



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

Applicant: Mark Kent, VCD, LLC

Property Owner: Robert A. Wolf Dynasty Trust

Case Number: PLN25-101 Preliminary Plat, Wolves Lair Subdivision

Physical Address of Property for Which the Application Approval is Requested: Located 100 Arapahoe Road Lot 1, 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 4.36 acres to develop 12 Single-Family Detached (SFD) residential lots, and two (2) tracts for open space in an R-1 Zoning District.

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 14, 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. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

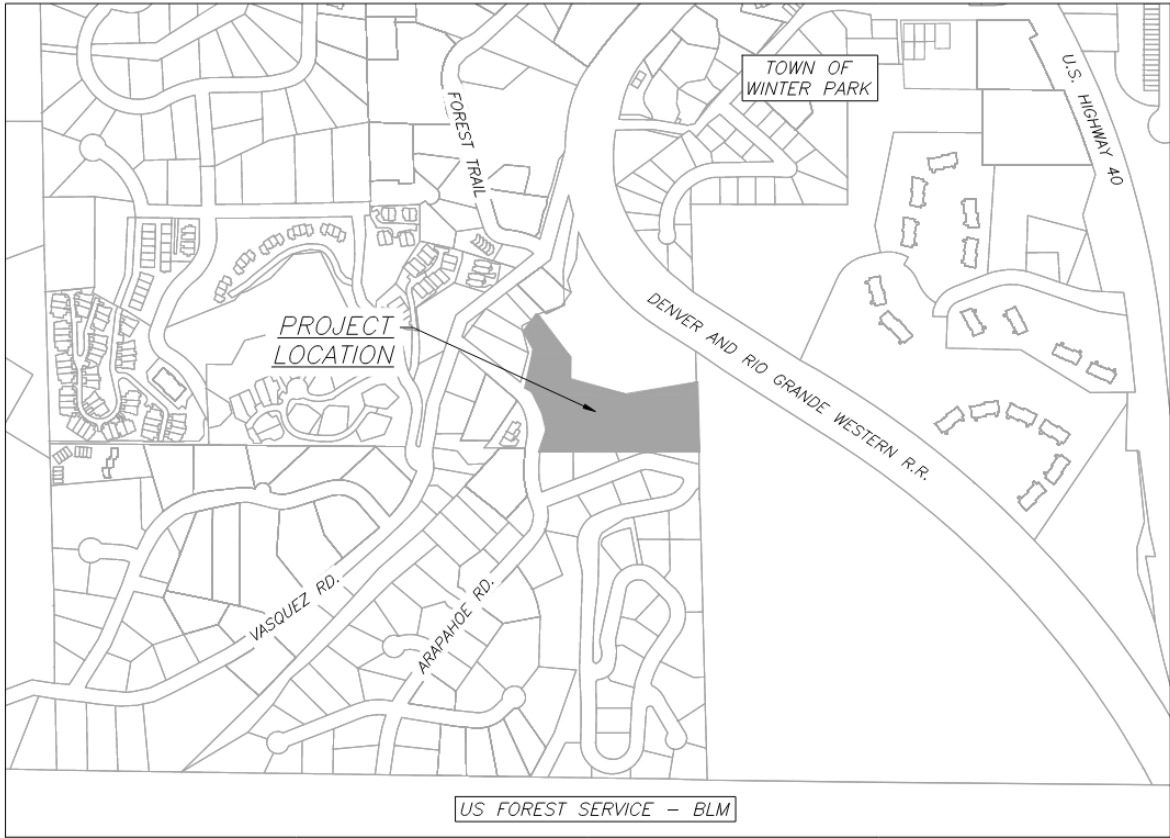
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

<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 REPLAT OF LOT 1, WOLVES' LAIR SUBDIVISION EXEMPTION LOCATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF WINTER PARK, GRAND COUNTY, COLORADO





Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

February 25, 2026

Town of Winter Park
50 Vasquez Road
PO Box 3327
Winter Park, CO 80482
Phone: (970) 726-8081

RE: Wolves' Lair Subdivision
Wolves Lair Sub Ex Lot: 1
Winter Park, CO
Preliminary Plat – 2nd Round Submittal

Dear Town of Winter Park Planning Department,

This letter serves as the narrative for the proposed preliminary plat of Wolves' Lair Subdivision Filing No. 2, a replat of Wolves Lair Sub Ex: Lot 1 in Winter Park, Colorado. The project site encompasses approximately 4.36 acres, is zoned Single-Family Residential (R-1), and is currently undeveloped.

Existing Conditions:

Dense vegetation, consisting primarily of aspen and fir trees, covers the site. The northeasterly property lines of the site were determined based on the historical centerline of Vasquez Creek, and a portion of the site in this area is within the FEMA 100-yr floodplain. There is less than 500 square feet of wetlands impact in this area. Wolves' Lair Sub Ex Lot: 1 and Lot:2 were previously one +9.0 acre parcel and Ex Lot: 2 is accessed via a gravel driveway that originates from Arapahoe Rd at the south west corner of Ex Lot: 1. The water service for Ex Lot 2 originates in Timber Dr to the south and runs south to north through Ex Lot: 1.

The site is bordered to the south by Hideaway Village South 1 Lot 30, Hideaway Village South 2 Lot 31 and Hideaway Village South 2 Tracts A& B, Arapahoe Road and Vazquez Creek to the east, Wolves Lair Sub Ex Lot 2 to the north and to the east Metes & Bounds 75 All 42.316 AC Tract in SW4SE4, SE4SW4, NE4SW4 Sec 33, T1S R75W, Lying Southwesterly of D & RGW RR ROW, AKA Parcel V, Desc at B/325 P/501. There are existing single-family residences on Hideaway Village South 1 Lot 30, Hideaway Village South 2 Lot 31 and Wolves Lair Sub Ex Lot 2. The Metes & Bounds parcel to the east is under review for a final development plan application titled Cooper Creek Village.

Proposed Conditions

The preliminary plat application proposes subdividing Wolves Lair Sub Ex Lot: 1 into twelve (12) single family residential lots. Lot size varies from 0.22 to 0.37 acres. The remainder will be placed into open space, accounting for ~16% of the total area. A trail network will connect the two open space areas. This design layout is consistent with the residential lot standards for R-1 Single-Family Detached and a conservation development type, according to Table 3-A-3 of the Winter Park Unified Development Code.

The developer, VCD, and Four Points Surveying and Engineering designed this 12-lot subdivision with an excess of open space and a 60% reduction in allowable density for the lots and homes to blend in with this mature and treed neighborhood. VCD plans to construct moderate sized homes consistent with those of the surrounding neighborhood. The

average lot size is more than a quarter acre, providing adequate separation as well as an opportunity to best orient the homes. All homes will have private driveways, sized to provide sufficient parking.

VCD is interested in acquiring Hideaway Village South 2 Tracts A & B, a small (approximately 11,000 square feet) parcel adjacent to the property, owned by the Town of Winter Park. Ownership of this parcel would relieve the Town of Winter Park of property maintenance and grant the proposed development ability for a looped natural gas utility connection within Timber Drive.

Construction Plans are included with this application for approximately 770 linear feet of private paved access, boulder walls, stormwater and drainage infrastructure and private utilities. No phasing is proposed for the completion of these construction plans. New easements are being proposed for private right-of-way, utilities and drainage. The lot layout was carefully designed to avoid home construction near the floodplain, wetlands and ridgelines.

All of the building envelopes have an average slope of less than 30%, however there are localized areas of slopes greater than 30% on several of the lots. The provided slope analysis within the preliminary plat examines existing topography using surface data generated from 2018 GIS lidar data sampled on a 5-ft by 5-ft grid. Home designs with upper level or lower level walkouts are standard practice for mountain architecture and will provide simple solutions for the steeper lots. Erosion control measures such as surface roughening, straw wattles and slope stabilization blankets will be applied to all constructed or disturbed slopes steeper than 30%.

Due to the challenges of designing access through steep topography we will be seeking several variances for the private roadway infrastructure. Please see the variance request letter included with this submittal.

We appreciate the Town's review of this proposal and look forward to working with staff throughout the approval process.

Thank you,

Walter Magill, PE
Four Points Surveying & Engineering

PRELIMINARY PLAT
WOLVES' LAIR SUBDIVISION, FILING NO. 2
 A REPLAT OF LOT 1, WOLVES' LAIR SUBDIVISION EXEMPTION
 LOCATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH
 P.M., TOWN OF WINTER PARK, GRAND COUNTY, COLORADO



410 S. Lincoln Ave, Unit 105
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 (970)-871-6772
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No.	DATE	REVISIONS	INT

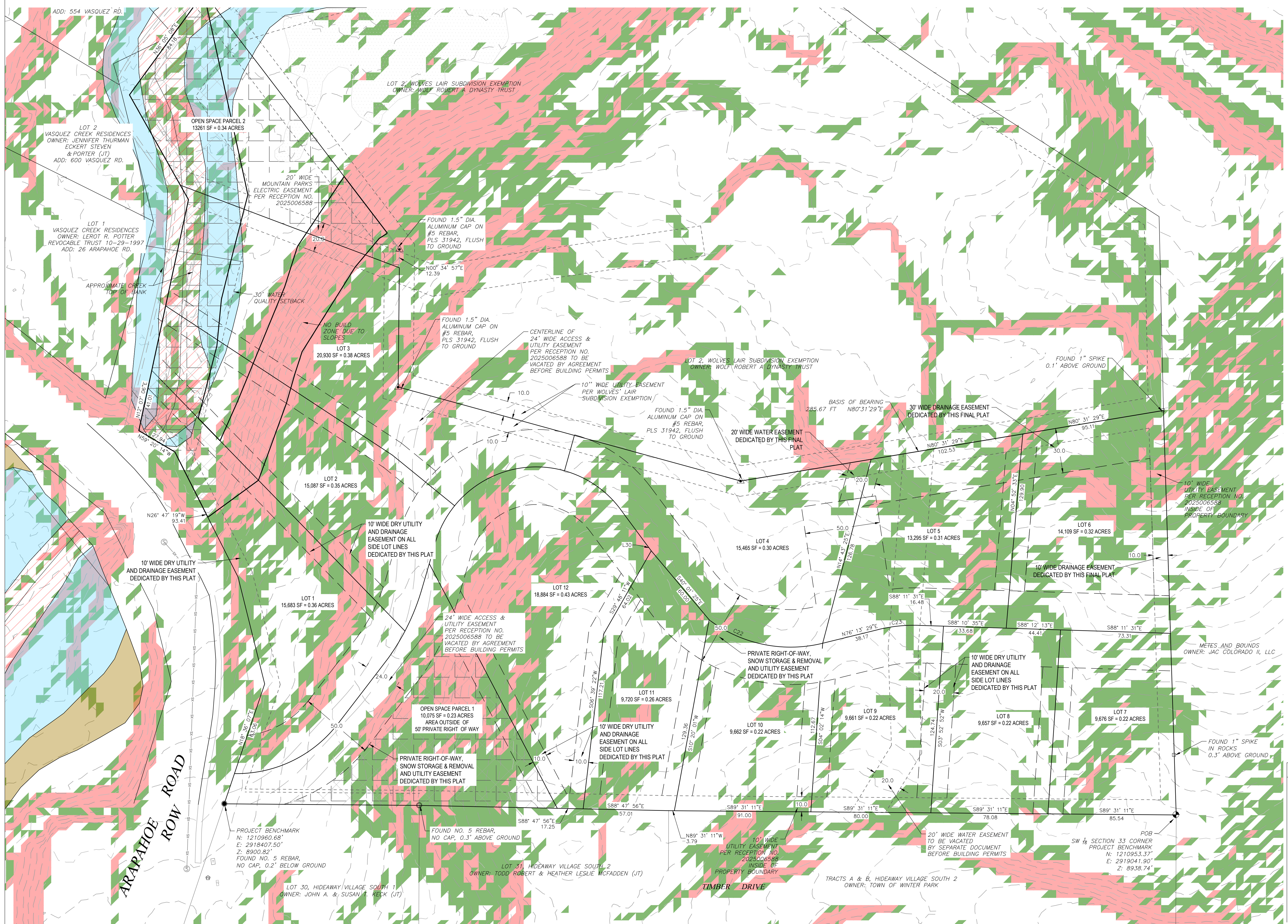
WOLVES' LAIR FILING NO. 2
A REPLAT OF LOT 1, WOLVES' LAIR
SUBDIVISION EXEMPTION

Horizontal Scale
 0 30' 60'
 SCALE: 1" = 30'
Contour Interval = 2 ft
 DATE: 2-25-2026
 JOB #: 2261-002
 DRAWN BY: WNM
 DESIGN BY: RS
 REVIEW BY: WNM

STEEP SLOPES:
 20-30%
 +30%

LEGEND	
	SUBDIVISION BOUNDARY
	LOT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EASEMENT/R.O.W. PER THIS PLAT
	BUILDING ENVELOPE PER THIS PLAT
	FOUND 3.5" ALUMINUM CAP, PLS 25971
	FOUND STEEL SPIKE
	FOUND 1.5" ALUMINUM CAP, WARD
	FOUND 1.5" ALUMINUM CAP, PLS 31942
	FOUND #5 REBAR, NO CAP

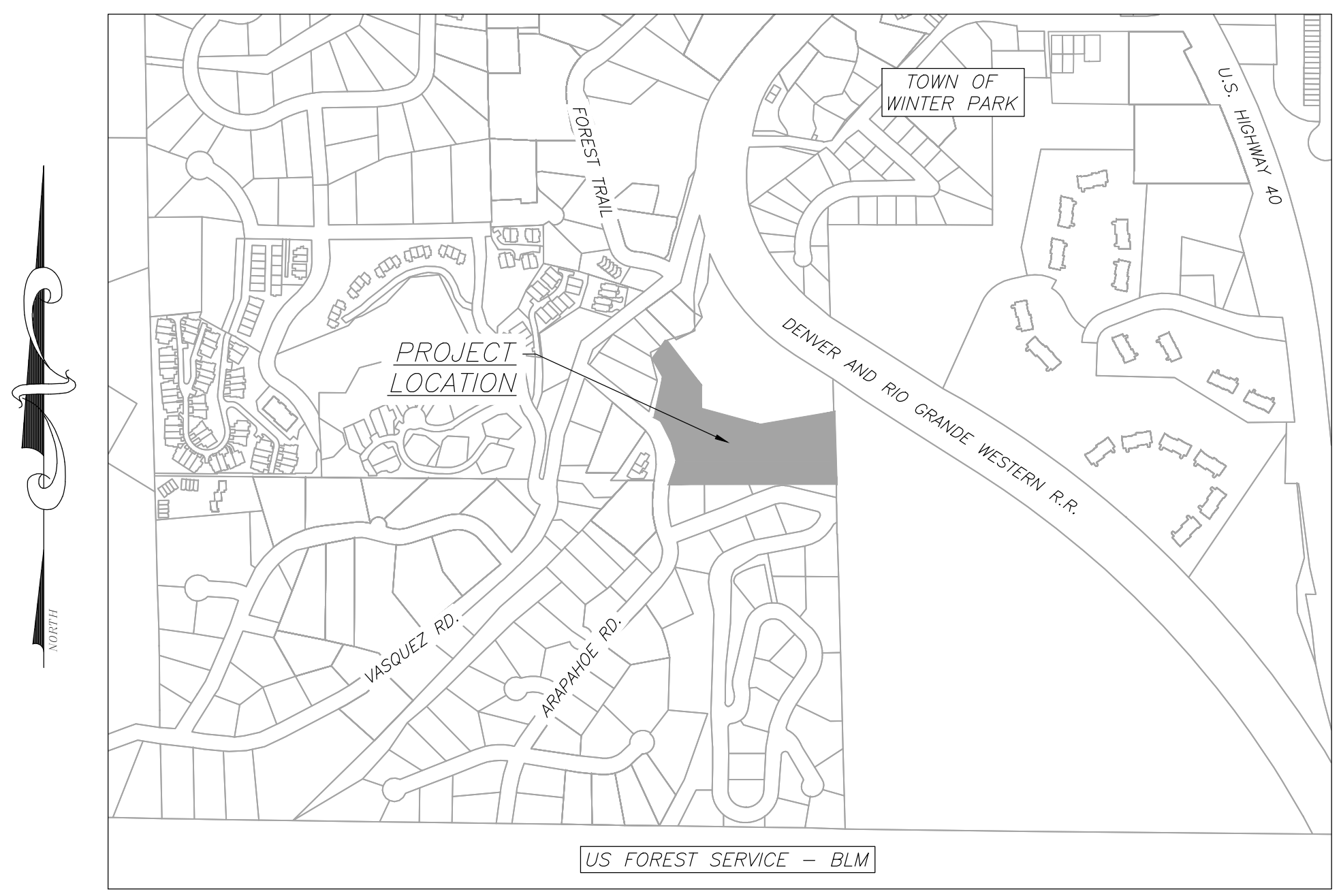
PRELIMINARY PLAT
SLOPE ANALYSIS
 DRAWING:
 SHEET # **3**



**CIVIL CONSTRUCTION PLANS
WOLVES' LAIR SUBDIVISION , FILING NO. 2
A REPLAT OF LOT 1, WOLVES' LAIR SUBDIVISION EXEMPTION
LOCATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH
P.M., TOWN OF WINTER PARK, GRAND COUNTY, COLORADO**

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 OF 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 THE 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 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.
12. DECK FOUNDATIONS ON THE EAST SIDE OF BUILDING 1 WILL BE LOCATED AT THE BASE OF THE RETAINING WALL EXCAVATION AS NOTED ON THE MSE WALL DESIGN DRAWINGS COMPLETED BY FRENGINEERING.



**VICINITY MAP
1" = 500'**

PROJECT OWNER

WOLVES' LAIR, LLC
MARK KENT
650-465-3735

LAND SURVEYOR

FOUR POINTS SURVEYING AND ENGINEERING
WALTER N. MAGILL, P.E., P.L.S.
410 S. LINCOLN AVENUE, SUITE 15
STEAMBOAT SPRINGS, CO 80487
970-871-6772

WATER AND SANITARY SEWER

GRAND COUNTY WATER & SANITATION DISTRICT #1
50 VASQUEZ ROAD
P.O. BOX 3077
WINTER PARK, CO 80482
CONTACT: BUFF BORRAS 970-726-5583

ELECTRICAL

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

GAS

XCEL ENERGY
583 EAST JASPER COURT
GRANBY, CO 80466
CONTACT: KATHLEEN JACOBY 970-262-4055
KATHLEEN.JACOBY@XCELENERGY.COM

CABLE TELEVISION

COMCAST
1600 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: ANDY NEBY 303-547-4584
TONY HILDRETH EMAIL: TONY_HILDRETH@COMCAST.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

GRADING:

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 3:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL:

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 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:

1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE 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, 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:

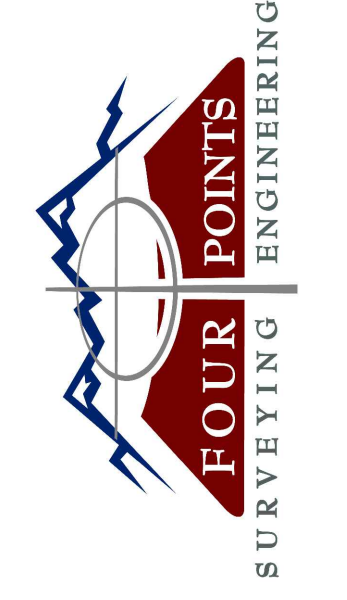
1. ALL WORK TO BE COMPLETED PER GRAND COUNTY WATER & SANITATION DISTRICT #1 ENGINEERING AND CONSTRUCTION STANDARDS.
2. USE OF CONSTRUCTION WATER MUST BE APPROVED PRIOR TO CONSTRUCTION BY GRAND COUNTY WATER AND SANITATION DISTRICT #1.

THESE CONSTRUCTION PLANS FOR WOLVES' LAIR SUBDIVISION WERE PREPARED BY ME IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

CIVIL ENGINEER AND SURVEYOR

FOUR POINTS SURVEYING AND ENGINEERING
410 S. LINCOLN AVE, SUITE 15
P.O. BOX 775966,
STEAMBOAT SPRINGS, CO 80487

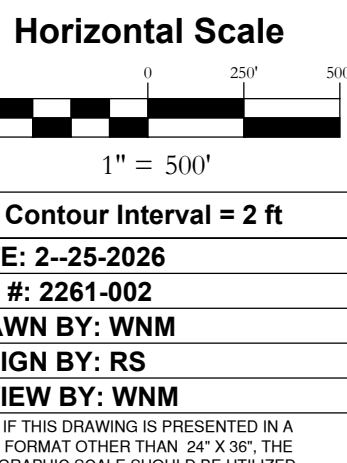
WALTER N. MAGILL 970-871-6772



410 S. Lincoln Ave, Suite 105
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
walm@fourpointse.com

INT	REVISIONS	No.	DATE

**WOLVES' LAIR SUBDIVISION FILING NO. 2
A REPLAT OF LOTS 1,
WOLVES LAIR SUBDIVISION EXEMPTION**



DATE: 2-25-2026
JOB #: 2261-002
DRAWN BY: WNM
DESIGN BY: RS
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**CIVIL DESIGN
PLANS**

DRAWING:

SHEET #
C1



410 S. Lincoln Ave, Unit 105
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
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NO.	DATE	REVISIONS	INT
1	2-12-26	WP CIVIL COMMENTS 1	RS

**WOLVES' LAIR SUBDIVISION
FILING NO. 2**
WOLVES' LAIR SUB EX LOT: 1
100 ARAPAHOE RD
WINTER PARK, CO 80482

Horizontal Scale
0 30' 60'
SCALE: 1" = 30'
Contour Interval = 2 ft
DATE: 2-25-2026
JOB #: 2588-001
DRAWN BY: AP
DESIGN BY: CFB
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

SITE PLAN
DRAWING:
SHEET #
C2

FEMA FLOODWAY LEGEND

	REGULATORY FLOODWAY
	100-YEAR FLOOD (1% CHANCE)
	500-YEAR FLOOD (0.2% CHANCE)

LINEWORK PROVIDED BY FEMA.GOV MAP NO. 08049C099RC EFFECTIVE 12/2008
* FLOODWAY DOES NOT APPEAR TO MATCH EXISTING CONTOURS, OR SURVEY LINEWORK PROVIDED BY TIM SHENK LAND SURVEYING, INC

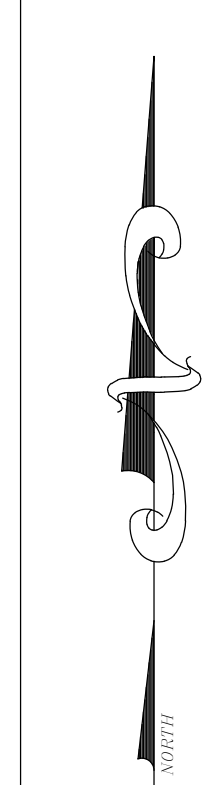
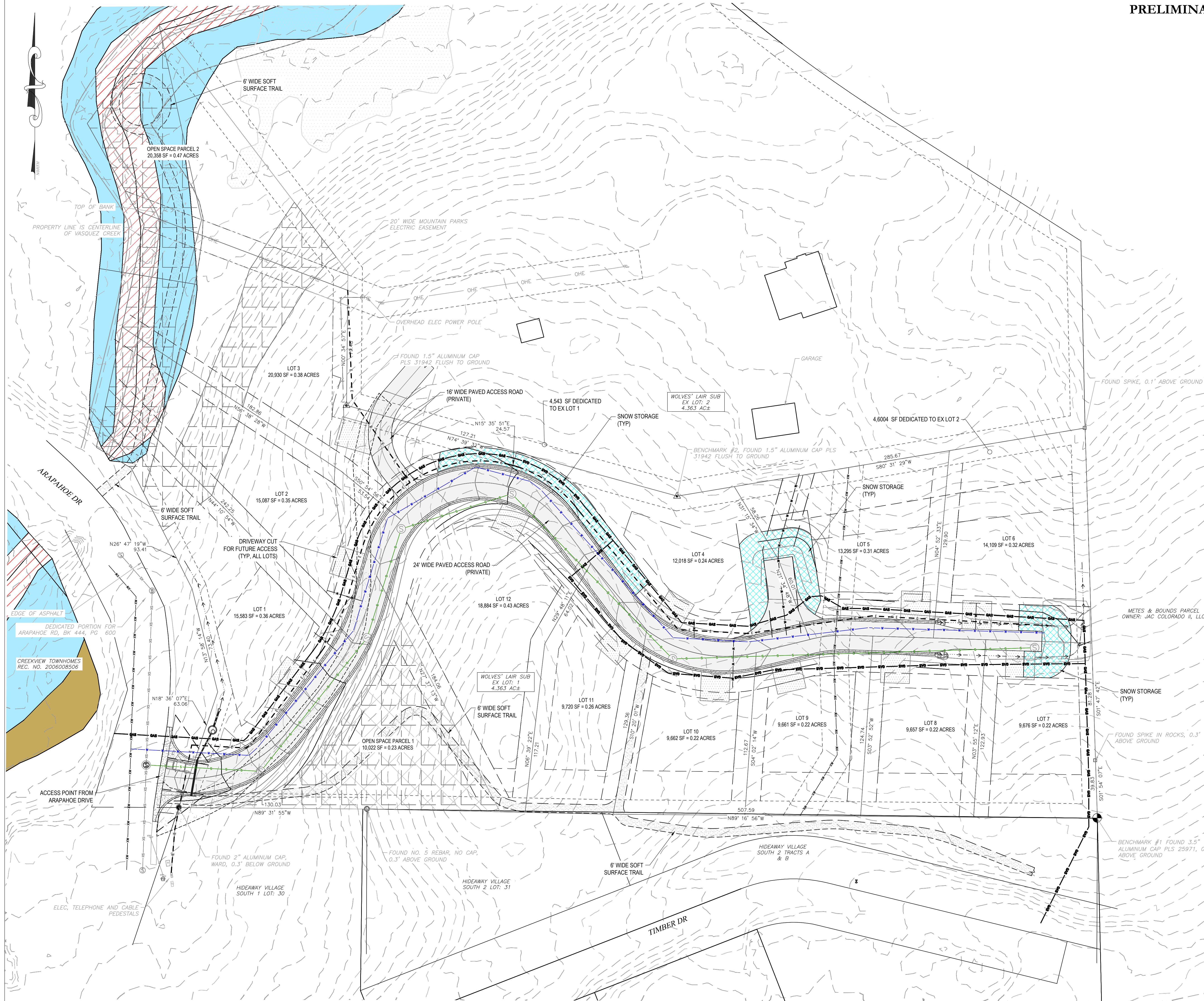
SNOW STORAGE:

TOTAL PAVED DRIVING SURFACE AREA:	20,040 SF
REQUIRED SNOW STORAGE (25%): 20,040 SF * 0.25 =	5,010 SF
SNOW STORAGE AREA 1: 1,105 SF AVERAGE SLOPE < 10% SUBTOTAL:	1,105 SF
SNOW STORAGE AREA 2: 2,000 SF AVERAGE SLOPE: 33% DOWNSLOPING SUBTOTAL: 2,000 SF + (2,000*0.333) =	2,666 SF
SNOW STORAGE AREA 3: 1,395 SF AVERAGE SLOPE: 20% DOWNSLOPING SUBTOTAL: 1,395 + (1,395 SF * 20) =	1,674 SF
TOTAL PROVIDED SNOW STORAGE: 5,412 SF	

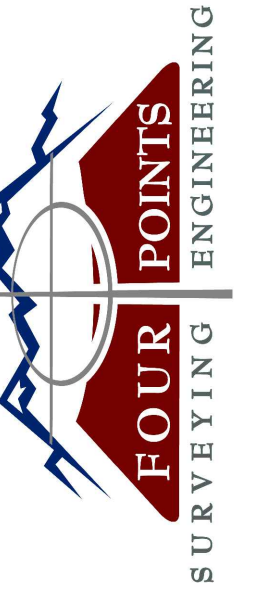
*NO TREES TO BE PRESERVED OR PLANTED WITHIN SNOW STORAGE AREAS

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2" CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2" CONTOUR
	PROPOSED 10' CONTOUR
	EXISTING DRAINAGE DITCH
	PROPOSED DRAINAGE DITCH
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SEWER MAIN
	PROPOSED SEWER SERVICE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT
	PROPOSED GRAVEL SURFACING
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING
	PROPOSED PARKING STRIPING
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED BUILDING OVERHANG
	PROPOSED FENCING
	SNOW STORAGE
	EXISTING LABEL
	PROPOSED LABEL



PRELIMINARY - NOT FOR CONSTRUCTION



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PROJECT EARTHWORK ESTIMATES:

AREA OF DISTURBANCE:	39,157	SQ. FT.
TOPSOIL STRIPPING:	725	CU. YDS.
TOTAL CUT:	2,425	CU. YDS.
TOTAL FILL:	840	CU. YDS.
NET (CUT):	1,585	CU. YDS.

- NOTES:
- TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE.
 - THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
 - A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
 - FILL VOLUME INCLUDES NATIVE MATERIAL AND ALL IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

ROAD	CLASSIFICATION	SPEED LIMIT
ROAD 'A'	PRIVATE LOW VOLUME	15 MPH
ROAD 'B'	DRIVEWAY	5 MPH
ARAPAHOE RD	LOCAL	20 MPH

ABBREVIATIONS:

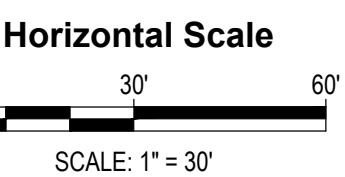
BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	EXISTING DRAINAGE DITCH
	PROPOSED DRAINAGE DITCH
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SEWER MAIN
	PROPOSED SEWER SERVICE
	EXISTING WATER MAIN
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	PROPOSED CONCRETE PAVING
	PROPOSED PARKING STRIPING
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED BUILDING OVERHANG
	PROPOSED FENCING
	SNOW STORAGE
	EXISTING LABEL
	PROPOSED LABEL

WOLVES' LAIR SUBDIVISION
FILING NO. 2

WOLVES' LAIR SUB EX LOT: 1
100 ARAPAHOE RD
WINTER PARK, CO 80482



Contour Interval = 2 ft

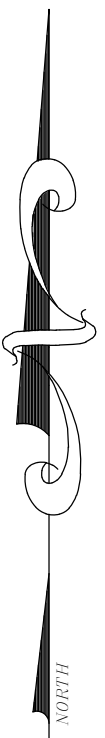
DATE: 2-12-2026
JOB #: 2588-001
DRAWN BY: AP
DESIGN BY: CFB
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
GRADING AND
DRAINAGE PLAN

SHEET #
C3





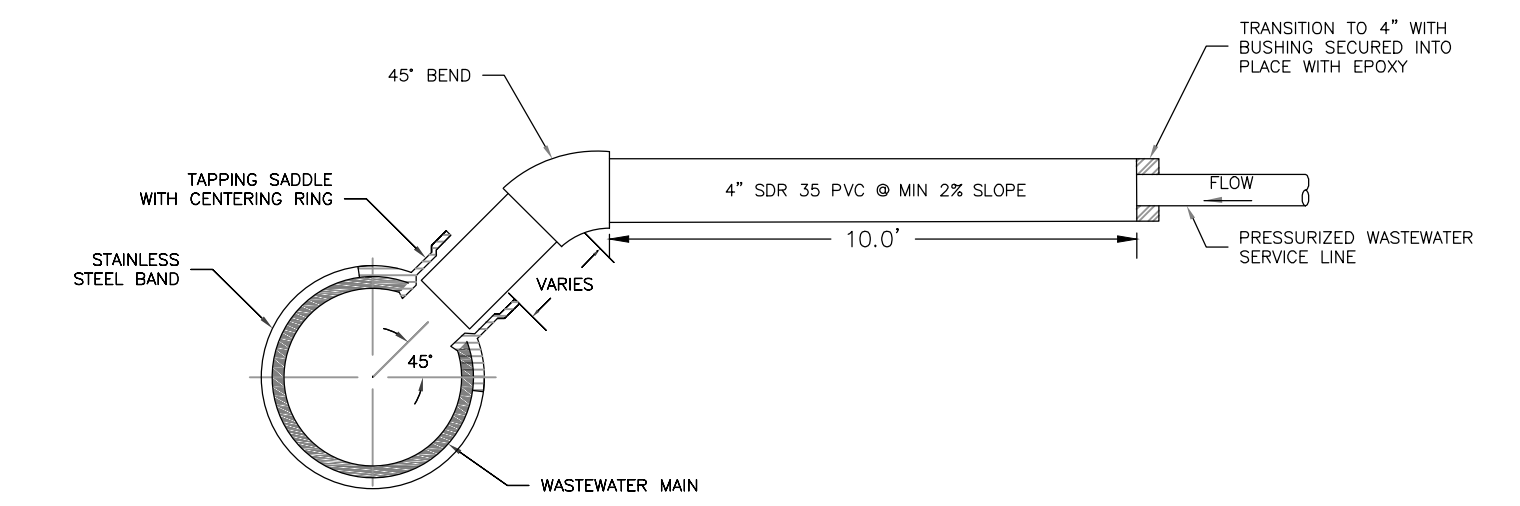
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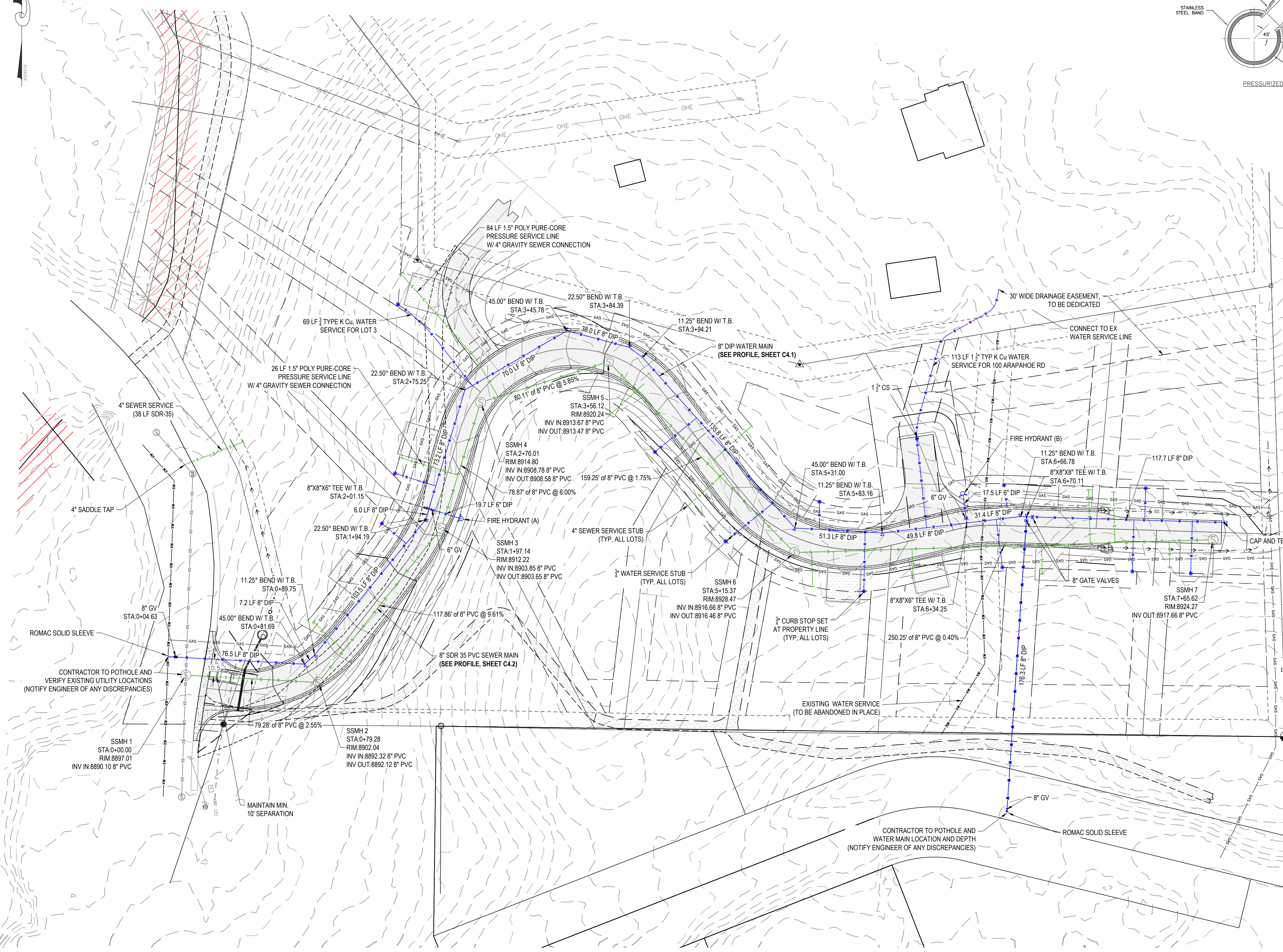
**WOLVES' LAIR SUBDIVISION
 FILING NO. 2**
**WOLVES' LAIR SUB EX LOT: 1
 100 ARAPAHOE RD
 WINTER PARK, CO 80482**

UTILITY PLAN
 DATE: 2-25-2026
 JOB #: 2588-001
 DRAWN BY: AP
 DESIGN BY: CFB
 REVIEW BY: FPSE

UTILITY PLAN
 SHEET #
C4

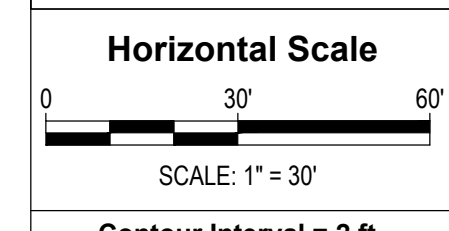


PRESSURIZED WASTEWATER SERVICE LINE CONNECTION TO A GRAVITY SEWER MAIN
 N.T.S.



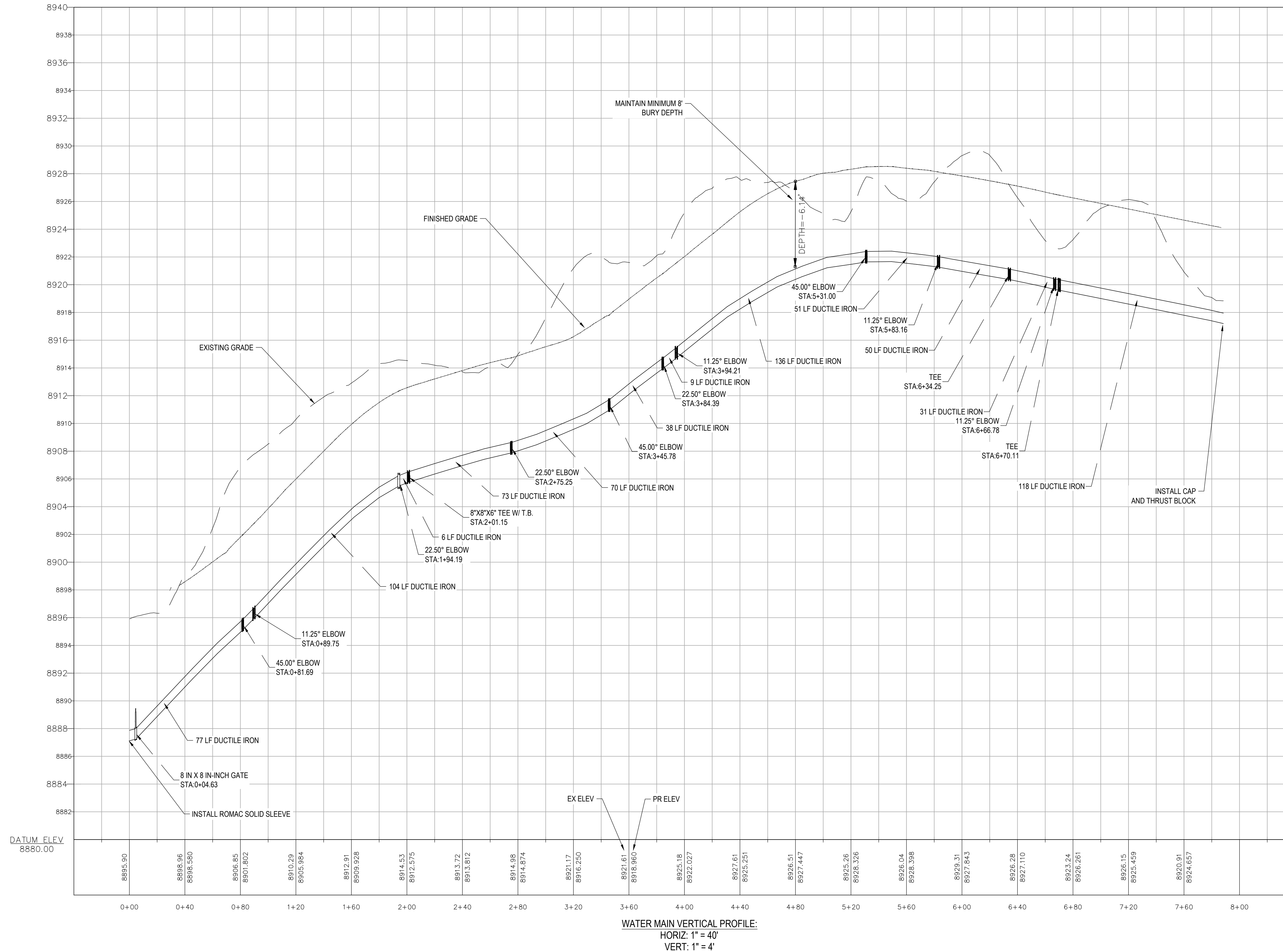
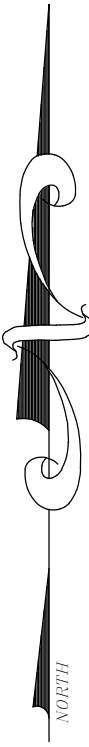
- UTILITY PLAN NOTES**
- XCEL ENERGY DOES NOT "BACK SERVICE LOTS". ALL NATURAL GAS SERVICE SHALL BE PROVIDED FROM THE FRONT OF LOTS.
 - A MINIMUM 5 FOOT OF SEPARATION BETWEEN STORM SEWER AND ELECTRIC SHALL BE MAINTAINED.

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	EXISTING DRAINAGE DITCH
	PROPOSED DRAINAGE DITCH
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SEWER MAIN
	PROPOSED SEWER SERVICE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT
	EXISTING OVERHEAD ELECTRIC
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND GAS
	PROPOSED GRAVEL SURFACING
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING
	FUTURE DRIVEWAY LOCATION
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED BUILDING OVERHANG
	PROPOSED FENCING
	OPEN SPACE
	EXISTING LABEL
	PROPOSED LABEL



Contour Interval = 2 ft

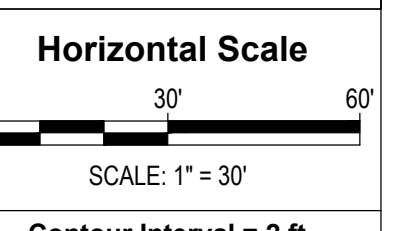
PRELIMINARY - NOT FOR CONSTRUCTION



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No.	DATE	REVISIONS	INT
1	2-12-26	WP CIVIL COMMENTS 1	RS

WOLVES' LAIR SUBDIVISION
FILING NO. 2
WOLVES' LAIR SUB EX LOT: 1
100 ARAPAHOE RD
WINTER PARK, CO 80482



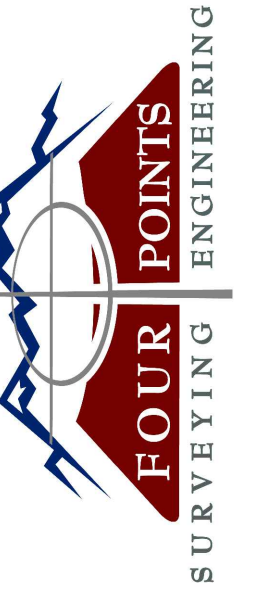
Contour Interval = 2 ft
 DATE: 2-25-2026
 JOB #: 2588-001
 DRAWN BY: AP
 DESIGN BY: CFB
 REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
WATER MAIN
VERTICAL PROFILE

SHEET #
C4.1

PRELIMINARY - NOT FOR CONSTRUCTION

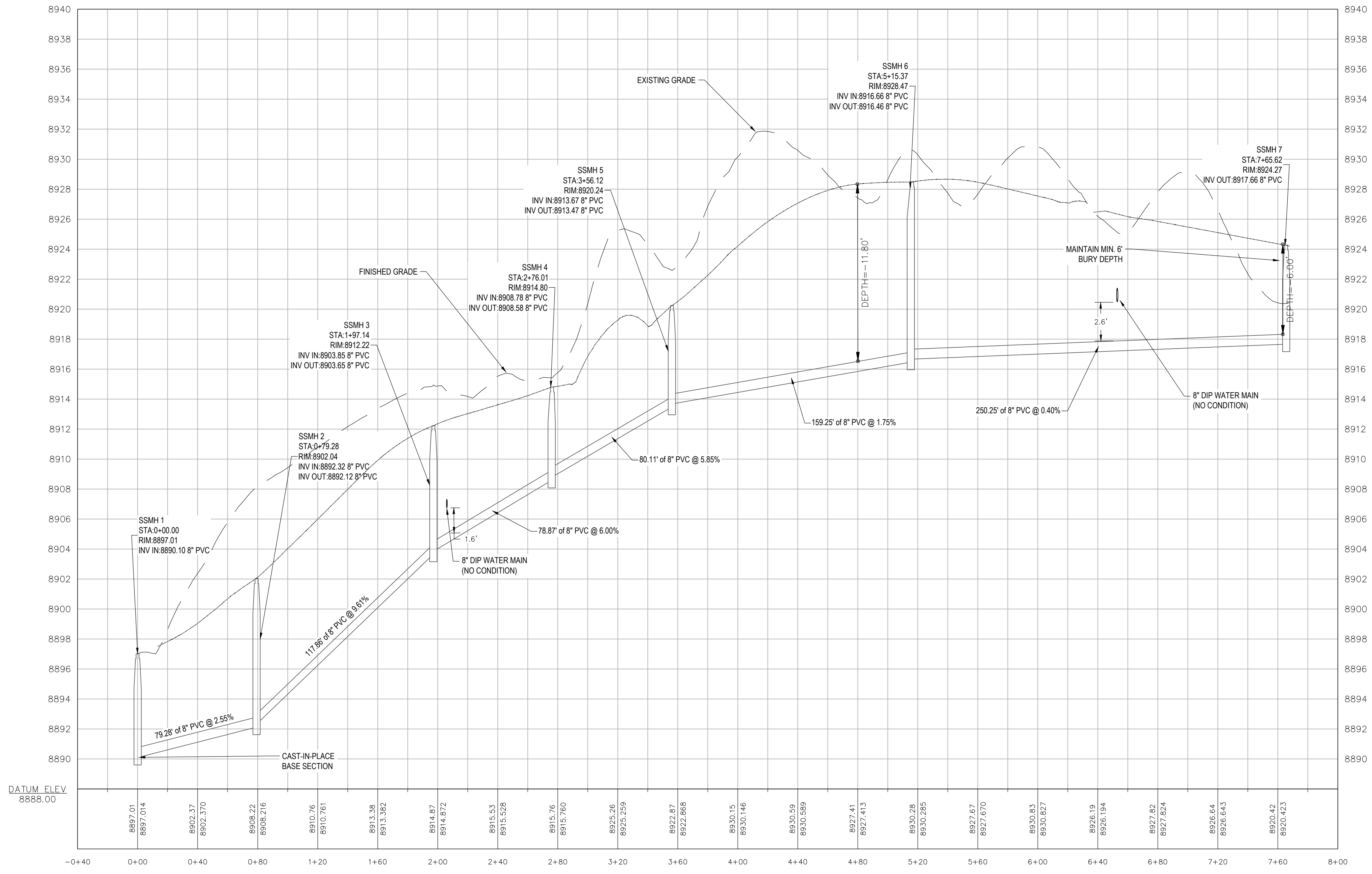


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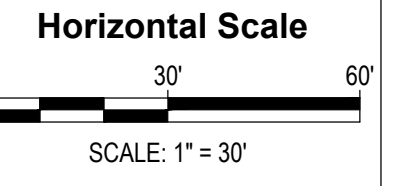
**WOLVES' LAIR SUBDIVISION
FILING NO. 2**

**WOLVES' LAIR SUB EX LOT: 1
100 ARAPAHOE RD
WINTER PARK, CO 80482**



DATUM FLEV
8888.00

SEWER MAIN VERTICAL PROFILE:
HORIZ: 1" = 40'
VERT: 1" = 4'



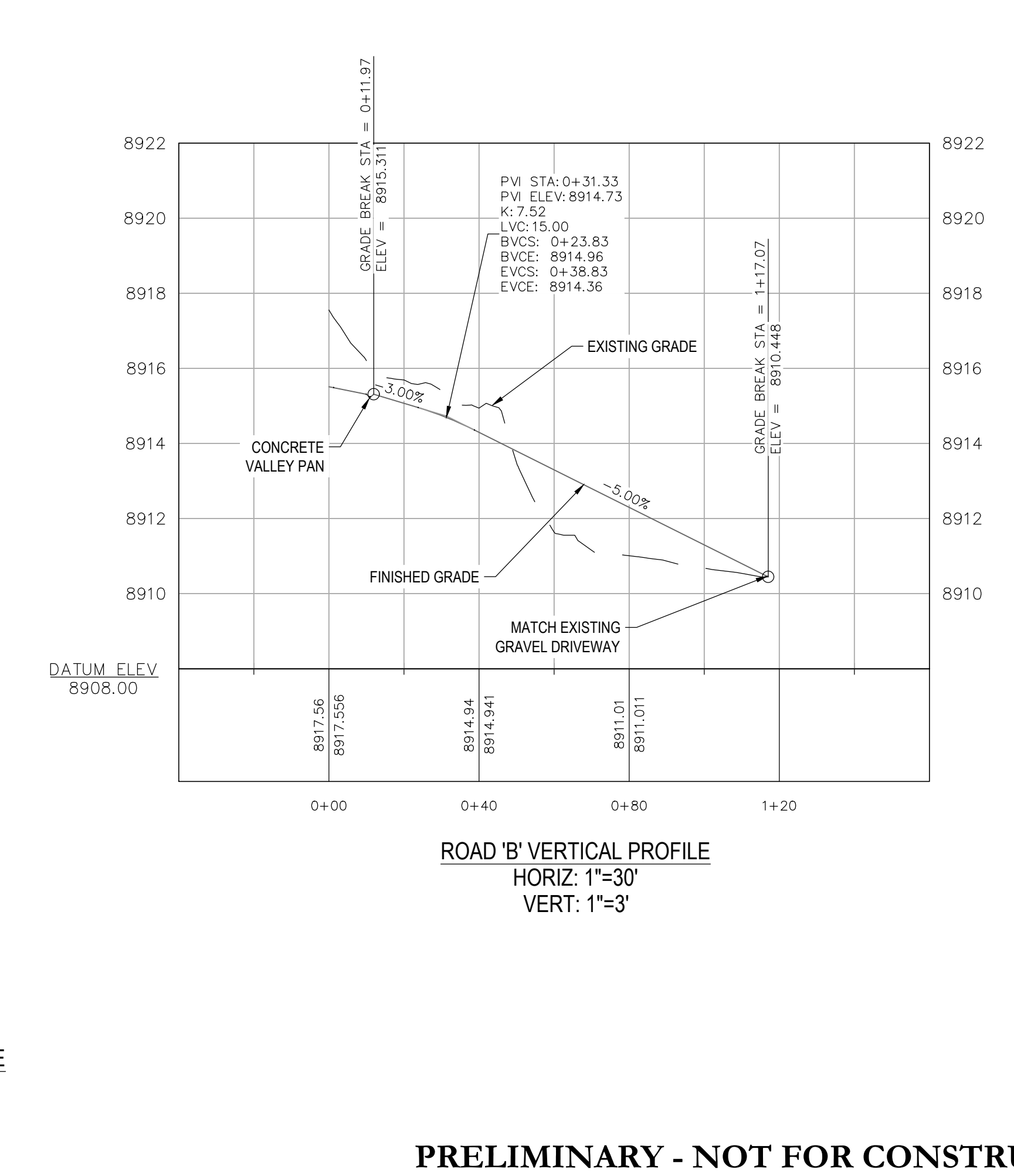
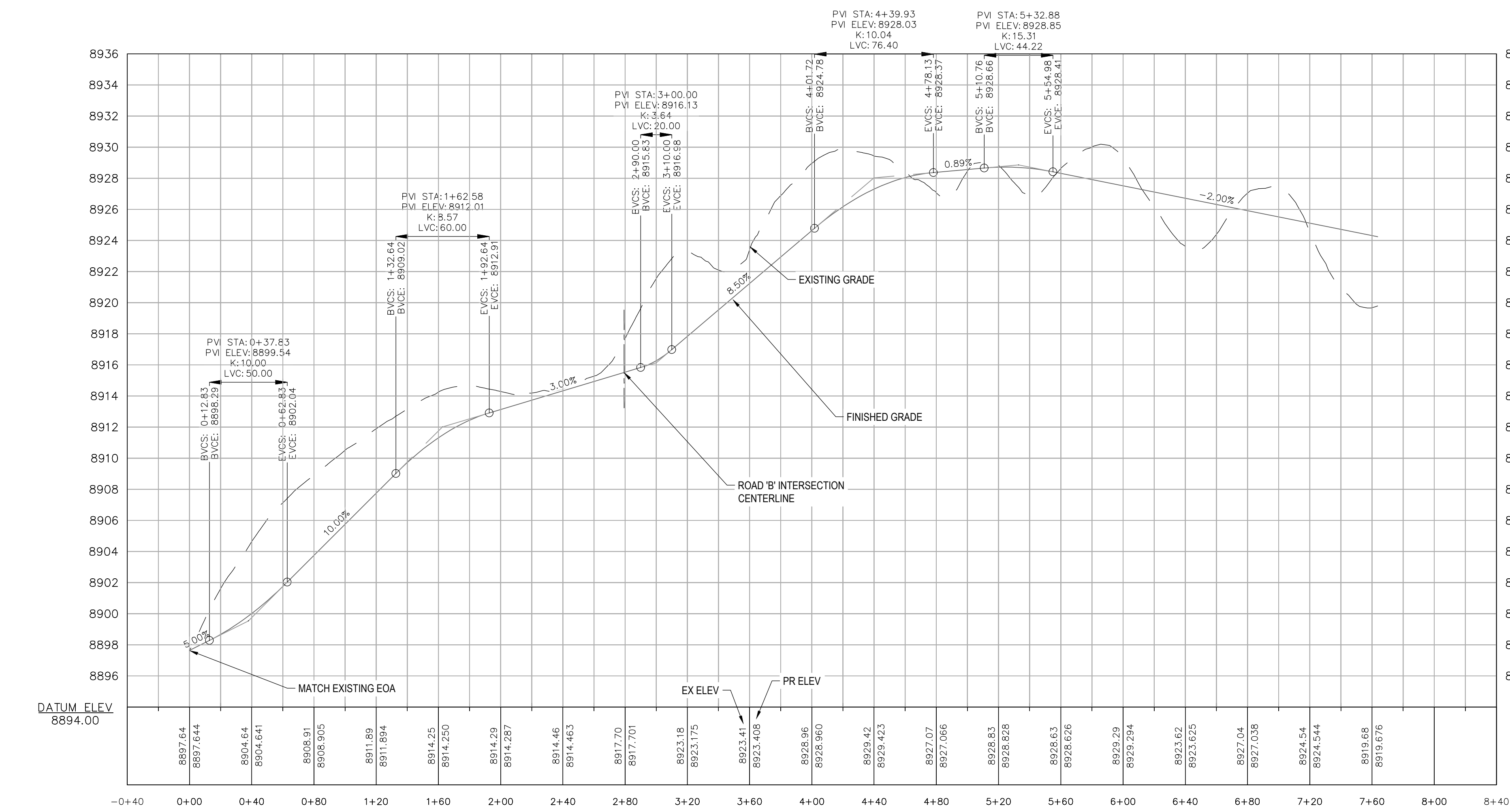
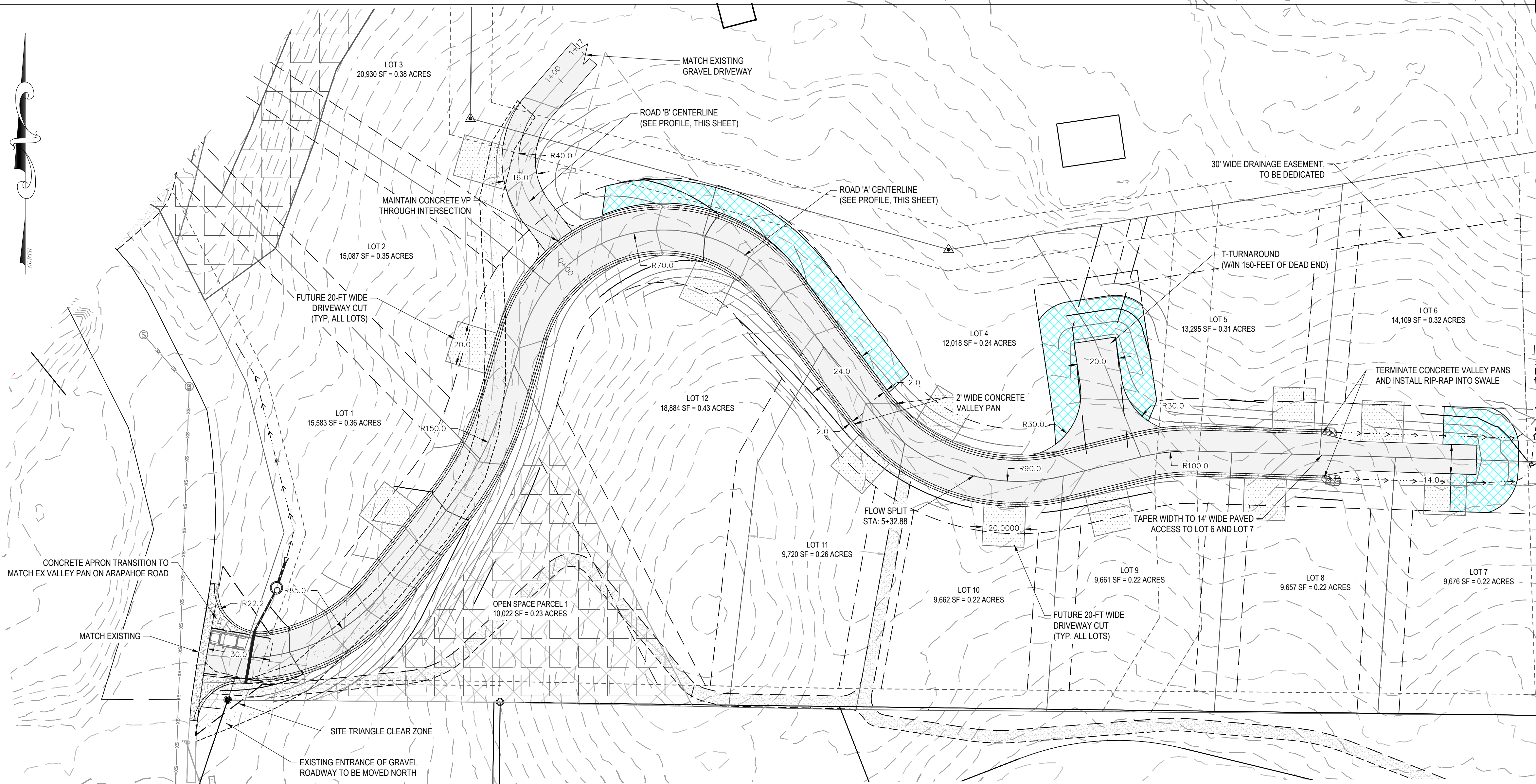
Contour Interval = 2 ft
DATE: 2-25-2026
JOB #: 2588-001
DRAWN BY: AP
DESIGN BY: CFB
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A3 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.


DRAWING:
**SEWER MAIN
VERTICAL PROFILE**

SHEET #
C4.2

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PRELIMINARY - NOT FOR CONSTRUCTION



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No.	DATE	REVISIONS	INT
1	2-12-26	WP CIVIL COMMENTS 1	RS

WOLVES' LAIR SUBDIVISION
FILING NO. 2

WOLVES' LAIR SUB EX LOT: 1
100 ARAPAHOE RD
WINTER PARK, CO 80482

ROAD PLAN AND PROFILE

SHEET #

C5

Horizontal Scale
 0 30' 60'
 SCALE: 1" = 30'

Contour Interval = 2 ft

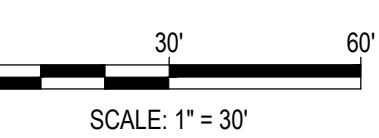
DATE: 2-25-2026
 JOB #: 2588-001
 DRAWN BY: AP
 DESIGN BY: CFB
 REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

No.	DATE	REVISIONS	INT
1	2-12-26	WP CIVIL COMMENTS 1	RS

**WOLVES' LAIR SUBDIVISION
FILING NO. 2**
WOLVES' LAIR SUB EX LOT: 1
100 ARAPAHOE RD
WINTER PARK, CO 80482

Horizontal Scale



Contour Interval = 2 ft

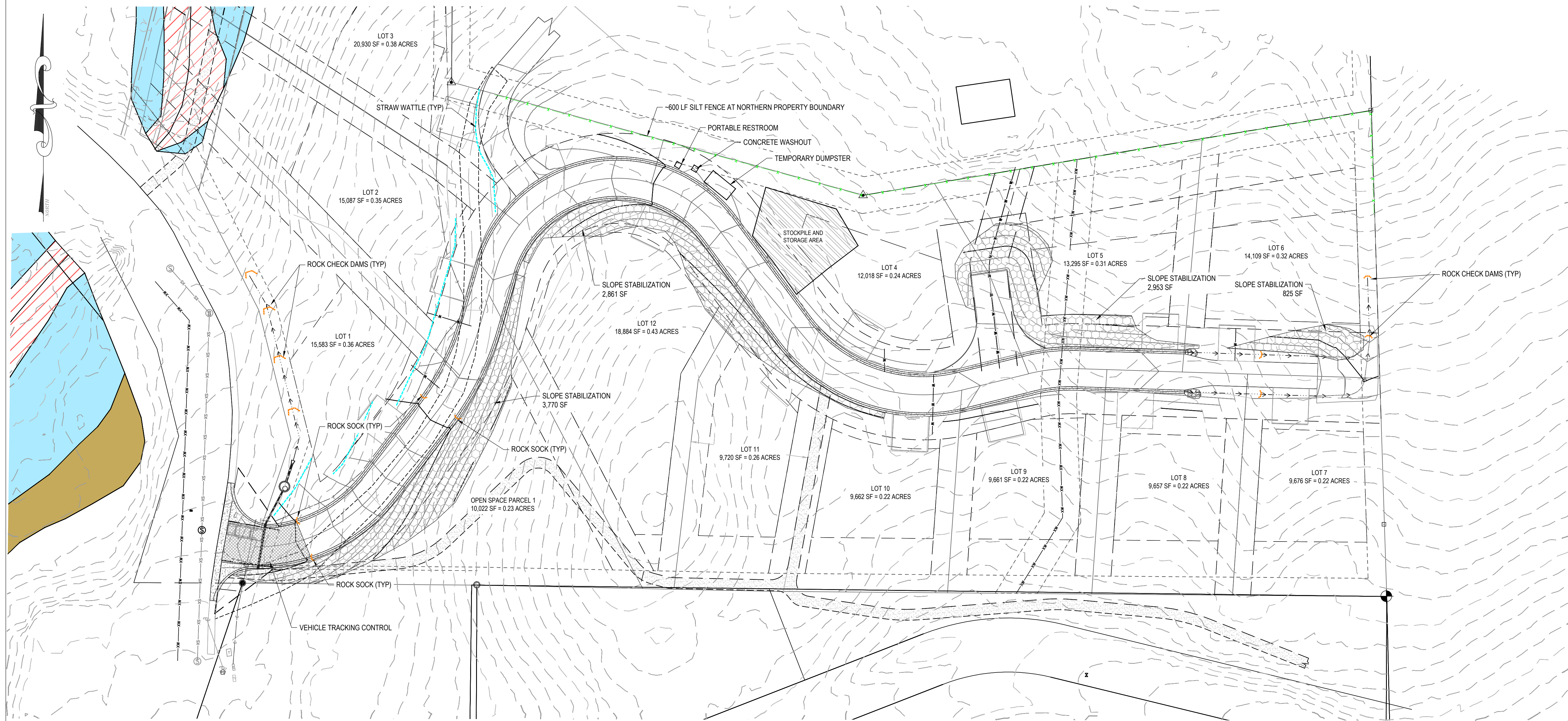
DATE: 2-25-2026
JOB #: 2261-002
DRAWN BY: AP
DESIGN BY: CFB
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**STORM WATER
MANAGEMENT PLAN**

DRAWING: SHEET #

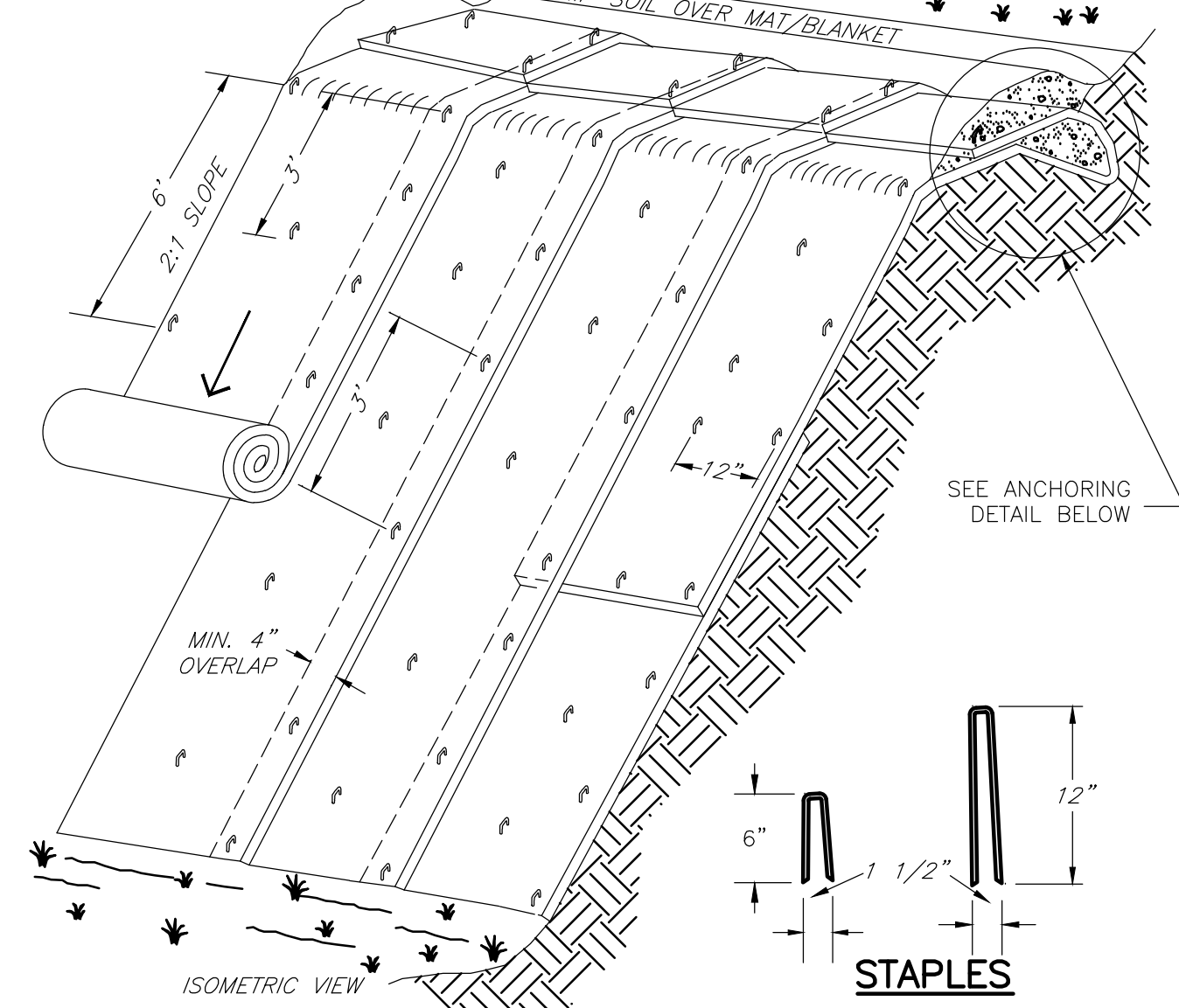
C6



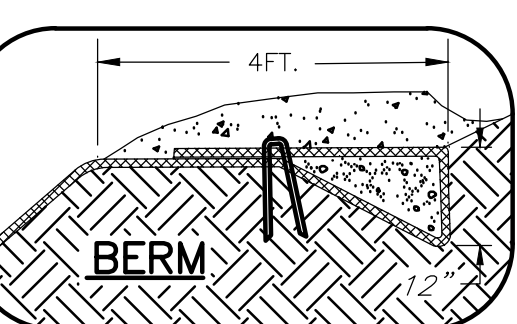
STORMWATER AND CONSTRUCTION SITE MANAGEMENT NOTES:

- THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
- CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
- CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES 1/2 THE HEIGHT OF THE CONTROL MEASURE.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATERWAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
- ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSM.
- TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
- CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHALL NOT BE ALLOWED TO ENTER STATE WATERS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
- EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ADEQUATE WASTE MANAGEMENT INCLUDING BUT NOT LIMITED TO A REGULARLY MAINTAINED ON SITE DUMPSTER AND PORTA-POTTY.
- 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.
- 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.

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

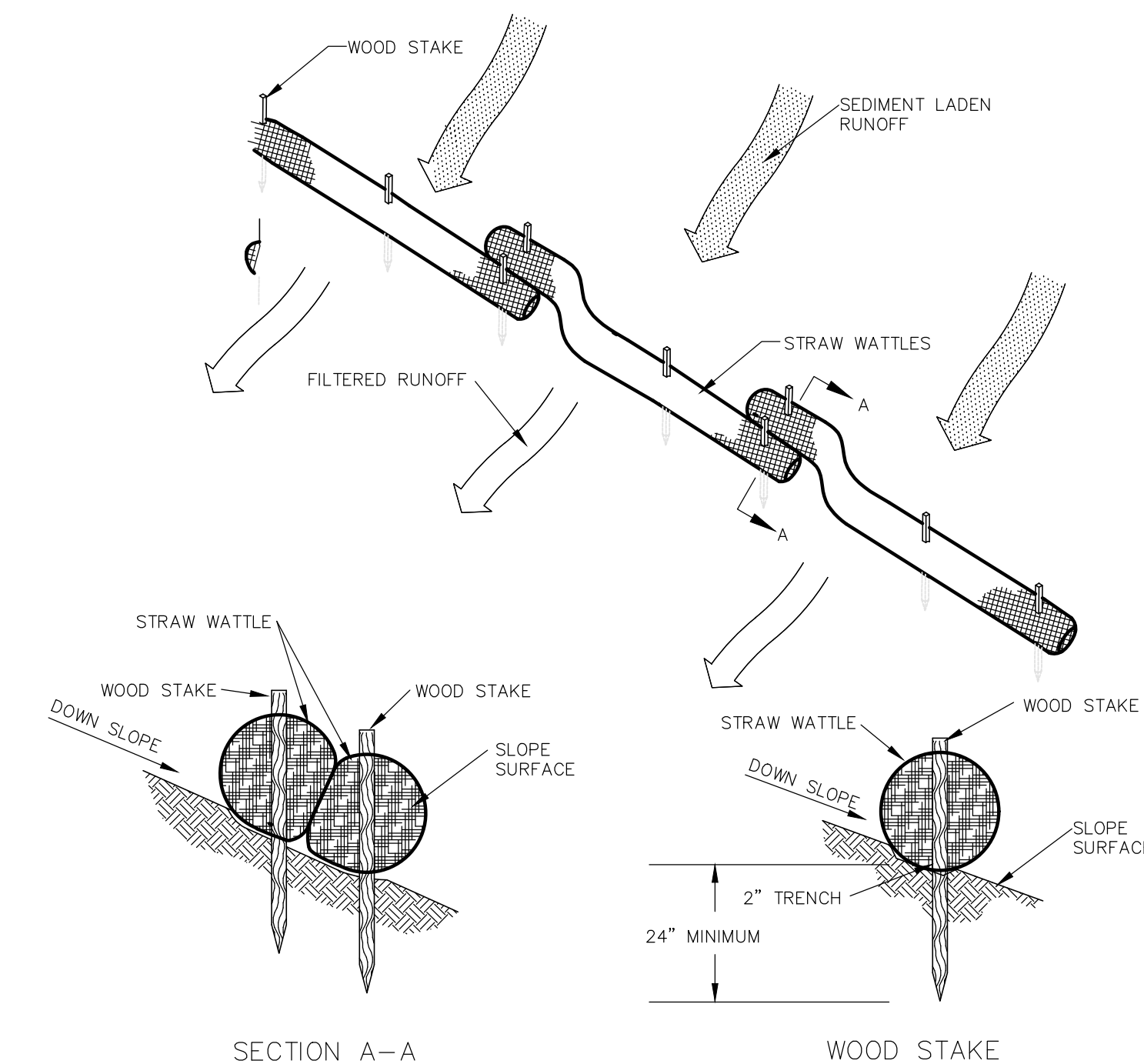


TYPICAL SLOPE SOIL STABILIZATION



ANCHORING DETAIL

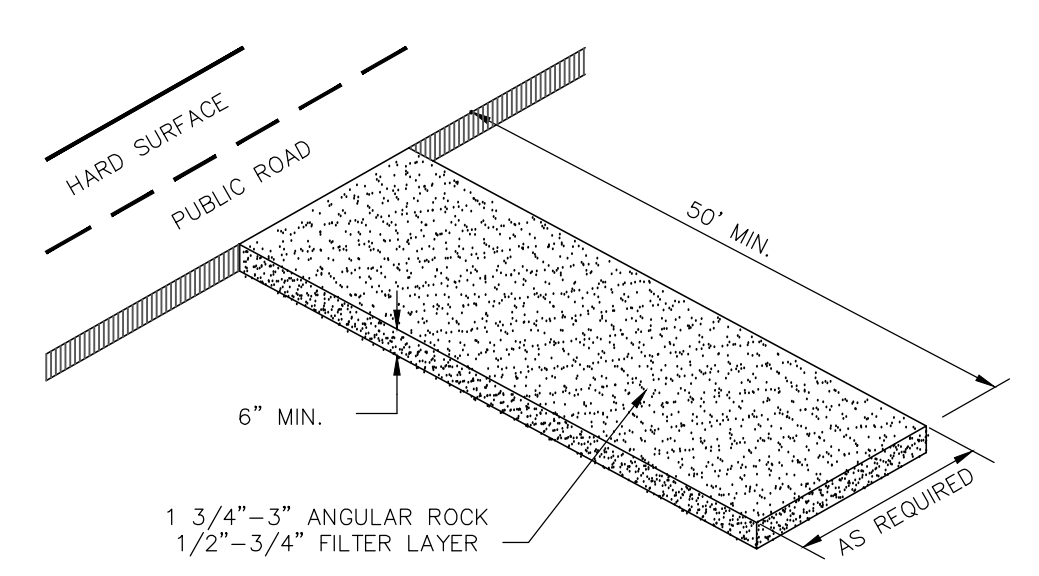
NOT TO SCALE



STRAW WATTLE DETAILS

NOT TO SCALE

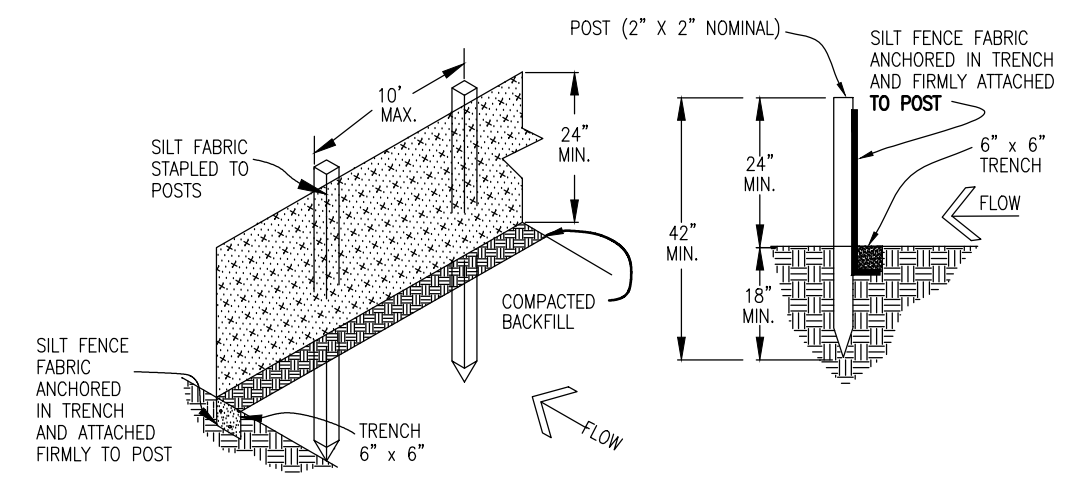
PURPOSE
TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.



VEHICLE TRACKING CONTROL DETAIL

NOT TO SCALE

LEGEND	
	PROPERTY BOUNDARY
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	STRAW WATTLE
	SILT FENCE
	GRAVEL CHECK DAM/ ROCK SOCK
	VEHICLE TRACKING PAD
	STOCKPILE AREA
	SLOPE STABILIZATION



SILT FENCE

SILT FENCE DETAILS

NOT TO SCALE



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No.	DATE	REVISIONS	INT
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WOLVES' LAIR SUBDIVISION
FILING NO. 2

WOLVES' LAIR SUB EX LOT: 1
100 ARAPAHOE RD
WINTER PARK, CO 80482

Horizontal Scale



Contour Interval = 2 ft

DATE: 2-25-2026
JOB #: 2261-002
DRAWN BY: AP
DESIGN BY: CFB
REVIEW BY: FPSE

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DRAWING:
**TREE PROTECTION
PLAN**

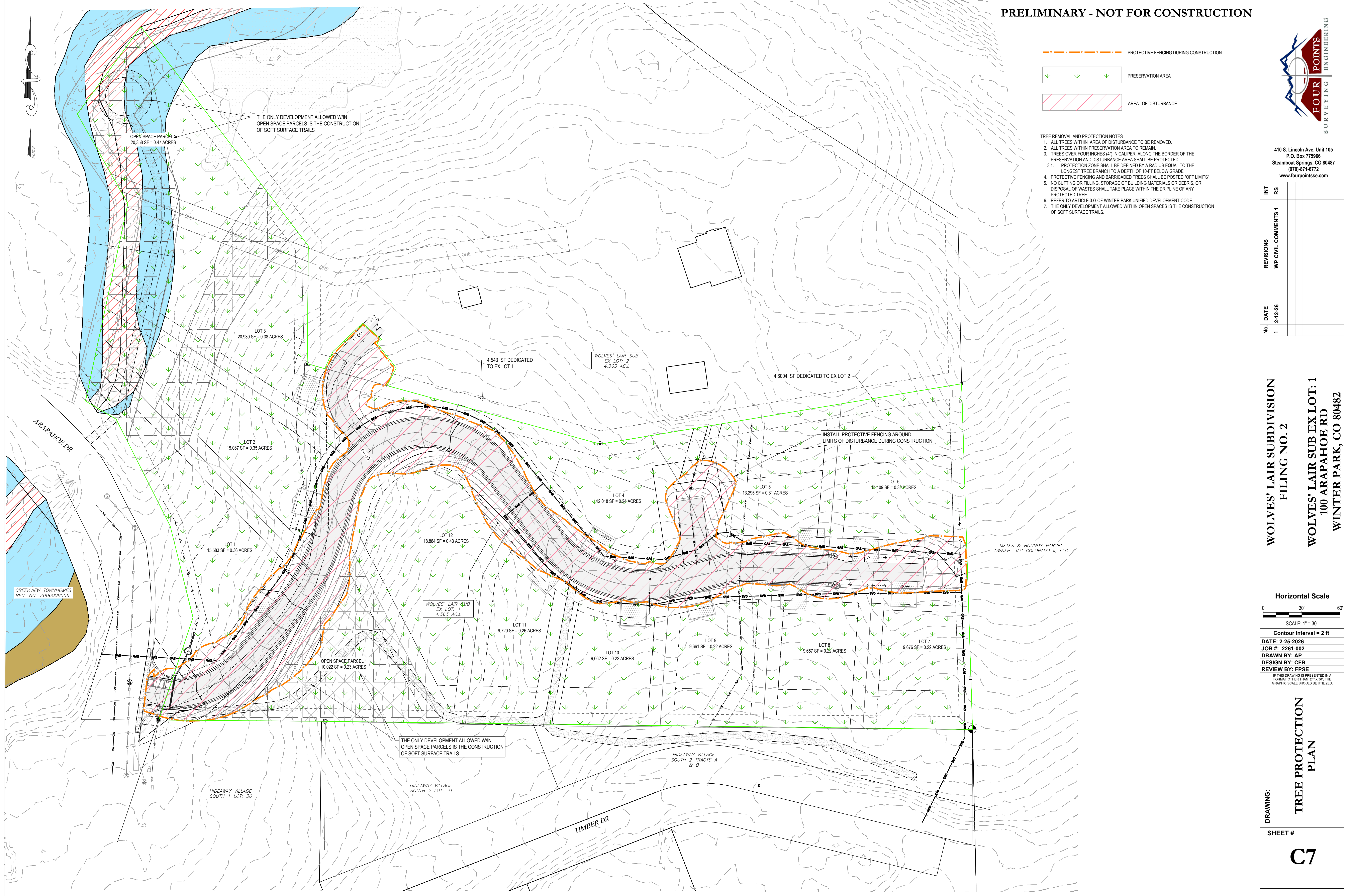
SHEET #

C7

- PROTECTIVE FENCING DURING CONSTRUCTION
- PRESERVATION AREA
- AREA OF DISTURBANCE

TREE REMOVAL AND PROTECTION NOTES

1. ALL TREES WITHIN AREA OF DISTURBANCE TO BE REMOVED.
2. ALL TREES WITHIN PRESERVATION AREA TO REMAIN.
3. TREES OVER FOUR INCHES (4") IN CALIPER, ALONG THE BORDER OF THE PRESERVATION AND DISTURBANCE AREA SHALL BE PROTECTED.
- 3.1. PROTECTION ZONE SHALL BE DEFINED BY A RADIUS EQUAL TO THE LONGEST TREE BRANCH TO A DEPTH OF 10-FT BELOW GRADE
4. PROTECTIVE FENCING AND BARRICADED TREES SHALL BE POSTED "OFF LIMITS"
5. NO CUTTING OR FILLING, STORAGE OF BUILDING MATERIALS OR DEBRIS, OR DISPOSAL OF WASTES SHALL TAKE PLACE WITHIN THE DRIPLINE OF ANY PROTECTED TREE.
6. REFER TO ARTICLE 3.G OF WINTER PARK UNIFIED DEVELOPMENT CODE
7. THE ONLY DEVELOPMENT ALLOWED WITHIN OPEN SPACES IS THE CONSTRUCTION OF SOFT SURFACE TRAILS.



CREEKVIEW TOWNHOMES
REC. NO. 2006008506

HIDEAWAY VILLAGE
SOUTH 1 LOT: 30

HIDEAWAY VILLAGE
SOUTH 2 LOT: 31

HIDEAWAY VILLAGE
SOUTH 2 TRACTS A
& B

METES & BOUNDS PARCEL
OWNER: JAC COLORADO II, LLC

THE ONLY DEVELOPMENT ALLOWED WITHIN
OPEN SPACE PARCELS IS THE CONSTRUCTION
OF SOFT SURFACE TRAILS

THE ONLY DEVELOPMENT ALLOWED WITHIN
OPEN SPACE PARCELS IS THE CONSTRUCTION
OF SOFT SURFACE TRAILS

INSTALL PROTECTIVE FENCING AROUND
LIMITS OF DISTURBANCE DURING CONSTRUCTION

OPEN SPACE PARCEL 2
20,358 SF = 0.47 ACRES

LOT 2
15,087 SF = 0.35 ACRES

LOT 1
15,583 SF = 0.36 ACRES

OPEN SPACE PARCEL 1
10,022 SF = 0.23 ACRES

LOT 12
18,884 SF = 0.43 ACRES

LOT 11
9,720 SF = 0.22 ACRES

LOT 10
9,662 SF = 0.22 ACRES

LOT 9
9,661 SF = 0.22 ACRES

LOT 8
9,657 SF = 0.22 ACRES

LOT 7
9,676 SF = 0.22 ACRES

WOLVES' LAIR SUB
EX LOT: 2
4,363 AC±

4,543 SF DEDICATED
TO EX LOT 1

4,604 SF DEDICATED TO EX LOT 2

LOT 4
12,018 SF = 0.28 ACRES

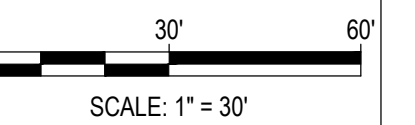
LOT 5
13,295 SF = 0.31 ACRES

LOT 6
14,109 SF = 0.32 ACRES

No.	DATE	REVISIONS	INT
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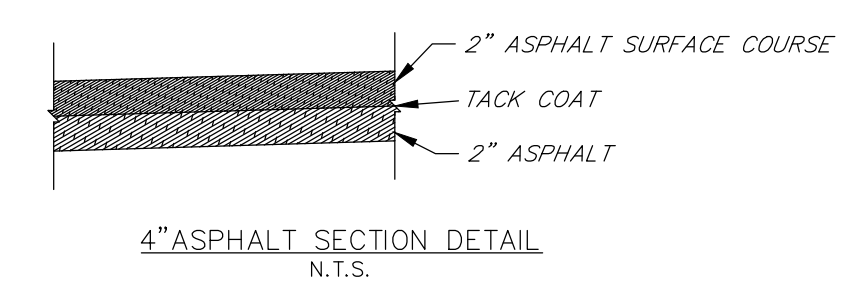
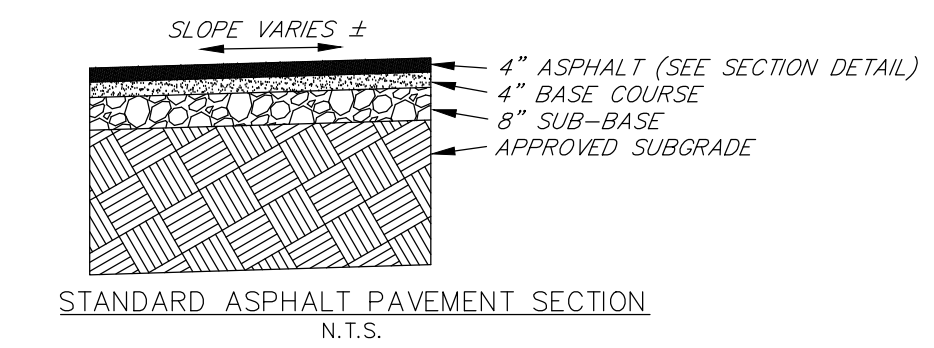
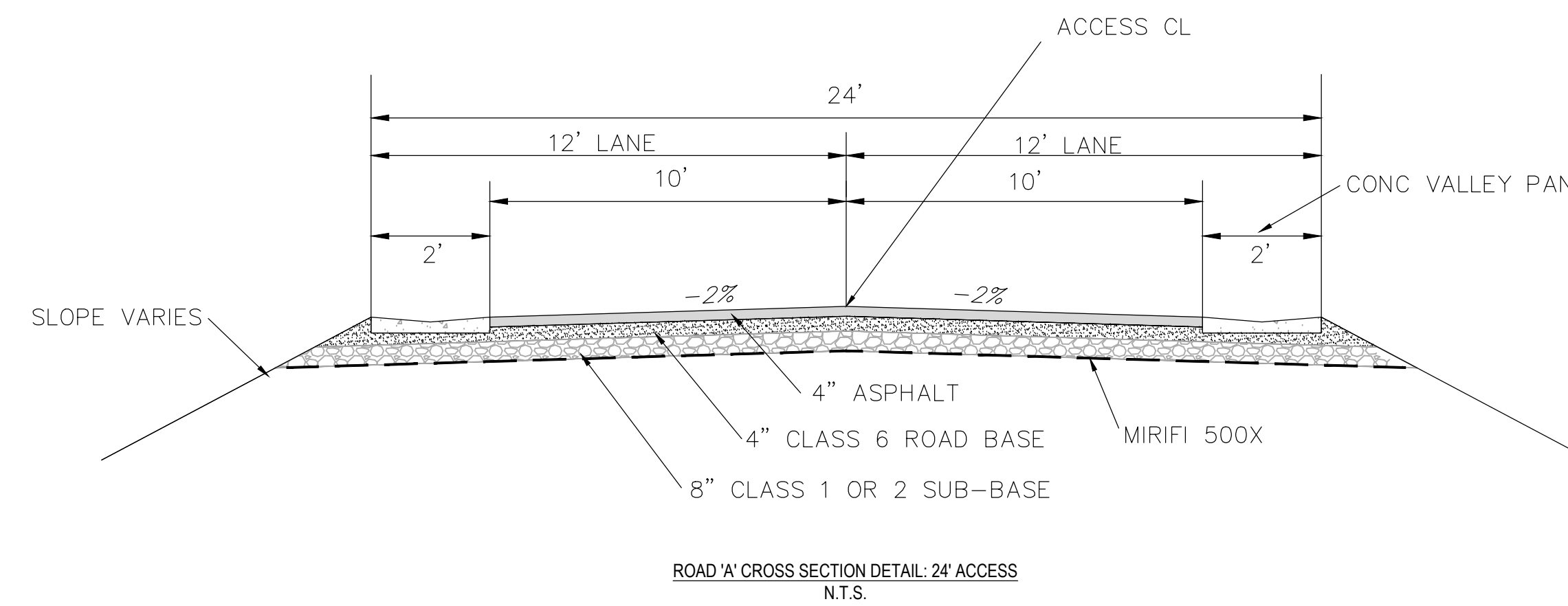
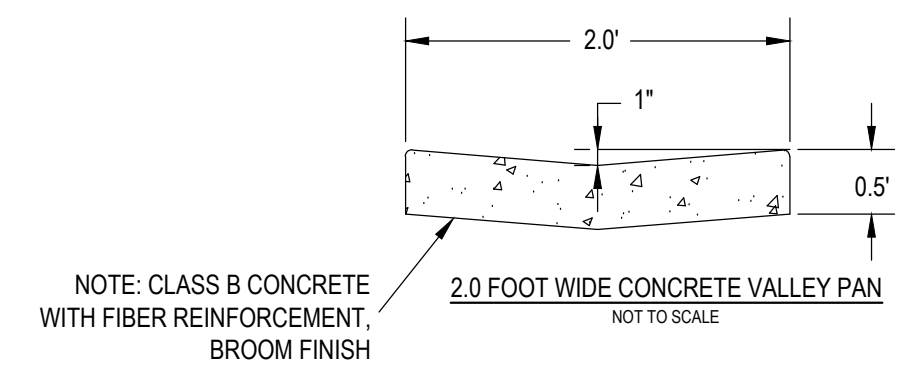
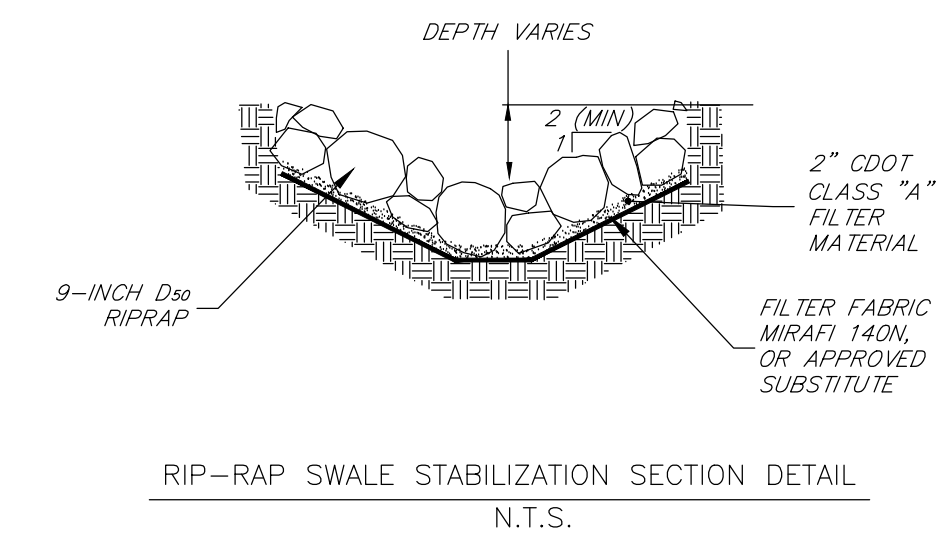
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DETAILS

DRAWING:

SHEET #

C8



- PAVING NOTES:**
- PRIOR TO THE PLACEMENT OF SUB-BASE AGGREGATES, THE EXPOSED SUB-GRADE SOILS SHALL BE UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
 - ROAD BASE AND SUB-BASE AGGREGATES SHALL MEET THE CDOT CLASS 6 ABC AND CLASS 1 OR 2 ABC SPECIFICATIONS, RESPECTIVELY. BASE COURSE AND SUB-BASE AGGREGATES SHALL BE PLACED IN ONE LIFT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.