



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

**Applicant:** Nathan Laudick, PE, Laudick & Laudick Engineering

**Property Owner:** 579 Lake Trail, LLC

**Case Number:** PLN25-098 Preliminary Plat, Bear Trail Homesites Subdivision

**Physical Address of Property for Which the Application Approval is Requested:** Located 579 Lake Trail, 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 Preliminary Plat on 1.39 acres in an R-2 Zoning District to develop seven (7) Single-Family Detached (SFD) residential lots, an open space tract and a water quality detention basin.

**Applicable Provision(s) of the Unified Development Code (UDC):** § 5-D-4 Preliminary 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, April 28, 2026 at 8:00 A.M.**

**Town Council, Tuesday, May 5, 2026 at 5:30 P.M.**

Members of the public wishing to make comment regarding the application may do so at the scheduled meeting, or write to Brian Kelly, Senior Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or [bkelly@wpgov.com](mailto:bkelly@wpgov.com). For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

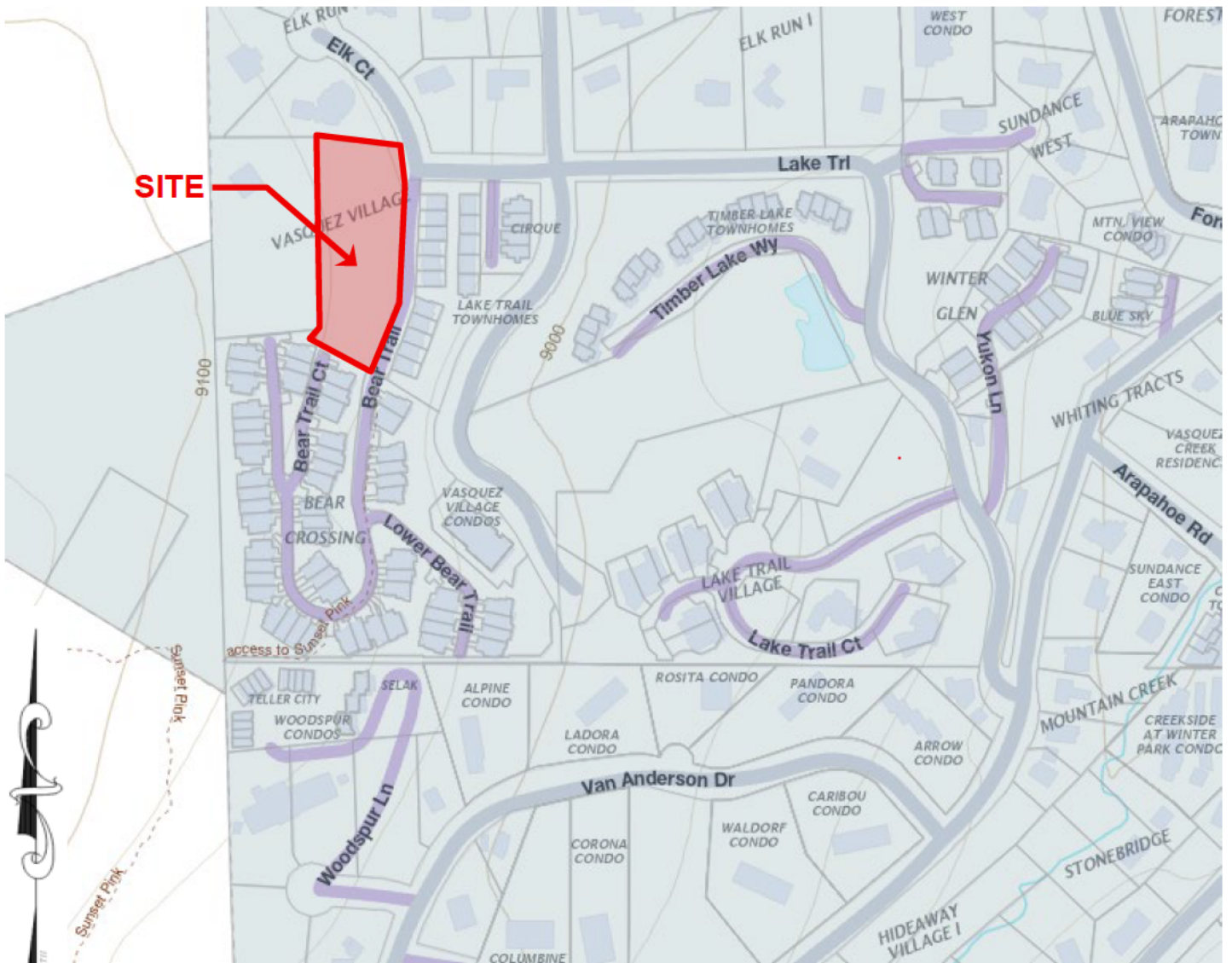
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

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

**The meeting will be broadcast via Zoom and public comments 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

BEING A PLAT OF LOT 6, VASQUEZ VILLAGE, PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 32  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., WINTER PARK, GRAND COUNTY, COLORADO



1" = 300 FT

12/05/2025

Brian P. Kelly, MLA, LEED® AP  
Senior Planner | Planning Division  
Town of Winter Park  
50 Vasquez Rd. | P.O. Box 3327  
Winter Park, CO 80482

RE: Preliminary Plat Narrative –Lake Trail Homes Development

**A. Project Name**

Lake Trail Homes

**B. Street Address**

579 Lake Trail, Winter Park, CO

**C. Project Contacts**

Owner / Applicant / Project Manager / Engineer / Land Planner:  
579 Lake Trail, LLC  
Nathan Laudick, PE

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Architect:  
MUES Architecture  
Anthony Mues

[REDACTED]  
[REDACTED]

Surveyor:  
Warren Ward  
Rocky Mountain Surveys, Inc.

[REDACTED]  
[REDACTED]

**D. Legal Description**

Lot 6, Vasquez Village, Winter Park, Grand County, Colorado

**E. Zoning District**

R-2 – Residential District

**F. Lot Size**

Total Site Area: 1.39 acres

**G. Proposed Uses**

Seven single-family residential lots located along the existing private roadway Bear Trail.

[REDACTED] [REDACTED] [REDACTED]  
[REDACTED]

Each lot will include:

- A two-car garage
- A 25' × 20' driveway providing two additional off-street parking spaces

The project includes a detention and water-quality pond.

#### **H. Comprehensive Plan Compliance**

The project is consistent with the Town of Winter Park Comprehensive Plan. It supports infill housing, complements the surrounding residential character, and provides architecturally compatible mountain homes that utilize existing infrastructure.

#### **I. Summary of Street Surfacing, Drainage, Sanitary Facilities, and Water Supply**

Street Surfacing:

All vehicular access will occur from the existing 26-foot-wide asphalt private road, Bear Trail. No new internal streets are proposed.

Drainage:

A proposed detention and water-quality facility will be constructed at the lower portion of the site. Overlot grading has been designed to manage steep slopes and direct flows to the drainage facility. Slopes will not exceed 30%.

Sanitary Facilities:

Sanitary sewer service will be provided by Grand County Water and Sanitation District.

Water Supply:

Potable water service and sanitary service will be provided by Grand County Water and Sanitation District.

Development Area and Lot Coverage:

The development area is approximately 1 acre, with lot coverage around 30%. Existing tree stands are retained along the western property line as a buffer.

Overlot Grading and Borrow Pit:

The site contains an existing borrow pit, which will be filled and regraded using on-site materials. The grading plan is balanced to avoid import/export and stabilized with slopes not exceeding 30%.

Tree Preservation:

Tree preservation along the west property line provides natural separation and neighborhood compatibility.

Snow Storage:

Heated driveways are proposed in lieu of on-site snow storage. Bear Trail serves multiple subdivisions and already meets snow storage requirements.

Access:

Access for all lots is via Bear Trail. A 60' access easement currently exists but will be reduced to match the as-built width consistent with previously recorded deed language. The updated easement will be formally recorded during the plat process.

Parking:

Each home will have a two-car garage plus two driveway spaces, exceeding minimum parking requirements.



# PRELIMINARY PLAT OF BEAR TRAIL HOMESITES

LOT 6, VASQUEZ VILLAGE, PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,  
WINTER PARK, GRAND COUNTY, COLORADO

**DEDICATION CERTIFICATE**

Know all men by these presents: That 579 Lake Trail LLC is the owner of that real property situate in the Town of Winter Park, Grand County, Colorado, more fully described as follows:

Vasquez Village Lot 6

, that they have caused said real property to be laid out and surveyed as BEAR TRAIL HOMESITES, and do 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, \_\_\_\_\_ as authorized representative of 579 Lake Trail, LLC has caused his name to be hereunto subscribed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY:  
For: 579 Lake Trail LLC

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ as authorized representative of 579 Lake Trail, LLC.

My Commission Expires: \_\_\_\_\_

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

**ESTOPPEL CERTIFICATE**

I, \_\_\_\_\_, authorized representative of 579 Lake Trail, LLC, the owner of the property included in BEAR TRAIL HOMESITES, certify that this final plat and the subdivision improvement agreement to be executed in connection with this final 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.

By:  
For: 579 Lake Trail, LLC

**SURVEYOR'S CERTIFICATE**

I, W. D. Ward, a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of BEAR TRAIL HOMESITES truly and correctly represents the results of a survey made by me or under my direction, and that said survey 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.

\_\_\_\_\_  
WARREN D. WARD  
COLORADO P.L.S. 25971

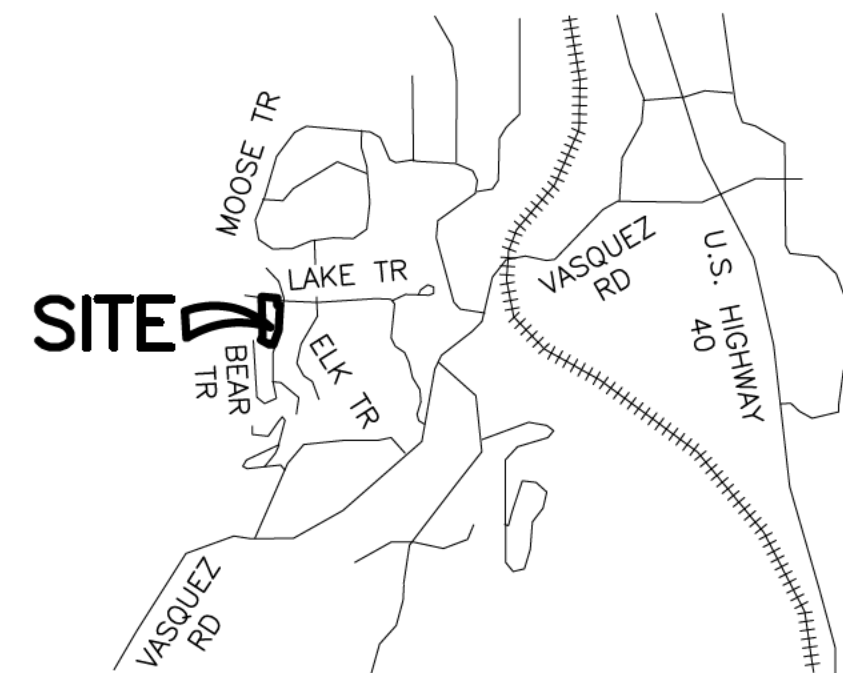
NOTICE:  
According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

Azimuth Survey Company  
P.O.Box 653 Fraser, Colorado 80442  
f800-725-2734 p970-531-1120

**BEAR TRAIL HOMESITES**  
LOT 6, VASQUEZ VILLAGE  
PART OF THE N.W. 1/4 OF THE  
S.E. 1/4 OF SEC. 32, TOWNSHIP 1 SOUTH,  
RANGE 75 WEST OF THE 6TH P.M.,  
WINTER PARK, GRAND COUNTY, COLORADO

DATE: 03-13-26 1 of 2  
SCALE: 1" = 30' BY: JT JOB: VASQUEZ6

**VICINITY MAP**



**DESIGN PROFESSIONAL CERTIFICATE**

I, \_\_\_\_\_, being a qualified professional engineer, architect or planner, certify that this plat of BEAR TRAIL HOMESITES has been engineered, designed and planned in accordance with all applicable design standards and other requirements of the Town of Winter Park subdivision regulations.

\_\_\_\_\_  
Nathan Laudick, P.E. (CO), #51224

**MAYOR'S CERTIFICATE**

Approved and all public dedications accepted this day of \_\_\_\_\_, 20\_\_, by the Town Council of the Town of Winter Park situated in Grand County, Colorado. Acceptance of this platted subdivision by the Town of Winter Park does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said Town. Until such roads and rights of way meet Town specifications and are specifically accepted for maintenance by resolution of the Town Council, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within the subdivision. This approval does not guarantee that the size or soil conditions of any lot shown hereon are such that a building permit may be issued.

\_\_\_\_\_  
Nick Kutumbos, Mayor

**ATTEST:**

\_\_\_\_\_  
Danielle Jardee, Town Clerk

**PLANNING COMMISSION CERTIFICATE**

Approved this day of \_\_\_\_\_, 20\_\_, by the Town of Winter Park Planning Commission, Winter Park, Colorado.

\_\_\_\_\_  
David Barker, Chairperson

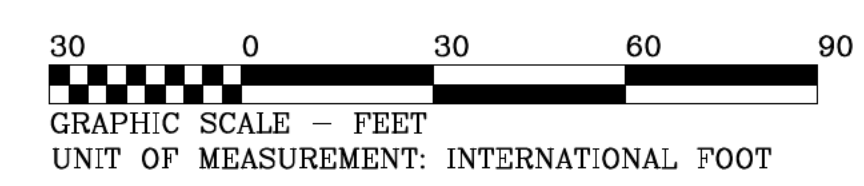
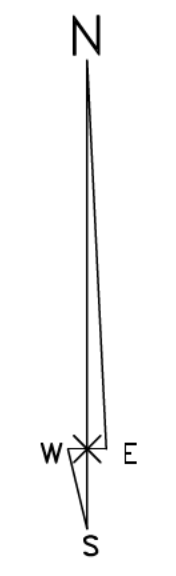
**SUBDIVIDER (DEVELOPER):**  
579 LAKE TRAIL, LLC  
NATHAN LAUDICK  
3203 HILLSIDE DR., WHEAT RIDGE, CO 80033  
419-203-5000  
NATHAN@LAUDICKENG.COM

**ENGINEER:**  
LAUDICK&LAUDICK ENGINEERING, LLC  
NATHAN LAUDICK, PE  
3203 HILLSIDE DR., WHEAT RIDGE, CO 80033  
419-203-5000  
NATHAN@LAUDICKENG.COM

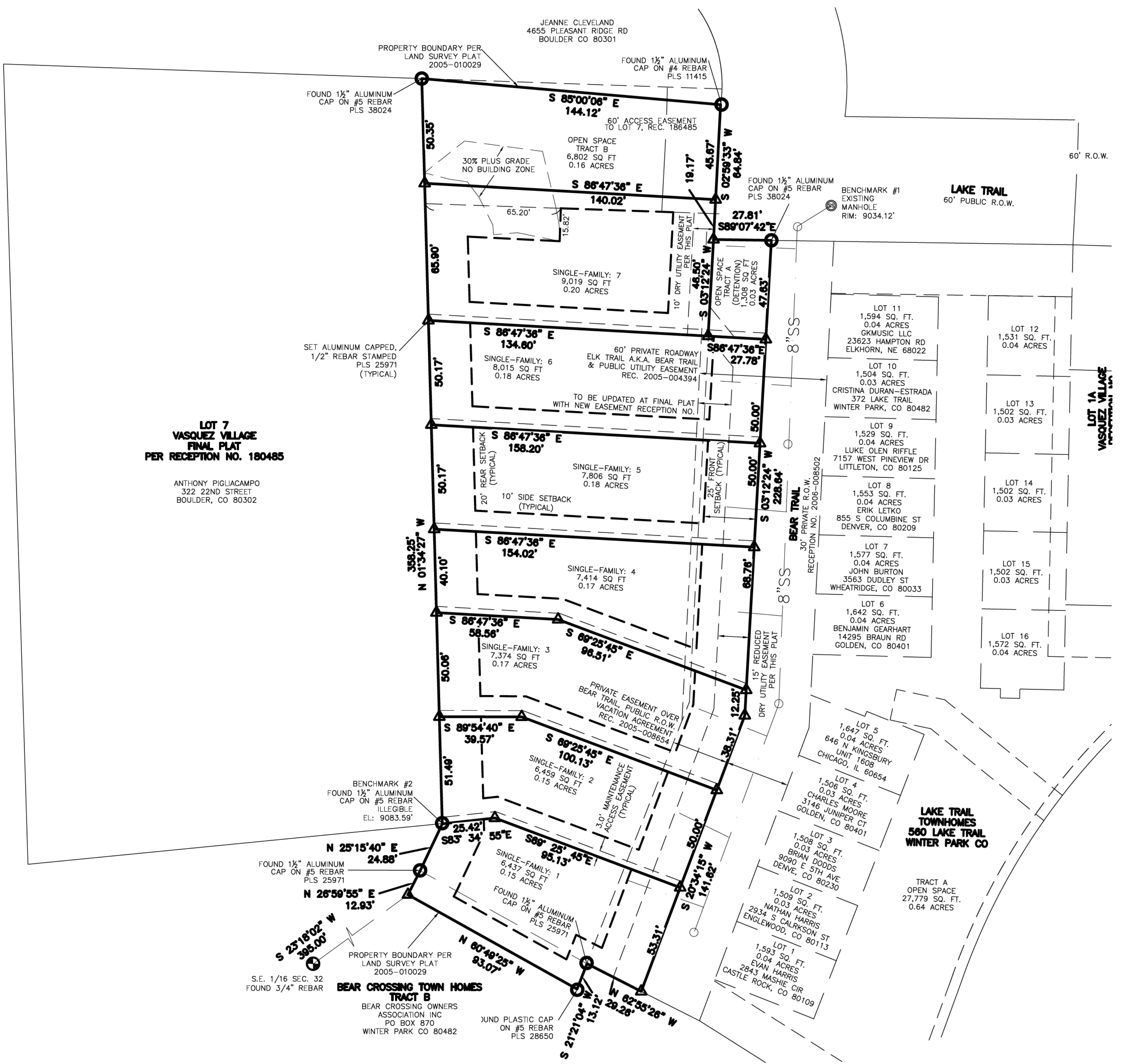
**ARCHITECT / DESIGNER:**  
MUES ARCHITECTURE  
ANTHONY RIES, AIA  
215 S WADSWORTH BLVD STE 300, LAKEWOOD, CO 80226  
720-939-2792  
ANTHONY@MUES.US

# PRELIMINARY PLAT OF BEAR TRAIL HOMESITES

LOT 6, VASQUEZ VILLAGE, PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,  
WINTER PARK, GRAND COUNTY, COLORADO



- NOTES:**
- The Property is currently zoned R-2, Multifamily Residential within the Town of Winter Park.
  - The Property lies within Zone "X" per FEMA Flood Maps Community No. 080280, Map No. 08049C0991C, Effective 01/02/2008.
  - The Basis of Elevation for this Survey is the Northern Sanitary Manhole, with an assumed elevation of 9034.12'. Contours are 2 foot.
  - Underlay information shown hereon was provided by Laudick & Laudick Engineering on November 3, 2025.
  - Applicant: 579 Lake Trail, LLC. 579 Lake Trail, Winter Park, CO 80482.
  - For title, reference is hereby made to Chicago Title Insurance Company Title Commitment, Policy No. CS0629978, effective November 3, 2025.
  - Vacated R.O.W. Per Reception No. 2005-006856



## LEGEND

- ⊕ Found Section Monument, as noted
  - ⊙ Found Monument, as noted hereon
  - △ Set aluminum capped, 1/2" Rebar, or brass tag/PK scribed is "25971"
  - ⊕ Sanitary Sewer Manhole
  - (M) Measured Call
  - (R) Denotes record data depicting the same line on the ground as retraced by this survey.
- BEARINGS:** A "bearing" (NE/SW, NW/SE) is a mathematical value with identical reciprocal values, which do not "go" in any direction.
- Property Boundary Line
  - - - Platted Subdivision Line
  - - - Line Not-To-Scale
  - - - Centerline

**LOT 7  
VASQUEZ VILLAGE  
FINAL PLAT  
PER RECEPTION NO. 180485**

ANTHONY PIGLIACAMPO  
322 22ND STREET  
BOULDER, CO 80302

LAND USE TABLE	
PROJECT ACREAGE	1.39 ACRES
MAXIMUM LOT SIZE:	9019 SQ.FT.
MINIMUM LOT SIZE:	6437 SQ.FT.
AVERAGE LOT SIZE:	7503 SQ.FT.
LOT AREA %:	86.62%
R.O.W. AREA:	0
TOTAL OPEN SPACE TRACT %:	11.23%
PARK AREA:	0
TRAIL AREA:	0
DRAINAGE TRACT %	2.15%

Azimuth Survey Company  
P.O. Box 653 Fraser, Colorado 80442  
f800-725-2734 p970-531-1120

**BEAR TRAIL HOMESITES**

LOT 6, VASQUEZ VILLAGE  
PART OF THE N.W. 1/4 OF THE  
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WINTER PARK, GRAND COUNTY, COLORADO

DATE: 03-13-26 2 of 2  
SCALE: 1" = 30' BY: JT JOB: VASQUEZ6

# CONSTRUCTION DRAWINGS BEAR TRAIL HOMES

LOCATED IN THE NE 1/4 OF SE 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 75 WEST OF  
THE 6TH P.M., WINTER PARK, GRANDY COUNTY, COLORADO

UTILITY NOTIFICATION CENTER



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.

L&L ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Contact:  
NATHAN LAUDICK, PE  
419.203.5000  
NATHAN@LAUDICKENG.COM  
DENVER, CO

## TOWN OF WINTER PARK GENERAL NOTES

1. THE TOWN SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE TOWN HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE TOWN, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE LICENSED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS. THIS MAY RESULT IN A "STOP WORK ORDER" THAT WILL REMAIN IN EFFECT UNTIL APPROPRIATE CORRECTIONS ARE MADE TO THE SATISFACTION OF THE TOWN OF WINTER PARK.
4. THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
5. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR THE SAFETY IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. THE DUTY OF THE TOWN TO CONDUCT CONSTRUCTION INSPECTIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/APPLICANT OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
9. IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO (2) YEARS OF APPROVAL, THE CONSTRUCTION PLANS MAY BE CONSIDERED INVALID. THESE PLANS MAY BE SUBJECT TO RE-REVIEW AND RE-APPROVAL BY THE TOWN.
10. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE GEOTECHNICAL ENGINEER
11. IF DEWATERING IS USED TO INSTALL UTILITIES, CULVERTS, ETC., THEN A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED FOR DISCHARGE INTO A STORM SEWER, CHANNEL IRRIGATION DITCH, OR ANY WATER OF THE UNITED STATES. A COPY OF THE PERMIT SHALL BE KEPT ON SITE AND FILED WITH THE TOWN PLANNING DEPARTMENT.

## GRADING NOTES:

1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

## EROSION CONTROL NOTES:

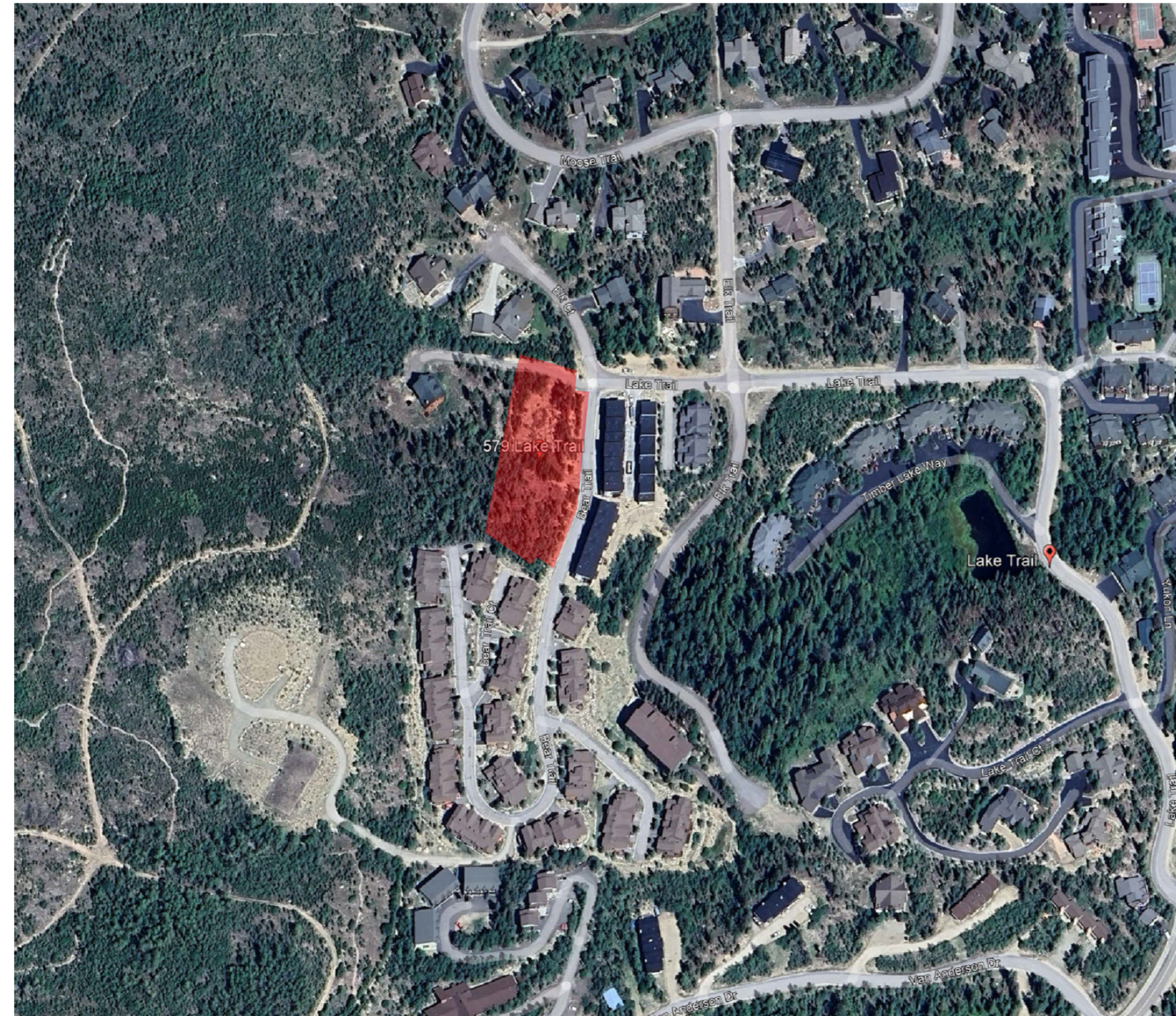
1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE TOWN FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN THE PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.
5. ALL SOFT SURFACE DRAINAGE CONVEYANCES SHOULD HAVE STRAW BLANKETS, TURF REINFORCEMENT MATS, OR RIPRAP PROVIDED.
6. RIPRAP AND EROSION CONTROL REQUIRED ON ALL STORM PIPE FLARED END INLETS AND OUTLETS.

## PAVING NOTES:

1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUBGRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
2. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, AND VALVE COVERS TO FINAL GRADE.
4. CONTRACTOR TO CONTACT CITY STREETS SUPERINTENDENT AT (970) 879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

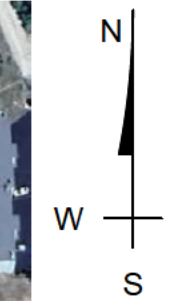
## UTILITIES NOTES:

1. ALL WORK TO BE COMPLETED PER GRAND COUNTY WATER & SANITATION DISTRICT #1 ENGINEERING AND CONSTRUCTION STANDARDS.
2. USE OF CONSTRUCTION WATER MUST BE APPROVED PRIOR TO CONSTRUCTION BY GRAND COUNTY WATER AND SANITATION DISTRICT #1.



VICINITY MAP

1" = 200'



Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS
03	SITE PLAN
04	OVERLOT GRADING PLAN
05	UTILITY PLAN
06	SANITARY PLAN & PROFILE
07	STORM DETAILS
08	EROSION CONTROL PLAN
09	DETAILS

## OWNER

579 LAKE TRAIL LLC  
CONTACT: NATHAN LAUDICK  
EMAIL: NATHAN@LAUDICKENG.COM  
PHONE: 419-203-5000

## GAS

XCEL ENGERY  
583 EAST JASPER COURT  
GRANDBY, CO 80466  
CONTACT: KATHLEEN JACOBY  
EMAIL: KATHLEEN.JACOBY@XCELENERGY.COM  
PHONE: 970-262-4055

## TELEPHONE

LINE II  
P.O. BOX 570  
EAGLE, CO 81631  
CONTACT: KIRK CLAPP  
EMAIL: KIRK.CLAPP@CENTURYLINK.COM

## UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1-800-922-1987

## CIVIL ENGINEERING

LAUDICK & LAUDICK ENGINEERING, LLC  
ARVADA, CO 80003  
CIVIL CONTACT: NATHAN LAUDICK, PE  
PHONE: 419-203-5000

## ELECTRICAL

MOUNTAIN PARKS ELECTRIC CO.  
321 W AGATE AVE.  
GRANBY, CO 80446  
CONTACT: JEAN JOHNSTON  
PHONE: 970-887-7065

## CABLE TELEVISION

COMCAST  
1600 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
CONTACT: ANDY NEBY  
PHONE: 303-547-4584  
EMAIL: TONY\_HILDRETH@COMCAST.COM

## LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY/ BOUNDARY	---	---
LOT LINE	---	---
SANITARY SEWER	--- 8" SAN ---	--- 8" SAN ---
STORM SEWER	--- 8" SAN ---	--- 8" SAN ---
WATER LINE	---	---
WATER SERVICE	---	W/S
SANITARY SERVICE	---	S/S
EASEMENT LINE	---	---
CONTOUR LINE	--- 801 ---	--- 801 ---
CURB & GUTTER	---	---
SECTION LINE	---	---
FENCE	---	---
SANITARY SEWER MH	⊙	●
STORM SEWER MH	⊙	●
WATER MH	⊙	●
TELEPHONE MH	⊙	●
WATER VALVE	⊗	⊗
FIRE HYDRANT	⊕	⊕

LAUDICK & LAUDICK

Civil Engineering Services

BEAR TRAIL HOMES  
7 SINGLE FAMILY RESIDENCES  
579 LAKE TRIAL LLC  
BB25-001



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REVISION:

DATE: 03/10/2026  
DRAWN BY: NAL  
CHECKED BY: NAL

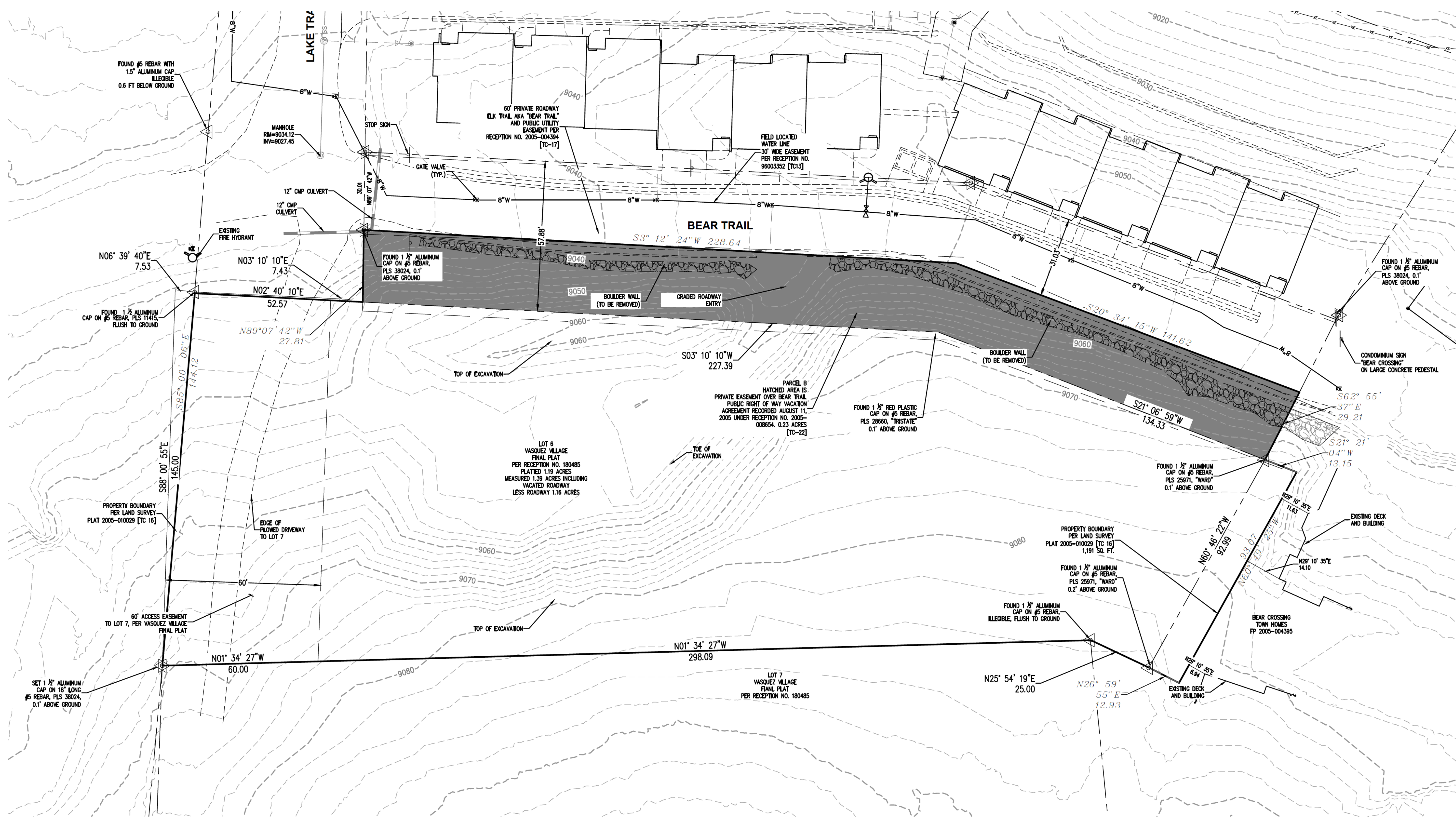
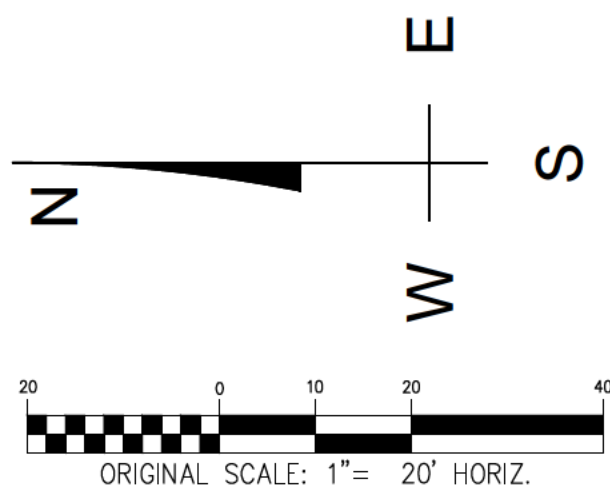
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COVER SHEET

01  
OF 09  
1" = 20'



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.

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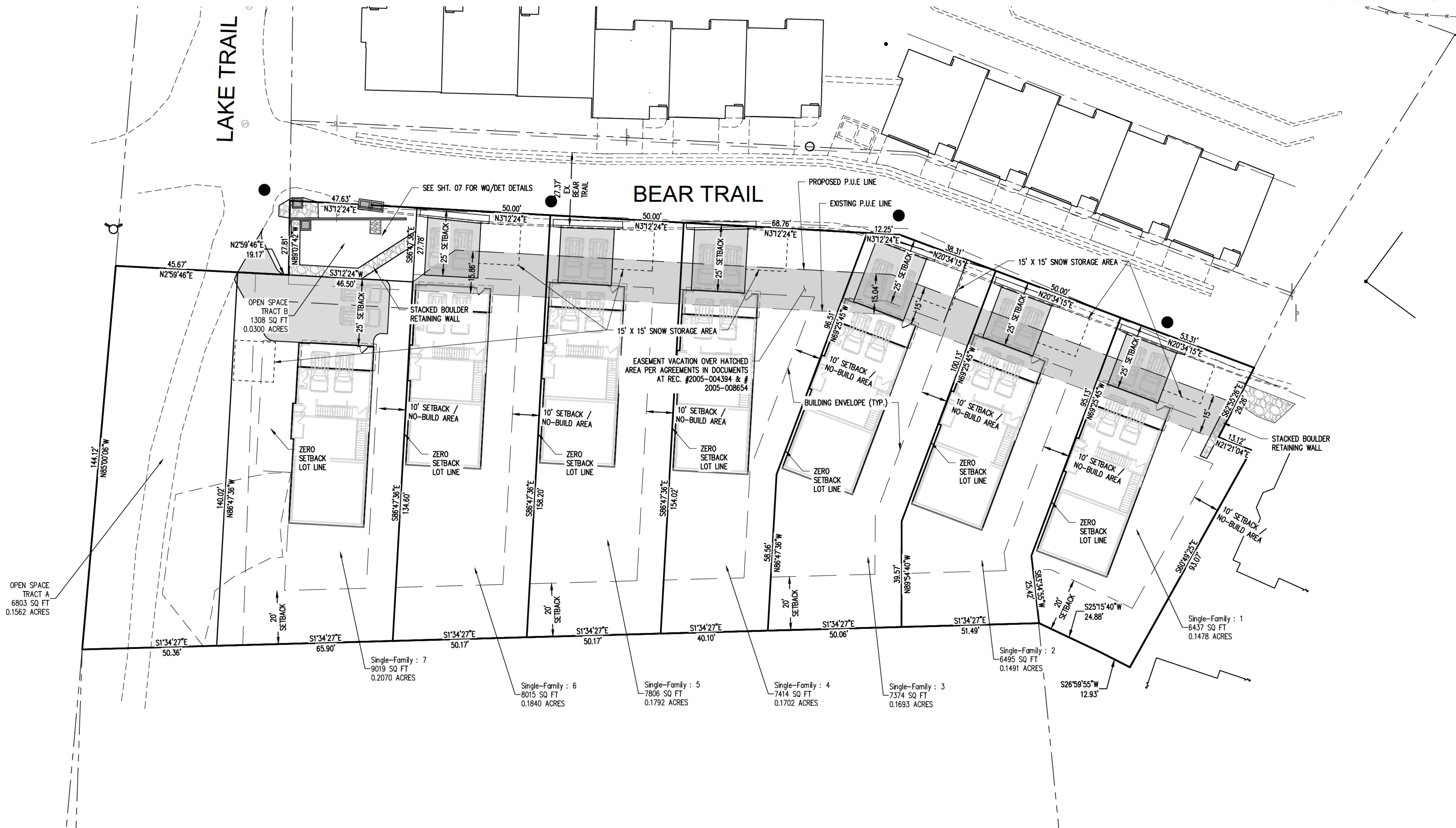
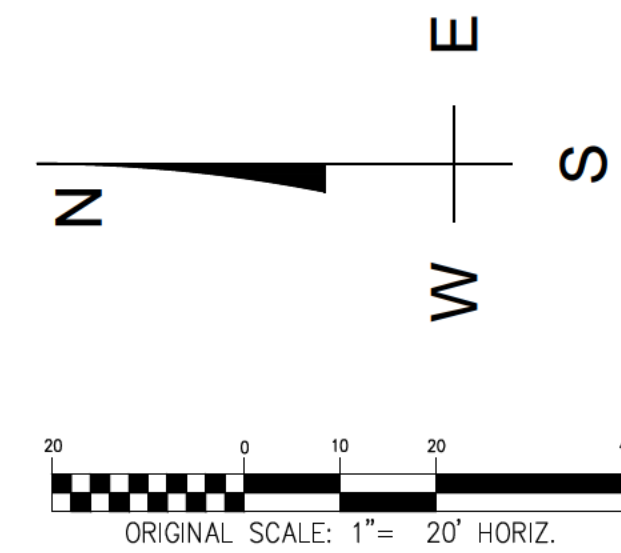
02-EXISTING CONDITIONS.dwg

EXISTING  
CONDITIONS

02  
OF 09  
1" = 20'

NOTES:

1. EACH SINGLE FAMILY HOME SHALL HAVE A TWO CAR GARAGE. TWO ADDITIONAL PARKING SPACES ARE PROVIDED IN EACH DRIVEWAY, FOR A TOTAL OF FOUR SPACES FOR EACH LOT.



Contact:  
NATHAN LAUDICK, PE  
415.203.5000  
NATHAN@LAUDICKENG.COM  
DENVER, CO



BEAR TRAIL HOMES  
7 SINGLE FAMILY RESIDENCES  
579 LAKE TRAIL LLC  
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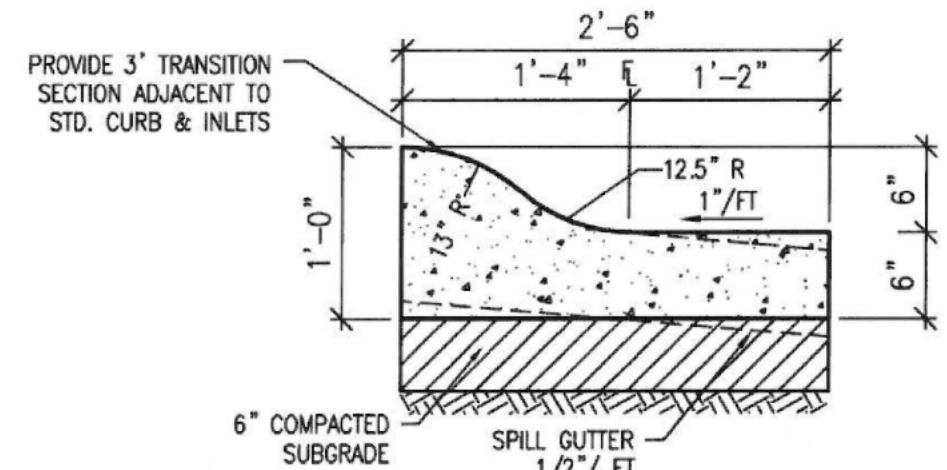
02-SITE PLAN.dwg  
SITE PLAN

03  
OF 09  
1" = 20'

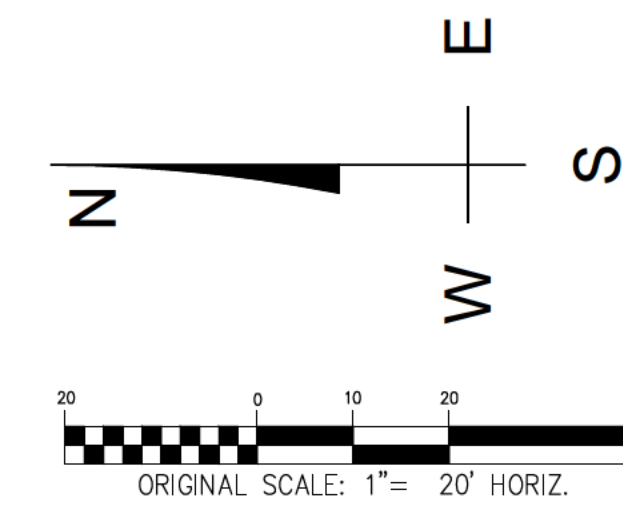
**SUMMARY TABLE**

TOTAL AREA OF LAND DISTURBANCE	45,860 S.F. (1.0528 AC.)
STEEPEST PROPOSED SLOPE	2H:1V
VOLUME OF CUT	5,243 C.Y.
VOLUME OF FILL	4,185 C.Y.
VOLUME OF MATERIAL TO BE EXPORTED OFFSITE	1,058 C.Y.

NOTE: FINAL OVERLOT GRADE WITHIN BUILDING ENVELOPES TO BE LESS THAN 30% GRADE.



**NON PREFERRED CURB & GUTTER (TYPE 3 & 4)**  
(ALLOWED ONLY IF APPROVED BY TOWN ENGINEER)



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Contact:  
NATHAN LAUDICK, PE  
418.203.5000  
NATHAN@LAUDICKENG.COM  
DENVER, CO

**LAUDICK & LAUDICK**  
Civil Engineering Services

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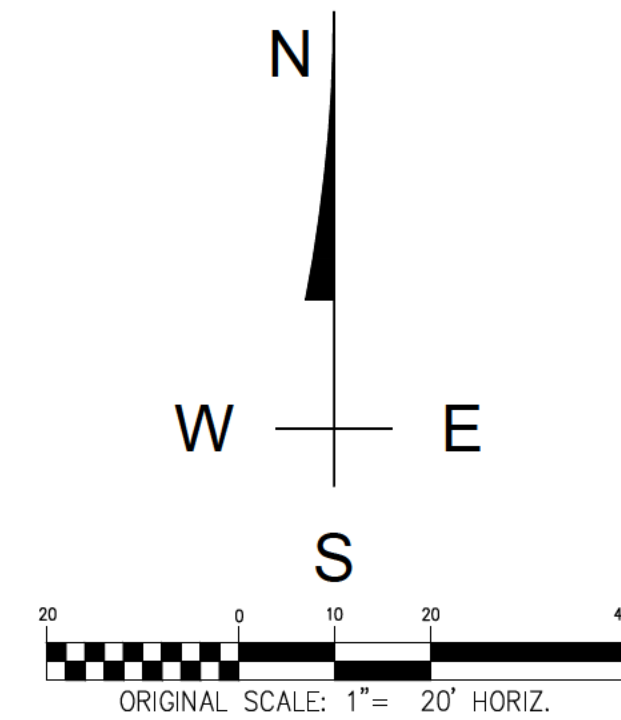
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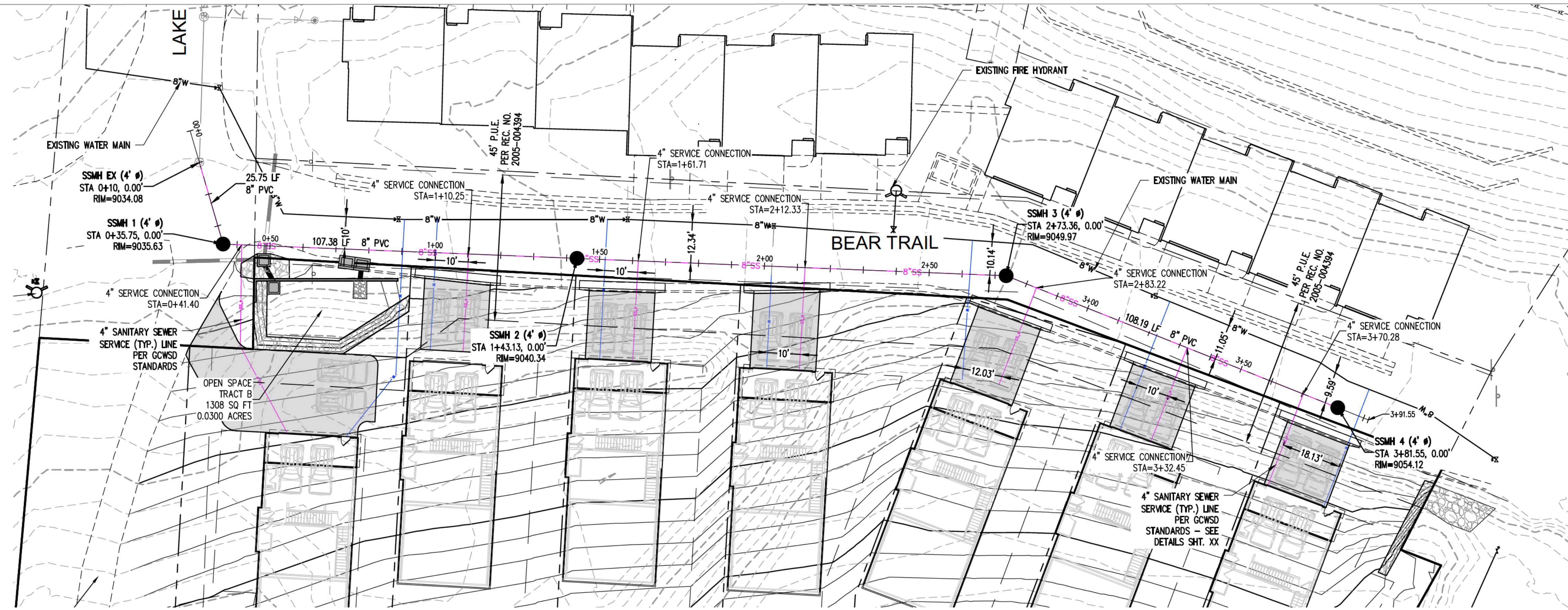
03-GRADING PLAN.dwg  
**OVERLOT GRADING PLAN**  
**04**  
## 09  
1" = ##



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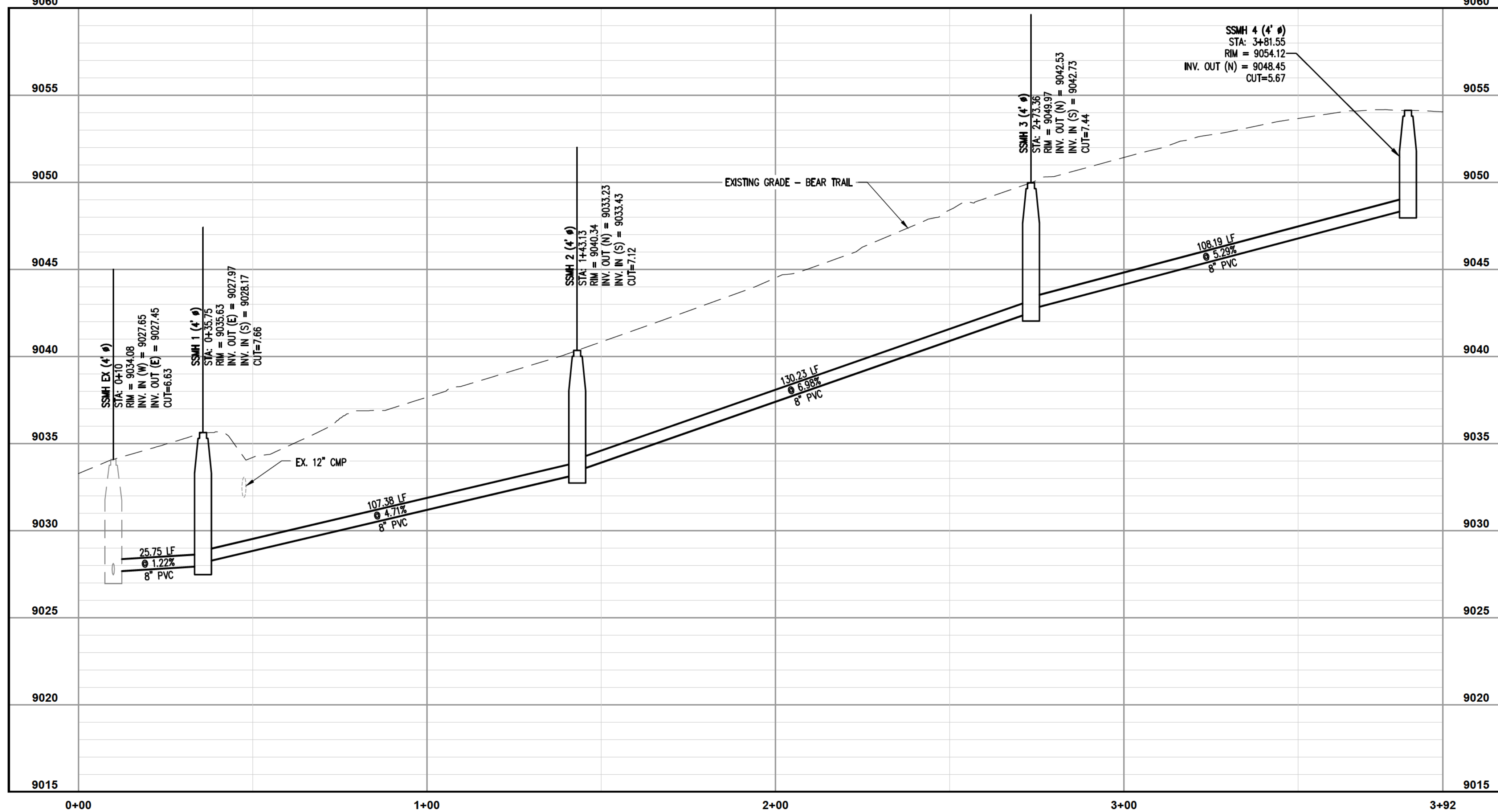


Contact:  
 NATHAN LAUDICK, PE  
 415.203.5000  
 NATHAN@LAUDICKENG.COM  
 DENVER, CO



**GCWSD SANITARY SEWER NOTES**

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GRAND COUNTY WATER & SANITATION DISTRICT NO. 1 ENGINEERING CONSTRUCTION STANDARDS AND TOWN OF WINTER PARK STANDARDS. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE DISTRICT'S STANDARDS AND DRAWINGS TO ENSURE ALL FACILITIES ARE PROTECTED FROM DEEP FROST PENETRATION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-5054, SDR 35, OR APPROVED EQUAL.
3. SEWER LINES ABOVE OR LESS THAN 1.5 FEET BELOW A WATER MAIN SHALL BE ENCASED IN CONCRETE OR CONSTRUCTED WITH DUCTILE IRON PIPE, OR PLACED NINE TO TEN FEET EITHER SIDE OF THE WATER MAIN WITH NO JOINTS IN BETWEEN.
4. PIPE BEDDING SHALL BE DISTRICT STANDARD BEDDING.
5. ALL MANHOLES SHALL BE PRECAST AND HAVE SHAPED INVERTS. MANHOLE BASES SHALL BE PLACED ON 12" OF COMPACTED 1-1/2" CRUSHED ANGULAR ROCK BEDDING MATERIAL TO PREVENT SETTLEMENT.
6. ALL SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
7. SERVICE LINES INTO MANHOLES ARE NOT ACCEPTABLE UNLESS APPROVED BY THE DISTRICT.
8. ALL WORK COMPLETED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE TOWN OF WINTER PARK STANDARDS.
9. TRACER WIRE IS REQUIRED ON ALL WATER AND SANITATION SEWER MAINS AND SERVICE LINES.



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07-SAN PERP.dwg  
**SANITARY PLAN & PROFILE**

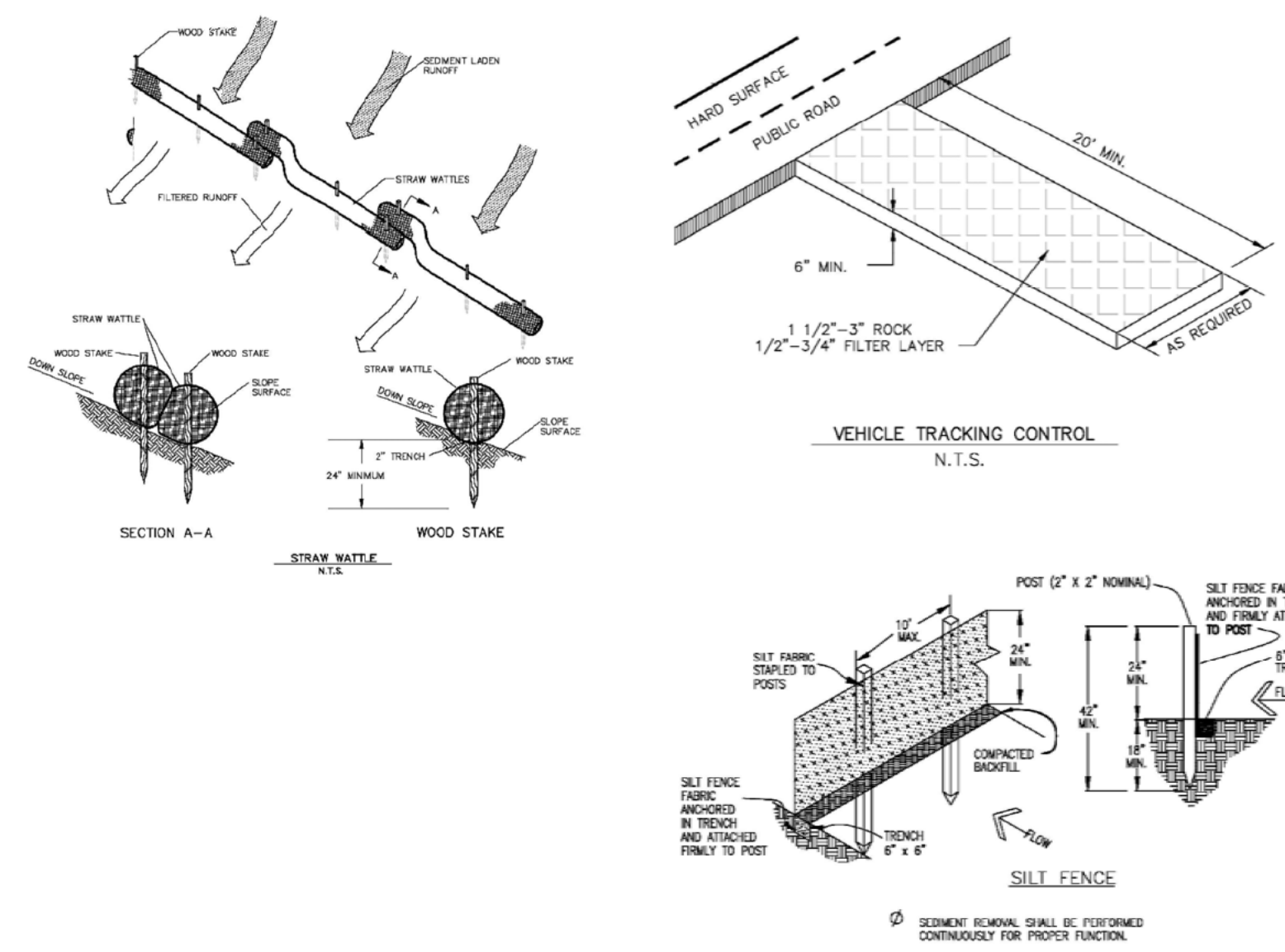
**06**  
 OF 09  
 1" = 20"

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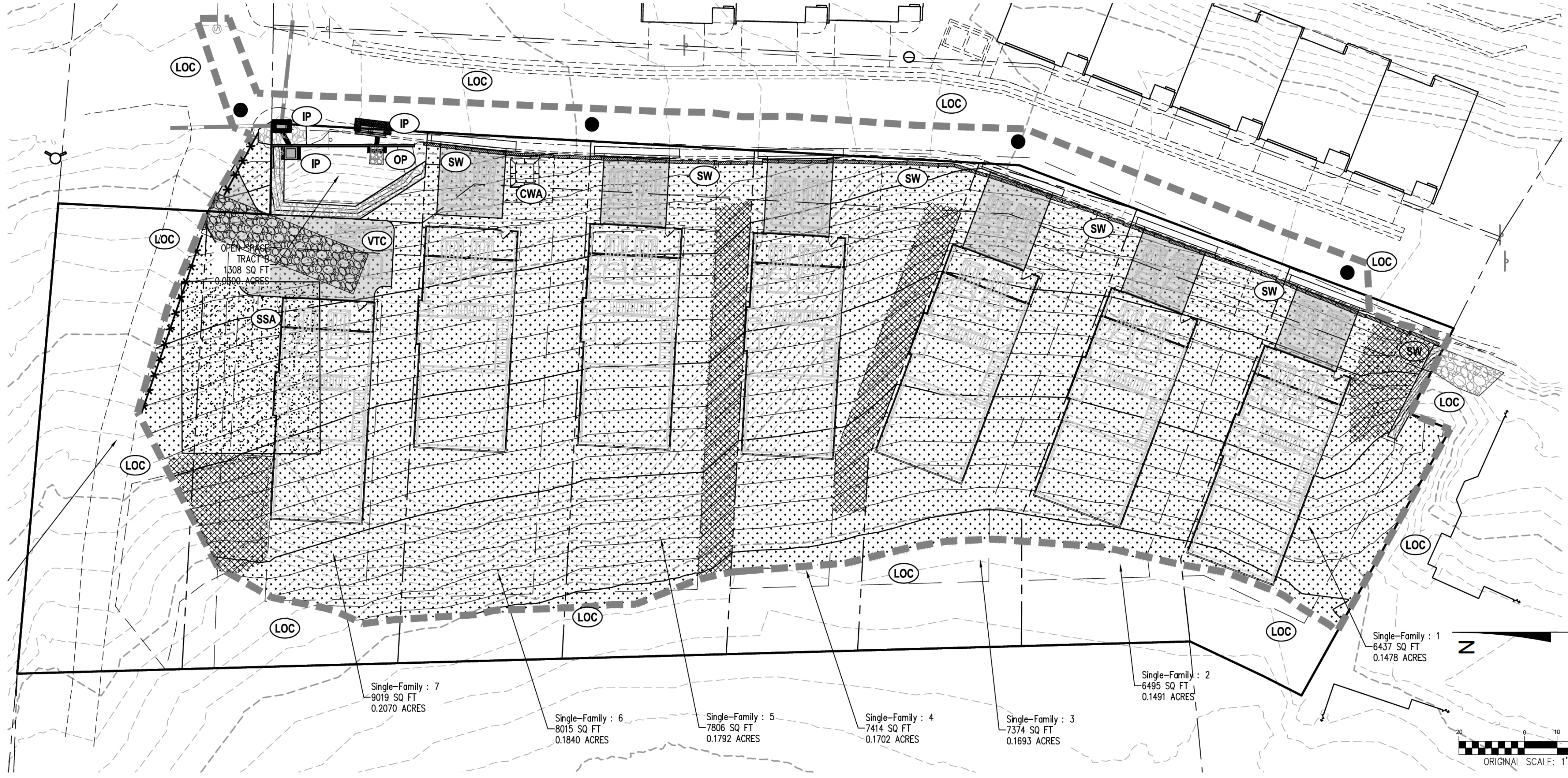


**CONSTRUCTION SITE MANAGEMENT NOTES:**

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE WATERS.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT BEST MANAGEMENT PRACTICES (BMPs).
4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
5. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
7. ALL ACCESS, CROSS POINTS AND VEHICLE ACCESS POINTS ONTO DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
8. SOIL STABILIZATION MEASURES SHALL BE IN PLACE AND AREAS ARE TO BE REVEGETATED: (1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 14 DAYS (2) FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
9. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED.
10. BMPs SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. BMPs SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BMPs WHEN THE SEDIMENT LEVEL REACHES 1/2 THE HEIGHT OF THE BMP.
11. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
12. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY CONSTRUCTION SITE MANAGER REGARDING SPECIAL PERMITTING.
13. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
14. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, SITE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.
15. ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE PERENNIAL COVER CROP AS RECOMMENDED BY THE NATURAL RESOURCE CONSERVATION SERVICE ARE APPROVED SUBSTITUTE.
16. EROSION CONTROL BLANKETS OR TURF REINFORCEMENT MATS SHALL BE INSTALLED ON ALL FINISHED SLOPES 2:1 OR GREATER.



TREE PROTECTION DETAIL - TREE LINE OUTSIDE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AGAINST REMOVAL. TREES WITH TRUNKS WITHIN 5' OF WHERE OVERLOT GRADING TIES INTO EXISTING GRADE MAY HAVE TO BE REMOVE IF ROOT BALL IS DAMAGED.



**BMP LEGEND:**

- |  |                           |
|--|---------------------------|
|  | EXISTING BOUNDARY LINE    |
|  | EXISTING SECTION LINE     |
|  | PROPOSED LOT LINE         |
|  | PROPOSED FLOWLINE         |
|  | PROPOSED MAJOR CONTOUR    |
|  | PROPOSED MINOR CONTOUR    |
|  | PROPOSED WALL OR BARRIER  |
|  | PROPOSED STORM DRAIN LINE |
|  | EXISTING MAJOR CONTOUR    |
|  | EXISTING MINOR CONTOUR    |
|  | SILT FENCE                |
|  | DIVERSION DITCH           |
|  | ROCK SOCKS                |
|  | LIMITS OF CONSTRUCTION    |
|  | CONSTRUCTION FENCE        |
|  | PROPOSED RIP-RAP          |
|  | ROUGH CUT STREET CONTROL  |
|  | CHECK DAM                 |
|  | INLET PROTECTION          |
|  | STABILIZED STAGING AREA   |
|  | VEHICLE TRACKING CONTROL  |
|  | CONCRETE WASHOUT AREA     |
|  | STRAW WATTLE              |
|  | SEEDING AND MULCHING      |
|  | EROSION CONTROL BLANKET   |

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 Civil Engineering Services

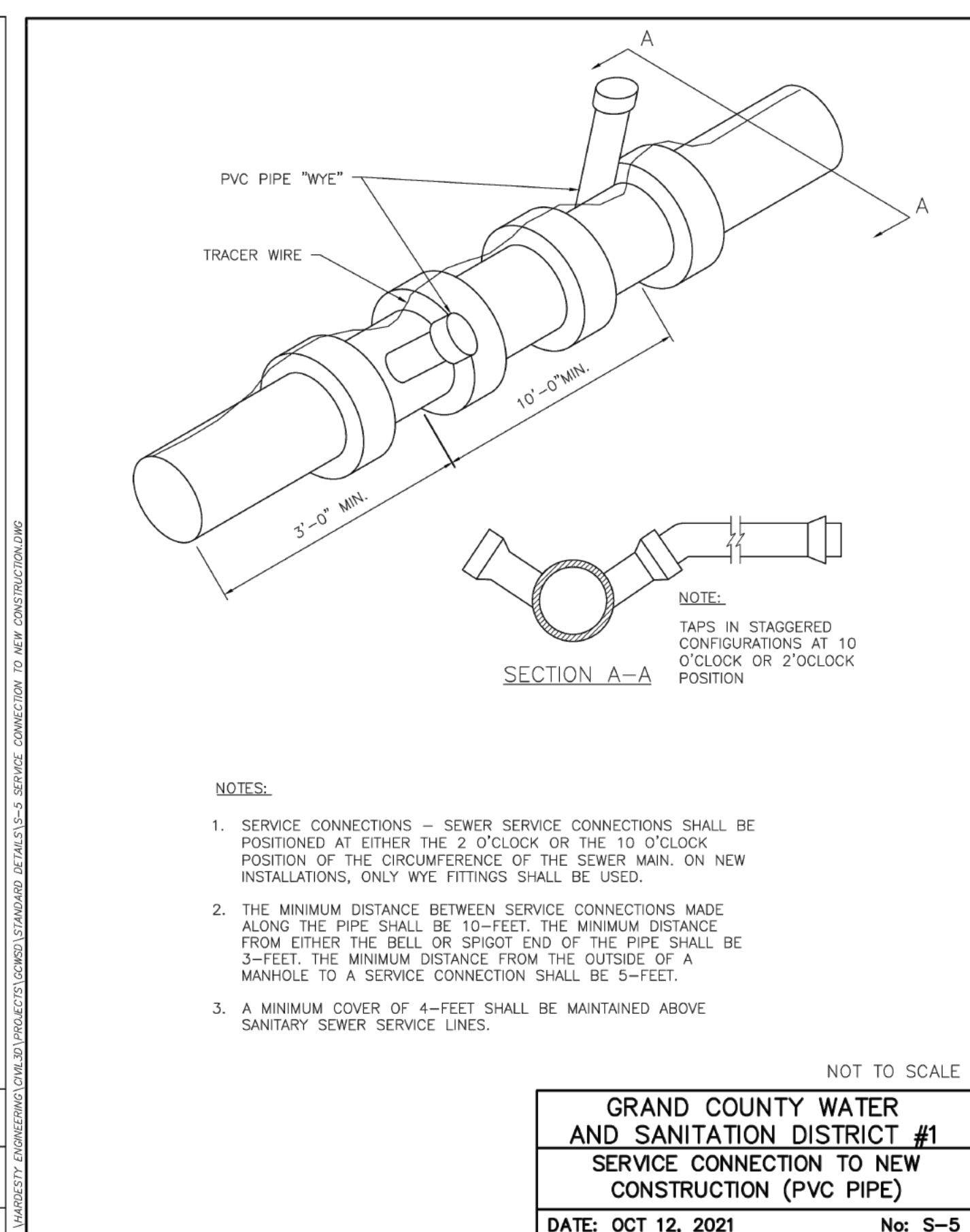
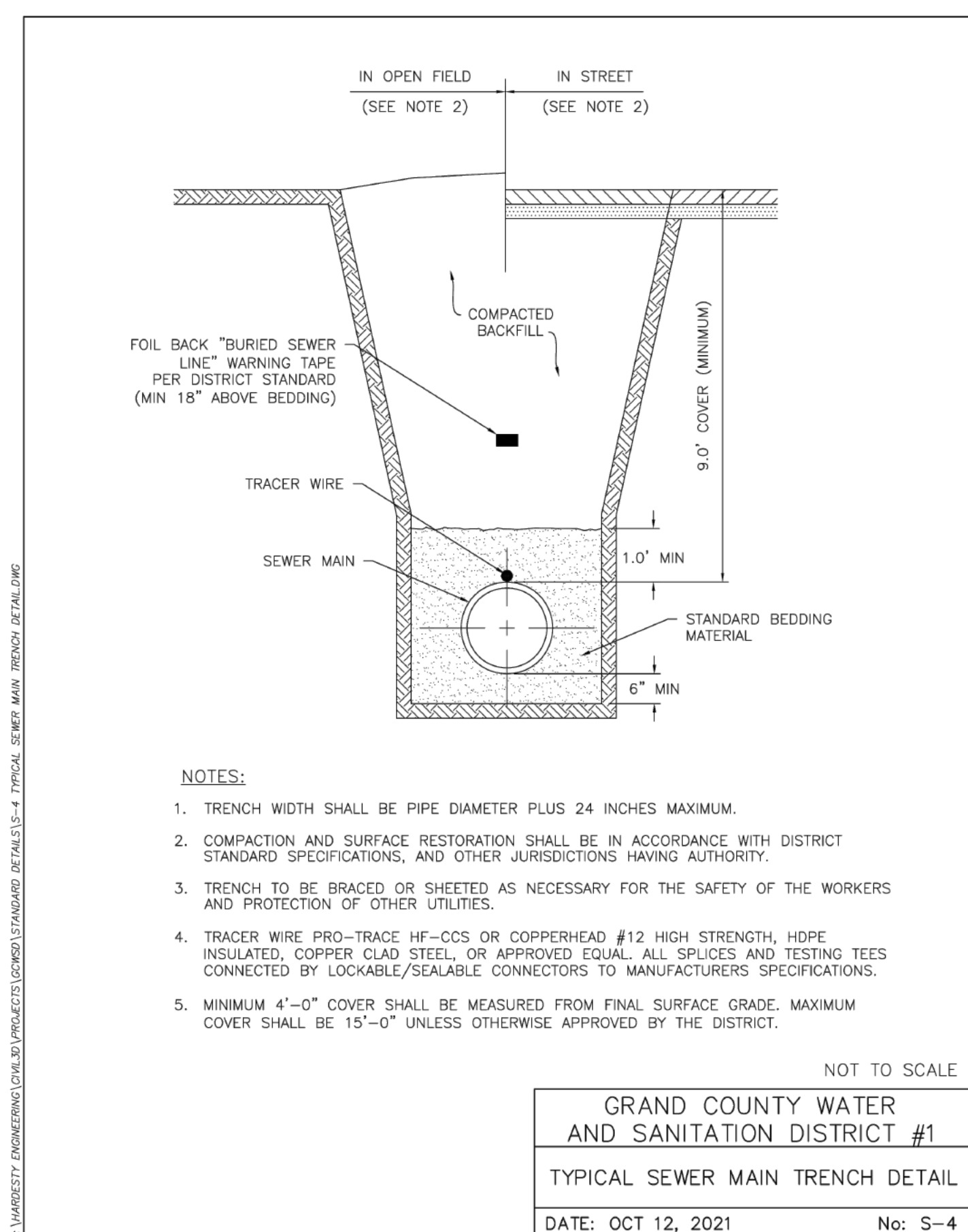
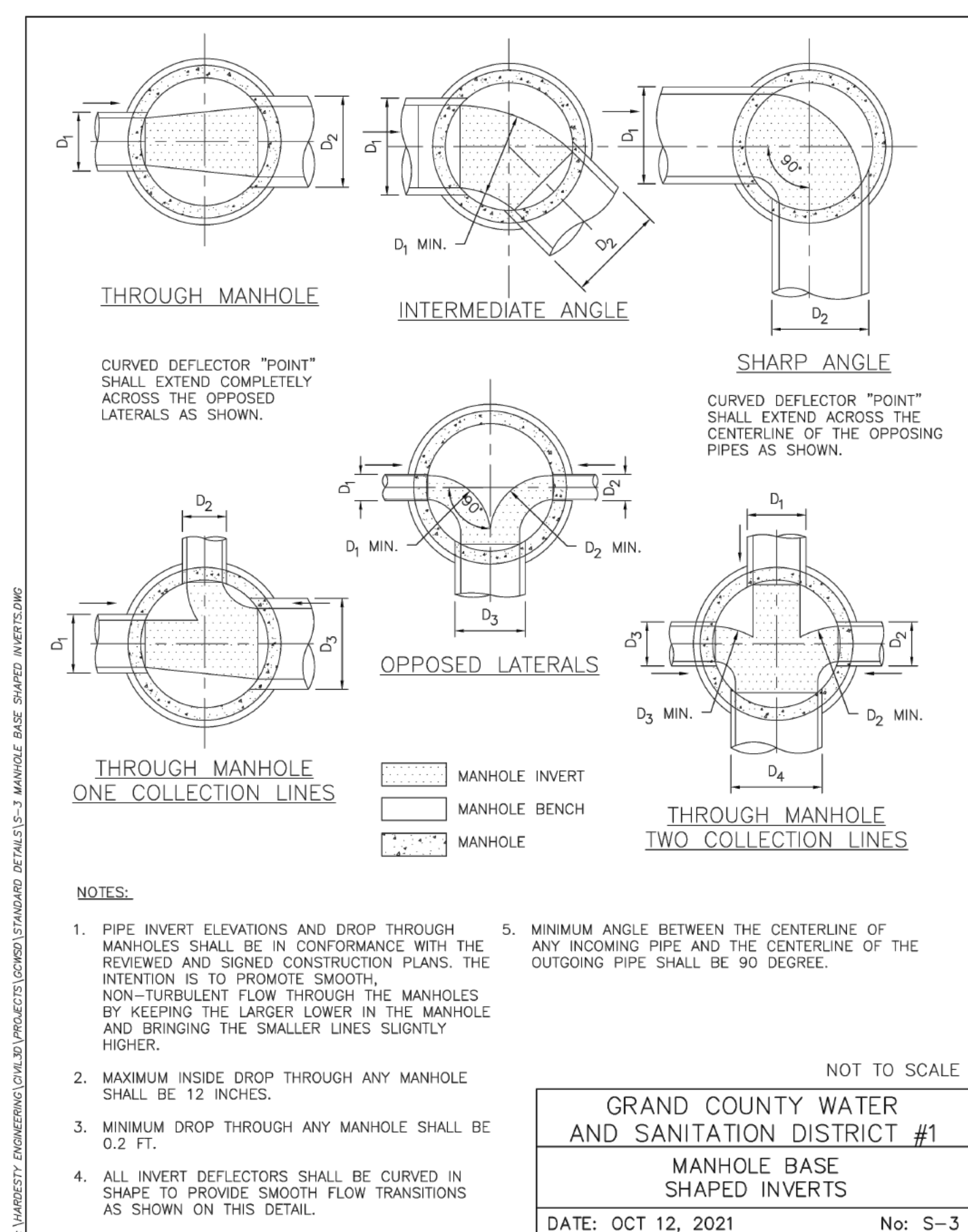
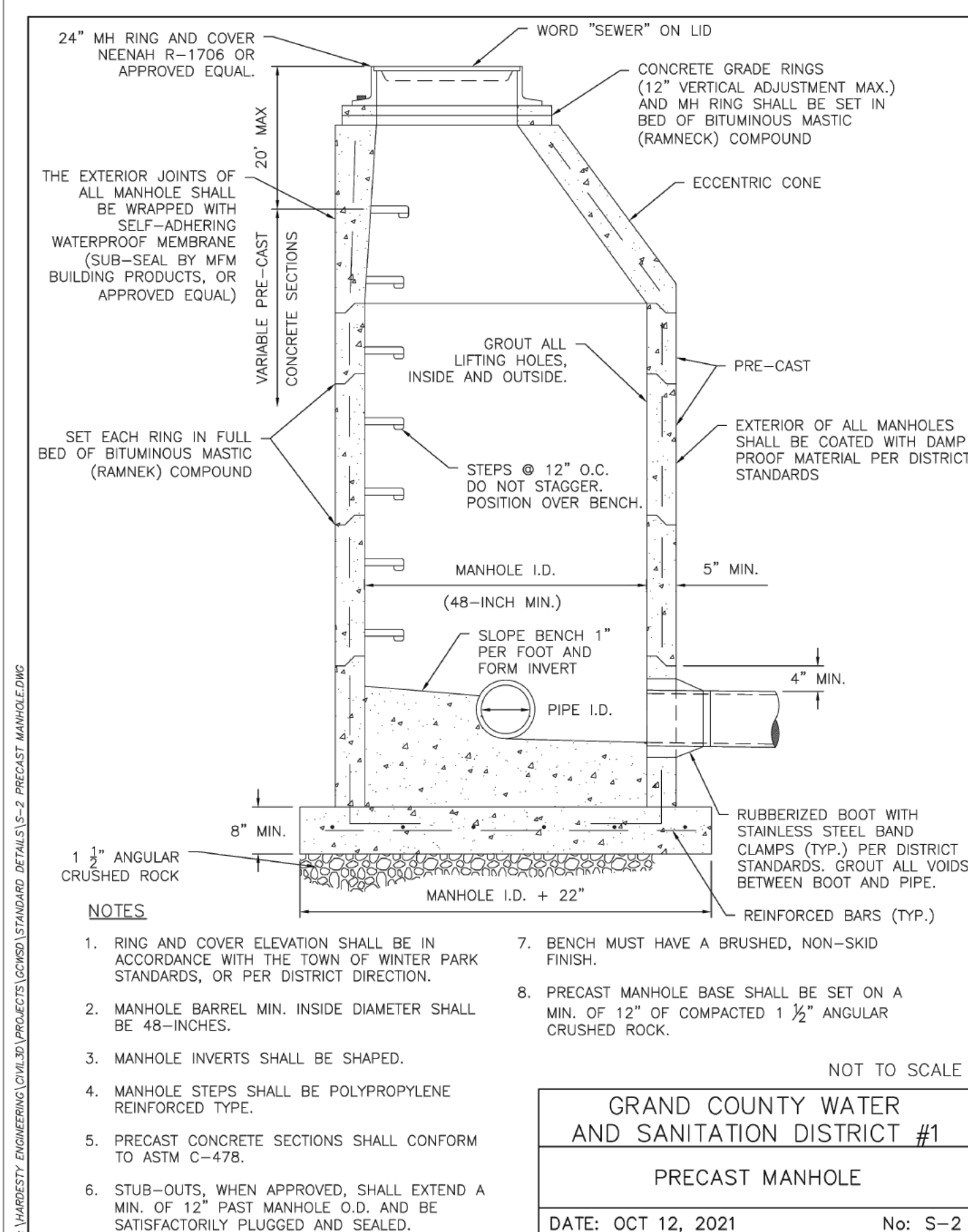
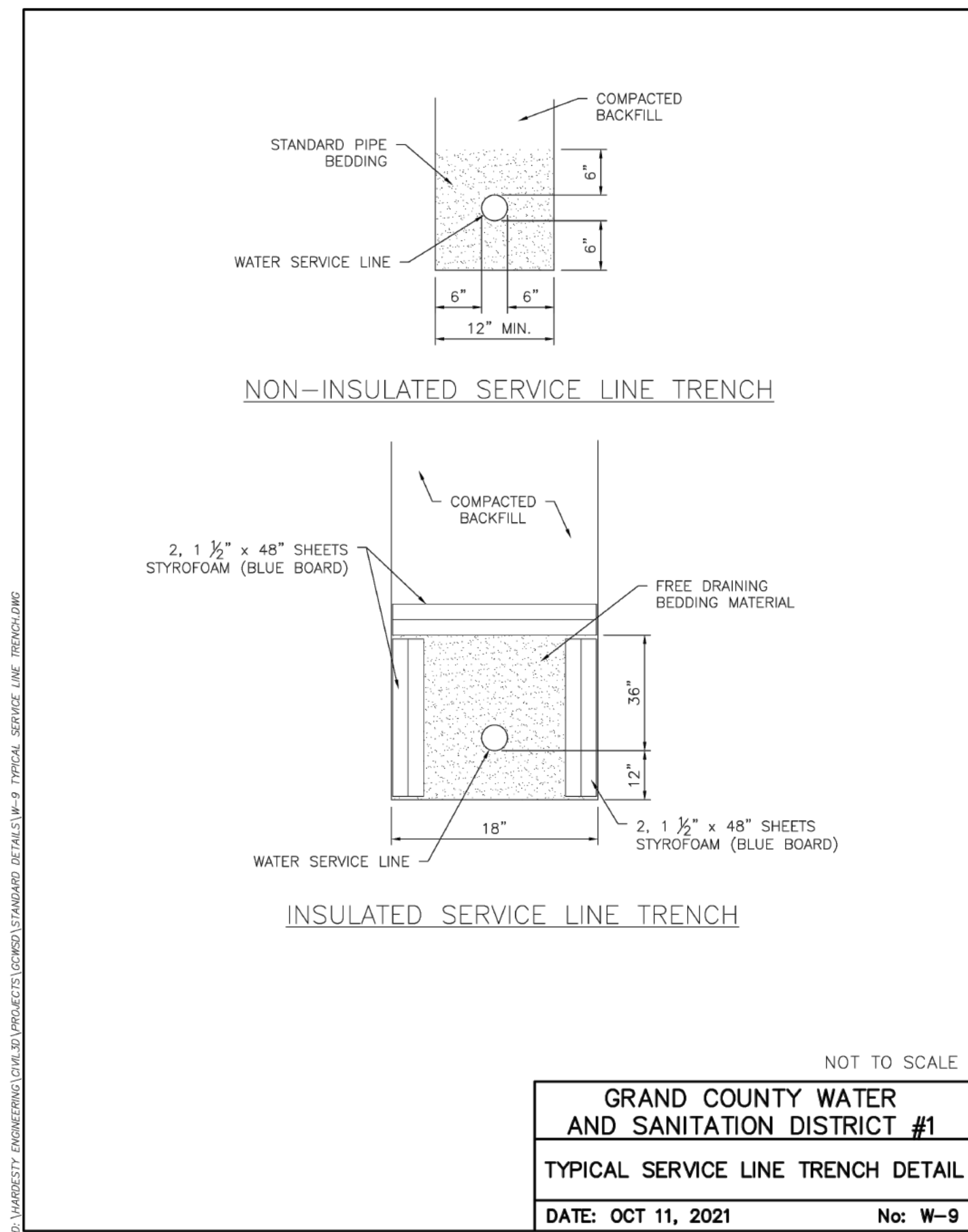
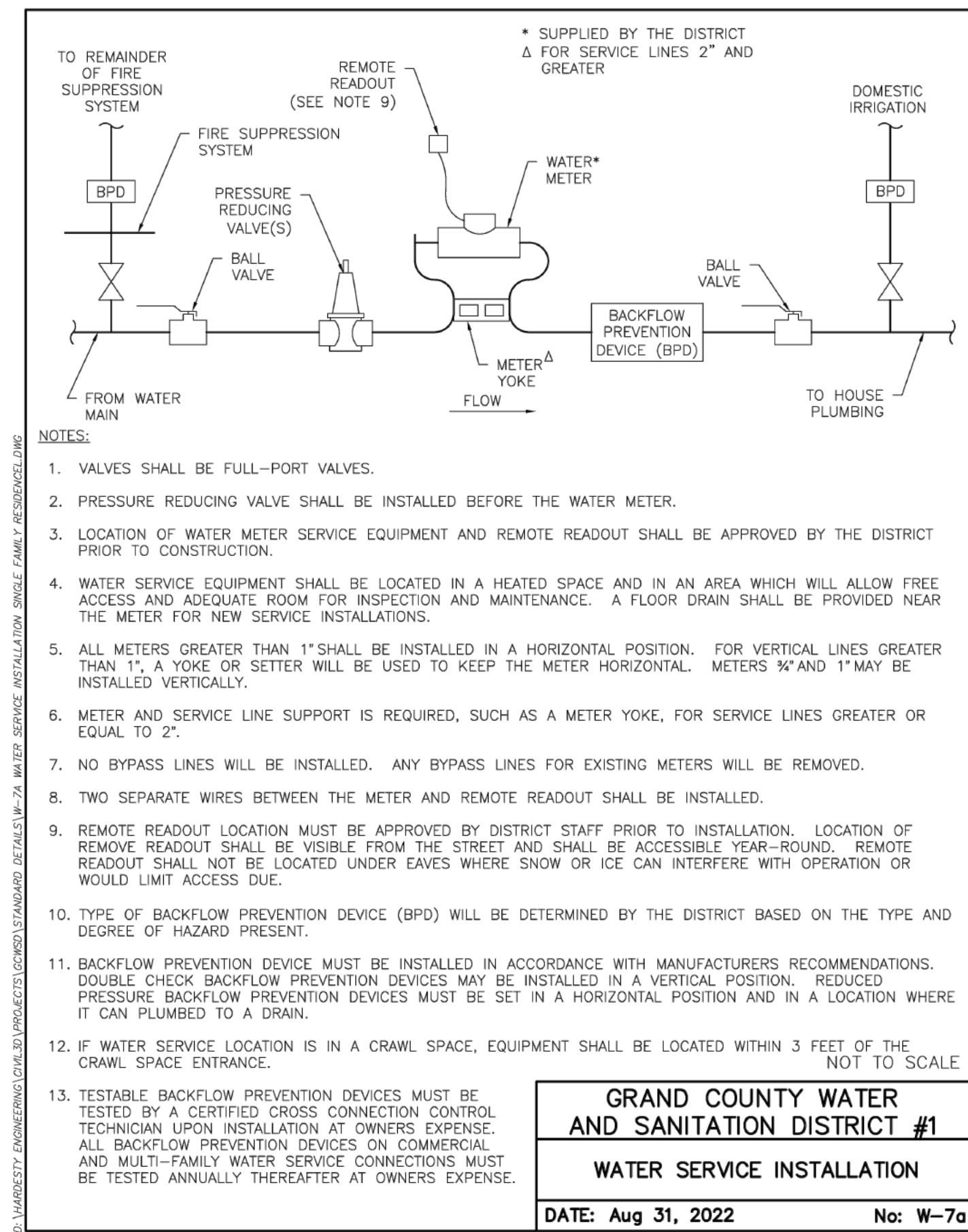
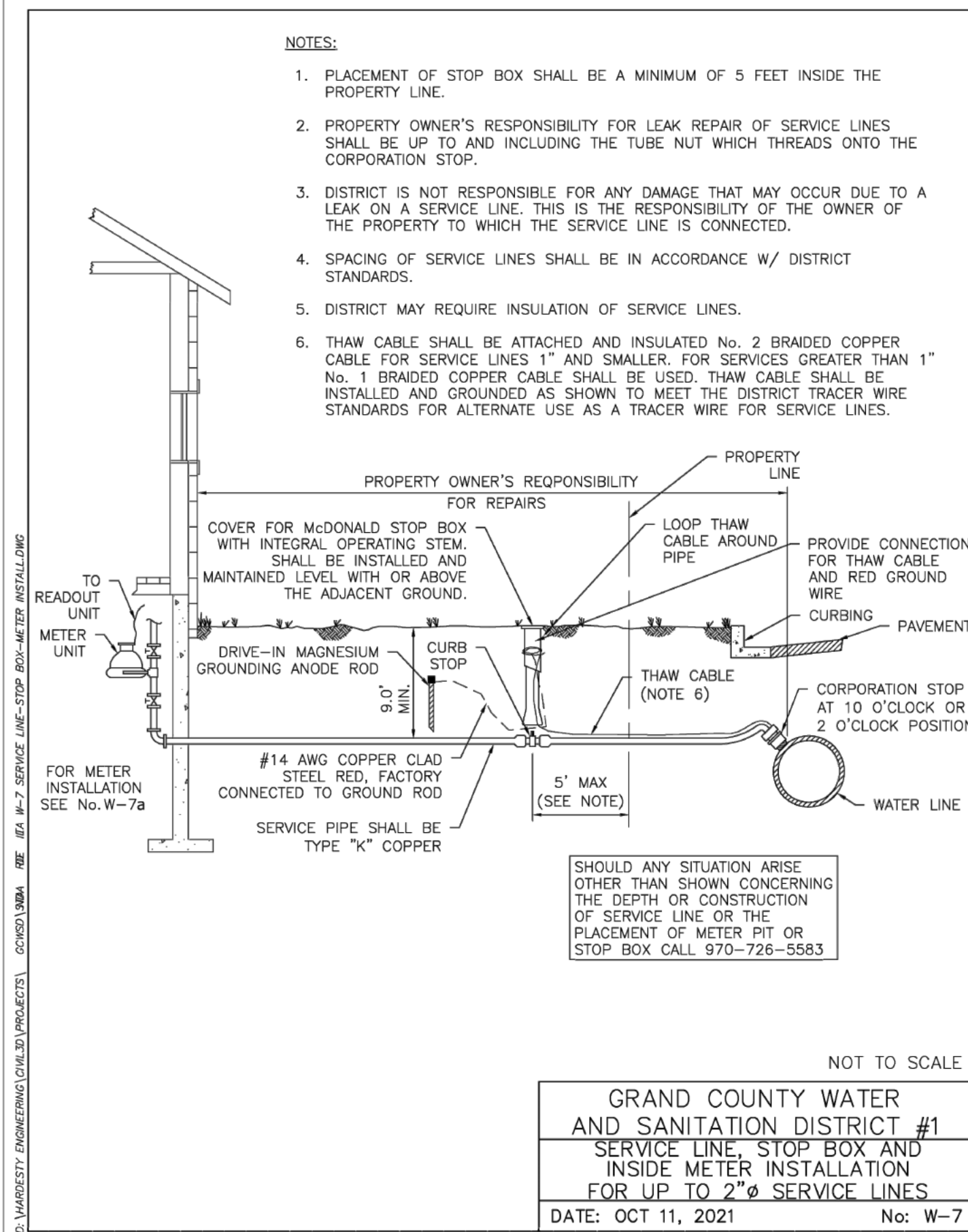
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15-SWMP.dwg  
**EROSION CONTROL PLAN**  
**08**  
 # 09  
 1" = ##



Contact:  
 NATHAN LAUDICK, PE  
 415.203.5000  
 NATHAN@LAUDICKENG.COM  
 DENVER, CO

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09 - DETAILS.dwg  
**DETAILS**

**09**  
 OF 09  
 1" = 20"