BEING 10' ON EITHER SIDE OF A CENTER LINE OF THE FINAL DEDICATED EASEMENT, OR SUCH LESSER WIDTH AS MAY BE NECESSARY TO ACCOMMODATE SITE CONSTRAINTS. PURSUANT TO THE TERMS OF THE TRAIL EASEMENT, THE EASEMENT MAY BE RELOCATED BY THE TITLE OWNER OF THE UNDERLYING REAL PROPERTY UPON SATISFACTION OF CERTAIN CONDITIONS. AS A RESULT OF THE FOREGOING, THE TRAILS DEPICTED ON EXHIBIT A TO THE TRAILS LEASE AGREEMENT ARE NOT INTENDED TO BE DEDICATED AS PERMANENT EASEMENTS, BUT RATHER ARE SUBJECT TO RELOCATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS MORE PARTICULARLY DESCRIBED IN THE TRAILS LEASE AGREEMENT.
- 18. ALL IMPROVEMENTS LOCATED WITHIN PRIVATE PROPERTY THAT ARE SUBJECT TO THE MASTER DECLARATION, A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION MAY BE SUBJECT TO DESIGN REVIEW AND APPROVAL IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH DECLARATION. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW, AS APPLICABLE, THE MASTER DECLARATION, A SUBORDINATE DECLARATION AND AN ALTERNATIVE DECLARATION TO ADEQUATELY DETERMINE AND UNDERSTAND THE DESIGN REVIEW PROCESSES AND PROCEDURES REQUIRED, AS DESIGN APPROVAL OF IMPROVEMENTS IS NOT GUARANTEED.
- 19. THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A WILDFIRE MITIGATION PLAN WHICH MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
- 20. RENDEZVOUS AT WINTER PARK IS SUBJECT TO THE NOXIOUS WEED CONTROL PLAN RECORDED AT RECEPTION NO. 96003640 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS. THE NOXIOUS WEED CONTROL PLAN MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
- 21. TRASH SHALL BE STORED IN "BEAR-PROOF" CONTAINERS. INDIVIDUAL TRASH RECEPTACLES. IF APPLICABLE. SHALL BE STORED INSIDE DWELLING UNITS OR BEHIND SCREENING AND OUT OF PUBLIC VIEW EXCEPT ON THE DAY OF TRASH
- 22. AS AFFIRMED IN THE GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 INCLUSION AGREEMENT DATED APRIL 7, 2004, THE DISTRICT AND THE PETITIONERS OF THAT AGREEMENT ACKNOWLEDGED AND AGREED THAT THE WATER SERVICE PROVIDED TO THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT SHALL BE SOLELY FOR IN-HOUSE USES ONLY AND THAT WATER MAY NOT BE USED FOR ANY OUTDOOR PURPOSE WHATSOEVER, INCLUDING WITHOUT LIMITATION IRRIGATION OF LAWNS OR LANDSCAPING; PROVIDED, HOWEVER, IRRIGATION WATERING SHALL BE PERMITTED FOR A PERIOD OF TWO YEARS FOLLOWING INSTALLATION OF SUCH LANDSCAPING OR REVEGETATION THROUGH THE USE OF DRIP OR LOW VOLUME LANDSCAPE AREA-SPECIFIC WATERING SYSTEMS ZONED AND TIMED AS APPROVED BY GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1. ALL LANDSCAPE PLANS MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION. NOTICE OF THIS RESTRICTION SHALL BE MADE AVAILABLE TO ALL PURCHASERS OF LOTS WITHIN THE PROPERTY AND SHALL BE INCLUDED AS PART OF ANY COVENANTS THAT MAY BE PREPARED OR DEVELOPED FOR THE PROPERTY. NOTWITHSTANDING THE FOREGOING, THE DISTRICT MAY, IN ITS SOLE DISCRETION, CONSIDER A SUBSEQUENT REQUEST BY THE TOWN OF WINTER PARK TO USE WATER ON THE PROPERTY FOR OTHER MUNICIPAL PURPOSES SUCH AS COMMERCIAL DEVELOPMENT OR IRRIGATION OF PUBLIC PARKS.
- 23. AS AFFIRMED IN THE RENDEZVOUS AT WINTER PARK ORDINANCE, THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A REAL ESTATE TRANSFER ASSESSMENT IN ADDITION TO THE EXISTING TOWN OF WINTER PARK REAL ESTATE TRANSFER TAX (TITLE 1, CHAPTER 10, WINTER PARK TOWN CODE) AS FURTHER DESCRIBED IN SECTION 10.5 OF ORDINANCE 408, SERIES 2008 (RECEPTION NO. 2008-007613).
- 24. EMERGENCY ACCESS IS PROVIDED TO THIS PROPERTY VIA AN EASEMENT RECORDED NOVEMBER 16, 2021 AT RECEPTION NO. 2021012865, BETWEEN ROW F AS DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND WILDFLOWER LANE IN EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, AS DEPICTED ON EXEMPTION NO. 2 AND EXEMPTION NO. 3. THE DEVELOPER OF THIS PROPERTY HAS INSTALLED, OR WILL INSTALL, A GATE AT THE BOUNDARY OF THE PROPERTY DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, WHICH GATE SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT. THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, SHALL MAINTAIN SAID GATE IN THE EVENT THAT THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, AS APPLICABLE, FAILS TO MAINTAIN THE GATE AS AFORESAID, AND SUCH FAILURE IS NOT REMEDIED WITHIN THIRTY DAYS FOLLOWING RECEIPT OF WRITTEN NOTICE FROM THE TOWN OF WINTER PARK DESCRIBING SUCH FAILURE TO MAINTAIN, THE TOWN OF WINTER PARK HAS THE RIGHT TO REMOVE THE GATE.
- 25. HOMES CONSTRUCTED ON LOTS WILL BE SPRINKLED IN ACCORDANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.

#### **NOTES - CONTINUED**

- 26. EASEMENT GRANTED TO GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 BY INSTRUMENT RECORDED IN BOOK 406, PAGE 812 IS A "RELOCATABLE" EASEMENT AS STATED IN SECTIONS 2 AND 5 THEREOF. SUBJECT TO THE APPROVAL OF SAID DISTRICT AND RECORDATION OF THIS PLAT, SAID EASEMENT IS RELOCATED WITHIN THE UTILITY EASEMENTS DEPICTED HEREIN. FOR AVOIDANCE OF DOUBT, UNLESS MODIFIED HEREIN, SUCH EASEMENTS DEDICATED IN EXEMPTION NO. 2 AND EXEMPTION NO. 3 SHALL REMAIN IN FULL FORCE AND EFFECT.
- 27. RECREATION EASEMENT GRANTED PURSUANT TO DOCUMENTS RECORDED AT RECEPTION NO. 94005920. 94007789. 2002003053 AND 2007001192 IS A "RELOCATABLE" EASEMENT AS STATED THEREIN. PER THIS PLAT. SAID EASEMENT IS RELOCATED AND DEPICTED HEREIN AS "10' RECREATION EASEMENT, REC. NO. 2019009098". FOR AVOIDANCE OF DOUBT, UNLESS MODIFIED HEREIN, SUCH EASEMENT DEDICATED IN EXEMPTION NO. 2 AND EXEMPTION NO. 3 SHALL REMAIN IN FULL FORCE AND EFFECT.
- 28. ACCESS TO LOTS 48, 49, 50 AND 51 SHALL BE PROVIDED BY A SHARED DRIVEWAY EASEMENT CREATED BY SEPARATE RECORDED INSTRUMENT. NO MORE THAN TWO DRIVEWAY ACCESS POINTS ONTO SKI IDLEWILD ROAD SHALL BE PERMITTED FOR THESE FOUR LOTS. THE SPECIFIC LOCATION AND WIDTH OF THE SHARED DRIVEWAY EASEMENT(S) SHALL BE THE AS-BUILT LOCATION WHEN CONSTRUCTION OF EACH DRIVEWAY IS COMPLETED. DRIVEWAYS SHALL BE DESIGNED WITH A TURNAROUND TO ALLOW VEHICLES THE ABILITY TO TURN AROUND PRIOR TO ENTERING SKI IDLEWILD ROAD. ACCESS POINTS FROM THE DRIVEWAY EASEMENT(S) TO SKI IDLEWILD ROAD SHALL BE LOCATED TO PROVIDE ACCEPTABLE SIGHT LINES FOR SAFETY.
- 29. RETAINING WALLS MAY ENCROACH INTO LOT SETBACKS TO ACHIEVE SLOPE STABILITY AND TO MINIMIZE ANY EROSION ON THE LOTS.
- 30. THE PUBLIC INFRASTRUCTURE DESCRIBED IN THE DEVELOPMENT IMPROVEMENTS AGREEMENT WILL BE CONVEYED IN PHASES WHICH WILL BE ILLUSTRATED BY SEPARATE DOCUMENT.
- 31. WALLS REQUIRED FOR HOME CONSTRUCTION THAT ARE LOCATED ON PRIVATE LOTS AND OUTLOTS THAT ARE ESTABLISHED DURING SITE PLAN SUBMITTAL WILL BE MAINTAINED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS.
- 32. TO ENSURE STORM DRAINAGE FACILITIES FUNCTION AS DESIGNED, CONTINUED MAINTENANCE IS REQUIRED. MAINTENANCE OF DRAINAGE FACILITIES MAY INCLUDE CLEARING DEBRIS FROM INLETS. CULVERTS. CHANNELS DITCHES, OR DETENTION FACILITIES. UNTIL ACCEPTED BY THE TOWN FOR MAINTENANCE, IF EVER, MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING, WITHOUT LIMITATION, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT. SHALL BE PERFORMED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS. SHOULD THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR REQUIRED OPERATION AND MAINTENANCE. ALL SUCH COSTS WILL BE ASSESSED BY THE TOWN TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS ASSIGNED OPERATION AND MAINTENANCE RESPONSIBILITY FOR SAID FACILITIES.
- 33. PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING, A FINAL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE TO DETERMINE APPROPRIATE FOUNDATION TYPES, ANY PERIMETER/AREA UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS, AND FINAL PAVEMENT SECTIONS.
- 34. 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. ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND D. 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."
- 35. 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
- 36. 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.

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

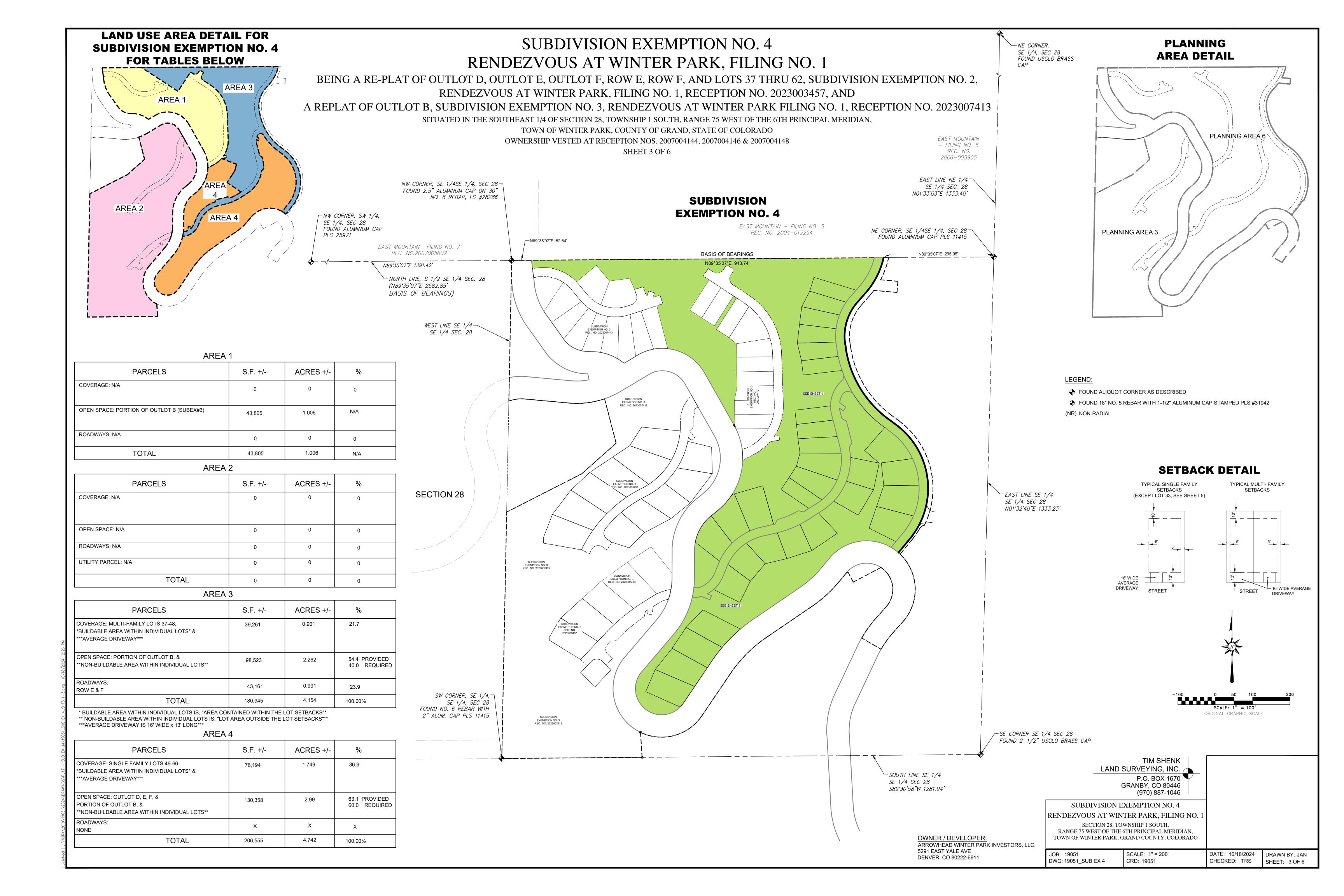
SUBDIVISION EXEMPTION NO. 4 RENDEZVOUS AT WINTER PARK, FILING NO. SECTION 28. TOWNSHIP 1 SOUTH. RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

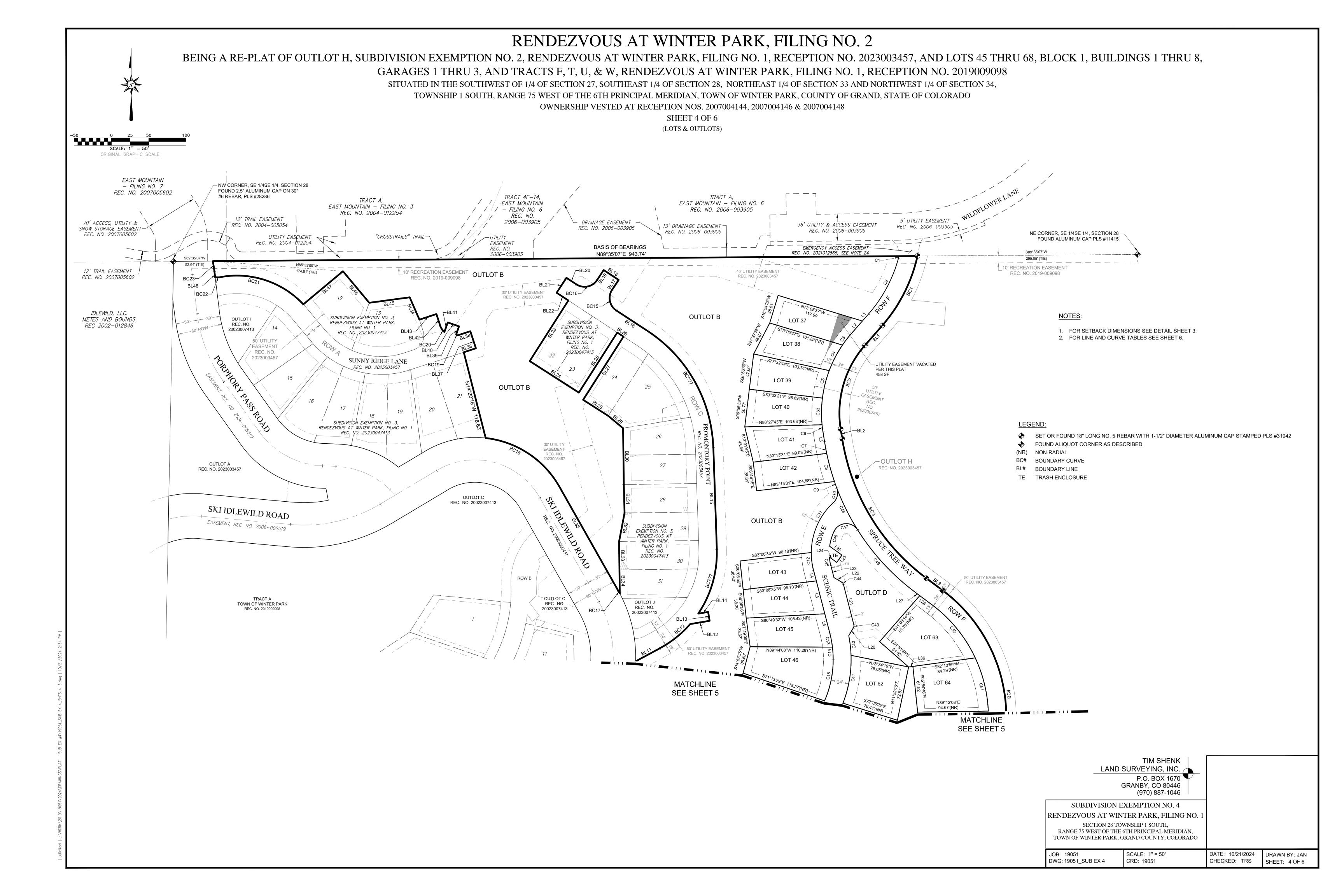
**OWNER / DEVELOPER:** ARROWHEAD WINTER PARK INVESTORS, LLC. 5291 EAST YALE AVE DENVER, CO 80222-6911

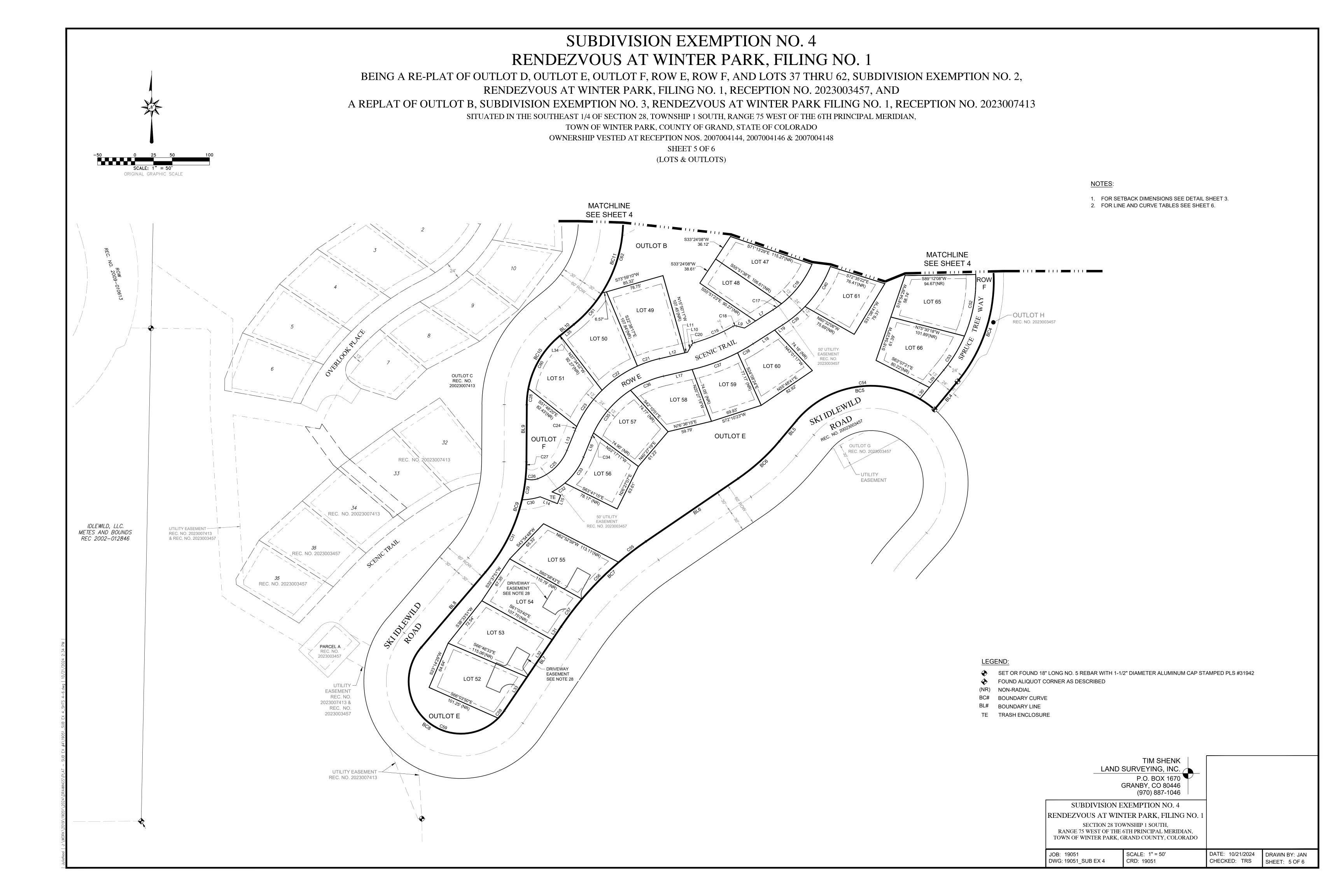
SCALE: NONE JOB: 19051 DWG: 19051 SUB EX 4 CRD: 19051

DATE: 10/18/2024 CHECKED: TRS

DRAWN BY: JAN SHEET: 2 OF 6







## SUBDIVISION EXEMPTION NO. 4 RENDEZVOUS AT WINTER PARK, FILING NO. 1

BEING A RE-PLAT OF OUTLOT D, OUTLOT E, OUTLOT F, ROW E, ROW F, AND LOTS 37 THRU 62, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND

A REPLAT OF OUTLOT B, SUBDIVISION EXEMPTION NO. 3, RENDEZVOUS AT WINTER PARK FILING NO. 1, RECEPTION NO. 2023007413

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148 SHEET 6 OF 6

BOUNDARY CURVE TABLE						
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
BC???	91.02'	144.71	36°02'16"	N16°03'13"E	89.52'	
BC???	186.36'	194.81	54°48'47"	N29°22'19"W	179.34'	
BC1	105.56'	212.00	28°31'40"	S26°53'53"W	104.47'	
BC2	120.49'	138.00	50°01'34"	S16°08'56"W	116.70'	
ВС3	223.38'	288.00	44°26'24"	S31°05'03"E	217.82'	
BC4	343.45'	212.00	92°49'22"	S06°53'34"E	307.11'	
BC5	206.10'	130.00	90°50'07"	S85°24'56"W	185.18'	
BC6	73.93'	270.00	15°41'16"	S47°50'30"W	73.70'	
BC7	162.26'	430.00	21°37'12"	S44°52'32"W	161.29'	
BC8	227.74'	70.00	186°24'20"	N52°43'53"W	139.78'	
ВС9	160.98'	230.00	40°06'06"	N20°25'14"E	157.71'	
BC10	105.45'	120.00	50°20'58"	N25°32'40"E	102.09'	
BC11	153.55'	180.00	48°52'36"	N26°16'51"E	148.94'	
BC12	52.24'	144.71	20°41'06"	N51°24'00"E	51.96'	
BC15	31.42'	20.00	90°00'00"	N11°46'42"W	28.28'	
BC16	31.42'	20.00	90°00'00"	S78°13'18"W	28.28'	
BC17	4.03'	180.00	1°17'01"	N28°51'38"W	4.03'	
BC18	122.80'	130.00	54°07'24"	N56°33'51"W	118.29'	
BC19	3.07'	2.22	78°58'04"	N63°07'32"W	2.83'	
BC20	10.57'	20.00	30°17'03"	N33°16'04"W	10.45'	
BC21	121.08'	122.00	56°51'57"	N71°40'30"W	116.18'	
BC22	7.84'	23.00	19°31'33"	S89°39'18"W	7.80'	
BC23	14.25'	230.00	3°33'02"	N08°53'09"W	14.25'	

	UNARY LINE	IABLE
#	BEARING	DISTANCE
BL1	S41°09'43"W	35.10'
BL2	S08°51'51"E	13.27'
BL3	S53°18'15"E	27.48'
BL4	S39°31'07"W	48.64'
BL5	S39°59'52"W	36.63'
BL6	S55°41'08"W	149.69'
BL7	S34°03'57"W	135.64'
BL8	N40°28'17"E	132.36'
BL9	N00°22'11"E	76.48'
BL10	N50°43'09"E	24.49'
BL11	N61°44'33"E	37.01'
BL12	N80°30'25"E	26.22'
BL13	N09°29'35"W	12.00'
BL14	S80°33'22"W	13.32'
BL15	N01°57'55"W	136.22'
BL16	N56°46'42"W	50.00'
BL17	N33°13'18"E	16.00'
BL18	N56°46'42"W	24.00'
BL19	S33°13'18"W	16.00'
BL20	N56°46'42"W	16.00'
BL21	S33°13'18"W	24.00'
BL22	S56°46'42"E	18.84'
BL23	S32°36'05"W	96.30'
BL24	S57°23'55"E	78.22'
BL25	N32°36'05"E	95.46'
BL26	S56°46'42"E	10.00'
BL27	S32°36'05"W	100.41'
BL28	S57°23'55"E	40.12'
BL29	S50°04'20"E	25.72'
BL30	S00°44'56"E	75.34'
BL31	S01°30'32"E	38.12'
BL32	S10°53'57"W	38.91'
BL33	S00°44'29"E	38.11'
BL34	S00°45'07"E	31.50'
BL35	N29°30'09"W	160.13'
BL36	N71°52'28"E	17.13'
BL37	N18°07'32"W	24.00'
BL38	S71°52'28"W	17.20'
BL39	N19°13'29"E	11.21'
BL40	N70°46'31"W	16.03'
BL41	S19°03'46"W	13.46'
BL42	N18°07'32"W	16.00'
BL43	S71°52'28"W	24.00'
BL44	N23°23'56"W	32.59'
	0000441001044	54.68'
BL45	S82°14'28"W	04.00
BL45 BL46	N39°50'17"W	55.04'

LOT LINE TABLE					
#	BEARING	DISTANCE			
L1	S41°09'43"W	12.85'			
L2	N41°09'43"E	22.25'			
L3	N08°51'51"W	13.27'			
L4	N14°27'20"W	14.85'			
L5	N14°27'20"W	33.86'			
L6	N14°27'20"W	27.68'			
L7	N57°24'23"E	27.88'			
L8	S57°24'23"W	17.62'			
L9	S75°25'58"E	10.93'			
L10	N29°31'27"E	10.93'			
L11	S76°52'34"W	3.62'			
L12	N76°52'34"E	34.93'			
L13	N22°16'34"E	28.55'			
L14	N68°28'40"W	24.90'			
L15	S21°31'20"W	12.00'			
L16	S22°16'34"W	28.55'			
L17	S76°52'34"W	39.33'			
L18	S57°24'23"W	34.19'			
L19	S57°24'23"W	12.93'			
L20	S30°32'40"W	12.40'			
L21	S14°27'20"E	55.86'			
L22	S59°27'20"E	12.07'			
L23	S14°27'20"E	16.45'			
L24	N53°31'25"W	12.14'			
L25	S35°43'36"W	12.00'			
L26	S54°16'24"E	20.19'			
L27	S53°18'15"E	7.11'			
L28	N53°18'15"W	20.37'			
L29	N39°31'07"E	30.24'			
L30	N39°31'07"E	20.08'			
L31	N34°03'57"E	20.90'			
L32	N34°03'57"E	60.30'			
L33	N34°03'57"E	54.43'			
L34	S50°43'09"W	0.69'			
L35	N50°43'09"E	23.80'			
L36	N82°13'59"E	5.77'			

		LOT	CURVE TAI	BLE	
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	3.05'	23.00	7°36'14"	S11°28'35"W	3.05'
C2	84.93'	188.00	25°53'01"	S28°13'13"W	84.21'
C3	19.61'	162.00	6°56'14"	N37°41'36"E	19.60'
C4	27.50'	162.00	9°43'29"	N29°21'44"E	27.46'
C5	38.00'	162.00	13°26'27"	N13°51'58"E	37.92'
C6	9.51'	162.00	3°21'45"	N07°10'59"W	9.51'
C7	16.11'	312.00	2°57'33"	N10°20'37"W	16.11'
C8	39.08'	312.00	7°10'38"	N15°24'43"W	39.06'
C9	9.27'	312.00	1°42'09"	S19°51'06"E	9.27'
C10	21.32'	18.00	67°51'32"	N13°13'36"E	20.09'
C11	74.97'	92.00	46°41'15"	S23°48'44"W	72.91'
C12	23.96'	92.00	14°55'27"	N06°59'36"W	23.90'
C13	18.15'	138.00	7°32'03"	N10°41'18"W	18.13'
C14	16.82'	138.00	6°58'55"	N03°25'49"W	16.81'
C15	56.78'	138.00	23°34'33"	N11°50'54"E	56.38'
C16	37.44'	138.00	15°32'45"	N31°24'33"E	37.33'
C17	13.88'	138.00	5°45'47"	N54°31'30"E	13.87'
C18	4.70'	7.00	38°27'36"	N85°20'15"E	4.61'
C19	56.28'	230.68	13°58'41"	N67°00'01"E	56.14'
C20	5.33'	7.00	43°36'04"	N51°19'29"E	5.20'
C21	31.18'	162.00	11°01'36"	N71°21'45"E	31.13'
C22	57.66'	162.00	20°23'33"	S55°39'11"W	57.35'
C23	59.52'	162.00	21°03'08"	N34°55'50"E	59.19'
C24	6.02'	162.00	2°07'42"	S23°20'25"W	6.02'
C25	56.15'	68.00	47°18'51"	N45°55'59"E	54.57'
C26	16.62'	23.00	41°23'25"	S89°42'53"E	16.26'
C27	22.48'	230.00	5°36'04"	N03°10'13"E	22.48'
C28	22.01'	120.00	10°30'25"	N05°37'23"E	21.97'
C29	28.73'	230.00	7°09'22"	N09°32'56"E	28.71'
C30	24.73'	92.00	15°24'02"	S80°37'15"W	24.65'
C31	109.77'	230.00	27°20'39"	S26°47'57"W	108.73'
C32	20.90'	92.00	13°01'03"	S55°38'08"W	20.86'
C33	43.11'	92.00	26°51'02"	S35°42'05"W	42.72'

		LOT	CURVE TAE	BLE	
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C34	6.52'	138.00	2°42'18"	S23°37'43"W	6.51'
C35	76.70'	138.00	31°50'42"	S40°54'13"W	75.72'
C36	48.29'	138.00	20°03'00"	S66°51'04"W	48.05'
C37	65.06'	262.00	14°13'42"	N69°45'42"E	64.90'
C38	23.97'	262.00	5°14'28"	S60°01'37"W	23.96'
C39	38.69'	162.00	13°40'57"	S50°33'55"W	38.59'
C40	63.81'	162.00	22°34'05"	N32°26'24"E	63.40'
C41	65.38'	162.00	23°07'28"	S09°35'37"W	64.94'
C42	26.61'	162.00	9°24'45"	N06°40'29"W	26.58'
C43	3.93'	5.00	45°00'00"	S08°02'40"W	3.83'
C44	3.93'	5.00	45°00'00"	S36°57'20"E	3.83'
C45	11.81'	68.00	9°57'12"	S09°28'44"E	11.80'
C46	20.91'	68.00	17°37'04"	S16°23'26"W	20.83'
C47	38.50'	18.00	122°33'51"	S86°28'53"W	31.57'
C48	62.81'	312.00	11°32'01"	S26°28'11"E	62.70'
C49	114.72'	312.00	21°04'04"	S42°46'13"E	114.08'
C50	92.77'	188.00	28°16'20"	N39°10'05"W	91.83'
C51	73.86'	188.00	22°30'30"	N13°46'40"W	73.38'
C52	84.46'	188.00	25°44'26"	N10°20'48"E	83.75'
C53	53.49'	188.00	16°18'05"	N31°22'04"E	53.31'
C54	182.01'	130.00	80°13'00"	N80°06'22"E	167.50'
C55	45.97'	430.00	6°07'31"	N52°37'22"E	45.95'
C56	69.63'	430.00	9°16'40"	N44°55'17"E	69.55'
C57	46.66'	430.00	6°13'00"	N37°10'27"E	46.63'
C58	12.96'	70.00	10°36'39"	N39°22'16"E	12.95'
C59	214.77'	70.00	175°47'41"	S47°25'34"E	139.91'
C60	83.45'	120.00	39°50'34"	S30°47'53"W	81.78'
C61	56.37'	180.00	17°56'35"	N41°44'52"E	56.14'
C62	97.18'	180.00	30°56'01"	N17°18'34"E	96.00'
C63	35.76'	162.00	12°38'51"	N00°49'19"E	35.69'

LC	OT AREA	TABLE
LOT	SQ.FT.	ACRES±
1	431,305	9.901
1	56,375	1.294
1	11,350	0.261
1	21,335	0.490
1	5,230	0.120
2	21,826	0.501
37	4,228	0.097
38	4,236	0.097
39	4,287	0.098
40	4,329	0.099
41	4,378	0.101
42	3,921	0.090
43	3,727	0.086
44	4,240	0.097
45	4,507	0.103
46	6,313	0.145
47	5,751	0.132
48	3,812	0.088
49	7,695	0.177
50	6,797	0.156
51	6,270	0.144
52	7,098	0.163
53	7,260	0.167
54	7,281	0.167
55	7,177	0.165
56	5,119	0.118
57	5,366	0.123
58	5,413	0.124
59	4,998	0.115
60	5,240	0.120
61	5,207	0.120
62	5,181	0.119
63	6,860	0.157
64	6,153	0.141
65	7,138	0.164
66	6,615	0.152

OUTLOT AND ROW AREA TABLE						
PROPERTY	SQ.FT.	ACRES±	TYPE			
OUTLOT B	148,591	3.411	OPEN SPACE			
OUTLOT D	11,348	0.261	OPEN SPACE			
OUTLOT E	56,375	1.294	OPEN SPACE			
OUTLOT F	5,230	0.120	OPEN SPACE			
ROW E	21,335	0.490	ROADWAY			
ROW F	21,826	0.501	ROADWAY			
TOTAL	264,705	6.077				
	PROPERTY OUTLOT B OUTLOT D OUTLOT E OUTLOT F ROW E ROW F	PROPERTY SQ.FT.  OUTLOT B 148,591  OUTLOT D 11,348  OUTLOT E 56,375  OUTLOT F 5,230  ROW E 21,335  ROW F 21,826	PROPERTY         SQ.FT.         ACRES±           OUTLOT B         148,591         3.411           OUTLOT D         11,348         0.261           OUTLOT E         56,375         1.294           OUTLOT F         5,230         0.120           ROW E         21,335         0.490           ROW F         21,826         0.501			

TIM SHENK
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SUBDIVISION EXEMPTION NO. 4
RENDEZVOUS AT WINTER PARK, FILING NO. 3
SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051 DWG: 19051\_SUB EX 4

SCALE: 1" = 5 CRD: 19051 DATE: 10/21/2024 DRAWN BY: JAN CHECKED: TRS SHEET: 6 OF 6

78K\2019\19051\20024\DRAWNGS\PLAT = SUB\_FX #4\19051\_SUB\_FX 4\_SHTS\_4-6.dwg | 10/21/2024\_2:34

## **AS-BUILT SURVEY**

## SUBDIVISION EXEMPTION NO. 1 RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2021012863 PHASE 1

PART OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

**DESIGN REVISION ADDITIONS:** 

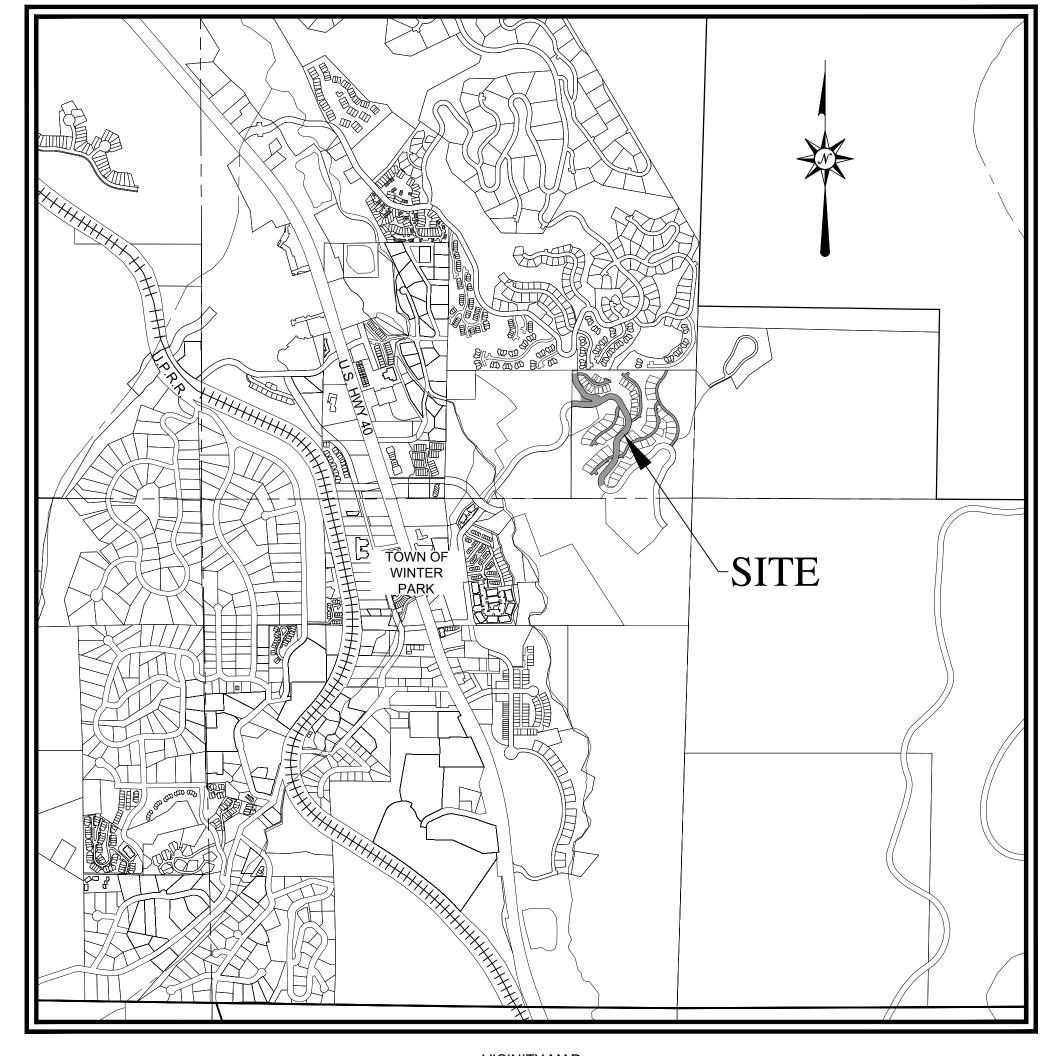
**SHEET 10: 2023 SUNNY RIDGE LANE UTILITY REVISIONS** 

SHEET 11: 2024 EXEMPT. PLAT 4 UTILITIES (SCENIC TRAIL/SPRUCE TREE WAY)

SHEET 12: 2024 EXEMPT. PLAT 4 PARKING (SCENIC TRAIL)

#### NOTES:

- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
   A. CONSTRUCTION PLANS FOR RENDEZVOUS AT WINTER PARK, FILING NO. 1, PHASE 1, DATED 7/28/2020.
   B. GRAND COUNTY RECORDS, SUBDIVISION EXEMPTION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2021012863.
- 2. THIS AS-BUILT SURVEY WAS PREPARED TO DEPICT WET UTILITY LOCATIONS & ELEVATIONS ALONG WITH HARD SURFACE ROADS FOR SKI IDLEWILD ROAD, PORPHORY PASS ROAD (ROAD B), SUNNY RIDGE LANE (ROAD C), PROMONTORY POINT (ROAD D), OVERLOOK PLACE (ROAD E), SCENIC TRAIL (ROAD F), SCENIC TRAIL (ROAD G), AND SPRUCE TREE WAY (ROAD H).
- 3. WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE DRAWN PERPENDICULAR TO THE MAIN LINE FROM THE FIELD LOCATED SERVICE MARKER (GREEN POST, WATER VALVE OR BLUE POST).
- 4. BASIS OF BEARING IS N 01°08'06" E AS MEASURED ALONG THE EAST LINE OF THE SW1/4SE1/4 OF SAID SECTION 28 AS EVIDENCED BY A 2" DIAMETER ALUMINUM CAP, PLS 11415 SITUATED AT THE SOUTHEAST CORNER OF SAID SW1/4SE1/4 AND A 2" DIAMETER ALUMINUM CAP, PLS 31942 SITUATED AT THE NORTHEAST CORNER OF SAID SW1/4SE1/4.
- 5. BASIS OF ELEVATION IS NGVD29 AS EVIDENCED BY NGS BRASS CAP DESIGNATION H 360, PID KK0984 WITH AN ELEVATION OF 9966.48'.
- 6. DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.



VICINITY MAP SCALE: 1" = 1000'

## SHEET INDEX:

SHEET 1: NOTES, VICINITY MAP, CERTIFICATION

SHEET 2: OVERALL SHEET INDEX MAP

SHEET 3: ROADWAY AND DRAINAGE - SKI IDLEWILD ROAD & OVERLOOK PLACE (ROAD E)

SHEET 4: ROADWAY AND DRAINAGE - PORPHORY PASS ROAD (ROAD B), SUNNY RIDGE LANE (ROAD C) & PROMONTORY

POINT (ROAD D) & SKI IDLEWILD ROAD

SHEET 5: WET UTILITIES - OVERLOOK PLACE (ROAD E) & TRAIL I

SHEET 6: WET UTILITIES - SUNNY RIDGE LANE (ROAD C) & PROMONTORY POINT (ROAD D) & SKI IDLEWILD ROAD & PORPHORY PASS ROAD (ROAD B) & TRACT G

SHEET 7: WET UTILITIES - SKI IDLEWILD & SCENIC TRAIL (ROAD G) & TRACT I

SHEET 8: WET UTILITIES - SCENIC TRAIL (ROAD F) & SPRUCE TREE WAY (ROAD H) & SKI IDLEWILD ROAD

SHEET 9: WET UTILITIES - SPRUCE TREE WAY (ROAD H) & SKI IDLEWILD ROAD & TRACT G

## LAND SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION. IT IS NOT AN IMPROVEMENT SURVEY PLAT OR LAND SURVEY PLAT AND IS PROVIDED FOR ENGINEERING REVIEW PURPOSES.



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

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

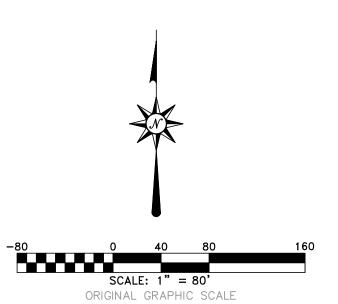
AS-BUILT SURVEY
RENDEZVOUS AT WINTER PARK, FILING NO. 1,
PHASE 1
SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051 DWG: 19051\_AS-BUILT SCALE: 1" = 1,000' CRD: 16011.AB DATE: 12/16/2022 DRAWN BY: JAN CHECKED: TRS SHEET: 1 OF 9

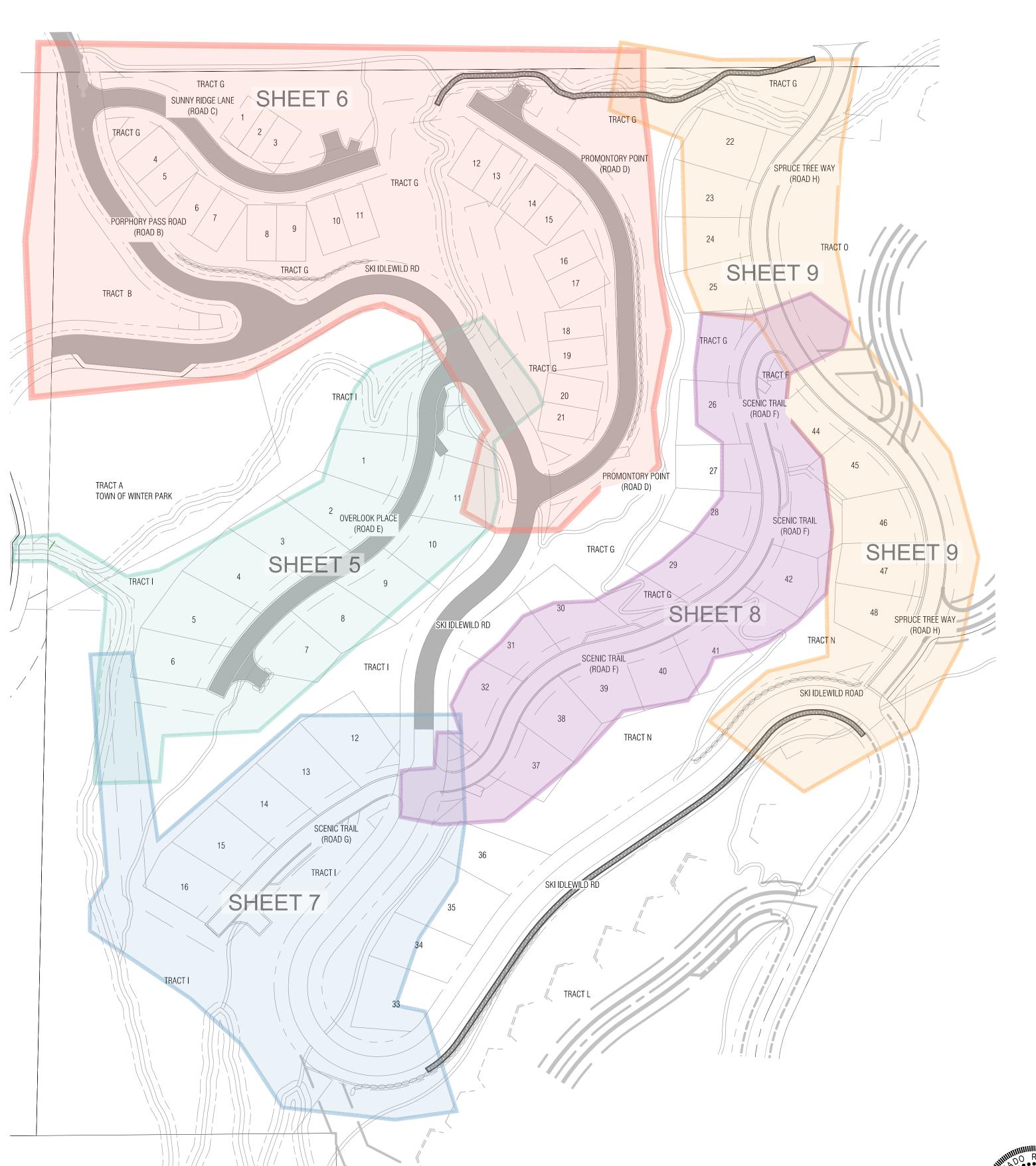
9051\2022\DRAWINGS\AS-BUILTS\19051\_AS-BUILTS THRU 2022.dwg | 12/16/2022 9:

## **AS-BUILT SURVEY**

# SUBDIVISION EXEMPTION NO. 1 RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2021012863 PHASE 1



PART OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



<u>LEGEND</u>

- PAVED ROAD (DESIGN)

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

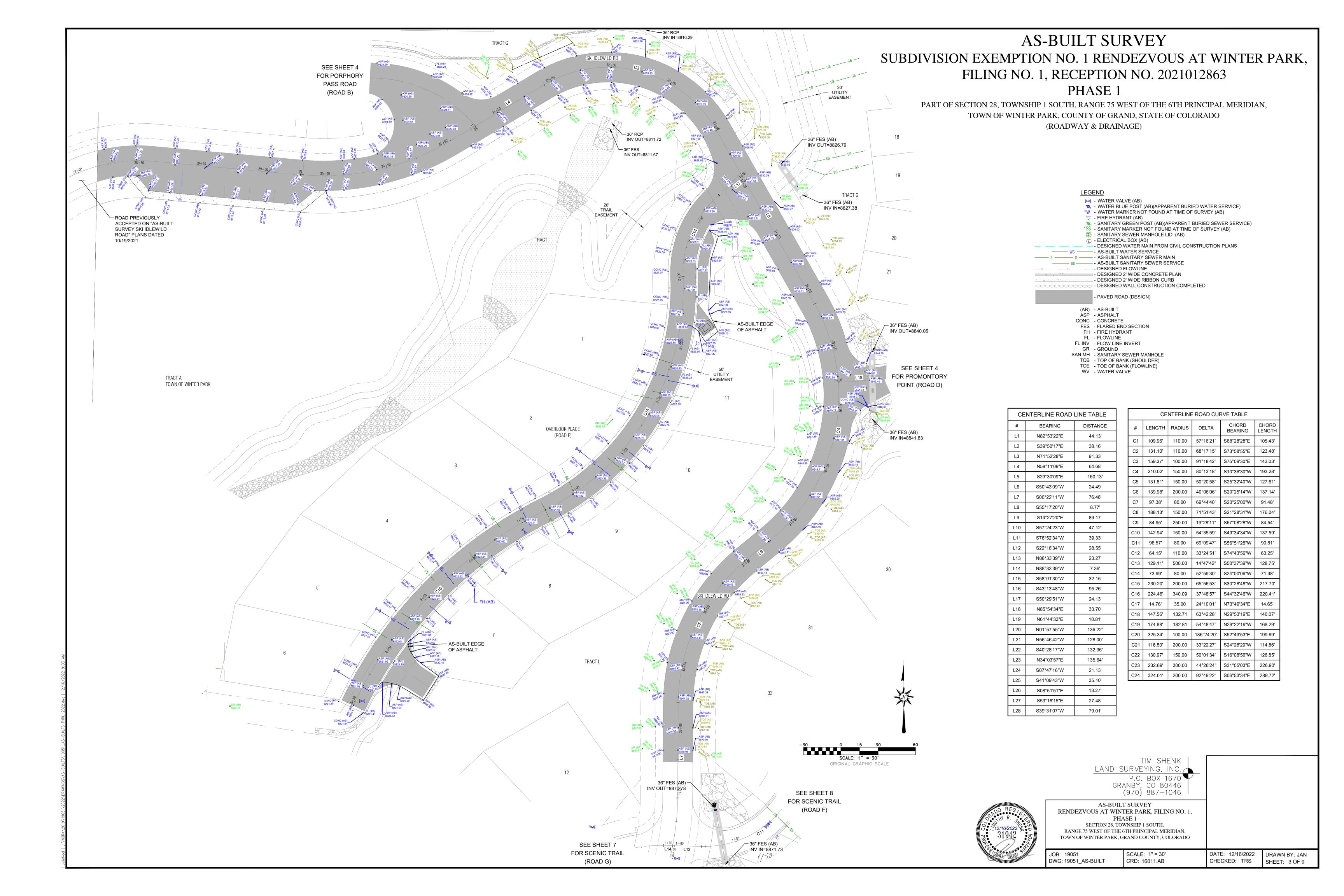
AS-BUILT SURVEY
RENDEZVOUS AT WINTER PARK, FILING NO. 1,
PHASE 1
SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

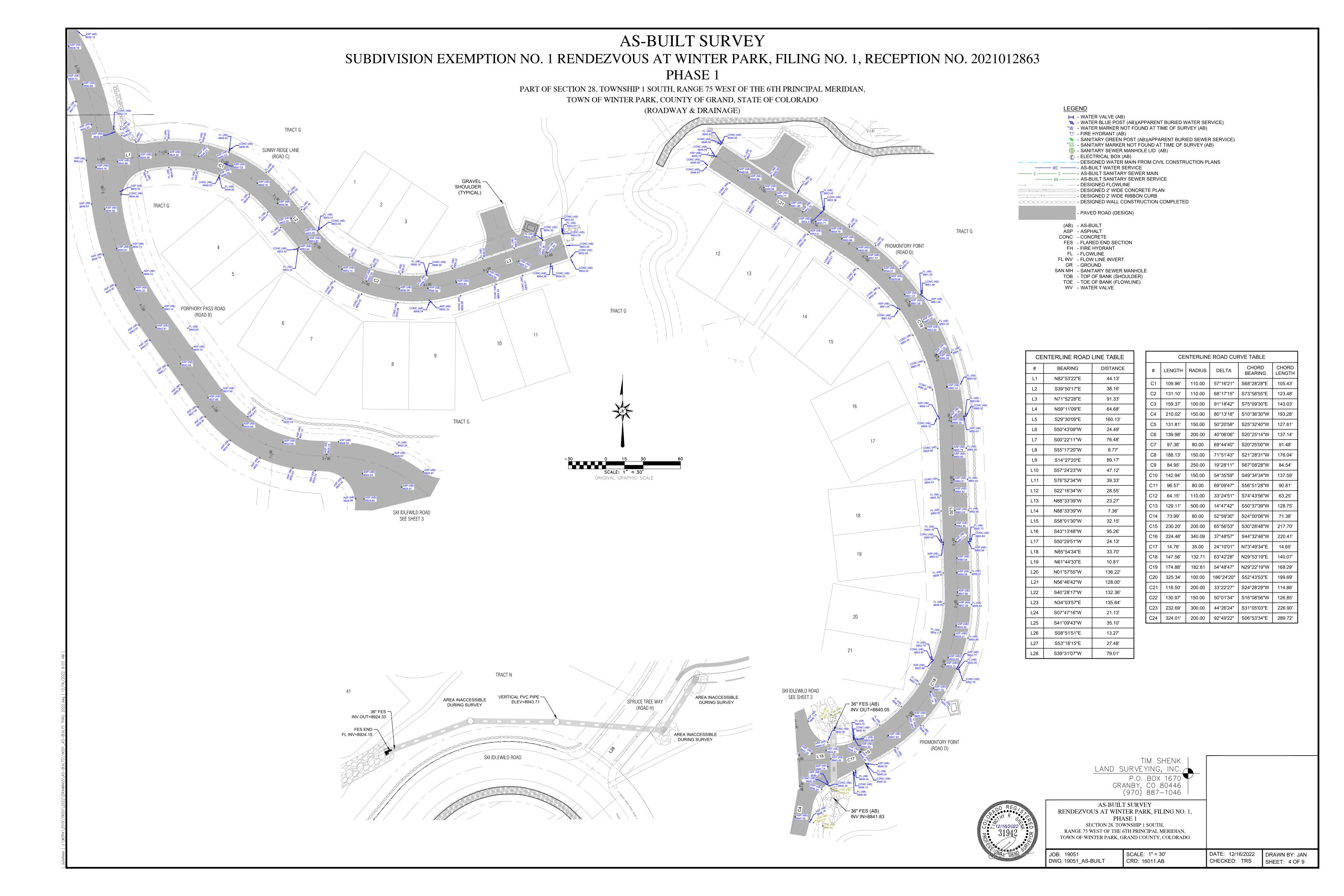
TOWN OF WINTER PARK,

DWG: 19051\_AS-BUILT

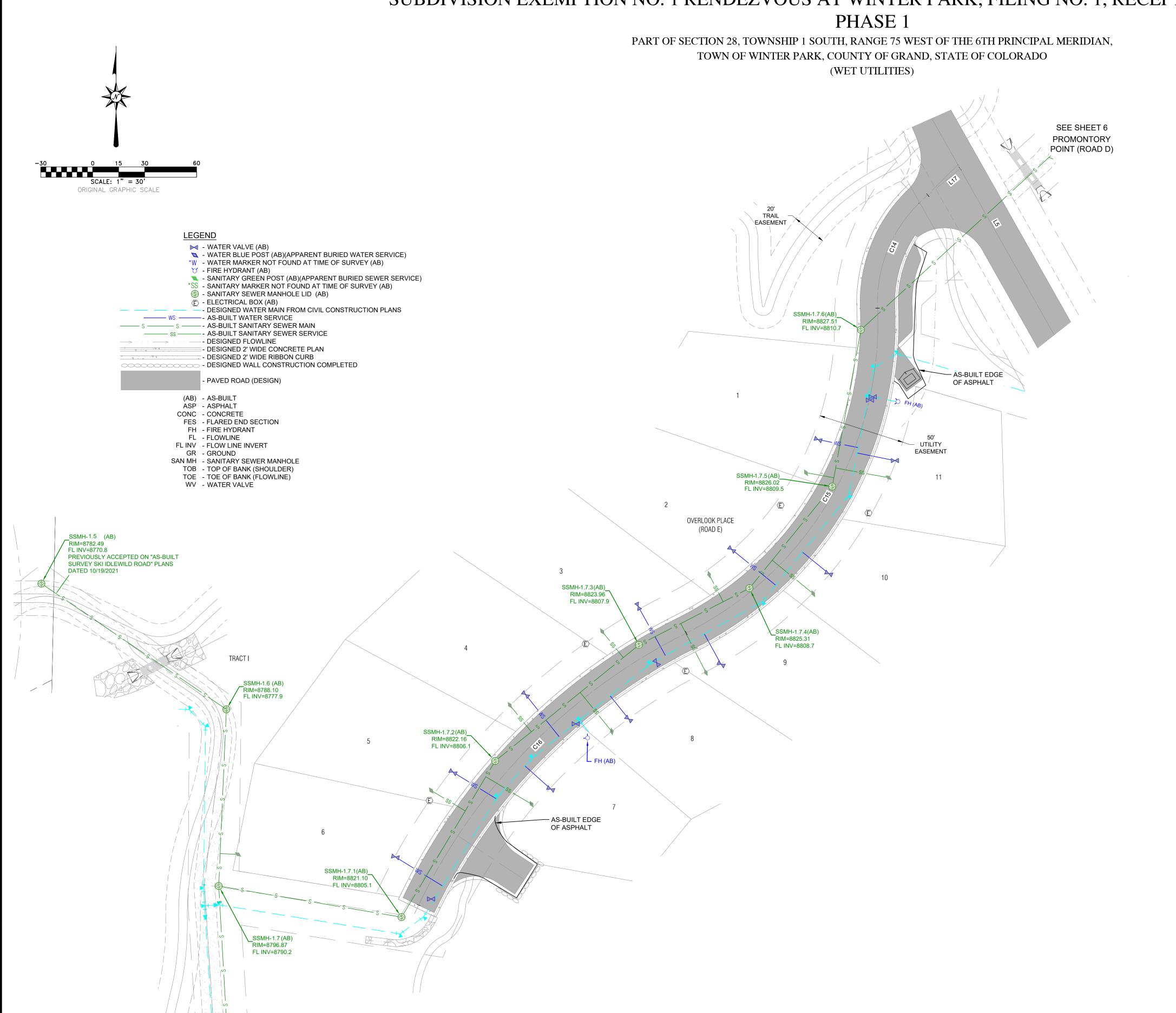
SCALE: 1" = 1,000' CRD: 16011.AB DATE: 12/16/2022 DRAWN BY: JAN CHECKED: TRS SHEET: 2 OF 9

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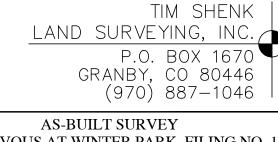
# AS-BUILT SURVEY SUBDIVISION EXEMPTION NO. 1 RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2021012863 PHASE 1 PART OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



SEE SHEET 7

CE	NTERLINE ROAD	LINE TABLE
#	BEARING	DISTANCE
L1	N82°53'22"E	44.13'
L2	S39°50'17"E	38.16'
L3	N71°52'28"E	91.33'
L4	N59°11'09"E	64.68'
L5	S29°30'09"E	160.13'
L6	S50°43'09"W	24.49'
L7	S00°22'11"W	76.48'
L8	S55°17'20"W	8.77'
L9	S14°27'20"E	89.17'
L10	S57°24'23"W	47.12'
L11	S76°52'34"W	39.33'
L12	S22°16'34"W	28.55'
L13	N88°33'39"W	23.27'
L14	N88°33'39"W	7.36'
L15	S58°01'30"W	32.15'
L16	S43°13'48"W	95.26'
L17	S50°29'51"W	24.13'
L18	N85°54'34"E	33.70'
L19	N61°44'33"E	10.81'
L20	N01°57'55"W	136.22'
L21	N56°46'42"W	128.00'
L22	S40°28'17"W	132.36'
L23	N34°03'57"E	135.64'
L24	S07°47'16"W	21.13'
L25	S41°09'43"W	35.10'
L26	S08°51'51"E	13.27'
L27	S53°18'15"E	27.48'
L28	S39°31'07"W	79.01'

	CE	NTERLINE	E ROAD CUP	RVE TABLE	
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	109.96'	110.00	57°16'21"	S68°28'28"E	105.43'
C2	131.10'	110.00	68°17'15"	S73°58'55"E	123.48'
СЗ	159.37'	100.00	91°18'42"	S75°09'30"E	143.03'
C4	210.02'	150.00	80°13'18"	S10°36'30"W	193.28'
C5	131.81'	150.00	50°20'58"	S25°32'40"W	127.61'
C6	139.98'	200.00	40°06'06"	S20°25'14"W	137.14'
C7	97.38'	80.00	69°44'40"	S20°25'00"W	91.48'
C8	188.13'	150.00	71°51'43"	S21°28'31"W	176.04'
C9	84.95'	250.00	19°28'11"	S67°08'28"W	84.54'
C10	142.94'	150.00	54°35'59"	S49°34'34"W	137.59'
C11	96.57'	80.00	69°09'47"	S56°51'28"W	90.81'
C12	64.15'	110.00	33°24'51"	S74°43'56"W	63.25'
C13	129.11'	500.00	14°47'42"	S50°37'39"W	128.75'
C14	73.99'	80.00	52°59'30"	S24°00'06"W	71.38'
C15	230.20'	200.00	65°56'53"	S30°28'48"W	217.70'
C16	224.46'	340.09	37°48'57"	S44°32'46"W	220.41'
C17	14.76'	35.00	24°10'01"	N73°49'34"E	14.65'
C18	147.56'	132.71	63°42'28"	N29°53'19"E	140.07'
C19	174.88'	182.81	54°48'47"	N29°22'19"W	168.29'
C20	325.34'	100.00	186°24'20"	S52°43'53"E	199.69'
C21	116.50'	200.00	33°22'27"	S24°28'29"W	114.86'
C22	130.97'	150.00	50°01'34"	S16°08'56"W	126.85'
C23	232.69'	300.00	44°26'24"	S31°05'03"E	226.90'
C24	324.01'	200.00	92°49'22"	S06°53'34"E	289.72'

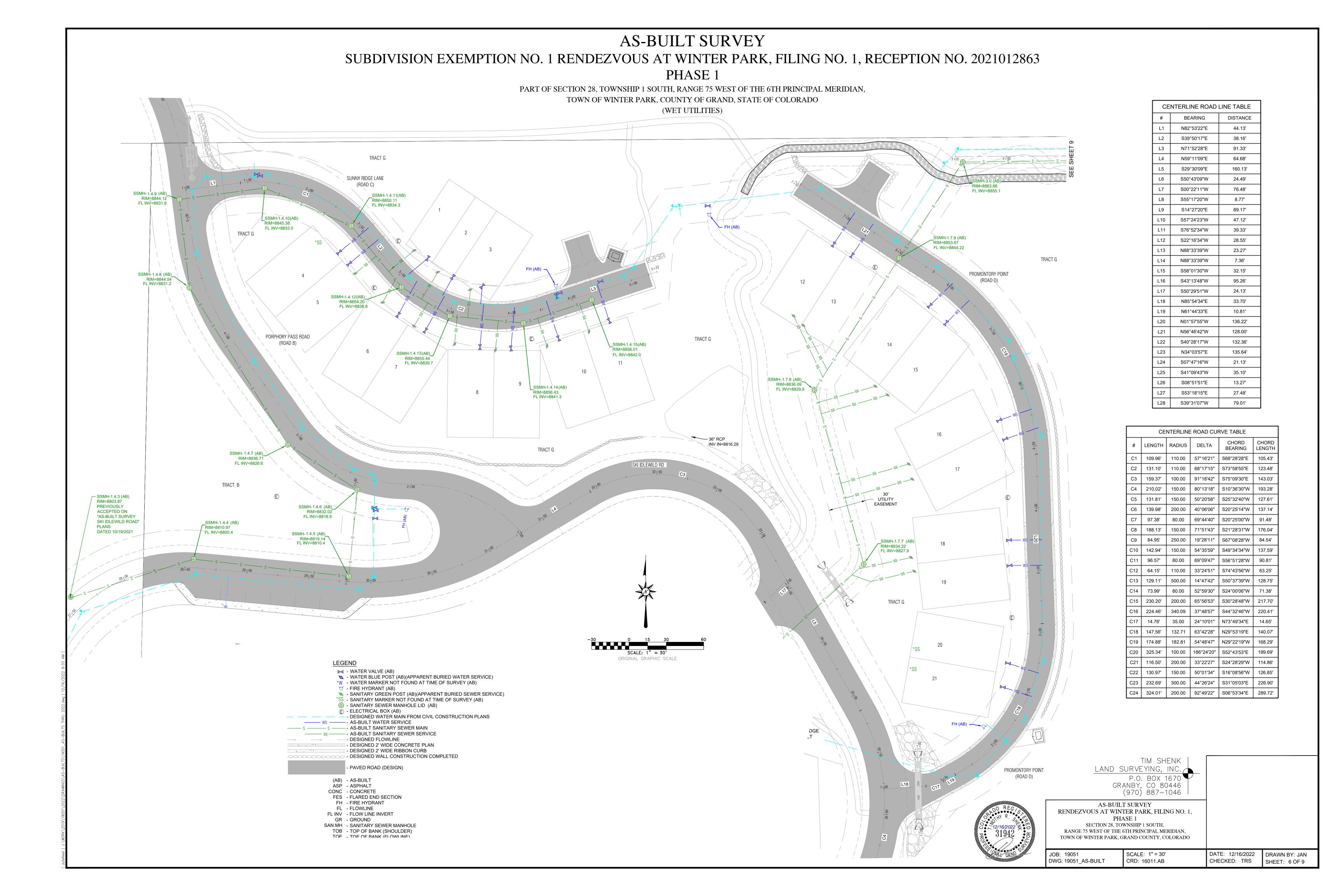


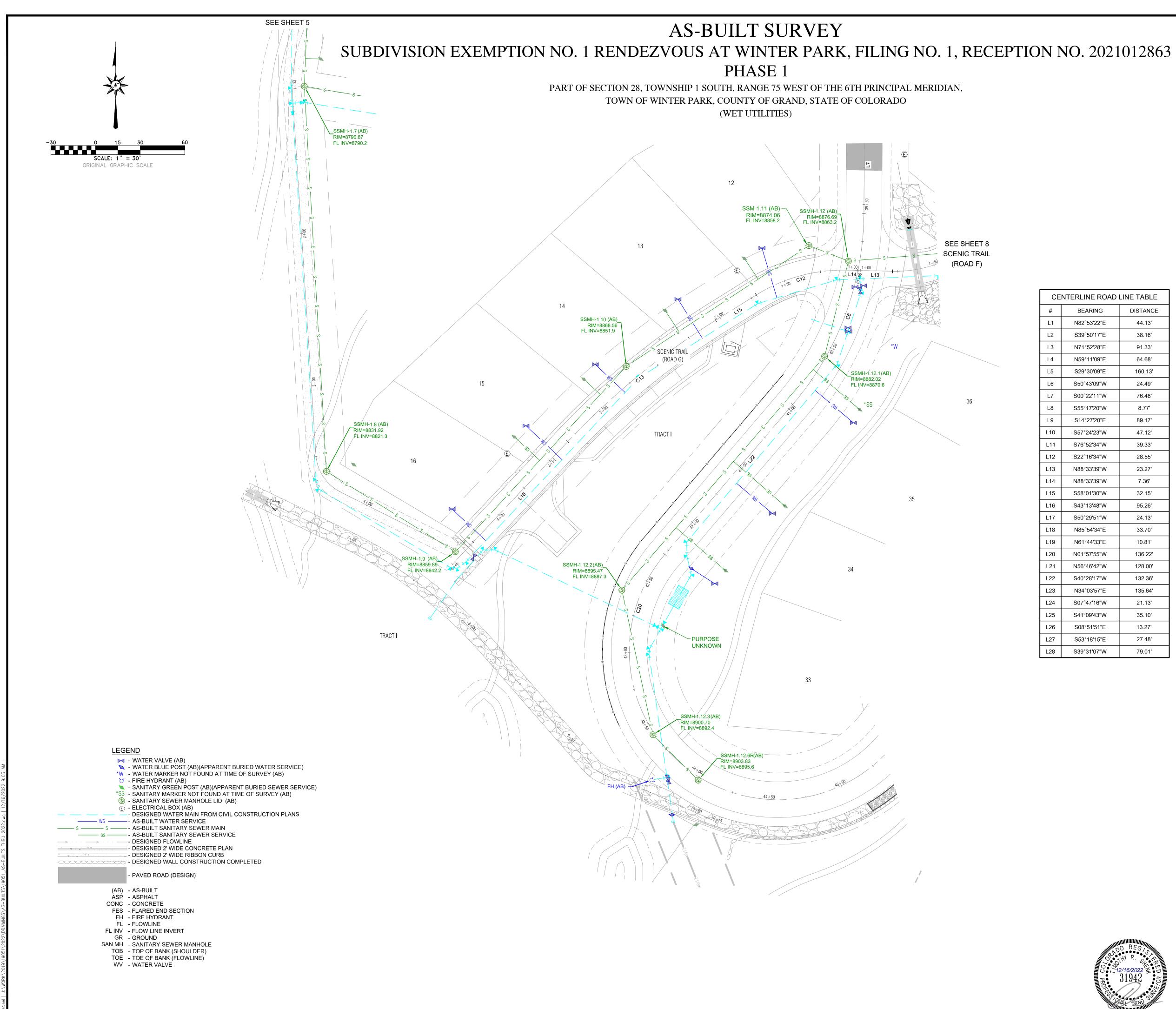
AS-BUILT SURVEY
RENDEZVOUS AT WINTER PARK, FILING NO. 1,
PHASE 1
SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051 DWG: 19051\_AS-BUILT

SCALE: 1" = 30' CRD: 16011.AB DATE: 12/16/2022 DRAWN BY: JAN SHEET: 5 OF 9

12/16/2022 RED 31942





CE	NTERLINE ROAD	LINE TABLE
#	BEARING	DISTANCE
L1	N82°53'22"E	44.13'
L2	S39°50'17"E	38.16'
L3	N71°52'28"E	91.33'
L4	N59°11'09"E	64.68'
L5	S29°30'09"E	160.13'
L6	S50°43'09"W	24.49'
L7	S00°22'11"W	76.48'
L8	S55°17'20"W	8.77'
L9	S14°27'20"E	89.17'
L10	S57°24'23"W	47.12'
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L27	S53°18'15"E	27.48'
L28	S39°31'07"W	79.01'

#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORI
C1	109.96'	110.00	57°16'21"	S68°28'28"E	105.43
C2	131.10'	110.00	68°17'15"	S73°58'55"E	123.48
C3	159.37'	100.00	91°18'42"	S75°09'30"E	143.03
C4	210.02'	150.00	80°13'18"	S10°36'30"W	193.28
C5	131.81'	150.00	50°20'58"	S25°32'40"W	127.61
C6	139.98'	200.00	40°06'06"	S20°25'14"W	137.14
C7	97.38'	80.00	69°44'40"	S20°25'00"W	91.48
C8	188.13'	150.00	71°51'43"	S21°28'31"W	176.04
C9	84.95'	250.00	19°28'11"	S67°08'28"W	84.54
C10	142.94'	150.00	54°35'59"	S49°34'34"W	137.59
C11	96.57'	80.00	69°09'47"	S56°51'28"W	90.81
C12	64.15'	110.00	33°24'51"	S74°43'56"W	63.25
C13	129.11'	500.00	14°47'42"	S50°37'39"W	128.75
C14	73.99'	80.00	52°59'30"	S24°00'06"W	71.38
C15	230.20'	200.00	65°56'53"	S30°28'48"W	217.70
C16	224.46'	340.09	37°48'57"	S44°32'46"W	220.41
C17	14.76'	35.00	24°10'01"	N73°49'34"E	14.65'
C18	147.56'	132.71	63°42'28"	N29°53'19"E	140.07
C19	174.88'	182.81	54°48'47"	N29°22'19"W	168.29
C20	325.34'	100.00	186°24'20"	S52°43'53"E	199.69
C21	116.50'	200.00	33°22'27"	S24°28'29"W	114.86
C22	130.97'	150.00	50°01'34"	S16°08'56"W	126.85
C23	232.69'	300.00	44°26'24"	S31°05'03"E	226.90
C24	324.01'	200.00	92°49'22"	S06°53'34"E	289.72

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

AS-BUILT SURVEY RENDEZVOUS AT WINTER PARK, FILING NO. 1, PHASE 1 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

SCALE: 1" = 30' DWG: 19051\_AS-BUILT CRD: 16011.AB

CHECKED: TRS

DATE: 12/16/2022 DRAWN BY: JAN SHEET: 7 OF 9

# SEE SHEET 9 SPRUCE TREE WAY TRACT G SEE SHEET 8 SPRUCE TREE WAY (ROAD H) SSMH-1.21 (AB)\_\_\_\_\_ RIM=8910.56 FL INV=8894.0 FL INV=8885.6 RIM=8901.47 RIM=8899.94 FL INV=8883.5 SSMH-1.16 (AB)\_ RIM=8890.30 FL INV=8873.5 3MH-1.15 (AB) RIM=8885.39 FL INV=8871.6 \_SSMH-1.14 (AB) RIM=8881.57 FL INV=8868.6 SKI IDLEWILD SEE SHEET 7

## **AS-BUILT SURVEY** SUBDIVISION EXEMPTION NO. 1 RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2021012863 PHASE 1

PART OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO (WET UTILITIES)

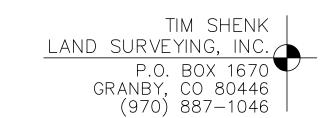
CE	NTERLINE ROAD	LINE TABLE
#	BEARING	DISTANCE
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L2	S39°50'17"E	38.16'
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	CE	NTERLINE	ROAD CUF	RVE TABLE	
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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C24	324.01'	200.00	92°49'22"	S06°53'34"E	289.72'



- WATER VALVE (AB) - WATER BLUE POST (AB)(APPARENT BURIED WATER SERVICE)
- \*W WATER MARKER NOT FOUND AT TIME OF SURVEY (AB)
- - SANITARY GREEN POST (AB)(APPARENT BURIED SEWER SERVICE)
  \*SS - SANITARY MARKER NOT FOUND AT TIME OF SURVEY (AB)
- SANITARY SEWER MANHOLE LID (AB)
- ⟨E⟩ ELECTRICAL BOX (AB)
- -- DESIGNED WATER MAIN FROM CIVIL CONSTRUCTION PLANS
- ----- S ------ S ------ AS-BUILT SANITARY SEWER MAIN
- - DESIGNED 2' WIDE CONCRETE PLAN - DESIGNED 2' WIDE RIBBON CURB
- DESIGNED WALL CONSTRUCTION COMPLETED
  - PAVED ROAD (DESIGN)
  - (AB) AS-BUILT
  - ÀSP ASPHALT CONC - CONCRETE
  - FES FLARED END SECTION
  - FH FIRE HYDRANT FL - FLOWLINE
  - FL INV FLOW LINE INVERT
  - GR GROUND SAN MH - SANITARY SEWER MANHOLE
  - TOB TOP OF BANK (SHOULDER)
    TOE TOE OF BANK (FLOWLINE)
    WV WATER VALVE





AS-BUILT SURVEY RENDEZVOUS AT WINTER PARK, FILING NO. 1, PHASE 1 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 8 OF 9 DWG: 19051\_AS-BUILT

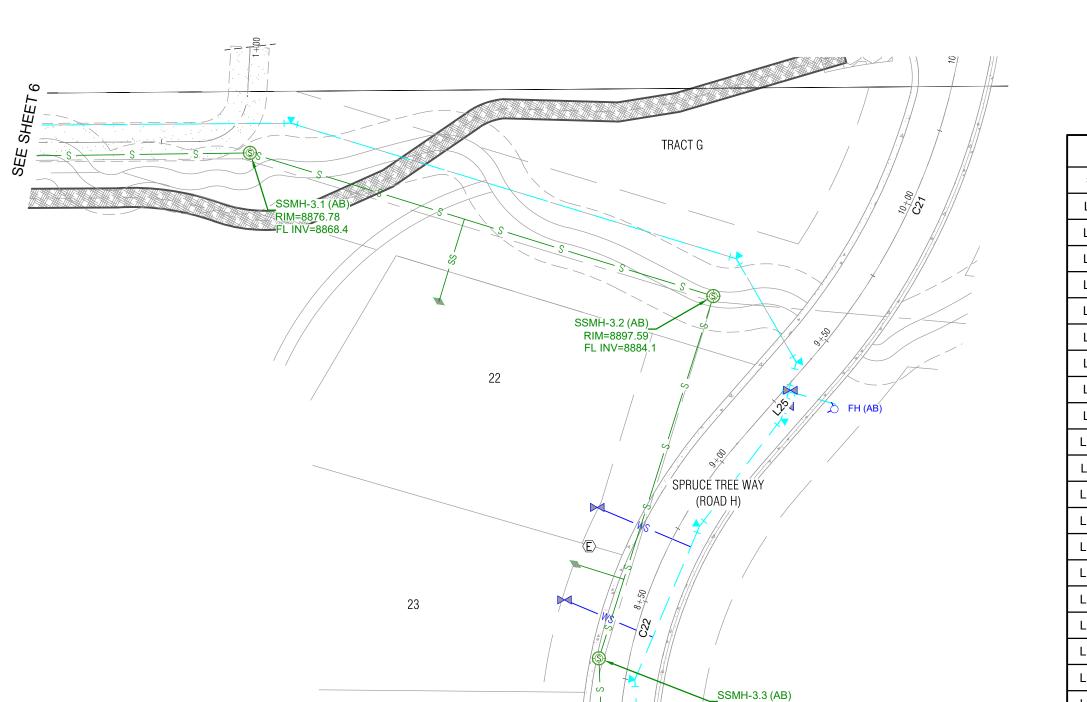
SCALE: 1" = 30' CRD: 16011.AB

DATE: 12/16/2022 DRAWN BY: JAN CHECKED: TRS

## **AS-BUILT SURVEY**

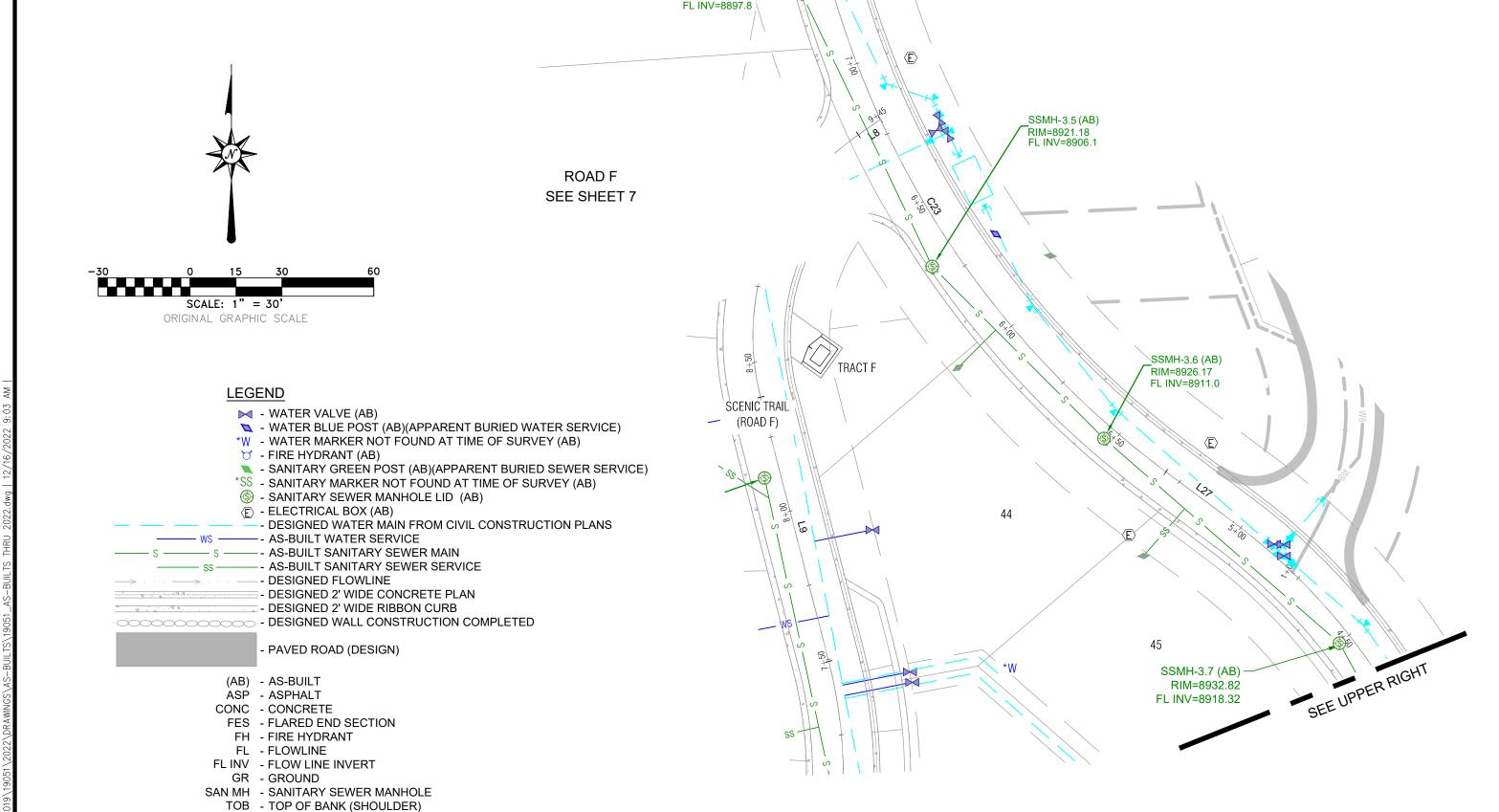
# SUBDIVISION EXEMPTION NO. 1 RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2021012863 PHASE 1

PART OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
(WET UTILITIES)



CE	NTERLINE ROAD	LINE TABLE
#	BEARING	DISTANCE
L1	N82°53'22"E	44.13'
L2	S39°50'17"E	38.16'
L3	N71°52'28"E	91.33'
L4	N59°11'09"E	64.68'
L5	S29°30'09"E	160.13'
L6	S50°43'09"W	24.49'
L7	S00°22'11"W	76.48'
L8	S55°17'20"W	8.77'
L9	S14°27'20"E	89.17'
L10	S57°24'23"W	47.12'
L11	S76°52'34"W	39.33'
L12	S22°16'34"W	28.55'
L13	N88°33'39"W	23.27'
L14	N88°33'39"W	7.36'
L15	S58°01'30"W	32.15'
L16	S43°13'48"W	95.26'
L17	S50°29'51"W	24.13'
L18	N85°54'34"E	33.70'
L19	N61°44'33"E	10.81'
L20	N01°57'55"W	136.22'
L21	N56°46'42"W	128.00'
L22	S40°28'17"W	132.36'
L23	N34°03'57"E	135.64'
L24	S07°47'16"W	21.13'
L25	S41°09'43"W	35.10'
L26	S08°51'51"E	13.27'
L27	S53°18'15"E	27.48'
L28	S39°31'07"W	79.01'

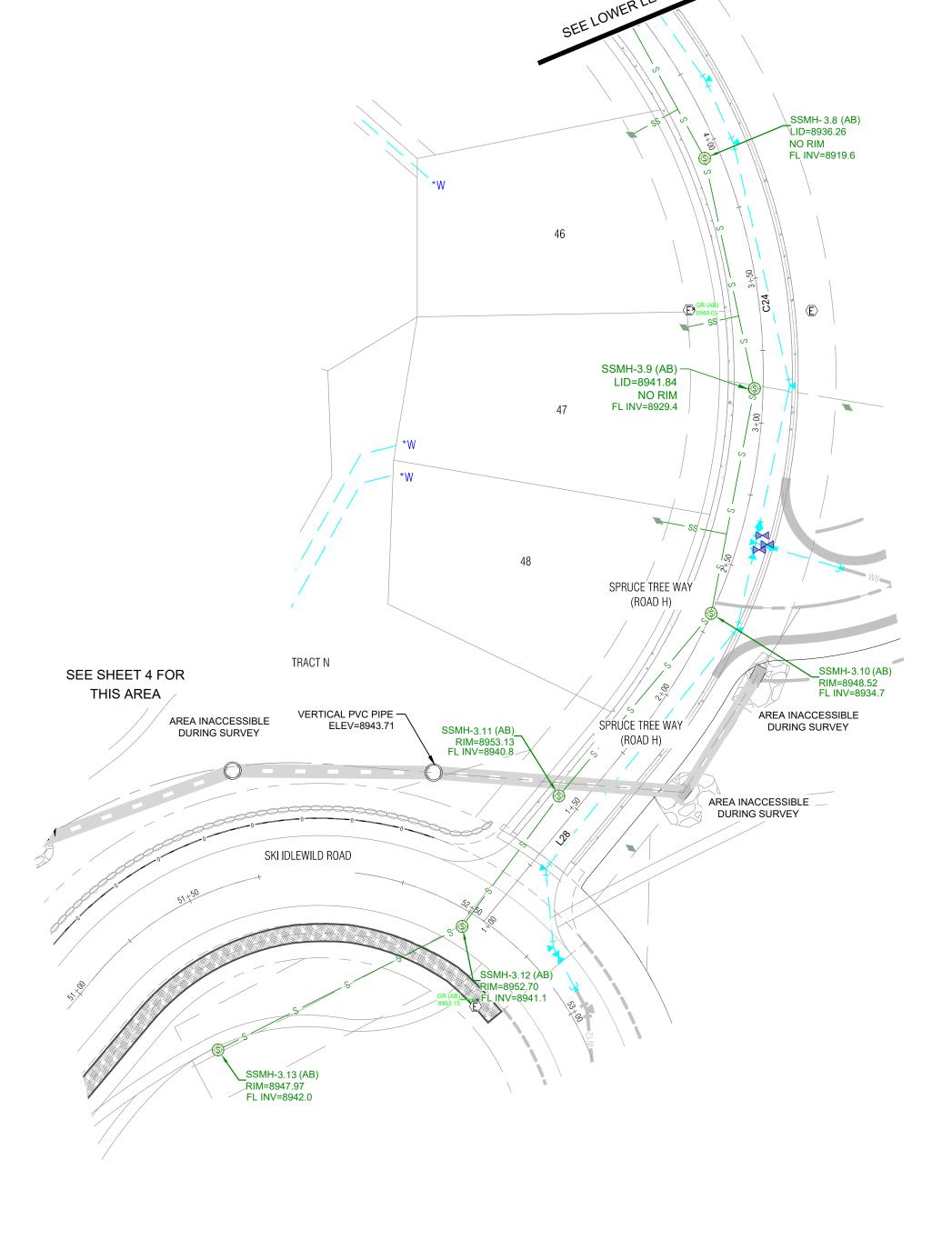
	CE	NIEKLINE	E ROAD CUI	KVE TABLE	
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHOI LENG
C1	109.96'	110.00	57°16'21"	S68°28'28"E	105.4
C2	131.10'	110.00	68°17'15"	S73°58'55"E	123.4
C3	159.37'	100.00	91°18'42"	S75°09'30"E	143.0
C4	210.02'	150.00	80°13'18"	S10°36'30"W	193.2
C5	131.81'	150.00	50°20'58"	S25°32'40"W	127.6
C6	139.98'	200.00	40°06'06"	S20°25'14"W	137.1
C7	97.38'	80.00	69°44'40"	S20°25'00"W	91.4
C8	188.13'	150.00	71°51'43"	S21°28'31"W	176.0
C9	84.95'	250.00	19°28'11"	S67°08'28"W	84.5
C10	142.94'	150.00	54°35'59"	S49°34'34"W	137.5
C11	96.57'	80.00	69°09'47"	S56°51'28"W	90.8
C12	64.15'	110.00	33°24'51"	S74°43'56"W	63.2
C13	129.11'	500.00	14°47'42"	S50°37'39"W	128.7
C14	73.99'	80.00	52°59'30"	S24°00'06"W	71.3
C15	230.20'	200.00	65°56'53"	S30°28'48"W	217.
C16	224.46'	340.09	37°48'57"	S44°32'46"W	220.4
C17	14.76'	35.00	24°10'01"	N73°49'34"E	14.6
C18	147.56'	132.71	63°42'28"	N29°53'19"E	140.0
C19	174.88'	182.81	54°48'47"	N29°22'19"W	168.2
C20	325.34'	100.00	186°24'20"	S52°43'53"E	199.6
C21	116.50'	200.00	33°22'27"	S24°28'29"W	114.8
C22	130.97'	150.00	50°01'34"	S16°08'56"W	126.8
C23	232.69'	300.00	44°26'24"	S31°05'03"E	226.9
C24	324.01'	200.00	92°49'22"	S06°53'34"E	289.7



TOE - TOE OF BANK (FLOWLINE)

WV - WATER VALVE

SSMH-3.4(AB)\_



LAND SURVEYING, INC.

AS-BUILT SURVEY

RENDEZVOUS AT WINTER PARK, FILING NO. 1

SECTION 28, TOWNSHIP 1 SOUTH,

RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,

DWG: 19051\_AS-BUILT

TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

P.O. BOX 1670

(970) 887-1046

GRANBY, CO 80446

SCALE: 1" = 30'

CRD: 16011.AB

DATE: 12/16/2022 DRAWN BY: JAN

SHEET: 9 OF 9

CHECKED: TRS



UTILITY RELOCATE SUNNY RIDGE LANE

