

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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR SOUTH 89°49'44" WEST, A DISTANCE OF 1,321.23 FEET, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION 29 BY A 1-1/2" STEEL POST WITH 2-1/2" GLO BRASS CAP STAMPED "US GENERAL LAND OFFICE SURVEY 1/4 S29 S28 1933" AND AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 29 BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "DEA INC. T1S R75W E 1/16 C-C S29 2014 PLS 34592".

COMMENCING AT SAID EAST QUARTER CORNER;

THENCE SOUTH 41°09'00" WEST, A DISTANCE OF 910.38 FEET TO THE SOUTHERLY BOUNDARY OF THE 200-FOOT-WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

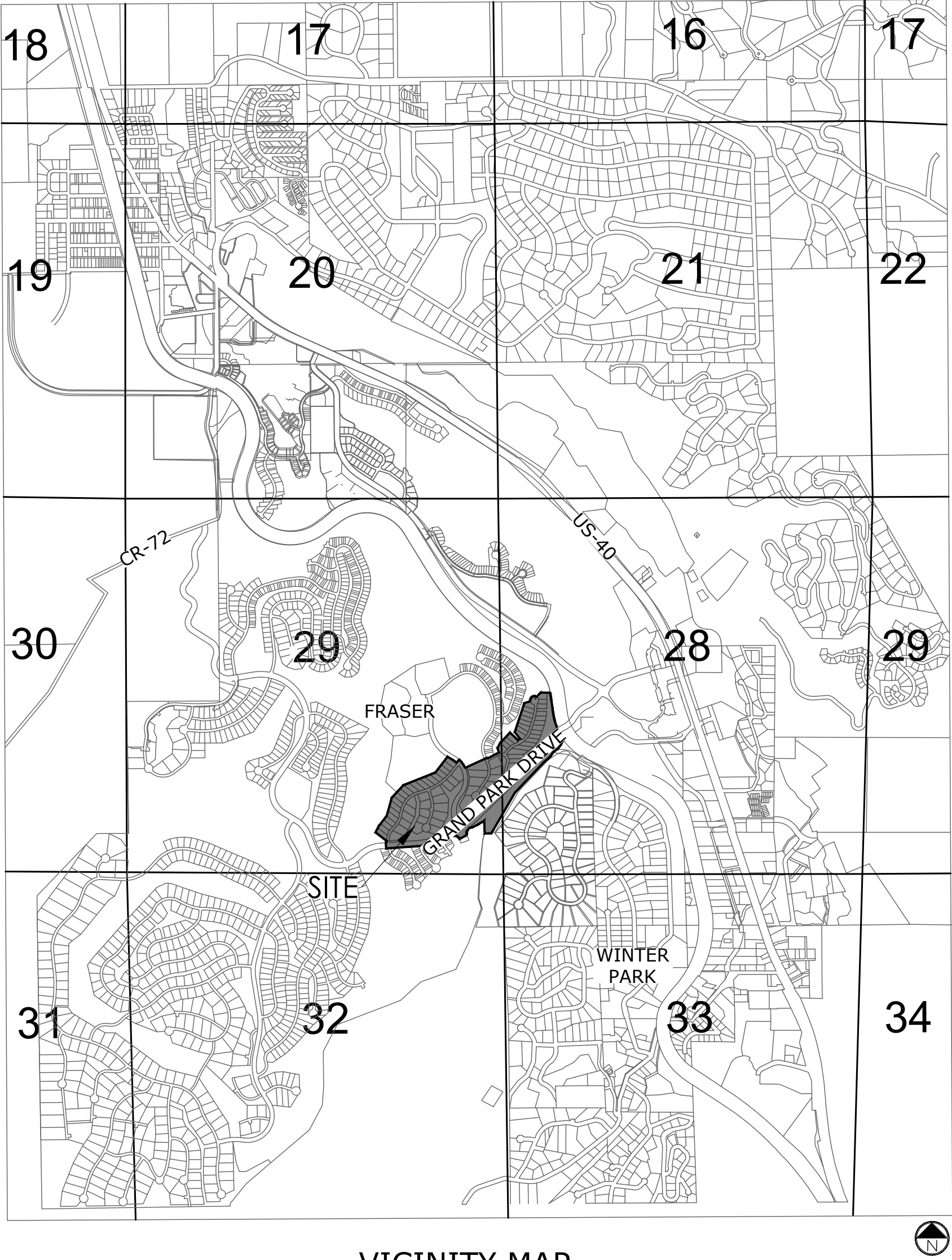
- SOUTH 07°48'24" EAST, A DISTANCE OF 294.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 816.78 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°07'05" EAST;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'27", AN ARC LENGTH OF 184.24 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2, GRAND PARK DRIVE EXEMPTION PLAT RECORDED AT RECEPTION NO. 2016002214 IN THE OFFICIAL RECORDS OF THE GRAND COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°09'07" EAST;

THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2 THE FOLLOWING FOUR (4) COURSES:

- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'42", AN ARC LENGTH OF 192.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°48'01", AN ARC LENGTH OF 88.49 FEET;
- SOUTH 45°27'20" WEST, A DISTANCE OF 135.92 FEET;
- SOUTH 44°31'03" EAST, A DISTANCE OF 84.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°03'10" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'52", AN ARC LENGTH OF 80.13 FEET;
THENCE SOUTH 45°21'41" WEST, A DISTANCE OF 204.83 FEET;
THENCE SOUTH 44°52'10" WEST, A DISTANCE OF 200.03 FEET;
THENCE SOUTH 45°27'20" WEST, A DISTANCE OF 843.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 840.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'24", AN ARC LENGTH OF 87.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'58", AN ARC LENGTH OF 8.44 FEET;
THENCE SOUTH 41°43'46" WEST, A DISTANCE OF 83.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°02'34" EAST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°47'55", AN ARC LENGTH OF 77.46 FEET;
THENCE SOUTH 62°31'49" WEST, A DISTANCE OF 120.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°37'00" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°24'02", AN ARC LENGTH OF 117.73 FEET;
THENCE SOUTH 68°38'59" WEST, A DISTANCE OF 170.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°00'41" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'05", AN ARC LENGTH OF 346.41 FEET;
THENCE SOUTH 86°04'23" WEST, A DISTANCE OF 445.44 FEET;
THENCE NORTH 03°55'37" WEST, A DISTANCE OF 80.00 FEET;
THENCE NORTH 86°04'23" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
THENCE NORTH 03°55'37" WEST, A DISTANCE OF 8.26 FEET;
THENCE NORTH 52°12'55" WEST, A DISTANCE OF 200.13 FEET;
THENCE NORTH 27°58'25" EAST, A DISTANCE OF 102.73 FEET;
THENCE NORTH 37°47'05" EAST, A DISTANCE OF 178.77 FEET;
THENCE NORTH 15°51'37" EAST, A DISTANCE OF 268.33 FEET;
THENCE NORTH 43°06'31" EAST, A DISTANCE OF 242.12 FEET;
THENCE NORTH 68°25'25" EAST, A DISTANCE OF 480.75 FEET;
THENCE NORTH 37°55'55" EAST, A DISTANCE OF 282.21 FEET;
THENCE SOUTH 58°58'37" EAST, A DISTANCE OF 80.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'12", AN ARC LENGTH OF 69.92 FEET;
THENCE NORTH 43°32'35" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 380.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°32'35" WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°35'44", AN ARC LENGTH OF 143.23 FEET;
THENCE NORTH 65°25'10" EAST, A DISTANCE OF 299.51 FEET;
THENCE NORTH 23°18'18" WEST, A DISTANCE OF 4.49 FEET;
THENCE NORTH 66°41'42" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°41'42" EAST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°34'40", AN ARC LENGTH OF 24.76 FEET;
THENCE NORTH 62°07'01" EAST, A DISTANCE OF 137.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 120.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'46", AN ARC LENGTH OF 33.22 FEET;
THENCE NORTH 17°29'08" WEST, A DISTANCE OF 70.91 FEET;
THENCE NORTH 28°01'24" EAST, A DISTANCE OF 79.96 FEET;
THENCE NORTH 43°23'08" EAST, A DISTANCE OF 204.05 FEET;
THENCE NORTH 84°30'09" EAST, A DISTANCE OF 66.55 FEET;
THENCE NORTH 18°22'32" EAST, A DISTANCE OF 431.96 FEET;
THENCE NORTH 74°33'59" EAST, A DISTANCE OF 87.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°54'23" EAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°54'35", AN ARC LENGTH OF 140.23 FEET;
THENCE NORTH 46°00'10" EAST, A DISTANCE OF 83.14 FEET;
THENCE SOUTH 89°02'49" EAST, A DISTANCE OF 86.97 FEET;
THENCE SOUTH 72°11'31" EAST, A DISTANCE OF 52.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 47.838 ACRES, (2,083,844 SQUARE FEET), MORE OR LESS.



VICINITY MAP

GENERAL NOTES

- LOCATIONS DEPICTED ON THIS PLAN ARE APPROXIMATE ONLY.
- SETBACKS:
 - LOTS 1-52 (SINGLE-FAMILY DETACHED IN 11W): 10' FRONT, 6' SIDE, 10' REAR.
 - LOTS 53-79 (SINGLE-FAMILY ATTACHED ELIGIBLE IN 10W): 10' FRONT, 20' FRONT TO GARAGE, 0' ATTACHED SIDE, DETACHED SIDE MUST MEET BUILDING AND FIRE CODES, 10' REAR.
- LOTS 53-79 MAY BE DETACHED OR ATTACHED UNITS.
- BUILDING HEIGHT SHALL NOT EXCEED 35'-0" IN 11W AND 50'-0" IN 10W, EXCLUDING CHIMNEYS, VENTILATORS, AND PIPES. BUILDING HEIGHTS SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE OF THE PRIMARY FOUR CORNERS OF THE STRUCTURE.
- LANDSCAPING SHALL BE REQUIRED AND INSTALLED PER THE TOWN OF FRASER MUNICIPAL CODE AND THE GRAND PARK CC&R'S.
- TO PROTECT AGAINST WILDFIRES AND ENHANCE FOREST HEALTH THE FOLLOWING WILDFIRE MITIGATION MEASURES ARE REQUIRED:
 - A.) WATER HYDRANTS WILL BE SITED AT APPROPRIATE DISTANCES; AND
 - B.) UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- NO ROADS SHALL BE GATED.
- ALL ROADS SHALL BE PUBLIC.
- SIGNAGE DETAILS, INCLUDING MATERIALS, DIMENSIONS AND SIGN AREA WILL BE PROVIDED WITH BUILDING PERMIT. SIGNAGE SHALL COMPLY WITH GRAND PARK SIGNAGE PLAN.
- IF THERE IS ANY CONFLICTING INFORMATION BETWEEN THIS FINAL PLAN AND THE FINAL PLAT, THE FINAL PLAT SHALL GOVERN.

CERTIFICATE FOR APPROVAL BY THE TOWN BOARD:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS ____ DAY OF ____, BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAN NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

BY: _____
BRIAN CERKVENIK, MAYOR

MORTGAGEE'S CONSENT

THE UNDERSIGNED, BEING AN AUTHORIZED REPRESENTATIVE OF THE U.S. BANK, N.A., THE HOLDER OF A BENEFICIAL INTEREST AND TO THE PROPERTY DESCRIBED ON THIS PLAN, UNDER DEED OF TRUST RECORDED AT RECEPTION NO. _____ OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS, HEREBY CONSENTS TO THIS PLAN AND AGREES THAT THE LIEN OF THE DEED OF TRUST IS HEREBY SUBORDINATED TO THIS PLAN.

U.S. BANK, N.A.

BY: _____
NAME: _____
TITLE: _____
NOTARY:
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20____, BY _____ AS _____ OF U.S. BANK, N.A.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER CERTIFICATE

IN WITNESS WHEREOF, WEST MOUNTAIN DEVELOPMENT, LLC HAS CAUSED HIS/HER NAME TO BE HERE UNDER SUBSCRIBED THIS ____ DAY OF ____, 20____.

WEST MOUNTAIN DEVELOPMENT, LLC,
A COLORADO LIMITED LIABILITY COMPANY,

PRESIDENT, CLARK LIPSCOMB

STATE OF COLORADO))
COUNTY OF _____ JSS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025, BY _____ AS PRESIDENT ON BEHALF OF WEST MOUNTAIN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 28 & 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

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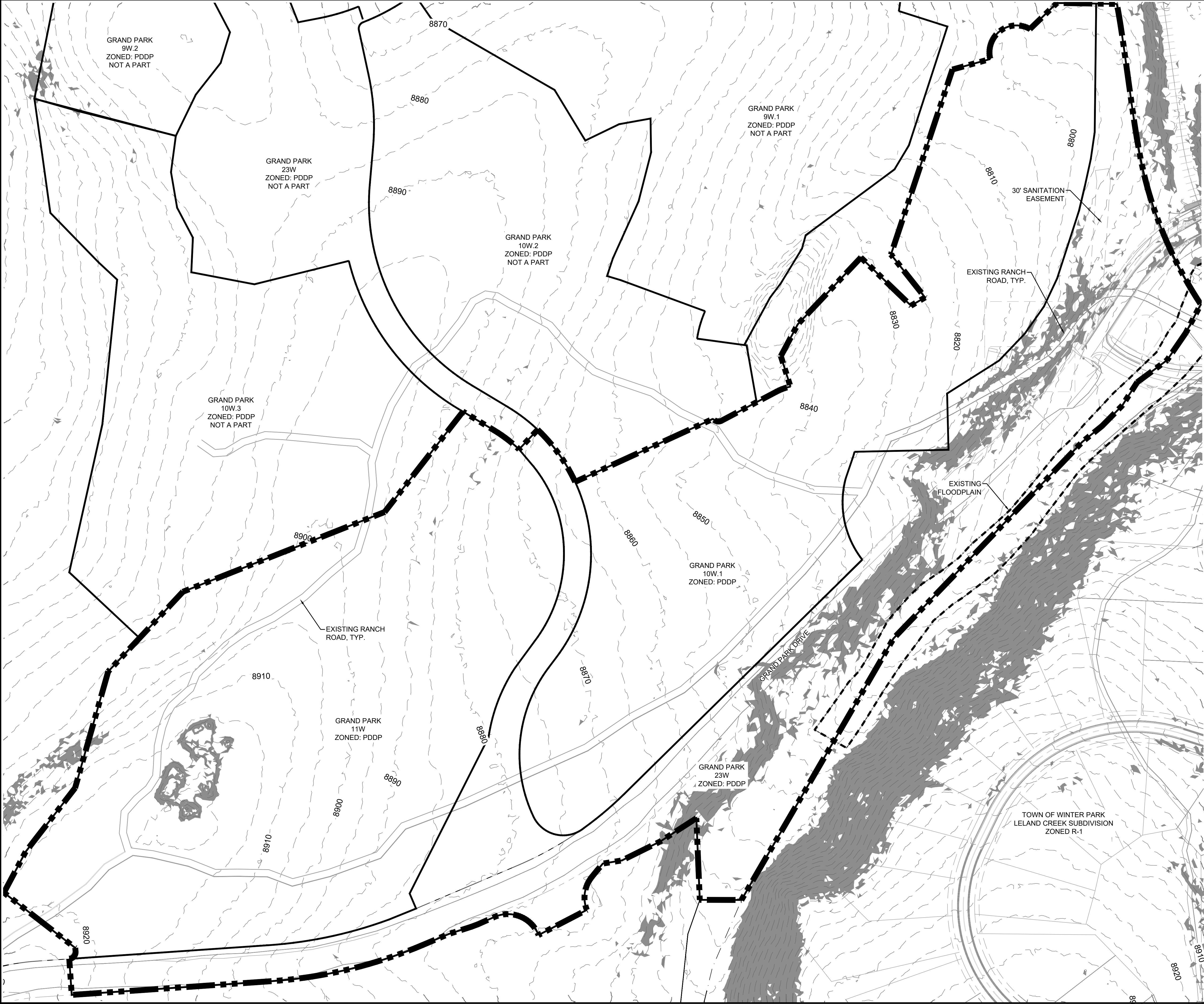
OWNER
CLARK LIPSCOMB
WEST MOUNTAIN DEVELOPMENT, LLC.
PO BOX 30
WINTER PARK, CO 80482
(970) 726-8600

ENGINEER
MARTIN METSKER
TERRACINA DESIGN
10200 EAST GIRARD AVENUE
SUITE A-314
DENVER, CO 80231
(303) 632-8867

PLANNER
LAYLA ROSALES
TERRACINA DESIGN
10200 EAST GIRARD AVENUE
SUITE A-314
DENVER, CO 80231
(303) 632-8867

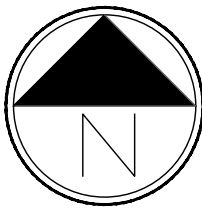
COVER SHEET
DECEMBER 18, 2025
SHEET 1

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

- FPDP BOUNDARY
- PLANNING AREA BOUNDARY
- 10' CONTOURS
- 30% OR GREATER SLOPES



Scale: 1"= 100'-0"

SITE ANALYSIS
DECEMBER 18, 2025
SHEET 2

FINAL PLANNED DEVELOPMENT PLAN
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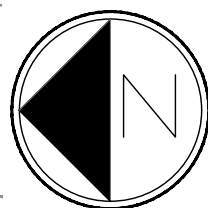
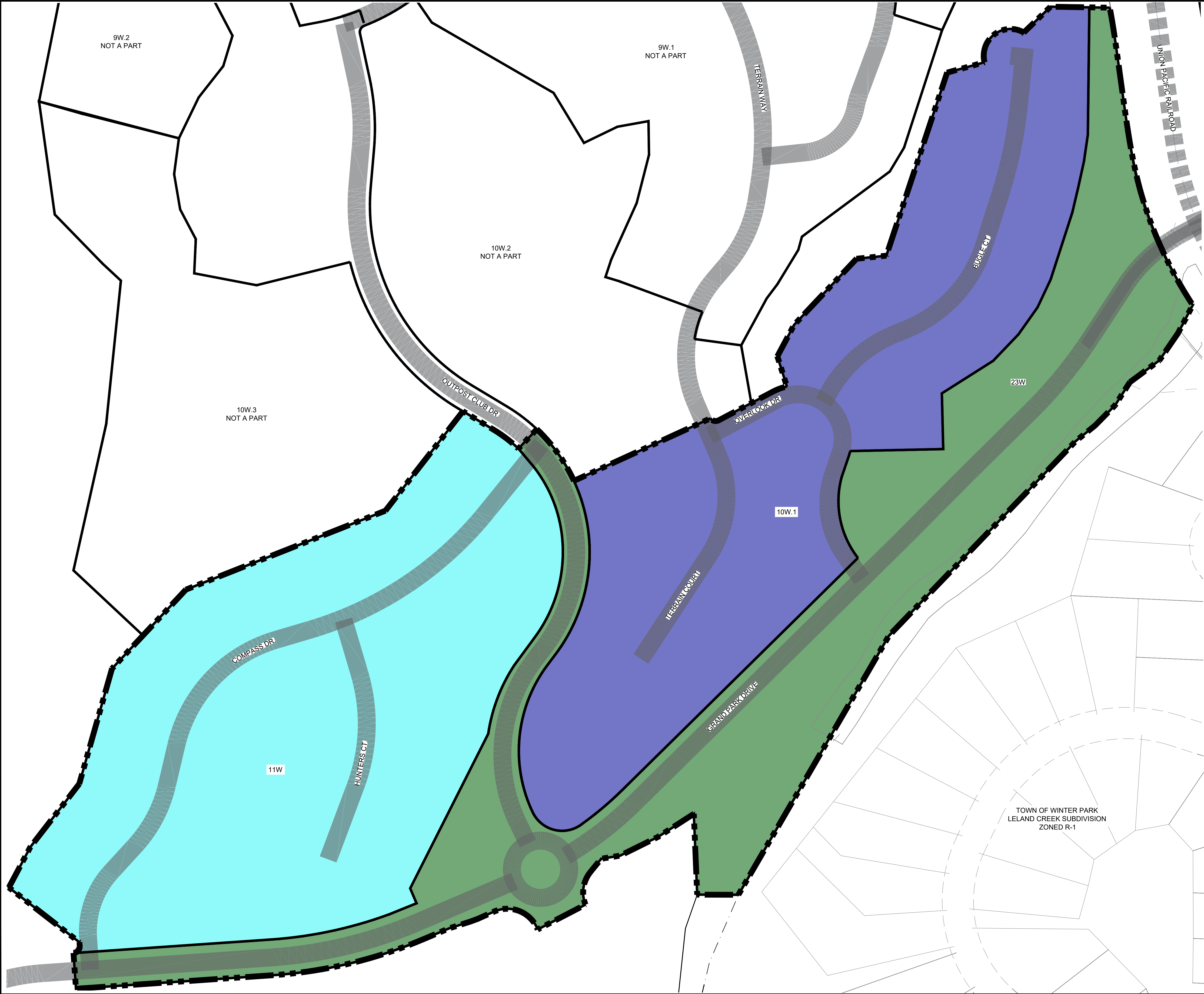
LEGEND

- FPDP BOUNDARY
- PLANNING AREA BOUNDARY
- ROADWAY
- 10W.1
- 11W
- 23W

Land Use		PDDP Units	FPDP Units
10W	Residential		
	10W.1		38
	10W.2		(4)
	NOT A PART	174	
	10W.3		(70)
Subtotal		174	112
11W	11W	41	41
*Total		389	265

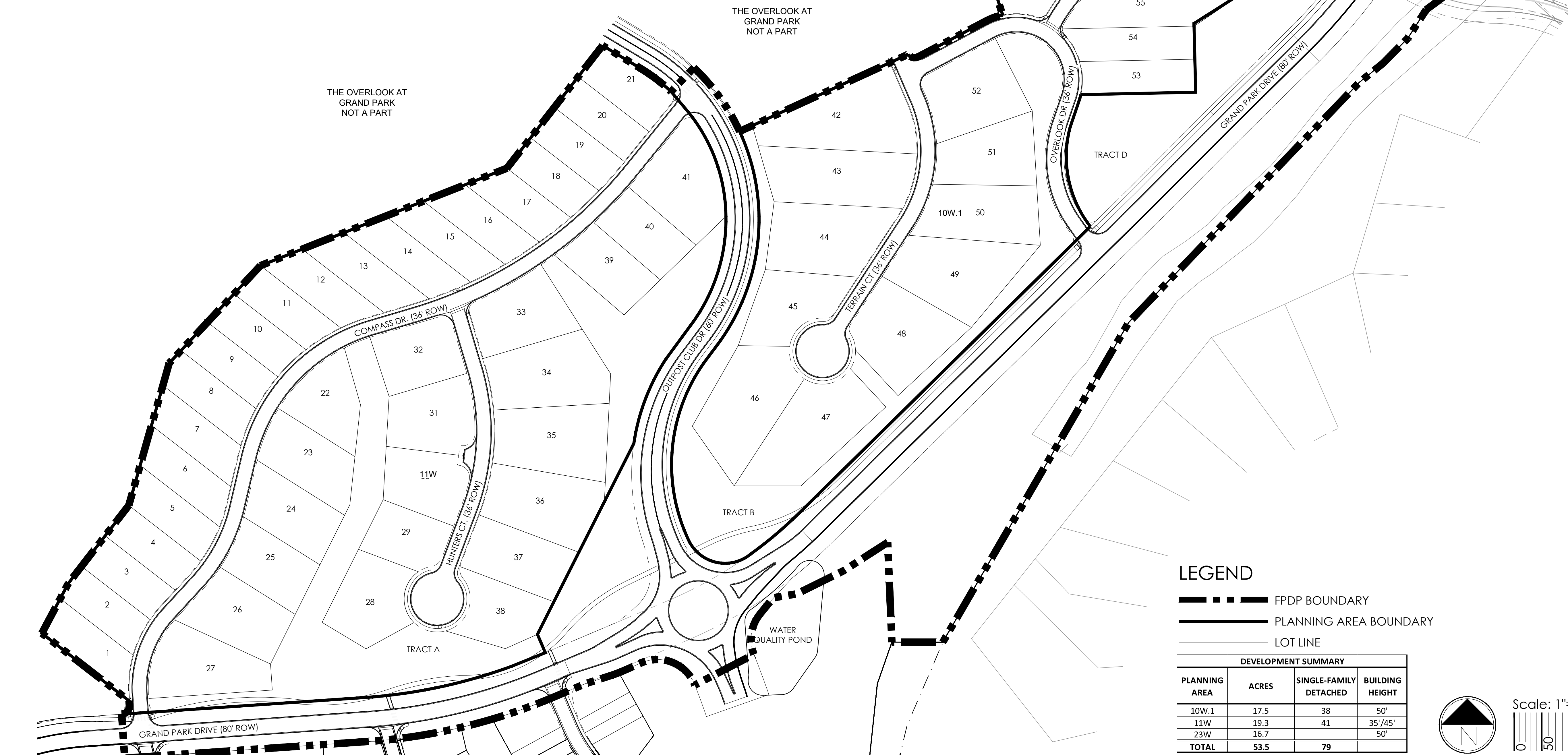
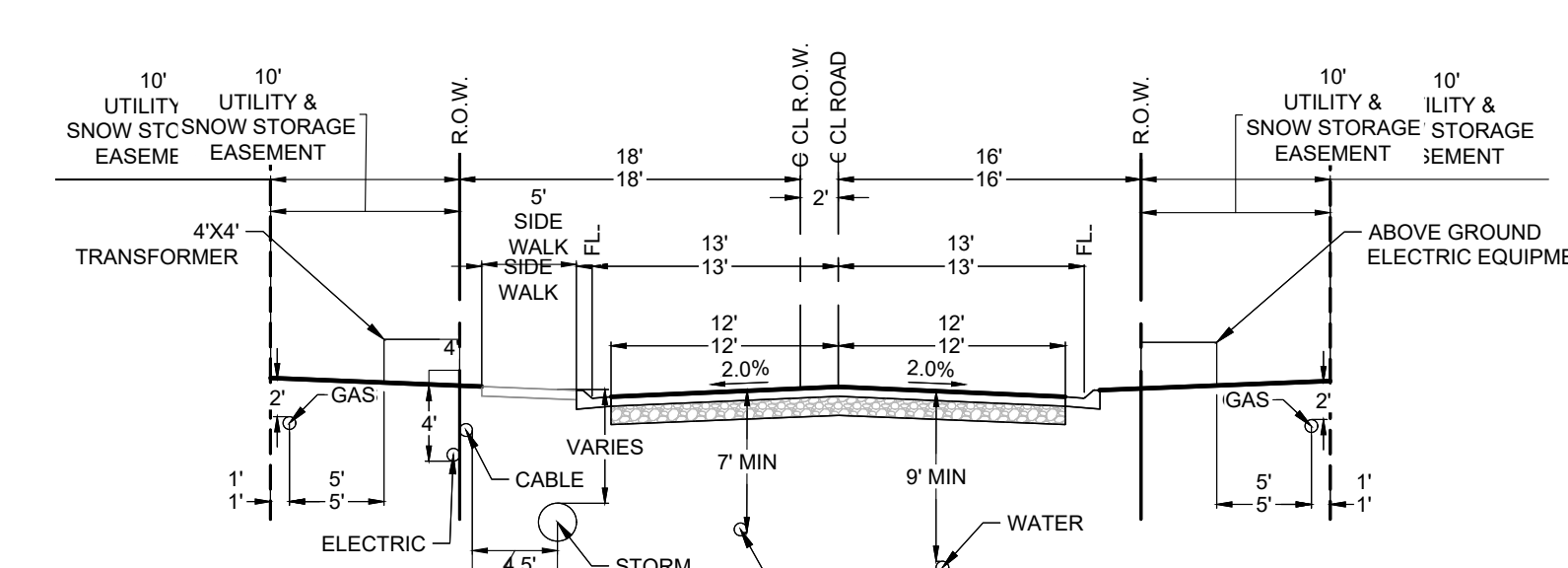
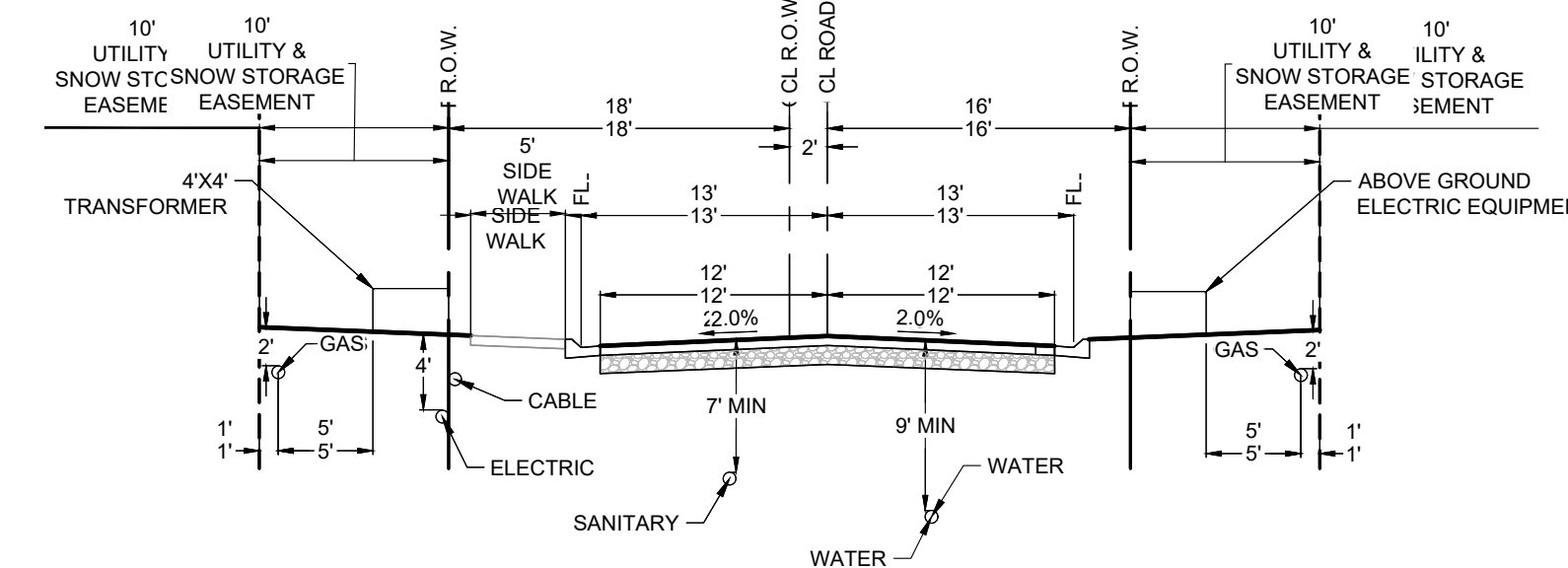
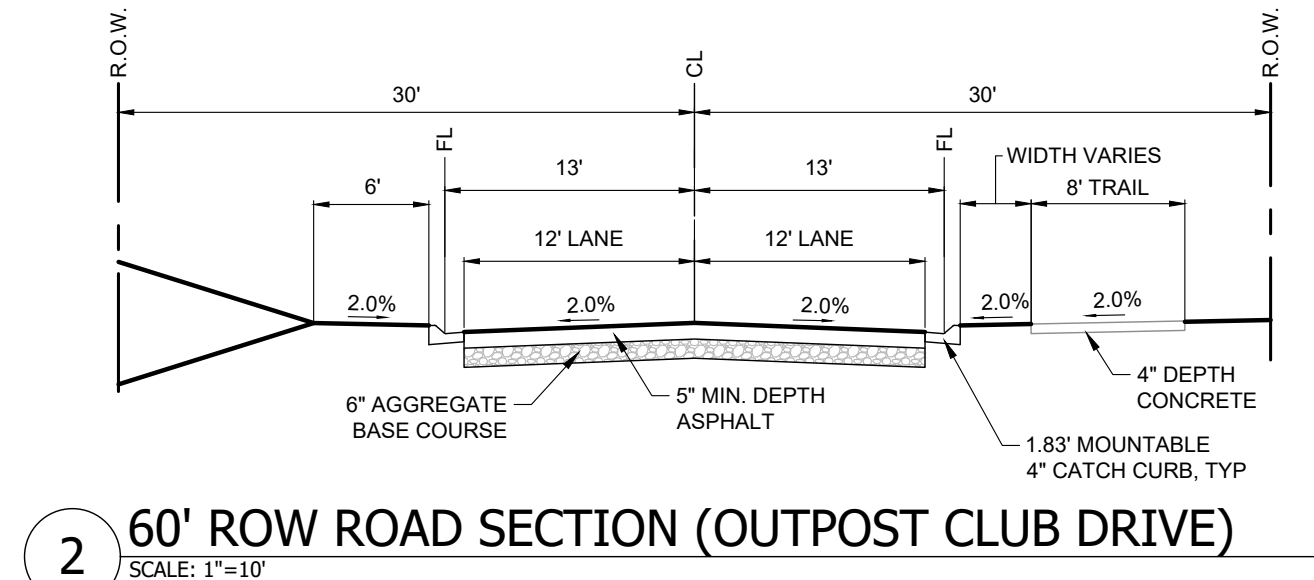
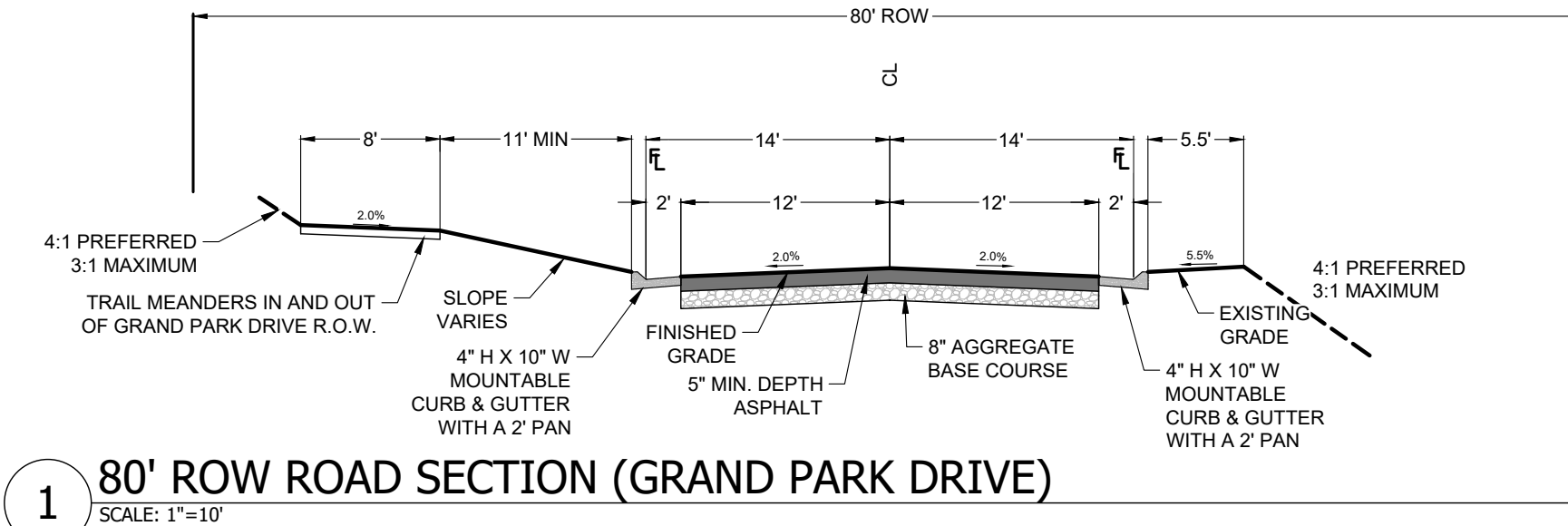
Planning Area		PDDP Acres	FPDP Acres
10W	10W.1		17.5
	10W.2		(11.5)
	NOT A PART	40.8	
	10W.3		(13.7)
Subtotal		40.8	42.7
11W		16.1	19.3
Subtotal		56.9	62.0
23W			16.7
*Total			53.5

* EXCLUDES 10W.2 & 10W.3



Scale: 1"= 200'-0"

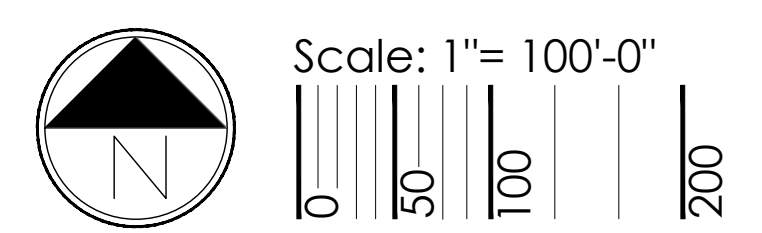
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PLANNING AREA 10W.1, 11W & A
PORTION OF 23W
LOCATED IN SECTION 29,
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COUNTY OF GRAND, STATE OF COLORADO



LEGEND

- FPDP BOUNDARY
- PLANNING AREA BOUNDARY
- LOT LINE

DEVELOPMENT SUMMARY			
PLANNING AREA	ACRES	SINGLE-FAMILY DETACHED	BUILDING HEIGHT
10W.1	17.5	38	50'
11W	19.3	41	35'/45'
23W	16.7		50'
TOTAL	53.5	79	





KEY MAP

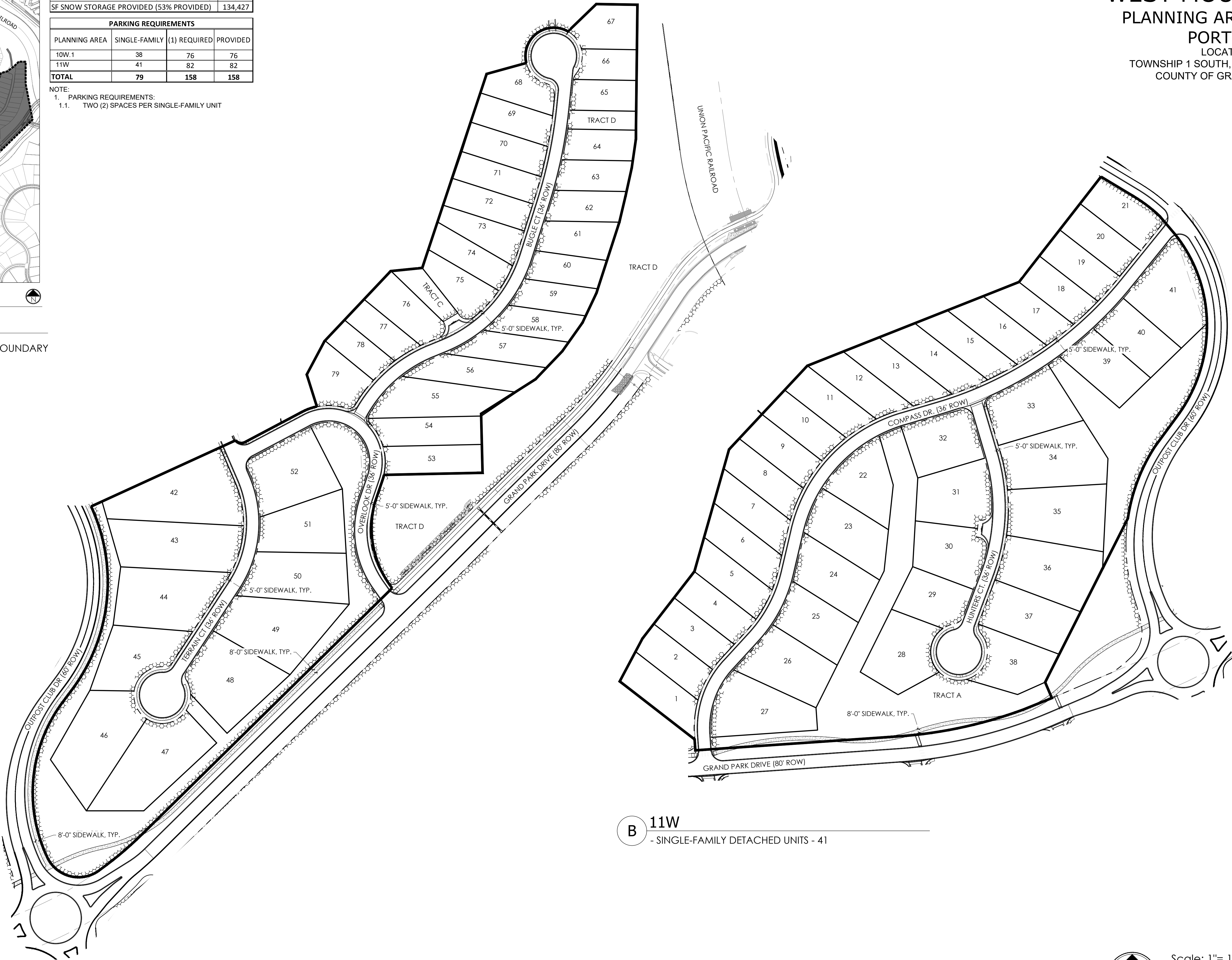
LEGEND

- PLANNING AREA BOUNDARY
- LOT LINE
- SNOW STORAGE

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	76
11W	41	82	82
TOTAL	79	158	158

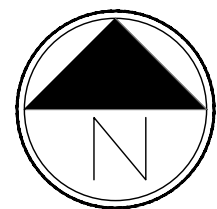
NOTE:
1. PARKING REQUIREMENTS:
1.1. TWO (2) SPACES PER SINGLE-FAMILY UNIT



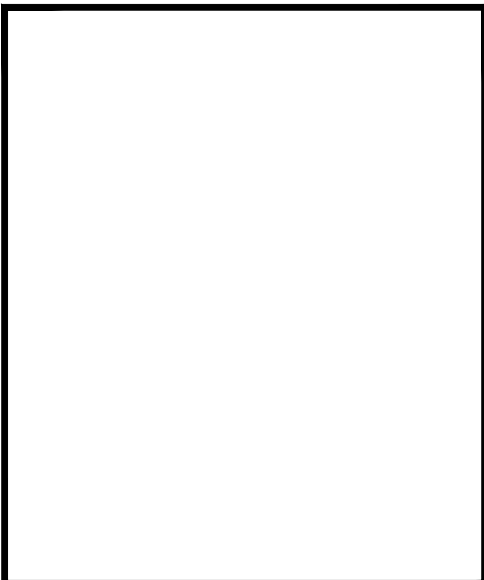
A 10W.1
- SINGLE FAMILY DETACHED UNITS - 38

B 11W
- SINGLE-FAMILY DETACHED UNITS - 41

FINAL PLANNED DEVELOPMENT PLAN
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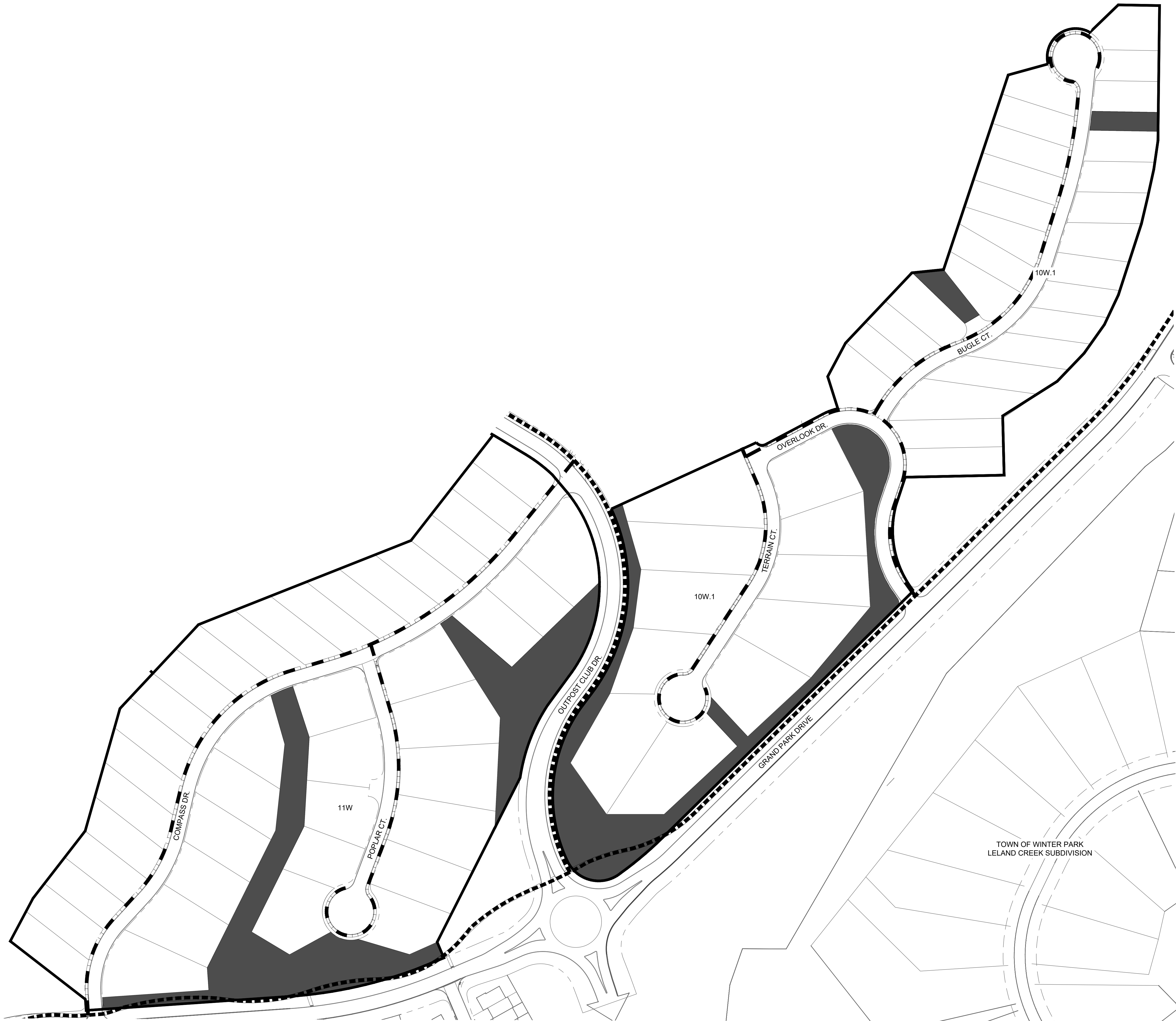


Scale: 1"= 100'-0"
0 50 100 200



SITE PLAN
DECEMBER 18, 2025
SHEET 5

FINAL PLANNED DEVELOPMENT PLAN
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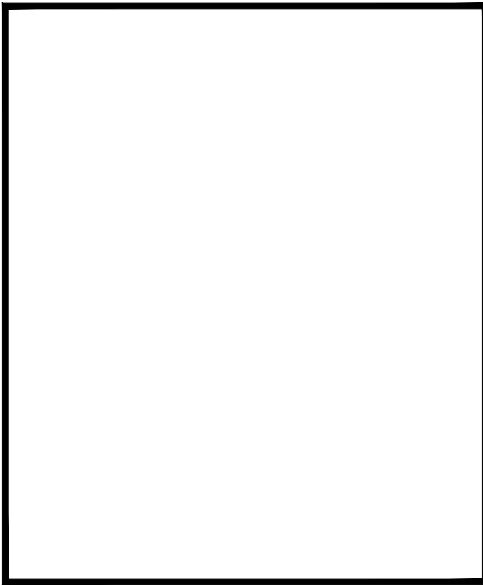
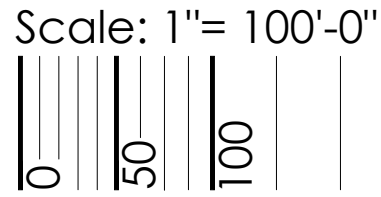
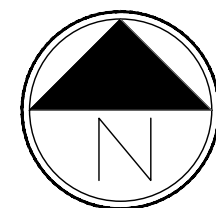


LEGEND

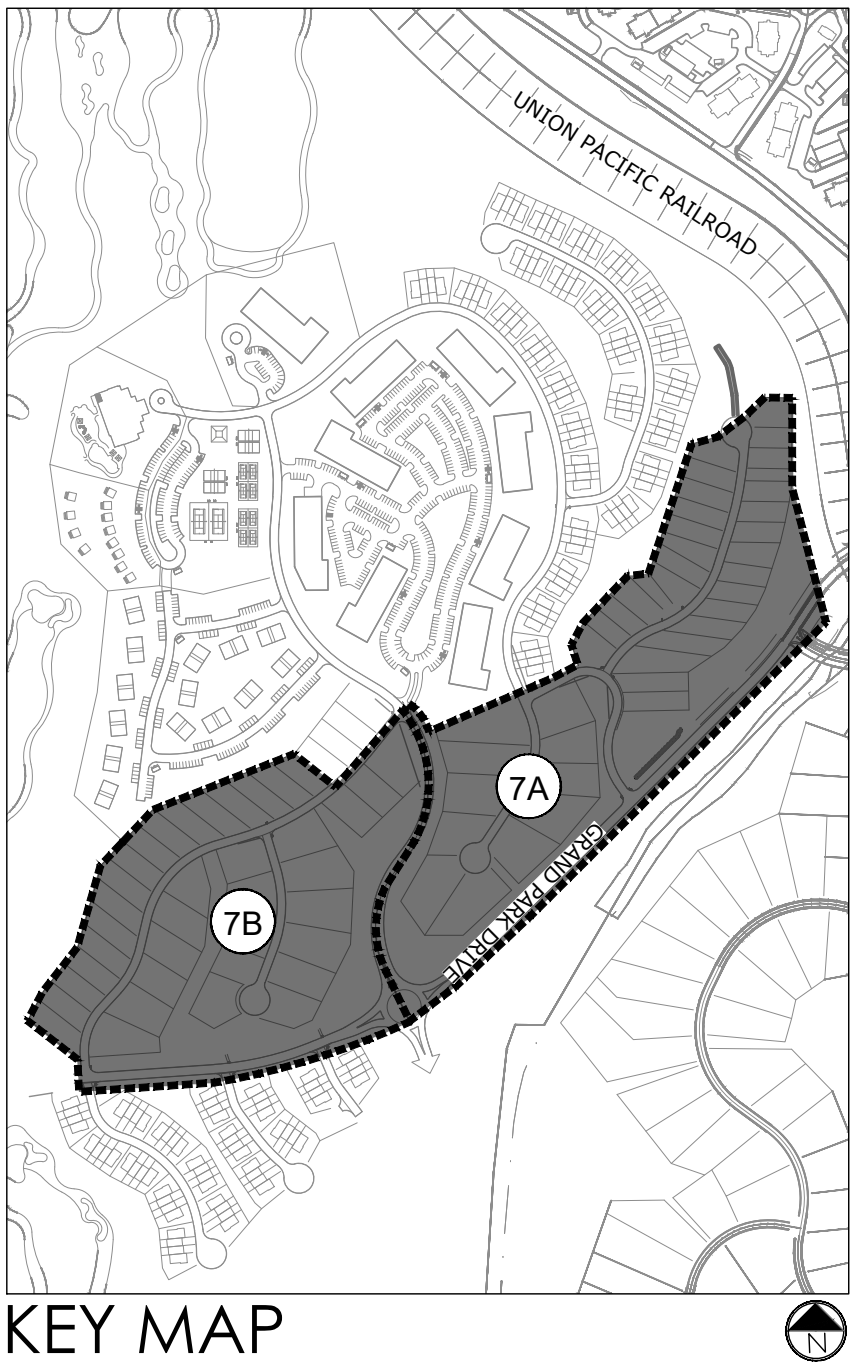
- PLANNING AREA BOUNDARY
- 8' SIDEWALK
- 5' SIDEWALK
- OPEN SPACE

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



OPEN SPACE
DECEMBER 18, 2025
SHEET 6



KEY MAP

SYM	BOTANICAL NAME	COMMON NAME	SEE	TYPE
DECIDUOUS ORNAMENTAL TREES				
	POPULUS TREMULOIDES	ASPEN, QUAKING	6' HT	B&B
	MAULUS SP.	CIRAS APPLE	6' HT	B&B
	POPULUS ANGUSTIFOLIA	COTTONWOOD, NARROWLEAF	6' HT	B&B
	PRUNUS VIRGINIANA 'CANADA RED'	CHOKEBERRY, CANADA RED	6' HT	B&B
	BOTANICAL NAME	COMMON NAME	SEE	TYPE
EVERGREEN TREES				
	PICEA PUNGENS	SPRUCE, BLUE	6-8' HT	B&B
	PICEA ENGELMANNII	SPRUCE, ENGELMAN	6-8' HT	B&B
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	#5	CONT.
	PICEA ENGELMANNII	ENGLEMAN 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 'FAT ALBERT'	FAT ALBER SPRUCE	6' HT.	B&B
	PICEA PUNGENS 'HOOPSII'	HOOPSII SPRUCE	6' HT.	B&B
	PICEA PUNGENS 'PENDULA'	WEeping BLUE SPRUCE	6' HT.	B&B
	PINUS ARISTATA	BRISTLE CONE PINE	6' HT.	B&B
	PINUS CONTORTA LATIFOLIA	LODGEPOLE PINE	6' HT.	B&B
	PINUS FLEXILIS	LIMBER PINE	6' HT.	B&B
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT.	B&B
	BOTANICAL NAME	COMMON NAME	SPREAD	SPREAD
EVERGREEN SHRUBS				
	PICEA PUNGENS 'GLAUCA GLOBOSA'	SPRUCE, DWARF GLOBE GREEN	#5	CONT.
	PICEA PUNGENS 'SESTER DWARF'	SPRUCE, DWARF BLUE	#5	CONT.
	BOTANICAL NAME	COMMON NAME	SEE	TYPE
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 OREOPHILLUS	SNOWBERRY, MOUNTAIN	#5	CONT.
	SPIRAEA SPLENDENS	SPIREA, MOUNTAIN	#5	CONT.
	SAMNIVUS RACEMOSA	ELDER, NATIVE RED-BERRIED	#5	CONT.
	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	#5	CONT.

LEGEND

- PLANNING AREA BOUNDARY
- LOT LINE
- LANDSCAPE AREA

EROSION CONTROL

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

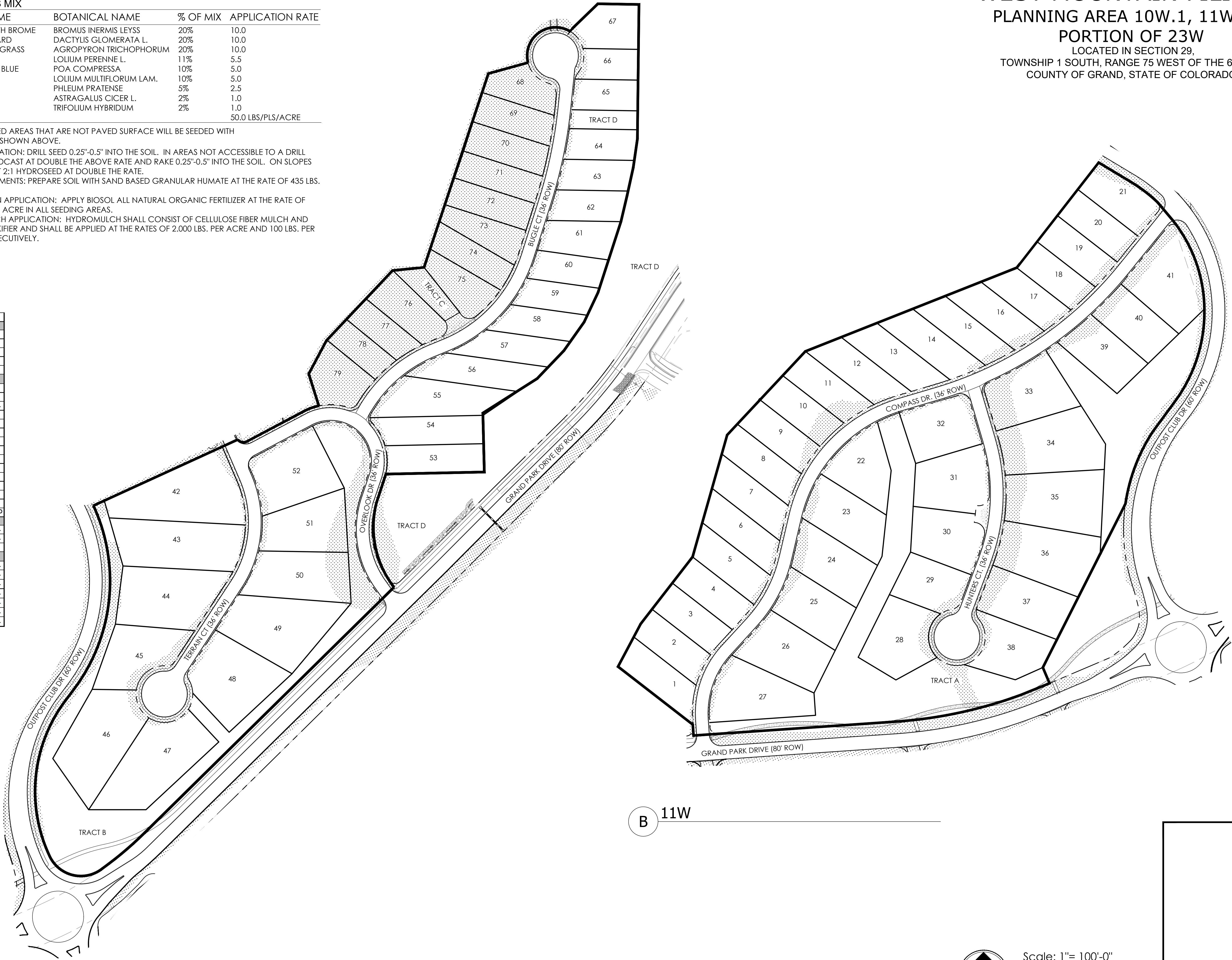
NATIVE GRASS MIX

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 MILKVETCH	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.

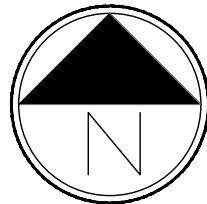
- SEED APPLICATION: DRILL SEED 0.25"-0.5" INTO THE SOIL. IN AREAS NOT ACCESSIBLE TO A DRILL HAND BROADCAST AT DOUBLE THE ABOVE RATE AND RAKE 0.25"-0.5" INTO THE SOIL. ON SLOPES STEEPER THAT 2:1 HYDROSEED AT DOUBLE THE RATE.
- SOIL AMENDMENTS: PREPARE SOIL WITH SAND BASED GRANULAR HUMATE AT THE RATE OF 435 LBS. PER ACRE.
- FERTILIZATION APPLICATION: APPLY BIOSOL ALL NATURAL ORGANIC FERTILIZER AT THE RATE OF 1800 LBS. PER ACRE IN ALL SEEDING AREAS.
- 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.

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



B 11W

A 10W.1



Scale: 1"= 100'-0"

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
LOCATED IN SECTION 28 & 29,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



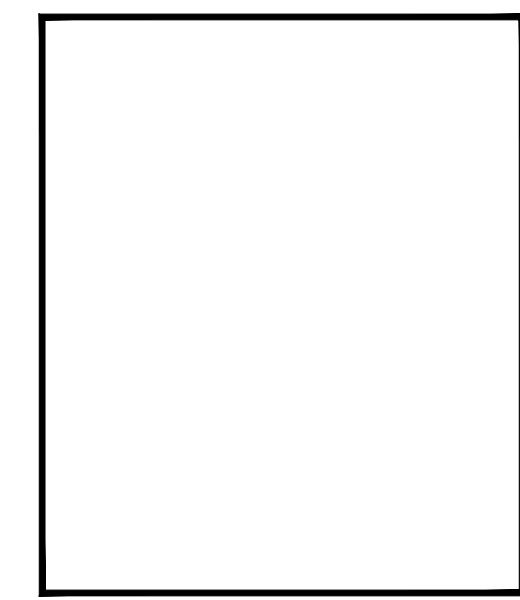
LEGEND

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

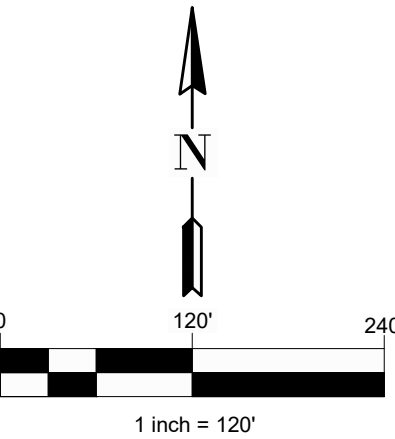
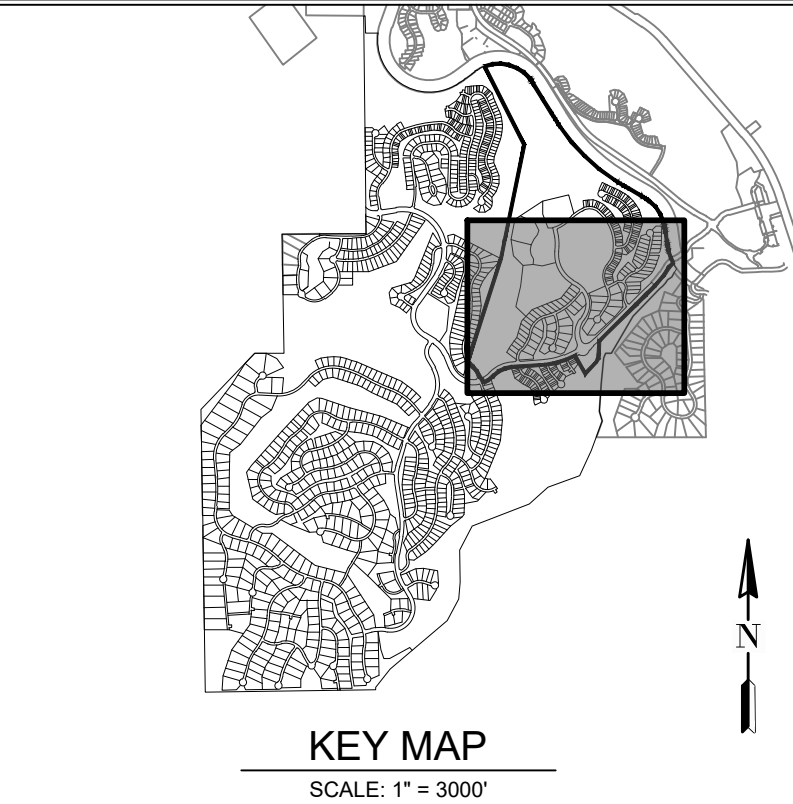
Scale: 1"= 100'-0"

0 50 100 200



SEE SHEET 8

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



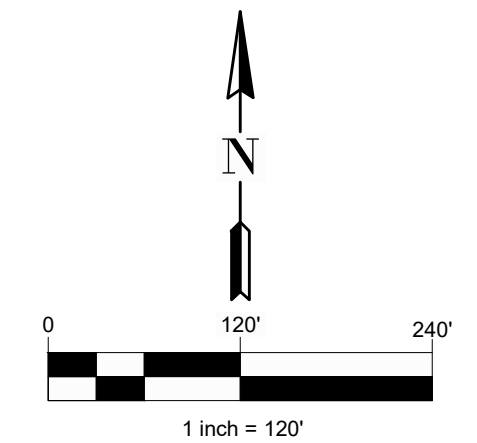
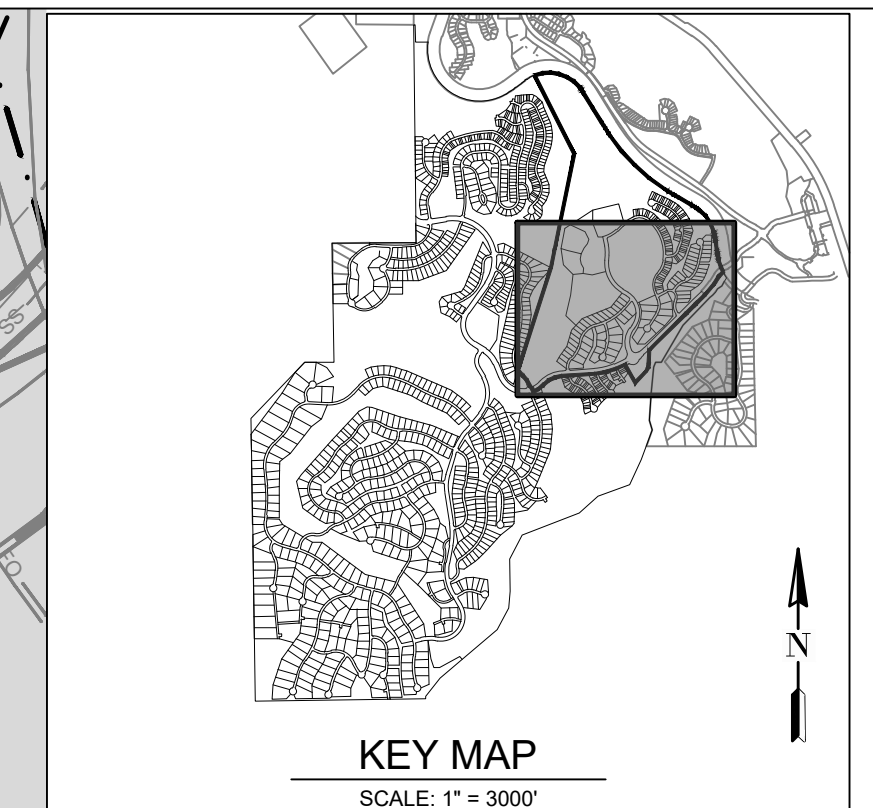
LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
- WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3
- LOCAL STREET TYPE 'A' CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
- SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3

NOTES:

- BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
- SEE SHEET 4 FOR CREEK LOCATIONS & NAMES, PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK
- CONTOUR INTERVALS ARE 2' & 10'.

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

