



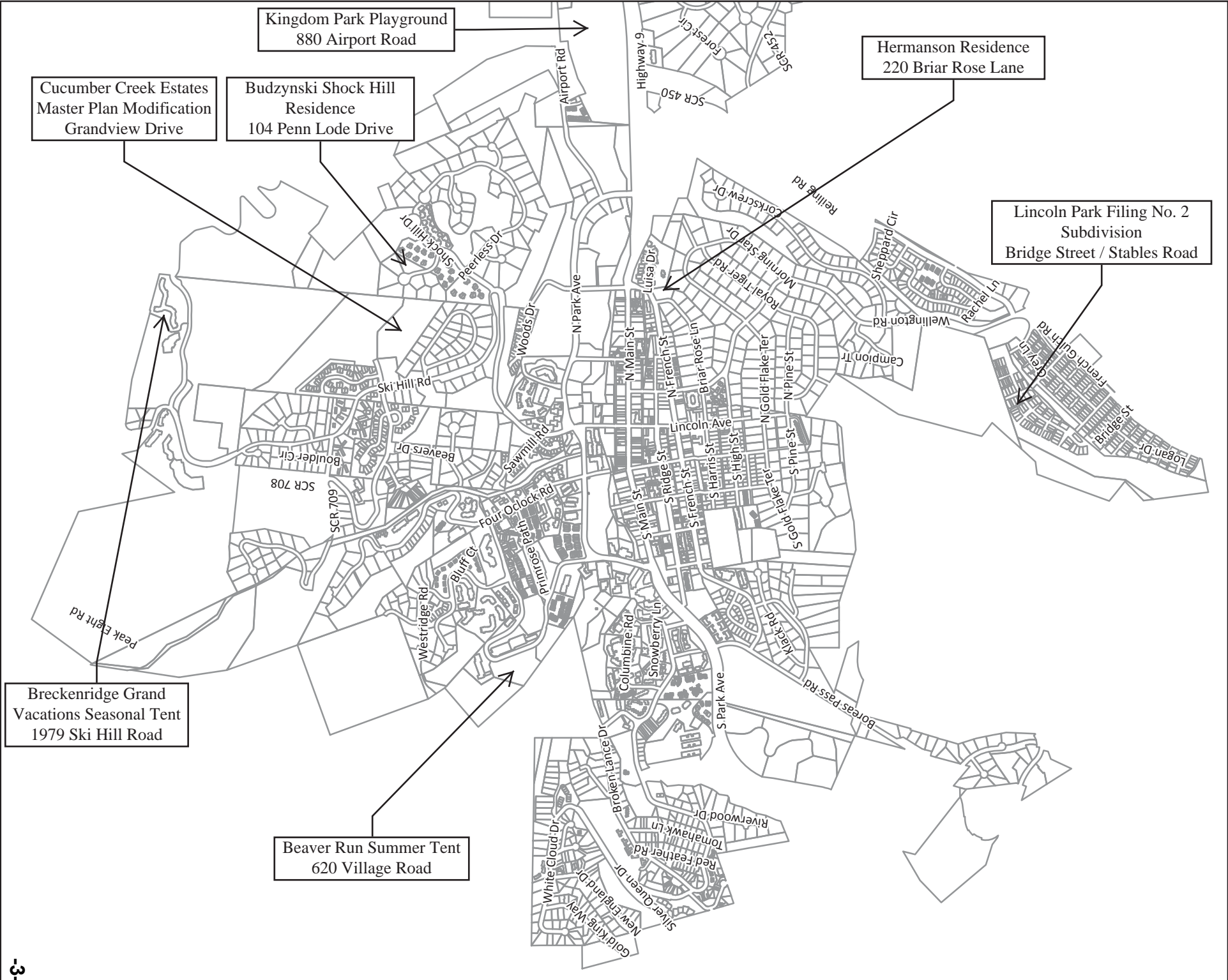
PLANNING COMMISSION AGENDA

Tuesday, March 15, 2016
Breckenridge Council Chambers
150 Ski Hill Road

12:00pm	<i>Site Visit to Denison Placer, 107 Denison Placer Road. Meet at Town Hall at Noon.</i>	
7:00pm	<i>Call To Order Of The March 15 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. Breckenridge Grand Vacations Seasonal Tent (CK) PL-2016-0040; 1979 Ski Hill Road	13
	2. Beaver Run Summer Tent (MM) PL-2016-0027; 620 Village Road	20
	3. Budzynski Shock Hill Residence (MM) PL-2016-0034; 104 Penn Lode Drive	27
	4. Hermanson Residence Remodel (CK) PL-2016-0052; 220 Briar Rose Lane	38
7:15pm	<i>Town Council Report</i>	
7:30pm	<i>Worksessions</i>	
	1. Denison Placer (JP)	49
8:30pm	<i>Preliminary Hearings</i>	
	1. Cucumber Creek Estates Master Plan Modification (CK) PL-2016-0017; Grandview Drive	69
9:15pm	<i>Combined Hearings</i>	
	1. Lincoln Park Filing No. 2 Subdivision (MM) PL-2016-0032; Bridge Street / Stables Road	84
9:45pm	<i>Town Project Hearings</i>	
	1. Kingdom Park Playground (CL) PL-2016-0050; 880 Airport Road	95
10:15pm	<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.**



Breckenridge South

printed 1/13/2016
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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Ron Schuman Dan Schroder Jim Lamb
Gretchen Dudney Christie Mathews-Leidal Mike Giller
Dave Pringle
Mayor John Warner, Town Council

APPROVAL OF MINUTES

With no changes, the February 16, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the March 1, 2016, Planning Commission Agenda was approved as presented.

TOWN COUNCIL REPORT:

Mr. Warner:

- Capital projects: The Iron Springs highway project will happen this summer. Despite the fact that the highway department forgot that the portion of the hill down to Frisco will need to be widened as well; they are trying to figure that out now.
- Several meetings on Feb 18 with the parking consultants. In April the consultants will bring some suggestions and recommendations for Council to decide upon. A lot was discussed including management of vehicles, pedestrian crossing and lighting.
- Approved the Kingdom Park playground that will be built this summer. A roof will be placed on outside Ice Arena this summer. This won't be enclosed, but will be better for snow removal and improve use.
- The 4 O'Clock Road roundabout will happen this summer; all the easements were procured.
- Revenue for 2015 was up 11% over budget and expenses are down 4%. The only segment that was down was marijuana retail sales. More competition in the County may have lead to this decrease.
- We had a request for a license change from medical to retail marijuana.
- Passed a lift ticket ordinance that will create a way to collect money for the Town on day and multi-use tickets. This will be about \$3.5 million for transportation issues.
- We upheld your fence denial from a few weeks ago and it wasn't called up.
- This is my last month as Mayor and I wanted to thank you all for all of your hard work over my 8 years as mayor. This is one of the toughest jobs in the Town of Breckenridge and the Town is better for your efforts.

Mr. Schuman introduced Mr. Mike Giller, the newest member of the Planning Commission. Mr. Giller was appointed by the Town Council at the February 23 meeting and he will serve out the remainder of Ms. Christopher's term until October 31, 2018.

CONSENT CALENDAR ITEMS:

- 1) Miles Residence (CL) PL-2016-0021, 2289 Highlands Drive
- 2) Budzynski Residence (CK) PL-2016-0044, 540 Highlands Drive

Ms. Dudney made a motion to call up the Budzynski Residence, PL-2016-0044, 540 Highlands Drive, for further discussion. Mr. Pringle Seconded, and the motion was carried unanimously (7-0).

Commissioner Questions / Comments:

Ms. Dudney: My questions relate to the retaining wall, I was confused in the drawing. Is it an 8' retaining

wall on the uphill side by the driveway? Trail above. (Mr. Kulick: Yes, it is an 8 foot wall most all the way.) We've had cases with retaining walls like this like with Pinewood, where they put up a split rail fence for safety reasons when there was a trail above. Was this considered here? (Mr. Kulick: The Middle Flume trail is above the retaining wall and at its closest point it is about 20 feet away.) I know this area is heavily traveled, and an 8 foot drop seems like a lot. Also, I have a question about the line of the trail. (Mr. Kulick: Yes, this is the trail; it is marked on the plans with non-standard shading.) The high retaining wall seems unsafe and we just had a case last week of an example of a wall drop and the incredible blowing of the snow. (Mr. Mosher: Our fence ordinance allows them to put fences around public trails. So if this was to be considered the applicants could put a fence up along the edge of the trail.) So there are not any concerns about this height of a wall to be used as a warning? (Mr. Mosher: No, not a planning code issue but could possibly be a building code issue.) (Mr. Kulick: This is a 9 acre lot that has a section of the Upper Flume trail on it as well.)

Mr. Pringle: Is there no way to split this wall into two four foot sections? (Mr. Kulick: There is probably a way but the applicants were willing to take the points.) (Ms. Puester: Right where the hammer head driveway is they have a fence; they would need a variance.) (Mr. Mosher: A public easement is where you are allowed to have a fence.)

Ms. Dudney: I guess you are telling me that they are following the code, but I think they are making a design error where someone could fall.

Mr. Pringle: I know that the code now allows for one large wall, but I don't think it obliterates the idea of having two 4 foot sections of the wall and only where absolutely necessary have the 8 foot section. Then mitigate with landscaping to screen the large wall. (Mr. Kulick: They got the positive points for landscaping because they put the trees to screen driveway from the right of way. We pointed out that they would get the negative points for the 8 foot wall but they were willing to make it up elsewhere. Unfortunately, neither the applicant nor the architect is here tonight to ask them if they could change the proposed wall.) I'm not going to get down to locations of trees, but I was hoping they would screen the 8 foot wall better. (Ms. Puester: The fence could be allowed along a public trail on public property (by the Town) and not need a variance to be there. If this goes forward tonight, we have to have add a condition that the fence as shown on the applicant's property, be removed and then they can apply for a variance if they want it. Other option is to work with the Town to put a fence in the Town easement without a variance.)

Ms. Dudney: Our code is great, but this is one of the drawbacks where they can mitigate the 8 foot wall with landscaping, but I think we have to allow it. Per the code they should take out the section of split rail fence by the hammerhead.

Mr. Schroder: It would be easier to choose not to apply for the variance.

Mr. Pringle: I'm surprised that the building code doesn't require a fence around this 8 foot wall. (Mr. Kulick: I don't know if it is in the building code or not. They will have to meet building code to have their building permit approved.)

Ms. Dudney: What do the other Commissioners think?

Mr. Lamb: I think it meets the code.

Mr. Giller: The building codes deal with site safety, but I agree that it is much safer to have two 4 foot walls.

Ms. Leidal: I understand that this meets code and I think we should put a condition to remove the fence by the hammer head, unless they put it in the public easement.

Mr. Schroder: Would the Town pay for fence? (Mr. Mosher: The Town works on a case by case basis but they would waive the variance if they build the fence in the town easement with Open Space approval.)

Mr. Pringle: Is there any traction to ask them to put in place the two 4 foot walls? (Mr. Grosshuesch: They made up the points.) I thought we changed the policy to say that the 8 foot wall goes in

without points if it results in less site disturbance? (Ms. Puester: No we took that suggestion to Planning Commission and were directed not to change it.)

Ms. Dudney: I propose that we put this on our list to work on the 8' wall issue. (Mr. Grosshuesch: It is more of a disturbance to put in two 4 foot wall sections, so this isn't a simple issue.) (Ms. Puester: We do see homeowners come forward for variances when they see how much public uses the trails after they construct their house.) (Mr. Kulick: This section of trail is on grade and very close to the Highlands Drive crossing, it is not an area where people are traveling or biking at a very fast rate. Something would really have to go wrong for them to be pitched toward the 8 foot wall.) Could I just ask that you speak to the applicant and let them know of our concerns with the 8 foot wall and for them to consider adding a fence in the variance? (Mr. Kulick: Certainly.)

Mr. Schuman: It doesn't matter what policy we change, it is a cat and mouse game where they will be able to work around the situation no matter what. (Ms. Puester: I suggest an additional condition of approval: "Condition 22: Applicant shall remove the split rail fence on the proposed plan and may apply for a variance under Policy 47 (Absolute) Fences, Gates and Gateway Entrance Monuments, Subsection K, if desired.")

Ms. Dudney made a motion to approve the point analysis for the Budzynski Residence, PL-2016-0044, 540 Highlands Drive. Ms. Leidal seconded, and the motion was carried unanimously (7-0).

Ms. Dudney made a motion to approve the Budzynski Residence, PL-2016-0044, 540 Highlands Drive, with the presented findings and conditions and the addition of the Condition 22, as read into the record by Ms. Puester. Ms. Leidal seconded, and the motion was carried unanimously (7-0).

With no further requests for call up, the rest of the consent calendar was approved as presented.

COMBINED HEARINGS:

Mr. Schuman recued himself as he is the applicant/owner for the AT&T Gold Creek Condominiums. Mr. Schuman left the meeting and left Mr. Schroder to run this section of the meeting.

1) AT&T Gold Creek Condominium Modification (MM) PL-2016-0016, 326 North Main Street
Mr. Mosher presented an application to install permanent screening for the existing temporary canvas-screened wireless antenna array. The antennas are to be located inside three enclosed structures on the roof at the north, east and west elevations. The walls are to be constructed of fiberglass manufactured to appear the same as the exterior materials of the Gold Creek Condominium building. The roof forms are simple sheds with a standing seam finish.

The HOA at Gold Creek Condominiums are not acting on the approved remodel that showed gable enclosures for the antenna screening. Since AT&T is still subject to the deadline requiring permanent screening of the cellular antennae, the design of the roof structures has been modified. Instead of a gable roof form for each structure, a simple shed form was suggested in keeping with the existing, and very simple, Gold Creek Condominium architecture. If, at some time in the future, the HOA decides to act on a remodel, the AT&T screening structures may be redesigned and incorporated into the remodel architecture of the building.

Point Analysis (Section: 9-1-17-3): Staff finds no Relative policies under which positive or negative points should be assigned and that the application meets all applicable Absolute policies. Overall, the simple shed forms that match the finishes of the existing building provide the least visual impact to the building.

The Planning Department recommended that the Planning Commission approve the point analysis for the Permanent AT&T Wireless Communications Facility at Gold Creek Condominiums, PL-2016-0016, 326 North Main Street, showing a passing score of zero (0) points.

The Planning Department recommended that the Planning Commission approve the Permanent AT&T Wireless Communication Facility at Gold Creek Condominiums, PL-2016-0016, 326 North Main Street, with the presented Findings and Conditions.

Commissioner Questions / Comments:

Ms. Dudney: Have we been “had” on this deal? (Mr. Mosher: Not really. The whole legality of the equipment has gone through our attorney; staff did go back and asked AT&T if they could make them less intrusive.) Thank goodness you required them to go the first round as a “temporary” solution and make them come back to permanently screen. I don’t know what the homeowners were thinking, but we went through a lot of time and trouble to discuss their refurbishment. Is it possible that a building can have one of these installed and have it be 10’ high no matter where? (Ms. Puester: This will be a topic brought up under work session at the next Commission meeting. We were waiting for some court cases to come through so the policy had been put on hold and revised since you saw it last year. We will discuss aesthetics that also comply with the federal regulation.) There is no way to wait for this new policy to process this application? (Ms. Puester: No, there are some federal regulations on deadlines for this and they have applied prior to.)

Mr. Pringle: Is it necessary that we actually build these or can we live with these the way they are now? I think the structures will call more attention. (Mr. Mosher: The temporary fabric covering will not stand up in the elements much longer. The proposed are following the same line as the fabric covering just in more permanent material.) (Ms. Puester: The mounting structures that these are on are pretty deep. Priority Policy 261 requires mechanical to be screened on the roof. The new policy we are working on would have them look at more camouflage hopefully, working with what we have right now.)

Ms. Leidal: I took a picture; will the new proposed enclosure enclose the braces? (Mr. Mosher: The braces come down.) This is equipment screening as opposed to mass? (Mr. Mosher: Yes, and we spoke to the Town attorney about this.)

Applicant Presentation:

Mr. Brendan Thompson, Pinnacle Consulting, representing AT&T:

Originally this was designed to match a remodel of the entire building. Unfortunately, the HOA didn’t move forward with that but we had hoped to put this in the originally designed gable-cupola. We are trying to match the existing material and character of the building. Plus we are trying hard to not draw attention to the enclosures as much as possible. The existing braces for the temporary covers will go away and the structural area will be the “box” enclosing the antennas. We can’t make the antennas lower because there aren’t a lot of tall roofs around Breckenridge and cell tower needs height for better signal service. Also, on the front there is a property line and a street so we couldn’t put it on the ground or over the edge of the building. (Mr. Mosher: I did put in the report that if the association moves forward with the remodel the original gable shaped enclosures could be brought back.)

Commissioner Questions / Comments:

Ms. Leidal: Looking at the site plan, I’m assuming that the structures are at certain angles for best service. (Mr. Thompson: In order to provide the best signal, we had to put the antenna at angles but put them in the boxes squarely so that they could function properly.) Does the north box need to be that wide? (Mr. Thompson: We were trying to make all of the enclosures have architectural symmetry.)

Mr. Pringle: What is the likelihood that changing technology would make these go away? (Mr. Thompson: Most likely they won’t go away because the traffic for cell service is constantly growing so much.) If the Town developed a distributive network would that make something like this go away? (Mr. Thompson: This facility would likely fit into a proposed distributive network and

still be used. The sites around town would tie into a facility like we have in the basement of the building. The capacity issue is what will continue to make it necessary to have this site.)

Mr. Giller: The report mentioned that they sit 3 inches to 6 inches back from the roof, but the plan shows them hanging over 2 feet to 3 feet. In the North view the plan shows something different. Can they be inset a few feet from the edge? (Mr. Mosher: These are over the stairwell covers, behind the roofline.) (Mr. Thompson: They actually need to be set near the edge for the antennas to reach service users down below.) But on page 53 of the packet, the East and West are not on the edge, so the question is do they have to sit by the edge or could they set in a couple of feet? (Mr. Thompson: In order for this to work most effectively they have to be there; actually, the RF engineers wanted them to hang more over the edge, but we denied this based on visual impact.) So, not exactly like what is shown in the plan, but more in the rendering? (Mr. Thompson: Yes.)

Mr. Schroder opened the hearing to public comment. There was no public comment, and the hearing was closed.

Commissioner Final Comments:

Mr. Lamb: I think this is a public safety thing. During Christmas and Spring Break, I get dropped calls all the time. I don't think we are ruining the aesthetic appeal of the building. I think this design is better than the old one as it seemed like they were trying to mix two styles. We did the field trip to Vail and I would like to see the Town go that direction (DAS). I support it.

Mr. Pringle: I don't have any problem with the antenna up there but there was a lot of indigestion when they went up initially. I don't know why we can't have the cans stick up and call them what they are. I don't think that screening them is better. I would have rather seen the cans up there and call it good. The words "permanent" and "solution" go together here. I would like to see less structure up there. I don't think is the right way to go but I will support it.

Ms. Dudney: I don't love it, but I'm ok with it.

Mr. Giller: This is a necessary, I agree, but I would rather see it constructed as it was depicted on Sheet A1 on the east and west. I support it.

Ms. Leidal: I agree that in the name of trying to satisfy the code we are drawing more attention to this but I support it. I look forward to the Code change discussion in two weeks to address this situation and come up with a better policy for the future.

Mr. Schroder: Architecture standards and Policy 276 say that mechanical needs to be screened; hiding this is what the code requires and you've done a good job trying match. I agree that it is public safety.

Mr. Lamb made a motion to approve the point analysis for the AT&T Gold Creek Condominium Modification, PL-2016-0016, 326 North Main Street, showing a passing score of zero (0) points. Mr. Pringle seconded, and the motion was carried unanimously (6-0).

Mr. Lamb made a motion to approve the AT&T Gold Creek Condominium Modification, PL-2016-0016, 326 North Main Street, with the presented Findings and Conditions (including the new addition presented this evening of Finding #7 to combine the hearings). Mr. Pringle seconded, and the motion was carried unanimously (6-0).

Mr. Schuman rejoined the meeting and regained the role of Chair of the Commission for the remainder of the meeting.

2) Re-subdivision of Tracts C & D, Runway Subdivision (aka Colorado Mountain College) (JP) PL-2016-0038, 107 Denison Placer Road

Ms. Puester presented a proposal to re-subdivide Tracts C and D to create one new tract (Tract D-2) for a total

of three tracts. The plans for the Blue River reconstruction were recently finalized and there is little realignment on the Town owned Tract C therefore, the Town does not need Tract C. CMC was interested in acquiring Tract C because it is immediately adjacent to their campus and they can use that property as they work toward their campus master plan. As the Town did not have a use for Tract C, it was acceptable to swapping that Tract in return for an equal sized parcel which could incorporate future workforce housing.

The Town is currently working with Colorado Mountain College on the land swap. The land swap would reallocate the proposed Tract D-2, 1.05 acre piece of property at the south end of Tract D to the Town. The Town-owned 1.05 acre Tract C to the northeast of Tract D would be conveyed to CMC.

The proposed new Tract D-2 is the site of a potential workforce housing development by the Town of Breckenridge currently under review.

With the proposed re-subdivision, a portion of the 50 foot river and pedestrian easement on Tract D, adjacent to Tract C is being vacated and relocated on the eastern property line on Tract C, adjacent to Tract B. The river realignment plans for the Blue River in this area have recently been completed and approved by the Army Corps of Engineers with realignment work being started this summer. The new location of the 50 foot easement align with the approved river realignment plans and is contiguous with the existing 50 foot river and pedestrian easement. A new 5 foot public road easement runs along the north property line of both Tract D and Tract C to include the existing roadway alignment.

As this is a re-subdivision of a previously approved subdivision, Staff finds that no applicable subdivision codes have been modified that would alter the previously approved subdivision. Staff had no concerns with the resubdivision of the two parcels.

The subdivision proposal is in general compliance with the Subdivision Standards. Staff recommended approval of the Re-subdivision of Tracts C and D, Runway Subdivision, PL-2016-0038, 107 Denison Placer Road, with the presented Findings and Conditions.

Commissioner Questions / Comments:

Mr. Schroder: Is there any relevance that came up today at the field trip? (Ms. Puester: The field trip today didn't have anything to do with this topic.)

Mr. Schuman opened the hearing to public comment.

Mr. Jason Ford, 452 SCR 672: What you are covering tonight is just the land swap? (Ms. Puester: Yes.)

There was no further public comment, and the hearing was closed.

Commissioner Final Comments:

Mr. Schroder: It seems the pieces are in the right spot and it seems like the right thing to do.

Ms. Leidal: This is a technical requirement and it meets our standards. I support it.

Mr. Giller: This is a win-win.

Mr. Lamb: I also support it.

Mr. Pringle: No comments.

Ms. Dudney: I support it.

Mr. Schuman: I also agree with the comments and I support it.

Mr. Schroder made a motion to approve the Re-subdivision of Tracts C & D, Runway Subdivision (aka Colorado Mountain College), PL-2016-0038, 107 Denison Placer Road, with the presented Findings and Conditions. Mr. Pringle seconded, and the motion was carried unanimously (7-0).

3) Pho Real Large Vendor Cart (CK) PL-2016-0023, 429 North Park Avenue

Mr. Kulick presented an application to install a 96 square foot large vendor cart and deck on a section of paved parking on the undeveloped Parcel A, Parkway Center sub. Site upgrades include potted evergreen trees, and outside seating for customers. This proposal falls under Policy 49 (Absolute) Vendor Carts adopted May 2, 2012. This vendor cart is classified as a large vendor cart per Section 9-1-5 Definitions as it is more than 40 square feet (cart is 96 sq. ft., by this ordinance it cannot exceed 100 sq. ft.) and will not be removed each day. The proposed large vendor cart will complement the surrounding building character of the one existing building of the overall site to the east by use of 2 x Channel Lap Siding, Glu-lam Timbers, Glu-lam rails and 3 ½" lattice. The proposal also includes wrapping the vendor cart with 530 sq. ft. deck. The applicant proposes to paint the siding, trim and rails of the cart and use stain on the deck base. The landscaping proposed includes six potted evergreen trees of 2 to 3 feet in height. There are a total of 27 parking spaces currently on the property. The proposal will eliminate 4 of those spaces, resulting in 23 remaining spaces to accommodate customers and employees. There will be a propane tank on the property which would be considered commercial storage and we would ask that the Commission make an additional condition that this tank be screened.

Staff has advised the applicants that, separate from this development permit, an approval from Red, White and Blue Fire District is required for the cart and the propane tank. The proposal meets the requirements of Policy 49 (Absolute) Vendor Carts and all other Absolute Policies. Staff found no reason to assign positive or negative points under any Relative Policies.

The Planning Department recommended approval of the point analysis for the Pho Real large vendor cart, PL-2016-0023, 429 North Park Avenue, showing a passing point analysis of zero (0) points and compliance with all Absolute policies.

The Planning Department recommended approval of the Pho Real large vendor cart, PL-2016-0023, 429 North Park Avenue, with the presented Findings and Conditions.

Commissioner Questions / Comments:

- Ms. Leidal: I didn't see any lights on the application. Would this happen later? (Mr. Kulick: None proposed. If with a sign application, it would be a separate application review.)
- Mr. Giller: Any furniture / seating with the plan? (Mr. Kulick: There is a proposal for some patio furniture: 3 tables, 12 seats.)
- Mr. Pringle: I thought we made an effort to get rid of propane tanks once upon a time? (Mr. Mosher: The vendor carts are more mobile so this may be the only choice.) But they are using water and sewer? (Mr. Kulick: Correct, they are hooked up to water and sewer. There is another large vendor cart that is using propane.) How big? (Mr. Kulick: A 500 gallon propane tank is proposed.)

Applicant Presentation: Mr. Chad Washenfelder: I think Mr. Kulick did a great job, but if anyone has questions, please let me know.

Commissioner Questions / Comments:

- Mr. Schuman: A 500 gallon propane tank seems large. (Mr. Kulick: Red, White and Blue will have to give approval as well.) Did you know there are no sandwich board signs allowed? (Mr. Washenfelder: Yes I saw that.)
- Mr. Pringle: Did you look at other options than the propane? (Mr. Washenfelder: On recommendation from the equipment manufacture, it was suggested that the propane was the best way to go for the equipment and the elevation.)
- Ms. Leidal: If after 3 years you are wildly successful, what is the plan, will it be to remediate the site?

Would you be opposed to add a condition of approval saying that if you move on, the site will be put back? I'm concerned that this temporary structure will become a permanent structure. (Ms. Puester: We have the ability to ask to make it a condition of approval that if you move elsewhere that you will remove the cart, deck and the propane tank.) (Mr. Washenfelder: We agree not to abandon it, but if we sell it we will leave it for the new buyer.)

Mr. Schuman: Is there anything in the application that requires them to remove it? (Ms. Puester: We can add it as a condition of approval under this policy.)

Ms. Dudney: This is a ground lease? The owner of the ground will not want let them leave it so I'm not concerned.

Mr. Schuman: This is dedicated parking so that when this pad gets developed the parking has to go back.

Ms. Dudney: I'm fine with adding a condition.

Mr. Schroder: I'm fine adding that too.

Mr. Schuman opened the hearing to public comment. There was no public comment, and the hearing was closed.

Commissioner Final Comments:

Mr. Lamb: I think the vendor cart ordinance has served us well; this is a text book example of how to do it. I don't think the vendor cart would be left abandoned because they are too pricey. I support it.

Mr. Pringle: I still don't understand why we are allowing a 500 gallon propane tank; I don't think this appropriate. I would like us to consider looking at this issue in the future. I believe that the ground is too valuable to currently leave, but we don't know what the future holds, so I would support a condition to remove.

Ms. Dudney: I agree with Mr. Lamb; I look forward to seeing new businesses and wish you good luck.

Mr. Schroder: It meets all the code and I look forward to the installation.

Ms. Leidal: I support staff's work on this and thanks to agree the screening the tank and providing some landscape.

Mr. Giller: I too welcome the business; the 500 gallon tank is long and I would think you could get a trailer that is natural gas powered or smaller tank. I wish great success.

Mr. Schuman: I think that Red, White and Blue Fire will ensure that it is safe and staff will make sure it is screened. (Ms. Puester noted two new conditions: Condition #15 "Applicant shall screen the propane tank in a manner approved by the Town per the Development Code." and Condition #16 "Applicant shall remove the cart and all associated improvements once the vendor cart stops operating for a period of 6 months or the permit expires, whichever is sooner.") (Mr. Washenfelder: I am concerned that if the cart changes ownership that the new owner would not have to remove it. It was discussed that a new operator would have to apply for a business license that would carry the same condition as the new owner.) (Mr. Grosshuesch: The land owner will have to sign the conditions. The condition will not limit a new owner to have it unless their permit expires.)

Mr. Pringle: I thought we talked about this already with the vendor cart ordinance? (Ms. Puester: A removal provision is in the policy under the grandfathered vendor carts but not included for new ones.)

Mr. Pringle made a motion to approve the point analysis for the Pho Real Large Vendor Cart, PL-2016-0023, 429 North Park Avenue, showing a passing score of zero (0) points. Ms. Leidal seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Pho Real Large Vendor Cart, PL-2016-0023, 429 North Park Avenue, with the presented findings and conditions with the addition of condition #15 and condition #16 as they were read into the record. Ms. Leidal seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

Ms. Puester:

- We have a site visit at noon on March 15 at Denison Placer and that evening we will be discussing the architecture.
- The tree mitigation that Ms. Leidal brought up last meeting has been added to Top 10 List.
- Lincoln Park Update: Things are moving and shaking out there that you are not seeing as the applications are Class D Majors. We are processing multiple applications. What was handed out on the map this evening in green has a building permit, there are 6 triplexes that are approved and there are 4 single family homes that are under planning review. Another 3 single families are under review and one more lot is left in Phase 1. Phase 1 is almost done and you will see a proposal to subdivide Phase 2 soon. We continue to have a lot of single families in general throughout Town right now being processed as Class D Majors. This will still be presented in the quarterly report for your review, but since Lincoln Park is a hot topic, we wanted to let the Commission know that project status in case you get questions. (Mr. Pringle: Will we see a plan for all the parks that were promised?) Vern Johnson memorial park is on Mr. Mosher's desk right now; that is in phase 2.
- (Mr. Schuman: Is it a good idea to give a good idea to let Commissioners to know Cucumber Creek Estates will be on the March 15 meeting?) We walked through the property and got a good understanding for trees, topography, trails; this will come before you on the 15th of March. If you have questions, let us know. That will be a preliminary hearing.

ADJOURNMENT:

The meeting was adjourned at 8:48 pm.

Ron Schuman, Chair

b. A temporary tent shall be used solely in connection with the holding of a private event;

The proposed use of the tents is private events for Breckenridge Grand Vacations owners.

c. At the option of the applicant, either:

1. One temporary tent permit per calendar year may be issued per property for a maximum duration of one hundred fifty (150) consecutive days; or

2. Two (2) temporary tent permits per calendar year may be issued per property for a maximum duration of forty five (45) consecutive days each;

The applicants are requesting a single permit that is less than 150 days.

d. Temporary tents authorized under this subsection F(2) may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort;

The requested period for the permit is after the closing of the ski season through early summer.

e. No temporary tent approved pursuant to this subsection F(2) may exceed four thousand (4,000) square feet in size; and

The proposed size of the tents is 1,000 square feet. (Note: the Council has approved on first reading a Code amendment that would increase the allowable tent size to 5,500 sf.)

f. A temporary tent may not be placed in a location that will interfere with approved circulation on the subject property, or be located on required parking or landscaping.

The tent will be placed the plaza in between the Grand Lodge on Peak 7 and the Crystal Peaks Lodge, adjacent to the Breckenridge Ski Area (see attached). Vail Resorts has granted written permission for this location. The tents were placed at this same location in 2015 with no negative impact. Staff has no concerns with the proposed site plan.

(3) Conditions Of Approval: Without limitation, the conditions of approval of a development permit issued under this subsection F may include, if determined to be appropriate by the director or the planning commission:

a. Proper upkeep of the temporary tent; and

b. The requirement that the permittee provide a monetary guarantee to the town, in a form acceptable to the town attorney, ensuring the complete removal of the temporary tent, site cleanup, and site revegetation, when the permit expires without being renewed, or is revoked.

Staff Comments

Architecture: The tents are constructed of white vinyl and it supported by interior center poles. It is articulated with plastic "windows" with some architectural forms to enhance the general appearance. Staff has no concerns with the proposed design of the tent.

Point Analysis: The proposal meets all Absolute policies of the Development Code. Staff finds no reason to assign positive or negative points to this application under any Relative policies.

Staff Decision

The Planning Department has approved the Breckenridge Grand Vacations 2016 Spring Events Tent, PL-2016-0040, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

Breckenridge Grand Vacations 2016 Spring Events Tent
1939 Ski Hill Road
Tract B-2, Peak 7 Subdivision
PL-2016-0040

FINDINGS

1. The project is in accordance 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 **March 7, 2016** 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 **March 15, 2016** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.

CONDITIONS

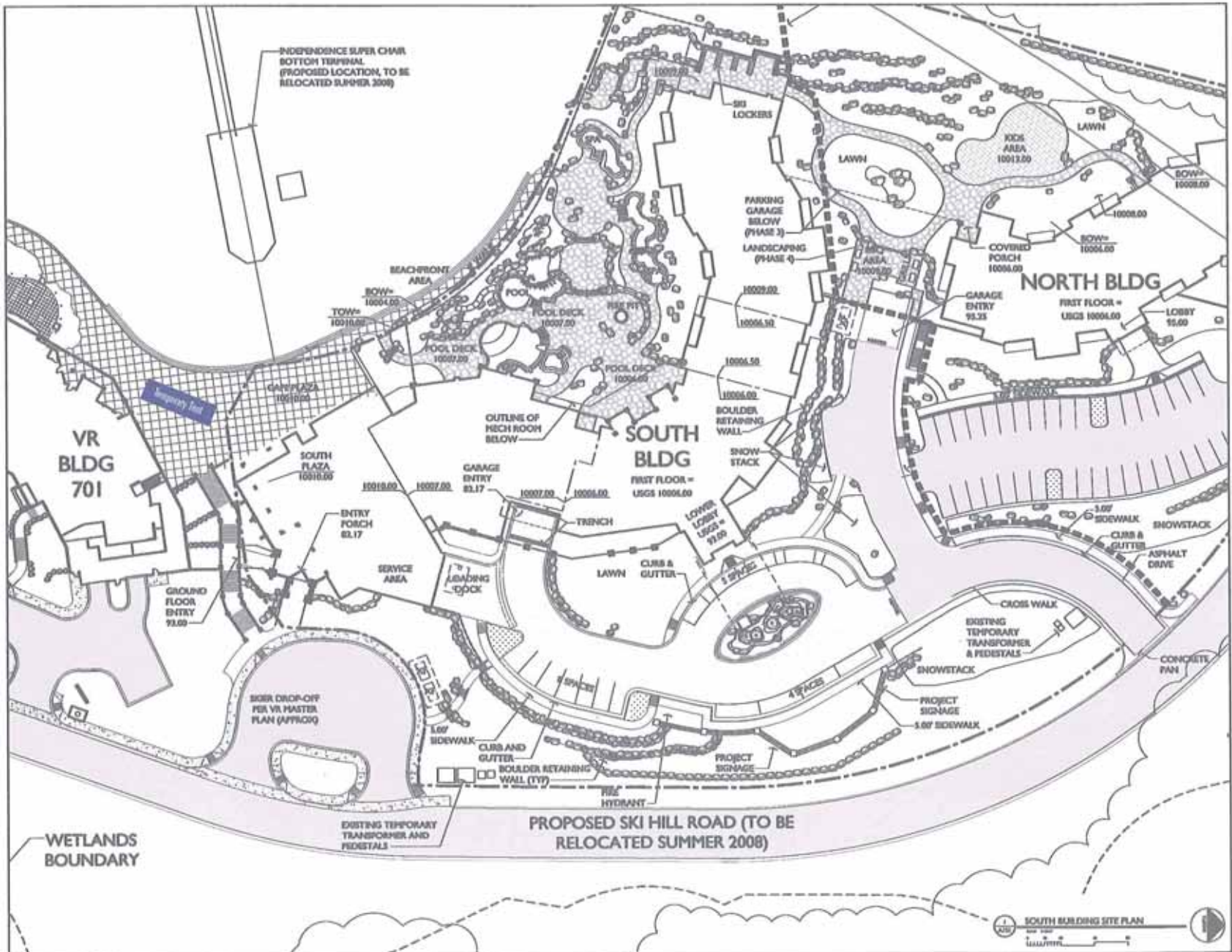
1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the 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 **September 22, 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 tent may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort.**
5. **After the tent is erected, it may remain up for the duration of no more than 150 consecutive days.**
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. All necessary building permits must be obtained before the tent is installed.
8. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. 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, port-o-let 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.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

10. 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. The 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. The Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
11. 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.
12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



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THIS DRAWING IS FOR PROJECT ONLY
 NO WARRANTIES ARE MADE
 FOR ANY PURPOSES
 REGISTERED ARCHITECT

NO.	DESCRIPTION	DATE	BY

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1 SOUTH BUILDING SITE PLAN

SCALE: 1/8" = 1'-0"

A151



2015 BGV tent. View from street level.



2015 BGV tent. View standing at entrance of Sevens Restaurant at Grand Lodge on Peak 7



2015 BGV tent. View of Crystal Peak Lodge in background.

Planning Commission Staff Report

- Subject:** Beaver Run Summer 2016 Conference and Events Tent
(Class C Minor; PL-2016-0027)
- Proposal:** To install a main tent (40'x100' = 4,000 sq. ft.), a food service/kitchen tent (20'x40' = 800 sq. ft.), an entryway tent (10'x10' = 100 sq. ft.) and a walkway/connector tent from main tent to the service/kitchen tent (10'x10' = 100 sq. ft.) for use during the summer only. The tent will provide additional space for on-site conferences and functions. This tent has been used previously with the same design and location.
- Address:** 620 Village Road
- Legal Description:** Lots 3A and 3C, Block 3, Beaver Run Subdivision
- Project Manager:** Michael Mosher, Planner III
- Date:** March 8, 2016 (For meeting of March 15, 2016)
- Applicant/Owner:** Beaver Run Resort HOA
- Land Use District:** 23: Residential: 20 UPA and Commercial: 1:3 FAR
- Site Conditions:** The site is a flat, paved parking lot adjacent to the existing Beaver Run Conference Center. There are no significant development constraints.
- Adjacent Uses:** North: Cedars Condominiums South: Forest Service / Ski Area
East: Forest Service / Ski Area West: Beaver Run Condominiums

Item History

The conference and events tent has been permitted and installed in this location since 1994. The Breckenridge Development Code requires that Temporary Tents for Private Events abide with Development Code provision: 9-1-19-36A: Policy 36 (Absolute) Temporary Structures which was recently modified in 2015.

(2) Special Rules For Temporary Tents Located Upon Certain Properties: Temporary tents may be allowed for the following properties if authorized by a class C development permit, subject to the following terms and conditions. For properties that are subject to this subsection F(2), the provisions of subsection F(1) of this section do not apply.

Specifically:

e. No temporary tent approved pursuant to this subsection F(2) may exceed four thousand (4,000) square feet in size; and

There have been no problems in the past with this temporary tent. The tent acts as additional meeting space for conferences and weddings in an outdoor setting.

During the research for the 2015 code amendment to this policy, Staff worked with the larger property owners such as Beaver Run Resort, Breckenridge Grand Vacations, and Vail Resorts to establish past precedent for tents that these properties had permitted in the past and to get an understanding of their future

needs. Beaver Run Resort conveyed that the tent they have been using over the years was no greater than 4,000 square feet. And as a result, 4,000 square feet was set as the square footage cap for the ordinance.

Since the 2015 policy amendment, Staff has learned that the Beaver Run tent is actually comprised of four separate connected tents with a total square footage of 5,000 square feet.

At the time of this writing, the Town Council has passed a first reading of an ordinance to modify *Policy 36 (Absolute) Temporary Structures* changing the square footage cap to 5,500 square feet for *Special Rules for Temporary Tents Located Upon Certain Properties*. (A second reading is pending.)

Additionally, the applicant are abiding with the portion of this policy pertaining to *Special Rules For Temporary Tents Located Upon Certain Properties* by having the tent up for the duration of no more than 150 consecutive days and it may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort. These have been added as Conditions of Approval.

A Condition of Approval has been added requiring this ordinance amending Policy 36 be approved and effective prior to the tent being set up for use.

Staff Comments

Land Use: Residential and commercial uses are allowed in this Land Use District, although these types of uses do not qualify as “commercial”. Beaver Run Resort is classified as a condominium/hotel and the tent has consistently been considered conference space in a condo-hotel. They are considered common space, as is conference space in a condo-hotel. The use of this tent will not exceed the 150-day use limitation cap for 2016.

Density/Mass: At 5,000 square feet, this tent is 500-square feet less than the maximum allowed size per the pending amendment to Policy 36. Temporary tents are not counted towards the allowed density or mass on the property. This has been considered common space or amenities to a multi-family structure.

Site Plan: The tent will be placed in the parking lot behind the Beaver Run Conference building, adjacent to the Breckenridge Ski Area (see attached). The tent has been placed at this same location in the past with no negative impact. Staff has no concerns with the proposed site plan.

Parking: Although the tent is located on the existing parking lot (see attached), ample parking is available during the summer months, where occupancy is less than the winter months, in the abutting parking areas. The tent will not block emergency access points to the building. Staff has no concerns.

Architecture: The tent is constructed of white vinyl and it supported by interior center poles. It is articulated with plastic "windows" with some architectural forms to enhance the general appearance. Staff has no concerns with the proposed design of the tent.

Point Analysis: The proposal meets all Absolute policies of the Development Code. Staff finds no reason to assign positive or negative points to this application under any Relative policies.

Staff Action

The Planning Department has approved the Beaver Run Summer Function Tent, PL-2016-0027, located at 620 Village Road, with the attached Findings & Conditions. We recommend the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

Beaver Run Summer 2016-17 Conference and Events Tent
620 Village Road
Lots 3A and 3C, Block 3, Beaver Run Subdivision
PL-2016-0027

FINDINGS

1. The project is in accordance 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 **March 8, 2016** 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 **March 15, 2016** as to the nature of the project. In addition to Commission minutes, 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 **September 22, 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 tent may only be erected after the close of the ski season at the Breckenridge Ski Resort and before start of the next ski season at the Breckenridge Ski Resort.**
5. **After the tent is erected, it may remain up for the duration of no more than 150 consecutive days.**
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. All necessary building permits must be obtained before the tent is installed.
8. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. **The amendment to Development Code provision 9-1-19-36A: Policy 36 (Absolute) Temporary Structures shall be approved by Town Council and in full effect. The final approved amendment must allow at least 5,000 square feet of temporary tent space in order for the building permit to be issued.**
10. 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, port-o-let 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.

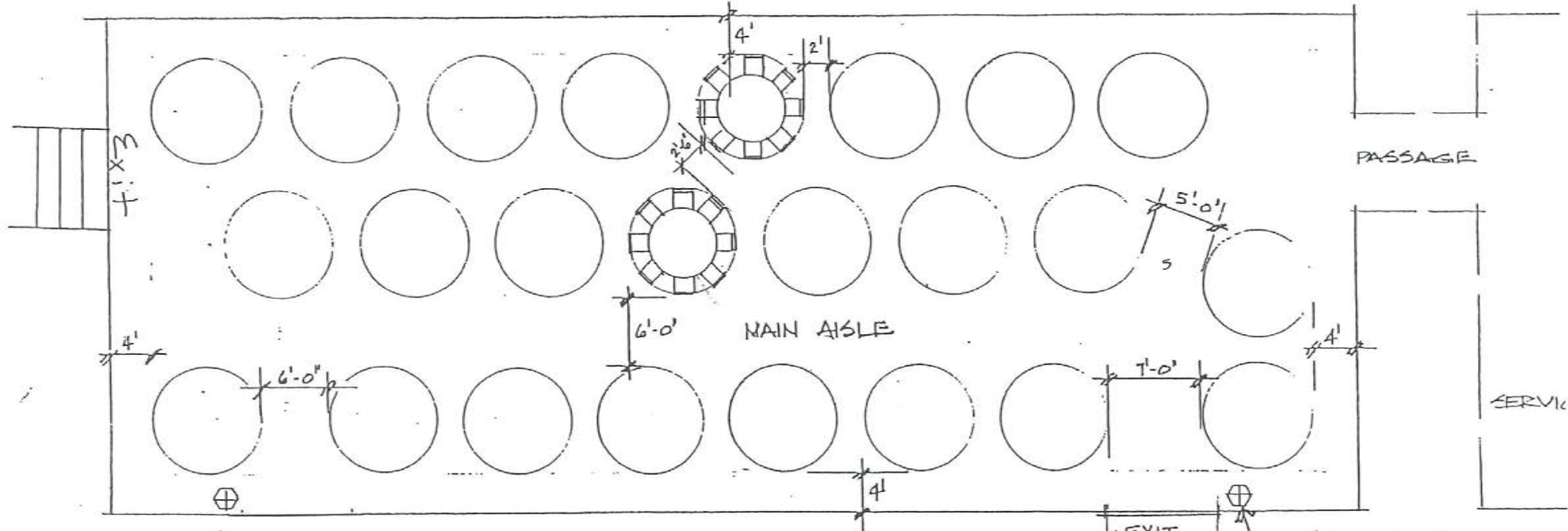
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

11. 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. The 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. The Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
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13. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

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TOWN OF BRECKENRIDGE
PLANNING DEPT.

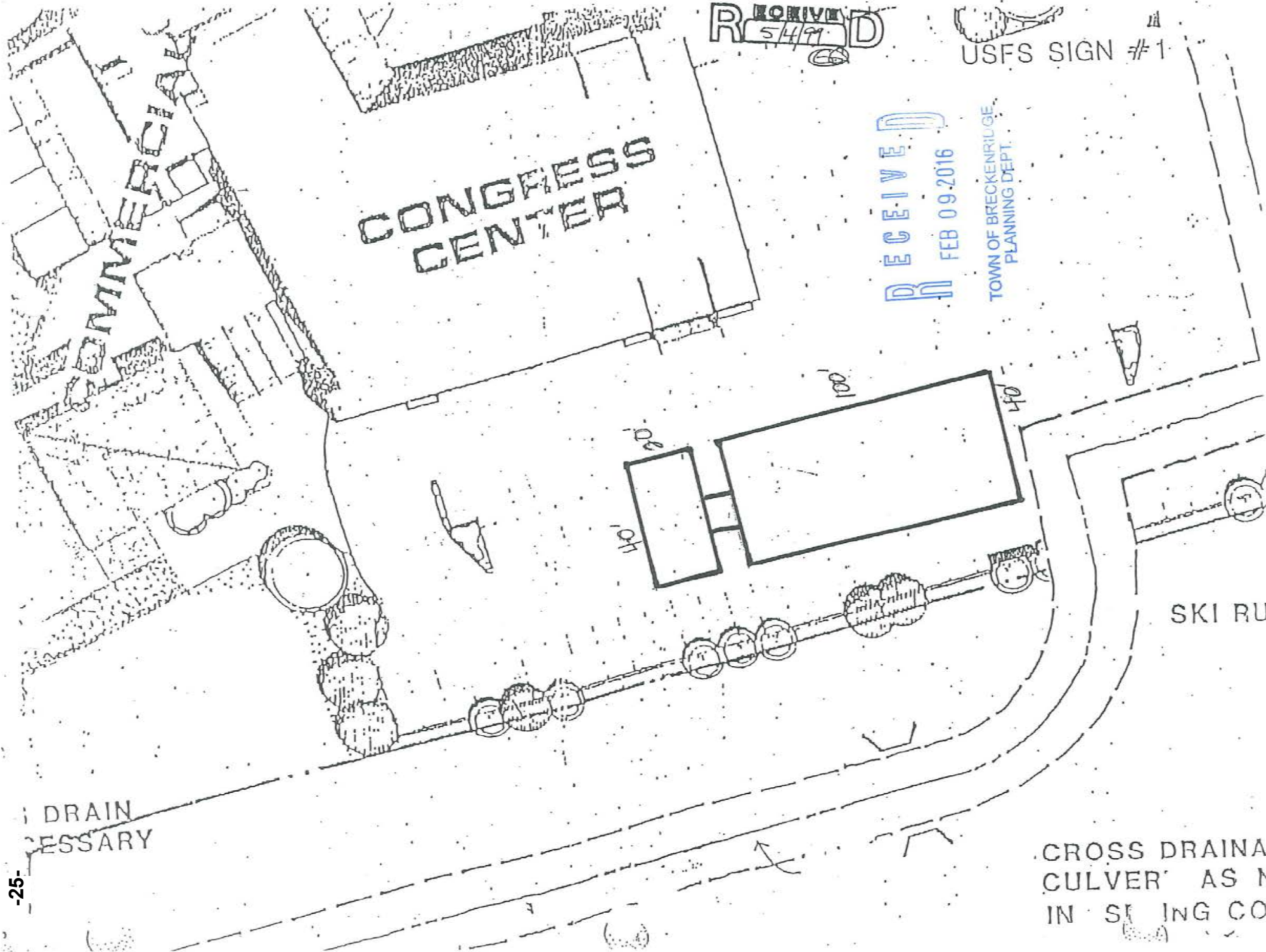


BEAVER RUN RESORT
TENT LAYOUT W/ROUND TABLES

NOSMOKING & EXIT SIGNS
OCCUPANCY LOAD _____

FIRE EXTINGUISHER
(TYP. FOR 3)

$X = 107 \div 2 = 53.5' > 50'$
SCALE: 1" = 10'



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TOWN OF BRECKENRIDGE
PLANNING DEPT.

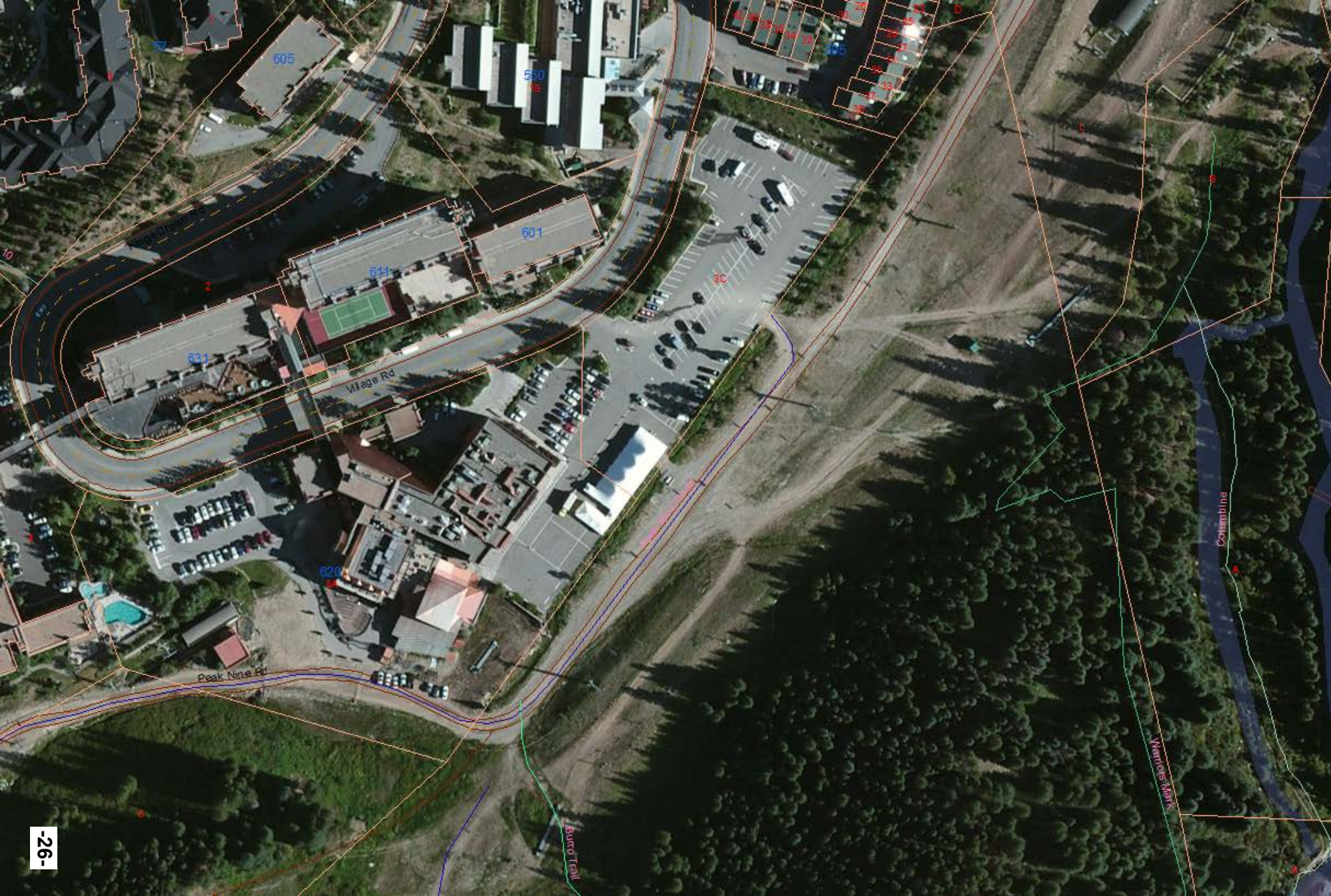
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2016 - Class C Single Family Development Review Checklist

Project Title: Budzynski Shock Hill Residence and Accessory Apartment

Proposal: Build a new single-family residence with an accessory apartment.

Project Name and PC#: Single Family Residence at 104 Penn Lode Drive PL-2016-0034

Project Manager: Michael Mosher, Planner III

Date of Report: March 9, 2016

Property Owner: Arthur Buszynski

Agent: Andy Stabile / Allen-Guerra Architecture

Proposed Use: Single Family Residence

Address: 104 Penn Lode Drive

Legal Description: Shock Hill Subdivision, Lot 9

Area of Site in Square Feet: 42,253 sq. ft. 0.97 acres

Existing Site Conditions: The site is moderately wooded with conifers and slopes to the west at a slope of 8%. A Utility and Drainage Easement is located at the southwest corner of the property adjacent to the Penn Lode Right of Way.

Areas of building: Proposed Square Footage

Lower Level: 3,030 sq. ft.

Main Level: 3,140 sq. ft.

Upper Level:

Accessory Apartment: 1,035 sq. ft.

Total Density: 7,205 sq. ft. 0 sq. ft.

Garage: 1,765 sq. ft.

Total: 8,970 sq. ft. 0 sq. ft.

Code Policies (Policy #)

Land Use District (2A/2R): LUD:10 Subject to the Shock Hill Subdivision

Density (3A/3R): Unlimited Proposed: 7,205 sq. ft.

Mass (4R): Unlimited Proposed: 8,970 sq. ft.

F.A.R.: 1:4.71 FAR

No. of Main Residence Bedrooms: 5 bedrooms

No. of Main Residence Bathrooms: 6.5 bathrooms

No. of Accessory Apartment Bedrooms: 1 bedroom

No. of Accessory Apartment Bathrooms: 1.0 bathroom

Height (6A/6R):* 32.0 feet overall

*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat

Platted Building/Disturbance /Footprint Envelope? Disturbance Envelope

Lot Coverage/Open Space (21R):

Drip line of Building/Non-Permeable Sq. Ft.: 7,066 sq. ft. 16.72%

Hard Surface/Non-Permeable Sq. Ft.: 2,738 sq. ft. 6.48%
 Open Space / Permeable: 32,449 sq. ft. 76.80%

Snowstack (13A/13R):

Required Square Footage: 685 sq. ft. 25% of paved surfaces is required

Proposed Square Footage: 820 sq. ft. (29.95% of paved surfaces)

Outdoor Heated Space (33A/33R): YES **285 sq. ft.**

Parking (18A/18/R):

Required: 3 spaces

Proposed: 4 spaces

Fireplaces (30A/30R):

Number of Gas Fired: 6 Gas Fired

No. of EPA Phase II Wood Burning: 1 Wood Burning

Architectural Compatibility (5/A & 5/R): The architecture and finishes match that of the other homes in the neighborhood.

Exterior Materials: Fascia 2x Cedar , Cedar Vertical Siding Random Width , Metal Siding (less than 25% on each elevation); Stone Veneer with sandstone cap, Exposed Posts/Beams Timber Posts And Beams, Cedar Rails Decking Evergrain Composite Decking

Exterior Colors: Earth tone Stains = Superdeck 2320 "Cape Blackwood", "Canyon Brown" , Superdeck 2318 "Teak", Superdeck 2114 "Costal Grey"; Metal Siding Dull Permalac Spray Finish; Posts/Beams Stain With Superdeck 1907 "Canyon; Brown"

Roof: Roof - Shingle Gaf Timberline Hd – 50 Year - Color Shall Be "Sablewood"; M2 Roof - Metal Us Metals – Standing Seam - Color – Dark Bronze

Garage Doors: Wood faced (stained to match house) and metal

Landscaping (22A/22R):

Planting Type	Quantity	Size
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Aspen	31	(16) 1.5" cal ; (15) 2.5" cal - 50% multi-stem
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Colorado Spruce	16	(8) @ 10'; (4) @ 12'; (4) @ 14'
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Alpine Currant & Woods Rose	50	5 Gal.
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Defensible Space (22A):

Complies

Drainage (27A/27R):

Positive drainage away from building

Driveway Slope:

7.00%

Point Analysis (Sec. 9-1-17-3):

This application has met all Absolute Policies and has incurred negative one (-1) negative point for outdoor heating 285 square feet of the garage apron. Positive two (+2) points have been awarded for the landscaping plan. The proposal passes a point analysis with positive one (+1) point.

Staff Action: Staff has approved the Budzynski Shock Hill Residence and Accessory Aparment, PL-2015-0034 showing a passing score of zero (0) points and with the attached Findings and Conditions

Comments: Final plans will show the removal of the "dry-stacked stone headwalls" at the culvert near the Penn Lode right of way.

Additional Conditions of Approval:

- Prior to Issuance of Building Permit: Final plans will show the removal of the "dry-stacked stone headwalls" at the culvert near the Penn Lode right of way.
- Legal title to the accessory apartment and single-family unit must be held in the same name. Said property, including both real property and the improvements thereon, shall not hereafter be subdivided.
- Final Construction Documents for this project shall show that the minimum size for proposed aspen trees is 2.5 caliper inches.
- Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.

TOWN OF BRECKENRIDGE

Buszynski II Shock Hill Residence
Shock Hill Subdivision, Lot 9
104 Penn Lode Drive
PL-2016-0034

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

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 **March 9, 2016**, 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 **March 15, 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. Legal title to the accessory apartment and single-family unit must be held in the same name. Said property, including both real property and the improvements thereon, shall not hereafter be subdivided.
3. 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.
4. This permit expires eighteen (18) months from date of issuance, on **September 22, 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.
5. 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.
6. 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.

7. 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.
8. 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 snowplow equipment from damaging the new driveway pavement.
9. Applicant shall field locate utility service lines to avoid existing trees.
10. 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.
11. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
12. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
13. 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

14. Applicant shall submit proof of ownership of the project site.
15. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans. **Final plans will show the removal of the "dry-stacked stone headwalls" at the culvert near the Penn Lode right of way.**
16. 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.
17. **Final Construction Documents for this project shall show that the minimum size for proposed aspen trees is 2.5 caliper inches.**
18. 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.
19. Applicant shall identify all existing trees, which 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.
20. 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.
21. 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.

22. 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.
23. 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.

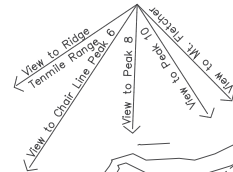
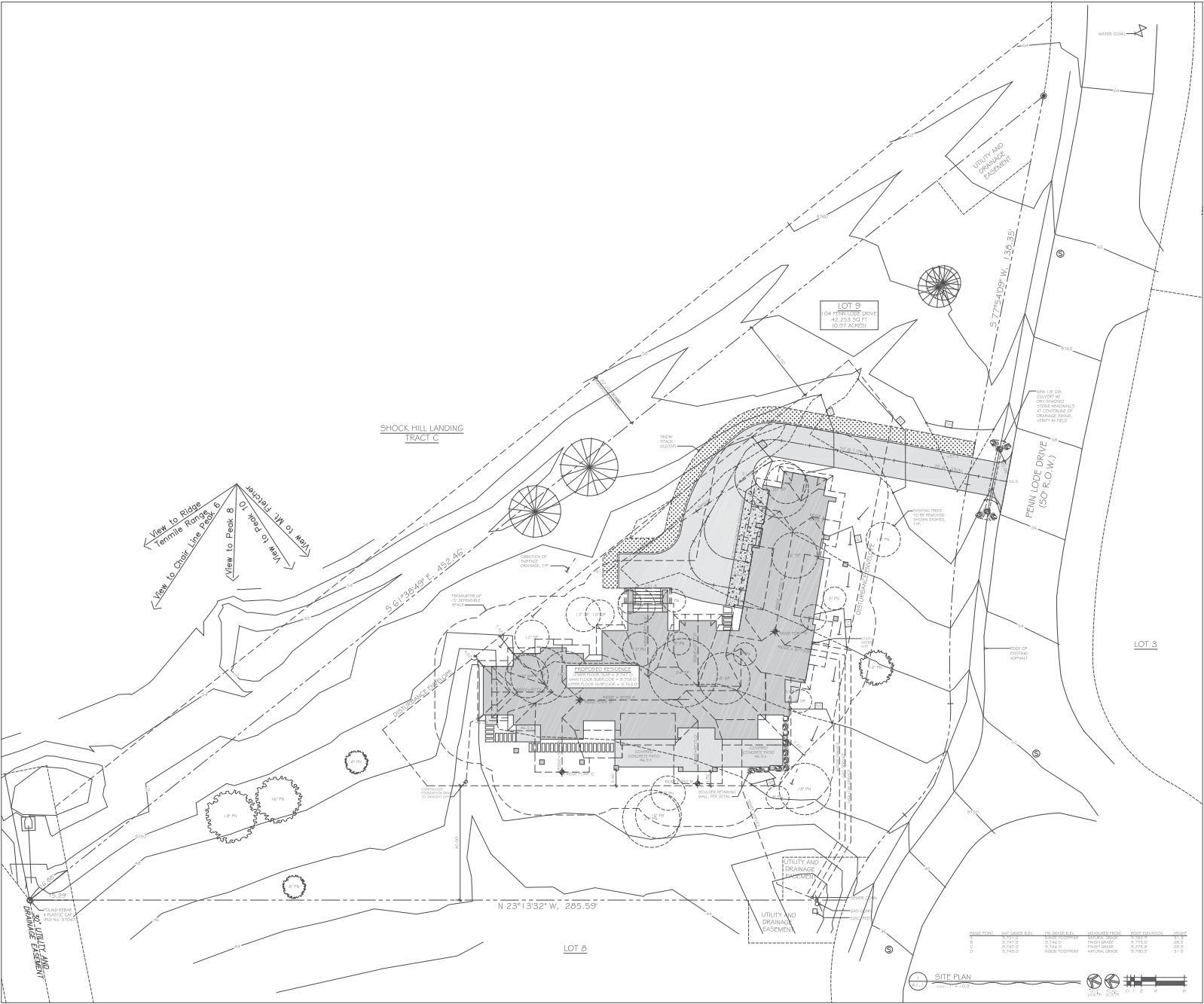
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

24. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
25. Applicant shall remove leaf clutter, dead branches and dead standing trees 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 the ground.
26. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
27. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
28. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
29. 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.
30. Applicant shall screen all utilities.
31. 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 feet in height from finished grade or 7 feet above upper decks.
32. 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.
33. 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.

34. 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.**
35. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
36. 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)



LOT 9

LOT 3

SHOCK HILL LANDING TRACT C

LOT 9 (64 PENN LODGE DRIVE 46,223 SQ FT (0.97 ACRES))

15W' L OF DA DRIVE WITH IN DRIVE WEATHERS IN COVERAGE OF DRIVEWAY BRUSH. VERIFY IN FIELD.

PENN LODGE DRIVE (50' R.O.W.)

COEXISTING TREES (TO BE MAINTAINED) SHOWN DASHED 7/17

SECTION OF EXISTING DRAINAGE TIE

PERMITS OF 30' EASEMENT

PROPERTY RESIDENCE AND R.O.W. TO BE MAINTAINED PER PERMIT TO BE OBTAINED FROM LOCAL JURISDICTION.

N 23° 13' 32" W, 265.58'

Table with 5 columns: FOOTPRINT, FIN. GRADE, FIN. GRADE E.L., FINISH GRADE, and ROOF FINISH GRADE. It lists various elevation points across the site.



ALLEN GREER ARCHITECTURE
3600 S. SHERWOOD AVE., SUITE 100
DENVER, CO 80202
303.755.1000
WWW.ALLENGREERARCHITECTURE.COM

PRELIMINARY - NOT FOR CONSTRUCTION

BUDZYNSKI RESIDENCE
LOT 9, SHOCK HILL SUBDIVISION 64 PENN LODGE DRIVE
PACER HILLS, COLORADO

SITE PLAN

Table with 2 columns: DATE and PATH. It lists the dates of revisions and the paths taken for the site plan.

PROJECT # 411

All



ALLEN SIERRA DESIGN-BUILD
 6520 13TH AVE
 DENVER, COLORADO 80202
 PH: 303.733.8888
 WWW.ALLENSIERRA.COM



SOUTH ELEVATION
 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"
 DATE: 08/14/2018



WEST ELEVATION
 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"
 DATE: 08/14/2018



NORTHWEST ELEVATION
 1/4" = 1'-0"
 SCALE: 1/4" = 1'-0"
 DATE: 08/14/2018

BUDZYNSKI RESIDENCE
 LOT 9, SHOCKS HILL SUBDIVISION, DEER CREEK DRIVE
 DENVER, COLORADO
 EXTERIOR ELEVATIONS
 COURTESY: ASHLEY BUDZYNSKI, REALTOR, RE/MAX PROFESSIONAL SERVICES, INC.

DATE	DATE
REVIEW	25 NOV 2018
REVIEW	27 NOV 2018
REVIEW	13 DEC 2018
REVISION	21 JAN 2019
APPROVAL	7 MAR 2019

PROJECT# 608

A31



ALLEN SIERRA DESIGN-BUILD
 6520 136TH AVE. SUITE 200
 COLORADO SPRING, CO 80904
 PH: (719) 578-8200
 WWW.ALLENSIERRA.COM
 ALL RIGHTS RESERVED. NO REPRODUCTION WITHOUT WRITTEN CONSENT.



BUDZYNSKI RESIDENCE
 LOT 9, SHOCKS HILL SUBDIVISION, 04 FROM LOBE DRIVE
 SPRINGFIELD, COLORADO
EXTERIOR ELEVATIONS
 COURTESY: ASHLEY BUDZYNSKI, OWNER. RELEASE BY ARCHITECTURE FIRM WITHOUT WRITTEN CONSENT.

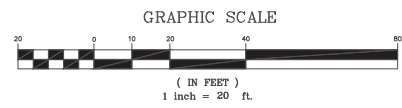
DATE	DATE
REVIEW	25 SEP 2024
REVIEW	27 NOV 2024
REV	13 DEC 2024
PLANNING	21 JAN 2025
SUBMIT	7 MAR 2025

PROJECT# 630

A32

A TOPOGRAPHIC MAP OF
LOT 9, SHOCK HILL SUBDIVISION

SECTION 36, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



- LEGEND**
- FOUND REBAR & ALUM. CAP (PLS No. 25620)
 - FOUND REBAR & PLASTIC CAP (PLS No. 37047)
 - UTILITY PEDESTAL
 - ⊗ SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊙ PINE TREE WITH TRUNK DIAMETER
 - ⊙ SPRUCE TREE WITH TRUNK DIAMETER

SURVEYOR'S CERTIFICATE

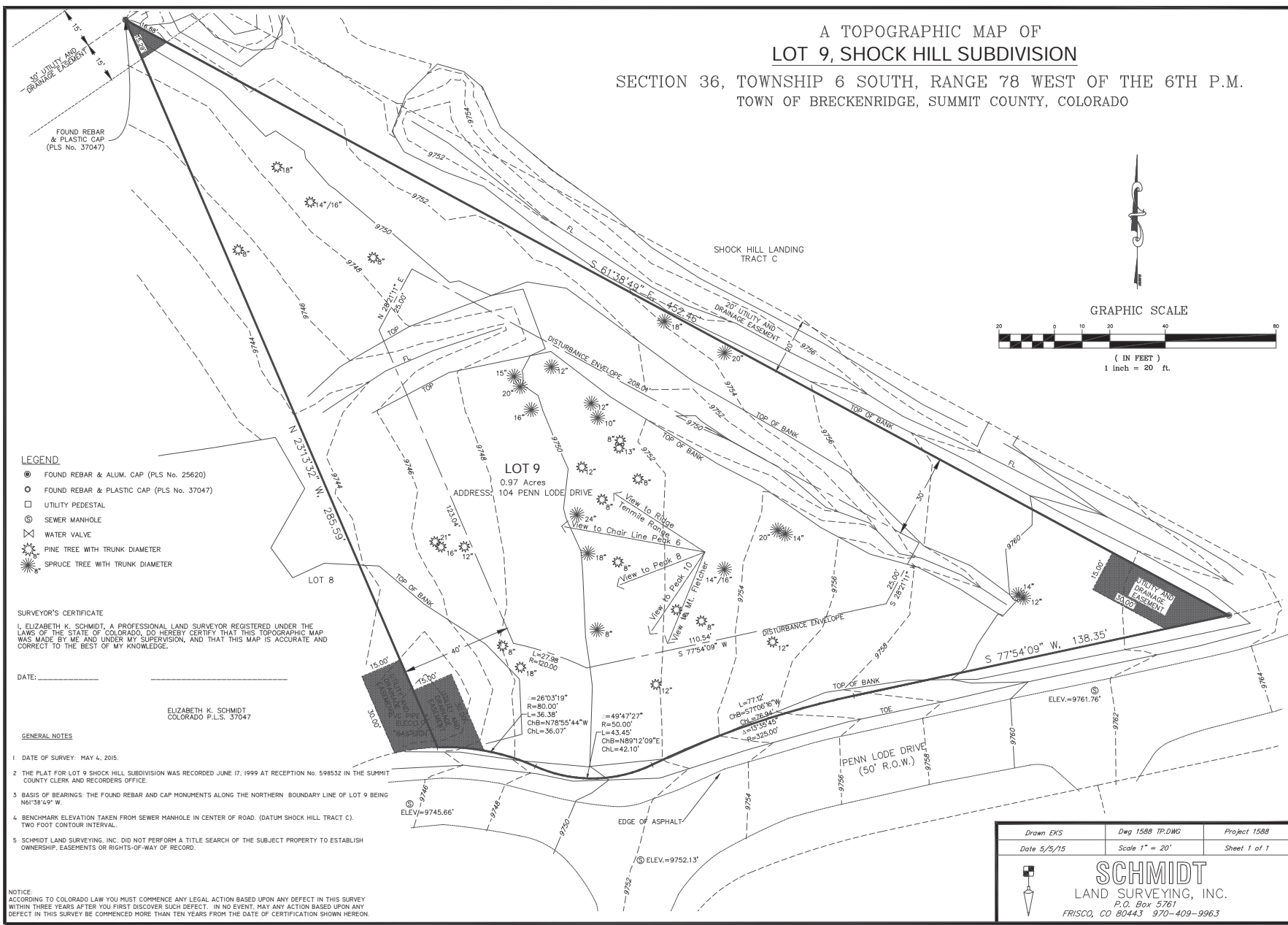
I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THIS MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 37047

- GENERAL NOTES**
- 1 DATE OF SURVEY: MAY 4, 2015.
 - 2 THE PLAT FOR LOT 9 SHOCK HILL SUBDIVISION WAS RECORDED JUNE 17, 1999 AT RECEPTION NO. 598532 IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE.
 - 3 BASIS OF BEARINGS: THE FOUND REBAR AND CAP MONUMENTS ALONG THE NORTHERN BOUNDARY LINE OF LOT 9 BEING N61°38'57" W.
 - 4 BENCHMARK ELEVATION TAKEN FROM SEWER MANHOLE IN CENTER OF ROAD. (DATUM SHOCK HILL TRACT C). TWO FOOT CONTOUR INTERVAL.
 - 5 SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



Drawn EKS	Dwg 1588 TP.DWG	Project 1588
Date 5/5/15	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 5761
 FRISCO, CO 80443 970-409-9963



Class C Single Family Development Review Check List

Project Title:	Hermanson Residence	
Proposal:	Demo existing residence and build a 5,949 square foot single-family residence.	
Project Name and PC#:	Hermanson Residence	PL- 2016-0052
Project Manager:	Chris Kulick, AICP	
PC Meeting Date:	March 15, 2016	
Date of Report:	March 8, 2016	
Property Owner:	George & Patricia Hermanson	
Agent:	Ben Henson, Allen Guerra Design Build	
Address:	220 Briar Rose Lane	
Legal Description:	Lot 1, Weisshorn Subdivision Filing #1	
Area of Site in Square Feet:	37,647 sq. ft.	0.86 acres
Existing Site Conditions:	This site currently has a 1,200 sq. ft. single-family home that will be demolished to allow for the construction of the proposed residence. The site slopes to the west at an average of 19%. There are 10' wide utility easements that run the length of the west and north sides of the lot and a 47' drainage easment that cuts across the western 1/3 of the property. A moderate amount of existing mature pine trees are located throughout the property. A public non-motorized trail easement crosses into two sections of the northern edge of the property. Buck and rail fencing installed by the Town is within these easment sections.	
Areas of Building:	Proposed Square Footage	
Lower Level:	2,424 sq. ft.	
Main Level:	2,749 sq. ft.	
Upper Level:		
Accessory Apartment:		
Garage:	776 sq. ft.	
Total Gross Square Footage:	5,949 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	#12, 2 UPA	
Density (3A/3R):	Unlimited	Proposed: 5,173 sq. ft.
Mass (4R): The maximum aboveground square footage of a single-family or duplex structure located in the Weisshorn Subdivision on a lot, tract or parcel without a platted building or disturbance envelope shall be the lesser of: 1:4.0 FAR or 8,000 sq. ft.	Allowed: 8,000 sq. ft.	Proposed: 5,949 sq. ft.
F.A.R.	1:7.28 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	5.0 bathrooms	
Height (6A/6R):*	35 feet overall	
*Max height of 35' for single family outside Conservation District		

Drip line of Building / Non-Permeable Sq. Ft.:	4,820 sq. ft.	12.80%
Hard Surface/Non-Permeable Sq. Ft.:	1,515 sq. ft.	4.02%
Open Space / Permeable Sq. Ft.:	31,312 sq. ft.	83.17%
Snowstack (13A/13R):		
Required Square Footage:	379 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	379 sq. ft.	(25.02% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	no	
Parking (18A/18/R):		
Required:	2 spaces	
Proposed:	5 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	4 Gas Fired	
Number of EPA Phase II Wood Burning:	None	
Setbacks(9/A & 9/R): This application is required to be reviewed as a Class "C" application because the property does not have a platted building or disturbance envelope.	Allowed	Proposed
	Front: 25'	Front: 25'
	Rear: 15'	Rear 17'
	Sides: Combined 50'	Sides: Combined 149'
Architectural Compatibility (5/A & 5/R):	The architecture is compatible and blends in with the character of the surrounding neighborhood.	
Exterior Materials:	2x8 horizontal shiplap cedar siding in "English Walnut", 2 x random width, spruce vertical siding in "Cape Blackwood", matte galvalume accent siding, cedar fascia, soffits and trim, metal railings and chimney caps, stone veneer in "Angel Blue Gray"	
Roof:	Asphalt shingles and standing seam metal roofing	
Garage Doors:	Matte galvalume & translucent glass	
Landscaping (22A/22R):		
Planting Type	Quantity	Size
Colorado Spruce	5	10' tall
Engleman Spruce	2	10' tall
Quaking Aspen	18	1.5" cal-2" cal. 50% multi-stem
Alpine Currant & Woods Rose	16	5 gal.
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Complies	
Driveway Slope:	8.0 %	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies and has not been awarded any positive or negative points under all Relative Policies of the Development Code.	
Staff Action:	Staff has approved the Hermanson Residence, PL-2016-0052, located at 220 Briar Rose with the attached Findings and Conditions.	
Additional Conditions of Approval:	9. An improvement location certificate of the height of the top of the foundation wall, second story plate, 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.	

TOWN OF BRECKENRIDGE

Hermanson Residence
Lot1, Weisshorn #1
220 Briar Rose Lane
PL-2016-0052

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

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 **March 8, 2016**, and findings made by Community Development 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 **March 15, 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 **September 22, 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. 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.
7. 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 snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. **An improvement location certificate of the height of the top of the foundation wall, second story plate, 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.**
10. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. 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.
15. 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.
16. Applicant shall identify all existing trees, which 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.
17. 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.
18. 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.
19. **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.**

20. 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.

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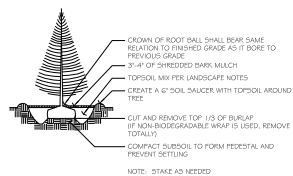
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generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

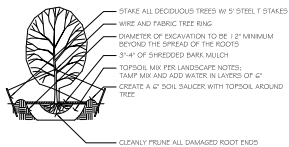
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(Initial Here)

CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING

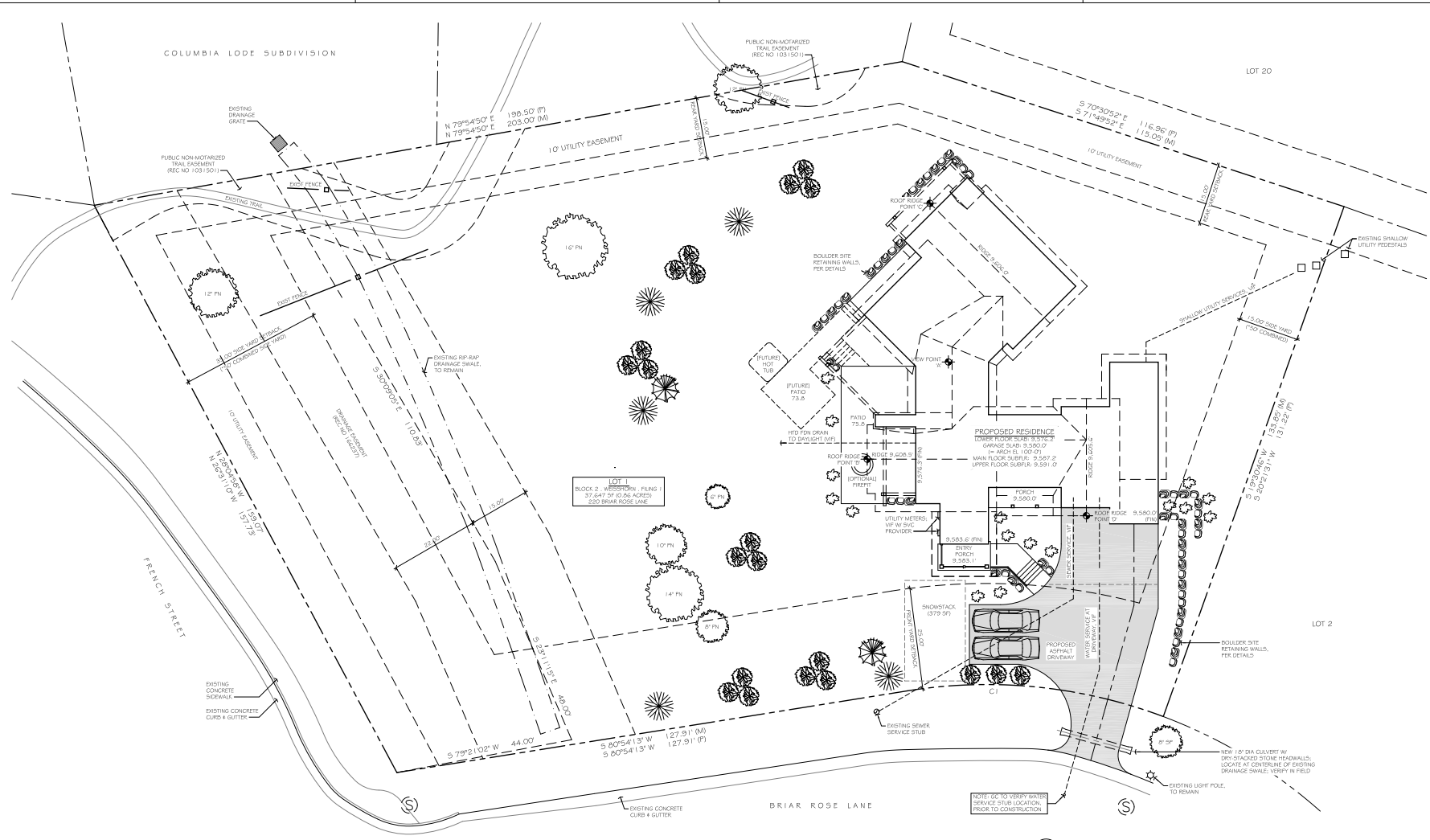


LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING SWOOSH OR IN COMBINATION, NON-BROSIVE DRAINAGE SWALS, SLO PENINGS, DRAINAGE SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREAS IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RAPPAP IS TO EXTEND 8' BEYOND DRP LNS.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE BIODIVERSITY. PER TOWN OF BRECKENRIDGE CODE SECTION 3603.4.3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE REQUIREMENTS.
- ALL EXISTING TREES WITHIN 15'-20' OF THE PROPOSED RESIDENCE MUST BE THINNED, PER TOWN CODE REQUIREMENTS. REMOVE ALL EXISTING DEEMLE GILL AND DISCARDED TREES, PER HOA GUIDELINES AND TOWN CODE REQUIREMENTS.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF. PRIOR TO REMOVAL.
- ALL WEEDS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF (OR SIMILAR):
 30% BLUEGRASS
 10% CAMEY BLUEGRASS
 10% HOAR BLUEGRASS
 10% DAIRD FESCUE
 10% SHEEP FESCUE
 10% WINTER WHEATGRASS
 5% BLUE WOLFGRASS
 5% TUFTED HAREGRASS
- ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT, AS WELL AS ALL NEW SOO AREAS, A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, AS WELL AS ALL NEW SOO AREAS, PER THE TOWN AND HOA REQUIREMENTS.
- REFER TO PROJECT MANUAL AND SPECIFICATIONS FOR ADDITIONAL SITE WORK, LANDSCAPING, AND PAVING DETAILS.

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	16	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	21	POPULUS TREMULOIDES	QUAKING ASPEN	(11) 1" CAL (10) 2" CAL (1) 508 MULTI-STEM
	5	PICEA PUNGENS	COLORADO SPRUCE	(3) 12" (2) 14"
	2	PICEA ENGELMANNII	ENGELMANN SPRUCE	10"
	ALL DISTURBED LOCATIONS	NATIVE HIGH COUNTRY GRASS SEED MIX (SEE LANDSCAPE NOTES)		



PRELIMINARY - NOT FOR CONSTRUCTION

HERMANSON . LOT 1 . WESSHORN
 LOT 1 - BLOCK 2 . WESSHORN SUBDIVISION - FILING #1 - 220 BRIAR ROSE LANE
 BRECKENRIDGE, COLORADO 80424

LANDSCAPE PLAN

ISSUE	DATE
TOWN PLANNING	29 FEB 2016
PLANNING REVIEW	10 MAR 2016




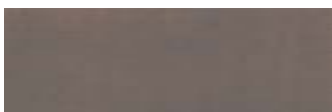
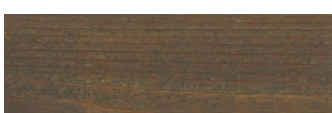
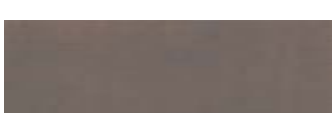


PROJECT #	00

L.I.

LOT 1. WEISSHORN

EXTERIOR MATERIALS SCHEDULE

DATE: 29 FEBRUARY 2016

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF - ASPHALT		50 YEAR ASPHALT SHINGLES ELK PRESTIQUE PLUS 'WEATHERED WOOD'
M2	ROOF - METAL		STANDING SEAM METAL MATTE GALVALUME
M3	FASCIA		2x S4S CEDAR PER DETAILS; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M4	SOFFIT		1x6 S4S T&G CEDAR; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD & 25% THINNER'
M5	HORIZONTAL SIDING		2x8 S4S HORIZONTAL SHIPLAP CEDAR; STAIN W/ SUPERDECK '2319 ENGLISH WALNUT'
M6	VERTICAL SIDING		2x RANDOM WIDTH WIRE BRUSHED SPRUCE; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD & 25% THINNER'
M7	DOORS/WINDOWS		SIERRA PACIFIC ALUMINUM CLAD 'SLATE GRAY'
M8	DOOR/WINDOW TRIM		2x S4S CEDAR PER DETAILS; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE MATTE GALVALUME.

LOT 1. WEISSHORN

EXTERIOR MATERIALS SCHEDULE

DATE: 29 FEBRUARY 2016

LABEL	ITEM	COLOR	DESCRIPTION
M9	WOOD DECKS		TAMKO EVERGRAIN COMPOSITE DECKING 'WEATHERED WOOD'
M10	CHIMNEY CAP		MATTE GALVALUME, FABRICATE PER DETAIL
M11	STONE VENEER CAP		3" GREY SANDSTONE CAP
M12	STONE VENEER		GALLEGOS CORPORATION #66 ANGEL BLUE GREY
M13	EXPOSED POSTS/BEAMS		GLU-LAMINATED TIMBER; STAIN W/ SUPERDECK '2320 CAPE BLACKWOOD'
M14	DECK RAILS & EXPOSED STRUCT CONNECTIONS		STEEL W/ SUR-FIN CHEMICAL 'PERMALAQ-500' FINISH
M15	GARAGE DOORS		MATTE GALVALUME & TRANSLUCENT GLASS
M16	METAL ACCENT SIDING & FLASHING/GUTTERS		MATTE GALVALUME

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE MATTE GALVALUME.





MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, Senior Planner

DATE: March 6, 2016, for meeting on March 15, 2016

SUBJECT: Denison Placer Workforce Housing Phase 1 and Phase 2 Work Session (Architecture)
107 Denison Placer Road, Tract D and Lot A1, Runway Subdivision

The Planning Commission reviewed the two Denison Placer projects as a work session item on October 20, 2015 and on February 2, 2016 as a preliminary hearing. At the preliminary hearing a Commissioner voiced the desire for additional time to review the project, specifically the architecture as there were multiple building types proposed. Staff has arranged a Planning Commission site visit (for the afternoon) and a work session to focus on the architecture at the March 15 Planning Commission meeting.

The intent of the work session is to focus on the architecture of the two phases and get feedback from the Planning Commission regarding the applicable policies.

Development Overview:

The Denison Placer development consists of two phases. Phase 1 is the Low Income Tax Credit (LITC) project and contains 66 workforce rental townhome and apartment units (43 single family equivalents) in fifteen buildings, a neighborhood community center including lease office and associated parking on approximately 4.5 acres.

Phase 2 consists of 30 workforce rental apartment units (13 single family equivalents) in three buildings on approximately 1.05 acres.

Policy 5/A & 5/R Building Height:

Building height for multifamily buildings are measured to the mean elevation per the Development Code. The building types proposed are under the maximum mean height of 35 feet recommended in the Land Use Guidelines. All of the buildings proposed are under the 35 foot mean height limitation.

Recommended:	35' mean
Proposed Phase 1:	
Community Building	26' mean (29' overall)
Building Type A	24'3" mean (29' overall)
Building Type B1	24'3" mean (29'1" overall)
Building Type B2	26'3" mean (33' overall)

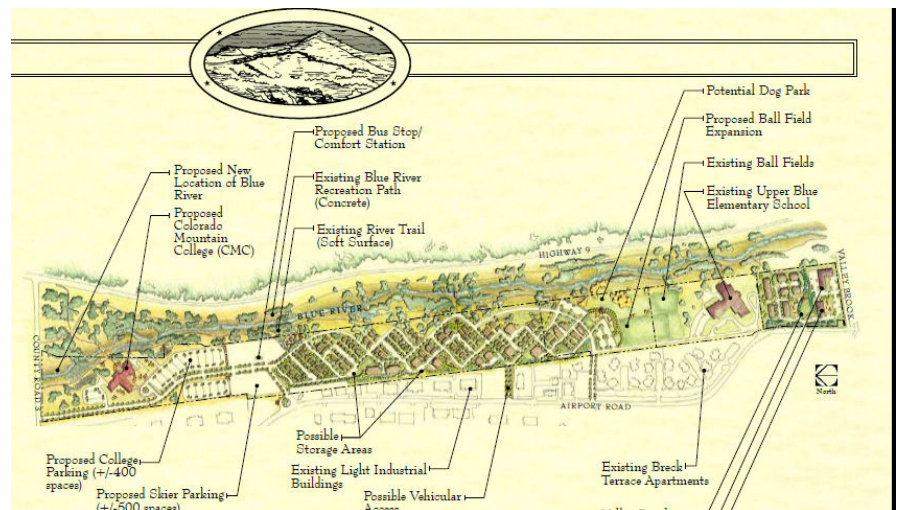
Building Type C	26' mean (30' overall)
Building Type D	26'9" mean (31' overall)
Building Type E	32'6" mean (34'7" overall)

Proposed Phase 2:

Building Type F1	34'6" mean
Building Type F2	33'11" mean
Trash Enclosure	17 feet overall

Architectural Compatibility (5/A & 5/R): Denison Placer Phase 1 and Phase 2 displays architecture that is characteristic of the “Breckenridge Vernacular” per the Block 11 Design Guidelines, rather than “contemporary architecture”. The applicant has included some additional visual perspectives which portray the relief in the building types from a pedestrian scale to assist in the Planning Commission’s discussion.

An additional visual perspective has been provided from the Highway 9 view corridor. This was an area of concern expressed by the Commission at the last meeting. One of the benefits of having the street layout at an angle to the highway as illustrated throughout the Block 11 property was to provide for interesting and broken up building facades over multiple phases of different housing types from this important view corridor. Note that this property is 5.5 acres of a 28 acre overall site which will have different housing types throughout multiple phases of development over time. The multiple phases and housing type mixes will also serve to break up the appearance of Block 11 over the course of the development.



The plans show trees in front of the buildings along Flora Dora Drive and Denison Placer Drive to break up the appearance from right of ways. The appearance of the apartment buildings in Phase 2 from Highway 9 will also be mitigated through a large setback from the Blue River to the east and added landscaping.

All Building Types:

Each of the building types differ, avoiding monotony and excessive similarity in the development. Staff has worked with the architect to create buildings with forms that meet Policy 5A/5R and the Block 11 Design Guidelines. The facades are articulated with color, fenestration, and form providing a pedestrian scale at the street level.

Materials

The materials on all the building types are corrugated metal wainscoting, and horizontal and vertical fiber cement siding with wood posts and trim. The proposed corrugated steel does not exceed 25% on any building type façade, therefore staff does not believe any negative points are warranted under Policy 5/R. Additionally, fiber cement siding may be used with this provision:

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.

With all of the trim, beams and posts proposed as natural wood, staff believes that no negative points are warranted per past precedent. Staff reviewed this past precedent with the Commission at the preliminary hearing and no concerns were raised. The past precedent cases are listed below.

Past Precedent:

- Huron Landing, PL-2015-0498, (0 points) Cementitious siding with wood beams, posts and trim.
- Tannenbaum by the River II Exterior Remodel, PC#2014017, (0 points) All siding and some trim board cementitious material. Natural wood glu-lam, railings trim, headers and band board.
- Terry L. Perkins Administrative Building, PC#2011-075, (0 points) Natural brick wainscot with cementitious board and batten with horizontal cedar siding accent.

The color chroma on all of the building types appears to be met with rich earth-tone colors. Staff will have more detail on this with samples at the final hearing. No more than three colors have been used per building per Policy 5/A (metal is excluded).

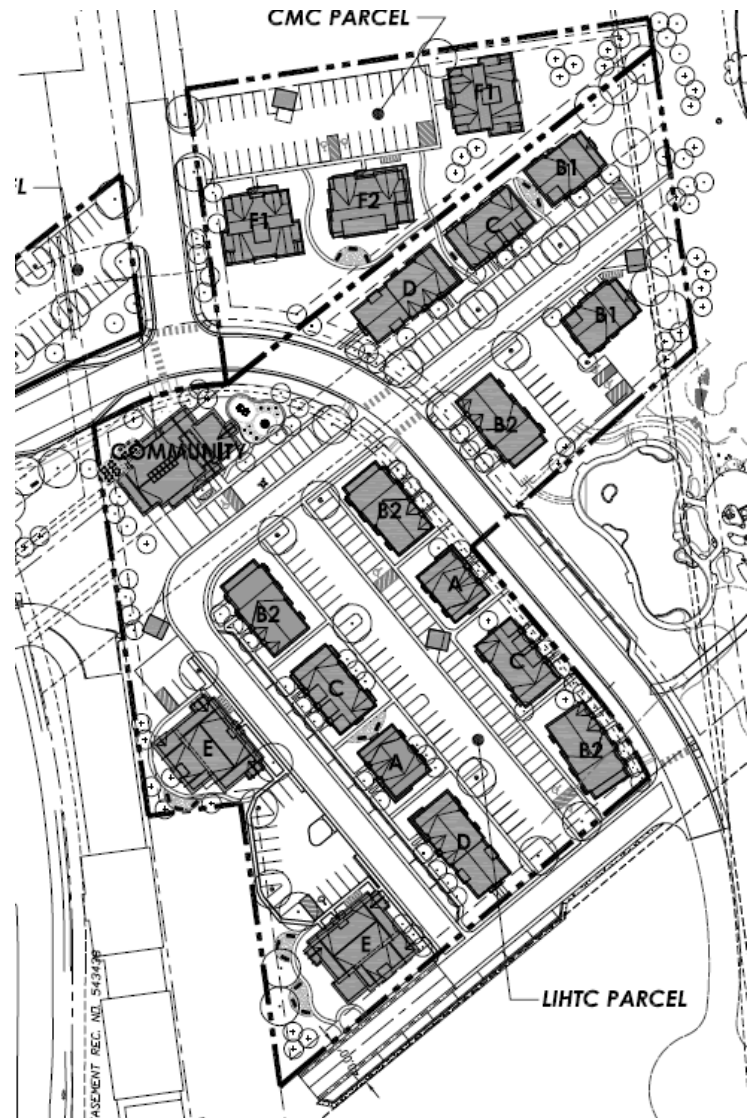
Unique Building Type Detail:

Although the building types have similar features discussed above, they each differ. The section below provides an overview of the differences for the Commission. A map is included demonstrating the locations of the building types.

Phase 1:

Community Building: The community building, located northwest of Flora Dora Drive, will be the first building seen when entering the project. This one story building with clearstory element is 3,610 square feet and contains a community room, restrooms, manager’s office, 40 individual storage units(one for each townhome unit in Phase 1. The apartment buildings in Phase 1 have their own storage lockers in those respective buildings), and a maintenance garage. Staff is pleased with the pedestrian scale arcade, solid to void ratio and broken masses of the building.

Building Type A: Two buildings of this townhome type are located in the project; one along Flora Drive and the other internal to the site, southwest of the fore mentioned building. In a maroon and tan color, the front elevation provides relief in the façade with the tan connectors stepping back with a wrapping pedestrian arcade to the front and right elevation. The rear elevation, facing the parking lot, is flat as are the side elevations which are adjacent to other Building Types. The front and rear windows provide a strong solid to void ratio while the side elevations that face other



buildings have fewer windows openings for privacy (upstairs bedroom and bathroom sidewalls).

Building Type B1: Two buildings of this townhome type are located on the east side of Flora Dora Drive, closest to the Highway. As a tan and grey building, the front elevation has some relief and is further broken up by a change in siding, vertical and horizontal siding. Entries have gable and shed roof forms. These roof forms help to break up the massing. Further, the left elevation steps down to one story further serving to break up the mass. Different side elevations (left and right) face the highway providing a varied appearance and smaller windows to minimize the vehicular noise from the highway but still provide varied architecture.

Building Type B2: Four buildings in the development are proposed with this building type; one on the east side of Flora Dora Drive, two on the west side of Flora Dora and one internal to the site, near the Community Building. The front elevation is broken up nicely with recessed entries under gable roof forms. The left elevation steps down to one story. Staff believes the right elevation could use some additional architectural detailing, especially as it is a primary elevation from the corner of Flora Dora into the majority of the development. Bluish and tan in color, staff's concern on this building type is that with four of these building, two should be a different color scheme to prevent excessive similarity. Does the Planning Commission have similar concerns regarding architecture for this building type?

Building Type C: This building type occurs three times in the project, all adjacent to other building types. One building is along Flora Dora, and the other two are internal to the site. The façade has recessed gabled front entries on secondary gable elements. These gable elements are the most visually prominent roof elements (per the perspective shown). However, the primary ridgeline is 52 foot in length. At the preliminary hearing, a comment was made by one of the Commissioners regarding the appearance of the long roofline (which warrants one (-1) negative point). Staff believes that the perspective shows this roofline will have minimal impact from Flora Dora from a pedestrian view.

Building Type D: There are two buildings of this building type in the development. One Type D building is located on the north side of Flora Dora and one is internal to the site on the south property line. This is a long building consisting of five townhome units. However, as two of the units have side entrances, this provides more architectural variation. The elevation facing Flora Dora is the right elevation which is narrow and well defined for the pedestrian. The less defined left elevation faces internal to the site.

Building Type E: At three stories, these two buildings (with 8-2 bedroom units each) are the largest of the building types in Phase 1. They are located on the western boundary of the site, adjacent to the Rock Pile Ranch Commercial Condo development and its parking lot. Although the building type is large, it has gable roof elements which step down on one side, four-sided articulated architecture, a pedestrian arcade, dark colors, good fenestration, and balconies. The southern building contains storage units for each of the apartment units in the two building type Es.

Phase 2:

Building Type F1: Two of the three buildings in Phase 2 are this building type. With planned higher density in Phase 2, this building type consists of 6 studio units and 4 one bedroom units respectively. With subdued brown toned colors, this three story building type steps down in height to two stories on both ends. The facades undulate to break up the wall planes. The roof forms vary from the primary gable roof to smaller gables and shed forms. The roofline exceeds 50 feet, at 52 feet and warrants one (-1) negative point. Balconies also are proposed.

Building Type F2: The largest massed building located in the middle of Phase 2, this one building contains 8 studios, 2 one bedroom units with balconies and 31 storage lockers. The roof forms are

broken with gables, sheds and pedestrian arcade however, the roofline exceeds 50 feet, at 51 feet and warrants one (-1) negative point. The left elevation which faces the side of an adjacent building has a plain section of wall under the pedestrian arcade which contains the storage lockers. This wall was one of the questions posed to the Commission at the preliminary hearing which did not raise concerns. As this building is located adjacent to another apartment building so the left elevation will not be easily seen, staff also has no concerns. The right side elevation which will have some visibility from the highway is well defined with window fenestrations and relief in the façade.

Trash Enclosure: Three trash enclosures are located on Phase 1 and one in Phase 2. The enclosures are 17 feet tall, cementitious siding, asphalt shingle gable roof and corrugated metal shed roof over the man door. The architecture is consistent with the rest of the development being proposed.

Staff Conclusion:

Staff has no major concerns with the architecture and wanted to give the Planning Commission additional time with the review of this aspect of the project. Two identified questions posed to the Commission:

1. Does the Commission find that Building Type B2 right elevation need additional articulation?
2. Does the Commission find that a color change for two of the four Building Type B2s should be made to ensure there is not excessive similarity?

We would like to hear from the Commission if there are any comments.



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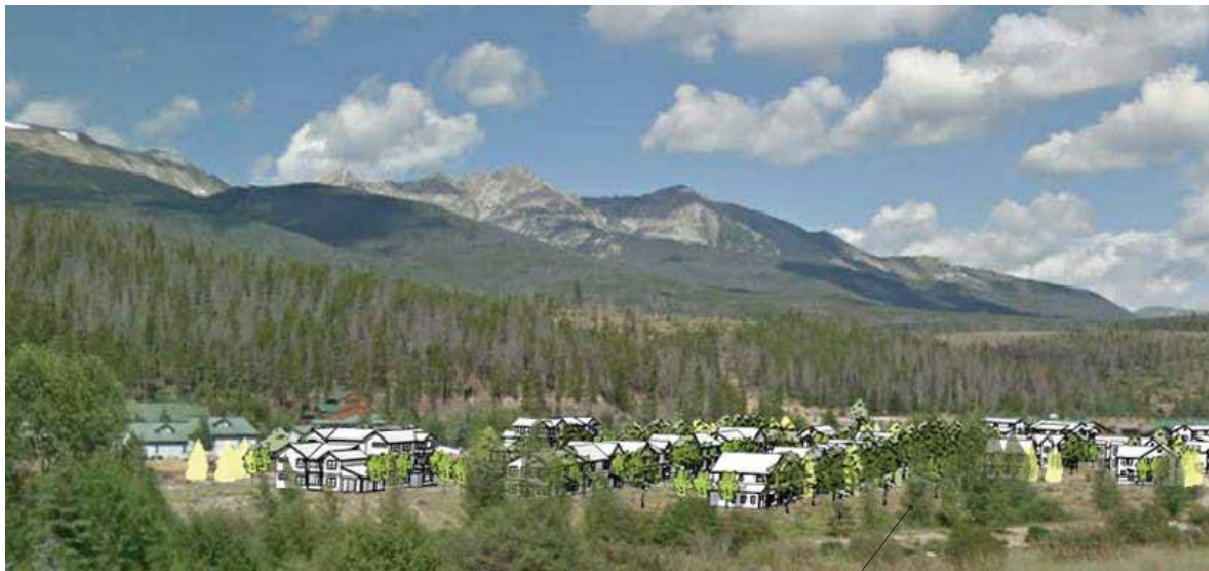
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 2.29.2016

SHEET NO.

A0.2
 SITE AERIAL



View From Highway 9: South Bound
 scale: Not To Scale



View From Highway 9: North Bound
 scale: Not To Scale

OXBOW PARK



3020 Corbin Place #203
 Boulder, Colorado
 P: 303-442-3351
 F: 303-447-3993

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 AFFORDABLE
 HOUSING**
 BRECKENRIDGE, CO

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SHEET NO.

A0.3
 SITE
 PANORAMICS

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View Southbound Floradora Dr.
 scale: Not To Scale

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**A0.4
 STREET
 RENDERING**



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160 East Adams
Breckenridge, Colorado
p: 970-453-6880

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A1
COMMUNITY
BUILDING



4 Front Elevation
1/8" = 1'-0"



7 Perspective View



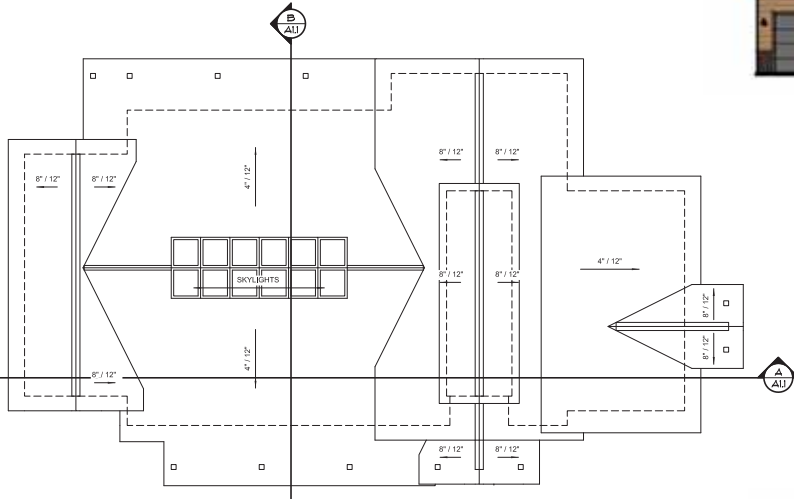
3 Right Elevation
1/8" = 1'-0"



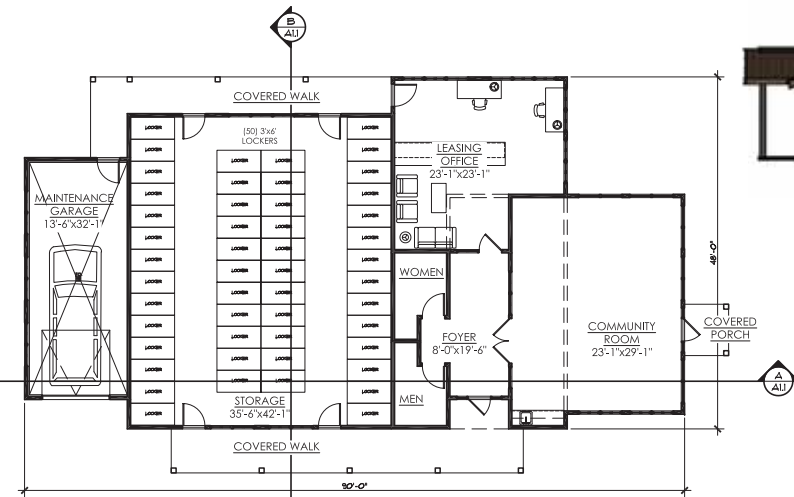
2 Back Elevation
1/8" = 1'-0"



1 Left Elevation
1/8" = 1'-0"



6 Roof Plan
1/8" = 1'-0"



5 First Floor Plan
1/8" = 1'-0"

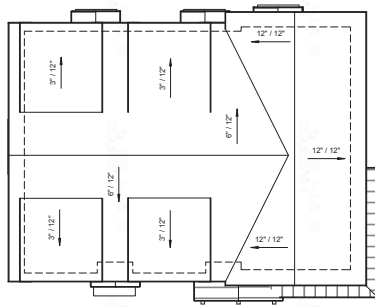
COMMUNITY BUILDING

BUILDING SQUARE FOOTAGE:

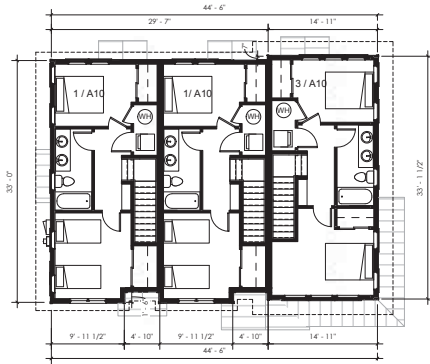
FOYER = 184 S.F.
RESTROOMS = 168 S.F.
COMMUNITY ROOM = 736 S.F.
LEASING OFFICE = 512 S.F.
STORAGE = 1548 S.F.
MAINTENANCE GARAGE = 462 S.F.
TOTAL = 3610 S.F.



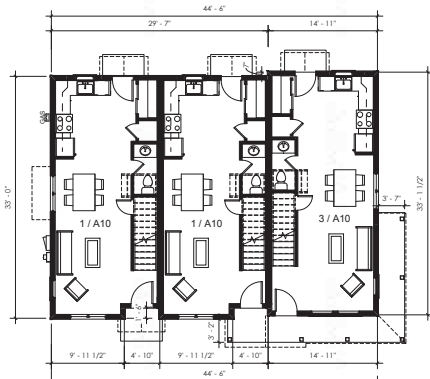
Building Location
1" = 150'



8 Roof Plan
1/8" = 1'-0"



7 Second Floor Plan
1/8" = 1'-0"



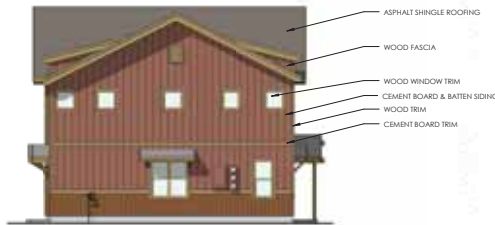
6 First Floor Plan
1/8" = 1'-0"



5 Right Elevation
1/8" = 1'-0"



4 Front Elevation
1/8" = 1'-0"



3 Left Elevation
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"



1 Perspective View

BUILDING TYPE A
BUILDING SQUARE FOOTAGE:
FIRST FLOOR = 1456 S.F. SECOND FLOOR = 1456 S.F. TOTAL = 2912 S.F.
UNIT BREAKDOWN:
(3) 2 BEDROOM UNITS
BUILDING TYPE QUANTITY:
(2) BUILDING TYPE A



Unit Location
1" = 150'



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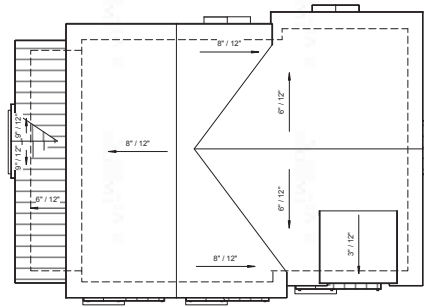
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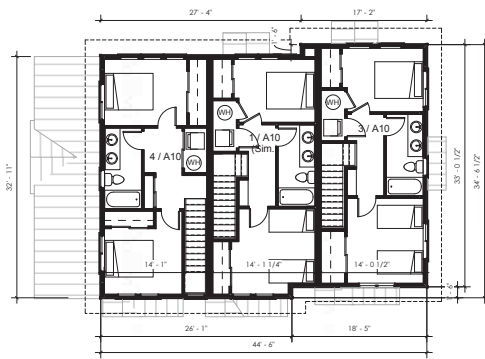
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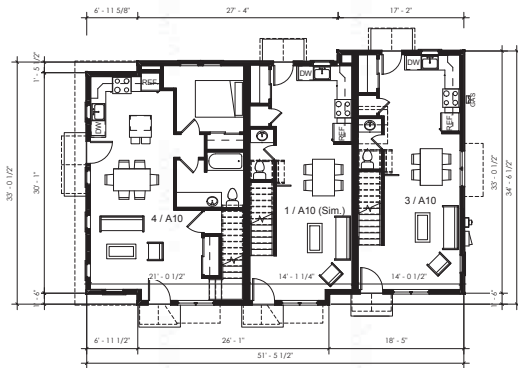
**A2.0
BUILDING A**



8 Roof Plan
1/8" = 1'-0"



7 Second Floor Plan
1/8" = 1'-0"



6 First Floor Plan
1/8" = 1'-0"



5 Left Elevation
1/8" = 1'-0"



4 Front Elevation
1/8" = 1'-0"



3 Right Elevation
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"



1 Perspective View

BUILDING TYPE B1	
BUILDING SQUARE FOOTAGE:	
FIRST FLOOR = 1678 S.F.	SECOND FLOOR = 1468 S.F.
TOTAL = 3146 S.F.	
UNIT BREAKDOWN:	
(2) 2 BEDROOM UNITS	(1) 3 BEDROOM UNIT
BUILDING TYPE QUANTITY:	
(2) BUILDING TYPE B1	



Unit Location
1" = 150'



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Boulder, Colorado
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f: 303-447-3933

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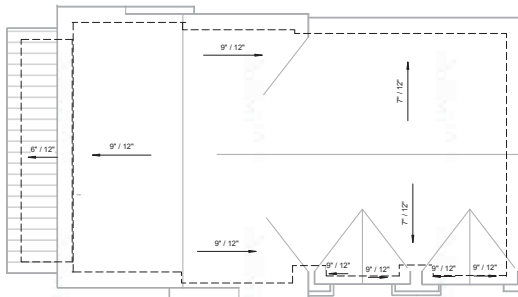
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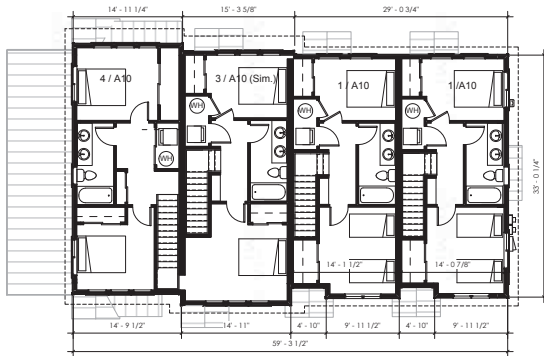
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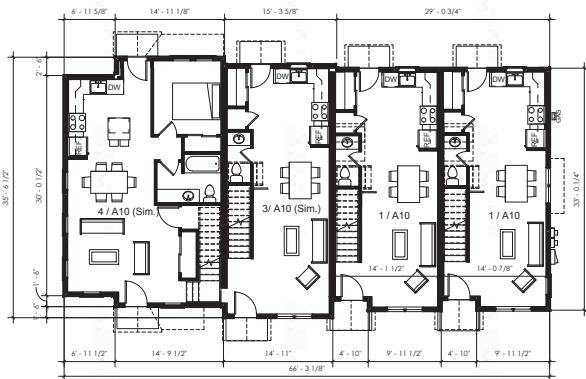
**A3.0
BUILDING B1**



8 Roof Plan
1/8" = 1'-0"



7 Second Floor Plan
1/8" = 1'-0"



6 First Floor Plan
1/8" = 1'-0"



5 Left Elevation
1/8" = 1'-0"



4 Front Elevation
1/8" = 1'-0"



3 Right Elevation
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"



1 Perspective View

BUILDING TYPE B2

BUILDING SQUARE FOOTAGE:

FIRST FLOOR = 2193 S.F.
SECOND FLOOR = 1983 S.F.
TOTAL = 4176 S.F.

UNIT BREAKDOWN:

(3) 2 BEDROOM UNITS
(1) 3 BEDROOM UNIT

BUILDING TYPE QUANTITY:

(4) BUILDING TYPE B2



3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-3933

**DENISON
AFFORDABLE
HOUSING
BRECKENRIDGE, CO**

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DESCRIPTION	AUTHOR	CHECKED	DATE

FINAL DEVELOPMENT
REVIEW
02.29.2016

SHEET NO.

**A4.0
BUILDING B2**



Unit Location
1" = 150'



① Perspective View

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BUILDING TYPE C

BUILDING SQUARE FOOTAGE:

FIRST FLOOR = 1939 S.F.
SECOND FLOOR = 1939 S.F.
TOTAL = 3878 S.F.

UNIT BREAKDOWN:

(4) 2 BEDROOM UNITS

BUILDING TYPE QUANTITY:

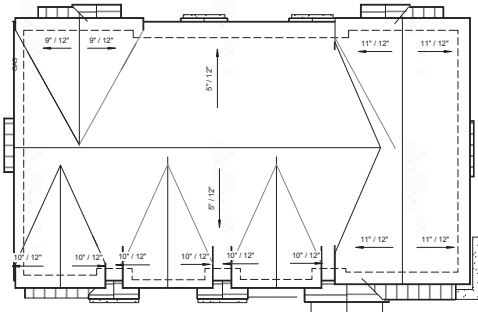
(3) BUILDING TYPE C

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DESCRIPTION	AUTHOR	CHECKED DATE

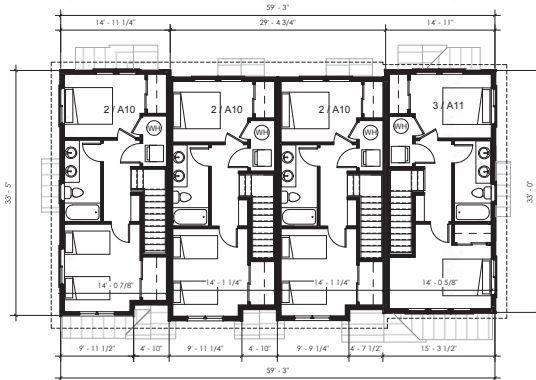
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REVIEW
02.29.2016

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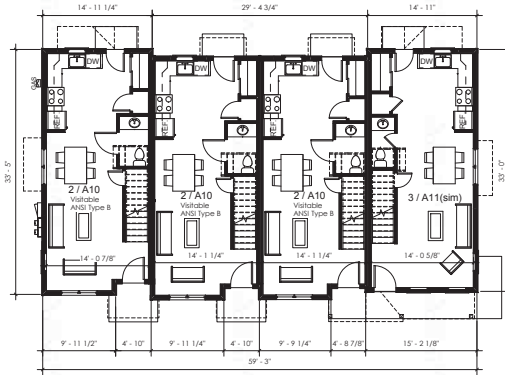
A5.0
BUILDING C



⑧ ROOF PLAN
1/8" = 1'-0"



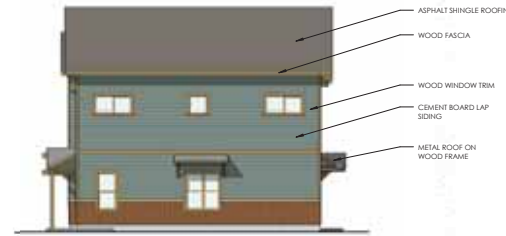
⑦ Second Floor Plan
1/8" = 1'-0"



⑥ First Floor Plan
1/8" = 1'-0"



⑤ Front Elevation
1/8" = 1'-0"



④ Right Elevation
1/8" = 1'-0"



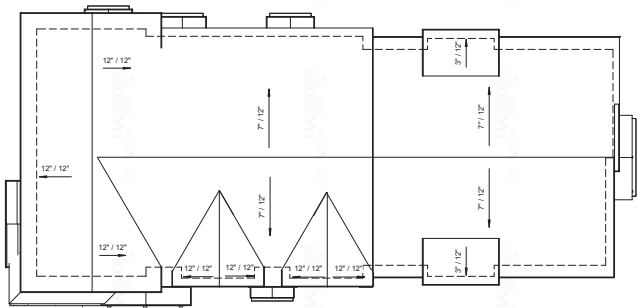
③ Back Elevation
1/8" = 1'-0"



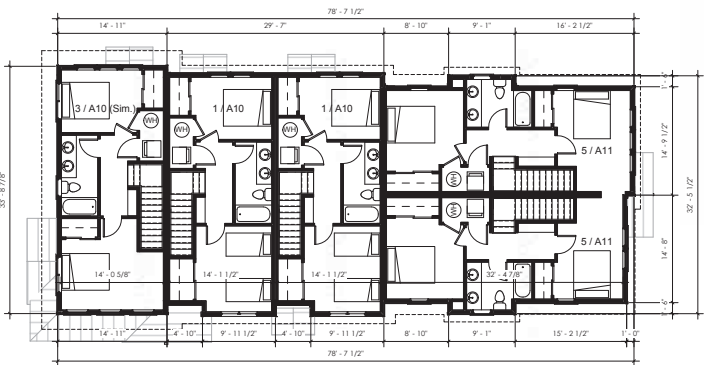
② Left Elevation
1/8" = 1'-0"



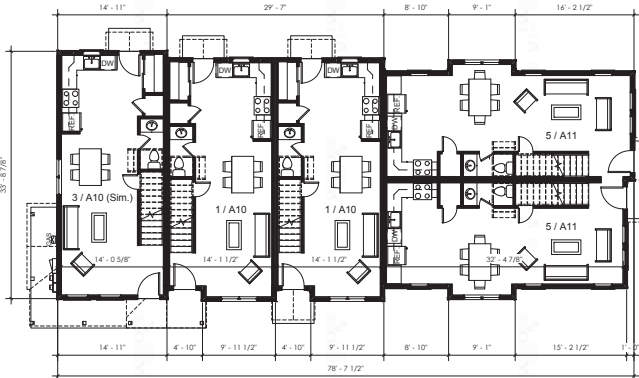
Unit Location
1" = 150'



8 Roof Plan
1/8" = 1'-0"



7 Second Floor Plan
1/8" = 1'-0"



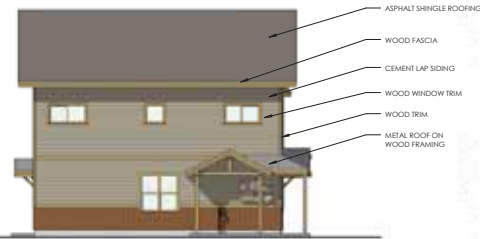
6 First Floor Plan
1/8" = 1'-0"



4 Right Elevation
1/8" = 1'-0"



5 Back Elevation
1/8" = 1'-0"



3 Left Elevation
1/8" = 1'-0"



2 Front Elevation
1/8" = 1'-0"



1 Perspective View

BUILDING TYPE D	
BUILDING SQUARE FOOTAGE:	
FIRST FLOOR = 2483 S.F.	SECOND FLOOR = 2483 S.F.
TOTAL = 4966 S.F.	
UNIT BREAKDOWN:	
(5) 2 BEDROOM UNITS	
BUILDING TYPE QUANTITY:	
(2) BUILDING TYPE D	



Unit Location
1" = 150'



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BRECKENRIDGE, CO**

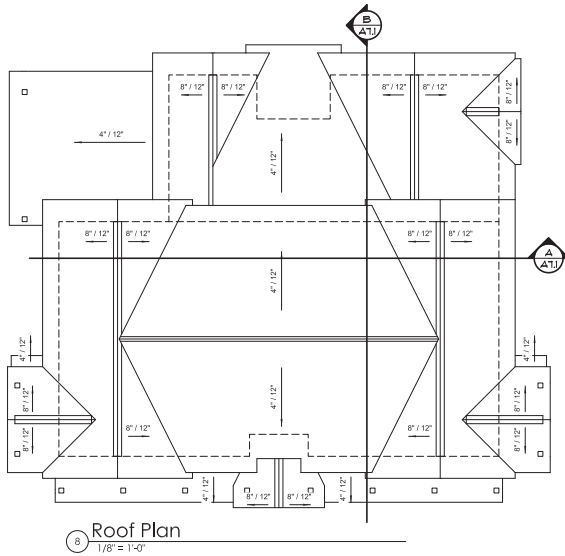
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FINAL DEVELOPMENT
REVIEW
02.29.2016

SHEET NO.

**A6.0
BUILDING D**



8 Roof Plan
1/8" = 1'-0"



4 Right Elevation
1/8" = 1'-0"



2 Front Elevation
1/8" = 1'-0"



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f: 303-447-3933

DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO



160 East Adams
Breckenridge, Colorado
p: 970-453-6880



3 Left Elevation
1/8" = 1'-0"



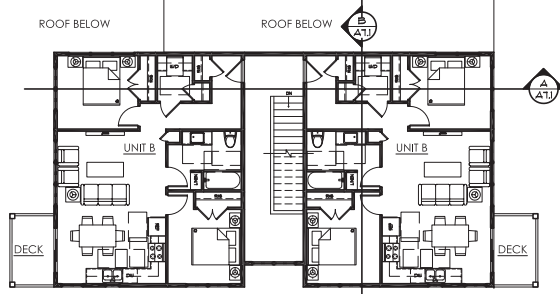
1 Back Elevation
1/8" = 1'-0"



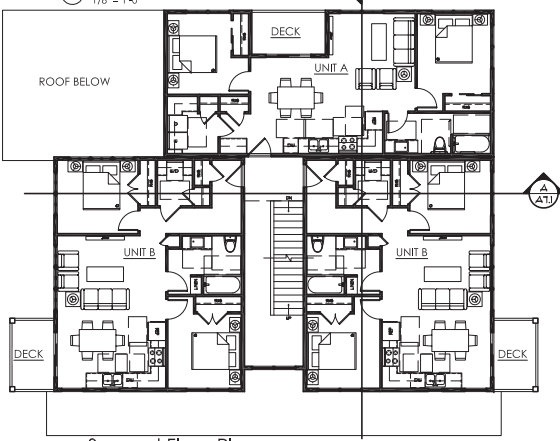
8 Perspective View

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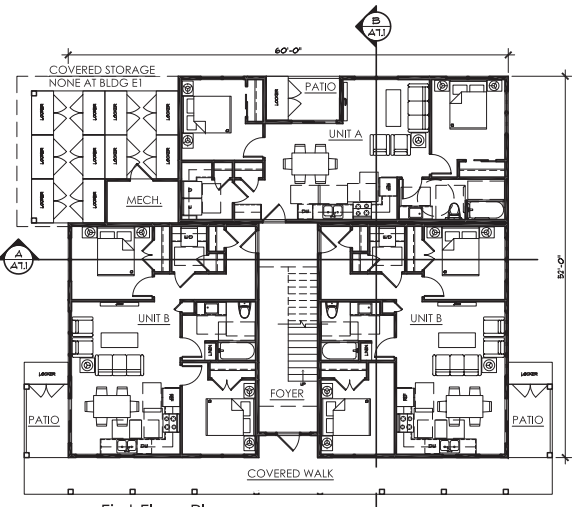
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DESCRIPTION	AUTHOR	CHECKED DATE



7 Third Floor Plan
1/8" = 1'-0"



6 Second Floor Plan
1/8" = 1'-0"



5 First Floor Plan
1/8" = 1'-0"

BUILDING TYPE E2
BUILDING SQUARE FOOTAGE: FIRST FLOOR = 2736 S.F. SECOND FLOOR = 2736 S.F. THIRD FLOOR = 1834 S.F. TOTAL = 7306 S.F.
UNIT BREAKDOWN: (8) 2 BEDROOM UNITS
BUILDING TYPE QUANTITY: (2) BUILDING TYPE E



Building Locations
1" = 150'

FINAL DEVELOPMENT REVIEW
02.29.2016

SHEET NO.
A7
BUILDING E



1 Perspective View

BUILDING TYPE F1

BUILDING SQUARE FOOTAGE:

FIRST FLOOR RES. = 2224 S.F.
FIRST FLOOR COM. = 253 S.F.
SECOND FLOOR RES. = 2208 S.F.
SECOND FLOOR COM. = 193 S.F.
THIRD FLOOR RES. = 966 S.F.
THIRD FLOOR COM. = 285 S.F.

TOTAL RESIDENTIAL = 5398 S.F.
TOTAL COMMON = 731 S.F.

UNIT BREAKDOWN:

- (6) STUDIO UNITS
- (4) 1 BEDROOM UNITS

BUILDING TYPE QUANTITY:

- (2) BUILDING TYPE F1

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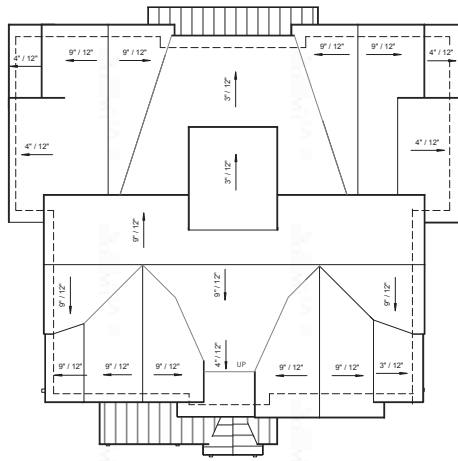
ISSUED/REVISION SCHEDULE	DATE
DESCRIPTION	AUTHOR CHECKED DATE

FINAL DEVELOPMENT
REVIEW
02.29.2016

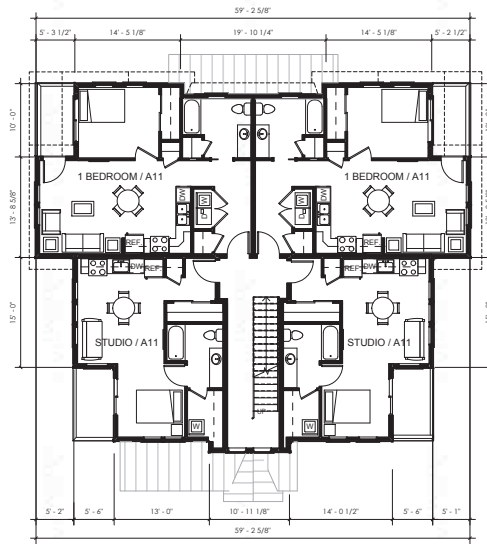
SHEET No.

**A8.1
BUILDING F1**

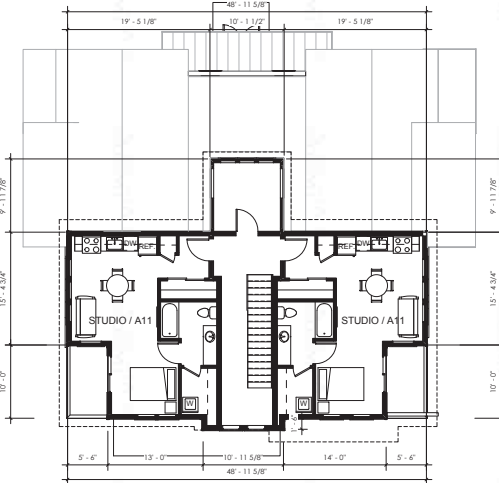
Unit Location
1" = 150'



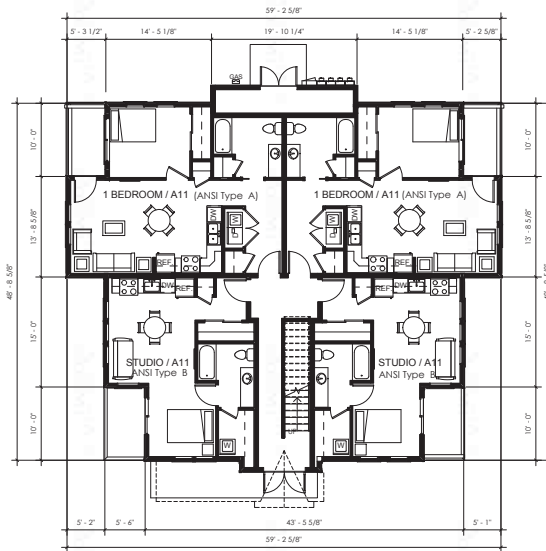
5 Roof Plan
1/8" = 1'-0"



3 Second Floor Plan
1/8" = 1'-0"



4 Third Floor Plan
1/8" = 1'-0"



2 First Floor Plan
1/8" = 1'-0"



3 Front Elevation
1/8" = 1'-0"



4 Left Elevation
1/8" = 1'-0"



1 Right Elevation
1/8" = 1'-0"



2 Back Elevation
1/8" = 1'-0"

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FINAL DEVELOPMENT
REVIEW
02.29.2016

SHEET No.

**A8.2
BUILDING F1**

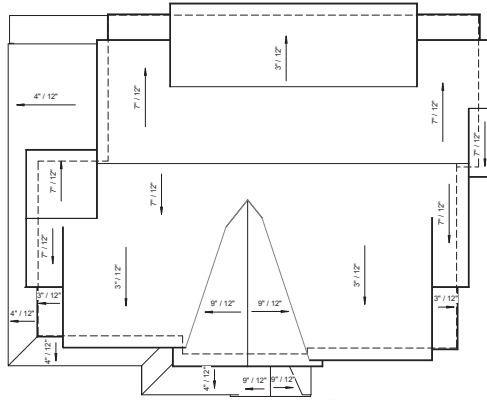


① Perspective view

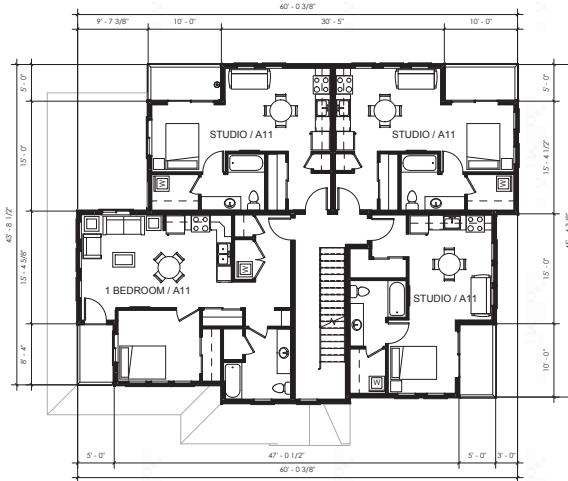


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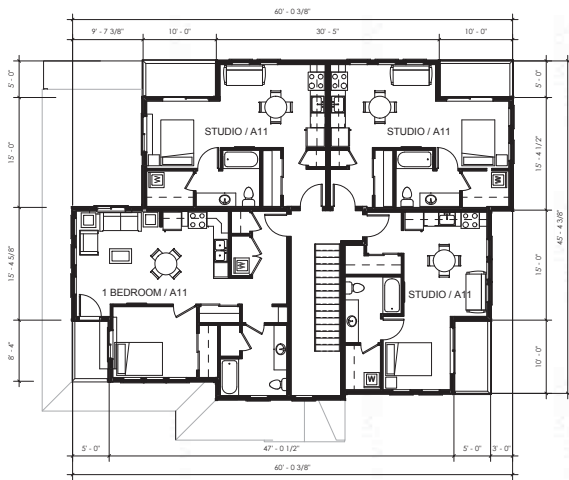
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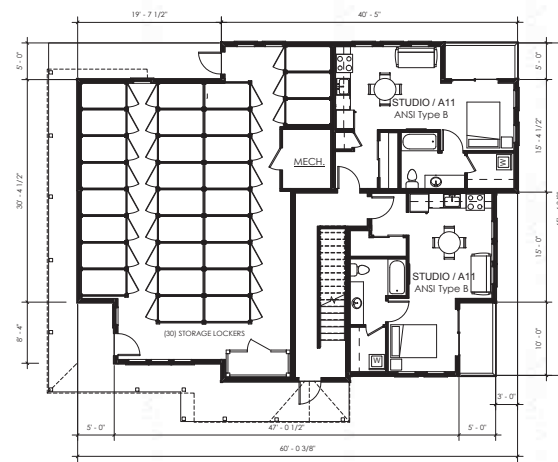
⑤ Roof Plan
 1/8" = 1'-0"



③ Second Floor Plan
 1/8" = 1'-0"



④ Third Floor Plan
 1/8" = 1'-0"



② First Floor Plan
 1/8" = 1'-0"

BUILDING TYPE F2

BUILDING SQUARE FOOTAGE:

FIRST FLOOR RES. = 901 S.F.
 FRIST FLOOR COM. = 1490 S.F.
 SECOND FLOOR RES. = 2033 S.F.
 SECOND FLOOR COM. = 213 S.F.
 THIRD FLOOR RES. = 2033 S.F.
 THIRD FLOOR COM. = 213 S.F.

TOTAL RES. = 4967 S.F.
 TOTAL COM. = 1916 S.F.

UNIT BREAKDOWN:

- (8) STUDIO UNITS
- (2) 1 BEDROOM UNITS
- (31) STORAGE LOCKERS

BUILDING TYPE QUANTITY:

- (1) BUILDING TYPE F2

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DESCRIPTION	AUTHOR	CHECKED DATE



Unit Location
 1" = 150'

FINAL DEVELOPMENT
 REVIEW
 02.29.2016

SHEET No.

**A9.1
 BUILDING F2**

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 REVIEW
 02.29.2016

SHEET No.

**A9.2
 BUILDING F2**



4 Left Elevation
 1/8" = 1'-0"



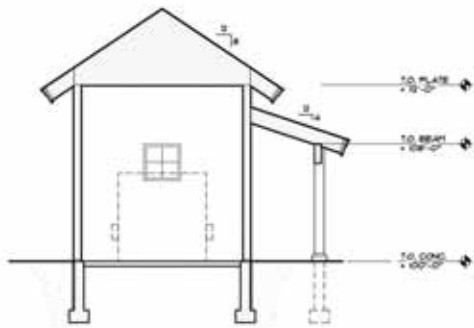
2 Back Elevation
 1/8" = 1'-0"



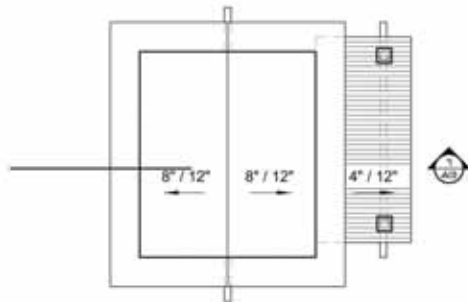
3 Front Elevation
 1/8" = 1'-0"



1 Right Elevation
 1/8" = 1'-0"



SECTION
1/4" = 1'-0"



Roof Plan
1/4" = 1'-0"



First Floor Plan
1/4" = 1'-0"



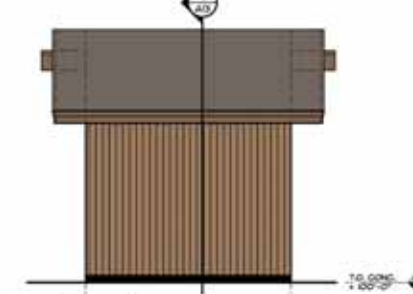
Front Elevation
1/4" = 1'-0"



Right Elevation
1/4" = 1'-0"



Back Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"

TRASH ENCLOSURE
BUILDING TYPE QUANTITY:
(4) TRASH ENCLOSURES



Enclosure Locations
1" = 130'

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REVISION SCHEDULE
DESCRIPTION AUTHOR CHECKED DATE

FINAL
DEVELOPMENT REVIEW
02.29.2014

Sheet No.

A13
TRASH
ENCLOSURE

Planning Commission Staff Report

- Subject:** Cucumber Creek Estates Master Plan
(Class A Preliminary Hearing; PL-2106-0017)
- Proposal:** To create a master plan for a 9.24 acre property to provide for the development of 6, approximately 1/2 acre, single-family lots, 5 clustered single-family lots and 12 duplex residences. Currently the site has 22 SFEs, the master plan proposes to utilize all 22 of those SFEs and potentially one additional SFE to be transferred to the site (Exhibits A&B).
- Project Manager:** Chris Kulick, AICP
- Date:** February 26, 2015 (For meeting of March 15, 2016)
- Applicant:** Tim Casey, Christie Heights Partnership
- Owner:** Christie Heights Partnership
- Agent:** Steve West, Attorney
- Address:** Grandview Drive
- Legal Description:** Tract B, Christie Heights Subdivision #2
- Site Area:** 9.24 acres (402,494 sq. ft.).
- Land Use District:** 10: Residential 2 UPA, Single Family, up to 8-plex, townhouses subject to an approved Development Agreement. The Development Agreement provisions take precedent over the LUG's.
- Site Conditions:** The site is undeveloped and moderately forested with lodgepole pine and spruce trees. The site slopes to the northwest at an average grade of 6%. Trail easements that were dedicated through a previous subdivision are located along the northern and eastern edges of the property. Additionally the applicants lease Tract B to the Nordic Center for \$1per year as there are several short trail sections utilized that are not located on any formalized trail easement. It is the intention of the applicant to continue this lease arrangement until Tract B is developed.
- Adjacent Uses:** North: Shock Hill single-family lots South: Nordic Center
East: Penn Lode single-family homes West: Cucumber Gulch Preserve
- Density:** Allowed under current Development Agreement:
Single-Family Homes (7,500 sq. ft. max): 11 SFEs (82,500 sq. ft.)
Condominium (1,200 sq. ft. multiplier): 11 SFEs (13,200 sq. ft.)
Total Allowed: 22 SFEs (97,500 sq. ft.)

Proposed Master Plan (square footage is limited as proposed by the applicant):	
Single-family Home (6,200 sq. ft. max):	6 SFEs (37,200 sq. ft.)
Clustered Single-Family Home (3,500 sq. ft. max):	5 SFEs (17,500 sq. ft.)
<u>Duplex (2,500 sq. ft. max):</u>	<u>12 SFEs (30,000 sq. ft.)</u>
Total proposed:	23 SFEs (89,400 sq. ft.)

Mass: Allowed under existing Development Agreement: 117,000 sq. ft.

Proposed Mass:
Per Town Code - 20% of allowed density: 107,280 sq. ft.

Height: Recommended: 35 feet overall

Proposed:
Single Family Homes: 32 feet overall
Clustered Single-Family and Duplex: 35 feet overall

Building Envelope Setbacks Single-Family Home:

Allowed per the purchase contract for Tract A, Town Open Space (see Item History below):
“Building or disturbance envelopes for each lot reasonably acceptable to Seller.”

Proposed Buliding Envelope Setbacks:
Single-Family Homes:

Front: 15 ft.
Rear: 30 ft.
Side/South: 40 ft. combined

Proposed Clustered Single-Family Home and Duplex (Perimeter Boundary):

Front: 15 ft.
Rear: 30 ft.
Sides: 15 ft.

Item History

Cucumber Creek Estates was first approved on April 14, 1998 as a subdivision with 24 single-family home sites over 35 acres of land (Exhibit F). The original subdivision was very contentious because many of the lots were located in what is today the Cucumber Gulch Preserve and would have had a significant impact on the Gulch’s sensitive riparian habitat.

On February 2, 2000, the applicants entered into a Development Agreement with the Town that allowed the Cucumber Creek Estates vesting to be extended by 18 months. This additional time allowed the Town to enter into a contract on September 26, 2000 with the applicants to purchase 23 acres of the original site’s most sensitive land in Cucumber Gulch for open space. After the purchase agreement was completed, the first in a series of modifications to the subdivision was completed. This first modification approved on November 28, 2000 (recorded on January 31, 2001), split the original site into four properties, Tract A,

23.33 acres (Town owned open space), Tract B, 9.24 acres (Cucumber Creek Estates development site), Tract C, 0.33 acres, (Town owned Nordic Center property) and Tract D, 1.29 acres (Town owned Nordic Center property) (Exhibit E). Shortly after the first modification, a second modification was reviewed that included a subdivision plan for the newly created Tract B. The second modification proposed 11 single-family lots, a 0.71 acre development site, “Parcel A”, with 11 SFEs to be used as a Nordic lodge or Bed and Breakfast, and 13 additional SFEs assigned to the open space Tract A (Exhibits C&D). The second modification was approved on January 23, 2001 but was never recorded; it is currently vested through January 9, 2021.

As part of the negotiation of the Development Agreement dated January 18, 2001, the Town acquired Tract A at significantly below market price in return for the special allowances for the development of Tract B. To facilitate these allowances, specific conditions were added to purchase contract of Tract A. This Development Agreement granted extended vesting for 15 years and was extended on February 28, 2012, vesting the development rights until January 9, 2021.

The following are the key points from the purchase contract for Tract A (Town Open Space site) and the Development Permit approval per the Development Agreement extended by the Town Council in 2012:

- *“The Cucumber Gulch Overlay Protection District Ordinance was not intended to impair the existing approved and vested Cucumber Estates Plan, or the amendment of the plan to facilitate the acquisition by the Town, and , therefore, the amended plan providing for Lots 1-11 and Parcel A and this Modification to Permit are not subject to the Ordinance for as long as this Modification is vested.”*
- *“Issuance by the Town of a development permit for the subdivision...such development permit and the vested right therefore shall include building or disturbance envelopes for each lot reasonably acceptable to Seller and no new restrictions on the residences allowed to be constructed on the lots in addition to those provided for in the existing permit.”*

Staff Comments

Master Plan (39/A) and Land Use (Policies 2/A & 2/R): The applicant is proposing to create a Master Plan for the Tract B, Christie Heights Subdivision #2 (Cucumber Creek Estates). The uses for this site (identified in the approved subdivision as “Single-Family Home Lots/11SFEs Residential”) are proposed in the Master Plan as single-family home, cluster single-family homes and duplex uses as allowed in Land Use District 10, the underlying suggested land use. Staff has no concerns.

Density/Intensity (3/A & 3/R)/Mass (4/R): The vested density on Tract B is 22 SFEs with a maximum density of 97,500 sq. ft. The proposed Master Plan utilizes the vested 22 SFES with a potential to increase the density with this master plan by 1 SFE. The additional 1 SFE option will further be determined by the applicant prior to the final hearing submittal. A decrease in square footage on the property is proposed with a maximum density limit of 89,400 sq. ft. (A total decrease of 8,100 square feet reduction from the vested plan). Single-family Homes at 6,200 sq. ft. max x 6 SFEs, Clustered Single-Family Homes at 3,500 sq. ft. max x 5 SFEs, and Duplexes at 2,500 sq. ft. max x 12 SFEs. Since the proposed clustered single-family and duplex units are below 5 units per acre (UPA) neither are subject to a 1,600 sq. ft. multiplier per SFE.

Despite the overall decrease in proposed square footage, the proposal as shown is 1 SFE greater than the permitted density limit of 22 SFEs. This is because of how the density policy ultimately determines density by SFEs, not overall square footage. The Master Plan as proposed at 23 SFEs would require a transfer of density pursuant to Section 9-1-17-12: *Transfer of Density*.

Since this a Master Plan application, there is the ability to transfer density to the site if the applicants desire to do so. In reviewing the application against other policies in the code staff believes the site plan could pass a fit test with the one additional SFE. If a density transfer or new Development Agreement addressing the SFE is not sought by the applicants, the final submittal will show a reduction of one SFE. Since this a Preliminary Hearing staff is confident this issue can be resolved before going to the Final Hearing.

Special Areas (Policy 37/R): Per the existing Development Agreement, which is still valid, this proposal is exempt from the Cumber Gulch Overlay Protection District Ordinance.

“The Cucumber Gulch Overlay Protection District Ordinance was not intended to impair the existing approved and vested Cucumber Estates Plan, or the amendment of the plan to facilitate the acquisition by the Town, and , therefore, the amended plan providing for Lots 1-11 and Parcel A and this Modification to Permit are not subject to the Ordinance for as long as this Modification is vested.”

Staff has no concerns.

Site and Environmental Design (7/R):

The overall site disturbance associated with the proposed illustrative plan is less than in the previously approved subdivision plan. Building envelope sizes on the single family lots have been reduced from 17% to 50% compared to building envelope sizes from the currently vested subdivision. Of the 17 proposed cluster single-family homes and duplexes, 14 utilize shared driveways. Of the 23 units shown, there are 15 driveways. All of the buildings have a minimum separation of 40-feet, measured between the eaves of each building. Staff is encouraged to see the ample setbacks and reduced number of driveways.

Utilities may be brought in from utility easements located on the north and south ends of the property. Staff is comfortable with the proposed site configuration.

Absolute Placement of Structures (9/A & 9/R): Per the purchase contract for Tract A between the Town and the applicant, an allowance for larger than permitted building envelopes has been made.

“Issuance by the Town of a development permit for the subdivision...such development permit and the vested right therefore shall include building or disturbance envelopes for each lot reasonably acceptable to Seller and no new restrictions on the residences allowed to be constructed on the lots in addition to those provided for in the existing permit.”

Despite having this allowance, the applicants have proposed a buffer of 30 feet from the rear property lines to the building envelopes for the single-family homes and perimeter boundary for the clustered single family duplex units. A setback of 30 feet is 15 feet greater than the required relative setback. Building envelope setbacks on the single-family lots are below the recommended combined 50’ side yard setback and 25’ front yard setback for single-family disturbance envelopes. However, since the applicants have a special condition vested as part of their current development agreement, neither one of these standards is applicable

The perimeter boundary for clustered single-family and duplex units meets the required relative setbacks. As noted above, the applicants have reduced the building envelope square footage from the previously approved subdivision by 17% to 50%. Overall, staff believes the building envelopes are an improvement over the currently vested subdivision and in particular appreciates the increased setback along the rear property lines. Staff has no concerns.

Drainage and Stormwater Management (27/A & 27/R): Drainage and detention ponds to handle drainage and stormwater from the development will be constructed on in an easement located on the adjacent Tract A (Exhibit D). Per the plat notes from Christie Heights Filing #2, *“The drainage and detention pond easement and the 25’ drainage easement labeled hereon are private easements for the benefit of Tract B...”* Because Tract A is an open space tract, staff will be working with the applicants to ensure that the drainage and detention ponds minimize any impacts to the open space values of the tract.

Building Height (6/A & 6/R): Per Land Use District 10, structures in excess of two stories above grade are discouraged.

With duplex and single-family structures, a maximum of 35-feet measured to the ridge is allowed per Policy 6. The applicants are proposing a maximum height of 32 feet for single family homes and 35 feet for clustered single family homes and duplexes. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R):

Access for the proposed public street serving the neighborhood is to be taken from a single curb cut off Ski Hill Road. The Town’s Engineering Department has reviewed the plan and has no concerns with the curb cut location. Furthermore, most of the residences will utilize shared driveway cuts. All of the driveways depicted in the illustrative plan meet the required 30 feet of separation between driveways.

Non-motorized trail easements for summer and winter uses were dedicated along the eastern and northern boundaries of the property. These easements will allow for the continuation of the popular nordic loop that surrounds the property. Some other existing nordic trails, which do not have recorded easements, will be removed when development of Tract B occurs. The eastern trail easement would cross the proposed public road near the Nordic Center, which does not create an optimal situation for nordic skiers utilizing the trail. This issue has been studied throughout the many reiterations and because of the proximity of skiers departing or arriving at the Nordic Center, site constraints and low traffic volumes at the crossing point, it was previously determined that an on-grade crossing where skiers have to remove their equipment was the best option. BOSAC has reviewed this application and was okay with the proposed trail crossing.

Architectural Compatibility (5/A & 5/R): Per this section of the code:

In an effort to ensure quality architecture and conform to Policy 5, the applicant has included the Master Plan notes below.

Shock Hill, Tract E, Master Plan Notes

Architectural Guidelines:

A. Professional Design Assistance:

A Colorado licensed architect is required for all building plans for the Cucumber Creek Estates Development. A Colorado licensed structural and civil/soils engineer is also required for each building design. Image sketches illustrating samples of these Architectural Guidelines are attached to this Master Plan.

B. Design and Configuration:

1. *Each building will be individually reviewed and approved by the Town of Breckenridge through the Class D Major permit process. This will allow input from the Homeowners Association, Community Development Staff, Planning Commission and Town Council to ensure appropriate design.*
2. *This Master Plan will provide architectural design that will utilize contemporary materials in harmony with the site's natural environment, window patterns and exterior details to make the new homes a product of our modern time.*
3. *Architectural variability is important to the success of this development. When similar unit types are adjacent to each other, a combination of unique exterior elements will be used to create variety and avoid excessive similarity. Variable exterior elements may include: building massing, roof forms, material variations, deck treatments, outdoor room edges, window patterns, trim patterns and colors.*
4. *Built units will be roughly based upon the samples of typical unit plans and elevations from the approved Master Plan. The designs should be customized and vary in size.*
5. *The minimum separation between buildings, measured from eave to eave or deck to deck, is 10 feet.*

C. Building Height and Massing:

1. *Building height measurements shall be measured in compliance with the Town of Breckenridge Development Code and shall be a maximum of 32 feet for single family lots, and 35 feet for cottages and townhomes.*
2. *Building massing shall include terraced edges by utilizing forms that are lower at the sides of each of the buildings. Decks and outdoor rooms with landscape/wall enclosures are encouraged and help break down the scale of the building at the edges.*

D. Exterior Walls:

1. *Large, unbroken planes of a single material shall be avoided. Recessed and projecting design elements such as plan offsets, projected cantilevers, plan recesses, bay windows, covered entries, chimneys, or porches, shall be used to break up the wall planes to create architectural visual interest. Offsets of 32" minimum dimension are highly encouraged.*
2. *Exterior wall materials may be of natural stone, heavy timber, distressed laminated beams, hewn logs, natural wood, painted wood, natural patina shakes, metal panels, wood shakes, or other materials approved by the Town of Breckenridge. Railings shall be wood, metal or provided within enclosed roof forms. Unnatural materials, as*

determined by the Town of Breckenridge Development Code, shall not exceed 15% of any one elevation's total surface area.

- 3. It is encouraged to use secondary colors on accent materials and secondary siding materials. All exterior material colors shall be in a natural palette in compliance with the Town of Breckenridge Development Code.*

E. Roofs:

- 1. Roof forms and???? shall utilize gable configurations, barrel roofs, flat roofs, shed roofs, hip roofs and other complementary roof forms. Flat roofs maybe used as secondary accent forms and should be centrally drained. All drainage should be designed and approved by the consulting civil/soils engineer.*
- 2. Roofs shall be constructed to a Class A Assembly and roofing materials shall be non-reflective metal, heavy rusticated composition shingles, or fire retardant simulated shakes or shingles.*
- 3. When similar residences are side by side, varying roof forms and building geometry are required.*

F. Windows:

- 1. All homes shall utilize aluminum clad wood windows. Corner windows, clerestory windows and geometric accent muntin patterns are encouraged. When similar residences are side by side, varying window patterns are required to make each building unique.*

G. Entries and Exterior Doors:

- 1. In duplex residences, garage door locations shall alternate between front-load and side-load configurations where possible. Doors shall have glazed panels and be wood clad. Patterns shall vary.*
- 2. Entry and garage doors shall be arranged and separated to convey the feeling of custom single family residences where applicable.*

H. Exposed Metal, Chimneys, Flues:

- 1. All exposed metals such as fascia flashings, beam flashings, cap flashings, wall flashings, wall vents, roof vents, metal enclosures, flues and chimneys shall be of an approved color and non-reflective. Exposed flue pipes are allowed if cleanly detailed and painted a dark non-reflective color to match the roof color.*

2. *When similar residences are side by side, variation of metal elements, chimneys, vents and/or flues is required.*

K. Changes and Future Additions:

A Colorado licensed architect is required for all proposed building changes and future additions. No work shall be undertaken (other than routine maintenance and repair) which will result in changes in the exterior appearance, including painting and staining, without prior written approval of the Homeowners Association, Architectural Committee appointed by the Homeowners Association. In addition, a Development Permit from the Town of Breckenridge may be required.

It may be possible for homeowners to provide additions and/or modifications to individual units as long as approval is obtained from the Homeowners Association and there is remaining density on the overall project. Written approval of the Homeowners Association is required to include allocation of the density/mass prior to application to the Town for development permit review. Additions and modifications shall strictly adhere to these guidelines. Allocation and fees to acquire this density is at the discretion of the developer and the Homeowners Association.

L. Covenants, Codes and Restrictions:

These guidelines shall be incorporated into the project Covenants, Codes and Restrictions, and the Homeowners Association Architectural Guidelines as appropriate.

Staff has no concerns with the proposed notes and believe that they set up the development to have homes that will meet Policy 5/A and Policy 5/R. We welcome any Commissioner comments.

Landscaping (22/A & 22/R): All landscaping will be reviewed in association with the individual development permits for each unit. The Master Plan Notes specify, *“All plantings shall comply with the Town of Breckenridge’s Development Code Requirements. Boulder walls shall be minimized in scope and, where provided, landscaped and terraced in four-foot maximum height. All decorative boulders shall be buried by at least 50%.”*

Staff is not suggesting any positive or negative points associated with this landscaping proposal with this master plan as it will be reviewed with individual development permit applications.

Point Analysis (Section: 9-1-17-3): Staff found the preliminary application meets all absolute policies and we found no reason to assign positive or negative points for this Master Plan.

Staff Recommendation

Staff understands there are many unique provisions associated with this application due to past Development Agreements and vesting but believes the proposed voluntary reductions in buildable square footage, increased external site buffers, reduction in building envelope square footage and change in unit types is an improvement over the currently vested subdivision. Staff would like to hear feedback from the Commission in preparation for a Final Hearing and has the following questions for the Commission:

1. Should the applicant propose 23 SFEs at the final hearing, a transfer of density would be required, is the Commission comfortable that an additional 1 SFE of density fits on the site?
2. Is the Commission comfortable with the general elements of the site plan?
3. Is the Commission comfortable with proposed change in unit types?
4. Does the Commission have any additional comments about the proposed application?

Staff recommends that the application return for a final hearing.

CUCUMBER CREEK ESTATES

MASTER PLAN

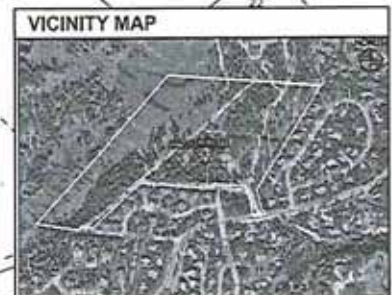
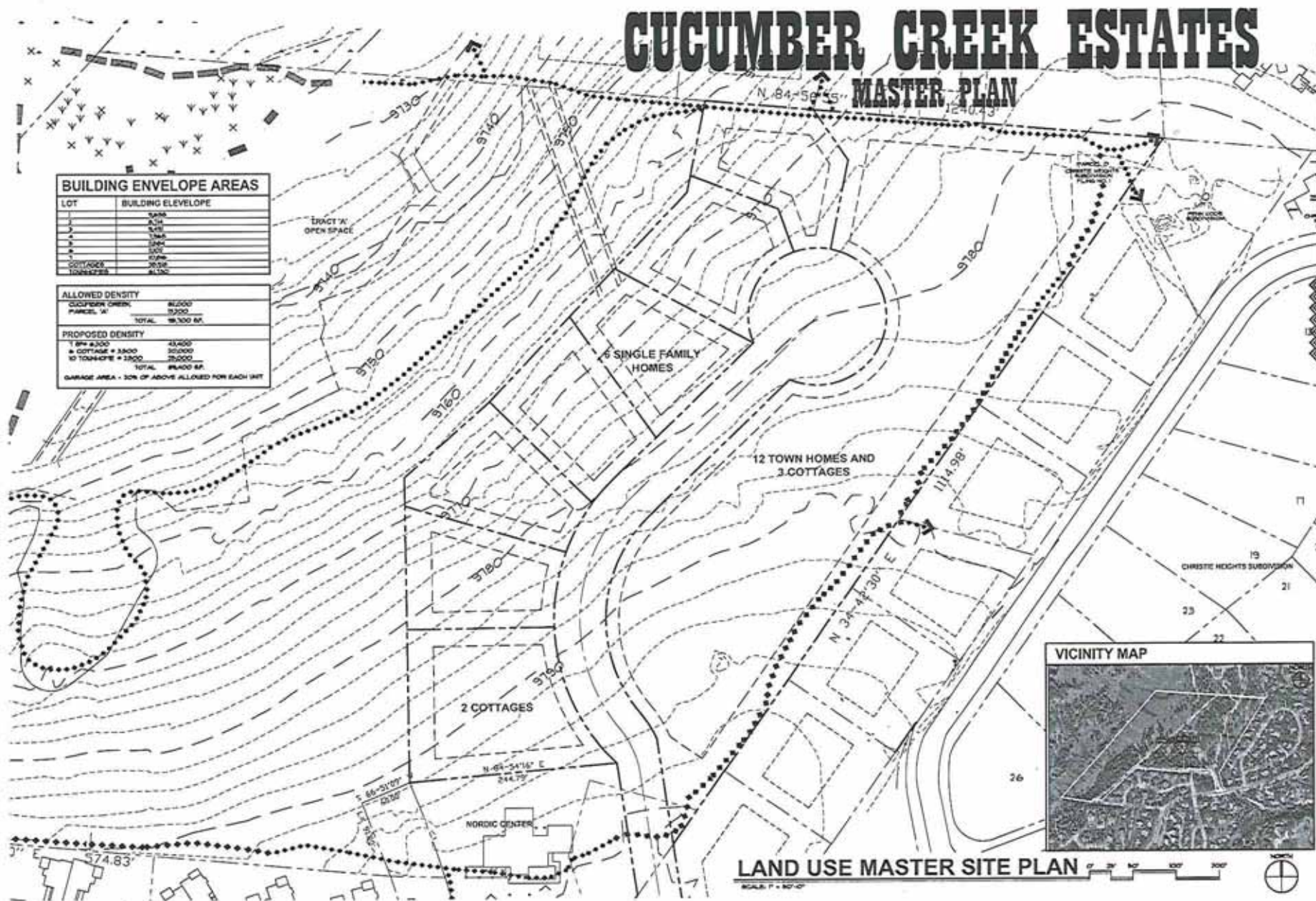
BUILDING ENVELOPE AREAS

LOT	BUILDING ENVELOPE
1	3,500
2	3,500
3	3,500
4	3,500
5	3,500
6	3,500
7	3,500
8	3,500
9	3,500
10	3,500
11	3,500
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199	3,500
200	3,500

ALLOWED DENSITY	
CUCUMBER CREEK	10,000
PARCEL 'A'	10,000
TOTAL	20,000 SF

PROPOSED DENSITY	
1 SH #3,500	43,000
8 COTTAGE # 3,500	28,000
10 TOWNHOME # 3,500	35,000
TOTAL	106,000 SF

GARAGE AREA - 30% OF ABOVE ALLOWED FOR EACH UNIT



LAND USE MASTER SITE PLAN
SCALE: 1" = 100'

REVISIONS:
 DATE: 5/20/08
 DRAWN BY: J. PALLAK
 CHECKED BY: H. HOSAH

PROGRAM NO. 0008

bhh Partners
 PROJECT: CUCUMBER CREEK ESTATES
 10000 N. 100TH ST., SUITE 100
 EDEN PRAIRIE, MN 55424
CUCUMBER CREEK ESTATES
 BUCKENRIEDEL CO.

SP-1
 OF 2

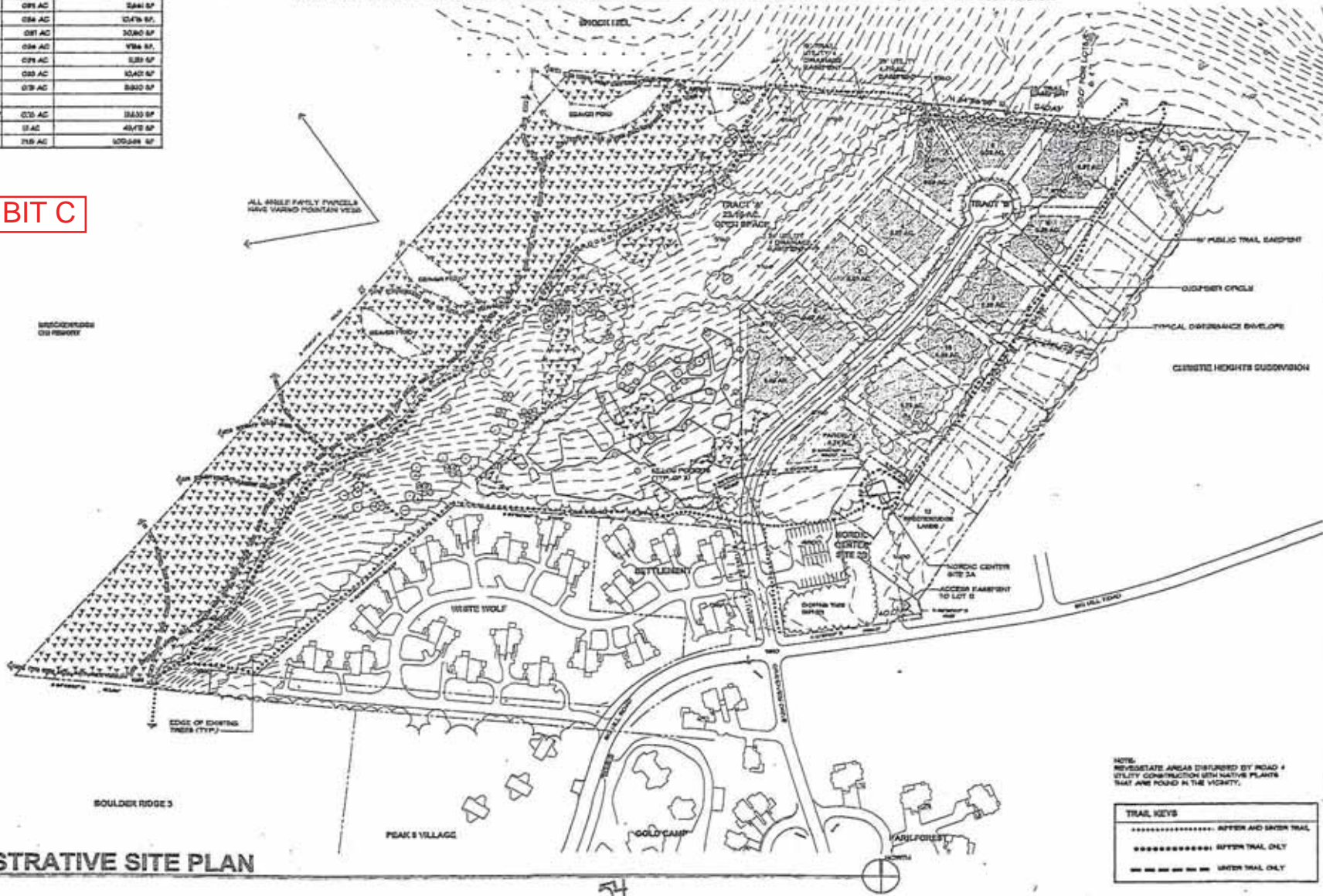


LOT#	USE	LOT SIZE	SETBACK ENVELOPE SIZE
1	SINGLE FAMILY	0.64 AC	3,249 SF
2	SINGLE FAMILY	0.61 AC	3,070 SF
3	SINGLE FAMILY	0.61 AC	3,070 SF
4	SINGLE FAMILY	0.71 AC	3,541 SF
5	SINGLE FAMILY	0.71 AC	3,541 SF
6	SINGLE FAMILY	0.84 AC	4,176 SF
7	SINGLE FAMILY	0.81 AC	4,050 SF
8	SINGLE FAMILY	0.54 AC	2,704 SF
9	SINGLE FAMILY	0.71 AC	3,541 SF
10	SINGLE FAMILY	0.53 AC	2,657 SF
11	SINGLE FAMILY	0.73 AC	3,650 SF
PARCEL A	FUTURE DEVELOPMENT	0.23 AC	1,143 SF
RIGHT OF WAY		1.42 AC	7,072 SF
OPEN SPACE		71.9 AC	3,602,648 SF

CUCUMBER CREEK ESTATES

A RESUBDIVISION OF LOTS 2A, 2B AND PARCEL D, CHRISTIE HEIGHTS, FILING NO. 2, AND PARCEL A, PENN LODGE SUBDIVISION

EXHIBIT C



ILLUSTRATIVE SITE PLAN

REVISIONS:

JOB NO: 5842
 DATE: 03/05/00
 DRAWN BY: EPH
 CHECKED BY: ELS
 THIS DRAWING IS UNREVISED UNLESS INDICATED OTHERWISE BY A REVISION.

BAKER • HOGAN • HOUX
 ARCHITECTURE & PLANNING / A.L.A./P.C.
 P.O. BOX 911, ADAMS, BRICKENRIDGE, COLORADO 80424 (303) 431-6880

CUCUMBER CREEK ESTATES
 BRICKENRIDGE, COLORADO

NOTE: REVEGETATE AREAS DISTURBED BY ROAD & UTILITY CONSTRUCTION WITH NATIVE PLANTS THAT ARE FOUND IN THE VICINITY.

TRAIL KEYS	
.....	APPER AND LOWER TRAIL
.....	UPPER TRAIL ONLY
.....	LOWER TRAIL ONLY

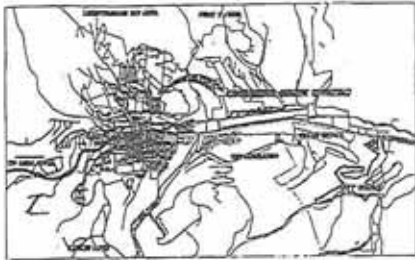
SHEET NUMBER:

A-1

CUCUMBER CREEK ESTATES, SITES & TRACTS

A RESUBDIVISION OF SITE 2A, SITE 2B, REPLAT OF CHRISTIE HEIGHTS, FILING NO. 1, AMENDED AND A PART OF PARCEL D, A REPLAT OF CHRISTIE HEIGHTS, FILING NO. 1 SECTION 36, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH P.M. A PART OF CUCUMBER PATCH PLACER, MS 2630 AND A PART OF LOMAX GULCH PLACER, MS 1807 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

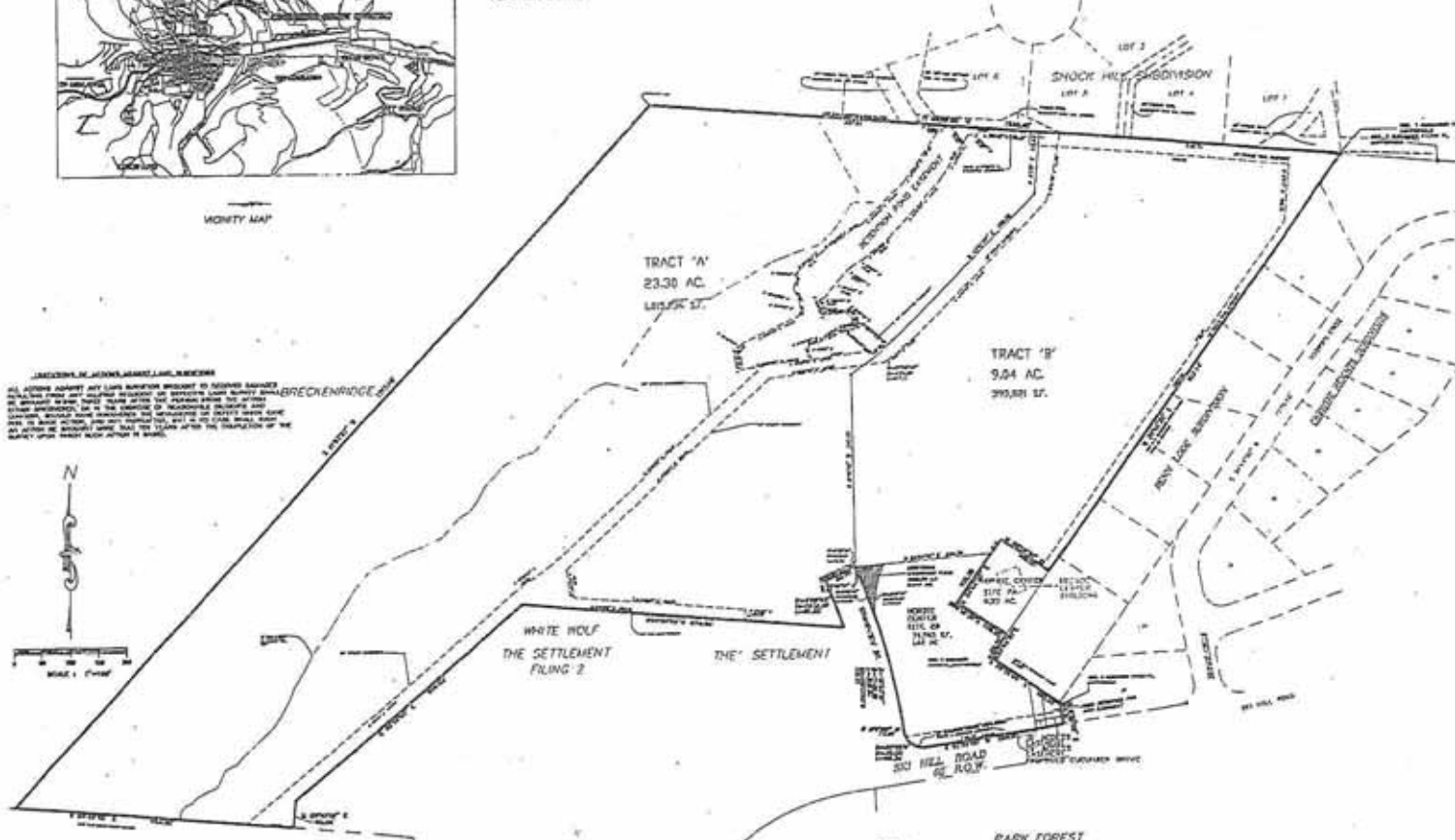
EXHIBIT E



LEGEND

- INDICATES FOUND MONUMENT AS SHOWN
- INDICATES 3/4" H.C. & REBAR AND 1 1/2" ALUM. CON. LT. 11944

ALL RIGHTS RESERVED BY THE STATE OF COLORADO. THE STATE ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED HIS APPROVAL THEREON. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



STATE OF COLORADO
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND AND WATER CONSERVATION

THE STATE ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED HIS APPROVAL THEREON. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PLANNING AND DESIGN INFORMATION
 The Planning and Design Information is the property of Tetra Tech, Inc. and shall remain the confidential property of Tetra Tech, Inc. and shall not be disclosed to any third party without the written consent of Tetra Tech, Inc.

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SHEET 1 OF 1

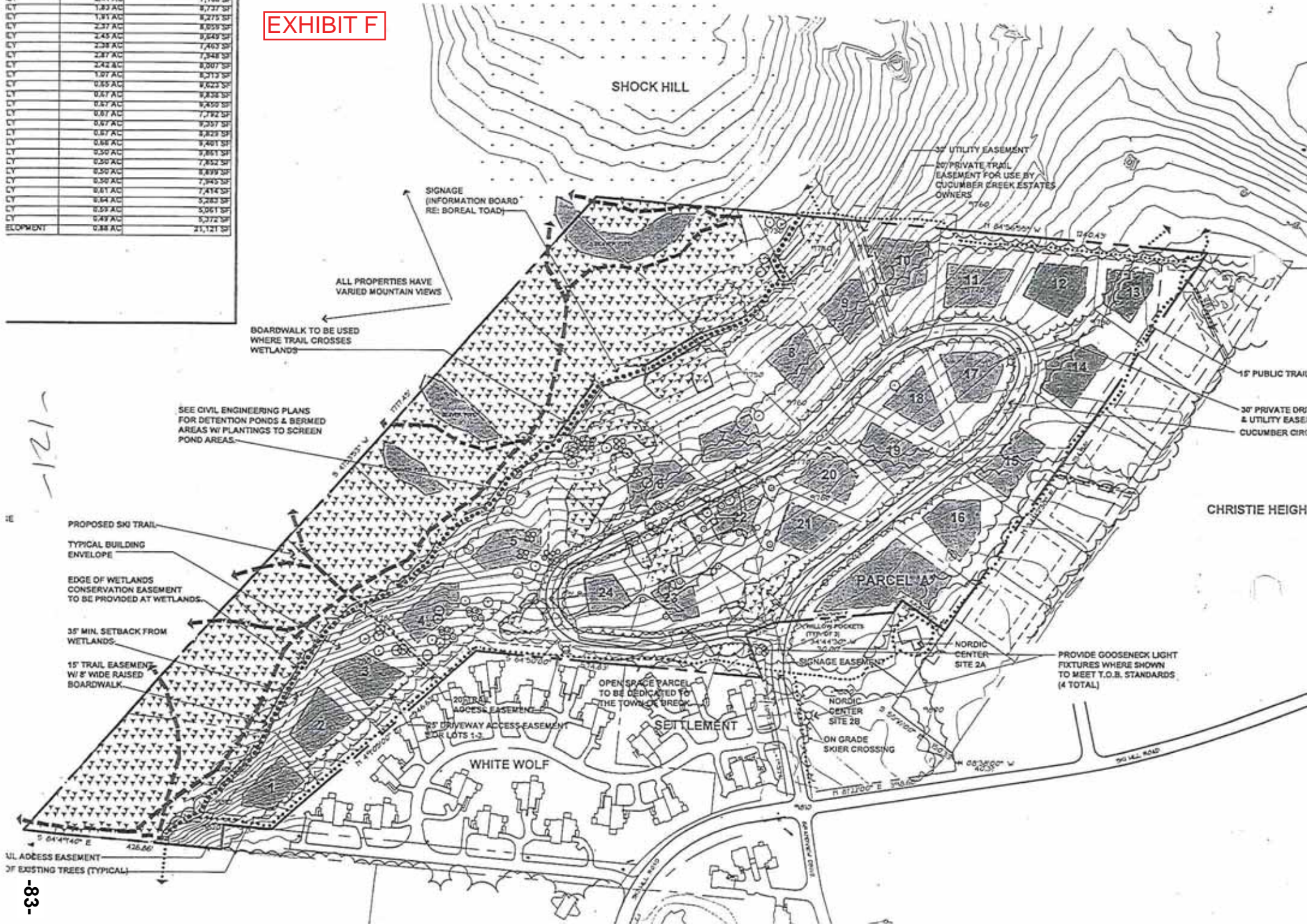
CUCUMBER CREEK ESTATES, SITES & TRACTS BRECKENRIDGE, SUMMIT COUNTY, COLO.	
TETRA TECH, INC. Engineering & Construction Group 400 E. Third Street, P.O. Box 1000 Breckenridge, Colorado 80424 Phone: (303) 469-1878	

CUCUMBER CREEK

ESTIA

EXHIBIT F

	LOT SIZE	BUILDING ENVELOPE SIZE
LY	2.41 AC	7,168 SF
LY	1.83 AC	8,737 SF
LY	1.81 AC	8,275 SF
LY	2.37 AC	8,859 SF
LY	2.45 AC	8,649 SF
LY	2.38 AC	7,463 SF
LY	2.87 AC	7,948 SF
LY	2.42 AC	8,007 SF
LY	1.97 AC	8,313 SF
LY	0.85 AC	8,624 SF
LY	0.67 AC	8,838 SF
LY	0.87 AC	8,859 SF
LY	0.67 AC	7,792 SF
LY	0.67 AC	7,357 SF
LY	0.67 AC	8,328 SF
LY	0.66 AC	8,401 SF
LY	0.50 AC	8,851 SF
LY	0.50 AC	7,852 SF
LY	0.50 AC	8,899 SF
LY	0.58 AC	7,945 SF
LY	0.61 AC	7,414 SF
LY	0.64 AC	5,283 SF
LY	0.59 AC	5,961 SF
LY	0.49 AC	5,372 SF
ECOPMENT	0.88 AC	21,121 SF



121-

Planning Commission Staff Report

- Subject:** Lincoln Park at the Wellington Neighborhood Filing 2 Subdivision, (Class A Subdivision, Combined Hearing; PL-2016-0032)
- Proposal:** Per the Lincoln Park at the Wellington Neighborhood Master Plan, the applicant proposes to subdivide a portion of Lots 1 and 2, Block 6, Lincoln Park at the Wellington Neighborhood into 21 lots with 24 units. Units are comprised of 18 single-family and 3 duplex homes. The Vern Johnson memorial Park (separate Development Permit) is to be constructed as part of this phase of the Lincoln Park Master Plan.
- Date:** March 9, 2016 (For meeting of March 15, 2016)
- Project Manager:** Michael Mosher, Planner III
- Applicant/Agent:** David O'Neil / Poplar Wellington Inc.
- Site Area:** 12.52 Acres or 545,720 Sq. Ft.
- Legal Description:** A resubdivision of the remainder of Lots 1 and 2, Block 6, Lincoln Park at the Wellington Neighborhood Filing No. 1, being situated in Section 32, Township 6 South, Range 77 West of the 6th Principal Meridian, Town of Breckenridge, Summit County, Colorado
- Land Use District:** 16, Subject to Wellington Neighborhood and the Lincoln Park at the Wellington Neighborhood Master Plan
- Site Conditions:** The property is undeveloped and consists of primarily dredge tailings. Portions of the tailings have been graded in the last ten years by the developer and other portions are as they were left by a dredge boat. There are mature conifers, aspens, willows at the northwest portion of the site. Elk Pond, fed by French Creek to the north, and a graded detention area lie west of Rodeo Drive (existing ROW from Phase 1 of the Wellington Neighborhood).
- Adjoining Uses:** Northeast: Phase 1 of the Wellington Neighborhood
Southeast: Future Lincoln Park development area and Phase 1 of the Wellington Neighborhood
Southwest: The Breckenridge Stables at Stillson Patch Placer and Breckenridge Heights Subdivision
West: Wellington Road and Vista Point Subdivision

Item History

The initial subdivision for the Wellington Neighborhood (PC#1999149) encompassed the entire 84.6-acre property (Phase 1, Phase II and Lincoln Park at the Wellington Neighborhood). All of Phase 1 and only a portion of Phase II have been developed.

The Planning Commission approved the Lincoln Park at the Wellington Neighborhood Master Plan (PC#2014038) on April 28, 2015 and the Subdivision of the First Phase of Lincoln Park at the Wellington Neighborhood (PC#2014039) on July 28, 2015

The layout of this block is similar to the illustrative plan of the Lincoln Park at the Wellington Neighborhood Master Plan (7th Master Plan Amendment of Wellington Neighborhood Master Plan).

Staff Comments

Block/Lot and Size/Layout: The proposed re-subdivision has similar development patterns, landscaping, road/alley layout, and typical green development as illustrated on the Lincoln Park at the Wellington Neighborhood Master Plan. The original 1999 Annexation Agreement addressed the smaller lots, reduced setbacks, and narrow road sections that do not meet the Development Code and Subdivision Standards which have been designed throughout the entire subdivision. Thus, no negative points were awarded under these policies for the Master Plan.

The public open space dedication requirement for all re-subdivisions of the Wellington Neighborhood has been met with the initial subdivision. This open space lies along much of the creek on the south boundary of the entire development area for the Wellington Neighborhood and Lincoln Park at the Wellington Neighborhood.

Drainage / Utilities: Drainage and utilities will be engineered and constructed consistent with the previous phases. The applicant's engineer has been working with Town Engineering Staff to provide detention facilities, which meet Town standards, for this phase and as future subdivisions are added to the overall development. A Condition of Approval has been added requiring this information to be added to the final grading plans prior to any construction of the above ground improvements for this subdivision.

Landscaping: Landscaping will utilize the same patterns as the earlier phases of the Wellington Neighborhood - conifers and aspens defining right of ways (ROW), with bluegrass ground cover from the front of the house to the street (see attached). The Applicant will place the trees outside the Town right of ways unless allowed otherwise by the Town's Public Works Department. This will improve the effectiveness of the snow stacking, emergency service vehicles, plow trucks and Town buses along these streets. Public Works and Planning Staff will review the placement of the plantings along the right of ways and may allow, on a per Filing basis, encroachments into the ROW.

The sides of all detention ponds are to receive capping soil, top soil and irrigated native seed mix. Staff has no concerns and Staff review of all landscaping improvements has been added as a Condition of Approval.

Road Names: As the only right of way is an extension of the existing “Bridge Street”, the County and Emergency Services and the Town have no concerns with road names.

Street Lighting and Signage: Street lighting and signage will be identified and reviewed by the Engineering Department with the final subdivision improvement plans.

French Creek Improvements: Per the 2006 Amendment to Annexation Agreement (Rec#817872) an easement for the benefit of the Town is to be created along French Creek with this subdivision and future subdivisions of Lincoln Park at the Wellington Neighborhood. Those portions of French Creek that lie outside Lincoln Park are to be dedicated through cooperation with the Wellington Neighborhood HOA.

The owners hereby grant, dedicate and convey to the town of Breckenridge, a Colorado municipal corporation ("town"), perpetual, non-exclusive easements, over, across and through those portions of the property designated on this plat as "private open space - subject to drainage easement " that include a channel of French Creek or other drainage facilities (collectively, the "drainage easements"). The drainage easements may be used by the town solely for the purposes of: (1) allowing for the natural flow of French Creek; (2) performing such maintenance as the town determines to be necessary or useful to provide for such flow; (3) taking such action as the Town determines to be necessary or useful to protect against interruption of such flow, (4) providing such maintenance or repairs to the other drainage facilities as the town determines to be necessary or useful; and (5) providing access along French Creek for the performance of such maintenance to French Creek or the other drainage facilities; provided that maintenance or repairs shall be performed and access obtained in such manner as will do the least damage to areas of the private open space outside of the channel of French Creek or the areas of other drainage facilities, and such areas outside the channel or of or outside other drainage faculties shall be returned to substantially the same condition they were in before the performance of maintenance.

Plat note #15 (above) addresses this requirement for this filing. We have no concerns.

Phasing notes from the Lincoln Park at the Wellington Neighborhood Master Plan: The development to this phase (2) is tied to the Lincoln Park at the Wellington Neighborhood Master Plan and is:

Phase 2 will include the right-of-way and other improvements shown within Block 2, except for the Midnight Sun pedestrian bridge connecting from Lincoln Park to Queen of the West Road. This will be completed as part of Phase 3. Phase 2 will include the improvement of Stables Road, (excluding paving) up to Alley 4A, and the completion of the Vern Johnson Memorial Park.

This note has been reviewed by Planning and Engineering staff. We have no concerns.

Staff Recommendation

The proposed lot layout, green design and landscaping follows the patterns of the Lincoln Park at the Wellington Neighborhood Master Plan. We welcome any comments from the Commission regarding the information presented in this report.

We recommend the Planning Commission approve the Lincoln Park at the Wellington Neighborhood Filing 2 Subdivision, PL-2016-0032 with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Lincoln Park at the Wellington Neighborhood Filing 2 Subdivision, a portion of Section 32, Township 6 South,
Range 77 West of the 6th Principal Meridian, Town of Breckenridge, Summit County, Colorado
PL-2016-0032

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance 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 **March 9, 2016** 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 **March 15, 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.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. The Final Plat of this property may not be recorded 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, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, 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 will expire three (3) years from the date of Town Council approval, on **March 22, 2019** unless the Plat has been filed. 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. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
7. Applicant shall be required to install an address sign identifying all residences served by a private drive posted at the intersection with the primary roadway.
8. For each filing, Final Subdivision Construction Plans shall be submitted and approved by the Town Engineer prior to the start of work for the subdivision and prior to issuance of Building Permits.

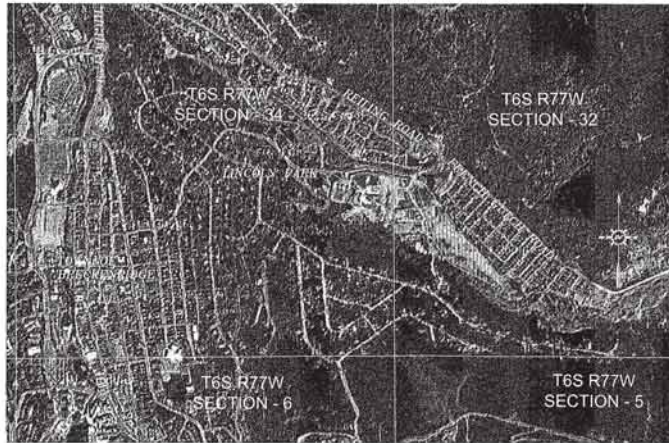
PRIOR TO RECORDATION OF FINAL PLAT

9. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
10. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.
11. The Condition Letter of Map Revision (CLOMR) for French Gulch must be approved prior to issuance of a Certificate of Occupancy for any structure on the north side of Bridge Street. This includes Block 2 Lots 1,2,12,13,14,15,16, and 17.
12. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
13. The final plat shall note that the sides of all detention ponds are to receive capping soil, top soil and irrigated native seed mix
14. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
15. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage and street lights which shall be installed at applicant's expense prior to acceptance of the streets by the Town.
16. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

17. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

PRELIMINARY PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 2
A RESUBDIVISION OF THE REMAINDER OF LOTS 1 AND 2 BLOCK 6, LINCOLN PARK AT THE
WELLINGTON NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO
SHEET 1 of 3



Vicinity Map
(Not to Scale)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, UNION MILL, INC., A COLORADO CORPORATION, AND WELLINGTON NEIGHBORHOOD ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LEGAL DESCRIPTION
 THE REMAINDER OF LOTS 1 AND 2, BLOCK 6, WELLINGTON NEIGHBORHOOD ACCORDING TO THE PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD FILING No. 1, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION No. 1101148, CONTAINING 12.5280 ACRES OR 545,720 SQUARE FEET, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATED THE SAME INTO LOTS, TRACTS, RIGHTS OF WAY, OR EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 2", AND BY THESE PRESENTS, DO HEREBY SET APART AND RESERVE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DESIGNATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES (AND/OR OTHER PURPOSES) AS SHOWN HEREON. IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20__.

UNION MILL, INC.
 A COLORADO CORPORATION

BY: _____
 DAVID G. O'NEIL, PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY DAVID G. O'NEIL, PRESIDENT UNION MILL INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ACKNOWLEDGMENT

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, 20__ AD.

SUMMIT COUNTY TREASURER OR DESIGNATE

PLAT NOTES

1. IF ACCEPTANCE OF A DEED TO PROPERTY BURDENED OR BENEFITED BY EASEMENTS DESCRIBED IN NOTES SET FORTH HEREIN, THE OWNER OF SUCH PROPERTY AGREE TO INDEMNIFY AND HOLD HARMLESS UNION MILL, INC. AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FROM ANY LIABILITY PERTAINING TO THE USE OF SUCH EASEMENTS AND FURTHER AGREE TO OBEY THE EASEMENTS IN A SAFE AND REASONABLE MANNER WHICH DOES NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE OTHER OWNERS OF PROPERTY SHOWN HEREON.
2. EACH EASEMENT DESIGNATED AS A PUBLIC UTILITY EASEMENT SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF THE FOLLOWING UTILITIES: WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.
3. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER PLAT FOR LINCOLN PARK AT WELLINGTON NEIGHBORHOOD FILED & APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE ON THE 28TH DAY OF APRIL, 2014. NOTICE OF APPROVAL OF WHICH WAS RECORDED ON THE 50TH DAY OF NOVEMBER, 2014 AT RECEPTION NO. 1097808. AS IT MAY BE AMENDED FROM TIME TO TIME.
4. THE TOWN OF BRECKENRIDGE AGREES THAT ANY AND ALL ANNEXATION REQUIREMENTS, PLAT PLAN INVESTMENT FEES, WATER LINE CONNECTION OR TAP FEES, DEVELOPMENT PERMIT FEES, DESIGN OR PLAN REVIEW FEES, BUILDING PERMIT FEES OR OTHER SIMILAR FEES OR CHARGES FOR OR IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY IN THE TOWN OF BRECKENRIDGE SHALL BE AS AND HEREBY ARE WAIVED FOR TRACTS, LOTS, PARCELS OR OTHER INDIVIDUALLY REAL PROPERTY SUBJECT TO THE PHASE II WELLINGTON NEIGHBORHOOD EMPLOYEE HOUSING RESTRICTIVE COVENANT AND AGREEMENT APPROVED SEPTEMBER 22, 2006 AT RECEPTION NUMBER 820708 AS AMENDED, ("COVENANT").
5. ALL SIDE YARD EASEMENTS, WHETHER 2' OR 4' WIDE, ARE PRIVATE USE EASEMENTS FOR THE USE AND BENEFIT OF THE OWNER OR OCCUPANTS OF THE IMMEDIATELY ADJACENT LOT. THE TERMS AND CONDITIONS OF SUCH EASEMENTS ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WELLINGTON NEIGHBORHOOD RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 820708, SUMMIT COUNTY, COLORADO, AS AMENDED, ("DECLARATION").
6. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THERE SHALL BE AN EASEMENT ON BOTH SIDES OF EACH COMMON LOT LINE FROM THE LOT LINE TO THE NEAREST OUTSIDE EDGE OF THE FOUNDATION FOR EACH RESIDENCE, FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION AND MAINTENANCE OF UTILITIES TO THE RESIDENCE. THE TERMS AND CONDITIONS OF SUCH EASEMENTS ARE SET FORTH IN THE DECLARATION.
7. EXCEPT AS SPECIFICALLY MODIFIED BY THE FILING OF THIS PLAT, THE PLAT NOTES ON THE PRELIMINARY PLAT FOR THE WELLINGTON NEIGHBORHOOD RECORDED OCTOBER 18, 1999 AT RECEPTION NO. 806047 ("PRELIMINARY PLAT") SHALL REMAIN IN FULL FORCE AND EFFECT.
8. PLAT NOTE 8 ON THE PRELIMINARY PLAT SHALL NOT APPLY TO THE LOTS, RESIDENCES OR RESIDENTIAL UNITS CREATED BY THIS PLAT AND INSTEAD THE PERMITTER INTENDS TO ERECT, REPAIR OR RECONSTRUCT UNITS QUALIFYING FOR AN ADDITION TO THE TOTAL FLOOR SHALL BE IN ACCORDANCE WITH THE COVENANT.
9. UNION MILL, INC. HEREBY RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DESIGNATES AND CONVEYS TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, FOR PUBLIC USE, AND TO ANY PUBLIC PROVIDER OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER OR CABLE TELEVISION SERVICES, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY, "UTILITIES" OR INDIVIDUALLY A "UTILITY") PERPETUAL, NON-EXCLUSIVE EASEMENTS, OVER, UNDER, IN AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY EASEMENT", AND ANY OTHER EASEMENT SHOWN ON THIS PLAT CONTAINING THE WORD "UTILITY" IN ITS RESPECTIVE NAME (COLLECTIVELY, THE "PUBLIC UTILITY EASEMENTS"). THE PUBLIC UTILITY EASEMENTS MAY BE USED SOLELY FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING ABOVEGROUND AND UNDERGROUND UTILITY TRANSMISSION AND APPURTENANCES AND OTHER FACILITIES NECESSARY OR USEFUL FOR THE PROVISION OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.

PLAT NOTES

10. EXCEPT AS OTHERWISE AGREED BY UNION MILL, INC. IN WRITING, UNION MILL, INC. IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH SUCH DEDICATION AND GRANTER'S USE OF THE PUBLIC UTILITY EASEMENTS AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH DESIGN, MAINTENANCE, AND REPAIR OF SUCH EASEMENTS AND FACILITIES.
11. NO BUILDING, STRUCTURE, SIGN OR OBJECT SHALL BE ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY EASEMENT, NOR SHALL ANY OBJECT BE ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER OR OVER THE PUBLIC UTILITY EASEMENT WHICH WILL OR MAY BE AN INTERFERENCE WITH THE GRANTEE'S UTILITY FACILITIES WITH THE PUBLIC UTILITY EASEMENT OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HEREIN GRANTED. GRANTEE IS NOT RESPONSIBLE FOR ANY SIGN, BUILDING, STRUCTURE, SIGN, WELL OR OBJECT SO ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY EASEMENTS.
12. LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, GRASS, TREES, SHRUBS, AND FLOWERS, MAY BE INSTALLED AND MAINTAINED ON THE SURFACE OF THE PUBLIC UTILITY EASEMENTS PROVIDED THAT SUCH LANDSCAPING DOES NOT INTERFERE WITH GRANTEE'S UTILITY FACILITIES LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS AND, PROVIDED FURTHER, THAT GRANTEE IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO, OR ON THE COFT OF REPLACING, ANY LANDSCAPING DAMAGED BY GRANTEE IN CONNECTION WITH GRANTEE'S EXERCISE OF ANY OF THE RIGHTS HEREIN GRANTED.
13. THE PUBLIC UTILITY EASEMENTS MAY BE UTILIZED FOR ANY PURPOSE NOT INCONSISTENT WITH EACH GRANTEE'S FULL AND COMPLETE ENJOYMENT OF THE RIGHTS HEREBY GRANTED. GRANTEE SHALL EXERCISE THE RIGHTS HEREBY GRANTED TO THEM WITH CARE. ANY LIABILITY FOR PERSONAL INJURY OR PROPERTY DAMAGE TO UNION MILL, INC., ITS EMPLOYEES, AGENTS AND INVITEES, OR ANY THIRD PERSON, AT A RESIDE OF, ARISING OUT OF OR RELATED TO THE USE OR OCCUPANCY OF THE PUBLIC UTILITY EASEMENTS BY ANY GRANTEE PURSUANT TO THIS GRANT SHALL BE BORNE BY SUCH GRANTEE TO THE EXTENT CAUSED BY THE NEGLIGENCE OF GRANTEE, ITS OFFICERS, EMPLOYEES AND AGENTS, SUBJECT, HOWEVER, TO ANY APPLICABLE LIABILITY LIMITATIONS PROVIDED BY LAW.
14. MAINTENANCE OF DETENTION OR RETENTION POND, OR OTHER DRAINAGE INFRASTRUCTURE AND FACILITIES AND SUBURBALS, INCLUDING SUBURBALS WITHIN PORTIONS OF LOTS OR EASEMENTS, AND FREEZE/FAN BRIDGES LOCATED WITHIN LINCOLN PARK AT WELLINGTON NEIGHBORHOOD FILING 1 WILL BE THE RESPONSIBILITY OF WELLINGTON NEIGHBORHOOD ASSOCIATION.
15. THE OWNERS HEREBY GRANT, DESIGNATE AND CONVEY TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), PERPETUAL, NON-EXCLUSIVE EASEMENTS, OVER, ACROSS AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PRIVATE OPEN SPACE" - SUBJECT TO DRAINAGE EASEMENT 1 THAT INCLUDE A CHANNEL OF FRENCH CREEK OR OTHER DRAINAGE FACILITIES (COLLECTIVELY, THE "DRAINAGE EASEMENTS"), THE DRAINAGE EASEMENTS MAY BE USED BY THE TOWN SOLELY FOR THE PURPOSES OF: (1) ALLOWING FOR THE NATURAL FLOW OF FRENCH CREEK; (2) PERFORMING SUCH MAINTENANCE AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL TO PROVIDE FOR SUCH FLOW; (3) TAKING SUCH ACTION AS THE TOWN DETERMINES TO BE NECESSARY OR CONVEY TO PROTECT AGAINST DISTRIBUTION OF SUCH FLOW; (4) PROVIDING SUCH MAINTENANCE OF OR REPAIRS TO THE OTHER DRAINAGE FACILITIES AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL; AND (5) PROVIDING ACCESS ALONG FRENCH CREEK FOR THE PERFORMANCE OF SUCH MAINTENANCE TO FRENCH CREEK OR OTHER DRAINAGE FACILITIES PROVIDED THAT MAINTENANCE OR REPAIRS SHALL BE PERFORMED AND ACCESS OBTAINED IN SUCH MANNER AS WILL DO THE LEAST DAMAGE TO AREAS OF THE PRIVATE OPEN SPACE OUTSIDE OF SUCH CHANNEL OF FRENCH CREEK OR THE AREAS OF OTHER DRAINAGE FACILITIES, AND WORK AREAS OUTSIDE THE CHANNEL OF OR OUTSIDE OTHER DRAINAGE FACILITIES SHALL BE RETURNED TO SUBSTANTIALLY THE SAME CONDITION THAT THEY WERE IN BEFORE THE PERFORMANCE OF MAINTENANCE.
16. CAPPOUT TRACT 1, CAPPOUT TRACT 2 AND CAPPOUT TRACT 3 WILL BE SUBJECT TO EASEMENTS FOR THE EXCLUSIVE USE OF RESIDENTIAL PORTIONS OF SUCH TRACTS FOR PARKING OR USEFUL BY THE OWNERS OF DESIGNATED LOTS, THEIR SUCCESSORS AND ASSIGNS, WHICH EASEMENTS WILL BE MORE FULLY DESCRIBED AND PROVIDED FOR IN A DECLARATION OF CAPPOUT EASEMENTS TO BE RECORDED IN CONNECTION WITH THIS PLAT.

TOWN OF BRECKENRIDGE CERTIFICATE

THIS PLAT IS APPROVED THIS ____ DAY OF _____, 20__.

TOWN OF BRECKENRIDGE

BY:

 DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
 TOWN OF BRECKENRIDGE) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT _____ O'CLOCK _____, 20__, AND IS DULY RECORDED.

TOWN CLERK

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE OF SUMMIT COUNTY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREBY DESIGNATED BY REFERENCE TO THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DESIGNATED FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

 DATED THIS ____ DAY OF _____, A.D., 20__.

AGENT

SURVEYOR'S CERTIFICATE

I, DENNIS E. O'NEIL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 2, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS MONUMENTS MARK PLACED PERMANENT TO 80-81-105, C.E.S.

DATED THIS ____ DAY OF _____, 20__.

DENNIS E. O'NEIL
 COLORADO L.S. 29991

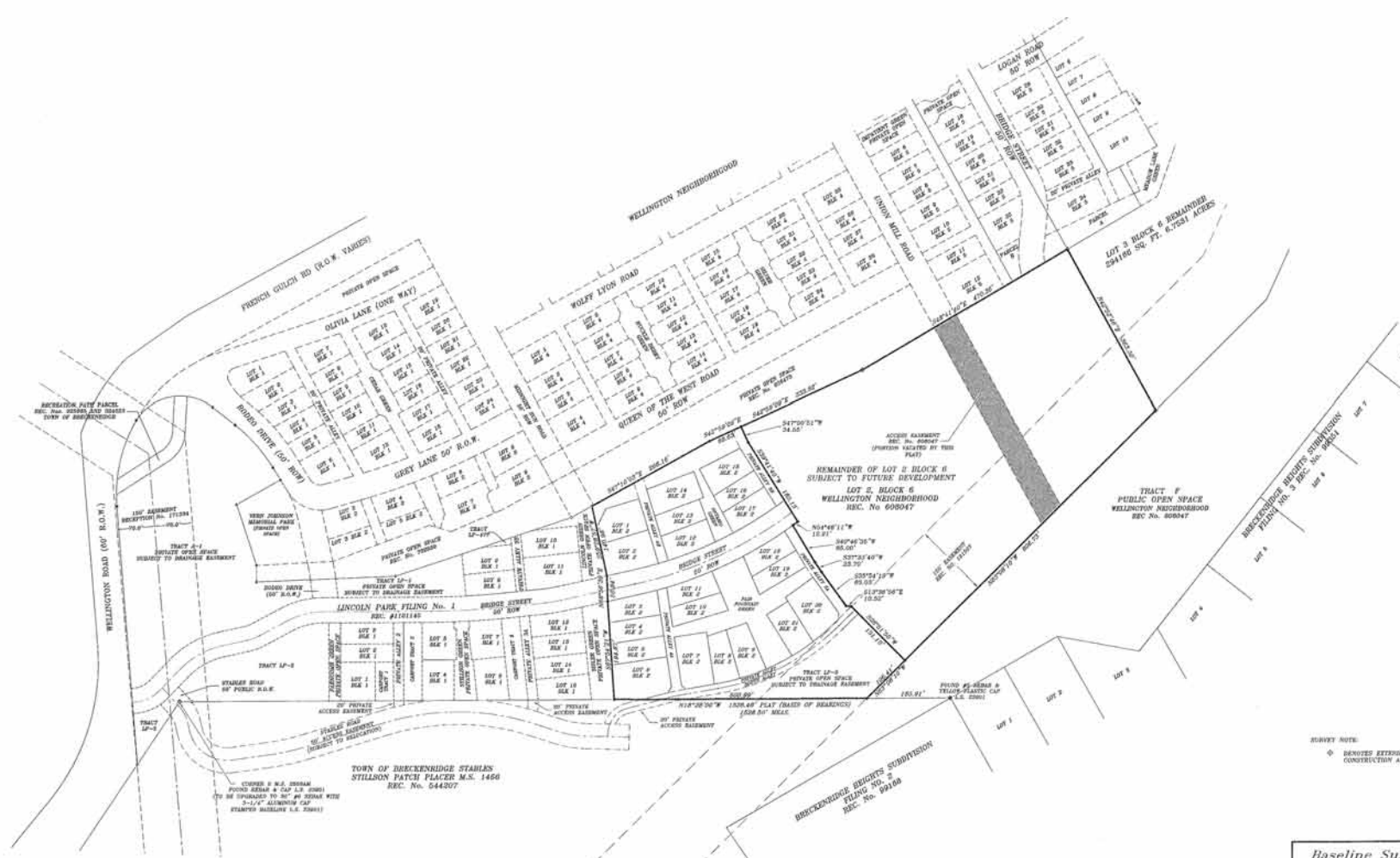
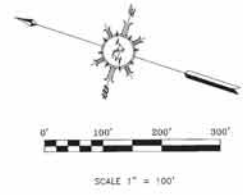
CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT _____ M. THIS ____ DAY OF _____, A.D., 20__.
 AND FILED UNDER RECEPTION NO. _____ SUMMIT

COUNTY CLERK AND RECORDER

Baseline Surveys LLC		P.L. 03 0000 1904 0000 0000 00 BRECKENRIDGE, CO PHONE (970) 480-1100	
PRELIMINARY PLAT		SHEET 1 of 3	
Date	Revisions	Date	Scale
		02/05/16	Horizontal N.T.S.
		Drawn By: C.T.Y.	Checked By: D.E.O.
		Job File: 3939	DWG 3939 FILING-2

PRELIMINARY PLAT
 LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 2
 A RESUBDIVISION OF THE REMAINDER OF LOTS 1 AND 2 BLOCK 6, LINCOLN PARK AT THE
 WELLINGTON NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 2 of 3

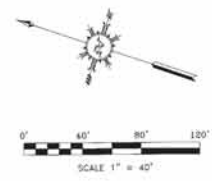


NOTICE: DENOTES EXISTING BOUNDARY MONUMENTATION TO BE SET AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BEAID UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Baseline Surveys LLC		7,300 S. HIGHWAY 104 SUITE 100 BRECKENRIDGE, CO 80424-1001-1000	
PRELIMINARY PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 2 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
Date		Revisions	
Date: 02/05/2018		Scale: Horizontal 1" = 100'	
Drawn By: C.T.Y.		Checked By: D.E.G.	
Job File: 3039		DWG: 9339 FILING-2	

PRELIMINARY PLAT
 LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 2
 A RESUBDIVISION OF THE REMAINDER OF LOTS 1 AND 2 BLOCK 6, LINCOLN PARK AT THE
 WELLINGTON NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 3 of 3



AREA TABLE		
PARCEL NAME	SQ. FT.	ACRES
NORTHERLY OPEN SPACE	20,205	0.4638
SOUTHERLY OPEN SPACE	65,161	1.4959
BRIDGE ST. R.O.W.	18,294	0.4228
AREA TOTALS	103,660	2.4173



REMAINDER OF
 LOTS 2 BLOCK 6
 SUBJECT TO FUTURE
 DEVELOPMENT
 333,357 SQ. FT.
 7.6554 ACRES

TOWN OF BRECKENRIDGE STABLES
 STILLSON PATCH PLACER M.S. 1466
 REC. No. 544207

Date		Revisions	SHEET 3 of 3	
Date: 02/05/2016		Scale: Horiz 1" = 40'		Checked By: D.E.O.
Drawn By: C.T.Y.		Job File: 3930		DWG 3039 FILING-2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SAID DEFECT, OR YOU EVENTUALLY MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LINCOLN PARK AT WELLINGTON NEIGHBORHOOD PHASE II TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

WOLFF • LYON
ARCHITECTS

WELLINGTON
NEIGHBORHOOD
BRECKENRIDGE, COLORADO

CLIENT:
WELLINGTON NEIGHBORHOOD LLC
PO BOX 4882
BRECKENRIDGE, CO 80424

ARCHITECT:
WOLFF-LYON ARCHITECTS
777 FRANK STREET SUITE 210
BOLLEAUX, CO 80502
T: (303) 447-2768
F: (303) 447-2908

IN COLLABORATION WITH:
PEL-OM ARCHITECTS & URBANISTS
4475 BROADWAY
BOLLEAUX, CO 80504
T: (303) 443-7979
F: (303) 443-3275

ILLUSTRATIVE SITE AND LANDSCAPE PLAN LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD Breckenridge, Colorado

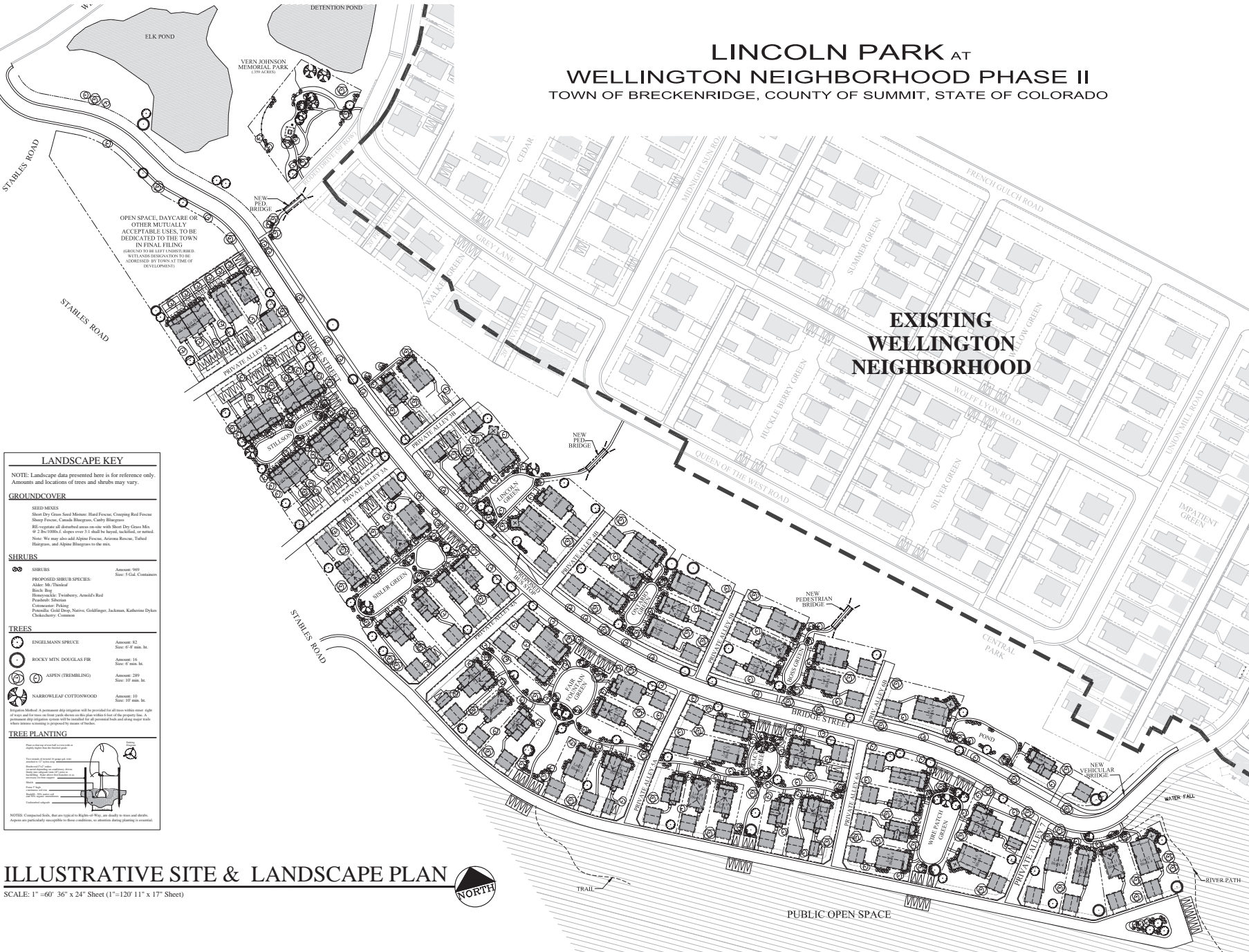
ISSUE DATES:
DATE DESCRIPTION

DATE	DESCRIPTION

REVISIONS:
DATE DESCRIPTION

DATE	DESCRIPTION

LANDSCAPE PLAN



LANDSCAPE KEY

NOTE: Landscape data presented here is for reference only. Amounts and locations of trees and shrubs may vary.

GROUND COVER

SEED MIXES
Short Dry Grass-Sand Mixtures: Hard Fescue, Creeping Red Fescue, Sheep Fescue, Canada Bluegrass, Cady Bluegrass.
Highly erodible, disturbed areas mix with Short Dry Grass Mix. @ 2.0% (0.00% slope over 5') shall be listed, included, or noted.
Note: We may also include Alpine Fescue, Arvensis Fescue, Velvet Hairgrass, and Alpine Bluegrass to the mix.

SHRUBS

Amount: 500
Size: 3 Gal. Container

PROPOSED SHRUB SPECIES:
Aster, Mt. Thibault
Black Dog
Bottlebrush, Forsythia, Amelanchier
Forsythia, Silene
Glossy Starbush
Panicum, Gold Drop, Native, Goldfinger, Jackman, Katherine Dylan, Chokeberry, Cornus.

TREES

Amount: 42
Size: 6" Cal. min. dia.

Amount: 15
Size: 7" min. dia.

Amount: 230
Size: 10" min. dia.

Amount: 23
Size: 10" min. dia.

TREE PLANTING

Planting Method: A permanent sign (tag) will be provided for all trees within three feet of any and all trees, and three feet from the plan within three feet of the property line. A permanent sign (tag) system will be installed for all permanent trees and along major roads. Other signs (tag) will be provided for trees to be removed.

NOTE: Compacted soils, that are typical of high-altitude sites, may require special soil and/or fertilization. Agrees are particularly susceptible to these conditions, or other site-specific planting is required.

ILLUSTRATIVE SITE & LANDSCAPE PLAN

SCALE: 1" = 60' 36" x 24" Sheet (1" = 120' 11" x 17" Sheet)

NORTH

Planning Commission Staff Report

- Subject:** Kingdom Park Playground
(Town Project Hearing – PL-2016-0050)
- Proposal:** Construct a new public playground at 880 Airport Road on the south side of the existing pavilion across from the tennis courts, north of the Skateboard Park. The design for the new playground features approximately 1,000 sq. ft. of poured rubber play surface and 3,000 sq. ft. of wood fiber play surface, climbing rocks, play and climbing structures, slides, swings, benches, accessible play elements, picnic tables, walkways and landscaping.
- Date:** March 8, 2016 (For meeting of March 15, 2016)
- Project Manager:** Chapin LaChance, Planner II
- Applicant:** Town of Breckenridge-Mark Johnston, Streets and Parks Manager
- Owner:** Town of Breckenridge
- Address:** 880 Airport Road
- Legal Description:** TR 6-77 Sec 30 Qtr 3 Mining Claim(s) cont 29.0100 acres MAGNUM BONUM MS# 3139 FRENCH GULCH MS# 2589 SEE 6500659, 6510141 FOR IMP/PI
- Land Use District:** 3: Recreation (Intensity of Use and Structural Type by Special Review)
- Site Area:** Playground Area: 0.09 acres (4,118 square feet) with additional landscaping, picnic area and walkways
Total Site Area of Kingdom Park: 29.01 acres (1,263,675.6 square feet)
- Site Conditions:** The playground is proposed to be located on a portion of Kingdom Park, specifically north of the Recreation Center, and in between the grass sports field and the outdoor tennis courts. Concrete paths exist west of the playground site. The existing site is an undeveloped and a relatively flat grassy area.
- Adjacent Uses:** North: Grass Field, Police Station South: Pond, Recreation Center
East: Blue River, Highway 9 West: Airport Road, Carriage House Childcare Center



Staff Comments

Land Use (Policies 2/A & 2/R): The proposed playground is consistent with the existing character of Kingdom Park. The playground will be a recreational use and we do not find that this use is in conflict with any existing or desired uses for this area. Staff does not have any concerns.

Site and Environmental Design (7/R): Situated between the turf field and the tennis courts, the site is currently a flat grassy undeveloped area. The playground will remain relatively flat as the design does not require any significant grading or retaining. 7 new trees will be installed between the skate park and the playground with the new playground being approximately 500 feet away from Highway 9 and approximately 400 feet away from Airport Road. Staff has no concerns with the location of the playground.

Drainage (27/A & 27/R): An inlet and a 4” perforated drain pipe will be installed below and will provide positive drainage away from the park to the existing drywell near the skate park to the south. The Engineering Department will inspect the final drainage.

Access / Circulation (16/A & 16/R; 17/A & 17/R): A concrete pedestrian pathway to the park exists to the west providing access from the tennis courts, Recreation Path, Recreation Center, parking lot, and Airport Road sidewalk. The design proposes to install a recycled asphalt millings pathway to connect the playground with the existing skate park, turf field, and concrete pedestrian pathway. The northernmost portion of the playground will be handicap accessible from the existing pavilion.

Parking (18/A & 18/R): Ample parking is available in the existing Recreation Center parking lot.

Recreation (20/R): This policy encourages public recreation amenities. The playground will meet the needs of the community by providing more active recreation space for children. For this reason, staff recommends the allocation of positive three (+3) points for this project. This is consistent with the positive three (+3) points given to the Rotary Snowplow Park (PC#2013024), North Main Street Park (PC#2004031) and Skateboard Park (PC # 2014037) projects.

Landscaping (22/A & 22/R): There is mature landscaping surrounding the area and throughout Kingdom Park, and the design proposes to install additional trees, walkways, and boulders to enhance the site and create a more attractive space. The existing aspen trees shown in the northwest corner of the playground will remain.

Snow Removal and Storage (13/R): The playground will not be plowed or cleared of snow in winter.

Exterior Lighting (Sec. 9-12): There is no lighting proposed. Staff has no concerns and notes that should any new lighting be proposed in the future, it would be required to meet the exterior lighting policy.

Point Analysis (Section: 9-1-17-3): Staff does not find any reason to assign any negative points to this project. Staff recommends positive three (+3) points under Policy 20/R-Recreation, for a passing point analysis of positive three (+3) points. The application was found to meet all Absolute policies.

Staff Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). In accordance with the Town Project ordinance, staff has reviewed this project to identify any code issues. The Planning Commission is requested to make a recommendation on the project to the Town Council.

Staff suggests that the Planning Commission recommend that the Town Council approve the Kingdom Park Playground, PL-2016-0050 located at 880 Airport Road with a passing point analysis of positive three (+3) points with the attached Findings.

We welcome questions during the meeting on Tuesday evening.

Town Project Hearing				
Project:	Kingdom Park Playground	Positive Points	+3	
PL#:	2016-0050	Negative Points	0	
Date:	3/8/2016	Total Allocation:	+3	
Staff:	Chapin LaChance, Planner II			
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 Priority Policies	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)	+3	Public playground-active recreation provided.
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/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)		
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

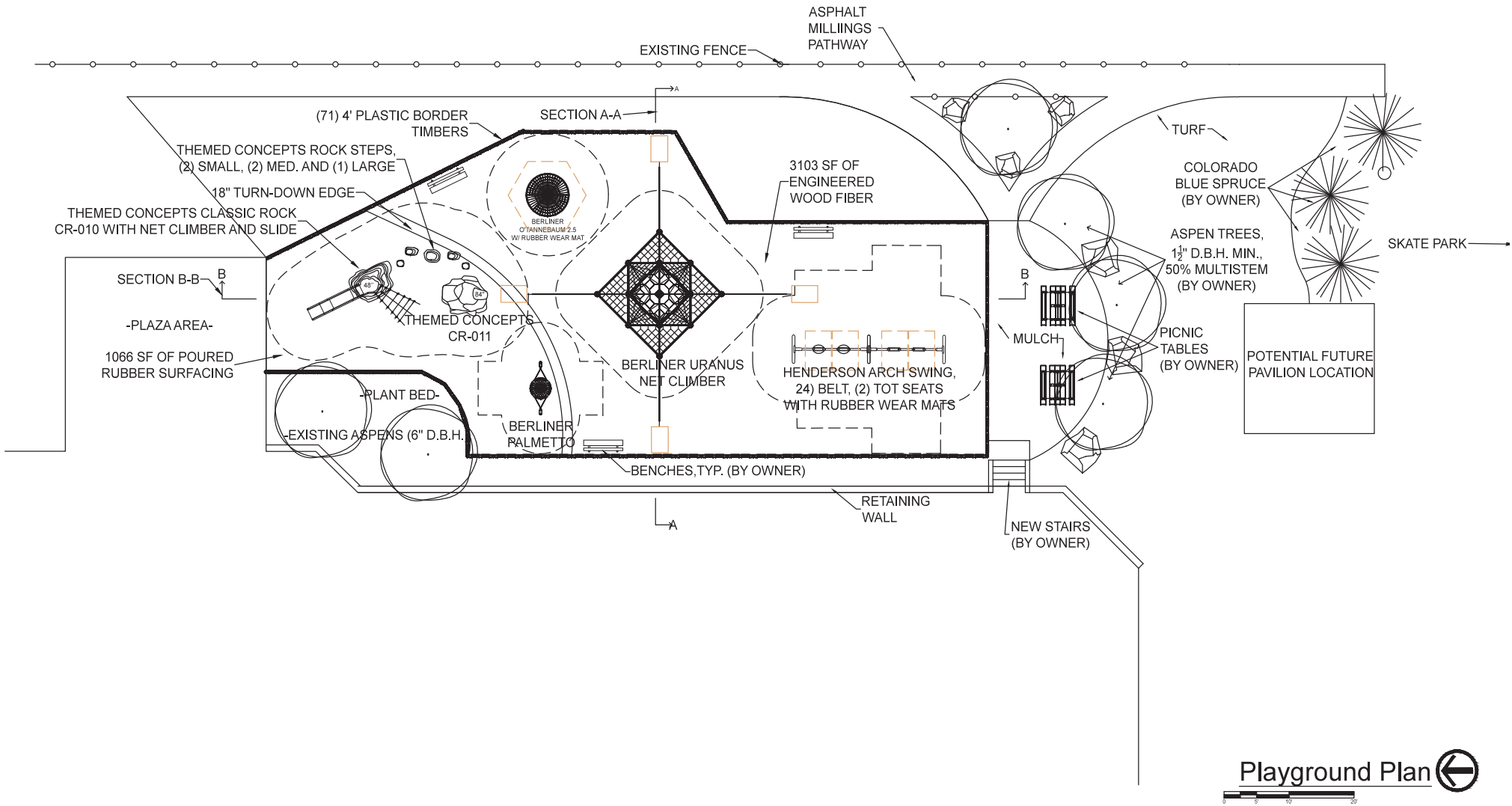
**Kingdom Park Playground
Unsubdivided, Metes and Bounds Description
880 Airport Road
PL-2016-0050**

FINDINGS

1. This project is a “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on **March 15, 2016**, scheduled and held a public hearing on **March 15, 2016**, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of the public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on **March 22, 2016**. This Town Project was listed on the Town Council’s agenda for the **March 22, 2016** agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



Carrriage House





Kingdom Park Playground

Breckenridge, CO



CO-2482



3-1-16



Kingdom Park Playground

Breckenridge, CO



CO-2482

3-1-16

ARCH SWING C/W 2 BABY AND 2 BELT SEATS



Model No. sw340/SW341


Posts | Tan
Accents |
Roto-Molded Plastic |
HDPE Plastic |

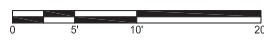
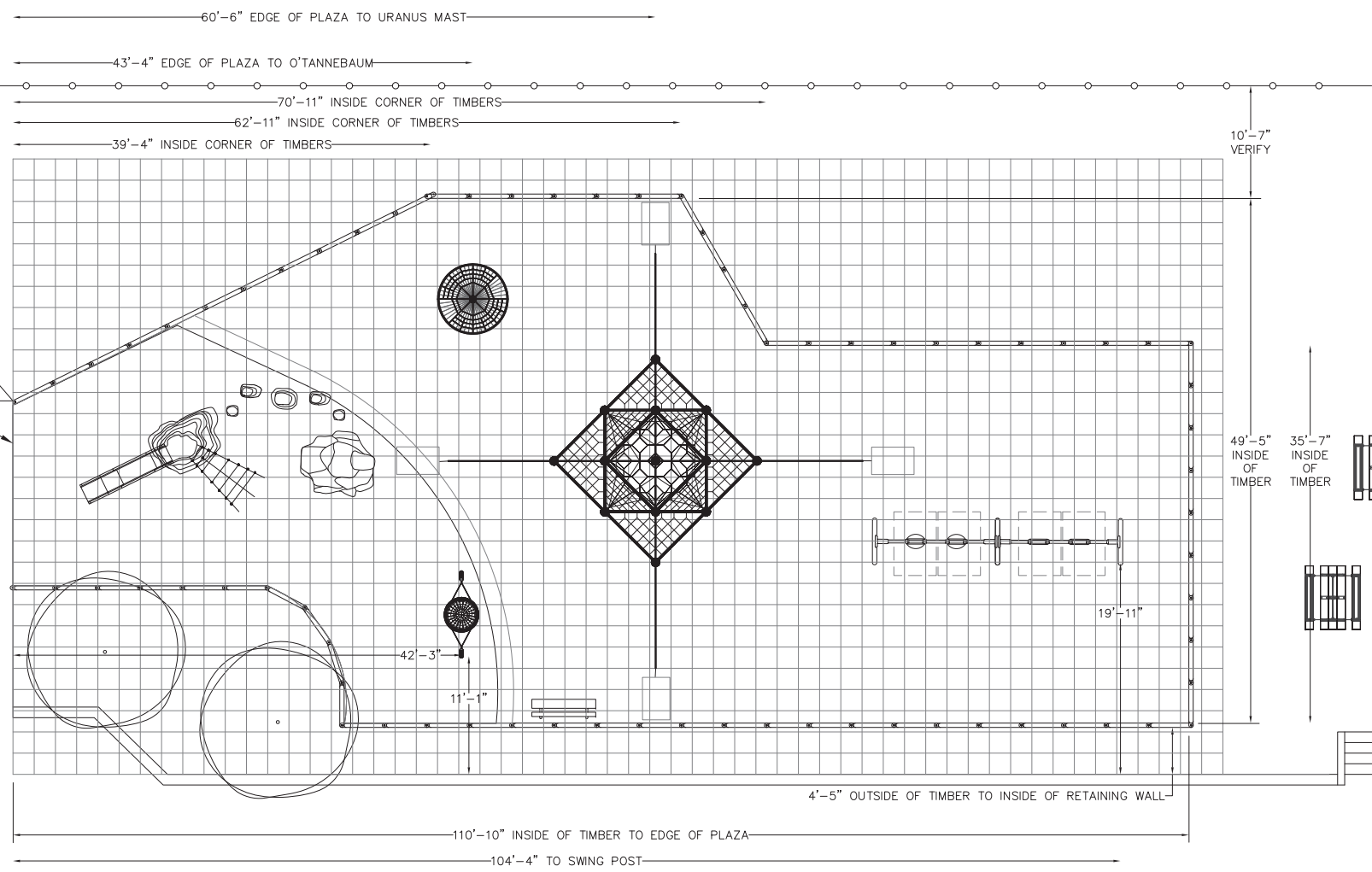
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1 800 265 5462 | Fax 519 426-1132 | www.hendersonplay.ca
11 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y4K8
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Components

Henderson®
Providing Playground Fun™

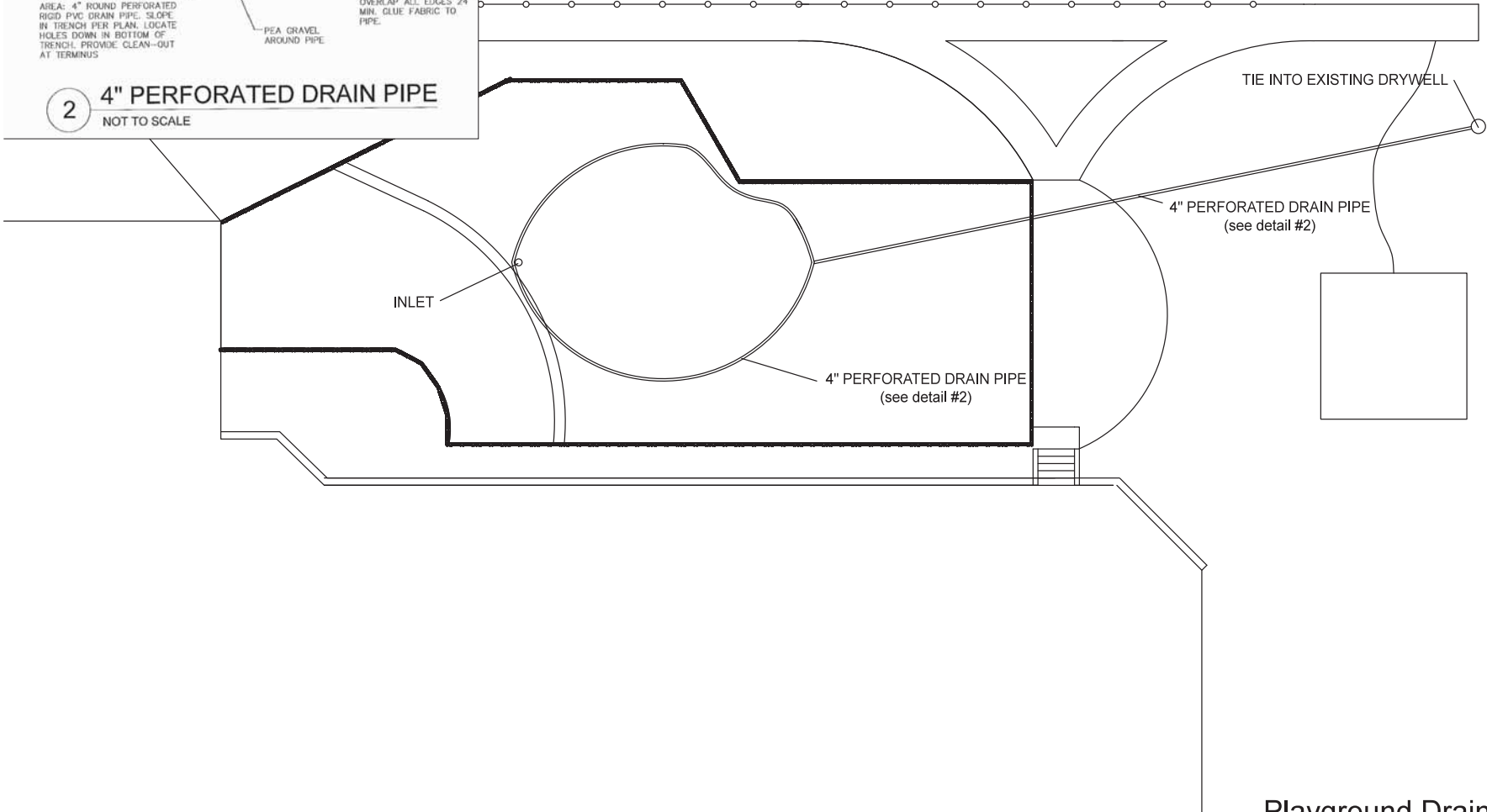
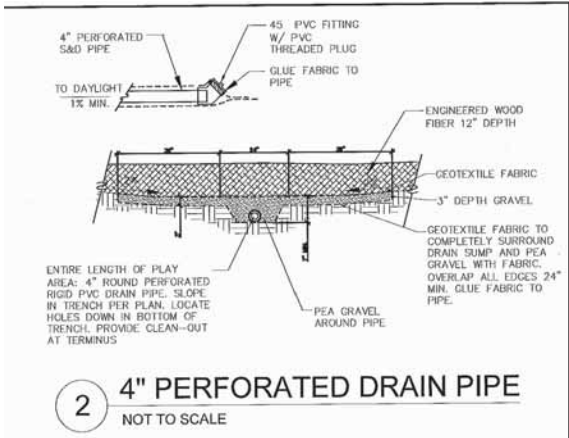


 This play system meets or exceeds the requirements for access under the Accessibility Guidelines for Play Areas developed by the Federal Access Board when installed over accessible surfacing.



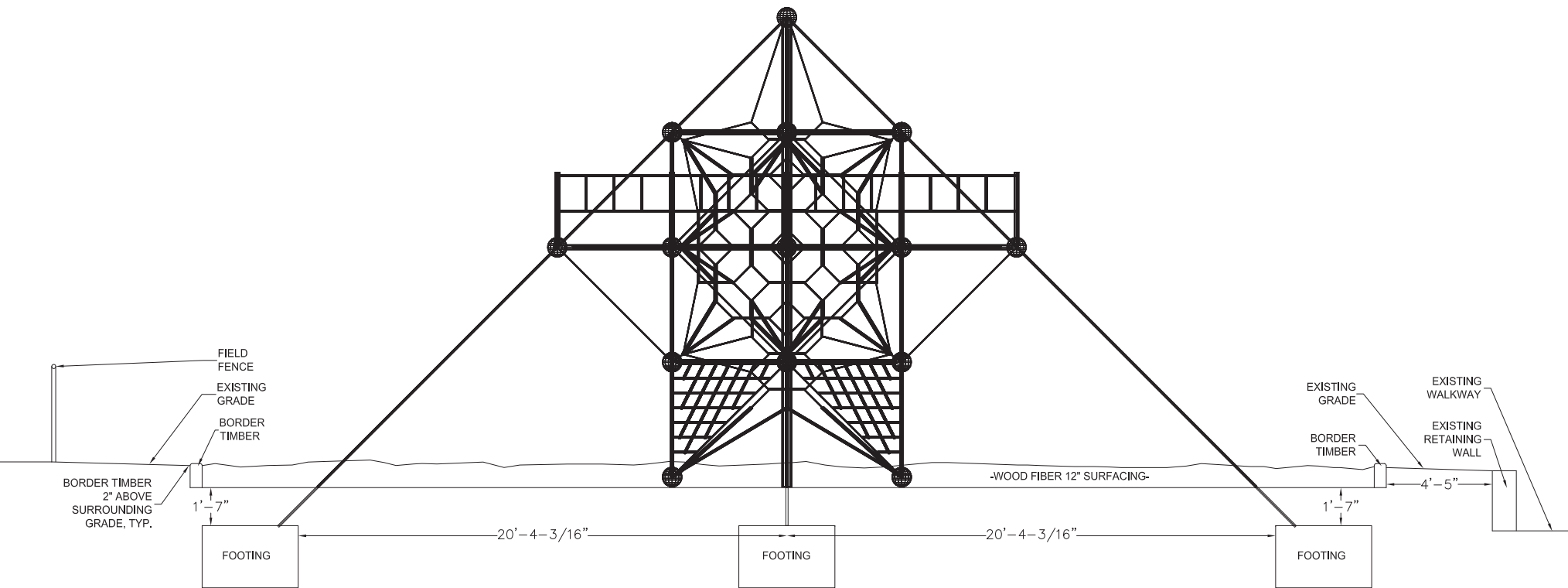
Layout Plan 

	Centennial, CO v: 720-270-5879 f: 303-798-0291	KINGDOM PARK PLAYGROUND BRECKENRIDGE, CO	Job # CO-2482	Sheet: 1 of 1
			Scale: 1" = 10'-0"	Designer: TKA
				Date: 2/15/16

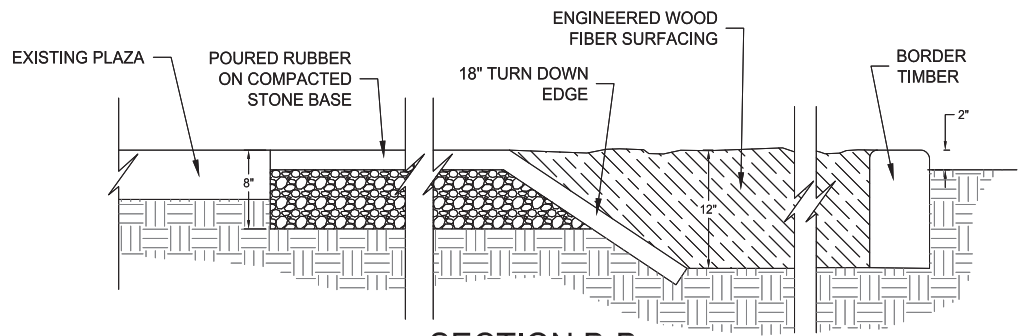


Playground Drainage Plan 





SECTION A-A



SECTION B-B

Details

	Centennial, CO v: 720-270-5879 f: 303-798-0291	KINGDOM PARK PLAYGROUND BRECKENRIDGE, CO		Job # CO-2482	Sheet: 1 of 1
				Scale: NTS	Designer: TKA
				Date: 2/15/16	Revision: