

The logo for the Southwestern Water Conservation Act (SWCA) is displayed vertically on the left side of the page. It consists of the letters 'S', 'W', 'C', and 'A' in a large, stylized, light blue font, stacked one above the other.

Roam Meadow Glades Clean Water Act 404 Individual Permit Submission

Grand County, Colorado

FEBRUARY 2023

PREPARED FOR

Fraser River Development Company

PREPARED BY

SWCA Environmental Consultants

**ROAM MEADOW GLADES CLEAN WATER ACT
404 INDIVIDUAL PERMIT SUBMISSION,
GRAND COUNTY, COLORADO**

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1 INTRODUCTION AND PROJECT LOCATION

The Fraser River Development Company (FRDC) (Applicant) is proposing to construct the Roam Meadow Glades Phase 2 and 3 Development Project (Project) in Grand County, Colorado. In accordance with the Clean Water Act Section 404(b)(1) (40 Code of Federal Regulations 230), the Applicant is requesting issuance of an Individual Permit (IP) from the U.S. Army Corps of Engineers (USACE). A purpose and need statement and an alternatives analysis are presented in this document in support of the IP application for the Project for unavoidable impacts to waters of the United States (WOTUS).

The proposed Project will be located on parcel numbers 158733404115 and 158733404081 near the town of Winter Park in Grand County, Colorado (Project Area). The Project Area is south of Rendezvous Drive and bounded by the Fraser River to the east and U.S. Highway 40 to the west. The Project Area is in Section 33, Township 1 South, Range 75 West, 6th Principal and Meridian. The approximate center point of the Project Area is located at latitude 39.911989°, longitude -105.781156°.

A secondary project area (mitigation site) located immediately south of the southern terminus of County Road 522 in Tabernash, Colorado, (parcel number 158901300068) will be utilized as a mitigation site to offset permanent impacts to waters at the primary Project Area. The approximate center point for the mitigation site is latitude 39.9834644°, longitude -105.8482597°. A separate mitigation plan for permanent impacts resulting from the Project is prepared under separate cover. The Project Area and mitigation site are depicted in Figure 1.

2 PROJECT DESCRIPTION

The Project initially consisted of three Phases; however, Phase 1 construction is underway for 20 townhomes and 16 single-family housing (SFH) units with associated roads, drives, and dedicated open space. Phase 1 resulted in 0.49 acre of unavoidable impacts to on-site waters, which were permitted under Nationwide Permit 27 for Aquatic Habitat Restoration, Enhancement, and Establishment Activities and Nationwide Permit 29 for Residential Developments (SPK-2018-01012). A mitigation and monitoring plan for Phase 1 has been approved by the USACE with mitigation scheduled to commence in spring 2023. Phase 1 is not considered or referenced as part of the Project in the remainder of this document, due to already being under permit and under construction.

Phases 2 and 3 of the Project are proposed to consist of the construction of SFH units, multifamily housing (MFH) units, hotel rooms, associated roads and parking, dedicated open space, and trails and boardwalks. Phase 2 construction is tentatively planned for spring 2023 to fall 2024, and Phase 3 construction is tentatively planned for summer 2024 to fall 2025.

Birch Ecology (2021) and SWCA Environmental Consultants (SWCA) (2021) completed wetland delineations for the Project Area in 2021 (Appendix A).

3 NEED AND PURPOSE STATEMENT

The Fraser River Valley Housing Needs Assessment Update (Williford, LLC et al. 2022) identified the following housing issues in the Fraser River Valley:

- Increased demand for both owner and renter housing driven by the COVID-19 pandemic

- A decrease of available housing as a result of the East Troublesome Fire (366 homes lost)
- Increased short-term home rentals to visitors
- Construction supply chain issues slowing the building of new housing
- Steep increases in housing prices due increases in demand and stagnating supply.

The purpose of the Project is to provide MFH and SFH units and both long-term and short-term rental options to meet both community and visitor housing needs in Winter Park, Colorado. Additionally, 30 housing units would be dedicated to community affordable housing.

The Applicant is undertaking the Project to make a financial return on the development, which is estimated to generate a return of approximately 12% (commensurate with the average percentage net profit for developments of this type) (New York University Stern School of Business 2023). The Town of Winter Park (TOWP), the quasi-government entity Roam Metropolitan District 1-3 (Roam Metro District), and the private developers, FRDC and Riverside WP, LLC, all have an economic interest in the Project and have made significant public and private investment in the main roadway arteries, utility infrastructure, land, and soft costs to service the Project.

The TOWP would receive property taxes on a mill levy of 80 mills per year on the assessed value of the proposed properties associated with the Project, resulting in approximately \$12 million in present value to the TOWP. The Roam Metro District would receive a levy of 57.26 mills on each home built as a result of the Project, resulting in bond revenue of approximately \$7.5 million that would go toward infrastructure development and maintenance, including roads, utilities, and the Fraser River Walk and Community Center, all planned for public access. This is a consequential contribution for a bond issuance with only \$20 million in net proceeds.

The Project Area is zoned as a Planned Development (Destination Center) and as a Downtown Business Overlay Zone District, both of which support high density commercial and residential use with access to the main arterial (U.S. Highway 40) while also providing a walkable pedestrian environment (Fraser/Winter Park Zoning Lookup 2022; TOWP 2022). The current Project design addresses community housing needs and meets the high-density, mixed use, development zoning goals and increased walkability zoning goals through inclusion of trails and boardwalks. Additionally, a full-service boutique hotel with a prominent location on U.S. Highway 40 would be an amenity for the TOWP and provide economic benefit to all parties involved.

4 ALTERNATIVES ANALYSIS

4.1 Non-Practicable Alternatives

SWCA completed an alternatives analysis to demonstrate that a variety of potentially practicable on- and off-site approaches to the Project have been considered per 404(b)(1) 40 Code of Federal Regulations 230.10(a). Alternatives were assessed based on land availability, parcel size adequate to support mixed housing and commercial construction (≥ 25 acres), appropriate zoning (mixed residential and commercial or similar), utility and access availability, feasibility of construction on the site based on existing technology, cost of land acquisition, and economic feasibility (Table 1). Additionally, a No Action Alternative that would not require additional approvals from the USACE was analyzed for Project practicability.

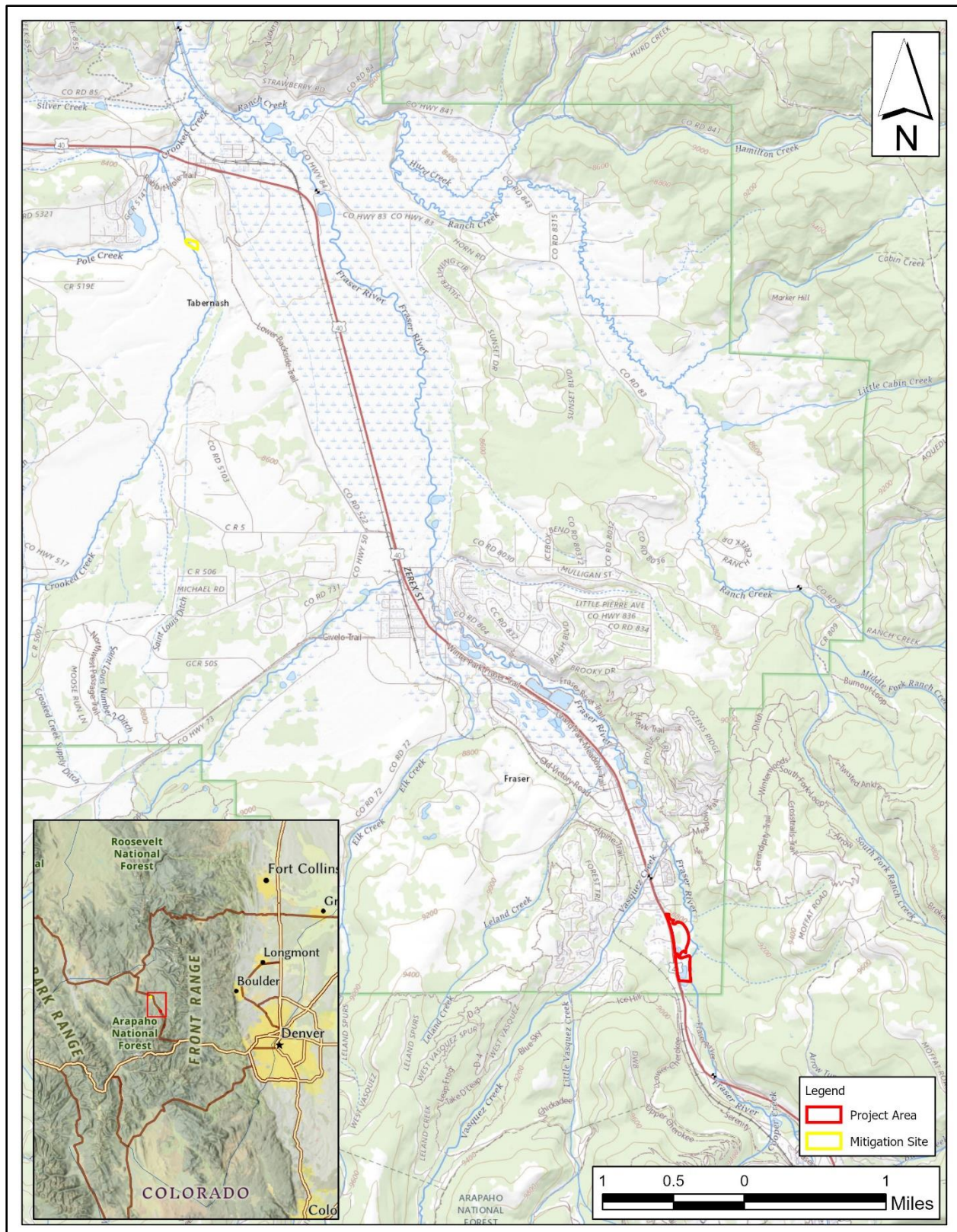


Figure 1. Project Area and mitigation site locations.

4.1.1 *Alternative 3 – No Action Alternative*

The No Action Alternative (Alternative 3) would not incur additional impacts to WOTUS and would not require additional action from the USACE. Alternative 3 would limit Phase 2 of the Project to the development of 18 SFH units, six walk-up townhomes, 48 MFH units, and 30 community affordable housing units. Phase 3 would be limited to a 50-room hotel, three SFH units, and associated parking and drives (Appendix B).

The amount and location of the water features in the Project Area limit the availability for design and engineering solutions to provide an economically feasible approach to developing the Project Area in accordance with Alternative 3.

The investment costs associated with roads, utilities, and planning for the Project would be the same for both Alternative 3 and Alternative 1 – Preferred Development Plan, because they would be required to service the same footprint; however, construction of less housing in Alternative 3 would result in a lower return on investment. Additionally, construction of a subsurface water conveyance to avoid impacts to the drainage area in the southwestern portion of Phase 2, immediately north of Road A, would be cost prohibitive.

The reduced hotel footprint in Phase 3 would not allow for a full-service hotel program, including restaurants, meeting rooms and amenities. The only type of hotel that would be developable in this footprint would be a lower budget, limited-service hotel. With only 50 planned rooms, the revenue from a limited-service hotel would not have the budget for payroll, affordable housing, amenities, and other services. Given the noted constraints and the costs of construction within the market, this type of hotel would not be economically viable.

The Applicant estimates the loss of revenue associated with 22 fewer homesites and no hotel with Alternative 3 would be approximately \$30 to 40 million and would severely impact the Applicant and Project viability. Additionally, the loss of these structures would reduce the TOWP revenue by approximately \$300,000 a year with no incremental cost, resulting in an overall impact of approximately \$6.2 million in present value to the TOWP. Finally, Roam Metro District would see a \$3 million reduction in bond revenue from Alternative 3, relative to Alternative 1, which would require a diversion of funds from other public amenities to accommodate that loss.

Alternative 3 is considered non-practicable due to the reduced number of housing units and short-term rental units and the associated reduced tax income to TOWP and Roam Metro District and negative rate of return for the Applicant.

4.1.2 *Alternative 4 – Off-Site Adjacent*

The Applicant owns a parcel on the east side of the Fraser River, adjacent to the preferred development site (Alternative 4; parcel number 158733404103), which is situated predominantly on a slope and bisected by Wolverine Creek. This parcel is zoned Planned Development (Residential-Commercial Service), which limits hotel construction to arterial or collector roads. Spatial constraints of this parcel would not allow the development of arterial or collector roads; thus, it would not allow for development of a hotel and would impede a portion of the Project's purpose of providing additional short-term rental accommodations in Winter Park. Additionally, the cost to construct a bridge over the Fraser River and to provide access to the Alternative 4 parcel is cost prohibitive to the Project (estimated at \$1.4 million).

The Alternative 4 parcel sits at the base of the slope between a large area of Arapaho National Forest lands and the east bank of the Fraser River, and development of this parcel could impede wildlife access to an important water source and movement corridor along the Fraser River and lead to increased erosion

and potential sedimentation impacts to Wolverine Creek and the Fraser River. Development of this parcel would push impacts into a relatively naturally intact area and away from the higher intensity development already concentrated around U.S. Highway 40 in Winter Park. For these reasons, Alternative 4 is considered non-practicable for the Project.

Table 1. Development Alternatives Comparison Matrix Based on Practicability Assessment Categories

Practicability Category	Factor	Alternative 1 (Applicant's Preferred; On-Site)	Alternative 2 (On-Site)	Alternative 3 (No Action Alternative; On-Site)	Alternative 4 (Off-Site; east of Fraser River)	Alternative 5 (Off-Site)
Available	Available for acquisition	YES – Applicant owns parcels	YES – Applicant owns parcels	YES – Applicant owns parcels	YES – Applicant owns parcels	YES – Listed for sale
Logistics	Sufficient parcel size	YES	YES	YES	YES	YES
	Appropriate zoning	YES – Zoned for this project type	YES – Zoned for this project type	YES – Zoned for this project type	NO – Zoning limits this project type	YES – Zoned for this project type
	Utility availability	YES	YES	YES	N/A – Failed appropriate zoning screen	YES
	Access availability	YES	YES	YES	N/A – Failed appropriate zoning screen	YES
Existing Technology	Site conditions feasible for construction	YES – With fill of on-site water features and engineered drainage features	YES – With fill of on-site water features and engineered drainage features	YES – Site development limited by WOTUS	N/A – Failed appropriate zoning screen	YES
Cost	Reasonable acquisition cost	YES – Applicant owns parcels	YES – Applicant owns parcels	NO – Reduced number of housing units and hotel would result in a negative rate of return for Applicant.	N/A – Failed appropriate zoning screen	NO – Property is not available for subdivision; listed cost is \$19.5 million (exorbitant cost)
Summary of Practicability	YES – Practicable	YES – Practicable	YES – Practicable	NO – Reduced number of housing units and hotel would result in a negative rate of return for Applicant.	NO – Zoning limits this project type	NO – Property is not available for subdivision; listed cost is \$19.5 million (exorbitant cost)

Note: N/A = not applicable

4.1.3 Alternative 5 – Off-Site in Fraser River Valley

SWCA searched as far north as Tabernash and southward to the south end of Winter Park, an area that covers a majority of the developable land in this portion of the Fraser Valley, for off-site parcels that have

similar access to U.S. Highway 40, are of similar or greater acreage (≥ 25 acres), and that are zoned for mixed commercial and residential use. This search identified a single property located at 25780 GCR 50 in Fraser, Colorado (Zillow 2022a; Realtor.com 2022). The property consists of two parcels (parcel numbers R028635 and R074630) and 128.34 acres zoned as split residential and business. The asking price of \$19.5 million is cost prohibitive and thus non-practicable for the Project; therefore, Alternative 5 (Off-Site Alternative) is deemed non-practicable due to exorbitant costs. Additional parcels were dismissed based on lack of developable land and potential additional impacts to WOTUS (Zillow 2022a) or due to zoning and access issues (Zillow 2022b, 2022c).

4.2 Practicable Alternatives

4.2.1 Alternative 1 – Preferred Development Plan

Alternative 1 is the preferred development plan for this Project (see Appendix B), because it meets the Project purpose and need, minimizes impacts to WOTUS, and is the least environmentally damaging. Under Alternative 1, the following development and waters impacts are proposed:

- Phase 2 of the Project would consist of the construction of 28 SFH units, six walk-up townhomes, 48 MFH units, 30 community affordable housing units, and associated roads, dedicated open space, and trails and boardwalks. Phase 2 of the Project would result in 0.26 acre of permanent wetland impacts and 0.15 acre of temporary wetland impacts.
- Phase 3 of the Project would consist of the construction of 15 SFH units, one hotel with 10 associated cabins, parking areas, roads, dedicated open space, and trails and boardwalks. Phase 3 of the Project would result in 2.89 acres of permanent and 0.09 acre of temporary impacts to aquatic habitat and 0.71 acre of permanent and 0.02 acre of temporary wetland impacts.

4.2.1.1 IMPACTS TO PHYSICAL AND CHEMICAL CHARACTERISTICS

Impacts to physical and chemical characteristics of receiving waters would be none to negligible under Alternative 1. Fill would not leave wetlands or travel to adjacent or abutting WOTUS. Appropriate soil erosion and sediment controls would be used and maintained in effective operating condition during construction, and all exposed soil and other fills would be permanently stabilized at the earliest practicable date.

Only materials that are considered suitable fill within wetland and non-wetland waters would be used for the Project. Materials would be selected based on their resiliency in aquatic habitats and the expectation that they would not leach harmful levels of pollutants into the Fraser River or its adjacent wetlands.

To the extent practicable, equipment used during construction activities would be placed in areas that would be permanently altered or disturbed by the Project. In areas where this is not possible, equipment would be placed on mats to minimize soil disturbance to the maximum extent practicable.

The Project would be designed to minimize adverse effects on the adjacent aquatic system to the maximum extent practicable; Project components would be constructed to avoid accelerating the passage of water or restricting its flow. Additionally, a COR400000 Construction Stormwater Discharge Permit request is being prepared by a qualified civil engineer and will be submitted to the USACE and Colorado Department of Public Health and the Environment Water Quality Control Division when received. This permit will provide detail on best management practices that would be implemented to protect aquatic resources within and beyond the Project Area. A construction stormwater management plan for both Project phases is presented in Appendix C.

4.2.1.2 BIOLOGICAL CHARACTERISTICS

Alternative 1 would be expected to have no effect to negligible effects on biological characteristics of the Project Area or immediate vicinity. SWCA reviewed U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) data for threatened or endangered species with the potential to occur on or near the Project Area (Appendix D). Based on SWCA's knowledge of the Project Area and the listed species, an evaluation of occurrence potential is presented in Table 2. No federally listed threatened and endangered species are expected to occur within the Project Area. Alternative 1 would be designed and constructed to minimize adverse effects on aquatic life movement, including native fish populations. More specifically, intake and outfall structures installed adjacent to the Fraser River would be designed to maintain consistent flows to sustain the movement of any aquatic species. The Project Area contains suitable habitat for ground- and tree-nesting migratory birds; however, conservation measures would be implemented to avoid or minimize impacts to migratory birds in accordance with the Migratory Bird Treaty Act.

Table 2. Federally Listed Species for Grand County and Their Potential to Occur in the Project Area

Common Name (scientific name)	Status*	Potential to Occur
Mammals		
Canada lynx (<i>Lynx canadensis</i>)	FT	None. There is a lack of suitable high-elevation boreal forest habitat within the Project Area.
Gray wolf (<i>Canis lupus</i>)	FE	Unlikely. Although wolves occupy a wide range of habitats and a breeding pair currently occupies the northcentral portion of the state, the Project Area is located next to an urban city with commercial and residential development.
Birds		
Mexican spotted owl (<i>Strix occidentalis lucida</i>)	FT	Unlikely. U.S. Fish and Wildlife Service–designated critical habitat is found in mountainous regions along the southern Front Range between Castle Rock and Pueblo, Colorado. There is a lack of suitable canyonland and dense forested habitat within the Project Area. Limited forested habitat is present immediately adjacent to the Project Area.
Fish		
Bonytail (<i>Gila elegans</i>)	FE	Unlikely. This species prefers backwaters with rocky or muddy bottoms and flowing pools and is mostly restricted to rocky canyons. The species was historically known primarily in the main stems of the Colorado River system. Additionally, no impacts to the Fraser River would be incurred as part of the Project.
Colorado pikeminnow (<i>Ptychocheilus lucius</i>)	FE	Unlikely. The present distribution of this species is known only in the Upper Colorado River basin. Additionally, no impacts to the Fraser River would be incurred as part of the Project.
Humpback chub (<i>Gila cypha</i>)	FE	Unlikely. Currently, this species is found only in the Little Colorado River and direct tributaries, which is very far from the Project Area. Additionally, no impacts to Fraser River would be incurred as part of the Project.
Razorback sucker (<i>Xyrauchen texanus</i>)	FE	Unlikely. In Colorado, recent specimens have been seen only in the lower, main stem Colorado, Gunnison, lower Yampa, and Green Rivers. Additionally, no impacts to the Fraser River would be incurred as part of the Project.
Insects		
Monarch butterfly (<i>Danaus plexippus</i>)	C	None. Candidate species do not receive statutory protection under the Endangered Species Act, and there are no imminent actions to list the species.

* FE = federally endangered species; FT = federally threatened species; C = candidate species.

4.2.1.3 SPECIAL AQUATIC SITES

Minor short-term and minor long-term effects would be expected for a portion of on-site wetlands as a result of Alternative 1. Approximately 0.97 acre of permanent and 0.17 acre of temporary impacts to wetlands and 2.89 acres of permanent and 0.09 acre of temporary impacts to aquatic habitat are proposed to on-site WOTUS under Alternative 1.

4.2.1.4 HUMAN USE CHARACTERISTICS

Minor, short-term visual impacts resulting from Project construction would be expected for the Project Area. Additional negative effects on human use characteristics are not anticipated as a result of Alternative 1. Alternative 1 would provide additional housing in a market that is lacking adequate housing options, and it would provide positive economic impacts through additional property taxes paid to Winter Park and Grand County. Furthermore, Alternative 1 would be expected to improve aesthetic value through increased public and private access to aquatic habitat and increased recreational use by development of the walkable environment (i.e., trails, boardwalks, and vista points) within the Project Area. For most, the aesthetics are only appreciable at a distance in the current, undeveloped state, whereas Alternative 1 would increase public and private access to the aquatic habitat and other natural resources within the Project Area. In addition, mitigation enhancements would increase scrub-shrub habitat and use by various wildlife as compared to the emergent features that currently dominate much of the Project Area.

4.2.1.5 CULTURAL RESOURCES AND HISTORIC PROPERTIES

Metcalf Archaeological Consultants, Inc., conducted two Class III cultural resources inventories for the Project Area (Metcalf 2022, 2023) (Appendix E). Both reports recommended a finding of no historic properties affected by Phases 2 and 3 of the Project. Based on these findings, no impacts to cultural or historic properties would be expected to result from Alternative 1.

4.2.1.6 POSSIBLE CONTAMINANTS IN DREDGED AND FILL MATERIAL

Only materials that are considered suitable fill within wetland and non-wetland waters would be used for the Project. Materials would be selected based on their resiliency in aquatic habitats and the expectation that they would not leach harmful levels of pollutants into the Fraser River or its adjacent wetlands.

4.2.2 *Alternative 2 – Alternative Development Plan*

Although Alternative 2 would meet the stated Project purpose and need, it would result in a greater amount of impacts to WOTUS (see Appendix B). Under Alternative 2, the following development and waters impacts are proposed:

- Phase 2 of the Project would consist of the construction of 28 SFH units, associated roads, dedicated open space, and trails and boardwalks, and would result in 0.28 acre of permanent wetland impacts and 0.17 acre of temporary impacts.
- Phase 3 of the Project would consist of the construction of 10 lake cabins, 23 river homes, one hotel, one chateau, associated parking areas, roads, dedicated open space, and trails and boardwalks. Phase 3 of the Project would result in 2.84 acres of permanent aquatic habitat impacts and 0.98 acres of permanent wetland impacts.

4.2.2.1 IMPACTS TO PHYSICAL AND CHEMICAL CHARACTERISTICS

Alternative 2 would be expected to have similar effects on physical and chemical characteristics as those discussed for Alternative 1.

4.2.2.2 BIOLOGICAL CHARACTERISTICS

Alternative 2 would be expected to have similar effects on biological characteristics as those discussed for Alternative 1.

4.2.2.3 SPECIAL AQUATIC SITES

Minor short-term and minor long-term effects would be expected for a portion of on-site wetlands as a result of Alternative 2. Approximately 1.26 acres of permanent impacts and 0.17 acre of temporary impacts to wetlands and 2.84 acres of permanent impacts to aquatic habitat are proposed to on-site WOTUS under Alternative 2.

4.2.2.4 HUMAN USE CHARACTERISTICS

Alternative 2 would be expected to have similar effects on human use characteristics as those discussed for Alternative 1.

4.2.2.5 CULTURAL RESOURCES AND HISTORIC PROPERTIES

Metcalf Archaeological Consultants, Inc., conducted two Class III cultural resources inventories for the Project Area (Metcalf 2022, 2023) (see Appendix E). Both reports recommend a finding of no historic properties affected by Phases 2 and 3 of the Project. Based on these findings, no impacts to cultural or historic properties would be expected to result from Alternative 2 of the Project.

4.2.2.6 POSSIBLE CONTAMINANTS IN DREDGED AND FILL MATERIAL

Only materials that are considered suitable fill within wetland and non-wetland waters would be used for the Project. Materials would be selected based on their resiliency in aquatic habitats and the expectation that they would not leach harmful levels of pollutants into the Fraser River or its adjacent wetlands.

4.2.3 Summary

Based on the comparison of the two practicable alternatives (Table 3), Alternative 1 is the Preferred Development Plan and the Least Environmentally Damaging Practicable Alternative. Alternative 2 would meet the Project purpose and need by providing a greater number of SFH units, short-term rental units, and a higher net profit relative to Alternative 1; however, Alternative 2 would result in a greater amount of impacts to on-site WOTUS relative to Alternative 1.

Table 3. Environmental Factor Matrix for Comparison of Practicable Alternatives for Phases 2 and 3 Combined

Environmental Factors	Alternative 1 (Applicant's Preferred Development Plan)	Alternative 2
Wetland Impacts (acres)		
Temporary	0.17	0.17

Environmental Factors	Alternative 1 (Applicant's Preferred Development Plan)	Alternative 2
Permanent	0.97	1.26
Aquatic Habitat Impacts (acres)		
Temporary	0.09	
Permanent	2.89	2.84
Total Permanent WOTUS Impacts (acres)	3.86	4.1
Impacts to Federally Listed Threatened and Endangered Species	No	No
Least Environmentally Damaging Practicable Alternative	Yes	No

4.2.4 Avoidance and Mitigation

Alternative 1 has been designed to minimize permanent impacts to onsite WOTUS while still meeting project purpose and need. The Applicant proposes compensatory mitigation for unavoidable impacts to WOTUS through the construction of additional wetland habitat and enhancement of existing wetland habitat within the Project Area and on another parcel owned by the Applicant (parcel number 158901300068) also in the Fraser River watershed and restoration and aquatic habitat within the Project Area. A comprehensive mitigation and monitoring plan for permanent impacts to WOTUS is in final development and will be submitted within 45 days of the submission date of this document. Additionally, a restoration plan for temporary impacts to WOTUS resulting from Alternative 1 of the Project is presented in Appendix F. Mitigation for temporary and permanent impacts will follow the *Final 2015 Regional Compensatory Mitigation and Monitoring Guidelines for South Pacific Division USACE* (USACE 2015). Finally, a construction stormwater management plan for the Project with descriptions of best management practices to minimize potential impacts to on-site and off-site waters is presented in Appendix C.

5 SUMMARY

FRDC requests authorization of a Clean Water Act Section 404 IP for Alternative 1 – Preferred Development Plan of the Project as the least environmentally damaging practicable alternative.

A list of property owners adjacent to the Project Area are included in Appendix G in order to accommodate the public notice associated with this IP application.

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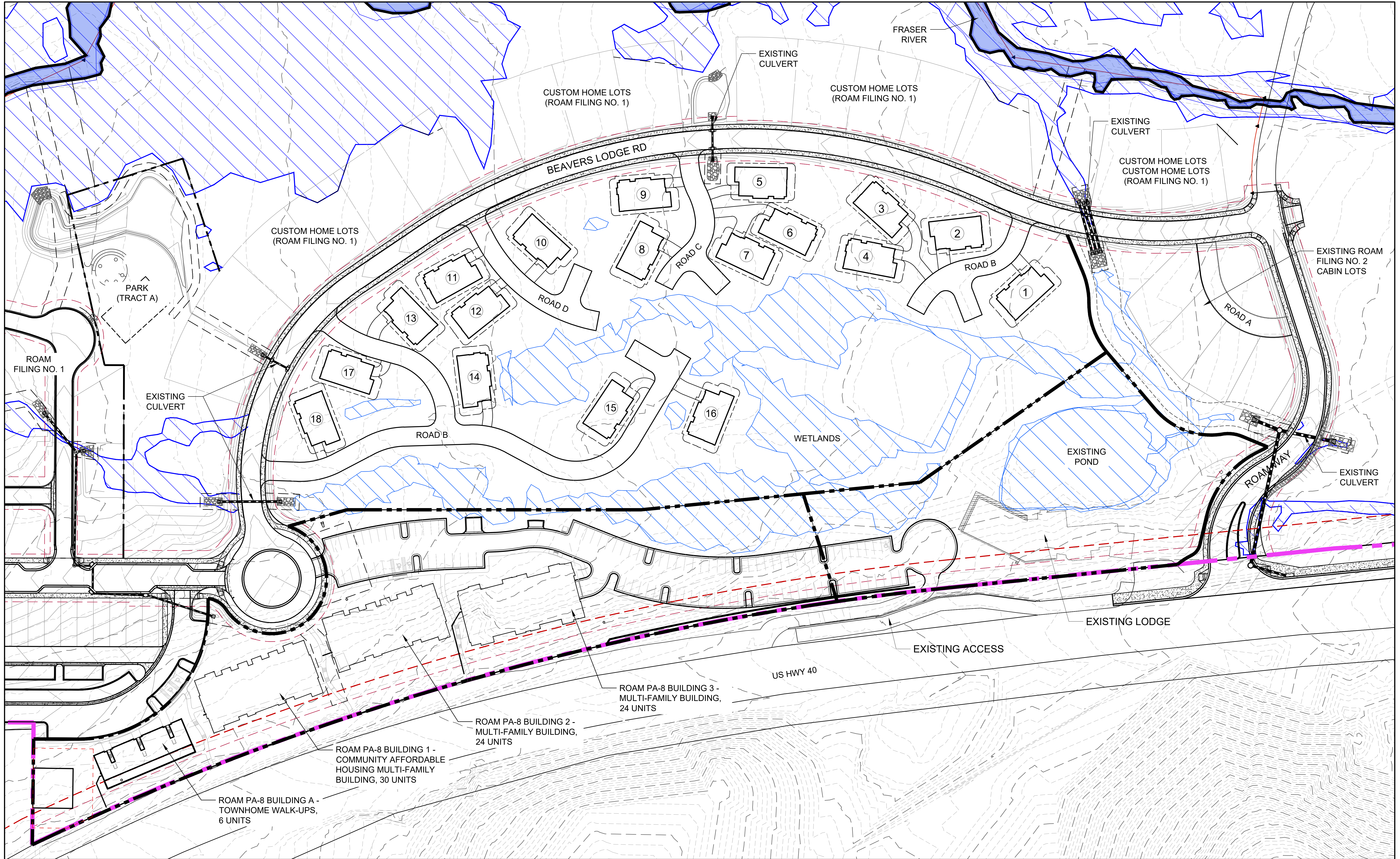
APPENDIX B

Development Alternatives

Alternative 3 – No Action Alternative Development Plan

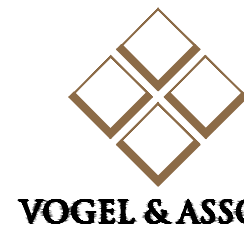
Alternative 1 – Preferred Development Plan

Alternative 2 – Alternative Development Plan

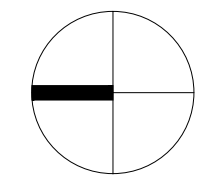


MEADOW GLADES PHASE II
DEVELOPMENT PLAN - ALTERNATIVE C
WETLANDS ZERO IMPACT

DENSITY CHART
CABIN LOTS - 18 TOTAL LOTS

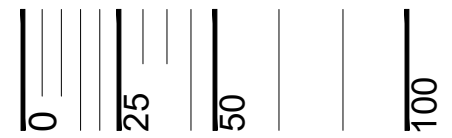


VOGEL & ASSOCIATES

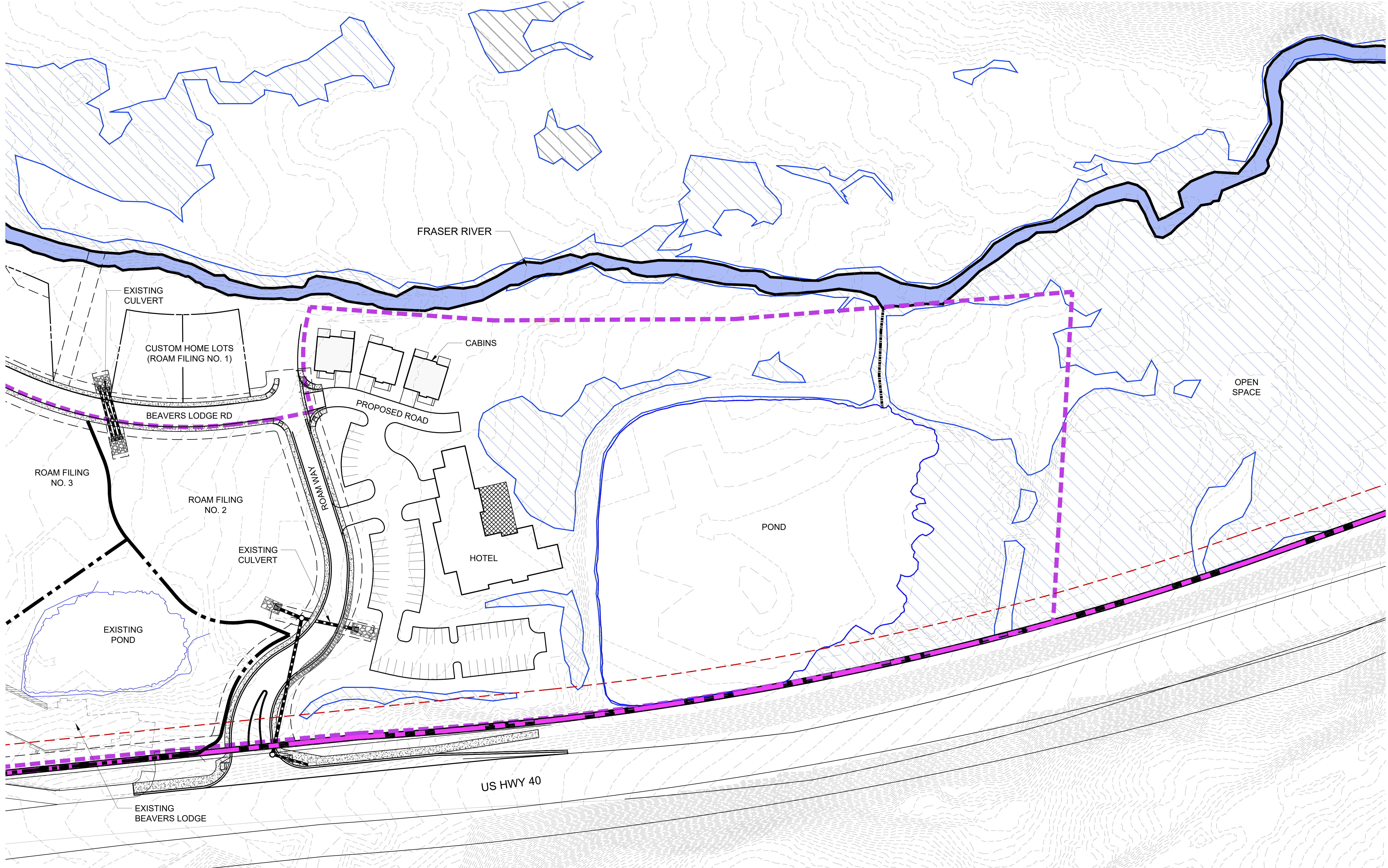


Land Planning ♦ Landscape Architecture ♦ Development Consulting
475 W. 12th Avenue - Suite E - Denver, Colorado 80204-3688 - (303) 893-4288

SCALE: 1"=50'



January 02, 2023



ROAM PHASE III
DEVELOPMENT PLAN - ALTERNATIVE C
WETLANDS ZERO IMPACT

DENSITY CHART

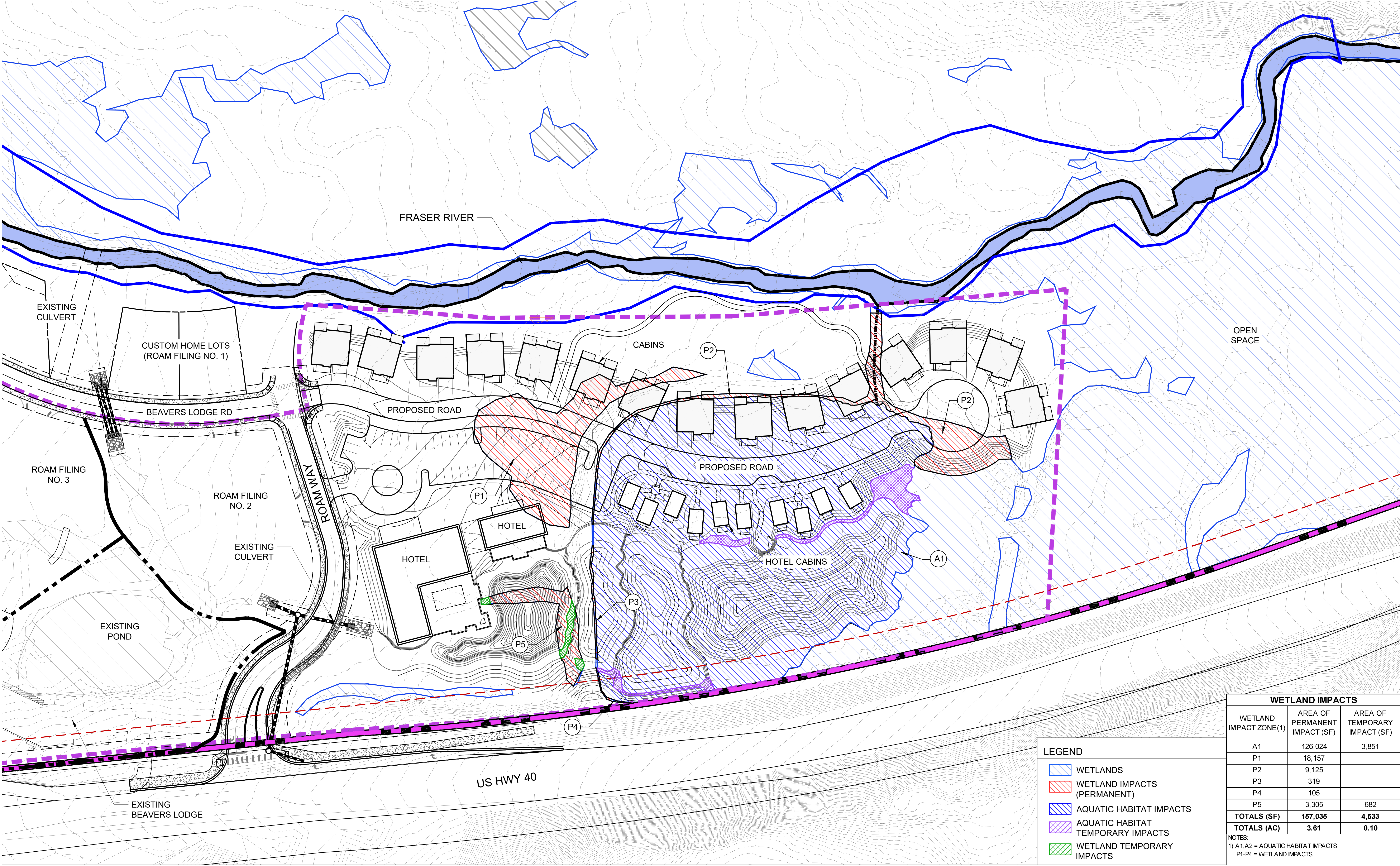
HOTEL ROOMS -	50
CABINS -	3



SCALE: 1"=50'

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January 02, 2023

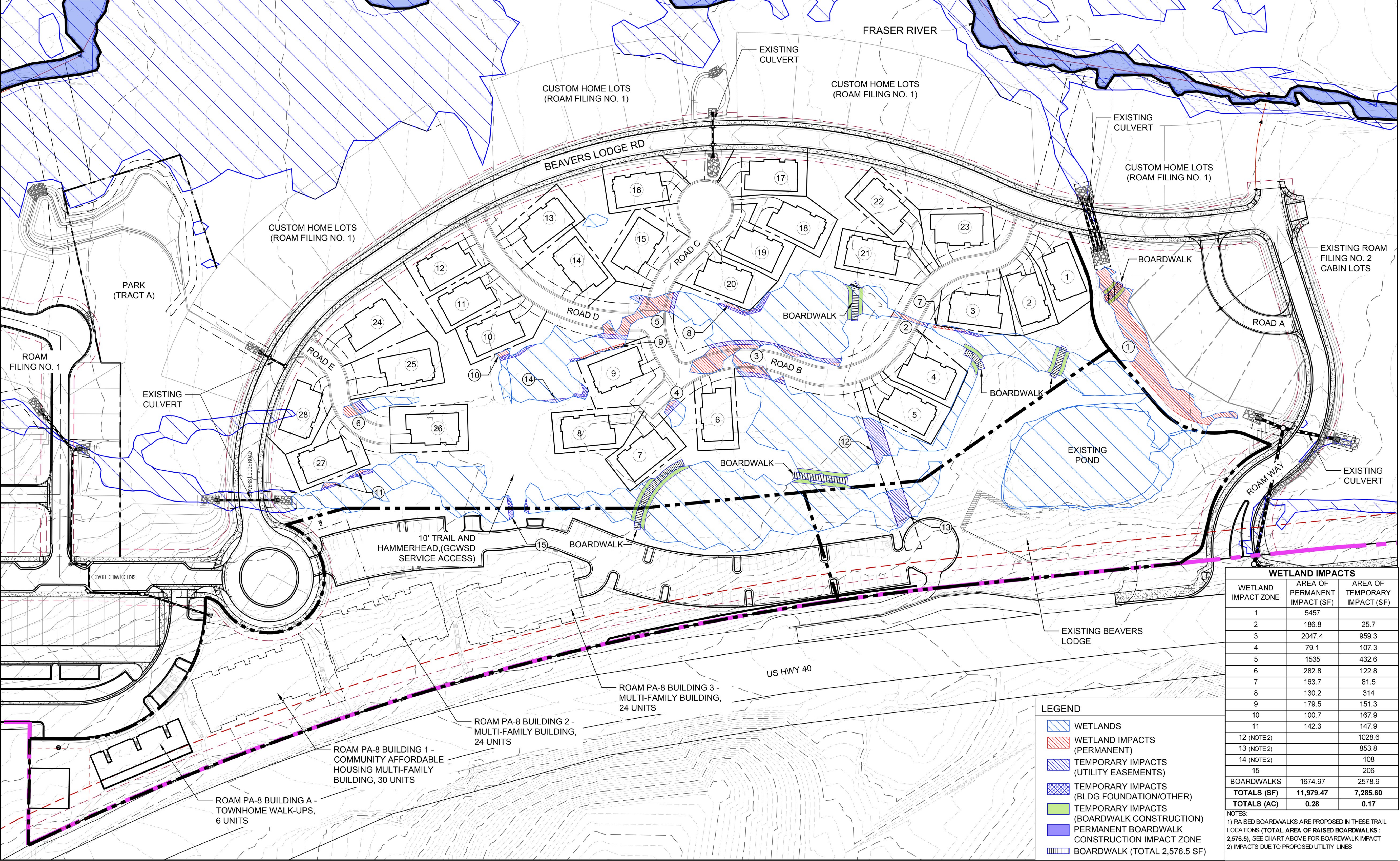


LEGEND

- WETLANDS
- WETLAND IMPACTS (PERMANENT)
- AQUATIC HABITAT IMPACTS
- AQUATIC HABITAT TEMPORARY IMPACTS
- WETLAND TEMPORARY IMPACTS

WETLAND IMPACTS		
WETLAND IMPACT ZONE(1)	AREA OF PERMANENT IMPACT (SF)	AREA OF TEMPORARY IMPACT (SF)
A1	126,024	3,851
P1	18,157	
P2	9,125	
P3	319	
P4	105	
P5	3,305	682
TOTALS (SF)	157,035	4,533
TOTALS (AC)	3.61	0.10

NOTES:
1) A1,A2 = AQUATIC HABITAT IMPACTS
P1-P4 = WETLAND IMPACTS



WETLAND IMPACTS		
WETLAND IMPACT ZONE	AREA OF PERMANENT IMPACT (SF)	AREA OF TEMPORARY IMPACT (SF)
1	5457	
2	186.8	25.7
3	2047.4	959.3
4	79.1	107.3
5	1535	432.6
6	282.8	122.8
7	163.7	81.5
8	130.2	314
9	179.5	151.3
10	100.7	167.9
11	142.3	147.9
12 (NOTE 2)		1028.6
13 (NOTE 2)		853.8
14 (NOTE 2)		108
15		206
BOARDWALKS	1674.97	2578.9
TOTALS (SF)	11,979.47	7,285.60
TOTALS (AC)	0.28	0.17

NOTES:
1) RAISED BOARDWALKS ARE PROPOSED IN THESE TRAIL LOCATIONS (TOTAL AREA OF RAISED BOARDWALKS : 2,576.5). SEE CHART ABOVE FOR BOARDWALK IMPACT
2) IMPACTS DUE TO PROPOSED UTILITY LINES

LEGEND

WETLANDS

WETLAND IMPACTS (PERMANENT)

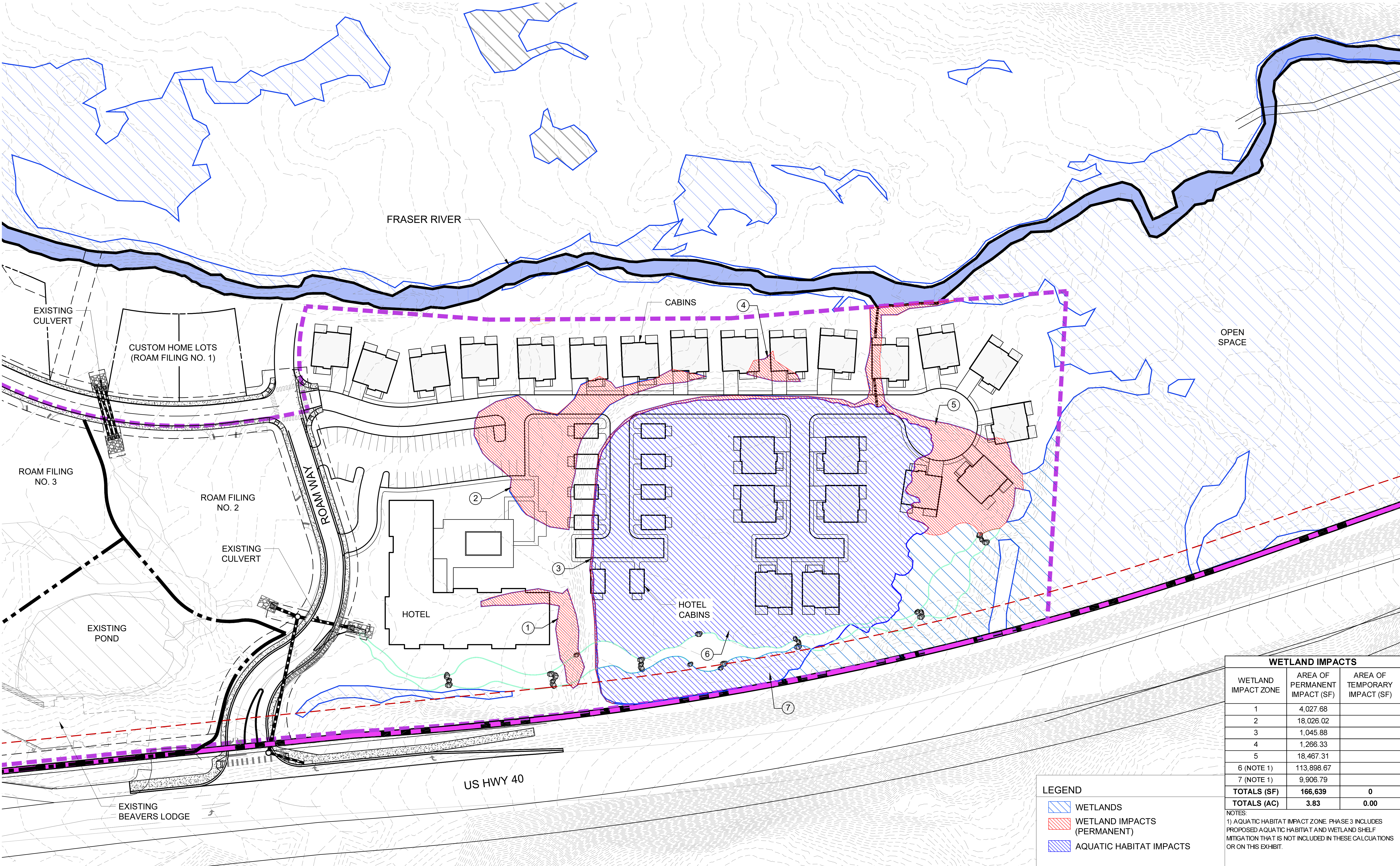
TEMPORARY IMPACTS (UTILITY EASEMENTS)

TEMPORARY IMPACTS (BLDG FOUNDATION/OTHER)

TEMPORARY IMPACTS (BOARDWALK CONSTRUCTION)

PERMANENT BOARDWALK CONSTRUCTION IMPACT ZONE

BOARDWALK (TOTAL 2,576.5 SF)



WETLAND IMPACTS		
WETLAND IMPACT ZONE	AREA OF PERMANENT IMPACT (SF)	AREA OF TEMPORARY IMPACT (SF)
1	4,027.68	
2	18,026.02	
3	1,045.88	
4	1,266.33	
5	18,467.31	
6 (NOTE 1)	113,898.67	
7 (NOTE 1)	9,906.79	
TOTALS (SF)	166,639	0
TOTALS (AC)	3.83	0.00

- LEGEND
- WETLANDS
 - WETLAND IMPACTS (PERMANENT)
 - AQUATIC HABITAT IMPACTS

NOTES:
1) AQUATIC HABITAT IMPACT ZONE. PHASE 3 INCLUDES PROPOSED AQUATIC HABITAT AND WETLAND SHELF MITIGATION THAT IS NOT INCLUDED IN THESE CALCULATIONS OR ON THIS EXHIBIT.

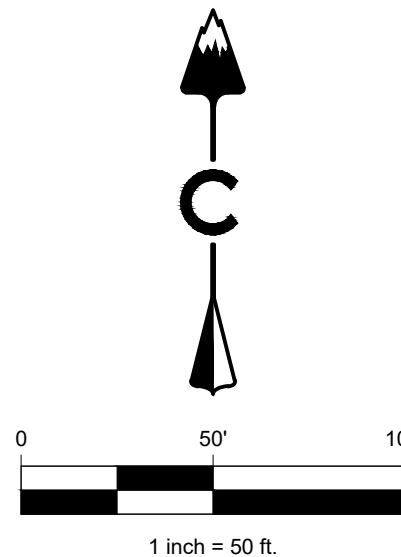
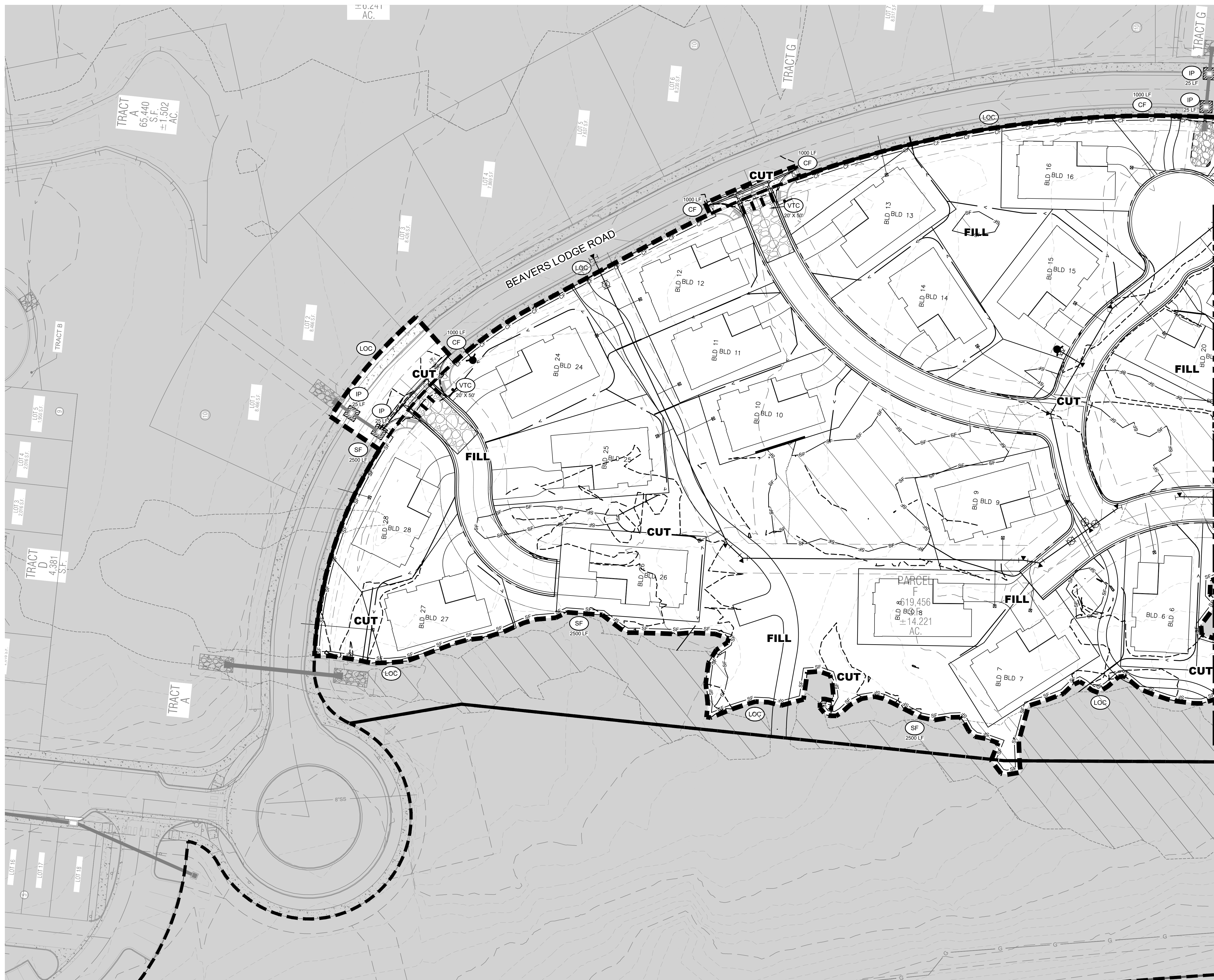


ROAM PHASE III
DEVELOPMENT PLAN - ALTERNATIVE B
WETLANDS & AQUATIC HABITAT

DENSITY CHART
HOTEL ROOMS - 62
CABINS - 23

APPENDIX C

Roam Meadow Glades Phase 2 and 3 Stormwater Management Plan



LEGEND	
	5280 PROPOSED MAJOR CONTOUR
	5279 PROPOSED MINOR CONTOUR
	5280 EXISTING MAJOR CONTOUR
	5279 EXISTING MINOR CONTOUR
	PHASE BOUNDARY
	CF CONSTRUCTION FENCE
	CM CONSTRUCTION MARKER
	CWA CONCRETE WASHOUT AREA
	ECB EROSION CONTROL BLANKET
	DD DIVERSION DITCH
	IP INLET PROTECTION
	LOC LIMITS OF CONSTRUCTION
	OP OUTLET PROTECTION
	SB SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SM SEEDING AND MULCHING
	SF SILT FENCE
	SP STOCK PILE
	SSA STABILIZED STAGING AREA
	SR SURFACE ROUGHENING
	ST SEDIMENT TRAP
	VTC VEHICLE TRACKING CONTROL

- PHASING NOTES**
1. SILT FENCE TO BE REMOVED AFTER PLACEMENT OF ECB, SEEDING & MULCHING OF LOTS.
 2. INLET PROTECTION TO BE REMOVED AFTER DEVELOPMENT AND STABILIZATION OF LOTS.
 3. VTC TO BE REMOVED UPON COMPLETION OF PAVING OPERATIONS.

NOT FOR
CONSTRUCTION

Know what's below.
Call before you dig.

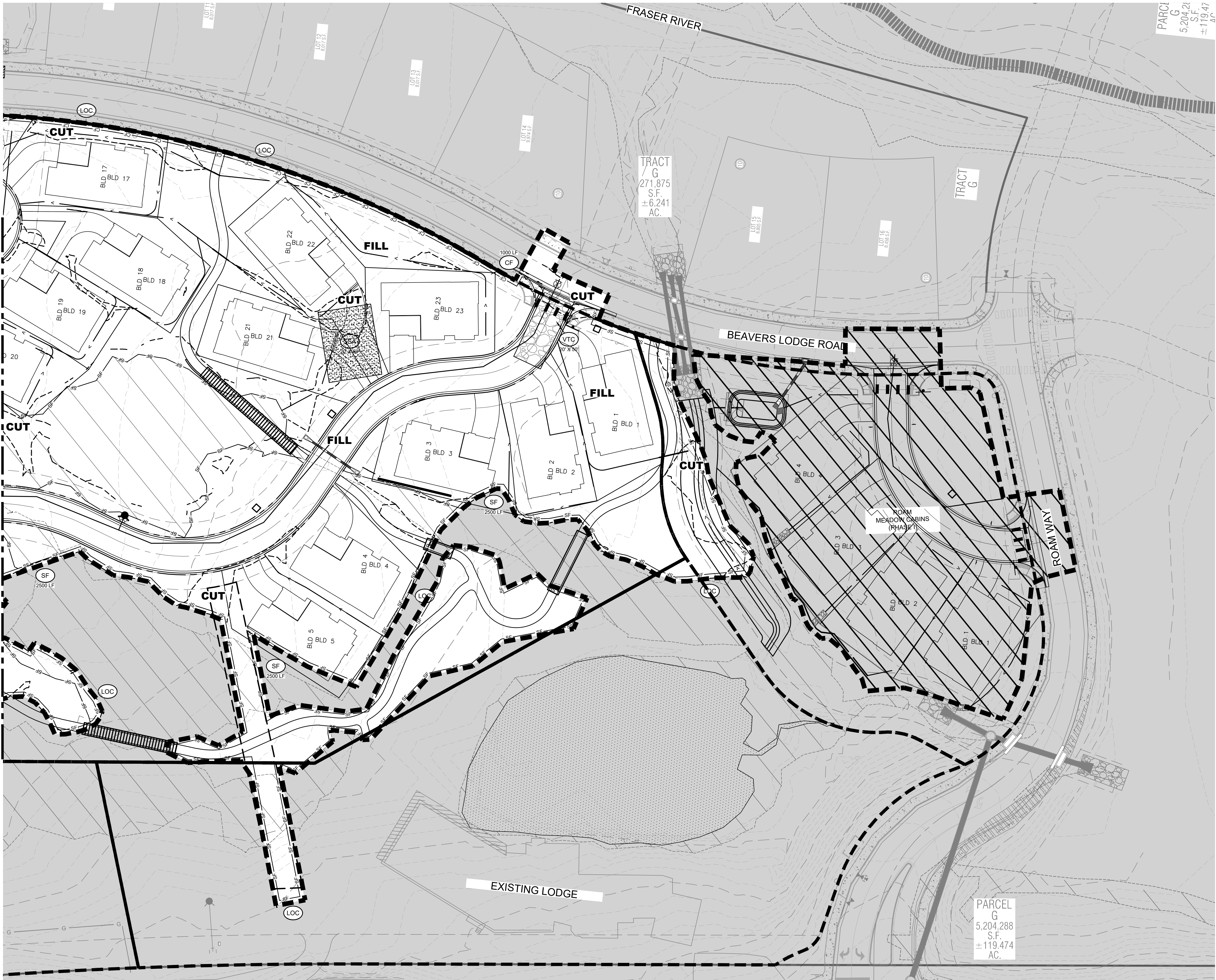
811

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

INITIAL GESC (1 OF 2)
ROAM FILING NO. 3
WINTER PARK, CO 80482

DOCUMENT SET	ISSUE DATE
SUBMITTAL SET	04/15/2022
PRELIMINARY PLANS SET	
DWN. BY:	TCW
REVISIONS:	
REVISION #1:	07/26/2022
REVISION #2:	09/27/2022
REVISION #3:	12/9/2022

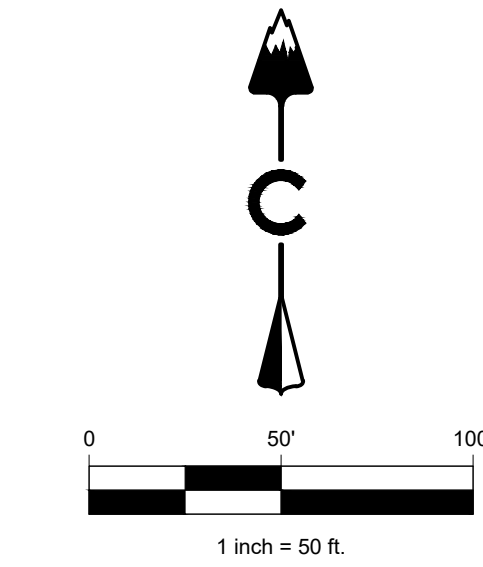


LEGEND

5000	PROPOSED MAJOR CONTOUR
5270	PROPOSED MINOR CONTOUR
5200	EXISTING MAJOR CONTOUR
5270	EXISTING MINOR CONTOUR
---	PHASE BOUNDARY
CF	CONSTRUCTION FENCE
CM	CONSTRUCTION MARKER
CWA	CONCRETE WASHOUT AREA
ECB	EROSION CONTROL BLANKET
DD	DIVERSION DITCH
IP	INLET PROTECTION
LOC	LIMITS OF CONSTRUCTION
OP	OUTLET PROTECTION
SB	SEDIMENT BASIN
SCL	SEDIMENT CONTROL LOG
SM	SEEDING AND MULCHING
SF	SILT FENCE
SP	STOCK PILE
SSA	STABILIZED STAGING AREA
SR	SURFACE ROUGHENING
ST	SEDIMENT TRAP
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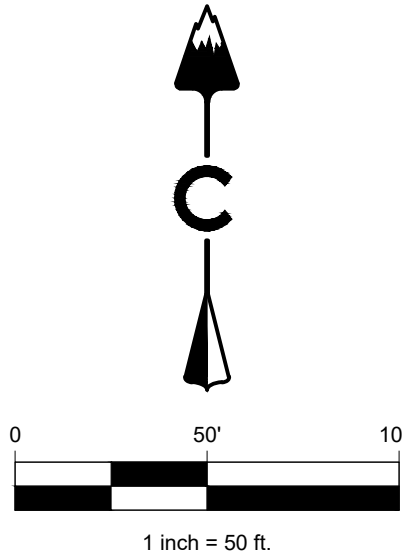
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INITIAL GESC (2 OF 2)

ROAM FILING NO. 3

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LEGEND	
5280	PROPOSED MAJOR CONTOUR
5279	PROPOSED MINOR CONTOUR
5280	EXISTING MAJOR CONTOUR
5279	EXISTING MINOR CONTOUR
---	PHASE BOUNDARY
CF	CONSTRUCTION FENCE
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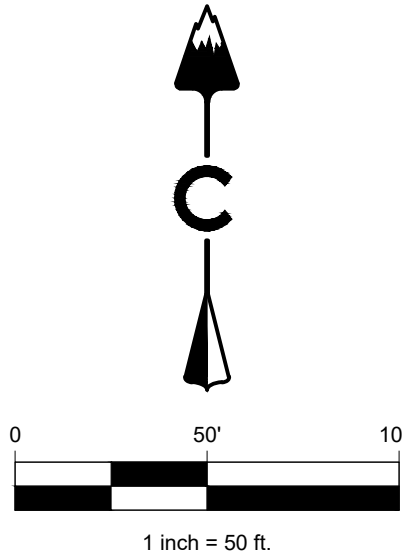
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WINTER PARK, CO 80482

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C23



LEGEND	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PHASE BOUNDARY
	CONSTRUCTION FENCE
	CONSTRUCTION MARKER
	CONCRETE WASHOUT AREA
	EROSION CONTROL BLANKET
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	INLET PROTECTION
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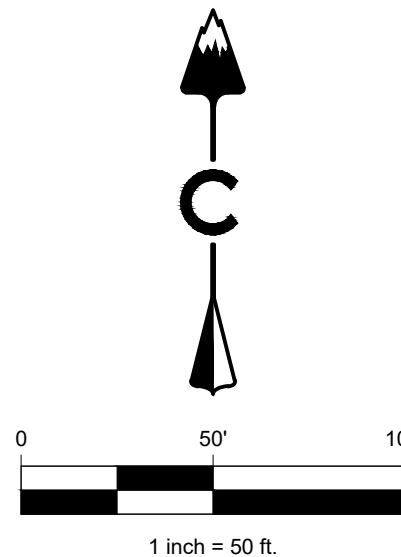
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INTERIM GESC (2 OF 2)

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LEGEND	
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	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PHASE BOUNDARY
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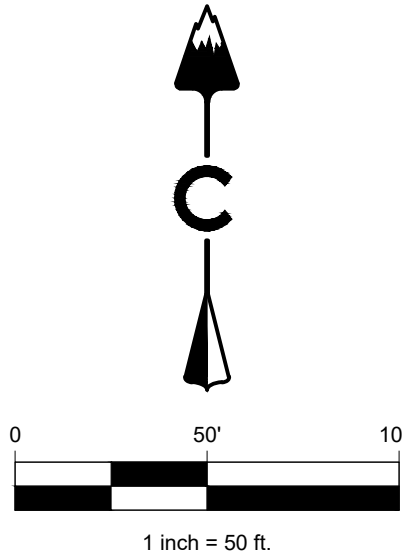
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FINAL GESC (1 OF 2)
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C25



LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PHASE BOUNDARY
	CONSTRUCTION FENCE
	CONSTRUCTION MARKER
	CONCRETE WASHOUT AREA
	EROSION CONTROL BLANKET
	DIVERSION DITCH
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