



PLANNING COMMISSION AGENDA

Tuesday, January 05, 2016
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The January 5 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Cottage 11, Cottages at Shock Hill (CK) PL-2015-0565; 82 Regent Drive	14
7:15pm	<i>Town Council Report</i>	
	<i>Final Hearings</i>	
	1. Grand Colorado Peak 8 East Building (MM) PL-2015-0215; 1595 Ski Hill Road (<i>Continued at the request of the Applicant</i>)	
7:30pm	<i>Combined Hearings</i>	
	1. Huron Landing (CK) PL-2015-0499; 0143 Huron Road	22
	2. Fifth Amended Master Plan Delaware Flats Planning Area 3A (West Braddock) (CK) PL-2015-0543; Shores Lane	65
8:45pm	<i>Other Matters</i>	
9:00pm	<i>Adjournment</i>	

For further information, please contact the Planning Department at 970/453-3160.

***The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.**

5th Amended Master Plan
Delaware Flats Planning Area 3A
Shores & Red Quill Lanes



Huron Landing
0143 Huron Road



Town of Breckenridge and Summit County governments
assume no responsibility for the accuracy of the data, and
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Breckenridge North



Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

Breckenridge South

printed 11/24/2015



Not to Scale



Cottage 11, Cottages at Shock Hill
61 Regent Drive

Grand Colorado at Peak 8
East Building
1595 Ski Hill Road

PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Kate Christopher Ron Schuman Dan Schroder
Eric Mamula Jim Lamb Gretchen Dudney
Dave Pringle arrived at 7:04pm
Wendy Wolfe, Town Council Liaison

APPROVAL OF MINUTES

With no changes, the November 17, 2015, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Mr. Truckey announced that the Grand Colorado at Peak 8 East Building, PL-2015-0215, 1595 Ski Hill Road, had been withdrawn from this evening's agenda at the request of the Applicants earlier today. With no other changes, the December 1, 2015, Planning Commission Agenda was approved as presented.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- Last meeting was Tim Gagen's last Town Council meeting to run, so the meeting was quite short so that there was time to celebrate Tim's work.
- We passed the water rates and mill levy ordinances and also passed the 2016 Town Budget.
- We gave the report that we hired the team of experts who will help with the parking and transit issue which is the DTJ group out of Boulder. They have teamed up with a firm out of California, Nelson Niegard, who are highly regarded in the parking and transit arena. We feel this team is the right dynamic for where we want to go. We wanted them to be in place to experience the parking and transit issues between Christmas and New Year's. (Mr. Schroder: How will this team go about knowing what the parking is like?) The plan is to take a holistic approach with an analysis of everything, looking at existing parking today, where people are coming and going, pedestrians, summer, winter, roundabouts, and way-finding technology just to name a few. The experts employ a lot of data collection methods including computer modeling, traffic counts, past data collected, and they will do observations and interviews. The process will take a while. We hope to see preliminary thoughts around the end of January and then expect that it will be some months later before we have a clear direction. Reconfiguring F lot is not a foregone conclusion. It is exciting to have found people who know what is going on and who have had success with other communities around the country. The Council hopes that there is some low hanging fruit that can be done sooner, like with transit, or utilizing existing parking differently. There has been some feedback regarding the changes to employee parking around town. We hope that the experts will give us some early help with some low hanging fruit solutions. Nelson Niegard worked with Santa Monica and their results were amazing. They will leave no stone unturned in how to make parking and transit better. There are no two places that are anything alike, however, and they understand this. The hope is that there will be solutions to put in place soon. It is hard to say when we might build a structure; we want the expert feedback first. This is the team that we will be finding the solutions not just study the problem.
- There will be a call up of Breckenridge Grand Peak 8 and that will be at the first meeting in January.
- (Mr. Pringle: Regarding the employee parking situation in particular, is there a need to do a better job with talking points on why we are doing this?) There have been notices and articles in the paper, but until people started skiing they didn't tune into this topic. It is hard in this Town to get the word out. We've sold more employee passes than ever this year which is based on the new arrangements with employee parking. But that has rearranged the favorite places for the locals to park. The ice rink parking has been contentious. It will be interesting to see how full the lot will be with a fee of \$3 an

hour, but how this lot gets used will be interesting to see over the holidays. I think the ice rink will need a lot more study, if it doesn't fill up then we might drop pay parking. If this lot wasn't a pay lot then the employees wouldn't get a parking permit.

FINAL HEARINGS:

1) Gallagher Residence Renovation, Addition and Landmarking (MM) PL-2015-0362, 114 South Harris Street

Mr. Mosher presented a proposal to renovate, restore and remodel the historic house, add a full basement beneath the historic portion of the house, and locally landmark the historic house.

Changes Since the October 6, 2015, Preliminary Planning Commission Meeting:

1. The front porch has been reduced in size to a form fitting to the Historic District.
2. The window wells are no longer heated.

Point Analysis: All absolute policies have been met. Staff recommended positive three (+3) points under 9-1-19-24R, The Social Community, for the restoration efforts to the historic house. The application has not incurred any negative points.

The proposed modifications to the house are modest but will strengthen the historic integrity. Staff is pleased to see the parking on the property too.

Staff recommended the Planning Commission endorse the presented Point Analysis for The Gallagher Residence Renovation, Addition and Landmarking, PL-2015-0362, 114 South Harris Street, showing a passing score of positive three (+3) points.

Staff recommended the Planning Commission approve The Gallagher Residence Renovation, Addition and Landmarking, PL-2015-0362, 114 South Harris Street, with the presented Findings and Conditions.

Staff suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Gallagher Residence based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Ms. Christopher opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Schroder: I support the motions and the work that has been done without any reservation.

Mr. Schuman: I agree.

Mr. Lamb: Me too.

Mr. Pringle: I appreciate what the applicant has done with restoring the historic nature of this house and I agree.

Ms. Dudney: I also agree.

Mr. Mamula: Great job and I also agree.

Ms. Christopher: I also agree with staff.

Mr. Lamb made a motion to approve the point analysis for the Gallagher Residence Renovation, Addition and Landmarking, PL-2015-0362, 114 South Harris Street, showing a score of positive three (+3) points. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

Mr. Lamb made a motion to approve the Gallagher Residence Renovation, Addition and Landmarking, PL-2015-0362, 114 South Harris Street, with the presented findings and conditions. Mr. Mamula seconded, and

the motion was carried unanimously (7-0).

Mr. Lamb made a motion to recommend the Town Council adopt an ordinance to landmark the Gallagher Residence based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

2) The Old Enyeart Place Renovation, Addition and Landmarking (MM) PL-2015-0361, 112 South Harris Street

Mr. Mosher presented a proposal to renovate, restore and remodel the historic house, add a full basement beneath the historic portion of the house, build a new connector and addition to the back of the lot and locally landmark the historic house.

Changes since the October 6, 2015, Preliminary Planning Commission Meeting:

1. The original log siding on the historic house will be restored and repaired. Chinking will be added to weatherproof the siding.
2. The replacement windows will closely match the style and size of the original windows.
3. Instead of moving the house 5'-0", the plans now show the house being moved 4'-11".
4. The window wells are no longer heated.

Point Analysis: Staff is showing all absolute policies have been met and the final point analysis as:

- Relative Policy 9 / Placement of Structures: Negative three (-3) points for the rear setback
- Relative Policy 24 / The Social Community:
 - Negative three (-3) points for moving the historic structure less than 5-feet
 - Negative three (-3) points for exceeding the 9 UPA above ground density
 - Positive six (+6) points for historic preservation
- Relative Policy 18 / Parking: Positive two (+2) points for placement and screening of all off street parking areas from public view
- Relative Policy 33 / Energy: Positive one (+1) point for obtaining a HERS Rating index

The result is a passing score of zero (0) points.

Overall, the proposed plans show a sensitive restoration of the Enyeart House with a compatible addition that should be buffered from the major views from Harris Street and the alley. Staff had the following questions for the Commissioners:

1. Did the Commission support the length of the connector?
2. Did the Commission support the massing of the addition?
3. Did the Commission support the recommended point analysis?

Staff recommended the Planning Commission endorse the presented Point Analysis for The Old Enyeart Place Renovation, Addition and Landmarking, PL-2015-0361, 112 South Harris Street, showing a passing score of zero (0) points.

Staff recommended the Planning Commission approve The Old Enyeart Place Renovation, Addition and Landmarking, PL-2015-0361, 112 South Harris Street, with the presented Findings and Conditions.

Staff suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark The Old Enyeart Place based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Commissioner Questions / Comments:

- Mr. Schuman: Will this unit get a fence? (Mr. Mosher: No.)
- Mr. Pringle: Is the length of the connector of 17-feet meeting a strict formula? (Mr. Mosher: Based on past review with the Commission, there is some built-in flexibilities in this Policy. The “shalls” and “shoulds” in the policy define some minimums. Now the Commission has some latitude on how they interpret this as long as it adequately separates the historic house with the addition.) It appears that the connectors are getting longer. It seems, since you aren’t going to see it from the North or South, if this was shorter then you wouldn’t have to move the house. (Mr. Mosher: The applicant took this into consideration but this is now a kitchen here. There are examples of longer connectors screening new additions. If this connector was shorter it may have a greater impact on how it appears from the street.) I understand this but, you could shorten it up a little to give relief off the alley. (Mr. Mosher: The function of the house as presented really works well now. Plus, we don’t want to see cars parking on extra space along the alley in front of the garage doors. Many of the historic sheds along this alley about the alley too)
- Mr. Mamula: I have a question about the negative points for moving the structure which isn’t truly historic by the Code as it is outside of the Town’s Period of Significance. I think the negative points run contrary to the fact that, if the applicant chose to, he could demolish the building. (Mr. Mosher: The applicant is seeking a final approval this evening. Because this is a final hearing, it might not be appropriate for this discussion if there are significant changes proposed. I don’t know where we go with this right now. Let’s discuss.) I would like to have a discussion on this because this will set new precedence.
- Ms. Dudney: So, (to Mr. Mamula) you are saying that, because this is not historic, the negative points shouldn’t be given for moving it even though it might be landmarked?
- Mr. Mamula: The Town’s Period of Significance ends at 1942. If you can tear this house down, moving it shouldn’t incur negative points.
- Mr. Pringle: I don’t think people should be penalized for doing the right thing. We want to encourage people to fix up and preserve a historic home, like when a historic home is not in the proper setback.
- Ms. Dudney: Have we had other examples of homes outside of the period of significance that been in this situation? (Mr. Mosher: None that I can recall.)
- Mr. Mamula: There is Code that needs to be clarified or changed. The way that he is refinishing the home is different from the Historic Standards so that the home will be restored to when it was built in the 50’s not to falsely replicate the 1800’s.
- Mr. Lamb: At my own house, the initial survey was off five feet. There were some survey problems in the 1880’s and they put the house in the wrong place. (Mr. Mosher: We may want to have a conversation with the applicant to see what direction he would like to go.)
- Ms. Dudney: I agree that it shouldn’t take the negative points, but the Code should be rewritten for moving a structure that is landmarked. (Mr. Mosher: But we are allowing him to landmark it even though he is moving it.) I hear what Mr. Mosher is saying that the code is vague on this issue. (Mr. Truckey: We normally treat moving historic primary structures with negative three (-3) points, but this does not meet the Town’s period of significance for qualifying as a historic structure.) (Mr. Mosher: We will need to modify the findings and the conditions on the floor tonight to address this.) He may not want to take off the other positive points.
- Mr. Pringle: Mr. Gallagher should have an opportunity to address this. (Mr. Mosher: I think he would like to see this have closure tonight. If you want to establish precedence then the Commission needs to agree with this interpretation and then vote change the attached Point Analysis.)

Applicant Presentation: Mr. Michael Gallagher, Owner / Architect:
First I’d like to say is what is important is how we treat the cabin, I think restoring the log siding is the right way to do it if I’m getting the landmarking then we’ve landed on the right treatment. We’ve come to the right

conclusion. I don't want to see any precedent set that shouldn't be set so, I would support not being assigned the negative points for moving the building. With the newfound positive points, I wouldn't mind removing requirement for the HERS rating. (Mr. Mosher: If we strike the negative points from moving the structure and the positive points from the HERS, we will have two changes to the Point Analysis and then remove Condition number 23 "Prior to Issuance of Certificate of Occupancy. There needs to be a motion to adjust the Points and a separate motion to strike condition Number 23.) (Ms. Dudney: What if he wanted to move it more than 4'-11", will he have to come back to the Planning Commission?) (Mr. Mosher: It wouldn't impact the Landmarking to move it a few feet; moving it more would possibly lose the landmarking.)

Ms. Christopher opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Mamula: I think this is great; I'm glad where we ended up with its appearance being in its own time and the decisions this evening are good for setting precedence. I think it is important that we interpret buildings for the period of time and not just the 1800's. I think this is the correct solution to the property.

Mr. Schroder: I do support the connector, I think the massing does work, and I do support the conversation about changing the point analysis.

Mr. Schuman: I do support the connector, I support the massing and I support the changed point analysis.

Mr. Lamb: I support the length of the connector and the massing of the addition. I also agree with not assessing negative three (-3) points and thanks for cleaning up our neighborhood.

Mr. Pringle: I do support the connector but I do think it could be shorter if that is what the applicant would like, I support the massing, and I support the new point analysis.

Ms. Dudney: I agree with the commissioners and I want to recognize and commend Mr. Mamula for bringing up this nuanced point regarding the points that shouldn't be given.

Ms. Christopher: I also agree and support the connector.

Mr. Pringle made a motion to remove the negative three (-3) points assessed under policy 24/R, Moving Historic Structures. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to remove the positive one (+1) point assessed under Policy 33/R for the HERS rating. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the amended point analysis, showing a passing score of positive two (+2) points. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve The Old Enyeart Place Renovation, Addition and Landmarking, PL-2015-0361, 112 South Harris Street, with the amended Findings and Conditions (showing the removal of Condition 23). Mr. Lamb seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to landmark The Old Enyeart Place based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Mamula seconded, and the motion was carried unanimously (7-0).

PRELIMINARY HEARINGS:

1) Grand Colorado at Peak 8 East Building (MM) PL-2015-0215, 1595 Ski Hill Road
(Withdrawn at the request of the Applicants.)

TOWN PROJECT HEARINGS:

1) McCain Master Plan Modification (MT) PL-2015-0501, 12965, 13215, 13217, 13221, 13250 Colorado Highway 9

Mr. Truckey presented a proposal to modify the Master Plan for the property known as the McCain property (owned by the Town of Breckenridge), identifying and distributing density and uses on a series of 13 tracts for the following uses: water treatment plant, residential affordable housing, Public Works storage, solar gardens, service commercial, snow storage, public open space and trails, overflow parking, recycling center, and existing gravel mining and processing operations.

Commissioner Questions / Comments:

Mr. Pringle: I think there is a need for the commercial / service area, so I thought maybe there could be some adjusting to the acreage to allow for some more service commercial space, which I think there is a crying need for. You have 60,000 square feet designated which would only allow for a 2,600 square foot building based on the 1:25 FAR. (Mr. Truckey: It is pretty close to what exists today. There are 1.2 acres leased to 4 different contractors right now. The Plan designates 1.5 acres.)

Ms. Dudney: Are you questioning / thinking, Mr. Pringle, that there needs to be space for more industrial or uses with a yard?

Mr. Pringle: I was thinking more a place for more service commercial because this has dwindled on Airport Road when it went to residential needs.

Ms. Dudney: Do you want to replace businesses for outside storage yards or warehousing?

Mr. Pringle: I think either/or. I fought for the possibility for this on Airport Road. (Mr. Truckey: You are right; the SustainableBreck Plan supported finding more space for service commercial uses. Regarding McCain, we identified the 1.5 acre site but ran out of space here to allow any more. We had a desire to preserve at least 30% of the parcel for open space (that's how much the open space fund paid into the McCain purchase) and when you factor the Council's desire to provide for employee housing on the site, coupled with the other uses, there really isn't any more room for service commercial.) Could snow storage dovetail as open space? (Ms. Elena Scott, Norris Design: We are going to use snow storage as parking but the value of snow storage as open space is not great for open space because it has a lot of sediment. It won't work for landscaping, things won't grow on it.)

Ms. Christopher: If it is parking in the summer then it doesn't meet my interpretation of open space.

Mr. Pringle: I understand that, but could you dedicate that to open space?

Mr. Mamula: I would not trade you open space for service commercial.

Ms. Dudney: Then you could ask would you trade housing for service commercial? As a Realtor, I get calls every week for people looking for warehouse space for people to start businesses because the supply is so low in the County. I agree that there is a shortage, but there is also a shortage for housing. I think the Town Council should remain flexible so that when it is time to develop this they could assess where the greatest need is between service commercial versus housing.

Mr. Truckey continued with the proposal presentation.

Staff has found that the application passes all Absolute Policies in the Development Code. No positive or negative points have been recommended at this time. Individual points analyses will be undertaken as site specific developments are proposed on the property in the future.

Staff welcomed any further comments from the Commission. Staff suggested the Planning Commission make a recommendation that the Town Council approve the McCain Master Plan Modification, PL-2015-0501, with the presented findings and conditions.

Commissioner Questions / Comments:

- Mr. Schroder: I think I read that people wanted a rec path on the east side of the stream but it is already on the east side of the stream. I'm confused. (Ms. Scott: The rec path is proposed to have a safer crossing away from the roundabout and it will continue with its current location. There is another loop path that will go through open space that is asphalted and goes near the river.) Would we keep this concept on the east side? (Ms. Scott: So the problem right now is that people think they want to go to Frisco but then when they get to McCain they could just loop and go back to town. The loop would give people an option to do a short loop and still maintain a commuter path. We also want to recreate the river habitat and have it be more natural.) (Ms. Scott: Showed some photographs with existing and the simulated proposed conditions to show how much the site will change with the grading.)
- Ms. Dudney: Will the new solar fields be visible from Highway 9? (Ms. Scott: No, they shouldn't be. From the interior road, Stan Miller Drive, the solar fields will be visible. But from the highway and Coyne Valley road it shouldn't be very visible.)
- Mr. Schuman: The 1.2 acre service / commercial acreage, will this go away when the water treatment plant comes in? (Ms. Scott: No, this will remain and be increased by a 1/3 acre. The existing users of this space may not get automatic use of this space as they are town monthly leases. The Breck Bears store will be replaced by the water treatment plant.)

Ms. Christopher opened the hearing to public comment.

Mr. Eric Degerberg, 428 Silver Circle: I support this plan as it is a huge improvement to what we see now. I do worry about the roundabout as the yield sign and the pedestrian signs have been taken out in recent snowstorms. Crossing there as a pedestrian is very scary, and something that needs to be considered. I think a traffic light would be better than that. I don't think CDOT will go for this, but it is very scary especially with the additional housing. I really support the proposed bike loop.

Mr. Arthur Albin, 512 Shekel Lane and President of the Silver Shekel HOA: I'm here to echo the comments of Mr. Degerberg. We have 190 members of the Home Owners Association and a number have indicated interest in the McCain Plan. We've heard nine overwhelming positive comments from homeowners. Two other comments were negative and they focused on the traffic issues that Mr. Degerberg brought up. The concern is that there may not be enough entrance and exit space if there is additional housing here.

Mr. John Brownson, 265 Southside Drive, President of the Breckenridge Building Center (BBC) and former Director of Planning and Development for Breckenridge Lands: Wouldn't it be a nicer bike trail to follow the river and not be by the highway? I understand the use for commuters, but we only have 5 months of use of this trail, and I think 95% of the riders on this trail are recreational, but I think it is much nicer to be by the stream and not be right by the highway. I think it solves some of the bicycle/car conflicts near the roundabout. I think it would be a lovely trail. (Ms. Christopher: There is a loop by the stream.) I think this should be more incorporated into the existing bike path. I think this is a great opportunity to make it more natural. I do have concerns with the realignment with Stan Miller Drive to make it a T intersection. The primary users will be the proposed residences and the customers of the BBC with their trucks. By realigning it as proposed it adds an additional two turns for those user groups. Mr. Brownson showed a new drawing that depicted a change to the road that showed the service commercial users not having to stop but requiring traffic coming from the south on access road to stop. The movement of the bigger truck traffic would flow to the north and the residential from the south would have a stop sign. (Ms. Dudney: In approving the master plan, this is just schematic right?) (Mr. Mosher: Yes, but Mr. Brownson can voice his concerns now.) I would like to suggest you move the water treatment plant to the service commercial area so that we have compatible uses adjacent to each other (service commercial next to BBC) and so you can screen the water treatment plant away from the roundabout. This is a more desirable gateway to Breckenridge statement. This is a piece of land that the town and community have put a lot of resources and it is one of the few that remains undeveloped and I urge the Commission to consider the impacts carefully. I think the plan in general speaks well to the issues and

provides open space at the same time. (Ms. Dudney: Do you have opinion on residential versus industrial on the 10.2 acres?) Good question, but I don't think I am qualified to answer that right now. I do think that we need more opportunities for our trades, but that is self serving to me. We have done a good job providing a bed base but we need the trades too.

Mr. Jeff Zimmerman, 459 Lakeview Drive: I'm a resident of the community and it seems that this is about adjacencies and exclusions. It seems to be that the adjacencies aren't quite right. The relationship of the residential to the open space should be switched and I also think the commercial and the water treatment and solar be switched. I know you have spent a lot of time looking at grades, but I really wonder about the adjacencies and how they function together. I think if commercial, water treatment and solar panels were more consolidated it would be better. Knowing that this is a final hearing, I don't know if this comment is too late. I also think that the proposed service commercial is not enough. We are starting to push trades further out and rents are going up. Speaking for Vail Resorts, it is hard to find service commercial areas. It would be nice to see Tatro subdivision and what they can accommodate. I would like to see residential in the middle by open space. I'm also the Planning Director for Vail Resorts, regarding the overflow parking, what is the purpose is it for the Community, bus transfer station or is it for parking only? (Ms. Christopher: We discussed that Block 11 on Airport Road will someday be developed.) (Mr. Truckey: There are a number of moving pieces regarding parking, such as discussion of parking garages. We sized this area based on 500 spaces that the Town committed to providing at Block 11.) Is this possible to make this parking larger or to at least not exclude skier and guest parking as one of the functions of this space? Also, I would like to see a transportation system from the College area that is not bus oriented, perhaps like a gondola solution. I just don't want it to exclude other possibilities.

There was no further comment and the hearing was closed.

Commissioner Questions / Comments:

Ms. Dudney: Is it possible to put on this master plan a little more flexibility like residential or industrial and we talked about the overflow parking as being flexible based on future determinations? (Mr. Truckey: You could make some of the spaces more flexible. That is essentially what the original master plan back in 2013 included. If you had suggestions you could make this proposal to the Council. We are going to pass along all the comments we have here. The other issue is the point analysis. The Council makes the business decision and will listen to comments they receive.)

Mr. Pringle: We are devoting a lot of space here for Open Space because Open Space dollars were used, could that be refinanced if necessary so that Town dollars could pay back the open space fund?? (Mr. Truckey: The river corridor is a pretty large area and the Department of Wildlife has recommended we limit all development west of the river. The other main open space tract is serving as a placeholder for a future reservoir, if that is needed.) I don't want to impact the river corridor, but I talked to others who say the reservoir will be the world's most expensive reservoir. (Mr. Truckey: The river corridor really satisfies the 30% so I don't think it would have to be a payback to the open space fund; it would really be up to Council to give up space on the reservoir.)

Ms. Dudney: What if we said in lieu of the words of residential we could say residential and/or industrial commercial and where it says open space we say open space/ and /or overflow parking? I like the water treatment plant where it is and the service commercial where it is and the bike path. I just don't want to have the Council limited.

Mr. Mamula: This is still just a master plan and the uses may not really end up being located where they are shown. It will change over time. All we are doing is approving these uses on this property. This is only a conversation for Council and they will see the comments.

Ms. Christopher: I like the uses, but I don't like how they are arranged, I have concerns for the adjacencies. I think the whole thing could be massaged more.

- Mr. Lamb: Master plans change all the time, I don't think our job is to change it tonight, but I agree with some of the comments. Our job is to run the point analysis.
- Mr. Mamula: The important thing will be to ask if the roads are in the right position. The real issue is that there are trucks going the other way to, to snow storage, the water treatment, etc. The road system will be the big deal, especially with the potential of residential use.
- Mr. Lamb: That intersection is just a disaster waiting to happen when you go to the BBC. My comment is that we need to take a look at that roundabout and decide to do something different.
- Mr. Mamula: There is a potential issue with traffic; there will be further issues when you dump trucks from Town that are bringing snow and into public works storage. These trucks will be using this roundabout during the busiest time of the year with snow. I don't know if the way that it is laid out that this traffic plan is feasible with all of this increased truck traffic. Then there are conflicts with overflow parking with a thousand people looking to get onto a bus. That is the part that concerns me the most.
- Ms. Christopher: Should we move forward with the point analysis and then it is very clear in the minutes that we have issues?
- Mr. Schuman: I think that this is a good master plan and the fits are reasonable. I think that the service commercial is light. I think affordable housing is dictating that we are going to push all service and trades outside of Breckenridge. Otherwise, I think it is a good master plan.
- Mr. Schroder: I like that we are actively planning this last piece of accessible land. By 2030, there are potentially 9 million people in the state and I'm glad we are planning now. I think the building height as an absolute within 200 feet of the highway is the right thing to do. I think it is a great plan to have an idea and vision. I recommend that Council approves this modification.
- Ms. Dudney: I can support this point analysis with the caveat that you may be sending a message by leaving things out and I do think that service commercial/industrial is too light.
- Mr. Pringle: I support the point analysis and I support the uses; I'm not sure if I support them as they are shown and at the amounts of them. I think we will see snow storage, water treatment and Town shop storage here relatively quickly. There may be enough uses in this that in a short time the parcel will be set in stone. I want to make sure that we get this right and the need to support service commercial will not be a problem in the future. How many tax dollars have been sent down valley because we don't provide the products and services that people are looking for and we might want to distribute the uses. I think that the water plant is set in stone. (Mr. Truckey: Yes, it is fairly set in stone in terms of that location.) I appreciate that we've seen a lot of master plans, but we are close.
- Mr. Lamb: As Planning Commissioners, our plan is not to redesign the plan and it is close to the original plan. I like the bike path. Yes, it does pass the point analysis.
- Ms. Christopher: I agree with the acreage and uses, but I don't think the adjacencies are correct and I don't think that there is not enough service commercial and too much residential and I'm worried about traffic by the Fairview corridor.
- Mr. Mamula: See my earlier comments.

Mr. Lamb made a motion to recommend the Town Council approve the point analysis for the McCain Master Plan Modification, PL-2015-0501, 12965, 13215, 13217, 13221, 13250 Colorado Highway 9, showing a passing point analysis of no (0) points. Mr. Schuman seconded, and the motion was carried unanimously (7-0).

Mr. Lamb made a motion to approve the McCain Master Plan Modification, PL-2015-0501, 12965, 13215, 13217, 13221, 13250 Colorado Highway 9, as presented with the presented findings and conditions. Mr. Schuman seconded, and the motion was carried unanimously.

OTHER:

Mr. Mamula: Thank you to everyone for being on the Planning Commission as this is my second time around.

Ms. Christopher: Thank you, Mr. Mamula.

Mr. Truckey: Friday is Bright Friday and the Breckenridge Green Team is selling LED bulbs for a \$1 a bulb from 9am-3pm at the Breckenridge Police Station, 150 Valley Brook Road.

ADJOURNMENT:

The meeting was adjourned at 9:24pm.

Kate Christopher, Chair



Class C Single Family Development Review Check List

Proposal:	Build a new 4,089 square foot single family residence at Shock Hill Cottages	
Project Name/PC#:	Shock Hill Cottages #11	PL-2015-0565
Project Manager:	Chris Kulick, AICP	
PC Meeting:	January 5, 2016	
Date of Report:	December 18, 2015	
Property Owner:	Shock Hill Development, LLC	
Agent:	Tom Begley, Breckenridge Lands LLC	
Proposed Use:	Cluster Single Family Residence	
Address:	82 Regent Drive	
Legal Description:	Lot 11, The Cottages at Shock Hill	
Area of Site:	Footprint Lot	
Existing Site Conditions:	The site is relatively flat and sparsely vegetated with no existing tree cover. The property is bordered by an existing residence to the north, and south. The east side of the property is bordered by open space.	
Areas:	Proposed	
Main Level:	1,494 sq. ft.	
Upper Level:	1,593 sq. ft.	
Loft Level:	421 sq. ft.	
Garage:	581 sq. ft.	
Total:	4,089 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	10	2 UPA - Subject to Shock Hill Master Plan
Density (3A/3R):	Allowed: Unlimited	Proposed: 3,508 sq. ft.
Mass (4R):	Allowed: Unlimited	Proposed: 4,089 sq. ft.
F.A.R.	N/A Footprint Lot	
Bedrooms:	4 BR	
Bathrooms:	5.0 BA	
Height (6A/6R):*	34 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Building / Non-Permeable:	2,785 sq. ft.	
Hard Surface/Non-Permeable:	549 sq. ft.	305 heated sq. ft.
Snowstack (13A/13R):		
Required:	137 sq. ft.	25% of paved surfaces is required

Proposed:	162 sq. ft.	(29.51% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	Yes - Back Patio & Garage Apron	305 SF
Parking (18A/18/R):		
Required:	2 spaces	
Proposed:	4 spaces	
Fireplaces (30A/30R):	3 Gas Fired	
Architectural Compatibility (5/A & 5/R):	The architecture of this house is compatible with the other existing houses in the neighborhood.	
Exterior Materials:	8" Board on board, 8" V Groove and cedar shake siding (Sherwin Williams Chestnut 3524) with cedar trim (Sherwin Williams Spice Chest 3513) with natural stone.	
Roof:	50 Year high definition asphalt shingle with Core-Ten accents	
Garage Doors:	Cedar siding, color to match the home	
Landscaping (22A/22R):		
Planting Type	Quantity	Size
Aspen	3	1.5-2.0 inch caliper
Colorado Spruce	10	(1) 12', (3) 10', (1) 8' and (4) 6'
Drainage (27A/27R):	Positive drainage away from the structure.	
Driveway Slope:	1 %	
Point Analysis (Sec. 9-1-17-3):	Staff conducted a point analysis and found the proposal meets all Absolute Policies of the Development Code and warrants the following points under the Relative Policies: Negative one (-1) point under Policy 33 (Relative) Energy Conservation for 305 sq. ft. of heated patio; and positive one (+1) point under Policy 33 (Relative) Energy Conservation for obtaining a HERS Index, for a total passing point analysis of zero (0) points.	
Staff Action:	Staff has approved Cottage 11 at Shock Hill Cottages, PL-2015-0565, located at 82 Regent Drive with the attached Findings and Conditions.	

TOWN OF BRECKENRIDGE

Shock Hill Cottage #11
Lot 11, Shock Hill Cottages
82 Regent Drive
PL-2015-0565

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **December 18, 2015**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **January 5, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **June 12, 2017**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.
7. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

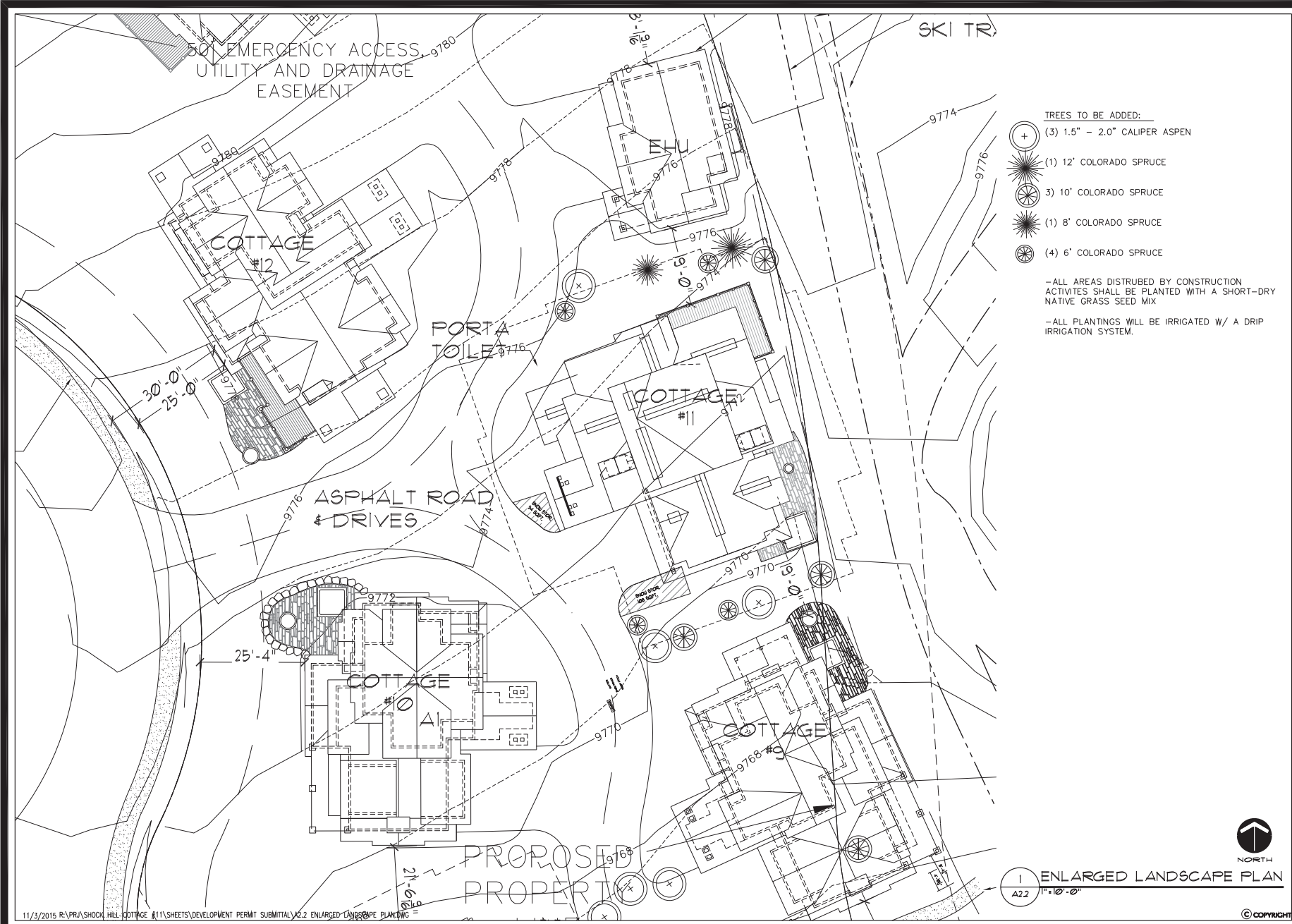
10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
13. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
14. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
- 15. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
16. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

17. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
- 18. Applicant shall submit a final HERS Confirmed Home Energy Rating Report prepared by a prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code.**
19. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
20. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
21. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
22. Applicant shall screen all utilities.
23. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

24. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
25. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
26. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
27. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
28. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



- TREES TO BE ADDED:
- (3) 1.5" - 2.0" CALIPER ASPEN
 - (1) 12' COLORADO SPRUCE
 - (3) 10' COLORADO SPRUCE
 - (1) 8' COLORADO SPRUCE
 - (4) 6' COLORADO SPRUCE

-ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PLANTED WITH A SHORT-DRY NATIVE GRASS SEED MIX

-ALL PLANTINGS WILL BE IRRIGATED W/ A DRIP IRRIGATION SYSTEM.

O'BRYAN PARTNERSHIP, INC.
ARCHITECTS - AIA

ARCHITECTURE,
PLANNING, INTERIORS

P. O. Box 2773
620 Main Street, Suite B
Frisco, CO 80443
Tel: 970.668.1133
Fax: 970.668.2316
www.obprch.com

SHOCK HILL COTTAGE #11

COTTAGE #11
TRACTS F & G
BRECKENRIDGE, CO 80424

Revisions:
PLANING SET
11-2-15

Date: 09.04.15
Project No: 2263.11
Drawn by: EKT
Checked by: KHR

A2.2
ENLARGED LANDSCAPE PLAN



1 ENLARGED LANDSCAPE PLAN
A2.2 1" = 10'-0"

© COPYRIGHT

11/3/2015 R:\PRA\SHOCK HILL COTTAGE #11\SHEETS\DEVELOPMENT PERMIT SUBMITTAL\A2.2 ENLARGED LANDSCAPE PLAN.rvt

SHOCK HILL COTTAGE #11

COTTAGE #11
TRACTS F & G
BRECKENRIDGE, CO 80424

Revisions:
PROGRESS SET
9-28-15
OWNER REVISIONS
10-21-15
PLANNING SET
11-2-15
OWNER REVISIONS
11-16-15

Date: 09.04.15

Project No: 2263.11

Drawn by: SCG

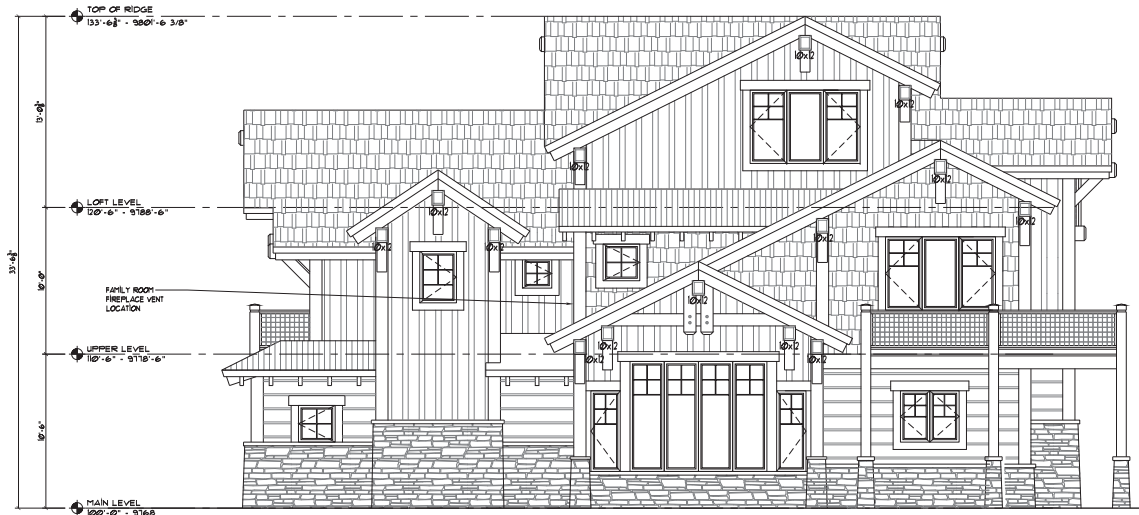
Checked by: KHR

A5.0

ELEVATIONS



1 FRONT ELEVATION
A5.0 1/4" = 1'-0"



2 BACK ELEVATION
A5.0 1/4" = 1'-0"

SHOCK HILL COTTAGE #11

COTTAGE #11
TRACTS F & G
BRECKENRIDGE, CO 80424

Revisions:
PROGRESS SET
9-28-15
OWNER REVISIONS
10-20-15
PLANNING SET
11-7-15
OWNER REVISIONS
11-16-15

Date: 09.04.15
Project No: 2263.11
Drawn by: SCG
Checked by: KHR

A5.1

ELEVATIONS



1 SIDE ELEVATION
A5.1 1/4" = 1'-0"



2 SIDE ELEVATION
A5.1 1/4" = 1'-0"

Planning Commission Staff Report

Subject: Huron Landing
(Class A, Combined Preliminary and Final Hearing; PL-2015-0498)

Proposal: To construct a 26-unit affordable workforce housing rental apartment building. All units are proposed as 2 bedroom apartments and range in size from 768 to 947 sq. ft. There will be 52 surface parking spaces for the project. The trash collection and recycling will be by way of a centralized dumpster enclosure. The exterior materials proposed include: cementitious vertical siding, cementitious lap siding, powder coated corrugated steel base siding, wood post, beams, rails and trim, and an asphalt shingle roof. A material and color sample board will be available for review at the meeting.

Date: November 30, 2015 (For meeting of January 5, 2016)

Project Manager: Chris Kulick, AICP

Applicants/Owners: Summit County Government

Agent: Tim Gerken; Matthew Stais Architects

Address: 0143 Huron Road

Legal Description: Parcel E-1, Industrial Area Sub & Government Lot 45, 30-6-77

Site Area: 1.708 acres (74,400 sq. ft.)

Land Use District: 5: Service Commercial & Hotel/ Motel Uses, 10 Units per Acre (UPA) Residential

Site Conditions: The proposed project site is the 1.708 acre parcel which formerly contained the Summit County Ambulance station, a Road and Bridge facility and the current recycling center which is being relocated to Coyne Valley Road. The site has been heavily graded to accommodate the previous uses and has very little natural vegetation. The only existing vegetation on-site is the stand of lodgepole pine trees in the southeast corner of the property. Two existing easements are located on the site, a 25' utility easement on the east side and 10' access easement on the northwest side. A small portion of the site (0.228 acres) will be dedicated as right-of-way to Summit County Government. This section of the site has been used as right-of-way since Huron Road was constructed and the dedication is seen as a house keeping item.

Adjacent Uses: North: Lots 13 & 14 Highlands at Breckenridge West: Mini Storage
South: Mini Storage & Service Commercial East: Kennington Townhomes

Density: Allowed under LUGs: 23,570 sq. ft.
Proposed density: 21,301 sq. ft.

Mass: Allowed under LUGs: 27,106 sq. ft.
Proposed mass: 21,605 sq. ft.

F.A.R.: 1:3.23

Total: Ground Level: 1,011 sq. ft.
First Floor: 8,182 sq. ft.

	Second Floor:	8,332 sq. ft.
	<u>Third Floor:</u>	<u>4,080 sq. ft.</u>
	Total	21,605 sq. ft.
Height:	Recommended:	26' (mean)
	Proposed:	35'-1" (mean); 39'- 9 1/4" (overall)
Lot Coverage:	Building / non-Permeable:	10,200 sq. ft. (15.8% of site)
	Hard Surface / non-Permeable:	23,400 sq. ft. (36.3% of site)
	Open Space / Permeable Area:	30,900 sq. ft. (47.9% of site)
Parking:	Required:	39 spaces
	Proposed:	52 spaces
Snowstack:	Required:	5,850 sq. ft. (25%)
	Proposed:	6,390 sq. ft. (27%)
Setbacks:		
Absolute:	Front:	10 ft.
	Side (East):	3 ft.
	Side (south):	3ft.
	Rear:	10 ft.
Relative:	Front:	15ft.
	Side:	5ft.
	Side:	5 ft.
	Rear:	15 ft.
Proposed:	Front:	25 ft.
	Side (East):	27 ft.
	Side (south):	10 ft.
	Rear:	10 ft.

Changes since the November 3, 2015 Planning Commission Preliminary Hearing

1. The architecture of the west elevation of the west building has been modified. The modifications include a break in the wall's plane, utilization of horizontal and vertical siding, new roof elements and additional windows.
2. All proposed grading and drainage improvements are located on-site.
3. The building height was increased from 33'-1" to 35'-4 1/4" (an increase of 2'- 3 1/4").
4. Dedicated storage has been redesigned from a common storage area located in the basement of the east building to exterior storage closets that are located in the back of the stairwells adjacent to the apartments.

Item History

On November 3, 2015, the Planning Commission reviewed Huron Landing during a Preliminary Hearing. During the Preliminary Hearing staff received direction on several policies. Below is a summary of the policies that achieved a consensus and remain unchanged from the previous preliminary hearing. These items include:

- **Social Community / Employee Housing (24/A &24/R):**

- A. Employee Housing: Positive (+10) ten points - 100% of the units are proposed as deed restricted workforce housing.
- B. Community Need: Positive (+3) three points - Affordable housing on this parcel has been identified by the Town Council in their yearly goals and objectives report.
- **Placement of Structures (9/A & 9/R):** Negative (-3) three points - The proposal meets all absolute setbacks and the relative setbacks on three sides but is less than the recommended 15 feet to the rear property line.
- **Site and Environmental Design (7/R):**
 - C. Retaining Walls: Negative (-4) four points – Two areas of the retaining wall exceed the four (4’) foot recommended height.
- **Circulation (16/R):** Positive (+3) three points – Provides a 10’ wide recreation path fronting Huron Road.
- **Energy Conservation (33R):** Positive (+2) two points - The development is proposed to obtain a HERS rating of 80 or lower.
- **Density/Intensity (3/A & 3/R):** The proposed density is 21,301 sq. ft. The allowed density per LUD 5 for this 1.708 acre parcel is 23,570 sq. ft.
- **Mass (4/A & 4/R):** The proposed mass is 21,605 sq. ft. The allowed mass per LUD 5 for this parcel is 27,106 sq. ft.
- **Parking (18/A & 18/R):** The proposed number of parking spaces 52 (two per unit). The required number of parking spaces is 39 (1.5 per unit).
- **Landscaping (22/A & 22/R):** The proposal exceeds minimum requirements for landscaping as described in Policy 22 Absolute. No positive points are proposed.
- **Snow Removal and Storage (13/A & 13/R):** Snow storage meets 25% requirement.

The property went through the Town’s Annexation process and was formally annexed at the November 24th Town Council meeting. Property annexation was required prior to the project being reviewed at a final hearing.

Staff Comments

Building Height (6/A & 6/R): At the November 3rd meeting several Commissioners expressed concern with the perceived height of the west elevation of the west building where it is adjacent to Huron Road. The design team listened to the Commissioner’s feedback and made several changes to that façade to try and break up the massing while at the same time maximizing the number of units. The modifications to this façade include a break in the wall’s plane, utilization of horizontal and vertical siding, new roof elements and additional windows. Staff believes the applicants have done a good job at creating a more interesting and broken up western façade. Below is a comparison of the proposed façade from the preliminary hearing to this combined hearing.



The changes to the roof form have increased mean height of the west façade from 31’- 5 7/8” to 32’ – 1 7/8”. The proposal’s tallest mean point is 35’- 4 1/4”, which is also more than one-half (1/2) story over the land use guidelines recommendation, but is no more than one story over the land use guidelines recommendation per Code. This measurement location is in the middle of the north building which has a perceived lower height because it backs into the hillside and is further from Huron Road. The overall building height is 39’-9 1/4” to the roof ridge at the tallest point of the north building.

Land Use Guidelines

Per Land Use District (LUD 5) regarding building heights states, *“Buildings in excess of two stories are discouraged. The determination of acceptable building heights shall be made by special review according to the Development Code process, however, it is encouraged that building heights of new structures be compatible with the scale of the surrounding neighborhood.”*

Per Policy 6 (Absolute) Building Height: *“The maximum allowed height for structures shall be as follows: B. Outside The Historic District: (2.) For all structures except Single Family and Duplex Units outside the Historic District: No building shall exceed the Land Use Guidelines recommendation by more than two (2) full stories.”*

Per Policy 6 (Relative) Building Height: *“For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the Land Use Guidelines, as follows:*

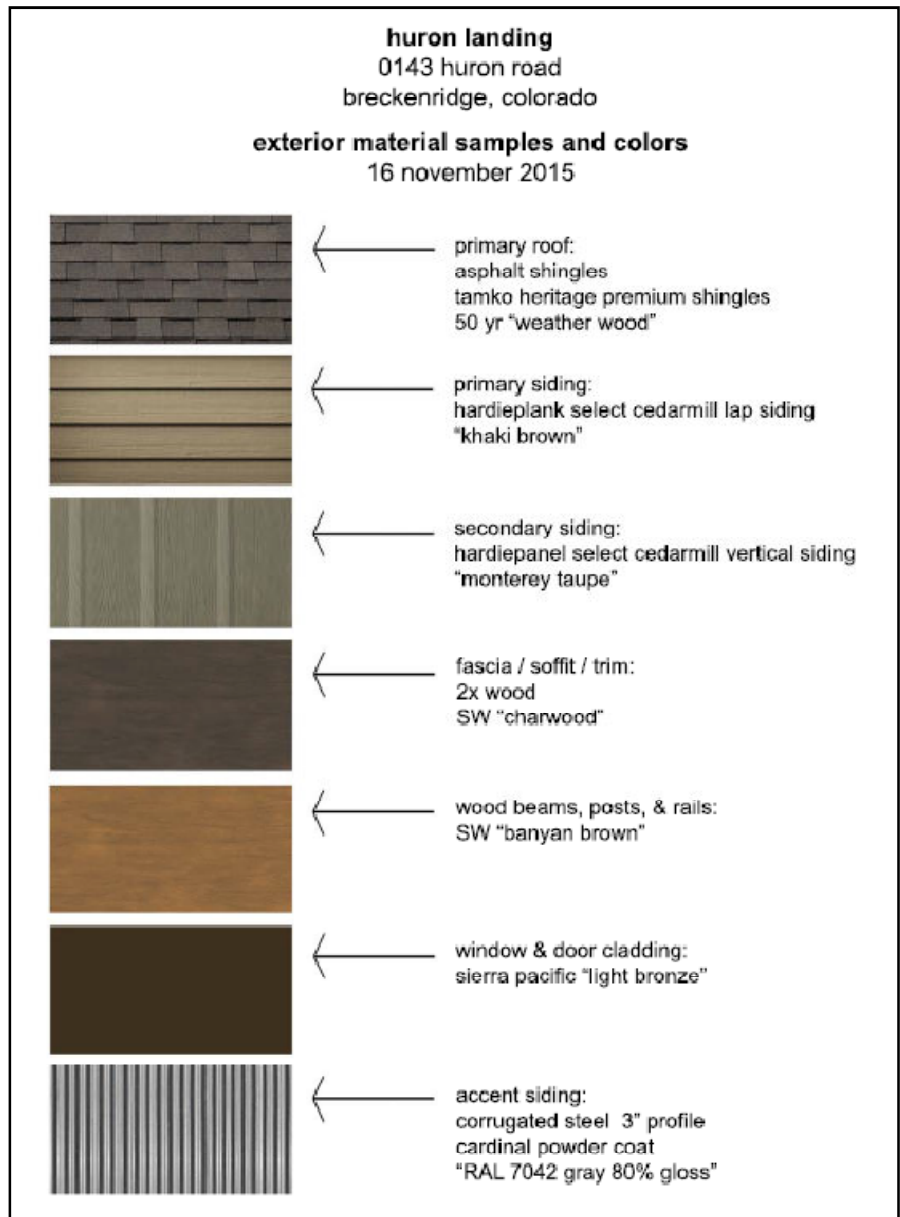
- 5 points Buildings that exceed the building height recommended in the land use guidelines, but are no more than one-half (1/2) story over the land use guidelines recommendation.*
- 10 points Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation.*

-15 points Buildings that are more than one (1) story over the land use guidelines recommendation, but are no more than one and one-half (1-1/2) stories over the land use guidelines recommendation.

The Development Code defines the story to height conversion specifically as: “A conversion factor used in determining allowed building heights outside the Historic District for all structures except Single Family residences and Duplexes, where the first two stories of a building are allocated thirteen (13) feet in height each, and all subsequent stories are each allocated twelve (12) feet in height. One half story equals six (6) feet.”

Since two stories is recommended in this land use district, a building height of 35'-1" is between a half story and full one story over that which is recommended in the LUG's. The height warrants negative ten (-10) points under the relative policy for being more than a one-half (1/2) story over the land use guidelines recommendation, but no more than one (1) story over the land use guidelines recommendation.

Per Section (B.) of this policy: *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.* The architects designed the roof form on the east building to step down to two stories adjacent to Kennington Townhomes. The project steps down at the east end and features a nicely broken up roofline with pitches of 8:12, 6:12 and 4:12. Staff believes the proposal warrants one positive (+1) point for this design. At the November 3rd preliminary hearing, the Planning Commission was supportive of awarding one positive (+1) under this policy for stepping down the building. Staff has no concerns.



Architectural Compatibility (5/A

& 5/R): Huron Landing represents contemporary mountain style architecture. It utilizes common, earth tone materials on each façade such as lap and vertical siding and is wrapped on the base with corrugated steel. The architect’s use of wood posts and beams help integrate the project to the style of the area.

The building creates outdoor living area with balconies or patios for all units. Also, an outdoor amenity area has been proposed, which will include picnic table, a gas grill, and benches.

Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.

All of the trim, beams, and posts are proposed as natural wood, which meets the past precedents for amount of fiber cement board without the assignment of negative points. At the November 3rd preliminary hearing the Commission agreed the design was architecturally compatible with the neighborhood. The Color and Material Board is included. Staff has no concerns.

Site and Environmental Design (7/R): The applicant has tried to blend the proposed buildings into the site. The site has been developed in a cohesive manner that provides privacy to the people living in Huron Landing and buffering for the neighbors. The plan proposes leaving the pocket of mature trees in the southeast corner of the site. The landscaping plan is very strong and will provide screening and buffers for the proposed development.

Previously the applicants proposed off-site grading that would have eliminated an existing bench condition, which would have required higher retaining walls and permission from the adjacent owners of Lots 13 & 14, Highlands at Breckenridge Filing No. 1 for off site grading. Due to the added legal complexities of getting permission for off-site work and the ability to lower the height of the retaining walls along the north property line the applicants have revised their grading plan to accommodate all of the proposed grading on-site. With this modification, the tallest point of the retaining wall is 7' which warrants negative (-3) three points.

Drainage (27/A & 27/R): The applicants have revised their drainage plan from the preliminary hearing and have eliminated the proposed grading and intakes from Lots 13 & 14, Highlands at Breckenridge Filing No. 1. All site drainage is contained on the property and is proposed to flow to the detention pond located in the southwest corner of the site or to the ditch on the north side of Huron Road via a storm sewer system. The proposal will require regrading of the ditch next to Huron Road, and adding three culverts under the existing and proposed driveways within the County's right-of-way. The Town's Engineering Department has reviewed the proposed drainage plan and has no concerns.

Recreation Facilities (20/R): *The community is based, to a great extent, on tourism and recreation; therefore, the provision of recreational facilities, both public and private, is strongly encouraged. Each residential project should provide for the basic needs of its own occupants, while at the same time strive to provide additional facilities that will not only be used for their own project, but the community as a whole. Commercial projects are also encouraged to provide recreational facilities whenever possible. The provision of recreational facilities can be on site or off site, public or private. (Ord. No. 9, Series 2006)*

The formalization of a trail easement from Huron Road to the Upper/ Lower Flume Trail is proposed as part of this application. The existing, heavily utilized trail connection is located on the adjacent Kennington Townhomes property, crosses the eastern portion of the Huron Landing site, and does not yet have a formalized trail easement. At the preliminary hearing a few Commissioners questioned whether the dedication of a trail easement warranted positive three (+3) points. There was no consensus at that time.

Past Precedent

1. Xcel/Public Service Substation Expansion (PL-2015-0024). Positive three (+3) points were awarded for providing a trail easement identified in the Town's Trail Master Plan.
2. Pinewood Village II, PL-2014-0170, 1/6/2015. Provided a single track trail above and to the south of the proposed building to be used by not only occupants of Pinewood Village 2, but also by the community as a whole. Positive three (+3) points were awarded.
3. Summit County Justice Center Expansion, PC#2003084. Providing at grade bike path connection at N. Park Avenue. Positive three (+3) points were awarded.
4. Wellington Neighborhood Master Plan, PC#1999139. All open space (private and public) available to public with trails. Positive three (+3) points were awarded.

5. Main Street Junction Condo/Hotel, PC#1999081. Project provides two hard surface trails, sidewalk along Main Street, picnic/barbecue area, & two exterior hot tub areas. Trails realigned, upgraded, signed & available to public. Positive three (+3) points were awarded.

At the Preliminary Hearing two management concerns related to the Lower Flume Trail were brought to the Commission's attention. At the hearing the owner of the adjacent Lot 13, Highlands at Breckenridge Filing No. 1 conveyed displeasure that trail users were leaving a nearby section of the Lower Flume Trail and trespassing across her property. In response to those comments, the Town's Trail Crew promptly installed additional buck and rail fencing and signage to direct users to stay on the trail and not trespass on adjacent private properties. Additionally, a neighbor residing in Kennington Townhomes raised concerns about the potential for non-residents using the Huron Landing development's parking as a trailhead. Staff believes that the use of parking by non-resident trail users is a valid concern. Illegal non-resident use of parking adjacent to desirable locations and destinations such as ski area facilities, trails, shopping, restaurants, etc. is a problem in numerous locations throughout Town. Staff believes non-resident parking issues should be addressed through effective management of the property and not through reduction of recreational trail opportunities or other facilities that benefit the greater public. As owners of the property, the Town and County will be relaying to the property manager their expectation that the manager monitors and enforces the parking on the property to ensure that trailhead parking by non-residents does not occur. Staff recommends this trail dedication warrants positive three (+3) points. Does the Commission concur?

Storage (14/R): Dedicated storage has been redesigned from a common storage area located in the basement of the east building to exterior storage closets located in the back of the stairwells adjacent to the apartments. Staff supports the proposed changes.

Point Analysis (Section: 9-1-17-3): Staff believes that all absolute policies have been met and that the proposal warrants the following points for a total passing point analysis of positive five (+5) points.

Negative points are incurred for:

- Policy 6/R Building Height: Negative ten points (-10) as the building height is more than one half (½) story over the land use guidelines recommendation, but is no more than one (1) story over the land use guidelines recommendation.
- Policy 9/R Placement of Structures: Negative three (-3) points for not meeting the relative rear setback of 15'.
- Policy 7/R Site and Environmental Design: Negative four (-4) points for a retaining wall over 4' in height.

Positive points are awarded for:

- Policy 24/R Employee Housing: Positive ten (+10) points and positive three (+3) points for meeting a Council Goal.
- Policy 6/R Building Height: Positive one (+1) point for providing an interesting roof form that steps down at the edges.
- Policy 16/R Internal Circulation: Positive three points (+3) for installation of a recreation path adjacent to Huron Road and the sidewalk that borders the parking lot.
- Policy 20/R Recreation Facilities: Positive three points (+3) for the Flume Trail easement from Huron Road.
- Policy 33/R Energy Conservation: Positive two points (+2) for achieving a HERS score below 80

Staff Recommendation

The applicants and agent have worked closely with staff to address the concerns of the Planning Commission and Staff to achieve the result of this report. We have the following questions for the Commission:

1. Does the Commission find the changes to the western façade of the west building meet Policy 5A?

2. Does the Commission support awarding positive three (+3) points for the trail easement to Huron Road under Policy 20R?

Planning Staff recommends approval of the attached Point Analysis for Huron Landing, PL-2015-0499, showing a passing score of positive five (+5) points.

Planning Staff recommends approval of Huron Landing, PL-2015-0499, 0143 Huron Road, with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Huron Landing	Positive Points	+22	
PC#:	PL-2015-0498			
Date:	11/30/2015	Negative Points	- 17	
Staff:	Chris Kulick, AICP			
			Total Allocation:	+5
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / (Historic Above Ground Density)	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	Building is more than one-half (1/2) story over the land use guidelines recommendation, but no more than one story over the land use guidelines recommendation.
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	+1	Interesting roof form broken up in two locations with a light story element, and steps down at the edges.
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	- 4	Design of the retaining wall above 4' in height.
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	Does not meet the rear relative setback of 15'.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		

15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)	+3	Installation of 10', public rec path adjacent to Huron Road
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking - Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Dedicated Flume Trail easment (open to the community)
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% of the 45-units will be affordable rental housing.
24/R	Social Community - Community Need	3x(0/+2)	+3	Affordable housing on this parcel has been identified by the Town Council in their yearly goals and objectives report.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2	+2	Obtain a HERS score of 80 or below
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		

33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**Huron Landing
Parcel E-1, Industrial Area Sub
& Government Lot 45, 30-6-77
0143 Huron Road
PL-2015-0498**

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 30, 2015**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **January 5, 2016**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **January 12, 2019**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
9. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snow plow equipment from damaging the new driveway pavement.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
13. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
14. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
15. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
16. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
17. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.

18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
19. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. **Applicant shall submit a final HERS Confirmed Home Energy Rating Report prepared by a prepared by a registered Residential Services Network (RESNET) design professional using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code, showing that showing that the project has achieved an 80 or lower HERS Index.**
21. **Applicant shall execute and record with the Summit County Clerk and Recorder the dedication of a public, non-motorized Recreation Path easement to the Town substantially in the form provided on the plan documents or amended with staff approval in a form acceptable by the Town Attorney.**
22. **Applicant shall execute and record with the Summit County Clerk and Recorder the dedication of a public, non-motorized trail easement to the Town substantially in the form provided on the plan documents or amended with staff approval in a form acceptable by the Town Attorney.**
23. **Applicant shall execute and record with the Summit County Clerk and Recorder the Town's standard employee housing covenant for both buildings showing a total square footage of 21,301 square feet.**
24. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
25. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
27. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
28. Applicant shall screen all utilities.
29. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
30. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in

cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. **Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.**

(Initial Here)



matthew stais architects
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 p o box 135
 breckenridge
 colorado 80424
 970 453 0444



[RENDERING NOT FOR CONSTRUCTION]

www.staisarchitects.com

HURON LANDING

BRECKENRIDGE, COLORADO

huron landing
 0143 huron road
 breckenridge - colorado
 PROJECT # 1509

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C4.0	UTILITY PLAN								
C4.1	EXISTING WATER & SEWER PROFILES								

PROJECT TEAM

OWNER: TOWN OF BRECKENRIDGE/ SUMMIT COUNTY PARTNERSHIP 150 SKI HILL ROAD P.O. BOX 168 BRECKENRIDGE, CO 80424 970 . 547 . 3112	OWNER'S REP: R.S. MAY & ASSOCIATES, LLC P.O. BOX 2011 DILLON, CO 80435 970 . 468 . 7780 970 . 333 . 9980	GENERAL CONTRACTOR: GE JOHNSON 40800 US HWY 6, UNIT #8 P.O. BOX 8809 AVON, CO 81620 970 . 471 . 6048	ARCHITECT: MATTHEW STAIS ARCHITECTS 108 NORTH RIDGE STREET P.O. BOX 135 BRECKENRIDGE, CO 80424 970 . 453 . 0444	LANDSCAPE ARCHITECT: NORRIS DESIGN 310 MAIN ST, UNIT F FRISCO, CO 80443 970 . 368 . 7068 970 . 485 . 4478	CIVIL ENGINEER: CIVIL INSIGHT LLC P.O. BOX 7644 BRECKENRIDGE, CO 80424 970 . 376 . 4858	SURVEYOR: SCHMIDT LAND SURVEYING, INC P.O. BOX 5761 FRISCO, CO 80443 970 . 409 . 9963
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COVER SHEET
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GENERAL NOTES

- THIS PROJECT IS GOVERNED BY THE 2012 INTERNATIONAL BUILDING CODE, ASSOCIATED CODES, ACCESSIBLE CODES AND LOCAL CODE AMENDMENTS, AS ADOPTED BY THIS MUNICIPALITY. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, AND RESTRICTIONS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS.
- ALL ITEMS AND WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS OR HER SUBCONTRACTORS UNLESS NOTED AS "EXISTING", "BY OWNER", OR "NOT IN CONTRACT" (N.I.C.) IN THESE DOCUMENTS.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE GENERAL CONTRACTOR AND HIS OR HER SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, AND THE LIKE TO PROVIDE A COMPLETE AND WORKMANLIKE JOB PER THE USUAL AND CUSTOMARY STANDARDS OF THE INDUSTRY, AND SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL MANUFACTURERS' INSTALLATION REQUIREMENTS, INSTRUCTIONS AND RECOMMENDATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND SCHEDULE. PER STANDARD PRACTICES. COORDINATION OF ALL REQUIRED BLOCK-OUTS, SEQUENCING, AND THE LIKE AMONG GENERAL AND SUBCONTRACTOR TRADES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE JOBSITE SAFETY OF ALL PERSONNEL, WORK, MATERIALS, UTILITIES, AND ADJACENT PROPERTIES, IN ACCORDANCE WITH ACCEPTED CODES, REGULATIONS AND INDUSTRY PRACTICES. THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR THIS, AND SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM HIS OR HER RESPONSIBILITIES.
- THESE DESIGN DOCUMENTS HAVE BEEN ISSUED WITH AN EXPECTATION OF CONTINUING COMMUNICATION AND COOPERATION AMONG THE OWNER, ARCHITECT, AND CONTRACTOR. BUILDING DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS OFTEN IMPERFECT, AND EVERY CONTINGENCY CAN NOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY REQUIRING CLARIFICATION SHALL BE REPORTED PROMPTLY TO THE ARCHITECT WHO MAY COMPOUND MISUNDERSTANDING AND AFFECT PROJECT BUDGET, SCHEDULE AND QUALITY. SUCH A FAILURE TO COMMUNICATE SHALL RELIEVE THE ARCHITECT AND CONSULTANTS OF RESPONSIBILITY FOR CONSEQUENCES WHICH MAY ARISE.
- THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED USING AUTODESK REVIT 'BUILDING INFORMATION MODELING' APPLICATION AND ARE BASED ON AN ASSOCIATIVE 3D MODEL OF THE PROJECT. IN THE CASE OF QUESTIONS REGARDING SPECIFIC 2D VIEWS OF 3D PROJECT MODEL, CONTACT ARCHITECT FOR CLARIFICATION. MSA MAY HAVE THE ABILITY TO GENERATE SUPPLEMENTAL VIEWS OR DRAWINGS TO HELP THE CONTRACTORS BETTER UNDERSTAND THE DESIGN INTENT.
- SUSTAINABLE DESIGN CONCEPTS ARE CENTRAL TO THE SUCCESSFUL DESIGN, CONSTRUCTION AND OPERATION OF THIS PROJECT, AND THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE EXPECTED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS TO THE FULLEST EXTENT POSSIBLE. REFER TO CONSTRUCTION ASSEMBLY TYPES, NOTES AND DETAILS. CONTACT ARCHITECT WITH CONSTRUCTIVE INPUT OR IF MORE INFORMATION IS NEEDED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS MORE FULLY.
- ENERGY EFFICIENCY: GENERAL CONTRACTOR SHALL PROVIDE ALTERNATE PRICES AT THE REQUEST OF THE OWNER FOR THE FOLLOWING ITEMS: (A) SPRAYED ON FOAM INSULATION (B) ENERGY EFFICIENT GLAZING (C) ENERGY RECOVERY VENTILATION SYSTEM FOR ENTIRE HOUSE (NOT INCLUDING GARAGE).
- RESOURCE EFFICIENCY: GENERAL CONTRACTOR SHALL INCORPORATE THE FOLLOWING EFFICIENT BUILDING PRACTICES INTO THE SCOPE OF THE WORK: (A) ON-SITE RECYCLING PROGRAM FOR CONSTRUCTION WASTE (B) LOW WATER USAGE APPLIANCES & EQUIPMENT (C) ADVANCED FRAMING TECHNIQUES (PER US DEPT OF ENERGY, www.energy.gov) (D) ALL APPLIANCES TO BE "ENERGY STAR" RATED (E) ALL LUMBER PRODUCTS SHALL BE SUSTAINABLY HARVESTED.
- THE OWNER HAS BEEN ADVISED THAT ROOF AND DECK SURFACES MUST BE PERIODICALLY CLEARED OF SNOW AND ICE BUILDUP IN ORDER TO ENSURE MINIMAL PROBLEMS DURING HEAVY SNOW WINTERS.
- SUBSTITUTION OF "OR EQUAL" PRODUCTS WILL BE ACCEPTABLE ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR ARCHITECT. IF THE CONTRACTOR DESIRES ANY CHANGES WHICH MAY SIGNIFICANTLY IMPACT THE PROJECT BUDGET OR SCHEDULE, HE SHALL SUBMIT A WRITTEN CHANGE ORDER REQUEST PRIOR TO COMMENCEMENT OF SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER SHALL INDICATE THE CONTRACTOR'S ACKNOWLEDGEMENT OF NO INCREASE IN CONTRACT SUM OR COMPLETION DATE DUE TO SAID CHANGE. CHANGES FROM THE CONTRACT DOCUMENTS MADE WITHOUT THE ARCHITECT'S APPROVAL ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR CONSEQUENCES ARISING FROM SUCH CHANGES.
- DOCUMENTATION OF EXISTING CONDITIONS IS BASED ON INFORMATION SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS (INCLUDING, BUT NOT LIMITED TO, PROPERTY BOUNDARIES, BUILDING SETBACKS, PROJECT BENCHMARK, AND SITE SLOPES), AND UTILITY LOCATIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT FOR INTERPRETATION OR CLARIFICATION OF ANY CONFLICTS OR DISCREPANCIES PER NOTE #6 ABOVE.
- CONTACT ARCHITECT FOR COPY OF SOILS REPORT. UPON COMPLETION OF EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF THE FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM THE SOILS ENGINEER.
- WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. PLAN DIMENSIONS ARE TAKEN FROM FACE OF WOOD FRAMING, FACE OF CONCRETE WALLS, AND CENTERLINE OF STEEL FRAMING MEMBERS UNLESS OTHERWISE NOTED. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD SUBFLOOR, TOP OF WALL PLATES, AND TOP OF BEAMS UNLESS OTHERWISE NOTED. DOOR OPENINGS TO BE 4" FROM ADJACENT WALL @ WOOD FRAMING; 8" FROM ADJACENT WALL @ CONCRETE; OR CENTERED IN WALL AS INDICATED ON FLOOR PLANS.
- MAJOR SITE DESIGN DIMENSIONS ARE NOTED IN THE DOCUMENTS. LAYOUT OF HARDSCAPE & LANDSCAPE AND THE LIKE SHALL BE STAKED IN THE FIELD BASED ON SITE PLAN INFORMATION. ARCHITECT AND/OR CONSULTANTS SHALL REVIEW AND APPROVE ALL LAYOUTS IN THE FIELD PRIOR TO COMMENCEMENT OF SAID WORK.
- WHEN NECESSARY TO BORE STRUCTURAL MEMBERS FOR ELECTRICAL/MECHANICAL RUNS, SUCH HOLES SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS, AND STRUCTURAL DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ARCHITECT/ENGINEER'S APPROVAL PRIOR TO ANY CUTTING, NOTCHING OR DRILLING WHICH MAY AFFECT THE INTEGRITY OF THE STRUCTURE.
- PROVIDE CHANGE IN CONTRACT SUM TO UPGRADE ALL WASTE PIPING TO CAST IRON (FOR BETTER ACOUSTICS) AT THE REQUEST OF THE OWNER.
- NOT ALL LIGHT FIXTURES ARE SHOWN ON EXTERIOR ELEVATIONS. REFER TO ELECTRICAL AND ARCHITECTURAL DWGS FOR MOUNTING HEIGHTS AND SETTING BLOCK DETAILS.
- ALL INTERIOR WALLS SHALL EXTEND FROM FLOOR ELEVATION TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, EQUIPMENT, AND ACCESSORIES WHEN MOUNTED ON STUD WALLS.
- BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ALL OTHER PURPOSES.
- THIS SET HAS BEEN ISSUED AT THE REQUEST OF THE OWNER IN ORDER TO EXPEDITE THE COMMENCEMENT OF CONSTRUCTION. CERTAIN PORTIONS OF THESE CONTRACT DOCUMENTS ARE SUBJECT TO FURTHER REVISION PRIOR TO CONSTRUCTION; THEREFORE, ANY PRICING OR CONTRACTUAL AGREEMENTS BASED ON THIS SET MAY ALSO BE SUBJECT TO FURTHER REVISION. ACCEPTANCE AND USE OF THIS SET BY THE OWNER AND CONTRACTOR CONSTITUTES ACCEPTANCE OF THIS REALITY ON THE PART OF BOTH PARTIES.

UNIT MATRIX

unit type	floor level				total
	0	1	2	3	
west building	1				0
	2				0
	3		2	2	4
	4		2	2	4
	5				0
	6				0
	7	1			
subtotal:	1	4	4	0	9

north building	1		3	2	5
	2		2	2	4
	3			1	1
	4	1	1		2
	5		3		3
	6		2		2
	7				0
subtotal:	0	6	6	5	17

total	1		3	2	5
	2		2	2	4
	3		2	2	4
	4	1	3	3	7
	5		3		3
	6		2		2
	7	1			1
subtotal:	1	10	10	5	26

BUILDING AREA CALCULATIONS

Notes: 1. Figures based on current MSA floor plans.
2. Yellow cells indicate data input. Other cells contain formulas - do not overwrite! Input only at yellow cells.

1. building area calculations

category	count	residual	total	ratio
first floor	120	3,960	3,960	100.0%
second floor	120	8,212	8,212	100.0%
3rd floor	0	8,182	8,182	100.0%
ground floor	64	947	947	100.0%
total	304	21,301	21,301	

2. allowed density

residential	SFE/sq ft	sq ft	sq ft	sq ft
a. existing residential density (SFE) per TICB staff	10.00	1,708	1,200	2,050
b. additional % allowed for workforce housing	10.00	1,708	1,200	2,050
total		11.00	1,708	22,848

3. proposed density

category	count	residual	total	ratio
first floor	120	3,960	3,960	
second floor	120	8,212	8,212	
3rd floor	0	8,182	8,182	
ground floor	64	947	947	
total	304	21,301	21,301	
max allowed per TICB	22,548	0	22,548	allowed
differential (sq ft)	(1,246)	0	(1,246)	overunder
proposed as % allowed	94.68%	100.00%	100.00%	94.68%
(SFE)	17.75	0.00	0.00	17.75

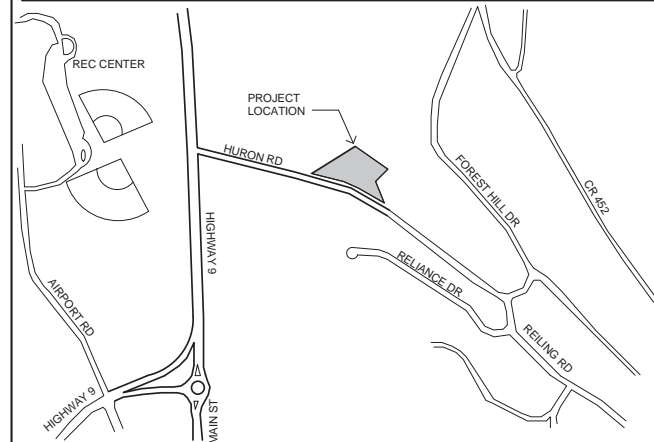
4. allowed mass

mass	multiple	allowed mass
a. mass allowed for residential density (100% of proposed density)	22,548	100%
b. mass bonus for workforce housing (as % less density)	22,548	10%
total allowed mass:		25,827

5. proposed mass

category	count	residual	total	ratio
first floor	120	3,960	3,960	
second floor	120	8,212	8,212	
3rd floor	0	8,182	8,182	
ground floor	64	947	947	
total	304	21,301	21,301	
max allowed per TICB	25,827	0	25,827	allowed
differential (sq ft)	(4,526)	0	(4,526)	overunder
proposed as % allowed	83.23%	100.00%	100.00%	83.23%

VICINITY MAP



matthew stals architects
108 north ridge street
p o box 135
breckenridge colorado 80424
970 453 0444

www.stalsarchitects.com

huron landing

0143 huron road
breckenridge - colorado

PROJECT # 1509

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ISSUE:

TOB planning	18 aug 2015
TOB planning	14 sept 2015
TOB planning	6 oct 2015
TOB planning	16 nov 2015
TOB final	11 dec 2015

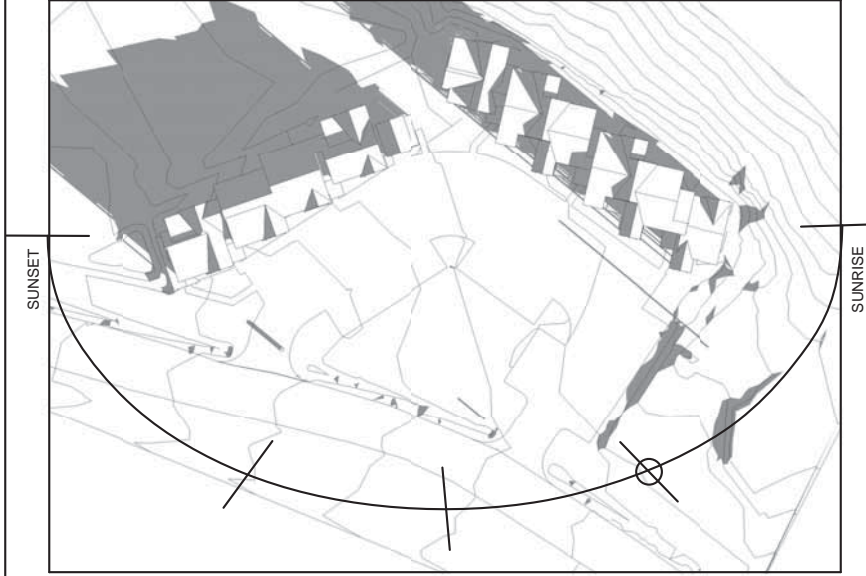
PROJECT DATA

A001

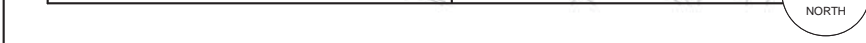
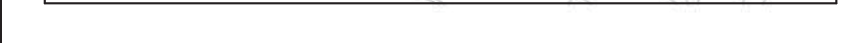
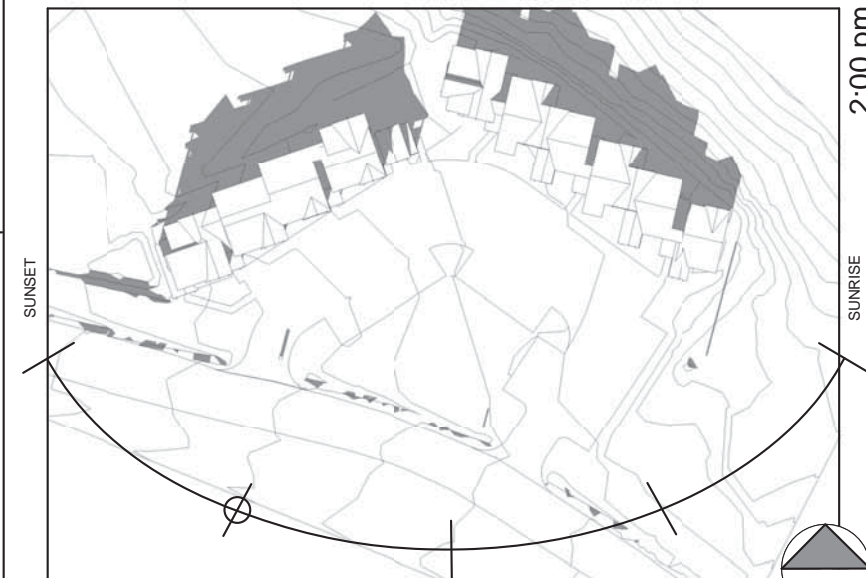
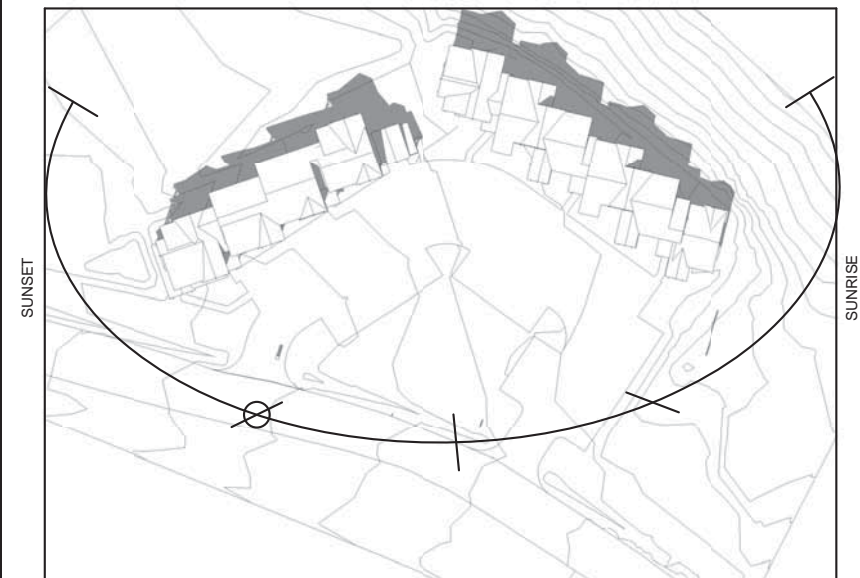
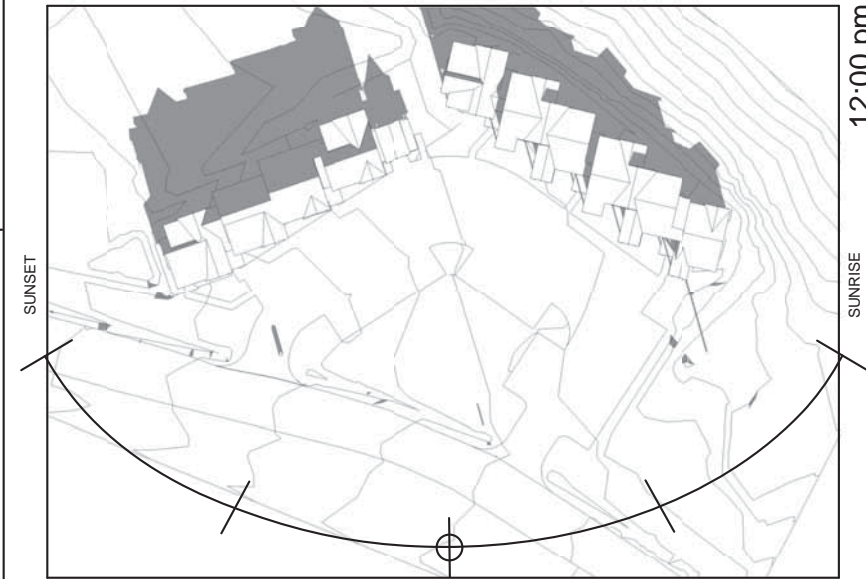
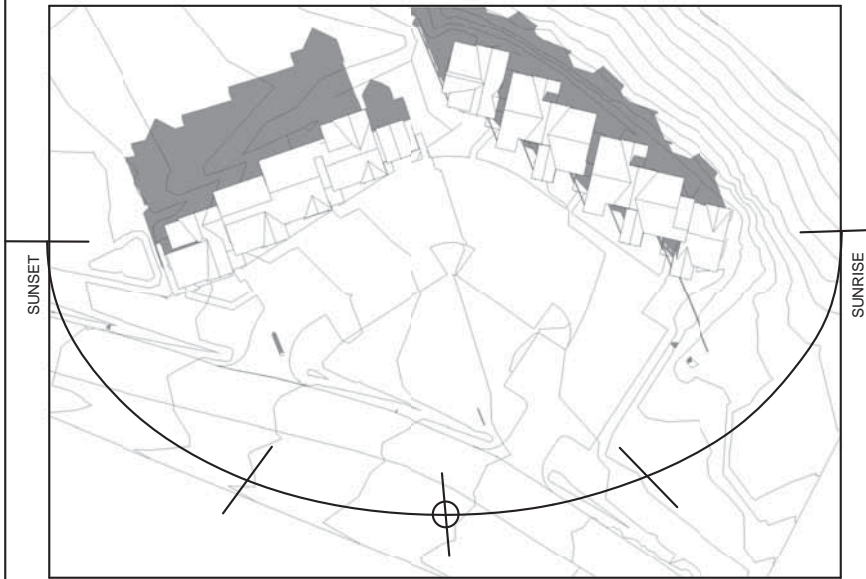
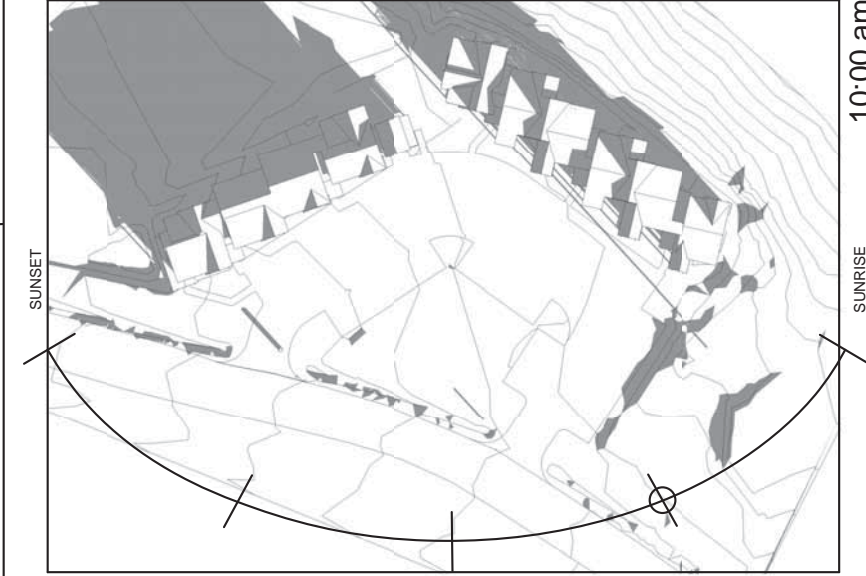
MARCH 21



FEBRUARY 6



DECEMBER 21



10:00 am

12:00 pm

2:00 pm



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huron landing

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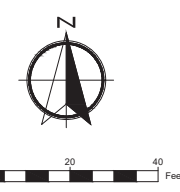
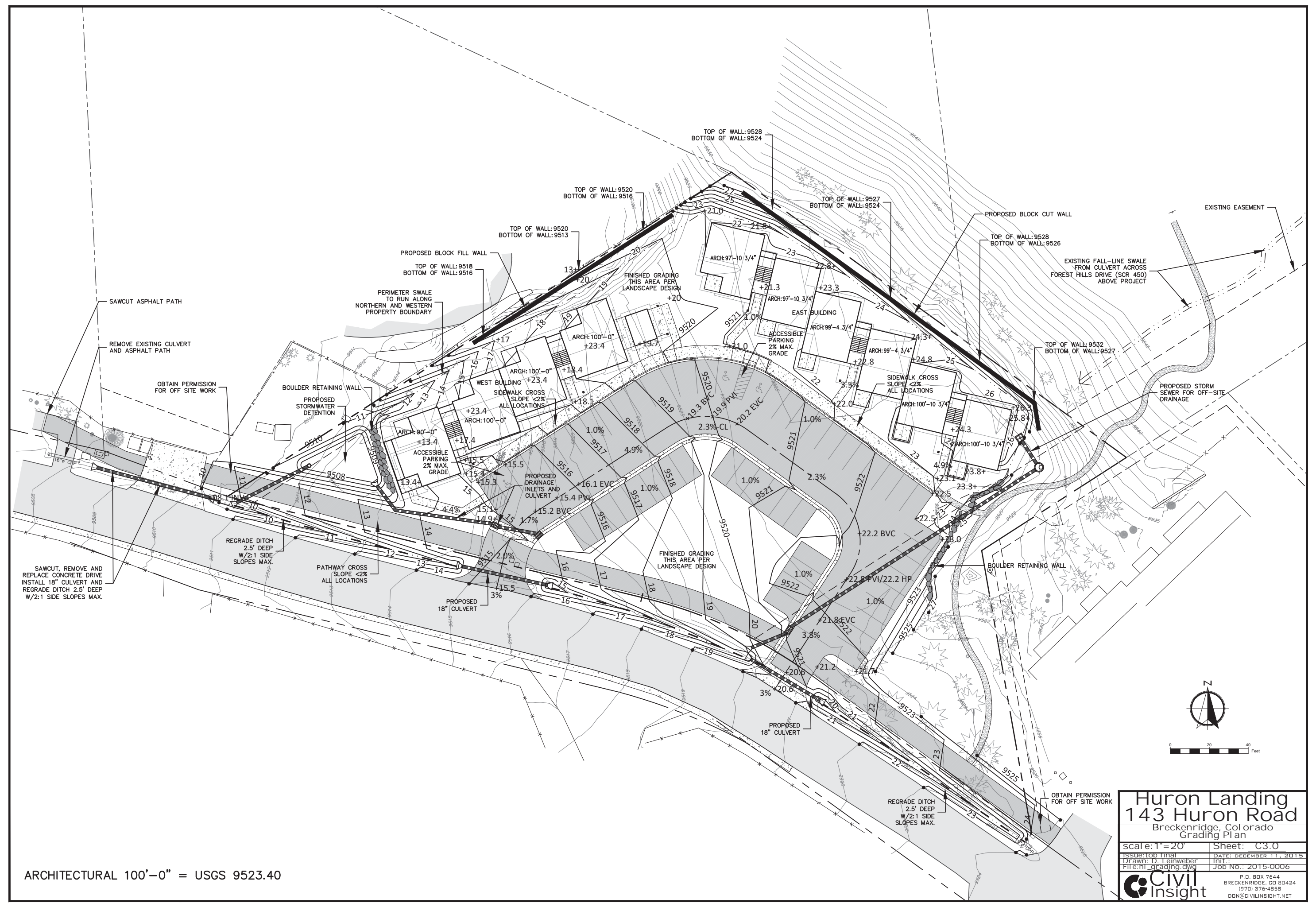
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SOLAR STUDIES

A121

ARCHITECTURAL 100'-0" = USGS 9523.40



Huron Landing
143 Huron Road
 Breckenridge, Colorado
 Grading Plan

Scale: 1"=20'	Sheet: C3.0
Issue: to final	Date: December 11, 2015
Drawn: D. Leinweber	Int:
File: h1_grading.dwg	Job No.: 2015-0006

Civil Insight
 P.O. BOX 7644
 BRECKENRIDGE, CO 80424
 (970) 376-4858
 DDN@CIVILINSIGHT.NET

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF TWO YEARS AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN 5' FROM BUILDING OR WALL FOUNDATIONS. ALL IRRIGATION DISTRIBUTION LINES, HEADS, AND EMITTERS SHALL BE KEPT OUTSIDE 5' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
11. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH STANDARD FOR FURTHER DIRECTION.
12. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND WITH A SINGLE LEADER AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A MINIMUM PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
14. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
15. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED BARK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
16. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
17. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
18. A PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED. ALL TREES AND SHRUBS SHALL BE DRIP IRRIGATED.
19. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
20. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT IN SEEDED AREAS.
21. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN OF BRECKENRIDGE SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION.
22. THE OWNER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
23. IRRIGATION TO BE DESIGN/BUILD. REFER TO SPECIFICATIONS.
24. ALL SEEDED SLOPES EXCEEDING 33% (3:1) IN GRADE SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF CHANGE ORDER IS NECESSARY.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE THE STORM SEWER IS PROHIBITED.
7. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION SPECIFICATIONS.
8. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

EROSION CONTROL NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF THE TOWN OF BRECKENRIDGE AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. A LAYER OF SUITABLE MULCH SHALL BE APPLIED TO ALL DISTURBED PORTIONS OF THE SITE WITHIN 14 DAYS OF THE COMPLETION OF OVERLOT GRADING. SAID MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE AND SHALL BE TACKED OR FASTENED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED.
5. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF WAYS.
6. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
7. THE USE OF OSHA APPROVED COLORADO WARNING CAPS ON REBAR OR FENCE POSTS USED WITH EROSION CONTROL MEASURE IS NOT ACCEPTABLE.
8. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
9. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)				
DECIDUOUS TREES				
41	ANC	QUAKING ASPEN	POPULUS TREMULOIDES	10' CLUMP B&B
03	COT	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	1.5-2' CAL.
12	SHC	SCHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	1.5-2' CAL.
EVERGREEN TREES				
15	BCP	BRISTLEcone PINE	PINUS ARISTATA	6-8' HT.
04	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	8-10' HT.
SHRUBS				
37	KDP	POTENTILLA 'KATHERINE DYKES'	POTENTILLA FRUTICOSA 'KATHERINE DYKES'	# 5 CONTAINER
23	NIN	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS	# 5 CONTAINER
13	PEK	PEKING COTONEASTER	COTONEASTER ACUTIFOLIUS	# 5 CONTAINER
05	RBE	RED-BERRIED ELDER	SAMBUCUS RACEMOSA	# 5 CONTAINER
14	RLR	RED LEAVED ROSE	ROSA GLAUCA	# 5 CONTAINER
07	SER	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	# 5 CONTAINER
ORNAMENTAL GRASSES				
BFE		ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	# 1 CONTAINER
DEC		TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	# 1 CONTAINER
PERENNIALS				
AUT		AUTUMN JOY STONECROP	SEDUM 'AUTUMN JOY'	# 1 CONTAINER
BELL		BELLFLOWER	CAMPANULA	# 1 CONTAINER
CLY		YELLOW COLUMBINE	AQUILEGIA 'CHRYSANTHA 'DENVER GOLD'	# 1 CONTAINER
CHO		CREEPING COLORADO HOLLY	MAHONIA REPENS	# 1 CONTAINER
CMW		WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKER'S LOW'	# 1 CONTAINER
DAL		RED DAYLILY	HEMEROCALLIS 'AUTUMN RED'	# 1 CONTAINER
PEN		HUSKER RED BEARDS TONGUE	PENSTEMON 'HUSKER RED'	# 1 CONTAINER
POO		ORIENTAL POPPY	PAPAVER ORIENTALE	# 1 CONTAINER
SAL		MAY NIGHT PURPLE SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	# 1 CONTAINER
SWW		SWEET WOODRUFF	GALIUM ODORATUM	# 1 CONTAINER

TURF GRASS

COMMON NAME
ECOLOTURF (OR APPROVED EQUAL)

NATIVE HIGH COUNTRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
SLENDER WHEATGRASS	30%	0.6 LBS.
CANBY BLUEGRASS	15%	0.3 LBS.
BIG BLUEGRASS	10%	0.2 LBS.
IDAHO FESCUE	10%	0.2 LBS.
SHEEP FESCUE	10%	0.2 LBS.
WESTERN WHEATGRASS	10%	0.2 LBS.
BLUE WILDRYE	5%	0.2 LBS.
TUFTED HAIRGRASS	5%	0.2 LBS.
TOTAL	100%	2.0 LBS.

* SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED

LEGEND

	PROPERTY LINE
	STEEL EDGER
	SPLIT RAIL FENCE
	PROPERTY EASEMENT
	EXISTING FLUME TRAIL
	SOD
	NATIVE HIGH COUNTRY SEED MIX
	LANDSCAPE BED
	RIVER ROCK COBBLE MULCH
	FLAGSTONE IN BEDDING AREAS
	COMPACTED DIRT TRAIL
	CRUSHER FINES-GREY
	PERENNIAL PLANTING AREA
	DECIDUOUS TREES
	ORNAMENTAL DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	ORNAMENTAL GRASSES RE:L-0
	PERENNIALS RE: L-0 -SPACING: 15" O.C.
	LANDSCAPE BOULDERS (FREE-STANDING)
	LIGHTING
	BOULDER RETAINING WALL
	WEATHER TREATED WOOD BENCH (3) L-3
	STONE BENCH (4) L-3
	PICNIC TABLE
	TRASH RECEPTACLE (2) L-3
	GRILL (OPTIONAL LOCATION)
	BIKE RACK (1) L-3
	BIKE SHELTER
	ENTRY SIGNAGE FEATURE

HURON LANDING
 BRECKENRIDGE, CO

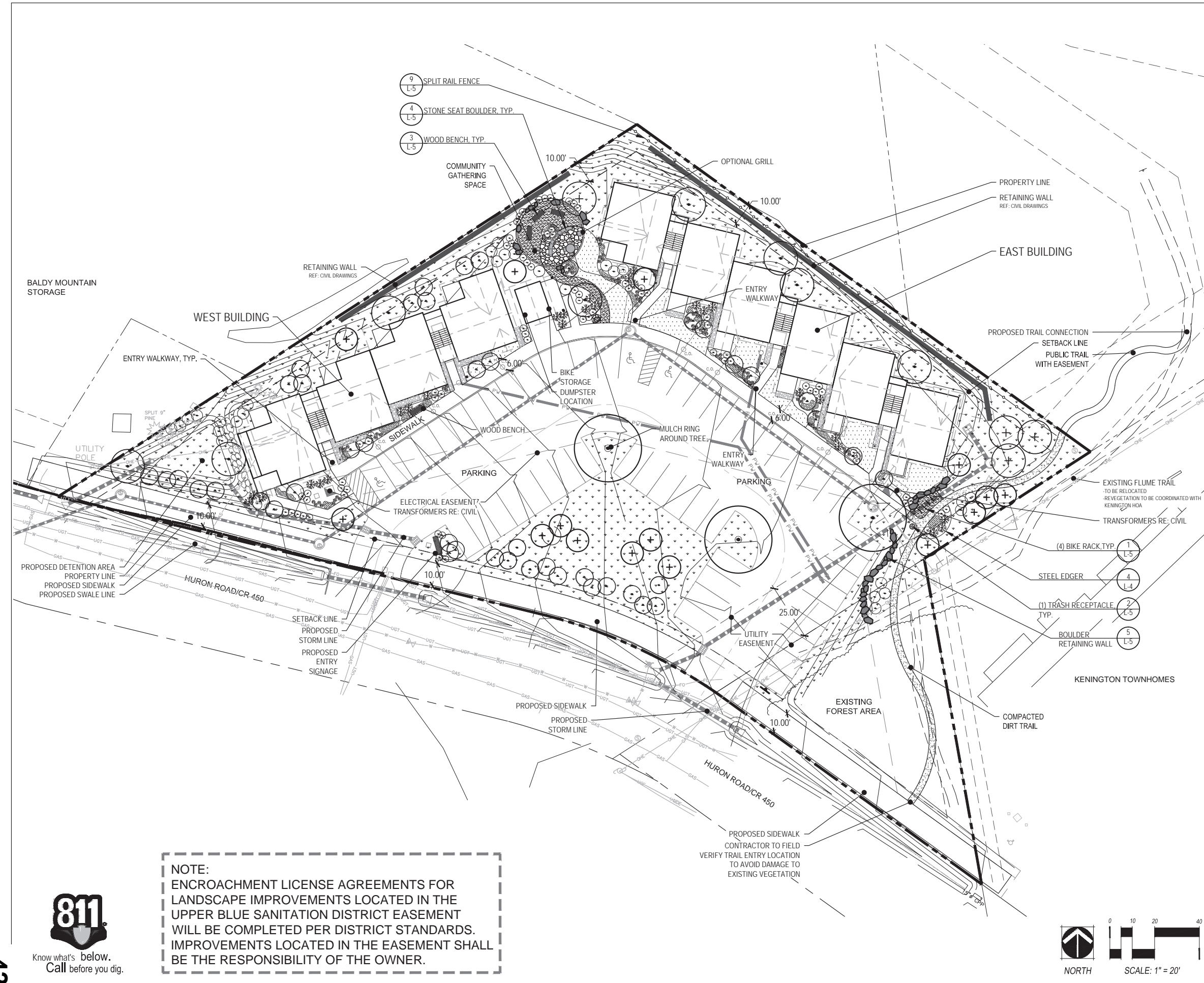
OWNER:
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY
 GOVERNMENT

NOT FOR
 CONSTRUCTION

DATE:
 08/11/15 DD-01
 09/14/15 TOB PLANNING
 10/06/15 TOB PLANNING
 11/10/15 REVIEW
 11/16/15 TOB PLANNING
 12/11/15 TOB FINAL

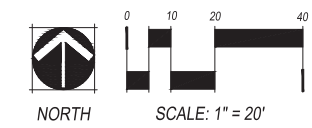
SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
 L-1



NOTE:
 ENCROACHMENT LICENSE AGREEMENTS FOR
 LANDSCAPE IMPROVEMENTS LOCATED IN THE
 UPPER BLUE SANITATION DISTRICT EASEMENT
 WILL BE COMPLETED PER DISTRICT STANDARDS.
 IMPROVEMENTS LOCATED IN THE EASEMENT SHALL
 BE THE RESPONSIBILITY OF THE OWNER.

PROPOSED SIDEWALK
 CONTRACTOR TO FIELD
 VERIFY TRAIL ENTRY LOCATION
 TO AVOID DAMAGE TO
 EXISTING VEGETATION







matthew stals architects
 108 north ridge street
 p o box 135
 breckenridge colorado 80424
 970 453 0444



1 SOUTH ELEVATION - WEST BLDG
 A310 SCALE: 1/8" = 1'-0"

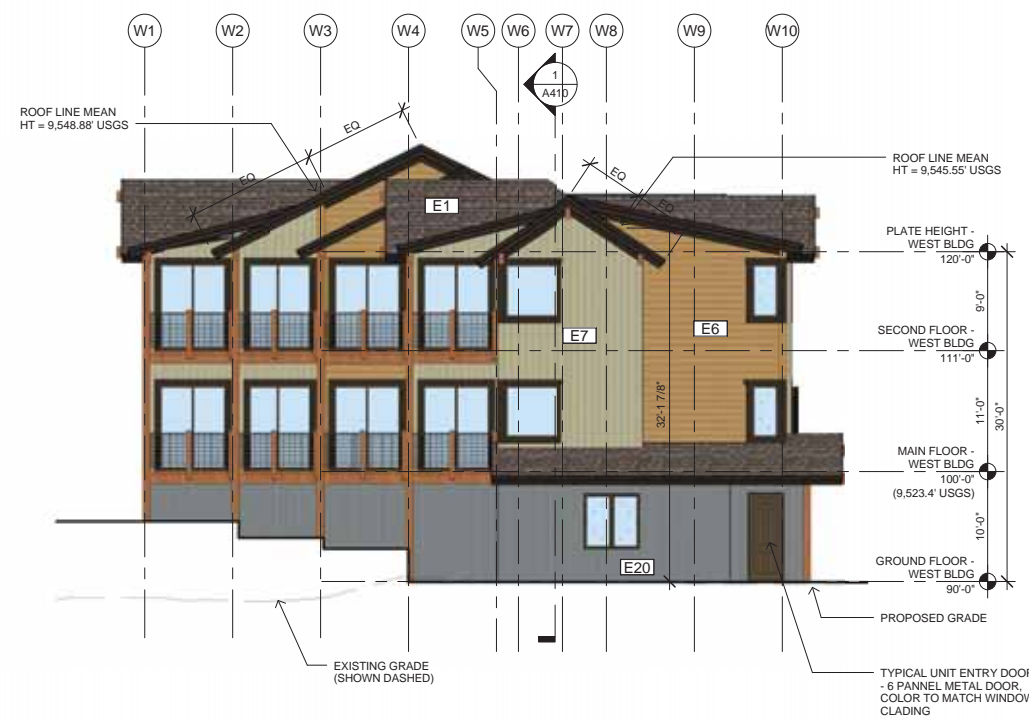


huron landing
 0143 huron road
 breckenridge - colorado
 PROJECT # 1509

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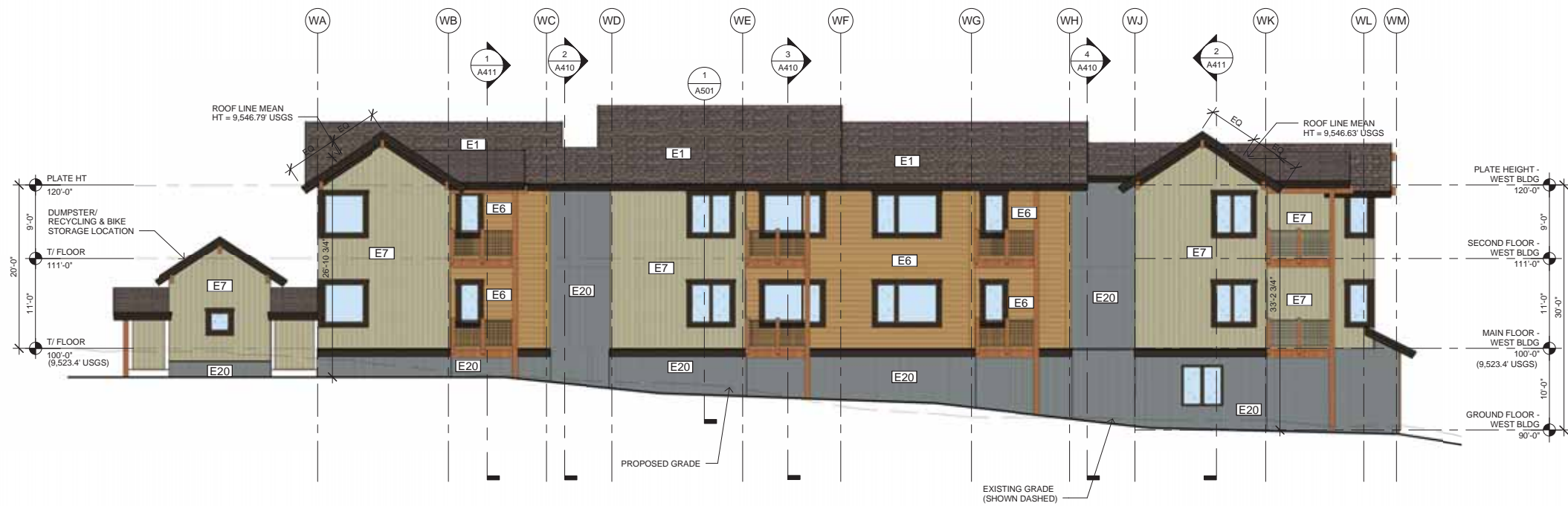
TOB planning	18 aug 2015
TOB planning	14 sept 2015
TOB planning	6 oct 2015
TOB planning	16 nov 2015
TOB final	11 dec 2015



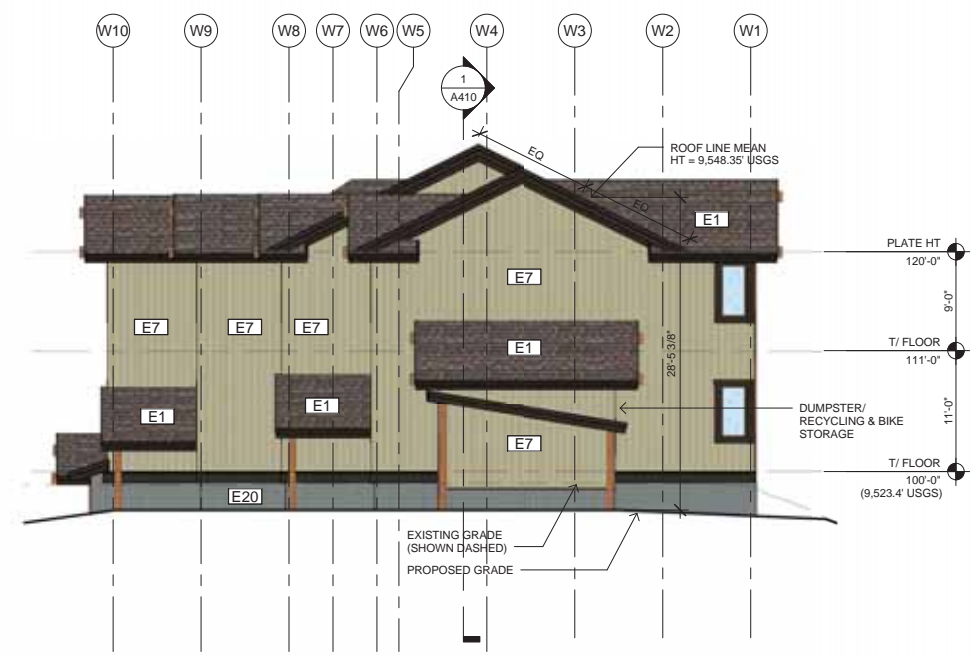
2 WEST ELEVATION - WEST BLDG
 A310 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS - WEST BUILDING

A310



1 NORTH ELEVATION - WEST BLDG
 A311 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - WEST BLDG
 A311 SCALE: 1/8" = 1'-0"



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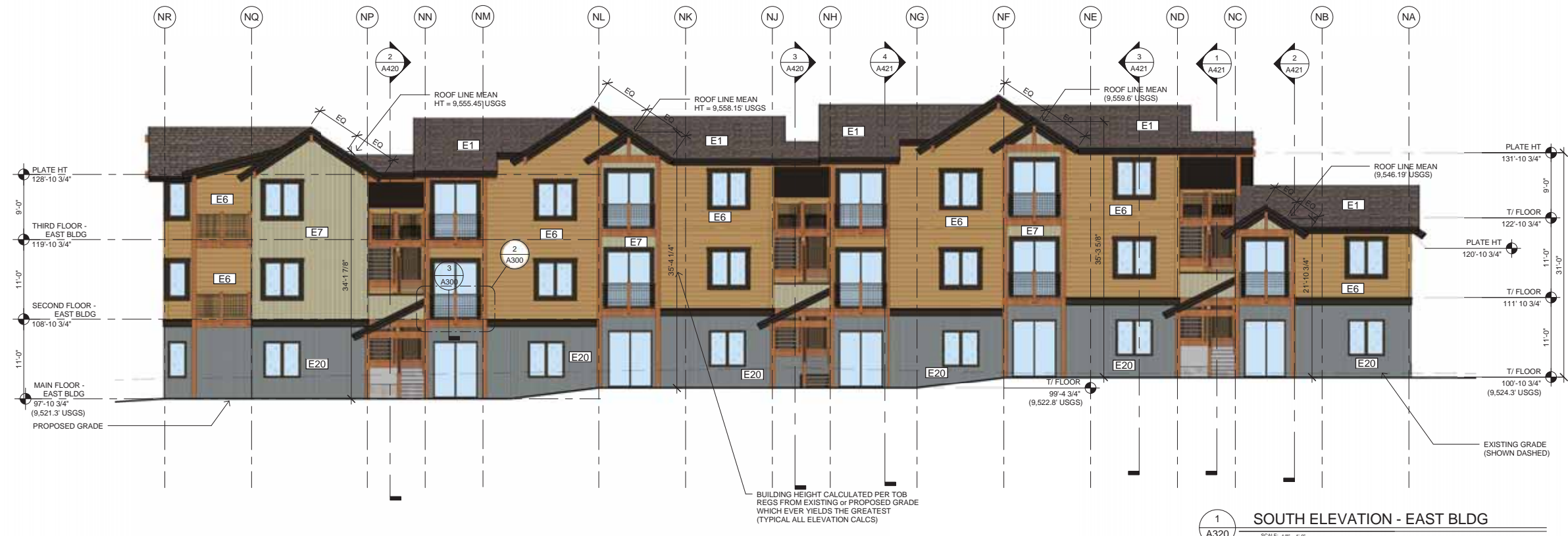
ISSUE:

TOB planning	18 aug 2015
TOB planning	14 sept 2015
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TOB planning	16 nov 2015
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EXTERIOR ELEVATIONS -
 WEST BUILDING
 A311



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 breckenridge
 colorado 80424
 970 453 0444



1 SOUTH ELEVATION - EAST BLDG
 A320 SCALE: 1/8" = 1'-0"

BUILDING HEIGHT CALCULATED PER TOB REGS FROM EXISTING or PROPOSED GRADE WHICH EVER YIELDS THE GREATEST (TYPICAL ALL ELEVATION CALCS)

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TOB planning	18 aug 2015
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TOB planning	16 nov 2015
TOB final	11 dec 2015



2 WEST ELEVATION - EAST BLDG
 A320 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS - EAST BUILDING
 A320



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 108 north ridge street
 p o box 135
 breckenridge colorado 80424
 970 453 0444



1 NORTH ELEVATION - EAST BLDG
 A321 SCALE: 1/8" = 1'-0"



huron landing

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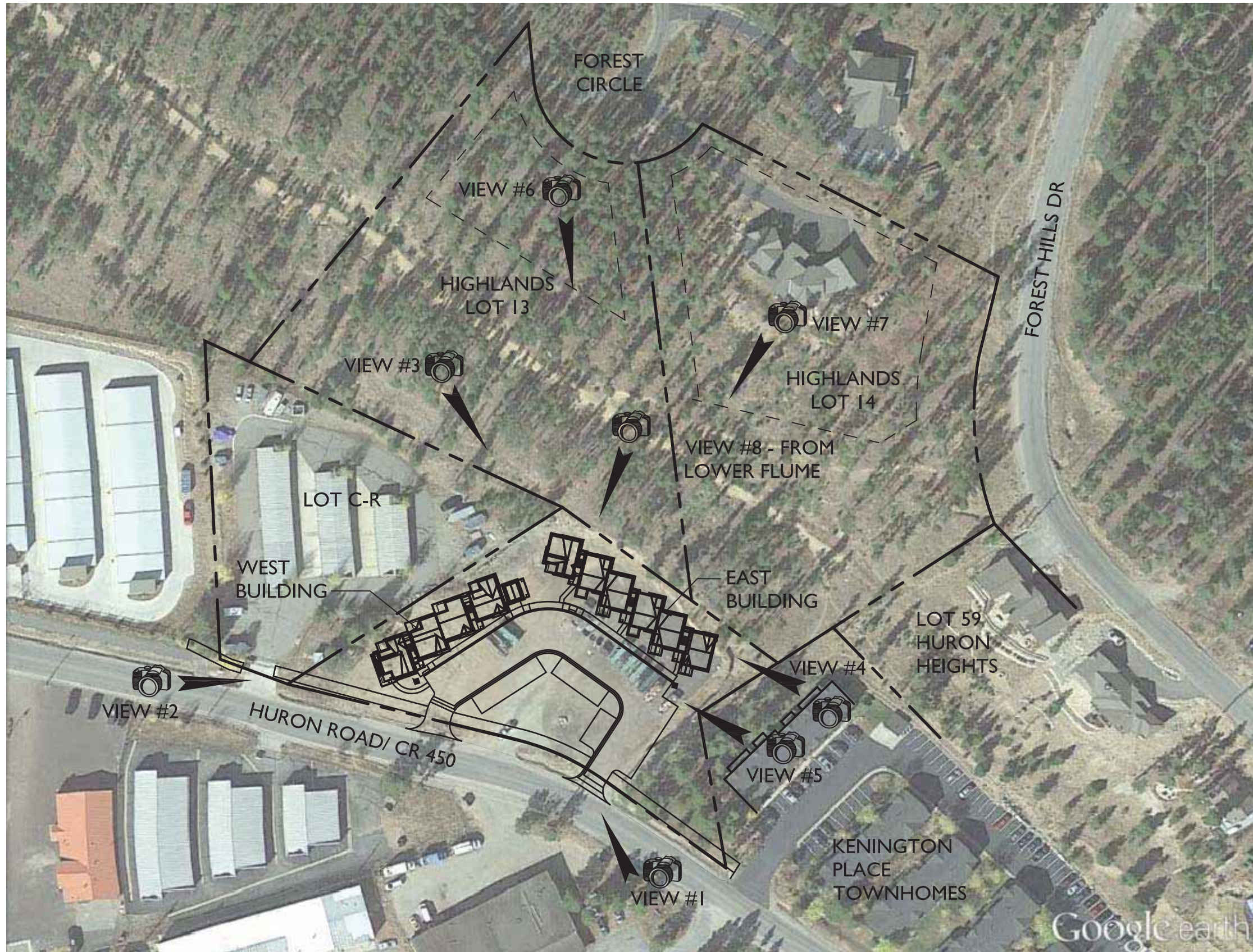
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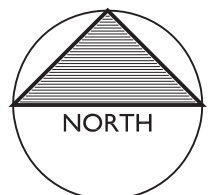
2 EAST ELEVATION - EAST BLDG
 A321 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS -
 EAST BUILDING

A321



key plan for 3D views





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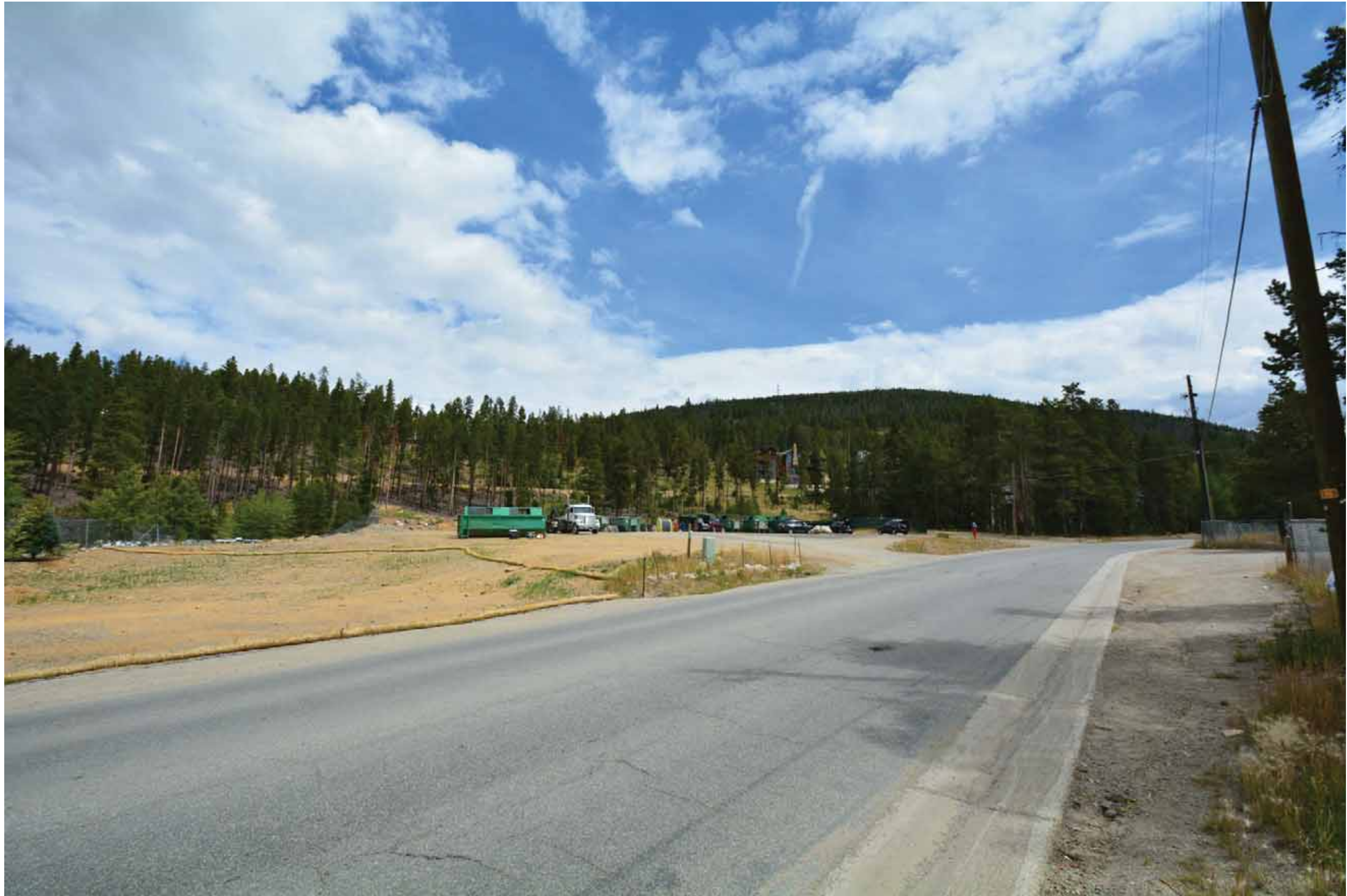
12/02/2015 11:57:02 AM



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #1 - from huron road facing north

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12/02/2015 11:57:14 AM



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #2 - from huron road facing east

huron landing . breckenridge . colorado

11 dec 2015



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12/02/2015 11:57:21 AM



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #3 - from northwest corner

huron landing . breckenridge . colorado

11 dec 2015



existing view #4 - from kenington building 'A' north deck

huron landing . breckenridge . colorado

11 dec 2015



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #4 - from kenington building 'A' north deck

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11 dec 2015



existing view #5 - from kenington building 'A' south deck

huron landing . breckenridge . colorado



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #5 - from kenington building 'A' south deck

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11 dec 2015



existing view #6 - from highlands lot #13

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11 dec 2015



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #6 - from highlands lot #13

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existing view #7 - from highlands lot #14

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note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #7 - from highlands lot #14

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11 dec 2015



existing view #8 - from lower flume trail

huron landing . breckenridge . colorado



note: this preliminary view study represents a depiction of future construction; however MSA does not certify, warrant or represent that this depiction will be the same as final construction.

proposed view #8 - from lower flume trail

huron landing . breckenridge . colorado

Planning Commission Staff Report

Subject: 5th Amended Master Plan Delaware Flats Planning Area 3A
(West Braddock)
(Class A, Combined Preliminary and Final Hearing; PL-2015-0543)

Proposal: Amend the current Master Plan for Delaware Flats Planning Area 3A’s “Parcel A” to allow for the development of clustered single-family and duplex units with the remaining 30 SFEs of density. The current master plan has this area designated for “duplex residential”. There are no other substantive changes with this master plan amendment beyond the change of unit type. The applicants have provided a conceptual site plan that demonstrates how 22 clustered single-family and 8 duplex could be accommodated on the site.

Date: December 8, 2015 (For the meeting of January 5, 2016)

Project Manager: Chris Kulick, AICP

Applicant/Owners: Meriwether Companies and PFP Meriwether Breckenridge Holdings, LLC.

Agent: Arron Simon, Meriwether Companies and PFP Meriwether Breckenridge Holdings, LLC.

Address: TBD - Shores Lane

Legal Description: Lots 17-19, The Shores at the Highlands Subdivision #3, Tract A, The Shores at the Highlands #2 and Lot A4, The Shores at the Highlands of Breckenridge #4

Site Area: Lots 17-19 = 0.936 Acres (40,772 sq. ft.), Tract A= 4.52 acres (196,891 sq. ft.) and Lot A4 = 4.301 acres (187,352 sq. ft.)

Land Use District: 16, Subject to the Fourth Amended Master Plan Delaware Flats Planning Area 3A (West Braddock)

Site Conditions: Parcel A is partially developed with 22 existing duplex units and 4 more duplex units currently under construction. A public roadway has been constructed and public utilities have been placed in the adjacent Shores Lane Right of Way (ROW). All public benefit improvements and open space dedications have been fulfilled with the previous subdivision for the Shores.

The property has an existing 10’ wide snow stacking easement abutting Shores Lane, two 40’ wide access easements, utility and drainage easements in the center of both Lot A4 and Tract A, a 10’ Pedestrian Easement, a 30’ wide utility and drainage easement at the southwest edge of Tract A and three 15’ x 30’ utility easements on Lots 17-19.

Adjacent Uses:
North Open Space (Tract B, Tiger Run Subdivision Open Space; Summit County Open Space)

East: Residential and Open Space (Tract H, Shores at the Highlands Subdivision; Town of Breckenridge Open Space and Highway 9)
South: Residential (Tract W-1 Shores at the Highlands Subdivision; Resubdivision of Tracts W & D-3; Future Welk timeshare development)
West: Residential and Open Space (Tract I, Shores at the Highlands Subdivision; Town of Breckenridge Open Space)

Density:

Allowed: 56 Duplex SFEs
Existing: 26 Duplex SFES
Proposed: 30 Duplex or Clustered Single-Family SFES

Setbacks (Relative):

Front: 15 ft.
Rear: 15 ft.
Side: 5 ft.

Item History

The original Master Plan Delaware Flats Planning Area 3A (West Braddock) was approved by the Town on June 8, 2002. This application consists of a proposed amendment to the current master plan's 14.95 acre Parcel A that allows for 56 Duplex SFES. To date 5.193 acres of Parcel A has been developed with 22 duplex units with another 4 duplex units currently under construction. The remaining 9.82 acres of undeveloped land within the Parcel A boundary are comprised of Lots 17-19, Shores at the Highlands Subdivision # 3 (0.936 acres, Reception number 997584) recorded on July 16, 2012, Tract A of the Shores at the Highlands (4.52 acres, Reception number 104529) recorded on September 28, 2012 and Lot A4 Shores at the Highlands of Breckenridge #4 (4.301 acres, Reception number 1092686), recorded on September 29, 2015. Presently the Meriwether Companies control all the remaining land and development rights that would be subject to the proposed Master Plan modification.

Staff Comments

Since this is a Master Plan proposal, and is to be reviewed against the Development Code for a final point analysis, this report will cover only those policies relevant to this application and the proposed scope of development. Those policies not included with this review will be reviewed as appropriate with the separate development permits for each of the developable parcels at a future date.

Staff notes, that all of the required public dedications and requirements have either been fulfilled or are still in effect from the previous Master Plan and Subdivisions.

Policy 39 (Absolute) Master Plan:

L. Modification or Amendment of Master Plan:

(1) At the request of the owner of any portion of property which is subject to an approved master plan, such master plan may be amended or modified at any time. Any such amendment or modification shall apply only to the property of the owner who requested such amendment or modification. Such owner may request an amendment or modification to an approved master plan without being required to join in such application all of the other owners of the property which is subject to the master plan. (Ord. 22, Series 1994)

(2) *A minor master plan amendment is an amendment made to a master plan for the purpose of correcting an error, updating a master plan to reflect as built conditions, or making other changes to the master plan which do not involve the reallocation of density, a change in or addition to approved uses, a change in an approved phasing sequence, or circulation. A **major master plan amendment** is any master plan amendment which is not a minor master plan amendment. Master plan amendments shall be classified as provided in the definitions of "class A development" and "class C - minor development" in section 9-1-5 of this chapter, and processed accordingly. (Ord. 17, Series 1999)*

The applicants are proposing to convert the majority of remaining duplex SFEs into clustered single-family units. The applicants have provided an illustrated site plan to demonstrate how the clustered single-family units could be accommodated on the sites.

Policy 3 (Absolute/ Relative) Density/ Intensity:

With this proposed amendment, the applicants are proposing to allow for the development of clustered single-family and duplex units with the remaining 30 SFEs of density within the Parcel A boundary. There is no proposed change in the overall density total of 56 SFES that are allocated to the Parcel A boundary of the current master plan.

Policy 9 (Absolute/ Relative) Placement of Structures:

Setbacks from the current master plan will be unchanged and are the standard absolute and relative setbacks from the Town's development code that are used for *Other Residential Development*, which includes duplexes, clustered single-family homes and townhomes.

Note: Policy 9 (Relative) Placement of Structures: (2) d. *"Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or for cluster single-family (CSF) use"*.

Footprint lots will be platted after the foundations are poured. There will be no individual "lots" for measuring side yard setbacks, as in a traditional single-family residential subdivision. The footprint lots will be reviewed by staff through the Class C Subdivision process, which will not be reviewed by Planning Commission.

Policies 16 (Absolute) Internal Circulation and 17 (Absolute) External Circulation:

There are no proposed changes to the internal or external circulation with this amendment. The site is accessed from Colorado State Highway 9 via the existing Shores Lane and Red Quill Lane. Additionally the site has access to the Blue River Recreation Path via a paved private trail easement located in the northeast corner of the site. Staff has no concerns with the internal or external circulation associated with this amendment.

Point Analysis (Section: 9-1-17-3): Staff has found that the application passes all Absolute Policies in the Development Code. No positive or negative points have been recommended at this time. Individual points analyses will be undertaken as site specific developments are proposed on the property in the future.

Staff Recommendation

We welcome any further comments from the Commission. Staff recommends the Planning Commission approve the 5th Amended Master Plan for Delaware Flats, PL-2015-0543, with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	5th Amended Master Plan Delaware Flats Planning Area 3A		Points	0
PC#	PL-2015-0543			
Date:	12/8/2015		Negative Points	0
Staff:	Chris Kulick, AICP			
			Total Allocation:	0
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / (Historic Above Ground Density)	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		

18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		

38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**5th Amended Master Plan Delaware Flats
Planning Area 3A (West Braddock)
Lots 17-19, The Shores at the Highlands Subdivision # 3,
Tract A, The Shores at the Highlands #2 and
Lot A4, The Shores at the Highlands of Breckenridge #4
PL-2015-0543**

FINDINGS

1. The proposed Master Plan **Amendment** is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **December 8, 2015** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **January 5, 2016** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. The vested period for this master plan expires three (3) years from the date of Town Council approval, on **January 12, 2019**, in accordance with the vesting provisions of Policy 39 of the Development Code. In addition, if this permit is not signed and returned to the Town within thirty (30) days of the permit mailing date, the permit shall only be valid for eighteen (18) months, rather than three (3) years.
- 3.
4. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
5. The vested period for this master plan is subject to the same vesting as the original Master Plan (June 8, 2002) and Development Agreement in accordance with the vesting provisions of Policy 39 of the Development Code, unless the Town Council shall approve a longer vested property rights period by a separate

Development Agreement. In addition, if this permit is not signed and returned to the Town within ninety (90) days of the permit mailing date, the permit shall be null and void.

6. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
7. Approval of a Master Plan is limited to the general acceptability of the land uses proposed and their interrelationships, and shall not be construed to endorse the precise location of uses or engineering feasibility.
8. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of compliance for the project covered by this permit. The determination of whether a certificate of compliance should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
9. This Master Plan Amendment is entered into pursuant to Policy 39 (Absolute) of the Breckenridge Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code). Uses specifically approved in this Master Plan shall supersede the Town's Land Use Guidelines and shall serve as an absolute development policy under the Development Code during the vesting period of this Master Plan. The provisions and procedures of the Development Code (including the requirement for a point analysis) shall govern any future site specific development of the property subject to this Master Plan.
10. Approval of a Master Plan is limited to the general acceptability of the land uses proposed and their interrelationships, and shall not be construed to endorse the precise location of uses or engineering feasibility.
11. Concurrently with the issuance of a Development Permit, applicant shall submit a 24"x36" mylar document of the final master plan, including all maps and text, as approved by Planning Commission at the final hearing, and reflecting any changes required. The name of the engineer, and signature block signed by property owner of record or agent with power of attorney shall appear on the mylar.

MASTER PLAN CERTIFICATE AND AGREEMENT

A master plan is governed by and is subject to Policy 39 (Absolute) of the Breckenridge Development Code, Chapter 1 of Title 9 of the Breckenridge Town Code, as amended from time to time. Although a master plan is a site specific plan as that term is defined by law, a master plan is only a general, conceptual plan for the future development of the subject property. The approval of a master plan is not the Town's final approval for the development of the subject property. Approval to actually develop the subject property requires one or more further site specific approvals from the Town in the form of additional development permit(s) issued pursuant to the Town's Development Code, as well as the issuance of any required permits under the Town's building and technical codes.

Upon the issuance of a development permit by the Town approving this master plan, this master plan is binding upon the permittee, and all subsequent owners of the property that is subject to the master plan in accordance with and subject to the terms and conditions of the Town of Breckenridge Development Code.

Interested parties should check with the Town of Breckenridge Department of Community Development to determine the duration of the vested property rights for the approved master plan, as well as the duration of the approved master plan.

This master plan may be amended, abandoned, or withdrawn only in accordance with the applicable provisions of the Town of Breckenridge Development Code.

APPROVAL OF THIS MASTER PLAN IS NO ASSURANCE THAT THE SUBJECT PROPERTY WILL ULTIMATELY BE DEVELOPED IN THE MANNER DESCRIBED IN THE APPROVED MASTER PLAN. INTERESTED PERSONS SHOULD OBTAIN AND REVIEW COPIES OF ALL FUTURE SITE SPECIFIC

DEVELOPMENT PERMITS, SUBDIVISION PLATS, OTHER TOWN-ISSUED LAND USE APPROVALS, AND APPLICABLE TITLE INFORMATION FOR THE SUBJECT PROPERTY BEFORE DECIDING TO PURCHASE OR INVEST IN ANY OF THE REAL PROPERTY THAT IS SUBJECT TO THE APPROVED MASTER PLAN.

Owner Signature: _____

Owner Name (please print) _____

Architect Signature: _____

Director of Community Development: _____

12. Applicant shall record with the Summit County Clerk and Recorder a written notice of the approval of the Master Plan Amendment, in a form acceptable to the Town attorney, in order to give notice thereof to all interested parties.

FOURTH AMENDED MASTER PLAN DELAWARE FLATS PLANNING AREA 3A (WEST BRADDOCK)

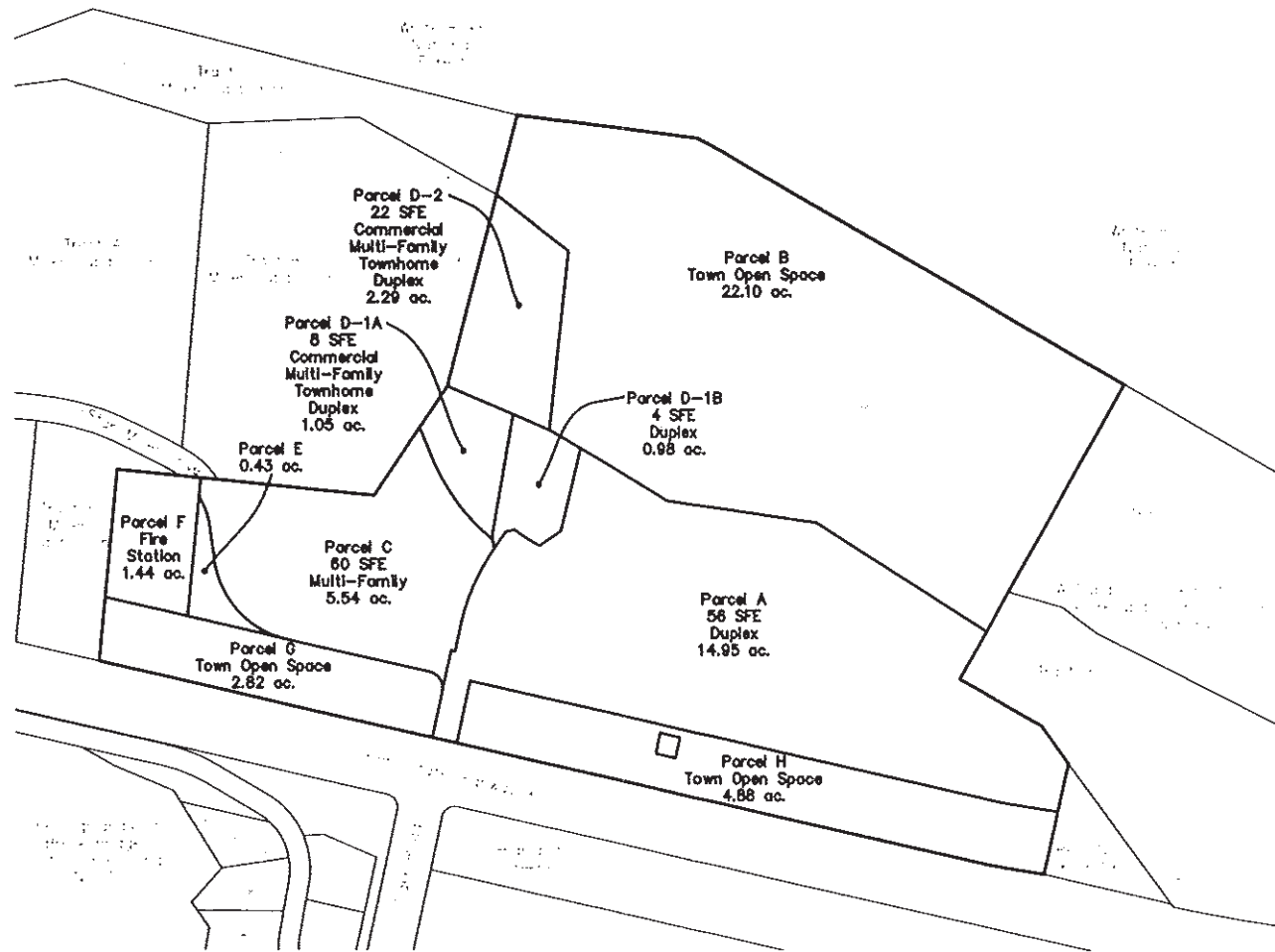
Existing Master Plan

TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO
AUGUST 2012

TOWN OF BRECKENRIDGE CERTIFICATE

This Fourth Amended Master Plan has been approved by the Planning Commission on SEPTEMBER 4, 2012, and the Town Council on SEPTEMBER 11, 2012, Town of Breckenridge, Colorado, in accordance with the Town Code of Breckenridge, Colorado.

P. Greenhush
Director, Department of Community Development



MASTER PLAN CERTIFICATE

The provisions of this Fourth Amended Master Plan for Delaware Flats Planning Area 3A (West Broddock) are binding upon all current and future owners of all or any portion of the real property which is the subject of this Fourth Amended Master Plan until the first to occur of: (i) the issuance by the Town of a final Certificate of Occupancy or a Certificate of Compliance for all the improvements described in this Fourth Amended Master Plan pursuant to the Town's Development Code, (ii) the amendment of this Fourth Amended Master Plan pursuant to the Town's Development Code, or (iii) the abandonment of this Fourth Amended Master Plan pursuant to the Town's Development Code. Prior to such time, all building permits which are issued for the construction of improvements within the master-planned shall be subject to the terms and conditions of the Development Permit which approved this Fourth Amended Master Plan. This Fourth Amended Master Plan document represents the entire understanding between the undersigned owners and the Town with regard to development rights and density remaining on the site.

Dated this 25th day of September, 2012.

BRADDOCK HOLDINGS LLC,
a Colorado limited liability company
By: Breckenridge Lande LLC,
a Colorado limited liability company, its Manager
By: *Thomas M. Bejley*
Thomas M. Bejley
Manager

(NOTARY SEAL)
STATE OF COLORADO }
COUNTY OF SUMMIT }

The foregoing instrument was acknowledged before me this 25th day of September, 2012, by Thomas M. Bejley as Manager for Breckenridge Lande LLC, a Colorado limited liability company, Manager of Braddock Holdings LLC, a Colorado limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public
My commission expires: 3/31/2015

VO2 Breckenridge LP,
an Arizona limited partnership

By: *[Signature]* Brian Moore
Manager

(NOTARY SEAL)
STATE OF Arizona }
COUNTY OF Maricopa }

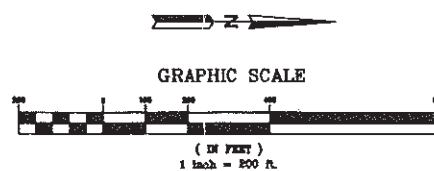
The foregoing instrument was acknowledged before me this Sept. 26, 2012 day of Sept., 2012, by Brian Moore, as Manager of VO2 Breckenridge LP.

Witness my hand and official seal.

[Signature]
Notary Public
My commission expires: July 26, 2013

LAND USE SUMMARY

PARCEL/ROAD	AREA	SFE'S	USE
Parcel A	14.95 Acres	56	Duplex
Parcel B	22.10 Acres	0	Town Open Space
Parcel C	5.54 Acres	60	Multi-Family
Parcel D-1A	1.05 Acres	8	MF/TH/Duplex/Comm
Parcel D-1B	0.98 Acres	4	Duplex
Parcel D-2	2.29 Acres	22	MF/TH/Duplex/Comm
Parcel E	0.43 Acres	0	Open Space
Parcel F	1.44 Acres	0	Fire Station
Parcel G	2.82 Acres	0	Public Open Space
Parcel H	4.88 Acres	0	Public Open Space
TOTAL	56.49 Acres	150	



Proposed Master Plan



SITE PLAN WITH TOPOGRAPHY

1" = 50'-0"



LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- OVERHEAD ELECTRICAL LINES
- EXISTING BUILDINGS
- EXISTING DRIVEWAY
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE ASPHALT
- EXISTING SHOULDER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ACCESS EASEMENTS

NOTICE: DUTY OF COOPERATION
 Release of these plans contemplates further cooperation among the owner, the contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is imperfect and every contingency cannot be anticipated. Any variability or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect constitutes misunderstanding and increases construction costs. A failure to cooperate by a single party to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain the property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

REVISIONS		
No.	Description	Date

Shores at Breckenridge BRECKENRIDGE, CO

ES
 ERIC SMITH ASSOCIATES, P.C.
 1919 SEVENTH STREET
 BOULDER, COLORADO, 80302
 (303) 442-5458, (303) 442-4745 FAX

Job Number: 15053.00
 Date: NOV/13/2015
 Drawn By: -
 Checked By: -

Project Phase: -
 Sheet Title: SITE PLAN WITH TOPO
 Sheet Number: AS002

NOV/13/2015

11/13/2015 12:04:29 PM -76-