



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION
MINOR PLAT}**

Applicant: Jeff Vogel, Vogel & Associates

Property Owner: Robert Fanch, Fraser River Development Company

Case Number: PLN25-005, Minor Plat, Community Housing at Roam

Physical Address of Property for Which the Application Approval is Requested: Located at the intersection of Beaver Lodge Road and Ski Idlewild Road, Winter Park, CO.

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: An application for a Minor Plat on 2.993 acres (130,381 SF) for future residential development.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-D-3, MINOR PLAT

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

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

Planning Commission
Tuesday, February 25, 2025 at 8:00 A.M.

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

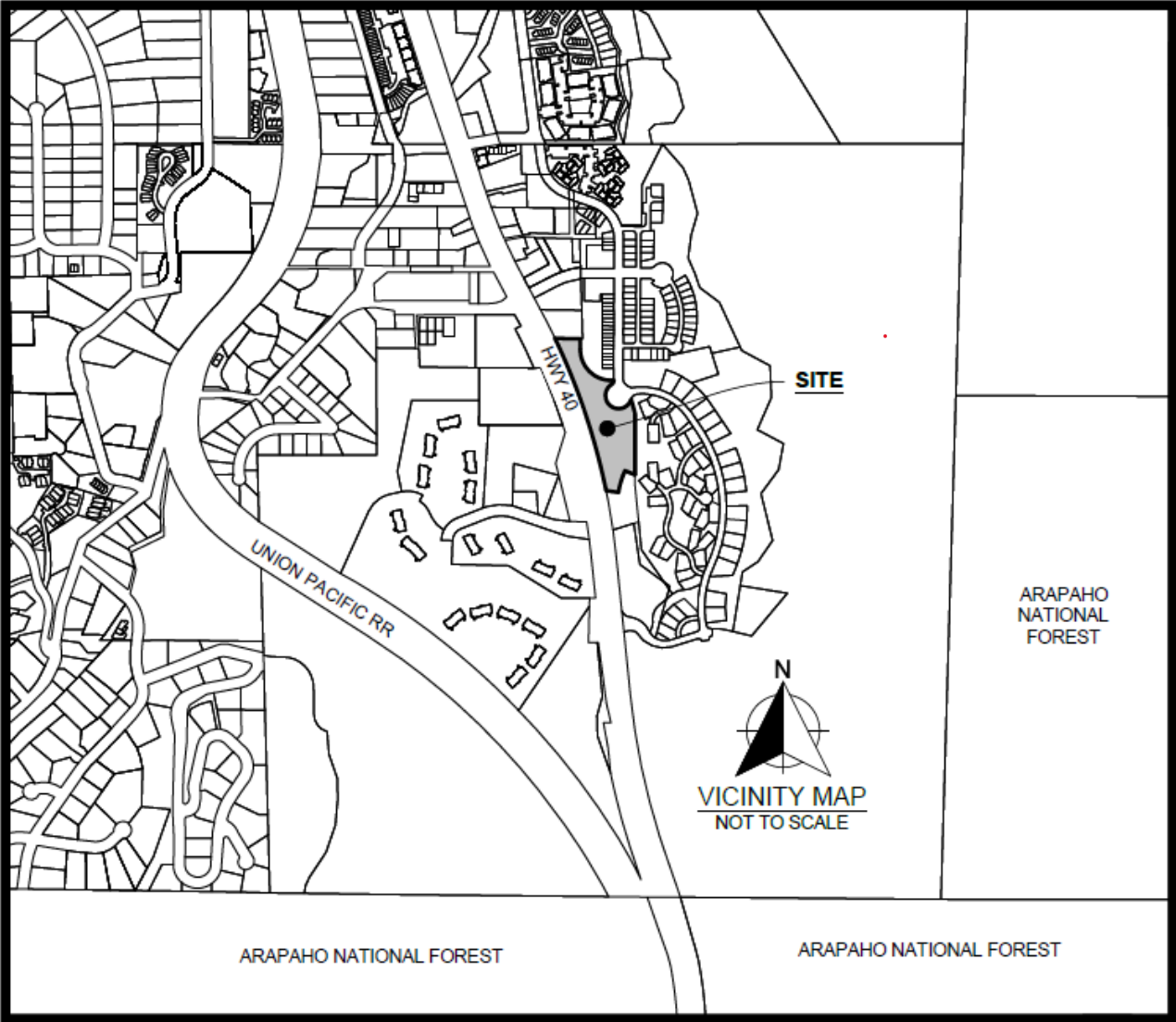
The Zoom link will be made available in the full agenda, which will be published by the end of the day, Friday before the hearing at:

<https://wpgov.com/our-government/agendas-minutes/>

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

Exhibit A – Legal Description and Location Map

A REPLAT OF TRACT A, BEAVERS LODGE COMMUNITY AMENITY, A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO





VOGEL & ASSOCIATES
Integrated Planning with Innovative Solutions

January 7, 2025

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

**Re: Roam – Community Housing at Roam
Minor Plat – Application**

Dear James,

I am pleased to submit on behalf of the Fraser River Development Company, the Roam Community Housing Plat application. Outlined below is a summary of the project and the respective documents included with this submittal.

The Community Housing at Roam is a proposed within Planning Area 8, Tract A. The intent is to amend Tract A and create Lot 1 which will be the Community Housing Parcel (2.00 Ac) dedicated to the TOWP. The use for this Parcel will be Residential with all maintenance and future design related items to be determined by the Parcel Owner.

Access to Lot 1 will be provided via the proposed access road within Planning Area 8 development which connects to the existing round-a-bout on Beavers Lodge Road. This access also extends to the Roam Amenity and US40 emergency access road.

A Minor Plat has been developed for the proposed Community Housing at Roam Lot. Lot 1 is proposed to be 87,110 SF (2.00 Ac).

A. Project Name: Community Housing at Roam

B. Street Address: A REPLAT OF TRACT A, BEAVERS LODGE COMMUNITY AMENITY, A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

C. Project Team:

Builder/Owner: Fraser River Development Company
1500 Wynkoop St, Suite 200
Denver, CO. 80202

Surveyor: WSB LLC
Michael S. Kervin
5660 Greenwood Plaza Blvd.
Suite 111
Greenwood Village, CO 80111

Applicant: Jeff Vogel
Vogel & Associates
475 W. 12th Ave., Suite E
Denver, CO. 80204
(303) 893-4288

D. Legal Description: A REPLAT OF TRACT A, BEAVERS LODGE COMMUNITY AMENITY, A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

E. Zoning District: Existing Zoning – ROAM FDP (D-C)

F. Lot Size: 87,110 SF (2.00 Ac)

G. Proposed Uses: Community Housing at Roam Parcel

H. Number of dwelling units: N/A

I. Number of bedrooms per dwelling unit: N/A

J. Size of residential and nonresidential space:

Residential Space: N/A

Nonresidential Space: N/A

K. Number of proposed off-street parking spaces: All parking requirements shall be determined with a Site Plan application that will be prepared and processed by the Town of Winter Park. for the community housing parcel will be proposed within the parcel boundary. All future parking will be accessed through the PA-8 access connection from Beaves Lodge Road.

L. Construction Schedule:

The access drive and associated utilities are proposed to start in May 2024 and be completed in October 2025. As noted above, the Town of Winter Park will determine the schedule regarding the vertical construction of the proposed housing components.

Upon review, we will be available to meet and discuss further.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

MINOR PLAT COMMUNITY HOUSING AT ROAM

A REPLAT OF TRACT A, BEAVERS LODGE COMMUNITY AMENITY, RECORDED AT RECEPTION NO. _____
A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



Crew: BR
Checked: MSK
Drawn: KDS
Drawing date: 01/10/2024
Project No.:

Revisions:

DECICATION

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

A PARCEL OF LAND BEING TRACT A, BEAVERS LODGE COMMUNITY AMENITY, A MINOR PLAT RECORDED _____, AT RECEPTION NO. _____ IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

CONTAINING AN AREA OF 130,381 SQUARE FEET OR 2.993 ACRES, MORE OR LESS.

THAT HE HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS COMMUNITY HOUSING AT ROAM, AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY GRANT TO THE TOWN OF WINTER PARK USE OF THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS PERMANENT PUBLIC EASEMENTS. IN WITNESS WHEREOF, ROBERT C. FANCH AS MANAGER OF FRASER RIVER DEVELOPMENT CO LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED HIS NAME TO BE

HEREUNTO SUBSCRIBED THIS DAY OF _____, 20____.

ROBERT C. FANCH AS MANAGER OF
FRASER RIVER DEVELOPMENT CO LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
)SS
COUNTY OF GRAND)

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

ESTOPPEL CERTIFICATE

WE, FRASER RIVER DEVELOPMENT COMPANY, LLC, THE OWNER OF THE PROPERTY INCLUDED IN COMMUNITY HOUSING AT ROAM, CERTIFY THAT THIS MINOR PLAT AND THE SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION WITH THIS MINOR PLAT, IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN 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 SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH ON THIS PLAT OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

ROBERT C. FANCH AS MANAGER OF
FRASER RIVER DEVELOPMENT CO LLC, A COLORADO LIMITED LIABILITY COMPANY

PLANNER'S CERTIFICATE

I, JEFF VOGEL, BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS PLAT OF COMMUNITY HOUSING AT ROAM HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE.

JEFF VOGEL
VOGEL & ASSOCIATES, LLC.

PLANNING COMMISSION CERTIFICATE

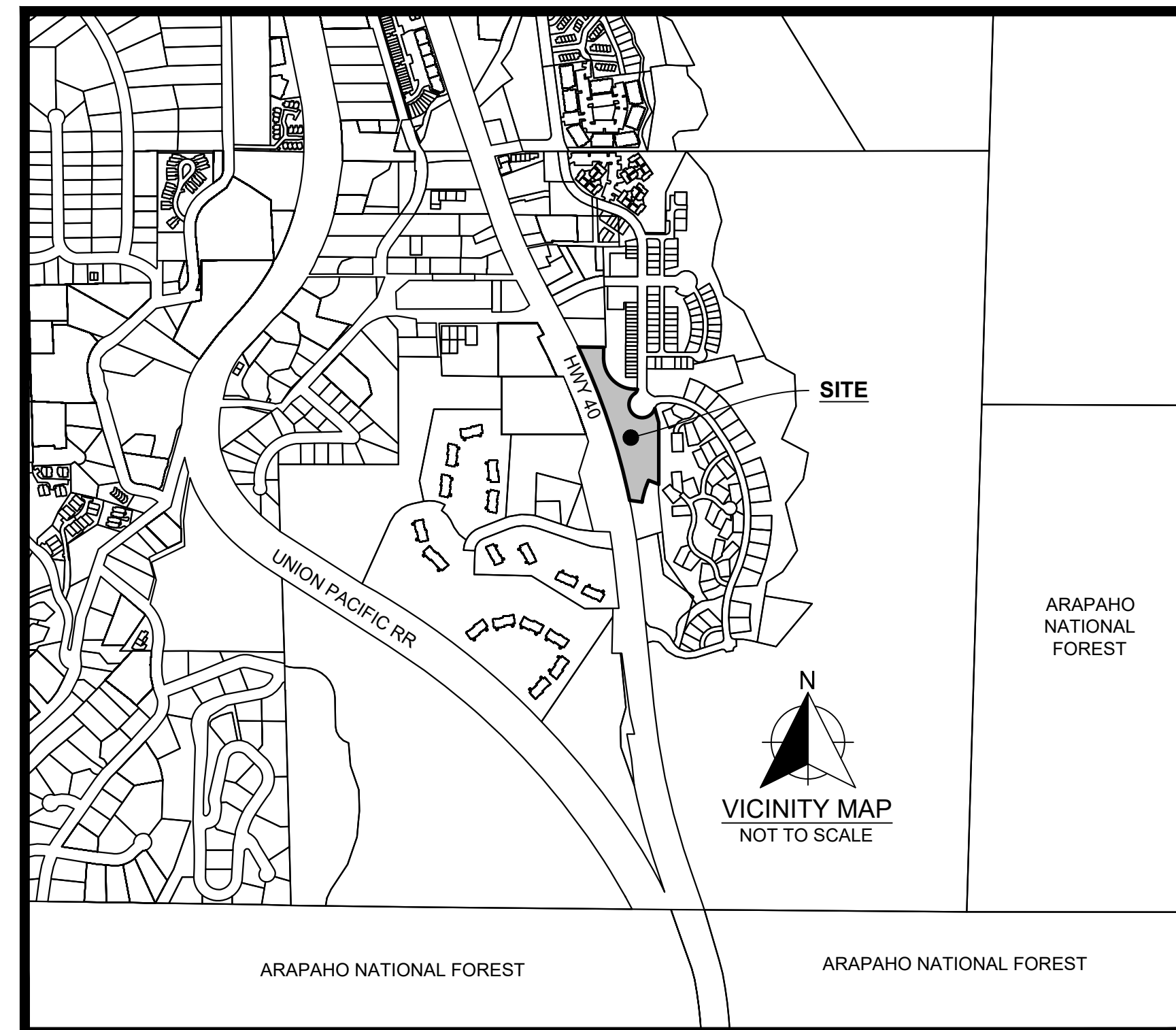
APPROVED THIS DAY OF _____, 20____, BY THE TOWN OF WINTER PARK PLANNING COMMISSION, WINTER PARK, COLORADO.

DAVID BARKER
CHAIR

SUBDIVISION LAND AREA SUMMARY					
TYPE	AREA (SF)	AREA (AC)	LAND USE	OWNERSHIP	MAINTENANCE
LOT 1	87,110	2.000	RESIDENTIAL	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
AMENED TRACT A	43,271	0.993	FUTURE DEVELOPMENT	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
TOTAL	130,381	2.993			

SHEET INDEX
SHEET 1 COVER
SHEET 2 PLAT

PLANNING AREA SUMMARY					
PLANNING AREA	USE	AREA (ACRES)	FDP APPROVED DENSITY (MAX RESIDENTIAL UNITS)	FDP APPROVED MAXIMUM RESIDENTIAL AREA	N/A
PA_	RESIDENTIAL	###	##	###	###



DEVELOPMENT NOTES:

- THE GEOTECHNICAL REPORT REQUIRES THAT ALL STRUCTURES HAVE ENGINEERED FOUNDATIONS. A SITE SPECIFIC SOIL AND FOUNDATION REPORT IS REQUIRED TO BE PROVIDED WITH SUBMITTAL OF A BUILDING PERMIT APPLICATION TO THE TOWN OF WINTER PARK BUILDING DEPARTMENT THAT RECOMMENDS THE MOST APPROPRIATE FOUNDATION SYSTEM FOR EACH STRUCTURE. SUBSURFACE STRUCTURES AND IMPROVEMENTS SHALL COMPLY WITH GEOTECHNICAL REPORT INCLUDING GROUNDWATER RECOMMENDATIONS.
- PARKING REQUIREMENTS SHALL COMPLY WITH THE TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- LOT OWNERS ARE RESPONSIBLE FOR SNOW REMOVAL WITHIN THE PRIVATE STREETS. SNOW SHALL NOT BE PUSHED OR STORED ON PUBLIC RIGHT-OF-WAY. DURING MAJOR SNOW EVENTS, SNOW IS TO BE HAULED OUT. THE TOWN OF WINTER PARK SHALL BE RESPONSIBLE FOR SNOW REMOVAL WITHIN THE TERMS OUTLINED IN THE ROAM FINAL DEVELOPMENT PLAN SECTION 7.2.1.3.
- WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
 - ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME;
 - ALL DOGS WILL BE REQUIRED TO BE ON A LEASH;
 - HIKE/BIKE TRAILS WILL BE SITED TO AVOID WILDLIFE AREAS TO THE EXTENT PRACTICABLE;
 - ALL TRASH RECEPTACLES SHALL BE WILDLIFE PROOF CONTAINERS; AND
 - ANY FENCING INSTALLED ON THIS SUBDIVISION SHALL CONFORM TO THE DESIGN CRITERIA OF THE COLORADO DIVISION OF WILDLIFE PUBLICATION TITLED "FENCING WITH WILDLIFE IN MIND."
- TO PROTECT AGAINST WILDFIRES AND ENHANCE FOREST HEALTH THE FOLLOWING WILDFIRE MITIGATION MEASURES ARE REQUIRED:
 - WATER HYDRANTS WILL BE SITED AT APPROPRIATE DISTANCES;
 - ALL DEAD VEGETATION LOCATED WITHIN 50' OF A STRUCTURE SHALL BE PRUNED OR REMOVED; AND
 - UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- ALL WETLANDS OR AREAS SUSPECTED TO BE WETLANDS, TO BE PROTECTED FROM DAMAGE BY SNOW PLOWING, STORAGE, AND REMOVAL ACTIVITIES. PROTECTION MAY INCLUDE SEASONAL MARKING, OR OTHER PRACTICE TO ENSURE VEHICLES AND SNOW MOVING ACTIVITIES DO NOT AFFECT WETLAND VEGETATION OR SOILS.
- TO ENSURE STORM DRAINAGE FACILITIES FUNCTION AS THEY ARE DESIGNED TO, CONTINUED MAINTENANCE IS REQUIRED. THE ROAM METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE COMMUNITY HOUSING AT ROAM MINOR PLAT. SHOULD THE ROAM METROPOLITAN DISTRICT FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE, ALL SUCH COSTS WILL BE ASSESSED TO THE ROAM METROPOLITAN DISTRICT.
- PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES. WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO PART OF A STRUCTURE (INCLUDING DECKS, OVERHANGS, FOOTERS, ETC) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC. NO TREES OR BouldERS MAY BE PLANTED OR PLACED WITHIN FIVE FEET (5') OF ANY POWER LINE OR ELECTRIC EQUIPMENT. ALL EQUIPMENT WILL HAVE A MINIMUM OF TEN FEET (10') OF CLEARANCE IN FRONT OF ANY OPENINGS OR EQUIPMENT DOORS.
- ALL BUILDINGS ON LOT 1 OF COMMUNITY HOUSING AT ROAM WILL BE PROTECTED BY AN NFPA 13R OR 13D AUTOMATIC FIRE SPRINKLER SYSTEM.
- AMENDED TRACT A IS TO BE CONVEYED TO THE OWNER BEING FRASER RIVER DEVELOPMENT CO, LLC, AND IS FOR FUTURE DEVELOPMENT.
- NO DISTURBANCE TO WETLANDS SHALL OCCUR WITHOUT APPROVAL FROM THE US ARMY CORPS OF ENGINEERS AND TOWN OF WINTER PARK.
- THE TRASH CONTAINER SHALL BE BEAR-PROOF AND LOCATED IN A SECURE ENCLOSURE.
- LOT 1 AS DEFINED BY THIS PLAT IS TO BE UTILIZED FOR COMMUNITY HOUSING, AFFORDABLE HOUSING AND WORKFORCE HOUSING ONLY. OTHER LAND USES ARE NOT PERMITTED.
- LOT 1 SHALL COMPLY WITH THE ROAM DESIGN STANDARDS AND GUIDELINES.
- OUTDOOR STORAGE IS NOT PERMITTED INCLUDING LAUNDRY, RECREATIONAL EQUIPMENT OR BIKE STORAGE ON PATIOS AND DECKS.
- ACCESS, PEDESTRIAN WALKS, LANDSCAPE, GRADING AND DRAINAGE SHALL BE COORDINATED WITH ADJACENT PARCELS.

NOTICE

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

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KERVIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF COMMUNITY HOUSING AT ROAM TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE HAVE BEEN PLACED ON THE GROUND. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

SURVEY NOTES:

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 89° 55' 32" E, BETWEEN THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, AND THE NORTHEAST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED AS SHOWN HEREON AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- SET 18" LONG #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592" AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN THE LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER RND60019899, WITH AN EFFECTIVE DATE OF 12/26/2024, AT 5:00 P.M. LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS CONTAINED IN SAID COMMITMENT NUMBER. OTHER INTERESTS OR EASEMENTS MAY EXIST. NO ADDITIONAL RESEARCH WAS COMPLETED BY WSB LLC.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP NUMBERS 08049C0991C, WITH AN EFFECTIVE DATE OF JANUARY 2, 2008, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS-ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FEMA REGULATORY FLOODWAY WAS SCALED FROM THE MAP AND IS APPROXIMATED HEREON.
- THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: (A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.
- THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
- FIELD MOBILIZATIONS WERE COMPLETED ON JANUARY 6TH 2025. CONVENTIONAL AND GPS RTK MEASUREMENTS WERE UTILIZED TO COMPLETE THE FIELD WORK.
- LEGAL DESCRIPTION PREPARED BY MICHAEL S. KERVIN, ON BEHALF OF WSB LLC.
- WETLANDS LIMITS SHOWN HEREON ARE PROVIDED BY THE LAND PLANNER.
- ALL DIMENSIONS SHOWN HEREON ARE PER THE PLAT OF BEAVERS LODGE COMMUNITY AMENITY RECORDED AT RECEPTION NUMBER _____ AND AS MEASURED.
- THE TEMPORARY LANDSCAPE EASEMENT RECORDED MARCH 18, 2022 AT RECEPTION NO. 2022002407, DEPICTED HEREIN, DESCRIBES A TEMPORARY EASEMENT FOR ACCESS TO AND INSTALLATION, PLANTING, MAINTENANCE AND CARE OF TREES AND OTHER LANDSCAPING MATERIALS AND RELATED FACILITIES FOR A 2 YEAR PERIOD AFTER THE COMPANY HAS COMPLETED THE INITIAL INSTALLATION OF THE LANDSCAPE MATERIALS AND FACILITIES. THE INITIAL INSTALLATION DATE IS UNKNOWN TO THIS SURVEYOR. CONSEQUENTLY, THE TEMPORARY EASEMENT MAY STILL BE IN EFFECT AT THE TIME OF RECORDATION OF THIS PLAT.

OWNER/DEVELOPER FRASER RIVER DEVELOPMENT COMPANY LLC 124 COUNTY RD 8317 TABERNASH, CO 80470	PLANNER/REPRESENTATIVE VOGEL & ASSOCIATES, LLC. 475 W. 12TH AVE, SUITE E DENVER, CO 80204 CONTACT: JEFF VOGEL	OWNER/DEVELOPER WSB LLC 5660 GREENWOOD PLAZA BLVD, SUITE 111 GREENWOOD VILLAGE, CO 80111 CONTACT: MICHAEL S. KERVIN	DATE PREPARED JANUARY 20TH, 2024
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MICHAEL SEAN KERVIN, CO PLS 34592
FOR AND ON BEHALF OF WSB LLC.

COMMUNITY HOUSING
AT ROAM
MINOR PLAT
GRAND COUNTY, COLORADO

Call 48 Hours before digging:
STATE One Call
CALL: (303) 232-1991 or 811
Sheet: 1 of 2

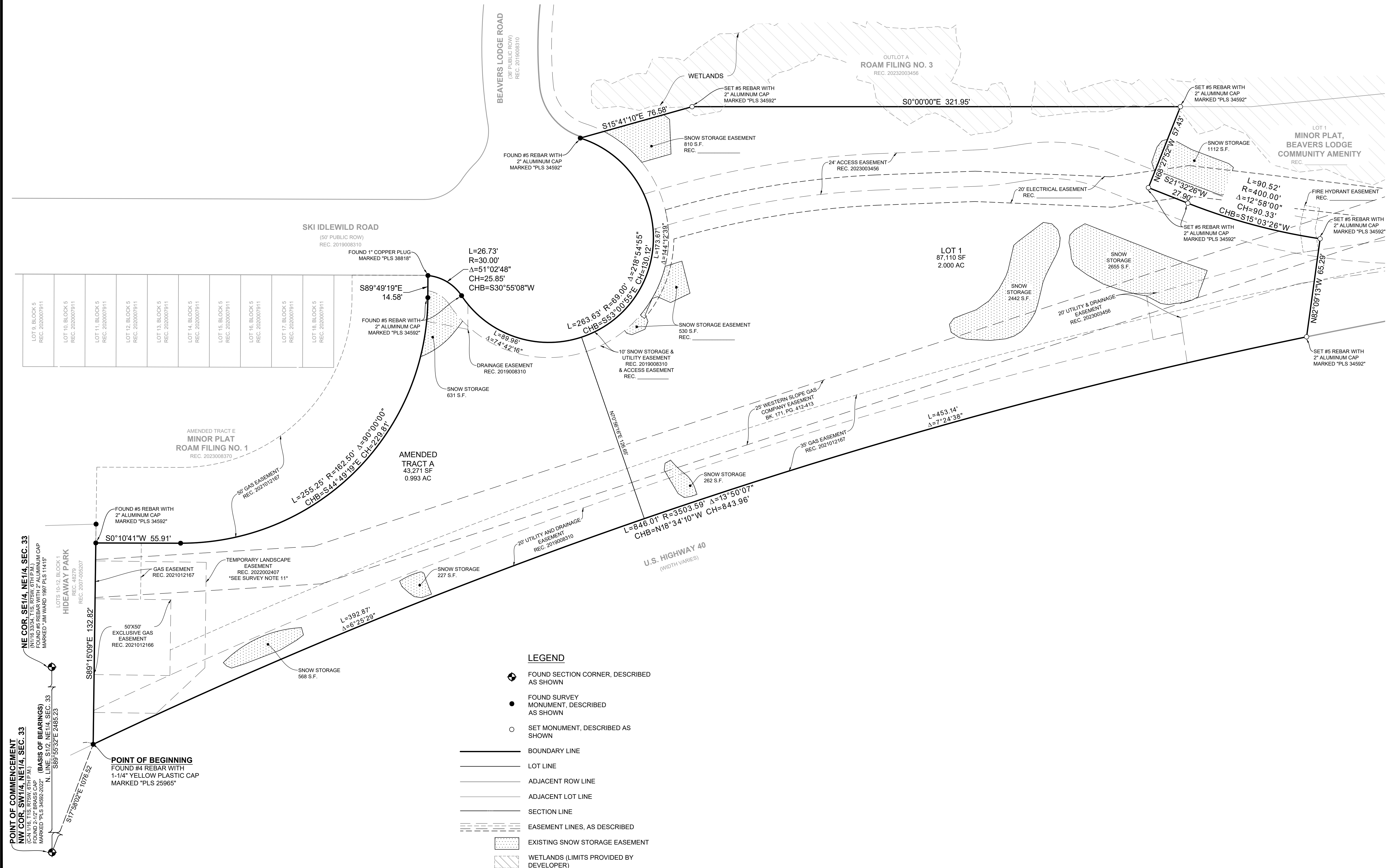
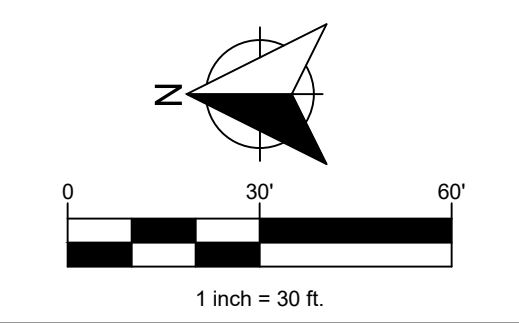
MINOR PLAT COMMUNITY HOUSING AT ROAM

A REPLAT OF TRACT A, BEAVERS LODGE COMMUNITY AMENITY, RECORDED AT RECEPTION NO. _____
A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



Crew: BR
Checked: MSK
Drawn: KDS
Drawing date: 01/10/2024
Project No.: _____

Revisions:



LEGEND

- FOUND SECTION CORNER, DESCRIBED AS SHOWN
- FOUND SURVEY MONUMENT, DESCRIBED AS SHOWN
- SET MONUMENT, DESCRIBED AS SHOWN
- BOUNDARY LINE
- LOT LINE
- ADJACENT ROW LINE
- ADJACENT LOT LINE
- SECTION LINE
- EASEMENT LINES, AS DESCRIBED
- EXISTING SNOW STORAGE EASEMENT
- WETLANDS (LIMITS PROVIDED BY DEVELOPER)

COMMUNITY HOUSING
AT ROAM
MINOR PLAT
GRAND COUNTY, COLORADO

Call 48 Hours before digging:
STATE One Call
CALL: (303) 232-1991 or 811
Sheet: 2 of 2