



PUBLIC NOTICE TOWN OF WINTER PARK PLANNING COMMISSION FINAL PLAT

Applicant: Jeff Marck, Terracina Design

Property Owner: Ken Boenish, LP Vertical LLC

Case Number: PLN26-026 Lakota Pointe Filing 3, Final Plat

Physical Address of Property for Which the Application Approval is Requested: Located east of HWY 40 at the North end of Lakota Trail and east of FS 128, 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 Final Plat on 11.675 acres. The proposed plat includes the addition of Lakota Pointe Way, the modification of Vista Ridge Road, 21 multifamily lots, 21 single family attached lots, a tract for community facilities, connection to FS 128, and defines 2.467 acres of open space bringing the total to 24.222 acres of open space for the overall Lakota Pointe development.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-D-5. Final 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, July 14, 2026, at 8:00 A.M.

Town Council, July 28, 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 TJ Dlubac, AICP, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or TJdlubac@planstrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

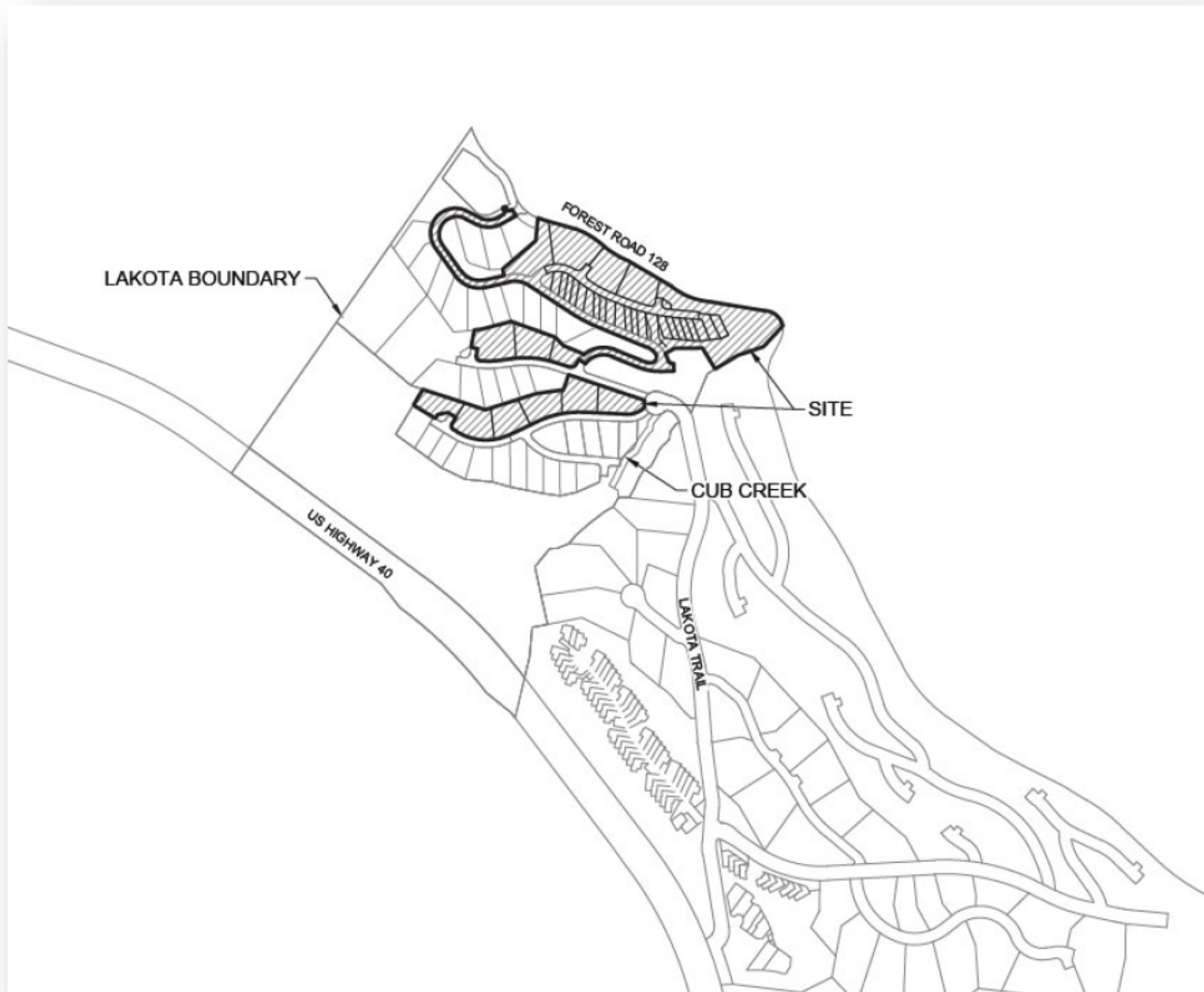
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

<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 – Legal Description and Location Map

TRACT A, TRACT B, TRACT C, AND VISTA RIDGE WAY, LAKOTA POINTE FILING NO. 2, FILED MAY 13, 2025 AT RECEPTION NO. 2025003578 IN THE OFFICE OF THE GRAND COUNTY CLERK AND RECORDER.





Project Description Letter Lakota Pointe Filing 3 - Final Plat

The purpose for this submittal is to provide a final plat for 11.674 acres of the 56.089 acres of Lakota Pointe. The preliminary plat for Lakota Pointe was approved on October 17, 2023. This plat follows the final plat design and associated conditions of approval. The focus of this plat is on the final step in construction. The proposed plat includes the addition of Lakota Pointe Court, the modification of Vista Ridge Road, 11 multi family lots, 21 single family attached lots, a tract for community facilities, connection to FS 128, and defines 2.467 acres of open space bringing the total to 24.222 acres for Lakota Pointe. The rest of the remaining 6.298 acres of open space is to be provided on lot at time of plot plans.

Team:

Owner/Applicant:

**LP Vertical LLC, A Colorado Limited
Liability Company**

Contact: Ken Boenish

[REDACTED]
[REDACTED]
970-426-5500

Planner:

Terracina Design

Contact: Jeff Marck

[REDACTED]
[REDACTED]
303-632-8867

Civil Engineer:

Terracina Design

Contact: Boston Blake

[REDACTED]
[REDACTED]
303-703-4444

Surveyor:

Topographic

Contact: Eric Purcell

[REDACTED]
[REDACTED]
303-666-0379

HOA:

Lakota Pointe HOA

Contact: Adam Dowling

Not Formed Yet

Legal Description:

Tract A, Tract B, Tract C, and Vista Ridge Way, Lakota Pointe Filing No. 2, filed May 13, 2025 at Reception No. 2025003578 in the office of the Grand County Clerk and Recorder.

Containing 11.674 acres more or less.

Existing Conditions:

Lakota Pointe consists of 56.089 acres bordered by USFS land to the east; Forest Service Rd 128 to the north; US-40 to the south; and Cub Creek/existing Lakota to the east.

Infrastructure:

A Winter Park water tank exists in the far north corner of the site with an existing service line running through the site. Water and wastewater service will be provided by Winter Park Water and Sanitation District. An existing access is located to the site via Lakota Trail which connects to US-40 at a signalized intersection.

Natural Features:

Cub Creek along the easternmost boundary is a natural drainage with undisturbed vegetation and trees. Much of the site was covered in lodgepole and aspen trees, beetle kill impacted much of the site and mitigation matters have been occurring over the past 10 years. Much of the site has consistent slopes of 20 to 30 percent with greater slopes on the south / southwest half of the site.

Views:

Panoramic views from most of the site exist with primary views across US-40 at Winter Park Ski Resort with views to the south of James Peak and the Berthoud Pass vicinity.

Zoning:

Pursuant to the Lakota FDP and the Lakota Ordinance Lakota Tracts F and H are zoned "P-D" (Planned Development District), with an underlying "R-2" (Multiple- Family Residential District) zoning designation. The site has a maximum of 143 residential units. This proposed development currently has an approved final plat which this plan complies with.

Comprehensive Plan Conformance:

1. Character and Culture: The plan protects the natural features within the site such as Cub Creek and preserves as much of the existing vegetation and trees as possible. The plan aims to take advantage of the beautiful views Winter Park has to offer, bringing much-needed housing to the area.
2. Global and Local connectivity: With quick access to US-40, it gives the residents the ease to live, work, and recreate in Winter Park and the Fraser corridor. The local roads offer a hiking and biking path giving the residents the option to leave the car behind.
3. World Class Outdoor Recreation: Providing residents with ease of access to the surrounding National Forest, its many trails, ski resort, and the beautiful narrow valley Winter Park has to offer.
4. A Healthy and Thriving Environment: As said above we are protecting as many of the natural features on site as much as possible, providing access to the natural forest and valley, giving those who spend time there lasting memories.

Final plat:

The proposed plat provides utility service and access infrastructure to 11 multi-family lots, 21 single-family attached lots, connection to FS128, 1 tract for community facilities, and 4 outlots for open space. This will be the remaining development for Lakota Pointe preliminary plat. The proposed plan has utilized the existing water line location while providing access to the line. Access for the proposed lots will come from the existing Lakota Trail. The proposed Filing 3 plat will include access and utility easements for Lakota Pointe Court with modifications to Vista Ridge Road at the intersection of the 2.

The streets within Lakota Pointe will be finished with asphalt over base course. The runoff from the streets and lots will be conveyed to roadside swale which are then conveyed to a water quality pond located on the south side of property. The pond will store the water quality and release anything over the water quality storage volume into Cub Creek. Water will be looped off an existing water main which is in Lakota Trail. The sanitary will gravity feed down Cub Creek Way to Sunnyside Place where it will then be conveyed to the south below Cub Creek and connect to an existing sanitary manhole on the adjacent property.

Additional Reports:

- Traffic Impact study for improvements to the intersection of US40 and Lakota Trail.
- Wildlife impact Study for the crossing of Cub Creek with a sewer line.
- Updated Wetland Report.

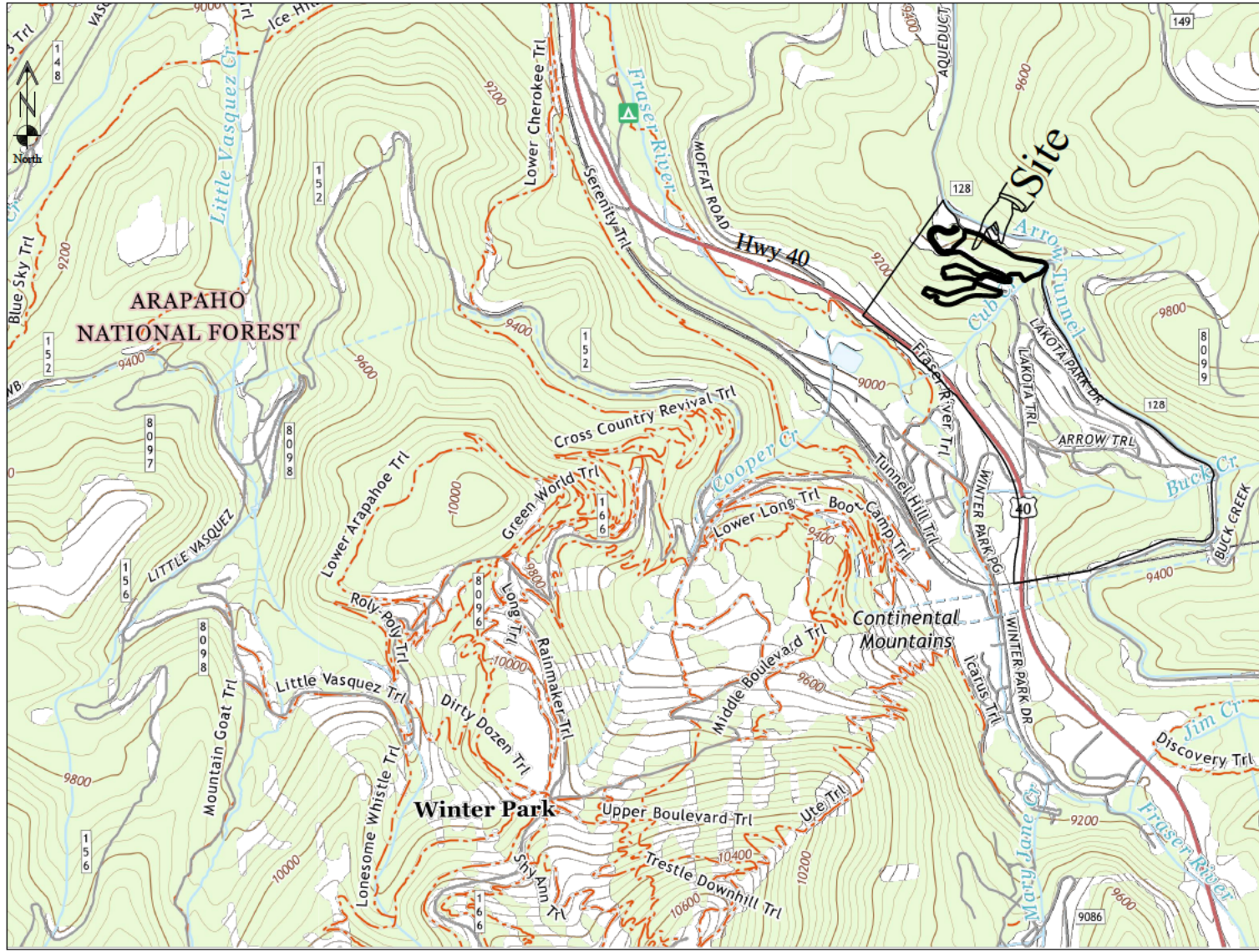
Please feel free to contact me with any questions or comments you may have.

303-632-8867

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeff Marck', with a stylized, flowing script.

Jeff Marck



Vicinity Map
1"=2000'

Title Exceptions:

Topographic, Co. relied on Westcor Land Title Insurance Company Commitment for Title Insurance as issued by Title Company of the Rockies Commitment Number 02018660305418-C2 with an effective date of September 2, 2025 for the preparation of this survey. This survey does not constitute a title search by this surveyor of the property shown and described hereon to determine:

- ownership of the tract of land.
- compatibility of this description with those of adjacent tracts of land.
- rights of way, easements and encumbrances of record affecting this tract of land.

These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear. The following are the listed Schedule B Part II Exceptions of said commitment:

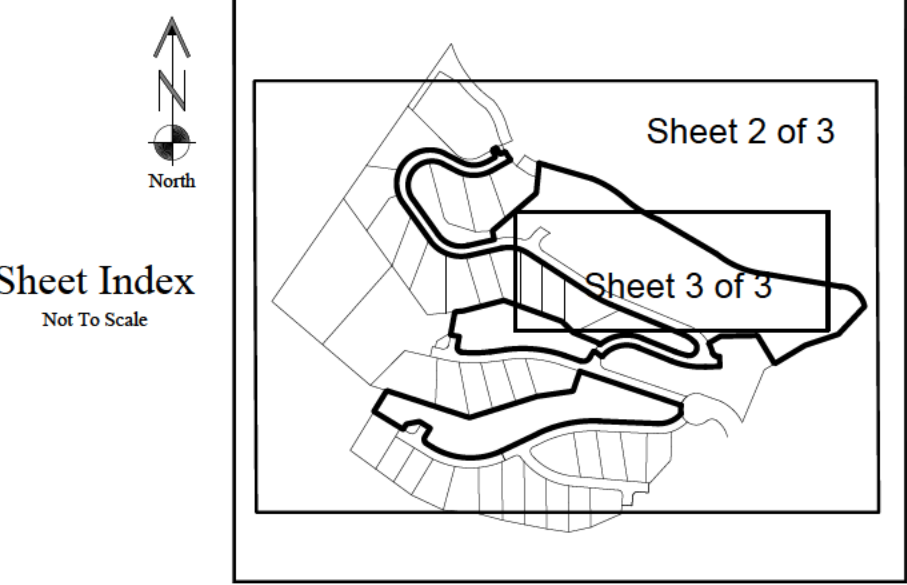
- 1-8. Standard Exceptions.
9. Right of way for ditches and canals constructed by the authority of the United States, as reserved by United States Patent recorded April 21, 1998 at Reception No. 98004457.
10. Rights for an easement for U.S. Highway No. 40, as evidenced by United States Patent recorded April 21, 1998 at Reception No. 98004457.
11. Restrictions regarding wetlands, which do not contain a forfeiture or reverter clause, as contained in United States Patent recorded April 21, 1998 at Reception No. 98004457.
12. Terms, agreements, provisions, conditions and obligations as contained in Town of Winter Park Ordinance No. 277, Series of 1998, recorded September 21, 1998 at Reception No. 98010148, together with the Annexation Plat approved in conjunction therewith, filed September 21, 1998 at Reception No. 98010149; as amended by instruments Ordinance No. 287, Series of 1999, recorded May 17, 1999 at Reception No. 99005411; Ordinance No. 289, Series of 1999, recorded June 7, 1999 at Reception No. 99006078; Ordinance No. 356, Series of 2005, recorded September 09, 2005 at Reception No. 2005-009857; and Ordinance No. 381, Series of 2006, recorded August 08, 2006 at Reception No. 2006-008097.
13. Memorandum of Understanding Between Public Service Company and Vernon Moore recorded September 22, 1998 at Reception No. 98010177.
14. Restrictions, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in instrument recorded October 13, 1998 at Reception No. 98010902, as amended by instruments recorded July 07, 1999 at Reception No. 99007016; September 30, 1999 at Reception No. 99010371; January 06, 2000 at Reception No. 2000-000149; January 12, 2000 at Reception No. 2000-000386; January 18, 2001 at Reception No. 2001-000464 and Reception No. 2001-000465; June 08, 2001 at Reception No. 2001-005305; April 09, 2002 at Reception No. 2002-003673; July 17, 2002 at Reception No. 2002-007304; November 06, 2002 at Reception No. 2002-012192; September 05, 2003 at Reception No. 2003-011506; March 16, 2004 at Reception No. 2004-003115; April 01, 2004 at Reception No. 2004-003759; December 03, 2004 at Reception No. 2004-014340; September 13, 2005 at Reception No. 2005-010039; February 07, 2006 at Reception No. 2006-001268; June 08, 2006 at Reception No. 2006-005618 at Reception No. 2006-005619; September 01, 2006 at Reception No. 2006-009078; October 03, 2006 at Reception No. 2006-010425 and Reception No. 2006-010426; October 13, 2006 at Reception No. 2006-010917 and Reception No. 2006-010919; October 20, 2006 at Reception No. 2006-011197; November 08, 2007 at Reception No. 2007-012501; January 29, 2008 at Reception No. 2008-000909; September 03, 2008 at Reception No. 2008-008313; September 23, 2009 at Reception No. 2009-009169; and September 23, 2009 at Reception No. 2009-009170. NOTE: The documents listed above provides, among other things, that the subject property has the potential to become subject to their terms and conditions at some point in the future. NOTE: The documents listed above provides, among other things, that the subject property has the potential to become subject to their terms and conditions at some point in the future. NOTE: Assignment of Declarants Rights recorded November 28, 2022 at Reception No. 2022009830. NOTE: General Assignment of Contract Rights recorded November 28, 2022 at Reception No. 2022009831.
15. Lakota Common Interest Community Plat recorded October 13, 1998 at Reception No. 98010903, as amended by instruments recorded July 7, 1999 at Reception No. 99007017; September 30, 1999 at Reception No. 99010372; January 6, 2000 at Reception No. 2000-000150; January 18, 2001 at Reception No. 2001-000465; November 6, 2002 at Reception No. 2002-012193; October 20, 2003 at Reception No. 2003-013625; and July 19, 2006 at Reception No. 2006-007122. NOTE: The documents listed above provides, among other things, that the subject property has the potential to become subject to their terms and conditions at some point in the future.
16. Easement Agreement granted to Winter Park Water and Sanitation District recorded June 7, 1999 at Reception No. 99006083.
17. Exceptions, restrictions, reservations, easements, trails and rights of way as set forth on the plat of Lakota Filing 5, Tract G recorded June 7, 1999 at Reception No. 99006079. NOTE: That certain 20' Water Line Easement dedicated and conveyed pursuant to said plat has been superseded and replaced in its entirety by the Amended and Restated Waterline Easement Agreement recorded December 21, 2006 at Reception No. 2006-013723, and by Quit Claim Deed from Winter Park Water and Sanitation District recorded December 21, 2006 at Reception No. 2006-013722.
18. Terms, agreements, provisions, conditions and obligations as contained in Water Storage Tank Drainage, Slope, Construction and Maintenance Easement Agreement recorded September 21, 1999 at Reception No. 99010040.
19. Terms, agreements, provisions, conditions and obligations as contained in Agreement for Water Line Easement recorded October 15, 1999 at Reception No. 99010849.
20. Any rights, interests or easements in favor of the State of Colorado, the United States of America, or the public, which exist or are claimed to exist in any beach areas lying above the mean high water mark, or, over, under and/or across the waters and present and past bed and banks of the Cub Creek.
21. Terms, agreements, provisions, conditions and obligations as contained in Lakota Design Guidelines recorded June 8, 2001 at Reception No. 2001-005305.
22. Terms, agreements, provisions, conditions and obligations as contained in Amended and Restated Waterline Easement Agreement recorded December 21, 2006 at Reception No. 2006-013723.
23. Terms, agreements, provisions, conditions and obligations as contained in Declaration of Reciprocal Covenant recorded June 28, 2019 at Reception No. 2019004786.
24. Terms, agreements, provisions, conditions and obligations as contained in Certificate of Exemplification recorded December 09, 2021 at Reception No. 2021013752.
25. Terms, agreements, provisions, conditions and obligations as contained in Public Disclosure Statement recorded December 10, 2021 at Reception No. 2021013786.
26. Terms, agreements, provisions, conditions and obligations as contained in Notice Regarding Agreements for Sale and Purchase of Real Estate recorded January 24, 2023 at Reception No. 2023000453.
27. Terms, agreements, provisions, conditions and obligations as contained in Agreement for Satisfaction of Affordable Housing Requirement for Lakota Tract F recorded September 12, 2024 at Reception No. 2024005806.
28. Terms, agreements, provisions, conditions and obligations as contained in Declaration of Covenants (Real Estate Transfer Assessment) recorded September 12, 2024 at Reception No. 2024005807.
29. Easements, rights of way and all other matters as shown on the Plat of Lakota Pointe Filing No. 1, filed September 12, 2024 at Reception No. 2024005808.
30. Terms, agreements, provisions, conditions and obligations as contained in Development Improvements Agreement recorded September 12, 2024 at Reception No. 2024005809.
31. Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded March 4, 2025 at Reception No. 2025001942.
32. Terms, agreements, provisions, conditions and obligations as contained in Order for Exclusion recorded March 19, 2025 at Reception No. 2025002221 and at Reception No. 202500224.
33. Terms, agreements, provisions, conditions and obligations as contained in Public Disclosure Statement recorded March 19, 2025 at Reception No. 2025002222 and at Reception No. 2025002225.
34. Easements, rights of way and all other matters as shown on the Plat of LAKOTA POINTE FILING No. 2, filed MAY 13, 2025 AT RECEPTION NO. 2025003578.
35. Any loss or damage due to or resulting from any and all outstanding dues and/or assessments levied by the Homeowners Association.

Survey Notes:

- The Basis of Bearings is a line between AP1 and AP2 of Tract 48, as monumented with a USBLM brass cap at AP1 and a USBLM brass cap missing corner at AP2 with a bearing of N 34°51'03" E
- This parcel is subject to any and all easements, rights of way, variances and or agreements as may appear in the real property records of Grand County, Colorado
- Topographic, Co. relied on Westcor Land Title Insurance Company Commitment for Title Insurance as issued by Title Company of the Rockies Commitment Number 02018660305418-C2 with an effective date of September 2, 2025 for the preparation of this survey. This survey does not constitute a title search by this surveyor of the property shown and described hereon to determine:
 - ownership of the tract of land
 - compatibility of this description with those of adjacent tracts of land
 - rights of way, easements and encumbrances of record affecting this tract of land
- The Restricted Building Areas depicted hereon are approximate and based on a Restricted Building Area Approvals document executed December 14, 2021 by Lakota Land Group, LTD, the Town of Winter Park, and the Town of Winter Park Engineer. That document states: THE INTENT OF THIS DOCUMENT IS TO DEFINE AREAS THAT PRIMARILY EXCEED 30% SLOPES IN WHICH DEVELOPMENT IS LIMITED PER THE TOWN OF WINTER PARK AND 2005 LAKOTA FDP. THE AREAS SHOWN ON EXHIBIT A OF THIS DOCUMENT WILL BE RESTRICTED FROM HAVING ANY RESIDENTIAL BUILDING FOOTPRINT LOCATED ON THEM BASED OFF OF STUDIES PERFORMED IN WHICH THE SLOPES EXCEED THOSE RECOMMENDED BY THE TOWN OR OTHER AGENCIES. THE RESTRICTED AREAS SHOWN ON THE PLAN ARE ONLY RESTRICTING RESIDENTIAL BUILDING FOOTPRINTS UTILITIES, GRADING, WALLS, ROADS, DRIVEWAYS, AND ANY OTHER NECESSARY COMPONENTS TO DEVELOPMENT MAY ENCR OACH INTO THIS AREA GIVEN THAT ALL TOWN AND ENGINEERING REQUIREMENTS ARE MET. ANY SLOPES EXCEEDING 30% OUTSIDE OF THE RESTRICTED AREA CAN HAVE RESIDENTIAL BUILDINGS AND OTHER DEVELOPMENT LOCATED WITHIN THEM. ANY VARIATION FROM THIS PLAN WILL NEED TO BE APPROVED BY THE TOWN OF WINTER PARK. Topographic, Co. cannot accurately place the defined areas because the document does not contain survey directions and distances. Topographic, Co. did not survey nor verify any slopes depicted on the document
- The Wetlands depicted hereon were identified and surveyed by a third party in 2023. The current wetland locations vary from those shown on previous Lakota plats. Topographic Co. does not guarantee the identification nor the accuracy of the wetland locations
- The Property described on this Survey lies within Zone X, Area of Minimal Flood Hazard, as defined by the Federal Emergency Management Agency and as shown on Flood Insurance Rate Map No. 08049C0994C bearing an effective date of January 02, 2008
- Site Benchmark No 1 is AP1 of Tract 48, a 3-1/4" U S B L M Brass Cap, NAVD88 Elevation= 9441.89'. Site Benchmark No 2 is AP2 of Tract 48, a 2-1/2" Aluminum Cap PLS 22097, NAVD88 Elevation= 9021.25' as shown on Sheet No. 2
- No environmental features per Preliminary Plat Application Form 8(D) are shown. See Note No. 4 above

Development Notes:

- The land in this subdivision is subject to that Lakota Amended Final Development Plan and Development Agreement with Vested Rights filed September 9, 2005 at Reception Number 2005-09857, as described in said document, as Tract F and subject to the following restrictions:
 - The zoning for the property shall be P-D (R-2): Planned Development
 - Front Setback = 15' side loaded garage / 20' front loaded garage
 - Rear Setback = 15'
 - Side Setback = As required in the "R-2" zone district
 - Per the 2005 Lakota FDP 143 residential units are allowed in Tract F. 101 units are allowed within this plat
- Open Space requirements, 40% coverage to 60% open space, established pursuant to the Town code must be provided upon full build-out, however, such requirements are not required to be met prior to full build-out. Lakota Pointe consists of a 56.089 ac. super lot. 60% of this super lot, net Outlot 1 U.S. Highway 40 (5.224 Ac) will be required as open space (30.52 Acres). A tabulation table will be provided with each final plat for multi-family or building permit application for single family residences to ensure the 30.52 Acres is provided by the time of full build-out
- All lots depicted on this replat will be used for attached single family or multi-family
- Vista Ridge Way and Lakota Pointe Court are Private R O W and Utility Easements. This R O W will be conveyed to the Lakota Pointe Metropolitan District and will not be accepted for maintenance by the Town of Winter Park without the approval of the Town of Winter Park
- The Lakota Pointe Metropolitan District will own, operate, maintain, and otherwise administer the "Common Elements" of Lakota Pointe Subdivision (and any other additional lands included within the District in the future) as more particularly described and defined in the declaration. All of the common elements of Lakota Pointe Subdivision, this plat, or separately recorded instruments
- Outlots 1, 2, 3, and 4 shall be conveyed and maintained by the Lakota Pointe Metropolitan District and is to be used as open space, snow storage, drainage easements, utility easements, retaining walls, and trails. Cub Creek Way and Sunnyside Place shall be conveyed and maintained by the Lakota Pointe Metropolitan District and are to be used as access, drainage easements, and/or utility easements
- All trash, rubbish or garbage (collectively "waste") shall be stored in accordance with Town UDC Section 1-6, Screening
- This plat is subject to all of the rights, obligations, terms, and conditions of that certain Lakota Final Development Plan Application dated September 1, 1998 and approved by the Town of Winter Park by Ordinance No. 277, Series of 1998 recorded September 21, 1998 at Reception No. 98010148, and as amended by Ordinance No. 287, Series of 1999 recorded May 17, 1999 at Reception No. 99005411, and as amended by Ordinance No. 289, Series of 1999 recorded June 7, 1999 at Reception No. 99006078, and as amended by Ordinance No. 356, Series of 2005 recorded September 9, 2005 at Reception No. 2005009857 (collectively, and as the same may hereafter be further amended, the "Lakota Ordinance")
- Wildlife will be protected by the following measures:
 - All domestic dogs will be under control of the owner when outside of the home;
 - All dogs will be required to be on a leash;
 - Hike/Bike trails will be sited to avoid wildlife areas to the extent practicable;
 - All trash receptacles shall be wildlife proof containers;
 - Any fencing installed on this subdivision shall conform to the design criteria of the Colorado Division of Wildlife publication titled "Fencing with Wildlife in Mind."
- To protect against wildfires and enhance forest health the following wildfire mitigation measures are required:
 - Water hydrants will be sited at appropriate distances;
 - All dead vegetation located within 50' of a structure shall be pruned or removed;
 - Utilities will be constructed underground
- Wetlands adjacent to snow storage locations shall be protected from damage
- To ensure the drainage facilities function as they are designed to, continued maintenance is required. The Lakota Pointe Metropolitan District shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on Lakota Pointe. Should the Lakota Pointe Metropolitan District fail to adequately maintain such facilities, the town shall have the right to enter said land for the purpose of operations and maintenance, all such costs will be assessed to the Lakota Pointe Metropolitan District
- Any retaining walls or other improvements that encroach into the water and sewer utility easement will require special construction or consideration to address the event of future maintenance or replacement of the water and sewer pipelines. The WPWSD is not responsible for protection, removal or replacement of these walls or improvements or associated impacts due to the operation, maintenance, or replacement of the water or sewer pipelines
- Any buildings or other improvements that are located close to the water or sewer utility easement, such that the proximity of the buildings or improvements might be impacted by future maintenance or replacement of the water and sewer pipelines may be subject to special construction requirements, such as deeper footings that prevent undermining of the building foundation in the event of required utility maintenance or replacement. The WPWSD is not responsible for protection, removal or replacement of these buildings or improvements or associated impacts due to the operation, maintenance, or replacement of the water or sewer pipelines
- Dry utility easements are hereby dedicated on private property in the subdivision or platted area including tracts, parcels and/or open space areas and shall apply upon, across, above, over, under and through the utility easements shown on this plat for the purpose of ingress to and egress from. These easements are dedicated to the Town of Winter Park for the benefit of the applicable utility providers, including Mountain Parks and Electric Inc., for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be maintained within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any interfering Objects at no cost to such grantees, including, without limitation, vegetation. Any construction and placement of lines, equipment, or building structures, or changes in grade shall comply with the current standards of all utility providers at the time of construction. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. With respect to the utility easement granted hereby, no structure or foundation shall be allowed closer than five feet (5') around any underground lines. No other utility main line (whether water, sewer) shall be allowed closer than ten feet (10') from any underground line. Notwithstanding the foregoing, underground communication facilities and electric shall not be allowed closer than five feet (5') to any gas lines and above ground communication facilities shall not be closer than five feet (5') to any underground facilities. No grade changes (fill or cut) in excess of six inches (6") are permitted within ten feet (10') of any underground line without prior written authorization from PSCo. No trees or boulders may be planted over distribution or service lines and must be a minimum of 5' away. Each townhome, duplex, multi-family or multi-use building on the property shall have gas meters on the gable end of one (1) end unit ("gas meter bank"). Developer, future home owner, or metro district hereby grants to Xcel (PSCo) a non-exclusive utility easement for (i) one gas meter bank on the end of one (1) end unit per building and (ii) all other things reasonably necessary to construct, install, maintain and operate such gas meter bank on each of the buildings (the "gas metering easement"). All lines and other facilities related to such gas meter bank, such as meter risers (but not individual gas meters), shall be the property of the developer. All gas meters used for such gas meter banks shall be the property of Xcel (PSCo). All of the foregoing rights and benefits of Xcel (PSCo) with respect to the gas metering easement shall be binding upon and shall inure to the benefit of successors and assigns.
- All multi-unit buildings within this subdivision that have electric meters on one unit (gang metering) will be installed on the gable end of the building and will have a perpetual non-exclusive utility easement for the purpose of constructing and operating the electric supply for distribution. All wires and other facilities such as conduit, switches and meter boxes but not individual meters, installed on the above-described lands shall be the property of multi-family HOA. All meters shall be the property of Mountain Parks Electric, Inc.
- At times when the canal is full, Denver Water will bypass creek flows rather than divert. Similarly, in an emergency Denver Water will need to bypass Cub Creek flows, and maybe even discharge canal water into the creek
- Building permits must be issued for any proposed retaining walls that will support USFS Road 128 and a PE stamped design be put on file with the Town of Winter Park. A geologic engineer shall conduct and stamp a slope stability analysis for any construction of retaining walls and any excavations deeper than 2 feet
- All residential structures shall be protected by fire suppression sprinkler / alarm systems
- The No Build Zone and Non-Disturbance Zone are based on that ALTA/ACSM Land Title Survey prepared by GEOSURV Inc. dated July 7, 2006 and submitted to the Grand County Land Surveyor on October 17, 2006 at LS-1687
- The intersection of US Highway 40 and Lakota Trail improvements will need to be agreed to in concept and designed per CDOT requirements prior to issuance of any residential building permit. Improvements will need to be installed and approved by CDOT, prior to issuance of any certificate of occupancy
- Snow storage can only occur on the 10 feet adjacent to any road tract within any 15 foot wide Utility, Snow Storage, and Drainage Easements depicted hereon. The remaining 5' is reserved for utilities only. Snow storage can occur on any portion of a Metro District owned tract. Snow storage is not permitted within five (5) feet of above ground electric equipment
- A Wildlife Impact Report was completed on 11/9/2023. Per the report guidance should be followed by Colorado Parks and Wildlife to determine and potential avoidance measures to take during and after construction regarding general wildlife
- Individual slope stability analysis will need to be performed for each residential lot prior to issuance of a building permit
- To allow for adequate snow removal, no structure, including utility facilities, shall be placed within five feet of a public ROW unless specifically exempted by the Town
- Final Plat stating "A total of 30.52 acres of private open space is required. Of this total requirement, 19.052 acres (or 62.4% of total required) has been provided in Filing 1/Outlot 2. Filing No. 2 includes an additional 2.703 acres of open space for a total of 21.755 acres (or 71.3% of total required). This Filing No. 3 plat provides 2.482 acres (78.1% of total required). The remaining 6.283 acres of the total 30.52 acres of required open space area will be met by site plans submitted for future housing construction in compliance with the adopted Lakota FDP and the Winter Park UDC. (Note No. 26 acreage and percent calculation provide by Terracina Design LLC.)



Surveyor's Certificate:

I, Eric M. Purcell, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Lakota Pointe Filing No. 3 truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, and that the monuments required by said Statute and by the Town of Winter Park Unified Development Code have been placed on the ground. This plat is a true and accurate representation of said survey.

Eric M. Purcell
PLS 38850

Review Print

FOR REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. This plat is a true and accurate representation of said survey.

Subdivider:
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Revised: 04/03/2026

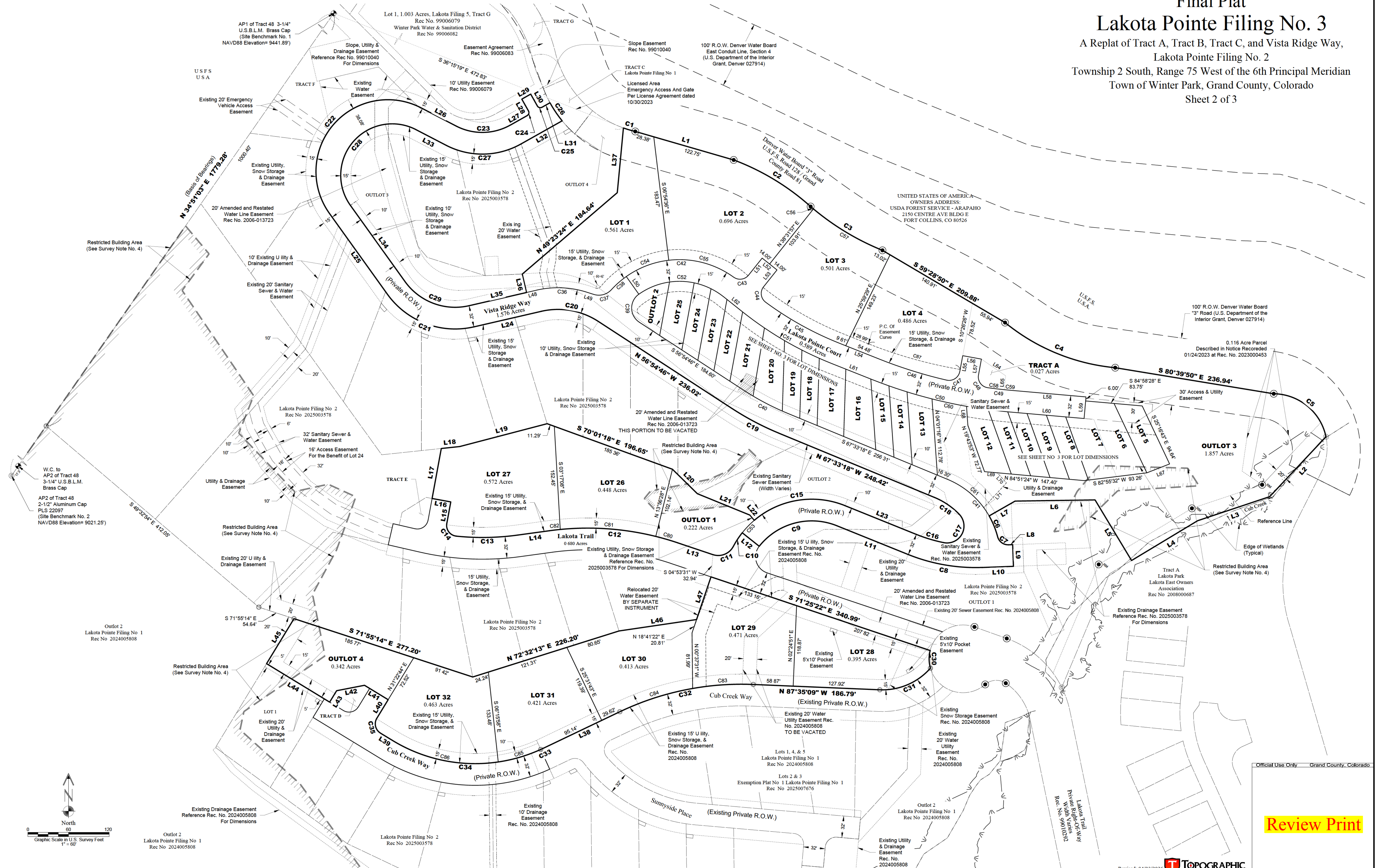
Date of Survey 11/16/2020
Control File Lak Ground
Job Number 1001344

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Final Plat Lakota Pointe Filing No. 3

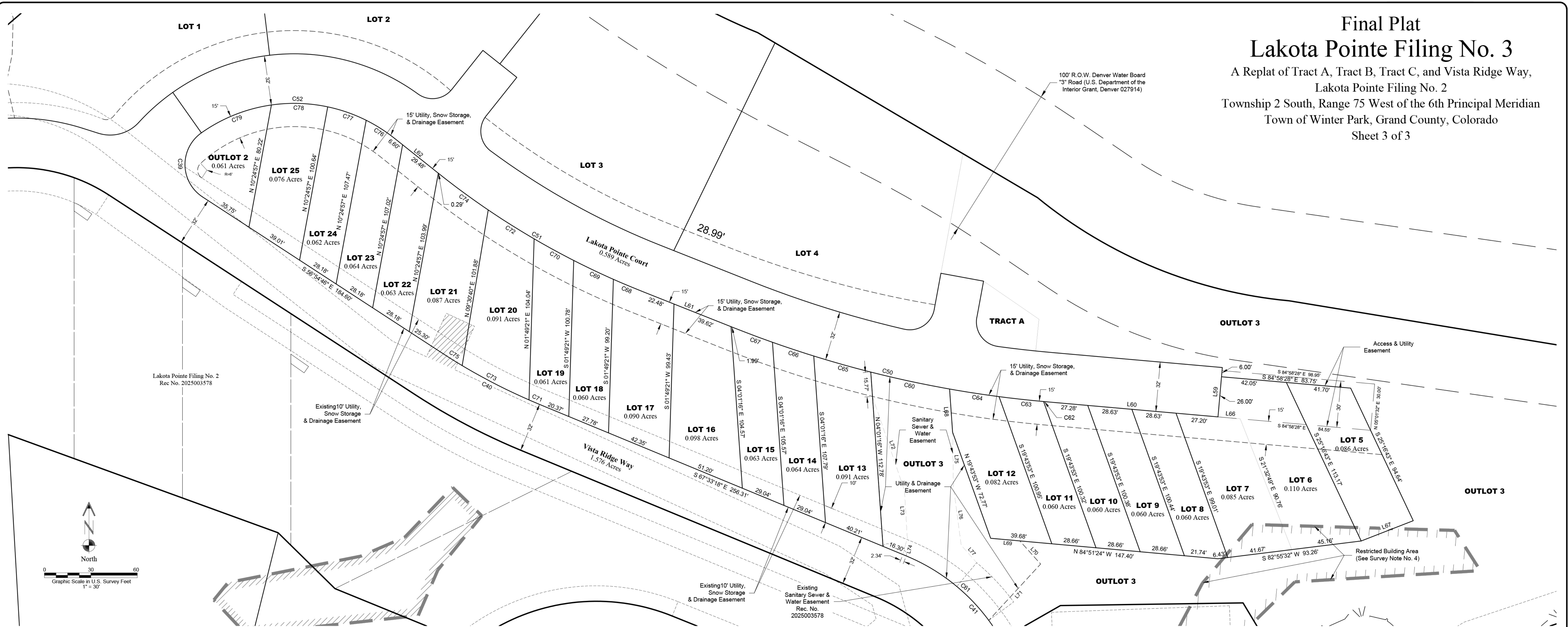
A Replat of Tract A, Tract B, Tract C, and Vista Ridge Way,
Lakota Pointe Filing No. 2
Township 2 South, Range 75 West of the 6th Principal Meridian
Town of Winter Park, Grand County, Colorado
Sheet 2 of 3



Review Print

Final Plat
Lakota Pointe Filing No. 3

A Replat of Tract A, Tract B, Tract C, and Vista Ridge Way,
Lakota Pointe Filing No. 2
Township 2 South, Range 75 West of the 6th Principal Meridian
Town of Winter Park, Grand County, Colorado
Sheet 3 of 3



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	18.24'	158.40'	6°35'52"	18.23'	S 73°36'17" E
C2	133.42'	359.03'	21°17'32"	132.66'	S 58°46'50" E
C3	124.63'	382.13'	18°41'11"	124.08'	S 58°36'50" E
C4	178.15'	300.95'	33°54'56"	175.56'	S 67°42'50" E
C5	107.78'	79.89'	77°19'34"	99.78'	S 50°31'51" E
C6	33.24'	126.00'	15°06'50"	33.14'	S 22°12'38" E
C7	21.62'	16.00'	77°26'16"	20.02'	S 53°22'21" E
C8	111.75'	266.00'	24°04'11"	110.93'	N 80°03'23" W
C9	127.04'	99.00'	73°31'18"	118.50'	S 75°13'04" W
C11	38.42'	25.00'	80°43'03"	32.38'	S 68°13'07" W
C12	191.51'	416.00'	26°22'38"	189.83'	N 84°36'41" W
C13	90.86'	384.00'	13°33'23"	90.64'	S 88°58'42" W
C14	26.44'	16.00'	94°40'34"	23.53'	N 36°54'20" W
C15	142.44'	131.00'	62°17'59"	135.53'	N 80°49'43" E
C16	42.27'	234.00'	10°21'00"	42.21'	S 73°11'14" E
C17	63.59'	25.00'	145°43'52"	47.78'	N 28°45'47" E
C18	44.62'	109.00'	23°27'09"	44.31'	N 55°49'44" W
C19	77.27'	416.00'	10°38'32"	77.16'	N 62°14'02" W
C20	87.64'	109.00'	46°04'06"	85.30'	N 79°56'49" W
C21	144.58'	123.00'	67°20'52"	136.40'	N 69°18'28" W
C22	283.24'	106.00'	145°05'56"	206.19'	N 40°54'58" E
C23	83.35'	84.00'	56°50'58"	79.97'	N 89°02'28" E
C26	32.15'	171.91'	10°42'55"	32.10'	S 33°59'17" E
C27	115.10'	116.00'	56°50'58"	110.43'	S 89°02'28" W
C28	203.08'	76.00'	153°05'58"	147.83'	S 40°54'58" W
C29	106.97'	91.00'	67°20'52"	100.91'	S 69°18'26" W
C30	26.35'	50.00'	30°11'24"	26.04'	S 00°53'16" E
C31	83.90'	94.00'	51°09'16"	81.14'	S 66°50'44" W
C32	202.88'	416.00'	27°56'34"	200.88'	S 78°26'34" W
C33	4.53'	234.00'	1°06'29"	4.53'	S 85°01'32" W
C34	227.89'	234.00'	55°47'58"	218.99'	N 86°31'15" W
C35	25.13'	16.00'	90°00'00"	22.63'	N 13°37'16" W
C36	75.32'	141.00'	30°36'20"	74.43'	S 87°40'42" E
C37	28.47'	136.00'	65°15'15"	28.98'	N 74°59'51" E
C38	29.37'	136.00'	12°22'23"	29.31'	N 48°33'25" E
C39	48.72'	25.00'	111°39'23"	41.37'	S 01°05'05" E
C40	71.33'	384.00'	10°38'32"	71.22'	S 62°14'02" E
C41	116.34'	126.00'	52°54'06"	112.25'	S 41°06'16" E
C42	169.05'	136.00'	71°13'10"	158.38'	S 89°38'48" E
C43	24.42'	16.00'	87°25'50"	22.11'	N 82°14'52" E
C44	25.71'	16.00'	92°03'31"	23.03'	S 07°29'48" E
C45	125.26'	484.00'	14°49'41"	124.91'	S 60°56'24" E
C46	103.04'	684.00'	8°37'53"	102.94'	S 72°40'11" E
C47	25.85'	16.00'	92°34'27"	23.13'	N 56°43'40" E
C48	25.85'	16.00'	92°34'27"	23.13'	S 35°50'47" E
C49	33.92'	684.00'	2°50'27"	33.91'	S 83°33'14" E
C50	207.70'	716.00'	16°37'13"	206.97'	N 76°39'51" W
C51	152.08'	516.00'	16°53'12"	151.53'	N 59°54'39" W
C52	133.94'	104.00'	73°47'21"	124.87'	N 88°21'43" W
C53	25.66'	131.00'	11°13'19"	25.62'	S 44°04'04" W
C54	67.72'	136.00'	28°31'46"	67.02'	N 69°00'30" E
C55	101.33'	136.00'	42°41'24"	99.00'	S 75°22'55" E

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C57	119.19'	382.13'	17°52'16"	118.71'	S 59°01'17" E
C58	24.66'	684.00'	2°03'56"	24.66'	S 83°09'58" E
C59	9.26'	684.00'	0°46'32"	9.26'	S 84°35'12" E
C60	52.06'	716.00'	4°09'58"	52.05'	N 77°52'46" W
C61	83.10'	126.00'	37°47'15"	81.60'	S 48°39'41" E
C63	28.94'	716.00'	2°18'56"	28.93'	N 83°42'31" W
C64	32.35'	716.00'	2°35'18"	32.34'	N 81°15'24" W
C65	38.26'	716.00'	3°03'41"	38.25'	N 74°15'56" W
C66	28.13'	716.00'	2°15'03"	28.12'	N 71°36'35" W
C67	26.62'	716.00'	2°07'49"	26.62'	N 69°25'09" W
C68	416.80'	516.00'	2°11'54"	19.80'	N 67°15'17" W
C69	28.38'	516.00'	3°09'03"	28.37'	N 64°34'49" W
C70	29.13'	516.00'	3°14'04"	29.13'	N 61°23'15" W
C71	7.44'	384.00'	1°06'34"	7.44'	S 67°00'01" E
C72	35.04'	516.00'	3°53'26"	35.03'	N 57°49'30" W
C73	48.57'	384.00'	7°14'48"	48.53'	S 62°48'21" E
C74	39.74'	516.00'	4°24'45"	39.73'	N 53°40'25" W
C75	15.32'	384.00'	2°17'11"	15.32'	S 58°03'21" E
C76	21.82'	104.00'	12°01'11"	21.78'	N 57°28'38" W
C77	28.38'	104.00'	14°32'05"	28.31'	N 70°45'16" W
C78	36.59'	104.00'	20°09'29"	36.40'	N 88°06'03" W
C79	49.15'	104.00'	27°04'36"	48.69'	S 88°16'55" W
C80	33.66'	416.00'	4°38'10"	33.65'	N 73°44'27" W
C81	141.92'	416.00'	19°32'48"	141.23'	N 85°49'55" W
C82	15.93'	416.00'	2°11'40"	15.93'	S 83°17'50" W
C83	89.82'	416.00'	12°22'16"	89.65'	S 86°13'43" W
C84	113.06'	416.00'	15°34'18"	112.71'	S 72°15'26" W
C85	65.52'	234.00'	16°02'36"	65.31'	S 73°36'04" W
C86	162.37'	234.00'	39°45'22"	159.13'	N 78°29'57" W
C87	140.72'	669.00'	12°03'05"	140.48'	S 74°22'47" E

LINE	BEARING	DISTANCE
L1	S 73°50'50" E	151.14'
L2	S 43°13'25" W	121.19'
L3	S 71°29'29" W	112.10'
L4	S 58°55'56" W	113.71'
L5	N 31°04'04" W	104.34'
L6	S 89°09'52" W	117.06'
L7	S 60°13'57" W	44.07'
L9	S 02°05'28" E	32.00'
L10	S 87°54'32" W	46.12'
L11	N 68°01'17" W	113.20'
L12	N 51°32'35" W	32.00'
L13	N 71°25'22" W	54.81'
L14	S 82°12'00" W	47.16'
L15	N 10°25'57" E	32.25'
L16	N 78°34'03" W	28.00'
L17	N 10°25'57" E	74.99'
L18	N 83°58'09" E	27.36'
L19	N 75°20'36" E	133.20'
L20	S 45°29'56" E	51.45'
L21	S 67°48'12" E	83.83'
L22	S 40°18'27" E	9.98'
L23	S 68°01'17" E	113.20'
L24	S 77°01'08" W	102.09'
L25	N 35°38'00" W	146.67'
L26	S 62°32'04" W	58.29'
L27	N 60°36'59" E	28.64'
L28	N 29°23'01" W	20.07'
L29	N 60°36'59" E	15.00'
L30	S 29°23'01" W	20.07'
L32	S 60°36'59" W	69.77'
L33	N 62°32'04" W	49.82'
L34	S 35°38'00" E	138.31'
L35	N 77°01'08" E	66.97'
L36	N 12°58'52" W	27.82'
L37	N 05°24'48" E	95.88'
L38	S 64°28'17" W	124.76'
L39	N 58°37'16" W	20.80'
L40	N 31°22'44" E	32.00'
L41	N 58°37'16" W	40.89'
L42	S 78°56'19" W	41.90'
L43	S 31°22'44" W	19.73'
L44	N 58°37'16" W	108.99'
L45	N 31°22'44" E	177.78'
L46	N 81°36'28" E	115.61'
L47	N 18°41'22" E	66.41'
L48	N 77°01'08" E	15.13'
L49	S 72°23'22" E	49.60'
L50	S 35°15'23" E	32.00'
L51	N 38°31'57" E	32.15'
L52	S 51°28'03" E	28.00'
L53	S 38°31'57" W	31.70'
L54	S 68°21'14" E	64.09'
L55	N 10°26'26" E	23.83'
L56	S 79°33'34" E	28.00'
L57	S 10°26'26" W	23.83'

LINE	BEARING	DISTANCE
L58	S 84°58'28" E	111.75'
L59	S 05°01'32" W	32.00'
L60	N 84°58'28" W	111.75'
L61	N 68°21'14" W	64.09'
L62	N 51°28'03" W	36.37'
L64	S 55°30'19" E	43.43'
L65	S 05°48'04" W	20.63'
L66	S 84°58'28" E	14.40'
L67	S 68°42'38" W	36.09'
L68	N 04°01'18" W	27.98'
L69	S 84°51'24" E	18.95'
L70	S 41°59'54" E	20.07'
L71	S 42°39'16" W	49.46'
L72	S 18°47'14" E	64.03'
L73	S 03°29'19" E	30.78'
L74	S 14°28'39" W	11.11'
L75	S 00°55'01" E	35.36'
L76	S 07°34'07" E	37.82'
L77	S 41°26'33" E	15.07'

Area Tabulations:

Lot	Acres	% of Total	Use
LOT 1	0.561	4.800%	Residential
LOT 2	0.696	5.962%	Residential
LOT 3	0.501	4.292%	Residential
LOT 4	0.486	4.163%	Residential
LOT 5	0.086	0.737%	Residential
LOT 6	0.110	0.942%	Residential
LOT 7	0.085	0.728%	Residential
LOT 8	0.060	0.514%	Residential
LOT 9	0.060	0.514%	Residential
LOT 10	0.060	0.514%	Residential
LOT 11	0.060	0.514%	Residential
LOT 12	0.082	0.702%	Residential
LOT 13	0.091	0.780%	Residential
LOT 14	0.064	0.548%	Residential
LOT 15	0.063	0.540%	Residential
LOT 16	0.098	0.839%	Residential
LOT 17	0.090	0.771%	Residential
LOT 18	0.060	0.514%	Residential
LOT 19	0.061	0.523%	Residential
LOT 20	0.091	0.780%	Residential
LOT 21	0.087	0.745%	Residential
LOT 22	0.063	0.540%	Residential
LOT 23	0.064	0.548%	Residential
LOT 24	0.062	0.531%	Residential
LOT 25	0.076	0.651%	Residential
LOT 26	0.448	3.838%	Residential
LOT 27	0.572	4.900%	Residential
LOT 28	0.395	3.384%	Residential
LOT 29	0.471	4.038%	Residential
LOT 30	0.413	3.588%	Residential
LOT 31	0.421	3.600%	Residential
LOT 32	0.463	3.966%	Residential
OUTLOT 1	0.222	1.902%	Private Open Space
OUTLOT 2	0.061	0.523%	Private Open Space
OUTLOT 3	1.857	15.907%	Private Open Space
OUTLOT 4	0.342	2.930%	Private Open Space
TRACT A	0.027	0.231%	Community Facilities
VISTA RIDGE WAY	1.576	13.500%	Private R.O.W.
LAKOTA PONTE COURT	0.589	5.045%	Private R.O.W.
Grand Total	11.674	100.00%	

(Average Lot size is 0.219 Acres (Lots 1-32 only))

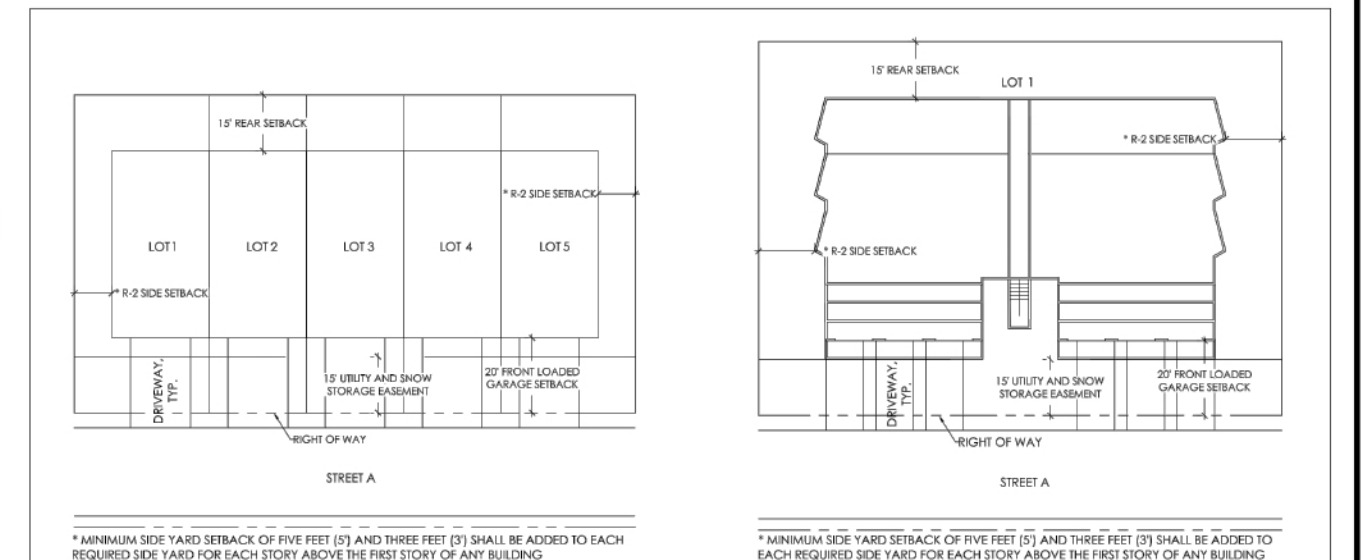
- Legend
- 1" Orange Plastic Cap PLS 22097
 - 1" Orange Plastic Cap PLS 22097 Reference Monument
 - #5 Rebar & 1.25" Blue Plastic Cap PLS 38850
 - BLM Brass Cap as Described
 - 1.5" Aluminum Cap PLS 25936
 - 1.5" Aluminum Cap PLS 25936 Reference Monument

- Subdivision Boundary
- Lot Line
- Existing Lot Line
- Proposed Easement
- Existing Easement
- Restricted Building Area
- Wetlands
- Easement To Be Vacated

OPEN SPACE TRACKING:

SITE DATA	AREA (AC)	%
TOTAL OPEN SPACE REQUIRED	30.520	100%
FILING 1 (OUTLOTS 2)	19.052	62.4%
FILING 2 (OUTLOTS 1-4)	2.703	8.9%
FILING 3 (OUTLOTS 1-4)	2.482	8.1%
Filing 1 (Lots)	TBD AT TIME OF SITE PLAN	TBD
Filing 2 (Lots)	TBD AT TIME OF SITE PLAN	TBD
Filing 3 (Lots)	TBD AT TIME OF SITE PLAN	TBD
REMAINING	6.283	20.6%

(Table and values provide by Terracina Design LLC)



Lot Typical Layout
Not To Scale
(Details provide by Terracina Design LLC)

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