

FINAL PLANNED DEVELOPMENT PLAN
WEST MOUNTAIN FILING 1
PLANNING AREA 10W.1, 11W & A
PORTION OF 23W
LOCATED IN SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO

LEGEND

Legend for the map:

- FPDP BOUNDARY (Black line with square markers)
- PLANNING AREA BOUNDARY (Solid black line)
- ROADWAY (Grey rectangle with a diagonal dashed line)
- 10W.1 (Purple rectangle)
- 11W (Light blue rectangle)
- 23W (Green rectangle)

| Land Use | PDDP Units | FPDP Units |
|--------------------|---------------|------------|
| Residential | | |
| 10W | 10W.1 | 38 |
| | 10W.2 | (4) |
| | NOT A PART | 174 |
| | 10W.3 | (70) |
| Subtotal | | 174 |
| 11W | 11W | 41 |
| | *Total | 389 |
| | | 265 |

| Planning Area | PDDP Acres | FPDP Acres |
|-----------------|-------------|-------------|
| 10W | 10W.1 | 17.5 |
| | 10W.2 | (11.5) |
| | 10W.3 | (13.7) |
| | NOT A PART | |
| Subtotal | 40.8 | 42.7 |
| 11W | 16.1 | 19.3 |
| Subtotal | 56.9 | 62.0 |
| 23W | | 16.7 |

* EXCLUDES 10W 2 & 10W 3

This map illustrates a residential subdivision with the following key features and labels:

- Land Parcels:** Parcels are color-coded and labeled with identifiers:
 - 9W.2 NOT A PART (top left, black outline)
 - 9W.1 NOT A PART (top center, black outline)
 - 10W.2 NOT A PART (center, black outline)
 - 10W.3 NOT A PART (middle left, black outline)
 - 11W (bottom left, cyan area)
 - 10W.1 (center, purple area)
 - 23W (right side, green area)
- Streets:** Streets are labeled with names and numbers:
 - OUTPOST CLUB DR. (curving from top left to center)
 - COMPASS DR. (curving from bottom left to center)
 - HUNTERS CIR. (small street off COMPASS DR.)
 - TERRAIN WAY (vertical street on the right)
 - OVERLOOK DR. (vertical street on the right)
 - GRAND PARK DRIVE (diagonal street on the right)
 - BUGLE CIR. (diagonal street on the right)
- Union Pacific Railroad:** A railroad line is shown on the right side, labeled "UNION PACIFIC RAILROAD".
- Other Labels:** "TERRAIN COURT" is written vertically along a purple street, and "TOWN OF WINTER PARK LELAND CREEK SUBDIVISION ZONED R-1" is written vertically along a dashed line on the far right.

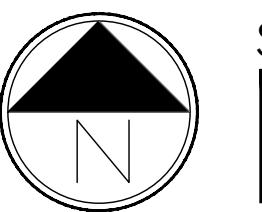
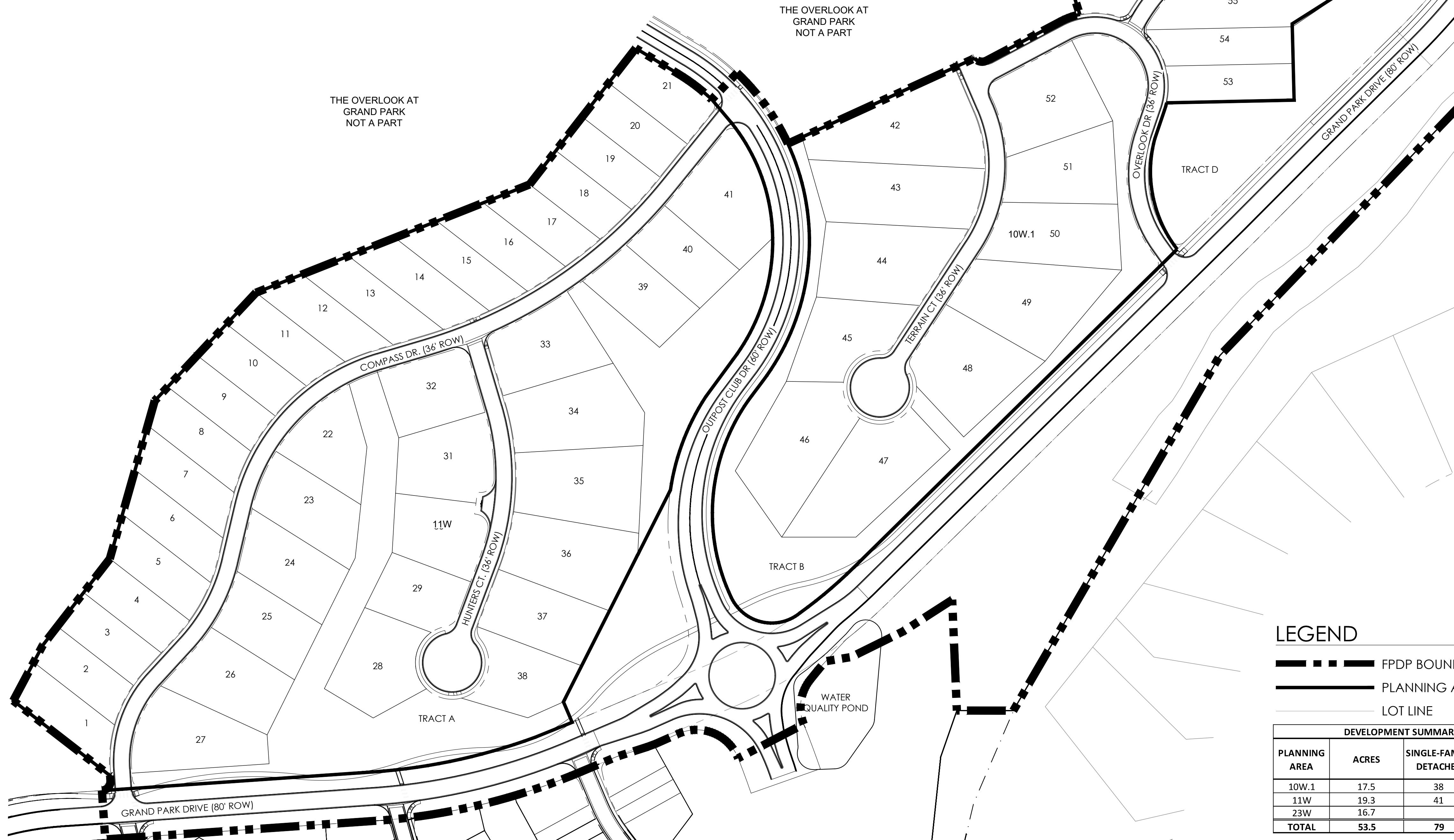
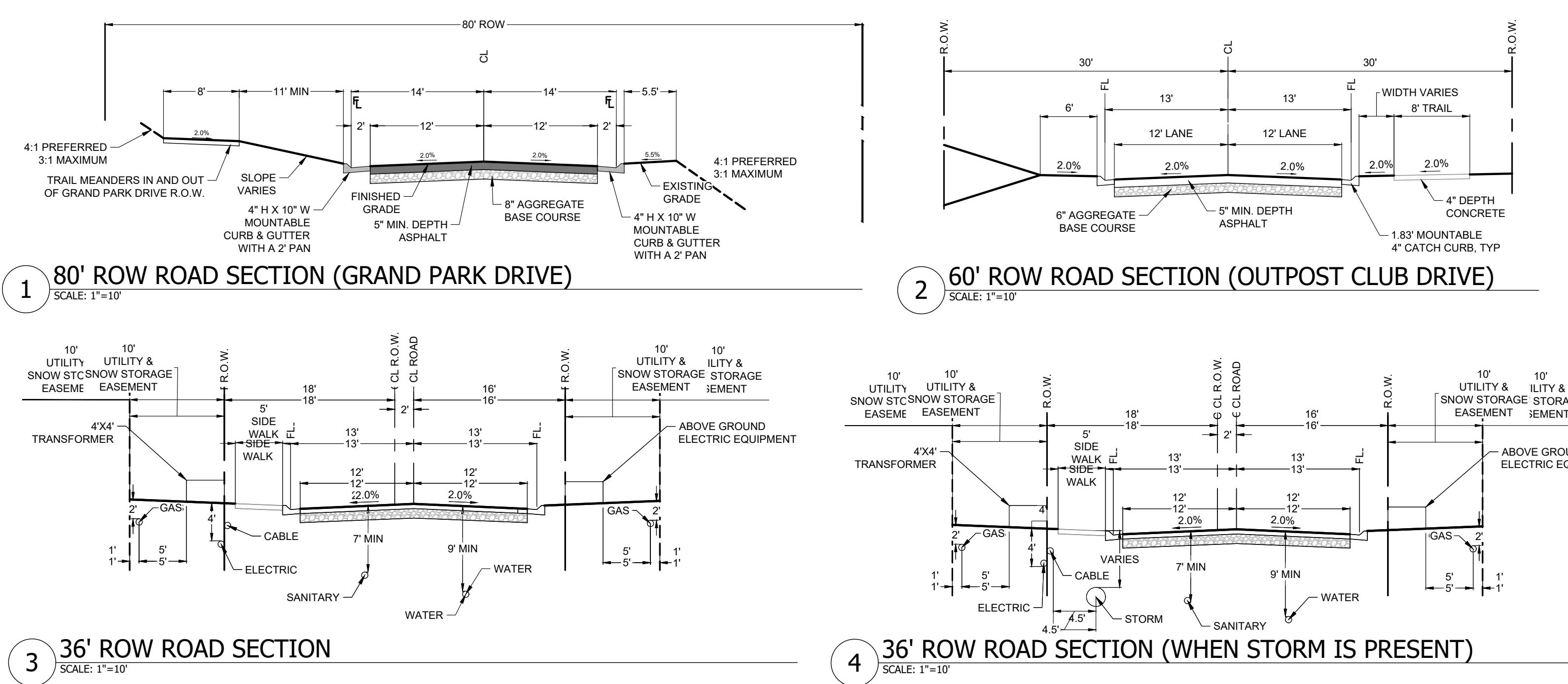
Scale: 1" = 200'-0"

A scale bar diagram consisting of a horizontal line with vertical tick marks. The first tick mark is labeled '0' below it. The second tick mark is labeled '100' below it. The third tick mark is labeled '200' below it. The distance between the '0' and '100' marks is equivalent to the distance between the '100' and '200' marks, representing a scale of 1 inch equals 200 feet.

LAND USE PLAN

400 DECEMBER 18, 2025 SHEET 3

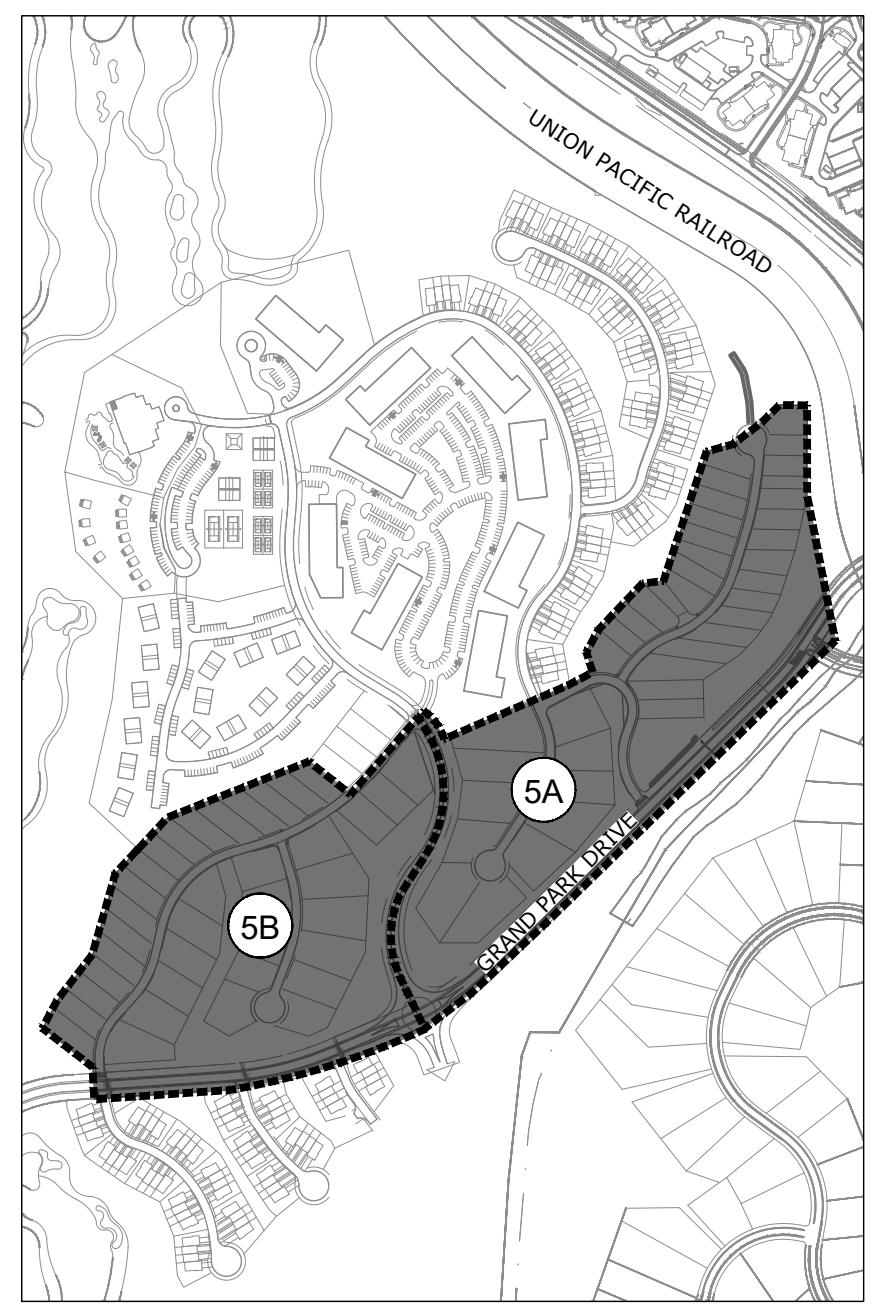
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WEST MOUNTAIN FILING 1
PLANNING AREA 10W.1, 11W & A
PORTION OF 23W
LOCATED IN SECTION 29,
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Scale: 1"= 100'-0"
0 50 100 200

OVERALL SITE PLAN
DECEMBER 18, 2025
SHEET 4

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| SNOW STORAGE REQUIREMENTS | | |
|---|----------------------------|------------|
| SF PAVED SURFACE | 253,739 | |
| SF SNOW STORAGE REQUIRED (33% REQUIRED) | 83,734 | |
| SF SNOW STORAGE PROVIDED (53% PROVIDED) | 134,427 | |
| PARKING REQUIREMENTS | | |
| PLANNING AREA | SINGLE-FAMILY (1) REQUIRED | PROVIDED |
| 10W.1 | 38 | 76 |
| 11W | 41 | 82 |
| TOTAL | 79 | 158 |

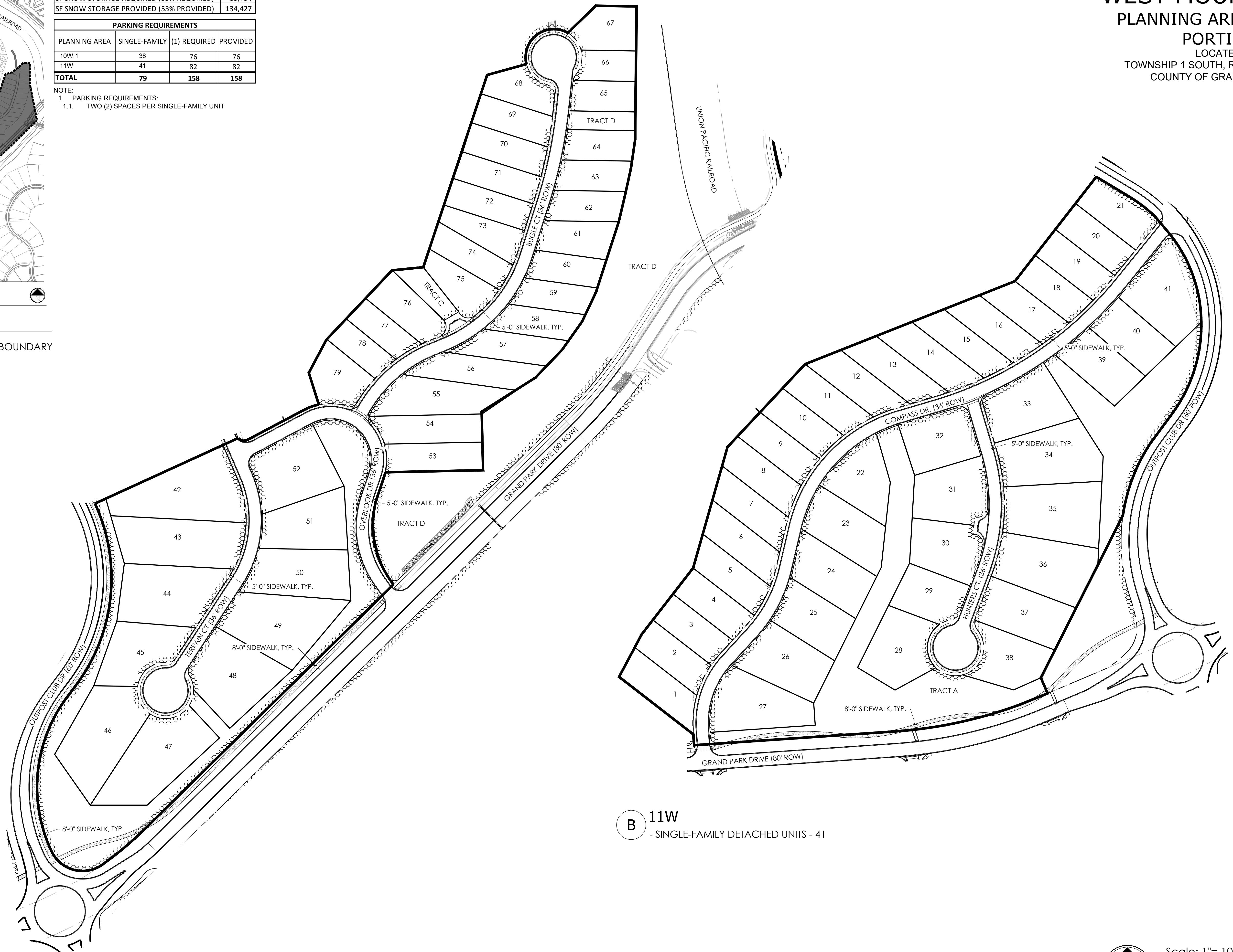
NOTE:
 1. PARKING REQUIREMENTS:
 1.1. TWO (2) SPACES PER SINGLE-FAMILY UNIT

KEY MAP



LEGEND

| | |
|---|------------------------|
| — | PLANNING AREA BOUNDARY |
| — | LOT LINE |
| ■ | SNOW STORAGE |

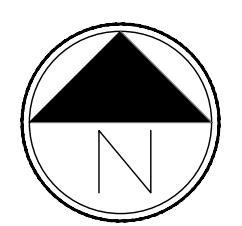


B 11W

- SINGLE-FAMILY DETACHED UNITS - 41

A 10W.1

- SINGLE FAMILY DETACHED UNITS - 38

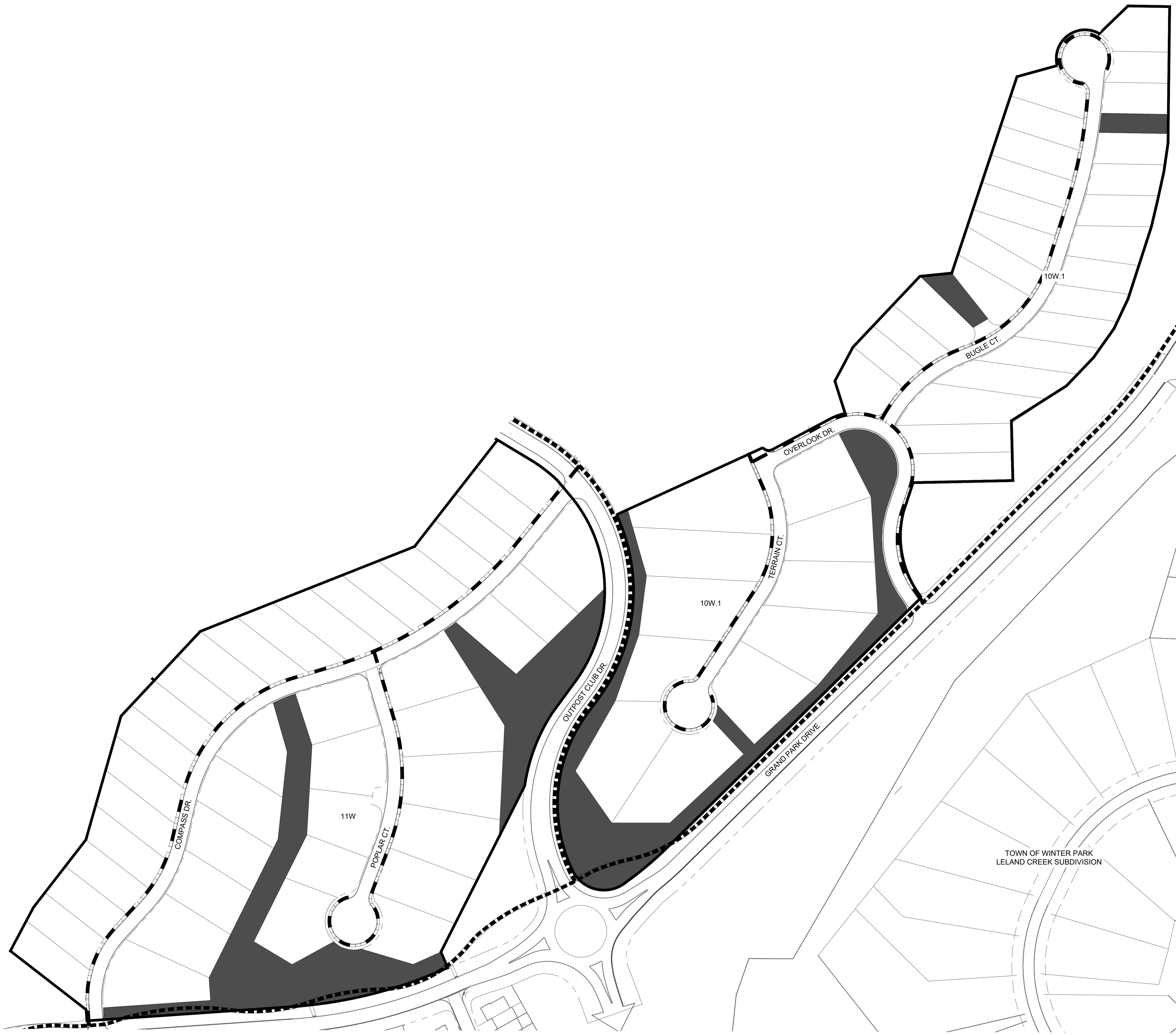


Scale: 1" = 100'-0"
 0 50 100 200



SITE PLAN
 DECEMBER 18, 2025
 SHEET 5

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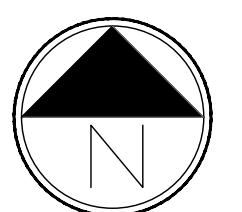


LEGEND

- PLANNING AREA BOUNDARY
- - - 8' SIDEWALK
- · - 5' SIDEWALK
- OPEN SPACE

| OPEN SPACE REQUIREMENTS | | | |
|-------------------------|-------|----------------------|---------------------|
| PLANNING AREA | ACRES | *OPEN SPACE REQUIRED | OPEN SPACE PROVIDED |
| 10W.1 | 17.5 | 2.6 | 2.6 |
| 11W | 19.3 | 2.9 | 2.9 |

* OPEN SPACE REQUIREMENTS ARE 15% OF PLANNING AREA

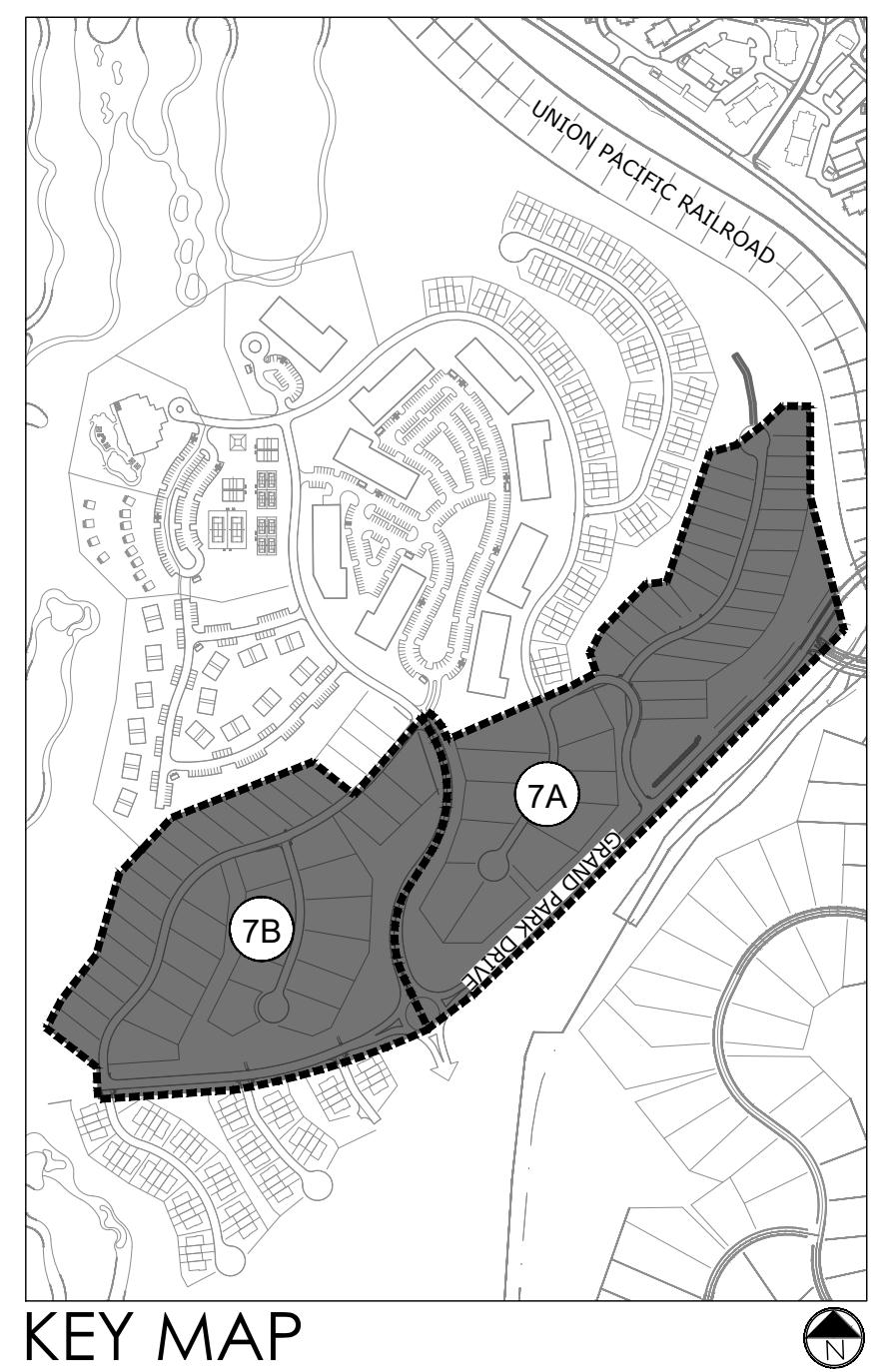


Scale: 1" = 100'-0"
 0 50 100 200



OPEN SPACE
 DECEMBER 18, 2025
 SHEET 6

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EROSION CONTROL

BEST MANAGEMENT PRACTICES WILL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION

NATIVE GRASS MIX

| COMMON NAME | BOTANICAL NAME | % OF MIX | APPLICATION RATE |
|----------------------|-------------------------|----------|-------------------|
| MANCHAR SMOOTH BROME | BROMUS INERMIS LEYSS. | 20% | 10.0 |
| POTOMAC ORCHARD | DACTYLIS GLomerata L. | 20% | 10.0 |
| PUBESCENT WHEATGRASS | AGROPyRON TRICHOPHORUM | 20% | 10.0 |
| PERENNIAL RYE | LOLIUM PERENNE L. | 11% | 5.5 |
| REUBENS CANADA BLUE | POA COMPRESSA | 10% | 5.0 |
| ANNUAL RYE | LOLIUM MULTIFLORUM LAM. | 10% | 5.0 |
| TIMOTHY | PHLEUM PRATENSE | 5% | 2.5 |
| CICER MILKVEITCH | ASTRAGALUS CICER L. | 2% | 1.0 |
| ALSIKE CLOVER | TRIFOLIUM HYBRIDUM | 2% | 1.0 |
| TOTAL | | | 50.0 LBS/PLS/ACRE |

NOTE: ALL DISTURBED AREAS THAT ARE NOT PAVED SURFACE WILL BE SEEDED WITH NATIVE GRASS MIX SHOWN ABOVE.

1. SEED APPLICATION: DRILL SEED 0.25"-0.5" INTO THE SOIL. IN AREAS NOT ACCESSIBLE TO A DRILL HAND BROADCAST AT DOUBLE THE ABOVE RATE AND RAKE 0.25"-0.5" INTO THE SOIL. ON SLOPES STEEPER THAN 2:1 HYDROSEED AT DOUBLE THE RATE.
2. SOIL AMENDMENTS: PREPARE SOIL WITH SAND BASED GRANULAR HUMATE AT THE RATE OF 435 LBS. PER ACRE.
3. FERTILIZATION APPLICATION: APPLY BIOSOL ALL NATURAL ORGANIC FERTILIZER AT THE RATE OF 1800 LBS. PER ACRE IN ALL SEEDING AREAS.
4. HYDROMULCH APPLICATION: HYDROMULCH SHALL CONSIST OF CELLULOSE FIBER MULCH AND MULCH TACKIFIER AND SHALL BE APPLIED AT THE RATES OF 2,000 LBS. PER ACRE AND 100 LBS. PER ACRE CONSECUTIVELY.

KEY MAP

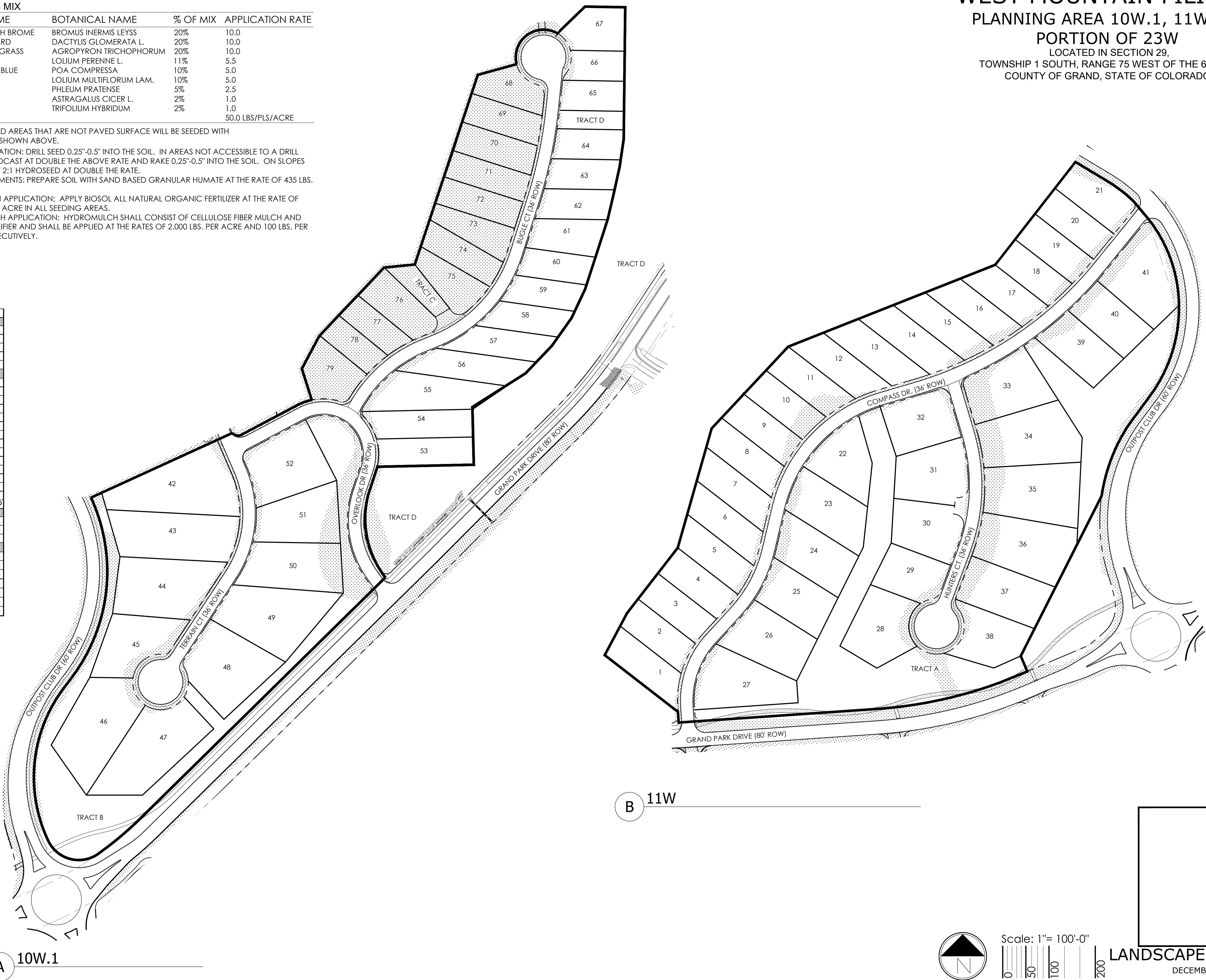
| SYM | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
|-----------------------------------|--|---------------------------|----------|--------|
| DECIDUOUS ORNAMENTAL TREES | | | | |
| ••• | POPULUS TREMULOIDES | ASPEN, QUAKING | 6' HT | B&B |
| ••• | MALUS SP. | CRAB APPLE | 6' HT | B&B |
| ••• | POPULUS ANGUSTIFOLIA | COTTONWOOD, NARROWLEAF | 6' HT | B&B |
| ••• | PRUNUS VIRGINIANA 'CANADARE' | CHOKEBERRY, CANADIAN RED | 6' HT | B&B |
| BOTANICAL NAME | | | | |
| SYM | BOTANICAL NAME | COMMON NAME | SIZE | TYPE |
| EVERGREEN TREES | | | | |
| ••• | PICEA PUNGENS | SPRUCE, BLUE | 6'-8' HT | B&B |
| ••• | PICEA ENGELMANNII | SPRUCE, ENGELMANN | 6'-8' HT | B&B |
| ••• | JUNIPERUS SCOPULORUM | ROCKY MOUNTAIN JUNIPER | #5 CONT. | |
| ••• | PICEA ENGELMANN | ENGELMANN SPRUCE | 6' HT | B&B |
| ••• | PICEA PUNGENS | COLORADO BLUE SPRUCE | 6' HT | B&B |
| ••• | PICEA PUNGENS 'BABY BLUE' | BABY BLUE SPRUCE | 6' HT | B&B |
| ••• | PICEA PUNGENS 'BABY BLUE EYES' | BABY BLUE EYES SPRUCE | 6' HT | B&B |
| ••• | PICEA PUNGENS 'TAT ALBERT' | FAT ALBERT SPRUCE | 6' HT | B&B |
| ••• | PICEA PUNGENS 'HOOPSII' | HOOPSII SPRUCE | 6' HT | B&B |
| ••• | PICEA PUNGENS 'PENDULIA' | WEEPING BLUE SPRUCE | 6' HT | B&B |
| ••• | PINUS ARISTATA | BRISTLECONE PINE | 6' HT | B&B |
| ••• | PINUS CONCOLOR LATIFOLIA | LOGCOPALE PINE | 6' HT | B&B |
| ••• | PINUS FLEXILIS | LIMBER PINE | 6' HT | B&B |
| ••• | PSEUDOTSUGA MENZIESII | DOUGLAS FIR | 6' HT | B&B |
| BOTANICAL NAME | | | | |
| SYM | BOTANICAL NAME | COMMON NAME | SPREAD | SPREAD |
| EVERGREEN SHRUBS | | | | |
| ••••• | PICEA PUNGENS 'GLAICA GLOBOA' | SPRUCE, DWARF GLOBE GREEN | #5 CONT. | |
| ••••• | PICEA PUNGENS 'SESTER DWARF' | SPRUCE, DWARF BLUE | #5 CONT. | |
| DECIDUOUS SHRUBS | | | | |
| •••• | RIBES ALPINUM | CURRANT, ALPINE | #5 CONT. | |
| •••• | RIBES AUREUM | CURRANT, YELLOW FLOWERING | #5 CONT. | |
| •••• | POTENTILLA FRUTICOSA 'JACKMAN'S VARIETY' | POTENTILLA, JACKMAN | #5 CONT. | |
| •••• | SYMPHORICARPOS OREOPHILUS | SNOWBERRY, MOUNTAIN | #5 CONT. | |
| •••• | SPIRAEA SPLENDENS | SPIREA, MOUNTAIN | #5 CONT. | |
| •••• | SAMMUCUS RACEMOSA | ELDER, NATIVE RED-BERRIED | #5 CONT. | |
| •••• | AMELANCHIER ALNIFOLIA | SERVICEBERRY, SASKATOON | #5 CONT. | |

LEGEND

— PLANNING AREA BOUNDARY

— LOT LINE

■ LANDSCAPE AREA



FINAL PLAN DEVELOPMENT PLAN
THE OVERLOOK AT
GRAND PARK

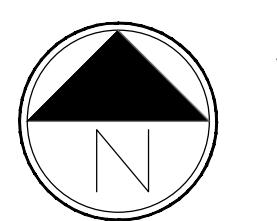
PLANNING AREAS 8WB, 9W.1, 9W.2 10W.2,
10W.3 AND A PORTION OF 23W
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LEGEND

- I PHASE ONE
- II PHASE TWO
- III PHASE THREE
- PHASE LINE
- PLANNING AREA

NOTE: PHASES DO NOT NEED TO BE
DEVELOPED IN ANY SPECIFIC ORDER AND
WILL BE DEVELOPED BASED ON
INFRASTRUCTURE AND MARKET DEMAND



Scale: 1" = 100'-0"
0 50 100 200

PHASING PLAN
DECEMBER 18, 2025
SHEET 8

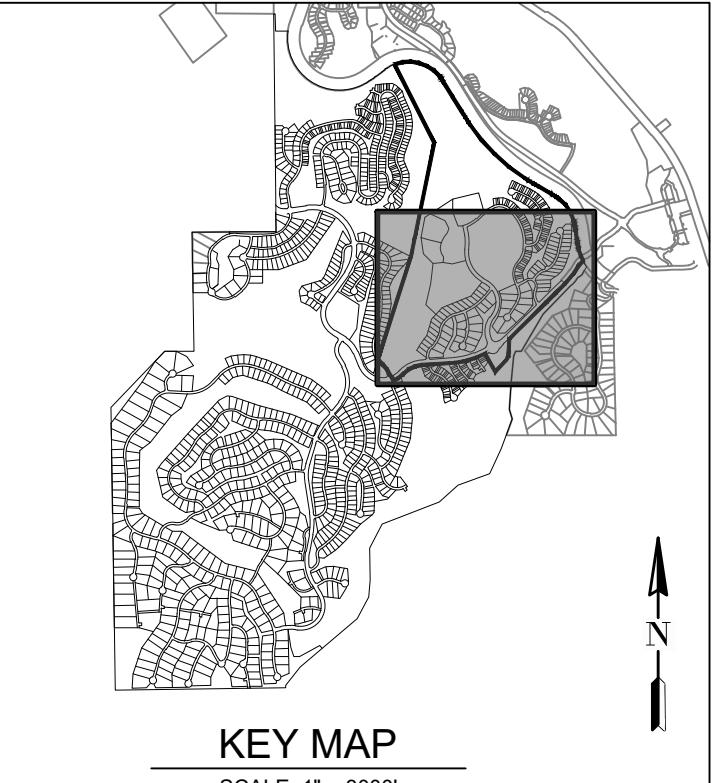
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PART OF 23W

LOCATED IN SECTION 29,
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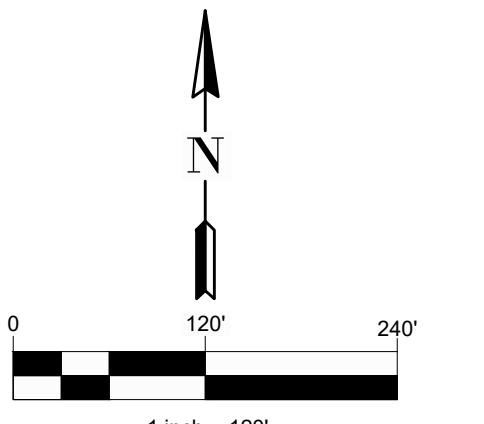
7W & 8W
NOT A PART

12W, 13Wa.1,
13Wa.2, 13Wb.1
& 13Wb.2
NOT A PART



KEY MAP

SCALE: 1" = 3000'



LEGEND

PROJECT BOUNDARY

RIGHT OF WAY (ROW)

STORM (FES, MH, & INLET)

SANITARY

WATER (HYDRANT, VALVE, BEND, MH)

PRESSURE REDUCING VALVE (PRV)

EXISTING FENCE

EXISTING FIBER OPTIC

EXISTING GAS

EXISTING WATER

EXISTING SWALE

DRAINAGE SWALE

SUBMITTAL AREA BOUNDARY

FLOODPLAIN BOUNDARY

EAST OF SITE - LELAND CREEK

WEST OF SITE - ELK CREEK

CONCRETE

MAINTENANCE ACCESS

RIPRAP

NOT A PART