

FINAL PLANNED DEVELOPMENT PLAN WEST MOUNTAIN FILING NO. 1

PLANNING AREA 10W.1, 11W & A PORTION OF 23W

LOCATED IN THE SOUTH HALF OF SECTION 29
AND THE NORTH HALF OF SECTION 32,
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, AND A PORTION 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, TOWN OF FRAZER, 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 "U.S. 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 PL 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:

1. 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;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'10", AN ARC LENGTH OF 201.04 FEET TO THE MOST NORTHERLY CORNER OF THAT SPECIAL WARRANTY DEED, EXHIBIT C (TOWN OF FRAZER RIGHT-OF-WAY), RECORDED AT RECEPTION NO. 2022001003 IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 390.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°03'48" EAST;

THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°23'19", AN ARC LENGTH OF 138.78 FEET TO THE BEGINNING;
2. TANGENT TO SAID CURVE, SOUTH 33°32'54" WEST, A DISTANCE OF 185.00 FEET;
3. SOUTH 56°27'06" EAST, A DISTANCE OF 80.06 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 54°18'02" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'46", AN ARC LENGTH OF 175.39 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 42°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 47.984 ACRES, (2,090,176 SQUARE FEET), MORE OR LESS



VICINITY MAP

GENERAL NOTES

1. LOCATIONS DEPICTED ON THIS PLAN ARE APPROXIMATE ONLY.
2. SETBACKS:
 - 2.1. LOTS 1-41 (SINGLE-FAMILY DETACHED IN 11W): 10' FRONT, 6' SIDE, 10' REAR.
 - 2.2. LOTS 42-52 (SINGLE-FAMILY DETACHED IN 10W): 10' FRONT, 6' SIDE, 10' REAR.
 - 2.3. LOTS 53-79 (SINGLE-FAMILY DETACHED AND ATTACHED ELIGIBLE IN 10W): 10' FRONT, 20' FRONT TO GARAGE, 0' ATTACHED SIDE, DETACHED SIDE MUST MEET BUILDING AND FIRE CODES, 10' REAR.
 - 2.4. ALTERNATIVELY, ALL SINGLE-FAMILY ATTACHED ELIGIBLE (LOTS 53-79) CAN INCLUDE THE 6' NON-ATTACHED SIDE SETBACK AS LISTED ABOVE IN 11W FOR GREATER CONSISTENCY
3. LOTS 53-79 MAY BE DETACHED OR ATTACHED UNITS.
4. 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.
5. LANDSCAPING SHALL BE REQUIRED AND INSTALLED PER THE TOWN OF FRAZER MUNICIPAL CODE AND THE GRAND PARK CC&R'S.
6. 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.
7. NO ROADS SHALL BE GATED.
8. ALL ROADS SHALL BE PUBLIC.
9. SIGNAGE DETAILS, INCLUDING MATERIALS, DIMENSIONS AND SIGN AREA WILL BE PROVIDED WITH BUILDING PERMIT. SIGNAGE SHALL COMPLY WITH GRAND PARK SIGNAGE PLAN.
10. IF THERE IS ANY CONFLICTING INFORMATION BETWEEN THIS FINAL PLAN AND THE FINAL PLAT, THE FINAL PLAT SHALL GOVERN.
11. FINAL ENGINEERING DOCUMENTS, CONSTRUCTION DRAWINGS AND A SITE SPECIFIC GEOTECHNICAL REPORT SHALL BE SUBMITTED AND APPROVED PRIOR TO BUILDING PERMIT ISSUANCE.
12. ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH THE TOWN OF FRAZER MUNICIPAL CODE SECTION 14-5-30 AND 19-4-195 WHICH REGULATE EXTERIOR LIGHTING AND REQUIRE DARK SKY COMPLIANCE
13. TRACT D, TRACT F, GRAND PARK DRIVE, OUTPOST CLUB DRIVE AND A PORTION OF LELAND CREEK ARE IN 23W AS DEPICTED ON SHEET 3

CERTIFICATE FOR APPROVAL BY THE TOWN BOARD:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS ____ DAY OF ____ BY THE FRAZER TOWN BOARD. THE TOWN OF FRAZER 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 FRAZER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

BY:
BRIAN CERVENIK, 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 ____ 2026, 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: _____

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GRADING PLAN	9
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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

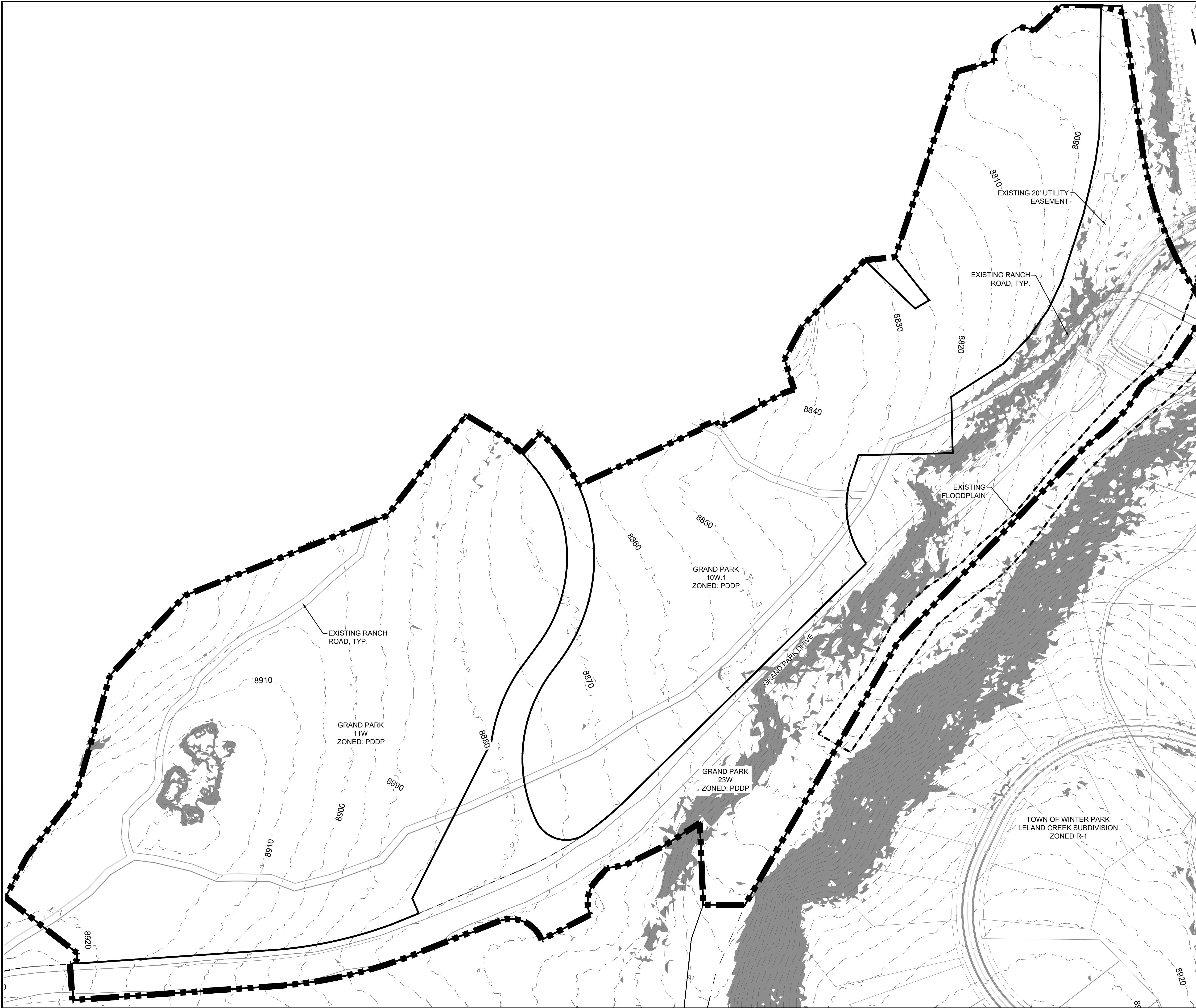
PLANNER

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



FINAL PLANNED DEVELOPMENT PLAN WEST MOUNTAIN FILING NO. 1

PLANNING AREA 10W.1, 11W & A PORTION OF 23W
LOCATED IN THE SOUTH HALF OF SECTION 29
AND THE NORTH HALF OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



LEGEND

The legend consists of four entries: 'FPDP BOUNDARY' with a black dashed line, 'PLANNING AREA BOUNDARY' with a thick black line, '10' CONTOURS' with a dashed line, and '30% OR GREATER SLOPES' with a gray shaded rectangle.

SITE ANALYSIS

FEBRUARY 6, 2026

SHEET 2

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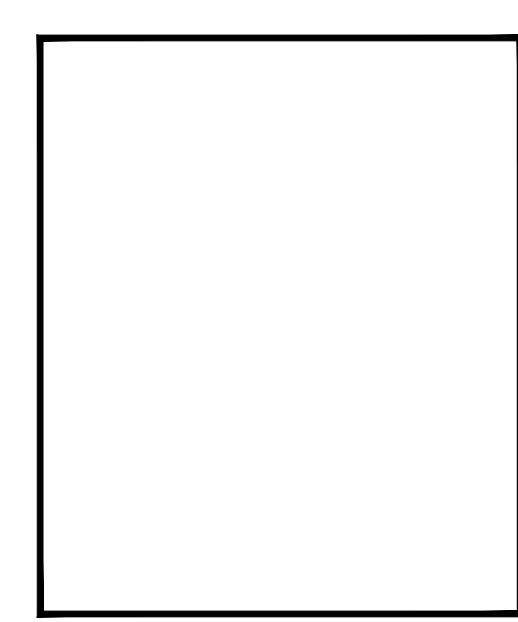
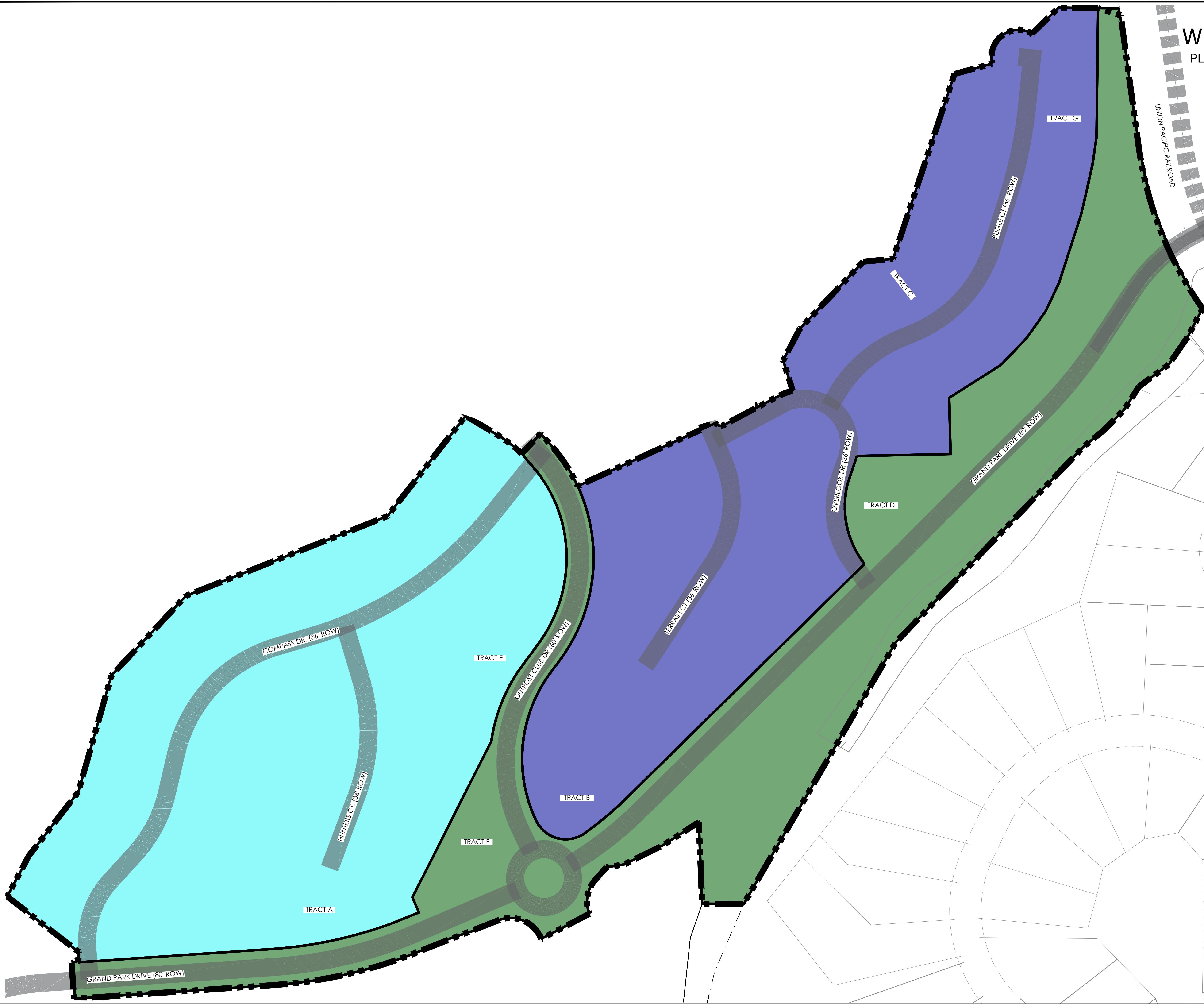
LEGEND

■ ■ ■	FPDP BOUNDARY
—	PLANNING AREA BOUNDARY
—	ROADWAY
■	10W.1
■	11W
■	23W

Land Use	PDDP Units	FPDP Units
Residential		
10W.1	38	
10W.2		
NOT A PART	174	(74)
10W.3		
NOT A PART		
Subtotal	174	112
11W	41	41
*Total	215	79

Planning Area	PDDP Acres	FPDP Acres
10W		
10W.1	17.5	
10W.2		
NOT A PART	40.8	(25.2)
10W.3		
NOT A PART		
Subtotal	40.8	42.7
11W	16.1	19.3
Subtotal	56.9	62.0
23W		16.7
*Total	53.5	

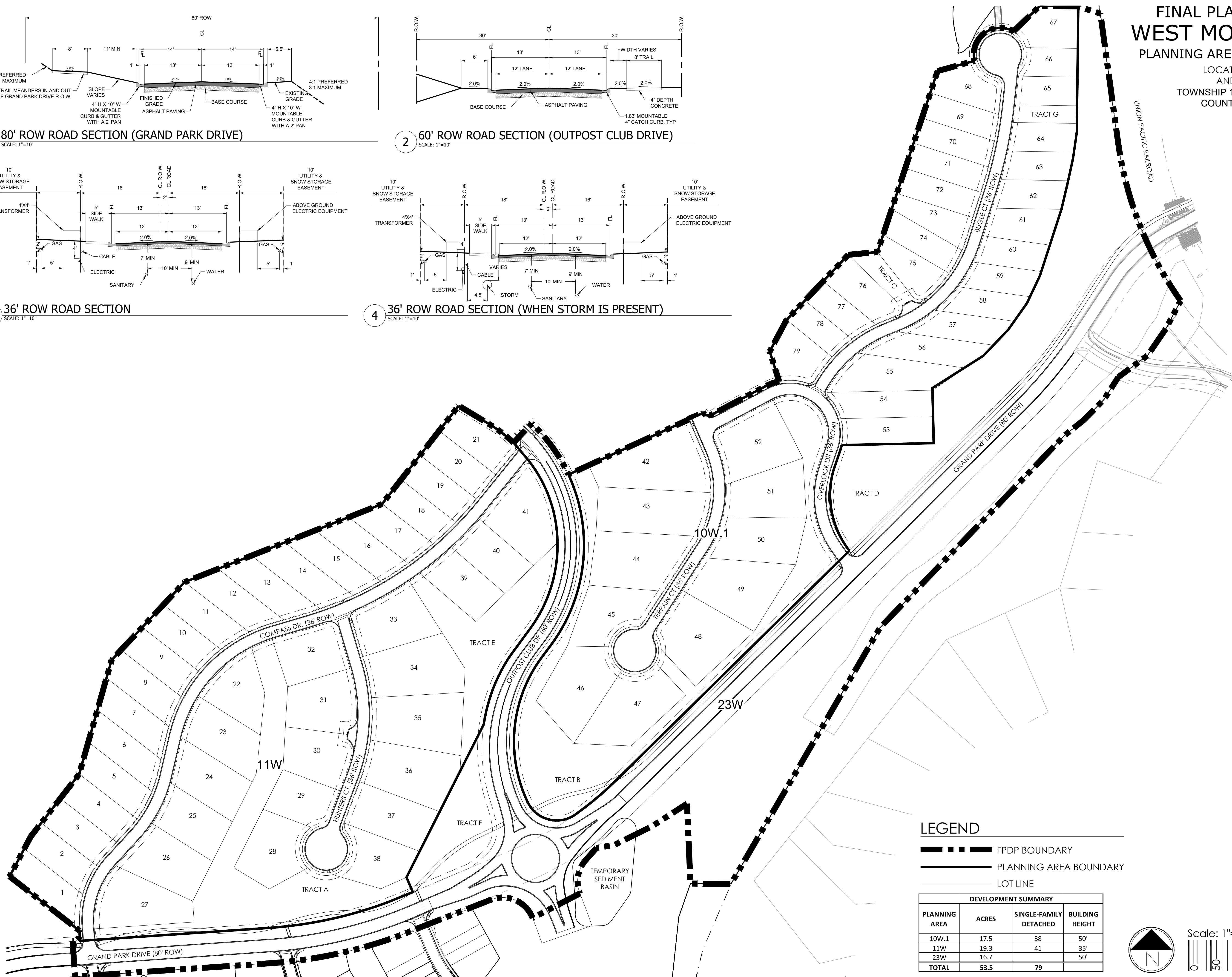
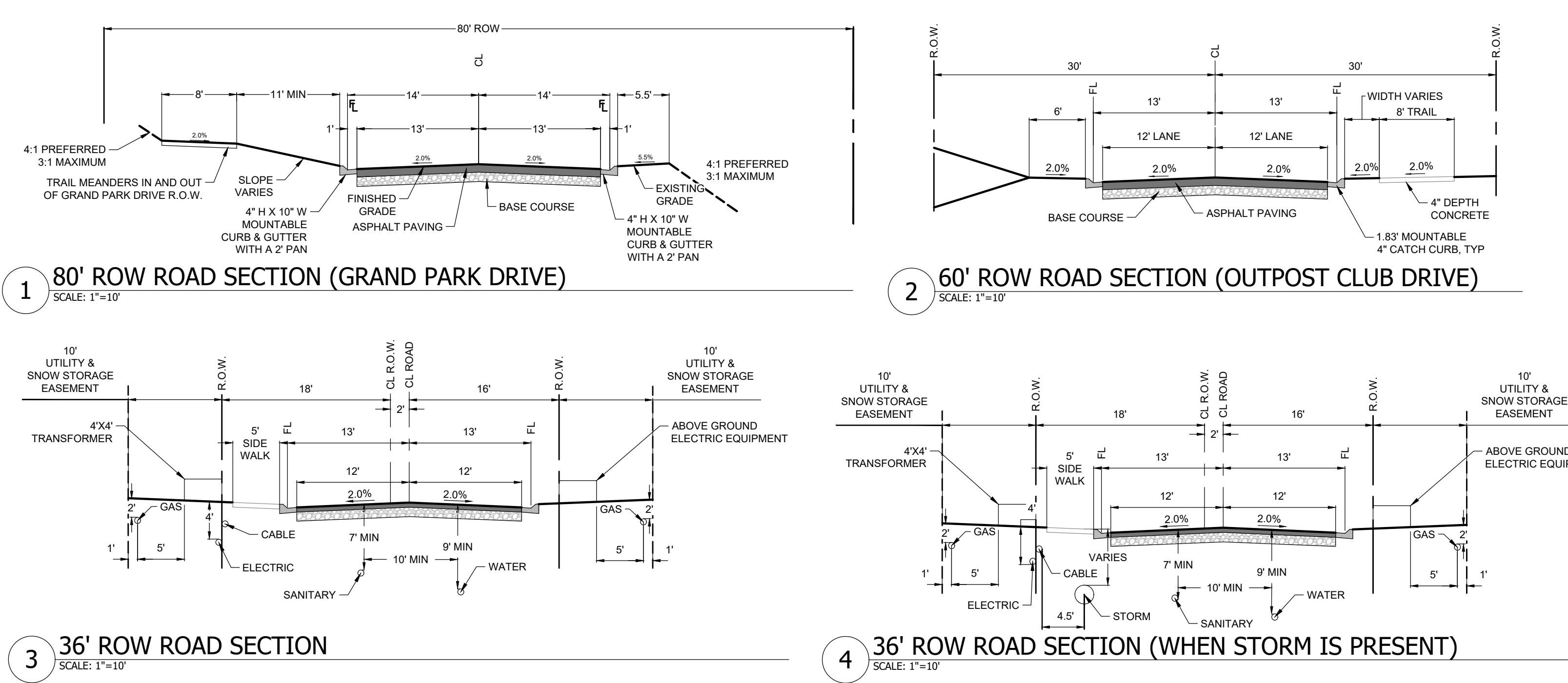
* EXCLUDES 10W.2 & 10W.3



Scale: 1" = 200'-0"
 0 100 200 400

LAND USE PLAN
 FEBRUARY 6, 2026
 SHEET 3

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LEGEND

—	FPDP BOUNDARY
—	PLANNING AREA BOUNDARY
—	LOT LINE

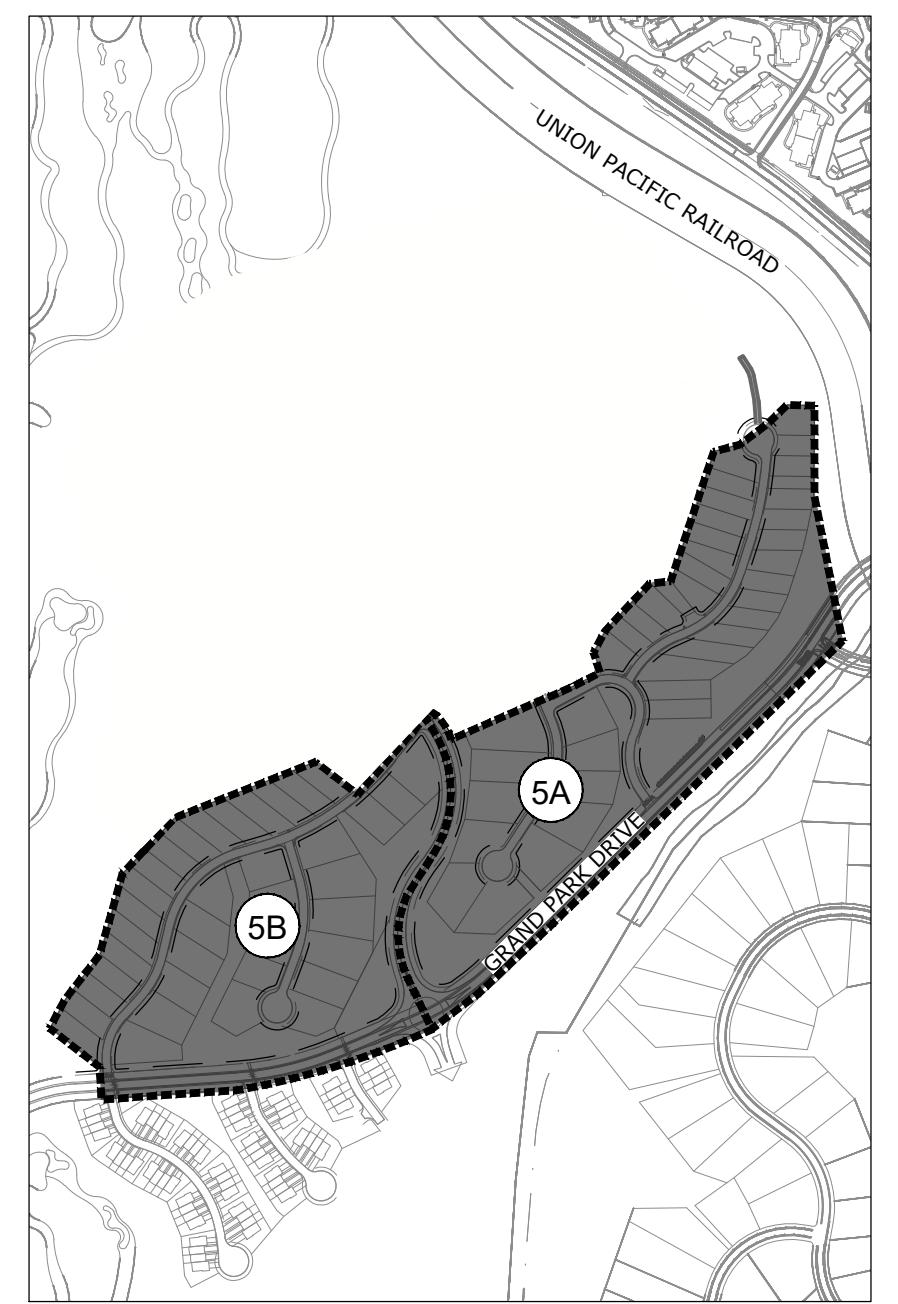
DEVELOPMENT SUMMARY

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



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

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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

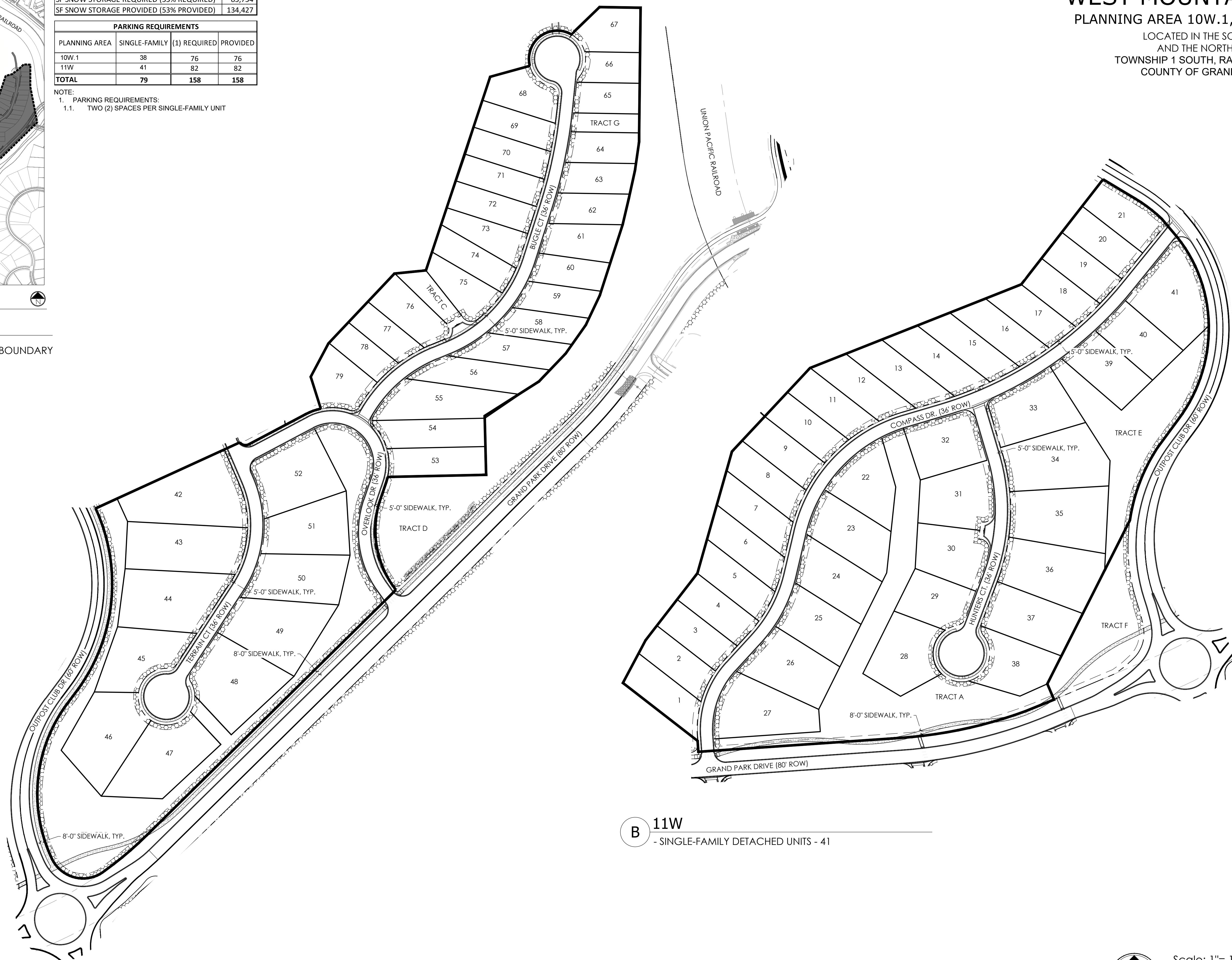
NOTE:
1. PARKING REQUIREMENTS:
1.1. TWO (2) SPACES PER SINGLE-FAMILY UNIT

KEY MAP

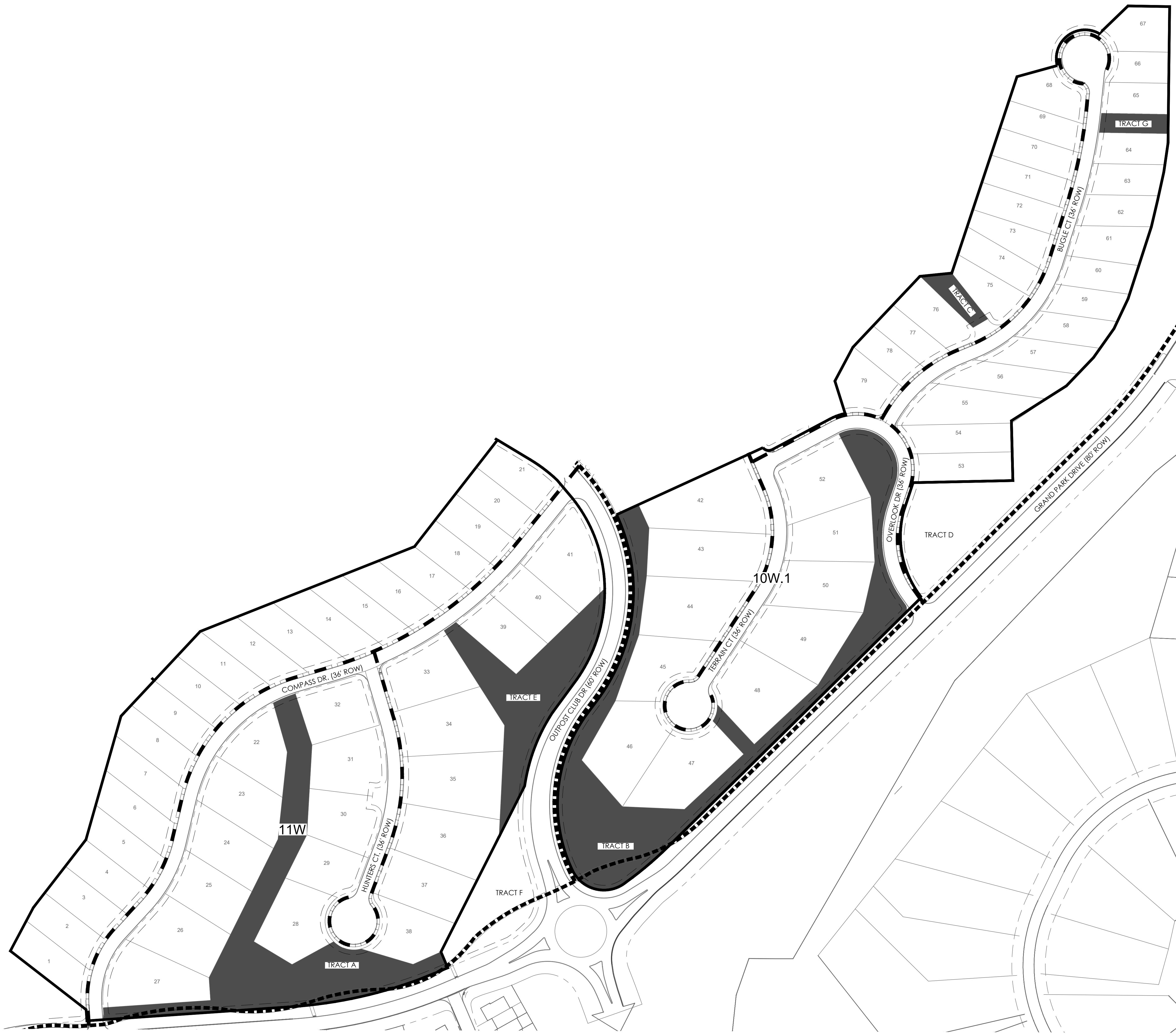


LEGEND

- PLANNING AREA BOUNDARY
- LOT LINE
- SNOW STORAGE



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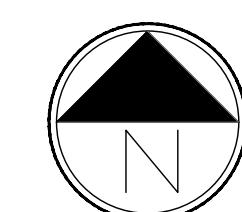


LEGEND

- 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

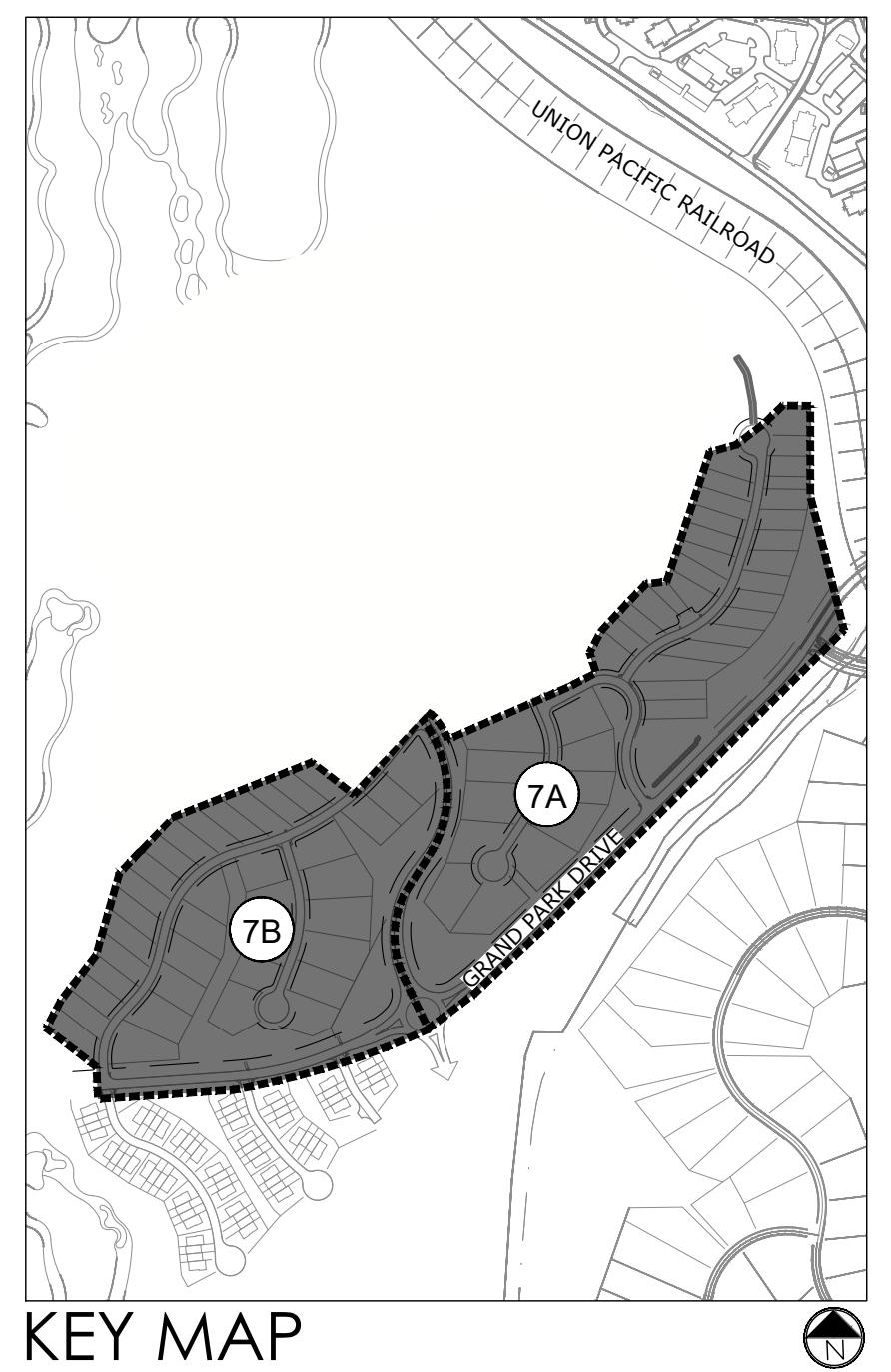
* OPEN SPACE REQUIREMENTS ARE 15% OF PLANNING AREA



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

OPEN SPACE
 FEBRUARY 6, 2026
 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 LEYS	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

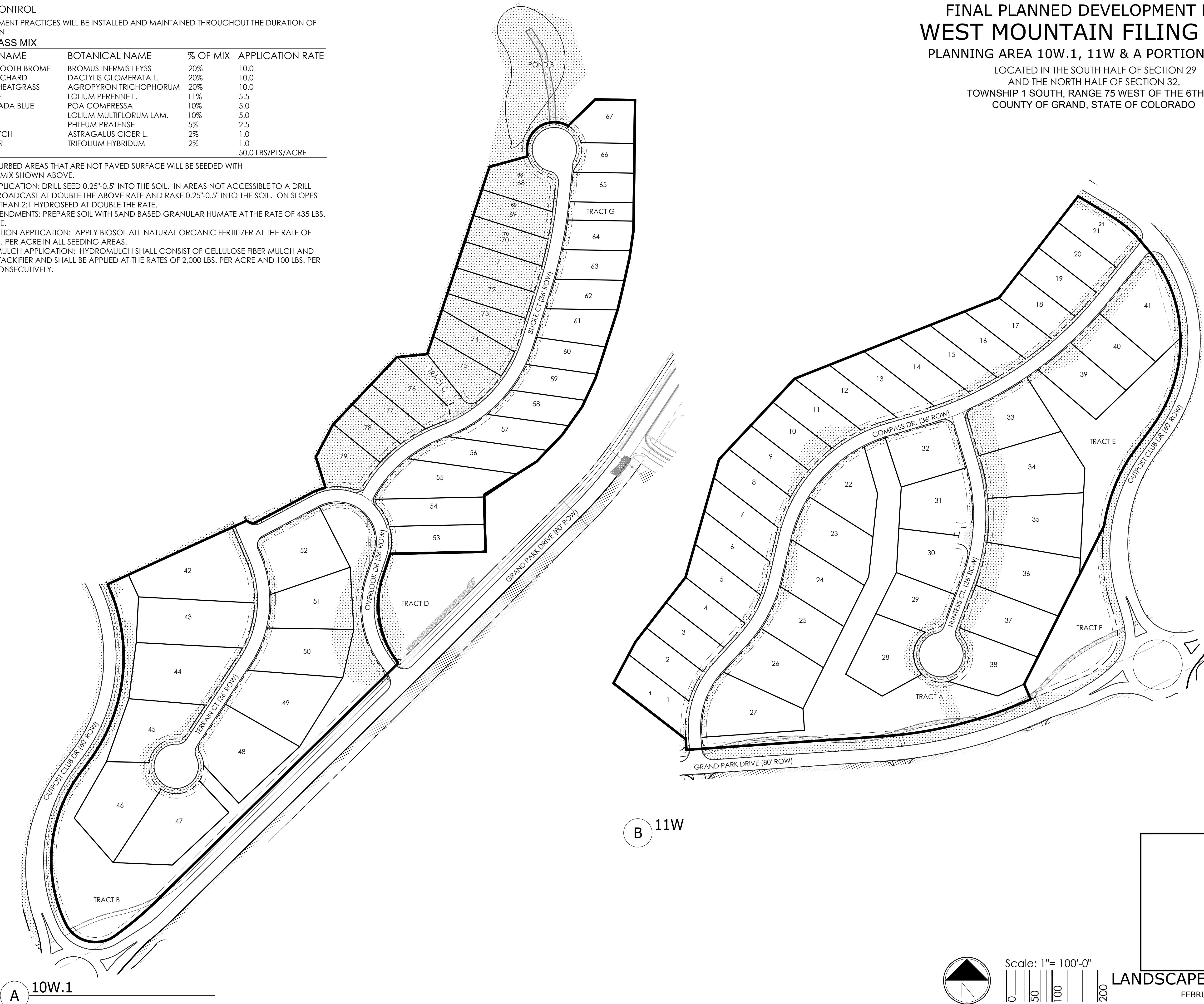
NOTE: ALL DISTURBED AREAS THAT ARE NOT PAVED SURFACE WILL BE SEEDED WITH NATIVE GRASS MIX SHOWN ABOVE.

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 1,800 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

LEGEND

- PLANNING AREA BOUNDARY
- LOT LINE
- SEED MIX



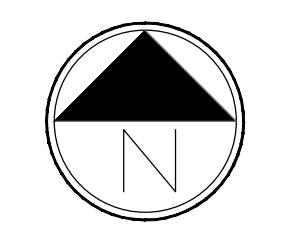
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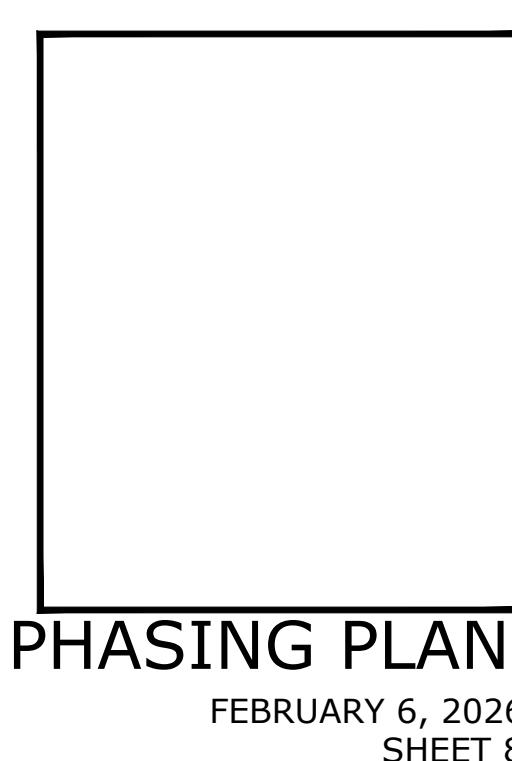
LEGEND

- 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

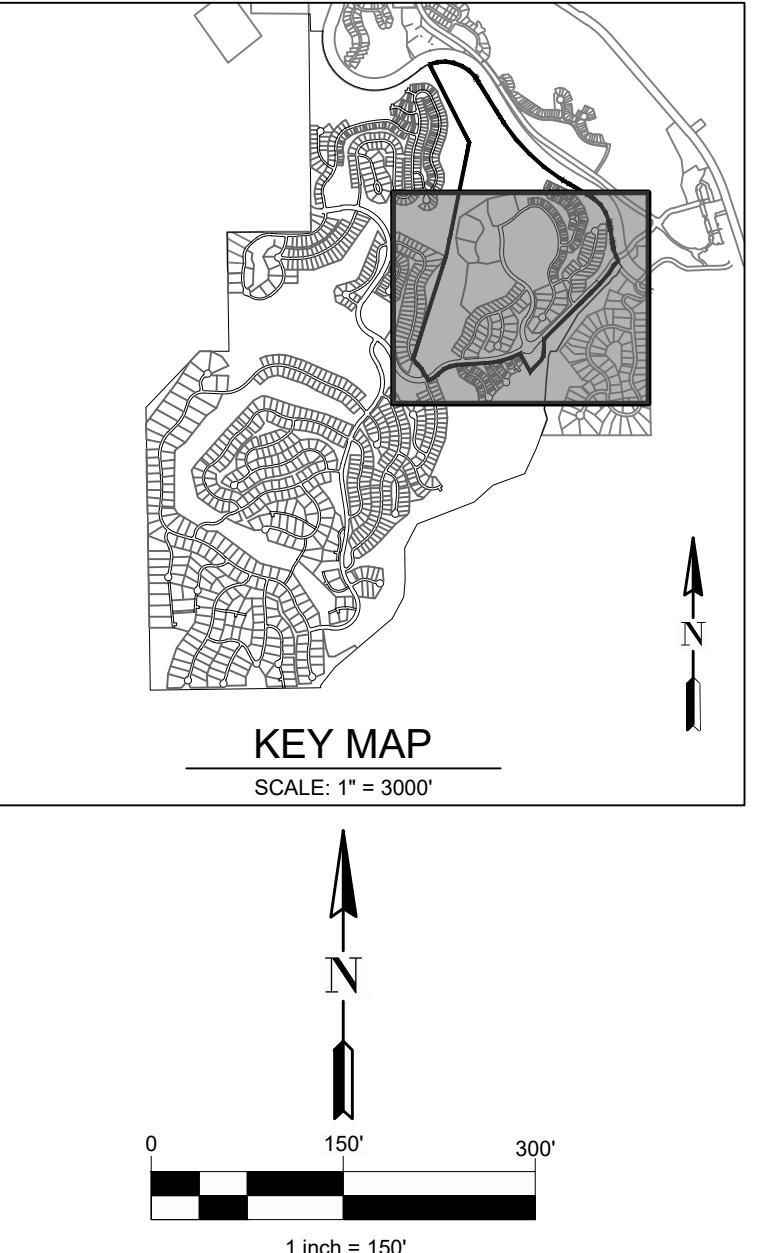


Scale: 1" = 100'-0"
 0 50 100 200



PHASING PLAN
 FEBRUARY 6, 2026
 SHEET 8

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

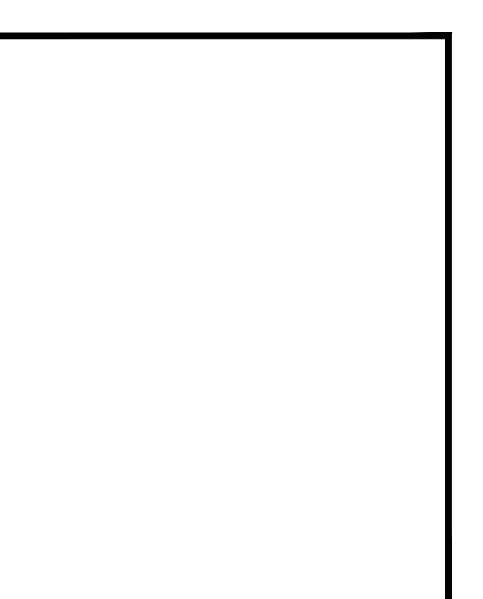


LEGEND

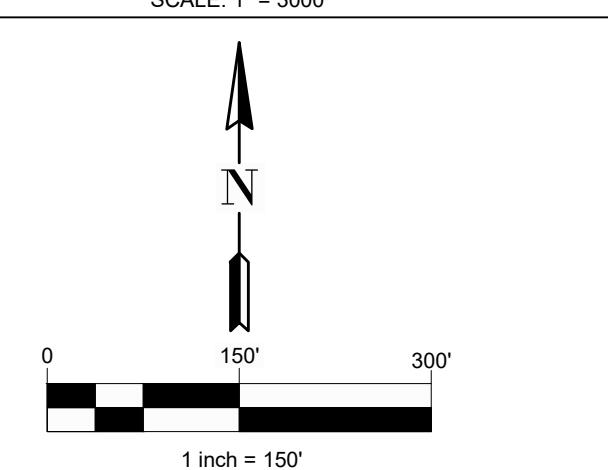
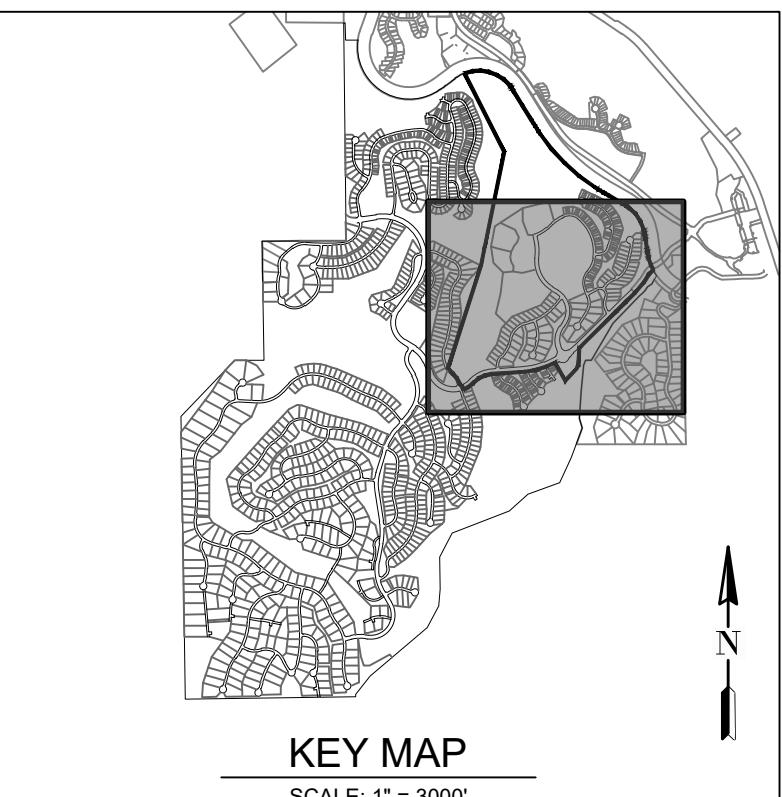
	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	CENTERLINE
	LOT / TRACT / PARCEL BOUNDARY
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	DRAINAGE SWALE
	SUBMITTAL AREA BOUNDARY
	FLOODPLAIN BOUNDARY
	EAST OF SITE - LELAND CREEK
	WEST OF SITE - ELK CREEK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

NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. 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

—	PROJECT BOUNDARY
- - -	RIGHT OF WAY (ROW)
— (with symbols)	STORM (FES, MH, & INLET)
— (with symbol)	SANITARY
— (with symbol)	WATER (HYDRANT, VALVE, BEND, MH)
— (with symbol)	PRESSURE REDUCING VALVE (PRV)
— (with symbol)	EXISTING FENCE
— (with symbol)	EXISTING FIBER OPTIC
— (with symbol)	EXISTING GAS
— (with symbol)	EXISTING WATER
— (with symbol)	EXISTING SWALE
— (with symbol)	DRAINAGE SWALE
— (with symbol)	SUBMITTAL AREA BOUNDARY
— (with symbol)	FLOODPLAIN BOUNDARY
- - -	EAST OF SITE - LELAND CREEK
- - -	WEST OF SITE - ELK CREEK
CONCRETE	CONCRETE
MANTENANCE ACCESS	MANTENANCE ACCESS
RIPRAP	RIPRAP
NOT A PART	NOT A PART

