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

Applicant: Jeff Vogel, Vogel & Associates

Property Owner: Robert Fanch, Fraser River Development Company

Case Number: PLN26-018 Roam Filing 5, Preliminary Plat

Physical Address of Property for Which the Application Approval is Requested:
Parcel F, Roam Filing 1. Located east of HWY 40, south of Roam Way, Winter Park, CO

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

Description of Request:
The Roam Filing 5 preliminary plat proposes a residential and mixed-use amenity center development within Planning Areas 9 and 10 of the Roam FDP. The project includes reconfiguring an existing pond into a system of terraced ponds with surrounding wetlands and a range of housing types including townhomes, condominiums, and single-family cabins. The site will be accessed via Roam Way and Beavers Lodge Road, with pedestrian connections to existing Fraser River Trail and sidewalks.

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, November 10, 2026, at 8:00 A.M.

Town Council, Tuesday, December 1, 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 TDlubac@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.

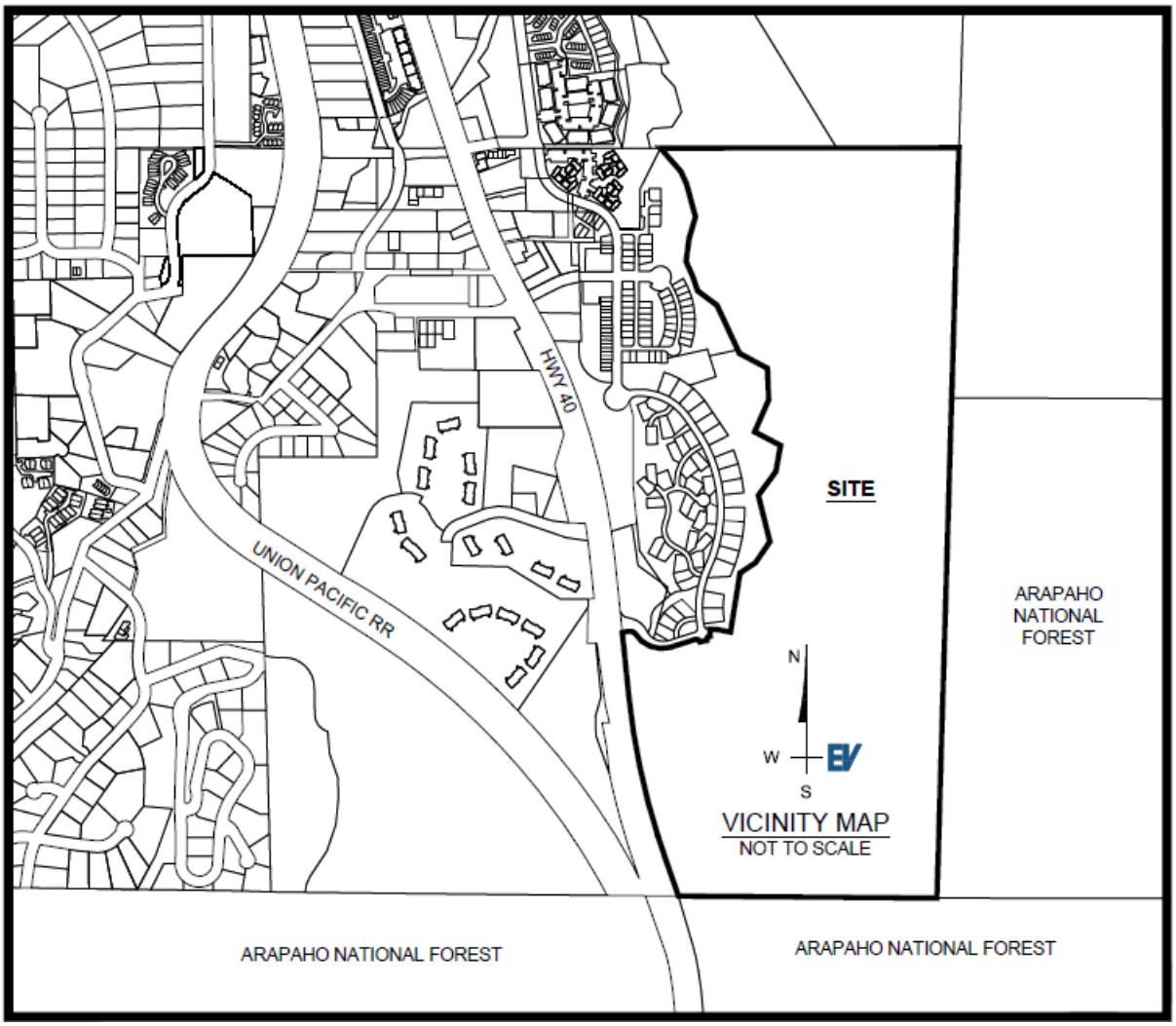
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

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

ROAM FILING 1, PARCEL F, A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



VOGEL & ASSOCIATES
Integrated Planning with Innovative Solutions

September 17, 2026

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

Re: Roam Filing 5
Preliminary Plat Application

Dear James,

I am pleased to submit on behalf of the Fraser River Development Company, the Roam Filing 5 preliminary plat application. Outlined below is a summary of the project.

Roam Filing 5 is located within planning areas 9 and 10 south of Roam Way and west of the Fraser River. Planning Areas 9 and 10 include the existing pond that is located south of Roam Way. The planning areas are designated in the Roam Final Development Plan (FDP) as mixed use and allows for non-residential and residential uses.

As previously discussed, the intent is to reconfigure the existing pond. This reconfiguration will result in 4 terraced ponds being created within planning area 9 and adjacent to the existing Fraser Trail. Wetlands are to be created on the perimeter of the ponds. The US Army Corps of Engineers has granted a permit for the proposed pond and wetlands.

A private community amenity is proposed that will include a private restaurant, fitness and wellness center including an outdoor pool. This community amenity facility is proposed to be located in Parcel A.

The residential program proposes a diversity of housing types. This residential program includes 18 townhomes, 10 condominiums and 16 single family detached cabins. One of the cabins and ten of the townhomes are proposed to be located within Parcel A. Condominiums are proposed above the wellness center. The townhomes and cabins are configured along the Fraser River and proposed terraced pond system. A total of 44 residential units are currently proposed. This program reflects non-residential and residential density that is significantly less than what is permitted in the Roam FDP.

Access to River Village will be provided via Roam Way and Beavers Lodge Road. A pedestrian oriented street is proposed that will extend south providing access to the club amenity and the residential uses.

Parking requirements for the Parcel A amenity building and residential units will be achieved utilizing a proposed sub-surface parking garage, attached garages and driveway spaces. Pedestrian circulation is proposed to connect with existing sidewalks along Roam Way, Beavers Lodge Road and the existing Fraser Trail that is east US 40. Pedestrian circulation will also include connecting to the existing and proposed Fraser River Trail. Additional details regarding the proposed site improvements, buildings and parking will be submitted with a separate Site Plan application.

Wetlands are located within the southern quadrant of planning areas 9 and 10. It is the intent to preserve these wetlands. As illustrated, the Fraser River Trail connection will meander through River Village and create a fluid connection with the existing Fraser River Trail portion along US HWY 40.

Enclosed for review is the Filing 5 preliminary plat, civil construction documents, drainage report and estimate of probable costs.

Below is a list of amenities featured within the Club Amenity.

<u>Parcel A - Mixed-Use Amenity (Private):</u>

- Valet/Baggage
- Front of House/Sales Office
- Lobby and Bar
- Restaurant and Kitchen
- Outdoor Dining
- Fitness/Gym (with treatment rooms)
- Mens and Women's Locker Rooms
- Stair/Elevator
- Restrooms
- Storage
- Pool and Spa
- Pool Terrace
- Outdoor Dining
- Terraced Pond with walking trails

A. Project Name: Roam Filing 5 Preliminary Plat

B. Street Address: To be assigned following final plat

C. Project Team:

Builder/Owner:	Fraser River Development Company [redacted]
Applicant:	Jeff Vogel Vogel & Associates [redacted]
Architect:	David Tryba Tryba Architects [redacted]
Civil Engineer:	MPD Engineering, LLC Marc Dolezal [redacted]

D. Legal Description:
ROAM FILING 1, PARCEL F, A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

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

F. Lot Size: 662,849.4 Sf (15.216 Ac)

G. Proposed Uses: Mixed Use and Residential

H. Compliance with the Town's Comprehensive Plan:

The Town of Winter Park and approved Roam Final Development Plan designates these planning areas as mixed use. Proposed land uses including the mixed use commercial component proposed for Parcel A is consistent with the Comprehensive Plan.

I. Summary of proposed types of street surfacing, drainage, sanitary facilities and water supply:

Street Surfacing
Proposed streets will be paved with asphalt. Curb and gutter will be constructed with concrete. See construction documents for details.

Water and Sewer

Water and sewer will be provided by Grand County Water and Sanitation District (GCWSD). GCWSD reviewed Planning Areas 9 and 10 including the proposed land use and density as part of the Final Development Plan review.
It was confirmed at that time there would be capacity to serve the proposed density. These planning areas are included in the GCWSD service area.

Storm Drainage
Enclosed in this application is a Drainage Report and civil engineering construction documents that illustrate the proposed storm drainage program. Specifics regarding the proposed drainage facilities are included in the civil construction documents.

Traffic Impact study
A traffic impact study (TIS) has been prepared for Roam that includes planning area 9 and 10. The Roam Final Development Plan and TIS reflects more traffic significantly than what is being proposed with this preliminary plat. That said, the average daily trips contemplated in the report is significantly less than what will occur with this proposed development program. The Colorado Department of Transportation issued a access permits for Roam Way, Vasquez Road and Rendezvous Way as part of the Final Development Plan. The enclosed TIS served as a basis for processing the permits.

Wetlands
Enclosed is the planning area wetland delineation exhibit. As illustrated, planning areas 9 and 10 include the existing pond (aquatic habitat) and jurisdictional wetlands that are predominantly located to the south.

The intent is to reconfigure the existing pond to serve as aquatic habitat and to create significant more wetlands along the perimeter of the proposed pond system. Thiis pond system will include extensive wetland shelves that will incorporate a variety of aquatic plants. This wetland program was created in conjunction with the US Army Corps of Engineers (USACE). Enclosed is the permit from the USACE that addresses permits the proposed wetland impacts and the reconfiguration of the ponds.

A stream management plan was created and implemented for the Fraser River. This included enhancing bank stabilization and improving fisheries.

Hillside Preservation
Planning Areas 9 and 10 are not located on a hillside nor are steep slopes. A majority of the existing grade is less than 10%. That said, impacts to hillsides and steep slopes are not proposed.

Mineral Rights
Fraser River Development Company owns the mineral rights. The rights have not been severed from the property.

Wildfire Mitigation
Roam implemented a comprehensive wildfire and forest management plan in 2018 and 2019. This included the removal of dead and diseased trees and shrubs. Fallen timber and other slashes were removed from the property.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

PRELIMINARY PLAT ROAM FILING NO. 5

BEING A REPLAT OF AMENDED PARCEL F, SUBDIVISION EXEMPTION PLAT NO. 5, ROAM FILING NO. 1, LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

DECICATION

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

A PARCEL OF LAND BEING ALL OF AMENDED PARCEL F, SUBDIVISION EXEMPTION PLAT NO. 5, ROAM FILING NO. 1, RECORDED MAY 24, 2024, AT RECEPTION NO. 2024003173 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

CONTAINING AN AREA OF 5,198,162 SQUARE FEET OR 119.333 ACRES, MORE OR LESS.

THAT HE HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ROAM FILING NO. 5, AND DOES HEREBY DEDICATE PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY GRANT TO THE TOWN OF WINTER PARK USE OF THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS PERMANENT PUBLIC EASEMENTS. IN WITNESS WHEREOF, ROBERT C. FANCH AS MANAGER OF FRASER RIVER DEVELOPMENT CO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED HIS NAME TO BE

HEREUNTO SUBSCRIBED THIS DAY OF _____, 20_____.

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

STATE OF COLORADO)
)SS
COUNTY OF GRAND)

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

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC _____

ESTOPPEL CERTIFICATE

WE, FRASER RIVER DEVELOPMENT CO, LLC, THE OWNER OF THE PROPERTY INCLUDED IN ROAM FILING NO. 5, CERTIFY THAT THIS PRELIMINARY PLAT AND THE SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION WITH THIS PRELIMINARY PLAT, IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS, OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH ON THIS PLAT OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

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

PLANNER'S CERTIFICATE

I, JEFF VOGEL, BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS PLAT OF ROAM FILING NO. 5 HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE.

_____
JEFF VOGEL
VOGEL & ASSOCIATES, LLC.

PLANNING COMMISSION CERTIFICATE

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

_____
DAVID BARKER
CHAIR

MAYOR'S CERTIFICATE

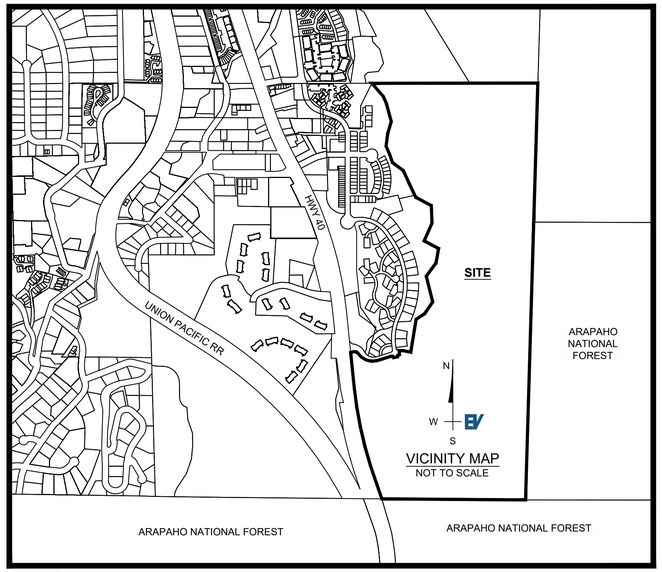
THIS PLAT AND ALL PUBLIC DEDICATIONS THEREON AND PUBLIC UTILITY EASEMENTS ARE HEREBY APPROVED AND ACCEPTED BY THE TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

APPROVED THIS _____ DAY OF _____, 20___.

_____ _____ ATTEST:_____
MAYOR TOWN CLERK
TOWN OF WINTER PARK, COLORADO

SUBDIVISION LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)	LAND USE	OWNERSHIP	MAINTENANCE
LOTS 1-23	98,935	2.271	RESIDENTIAL	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
PARCEL A	101,105	2.321	FUTURE DEVELOPMENT	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
PARCEL B	142,326	3.267	OPEN SPACE	FRASER RIVER DEVELOPMENT COMPANY	METRO DISTRICT
PARCEL C	330,394	7.585	OPEN SPACE	FRASER RIVER DEVELOPMENT COMPANY	METRO DISTRICT
PARCEL D	4,203,138	96.491	FUTURE DEVELOPMENT	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
PARCEL E	243,728	5.595	FUTURE DEVELOPMENT	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
TRACT A	6,042	0.139	OPEN SPACE	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
TRACT B	29,117	0.668	UTILITY & ACCESS EASEMENT	FRASER RIVER DEVELOPMENT COMPANY	PARCEL OWNER
ROW	43,378	0.996	ROAM WAY EXTENSION DEDICATED ROW	TOWN OF WINTER PARK	TOWN OF WINTER PARK
TOTAL	5,198,162	119.333			



SURVEY NOTES:

1.) BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 89° 55' 32" E, BETWEEN THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, AND THE NORTHEAST CORNER, OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED AS SHOWN HEREON AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2.) SET 18" LONG #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592" AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

3.) THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN THE LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER _____, WITH AN EFFECTIVE DATE OF _____, AT _____ P.M. LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS CONTAINED IN SAID COMMITMENT NUMBER. OTHER INTERESTS OR EASEMENTS MAY EXIST. NO ADDITIONAL RESEARCH WAS COMPLETED BY EVSTUDIO.

4.) THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS-ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND OTHER FLOOD AREAS-ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD-ZONE AE AND FLOODWAY AREAS IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS); AND ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED), PER FEMA FIRM PANEL 302 OF 495, MAP NO. 08035CO302G WITH AN EFFECTIVE DATE OF MARCH 16, 2016, AND FEMA FIRM PANEL 189 OF 495, MAP NO. 0835C0189G WITH AN EFFECTIVE DATE OF MARCH 16, 2016.

5.) THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.

6.) THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.

7.) FIELD MOBILIZATIONS WERE COMPLETED ON JANUARY 6, 2025. CONVENTIONAL AND GPS RTK MEASUREMENTS WERE UTILIZED TO COMPLETE THE FIELD WORK.

8.) LEGAL DESCRIPTION PREPARED BY MICHAEL S. KERVIN, ON BEHALF OF EVSTUDIO.

9.) WETLANDS LIMITS SHOWN HEREON ARE PROVIDED BY THE LAND PLANNER.

10.) ALL DIMENSIONS SHOWN HEREON ARE PER THE PLAT OF SUBDIVISION EXEMPTION PLAT NO. 5, ROAM FILING NO. 1 RECORDED AT RECEPTION NUMBER 2024003173 AND AS MEASURED.

SHEET INDEX

SHEET 1 COVER
SHEET 2 PLAT
SHEET 3 PLAT
SHEET 4 PLAT

OWNER/DEVELOPER	PLANNER/REPRESENTATIVE	SURVEYOR	DATE PREPARED
FRASER RIVER DEVELOPMENT COMPANY LLC 124 COUNTY RD 8317 TABERNASH, CO 80470	VOGEL & ASSOCIATES, LLC. 475 W. 12TH AVE, SUITE E DENVER, CO 80204 CONTACT: JEFF VOGEL	EVSTUDIO 5335 W. 48TH AVE., SUITE 301 DENVER, CO 80212 CONTACT: MICHAEL S. KERVIN	SEPTEMBER 17, 2026

DEVELOPMENT NOTES:

1.) THE GEOTECHNICAL REPORT REQUIRES THAT ALL STRUCTURES HAVE ENGINEERED FOUNDATIONS. A SITE SPECIFIC SOIL AND FOUNDATION REPORT IS REQUIRED TO BE PROVIDED WITH SUBMITTAL OF A BUILDING PERMIT APPLICATION TO THE TOWN OF WINTER PARK BUILDING DEPARTMENT THAT RECOMMENDS THE MOST APPROPRIATE FOUNDATION SYSTEM FOR EACH STRUCTURE. SUBSURFACE STRUCTURES AND IMPROVEMENTS SHALL COMPLY WITH GEOTECHNICAL REPORT INCLUDING GROUNDWATER RECOMMENDATIONS.

2.) PARKING REQUIREMENTS SHALL COMPLY WITH THE TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

3.) LOT OWNERS ARE RESPONSIBLE FOR SNOW REMOVAL WITHIN THE PRIVATE STREETS. SNOW SHALL NOT BE PUSHED OR STORED ON PUBLIC RIGHT-OF-WAY. DURING MAJOR SNOW EVENTS, SNOW IS TO BE HAULED OUT. THE TOWN OF WINTER PARK SHALL BE RESPONSIBLE FOR SNOW REMOVAL WITHIN THE TERMS OUTLINED IN THE ROAM FINAL DEVELOPMENT PLAN SECTION 7.2.1.3.

4.) WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
A) ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME.
B) ALL DOGS WILL BE REQUIRED TO BE ON A LEASH.
C) ALL TRASH RECEPTACLES SHALL BE WILDLIFE PROOF CONTAINERS.
D) 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."

5.) TO PROTECT AGAINST WILDFIRES AND ENHANCE FOREST HEALTH THE FOLLOWING WILDFIRE MITIGATION MEASURES ARE REQUIRED:
A) WATER HYDRANTS WILL BE SITED AT APPROPRIATE DISTANCES.
B) ALL DEAD VEGETATION LOCATED WITHIN 50' OF A STRUCTURE SHALL BE PRUNED OR REMOVED BY THE SUBJECT PROPERTY OWNER.
C) UTILITIES WILL BE CONSTRUCTED UNDERGROUND.

6.) ALL WETLANDS OR AREAS SUSPECTED TO BE WETLANDS, TO BE PROTECTED FROM DAMAGE BY SNOW PLOWING, STORAGE, AND REMOVAL ACTIVITIES. PROTECTION MAY INCLUDE SEASONAL MARKING, OR OTHER PRACTICE TO ENSURE VEHICLES AND SNOW MOVING ACTIVITIES DO NOT AFFECT WETLAND VEGETATION OR SOILS.

7.) TO ENSURE STORM DRAINAGE FACILITIES FUNCTION AS THEY ARE DESIGNED TO, CONTINUED MAINTENANCE IS REQUIRED. THE ROAM METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF METROPOLITAN DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE ROAM FILING NO. 5 PRELIMINARY PLAT. SHOULD THE ROAM METROPOLITAN DISTRICT FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE, ALL SUCH COSTS WILL BE ASSESSED TO THE ROAM METROPOLITAN DISTRICT.

8.) PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES. WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO PART OF A STRUCTURE (INCLUDING DECKS, OVERHANGS, FOOTERS, ETC) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC. NO TREES OR BOULDERS MAY BE PLANTED OR PLACED WITHIN FIVE FEET (5') OF ANY POWER LINE OR ELECTRIC EQUIPMENT. ALL EQUIPMENT WILL HAVE A MINIMUM OF TEN FEET (10') OF CLEARANCE IN FRONT OF ANY OPENINGS OR EQUIPMENT DOORS.

9.) ALL BUILDINGS ON ROAM FILING NO. 5 WILL BE PROTECTED BY AN NFPA 13R OR 13D AUTOMATIC FIRE SPRINKLER SYSTEM.

10.) PARCEL A AND PARCEL D ARE TO BE CONVEYED TO THE OWNER BEING FRASER RIVER DEVELOPMENT CO, LLC. AND IS FOR FUTURE DEVELOPMENT.

11.) DISTURBANCE OF WETLANDS SHALL COMPLY WITH THE US ARMY CORPS OF ENGINEER PERMIT THAT HAS BEEN ISSUED FOR THIS PROJECT. ADDITIONAL DISTURBANCE THAN WHAT IS INCLUDED IN THE PERMIT SHALL BE COORDINATED WITH THE US ARMY CORPS.

12.) THE TRASH CONTAINER SHALL BE BEAR-PROOF AND LOCATED IN A SECURE ENCLOSURE.

13.) ALL LOTS SHALL COMPLY WITH THE ROAM DESIGN STANDARDS AND GUIDELINES.

14.) OUTDOOR STORAGE IS NOT PERMITTED INCLUDING LAUNDRY, RECREATIONAL EQUIPMENT OR BIKE STORAGE ON PATIOS AND DECKS.

15.) ALL UTILITIES INSTALLED IN SHARED UTILITY EASEMENTS SHALL MAINTAIN TEN FEET OF SEPARATION FROM ANY WATER OR SANITARY MAINS WITH THE EXCEPTION OF CROSSINGS, WHICH SHALL BE DESIGNED AS PERPENDICULAR AS POSSIBLE.

16.) TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND SIDE LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA IDENTIFIED AS SINGLE-FAMILY LOTS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL AND MULTI-FAMILY LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. FIFTEEN-FOOT (15') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS AND SIDE LOT LINES ABUTTING EXTERIOR PLAT BOUNDARY LINES. THESE EASEMENTS ARE DEDICATED TO THE CITY/COUNTY FOR THE BENEFIT OF APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES ("DRY UTILITIES"). UTILITY EASEMENTS SHALL ALSO BE GRANTED 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 UTILITY FACILITIES OR THEIR USE ("INTERFERING OBJECTS") SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS. UTILITY PROVIDERS MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO THE UTILITY PROVIDER, INCLUDING VEGETATION. 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. NO STRUCTURE OR FOUNDATION SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY UNDERGROUND UTILITY LINES. NO WATER OR SEWER UTILITY LINE SHALL BE ALLOWED CLOSER THAN TEN FEET (10') TO ANY UNDERGROUND UTILITY LINE. UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC FACILITIES SHALL NOT BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY GAS LINE. ABOVE-GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN FIVE FEET (5') TO ANY UNDERGROUND FACILITIES. NO GRADE CHANGES (FILL OR CUT) EXCEEDING 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 DIRECTLY OVER DISTRIBUTION OR SERVICE LINES AND MUST BE LOCATED A MINIMUM OF FIVE FEET (5') AWAY.

EACH TOWNHOME, DUPLEX, MULTI-FAMILY, OR MIXED-USE BUILDING ON THE PROPERTY SHALL HAVE GAS METERS LOCATED ON THE GABLE END OF ONE (1) END UNIT ("GAS METER BANK"). THE DEVELOPER, FUTURE HOMEOWNER, OR METROPOLITAN DISTRICT HEREBY GRANTS TO XCEL (PSCO) A NON-EXCLUSIVE UTILITY EASEMENT FOR (I) ONE GAS METER BANK ON AN END UNIT OF EACH BUILDING. ALL OTHER FACILITIES REASONABLY NECESSARY TO CONSTRUCT, INSTALL, MAINTAIN, AND OPERATE THE GAS METER BANK. ALL LINES AND FACILITIES ASSOCIATED WITH THE GAS METER BANK, SUCH AS METER RISERS (EXCLUDING INDIVIDUAL GAS METERS), SHALL REMAIN PROPERTY OF THE DEVELOPER. ALL GAS METERS SHALL REMAIN PROPERTY OF XCEL (PSCO). THESE RIGHTS SHALL BE BINDING UPON AND BENEFIT SUCCESSORS AND ASSIGNS.

NOTICE

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

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KERVIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ROAM FILING NO. 5 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.

_____
MICHAEL SEAN KERVIN, CO PLS 34592
FOR AND ON BEHALF OF EVSTUDIO.

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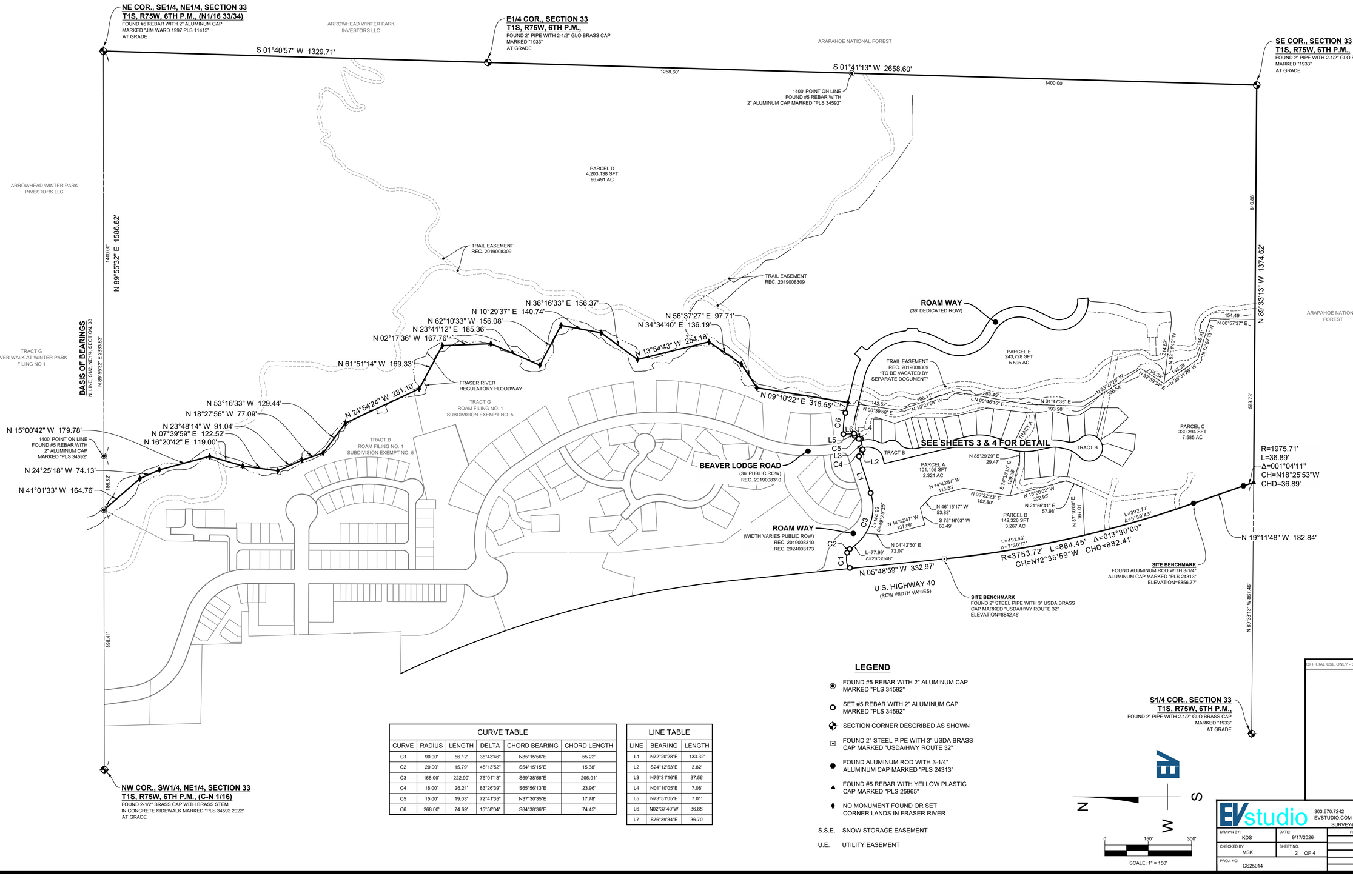
EVstudio
303.670.7242 5335 W. 48TH AVE.
EVSTUDIO.COM DENVER, CO. 80212
SURVEY@EVSTUDIO.COM

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KDS	9/17/2026	
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MSK	1 OF 4	
PROJ. NO:		
CS25014		

S33715-RSW

PRELIMINARY PLAT ROAM FILING NO. 5

BEING A REPLAT OF AMENDED PARCEL F, SUBDIVISION EXEMPTION PLAT NO. 5, ROAM FILING NO. 1, LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	90.00'	56.12'	35°43'46"	N85°15'56"E	55.22'
C2	20.00'	15.79'	45°13'52"	S54°15'15"E	15.38'
C3	168.00'	222.90'	76°01'13"	S69°38'56"E	206.91'
C4	18.00'	26.21'	83°26'39"	S65°56'13"E	23.96'
C5	15.00'	19.03'	72°41'35"	N37°30'35"E	17.78'
C6	268.00'	74.69'	15°58'04"	S84°38'36"E	74.45'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°20'28"E	133.32'
L2	S24°12'53"E	3.82'
L3	N79°31'16"E	37.56'
L4	N01°10'05"E	7.08'
L5	N73°51'05"E	7.01'
L6	N02°37'40"W	36.85'
L7	S76°39'34"E	36.70'

LEGEND

- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
- SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
- SECTION CORNER DESCRIBED AS SHOWN
- FOUND 2" STEEL PIPE WITH 3" USDA BRASS CAP MARKED "USDA/HWY ROUTE 32"
- FOUND ALUMINUM ROD WITH 3-1/4" ALUMINUM CAP MARKED "PLS 24313"
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 25965"
- NO MONUMENT FOUND OR SET CORNER LANDS IN FRASER RIVER

S.S.E. SNOW STORAGE EASEMENT

U.E. UTILITY EASEMENT

N

S

W

0 150' 300'

SCALE: 1" = 150'

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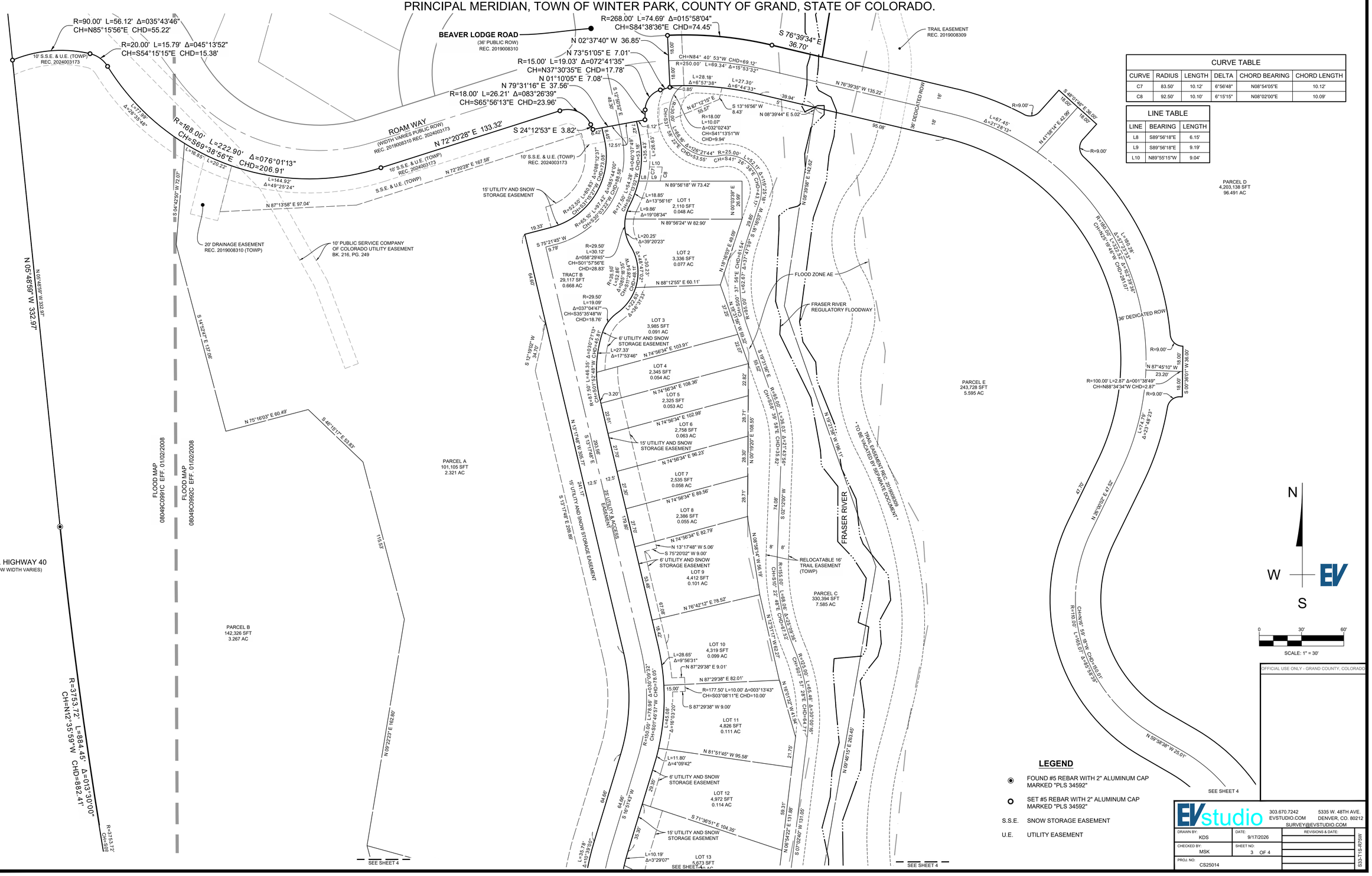
EVstudio
303.670.7242
EVSTUDIO.COM
SURVEY@EVSTUDIO.COM
5335 W. 48TH AVE.
DENVER, CO. 80212

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MSK	2 OF 4	
PROJ. NO:		
CS25014		

S33-T1S-R75W

PRELIMINARY PLAT ROAM FILING NO. 5

BEING A REPLAT OF AMENDED PARCEL F, SUBDIVISION EXEMPTION PLAT NO. 5, ROAM FILING NO. 1, LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C7	83.50'	10.12'	6°56'48"	N08°54'05"E	10.12'
C8	92.50'	10.10'	6°15'15"	N08°02'00"E	10.09'

LINE TABLE		
LINE	BEARING	LENGTH
L8	S89°56'18"E	6.15'
L9	S89°56'18"E	9.19'
L10	N89°55'15"W	9.04'

LEGEND

- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
- SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
- S.S.E. SNOW STORAGE EASEMENT
- U.E. UTILITY EASEMENT

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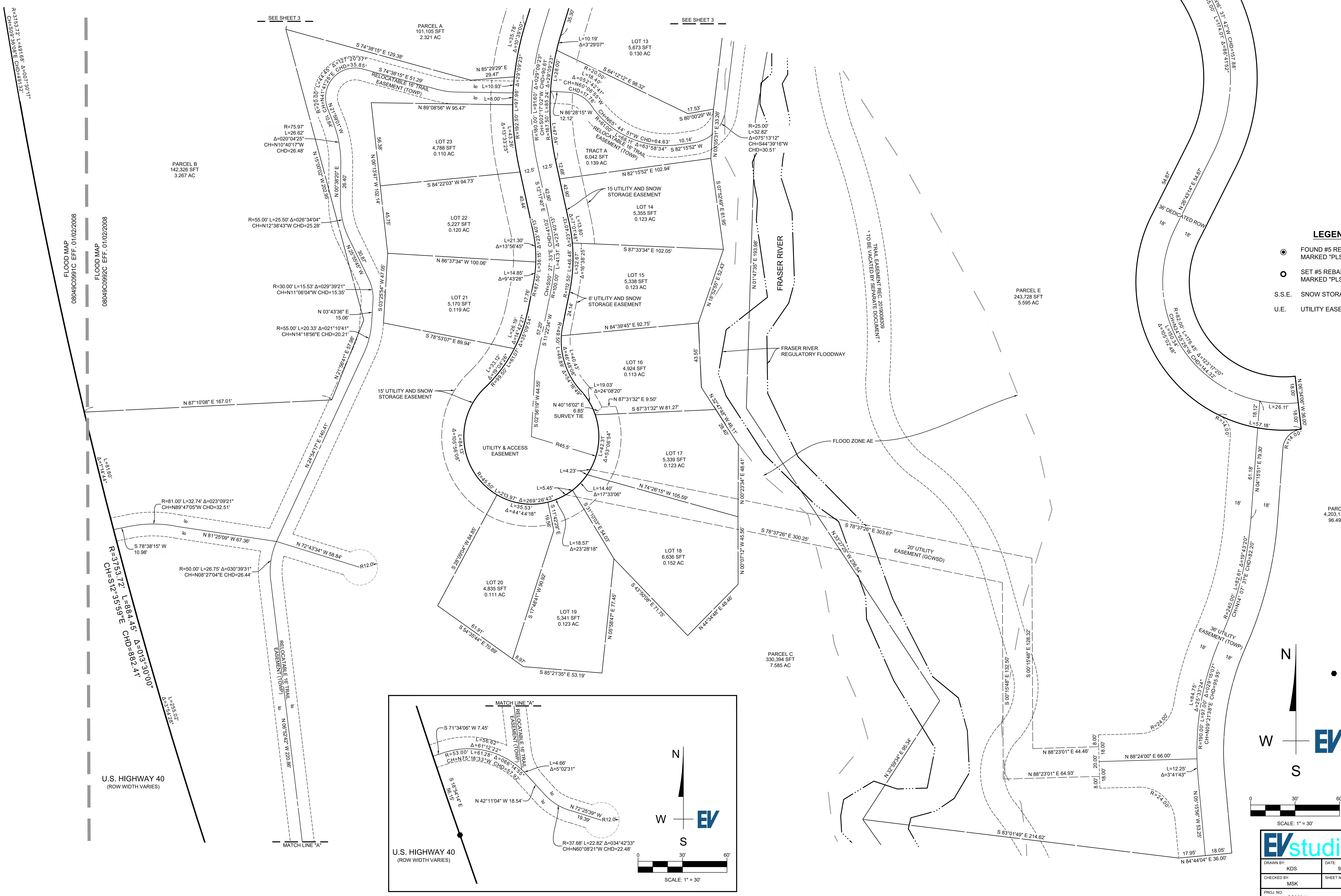
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EVSTUDIO.COM DENVER, CO. 80212
SURVEY@EVSTUDIO.COM

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MSK	3 OF 4	
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S33-T1S-R75W

PRELIMINARY PLAT ROAM FILING NO. 5

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LEGEND

- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
- SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592"
- S.S.E. SNOW STORAGE EASEMENT
- U.E. UTILITY EASEMENT

LEGEND

- FOUND ALUMINUM ROD WITH 3-1/4" ALUMINUM CAP MARKED "PLS 24313"

SCALE: 1" = 30'

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PROJ. NO: CS25014		

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