



**PUBLIC NOTICE  
TOWN OF WINTER PARK  
PLANNING COMMISSION  
MAJOR SITE PLAN**

**Applicant:** Town of Winter Park

**Property Owner:** Town of Winter Park

**Case Number:** PLN26-022

**Physical Address of Property for Which the Major Site Plan Approval is Requested:** 401 Ski Idlewild Road

**Legal Description of Property for Which the Major Site Plan Approval is Requested:** See "Exhibit A"

**Description of Request:** Request to approve a Major Site Plan for the creation of a new municipal support building in Hideaway Park

**Applicable Provision(s) of the Unified Development Code:** § 5-E-1, Site Plan

The Planning Commission will review this case and render a decision under § 5-E-1 of the UDC.

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

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

**[Planning Commission, Tuesday, May 12, 2026, at 8:00 A.M.](#)**

Members of the public wishing to make comment regarding the Major Site Plan request may do so at the scheduled meeting, or write to Planning, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or [jshockey@wpgov.com](mailto:jshockey@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 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 – Location Map and Legal Description



Riverwalk at WP Filing 1 – Tract B and H, Town of Winter Park, County of Grand, State of Colorado



## Project Narrative for Hideaway Park Operations and Breakroom Building

To: James Shockey  
Community Development Director  
Town of Winter Park

From: Jacob Zeigler, P.E.  
Kimley-Horn

Date: March 27, 2026

Subject: Hideaway Park Storage and Breakroom Building  
Major Site Plan  
Project Narrative

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### **Introduction**

We are excited to be working with The Town of Winter Park and D2C Architects in support of the development of the Hideaway Park Storage and Breakroom Building. We appreciate your team's continued collaboration in support of this Project and are excited to support the Town with a Major Site Plan submittal process.

The site is planned on the 0.21 acres located to the North of the Hideaway Park Stage and west of Ski Idlewild Rd. in the Town of Winter Park. The project site is located on two parcels owned by the Town of Winter Park, parcels River Walk at Winter Park Filing No 1 Tracts B and H. The project is currently programed as an approximately 2,400 SF Storage & Breakroom Building, as well as four (4) 30 Cy dumpsters and associated pad structure. The structure will serve as a satellite storage and operations facility to the main Town of Winter Park Public Works Departments building. The main objective of the structure being support the growing number of smaller maintenance fleet vehicles in a more central location to local events, primarily to mitigate safety concerns. By doing so, Public Works staff will be driving less on US 40 in vehicles that in some cases aren't street legal, and operate at lower speeds than civilian traffic, thus minimizing potential risk. By creating this storage facility directly adjacent to the Rendezvous Event Center, regular maintenance like snow removal and trash pick-up can be executed more efficiently and safely for all staff.

### Design Elements:

- The site will be provided with two points of access from the Ski Idlewild Drive to the east of the project site. Both access points are existing and are intended to be left in their current configuration. Emergency access will be able to access and pull through the drive and parking area which connects these access points.
- A stretch of sidewalk and curb along Ski Idlewild Drive along the proposed dumpster pad will be removed and replaced with a flush curb and sidewalk. This is intended to allow easier access for dumpster services, and snow storage in the winter.

- Pedestrian ramps will be constructed at the transition points to facilitate safe movement.
- Four (4) 30 cy dumpsters will be included with the development of the site. A concrete pad will be installed to house the dumpsters, and a privacy fence will be installed around the perimeter to maintain visual appeal for the site.
  - Access to the dumpsters will be provided to the south and east. The southern gate will provide access for individuals as well as small motor vehicles. The eastern access will be approximately 50' in length and will provide access to larger vehicles for dumpster service.
  - The eastern access gate will be left open in the winter and will allow this area to be used as snow storage in the winter.
- A retaining wall will be constructed along the entire west side of the improvement areas to facilitate the natural grade drop across the site. The materials used in the construction of this wall will match the materials used in surrounding projects, most notably the wall used on the north side of the skate park. We understand that the Town of Winter Park has a 4' height maximum for retaining walls within the Town, and there is a short section of the proposed wall that extends to just shy of 5.0' in height. We ask that a design exception be made to allow for the taller sections of this wall to exceed the 4' maximum in order to reduce the overall impact on the site. A shorter wall will require us to push the wall further west from the building and remove additional existing trees and vegetation.
- Water quality will be provided for the development, with the use of two small bioswales located in the northwest corner of the site. Sand filter media will be utilized to provide water quality and encourage infiltration to reduce overall site discharge. Perforated pipes will be installed underneath the sand filter media to allow the bioswales to discharge to the existing culvert underneath the Vasquez Creek Trail as the ultimate outfall.
- A series of area inlets will be installed along the top of the wall to collect stormwater from the site and direct it to the detention pond below. These inlets will greatly reduce the amount of stormwater overtopping the walls and reduce the risk of scouring along the foundation of the wall.

### **Key Design Constraints**

- Approximately 4'-5' of grade change occurs along a ridge, which runs north south along the western side of the property. This effectively splits the site into two regions, with the building and dumpster pad sitting on the high side of the wall to the east, and the water quality improvements sitting on the low side to the west.
- A large region of improved offsite area contributes stormwater along the existing drainage channel to the west of the site. It does not appear that any detention or water quality facilities have been constructed for these areas. Due to the location of the proposed bioswales, offsite stormwater will flow through the structures. These additional flows will overflow the bioswale structures and discharge through the existing 18" CMP culvert as they have historically.

***Project Architecture***

The building is a single-story structure oriented to align with the existing parking lot, currently located to the immediate north of the WP Hideaway Park amphitheater. With this structure's proximity to the Hideaway Park Rendezvous Event Center, it has the benefit of embodying as many varieties in materials as the event center itself. Careful attention to the use of this many materials has been given, not only from an aesthetic point of view, but also from a financial standpoint. From this, materials like board formed concrete, metal paneling, and lighter colored stone are being utilized for a more homogenous appearance as a municipal building. Even wood from the underside of the event center roof structure has been used in a similar fashion, as expressed by heavy timbers on the underside of the overhanging roof facing east. Fenestration has been added to public facing sides of the building; varying in size and shape, as to limit certain views into the facility, but also gain natural light and to appear less like a storage facility.

***Project Landscape Architecture***

The proposed landscape design for the Winter Park Public Works facility prioritizes sustainability, water conservation, and contextual integration while minimizing visual impacts to adjacent properties and the Vasquez Creek Trail corridor. The design employs a carefully curated plant palette selected exclusively from the Town of Winter Park's approved plant list, ensuring all species are cold-hardy, altitude-appropriate, and drought-tolerant to thrive in the challenging high-elevation environment while significantly reducing long-term water consumption and maintenance requirements. A high-efficiency irrigation system utilizing drip zones, smart controller technology with weather-based adjustments, and low-precipitation-rate spray heads will deliver water conservation through targeted application and reduced runoff, supporting the project's commitment to responsible resource management. The landscape approach features strategic, minimal planting areas designed to soften site edges, provide seasonal interest, and enhance aesthetic character without incurring unnecessary costs, while a native wildflower seed mix will establish low-maintenance groundcover that supports pollinator habitat and reduces turf irrigation demand. Proposed retaining walls will be constructed using modular concrete block units matching the existing on-site materials in color, texture, and profile to ensure visual continuity and cohesive site character. A decorative screen wall combining natural wood framing and durable metal infill panels will provide functional screening of dumpster enclosures and service areas while contributing an architecturally appropriate element that complements the mountain community aesthetic. The design thoughtfully incorporates ample snow storage areas adjacent to parking and drive aisles to accommodate seasonal snowfall without compromising site circulation or landscape health, and all planting locations are strategically positioned to minimize conflicts with snow management operations. Together, these sustainable design strategies create a functional, attractive, and environmentally responsible landscape that respects the natural character of Winter Park, reduces long-term operational costs, and minimizes visual and environmental impacts on neighboring properties and the valued Vasquez Creek Trail experience.

***Closing***

We appreciate your review this schematic design package and look forward to working with you and the team. As noted, civil construction documents will be provided for review following the initial Town review of the attached documents with the 60% construction documents submittal. No subdivision or ROW dedication is planned with the development of this site.

Please contact me at 720.484.4856 or at [jake.zeigler@kimley-horn.com](mailto:jake.zeigler@kimley-horn.com) should you have any questions in the meantime.

Sincerely,



Jacob Zeigler, PE  
Kimley-Horn and Associates, Inc.

Copy to:        Jamie Wolter, Town of Winter Park  
                     Brian Duggan, D2C Architects  
                     Renee Railsback, D2C Architects  
                     Michael Shauble, D2C Architects  
                     Rob Colosimo, Kimley-Horn  
                     Mark Flood, Kimley-Horn  
                     Alex Borg, Kimley-Horn  
                     Jeremy Powell, Kimley-Horn  
                     Dustin Colwell, Kimley-Horn

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Print Date: MARCH 26, 2026

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Sheet Revisions

Date:	Comments:	Init.



D2C ARCHITECTS  
 1212 S BROADWAY, SUITE 250  
 DENVER, CO 80210  
 (303) 952-4802



WINTER PARK HIDEAWAY PARK  
 MAINTENANCE BUILDING  
 SKI IDLEWILD RD

MAJOR SITE PLAN

No Revisions:  
 Revised:  
 Void:

3D RENDERINGS

Designer: BTD  
 Detailer: RLR  
 Checked By: LVD

Structure Numbers  
 Subset Sheet:

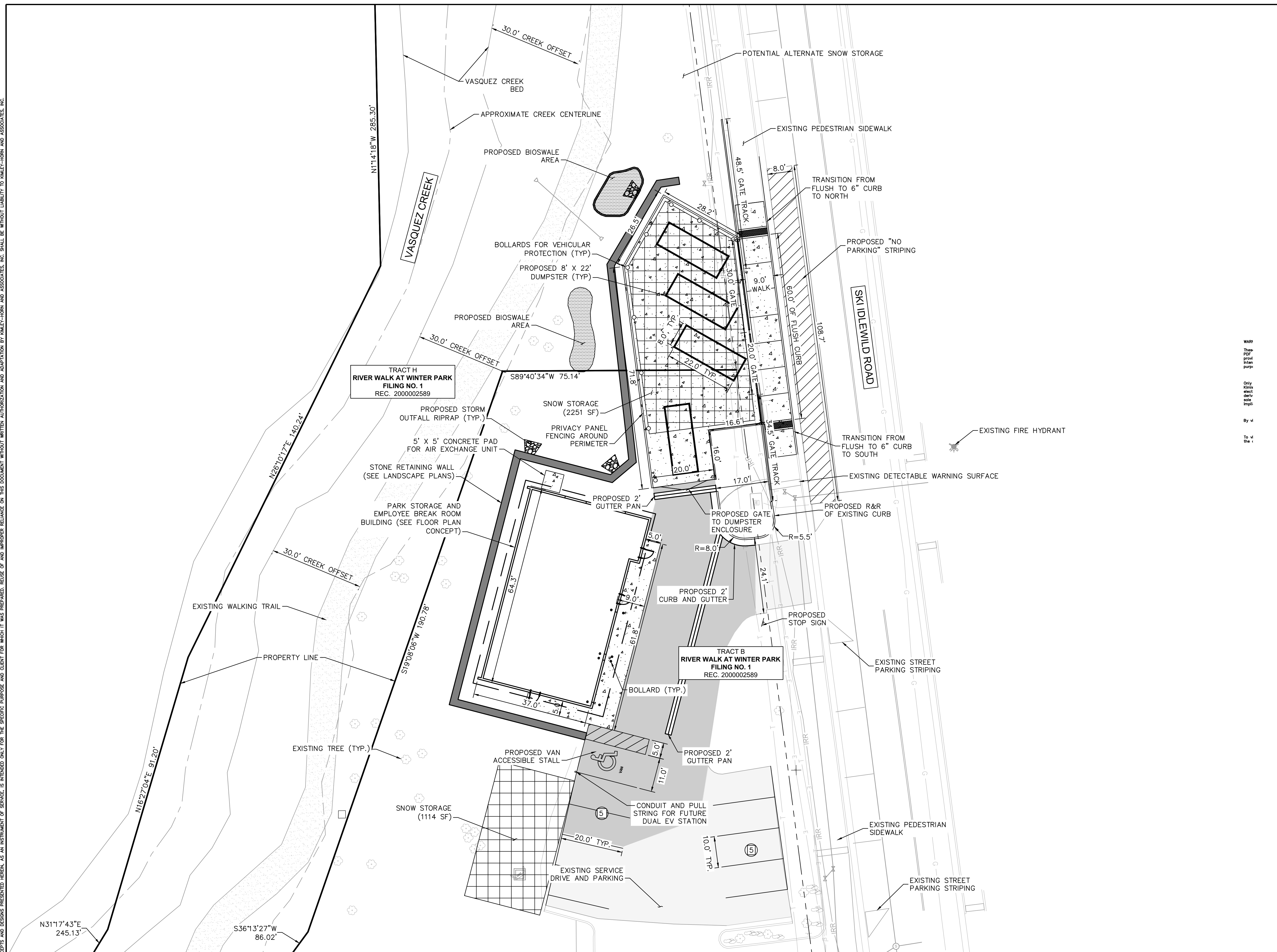
296173002

CDOT #:

WP #:

Sheet Number A-904

k:\\_pub\publicsector\296173000\_winter\_park\_town\_engineering\_services\Planning\hideaway\_park\_main\tenance\_building\CADD\plansheets\Construction Documents\296173000\_SP.dwg Dennis\_Whit\_3/27/2026 1:00 PM  
 This document, together with the contracts and records presented herein, is intended only for the specific purpose and shall not be used for any other purpose without the written consent of the engineer.



**LEGEND**

PROPERTY BOUNDARY	
CONCRETE SIDEWALK	
EXISTING ASPHALT PAVEMENT	
PROPOSED ASPHALT PAVEMENT	
PROPOSED SNOW STORAGE AREA	
BIO-SWALE AREA	
DRAINAGE AREA	
SIGNAGE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING FIRE HYDRANT	
NUMBER OF PARKING STALLS	
EXISTING LIGHT POLE	

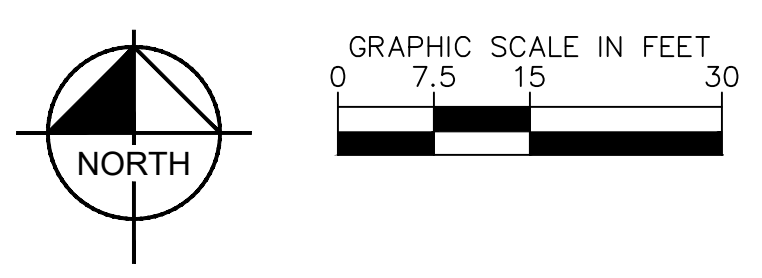
- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - BUILDING, MECHANICAL EQUIPMENT, SITE LIGHTING, AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DETAILS.
  - A SEPARATE SIGN PERMIT TO BE PROVIDED FOR ALL SIGNAGE PROPOSED.
  - ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
  - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "COLORADO 811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
  - CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER CDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
  - CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
  - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING PERMISSION MUST BE CONFIRMED WITH THE SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS.

**SNOW STORAGE DATA TABLE**

REQUIRED	25% OF PROPOSED PAVED SURFACES	3308 SF
PROVIDED	3365 SF	

**BUILDING COVERAGE RATIO TABLE**

COVERAGE TYPE	SQUARE FOOT	ACREAGE	PERCENTAGE
BUILDING	24,124.17	0.55	98.2%
OPEN SPACE	8,023.99	0.01	1.8%



Print Date: MARCH 27, 2026

Drawing File Name: 296173000\_SP.DWG

Horiz. Scale: 1" = 15'      Vert. Scale: 1" = 15'

KIMLEY-HORN AND ASSOCIATES, INC.  
 SUITE 300  
 6200 S SYRACUSE WAY  
 GREENWOOD VILLAGE, CO 80111  
 (303) 228-2300

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
**Kimley-Horn**  
 Kimley-Horn and Associates, Inc.

Sheet Revisions		
Date:	Comments:	Init.
(R-X)		
(R-X)		
(R-X)		
(R-X)		

**TOWN OF WINTER PARK**  
 50 VASQUEZ ROAD  
 WINTER PARK, CO 80482  
 PHONE: (970)-726-8084

**MAJOR SITE PLAN**

No Revisions:
Revised:
Void:

**HIDEAWAY PARK STORAGE & BREAKROOM BUILDING SITE PLAN**

Designer: ECM	Structure Numbers
Detailer: ECM	
Checked By: JAZ	Subset Sheet: 1 OF 1

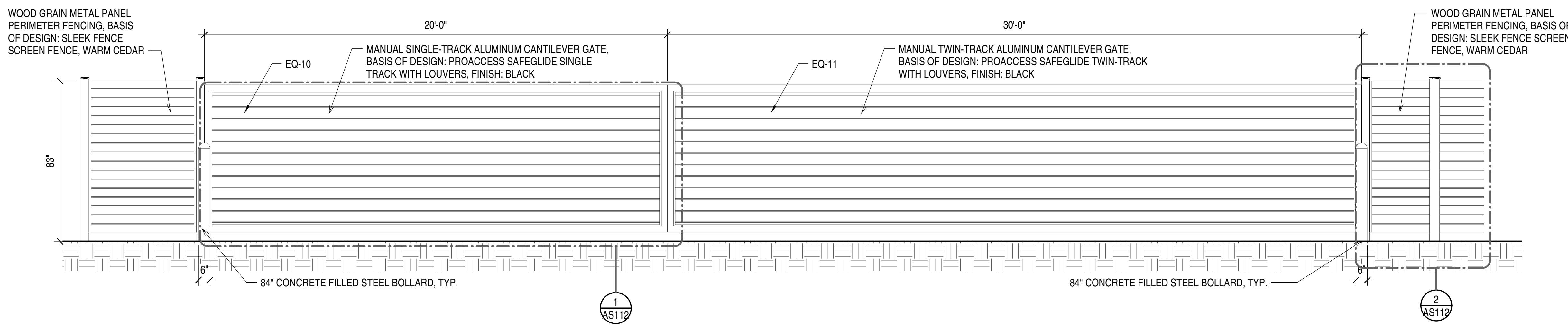
**Project No./Code**

CDOT #:
WP #:
Sheet Number c-103



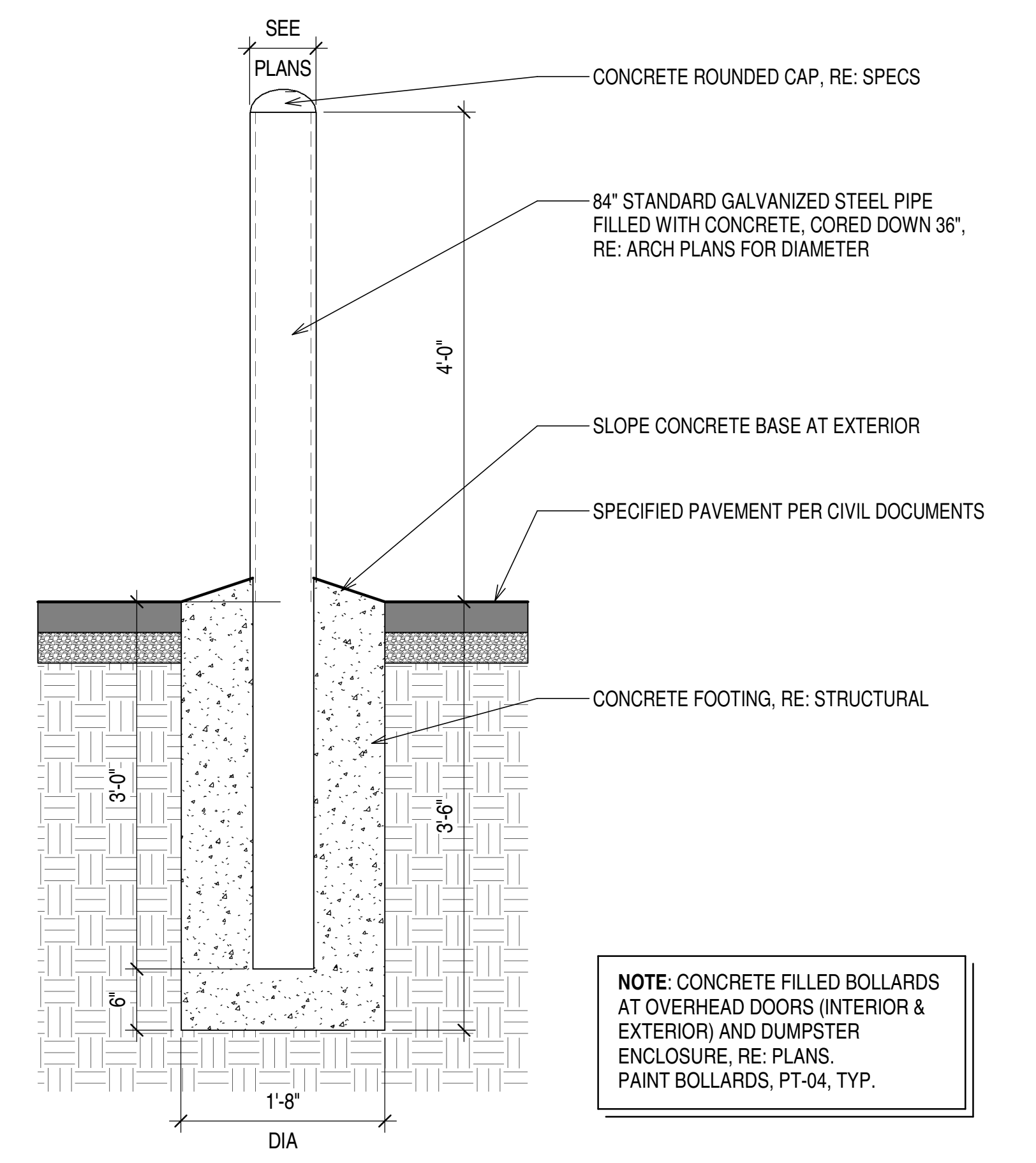


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**3 | ELEVATION - DUMPSTER ENCLOSURE - CANTILEVER GATES**

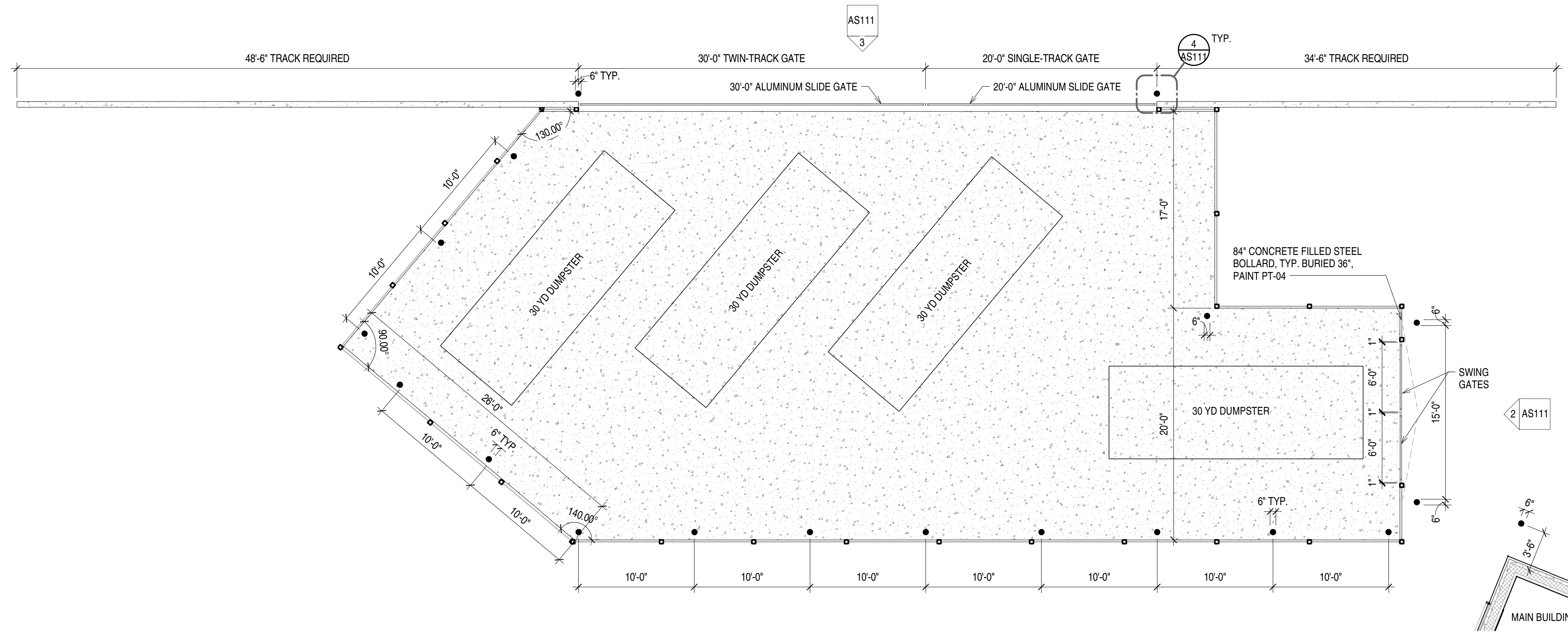
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**4 | FIXED BOLLARD DETAIL**

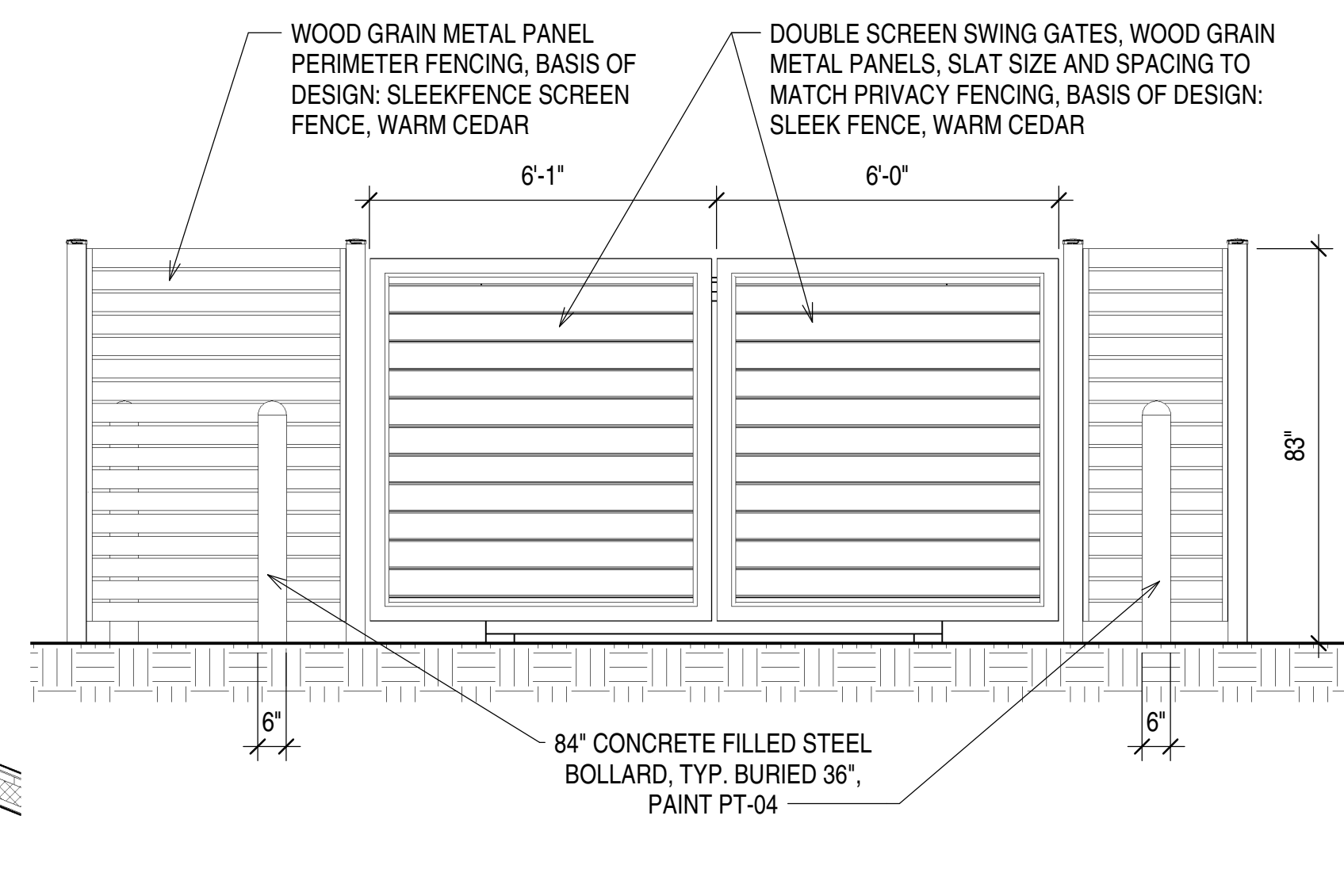
AS111 | 1" = 1'-0" | 0' 2" 4" 8"

NOTE: CONCRETE FILLED BOLLARDS AT OVERHEAD DOORS (INTERIOR & EXTERIOR) AND DUMPSTER ENCLOSURE, RE: PLANS. PAINT BOLLARDS, PT-04, TYP.



**1 | ENLARGED TRASH ENCLOSURE PLAN**

AS111 | 3/16" = 1'-0" | 0' 2'-8" 5'-4" 10'-8"



**2 | ELEVATION - DUMPSTER ENCLOSURE, SWING GATES**

AS111 | 3/8" = 1'-0" | 0' 1'-4" 2'-8" 5'-4"

Print Date: MARCH 26, 2026	Vert. Scale:
Drawing File Name:	
Horiz. Scale:	
<b>D2C ARCHITECTS</b> ARCHITECTURE   INTERIORS   SUSTAINABILITY	D2C ARCHITECTS 1212 S BROADWAY, SUITE 250 DENVER, CO 80210 (303) 952-4802

Sheet Revisions		
Date:	Comments:	Init.

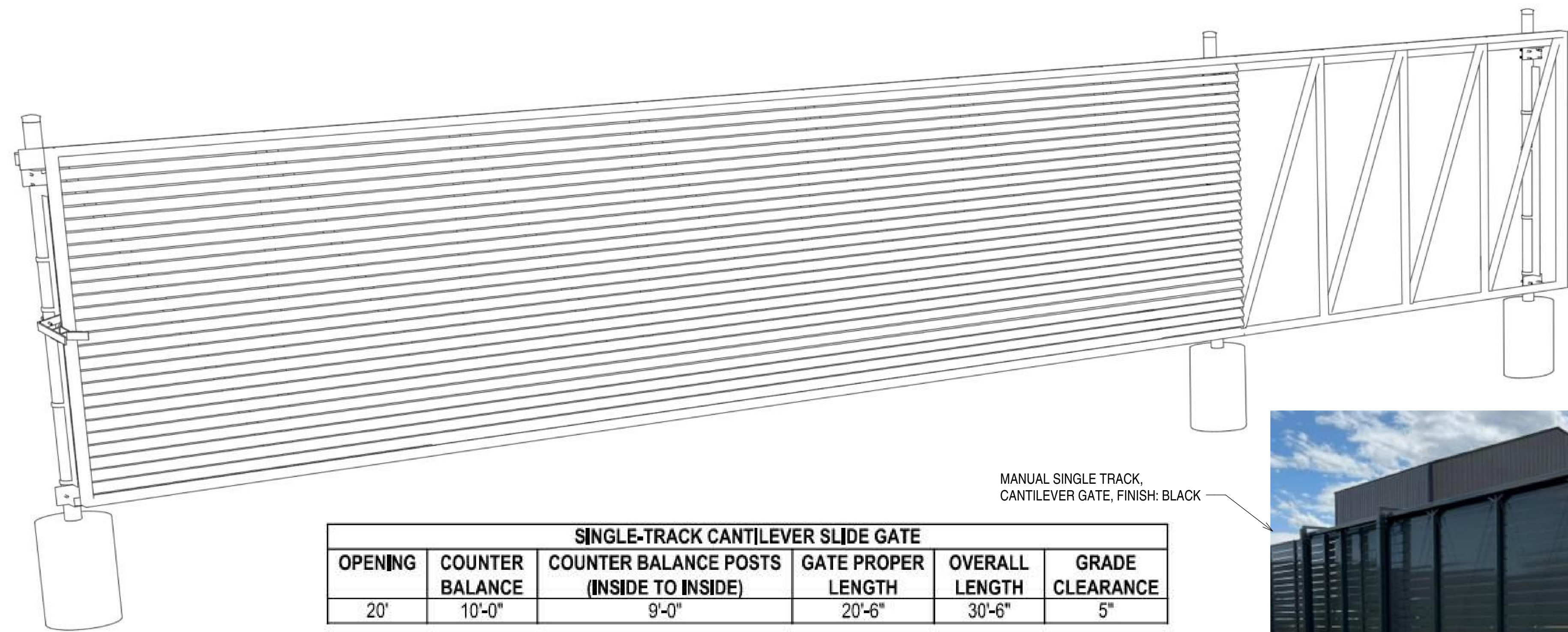
**WINTER PARK HIDEAWAY PARK MAINTENANCE BUILDING**  
 SKI IDLEWILD RD

<b>MAJOR SITE PLAN</b>	
No Revisions:	
Revised:	
Void:	

<b>ARCHITECTURAL SITE DETAILS</b>	
Designer: BTD	Structure Numbers
Detailer: RLR	
Checked By: LVD	Subset Sheet:

296173002
CDOT #:
WP #:
Sheet Number AS111

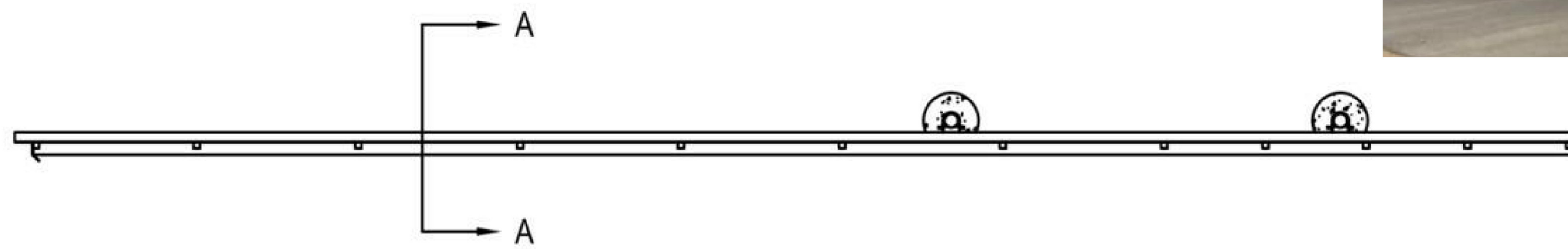
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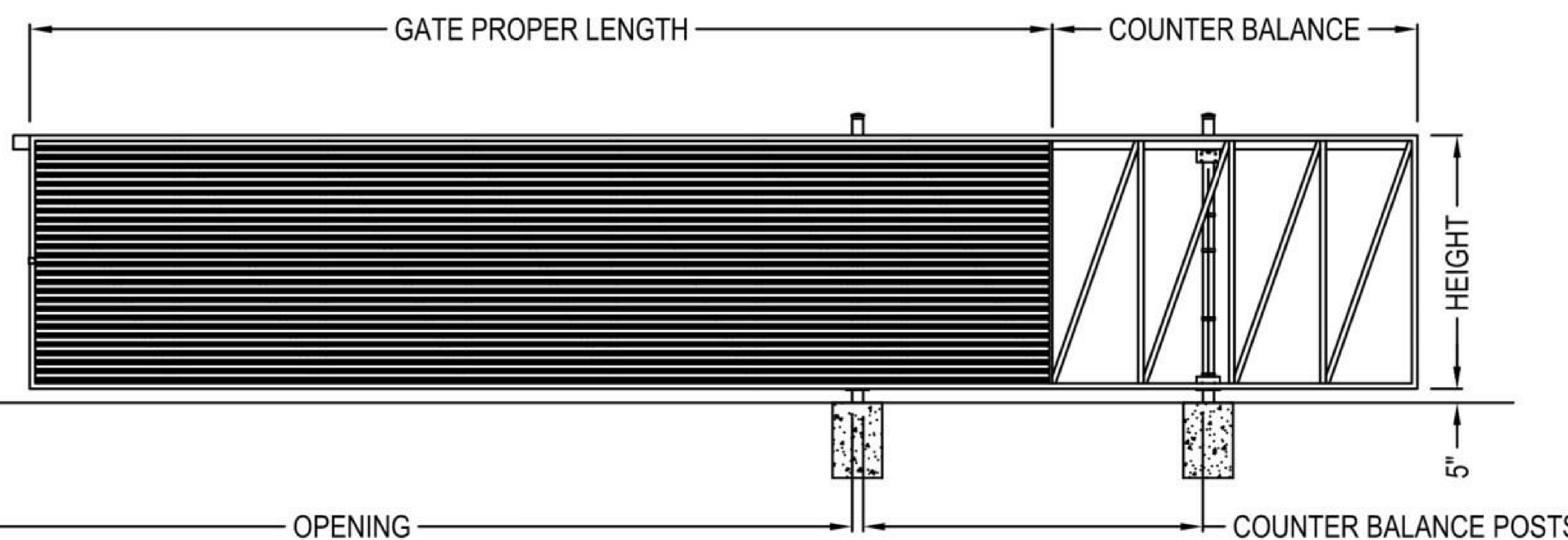
MANUAL SINGLE TRACK, CANTILEVER GATE, FINISH: BLACK

SINGLE-TRACK CANTILEVER SLIDE GATE					
OPENING	COUNTER BALANCE	COUNTER BALANCE POSTS (INSIDE TO INSIDE)	GATE PROPER LENGTH	OVERALL LENGTH	GRADE CLEARANCE
20'	10'-0"	9'-0"	20'-6"	30'-6"	5"

TWIN-TRACK CANTILEVER SLIDE GATE					
OPENING	COUNTER BALANCE	COUNTER BALANCE POSTS (INSIDE TO INSIDE)	GATE PROPER LENGTH	OVERALL LENGTH	GRADE CLEARANCE
30'	16'-0"	15'-0"	32'-6"	48'-6"	5"



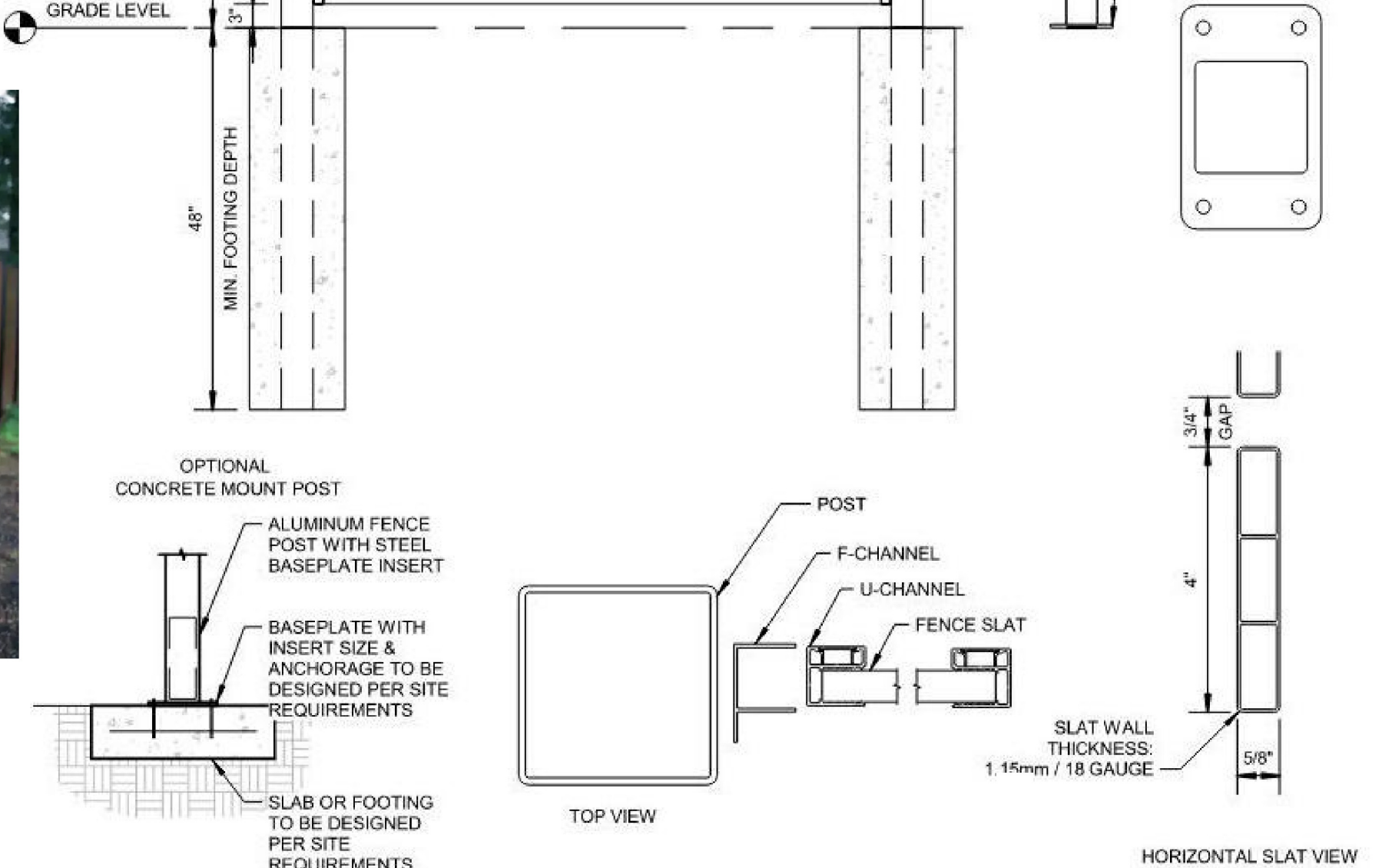
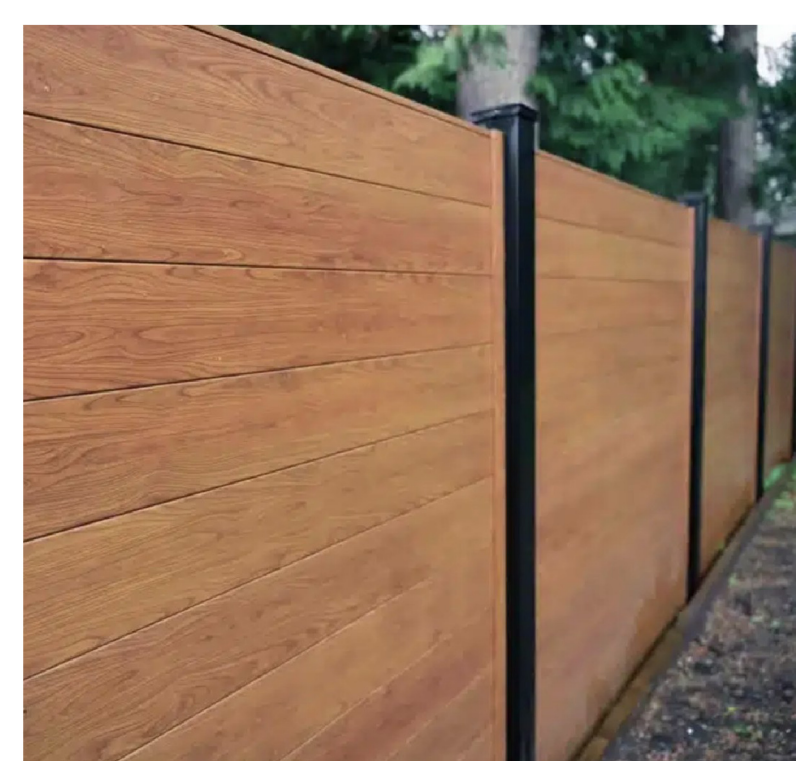
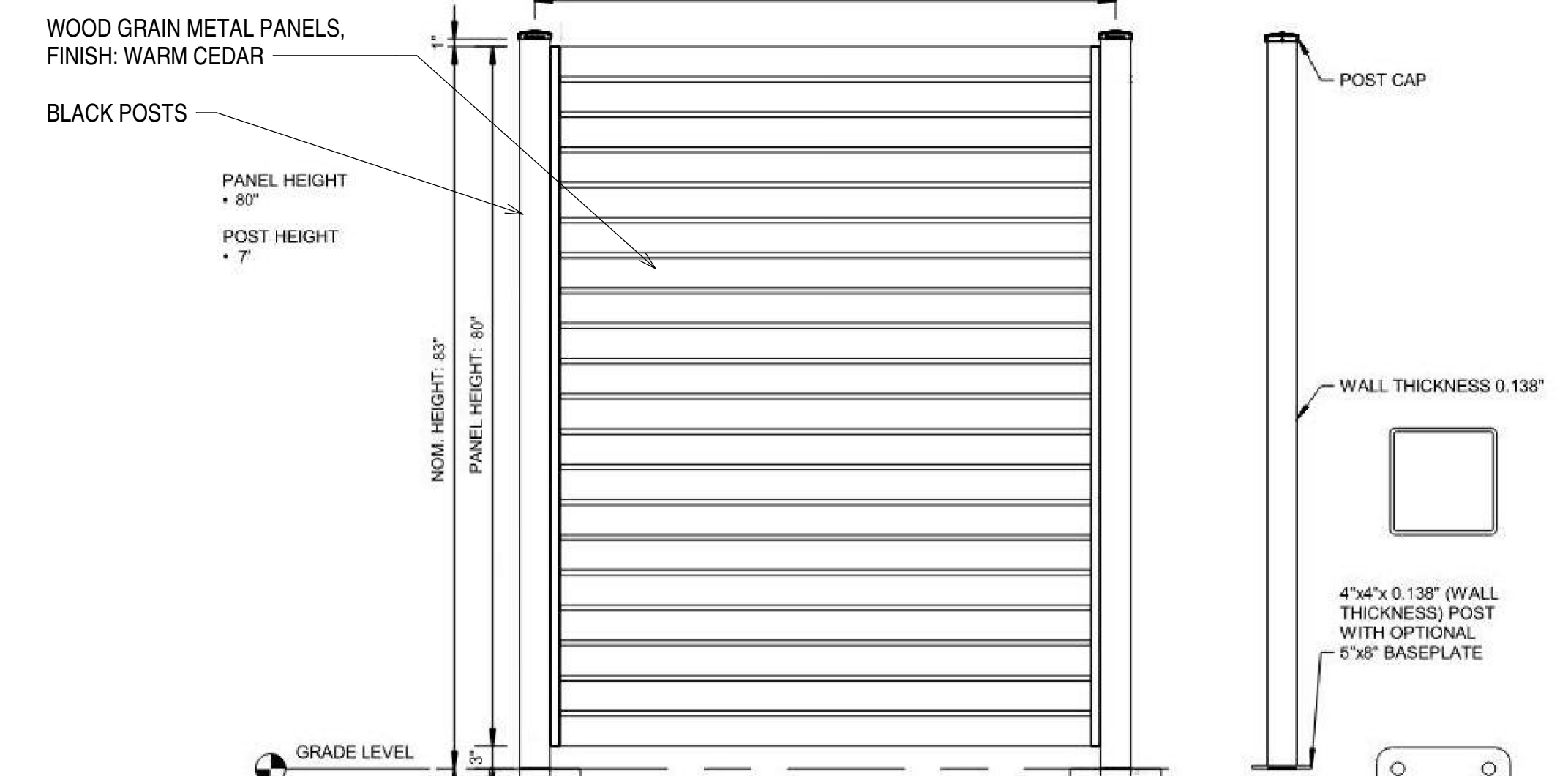
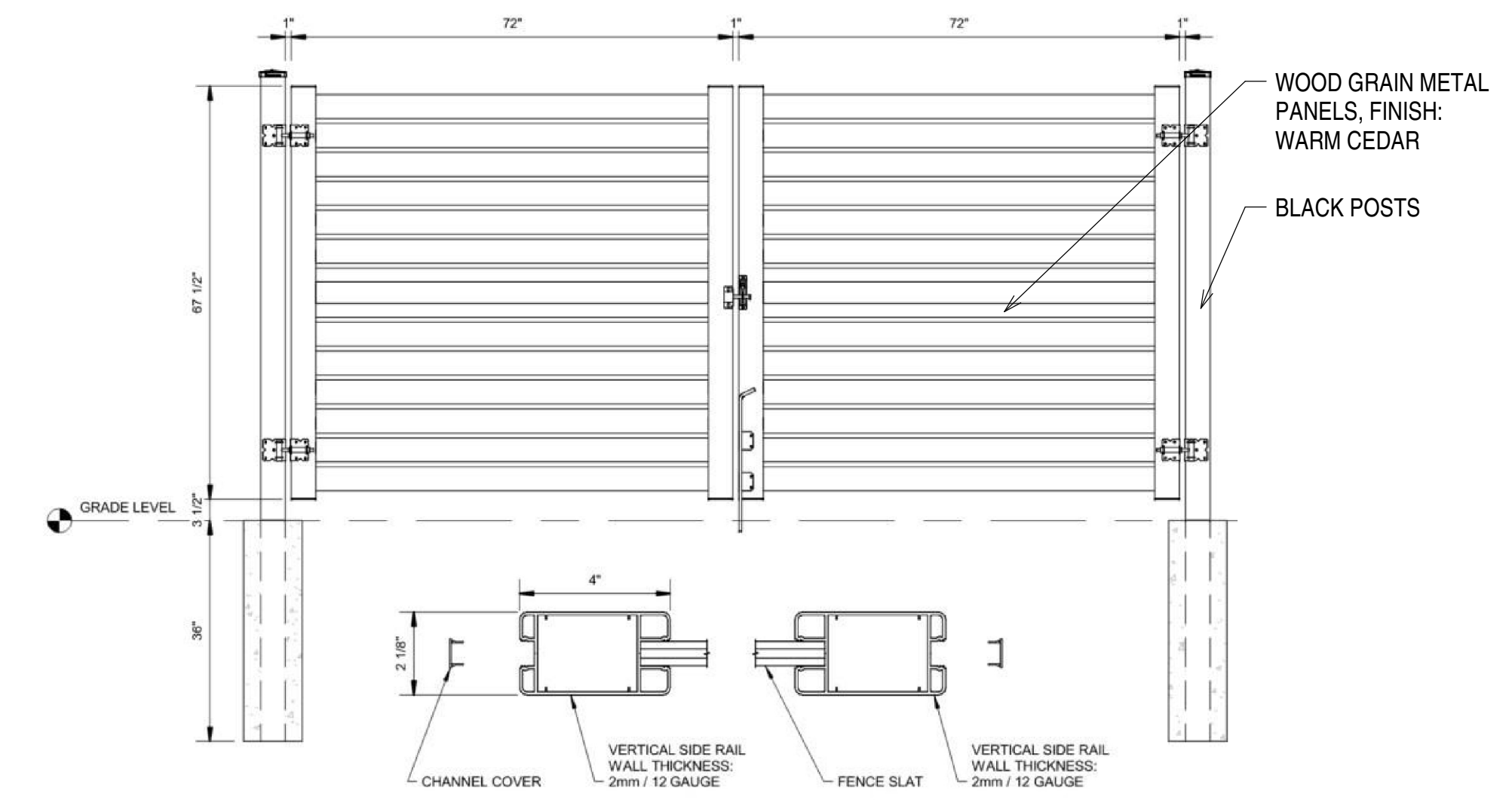
PLAN VIEW



ELEVATION VIEW

**NOTE:**  
 1. MANUAL ALUMINUM CANTILEVER GATE, BASIS OF DESIGN: PROACCESS SAFEGLIDE SINGLE TRACK WITH LOUVERS, MANUAL OPERATION, FINISH: BLACK, HEIGHT: 6'-7"  
 2. THESE DETAILS HAVE BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. THIS DETAIL HAS NOT BEEN ENGINEERED.

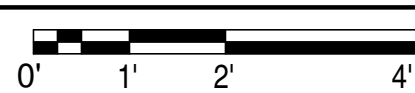
SECTION A-A



**NOTES:**  
 1. SCREEN FENCE BASIS OF DESIGN: SLEEK FENCE ALUMINUM SCREEN FENCE AND DOUBLE SCREEN GATE SYSTEMS, STYLE: SCREEN FENCE AND GATE, 7" POST HEIGHT, 80" PANEL HEIGHT, BLACK POSTS, WOOD GRAIN METAL PANELS FINISH: WARM CEDAR.  
 2. THESE DETAILS HAVE BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. THIS DETAIL HAS NOT BEEN ENGINEERED.

**1 | SINGLE TRACK CANTILEVER GATE**  
 AS112 | NTS

**2 | PRIVACY FENCING AND GATES**  
 AS112 | NTS



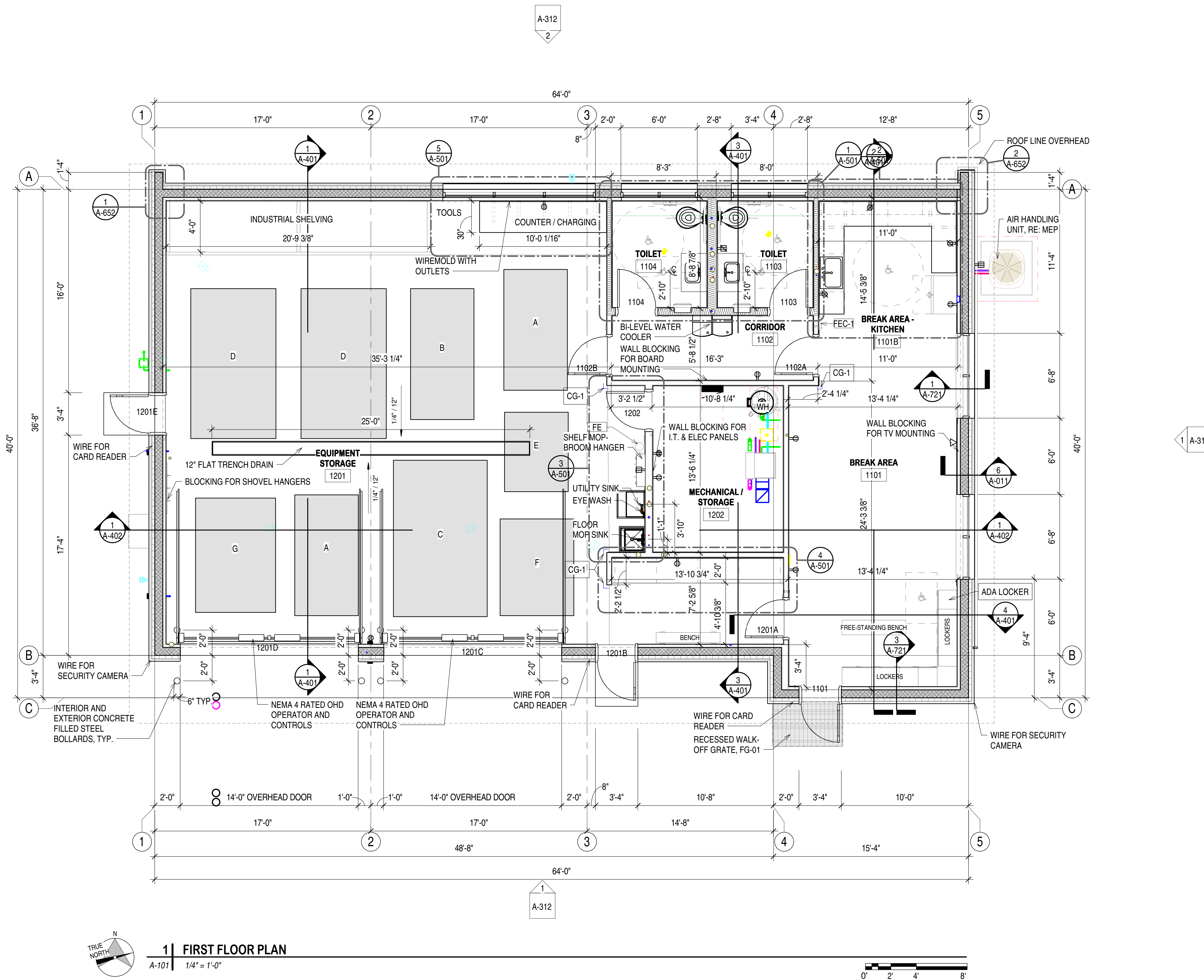
Print Date: MARCH 26, 2026	Sheet Revisions			MAJOR SITE PLAN	ARCHITECTURAL SITE DETAILS		296173002
Drawing File Name:	Date:	Comments:	Init.	No Revisions:	Designer: BTD	Structure Numbers	CDOT #:
Horiz. Scale: Vert. Scale:				Revised:	Detailer: RLR		WP #:
<b>D2C ARCHITECTS</b> ARCHITECTURE   INTERIORS   SUSTAINABILITY				Void:	Checked By: LVD	Subset Sheet:	Sheet Number AS112
D2C ARCHITECTS 1212 S BROADWAY, SUITE 250 DENVER, CO 80210 (303) 952-4802				<b>WINTER PARK HIDEAWAY PARK MAINTENANCE BUILDING</b> SKI IDLEWILD RD			

**EQUIPMENT LEGEND**

- A POLARIS RANGER
- B TORO UTX WITH PLOW
- C HOLDER TRACTOR WITH PLOW
- D BOBCAT SKID-STEER WITH SNOW BLOWER
- E JOHN DEERE LAWN TRACTOR
- F ZERO-TURN MOWER
- G BOBCAT TOOLCAT

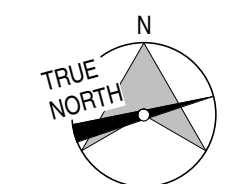
**FLOOR PLAN NOTES**

1. DIMENSIONS INDICATED ARE TO FACES OF CMU/STUD/STRUCTURE MATERIALS AND GRID LINES (TYPICAL), UNLESS NOTED OTHERWISE.
2. WHERE DOORS IN METAL STUD/GYPSUM BOARD PARTITIONS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE-SIDE JAMB DIMENSION OF 6" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED WITHIN CORRIDORS, LOCATE THE DOORS IN THE CENTER OF THE CORRIDOR.
3. ALL PARTITIONS ARE PARTITION TYPE S3 UNLESS INDICATED OTHERWISE. PARTITION TYPES CONTINUE AROUND CORNERS UNLESS INDICATED OTHERWISE.
4. REFER TO "I" SERIES SHEETS FOR FLOOR FINISHES.
5. REFER TO "R" SERIES SHEETS FOR LOCATION OF MARKER BOARDS.
6. PROVIDE SHEET STEEL BLOCKING AT ALL AREAS FOR OWNER OR CONTRACTOR FURNISHED EQUIPMENT.
7. PROVIDE SEALANT AT ALL CONCRETE SLAB TO WALL INTERSECTIONS.



**1 | FIRST FLOOR PLAN**

A-101 1/4" = 1'-0"



Print Date: MARCH 26, 2026

Drawing File Name:

Horiz. Scale: Vert. Scale:

**Sheet Revisions**

Date:	Comments:	Init.



**WINTER PARK HIDEAWAY PARK MAINTENANCE BUILDING**  
SKI IDLEWILD RD

**MAJOR SITE PLAN**

No Revisions:  
Revised:  
Void:

**OVERALL FIRST FLOOR PLAN**

Designer: Designer  
Detailer: Author  
Checked By: Checker  
Structure Numbers  
Subset Sheet:

296173002

CDOT #:

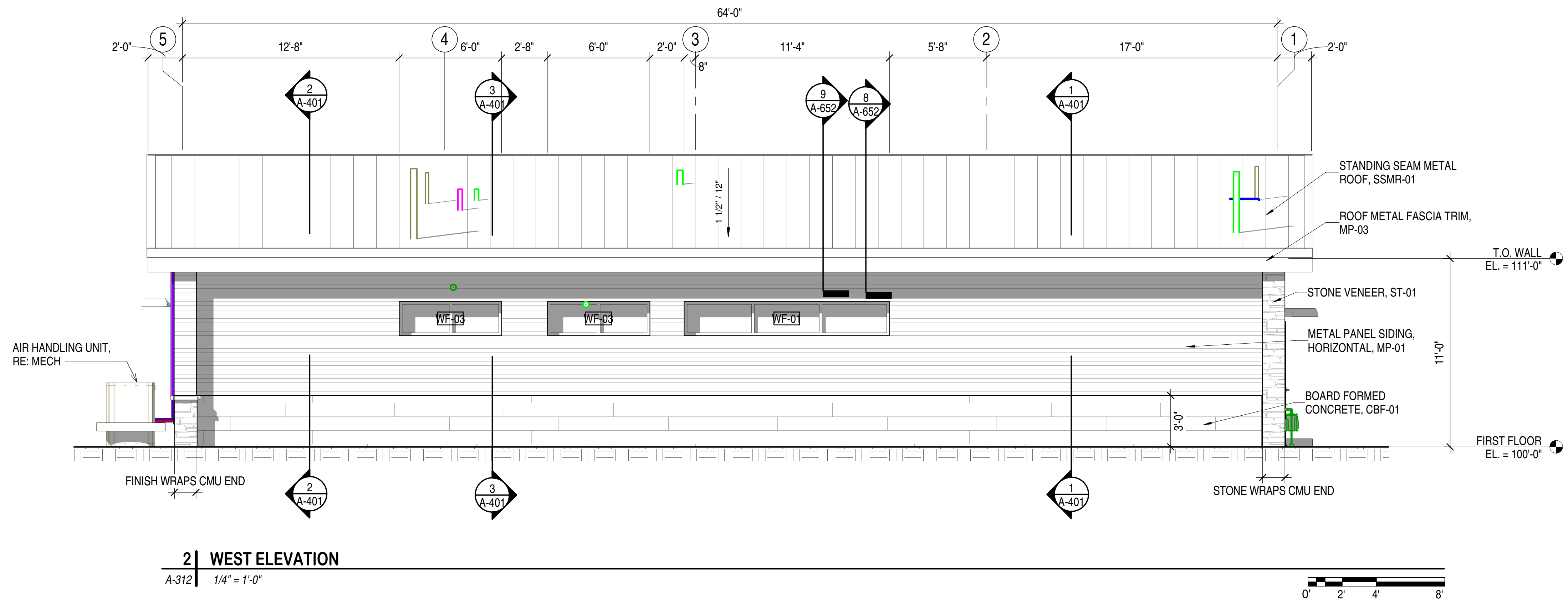
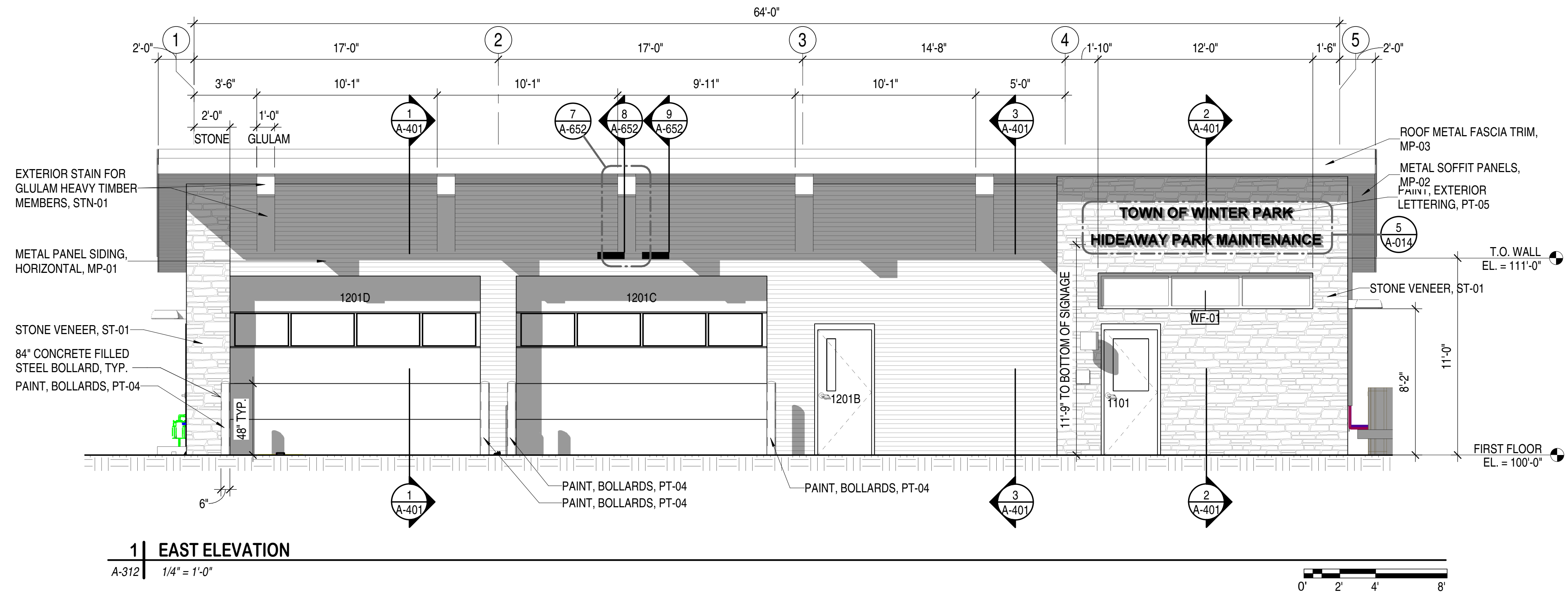
WP #:

Sheet Number A-101

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Horiz. Scale: Vert. Scale:

Sheet Revisions

Date:	Comments:	Init.



**WINTER PARK HIDEAWAY PARK  
 MAINTENANCE BUILDING**  
 SKI IDLEWILD RD

MAJOR SITE PLAN

No Revisions:

Revised:

Void:

BUILDING ELEVATIONS

Designer: BTD

Detailer: RLR

Checked By: LVD

Structure  
Numbers

Subset Sheet:

296173002

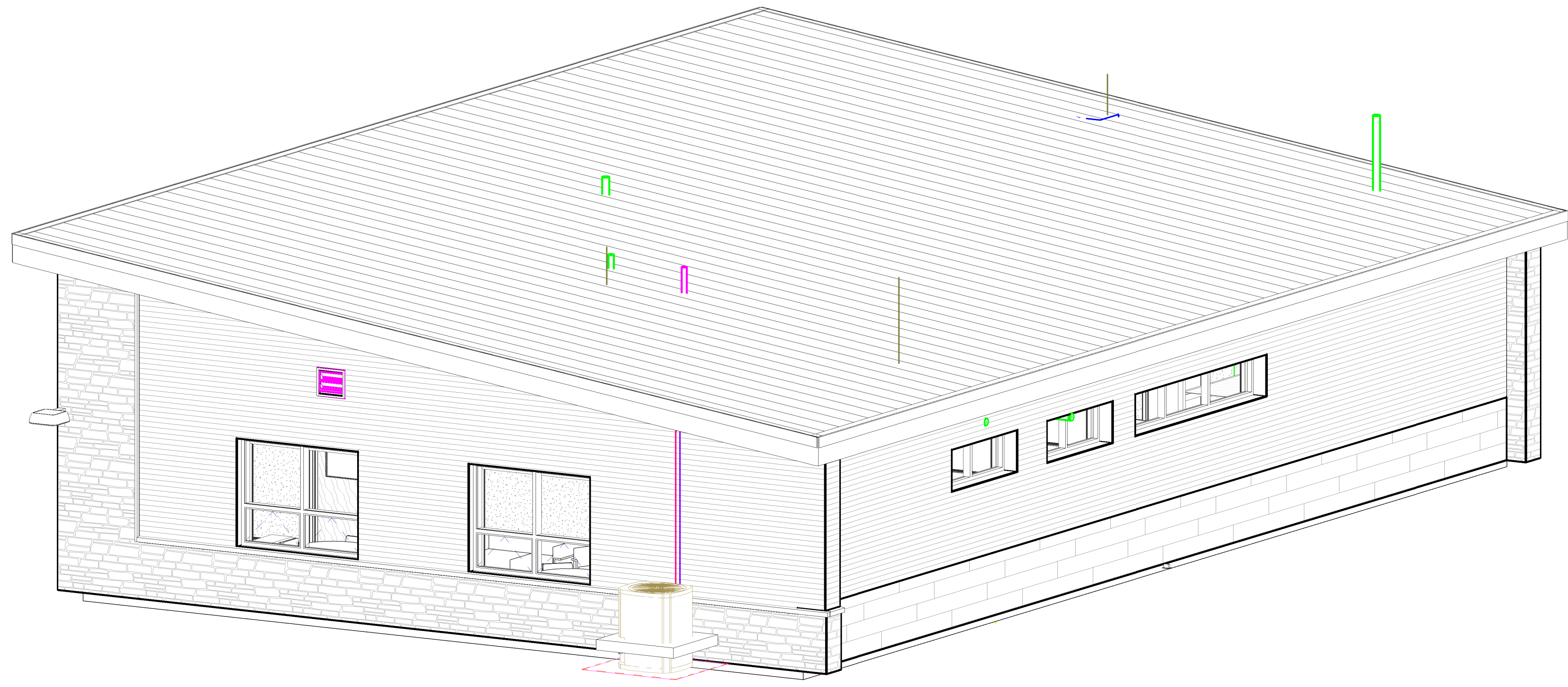
CDOT #:

WP #:

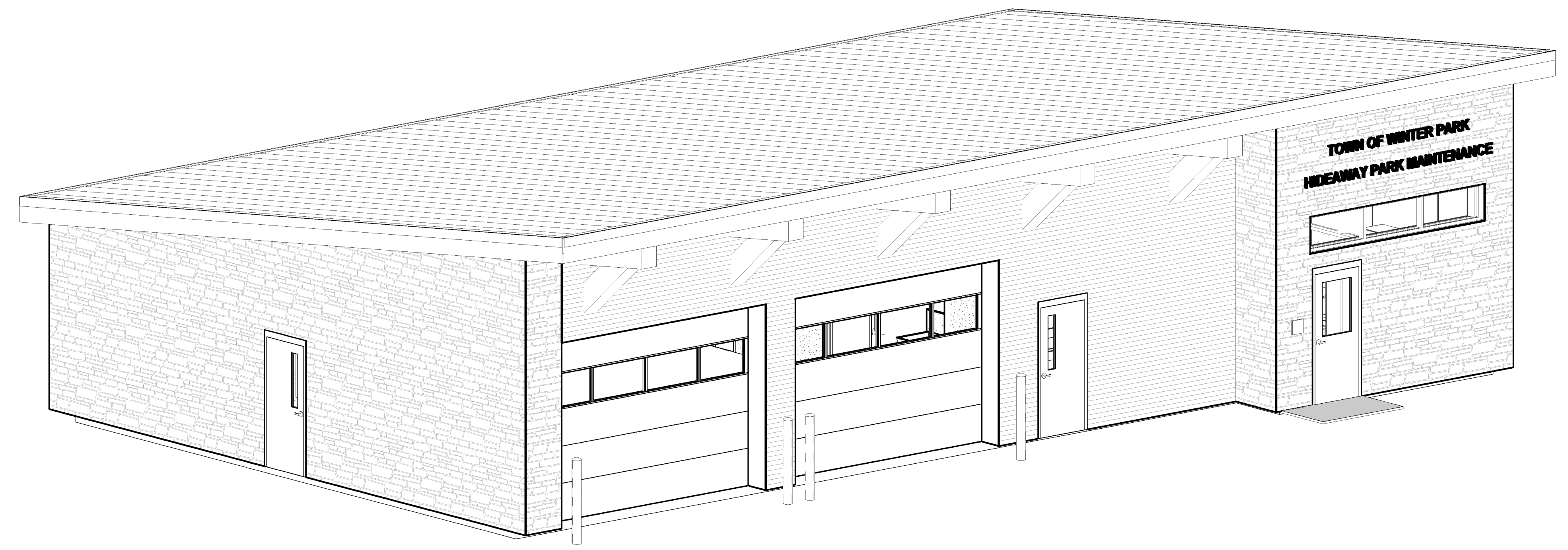
Sheet Number A-312



D2C ARCHITECTS  
 1212 S BROADWAY, SUITE 250  
 DENVER, CO 80210  
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1 | 3D AXONOMETRIC - NORTHWEST  
A-901



2 | 3D AXONOMETRIC - SOUTHEAST  
A-901

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Sheet Revisions		
Date:	Comments:	Init.



**WINTER PARK HIDEAWAY PARK MAINTENANCE BUILDING**  
 SKI IDLEWILD RD

MAJOR SITE PLAN	3D AXONOMETRICS		296173002
No Revisions:			CDOT #:
Revised:	Designer: BTD	Structure Numbers	WP #:
Void:	Detailer: RLR	Subset Sheet:	Sheet Number A-901
	Checked By: LVD		