



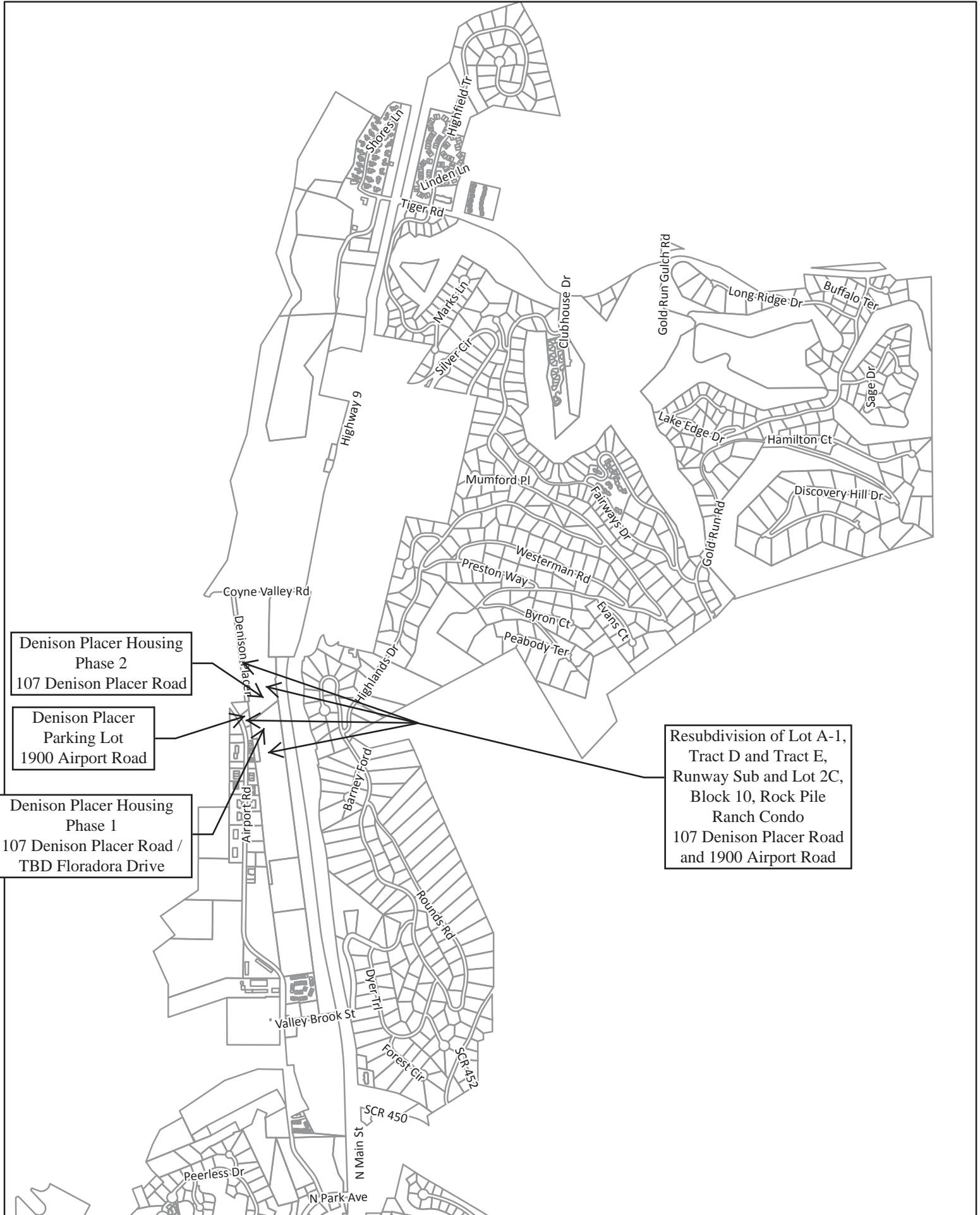
PLANNING COMMISSION AGENDA

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

7:00pm	<i>Call To Order Of The April 5 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Wilmot-Adler Remodel/Addition (MM) PL-2016-0064; 104 North Gold Flake Terrace	14
	2. Shock Hill Overlook Duplex Lot 6A & 6B (MM) PL-2016-0069; 44 & 40 West Point Lode	32
7:15pm	<i>Final Hearings</i>	
	1. Denison Placer Housing Phase 1 (JP) PL-2016-0011; 107 Denison Placer Road / TBD Floradora Drive	57
	2. Denison Placer Housing Phase 2 (JP) PL-2016-0012; 107 Denison Placer Road	111
8:15pm	<i>Combined Hearings</i>	
	1. Resubdivision of Lot A-1, Tract D, and Tract E, Runway Subdivision and Lot 2C, A Resubdivision of the Common Area of Rock Pile Ranch Condominium (JP) PL-2016-0067; 107 Denison Placer Road and 1900 Airport Road	144
	2. Lincoln Park Filing No. 2 Subdivision (MM) PL-2016-0032; Bridge Street / Stables Road	152
9:15pm	<i>Town Project Hearings</i>	
	1. Denison Placer Parking Lot (JP) PL-2016-0013; 1900 Airport Road	164
9:45pm	<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.**



Denison Placer Housing
Phase 2
107 Denison Placer Road

Denison Placer
Parking Lot
1900 Airport Road

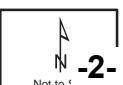
Denison Placer Housing
Phase 1
107 Denison Placer Road /
TBD Floradora Drive

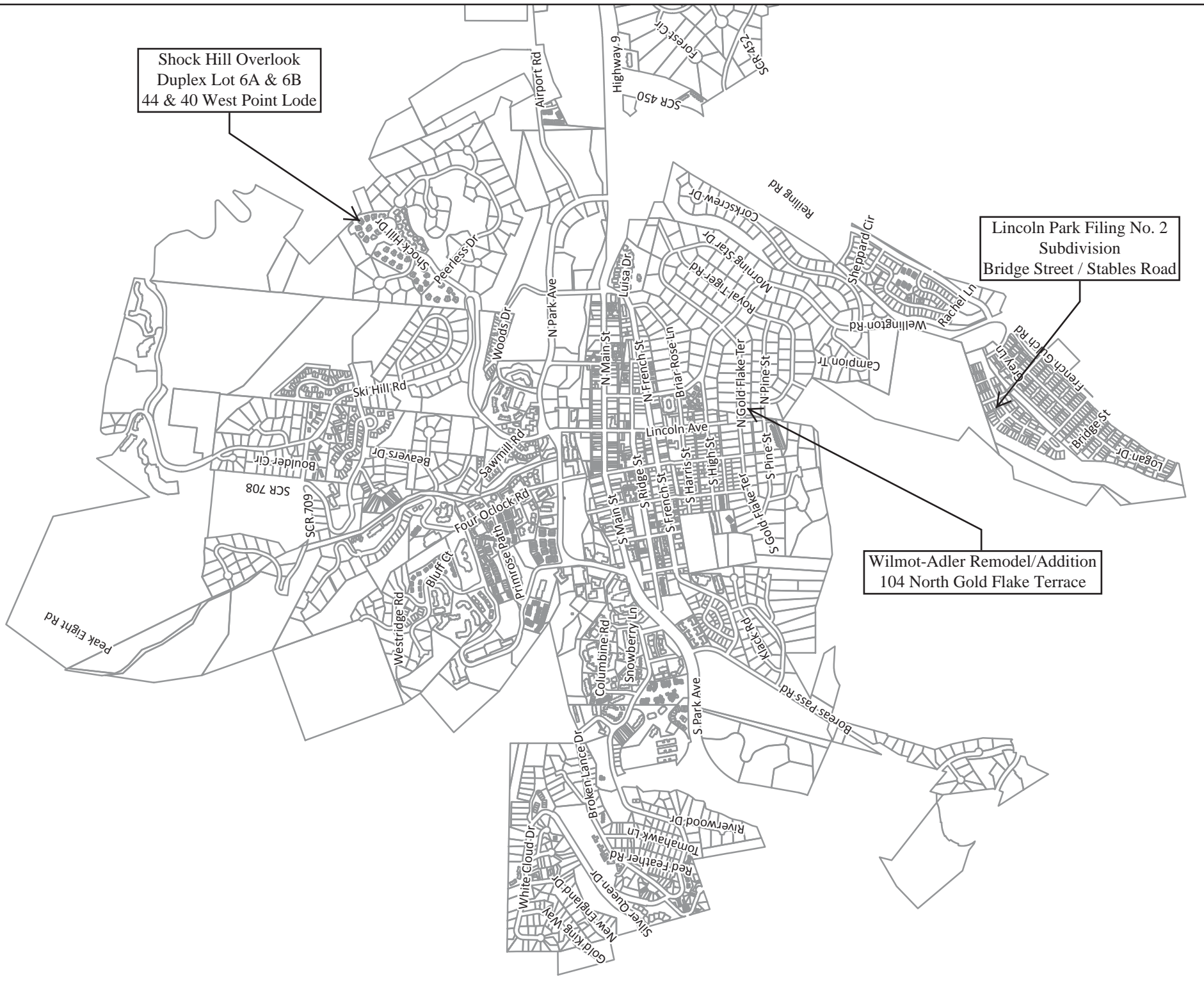
Resubdivision of Lot A-1,
Tract D and Tract E,
Runway Sub and Lot 2C,
Block 10, Rock Pile
Ranch Condo
107 Denison Placer Road
and 1900 Airport Road



printed 1/13/2016
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use of the product for any purpose is at user's sole risk.

Breckenridge North





Shock Hill Overlook
Duplex Lot 6A & 6B
44 & 40 West Point Lode

Lincoln Park Filing No. 2
Subdivision
Bridge Street / Stables Road

Wilmot-Adler Remodel/Addition
104 North Gold Flake Terrace



Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

ROLL CALL

Ron Schuman Dan Schroder Gretchen Dudney
Christie Mathews-Leidal Mike Giller Dave Pringle
Wendy Wolfe, Town Council Liaison
Mr. Lamb was absent.

APPROVAL OF MINUTES

Mr. Schuman: On page 6, when I recused myself from the meeting, it says “the applicant / owner for the AT&T Gold Creek Condominiums.” Please change to “the Manager / Owner of Gold Creek Condominiums.” With no other changes, the March 1, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

Ms. Puester added the topic of Worker’s Compensation Policy to Other Matters at the end of the meeting. With no other changes, the March 15, 2016, Planning Commission Agenda was approved as presented.

CONSENT CALENDAR ITEMS:

- 1) Breckenridge Grand Vacations Seasonal Tent (CK) PL-2016-0040, 1979 Ski Hill Road
- 2) Beaver Run Summer Tent (MM) PL-2016-0027, 620 Village Road
- 3) Budzynski Shock Hill Residence (MM) PL-2016-0034, 104 Penn Lode Drive
- 4) Hermanson Residence (CK) PL-2016-0052, 220 Briar Rose Lane

With no requests for call up, the Consent Calendar was approved as presented.

TOWN COUNCIL REPORT:

Ms. Wolfe:

- A couple things to report. Lift ticket tax ordinance following up on 2A vote. Rules and procedure for Breckenridge only lift ticket. Close to having ordinance finalized. A lot of procedural work goes along with what we already passed.
- Interesting discussion on marijuana ordinance. Applicant who had a medical marijuana license is interested in trying to convert into retail license. At first it seemed easy thing to do and reasonable, but when we looked into it more and realized we had a moratorium that ends in May and whether it will remain or if new applicants will be allowed to apply; by allowing this applicant to get a retail license there could be unintended consequences. The applicant could sell at an inflated value. Evening session Mayor Warner asked if anyone was willing to make a motion to allow the applicant to get license, motion failed. Next time marijuana will be visited will be in May with new Council, which could encompass this request.
- The other thing discussed at length is that the ski area came to us requesting extended hours on gondola. We got into a lengthy discussion. We talked about leverage and other things including the paving of the south gondola lot. We would consider those extended hours; however, there is always concern with environmental impact with Cucumber Gulch. The ball is back in the ski area’s court to come back and finalize. We expect to have a new agreement regarding extended gondola hours. Gondola is a great ski area transportation system. It certainly should not be at the expense of our preserve in Cucumber Gulch. Anytime we can get more people out of cars and lighten up the use of Ski Hill Road that is a plus. Who would rather have a pleasant ride into town and not have to look for that elusive parking space? All those things in the works.
- One more announcement: Given that I am a candidate for the upcoming election, I will not be in attendance on April 5th, election night. Thank you all for serving on the Commission and it has been a

pleasure.

- (Ms. Dudney: What about the Peaks trail not being done until 2018?) The idea is hopefully it will lighten up the use elsewhere. They have to approve it and they have a plan for doing that. I don't know where it comes down. (Mr. Kulick: It has to stay on grade and has to stay above the alpine slide. The ski area built a flow trail. We built one parallel next to Timber trail. This will be the piece in between. We don't want people on bikes where we have to create a dismount zone. All parties have been in agreement that it will be a good solution. It just means we have to start it further back.)

WORKSESSIONS:

1) Denison Placer (JP)

Ms. Puester presented. 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 before the final hearing, which is schedule for April 5th. Specifically the architecture as there were multiple building types proposed, and it is a pretty large project. Staff arranged a Planning Commission site visit (earlier this afternoon) and tonight's work session to focus on the architecture to allow more time for review.

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 manager 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. Phase 1 has a Community Building and six building types (Two are type A, two are type B1, four are type B2, three are type C, two are type D and two are type E with three stories; eight 2 bedrooms each). Phase 2 has two building types (two are type F1 with 6 studios and 4 one bedrooms; one is type F2 with 8 studios, 2 one bedrooms with balconies, and 31 storage lockers).

I wanted to talk about a few things that apply to all the buildings first and then delve further into the individual unique aspects on the buildings. Over the entirety of this land use district, we have a 35' height max mean height. These buildings are all below that. Ranges 24'3" to 32'6" for all buildings in phase 1 and in phase 2 is 33'11" to 34'-11". Even if you measure to the ridge versus the mean, they are below 35'. We Highway 9 is running on east side, and then you have the river and where the parcel starts, Airport Road to the west. To reduce the appearance from the highway, the road design is angled to help break the appearance of buildings from the highway as well as provide solar gain. Remember that this is 5.5 acres of a 28 acres developable parcel and this is the first two phases. There will be several more phases on this 28 acre parcel to the south with different building types and massing. Flora Dora Drive and Denison Placer Road will be more of a formal streetscape. There is articulated color, fenestrations, and varying roof forms, all providing more of a pedestrian scale at street level. Materials are common among the buildings types. Corrugated metal wainscot, vertical and horizontal fiber cement siding. Colors are richer, earth tone colors. In front of you is a modified unit plan layout. There will be some mirrored building plan facades. As this is a work session, I will have Coburn Architects run through this building by building, give you staff thoughts on individual buildings and speak up if you have questions or comments as we do.

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 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. Did the Commission find that Building Type B2 right elevation needs additional articulation?

2. Did 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?

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

Commissioner Questions / Comments:

Mr. Giller: Nice massing. When I look at storage, I think there is more room for development. Bike wash, etc. Some question about internal lighting with skylights. Probably isn't the light you would need in storage place, seems expensive.

Ms. Dudney: Those are good comments.

Mr. Peter Weber, Coburn Architecture: One of the things we have done is increase the size of overhangs since last meeting at your suggestion. Also moved meters on the side between buildings, not next to street. Building has not a lot of color variation. (Ms. Puester: Staff thought there was relief provided in building front façade on type A. There is a pedestrian arcade that wraps the corner, mixture of roof forms. The side elevations have smaller windows because it faces another building and where there are bathrooms and bedroom headwalls.) I want to point out a window thing. We changed the windows. We had small square windows. Most logical way to do this with bedroom design. We kept the others the way they were. Either way works for us but we like them high. (Mr. Pringle: I want to be clear: view southbound from Flora Dora Drive; is this the building we see. Is that the front elevation?) Correct, the way we have the streets set up, that view is really the front of house. Backside faces the parking. (Mr. Pringle: The backside looks bleak. It will be a formal entry?) From our perspective, the front side is the public side. (Mr. Pringle: I like what you have done to the front. Back side needs work.) We haven't made much modification. (Ms. Puester: Are you talking about the entry way?) (Mr. Pringle: You really want to make a warm and inviting entryway. In my opinion, it needs to be spruced up. It needs to have more relief in the back. We want to be careful with cost, but we want to have buildings that look good over time and that we are proud of.) This one has the least detail. (Ms. Christie: Is there any way to add columns to the rear?) We can take the comments, and go back to our client.

Ms. Laurie Best, Long Range Planner III: Our re-submittal deadline for the final hearing is Friday. In terms of what we can do, I am not sure of how many changes we have time for as we are going to final April 5th. We are interested in hearing the comments, and then we can go back and reevaluate. We have a year before we are going to build this to figure out pricing, design. (Mr. Schroder: It is good to know that we have year. I have a question about the front. Is there going to be any landscaping to delineate entry ways and units?) (Ms. Puester: You have trees lining Flora Dora and Denison Placer Road, in front yards of units, between buildings as well as fenced back yard areas similar to Valleybrook fences. There are small landscaping areas in parking lots. Landscaping buffering from property lines. Park planned which is separate from this project.) Everyone has their own walkway to their entry. (Mr. Schroder: That really helps me.) (Mr. Schuman: Let's go back to the buildings and we can make comments after.)

Mr. Pete Weber, Coburn Architecture: Building B1 has more articulation on back side. (Ms. Puester: Both of the elevations that face the highway step down to one story. (Mr. Giller: Are these backyards fenced?) Yes. (Ms. Puester: Staff liked pedestrian scale and stepping down the roof. Broken up massing.) (Mr. Schroder: Staff gave us a question about the color scheme between B1 and B2?) (Ms. Puester: B2 had the color question. The right elevation is pretty flat and unarticulated on B2. That is what you are going to see as you come around the corner of Flora Dora Drive. So that is one of the issues we had, the other was more color schemes needed as there are four B2 types.) (Mr. Schroder: Maybe it is the same conversation the other way as you driving down Flora Dora drive north one day.) (Ms. Puester: When you look at B2 right elevation, Xcel is going to require that these meters are covered. The issue could be solved by having the shed roof extend. One thing I wanted to point out on Building C was that the designers have decreased the ridgeline to under 50' so no negative points. This addresses Gretchen's concern from the preliminary hearing.) (Mr. Schroder: Is that hard to change that length?) (Mr. Mosher: Could I add something? In the front elevation, it

was similar to Building B; the back, is it the same plane where the material changes?) No, there is a plane change there. We try to keep our siding where there is a plane change. (Mr. Pringle: Is there any way to pull those gables out at the entries?) We have the same floor plan in these units. In some of those instances we have a flatter rear elevation. (Mr. Pringle: If we spend more time on the front end, we have to look at these for a long time. My issue is on the back doorway. Could it have more relief?) There are two D Buildings. They are both on corners. (Ms. Puester: These are the longest building types. The floor plans are arranged for townhomes, but that shorter end is what you are going to see as you drive in; they are turned sideways which breaks it up more. Great breakup of that building for the side view which is a primary view from Flora Dora.) (Ms. Dudney: I think this is a good example of what Ms. Leidal was saying. You guys have to make the decision based on your budget. Front entry way looks nice on D as well. If there was any way to have columns elsewhere, that would look really nice also. Don't you want it to look nice?) Yes, I do. (Mr. Giller: I would screen with trees.) (Mr. Pringle: How far are those buildings from each other?) It varies. (Mr. Pringle: It looks tight.) (Ms. Puester: They are about 20 feet eave to eave at the pinch point.) (Mr. Pringle: It seems like that would need some relief. That is really tight, don't you think? It seems like there should be better separation between those two buildings.) (Ms. Dudney: Why? For privacy?) (Ms. Puester: They are taking negative points for setback.) (Mr. Pringle: I think they should. I think it would be better if there was more relief. Could the other building flip flop with the parking lot?) We thought it would be more beneficial to have more green space between the units rather than parking.

This is the E Building. (Ms. Puester: These are the only 3 story buildings in this phase. Four sided architecture. Balconies, pedestrian arcades. Landscape plan shows that there is a lot of buffering at the property lines. They have developed some seating areas that you can't really see here. The south side building, there are the storage lockers for these units and the one building has bump out on first floor plan to accommodate this. Other building does not.) (Ms. Dudney: Overflow parking for Rock Pile elevated or on grade? I seem to remember going up a ramp and that it is higher than Airport Road.) (Mr. Schuman: I have walked up there before. It meets grade.) We are meeting grade at the property line.

This is the F1 Building. We increased the overhang, and added some mechanical space. It resulted in this little change here. (Ms. Dudney: I like how that breaks up that elevation.)

F2 Building is similar but different. Has storage for all of the F Buildings in phase 2. (Mr. Schuman: What corner is Mr. Pringle most concerned about?) It does step back. (Mr. Schroder: I was thinking about solar access, so it doesn't look like it would be in the shade all the time.) (Ms. Puester: There is 6 feet of difference.) (Mr. Pringle: I have to say that the porches add so much more interest. I generally like these buildings but I don't know if I like the back 3 story element portion that is just flat. I don't know if there was anything more that can be done. If there was an objection, it would be on that side.) (Ms. Dudney: I think it looks pretty good.) (Ms. Leidal: What is the garage door material on the community building?) Not sure yet. We have some views of our overall site model. We put this image in the slideshow to show the variation. At any point in the project, you would be hard pressed to find the same building type. (Pete Weber, Coburn presented a 3D slideshow.)

(Mr. Giller: It would have been nice to see the community room open to the Oxbow park.) Where we landed was that we would rather have people living next to the park. (Ms. Best: We wanted to have a formal entry way and the community center helps set that.) (Mr. Giller: I think the Oxbow Park could be a key element to the design. The addition of the small tot lot park next to the community room helps though.)

Ms. Puester: Have to ask this question, any code issues here that you think warrants negative points?

Commissioner Questions / Comments:

Ms. Dudney: I am impressed. This is well thought out. I would love to see some additional design detail. It is a matter of finances. Bringing gables down, columns to the ground could be good, but it

- looks better than ok to me especially for what it is.
- Mr. Pringle: I think the massing looks good. When we start looking at the sizes of the porches and the eaves, any way we can put depth into those planes, bringing down corner columns on porches. It looks like you are going to have a lot of water shedding onto the backsides. That might be a problem over the long term. I think where you have introduced the decks, it really does emphasize my point by adding more relief. I think the community building is the most interesting. I like that architecture. When we talk Breck vernacular, it is hard to imagine. I think some look barn-like and I wonder if that is what we want to see. I think the project is on its way, and I would like to see it come back.
- Mr. Schroder: I don't have much more to say other than it meets those two code items regarding height and architecture.
- Ms. Leidal: I like the variety of the buildings. I would like to see 4 sided architecture. Building B2, those entries face the street. Maybe those entries could be defined better, especially since it is facing Flora Dora Drive.
- Mr. Giller: The 7 different buildings work well. Diagonal orientation works well as a site layout. I think some of what Mr. Pringle and Ms. Leidal mentioned is that these are tall buildings, but these buildings could use more anchor or base to solidify them. I think that the community center next to Oxbow Park could have been a better option, but all in all I think this is well on its way to being a good project.
- Mr. Pringle: I know we have budget constraints. Put in top notch windows in bedrooms. Beds underneath windows can be cold. Would like to see you add some of what we discussed and see it again.
- Mr. Schuman: I worry about ice and water at front entries with short gables. I don't know if you are going to have solar panels. Oxbow Park parking; it seems like only 5 spots and should be more but know it's a different project just may impact this one. (Mr. Truckey: We are scheduled for a final hearing next month, due to LITC deadline, we won't be taking this to another preliminary. You have seen this at 2 work sessions and 1 preliminary now.) (Ms. Best: CHFA needs to look at financing in early May. We wouldn't go vertical until spring in 2017. I value all your comments and think we have ample time to vet these questions and address design issues. I appreciate design comments. We would like to make sure you are happy with this before it gets built.)

Mr. Lee Edwards, Architect: This is not the approach and what we want to see coming into the valley, we being me. (Mr. Schuman: Mr. Edwards, we have finished our comments at this work session and please send us a letter before the next meeting and we can go over it.)

PRELIMINARY HEARINGS:

1. Cucumber Creek Estates Master Plan Modification (CK) PL-2016-0017, Grandview Drive

Mr. Kulick presented an application to create a master plan for a 9.24 acre property to provide for the development of 6, approximately ½ acre, single-family lots, 5 clustered single-family lots and 12 duplex residences. Application is unique, a combination of reviewing a development agreement, purchase contract for adjacent open space, as well as town code. Mr. Kulick reviewed the history of the application and the vested property rights. 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.

Commissioner Questions / Comments:

- Mr. Schroder: What are the lots to the top of the plan? (Mr. Kulick: Those are in Shock Hill.) (An owner of one of the properties made his presence known.)
- Ms. Dudney: So the Nordic lodge doesn't show on this? (Mr. Kulick: No but it is here.)
- Mr. Schroder: Where do the current trails lie? (Mr. Kulick: There are a variety of trails on site, but none of them are platted. There are easements that ring the property. 15' on either side of the property line between the concerned property and Penn Lode. There are a lot of loops. Has been leased

for a dollar a year as long as it is not developed. Those are not platted. Drainage and retention facilities are platted in the Gulch when the 23 acres was purchased by the Town.

Not subject to the Cucumber Gulch Overlay. One of the things that was negotiated under the development permit with Town Council years ago. Specific language for design building envelopes for large lot single family lots. I'll go more into setbacks and such. Most of large lots are on NW edge of parcel. Most of duplexes on southeastern side of lot with a couple cluster single families mixed in. Description of trail easement.

Proposed density is 23 SFEs, 1 SFE over what is currently allowed. Transfer of density would bring in 4.5%; only subject to negative points by the code if exceeded 5% over density. Square footage limitation proposed is all voluntary imposed by the applicant. Current proposal is 8,000 square feet less than current vested plan. One more unit of density proposed, but a cut of 8 or 9% in terms of area.

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. Was the Commission comfortable with the general elements of the site plan?
3. Was the Commission comfortable with proposed change in unit types?
4. Did the Commission have any additional comments about the proposed application?

Staff recommended that the application return for a final hearing.

Commissioner Questions / Comments:

Mr. Giller: Did you look at cul de sac dimensions?

Ms. Christie: Do they meet the absolute the side setback between the single families?

Mr. Tim Casey, Applicant: We have owned this property for 30 years. When we did the open space dedication and sale, that was sort of the impetus for the open space tax. We effectively sold the property, significantly reduced the market value and established vesting. Can we improve on what we have remaining for the next 5 years? Single family lots consume nearly the entire property vested. Our partnership gave the Town of Breckenridge the piece, which was not a requirement of agreement. That is what created the Nordic Center. This is the reason it is there, because of our partnership. We think it is a better plan, a better land use, and more consistent with what the market is looking for. Indicative of Shock Hill. Reduced size of single family units. What we have vested now is very large. We tried to come up with a better plan after 30 years of ownership. There are trails that meander all over. We lease for a dollar a year to town open space, and they have lease agreement. Interstate trail remains. Trail easement parallel to Penn Lode remains. The trails all remain through Shock Hill, owned by the Town of Breckenridge. The Daytons have long term lease that allows them to operate facility. We need to work on road crossing detail. We are going to have to find a solution, perhaps artificial material. We are going to ask the TC for an additional 10 years of vesting. (Mr. Schroder: Why now?) My partner and I are not getting any younger.

Mr. Schuman opened the hearing to public comment.

Mr. Webster, 145 Windwood Circle: (Handout given to Commissioners) Overall plan development. Where are trails moving now? My concerns are in that area- are we considering the loss of this specific area. I would ask if the Commission can take a look specifically at the vision for community character, sustainability,

resources, recreation resources, or are we locked in? Review against existing plans to see what is possible. Trails through the middle of the property where entry level training is done will be lost and there is no other area for this. One path by Penn Lode, but road crossing to move back and forth not ideal. We asked that that be looked into either from homeowner, guest, or resident perspective to be sustainable. Have all the members of the Nordic Center been notified of this proposal? If we look at the plan, there is no easement that goes down the back side to the Nordic Center. More feasible for access in both directions. At the southern end, the trees form a barrier to the neighborhood and road. Northwest side shows no trees on the plan. I would like to see more. (Last comment has been resolved.)

Mr. Paul Weller, 111 Windwood Circle, President of the Christie Heights Homeowners Association: My problem is 3 fold. The Nordic Center is a world class attraction. Drive for people to come to town. I am concerned about that facility being lost. We need a way from being to get from Nordic Center without having to loop around to west and down again. 2. This area is used a lot as an open space. Very popular area and that will be lost, though I understand the developer has the right. 3. Environmental impact: if you are worried about the gondola hours extended, you should be worried about this. Penn Lode might not be able to see this, but I am more concerned about the environmental impact on the Gulch and if this is consistent.

Mr. Peter Kalan, 118 Windwood Circle: To see it developed will take away from the natural open space but I understand the vested property rights. More density, different sense of feel than the homes backing up to Shock Hill. Other concern: proximity of Windwood Circle and traffic. Windwood Circle has a very steep slope and it gets very icy. We have to make sure we are having safe traffic management between the two developments.

Mr. Mike McDivitt, 138 Windwood Circle: Agree with Mr. Kalan.

There was no more public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Giller: It has been well considered by Staff. This is an overall improvement in overall site plan that is vested. Would like to see cul de sac articulated or softened maybe with internal landscaping. I am comfortable with the density.

Ms. Christie: We got used to having this is our backyard. Agreements in place that we are bound by. 1. yes, 2. yes. No more comments, meets density.

Mr. Schroder: Thank you for recognizing property rights. It is hard to see change. We have become too comfortable with the area as it is. Feel for loss of beginner trail area. The owner did the Town a great service minimizing the developable area to 9 acres and letting us use the property for this long. 1. yes, 2: yes, 3: yes, 4: none.

Ms Dudney: Our only mandate is to compare the current plan that the previously vested plan. 1: yes, 2: yes. Also, I would be ok with Council deciding to vest this.

Mr. Pringle: Not a surprise, it is just a change in a town that has seen a lot of change. Remember all this going on in planning. Anyone could have seen that this would be developed eventually, plans are on file. 1: yes, 2: yes, 3: yes. Would agree with additional vesting, and mitigate cul de sac more. 4: none.

Mr. Schuman: 1: yes, 2: yes, 3: yes, 4: Nordic center may find ways to work around this. It has provided a wonderful amenity over the years.

COMBINED HEARINGS:

Mr. Schuman precluded with a call for a vote as to whether he should recuse himself for this matter as he is the HOA president but had not seen the plan before this nor does he have any financial interests here. Mr. Pringle made a motion to allow Mr. Schuman to participate and that his involvement with the Wellington is not a conflict of interest. The motion passed unanimously (6-0) with consensus from the Commission. It was

also noted for the record that Mr. Schroder is a resident of Wellington Neighborhood.

1) Lincoln Park Filing No. 2 Subdivision (MM) PL-2016-0032, Bridge Street / Stables Road
Mr. Mosher presented an application 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.

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). Vern Jonson Memorial Park is being designed right now, as part of the Master Plan development.

The proposed lot layout, green design and landscaping follows the patterns of the Lincoln Park at the Wellington Neighborhood Master Plan. Staff welcomed any comments from the Commission regarding the information presented in this report. Staff recommended the Planning Commission approve the Lincoln Park at the Wellington Neighborhood Filing 2 Subdivision, PL-2016-0032, with the presented Findings and Conditions.

Commissioner Questions / Comments:

- Ms. Dudney: Why the phasing? What is the difference between the subdivision and the phasing? (Mr. Mosher: In this case the planned phasing described with the Lincoln Park Master Plan matches the planned Filings for each subdivision.) Is this going faster than we had expected? (Mr. Mosher: Not really but, things are moving quickly, which is a good thing.)
- Mr. Pringle: You have an application in your office for the Vern Johnson Memorial Park. What leverage do we have that it will ever get be built? (Mr. Mosher: It is tied to this phase of the Master Plan and they seem eager to get started. I don't think he is going to walk away with all the interest from the Wellington Neighborhood owners.)
- Ms. Leidal: Will they satisfy the landscaping requirements? Section 9-2-4-2-d-3 of the subdivision standards says one tree for every 10-feet of roadway in non-wooded environments. (Mr. Mosher: No. They prefer to have less. They plan on getting negative points under Policy 22/R Landscaping with a Master Plan modification that suggests one tree for every 15-feet of roadway.) (Ms. Puester read the subdivision code section regarding one tree every 10-feet of platted right of way and said we might put a condition on it being met or continue. We are looking at subdivision standards, not development code.) (Mr. Mosher: Yes, but it is the absolute policy in the Development Code and is associated with the Master Plan. The overall landscaping plan was an exhibit with the Master Plan application. We seem to have a conflict between the Development Code landscaping policy and the Subdivision Standards. These numbers and the Relative policy are in conflict.) Why can't they meet the policy? (Mr. Mosher: They did not want to have that many trees planted along the right of way so as to maintain the character of the existing neighborhood.)

Mr. Schuman opened the hearing to public comment.

Mr. Andy Podhorecki, 581 High Point Drive: Incredible amount of noise. Every morning it sounds like the 5th armored division, plus rock crushing and back-up beeping noises. Get the hours of construction changed from the 7-7 Monday through Saturday. They should start later and end sooner. Mr. O'Neil didn't have to pay

for density, got them all for free. I have been listening to this racket since 1999. I am a licensed landscape architect. Can any of this layout change (referring to Master Plan layout)? On the original plan, they have this turnaround. I propose a different plan for a portion of Phase 4. (Mr. Schuman: You can reach out to David O'Neil, because we haven't even had the last phase subdivision discussion yet.) I want to make sure that this area (referring to Xcel easement and Town Open Space) will remain undisturbed and not developed. (Mr. Schuman: Please share your comments on Phase 4, because we are reviewing a separate portion of the development.)

There was no more public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Pringle: I think this is a continuance to a future meeting to figure out the landscaping technicality.

Ms. Leidal made a motion to continue Lincoln Park Filing No. 2 Subdivision, PL-2016-0032, Bridge Street / Stables Road to a future meeting. Mr. Pringle seconded and the motion carried unanimously (6-0).

TOWN PROJECT HEARING:

1) Kingdom Park Playground (CL) PL-2016-0040, 880 Airport Road

Mr. LaChance presented a proposal to 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.

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

Mr. Mark Johnston, Town of Breckenridge Streets Department Manager: We gave people three options to vote on. This was the choice. Ages 8 and up is the larger features and smaller features are for tot lots. (Mr. Schuman: Should benches be away from the skate park? Will they use them as skate features?) (Mr. Schroder: Can it be a taller structure?) It's all about the budget. (Ms. Dudney: What is the timing for construction?) (Mr. Pringle: Agree with staff recommendation.)

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

Mr. Schroder made a motion to recommend the Town Council approve the Kingdom Park Playground, PL-2016-0040, 880 Airport Road, showing a passing score of positive three (+3) points, with the presented Findings. Ms. Leidal seconded, and the motion was carried unanimously (6-0).

OTHER ISSUES:

Ms. Puester reminded the Commissioners to review the Worker's Compensation Policy documentation provided by Ms. Joanie Brewster, Administrative Services Coordinator for the Town of Breckenridge. Please remove the Acknowledgment Form, sign and return to me.

ADJOURNMENT:

The meeting was adjourned at 10:20 pm.

Ron Schuman, Chair



2016 - Class C Single Family Development Review Checklist

Project Title:	Wilmot-Adler Remodel/Addition	
Proposal:	To build a 3,500 sq. ft. addition to the Existing House	
Project Name and PC#:	Single Family Residence w/ 3-car Garage at 104 N. Gold Flake Terrace	PL-2016-0064
Project Manager:	Michael Mosher, Planner III	
Date of Report:	March 23, 2016	
Property Owner:	Elizabeth Wilmot	
Agent:	Allen-Guerra Architecture - Gunner Lorange	
Proposed Use:	Single Family Residence w/ 3-car Garage	
Address:	104 N. Gold Flake Terrace	
Legal Description:	Weisshorn Subdivision Filing 2, Block 10, Lot 10	
Area of Site in Square Feet:	20,038 sq. ft.	0.46 acres
Existing Site Conditions:	There is an existing 1,736 sq. ft. Single Family Structure on a moderately wooded lot. The site is essentially flat with positive drainage away from the house. Currently, there is a double curb cut driveway off of North Gold Flake Terrace.	
Areas of building:	Proposed Square Footage	Existing Square Footage
Main Level:	2,604 sq. ft.	1,271 sq. ft.
Upper Level:	2,331 sq. ft.	465 sq. ft.
Total Density:	4,935 sq. ft.	1,736 sq. ft.
Garage:	521 sq. ft.	860 sq. ft.
Total:	5,456 sq. ft.	2,596 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD:12	Residential (Single Family) - 2 UPA
Density (3A/3R):	Unlimited	Proposed: 6,671 sq. ft.
Mass (4R) Neighborhood Preservation:	Allowed: 5,910 sq. ft.	Proposed: 5,456 sq. ft.
F.A.R.	1:3.67 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	4.5 bathrooms	
Height (6A/6R):*	32.3 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Platted Building/Disturbance /Footprint Envelope?	No Envelope	
Setbacks (9A/9R):		
Front:	30' Front Yard Setback	
Side:	27' Side Yard Setback	
Side:	45' Side Yard Setback	
Rear:	28' Rear Yard Setback	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	3,463 sq. ft.	17.28%
Hard Surface/Non-Permeable Sq. Ft.:	4,838 sq. ft.	24.14%

Open Space / Permeable:	11,737 sq. ft.	58.57%
Snowstack (13A/13R):		
Required Square Footage:	1,210 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	1,239 sq. ft.	(25.61% of paved surfaces)
Outdoor Heated Space (33A/33R):	NO	
Parking (18A/18R):		
Required:	2 spaces	
Proposed:	4 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	5 Gas Fired	
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.	
Exterior Materials:	1x6 cedar vertical siding in "Rustic Red"; Stone wainscot in Gallegos "Beaver Creek Random"	
Roof:	Asphalt shingles - Elk Prestige plus "Charcoal"	
Garage Doors:	Cedar; Natural & paint w/ Sherwin Williams Extra White	
Landscaping (22A/22R):		
Planting Type	Quantity	Size
quaking aspen	17	(7)1.5 inch caliper, (10) 3 inch caliper
Colorado spruce	14	12' tall
alpine currant & woods rose	15	5 Gal.
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from building	
Driveway Slope:	4.00%	
Point Analysis (Sec. 9-1-17-3):	<p>This application has met all Absolute Policies and has been awarded negative four (-4) points for excessive driveway length. 9-1-19-7R: POLICY 7 (RELATIVE) SITE AND ENVIRONMENTAL DESIGN: 4 x (-2/+2) D. Driveways And Site Circulation Systems: Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Design site vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that results in the minimum site disturbance possible to provide safe access to the site.</p> <p>Positive four (+4) points have been awarded for the proposed landscaping:</p> <p>9-1-19-22R: POLICY 22 (RELATIVE) LANDSCAPING:</p> <p>+4: Proposals that provide above average landscaping plans. Examples include: all those noted under +2 points, in addition to the planting of trees that are of larger sizes (a minimum of 3 inch caliper for deciduous trees and 10 feet for evergreen trees); utilizing a variety of species and the layering of ground covers, shrubs, and trees that enhances screening and assists in breaking up use areas and creating privacy. Fifty percent (50%) of all new planting should be native to the town and the remaining fifty percent (50%) should be adapted to a high altitude environment. In general, plantings are located within zone one and zone two.</p> <p>*Haynes Residence PC#2014004 - Weissshorn B9 L6 - +4 points - Quaking Aspen=20/3" minimum caliper; Colorado Blue Spruce=10/(6) 10', (2) 12', (2) 14'</p> <p>*Mendez Addition / Remodel and Accessory Apartment PC#2011073 - Weissshorn Blk 2, Lot 17, - +4 points - (6) spruce trees =0' - 12', (6) 12' - 14'. (7) Aspen trees=3" minimum in caliper, 50% multi-stem.</p> <p>*Rivers Garage Addition PC#2008089 - Weissshorn Filing 2 Block 9, Lot 1 - +4 Points - Spruce trees=14 8' or taller, Aspens=27 2" min. caliper</p> <p>*Stais Residence PC#2008042 - Weissshorn Filing 2, Block 12, Lot 4 = +4 points - Aspen=50, 20 (1" caliper), 15 (1.5" caliper), 15 (2" caliper); Colorado Spruce=4- 6' - 8'; Engelmann Spruce=6-6' - 8'</p>	
Staff Action:	Staff has approved the Wilmot-Adler Remodel/Addition, PL-2015-0064 showing a passing score of zero (0) points and with the attached Findings and Conditions	

TOWN OF BRECKENRIDGE

**Wilmot-Adler Remodel/Addition
Weisshorn Subdivision, Filing #2, Block 10, Lot 10
104 North Gold Flake Terrace
PL-2016-0064**

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 23, 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 **April 5, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **September 24, 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. 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.

7. Applicant shall field locate utility service lines to avoid existing trees.
8. 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.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
19. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
21. 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.
22. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
23. 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.
24. Applicant shall screen all utilities.
25. **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.**
26. 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.
27. 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.
28. 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.
29. 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.

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

31. 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)

WILMOT - ADLER

RESIDENCE A&A

LOT 10 , BLOCK 10 , WEISSHORN SUBDIVISION , FILING #2
104 NORTH GOLD FLAKE TERRACE
BRECKENRIDGE , COLORADO



ALLEN GUERRA ARCHITECTURE
PO BOX 408
BRECKENRIDGE COLORADO 80421
PH 303.537.0000
CELL 303.537.1100
EMAIL INFO@ALLEN-GUERRA.COM
WEB SITE WWW.ALLEN-GUERRA.COM

WILMOT - ADLER RESIDENCE A&A
LOT 10 , BLOCK 10 , WEISSHORN SUBDIVISION , FILING #2
104 NORTH GOLD FLAKE TERRACE , BRECKENRIDGE , COLORADO
TITLE: COVER SHEET

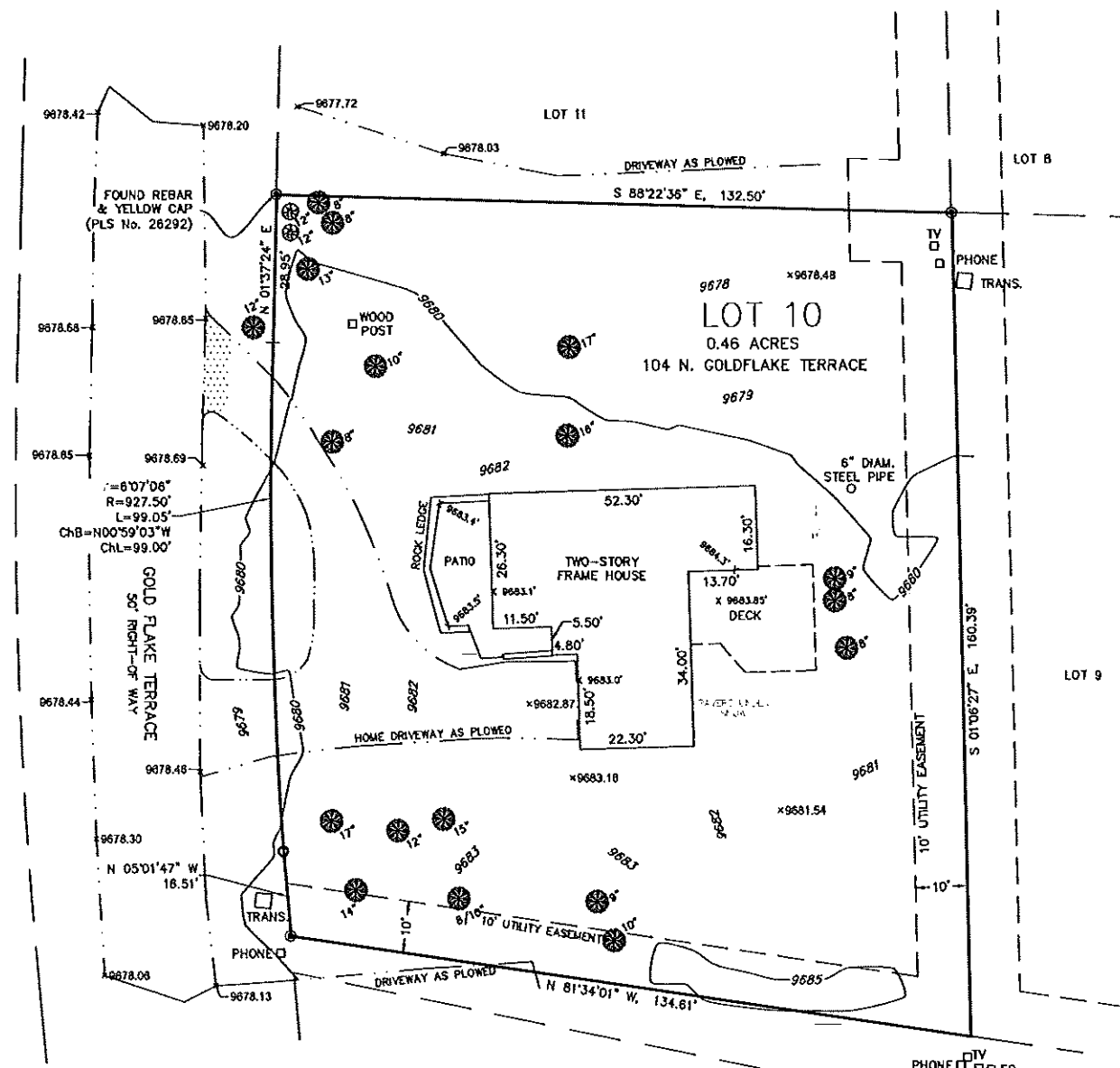
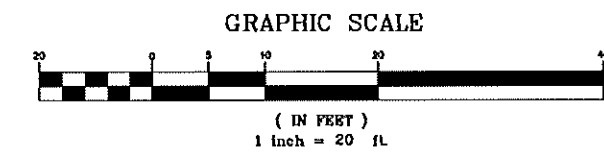
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ISSUE	DATE
PROGRESS	20 JAN 2016
PLANNING	10 MAR 2016

PROJECT # 437

CS

A TOPOGRAPHIC MAP OF
LOT 10, BLOCK 10, WEISSHORN SUBDIVISION FILING No. 2
 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



GENERAL NOTES

- 1 DATE OF SURVEY: FEBRUARY 2 & 3, 2016.
- 2 THE PLAT OF WEISSHORN SUBDIVISION-FILING NUMBER 2, WAS RECORDED AUGUST 3, 1962 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION No. 95318. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- 3 BASIS OF BEARINGS: THE FOUND REBAR & CAP MONUMENTS AT THE NORTHWEST AND NORTHEAST PROPERTY CORNERS OF LOT 10, BEING S88°22'36"E.
- 4 BENCHMARK ELEVATION INTERPOLATED FROM SUMMIT COUNTY GIS PARCEL MAPS. HELD ELEVATION 9680' AT NORTHWEST PROPERTY CORNER LOT 10.
- 5 TWO TO THREE FEET OF SNOW ON PROPERTY AT TIME OF SURVEY. OTHER FEATURES MAY EXIST WHICH WERE NOT VISIBLE NOR SHOWN HEREON.
- 6 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.

QUATRE VVANT CONDO

LEGEND

- FOUND REBAR - NO CAP
- ⊙ FOUND REBAR & YELLOW CAP (PLS No. 26292)
- ⊗ PINE TREE WITH TRUNK DIAMETER
- ⊕ SPRUCE TREE WITH TRUNK DIAMETER
- UTILITY PEDESTAL

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: _____

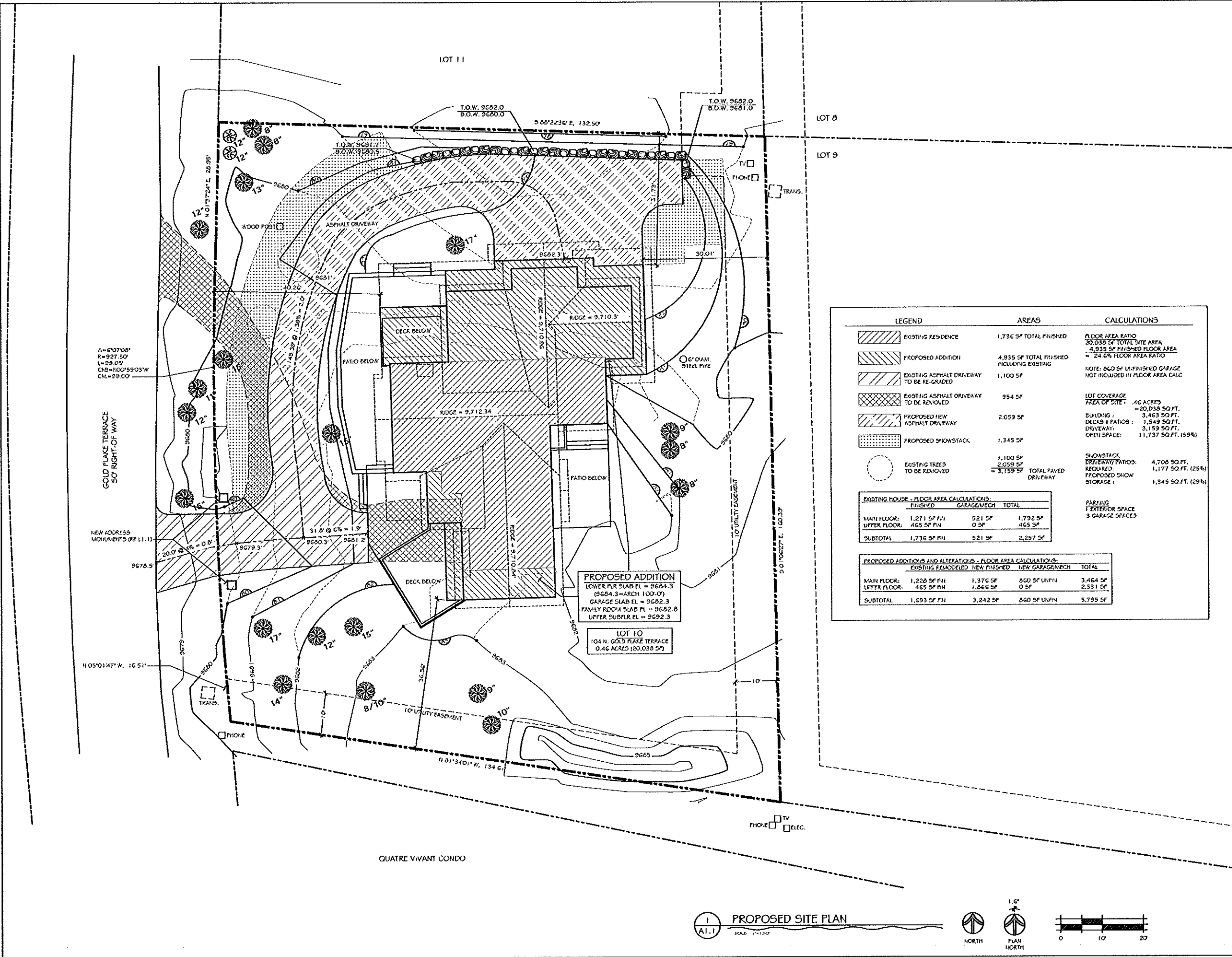
ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 37047

Drawn EKS	Dwg 1712TP.DWG	Project 1712
2/5/2016	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT

LAND SURVEYING, INC.

P.O. Box 5761
 FRISCO, CO 80443 970-409-9963



PRELIMINARY - NOT FOR CONSTRUCTION

WILMOT-ADLER RESIDENCE A&A
LOT 10, BLOCK 10, WEISSHORN SUBDIVISION, FILING #2
104 NORTH GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO
TITLE PROPOSED SITE PLAN

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ISSUE	DATE
REVIEW	2 MARCH 2015
REVIEW	22 JAN 2016
PRELIMINARY	16 FEB 2016
PLANNING	10 MAR 2016
REVIEW	21 MAR 2016

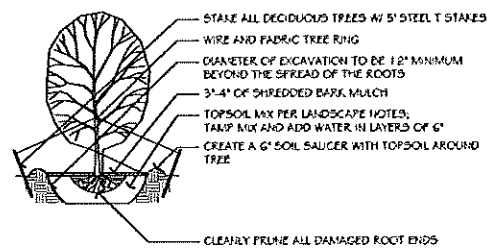
PROJECT # 609

A11

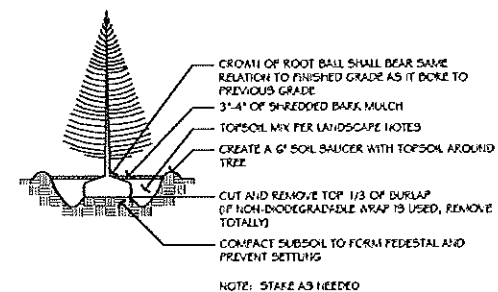
LANDSCAPE NOTES

1. EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, singly OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, Silt FENCING, DIVERSION SWALES, AND DYES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
2. NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK FILTER IS TO EXTEND 6" BEYOND DRIP LINE.
3. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603 C3.
4. ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE REQUIREMENTS.
5. ALL EXISTING TREES WITHIN 15'-75' OF THE PROPOSED RESIDENCE MUST BE THINNEO, PER TOWN CODE REQUIREMENTS.
6. REMOVE ALL EXISTING BEETLE KILL AND DISEASED TREES, PER HOA GUIDELINES AND TOWN CODE REQUIREMENTS.
7. TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
8. ALL AREAS 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:
 - 30% SLANDER WHEATGRASS
 - 15% CANDY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDOAT
 - 5% TUFTED HARRIGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
9. A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

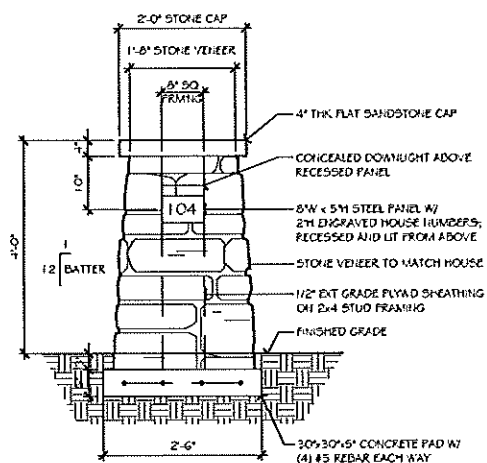
DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



ADDRESS MONUMENT DETAIL

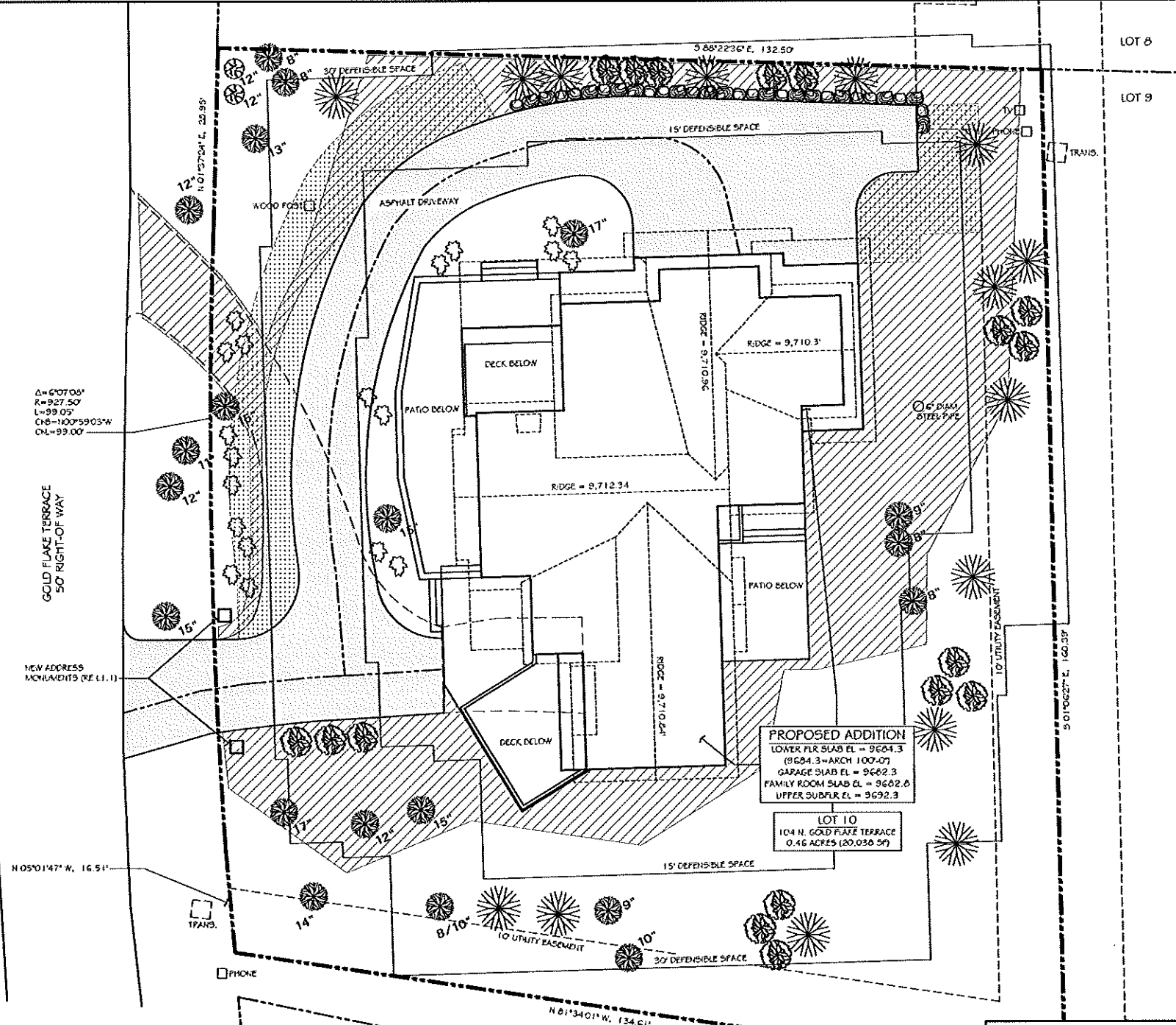


NEW PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	19	RIBES ALPINUM ROSA WOODSII	ALPINE CURRANT WOODS ROSE	5 GAL
	17	POPULUS TREMULOIDES	QUAKING ASPEN	(6) 1.5" CAL (2) 3" CAL
	15	PICEA PUNGENS	COLORADO SPRUCE	12"
		NATIVE SEED MIX (SEE LANDSCAPE NOTES)		

EXISTING TREE & SNOWSTACK LEGEND

- SPRUCE TREE W/ TRUNK DIAMETER
- PINE TREE W/ TRUNK DIAMETER
- PROPOSED SNOW STACK AREAS



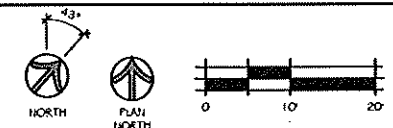
PRELIMINARY - NOT FOR CONSTRUCTION

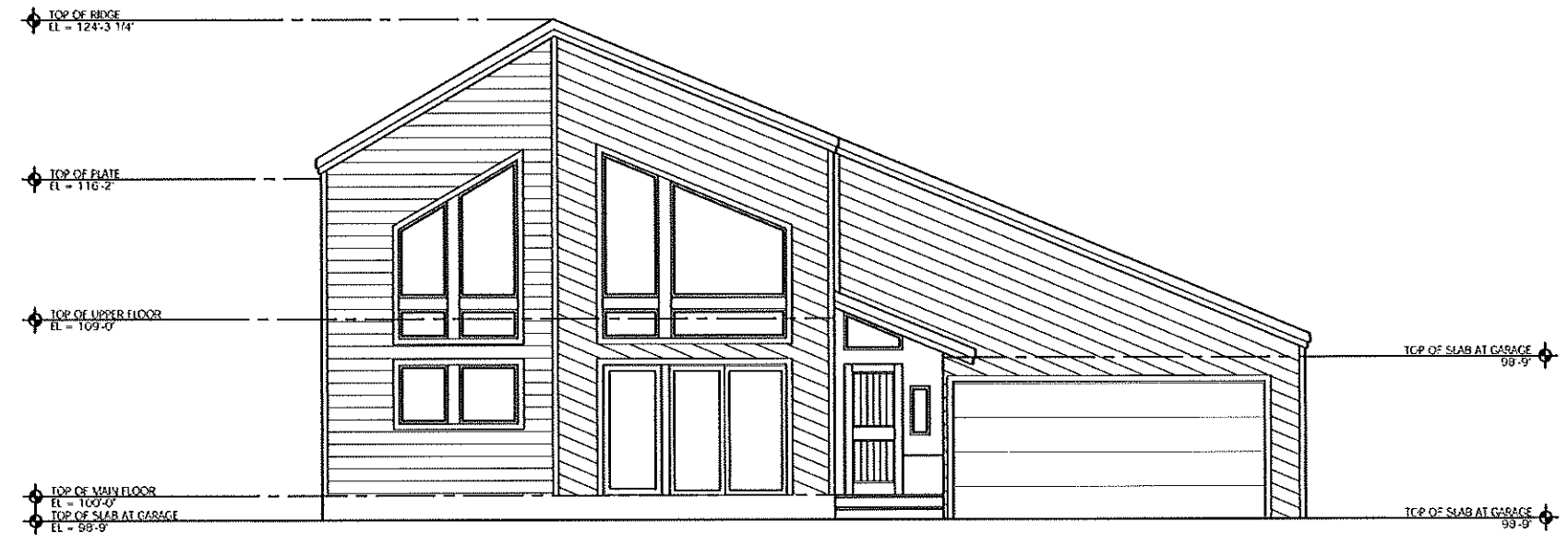
WILMOT-ADLER RESIDENCE A&A
 LOT 10, BLOCK 10, WEISSHORN SUBDIVISION, FILING #2
 104 NORTH GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO
 TITLE: LANDSCAPE PLAN

ISSUE:	DATE:
REVIEW	2 MARCH 2015
REVIEW	22 JAN 2016
PRELIMINARY	18 FEB 2016
PLANNING	10 MAR 2016
REVIEW	27 MAR 2016

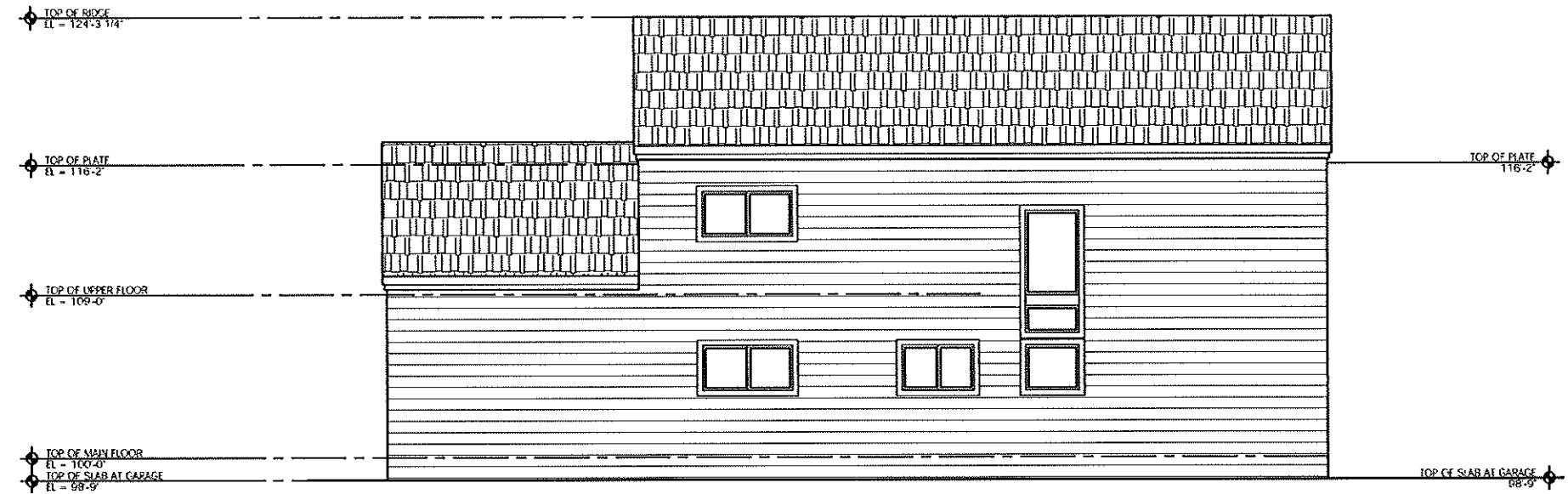
PROJECT # 809

LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

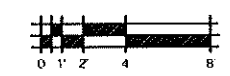




1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

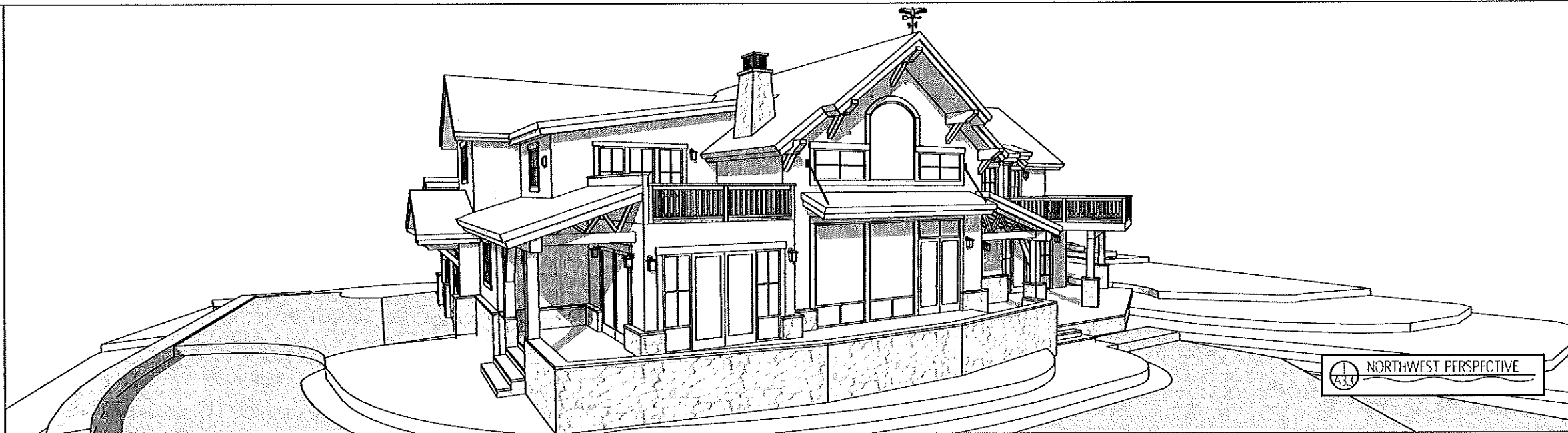
WILMOT-ADLER RESIDENCE A&A
LOT 10, BLOCK 10, WEISSHORN SUBDIVISION, FILING #2
104 NORTH GOLD FLAKE TERRACE, BRECKENRIDGE, COLORADO
TITLE: EXISTING EXTERIOR ELEVATIONS

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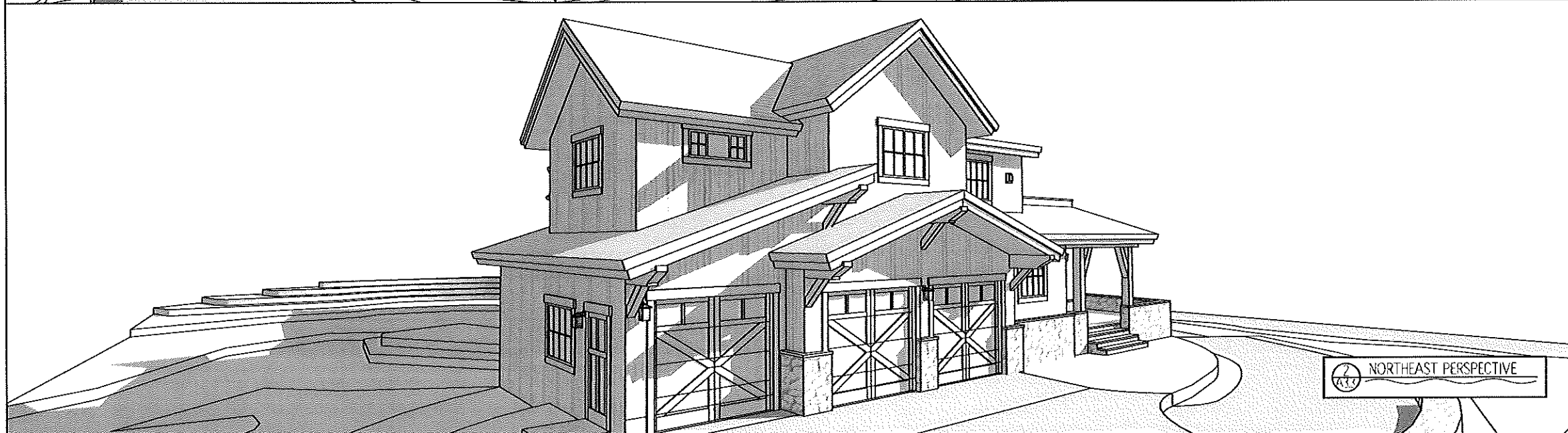
ISSUE	DATE
REVIEW	2 MARCH 2015
REVIEW	22 JAN 2016
PRELIMINARY	18 FEB 2016
PLANNING	10 MAR 2016

PROJECT # 609

X3.1



1 NORTHWEST PERSPECTIVE



2 NORTHEAST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



ALLEN GUERRA ARCHITECTURE
 PROJECT 188
 BRECKENRIDGE, COLORADO, 80411
 970.535.5555
 6046 E. HIGHLAND AVENUE
 WEB SITE: WWW.ALLEN-GUERRA.COM

WILMOT - ADLER RESIDENCE A&A
 LOT 10 - BLOCK 10 - WEISSHORN SUBDIVISION - FILING #2
 104 NORTH GOLD FLAKE TERRACE - BRECKENRIDGE, COLORADO

TITLE PERSPECTIVE VIEWS

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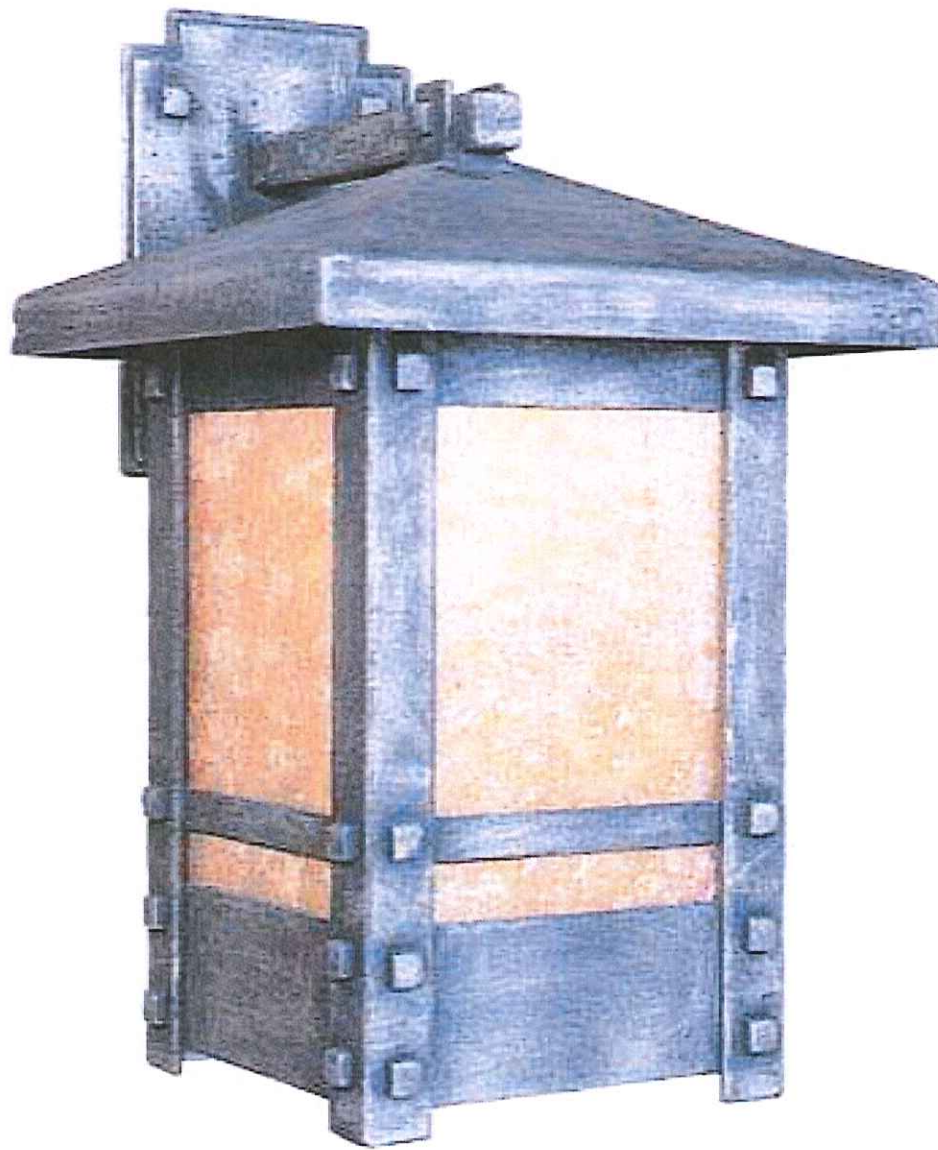
ISSUE	DATE
PROGRESS	20 JAN 2016
PLANNING	10 MAR 2016

PROJECT # 188

A3.3

WILMOT-ADLER RESIDENCE

104 N. GOLD FLAKE TERRACE
LOT 10 . BLOCK 10 . WEISSHORN . FILING #2
BRECKENRIDGE . COLORADO



EXTERIOR SCONCE

MANUFACTURER: HAMMERTON

MODEL # OD8034T

W/ CUSTOM INSERT TO MEET DARK SKY REQUIREMENTS (SEE BELOW)

DIMENSIONS: 18" HEIGHT; 10" WIDTH; 13" DEPTH

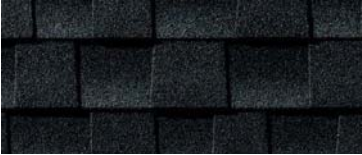

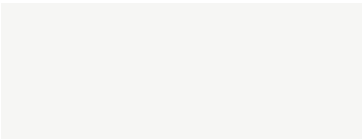
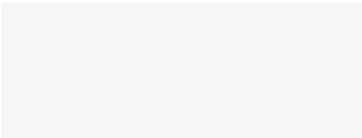


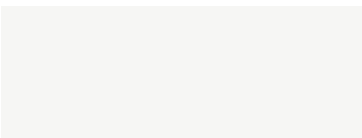

FINISH & GLASS: SLATE GREY W/ DARK MICA
& PERMANENT OPAQUE INSERT TO MEET DARK SKY ORDINANCE

MAX WATTAGE: 60 WATTS

WILMOT-ADLER RESIDENCE-104 N. GOLDFLAKE

EXTERIOR MATERIALS SCHEDULE

DATE: 2 MARCH 2016

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF-SHINGLE		40 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES – ELK PRESTIGE PLUS “CHARCOAL”
M2	ROOF-METAL		U.S. METAL ENGLERT SERIES A I 300 STANDING SEAM METAL ROOF SYSTEM; COLOR GALVALUME-PLUS
M3	FASCIA		2x S4S CEDAR; PAINT W/ SHERWIN EXTRA WHITE
M4	SOFFIT		1x6 TONGUE & GROOVE; PAINT W/ SHERWIN WILLIAMS EXTRA WHITE
M5	VERTICAL SIDING		1x6 VERTICAL CEDAR SIDING ; PAINT W/ SHERWIN WILLIAMS RUSTIC RED
M6	DOORS/ WINDOWS		SIERRA PACIFIC “WHITE 001”
M7	DOORS/ WINDOW TRIM		2x CEDAR; PAINT W/ SHERWIN WILLIAMS EXTRA WHITE
M8	WOOD DECKS		2x CEDAR; SUPERDECK CLEAR SEALER FOR DECKING

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

WILMOT-ADLER RESIDENCE-104 N. GOLDFLAKE

EXTERIOR MATERIALS SCHEDULE

DATE: 2 MARCH 2016

LABEL	ITEM	COLOR	DESCRIPTION
M9	CHIMNEY CAP		SHEET METAL; COLOR WHITE
M10	STONE VENEER CAP		PENNSYLVANIA BLUE STONE CAP W/ CHISELED EDGE
M11	STONE VENEER AND PATIO WALL		GALLEGOS – BEAVER CREEK RANDOM
M12	PATIO STONE		PENNSYLVANIA BLUE FLAGSTONE
M13	EXPOSED POSTS/BEAMS		S4S DOUGLAS FIR; PAINT W/ SHERWIN WILLIAMS EXTRA WHITE
M14	DECK RAILS		2x CEDAR; PAINT W/ SHERWIN WILLIAMS EXTRA WHITE
M15	OVERHEAD GARAGE DOORS		CEDAR; NATURAL & PAINT W/ SHERWIN WILLIAMS EXTRA WHITE
M16	BEAM END FLASHING/ GUTTERS/ DOWNSPOUTS		SHEET STEEL – COLOR MATTE GALVALUME

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



2016 - Class C DUPLEX Development Review Checklist

Project Title:	Shock Hill Overlook, Lot 6, Duplex		
Proposal:	Build a new 4998 Sq. Ft. Duplex		
Project Name and PC#:	Duplex at 44 West Point Lode and 40 West Point Lode		PL-2016-0069
Project Manager:	Michael Mosher, Planner III		
Date of Report:	March 24, 2016		
Property Owner:	Shock Overlook / Chris Canfield		
Agent:	Allen-Guerra Architecture / Andy Stabile		
Proposed Use:	Duplex		
Land Use District (2A/2R):	LUD: 10	Residential (SF to 8-plex, Townhomes)2 UPA	Subject to the Shock Hill Overlook Master Plan
Address (Unit A, Unit B):	44 West Point Lode		40 West Point Lode
Legal Description:	Shock Hill Overlook Subdivision, Filing #1, Lots 6A & 6B		
Site Areas:	Unit A = 1,917 sq. ft.		Unit B = 1,922 sq. ft.
Total Site Area:	3,839 sq. ft.		0.09 AC
Existing Site Conditions:	The site has been previously graded for subdivision improvements and placement of the Private Drive, West Point Lode. A portion of the existing waste rock consolidation pit lies along the south edge of Lot 6A.		
UNIT A		UNIT B	
Areas of Building:	Proposed Square Footage:		Areas of Building: Proposed Square footage:
Lower Level:	306 sq. ft.		Lower Level: 306 sq. ft.
Main Level:	1,484 sq. ft.		Main Level: 1,484 sq. ft.
Upper Level:	709 sq. ft.		Upper Level: 709 sq. ft.
Total Unit A Density:	2,499 sq. ft.		Total Unit B Density: 2,499 sq. ft.
Garage:	614 sq. ft.		Garage: 614 sq. ft.
Total Units A Mass:	3,113 sq. ft.		Total Unit B Mass: 3,113 sq. ft.
Number of Bedrooms:	4 Bedrooms		Number of Bedrooms: 4 Bedrooms
Number of Bathrooms:	4.5 Bathrooms		Number of Bathrooms: 4.5 Bathrooms
Fireplaces (30A/30R):			Fireplaces (30A/30R):
Number of Gas Fired:	3 Gas Fired		Number of Gas Fired: 3 Gas Fired
Parking (18A/18/R):			Parking (18A/18/R):
Required:	2 spaces		Required: 2 spaces
Proposed:	2 spaces		Proposed: 2 spaces
Driveway Slope:	7.7%		Driveway Slope: 4.3%

Code Policies (Policy #) for Both Units			
Total Building Density (3A/3R):	4,998 sq. ft.		
Total Building Mass (3A/3R):	6,226 sq. ft.		
F.A.R.	1:0.62 FAR		
Height (6A/6R):*	33 feet overall		
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other duplexes and homes in the Shock Hill neighborhood.		
Exterior Materials:	Vertical and horizontal cedar siding, metal siding (less than 25%), natural stone veneer		
Exterior Colors:	Vertical Siding - Montana Timber Products, Ranchwood Southern Exposure; Horizontal Siding - 2x12 Cedar 'V'-Groove-Stain With Superdeck 2317 "Fig"; Stone - Oklahoma Cut Stone'		
Roof:	Gaf Timberline Ultra Hd -50 Year, Color Shall Be "Weathered Wood"; Metal Roof - Us Metals. Standing Seam Color - Dark Bronze		
Platted Building/Disturbance /Footprint Envelope?		Footprint Lot	
Lot Coverage	UNIT A		UNIT B
Drip-line of Building (Nonpermeable)	2,352 sq. ft.		2,352 sq. ft.
Hard Surface (Nonpermeable)	742 sq. ft.		742 sq. ft.
Snowstack (13A/13R):			
Required Square Footage:	Unit A = 186 sq. ft.		Unit B = 186 sq. ft.
Proposed Square Footage:	228 sq. ft.		742 sq. ft.
Landscaping (22A/22R):			
Planting Type	Quantity	Size	
Aspen	8	(4) 1.5" cal, (4) 2" cal	
Douglas Fir	4	(2) 12', (2) 14'	
Native Shrubs	8	5 gal.	
Defensible Space (22A):	Complies		
Drainage (27A/27R):	Positive drainage away from buildings		
Energy Conservation (33/R):	480 SF of snow melted area for both units	Negative one (-1) point incurred	Prior to issuance of Occupancy, Applicant shall obtain a HERs Index report for both units prepared by a registered design professional for positive one (+1) point
Point Analysis (Sec.9-1-17-3):	This application has met all Absolute Policies and has been awarded -1 point under Policy 33/R for the heated outdoor space and +1 point for obtaining a HERs Index Report under Relative Policies of the Development Code.		
Staff Action:	Staff has approved the Shock Hill Overlook, Lot 6, Duplex, PL-2015-0069 showing a passing score of zero (0) points and with the attached Findings and Conditions		
Comments:	The consolidated waste rock piles located on the Shock Hill Overlook property have been identified, surveyed, properly capped, with the impacts mitigated per direction from the Colorado Department of Health and Environment and licensed engineers. See attached Findings and Conditions.		
Additional Conditions of Approval:	See Finding #8 and Conditions 7, 8, 9, 11, 15, 19, 20, and 21 that relate to the specifics of constructing near the PMA		

TOWN OF BRECKENRIDGE

Shock Hill Overlook, Lot 6 Duplex
Shock Hill Overlook Filing #1- Lot 6
Unit A: 44 West Point Lode/Unit B: 40 West Point Lode
PL-2016-0069

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 24, 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 **April 5, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The property is located on Tract E, Shock Hill Subdivision. As such, the property is also within the Cucumber Gulch Overlay Protection District (but not the Cucumber Gulch Preventative Management Area), which set forth certain design criteria intended to protect the unique biological and environmental character of the Cucumber Gulch Preserve.
7. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
8. **The Memo (submitted with PL-2014-0174) from David Bohmann of Tetra Tech dated March 12, 2015 and the letter from Fonda Apostolopoulos of the State of Colorado dated August 22, 2012 (on file at Town Hall) regarding "No Action Determination for Shock Hill Tracts C and E, Breckenridge, CO" will serve as a certification of no risk from the owner with regard to the on-site consolidated waste rock.**

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 24, 2017**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.

4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.
7. **An improvement location certificate of the height of the top of the foundation wall, the second story wall 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.**
8. **This development shall comply with 9-1-19-8A: POLICY 8 (ABSOLUTE) RIDGELINE AND HILLSIDE DEVELOPMENT.**
9. **Windows on the downhill side of the structure shall use nonreflective glass.**
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. **Spas/hot tubs shall be designed so that when these pools/spas/hot tubs are drained, water flows into the sanitary sewer system. At no time will water from these sources be allowed to drain into the stormwater system, nor toward Cucumber Gulch.**
12. 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.
13. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
14. The property is located on Tract E, Shock Hill Subdivision. As such, the property is also within the Cucumber Gulch Overlay Protection District (but not the Cucumber Gulch Preventative Management Area), which set forth certain design criteria intended to protect the unique biological and environmental character of the Cucumber Gulch Preserve.
15. The applicant and future owners of any property within Tract E-1 are required to comply with the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
 - a. The Applicant's subdivision plat for the property shall more particularly describe and identify the Areas of Consolidated Waste Rock described and referred to in the "Declaration of Deed Restriction" recorded July 26, 2012 at Reception No. 998561 of the records of the Clerk and Recorder of Summit County, Colorado ("Declaration").
 - b. In its development of the property pursuant to this Development Permit, Applicant shall comply with the terms and conditions of the Declaration. Without limiting the generality of the preceding sentence, Applicant shall not make or allow any excavation on, within, or under any of the Areas of Consolidated Waste Rock described and referred to in the Declaration (as more particularly described and identified in the subdivision plat for the property) without prior written approval from the Town and, if applicable, the Colorado Department of Health and Environment. Applicant acknowledges that before approving a proposal to disturb an Area of Consolidated Waste Rock the Town may require the posting of an acceptable financial guarantee assuring the restoration of the Area of Consolidated Waste Rock that is to be disturbed.

- c. Prior to issuance of the first building permit for the construction of improvements to be made to the property pursuant to this Development Permit, Applicant shall execute and record with the Clerk and Recorder of Summit County, Colorado an agreement running with the land, acceptable in form and substance to the Town Attorney, providing: (i) the Applicant will provide prompt written notice to the Town if the Declaration referred to in Condition No. A is ever modified or terminated, and shall concurrently with such notice provide the Town with written evidence of the modification or termination of the Declaration; and (ii) if the Declaration is ever terminated, the Applicant will, upon the request of the Town, execute, acknowledge, and deliver an agreement for the benefit of the Town that contains substantive provisions that are substantially similar to the Declaration.

16. Non-pervious patios are not allowed. Patios shall be constructed of pervious set flagstone”

PRIOR TO ISSUANCE OF BUILDING PERMIT

17. Applicant shall submit proof of ownership of the project site.
18. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
19. 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. **Applicant shall obtain written approval from the Breckenridge Open Space and Trails Department for any portion of any retaining walls encroaching into the platted 25-foot public trail easement.**
20. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve notice (attached), to be permanently attached inside each entryway.**
21. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve HOT TUB DRAINAGE RESTRICTIONS (attached), to be permanently attached at the location of future hot tub.**
22. 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.
23. 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.
24. 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.
25. 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.
26. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town’s water system, including hydrants, prior to any construction with wood. In the event the water system is

installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.

27. 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.
28. 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

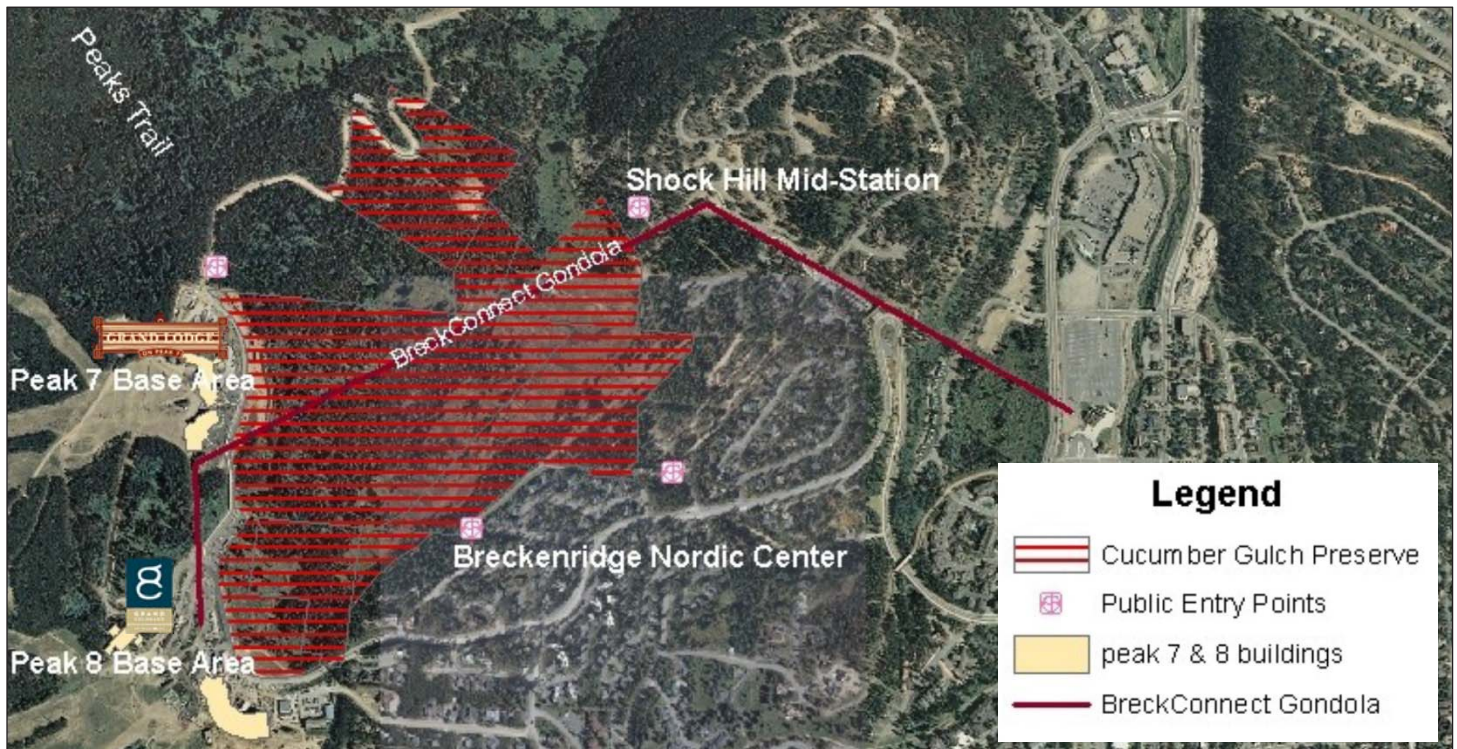
29. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
30. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
31. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
- 32. Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional.**
33. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
34. 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.
35. Applicant shall screen all utilities.
36. 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.
37. 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.
38. 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.

39. 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.**
40. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
41. 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)

Cucumber Gulch Wildlife Preserve

The Shock Hill Overlook asks that our owners and guests respect the sensitivity of the Cucumber Gulch Wildlife Preserve. This groundwater-fed, fen wetland complex naturally purifies water in Cucumber Creek, while also providing an exceptional habitat for moose, beaver, muskrat, migratory birds and other animals. Within Cucumber Gulch are some of the most biologically diverse and sensitive wetlands within the State of Colorado; thus, this sensitive ecosystem is in great need of protection. Thank you for your help in maintaining this unique wetland area so close to our resort.



Seasonal Closures

In order to protect vulnerable wildlife during chick-rearing and moose-calving season, Cucumber Gulch closes each year from the second week of April through the first Monday after July 4th. The Town of Breckenridge Open Space & Trails Department would be happy to suggest alternative trail options during this time period.

Visitation

Visitors to Cucumber Gulch Wildlife Preserve must remain on designated trails, enter through official entry points and respect seasonal closures. Low intensity, human-powered uses are welcome seasonally as conditions permit. Such activities include hiking, nature-watching, Nordic skiing, snowshoeing, trail running and mountain biking.

Restricted Activities

The following activities are prohibited in the Preserve:

- Off-trail travel
- Pets of any kind
- Special events
- Groups larger than 8
- Hunting or the possession of firearms
- Overnight stays or camping
- Activities between dusk and dawn
- Operation of motor vehicles
- Alcohol consumption
- Horseback riding
- Fishing

Please visit the website for more information

www.townofbreckenridge.com -39-

Pets disturb the preserve's local wildlife and vegetation. Under no circumstance are they allowed within the Preserve.



Cucumber Gulch Wildlife Preserve

HOT TUB DRAINAGE RESTRICTIONS

Due to the sensitive nature of the Cucumber Gulch Wildlife Preserve ecosystem, hot tubs within the Shock Hill Overlook Subdivision are NOT permitted to drain into the stormwater system, nor toward the Cucumber Gulch. The floor drain in this deck is the only acceptable location to drain the hot tub.

Jacuzzi restricciones de drenaje debido a la naturaleza sensible del ecosistema pepino quebrada preservar la vida silvestre, bañeras de hidromasaje dentro de la subdivisión de vistas a colina de choque no se permite drenar en el sistema de aguas pluviales, ni hacia la Quebrada de pepino. El drenaje en el piso en este deck es el lugar sólo aceptable para desaguar la tina caliente

For more information on the Cucumber Gulch Wildlife Preserve, visit

www.townofbreckenridge.com

Waste Rock Remediation and Development on the Shock Hill Overlook Subdivision

Subject: **Final hearing:** Shock Hill Overlook Master Plan, (an amendment of Tract E of the 2007 Second Amended Shock Hill Master Plan for the Shock Hill Subdivision Property) (Class A Final PL-2014-0174)

Hazardous Conditions (34/A): From this policy:

A. Geologic Hazard Potential: Geologic hazards shall include, but not be limited to, avalanches, landslides, rockfalls, mudflows, debris fans, unstable or potentially unstable slopes, ground subsidence, faulting, expansive soil or rock, Pierre Shale, and mining related modifications or other manmade modifications of the natural geology which may pose some geologic hazard. A preliminary indication of some but not all such hazards is shown on the map of geologic hazards.

No development shall occur in any area of, or affected by, a geologic hazard unless mitigated to the satisfaction of the town. Proof of mitigation may require reports as specified by the town.

Since the last hearing, the applicant and agent presented information regarding three previously buried waste rock piles on the property. These were identified and mitigated with a report presented to the Planning Commission on June 19, 2012. Shock Hill Tract E Mining Waste Rock Remediation & Variance (PC#2012041).

Tract E, Shock Hill contains areas of waste rock from mining and exploratory holes. The previous owner completed a Phase I and Phase II Environmental Study of the property and found elevated levels of lead and arsenic in some of the mining waste rock piles. Through a State of Colorado program called the Colorado Voluntary Clean-Up Program (VCUP), the applicants removed some of the waste rock from the mining areas and placed them in consolidated piles on-site, and capped the areas. All disturbed areas (including areas where rock is removed) were capped with clean fill dirt, topsoil and re-vegetated with native seed mix.

The owner has submitted the recorded “Declaration of Deed Restriction” (Rec#998561) for Shock Hill Partners, LLC (and shared with the applicant) that places a restriction on excavation, maintenance and modifications to any of the three buried rock piles. This restriction runs with the land and for any owner of the property.

This covenant was co-created with the Colorado Department of Health and Environment. (On March 26, 2012, the property was the subject of a voluntary remedial action pursuant to the Colorado Voluntary Cleanup and Redevelopment Act, 25-16-301 et seq. C.R.S.). From the Declaration of Deed Restriction Covenant:

1) Restriction on Excavation in Remediation Consolidation Areas. OWNER shall not make or allow any excavation on or under the Property in the mine waste rock consolidation areas depicted on the map in Attachment A.

2) *Maintenance of Soil Cover.* OWNER declares that the soil cover over the consolidated mine waste rock in the areas depicted on the map in Attachment A shall be inspected and maintained. Monthly inspections will be performed until the vegetative cover is established, followed by annual inspections. The soil cover will be maintained to meet the objectives of the Voluntary Clean-up Plan Application.

3) *Modifications.* This Deed Restriction runs with the land and is perpetual, unless modified or terminated pursuant to this paragraph. OWNER may request that the Department approve a modification or termination of the Deed Restriction. The request shall contain information showing that the proposed modification or termination shall, if implemented, ensure protection of human health and the environment. The Department shall review any submitted information, and may request additional information. If the Department determines that the proposal to modify or terminate the Deed Restriction will ensure protection of human health and the environment, it shall approve the proposal. No modification or termination of this Deed Restriction shall be effective unless the Department has approved such modification or termination in writing. Information to support a request for modification or termination may include one or more of the following:

- a. *a proposal to perform additional remedial work;*
- b. *new information regarding the risks posed by the consolidated mine waste rock;*
- c. *information demonstrating that residual contamination has diminished;*
- d. *information demonstrating that the proposed modification would not adversely impact the remedy and is protective of human health and the environment; and*
- e. *other appropriate supporting information.*

Staff has obtained a memo from David Bohmann of Tetra Tech who directed the waste rock removal and consolidation on Tract E. In this memo, it is stated that there are no required setbacks from the buried piles, but care must be taken not to disturb them.

The illustrative site plans show the potential footprints of the units placed 10 to 25 feet away from the 2 piles in the development area. Staff notes that the individual submittals for each unit will show the exact distance from the buried piles. Additional notes related to future development on the property are addressed as Plat Notes on the Subdivision and have been reviewed with the Town Attorney. Staff has no concerns with the Conditions of Approval related to the consolidated rock piles on the property.

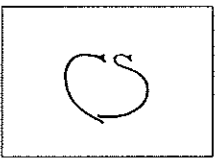
SHOCK HILL OVERLOOK - LOT 6
SHOCK HILL SUBDIVISION, TRACT E, LOTS 6A & 6B, 44 & 40 WEST POINT LODGE
BRECKENRIDGE, COLORADO

TITLE
COVER SHEET

CONTOUR AS AN UNLIMBED WORK. BRIDGE OF PROPORTION PROMINENT WITHOUT WRITTEN CONSENT

ISSUE	DATE
PRELIM	18 NOV 2015
REVIEW	30 NOV 2015
PLANNING	18 MAR 2016

PROJECT 009



SHOCK HILL OVERLOOK - LOT 6

SHOCK HILL . TRACT E . LOTS 6A & 6B
44 & 40 WEST POINT LODGE
BRECKENRIDGE . COLORADO

SHOCK HILL OVERLOOK - LOT 6
 SHOCK HILL - TRACT E - LOTS 6A & 6B, 44 & 40 WEST POINT LODE
 BRECKENRIDGE, COLORADO

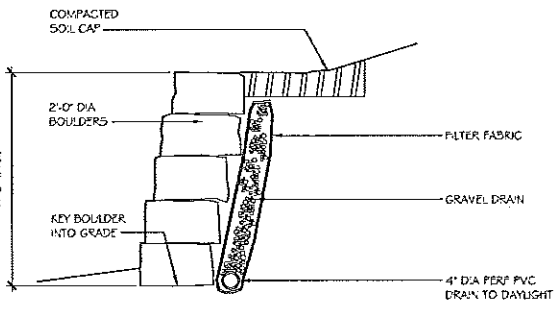
TITLE
 SITE PLAN

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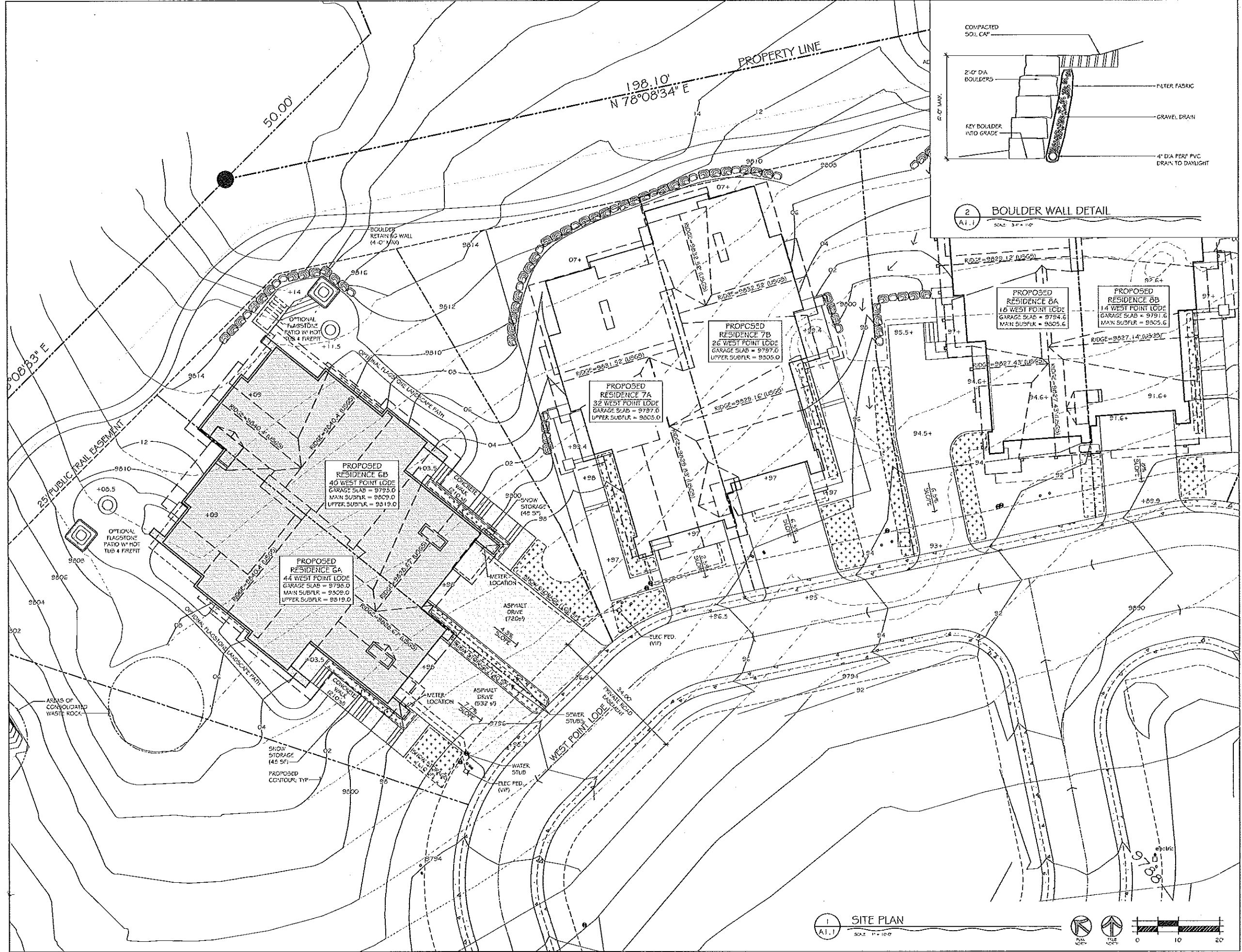
ISSUE	DATE
PRELIM	13 OCT 2015
REVIEW	30 NOV 2015
PLANNING	16 MAR 2016

PROJECT #: 15109

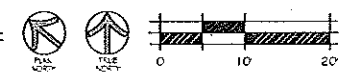
AI.1



2 BOULDER WALL DETAIL
 AI.1 SCALE: 3/4" = 1'-0"

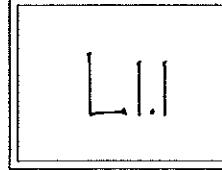


1 SITE PLAN
 AI.1 SCALE: 1" = 100'

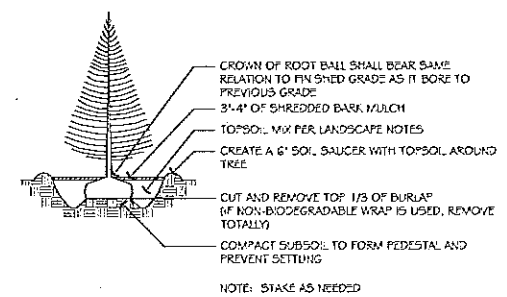


ISSUE	DATE
PRELIM	13 OCT 2015
REVIEW	30 NOV 2015
PLANNING	16 MAR 2016

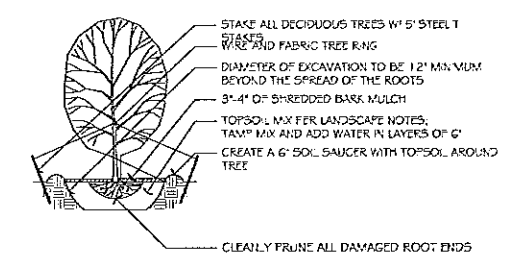
PROJECT # 15109



CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING



LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLE OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SALT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 6' BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE. PER TOWN CODE.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS 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:
50% SLENDER WHEATGRASS
15% CANBY BLUEGRASS
10% BIG BLUEGRASS
10% IDAHO FESCUE
10% SHEEP FESCUE
10% WESTERN WHEATGRASS
5% BLUE WILDRICE
5% TUFTED HAIRGRASS
ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	8	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	8	POPULUS TREMULOIDES	ASPEN	(4) 1.5" CAL (4) 2" CAL
	4	PICEA PUNGENS	COLORADO SPRUCE	(2) 12" (2) 14"
		ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)	



SHOCK HILL OVERLOOK - LOT 6
SHOCK HILL - TRACT E, LOTS 6A & 6B, 44 & 40 WEST POINT LODE
BRECKENRIDGE, COLORADO

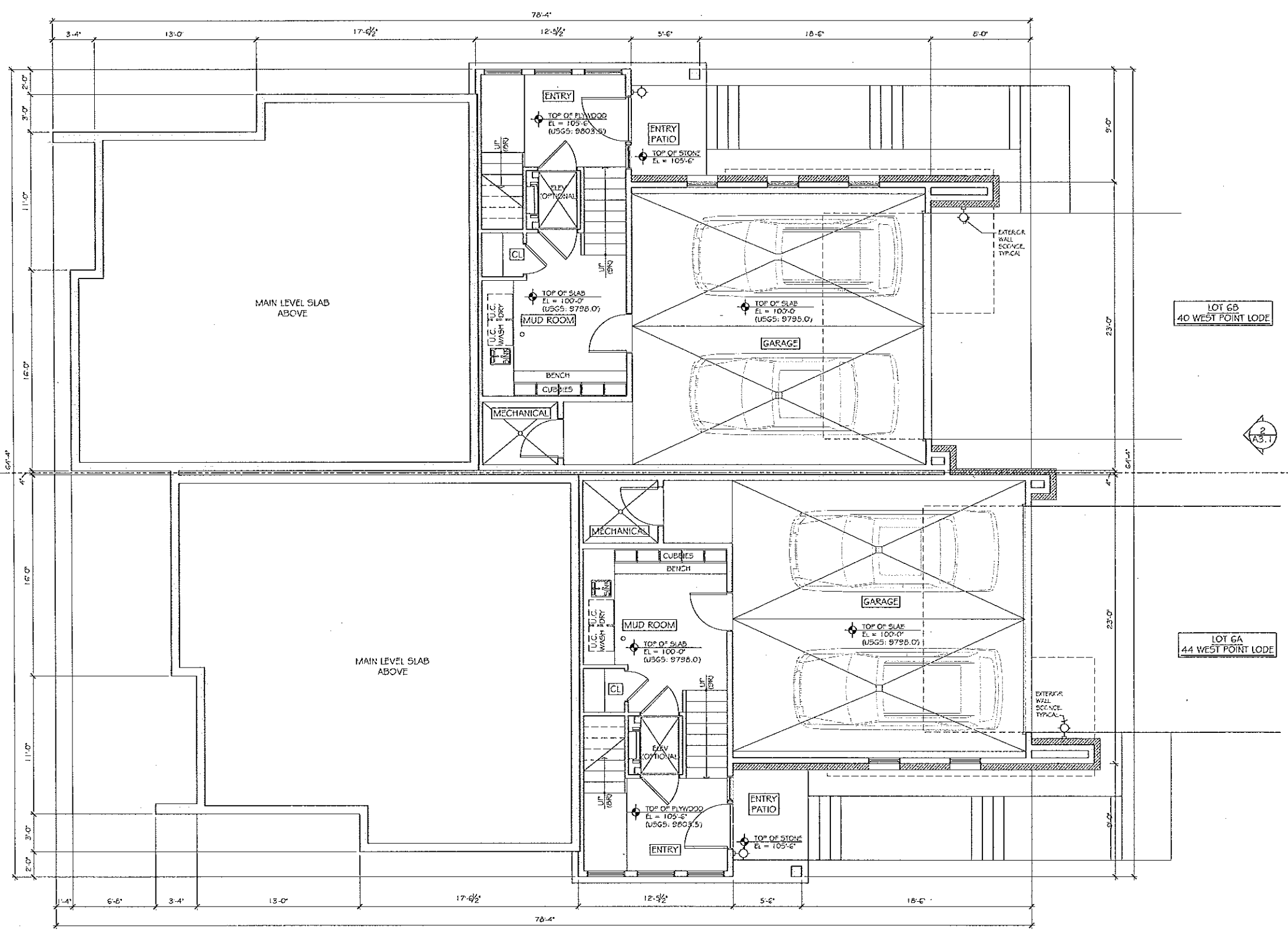
TITLE: LOWER LEVEL FLOOR PLAN

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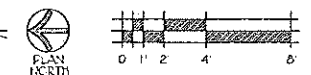
ISSUE:	DATE:
PREV	13 OCT 2015
REVIEW	30 NOV 2015
PLANNING	18 MAR 2016

PROJECT #: 15109

A2.1



1
A2.1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"





ALLEN GUERRA DESIGN-BUILD
 PO BOX 743
 BRECKENRIDGE, COLORADO 80424
 PH 970-433-9000
 FAX 970-433-9000
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 6
 SHOCK HILL - TRACT E, LOTS 6A & 6B, 44 & 40 WEST POINT LODGE
 BRECKENRIDGE, COLORADO

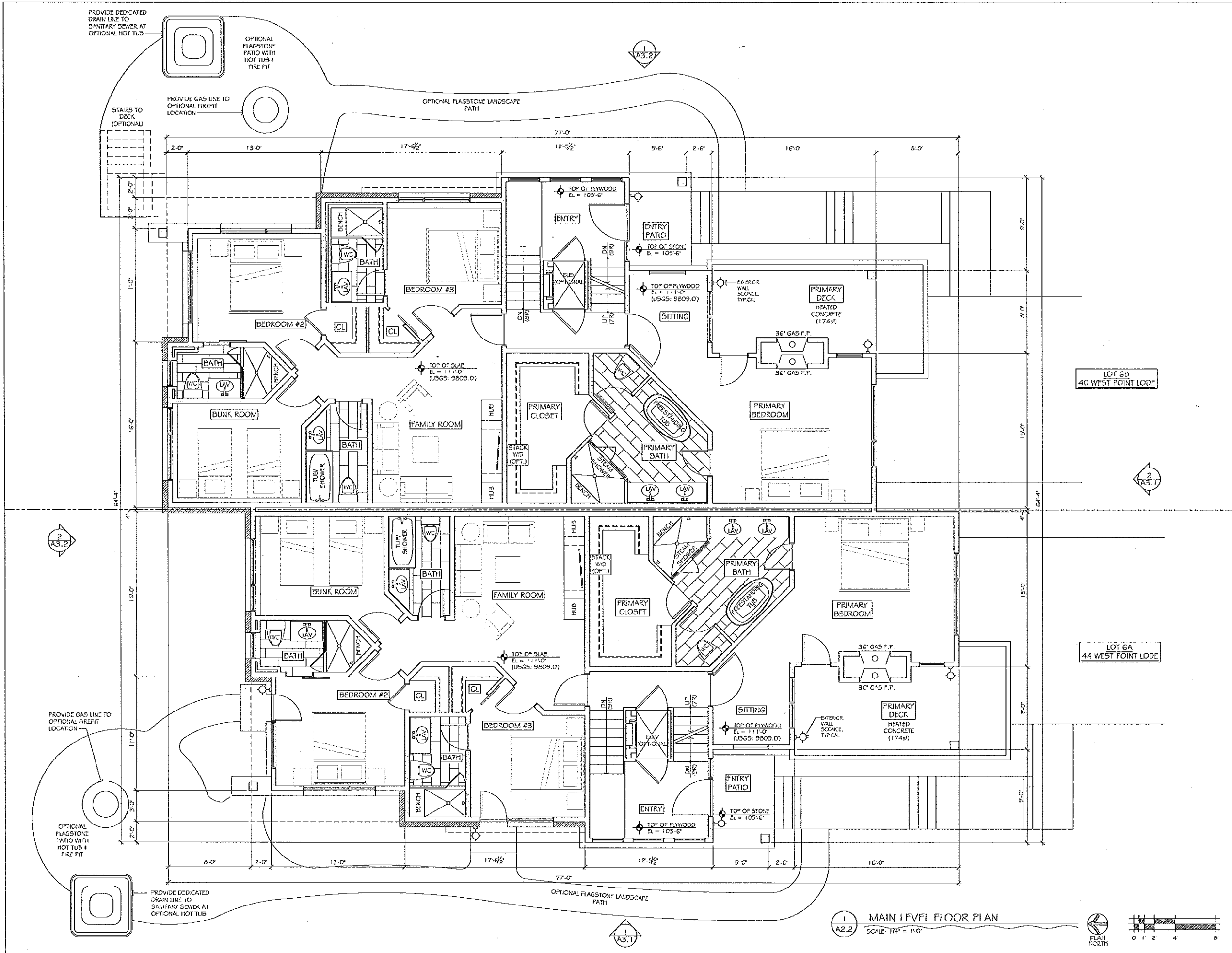
TITLE MAIN LEVEL FLOOR PLAN

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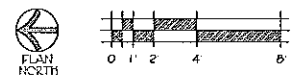
ISSUE	DATE
PRELIM	13 OCT 2015
REVIEW	30 NOV 2015
PLANNING	16 MAR 2016

PROJECT #: 15109

A2.2



1 MAIN LEVEL FLOOR PLAN
 A2.2 SCALE: 1/4" = 1'-0"



SHOCK HILL OVERLOOK - LOT 6
SHOCK HILL - TRACT E, LOTS 6A & 6B, 44 & 40 WEST POINT LODGE
BRECKENRIDGE, COLORADO

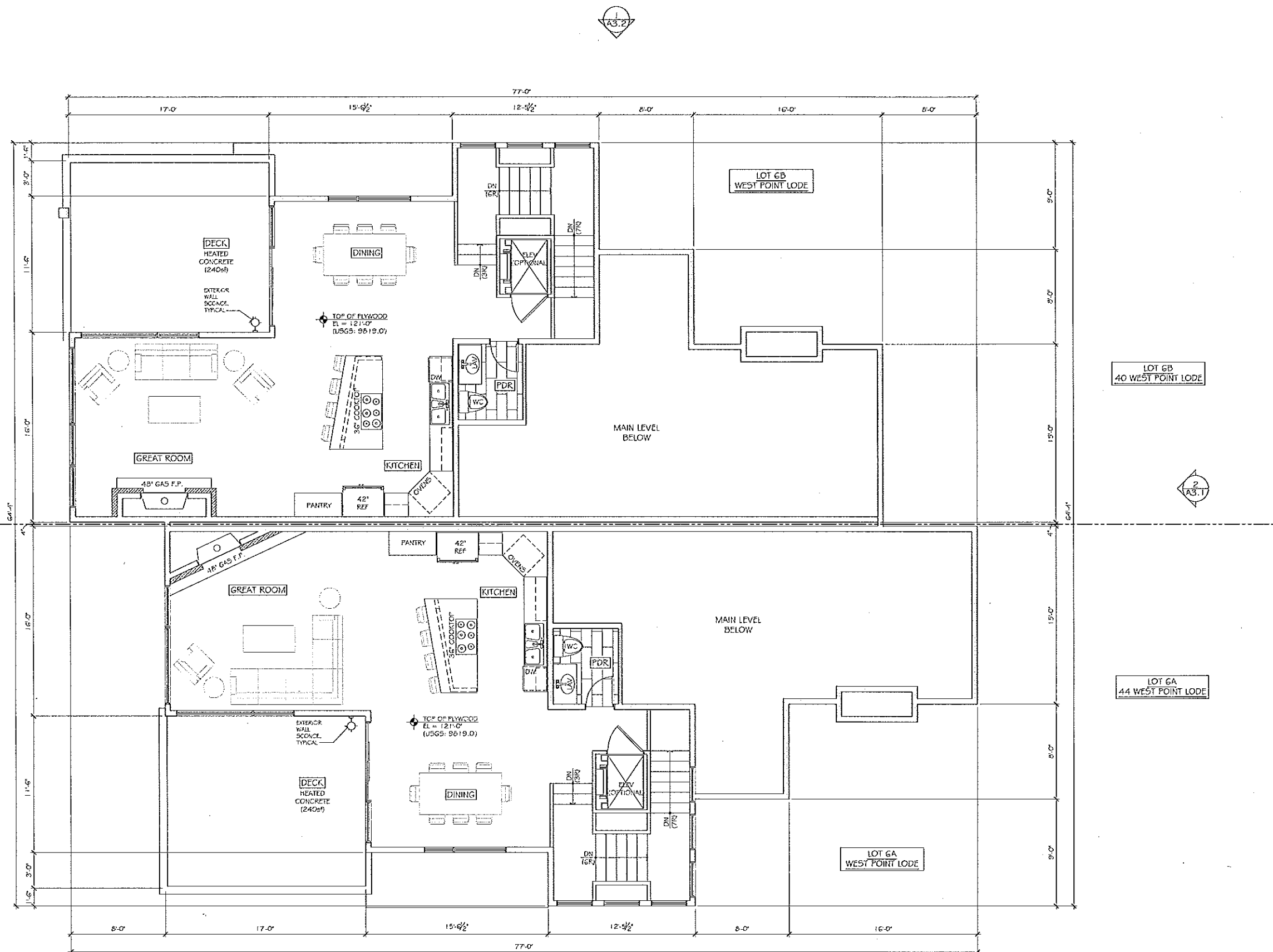
TITLE
UPPER LEVEL FLOOR PLAN

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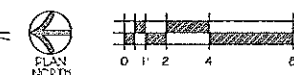
ISSUE	DATE
PRELIM	13 OCT 2015
REVIEW	30 NOV 2015
PLANNING	18 MAR 2016

PROJECT #: 15109

A2.3



1 UPPER LEVEL FLOOR PLAN
A2.3 SCALE 1/4" = 1'-0"



SHOCK HILL OVERLOOK - LOT 6
 SHOCK HILL - TRACT E, LOTS 6A & 6B, 44 & 40 WEST POINT LODE
 BRECKENRIDGE, COLORADO

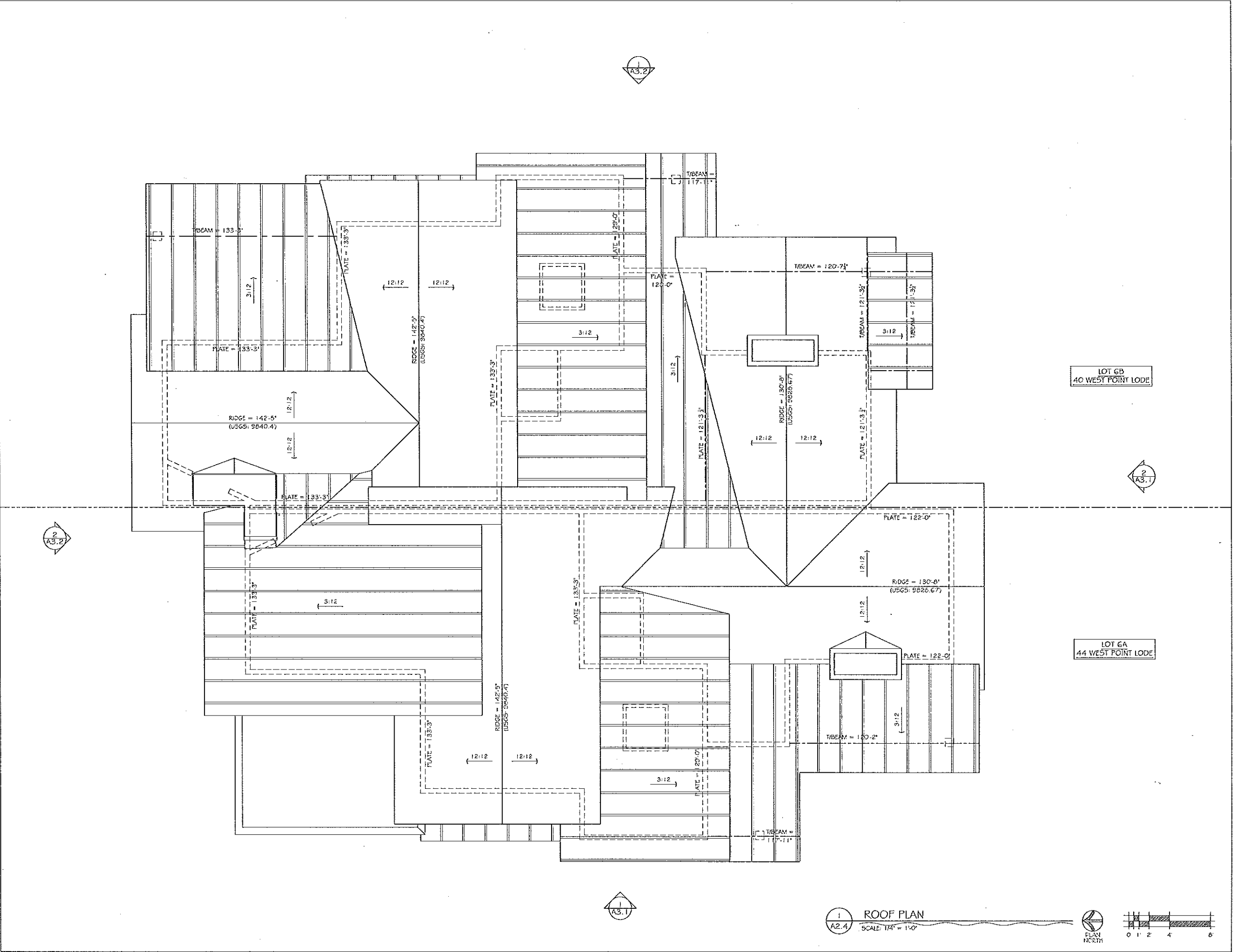
TITLE: **ROOF PLAN**

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ISSUE	DATE
PRELIM	13 OCT 2015
REVIEW	30 NOV 2015
PLANNING	18 MAR 2016

PROJECT # 15109

A2.4



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"
 PLAN NORTH
 0' 2' 4' 8'

SHOCK HILL OVERLOOK - LOT 6
SHOCK HILL SUBDIVISION, TRACT E, LOTS 6A & 6B, 44 & 40 WEST POINT LODGE
BRECKENRIDGE, COLORADO

EXTERIOR ELEVATIONS

CONSIST AS AN UNPAID WORK. REUSE OF REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT

ISSUE	DATE
PRELIM	15 NOV 2015
REVISION	30 NOV 2015
PLANNING	18 MAR 2016

PROJECT: 009

A3.1



SHOCK HILL OVERLOOK - LOT 6
SHOCK HILL SUBDIVISION, TRACT E, LOTS 6A & 6B, 44 & 40 WEST POINT LODGE
BRECKENRIDGE, COLORADO

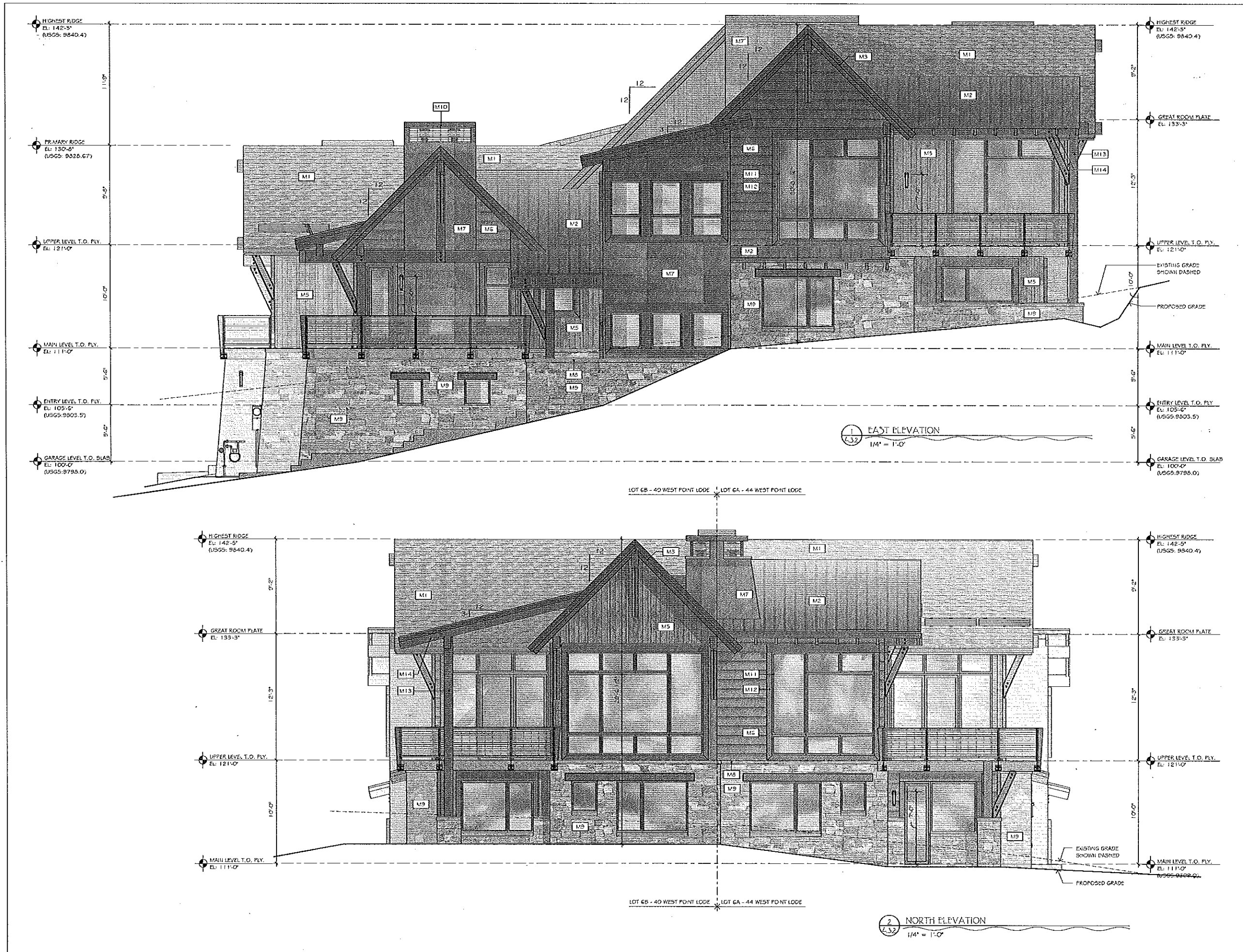
EXTERIOR ELEVATIONS

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DATE	DATE
PRELIM	16 NOV 2015
REVIEW	30 NOV 2015
PLANNING	16 MAR 2016


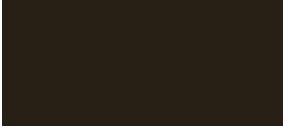
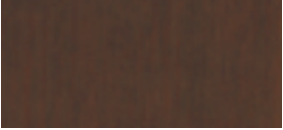






PROJECT: 009

A3.2



LOT 6 SHOCK HILL OVERLOOK

EXTERIOR MATERIALS SCHEDULE
DATE: 18 MARCH 2016

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF		GAF TIMBERLINE ULTRA HD -50 YEAR, COLOR SHALL BE "WEATHERED WOOD"
M2	METAL ROOF		US METALS. STANDING SEAM. COLOR - DARK BRONZE
M3	FASCIA		2X CEDAR PER DETAIL - STAIN WITH SUPERDECK 2318 "TEAK"
M4	SOFFIT		1X6 CEDAR T&G - STAIN WITH SUPERDECK 2315 "TAVERN OAK"
M5	VERTICAL SIDING		MONTANA TIMBER PRODUCTS RANCHWOOD SOUTHERN EXPOSURE
M6	HORIZONTAL SIDING		2x2 CEDAR 'V'-GROOVE- STAIN WITH SUPERDECK 2317 "FIG"
M7	METAL SIDING		2'x6'x3/16" STEEL PANELS NATURAL MILL SCALE - PERMALAC SPRAY FINISH
M8	CAP AT STONE VENEER		3" SANDSTONE "TAN"
M9	STONE VENEER		OKLAHOMA CUT STONE

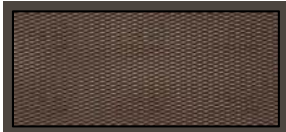


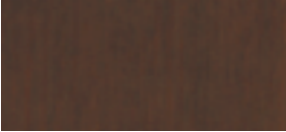
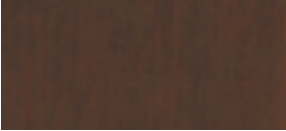


NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK BRONZE



LOT 6

SHOCK HILL OVERLOOK

EXTERIOR MATERIALS SCHEDULE
DATE: 18 MARCH 2016

LABEL	ITEM	COLOR	DESCRIPTION
M10	CHIMNEY CAP		3X3 TUBE STEEL - POWDER COATED "BRONZE" & WOVEN WIRE MESH - PAINTED BLACK
M11	DOORS/ WINDOWS		SIERRA PACIFIC WINDOW COMPANY #071 "DARK BRONZE"
M12	TYPICAL TRIM		3X & 4X CEDAR PER DETAILS - STAIN WITH SUPERDECK 2318 "TEAK"
M13	EXPOSED POSTS/ BEAMS		DOUG FIR - STAIN WITH SUPERDECK 2318 "TEAK"
M14	EXPOSED RAFTER TAILS		3X DOUG FIR - STAIN WITH SUPERDECK 2318 "TEAK"
M15	GARAGE DOORS		MONTANA TIMBER PRODUCTS RANCHWOOD SOUTHERN EXPOSURE W/ CEDAR TRIM PER DETAILS - STAIN WITH SUPERDECK 2318 "TEAK"
M16	FLASHING, GUTTERS & DOWNSPOUTS		COLOR SHALL MATCH M2

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK BRONZE



LOT 6
SHOCK HILL OVERLOOK
BRECKENRIDGE . COLORADO



EXTERIOR LIGHT FIXTURE

MANUFACTURER: HUBARDTON FORGE

MODEL: AIRIS SMALL

DIMENSIONS: 18.3" HEIGHT; 4.5" WIDTH

FINISH: DARK SMOKE WITH REFLECT TEXTURE PLATE

MAX WATTAGE: 35 WATTS

DESCRIPTION: RECESSED LIGHT BULB WITH TEXTURED BACKPLATE; DARK SKY FRIENDLY

Planning Commission Staff Report

- Subject:** Denison Placer Housing Phase 1
(Class A, Final Hearing; PL-2016-0011)
- Proposal:** A proposal to construct 66 workforce rental townhome and apartment units (43 single family equivalents or SFEs) in fifteen buildings, a neighborhood community center including manager's lease office and associated parking on 4.4 acres of the northernmost section of the Block 11 parcel with access from Denison Placer Road and Floradora Drive. In addition, Floradora Drive is proposed to be extended through the development from Airport Road.
- Date:** March 24, 2016 (For meeting of April 5, 2016)
- Project Manager:** Julia Puester, AICP, Senior Planner
- Applicant/Owner:** Town of Breckenridge
- Agent:** Eric Komppa, Corum Real Este Group, Inc.
- Address:** 107 Denison Placer Road/ TBD Floradora Drive
- Legal Description:** Lot A-1, and Tract E, Runway Subdivision
- Site Area:** 4.4 acres (192,198 sq. ft.)
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use but only on Block 11 of the Breckenridge Airport Subdivision.
- Site Conditions:** The Blue River runs along the eastern property line of Lot A-1 and Airport Road to the west. The location of northern area of the lot (known as Block 11) has some slightly undulating dredge rock tailings. A 50' sanitary sewer easement runs from east to west across the property. The property is vacant and is currently being used as an unimproved permit-only seasonal overnight and employee parking. Tract E is a long linear tract of land which includes roadside drainage west of Denison Placer Road.
- Adjacent Uses:** North: Colorado Mountain College
South: Town of Breckenridge snow storage area, ski area satellite parking lot
Upper Blue Elementary School
East: Blue River, Highway 9
West: Rock Pile Ranch commercial, Airport Road, Breckenridge Distillery
- Density:** **Allowed under LUGs:** 20 UPA Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA is permitted on Block 11 if consistent with the Town's adopted Vision Statement for Block 11. Employee housing consisting of

an approved mix of housing types (single family, duplexes, and multi-family units)

88 SFEs = 140,800 sq. ft. (townhome @ 1,600 SF per SFE)

88 SFEs = 105,600 sq. ft. (apartment @ 1,200 SF per SFE)

Proposed density:

Townhomes

(6- 3 bedroom; 44-2 bedroom) 31.5 SFEs = 50,386 sq. ft.

Apartments

(16-2 bedroom) 11.2 SFEs = 13,428 sq. ft.

Community Building 0.00 SFEs = 3,610 sq. ft. (exempt common area)

Total: 42.7 SFEs = 63,814 sq. ft. (9.7 UPA)

Mass: Allowed under LUGs: 168,960 sq. ft. (20% bonus for townhome)
121,440 sq. ft. (15% bonus for apartment)
Proposed mass: 69,112 sq. ft. (*includes community building, trash enclosures, and storage/stairs in building type E*)

Height: Recommended: 35' mean
Proposed:
Community Building 26' mean (29' overall)
Building A 24'3" mean (29' overall)
Building B1 24'3" mean (29'-1" overall)
Building B2 26'3" mean (33' overall)
Building C 26' mean (30' overall)
Building D 26'9" mean (31' overall)
Building E 32'6" mean (34'-7" overall)
Trash Enclosure 17 feet overall

Lot Coverage: Building / non-Permeable: 39,665 sq. ft. (20.6% of site)
Hard Surface / non-Permeable: 73,738 sq. ft. (38.4% of site)-*including rec path and sidewalks in Right of Way (ROW)*
Hard Surface/non-Permeable: 68,038 sq. ft. (%)-*on site only*
Floradora ROW: 11,525 sq. ft. (6% of site)
Open Space / Permeable Area: 67,270 sq. ft. (35% of site)

Parking: Required: 99 spaces (1.5 spaces x 66 units)
Proposed: 133 spaces

Snowstack: Required: 17,009 sq. ft. (25%)
Proposed: 17,014 sq. ft. (25%)

Setbacks (Perimeter Setbacks):

Absolute: Front: 10 ft.
Side (East): 3 ft.
Side (South): 3 ft.
Rear: 10 ft.

Relative:	Front:	15ft.
	Side:	5 ft.
	Side:	5 ft.
	Rear:	15 ft.
Proposed:	Front:	10 ft.
	Side:	10 ft.
	Side:	10 ft./20 ft.
	Rear:	10 ft./30 ft.

Item History

Block 11 is approximately 72 acres and is located towards the northern end of the Town limits on the west side of Highway 9 between Coyne Valley Road and Valley Brook Street. The property was acquired jointly by the Town and the Summit School District through a condemnation process. The Town quit claimed two parcels (approximately 20 acres) to the School District and retained ownership of the remaining 52 acres. Upper Blue Elementary School is on one of the School District parcels and the other 8.7 acre School District parcel is vacant. In 2007, the Town Council entered into an MOU and approved the Colorado Mountain College site plan on 16 acres. Approximately 7.5 acres has been developed as a Police Station, Timberline Child Care, and Valley Brook Townhomes. Approximately 25 acres of land is remaining on Block 11 for workforce housing, internal parks and right of way.

In 2007 the Town approved a DTJ Design to create a Vision for Block 11. In 2009 the Council formally endorsed the 2007 Vision Plan (The Plan) for Block 11 by Resolution and amended the Town Land Use District Guidelines (LUGS) to reference the Plan and to allow employee housing (maximum 20 UPA/35' height), public facilities, schools, and surface parking. Prior to the amendment to the LUGS, no density was permitted on Block 11 as it was originally intended as an airport runway.

The Plan allows for a variety of housing types. These include single family, duplexes, carriage homes, triplexes, townhomes, and manor homes (6-10 unit buildings). The higher density option includes more manor homes and townhomes, and fewer single family homes. The Plan also encourages a variety of income targets mixed within the blocks, and for-sale, as well as rental housing. The Plan shows the blocks angled to maximize solar opportunities and configured to allow for phased development based on market conditions.

The Planning Commission has previously reviewed the first phase of this project at the following meetings:

- Work Session: October 20, 2015 with a preliminary point analysis
- Preliminary Hearing: February 2, 2016 with a preliminary point analysis
- Work Session: March 15, 2016 with focus on architecture
- Site Visit: March 15, 2016 prior to work session

Comment Summary from the Previous Planning Commission meetings:

Staff has included a brief summary below of comments heard from the preliminary hearing and March 15th work session. We have added comments following the Planning Commissioner comments in *italics*.

Preliminary Hearing Comments:

- Positive six (+6) recommended by staff for internal circulation for the sidewalks and Recreation Path is too much. (*Staff comment: This has been revised in the point analysis.*)

- Don't like that this is one hearing for a big project. *(Staff comment: 2 public hearings, 2 work sessions and one site visit.)*
- Architecture is too similar. *(Staff comment: Revisions made since preliminary and work session, there continues to be seven building types.)*
- Architecture is too simple - doors and windows on side elevations do not seem appropriate. *(Staff comment: More refined entries with columns, gable details, fencing, and landscaping. Windows on side elevations have not been changed as they are primarily internal to the site and close to adjacent building, not readily visible.)*
- Increase the overhangs and trim relative to the building massing. *(Staff comment: Overhangs have been increased.)*
- Like the varied building types, B1 and B2 more so than building types C and D.
- Building C roofline is too long (52' with negative one (-1) point). *(Staff comment: Roofline has been reduced to 49'11".)*
- Beef up the entries. *(Staff comment: Columns and gable details have been added.)*
- Architecture is well broken and looks more like Valley Brook.
- Snow storage seems acceptable if the management company can handle it. *(Staff comment: The property management company has responded that it is manageable based on their experience at Pinewood 1 and elsewhere.)*

Architecture Work Session Comments:

- Nice massing.
- Look at storage area in Community Building and whether skylights are useful and cost effective there. *(Staff comment: This is under review by the ownership representatives.)*
- Building type A- the backside looks bleak, like the front, make the entries warm and inviting, add columns to the entries. *(Staff comment: Architects have made changes to the rear façade, and all entries-front and back have columns and gable details added.)*
- Building type B2-add more to the elevation heading north on Floradora near the park. *(Staff comment: Substantial landscaping and a pop out bay window has been added to the elevation facing the park. A second color scheme has been included for two of the four buildings.)*
- Building C- thank you for decreasing the ridgeline under 50', looks much better. Can you pull the gables out on entries? *(Staff comment: The gable entries have not been increased in width. The roofline has been decreased since the preliminary hearing to under 50'.)*
- Building type D- front entry looks nice, add columns, screen with trees. *(Staff comment: Columns have been added and landscaping provided.)*
- Concerned that building type D and F2 in phase 2 are so close (20'). *(Staff comment: This has not been modified and remains at 20' at the closest corner. The design/ownership team felt that the relationship of the two buildings are better separated by some green space than parking lot as suggested. The closest of the F2 corner steps in on the first floor so privacy for the townhome unit should remain, also there is a balcony on the second floor which steps back from the building corner as well.)*
- Massing is good, would like depth on the porches and eaves. *(Staff comment: The depth of porches has not been modified due to setbacks and distance to parking areas.)*
- Plan appropriately for ice and snow on short gables. *(Staff comment: No change has been proposed. The architect and Owner's agent have discussed this and believe that snow shed will occur in the front and rear yards but little on the sidewalks, primarily the snow shed will occur in part due to the broken ridgelines. Coburn has designed a project in Crested Butte with similar roof forms near entries and has not found it to be an issue there.)*

Changes From Preliminary Hearing February 2, 2016 (including March 15 Work Session)

The following changes have been incorporated into this final submittal from the preliminary hearing which also includes Planning Commission comments from the March 15 work session.

Site Plan and Civil Plan

- Sidewalks added to both the north and south of Floradora Drive on Airport Road.
- Detention pond eliminated near Oxbow Park. (*After Preliminary Drainage report showed it was not needed.*)
- Crosswalk locations adjusted per Town Crosswalk Committee input.
- Water line removed from Tract D-1 to remain solely on the property of D-2.
- Labeled mirrored image building types on site plan.
- Refined grading.

Architecture

- Building Type A:
 - Wood columns added to all front and rear entryways and extended overhangs.
 - Relief added to back elevation with dormer pop out (with color change) and center entry shed roof extension.
 - Added entry gable cross detail to all entries front and rear.
- Building Type B1:
 - Wood columns added to all front and rear entryways and extended overhangs.
 - Added entry gable cross detail to all entries front and rear.
- Building Type B2:
 - Wood columns added to all front and rear entryways and extended overhangs.
 - Added entry gable cross detail to all entries front and rear.
 - Included color board with 2 different color versions (2 buildings of each color scheme).
 - Added bay window pop out to the elevation facing Oxbow Park/northbound Floradora Drive.
- Building Type C:
 - Wood columns added to all front and rear entryways and extended overhangs.
 - Added entry gable cross detail to all entries front and rear.
 - Roofline has been reduced from 52' to 49'-11".

Landscaping

- Added fence detail and refined fence locations behind townhome units.
- Added details to community gathering area and tot lot playground.

Staff Comments

Land Use (Policies 2/A & 2/R): Employee housing is an allowed use on Lot A-1, Runway Subdivision, a part of the Block 11 property. Staff has no concerns.

Density/Intensity (3/A & 3/R)/Mass (4/R): The density proposed at 9.7 units per acre (UPA) is well below the 20 UPA maximum even without the density and mass bonuses allowed per Section 9-1-19-3A(D)(3). Staff has no concerns.

Per Section 9-1-19-3 (absolute) (E)(1), *When new attainable workforce housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to four (1:4) ratio (i.e., transfer 1 development right for every 4 attainable workforce housing project units to be built).*

With 42.7 SFEs proposed, 10.7 SFEs will be required to be transferred to this site per the policy. Staff has no concerns with the density or mass proposed. A condition of approval that 10.7 SFEs be transferred to the property has been added.

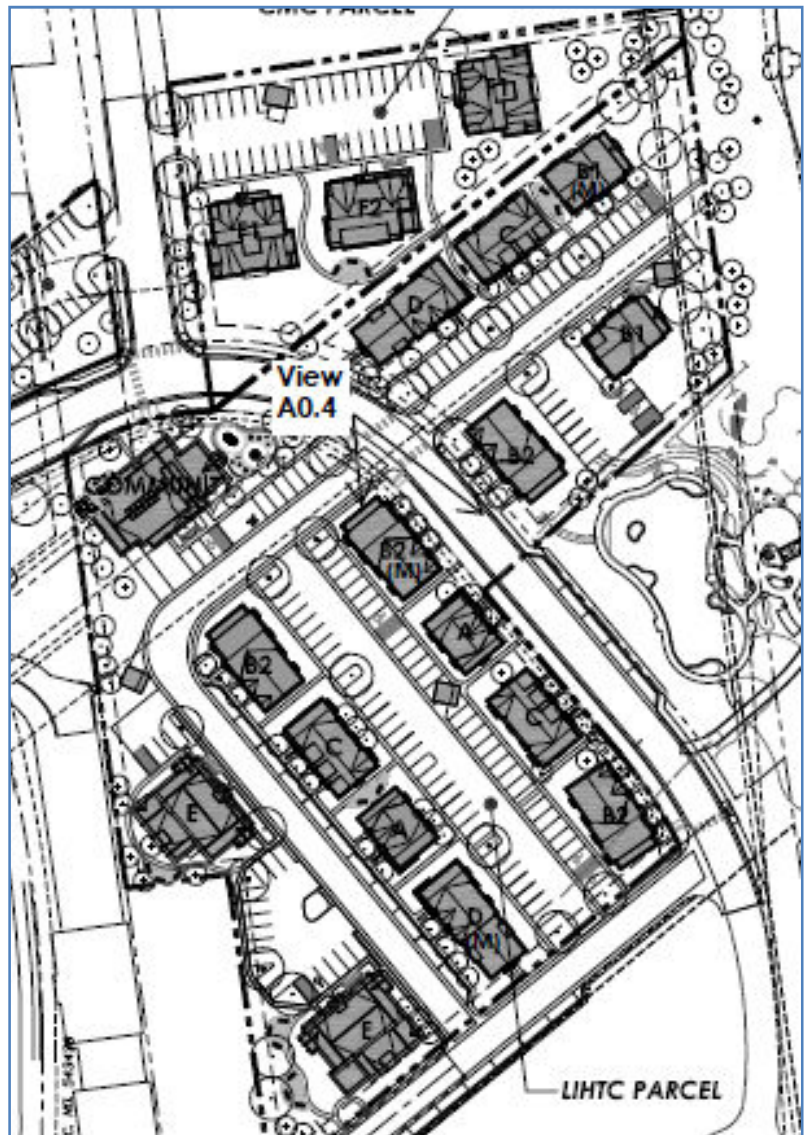
Architectural Compatibility (5/A & 5/R): The architect has made changes based on staff and Planning Commission comments at the preliminary hearing and the work session focused on architecture to create buildings with inviting pedestrian scale architecture and massing while providing interesting architecture as viewed from the Highway to meet Policy 5A/5R.

The materials on all the building types are corrugated metal wainscoting, and horizontal and vertical cementitious siding with wood columns and trim. The proposed corrugated steel does not exceed 25% on any façade. The Planning Commission was supportive of this meeting the policy regarding enough natural material along with cementitious siding to warrant no negative points per past precedent at the preliminary hearing and architectural work session.

Since the preliminary hearing, some the changes that apply to all of the buildings are that the facades, both front, back and side elevations which face rights of ways are further articulated and broken up. Columns have been added to all entryway elevations and additional detail on gable entry features. New visual perspectives have been included in the packet to reflect these changes. Staff has included a more detailed analysis on unique features of each building type below. A complete list of changes made since the preliminary hearing can be found in under *Changes From Preliminary Hearing February 2, 2016 (including March 15 Work Session)* above.

Community Building: The Community Building, located northwest of Floradora 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, a maintenance garage with painted wood composite door to match the building, and 50 individual storage units (one for each townhome unit in Phase 1. The 16 apartment buildings in Phase 1 have their own storage lockers in building type E). Staff is pleased with the pedestrian scale arcade, solid to void ratio and broken masses of the building. The Commission was supportive of the building at the architectural work session.

Building Type A: Two buildings of this townhome type are located in the project; one along Floradora Drive and



the other internal to the site, southwest of the fore mentioned building. In a maroon (“tonga”) and tan (“stardust”) color and brown trim (“shogun”), 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, has been modified since the work session to provide relief with a second story pop out and color change, gable element details, center shed roof form and columns. The front and rear windows provide a strong solid to void ratio while the side elevations that face adjacent buildings have fewer windows openings for privacy (upstairs bedroom and bathroom sidewalls). Staff is supportive of the changes incorporating Planning Commission comments.

Building Type B1: Two buildings of this townhome type are located on the east side of Floradora Drive, closest to the Highway. As a tan (“billable hours”) and grey (“pinesap”) 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 with columns. These roof forms help to break up the massing. The side elevations which face the highway step down to one story elements with a shed roof and a centered gable roof further serving to break up the mass.

Building Type B2: Four buildings in the development are proposed with this building type; one on the east side of Floradora Drive, two on the west side of Floradora and one internal to the site, near the Community Building. This building had a few concerns from staff and Planning Commission at the work session as three are highly visible from Floradora. The front elevation is broken up nicely with recessed entries under gable roof forms with columns (added since work session). The left elevation steps down to one story breaking up the mass. The right elevation was a concern from Oxbow Park. The architects have added a bay window to the right elevation facing the park. There is also heavy landscaping proposed on the south side of the building for further screening. Another concern which has been addressed was that with four buildings, more than one color scheme should be included for this building type. Two color schemes have now been included. Staff is pleased with the changes and has no concerns.

Building Type C: This building type occurs three times throughout the project, all adjacent to other building types. One building is along Floradora, and the other two are internal to the site. The façade has recessed gabled front entries with columns and secondary gable elements. These gable elements are the most visually prominent roof elements. The rear elevation is recessed in the middle (lighter color “festival”) with gabled rear entries. Previously, the roof ridge measured 52’. The ridge has been reduced to 49’11” with this submittal.

Building Type D: There are two buildings of this type in the development. One Type D building is located on the north side of Floradora 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 results in more architectural variation. The elevation facing Floradora is the right elevation which is narrow and well defined for the pedestrian. The less defined left elevation faces internal to the site adjacent to other buildings.

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 with similar grade. 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. The Commission had no real concerns with this building type.

The color chroma for all the building types meet code with rich colors. The color schemes tie the development together without being too similar. No more than three colors were used per building per the policy (metal excluded). All color schemes have been included in your packet for review. Staff has no concerns and is pleased with the changes incorporated since the Planning Commission work session.

Placement Of Structures (9/A & 9/R): According to Section 9-1-19-9 (Absolute) (2) (d), *Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or cluster single-family.*

All absolute setbacks have been met. However, the relative front setbacks are not being met along Floradora Drive. The design concept was to have the townhomes closely fronting the street to create an urban design street presence. Further, the rear relative setback of 15 feet is not being met on Building E and the Community Building (with a portion of property west of the Community Building being reallocated to Parcel 3 to be processed as a Town Project as noted under Staff Comments). Negative six (-6) points are warranted as two relative setbacks are not being met.

Recreation Facilities (20/R): *Each residential project should provide for the basic needs of its own occupants, while at the same time strive to provide additional facilities that will not only be used for their own project, but the community as a whole.*

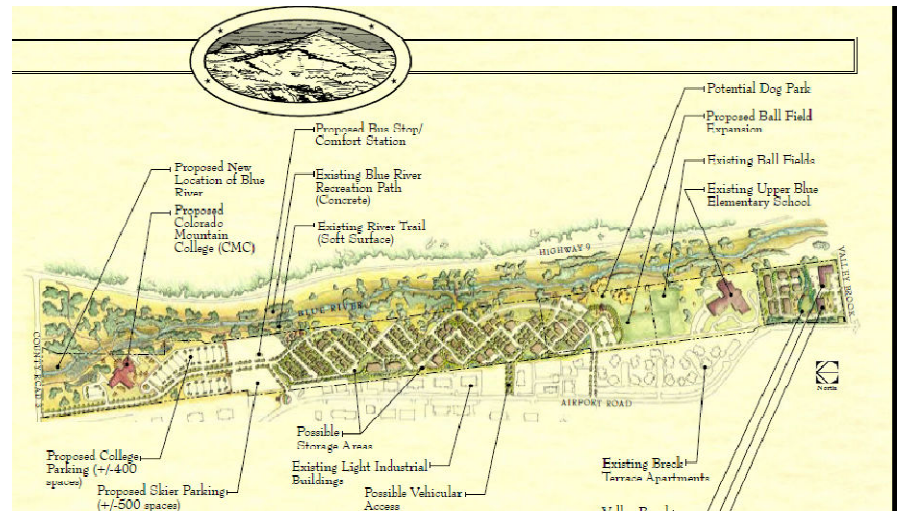
A 10 foot wide asphalt recreation path that runs the nearly 700 foot length on the west side of Floradora is proposed (some off this length is outside of the site boundaries). This path will handle the future needs of the residents in these first two phases as well as future housing phases over time, connecting people to neighborhoods, parks and Upper Blue Elementary School. In addition, a 5 foot concrete sidewalk is proposed on the east side of Floradora.

At the preliminary hearing, the Planning Commission had concerns regarding staff's recommendation for positive six (+6) points under Policy 16/R *Internal Circulation* for the recreational path, Floradora sidewalk and pathways between the buildings, internal to the site. The majority of the Commission was not supportive of the proposal and it was suggested that the application receive positive three (+3) points for the recreation path and sidewalk along Floradora under this policy. Staff has provided past precedent below and recommends positive three (+3) points for the recreation path and 5 foot sidewalk along Floradora (internal sidewalks are not part of the consideration for points per Planning Commission direction).

Past Precedent

1. Summit County Justice Center Expansion, PC#2003084. Providing at grade bike path connection at N. Park Avenue. Positive three (+3) points were awarded.
2. Main Street Junction Condo/Hotel, PC#1999081. Project provides two hard surface trails, sidewalk along Main Street, picnic/barbecue area, & two exterior hot tub areas. Trails realigned, upgraded, signed & available to public. Positive three (+3) points were awarded.
3. Wellington Neighborhood Master Plan, PC#1999139. All open space (private and public) available to public with trails. Positive three (+3) points were awarded.
4. Pinewood Village II, PL-2014-0170. Provided a single track trail and outdoor gathering place with picnic tables, charcoal BBQ, and benches for seating.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The 50 foot Floradora ROW is proposed to be formalized and extended east off of Airport Road through the Town owned Lot 2C, Rock Pile Ranch Condo Subdivision. The existing road would be relocated 45 feet to the south. The ROW curves south through the property, following the Block 11 Vision Plan alignment (see Block 11 Vision Plan below). Denison Placer Road intersects Floradora Drive near the triangular access easement on Tract D. The south and west side of the ROW has a 10 foot asphalt recreational path designed to carry pedestrian and bicycle traffic through Block 11 while the north and east side of the ROW has a 5 foot sidewalk through the property. Sidewalks are proposed from the recreational path to the front doors of the townhomes along Floradora Drive. For the internal facing units and Community Building, sidewalks are proposed from the parking lots to the front doors. Internal paths are also shown meandering through portions of the site on the landscape plan. Lastly, offsite but important is a proposed bus stop location. The sidewalk along Airport Road will be extended to meet the existing sidewalk which ends in front of Rock Pile Ranch Condominiums property.



Parking (18/A & 18/R): 1.5 parking spaces are required per unit or 99 parking spaces total. 133 spaces or 2 spaces per unit are provided. All the parking areas are located on privately maintained property under one property management company. Staff is supportive of 2 spaces per unit as we continuously hear of parking shortages around town but especially in areas occupied by full time residents. Staff has no concerns.

Site and Environmental Design (7/R): The Town hired Tetra Tech to create an over lot grading plan for the entire Block 11 parcel. The goal of plan was to take the grade of the entirety of Lot A-1 and integrate it more toward the river parcel, dropping the grade to relate the future housing units to the river. For this section of Lot A-1 which contains Denison Placer Housing Phase 1 and 2, the site remains relatively similar and relatively flat toward the west (Airport Road, Rock Pile Ranch) and north (CMC) then drops approximately 6 feet as the site rises east toward the river. A majority of mature trees will be lost with this lowered grade. As this is disturbed dredge tailings, staff has no concerns with the removal of the rock. If approved, rock removal of this site is planned to begin summer 2016.

Open Space (21/A & 21/R): As a residential use, an open space requirement of 30% is required. 35% open space is proposed. Primary areas of open space include the tot lot near the community center, on the eastern property boundary near the river, seating areas near the apartment buildings and private areas around the townhome units. In addition, located off site, Oxbow Park to the east of Floradora Drive is tentatively slated for construction in Spring 2017. The park has not been included in the open space calculations. However, it will be a great asset to the neighborhood residents as well as the users of the Blue River trail and general public. Staff has no concerns.

Storage (14/A&14/R): Interior storage of 5% is encouraged which equates to 3,211 square feet. With storage needs of fulltime residents, providing storage space was an important aspect of the project. Fifty 3' x 6' x 8' tall chain link storage areas are being provided within the Community Building; one per townhome unit. The storage height will allow for larger items such as bikes and kayaks to be accommodated. The same storage unit design is proposed for ten of the apartment units in Building Type E2. The six units located on the first floor of the two apartment buildings will have storage located off their patios incorporated into the building architecture. The total floor area of storage units is 1,188 square feet (total 8,928 cubic feet). Further, the interior storage areas of the townhomes and apartment buildings equate to 3,825 square feet (6%). Although the application meets the storage requirements, the Town owner representative will make all efforts to incorporate an additional three storage units for the three apartment units without additional storage provided for in this plan prior to construction. Staff has no concerns as code is being met.

Landscaping (22/A & 22/R): The landscaping plan creates a residential street setting along Floradora Drive. This streetscape is one which can be continued throughout Block 11 and is consistent with the Vision Plan approved by Town Council in 2007. Landscape quantities and sizes are as follows:

- 36 Narrow leaf cottonwood @1.5"-3" caliper
- 75 Quaking Aspen @ 1.5"-3" caliper
- 131 Quaking Aspen @ 8' multi-stem
- 29 Colorado Blue Spruce @ 8'-10' tall
- 39 Bristlecone Pine @ 6'-8' tall
- 306 shrubs @ #4 container

Per this policy, *(1) At least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.*

For the approximately 560 feet of ROW in Phase 1, thirty seven (37) trees should be planted. The drawings are showing three hundred ten (310) trees on the site, of which thirty eight (38) trees will be planted onsite along the Phase 1 ROW. Staff is supportive of the proposal as is the Streets Department. Trees will be placed in locations which allow for town snowplow operations in or near the rights of ways.

The amount of landscaping proposed meets the policy. The 8' height minimum for evergreens and three (3) inch caliper for deciduous trees is being met for the thirty eight (38) trees. More than 50% of the deciduous trees are multi-stem throughout the site. Further, there is a minimum of 6% landscape area within the parking lots. Staff has no concerns.

Social Community / Employee Housing (24/A &24/R): Per this policy, any application with 9.51-100 percent of project density in employee housing receives positive ten positive (+10) points and with 100% workforce housing this application warrants the maximum positive ten (+10) points.

Furthermore, under Section B. *Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.*

Past Precedent

1. Gibson Heights, PC#2001011 (+6) Need for affordable housing is a primary community need.
2. Valley Brook Childcare Facility, PC#2007107 (+6) Meets community need for daycare centers and nurseries.
3. McCain Solar Garden, PC#2011065 (+6) Use of renewable sources of energy for the community is a priority for the Town Council.
4. Pinewood Village II, PL-2014-0170 (+6) Workforce housing development is an identified 2015 goal by the Town Council.
5. Huron Landing, PL-2015-0498, (+3) Workforce housing was a stated 2015 Council goal and community need.

Affordable housing on this parcel has been identified by the Town Council in their yearly Goals and Objectives report. The Planning Commission seemed supportive of positive six (+6) points based on the majority of past precedents of Policy 24/R (B) at the preliminary hearing. Staff notes that Huron Landing received positive three (+3) points; it is an outlier.

The Commission seemed to support positive six (+6) points for meeting a Council goal and positive ten (+10) points for percentage of workforce housing, for a total of positive sixteen (+16) points under this policy. Staff finds this is consistent with past precedent and has no concerns.

Utilities Infrastructure (26/A & 26/R; 28/A): A preexisting 50 foot sewer easement runs across the property affecting the design of the parking and building alignment. A 48 inch pipe is proposed to run through the property carrying drainage from Barton Gulch to the river in the 50 foot utility easement. Currently the water runs into a drainage easement located on Lot 2C (Parcel 3 on some site plans) and dissipates into the ground. With the planned overflow parking lot on Lot 2C, the water is planned to be rerouted via the 48 inch pipe. Engineering is supportive of this plan. Water and sewer are proposed in the Floradora right of way. All utilities will be underground. Staff has no concerns.

Drainage (27/A & 27/R): Three large detention ponds were proposed with the preliminary application. With a more detailed Preliminary Drainage Report completed, one of the detention ponds has been removed (near Oxbow Park). Two are required for the project and are located primarily off site on Town owned property, on other is located on Town owned property. Engineering staff is generally supportive of the proposal pending a final drainage report showing that the ponds will serve as regional detention ponds for future development to the north (Phase 2) and to the south. Engineering will also look for natural looking detention ponds designed such that they do not appear to be large holes in the ground void of any vegetation.

Currently, a significant amount of drainage flows across Airport Road from Barton Gulch to this site. The flow is so extreme at times that a few years ago, Airport Road was shut down due to the back up flow from the drainage infrastructure on Lot 2C and the lot to the north, Lot 2B (privately held). To provide a long term solution to the drainage and detention issue in this general area, a 48 inch storm sewer line is proposed to take the area drainage from Barton Gulch, capture it and run it via the large 48 inch pipe through Lot A-1 (Denison Placer Phase 1) toward the river. This will benefit the surrounding Airport Road ROW as well as properties in the area with this extensive and permanent fix. Per this policy, *All developments are encouraged to provide drainage systems that exceed the minimum requirement of the town and, if they so choose, to provide drainage improvements that are of general benefit to the community as a whole and not solely required for the proposed development.*

Past Precedent

O'Rourke Square, PC#2008091, 226 S. Ridge Street (+3) for drainage improvement to the alley.

Staff is recommending positive three (+3) points under this policy based on past precedent.

Fences (47/A): Fences are permitted if “...*specifically authorized in a vested master plan containing specific fence design standards.*” Fences are shown for all of the townhome units. These fences are low, similar to Valley Brook Townhomes at approximately 3’6” in height. The Block 11 Vision Plan and Policy 47 identifies fences including design standards for height, material, finish, and solid to void ratio, which are all being met with this proposal. Fence locations and detail has been defined on the landscape plan. A new visual perspective has also been provided in the architectural which shows the buildings with fences and landscaping. Staff has no concerns.

Snow Removal And Storage (13/R): Snow storage meets the minimum 25% requirement. There is also a 5 foot snow stack easement proposed along both the 10 foot recreational path and 5 foot sidewalk.

Both Floradora Drive and Denison Placer Road are public rights of ways to be maintained by the Town. The other parking drives and all parking areas will be maintain by the property management company.

The snow storage plan (Sheet L-2) shows a deep snow storage area in the easternmost portion of the site in the detention pond. Staff has consulted the property management company selected to manage the property, Corum, (whom also have experience in the area managing Pinewood Village) to determine whether the snow storage configuration is realistic. Corum’s believes it will be functional as a site of this size will require heavier machinery for clearing snow from the parking lots and the operators will plan to use the areas shown as snow stacking. The Planning Commission was comfortable with the proposed snow stack shown as it will be managed by one property management company with experience in this area.

Transit (25/R): Transit is proposed off site on the adjacent Town owned site Lot 2C, Rock Pile Ranch Subdivision which is being processed as a separate Town Project. A second future bus pull out is shown off site to the south of Oxbow Park along with a temporary bus turn around.

Refuse (15A & 15R): Three dumpster enclosures are proposed throughout the development. Disposal truck turning movements have been accommodated with each placement. The dumpster enclosures have been sized to accommodate recycling. The 17 foot tall enclosures are well designed structures that match the architecture of the project with an 8:12 roof, wood trim and posts and cementitious siding. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): The application meets all Absolute Policies of the Development Code. Points have been awarded under the Relative policies. Staff has prepared a final point analysis with a recommended passing score of positive sixteen (+16) points.

Negative Points recommended:

- Policy 9/R, Placement of Structures (-6) for the front and rear relative setbacks not being met.

Positive Points recommended:

- Policy 20/R, Recreation (+3) for providing a ten foot asphalt Recreational path which connects the length of the residential property to the proposed bus stops and future development on Block 11.
- Policy 24/R, Social Community (+10) for 100% workforce housing.
- Policy 24/R, Social Community (+6) for meeting a Council goal of providing workforce housing.
- Policy 27/R, Drainage (+3) for drainage improvements benefiting the greater area.

Total (+16)

Staff Recommendation

The Planning Department is supportive of the changes made by the applicant based on Planning Commission comments.

Staff recommends the Planning Commission approve Denison Placer Phase 1, PL-2016-0011, located at 107 Denison Placer Road, Lot A-1, and Tract E, Runway Subdivision, point analysis, resulting in positive sixteen (+16) points.

Staff recommends the Planning Commission approve Denison Placer Phase 1, PL-2016-0011, located at 107 Denison Placer Road, Lot A-1, and Tract E, Runway Subdivision, with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Denison Placer Phase 1	Positive Points	+22	
PC#:	2016-0011			
Date:	3/24/2016	Negative Points	- 6	
Staff:	Julia Puester, AICP, Senior Planner			
		Total Allocation:	+16	
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)		Affordable housing an allowed use on Block 11
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)		Below the 20 UPA maximum
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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/Multi-family 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)	- 6	Front and Rear relative setbacks of 15' not met.
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	10' asphalt recreation path along Floradora Drive.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% workforce housing
24/R	Social Community - Community Need	3x(0/+2)	+6	Council goal being met with providing workforce rental housing with low AMI targets.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
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)	+3	Major drainage improvement to area with 48" underground drainage pipe through property to the river.
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	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	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

**Denison Placer Phase 1
Lot A-1 and Tract E, Runway Subdivision
107 Denison Placer Road/TBD Floradora Drive
PL-2016-011**

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 24, 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 **April 5, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **April 26, 2019**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
9. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snow plow equipment from damaging the new driveway pavement.
10. Applicant shall field locate utility service lines to avoid existing trees.
11. 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.
- 12. The Town of Breckenridge shall transfer 10.7 Single Family Equivalents to the property by Resolution in conformance with Town Code Section 9-1-17-12 (A) and the Joint Upper Blue Master Plan.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
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. 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.
16. A Final Drainage Report 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.
17. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. 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.
19. 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.

20. The road shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
21. Applicant shall install construction fencing and erosion control measures at the 25 foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
22. Applicant shall provide a copy of the ACOE permit, and the FEMA CLOMR to the Town if determined necessary.
23. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
- 24. 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 and/or buildings shall be fully shielded to hide the light source and shall cast light downward, not exceed the fixture height requirements, and meet required foot candle levels.**
25. 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

26. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
27. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
28. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
29. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
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.
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 not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
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. **Applicant shall construct the proposed recreational path according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.**
37. 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.***

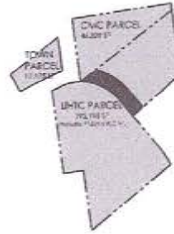
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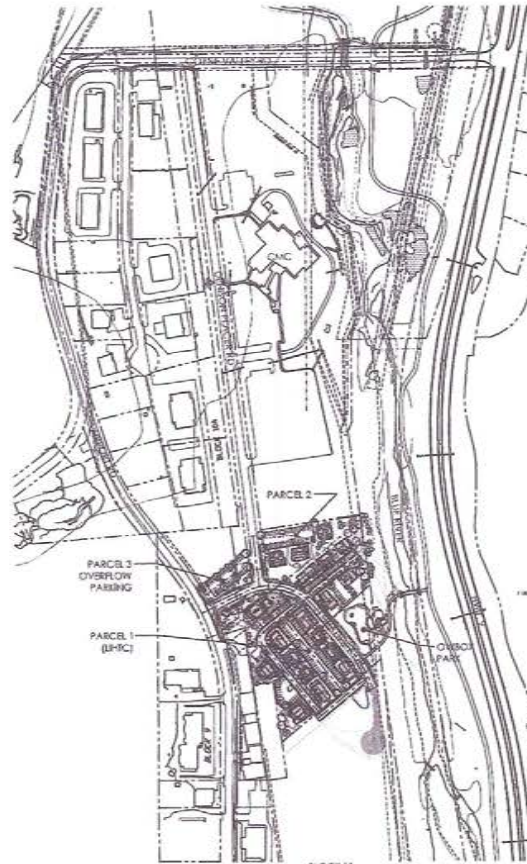
DENISON PLACER | ILLUSTRATIVE SITE PLAN
04.05.2016



GENERAL PROJECT INFORMATION			
LEGAL DESCRIPTION	Project contains portions of the following: Tract A, Runway Sub (Revolutions); Rock Mile Ranch Condo Revub (Area Lot 2a) Lot 2c Block 10, Runway Sub Tract D, & Runway Sub Tract E		
LAND USE DISTRICT	LUD 31		
MASTER PLAN	Block 11 Master plan		
USES	Multi family dwellings & Accessory structures		
PROJECT DATA			
	UMIC PARCEL	CMC PARCEL	TOWN PARCEL
LOT AREA	192,199 sq.ft. (~4.4 Acres) *Excluding ROW = 180,672 ~ 4.1 Acres	48,229 sq.ft. (~1.25 Acres)	17,175 sq.ft. (~.39 acres)
TOTAL RESIDENTIAL SQUARE FOOTAGE	43,814 sq. ft.	15,743 sq. ft.	--
TOWNHOMES (1 UNIT = 1,600 SF)	50,386 / 1,600 = 31.5	--	--
APARTMENTS (1 UNIT = 1,200 SF)	13,428 / 1,200 = 11.2	15,743 / 1,200 = 13	--
TOTAL DENSITY	43.7 / 4.4 = 9.7 UPA (19.4 UPA w/o ROW)	13 / 1.05 = 12.4 UPA	--
COMMON AREA SQUARE FOOTAGE	5,219 sq. ft.	3,544 sq. ft.	--
15% OF RESIDENTIAL AREA (TOWHP)	9,572 sq. ft.	2,364 sq. ft.	--
COMMON AREA DENSITY COUNTED	0 sq. ft.	1,182 sq. ft.	--
TOTAL UNITS			
3 BEDROOM TOWNHOME UNITS	66	30	--
2 BEDROOM TOWNHOME UNITS	6	0	--
2 BEDROOM APARTMENT UNITS	44	0	--
1 BEDROOM APARTMENT UNITS	0	10	--
STUDIO APARTMENT UNITS	0	20	--
FIREPLACES			
1 PER STUDIO	0	0	--
1.5 PER 1+ BEDROOM	99	15	--
PARKING PROVIDED			
OFF STREET	133	35	30
ON STREET	20	0	--
LOT COVERAGE			
FLOADDORA ROW	11,525 sf (5.9%)	1,427 sf (3.5%)	--
BUILDING COVERAGE	39,665 (20.4%)	8,896.5 (19.2%)	--
HARD SURFACE AREAS	73,738 sf (38.4%)	12,477.5 (27%)	10,021 sf (56.3%)
OPEN SPACE	67,270 sf (35%)	23,326 sf (50.3%)	7,154 sf (41.7%)



Parcel Area
scale: 1" = 200'-0"



Vicinity Plan
scale: 1" = 200'-0"

Denison Affordable Housing Breckenridge, CO

Project Team

Architect:
Coburn Development
2560 28th St. # 200
Boulder, Colorado
p: 303-442-3351

Design Consultant:
b7h Partners
160 E Adams Ave.
Breckenridge, Colorado
p: 970-453-6880

Landscape Architect:
Noels Design
310 Main Street, Unit F
Frisco, Colorado
p: 970-465-4426

Owner:
Town of Breckenridge
150 SH HR Rd.
Breckenridge, Colorado
p: 970-547-3112

Owner's Rep:
Corum Real Estate
850 S. Cherry St. # 625
Denver, Colorado
p: 970-273-6031

Civil Engineer:
Tetra Tech
130 SH HR Rd. # 133
Breckenridge, Colorado
p: 970-453-4394

Drawing Index

SITE DEVELOPMENT:

- T1.0 Title & Data
- T1.1 Architectural Site Plan
- T1.2 Exterior Lighting Plan
- A0.1 Shadow Analysis
- A0.2 Aerial View
- A0.3 Site Panoramas
- A0.4 Street Perspective
- ALTA Existing Conditions - Block 11 Survey

CIVIL:

- C101 Civil Site Plan
- C102 Grading & Drainage Plan
- C103 Composite Utility Plan

LANDSCAPE:

- L0 Landscape Notes
- L1 Site Plan
- L2 Landscape Plan
- L3 Enlarged Plans
- L4 Snow Storage
- L5 Details

ARCHITECTURE:

- A1.0 Community Building
- A1.1 Community Building
- A2.0 Building Type A
- A2.1 Building Type A
- A3.0 Building Type B1
- A3.1 Building Type B1
- A4.0 Building Type B2
- A4.1 Building Type B2
- A5.0 Building Type C
- A5.1 Building Type C
- A6.0 Building Type D
- A6.1 Building Type D
- A7.0 Building Type E
- A7.1 Building Type E
- A8.1 Building Type F1
- A8.2 Building Type F1
- A8.3 Building Type F1
- A8.4 Building Type F1
- A9.1 Building Type F2
- A9.2 Building Type F2
- A9.3 Building Type F2
- A9.4 Building Type F2
- A10 Enlarged Unit Plans
- A11 Enlarged Unit Plans
- A12 Enlarged Unit Plans
- A13 Trash Enclosure



3020 Canyon Plaza #200
Boulder, Colorado
p: 303-442-3351
f: 303-441-3939

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO

DESCRIPTION	APPROVED	DATE

FINAL
DEVELOPMENT REVIEW
3.18.2016

19-0034-

T1.0
TITLE & DATA



3029 Canon Place #303
 Boulder, Colorado
 p. 303-442-3351
 f. 303-447-3923

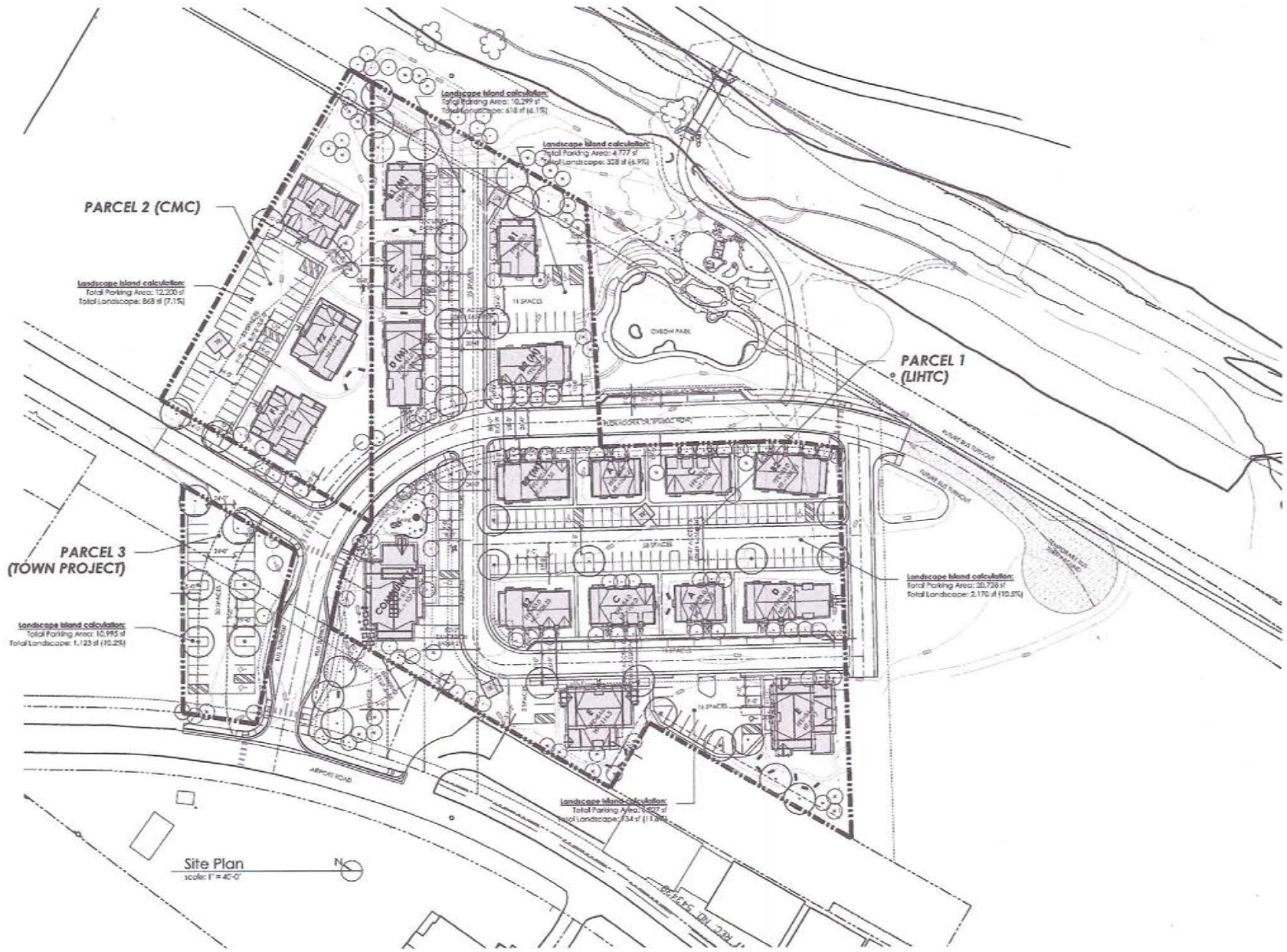
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 AFFORDABLE
 HOUSING**
 BRECKENRIDGE, CO

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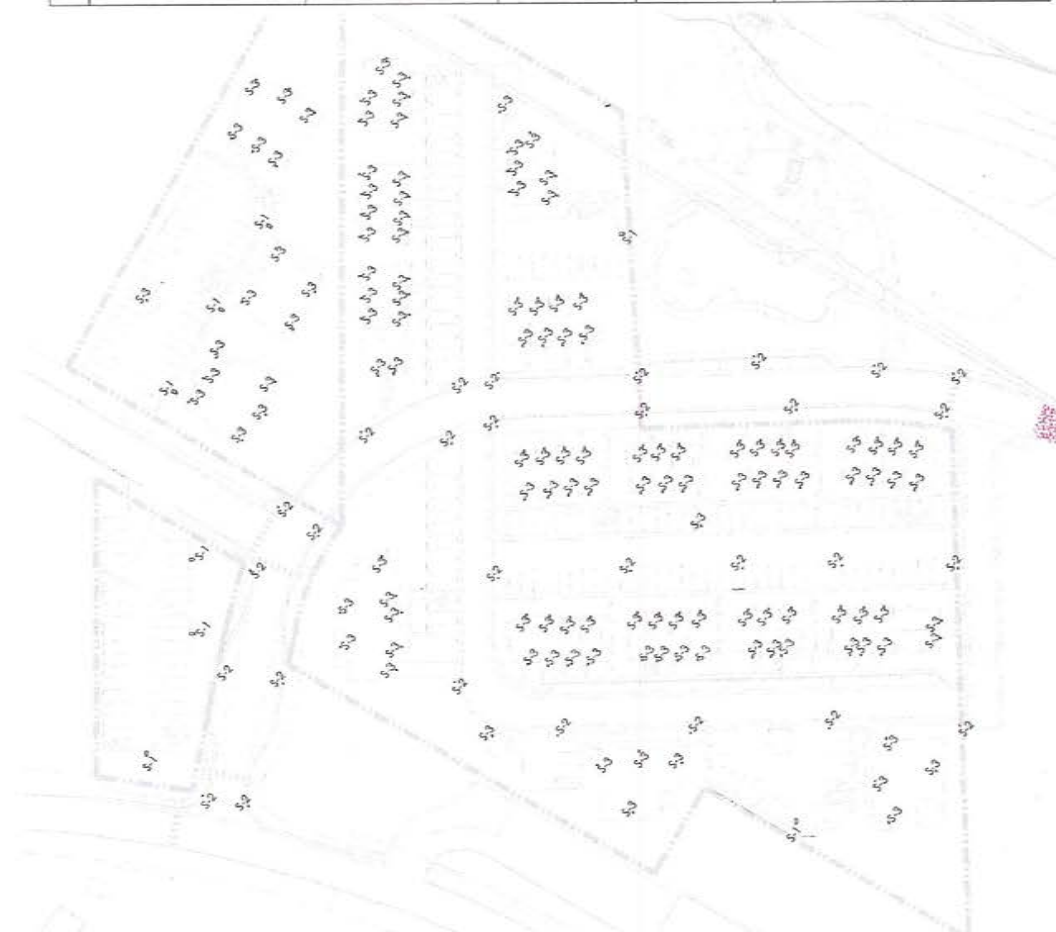
REVISIONS
 REVISION NO. DATE BY

FINAL
 DEVELOPMENT REVIEW
 3.16.2016

T1.1
 SITE PLAN



EXTERIOR LIGHTING SCHEDULE						
	Description	Specification	Lamping	Voltage	Mounting	Notes
S-1	Parking Lot Light	Streetworks GAN-AE-01-LED-U-14FT	56W LED	120	Pole Mounted	Full cut off fixture
S-2	Street Light	Architectural Area Lighting PROV-H3-LDL 06A-1816	ED-17 HPS	120	Pole Mounted	Full cut off fixture
S-3	Building Entry / Patio Scone	Hi-Lite Mfg. Co. H-15106-B	9W LED (Medium base)	120	Wall Mounted	Full cut off fixture



Site Plan
scale: 1" = 40'-0"



FIXTURE TYPE: S-3



FIXTURE TYPE: S-2



FIXTURE TYPE: S-1



3020 Canyon Plaza #200
Boulder, Colorado
p: 303-442-3351
f: 303-447-8933

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO

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REVISION	DATE	DESCRIPTION	APPROVED	DATE

FINAL
DEVELOPMENT REVIEW
3.18.2014

3/18/14

**T1.2
LIGHTING
PLAN**



COBURN
ARCHITECTURE

300 Coburn Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-442-2833

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO

DECLARATION
I HEREBY DECLARE THAT THE ARCHITECTURE
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DENISON AFFORDABLE HOUSING PROJECT IN
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PUNISHABLE BY LAW.

REVISIONS
DATE DESCRIPTION AUTHOR CHECKED BY

FINAL DEVELOPMENT
REVIEW
02.28.2015

SHEET NO.

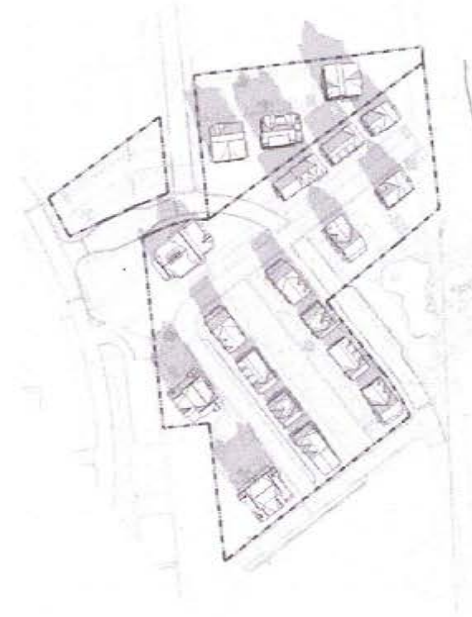
A0.1
SHADOW STUDIES



December 21st 2 P.M.
1/2" = 1'-0"



December 21st 12 P.M.
1/2" = 1'-0"



December 21st 10 A.M.
1/2" = 1'-0"



COBURN
ARCHITECTURE

3020 Coburn Place #200
Boulder, Colorado
© 2014
P: 303-442-3351
F: 303-441-9923

DENISON AFFORDABLE HOUSING
BRECKENRIDGE, CO.



Site Aerial
Scale: Not To Scale

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ALL CONSTRUCTION COSTS OF THE
PROJECT. THE ARCHITECT SHALL NOT
BE RESPONSIBLE FOR THE DESIGN OF
THE STRUCTURE OR THE FOUNDATION
OR THE ELECTRICAL SYSTEMS.
THE CONTRACTOR SHALL VERIFY AND
CORRECT ALL DESIGN ERRORS AND
NOTIFY THE ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES. THE CONTRACTOR
SHALL COMPLY WITH ALL LOCAL
ORDINANCES AND REGULATIONS.

REVISION HISTORY

NO.	DESCRIPTION	DATE

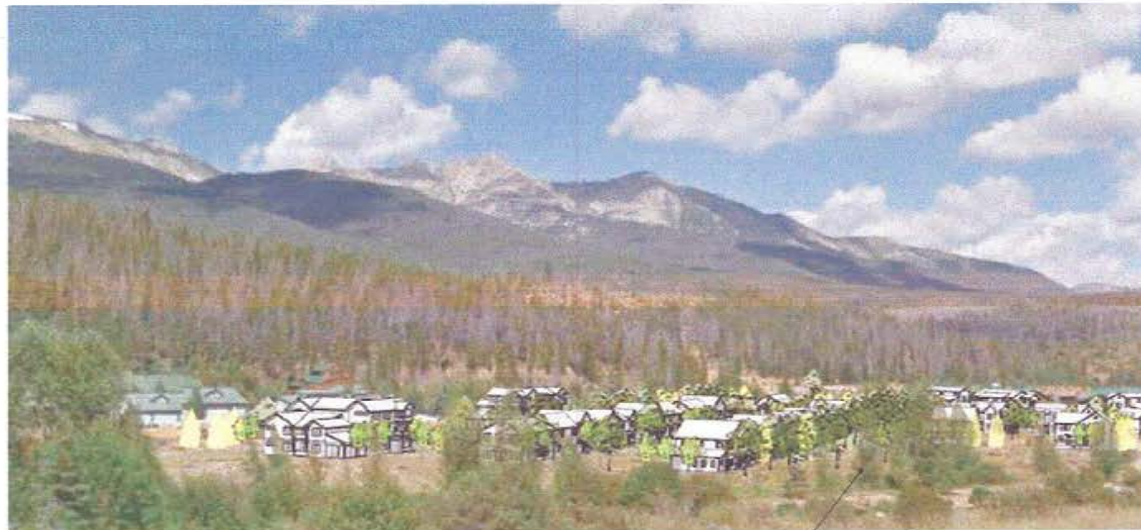
FINAL DEVELOPMENT REVIEW
3.18.2014

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 Carbon Place #203
 Boulder, Colorado
 p: 303-442-3551
 f: 303-442-3533

**DENISON
 AFFORDABLE
 HOUSING**
 BRECKENRIDGE, CO

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 UTILITIES.

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY
1	FINAL DEVELOPMENT REVIEW	2/25/2016	

FINAL
 DEVELOPMENT REVIEW
 2/25/2016

1-011111
A0.3
 SITE
 PANORAMICS



View Southbound Floradora Dr.
scale: 1/4" = 1' To Scale



3920 Carbon Place #303
Boulder, Colorado
p: 303-442-3351
f: 303-447-3533

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO

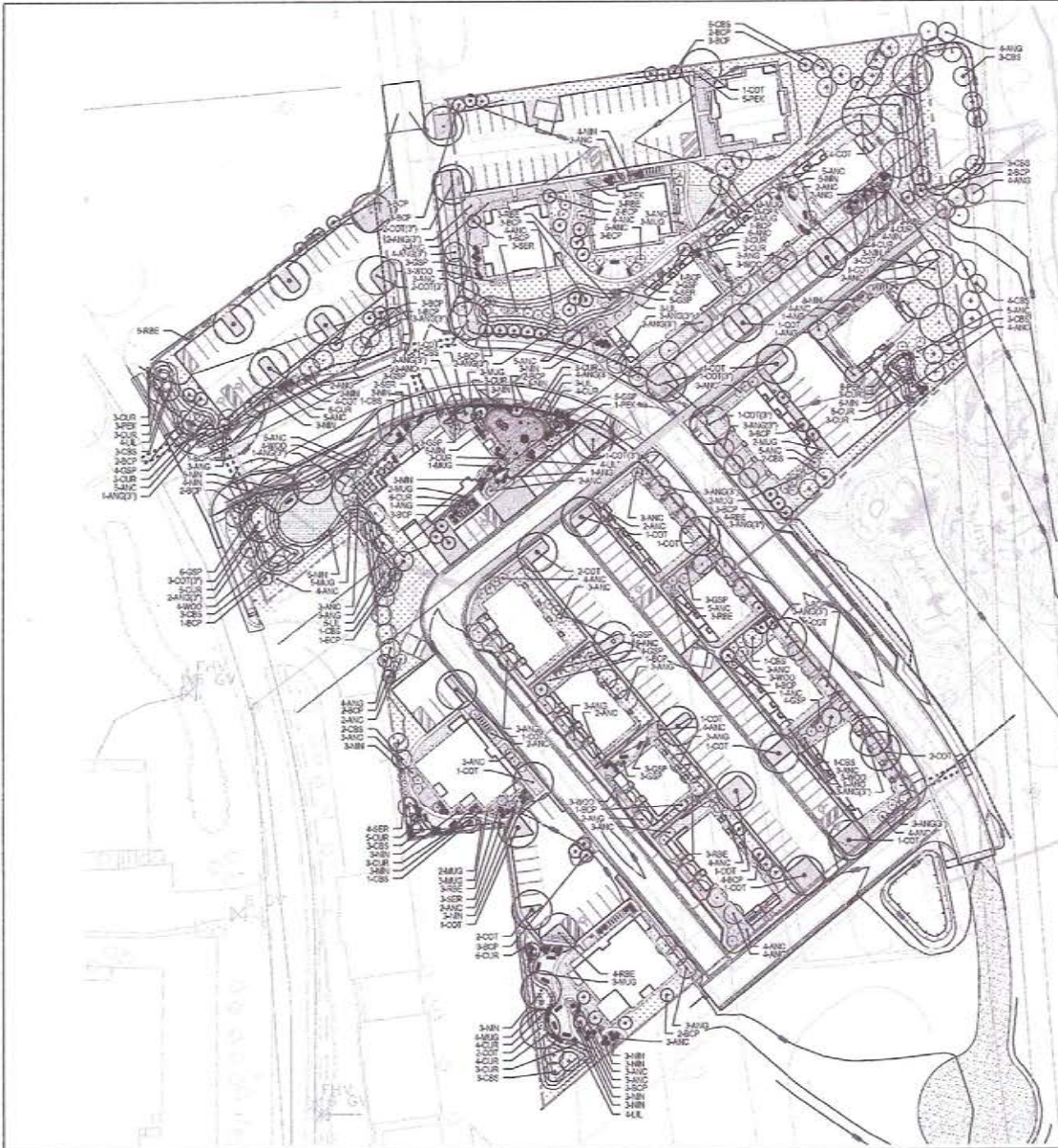
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REVISIONS SCHEDULE
DISCREPANCY AUTHOR CHECKED DATE

FINAL
DEVELOPMENT REVIEW
2.25.2016

SHEET NO.
A0.4
STREET
RENDERING

CHECKED BY:
DRAWN BY:



LEGEND

	PROPERTY LINE
	SNOW STORAGE EASEMENT
	SIDEWALK
	STEEL EDGER
	FENCE
	INTERNAL SOFT SURFACE TRAILS
	SOD
	NATIVE HIGH COUNTRY SEED MIX
	LANDSCAPE BED
	RIVER ROCK COBBLE MULCH
	CRUSHER FINES-GRAY
	TOT PLAY & COMMUNITY GATHERING AREA
	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
PERENNIALS SPACING: 15' O.C.	

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

811
Have it done right. Call before you dig.

NORTH

SCALE 1"=10'

NORRIS DESIGN
Parks & Landscape Architecture
PO Box 2320
Folsom, CA 95630
916.968.7658

DENISON PLACER AFFORDABLE HOUSING
BRECKENRIDGE, CO

OWNER:
TOWN OF BRECKENRIDGE

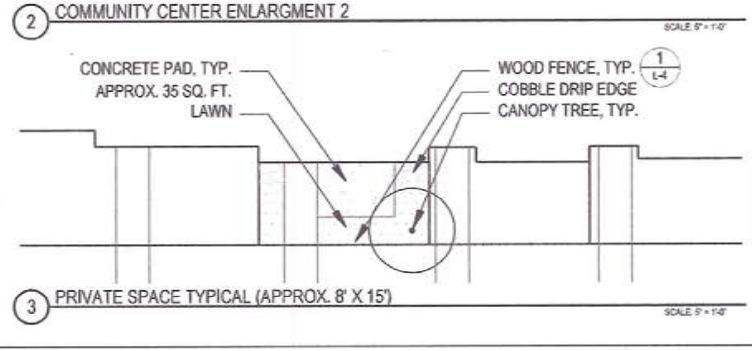
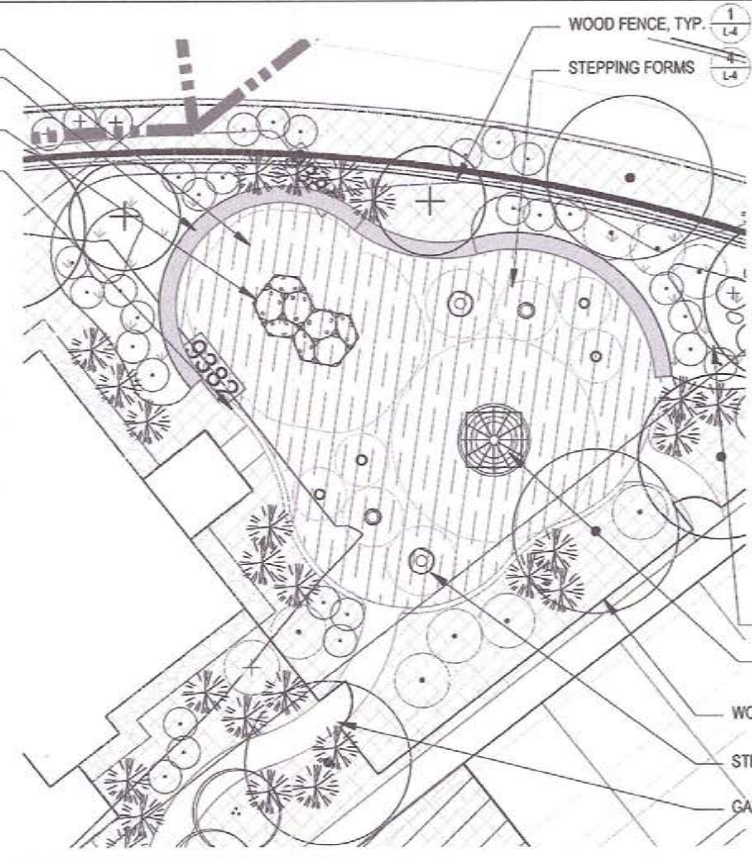
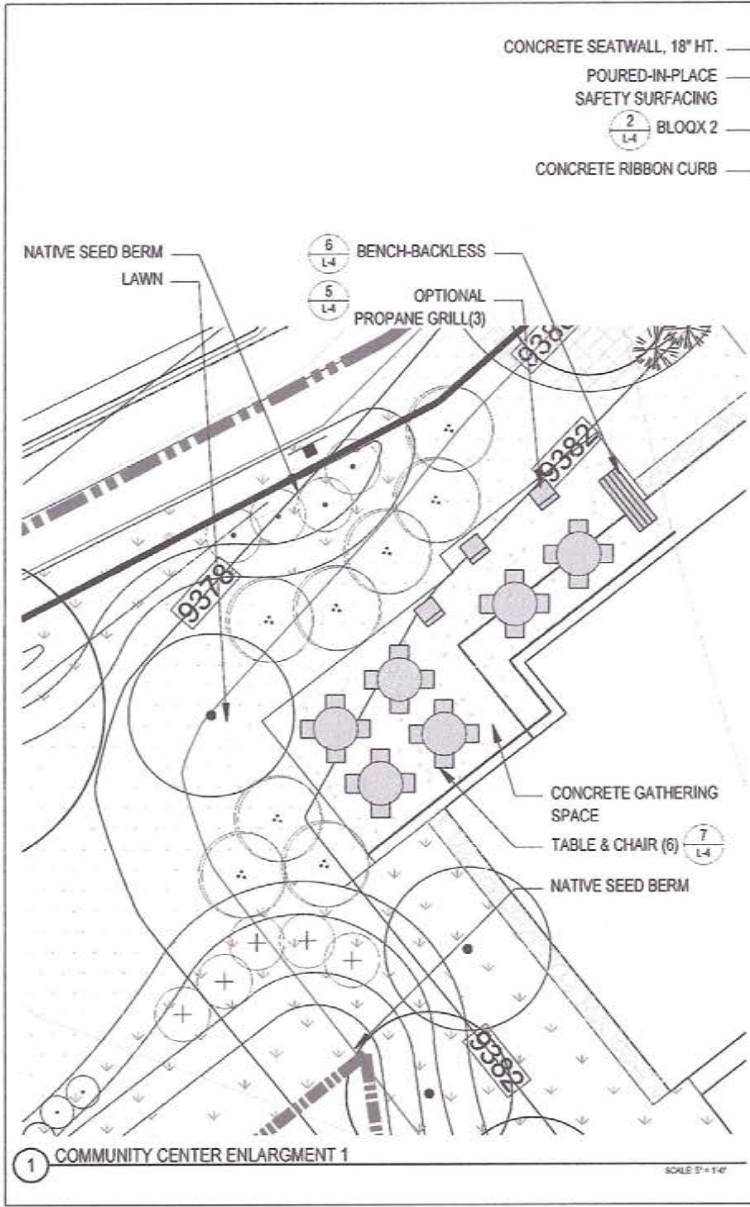
NOT FOR
CONSTRUCTION

DATE:
TDR PLANNING:
12/15/15
01/13/16
02/28/16
03/18/16

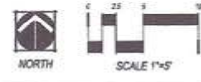
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LANDSCAPE PLAN
SHEET NUMBER:
L-2

LEGEND

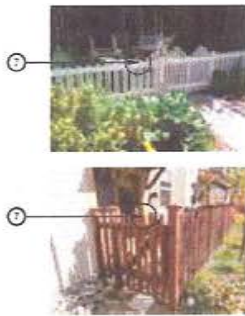
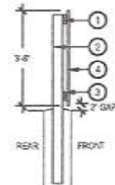
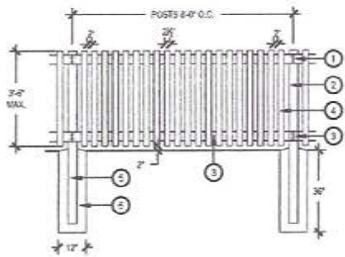
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[Symbol]	STOCKPILE
[Symbol]	STEEL EDGER
[Symbol]	FENCE
[Symbol]	INTERNAL SOFT SURFACE TRAILS
[Symbol]	SOD
[Symbol]	NATIVE HIGH COUNTRY SEED MIX
[Symbol]	LANDSCAPE BED
[Symbol]	RIVER ROCK COBBLE MULCH
[Symbol]	TOT PLAY & COMMUNITY GATHERING AREA
[Symbol]	DECIDUOUS TREES
[Symbol]	EVERGREEN TREES
[Symbol]	DECIDUOUS SHRUBS
[Symbol]	EVERGREEN SHRUBS
[Symbol]	ORNAMENTAL GRASSES
[Symbol]	PERENNIALS-SPACING: 15" O.C.



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CHECKED BY:
 DWANITY



- 1 2"X4" TOP RAIL
- 2 4"X4" CEDAR POST
- 3 2"X4" BOTTOM RAIL
- 4 1"X3/8" CEDAR PICKET
- 5 4"X4" CEDAR POST
- 6 CONCRETE FOOTING
- 7 REFER TO DRAWING TO THE LEFT FOR TOP OF FENCE OPTIONS

NOTES
 1. PICKET FENCING SHALL HAVE A MINIMUM SOLID TO VOID RATIO OF 3:1.
 2. PICKETING FINISHING SHALL BE DECORATIVE CHARACTERIZED BY MILLED PICKET SHAPES THAT COMPLEMENT THE ARCHITECTURAL STYLE OF THE BUILDING.
 3. FENCE SHALL HAVE A MINIMUM HEIGHT OF 42" (3'-4").
 4. FENCE MATERIALS SHALL BE WOOD POSTS, PICKETS, AND RAILS.
 5. FENCE SHALL BE STAINED OR PAINTED.



- 1 KIDFAR BLOCK 2 MODEL: BUK401
- 2 CONTACT: SUMMIT RECREATION 858 CALIFORNIA ROAD-2259 KINGSDALE RECREATION PLAZA
- 3 FOOTINGS IN-GROUND POSTS
- 4 TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



1 WOOD FENCE, TYP. SCALE: 1/2" = 1'-0"

2 BLOCK 2 SCALE: N.T.S.



- 1 DYNAMIC MINI APOLLO MODEL: 304-1003 COLOR: TBD
- 2 CONTACT: RECREATION PLUS MIMI HOUSTON 333-726-1455 MIMI@RECREATIONPLUS.COM
- 3 TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



Product Name	Mini Apollo
Product Number	304-1003
Age	3-6 years
Max. Height	2'4" w/ 4" P
Max. Depth	4'0" w/ 4" P
Max. Width	3'5" w/ 2" P
Max. Weight	100 lbs
Material	Steel
Finish	Black
Color	Black
Weight	100 lbs
Dimensions	3'5" x 4'0" x 2'4"
Installation	See Drawing Required



- 1 D SCULPTURE: STEPPING FORMS MODEL: SP02
- 2 CONTACT: D SCULPTURE ANDRIS 2025 470-541-1747 HENRI@DSCULPTURE.COM
- 3 TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



- 1 AMERICAN OUTDOOR GRILL MODEL: 248PT
- 2 CONTACT: WWW.AMERICANOUTDOORGRILL.COM
- 3 TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

3 MINI APOLLO SCALE: N.T.S.

4 STEPPING FORMS SCALE: N.T.S.

5 OPTIONAL PROPANE GRILL SCALE: N.T.S.



- 1 ANOVA ALLIANCE BAMBOO FLAT BENCH MODEL: LB4FC COLOR: TBD
- 2 CONTACT: ANOVA FURNISHINGS MIKE HONERLAW 720-564-4327 MIKE.H@ANOVAFURNISHINGS.COM
- 3 TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



- 1 ANOVA LATTICE TABLE W/4 SEAT MODEL: L1449 COLOR: TBD
- 2 CONTACT: ANOVA FURNISHINGS MIKE HONERLAW 720-564-4327 MIKE.H@ANOVAFURNISHINGS.COM
- 3 TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



- 1 ANOVA ORIOLE STAINLESS STEEL BIKE RACK MODEL: CR48EBR2 COLOR: STAINLESS STEEL SURFACE MOUNT
- 2 CONTACT: ANOVA FURNISHINGS MIKE HONERLAW 720-564-4327 MIKE.H@ANOVAFURNISHINGS.COM
- 3 TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

6 BENCH-BACKLESS SCALE: N.T.S.

7 TABLE & CHAIR SCALE: N.T.S.

8 BIKE RACK SCALE: N.T.S.



DENISON PLACER AFFORDABLE HOUSING

OWNER:
TOWN OF BRECKENRIDGE

NOT FOR CONSTRUCTION

DATE:
FOR PLANNING:
12/15/15
01/19/16
02/29/16
03/19/16

SHEET TITLE:
DETAILS
SHEET NUMBER:
L-5



BUILDING A



Perspective View Front



Perspective View Back

BUILDING B1



Perspective View Front



Perspective View Back

BUILDING B2



Perspective View Front



Perspective View Back

BUILDING C



Perspective View Front



Perspective View Back

BUILDING D



Perspective View Front



Perspective View Back



COBURN ARCHITECTURAL

3000 Cotton Place #303
Boulder, Colorado
p: 303-442-3351
f: 303-442-0933

DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO



149 East Adams
Breckenridge, Colorado
p: 970-453-4662

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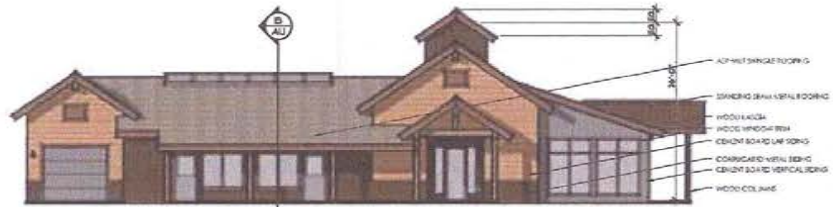
OWNER/REVISION SHEET

DESCRIPTION AUTHOR CHECKED DATE

FINAL DEVELOPMENT REVIEW 02.29.2016

SCALE

A1
COMMUNITY BUILDING



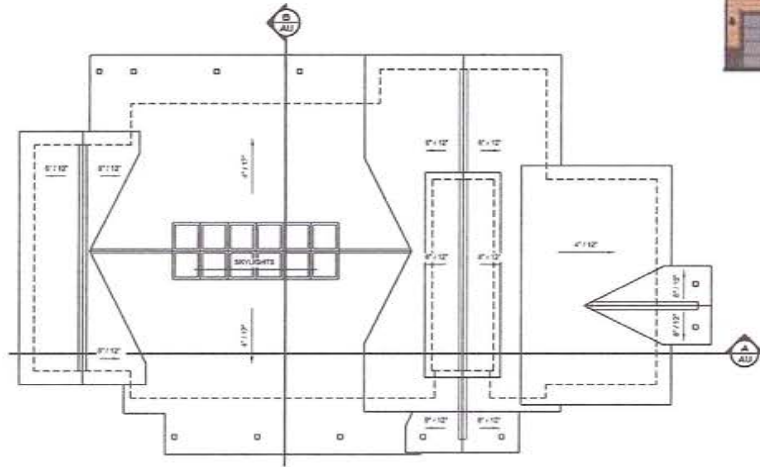
4 Front Elevation
1/8" = 1'-0"



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



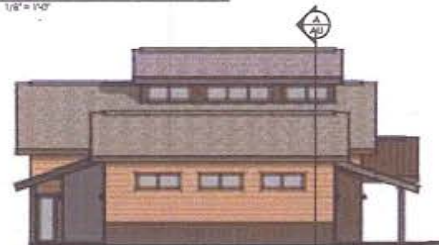
1 Perspective View



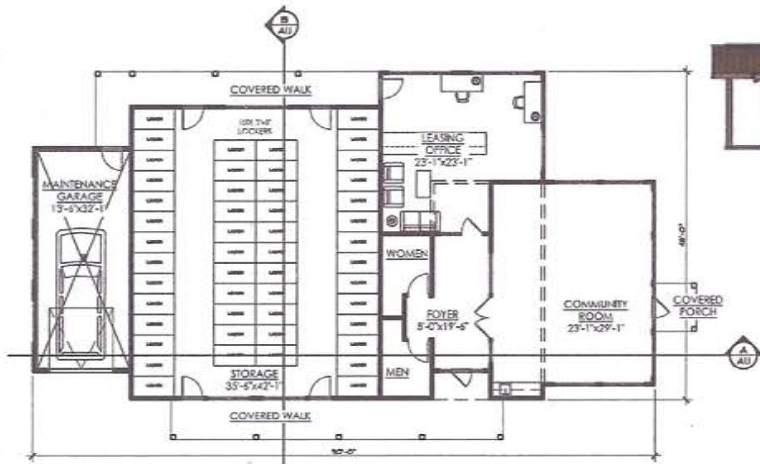
6 Roof Plan
1/8" = 1'-0"



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



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



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

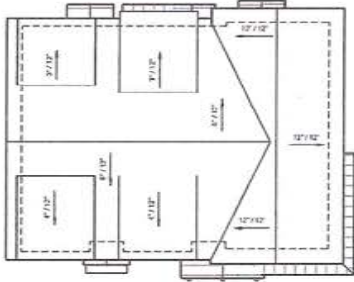
COMMUNITY BUILDING

BUILDING SQUARE FOOTAGE:

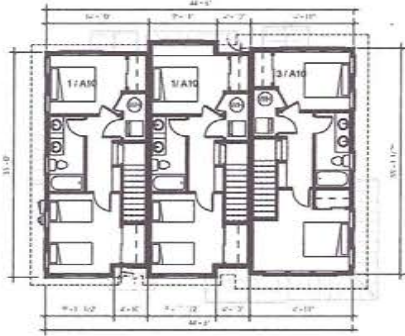
FOYER = 184 S.F.
RESTROOMS = 168 S.F.
COMMUNITY ROOM = 736 S.F.
LEASING OFFICE = 512 S.F.
STORAGE = 1548 S.F.
MAINTENANCE GARAGE = 462 S.F.
TOTAL = 3610 S.F.



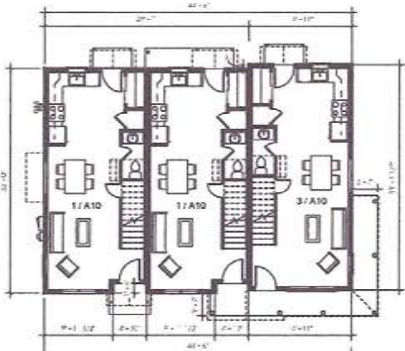
Building Location
1" = 150'



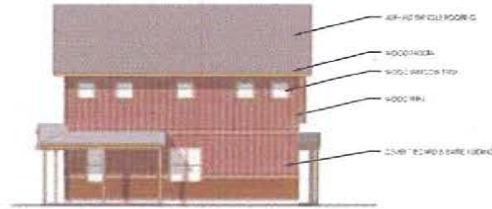
8 Roof Plan
1/8" = 1'-0"



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



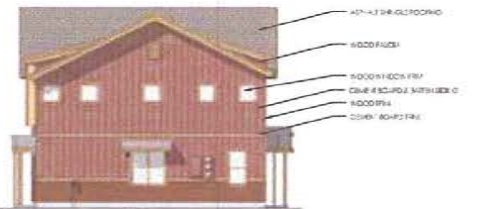
6 First Floor Plan
1/8" = 1'-0"



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'



COBURN
ARCHITECTURE

3009 Coburn Place #203
Boulder, Colorado
p: 303-442-5851
f: 303-447-9530

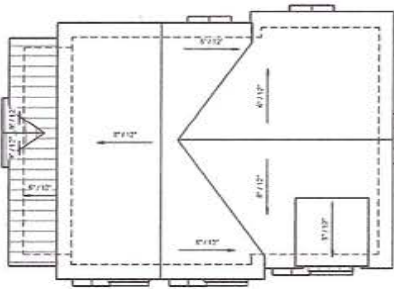
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BRECKENRIDGE, CO

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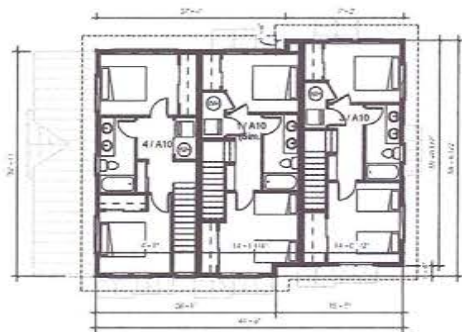
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FINAL DEVELOPMENT REVIEW
03.18.2014

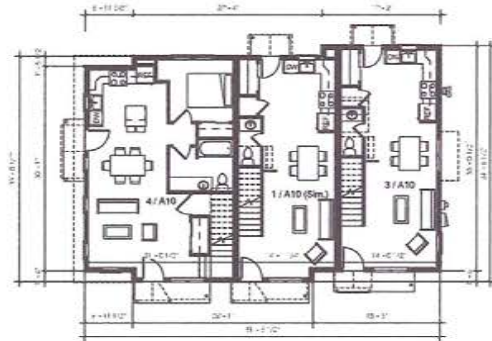
SHEET No.
A2.0
BUILDING A



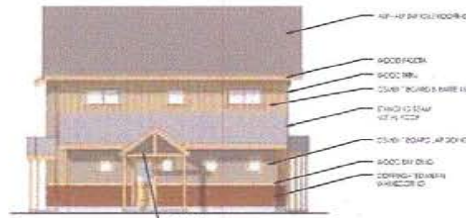
8 Roof Plan
1/8" = 1'-0"



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



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



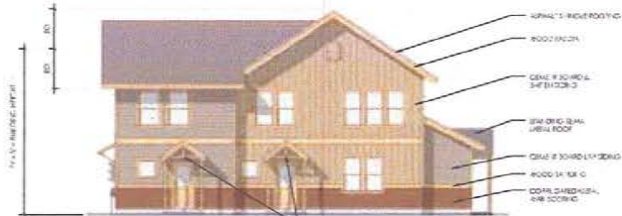
5 Left Elevation
1/8" = 1'-0"



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
T = 150



3029 Carbon Place #203
Boulder, Colorado
p: 303-442-3851
f: 303-447-3943

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO

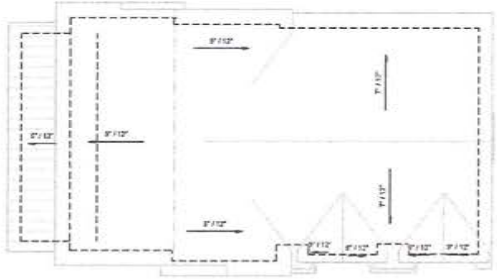
REVISION RECORD

DESCRIPTION	DATE	BY

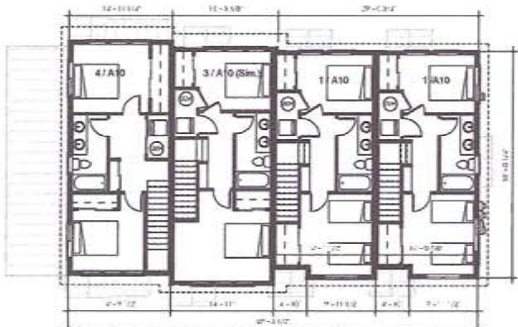
FINAL DEVELOPMENT
REVIEW
03.18.2014

DATE

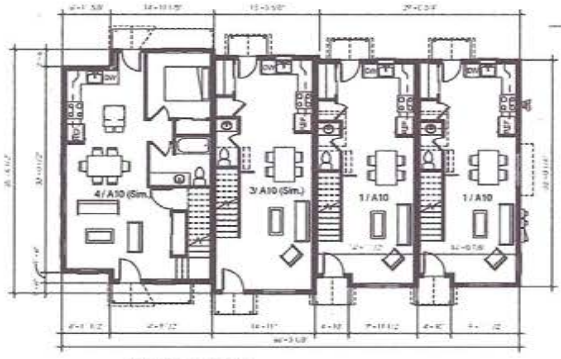
A3.0
BUILDING B1



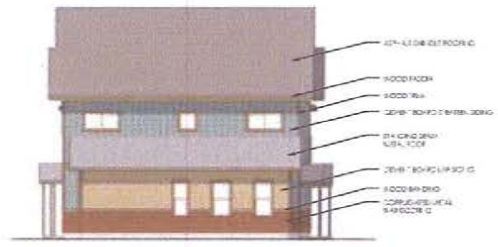
6 Roof Plan
1/8" = 1'-0"



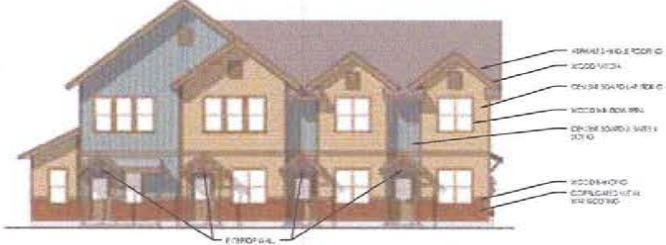
7 Second Floor Plan
1/8" = 1'-0"



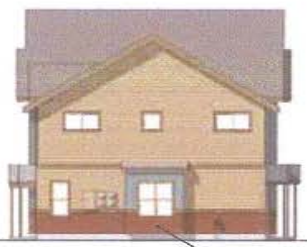
8 First Floor Plan
1/8" = 1'-0"



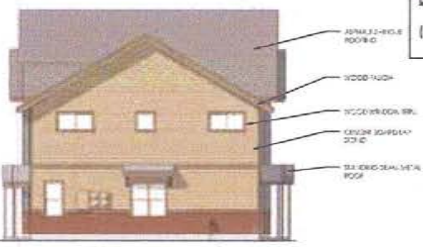
5 Left Elevation
1/8" = 1'-0"



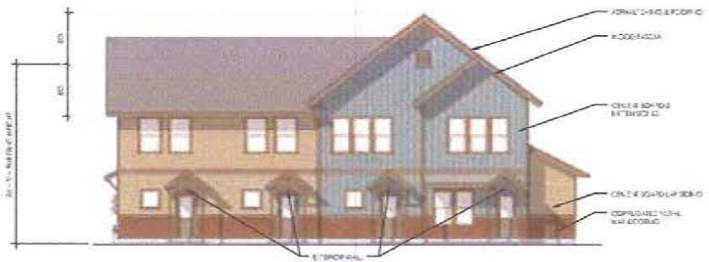
4 Front Elevation
1/8" = 1'-0"



10 Right Elevation @ Park
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



Unit Location
1" = 150'



3000 Coburn Place #203
Boulder, Colorado
P: 303-442-3351
F: 303-447-8133

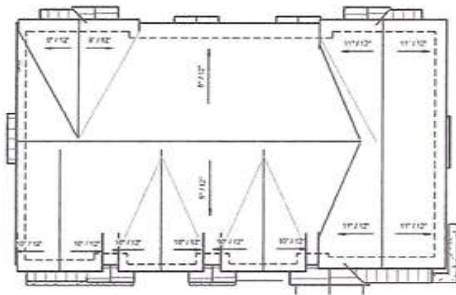
DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO

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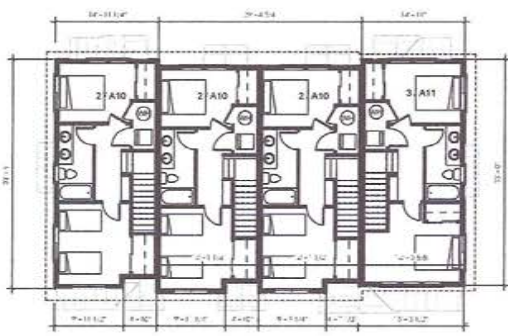
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FINAL DEVELOPMENT REVIEW
03.18.2014

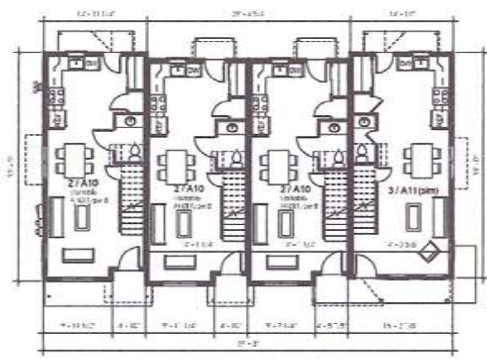
SHEET NO.
A4.0
BUILDING B2



8 ROOF PLAN
1/8" = 1'-0"



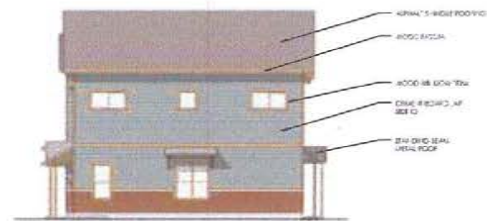
7 Second Floor Plan
1/8" = 1'-0"



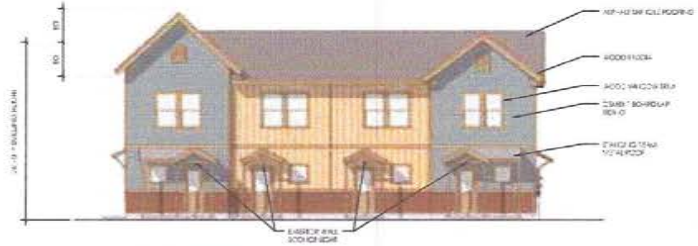
6 First Floor Plan
1/8" = 1'-0"



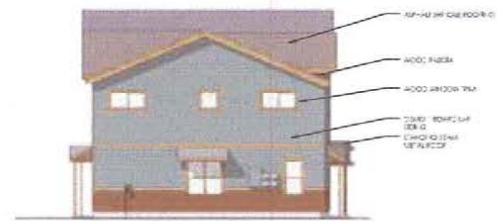
5 Front Elevation
1/8" = 1'-0"



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



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



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



1 Perspective View

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	



Unit Location
1" = 100'



3000 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-0933

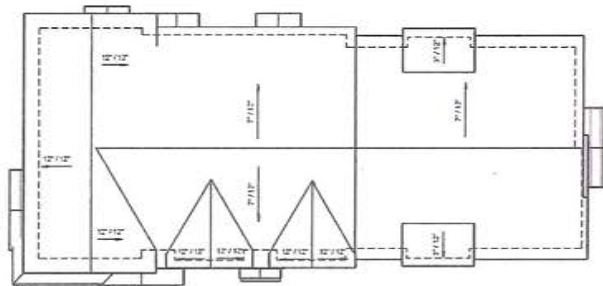
DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO

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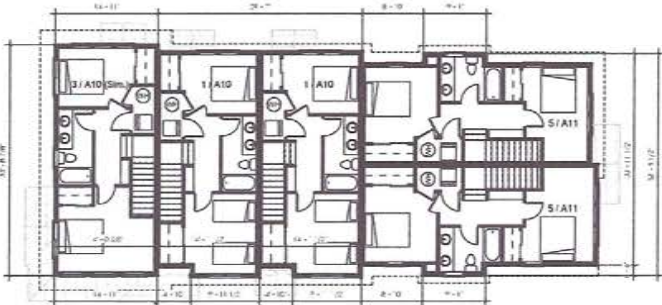
DESCRIPTION	APPROVAL	DATE

FINAL DEVELOPMENT REVIEW
03.18.2014

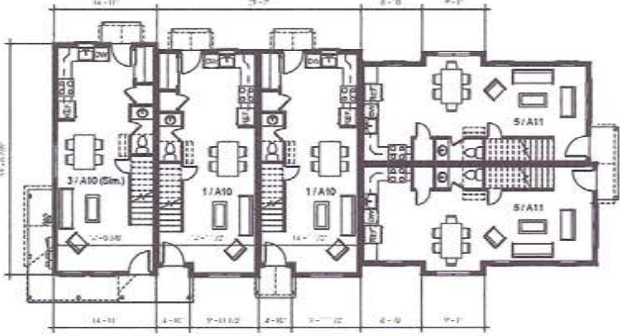
Sheet 10
A5.0 BUILDING C



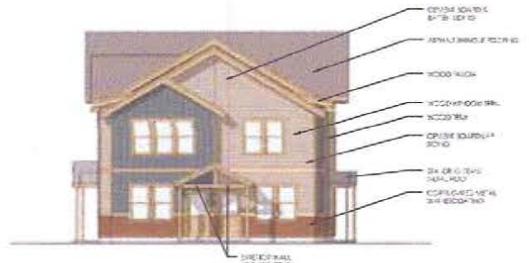
6 Roof Plan
1/8" = 1'-0"



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



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



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



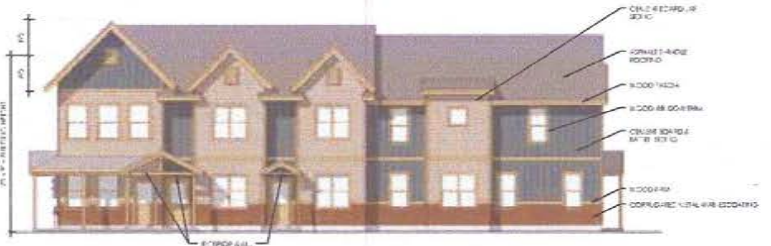
1 Perspective View



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



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



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

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'



3025 Coburn Place #203
Boulder, Colorado
P: 303-442-3351
F: 303-447-3933

DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO

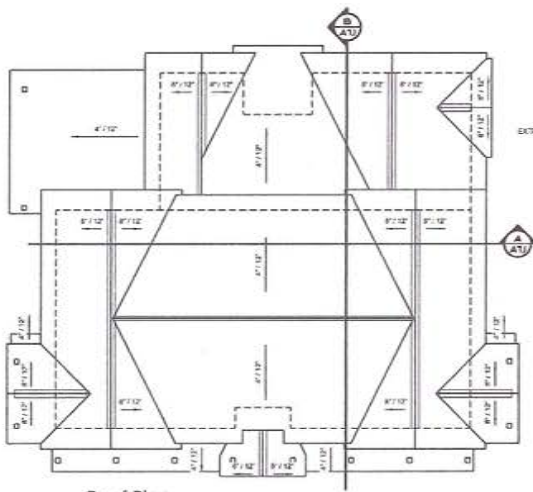
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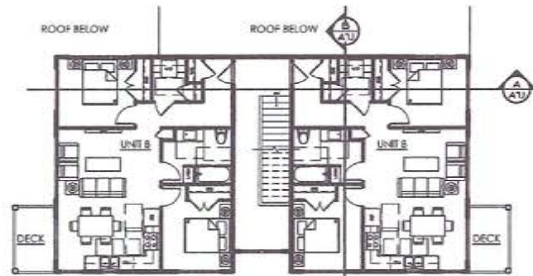
NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	03/18/2018

FINAL DEVELOPMENT REVIEW
03.18.2018

A6.0 BUILDING D



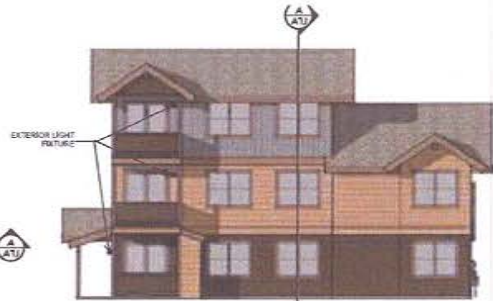
Roof Plan
1/8" = 1'-0"



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



Second Floor Plan



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



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



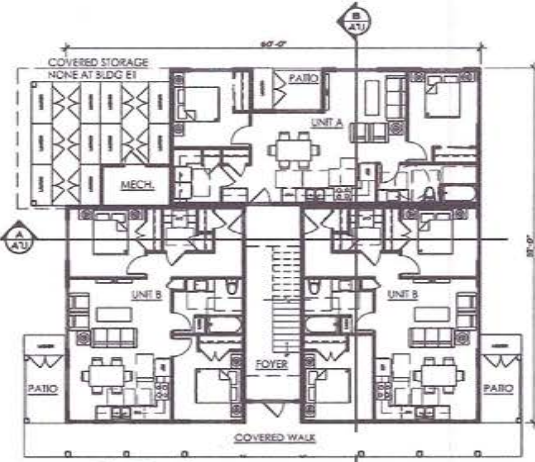
Front Elevation
1/8" = 1'-0"



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



Perspective View



First Floor Plan

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'



COBURN
ARCHITECTURE

3020 Coburn Place #200
Boulder, Colorado
P: 303-442-3351
F: 303-442-3533

DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO



140 East Adams
Breckenridge, Colorado
P: 970-453-6882

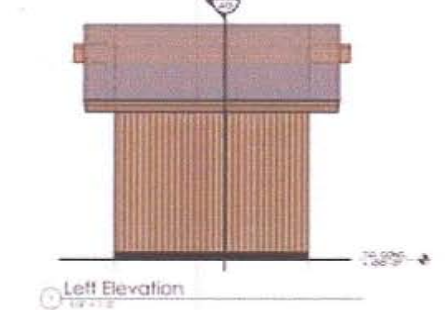
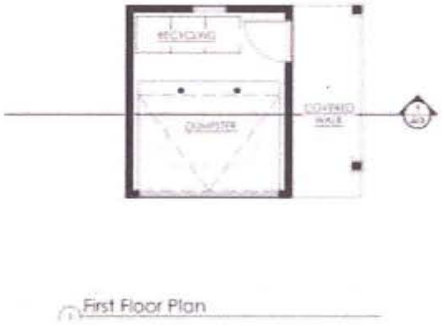
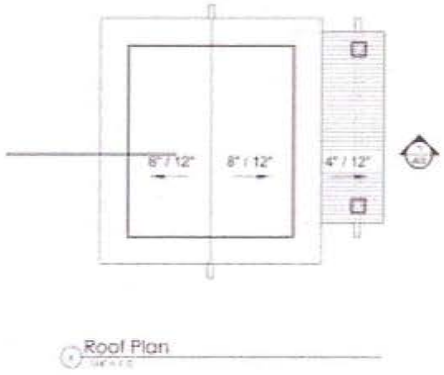
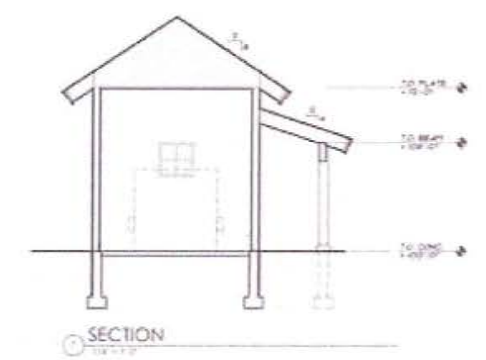
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REVISIONS SHEET
REVISION NO. AUTHOR CHECKED DATE

FINAL DESIGN REVIEW
02.28.2014

9-07 Rev

A7
BUILDING E



TRASH ENCLOSURE
BUILDING TYPE QUANTITY:
(4) TRASH ENCLOSURES



TRASH ENCLOSURE
PREPARED BY: COBURN ARCHITECTURE
DATE: 02/28/2019
PROJECT: DENISON AFFORDABLE HOUSING
BRECKENRIDGE, CO
DRAWING NO: 101-11-09

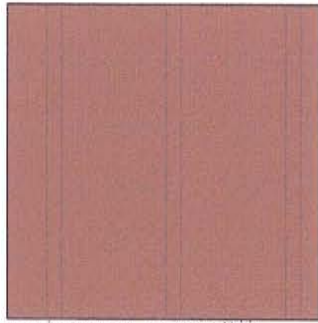
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FINAL DEVELOPMENT REVIEW
02/28/2019

A13
TRASH ENCLOSURE

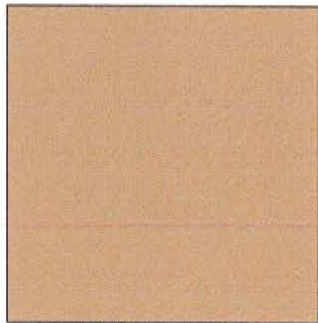
COLOR SCHEME BUILDING A:

BOARD & BATTEN



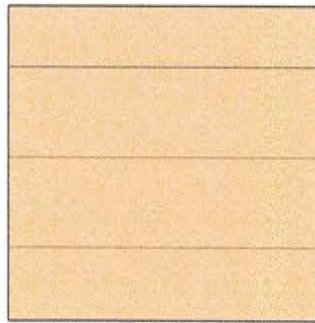
CL 2596A TONGA

TRIM COLOR



CL 2804D SHOGUN

LAP SIDING



CL 2784D STARDUST

ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING



STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

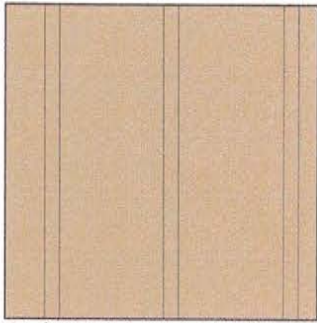
03.18.2016

FINAL DEVELOPMENT REVIEW



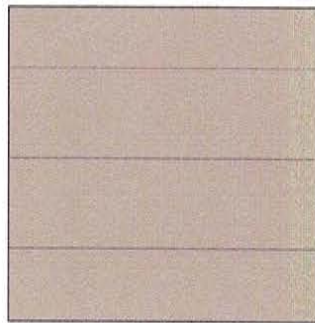
COLOR SCHEME BUILDING B1:

BOARD & BATTEN



CL 2985D BILLABLE HOURS

LAP SIDING



CL 2915D PINESAP

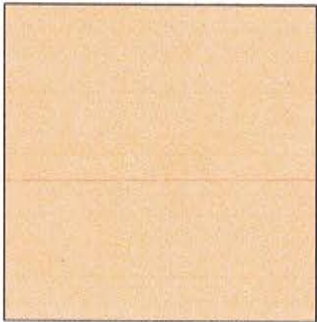
ASPHALT SHINGLE COLOR



CORRUGATED METAL WAINSCOTING



TRIM COLOR



CL 2804D SHOGUN

STANDING SEAM METAL ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

03.18.2016

FINAL DEVELOPMENT REVIEW



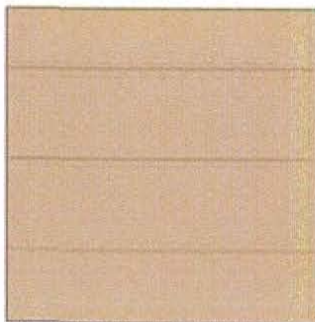
COLOR SCHEME BUILDING B2 - VERSION 1:

BOARD & BATTEN



CL 3025D FESTIVAL

LAP SIDING



CL 2904D IRONWEED

ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING



TRIM COLOR



CL 2926A BARREN

STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

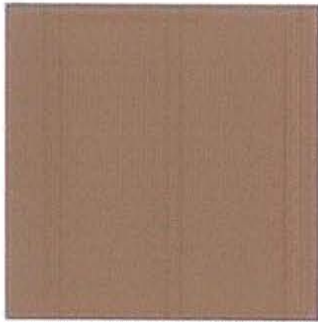
03.18.2016

FINAL DEVELOPMENT REVIEW



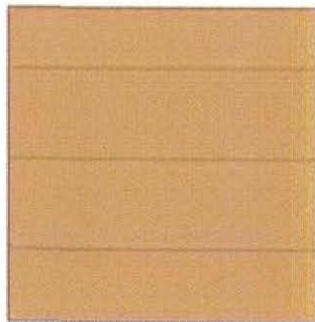
COLOR SCHEME BUILDING B2 - VERSION 2:

BOARD & BATTEN



CL 2837N MICROWRAP

LAP SIDING



CL 2786A FLAXEN

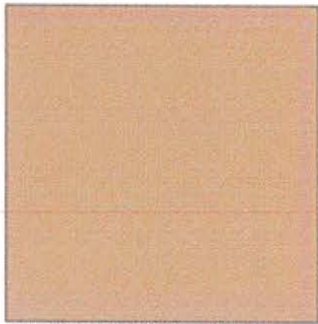
ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING



TRIM COLOR



CL 2804D SHOGUN

STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

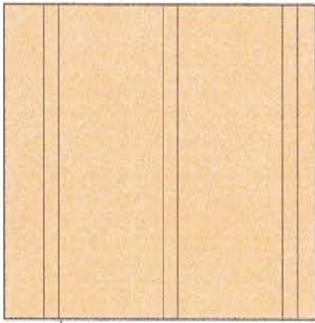
03.18.2016

FINAL DEVELOPMENT REVIEW



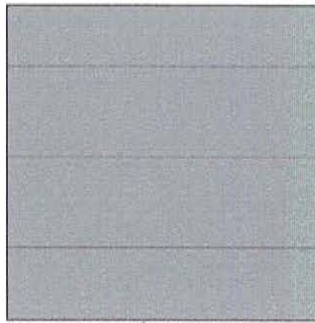
COLOR SCHEME BUILDING C:

BOARD & BATTEN



CL 3025D FESTIVAL

LAP SIDING



CL 2904D IRONWEED

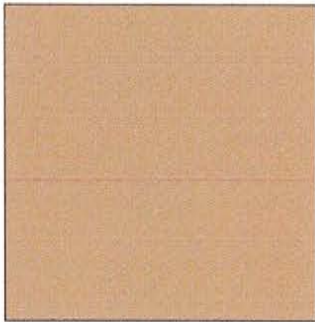
ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING



TRIM COLOR



CL 2926A BARREN

STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

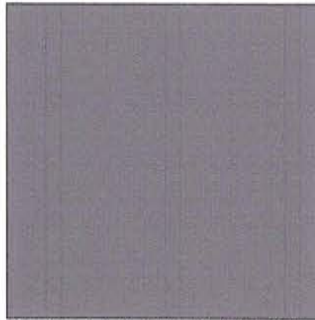
03.18.2016

FINAL DEVELOPMENT REVIEW



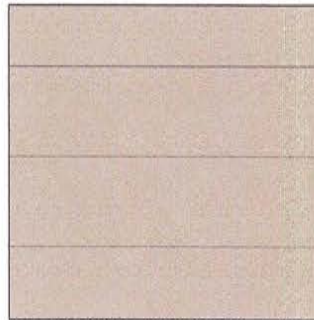
COLOR SCHEME BUILDING D:

BOARD & BATTEN



CL 3166A STEEL WOOL

LAP SIDING



CL 2854D WOOD ASH

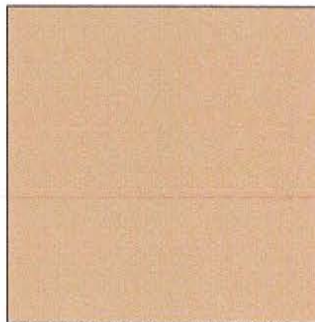
ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING



TRIM COLOR



CL 2804D IRONWEED

STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

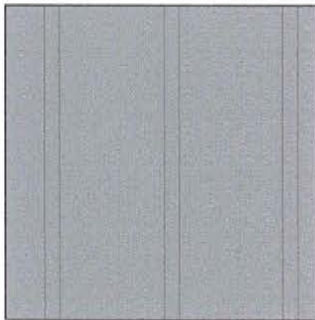
03.18.2016

FINAL DEVELOPMENT REVIEW



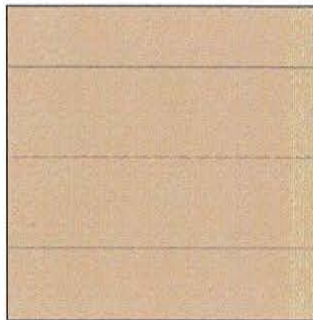
COLOR SCHEME BUILDING E:

BOARD & BATTEN



CL 3025D FESTIVAL

LAP SIDING



CL 2904D IRONWEED

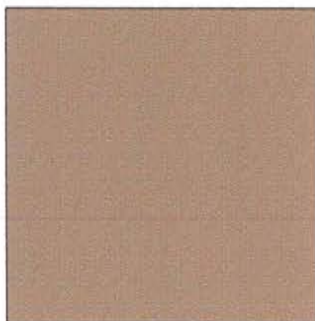
ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING



TRIM COLOR



CL 2926A BARREN

STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

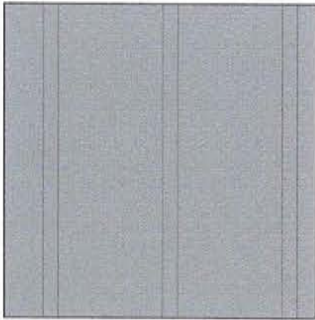
03.18.2016

FINAL DEVELOPMENT REVIEW



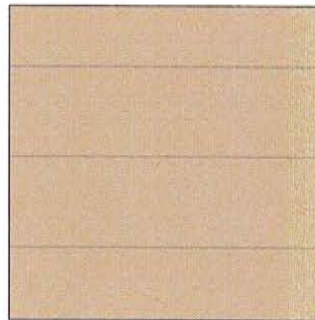
COLOR SCHEME COMMUNITY BUILDING:

BOARD & BATTEN



CL 3025D FESTIVAL

LAP SIDING



CL 2904D IRONWEED

ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING



TRIM COLOR



CL 2926A BARREN

STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

03.18.2016

FINAL DEVELOPMENT REVIEW



Planning Commission Staff Report

- Subject:** Denison Placer Housing Phase 2
(Class A, Final Hearing; PL-2016-0012)
- Proposal:** A proposal to construct 30 workforce rental apartment units (13 single family equivalents with 10 one bedroom and 20 studio apartments) in three buildings on approximately 1.05 acres, the southern section of Tract D with access from Denison Placer Road.
- Date:** March 29, 2016 (For meeting of April 5, 2016)
- Project Manager:** Julia Puester, AICP, Senior Planner
- Applicant/Owner:** Colorado Mountain College (with permission for Town of Breckenridge to proceed with housing application, ownership transfer to the Town pending)
- Agent:** Eric Komppa, Corum Real Estate Group, Inc.
- Address:** 107 Denison Placer Road
- Legal Description:** Tract D, Runway Subdivision
- Site Area:** 1.05 acres (46,329 sq. ft.)
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use on Block 11.
- Site Conditions:** This property contains Colorado Mountain College and associated parking lots. The Blue River runs along the eastern property line and Denison Placer Road to the west. This portion of the site has some slightly sloping dredge rock material. There is a triangular access easement in the lower southwestern corner of the property adjacent to Denison Placer right of way for the purpose of a public road, snow storage and public sidewalks or paths. A 25 foot gas easement and a 50 foot river and pedestrian easement run along the eastern property line.
- Adjacent Uses:** North: Colorado Mountain College (on site), McCain property
South: vacant Block 11 housing parcel
East: Blue River, Highway 9
West: Commercial, Airport Road
- Density:** Allowed under LUGs: Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA
- Allowed density: 21 SFEs = 25,200 sq. ft. (apartment @ 1,200 SF per SFE)
- Proposed density: 13 SFEs = 15,763 sq. ft

13SFEs = 12.4 UPA

Mass:	Allowed under LUGs:	28,980 sq. ft. (15% bonus for apartments)	
	Proposed mass:	16,945 sq. ft.	
	Proposed mass		
	(with common area bonus):	19,309 sq. ft.	
Height:	Recommended:	35' mean	
	Proposed:		
	Building F1	34'6" mean (38'2" overall)	
	Building F2	33'11" mean (40' overall)	
Lot Coverage:	Trash Enclosure	17 feet overall	
	Building / non-Permeable:	8,899 sq. ft. (19.2% of site)	
	Hard Surface / non-Permeable:	12,477 sq. ft. (27% of site)	
	Floradora ROW:	1,627 sq. ft. (3.5% of site)	
Parking:	Open Space / Permeable Area:	23,326 sq. ft. (50.3% of site)	
	Required:	35 spaces (1x20 studios; 1.5x10- 1 bedroom)	
Snowstack:	Proposed:	35 spaces	
	Required:	3,119 sq. ft. (25%)	
Setbacks:	Proposed:	3,120 sq. ft. (25%)	
	Absolute:	Front:	10 ft.
		Side (East):	3 ft.
		Side (South):	3ft.
		Rear:	10 ft.
	Relative:	Front:	15ft.
		Side:	5ft.
		Side:	5 ft.
		Rear:	15 ft.
	Proposed:	Front:	10 ft.
		Side:	10 ft.
		Side:	10 ft.
Rear:		110 ft.	

Item History

Block 11 is approximately 72 acres located towards the northern end of Town on the west side of Highway 9 between Coyne Valley Road and Valley Brook Street. The property was acquired jointly by the Town and the Summit School District through a condemnation process. The Town quit claimed two parcels (approximately 20 acres) to the School District and retained ownership of the remaining 52 acres. Upper Blue Elementary School is on one of the School District parcels and the other 8.7 acre School District parcel is vacant. In 2007, the Town Council entered into an MOU and approved the Colorado Mountain College site plan on 16 acres. This Phase 2 application is on 1.05 of those 16 acres.

In 2007 the Town approved a DTJ Design to create a Vision for Block 11. In 2009 the Council formally endorsed the 2007 Vision Plan for Block 11 by Resolution and amended the Town Land Use District Guidelines (LUGS) to reference the Plan and to allow employee housing (maximum 20 UPA/35' height), public facilities, schools, and surface parking. Prior to the amendment to the LUGS, no density was permitted on Block 11 as it was originally intended as an airport runway.

The Plan allows for a variety of housing types. The housing types that are proposed include single family, duplexes, carriage homes, triplexes, townhomes, and manor homes (6-10 unit buildings). The higher density option includes more manor homes and townhomes, and fewer single family homes. The Plan also encourages a variety of income targets mixed within the blocks, and for-sale, as well as rental housing. The Plan shows the blocks angled to maximize solar opportunities and configured to allow for phased development based on market conditions.

The Planning Commission has previously reviewed the second “phase” of this project at the following meetings:

- Work Session: October 20, 2015 with a preliminary point analysis
- Preliminary Hearing: February 2, 2016 with a preliminary point analysis
- Work Session: March 15, 2016 with focus on architecture
- Site Visit: March 15, 2016 prior to work session

Comment Summary from the Previous Planning Commission meetings:

Staff has included a brief summary below of comments heard from the preliminary hearing and March 15th work session. Staff has added comments following the Planning Commissioner comments in *italics*.

Preliminary Hearing Comments:

- Landscaping seems pretty good why no positive points? *(Staff comment: No positive points are proposed. Sizes would need to be increased to warrant positive points.)*
- Building 3 is very vertical.
- Happy to see overflow parking, think this needs more parking even if it meets code. *(Staff comment: A separate town project application but the additional parking lot to the west is intended to fill the needs of residents on Block 11.)*
- Would like to see more parking. *(Staff comment: The parking meets code however due to layout constraints on site, the designers thought it prudent to keep some additional open space.)*
- Don't have an issue with the storage elevation/pedestrian arcade. Roof breaks it up. *(Staff comment: No change.)*
- Not sure if I can support positive three points (+3) for internal circulation with soft paths. *(Staff comment: Positive three points have been removed.)*
- Good bus stop access.
- Like storage in F2 but not sure if people will use it if not in their unit. *(Staff comment: Designers have found in their experience people will use the storage.)*
- Increase the overhangs and trim relative to the building massing. *(Staff comment: Overhangs have been increased.)*

Architecture Work Session Comments:

- Like the F1 elevations, broken up.
- Concerned that building type D and F2 in phase 2 are so close (20'). *(Staff comment: This has not been modified and remains at 20' at the closest corner. The design/ownership team felt that*

the relationship of the two buildings are better separated by some green space than parking lot as suggested. The closest of the F2 corner steps in on the first floor so privacy for the townhome unit should remain, also there is a balcony on the second floor which steps back from the building corner as well.)

- The corner of F2 that was a concern regarding distance to Phase 1 steps back.
- Looks like solar access is good, wouldn't be in the shade all the time.
- Porches add so much interest.
- Back 3 story element on F2 is flat. *(Staff comment: No change has been made. The maroon colored center section measures 30 feet in length and projects from a section with balconies 54 feet in length.)*
- I think the back elevation looks pretty good.
- Massing is good.

Changes From Preliminary Hearing February 2, 2016 (including March 15 Work Session)

The following changes have been incorporated into this final submittal from the preliminary hearing which also includes Planning Commission comments from the March 15 work session.

Site Plan and Civil Plan

- Crosswalk locations adjusted per Town Crosswalk Committee input.
- Water line removed from Tract D-1 (CMC lot) to remain solely on the property of D-2 (Town land trade lot).
- Refined grading.

Architecture

- Building Type F1
 - Extended overhangs.
 - Added central boiler room
- Building Type F2:
 - Extended overhangs.
 - Added central boiler room

Staff Comments

The 1.05 acres which is the subject of this report is a portion of the 16 acres of the Colorado Mountain College (CMC) property known as Tract D. The Town is currently working with CMC on a land trade. The land trade would allocate this 1.05 acre piece of property to the south 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 subdivision plat for the land trade was approved by the Planning Commission March 1, 2016 however, it has not been recorded as of this date.

Land Use (Policies 2/A & 2/R): Employee housing is an allowed use on Tract D, Runway Subdivision, a part of the Block 11 property. Staff has no concerns with the employee housing use proposed.

Density/Intensity (3/A & 3/R)/Mass (4/R): The density proposed at 12.4 units per acre (UPA) is below the 20 UPA maximum. In addition, there is a mass bonus of 15% for apartments. Further, 9-1-19-3A(D)(3) states, *Notwithstanding subsection D(1) of this section, a project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific rule, regulation or court order.*

The proposal is below both the density and mass allowed even without the allowed density and mass bonuses. Staff has no concerns.

Per Section 9-1-19-3 (absolute) (E)(1), *When new attainable workforce housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to four (1:4) ratio (i.e., transfer 1 development right for every 4 attainable workforce housing project units to be built).*

With 13 SFEs proposed, 3.25 SFEs will be required to be transferred to this site per the policy. Staff has no concerns with the density or mass proposed and has included a condition of approval that 3.25 SFEs be transferred to the property.

Architectural Compatibility (5/A & 5/R): The two building types (F1 and F2) are unique in comparison. The architect has worked to create buildings with forms, colors and materials that meet Policy 5A/5R. The roof forms are broken with gable and sheds, inset balconies, varied heights and pedestrian arcade (Building F2). The façades step back and break up the wall planes. Overhangs have been extended per Planning Commission direction since the preliminary hearing.

The color chroma has been met with rich colors. No more than three colors were used per building per the policy (metal excluded).

The materials are corrugated metal wainscoting, and horizontal and vertical cementitious siding with wood posts and trim. The proposed corrugated metal does not exceed 25% on any façade. Staff does not believe any negative points are warranted under this policy.

As presented at the preliminary hearing, with all of the trim, beams and posts proposed a natural wood, the Planning Commission voiced that no negative points were warranted per past precedent for the use of fiber cement siding.

Building Type F1: Two of the three buildings in Phase 2 are this building type. 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. Inset 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. At the preliminary hearing and work session, staff posed a question to the Commission regarding whether building type F2 had too much expanse of unbroken corrugated metal on the first floor left elevation which houses the storage units inside. The Planning Commission was supportive of the appearance as proposed voicing that it was broken up by the shed roof form. Staff also notes that the elevation is setback a long distance and positioned in such a way to not be highly visible from the highway, and be further screened with evergreen trees.

Staff has no concerns with the architecture and finds that it meets code.

Building Height (6/A & 6/R): Multifamily buildings are measured to the mean elevation. The building types proposed are under the maximum mean height of 35 feet designated by the Land Use Guidelines. Staff has no concerns.

Per Section (B) of this policy, *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long unbroken ridgelines of fifty feet (50') or longer are discouraged.* Building type F2 has a fifty one foot (51') unbroken roofline and Building type F1 a fifty two (52') unbroken roofline. This warrants negative one (-1) point.

Site and Environmental Design (7/R): The proposed grade slopes east down toward the river at less than a 2% slope. There is minimum grading in Phase 2 as it remains relatively similar to the Colorado Mountain College grade. As this is disturbed dredge rock, staff has no concerns with the removal of the rock.

Placement Of Structures (9/A & 9/R): According to Section 9-1-19-9 (absolute) (2)(d) all absolute and relative setbacks have been applied to the property boundary in relation to the placement of structures on site. *Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or cluster single-family.*

All absolute setbacks have been met. However, the front relative setback of 15 feet is not being met along Denison Placer Drive. Negative three (-3) points are warranted under this policy.

Storage (14/A & 14/R): Interior storage of 5% is encouraged, which equates to 929 square feet. With storage needs of fulltime residents, providing storage space was an important goal. With this application, thirty one (30)- 3'6" x 6'4" x 8' tall chain link storage areas are being provided in Building F2, enough for all 30 apartments onsite. The total floor area of storage units is 558 square feet (total of 4,464 cubic square feet). The floor to ceiling design will allow for larger items such as bikes and kayaks to be accommodated. Further, the interior storage areas within the apartment buildings equates to a total of 1,084 square feet. With 10% storage being proposed, staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): Access is taken to the site from Denison Placer Road. Denison Placer Road intersects Floradora Drive near the triangular access easement on the southwestern corner of the property. The driveway width has been reduced to twenty four feet (24') at the property line and thirty (30) feet at the flares where it ties into Denison Placer Road per Engineering Department direction.

A five (5) foot sidewalk is proposed along Denison Placer Road and Floradora Drive, connecting to the sidewalk in Phase 1 and the bus stops shown on Lot 2C, Rock Pile Ranch Condo Sub and continues onto the Airport Road sidewalk. An internal sidewalk along the parking lot to the building entrances is also shown as well as soft surface paths on both sides of building F2, connecting the site to Phase 1.

Staff is encouraged to see all the proposed pedestrian connections for this growing local community. At the preliminary hearing, staff recommended positive three (+3) points. However, hearing concern over the proposed points, staff has removed the points from the recommendation. Staff notes that this may change precedent for future development permit applications in town.

Past Precedent

- Huron Landing, PL-2015-0498 (+3) for providing sidewalk and recreation path improvements.
- Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006 (+3) for providing a sidewalk along Ski Hill Road.
- Pinewood Village II, PL-2014-0170 (+3) for providing a sidewalk connection along Airport Road.

Parking (18/A & 18/R): One parking space is required per studio unit. 1.5 spaces are required for one bedroom apartments. With 20 studio apartments and 10- one bedroom units, a total of 35 spaces are required on site. 35 spaces are proposed and the parking requirement is being met. Staff realizes that there may be a need for additional parking for Phase 2, Phase 1 or potentially other projects within Block 11. To assist in addressing this, an offsite parking lot is shown on Parcel 3 (Lot 2C, Rock Pile Ranch Condo Sub). The overflow lot is being reviewed in a separate Town Project process, however staff foresees the overflow parking lot as potential for residential permit parking for the area. Staff has no concerns with the application as the parking requirement has been met.

Landscaping (22/A & 22/R): The landscaping plan attempts to continue to planned residential street trees of Phase 1 although the apartment buildings access off Denison Placer Road as opposed to Floradora. This streetscape is one which can be continued throughout Block 11 and is consistent with the Vision Plan approved by Town Council in 2007. Two formal gathering spaces are shown around Building F2 and there is a large 110 foot rear setback between the highway and the buildings. Landscape quantities and sizes are as follows:

- 3 Narrow leaf cottonwood @1.5"-3" caliper
- 10 Quaking Aspen @ 1.5"-3" caliper
- 23 Quaking Aspen @ 8' multi-stem
- 9 Colorado Blue Spruce @ 8'-10' tall
- 23 Bristlecone Pine @ 6'-8' tall
- 43 shrubs @ #5 container

Per this policy, one tree every fifteen (15') is recommended for the approximately 240 feet of public right of way. This would require sixteen (16) trees to be planted. Applicant is proposing sixty eight (68) trees on site, of which sixteen (16) trees will be planted in or onsite along the Phase 2 Denison Placer Road and Floradora Drive ROW. These trees meet the 8' in height for evergreens and 3 inch caliper for deciduous trees recommended for the sixteen (16) required trees along the ROW.

Further, 7% of landscape area is provided interior to the parking lot. Staff finds the landscape plan adequate and is not recommending any positive or negative points.

Social Community / Employee Housing (24/A & 24/R): The entire project is proposed as workforce housing rental units. Hence, per Policy 24/R, (A) Social Community, the proposal warrants the maximum ten positive (+10) points under this policy. Per this policy, any application with 9.51-100 percent of project density in employee housing receives positive ten positive (+10) points and with 100% workforce housing this application qualifies.

Furthermore, under Section B. *Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.*

Past Precedent

1. Huron Landing, PL-2015-0498, (+3) Workforce housing was a stated Council goal and community need. (26 units)
2. Pinewood Village II, PL-2014-0170 (+6) Workforce housing development is an identified 2015 goal by the Town Council. (45 units)
3. Gibson Heights, PC#2001011 (+6) Need for affordable housing is a primary community need.
4. Valley Brook Childcare Facility, PC#2007107 (+6) Meets community need for daycare centers and nurseries.
5. McCain Solar Garden, PC#2011065 (+6) Use of renewable sources of energy for the community is a priority for the Town Council.

Affordable housing on this parcel has been identified by the Town Council in their yearly Goals and Objectives report. Staff recommends positive six (+6) points based on past precedents of Policy 24/R. Staff acknowledges that Huron Landing received positive three (+3) points however believes that that analysis does not follow previous precedent of achieving a Council goal and is an outlier. All of the 30 of these units are to be rented at a low AMI (Average Median Income). Staff recommends six positive (+6) points for meeting a Council goal and ten positive (+10) points for percentage of workforce housing, for a total of sixteen positive (+16) points under this policy.

Drainage (27/A & 27/R): Detention is proposed off site in the regional pond proposed primarily to the southeast. The Engineering staff is generally supportive of the proposal pending a final drainage report.

Utilities Infrastructure (26/A & 26/R; 28/A): Water is available in Denison Placer Road right of way and sewer is proposed from Floradora Drive. The water line previously shown off the proposed 1.05 acre site has been incorporated into the site area with this final submittal. Engineering is supportive of this plan. All utilities will be underground. Staff has no concerns.

Snow Removal And Storage (13/R): Snow storage meets the 25% requirement. Staff has no concerns with regard to the functionality of the proposed snow storage locations.

Refuse (15A & 15R): One dumpster enclosure is proposed. The dumpster enclosure has been sized to accommodate recycling. The 17 foot tall enclosure is well designed to match the architecture of the project with an 8:12 roof, wood trim and posts and cementitious siding. Staff has no concerns.

Transit (25/R): Transit is not included on this property however, the proposed bus stop is connected by the sidewalk for Phase 1 and Phase 2 and is only 160 feet from door of this property.

Open Space (21/A & 21/R): An open space requirement of 30% is required. 50% open space is proposed on site and residents will have easy access to the nearby Blue River Trail and Oxbow Park (not included in calculations). Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff has prepared a final point analysis with a recommended positive twelve (+12) points.

Negative Points recommended:

- Policy 9/R, Placement of Structures (-3) for the front relative setback not being met.

- Policy 6/R, Building Height (-1) for the roofline of both buildings exceeding fifty feet (50') in length.

Positive Points recommended:

- Policy 24/R, Social Community (+10) for 100% workforce housing.
- Policy 24/R, Social Community (+6) for meeting a Council goal of providing workforce housing.

Total (+12)

Staff Recommendation

The Planning Department recommend the Planning Commission approve Denison Placer Phase 2, PL-2016-0012, located at 107 Denison Placer Road, Tract D, Runway Subdivision, passing point analysis of positive twelve (+12) points.

The Planning Department recommend the Planning Commission approve Denison Placer Phase 2, PL-2016-0012, located at 107 Denison Placer Road, Tract D, Runway Subdivision, with the attached findings and conditions.

Final Hearing Impact Analysis				
Project:	Denison Placer Phase 2	Positive Points	+16	
PC#:	2016-0012	Negative Points	- 4	
Date:	3/29/2016			
Staff:	Julia Puester, AICP, Senior Planner			
		Total Allocation:	+12	
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)		Affordable housing an allowed use on Block 11
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)		Below the 20 UPA maximum
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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)	- 1	Both building types exceed ridge lengths of 50'.
	For all Single Family and Duplex/Multi-family 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)	- 3	Front setback of 15' not met.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x (-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		

18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% workforce housing
24/R	Social Community - Community Need	3x(0/+2)	+6	Council goal being met with providing 30 workforce rental housing with low AMI targets.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
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	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	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

**Denison Placer Phase 2
Tract D, Runway Subdivision
107 Denison Placer Road
PL-2016-012**

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 29, 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 **April 5, 2016** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **April 26, 2019**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy

should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
9. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snow plow equipment from damaging the new driveway pavement.
10. Applicant shall field locate utility service lines to avoid existing trees.
11. 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.
- 12. The Town of Breckenridge shall transfer 3.25 Single Family Equivalents to the property by Resolution in conformance with Town Code Section 9-1-17-12 (A) and the Joint Upper Blue Master Plan.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. 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.
16. 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.
17. A Final Drainage Report 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.
18. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
19. 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.
20. 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.

21. The road shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
22. Applicant shall install construction fencing and erosion control measures at the 25 foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
23. Applicant shall provide a copy of the ACOE permit, and the FEMA CLOMR to the Town if determined necessary.
24. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
- 25. 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 and/or buildings shall be fully shielded to hide the light source and shall cast light downward, not exceed the fixture height requirements, and meet required foot candle levels.**
26. 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

27. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
28. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
29. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
30. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
31. Applicant shall screen all utilities.
32. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
33. 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.

34. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
35. 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.**
36. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
37. Applicant shall construct the proposed recreational path according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
38. 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)



DENISON PLACER | ILLUSTRATIVE SITE PLAN

04.05.2016

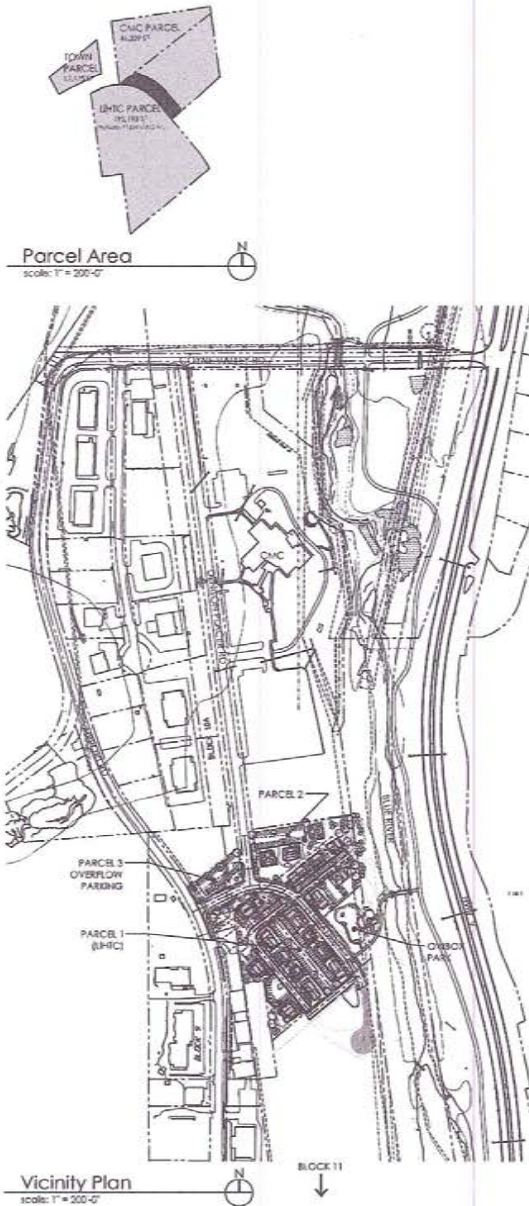


NORRIS DESIGN
Planning | Landscape Architecture | Urban Design

GENERAL PROJECT INFORMATION			
LEGAL DESCRIPTION	Project contains portions of the following: Tract A, Runway Sub Re subdivision; Block 11a Ranch Condo Resub (Also Lot 2a); Lot 2c Block 10; Runway Sub Tract D, & Runway Sub Tract E		
LAND USE DISTRICT	LUD-31		
MASTER PLAN	Block 11 Master plan		
USES	Multi family dwellings & Accessory structures		
PROJECT DATA			
	UMIC PARCEL	CMC PARCEL	TOWN PARCEL
LOT AREA	192,198 sq. ft. (~4.4 Acres) *Excluding ROW = 188,613 = 4.3 Acres	46,329 sq. ft. (~1.05 Acres)	17,175 sq. ft. (~.39 acres)
TOTAL RESIDENTIAL SQUARE FOOTAGE	63,814 sq. ft.	16,743 sq. ft.	--
TOWNHOMES (1 UNIT = 1,600 SF)	50,386 / 1,600 = 31.5	--	--
APARTMENTS (1 UNIT = 1,200 SF)	13,428 / 1,200 = 11.2	15,743 / 1,200 = 13	--
TOTAL DENSITY	42.7 / 4.4 = 9.7 UPA (10.4 UPA w/o ROW)	13 / 1.05 = 12.4 UPA	--
COMMON AREA SQUARE FOOTAGE	5,278 sq. ft.	3,544 sq. ft.	--
% OF RESIDENTIAL AREA (EXEMPT)	9,572 sq. ft.	2,364 sq. ft.	--
COMMON AREA DENSITY COUNTED	0 sq. ft.	1,182 sq. ft.	--
TOTAL UNITS	44	30	--
3 BEDROOM TOWNHOME UNITS	6	0	--
2 BEDROOM TOWNHOME UNITS	44	0	--
2 BEDROOM APARTMENT UNITS	16	0	--
1 BEDROOM APARTMENT UNITS	0	10	--
STUDIO APARTMENT UNITS	0	20	--
FIREPLACES	0	0	--
PARKING REQUIRED	99	35	--
1 PER STUDIO	0	20	--
1.5 PER 1+ BEDROOM	99	15	--
PARKING PROVIDED	133	35	30
OFF STREET	113	35	30
ON STREET	20	0	--
LOT COVERAGE			
FLORADORA BOW	11,525 sf (4%)	1,627 sf (3.5%)	--
BUILDING COVERAGE	29,445 (20.6%)	8,898.5 (19.2%)	--
HARD SURFACE AREAS	73,736 sf (38.4%)	12,477.5 (27%)	10,021 sf (58.3%)
OPEN SPACE	67,270 sf (35%)	23,326 sf (50.3%)	7,154 sf (41.7%)

Signature Block:

Upon the issuance of a development permit by the Town of Breckenridge, this site plan shall be binding upon the applicant, and the applicant's successors and assigns, until such time as the Town has issued a final certificate of occupancy or a certificate of compliance. Prior to the issuance of a final certificate of occupancy or certificate of compliance, this plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein and in the development permit for this site. Abandonment, withdrawal or amendment of this plan may be permitted only in accordance with the Breckenridge Development Code. This document represents the entire understanding between the applicant and the Town of Breckenridge with regard to development rights and density remaining on this site.



Denison Affordable Housing Breckenridge, CO

Project Team

Architect:
Coburn Development
2560 28th St. # 200
Boulder, Colorado
p: 303-442-3351

Design Consultant:
b+h Partners
160 E Adams Ave.
Breckenridge, Colorado
p: 970-453-6860

Landscape Architect:
North Design
310 Main Street, Unit F
Frisco, Colorado
p: 970-465-4478

Owner:
Town of Breckenridge
150 5th Hill Rd.
Breckenridge, Colorado
p: 970-547-3112

Owner's Rep:
Corum Real Estate
600 S. Cherry St. # 625
Denver, Colorado
p: 970-273-6631

Civil Engineer:
Tetra Tech
130 5th Hill Rd. # 130
Breckenridge, Colorado
p: 970-453-5394

Drawing Index

SITE DEVELOPMENT:

- T1.0 Title & Data
- T1.1 Architectural Site Plan
- T1.2 Exterior Lighting Plan
- A0.1 Shadow Analysis
- A0.2 Aerial View
- A0.3 Site Panoramics
- A0.4 Street Perspective
- ALTA Existing Conditions - Block 11 Survey

CIVIL:

- C101 Civil Site Plan
- C102 Grading & Drainage Plan
- C103 Composite Utility Plan

LANDSCAPE:

- L0 Landscape Notes
- L1 Site Plan
- L2 Landscape Plan
- L3 Enlarged Plans
- L4 Snow Storage
- L5 Details

ARCHITECTURE:

- A1.0 Community Building
- A1.1 Community Building
- A2.0 Building Type A
- A2.1 Building Type A
- A3.0 Building Type B1
- A3.1 Building Type B1
- A4.0 Building Type B2
- A4.1 Building Type B2
- A5.0 Building Type C
- A5.1 Building Type C
- A6.0 Building Type D
- A6.1 Building Type D
- A7.0 Building Type E
- A7.1 Building Type E
- A8.1 Building Type F1
- A8.2 Building Type F1
- A8.3 Building Type F1
- A8.4 Building Type F1
- A9.1 Building Type F2
- A9.2 Building Type F2
- A9.3 Building Type F2
- A9.4 Building Type F2
- A10 Enlarged Unit Plans
- A11 Enlarged Unit Plans
- A12 Enlarged Unit Plans
- A13 Trash Enclosure



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

**DENISON
AFFORDABLE
HOUSING
BRECKENRIDGE, CO**

DISCLAIMER
THIS DOCUMENT IS A PRELIMINARY
CONCEPT DEVELOPMENT ONLY. THE
OWNER SHALL BE RESPONSIBLE FOR
ALL COSTS OF THIS PROJECT. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
THE ACCURACY OF ALL INFORMATION
PROVIDED TO THE ARCHITECT. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE
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PROVIDED BY THE OWNER OR OTHER
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CONSTRUCTION OF THE PROJECT.

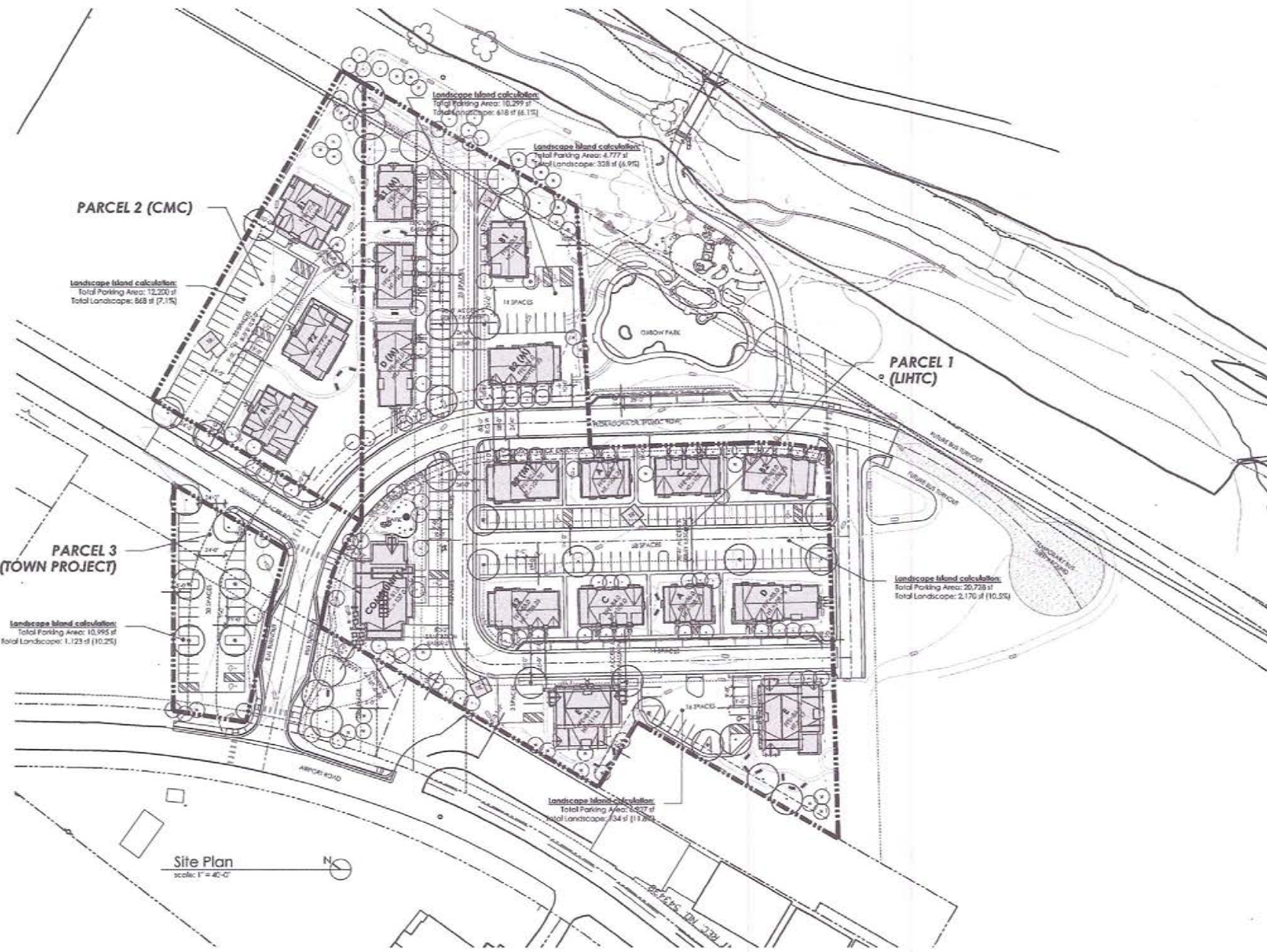
REVISIONS

DESCRIPTION	DATE	BY

FINAL
DEVELOPMENT REVIEW
3.18.2016

D-0279-c

**T1.0
TITLE & DATA**



3050 Carbon Place #305
 Boulder, Colorado
 p: 303-442-3351
 f: 303-447-3933

DENISON AFFORDABLE HOUSING BRECKENRIDGE, CO

DECLINER THESE DOCUMENTS ARE THE PROPERTY OF COBURN DEVELOPMENT, INC. FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE COSTS OF MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE COSTS OF MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE COSTS OF MATERIALS AND LABOR.

REVISIONS
 REVISION NO. DESCRIPTION DATE

FINAL DEVELOPMENT REVIEW
 3.18.2016

D-1011
T1.1
 SITE PLAN

EXTERIOR LIGHTING SCHEDULE						
	Description	Specification	Lamping	Voltage	Mounting	Notes
S-1	Parking Lot Light	Streetworks GAN-AE-01-LED-U-T4FT	56W LED	120	Pole Mounted	Full cut off fixture
S-2	Street Light	Architectural Area Lighting PROV-H3-LDL 06A-1816	ED-17 HPS	120	Pole Mounted	Full cut off fixture
S-3	Building Entry / Patio Scope	Hi-Lite Mfg. Co. H-15106-8	9W LED (Medium base)	120	Wall Mounted	Full cut off fixture



Site Plan
Scale: 1" = 40'-0"



FIXTURE TYPE S-3



FIXTURE TYPE S-2



FIXTURE TYPE S-1



3050 Carbon Place #203
Boulder, Colorado
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**DENISON
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BRECKENRIDGE, CO

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THESE DOCUMENTS ARE PROVIDED BY
COBURN DEVELOPMENT, INC. FOR THE
ORGANIZATION OF THE SPECIFIC PROJECT
AND NOT FOR ANY OTHER PROJECT. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
ALL CONSTRUCTION, COORDINATION,
INSTALLATION AND MAINTENANCE FOR
THE SUCCESSFUL COMPLETION OF THE
PROJECT. THE INCLUDES BUT IS NOT
LIMITED TO THE QUALITY OF
WORKMANSHIP AND MATERIALS
REQUIRED FOR DESIGN, CONSTRUCTION,
INSTALLATION AND MAINTENANCE AS
DETAILED BY ANY SUBSEQUENT REVISED
DRAWINGS AND CONDITIONS. THE
CONTRACTOR SHALL REVIEW AND
APPROVE ALL DRAWINGS AND SHALL
ACCEPT THE A PROJECT INDEPENDENTLY OF
ANY OTHER PARTIES. THE CONTRACTOR
SHALL MAINTAIN THE QUALITY OF
FIELD CONDITIONS OF DEVELOPMENT.

ISSUED FOR REVIEW
RECEIVED: APPROVED: DATE:

FINAL
DEVELOPMENT REVIEW
3.18.2016

D-07A-0
**T1.2
LIGHTING
PLAN**



COBURN
ARCHITECTURE

3000 Carbon Place #203
Boulder, Colorado
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**DENISON
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HOUSING**
BRECKENRIDGE, CO

SECURITY
THIS DOCUMENT IS THE PROPERTY OF
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FORM OR BY ANY MEANS, ELECTRONIC,
MECHANICAL, PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
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INC. ALL RIGHTS RESERVED.

REVISION CHECKED

DESCRIPTION APPROX CHECKED DATE

FINAL DEVELOPMENT
REVIEW
02.29.2015

SHEET NO.
A0.1
SHADOW STUDIES



① December 21st 2 P.M.
1/2" = 1'-0"



① December 21st 12 P.M.
1/2" = 1'-0"



① December 21st 10 A.M.
1/2" = 1'-0"



COBURN
ARCHITECTURE

3020 Coburn Place #209
Boulder, Colorado
p. 303-442-3551
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DENISON AFFORDABLE HOUSING
BRECKENRIDGE, CO



Site Aerial
scale: Not To Scale

EXCLUDES:
THESE DOCUMENTS ARE PROVIDED FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

REVISION	DATE	BY	DESCRIPTION

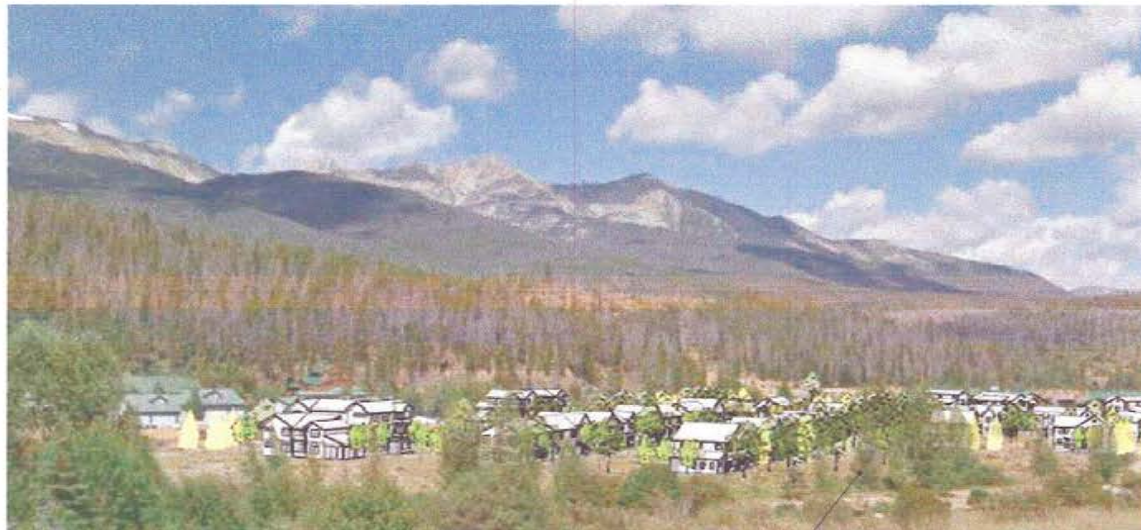
FINAL DEVELOPMENT REVIEW
3.18.2014

A0.2
SITE AERIAL



View From Highway 9: South Bound

scale: Not To Scale



View From Highway 9: North Bound

scale: Not To Scale



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**DENISON
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 SHALL BE BASED UPON THE
 SUCCESSFUL COMPLETION OF THE
 PROJECT. THE INCLUDES BUT IS NOT
 LIMITED TO THE QUALITY OF
 MATERIALS AND FINISHES
 REQUIRED FOR FINISHES OF THE
 PROJECT. COBURN ARCHITECTURE
 SHALL NOT BE RESPONSIBLE FOR
 ANY AND ALL DAMAGES, COSTS AND
 CONSEQUENCES OF THE
 PROJECT. COBURN ARCHITECTURE
 UNDERSTANDS AND ACCEPTS THE
 WORK IS TO BE COMPLETED BY
 AN ARCHITECTURAL FIRM AND
 WILL CONSIDER THE QUALITY
 OF THE WORK.

DESCRIPTION	APPROVED	DATE
-------------	----------	------

FINAL
 DEVELOPMENT REVIEW
 2.29.2016

SHEET NO.
A0.3
 SITE
 PANORAMICS

DENISON PLACER AFFORDABLE HOUSING
 BRECKENRIDGE CO

OWNER:
 TOWN OF BRECKENRIDGE

NOT FOR
 CONSTRUCTION

DATE:
 TOR PLANNING
 12/15/15
 01/19/16
 03/28/16
 03/19/16

SHEET TITLE:
 SITE PLAN
 SHEET NUMBER:
 L-1

LEGEND

	PROPERTY LINE
	SNOW STORAGE EASEMENT
	SIDEWALK
	STEEL EDGER
	FENCE
	INTERNAL SIDEWALKS
	SOD
	NATIVE HIGH COUNTRY SEED MIX
	LANDSCAPE BED
	RIVER ROCK COBBLE MULCH
	CRUSHER FINES-GREY
	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS-SPACING: 15' O.C.

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

811
 Know what's below. Call before you dig.

NORTH

SCALE 1"=40'



CHECKED BY:
 DRAWN BY:
 L-1

OWNER:
 TOWN OF BRECKENRIDGE

NOT FOR
 CONSTRUCTION

DATE:
 IDB PLANNING:
 12/15/15
 01/19/16
 05/20/16
 03/18/16

SHEET TITLE:
 SNOW STORAGE
 PLAN
 SHEET NUMBER:
 L-4

LEGEND

SNOW STORAGE DELINEATION		
SNOW STORAGE CALCULATIONS:		
SITE SQUARE FOOTAGE	SNOW STORAGE AREA (SQ. FT.)	SNOW STORAGE AREA PROVIDED
PARCEL 1 HARDSCAPE AREA: 36,235 SF	PARCEL 1 HARDSCAPE AREA: 17,000 SF	PARCEL 1 HARDSCAPE AREA: 17,000 SF
PARCEL 2 HARDSCAPE AREA: 12,495 SF	PARCEL 2 HARDSCAPE AREA: 1,817 SF	PARCEL 2 HARDSCAPE AREA: 3,120 SF
PARCEL 3 HARDSCAPE AREA: 15,294 SF	PARCEL 3 HARDSCAPE AREA: 2,874 SF	PARCEL 3 HARDSCAPE AREA: 2,927 SF

NOTE: HARDSCAPE CALCULATIONS DO NOT INCLUDE FLORA DORA DRIVE RIGHT OF WAY, DENISON PLACER RIGHT OF WAY AND INTERNAL LANDSCAPE PATHS TO ACCESS LANDSCAPE AREAS.

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





811
 How many holes. Call before you dig.

NORTH

SCALE 1"=40'



CHECKED BY: LM
 DRAWN BY: JBC

3/20/2016 11:10:00 AM - P:\06680105-0668\0668\1001\CAD\DWG\160320\0668\HOUSING PROJECT COMPOSITE UTILITY.DWG - MCFARLAND, CHM



NOTES:
 1. SEE SANITARY SEWER PLAN & PROFILE SHEETS FOR SANITARY SEWER DESIGN.
 2. SEE WATER PLAN AND PROFILE SHEETS FOR WATER SYSTEM DESIGN.

10CK 9

50' UTILITY & 60' ROAD EASEMENTS REC. NO. 54343B (TO BE VACATED BY THIS PLAT)

BLOCK 10A



133 2nd Floor, Suite 140
 Phone: 610-424-6000 Fax: 610-424-6079

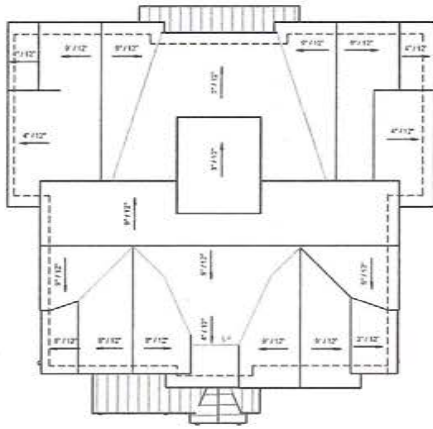
WORK	DATE	DESCRIPTION	BY
1	3/27/16	ISSUED FOR PERMITS	
2	3/27/16	ISSUED FOR PERMITS	

TOWN OF BRECKENRIDGE
 DENISON FLACER HOUSING PROJECT
 UTILITY PLAN

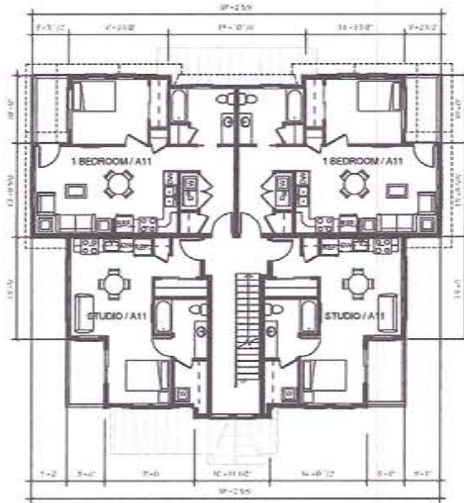
Project No.: 153-09088-10011
 Designed By: CAH
 Drawn By: BRW
 Checked By: CDD

C107

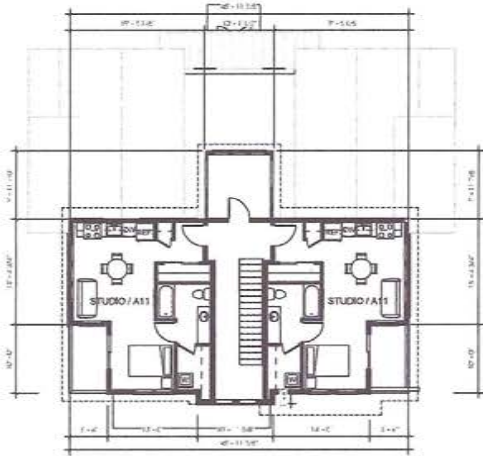
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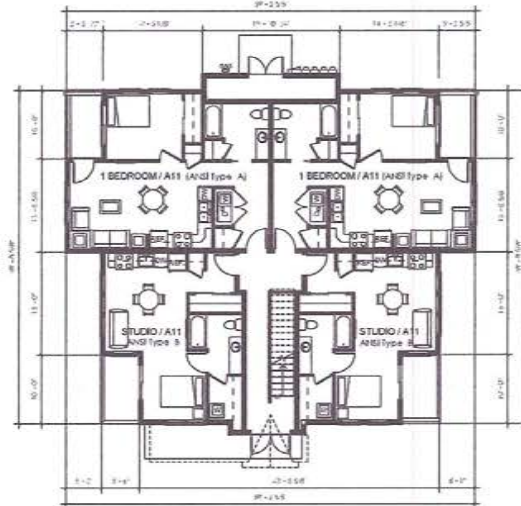
1 Roof Plan
1/8" = 1'-0"



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



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



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



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



Unit Location
1" = 150'



3000 Carbon Place #203
 Boulder, Colorado
 P: 303-442-3351
 F: 303-447-9933

**DENISON
 AFFORDABLE
 HOUSING
 BRECKENRIDGE, CO**

COBURN ARCHITECTURE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED ARCHITECT IN THE STATE OF COLORADO. I HAVE PREPARED THESE PLANS IN ACCORDANCE WITH THE COLORADO PROFESSIONAL ARCHITECTURE ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURE. I HAVE NOT BEEN DISCIPLINED OR SUSPENDED FROM PRACTICE BY THE BOARD OF ARCHITECTURE. I HAVE NOT BEEN CONVICTED OF A CRIME THAT WOULD DISQUALIFY ME FROM PRACTICING ARCHITECTURE. I HAVE NOT BEEN CONVICTED OF A CRIME THAT WOULD DISQUALIFY ME FROM PRACTICING ARCHITECTURE. I HAVE NOT BEEN CONVICTED OF A CRIME THAT WOULD DISQUALIFY ME FROM PRACTICING ARCHITECTURE.

REVISION NUMBER	DESCRIPTION	DATE

FINAL DEVELOPMENT REVIEW
 02.29.2014

1/8" = 1'-0"
A8.1
BUILDING F1

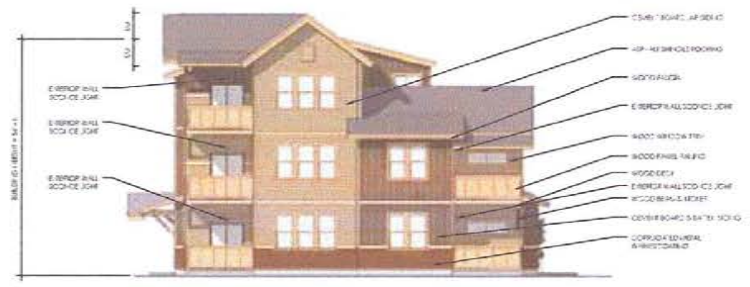
**DENISON
 AFFORDABLE
 HOUSING
 BRECKENRIDGE, CO**



① Front Elevation
 1/8" = 1'-0"



④ Left Elevation
 1/8" = 1'-0"



③ Right Elevation
 1/8" = 1'-0"



② Back Elevation
 1/8" = 1'-0"

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 4. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

REVISIONS		
NO.	DESCRIPTION	DATE

FINAL DEVELOPMENT REVIEW
 03.18.2018

DEF No.
A8.2
BUILDING F1



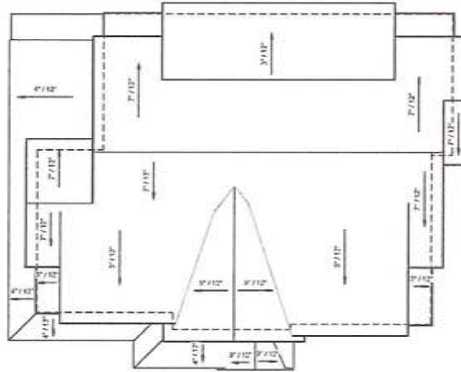
1 Perspective view



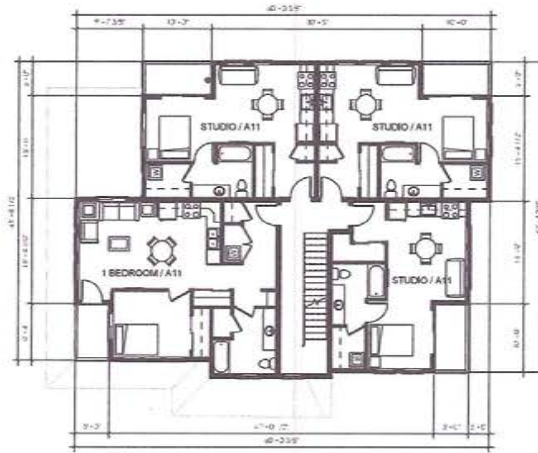
**COBURN
ARCHITECTURE**

3000 Carbon Place #203
Boulder, Colorado
P: 303-442-3351
F: 303-447-3933

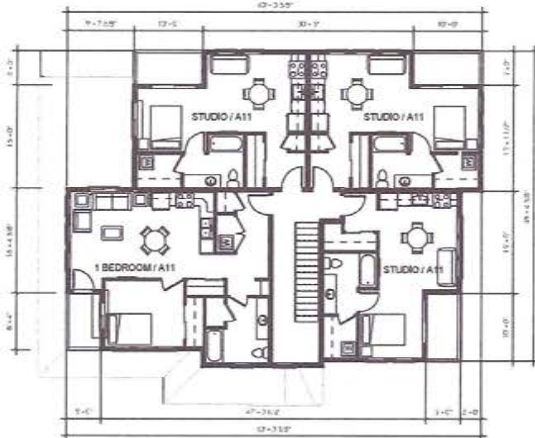
**DENISON
AFFORDABLE
HOUSING
BRECKENRIDGE, CO**



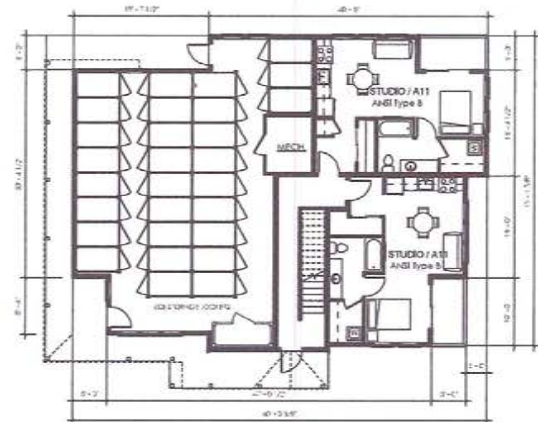
3 Roof Plan
1/8" = 1'-0"



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



3 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.
FIRST 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	
(3) STORAGE LOCKERS	
BUILDING TYPE QUANTITY:	
(1) BUILDING TYPE F2	



Unit Location
1" = 150'

DESIGNER:
THIS DOCUMENT IS PREPARED BY
COBURN ARCHITECTURE AND, UNLESS
OTHERWISE SPECIFIED, THE
ARCHITECT'S RESPONSIBILITY IS
LIMITED TO THE DESIGN AND
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THE ACCURACY OF THE INFORMATION
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SUITABILITY OF THE DESIGN FOR
ANY OTHER PURPOSES. THE
ARCHITECT SHALL NOT BE
RESPONSIBLE FOR THE DESIGN OF
MECHANICAL, ELECTRICAL, PLUMBING,
OR STRUCTURAL SYSTEMS, OR
FOR THE DESIGN OF ANY OTHER
SYSTEMS OR EQUIPMENT TO BE
INSTALLED IN OR ON THE BUILDING.
THE ARCHITECT SHALL NOT BE
RESPONSIBLE FOR THE DESIGN OF
ANY OTHER SYSTEMS OR EQUIPMENT
TO BE INSTALLED IN OR ON THE
BUILDING.

REVISIONS

DESCRIPTION ACTION CHECKED DATE

FINAL DEVELOPMENT
REVIEW
02.29.2014

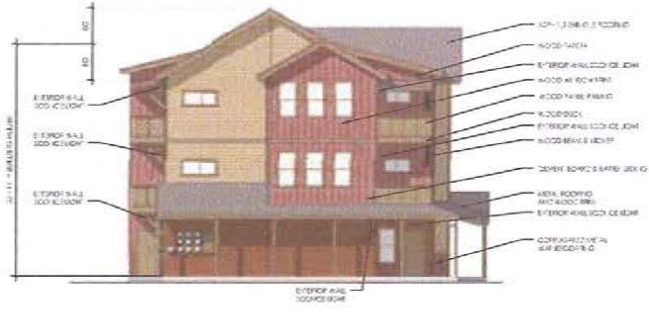
A9.1
BUILDING F2



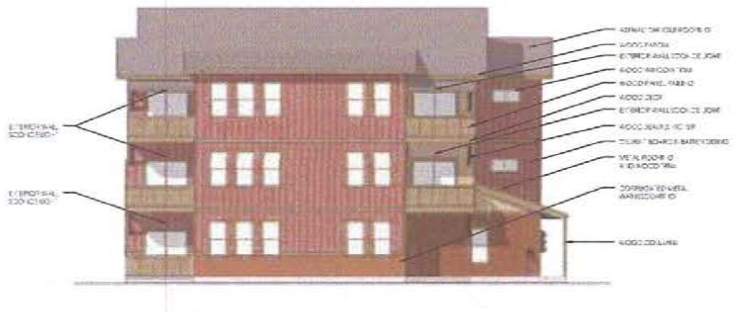
COBURN
ARCHITECTURE

3000 Coburn Place #203
Boulder, Colorado
P: 303-442-3351
F: 303-447-9733

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO



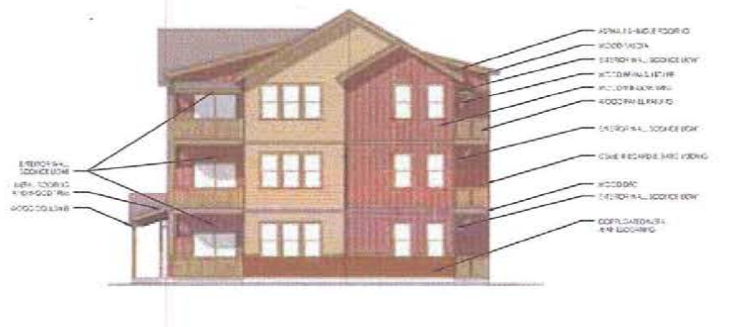
4 Left Elevation
1/8" = 1'-0"



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



3 Front Elevation
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1 Right Elevation
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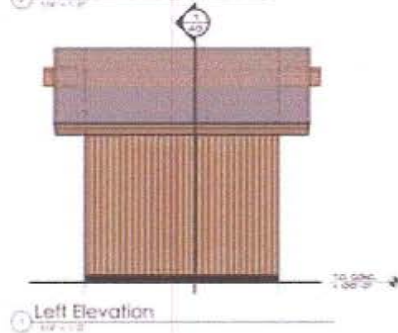
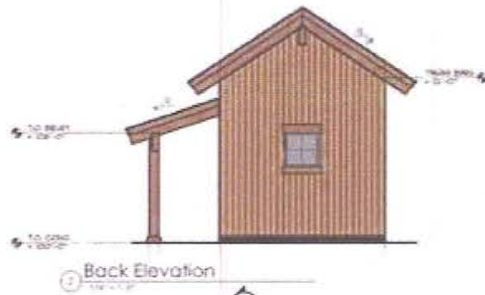
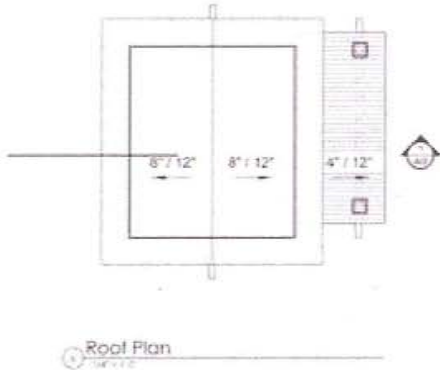
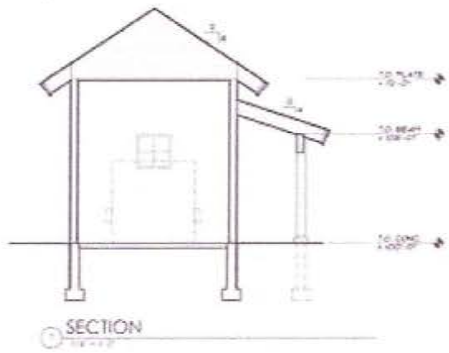
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SYSTEM, WITHOUT PERMISSION
IN WRITING FROM COBURN
ARCHITECTURE.

REVISIONS

DESCRIPTION	DATE	BY

**FINAL DEVELOPMENT
REVIEW**
03.18.2014

SHEET NO.
A9.2
BUILDING F2



TRASH ENCLOSURE
BUILDINGS TYPE QUANTITY:
(4) TRASH ENCLOSURES



COBURN
ARCHITECTURE

800 Coburn Place #201
Boulder, Colorado
80502-3001
T: 303-447-3000

DENISON AFFORDABLE HOUSING
BRECKENRIDGE, CO



481 5th Avenue
Breckenridge, Colorado
81602-4888

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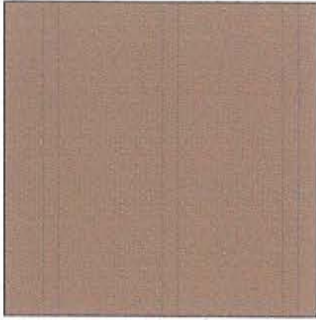
GENERAL NOTES:
1. SEE ALL NOTES ON ALL SHEETS.
2. SEE ALL NOTES ON ALL SHEETS.

FINAL DEVELOPMENT REVIEW
02/27/2018

A13
TRASH ENCLOSURE

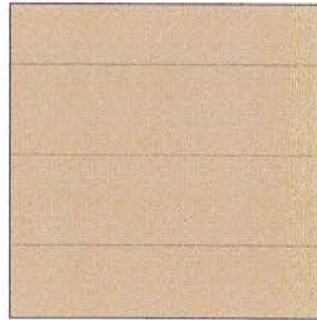
COLOR SCHEME BUILDING F1:

BOARD & BATTEN



CL 2837N MICROWRAP

LAP SIDING



CL 2915D PINESAP

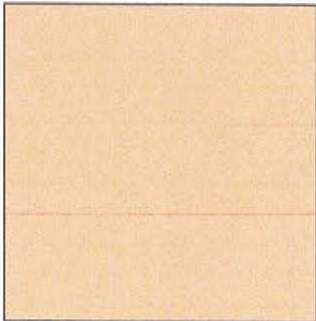
ASPHALT SHINGLE COLOR



CORRUGATED METAL WAINSCOTING



TRIM COLOR



CL 2804D IRONWEED

STANDING SEAM METAL ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

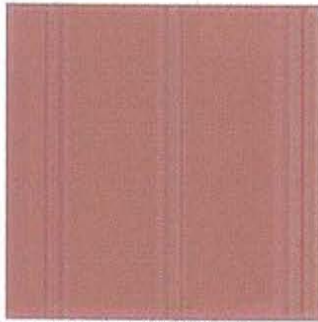
03.18.2016

FINAL DEVELOPMENT REVIEW



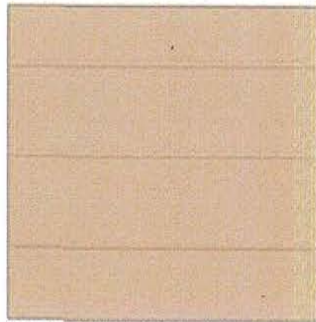
COLOR SCHEME BUILDING F2:

BOARD & BATTEN



CL 2596A TONGA

LAP SIDING



CL 2825D SEASONAL

ASPHALT SHINGLE COLOR



CORRUGATED METAL
WAINSCOTING

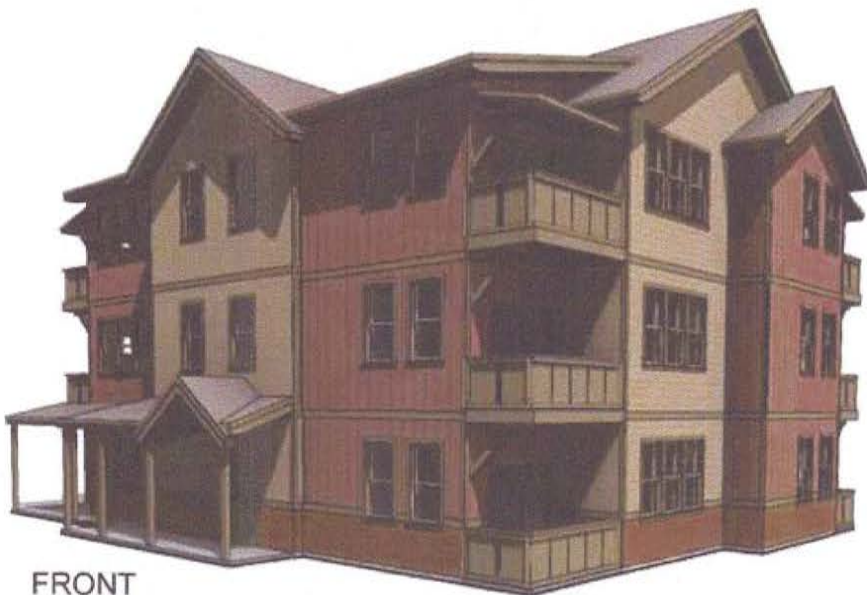


TRIM COLOR



CL 2906N FRENCH BEECHNUT

STANDING SEAM METAL
ROOF ACCENT



FRONT

DENISON AFFORDABLE HOUSING

BRECKENRIDGE, CO

03.18.2016

FINAL DEVELOPMENT REVIEW



Planning Commission Staff Report

- Subject:** Resubdivision of Lot A-1, Tract D and Tract E, Runway Subdivision and Lot 2C, Block 10, A Resubdivision of the Common Area of Rock Pile Ranch Condominium
(Class A, Combined Hearing; PL-2016-0068)
- Proposal:** A proposal to resubdivide Lot A-1, Tract D and Tract E, Runway Subdivision and Lot 2C, Block 10, Rock Pile Ranch Common Area, to create a total of eight lots/tracts, easements and rights of ways.
- Date:** March 22, 2016 (For meeting of April 5, 2016)
- Project Manager:** Julia Puester, AICP, Senior Planner
- Applicant/Owner:**
- | | |
|------------------------------------|---------------------------|
| Tract E, Runway Subdivision: | Town of Breckenridge |
| Tract D, Runway Subdivision: | Colorado Mountain College |
| Lot A-1, Runway Subdivision: | Town of Breckenridge |
| Lot 2C, Block 10, Rock Pile Ranch: | Town of Breckenridge |
- Address:** 107 Denison Placer Road and 1900 Airport Road
- Legal Description:** Lot A-1, Tract D and Tract E, Runway Subdivision and Lot 2C, A Resubdivision of Common Area of Rock Pile Ranch
- Site Area:**
- Existing:
- | | |
|------------------------------|---------------------------------|
| Tract D, Runway Sub: | 16.02 acres (697,715 sq. ft.) |
| Tract E, Runway Sub: | 1.14 acres (49,760 sq. ft.) |
| Lot A-1, Runway Sub: | 25.47 acres (1,109,356 sq. ft.) |
| Lot 2C, Block 10, Rock Pile: | 0.58 acres (25,352 sq. ft.) |
- Proposed:
- Lot 1: 0.394 acres (17,203 sq. ft.)-*was part of Lot 2C and Tract E*
Lot 2: 0.179 acres (7,837 sq. ft.)-*was part of Lot 2C*
Lot 3: 1.19 acres (52,110 sq. ft.)-*was part of Lot A-1*
Lot 4: 0.58 acres (25,127 sq. ft.)-*was part of Lot A-1*
Lot 5: 2.95 acres (128,515 sq. ft.)-*was part of Lot A-1 and Tract E*
Lot 6: 19.69 acres (857,712 sq. ft.)-*was part of Lot A-1*
Lot D-2: 1.05 acres (45,587 sq. ft.)-*was part of Tract D*
Lot D-1: 14.973 acres (652,128 sq. ft.)-*was part of Tract D (Colorado Mountain College)*
Flora Dora Right of Way: 0.30 acres (13,152 sq. ft.)-*was part of Lot 2C, Tract E, and Lot A-1*
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use on Block 11.

Site Conditions: Tract D contains Colorado Mountain College and associated parking lots, located between the Blue River to the west and Denison Placer Road to the east. Lot A-1, located east of the Blue River, has some slightly undulating dredge rock tailings. A 50' sanitary sewer easement runs from east to west across the northern portion of the property with a 25' gas line easement and 50' utility easement flanking the eastern property line. The property is vacant and is currently being used as permit-only seasonal overnight and employee parking and ski area overflow parking. Tract E is a vacant long linear tract that runs along the west side of Denison Placer Road. Lot 2C, Block 10 has a small section of Floradora Drive which connects to Denison Placer Road. It contains a bus turn around which slopes toward the rear with a regional drainage ditch on the eastern side. There is a 10 foot snow stack easement along Airport Road, a 15 foot drainage easement along southern and eastern property line.

Adjacent Uses: North: Coyne Valley Road, McCain Master Plan Area
South: Summit County School District vacant parcel, Upper Blue Elementary
East: Blue River, Highway 9
West: Commercial uses, mixed use, workforce housing, Airport Road

Item History

Block 11 is approximately 72 acres located towards the northern end of Town on the west side of Highway 9 between Coyne Valley Road and Valley Brook Street. The property was acquired jointly by the Town and the Summit School District through a condemnation process. The Town quit claimed two parcels (approximately 20 acres) to the School District and retained ownership of the remaining 52 acres. Upper Blue Elementary School is on one of the School District parcels and the other 8.7 acre School District parcel is vacant. In 2007, the Town Council entered into an MOU and approved the Colorado Mountain College site plan, creating Tract D as part of that process. The remainder of the Block 11 property was envisioned primarily for workforce housing and park space. Lot 2C, Block 10 was acquired by the Town August 6, 2008 as part of a land trade with Rock Pile Ranch Condominiums with an Agreement to Exchange Real Estate. The parcel that was land traded to Rock Pile Ranch Condo Association was Lot A-2, a piece from Lot A-1, for the purpose of additional parking for the commercial condos.

At the March 1, 2016 Planning Commission meeting, the Resubdivision of Tract C and D, Runway Subdivision was approved. This subdivision was part of a land swap which will ultimately convey a 1.05 lot at the south end of Tract D to the Town and the Town would convey Tract C to Colorado Mountain College. The approved plat has not been recorded yet. As the plat has not yet been recorded and a utility easement is to be platted on the newly approved 1.05 acre southern lot (location of Denison Placer Phase 2) the surveyor has included that lot D-2 in this plat as well.

Staff Comments

Denison Placer Phase 1 (Class A, workforce housing), Phase 2 (Class A, workforce housing) and the Denison Placer parking lot (town project) are active projects under review by the Planning Commission all which get defined property boundaries by this proposed plat. Grading and rock removal for these projects are expected to start in the Spring 2016. Construction for Phase 1 is expected to start in the Spring 2017 and Phase 2 is expected Summer 2016.

As this is a re-subdivision of lots and tracts in previously approved subdivisions, Staff finds that most applicable subdivision codes have been met with the original subdivision. Therefore, this application remains in compliance with the following (*staff comments in italics*):

9-2-4-1: General Requirements

9-2-4-3: Drainage, Storm Sewers And Flood Prevention

9-2-4-4: Utilities (*Water and sewer will be placed in the rights of way or private driveways shown as easements on the plat with the exception of water and sewer between Phase 1 and Phase 2 shown as an easement on the plat.*)

9-2-4-5: Lot Dimensions, Improvements And Configuration (*The proposed developments of the townhomes and apartments have been reviewed with perimeter boundary setbacks per code.*)

9-2-4-6: Blocks

9-2-4-7: Pedestrian And Bicycle Circulation Systems (*Rec path will be located in right of way*)

9-2-4-8: Street Lighting (*Will conform to Breckenridge street standards.*)

9-2-4-9: Traffic Control Devices And Signs (*Crosswalks have been reviewed by the Town Crosswalk Committee for safe design and locations.*)

9-2-4-10: Subdivision And Street Names (*Existing street and subdivision names*)

9-2-4-11: Existing And Proposed Streets (*Street locations follow the Block 11 vision plan.*)

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof (*This was done with the River parcel with original Airport Subdivision. Lot 4 will be the future location of a Town owned public park.*)

Staff has provided an analysis of Section 9-2-4-2 (3) with regard to required landscaping below.

9-2-4-2: Design Compatible With Natural Features, states:

3. In addition to the landscaping required above, the subdivider of land containing little or no tree cover as determined by the town shall provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted within or immediately adjacent to the subdivision. It is further encouraged that landscaping be placed on the downhill side of any retaining structures to screen the visibility of the road cut when viewed from off site. Where cut and fill slopes are used, they shall be revegetated with native plant materials to reestablish ground cover and reduce the potential for soil erosion. (emphasis added)

New rights of way proposed is equal to 859 feet (New right of way of Floradora Drive is 796 feet; Denison Placer Road consists of a 63 foot extension of the road. The remaining 123' shown on the Town Project development permit application is part of the existing Denison Placer Road that will be removed and re-poured to accommodate the new curb cuts which has not been counted toward the new roadway length). Therefore, a total of 86 trees are required across the total area within the lots. A total of 413 trees are proposed across the lots (excluding the park on Lot 4 which will be additional) of which at least 86 trees will be a minimum of 2" caliper. Staff has added the size requirement as a condition of approval to ensure compliance.

Staff has no concerns with the subdivision, easements and rights of ways proposed.

Staff Recommendation

This subdivision proposal is in compliance with the Subdivision Standards. Staff recommends approval of the Resubdivision of Tract D, Tract E and Lot A-1 of Runway Subdivision and Lot 2C, Block 10, A Resubdivision of Common Area of Rock Pile Ranch, PL-2016-0068, located at 107 Denison Placer Road and 1900 Airport Road with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Tracts D, E, Lot A-1, Runway Subdivision and Lot 2C, Block 10, A Rebsivision of Rockpile Ranch Condo 107 Denison Placer Road and 1900 Airport Road PL-2016-0068

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 22, 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 **April 5, 2016**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. 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 **April 26, 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. 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.
8. A Final Drainage Report 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.

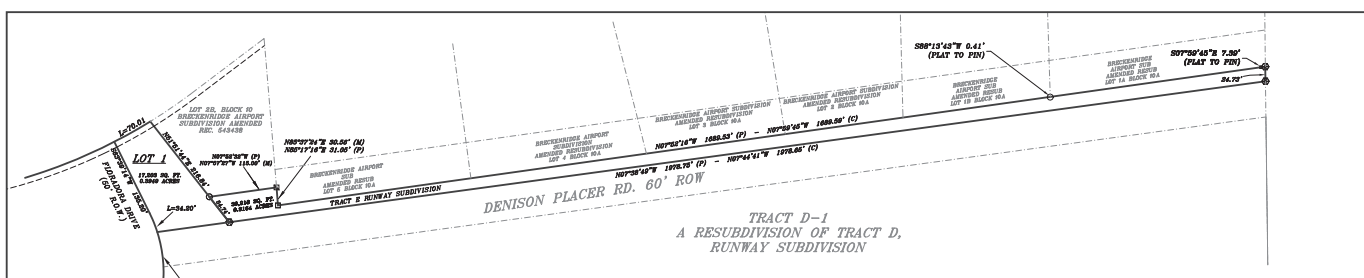
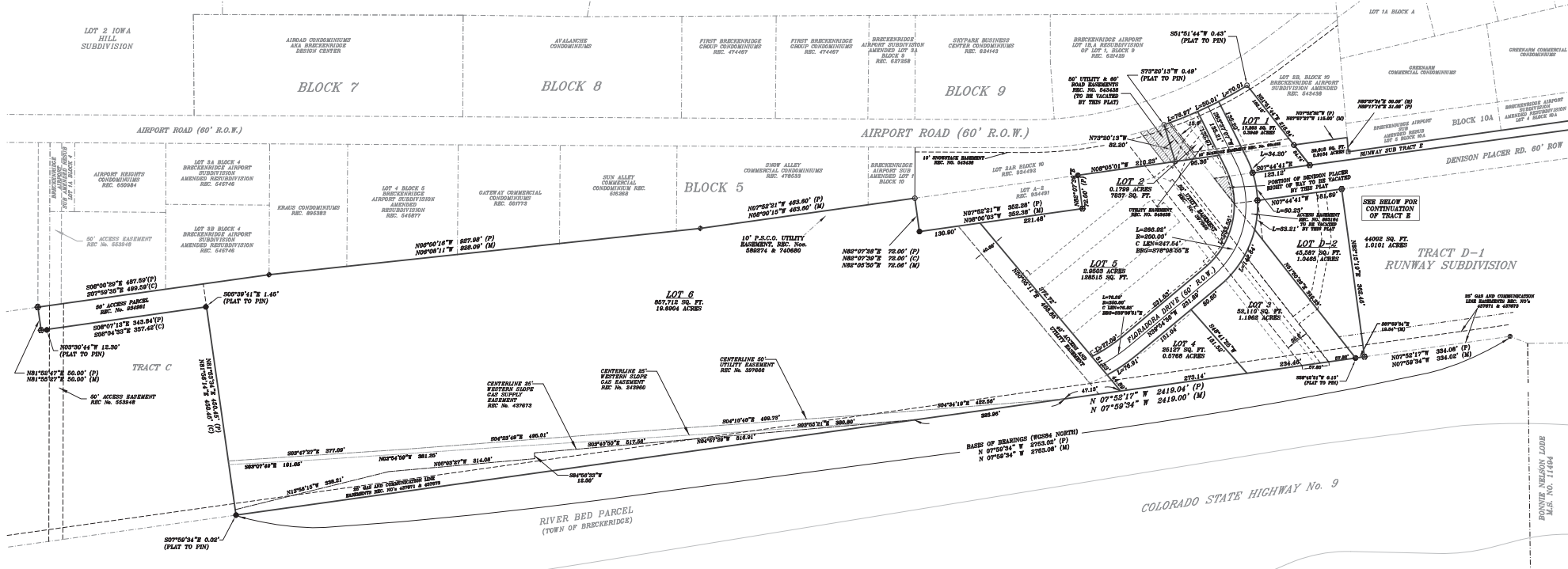
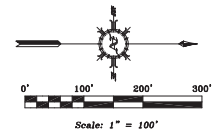
PRIOR TO RECORDATION OF FINAL PLAT

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 if applicable.
11. 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.
12. 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.
13. 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.
14. A sewer easement (for the benefit of Lot D-2) shall be added to Lot 3 at the northwest corner.
15. The '50' utility and 60' road easement to be vacated by this plat' shown to be removed on Lot 2A, Rock Pile Ranch Subdivision (off the applicant's property) shall remain unless otherwise approved by the owner of the easements and the owner of Lot 2A.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

16. **Applicant shall install at least 86 trees with a minimum caliper of 2 inches within the subdivided lots in conformance with Section 9-2-4-2 (i)(3) of the Town of Breckenridge Subdivision Code.**
17. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

FINAL PLAT
DENISON PLACER SUBDIVISION
 A RESUBDIVISION OF, LOT A-1, OF A RESUBDIVISION OF TRACT A - RUNWAY SUBDIVISION,
 LOT 2C, BLOCK 10, OF A RESUBDIVISION PLAT OF THE COMMON AREA OF ROCKPILE RANCH CONDOMINIUM,
 TRACT E AND A PORTION OF THE DENISON PLACER ROAD RIGHT OF WAY, OF RUNWAY SUBDIVISION,
 SITUATE IN SECTIONS 19 AND 30 IN T. 6 S., R. 77 W., AND SECTIONS 24 AND 25 IN T. 6 S., R. 78 W. OF THE 6th P. M.,
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

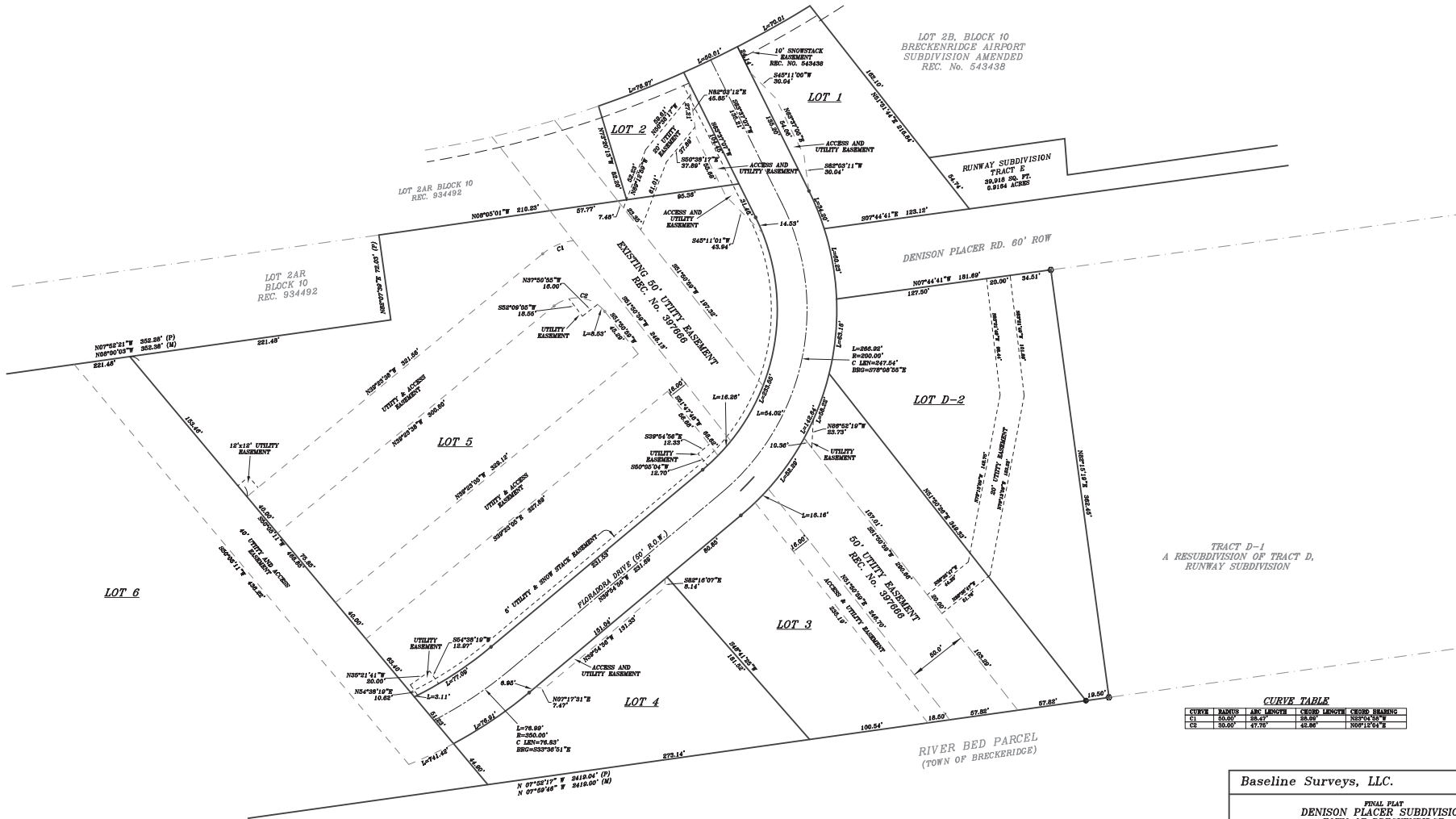
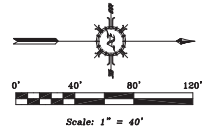


- LEGEND**
- (C) = CALCULATED DIMENSION
 - (P) = PLATTED DIMENSION
 - (M) = MEASURED DIMENSION
 - = FOUND 2" ALUMINUM CAP ON #6 REBAR L.S. 27904
 - ⊕ = FOUND 2" ALUMINUM CAP ON #6 REBAR L.S. 25901
 - ⊖ = FOUND #5 REBAR NO CAP
 - ⊗ = FOUND 30" #6 REBAR WITH 3/4" ALUMINUM CAP L.S. 25901 M.S. CONCRETE STAMPED AS SHORTY.
 - = FOUND #5 REBAR W/ORANGE PLASTIC CAP L.S. 27904
 - ⊠ = FOUND #5 REBAR W/YELLOW PLASTIC CAP L.S. 15542
 - ⊛ = SET #5 REBAR W/ 2" ALUMINUM CAP L.S. 25901

Baseline Surveys, LLC.		P.O. BOX 7820 1444 1/2 ST. #2 BRECKENRIDGE, CO 80424 (970) 455-7228	
FINAL PLAT DENISON PLACER SUBDIVISION TOWN OF BRECKENRIDGE, SUMMIT COUNTY COLORADO			
Date	Revisions	Date: 3/20/16	Scale: 1" = 100'
		Drawn By: RDG & CITY	Checked By: D.E.O.
		Job File: 4055	DWG File: 4055BASE

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 THE CERTIFICATION SHOWN HEREON.

FINAL PLAT
DENISON PLACER SUBDIVISION
 A RESUBDIVISION OF, LOT A-1, OF A RESUBDIVISION OF TRACT A - RUNWAY SUBDIVISION,
 LOT 2C, BLOCK 10, OF A RESUBDIVISION PLAT OF THE COMMON AREA OF ROCKPILE RANCH CONDOMINIUM,
 TRACT E AND A PORTION OF THE DENISON PLACER ROAD RIGHT OF WAY, OF RUNWAY SUBDIVISION,
 SITUATE IN SECTIONS 19 AND 30 IN T. 6 S., R. 77 W., AND SECTIONS 24 AND 25 IN T. 6 S., R. 78 W. OF THE 6th P. M.,
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CL	50.00'	28.47'	28.50'	N33°04'50"W
CE	50.00'	47.79'	42.80'	N69°12'04"E

Baseline Surveys, LLC.			
FINAL PLAT DENISON PLACER SUBDIVISION TOWN OF BRECKENRIDGE, SUMMIT COUNTY COLORADO			
Date	Revisions	Date: 03/20/16	Scale: 1" = 40'
		Drawn By: RDG & CTY	Checked By: D.E.O.
		Job File: 4055	DWG File: 4055BASE

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 THE CERTIFICATION SHOWN HEREON.

Planning Commission Staff Report

- Subject:** Lincoln Park at the Wellington Neighborhood Filing 2 Subdivision, (Class A Subdivision, Combined Hearing; PL-2016-0032) - *Continued from the March 15th Planning Commission Meeting.*
- 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 22, 2016 (For meeting of April 5, 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. This is the Second Phase Filing.

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).

Continuance from the March 15, 2016

At the previous meeting, the Commission expressed concerns regarding the number of trees that are to be planted along the Bridge Street right of way (ROW). Specifically identifying the following:

Per the Subdivision Standards - 9-2-4-2: *DESIGN COMPATIBLE WITH NATURAL FEATURES: 3. In addition to the landscaping required above, the subdivider of land containing little or no tree cover as determined by the town shall provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted within or immediately adjacent to the subdivision. It is further encouraged that landscaping be placed on the downhill side of any retaining structures to screen the visibility of the road cut when viewed from off site. Where cut and fill slopes are used, they shall be revegetated with native plant materials to reestablish ground cover and reduce the potential for soil erosion. (Ord. 40, Series 2006)* (Highlight added.)

And as Staff discussed:

Per the Breckenridge Development Code: 9-1-19-35A: *POLICY 35 (ABSOLUTE) SUBDIVISION: A. All subdivisions shall comply with the Breckenridge subdivision ordinance.*

And - 9-1-19-22R: *POLICY 22 (RELATIVE) LANDSCAPING: 2 x (-1/+3) - B. (1) At least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.* (Highlight added.)

After the meeting, Staff reviewed the specific language of each provision of the Code and offers the following analysis:

- The Subdivision Standards (associated with this application) asks for a specific number of trees to be planted anywhere in the subdivision based on the length of the ROW. It does not specify that the trees need to be planted along the ROW.

- The Development Code Relative Policy 22, Landscaping, (associated with the Master Plan) asks for a specific number of trees to be planted along the ROW.

The Lincoln Park at the Wellington Neighborhood Master Plan included a planting plan that is to be implemented with each subdivision filing. With 2,139 linear feet of Bridge Street ROW and 1 tree per each 10 feet, 214 trees are required to be planted in the overall subdivision. The Master Plan landscaping exhibit show a total of 397 trees over all phases or filings. This number exceeds the required amount specified in 9-2-4-2: *DESIGN COMPATIBLE WITH NATURAL FEATURES*. All subdivisions are to follow the Master Plan Landscaping exhibit.

The Lincoln Park at the Wellington Neighborhood Master Plan, like all master plans, is subject to the Development Code and a point analysis. The Lincoln Park at the Wellington Neighborhood Master Plan passed with total score of positive thirteen (+ 13) points.

9-2-4-2: *DESIGN COMPATIBLE WITH NATURAL FEATURES* suggests that one tree be planted along the ROW. With 2,139 linear feet of Bridge Street ROW and 1 tree per each 15 feet, 143 trees are required to be planted along Bridge Street. The submitted landscaping plans show a total of 143 trees. However, Staff notes, that the sizes of the trees (none have been planted yet) are:

- *required by the Subdivision Ordinance (absolute) to be minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2")*

and

- *suggested by the Development Code to be a minimum of eight feet (8') in height, or three inch (3) caliper*

As a separate Class D application, we will be asking that the previously approved permit for the Lincoln Park at the Wellington Neighborhood Master Plan be modified to show the trees to meet the absolute 2-inch caliper requirement required by the Subdivision Standards and incur negative two (-2) points for not meeting the suggested eight feet (8') in height, or three inch (3) caliper under relative Policy 22/R.

The remainder of this report remains unchanged from the last hearing.

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 rights of way 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.

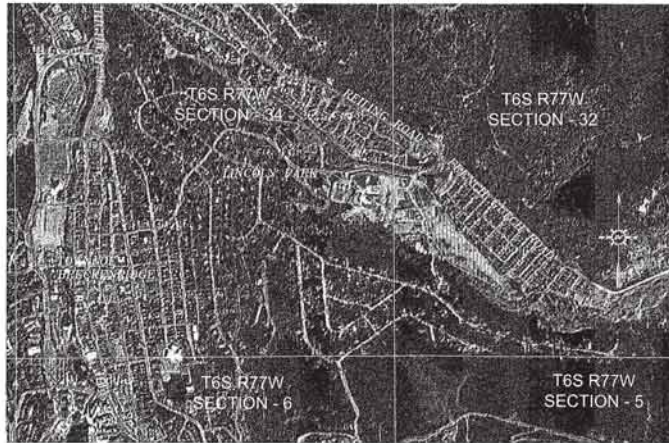
PRIOR TO RECORDATION OF FINAL PLAT

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 DEDICATE 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 DESIGNEE

PLAT NOTES

1. 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.
2. EACH EASEMENT DEDICATED 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 IMPROVABLE REAL PROPERTY SUBJECT TO THE PLAT & 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 LITIGATE, RESOLVE OR RESIDENTIAL 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, DELEGATES 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, AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY EASEMENTS", 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

1. 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.
2. NO BUILDING, STRUCTURE, SIGN OR OBJECT SHALL BE ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY EASEMENTS, NOR SHALL ANY OBJECT BE ERRECTED, PLACED OR PERMITTED TO REMAIN ON, UNDER OR OVER THE PUBLIC UTILITY EASEMENTS 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.
3. 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.
4. 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 HEREIN 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.
5. MAINTENANCE OF DETENTION OR RETENTION POND, OR OTHER DRAINAGE INFRASTRUCTURE AND FACILITIES AND SUBURBALS, INCLUDING GENERALLY WITHIN PORTIONS OF LOTS OR EASEMENTS, AND FREESTAND BRIDGES LOCATED WITHIN LINCOLN PARK AT WELLINGTON NEIGHBORHOOD FILING 1 WILL BE THE RESPONSIBILITY OF WELLINGTON NEIGHBORHOOD ASSOCIATION.
6. 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 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 USEFUL 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 BE THE LEAST DAMAGING TO AREAS OF THE PRIVATE OPEN SPACE OUTSIDE OF THE 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 RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT PRE-EXISTED BEFORE THE PERFORMANCE OF MAINTENANCE.
7. 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__.

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.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBODIED WITHIN THIS SUBDIVISION.

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 DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEEDS OF RECORD 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. 29901

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)

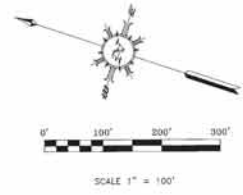
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT _____ M. THIS ____ DAY OF _____, A.D., 20__, AND FILED UNDER RECEPTION NO. _____ SUMMIT

COUNTY CLERK AND RECORDER

Baseline Surveys LLC		
<small>814 338 2388 1844 2388 4974 #9 BRECKENRIDGE, CO 80420 (970) 480-1150</small>		
PRELIMINARY PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 2 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO		
Date	Revisions	SHEET 1 of 3
Date: 02/05/16		Scale: Horiz. 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

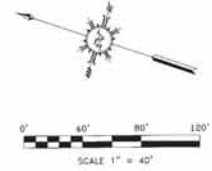


SURVEY NOTE:
 ♦ DENOTES EXISTING BOUNDARY MONUMENTATION TO BE SET AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

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 BASED 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 TOWN 12001 100' W 6th ST BRECKENRIDGE, CO PHONE 970-522-7100	
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

SURVEY NOTE:
 Ⓞ DENOTES EXTERIOR BOUNDARY MONUMENTATION TO BE SET AFTER
 CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

Baseline Surveys LLC			DRAWN FOR FINAL PLAT	
			LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 1 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO	
Date	Revisions	SHEET 3 of 3		
		Date: 02/05/2016	Scale Horiz 1" = 40'	
		Drawn By: C.T.Y.	Checked By: D.E.O.	
		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

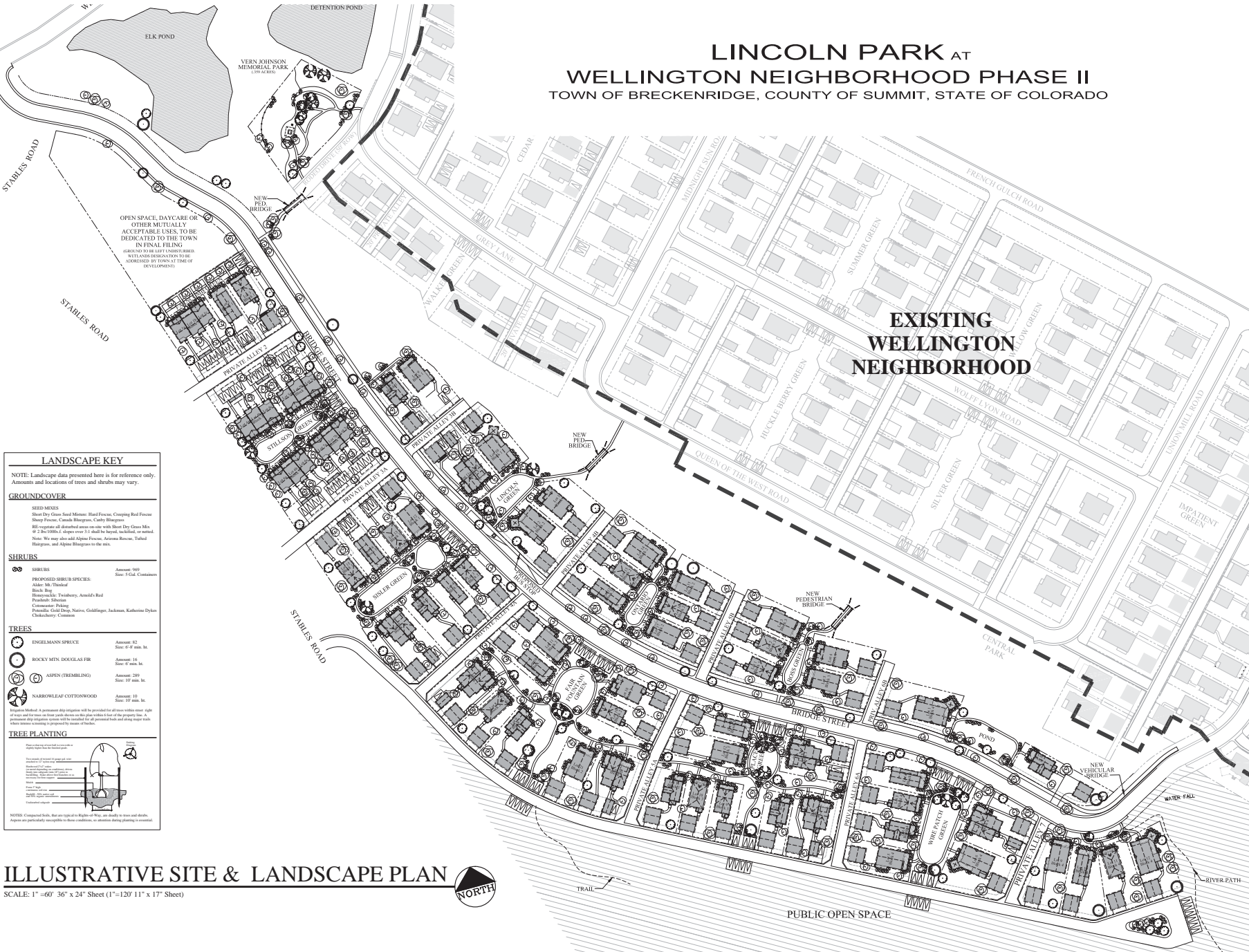
IN COLLABORATION WITH:
PEL-OM ARCHITECTS & URBANISTS
4475 BROADWAY
BOLLEAUX, CO 80504
T: (303) 443-7979
F: (303) 443-3275

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

ISSUE DATES:
DATE DESCRIPTION

REVISIONS:
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 lbs/1000 ft² slopes over 3:1 shall be hand, mulched, or matted.
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, Silvestris
Glossy Starburst
Panicum, Gold Drop, Native, Goldfinger, Jackman, Katherine Dylan, Chokeberry, Cornus.

TREES

Amount: 42
Size: 8' Gal. Container

ENGELMANN SPRUCE
Amount: 15
Size: 7' min. Ht.

ROCKY MTN. DOUGLAS FIR
Amount: 238
Size: 10' min. Ht.

ASPEN (TREMBLING)
Amount: 23
Size: 10' min. Ht.

NARROWLEAF COTONWOOD
Amount: 23
Size: 10' min. Ht.

Diagram Method: A permanent sign (signature) will be provided for all trees within three feet of any road or stream, and three feet from the plan within three feet of the proposed line. A permanent sign (signature) system will be installed for all proposed trees and along major roads. Other signage systems as proposed by owner or designer.

TREE PLANTING

Planting Method: A permanent sign (signature) will be provided for all trees within three feet of any road or stream, and three feet from the plan within three feet of the proposed line. A permanent sign (signature) system will be installed for all proposed trees and along major roads. Other signage systems as proposed by owner or designer.

NOTE: Compacted soils, that are typical of high-altitude sites, may require special treatment. Aspen are particularly susceptible to these conditions, so special care during planting is essential.

Planning Commission Staff Report

Subject: Denison Placer Parking Lot
(Town Project; PL-2016-0013)

Proposal: To construct a 30 space paved parking lot and install landscaping and downcast lighting. This parking lot is intended as overflow parking for the adjacent Denison Placer workforce housing rental units on Block 11.

Date: March 22, 2016 (For meeting of April 5, 2016)

Project Manager: Julia Puester, AICP, Senior Planner

Applicant/Owner: Town of Breckenridge

Agent: Eric Komppa, Corum Real Estate Group

Address: 1900 Airport Road

Legal Description: Lot 2C, Block 10, Resubdivision Plat of the Common Area of Rock Pile Ranch Condominium and Tract E, Runway Subdivision

Site Area: 0.39 acres (17,175 sq. ft.) proposed area of project (*total lot area of Lot 2C is 0.582 acres and Tract E is 1.14 acres*)

Land Use District: 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use but only on Block 11 of the Breckenridge Airport Subdivision.

Site Conditions: Tract E is a long, linear tract of land with a varied width of 23 to 54 feet located west of Denison Placer Road, extending the length of Denison Placer Road. The tract is vacant. Only a small section of this Tract will be included in the project. Lot 2C, Block 10 has a small section of Floradora Drive which connects Airport Road to Denison Placer Road. It also contains a bus turn around at the intersection of Floradora Drive and Airport Road which slopes toward the rear (east) with a regional drainage ditch on the eastern side. There is a 10 foot snow stack easement along Airport Road and a 15 foot drainage easement along the southern and eastern property line.

Adjacent Uses: North: Commercial vacant land, mixed use condo/warehouse
South: Rock Pile Ranch commercial condos
East: Denison Placer Road, vacant Block 11
West: Breckenridge Distillery, vacant commercial

Density and Mass: Allowed under LUGs: 1:4 F.A.R. (6,340 sq. ft.)
Proposed density: 0 sq. ft.

Lot Coverage: Hard Surface / non-Permeable: 10,294 sq. ft. (60% of site area)

	Open Space / Permeable Area:	6,882 sq. ft. (40% of site)
Parking:	Required:	0 spaces
	Proposed:	30 spaces
Snowstack:	Required:	2,575 sq. ft. (25%)
	Proposed:	2,977sq. ft. (28%)

Item History

This property was acquired by the Town August 6, 2008 as part of a land trade with Rock Pile Ranch Condominiums with an Agreement to Exchange Real Estate. Lot 2C is a resubdivided lot which incorporated the previous Lot 2A and a portion of previous Rock Pile Ranch common area into one lot.

Staff Comments

The existing Floradora Drive alignment is proposed to be shifted 45 feet to the south with the pending development permit of Denison Placer Phase 1 and Phase 2 workforce housing. Also with that application, the existing bus stop and bus turn around is proposed to be relocated in both directions along the new alignment of the right of way.

Site and Environmental Design (7/R): The site is generally flat, with a grade change of 4% sloping south to north and 2% west to east. Access to the lot will be taken from Denison Placer Road. There are no significant trees on the site. Staff has no concerns.

Drainage (27/A & 27/R): A significant amount of drainage flows across Airport Road from Barton Gulch to this site. The flow is so extreme at times that a few years ago, Airport Road was shut down due to the back up flow from the drainage infrastructure on Lot 2C and the lot to the north, Lot 2B (privately held). To provide a long term solution to the drainage and detention issue in this area, a 48 inch storm sewer line is proposed to run through Lot 2C and Lot A-1 (Denison Placer Phase 1) toward the river. These off-site flows being by-passed through the site are not required to be detained or treated for water quality, and are allowed to daylight at the river. Engineering has reviewed the preliminary design and Drainage and Detention report and are working with Tetra Tech to finalize the design. With this drainage pipe solution, the related easements on the property will be removed with a separate subdivision application and replaced with a new utility easement. Drainage from this site is proposed to follow the historic drainage pattern which will be routed to the roadside drainage ditch which is under review by Engineering. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The existing Floradora Drive road alignment will be shifted 45 feet to the south on the property and recorded as a formal right of way. With access from Denison Placer Road, the parking lot will be easily accessible for residents of Denison Placer Phase 1, 2, and possibly future phases as well. The driveway width at the property line is 24 feet with 5 foot flares at the right of way. Staff has reviewed this with Engineering and it is consistent with driveway widths implemented on other similar projects and Off Street Parking requirements in Chapter 3 of the Development Code (commercial driveway standard applied). Staff has no concerns.

Parking (18/A & 18/R): The proposed parking provided by the this lot is not required parking for either Denison Placer Phase 1 or Phase 2 workforce housing. Rather, the parking provided is additional overflow spaces. The management of the additional parking spaces will be determined by the Town or property management company for Denison Placer workforce housing.

Landscaping (22/A & 22/R): The proposed landscaping plan (north of Floradora Drive only) includes:

- 7 Colorado Spruce (8'-10' in height)
- 3 Bristlecone Pine (6'-8' in height)
- 10 Aspen (1.5"-3" caliper, multi-stem)
- 9 Aspen (1.5"-3" caliper)
- 6 Narrowleaf Cottonwood (1.5"-3" caliper)
- 41 Native Shrubs (5 gallon)

Per this policy one tree every fifteen (15') is required along the public right of way. With 293 feet of roadway along both Denison Placer Road and Floradora Drive, twenty (20) trees are required along the ROW. Thirty five (35) trees are proposed on the parking lot site area of the lot with twelve (12) more trees on the southern portion of the lot (open landscape area), for a total of forty seven (47) trees on Lot 2C. The amount of landscaping proposed meets the policy. The 8' height minimum for evergreens and three (3) inch caliper for deciduous trees is being met for the thirty seven (37) trees recommended along the ROW.

A minimum of a five (5) foot buffer is required adjacent to a public right of way which is being met. However, 22/R(B)(2) recommends a minimum of 10 feet for landscape areas. The north side of the parking lot and small corner of the southwestern section at the last parking space is less than 10 feet wide. Staff believes that negative two (-2) points are warranted under this policy however notes that past precedent has not been found regarding this.

A minimum of 6% landscape area internal to the parking lot is required. 10.2% of internal landscape area is being provided.

(The remainder of Lot 2C will be located south of the new road alignment which splits this lot. The southern portion of the Lot 2C is planned as open space and landscape area (approximately 0.2 acres in size or 8,300 square feet.) Staff has no concerns.

Snow Removal And Storage (13/R): Snow storage meets the 25% requirement of this policy and exceeds the Off Street Parking Chapter 3 snow storage requirements of 1,800 square feet by 1,177 square feet more than required. Staff has no concerns.

Transit (25/R): *Nonauto transit system elements include buses and bus stops, both public and private, air service, trains, lifts, and lift access that have the primary purpose of providing access from high density residential areas or major parking lots of the town to the mountain, etc.*

Two bus pull outs are proposed on the property (which will later be subdivided). These bus stops will not only benefit the new residents of Denison Placer, but also the rest of the Airport Road residents and businesses.

Past Precedent

1. Sundowner II Condominium Remodel, PC#2005148. Awarded positive four (+4) points for providing a transit stop and shelter on the property.
2. Valleybrook Site Plan, PC#2005148. Constructing a new transit stop and pullout along existing route. Positive four (+4) points).

3. Shock Hill Master Plan Revision Tract F and G, PC#2006176. Transit stop and bus shelter to be constructed.

Hence, this proposal warrants positive four (+4) points based on Policy 25/R Transit, and past precedent.

Exterior Lighting (Sec. 9-12): Three parking lot lights are proposed with a full cut off fixture (type S-1 on Sheet T1.2). The fixture may be a maximum height of 18 feet with a required setback equal to the fixture height. This is being met with this application. All fixtures will also meet the lighting requirement of 0.2-1.5 foot candles for parking lots.

Point Analysis (Section: 9-1-17-3): Staff has provided a final point analysis and find this application warrants negative two (-2) points under Policy 22R Landscaping for providing less than 10 feet of landscape area width and warrants positive four (+4) points under Policy 25R Transit for providing bus pull outs in both travel directions. 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). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues and make a recommendation to the Town Council.

Staff recommends the Planning Commission recommend that the Town Council approve the Denison Placer Parking Lot, PL-2016-0013 located at 1900 Airport Road with a passing point analysis of positive two (+2) points with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Denison Placer Parking Lot	Positive Points	+4	
PC#:	2016-0013	Negative Points	- 2	
Date:	3/22/2016			
Staff:	Julia Puester, AICP, Senior Planner			
		Total Allocation:	+2	
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	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		

20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	- 2	Less than 10 foot landscape area width provided.
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)	+4	Bus pullout in both directions being provided on site.
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	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	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

**Denison Placer Parking Lot
Lot 2C, Block 10, Rock Pile Ranch Condo Subdivision
1900 Airport Road
PL-2016-0013**

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 **April 5, 2016**, scheduled and held a public hearing on **April 5, 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 **April 26, 2016**. This Town Project was listed on the Town Council’s agenda for the **April 26, 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.

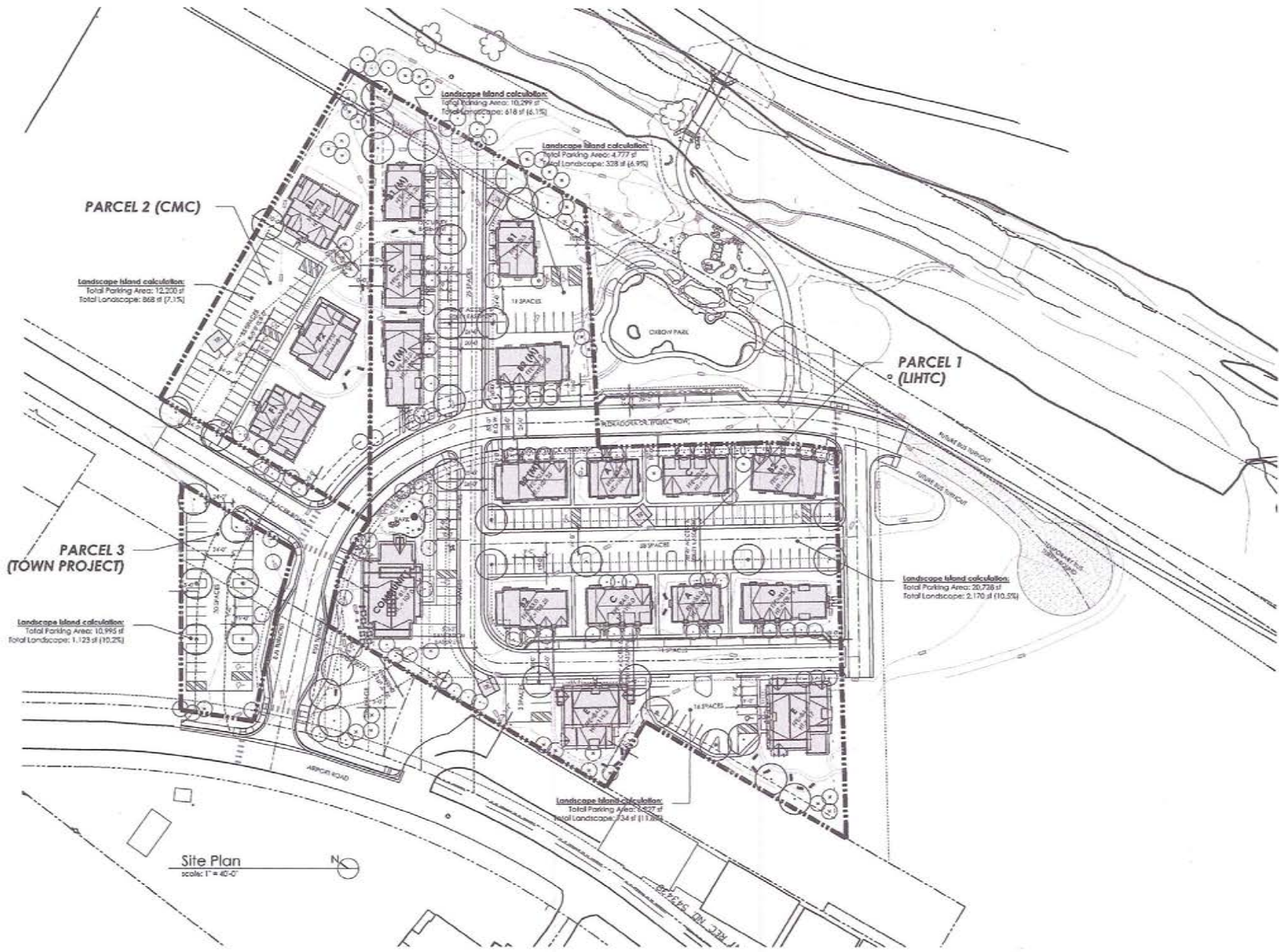
CONDITION

1. The grading and drainage plan shall be refined and accepted by the Town Engineering Department prior to construction.



DENISON PLACER | ILLUSTRATIVE SITE PLAN
04.05.2015





DECLARATION
THESE DOCUMENTS ARE PROVIDED BY
COBURN ARCHITECTURE, INC. FOR THE
OWNER'S USE ONLY. THE ARCHITECT
ACCEPTS NO LIABILITY FOR THE
CONTRACTOR'S PERFORMANCE, THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
THE QUALITY OF THE WORKMANSHIP,
MATERIALS AND METHODS USED FOR
THE CONSTRUCTION OF THE PROJECT.
THE ARCHITECT'S RESPONSIBILITY IS
LIMITED TO THE QUALITY OF THE
DESIGN AND THE ACCURACY OF THE
CONTRACT DOCUMENTS. THE
CONTRACTOR SHALL REVIEW AND
VERIFY THE ACCURACY OF THE DATA
AND INFORMATION PROVIDED BY THE
OWNER AND THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE QUALITY OF
THE CONSTRUCTION OF THE PROJECT.

REVISIONS

NO.	DESCRIPTION	DATE

FINAL
DEVELOPMENT REVIEW
3.18.2014

DESIGNER
T1.1
SITE PLAN

EXTERIOR LIGHTING SCHEDULE						
	Description	Specification	Lamping	Voltage	Mounting	Notes
S-1	Parking Lot Light	Streetworks GAN-AE-01-LED-U-T4FT	56W LED	120	Pole Mounted	Full cut off fixture
S-2	Street Light	Architectural Area Lighting PROV-H3-LDL 06A-1816	ED-17 HPS	120	Pole Mounted	Full cut off fixture
S-3	Building Entry / Patio Scene	Hi-Lite Mfg. Co. H-15106-B	9W LED (Medium base)	120	Wall Mounted	Full cut off fixture



Site Plan
Scale: 1" = 40'-0"



FIXTURE TYPE S-3



FIXTURE TYPE S-2



FIXTURE TYPE S-1



2009 Coburn Place #209
Boulder, Colorado
p. 303-442-3851
f. 303-447-9933

**DENISON
AFFORDABLE
HOUSING**
BRECKENRIDGE, CO

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REVISION	DATE	BY

FINAL
DEVELOPMENT REVIEW
3.18.2016

11.2
LIGHTING
PLAN



LEGEND

	PROPERTY LINE
	SNOW STORAGE EASEMENT
	SIDEWALK
	STEEL EDGER
	FENCE
	INTERNAL SOFT SURFACE TRAILS
	SOD
	NATIVE HIGH COUNTRY SEED MIX
	LANDSCAPE BED
	RIVER ROCK COBBLE MULCH
	CRUSHER FINES-GREY
	TOT PLAY & COMMUNITY GATHERING AREA
	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
PERENNIALS-SPACING: 15' O.C.	

JDD
NORRIS DESIGN
 Planning & Landscape Architecture
 PO Box 2320
 Placer, Ca 95642
 916.368.7664

DENISON PLACER AFFORDABLE HOUSING
 BRECKENRIDGE CO.

OWNER:
 TOWN OF BRECKENRIDGE

NOT FOR
 CONSTRUCTION

DATE:
 TOR PLANNING:
 12/15/15
 01/13/16
 02/23/16
 03/15/16

SHEET TITLE:
 LANDSCAPE PLAN
 SHEET NUMBER:
 L-2

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

811
 Dig before you dig.
 Call before you dig.

NORTH

SCALE 1"=40'



LEGEND

SNOW STORAGE DELINEATION		
SNOW STORAGE CALCULATIONS:		
SQ. SQUARE FOOTAGE	SNOW STORAGE AREA (SQ. FT.)	SNOW STORAGE AREA (ACRES)
PARCEL 1 HARDSCAPE AREA: 64,139 SF	PARCEL 1 HARDSCAPE AREA: 17,023 SF	PARCEL 1 HARDSCAPE AREA: 0.394 AC
PARCEL 2 HARDSCAPE AREA: 11,045 SF	PARCEL 2 HARDSCAPE AREA: 2,811 SF	PARCEL 2 HARDSCAPE AREA: 0.065 AC
PARCEL 3 HARDSCAPE AREA: 18,204 SF	PARCEL 3 HARDSCAPE AREA: 4,874 SF	PARCEL 3 HARDSCAPE AREA: 0.112 AC

NOTE: HARDSCAPE CALCULATIONS DO NOT INCLUDE FLORA DORA DRIVE RIGHT OF WAY, DENISON PLACER RIGHT OF WAY AND INTERNAL LANDSCAPE PATHS TO ACCESS LANDSCAPE AREAS.

NORRIS DESIGN
 Planning & Landscape Architecture
 PO Box 2309
 Filice, Ca 92443
 951.368.7659

DENISON PLACER AFFORDABLE HOUSING
 BRECKENRIDGE CO

OWNER:
 TOWN OF BRECKENRIDGE

NOT FOR
 CONSTRUCTION

DATE:
 TOR PLANNING:
 12/15/15
 01/19/16
 03/29/16
 03/18/16

SHEET TITLE:
 SNOW STORAGE
 PLAN
 SHEET NUMBER:
 L-4

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

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NORTH

SCALE 1"=40'

CHECKED BY: SHAWWEN
 DATE: 1/19/16

