



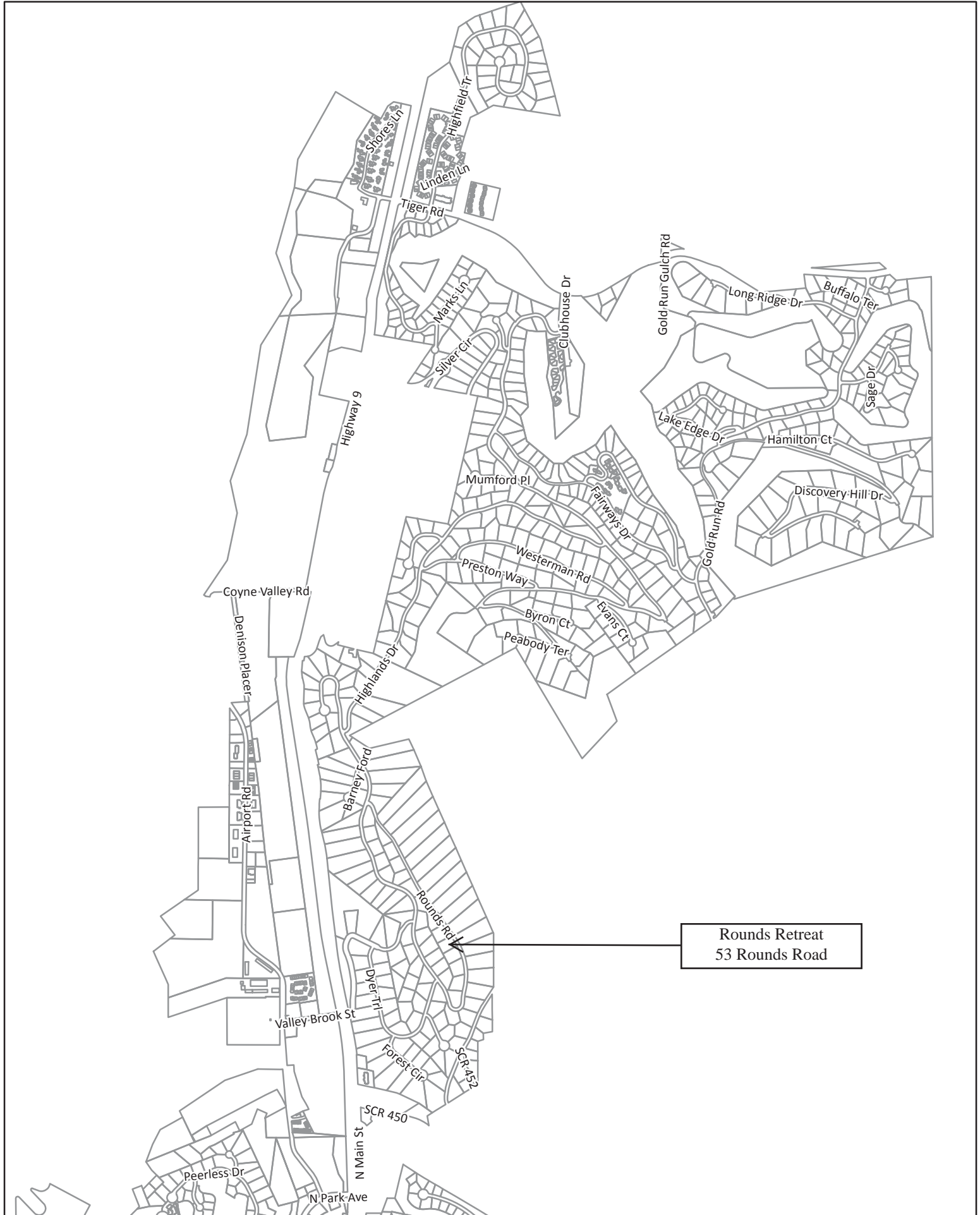
PLANNING COMMISSION AGENDA

Tuesday, March 21, 2017
Breckenridge Council Chambers
150 Ski Hill Road

6:00pm	<i>Call To Order Of The March 21 Planning Commission Meeting; 6:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
6:05pm	<i>Consent Calendar</i>	
	1. Breckenridge Grand Vacations Owner Parties 2017 Temporary Tents (CL) PL-2017-0049; 1627 Ski Hill Road	10
	2. Rounds Retreat (CL) PL-2017-0031; 53 Rounds Road	23
	3. Shock Hill Overlook Lot 2 Duplex (MM) PL-2017-0061; 78 & 76 West Point Lode	39
	4. Haddock Residence (MM) PL-2017-0062; 86 Victory Lane	55
6:15pm	<i>Town Council Report</i>	
6:30pm	<i>Preliminary Hearings</i>	
	1. Lincoln Grill (CK) PL-2017-0030; 112 Lincoln Avenue	65
7:30pm	<i>Combined Hearings</i>	
	1. VRDC Epic Discovery Wayfinding Signage and Variance (MM) PL-2017-0037; 1521 Ski Hill Road	89
8:00pm	<i>Adjournment</i>	

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

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

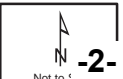


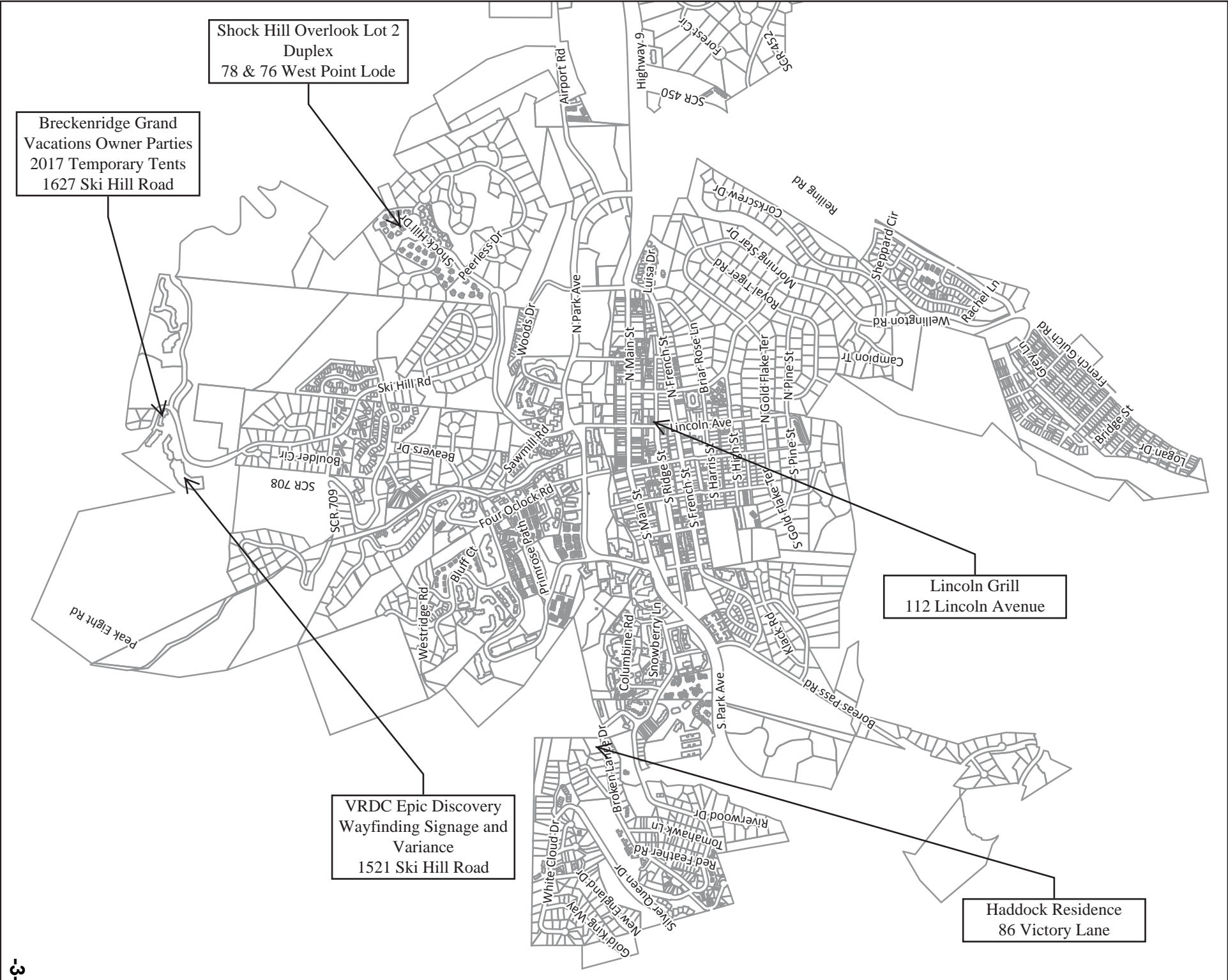
Rounds Retreat
53 Rounds Road



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Breckenridge North





Shock Hill Overlook Lot 2
Duplex
78 & 76 West Point Lode

Breckenridge Grand
Vacations Owner Parties
2017 Temporary Tents
1627 Ski Hill Road

VRDC Epic Discovery
Wayfinding Signage and
Variance
1521 Ski Hill Road

Lincoln Grill
112 Lincoln Avenue

Haddock Residence
86 Victory Lane



Breckenridge South

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PLANNING COMMISSION MEETING

The meeting was called to order at 6:00 pm by Chair Schroder.

ROLL CALL

Mike Giller	Christie Leidal	Ron Schuman
Jim Lamb	Dan Schroder	Gretchen Dudney
Steve Gerard		

APPROVAL OF MINUTES

Ms. Leidal: I have some changes to the minutes, specifically comments that were made by others but were attributed to me in the Riverwalk and Denison project items. I called and spoke with Ms. Puester prior to the meeting and Ms. Puester has made the changes for the record.

Ms. Leidal: On page 5: With regard to losing parking spaces, I actually asked if this still retained the 24' drive aisle. (Mr. Schroder stated he actually asked the question regarding the parking spaces.)

Ms. Leidal: On page 8: "Will the storage spaces still be assigned?" I actually asked about the parking in the carport being assigned. Ms. Dudney actually made the comment about the storage maintenance. "Will there be one person in a one bedroom unit?" Ms. Dudney actually made that comment.

Mr. Schuman: On page 5: "It should have read "received" not "gotten".

With no other changes, the February 21, 2017, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the March 7, 2017, Planning Commission Agenda was approved.

CONSENT CALENDAR:

1) Shock Hill Overlook Lot 3 Duplex (MM) PL-2017-0010, 72 & 68 West Point Lode

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

WORKSESSIONS:

1) History Colorado: Mark Rodman

Ms. Puester introduced Mr. Mark Rodman, who is the Director of Preservation Programs and Preservation Technical Services Manager for History Colorado. History Colorado oversees the Certified Local Government (CLG) Program, of which we are a member.

Mr. Rodman: You have to be evaluated every four years. I did an evaluation earlier today with Julia and all of your information is very organized and in place. I also come and observe your meeting to see how the meeting is run. A few things about History Colorado: It is a non-profit and state agency. I work with the State Historic Preservation office (government function). I am passing out a booklet on new programs and tax credits.

What it means to be a CLG:

1. Have a preservation ordinance, enforce the ordinance
2. Have people attend a training
 - a. Any planning training will account for this
 - b. Town of Breckenridge is welcome to bring people in for presentations
 - c. We can go to someone else's preservation meeting
3. Have to maintain a publically accessible system of inventory of historic properties and surveys, meeting minutes

4. Options for public to participate should include an item on the agenda regularly for general public comment on any historic issues, buildings etc which are not on the agenda, in addition to your public hearing process for development permits.
5. Any building that is being proposed for designation by a private individual anywhere in the state: Town of Breckenridge Planning Commission needs to comment on the application.
6. National Alliance of Preservation Commissions:
 - a. Code of Ethics (passing this pamphlet around).
 - b. Economic Benefits of Historic Preservation: Expect the booklet to be coming available soon.
 - c. State Historic Tax Credits: Most of the receiving projects have been on the frontrange. We are concerned that they may not get renewed if they are not used elsewhere. Any projects you can get to use the tax credits would help. You can transfer tax credits and are worthwhile to those who do not have State tax liability. Nonprofits can also sell them.

Commissioner Questions / Comments:

Mr. Schroder: Are there any other Planning Commissions that also function as the Historic Preservation Commissions in the State? (Mr. Rodman: The only other one is Crested Butte.) Do we know how many projects have been done without the state commercial tax credit program assistance? (Ms. Puester: No projects have used the commercial tax credit program.) (Mr. Rodman: You guys do have projects that have taken the federal state credits, but the state current commercial credit program just started in 2015 and it was authorized for 5 years.) (Mr. Truckey: In terms of public involvement, pretty much any project in the historic district will be subject to a Public Hearing at a Planning Commission.) (Mr. Rodman: My concern would be to ensure that a member of the public could come and comment on a non-agenda historic related item.)

Mr. Gerard: I have seen that before on other Commissions. I think we should add that on our regular agenda. (Mr. Truckey: The Town Council does that also.)

TOWN COUNCIL REPORT:

Mr. Truckey presented.

- Water Service for the Berlin Placer (in County by Baldy Road and Sallie Barber). Affordable housing project. Originally came in with 50 to 60 units proposed. Originally 40% deed restricted and 60% free market. We asked to have that reserved and they agreed to that. They are asking for water service. We are going forward with a water service agreement, waiving tap fees for deed restricted units. There were a number of other items involving trailheads, etc., that the applicant has also addressed.
- The Council is also moving forward with the Cross-Tab Agreement. The density is limited per the plat notes. They are asking for an additional 800 sq. ft. to a single family home. The applicants will be purchasing TDRs for the additional density and they have proposed a public benefit, which is a \$5,000 contribution towards trail work on the new trail behind Pinewood I and II and Claimjumper Condos that connects uphill to the Pence Miller trail. It is going to be over a mile of new trail. The Council was pretty comfortable with that moving forward. The actual development proposal will probably be a Class D Major, so the Planning Commission will not see it.
- Riverwalk Pedestrian Improvements: The Council approved the Town Project. The construction was planned for this summer, but they are concerned that construction was planned right in the height of the summer. Council has requested that staff postpone those improvements until the fall.
- Denison Placer Workforce Housing: The Council approved this Town project.

Commissioner Questions / Comments:

Mr. Schroder: Is Berlin Placer on the uphill side of Sallie Barber Road? (Mr. Truckey: Actually both sides of the road. All those trails will be preserved but the character may change because of the development. We have really been encouraging housing outside of the Town. There is water

and transit already for the property and it is a logical location for housing. We supported that. Anytime we can get a private developer coming in with a good proposal; that is a win-win for us.)

Mr. Gerard: What kind of units? (Mr. Truckey: 14 single family, 20 duplex, 1 Habitat for Humanity home.)

Mr. Schroder: Did they not plan to do the Riverwalk improvements and the 4'Oclock Roundabout at the same time? (Mr. Truckey: That was the original plan, but that has changed to reduce impacts in that area during peak summer activities like 4th of July, NRO, BMF.)

CHILD CARE PROGRAM UPDATE:

Ms. McAtamney presented.

- The child care program has been around since 2006. Started by Council: teacher turnover, losing employees 1:5 for childcare and 1:4 to housing issues. Council has its own advisory committee. I am here to share with you a little about the program and some info on local families. We support our local non-profit childcare centers, work with our 4 non-profit schools to help them deliver high quality programs.
- We built Coyne Valley. Had a waiting list of up to 100 kids. We went ahead and built that center. We paid off debt and Carriage House and Little Red and asked them to fund a reserve fund (for example, to replace a roof). We also asked them to raise their teacher salaries. When you raise salaries typically, tuition goes up. We created a tuition-assistance program. We created a scholarship program that created a lot of confusion. We don't want a family paying more than 13% to 16% for childcare. Here in Summit, we have one of the highest rates of working parents in the country. We are working with the centers to uncover efficiencies. We help them create new financial procedures. We develop training programs for their Boards of Directors. For a lot of parents, this is their first opportunity to serve. We show them what good governance looks like. Many of these parents go on to serve the community in other capacities.
- \$2.5 to \$2.7 million budget among the centers. 250 kids in care. 120 kids receiving assistance. 48% of our families receive some kind of assistance. Average days a week in care: 3.54 days per week. Families have been here for over a decade on average. Program is aimed at the middle class. Great federal and state programs at the lowest level AMI so we do less there. People are eligible up to 150% AMI.
- Program is focused on the Upper Blue. 70% of families. 45% of them live in the Town of Breckenridge. We also want to support our businesses, so we have a local workforce requirement. If I was a business owner, I would use this as a recruitment tool.
- We serve people all over the county.
- 47% using tuition assistance also live in deed-restricted housing.
- 85% of our parents work compared to 64% statewide.
- 40% of families are low income by national HUD standards.
- Average income for families with Tuition Assistance: \$75,734.
- We do income verification. Over reporting occurs 13% on average.
- AMI by Industry: we work with all incomes. We see couples with very similar income.
- We went in and used a sustainability index provided by the state. We felt it was not reflective in Summit County, so we modified it. We used 30% for housing. We found that someone making \$81,500 was in the hole over \$900 at the end of the year. Even couples making \$130,000 (160% of AMI) still don't have any savings left over at the end of the year after child care expenses.
- Local businesses have benefitted from our program as well as independent contractors. We had 11% of our application audited this year, and we are unable to find any anomalies.
- 10 years after founding: 4 non-profit schools, tuition assistance.
- 35 infants and toddlers on our wait list.
- Still work to do regarding retention, etc. but we know that the program is working.

Commissioner Questions / Comments:

- Mr. Schuman: How long will it take to cycle through that waiting list? (Ms. McAtamney: It is unpredictable. Teachers do not have healthcare. We created a program this year that would allow any childcare center teacher access to the health care centers for free. Only about 1/3 of the teachers have care through a spouse.)
- Ms. Dudney: What about the option of sharing a nanny or opening up homes for daycare? (Ms. McAtamney: We don't work with people who are for profit. But the good news is that we can calculate the cost of care for tuition assistance and that assistance goes directly to the center.) Sure, I was just thinking about the overall cost of care and bringing the care down. (Ms. McAtamney: We see our costs are \$74/day for infant care and \$38 for preschoolers.) Is there a regulatory issue that could reduce the cost? (Ms. McAtamney: So much of it is around safety. Maybe you could step back on that but that is not driving the true cost of these centers. The cost structures are all super centers. It is really the people who are driving the cost. We could change ratios but that would not create a good situation.) (Ms. Puester: Although this is not an issue that the Planning Commission deals with directly, we feel that the community looks to the Planning Commission for information and we thought it was important you to know about the new information that we have coming out of this new Childcare position. Ms. McAtamney has been making a lot of headway since she started nearly a year ago.) If there is anything with real estate that could help, you should let us know. (Ms. McAtamney: The nice thing is that our Planning Code does allow for in-home centers.)
- Mr. Schuman: What is the employee program called? (Ms. McAtamney: It is called the Breckenridge Tuition Assistance Program.) Can you email the presentation? (Ms. McAtamney: Yes. It also looks like we have the opportunity to add dental care to the ECARE program.)

DEVELOPMENT CODE STEERING COMMITTEE UPDATE:

Mr. Truckey presented.

- The Steering Group met almost two weeks ago. We spent most time focused on Policy 22/R Landscaping. I am just going to go over some of the highlights. There is a provision that requires one tree every 15' along the right of way. This is already covered under the subdivision code but with different tree separation requirements. The Group agreed to eliminate the reference to street trees in the landscaping policy.
- The points assignment under Landscaping have some inconsistencies. In one section it talks about "use areas and privacy" and in another it talks about right of ways and adjacent properties, which has been the main focus of what we do. We are trying to make this consistent.
- We have never awarded 6 positive points for landscaping. Do we still want to have this on the table? The recommendation from the Group is to eliminate the positive 6. There is not that much of a gap between positive 2 and positive 4 points, just tree sizes. We looked at what do you need to get positive 6. We have historic properties with too much landscaping. Positive 6 talks about the largest tree sizes possible which could be overpowering like a jungle. We came up with another thought about getting to positive 4. The Group recommends requiring certain water conservation measures, possibly have a list of choices and you have to meet a few of those. Examples: Rain sensors, drip irrigation, a limit on percent of disturbance envelope, not using non-native sod. The idea is to get to positive 4 points, you have to have a water conservation package.
- Our proposal is to remove the requirements for landscaping by zone. The current code requires landscaping in defensible space Zone 1 (within 30' of the house) for positive two (+2) points, planting in Zones 1 and 2 for positive four (+4) points, etc. We will remove this, because the zones are not relevant to where screening is necessarily needed.
- There is a maintenance provision in 22/A regarding replacement of dead or removed trees and we want that to be highlighted a little more and will require that note on site plans, or as a condition of

- approval.
- We talked about limiting irrigated turf and assigning negative points for excessive areas of irrigated turf.
- Policy 24A The Social Community: Tables that provide negative points above 9 UPA. Since it is assigning negative points, it belongs in a relative policy so we are moving it out of there.
- Our next meeting with the Steering Group is the 30th of this month.

Commissioner Questions / Comments:

- Mr. Schuman: Has anyone come to us proposing to removing trees that have become overgrown? (Ms. Puester: Yes, we have had this before and if they are meeting the original intent, depending on the extent of removal, we sometimes will allow or require some replanting of smaller sizes. We would allow them to remove trees with a staff level permit if there is structural damage or for wildfire mitigation.)
- Ms. Leidal: There is a section of Policy 22 that specifically allows for thinning for tree health, so staff has flexibility to allow this in appropriate situations.
- Mr. Schuman: I am not sure about limiting irrigated lawn and encouraging xeriscaping. Might not look right in certain applications.
- Ms. Dudney: Peter says that the sod irrigation is our biggest water usage. In the Highlands, we use native summit grass and it looks really nice.
- Mr. Lamb: The applications in the Highlands are different than the historic district. There should be exceptions for things like soccer fields and parks too.
- Ms. Dudney: I think what I would like to see is the exception being the historic district and sports fields. My question is why allow any irrigated turf, unless it is in the historic district?

OTHER MATTERS:

1) Saving Places Conference Recap

Ms. Puester: A lot of us went, so I wanted to provide an opportunity to recap the different sessions we went to for the group. One of the sessions I really like was focused on new technology, specifically new apps for historic preservation. Much of this involved how to communicate with the next generation, making this relevant and relatable. Different ways to reach people with new formats. How to involve multiple people at the same time. Linking children, planning, and historic preservation.

Mr. Truckey: There was also an interesting session on video games, etc. and the recognition that the younger generation learns about historic places from some of these games. A teacher from Adams County was discussing how she had her students in the field searching for PokemonGo sites that were all historic buildings.

Ms Puester: I went to one on ADA accessibility that was a little more technical. They had some good examples on handrails, blending in with historic styles with a code compliant height rails which looked different but complimentary, same as the ADA issues.

Commissioner Comments:

- Mr. Giller: I went to a law session in CAMP, and they talked about the importance of not using precedent to base development decisions on, or rather stick to the development code.
- Ms. Dudney: I thought the best one was the Yea or Nay session. For a non-design person, that was very helpful because you looked at different designs, voted on if you thought it was done well or not and then the professionals discussed it.
- Mr. Giller: I thought the focus of the conference sessions has become less tactical/technical, and more general.
- Ms. Leidal: I really liked the ADA Accessibility session. I also liked the one on how Main Street meets

- mid-century modern.
- Ms. Dudney: I think the Ski Town Forum was a great interaction with other towns, but the setting was a challenge and it would be great going forward if we could have the opportunity to display visuals.
- Mr. Gerard: I think you could have a session in a typical class room for Ski Town Forum discussion, and then go somewhere else and have an opportunity to interact and ask each other about the projects.

ADJOURNMENT:

The meeting was adjourned at 7:55 pm.

Dan Schroder, Chair

Planning Commission Staff Report

- Subject:** Breckenridge Grand Vacations Owner Parties 2017 Temporary Tents
(Class C Minor; PL-2017-0049)
- Proposal:** To install four (4) temporary tents [one (1) 10' x 10', one (1) 10' x 40', two (2) 15' x 30'] totaling 1,400 sq. ft. in area. The tents are proposed on the south-facing terraces of the Grand Colorado on Peak 8 building, and will provide a covered space for private outdoor owner events on select dates in April, May, and June. The temporary tents are proposed to be erected April 24 through June 9, and constructed of white and clear vinyl and supported by interior aluminum framing, standing 15-16' tall. The tents will be of the same construction and material of those that were approved for Breckenridge Grand Vacations in 2016.
- Address:** 1627 Ski Hill Road
- Legal Description:** Common Area Grand Colorado on Peak 8 Phase 2 First Supplement
- Project Manager:** Chapin LaChance, Planner II
- Date:** March 15, 2017 (For meeting of March 21, 2017)
- Applicant/Owner:** Katie L'Estrange – Breckenridge Grand Vacations
Peak 8 Properties, LLC (Property Owner)
- Site Area:** 1.733 acres (75,488 sq. ft.)
- Land Use District:** 39: Residential: 4 UPA Residential and Lodging, Subject to the Peak 7 and 8 Master Plan.
- Site Conditions:** The site is the terrace on the first floor level of the Grand Colorado on Peak 8 building, adjacent to the Skiwatch Condominiums, the Rocky Mountain Superchair ski lift, and One Ski Hill Place. There are no significant development constraints.
- Adjacent Uses:**
- | | | | |
|--------|--|--------|-----------------------|
| North: | Cucumber Gulch PMA | South: | USFS / Ski Area |
| East: | Cucumber Gulch PMA /
One Ski Hill Place | West: | Skiwatch Condominiums |

Item History

Breckenridge Grand Vacations received approval from the Town Council on March 22, 2016 (Class C Minor Development Permit #PL-2016-0040) to install a 30' x 20' temporary tent, plus an attached 20' x 20' segment, on the plaza adjacent to BGV's other building Grand Lodge on Peak 7, for use between April 25 and June 13 of 2016. Staff did not receive any complaints or notice any issues regarding the installation or operation of the tent(s) in 2016.

Staff Comments

Policy 36 (Absolute) Temporary Structures: The Breckenridge Development Code requires that Temporary Tents for Private Events abide with Development Code provision: 9-1-19-36A: Policy 36

(Absolute) Temporary Structures, adopted in 2015. Staff has analyzed the application as it relates to Policy 36 below:

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

a. This subsection F(2) applies only to temporary tents to be erected on the following categories of properties: hotel/lodging/inn and condominium properties. For this subsection F(2) to apply a property must contain a minimum of four (4) acres, or have a minimum of fifty (50) residential single-family equivalents of approved and developed density.

The property on which the tents are proposed is 1.733 acres (per the Condominium plat of Grand Colorado on Peak 8, First Supplement, filed with the Summit County Clerk and Recorder on August 10, 2016 under reception number 1118285). Although the property is less than the minimum four (4) acres in size, the Code allows the property to have a minimum of four (4) acres “*or*” have a minimum of fifty (50) residential SFEs of approved and developed density. The building currently under construction is approved for condo-hotel use with 85.0 SFEs of residential density under Development Permit PC#2012075, thus exceeding the minimum density requirement and satisfying the land use requirement. Staff does not have any concerns.

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

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

c. At the option of the applicant, either:

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

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

The applicant is requesting a single permit for less than 150 days of use. Staff discussed whether “*one temporary tent permit per calendar year*” restricted the applicant to one tent per permit, but interpreted the Code to allow for the four (4) proposed tents, given that the combined area of the four (4) proposed tents is still under the maximum allowed for one tent and provided that the tents are proposed as being grouped closely together.

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

Breckenridge Ski Resort is publicly scheduled to close on April 23, 2017. The requested period for the permit is after the closing of the ski season through early summer.

e. No temporary tent approved pursuant to this subsection F(2) may exceed five thousand five hundred(5,500) square feet in size; and

The total area of the four (4) proposed tents is 1,400 square feet.

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

The tents will be placed on the terrace at the first floor level of the Grand Colorado on Peak 8 building. Tent “A” will only be a canopy and will not have sidewalls on any of the sides, in order to not affect circulation. Staff does not have any concerns with the proposed site plan. The other three tents, Tent B, C and D will have walls.

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

a. Proper upkeep of the temporary tent; and

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

Staff does not expect any issues with upkeep or removal of the temporary tent, site cleanup, or revegetation. BGV is conducting these events on an annual basis and there have not been previous issues.

Point Analysis: The proposal meets all Absolute policies of the Development Code. Staff does not find any reason to assign positive or negative points to this application under any Relative policies.

Staff Decision

Staff requests that the Planning Commission recommend approval to the Town Council of the Breckenridge Grand Vacations Owner Parties 2017 Temporary Tents, PL-2017-0049, with the attached Findings & Conditions.

Final Hearing Impact Analysis				
Project:	Breckenridge Grand Vacations Owner Parties 2017 Temporary Tents	Positive Points	0	
PC#	2017-0049	Negative Points	0	
Date:	3/15/2017	Total Allocation:	0	
Staff:	Chapin LaChance, Planner II			
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	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)		
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)		
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		Staff finds that the application meets the requirements of this Absolute policy.
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		
50/A	Wireless Communications Facilities	Complies		

TOWN OF BRECKENRIDGE

Breckenridge Grand Vacations Owner Parties 2017 Temporary Tents
1627 Ski Hill Road
Common Area Grand Colorado on Peak 8 Phase 2 First Supplement
PL-2017-0049

FINDINGS

1. The project is in accordance with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 15, 2017** 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 21, 2017** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.

CONDITIONS

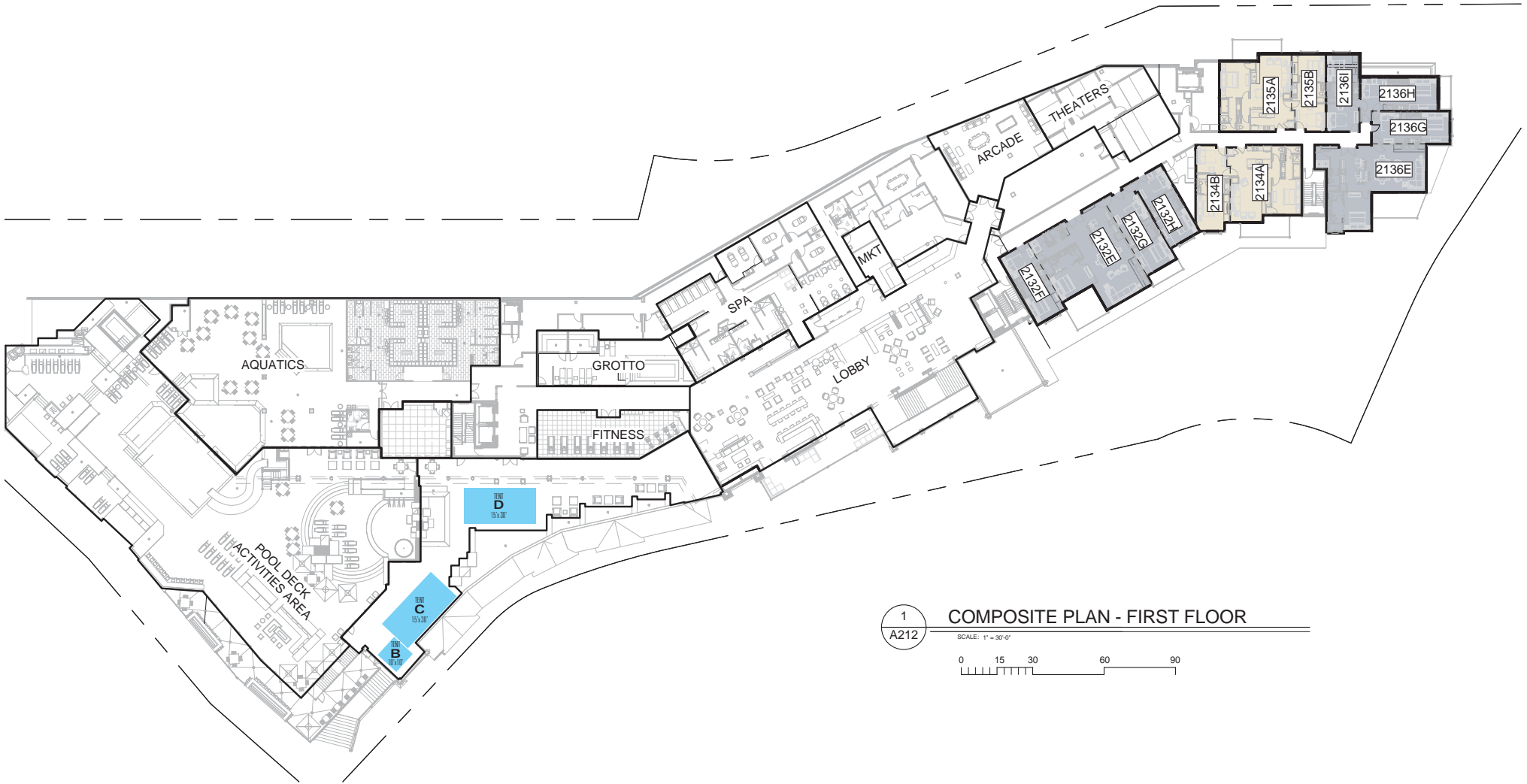
1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. **This permit is only valid after the close of the ski season at the Breckenridge Ski Resort in 2017 and before the start of the next ski season at the Breckenridge Ski Resort in 2017, for a maximum duration of one hundred fifty (150) consecutive days. The approved dates of operation are April 24 through June 9.** In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the permit shall be become null and void.
6. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
7. All necessary building permits must be obtained before the tent is installed.
8. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
9. **At all times during the erection of the temporary tent, the permittee must ensure proper upkeep of the tent. Prior to expiration of this permit, the tent must be removed, the site cleaned of all trash and debris associated with the tent, and all areas disturbed from the use of the tent must be re-vegetated.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, port-o-let and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

10. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. The Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. The Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
11. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

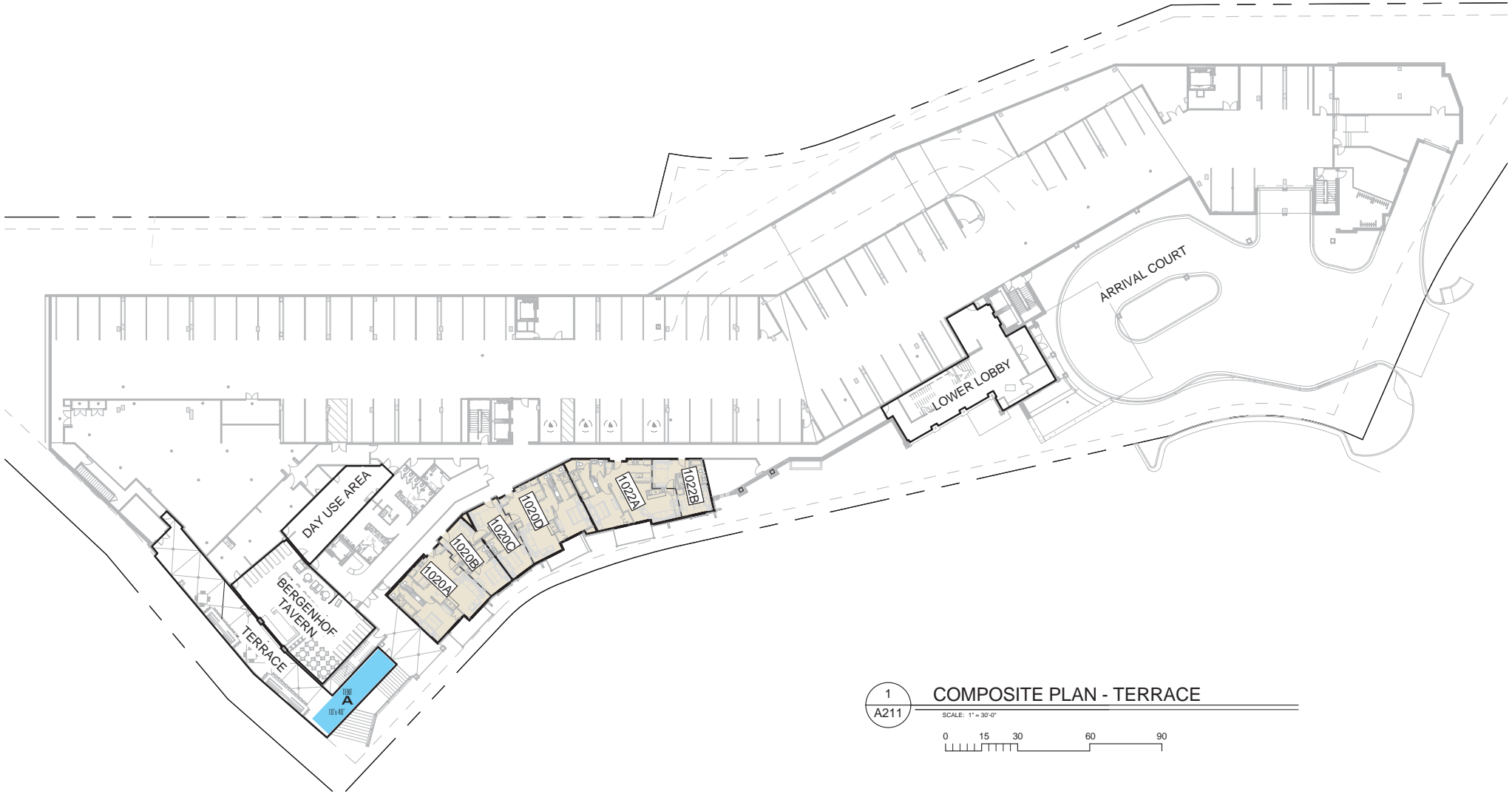


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A212

COMPOSITE PLAN - FIRST FLOOR

SCALE: 1" = 30'-0"

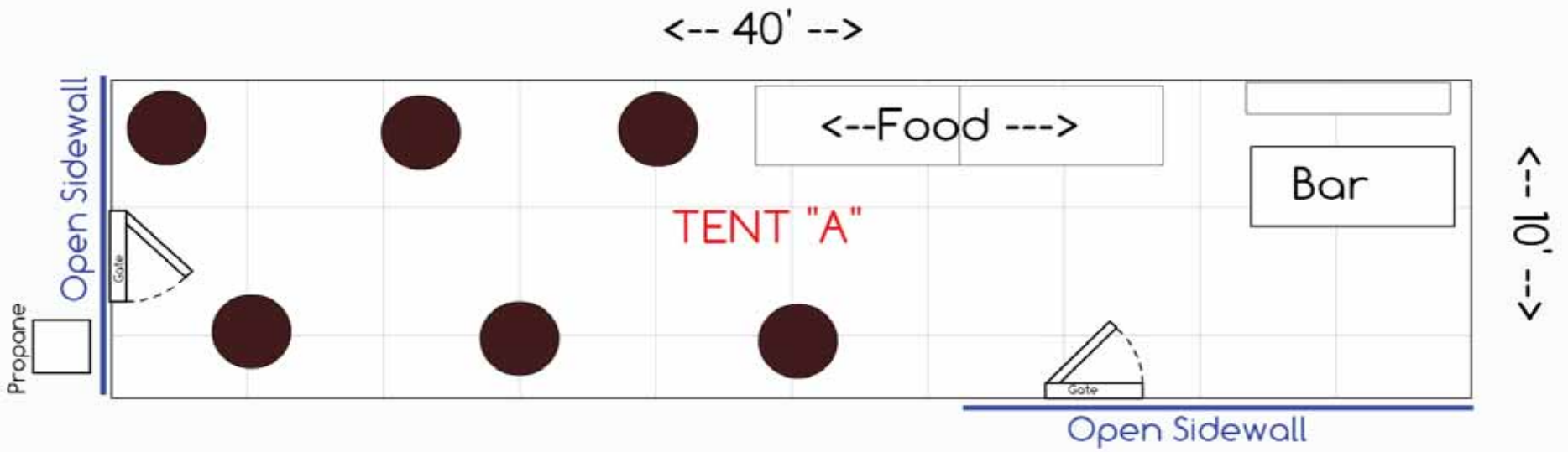
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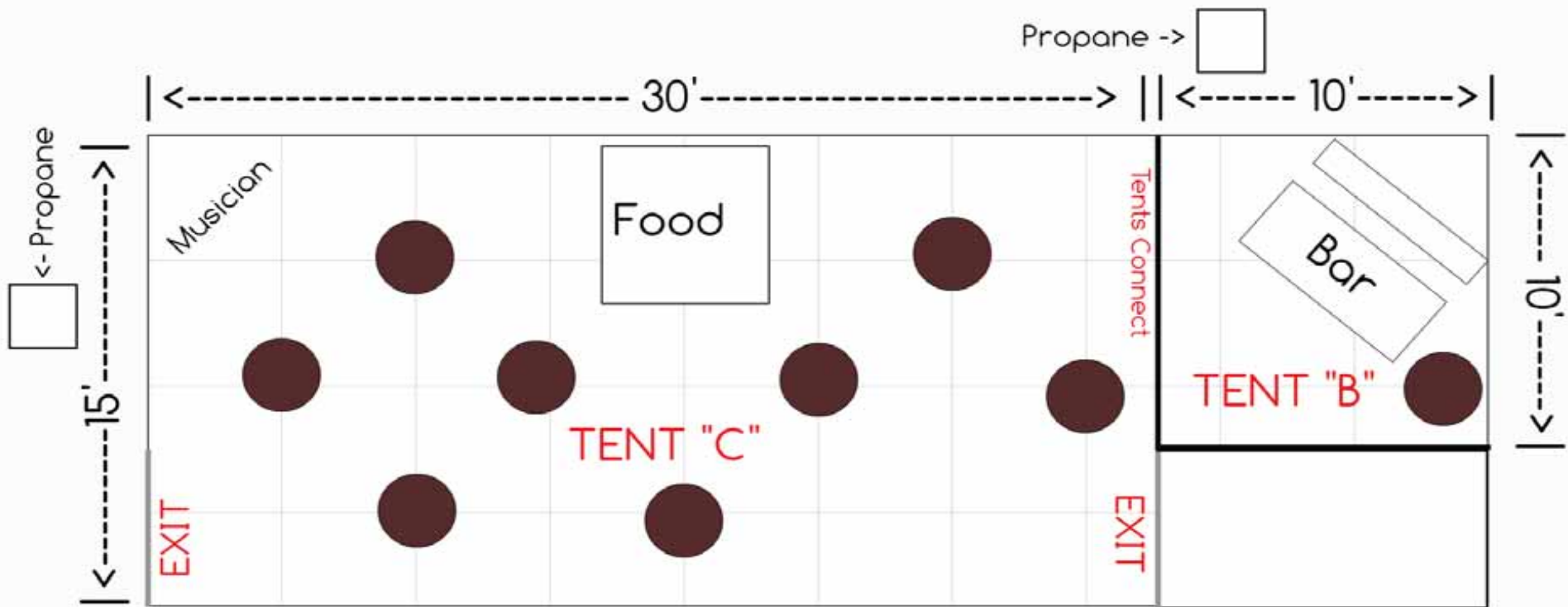


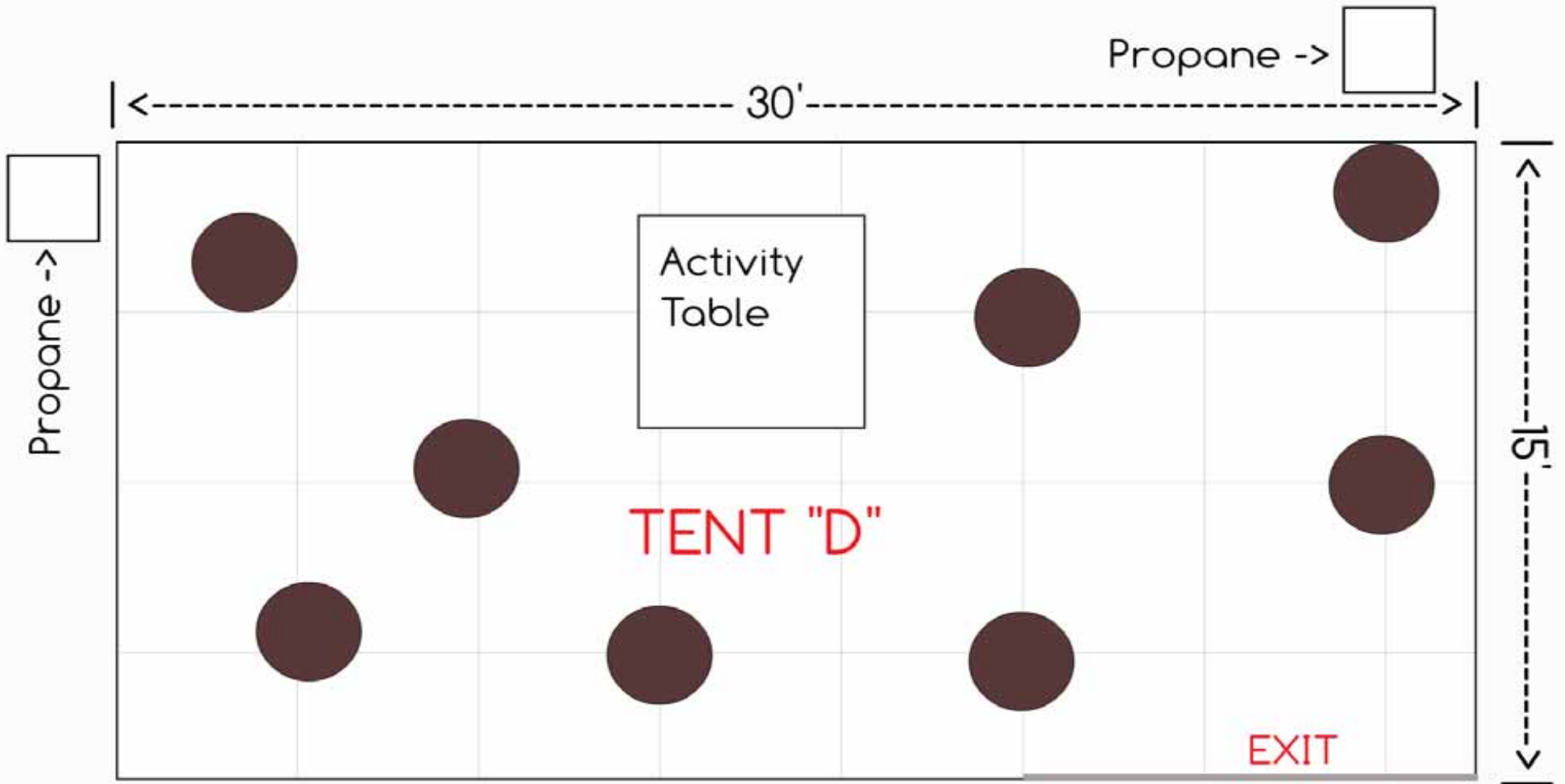
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A211

COMPOSITE PLAN - TERRACE











Class C Single Family Development Review Staff Report

Project Title:	Rounds Retreat	
Proposal:	Build a new 5,362 sq. ft. single family residence	
PC#:	PL-2017-0031	
Project Manager:	Chapin LaChance, Planner II	
Date of Report:	March 15, 2017	
Property Owner:	TKM Acquisitions, LLC.	
Agent:	BHH Partners	
Proposed Use:	Single Family Residence	
Address:	53 Rounds Rd.	
Legal Description:	Highlands at Breckenridge, Filing #4, Lot 112	
Area of Site in Square Feet:	46,359 sq. ft.	1.06 acres
Existing Site Conditions:	<p>Easements: There is a 25' sanitary sewer and access easement along the northern lot line. There is a 30' sanitary sewer easement along the western lot line.</p> <p>Vegetation, terrain, and site buffering: This is one of the last remaining undeveloped lots in Filing #4. The lot is sparsely populated with healthy Lodgepole Pine up to 1' diameter. There is approximately 48' of elevation change across the lot as it slopes approximately 310' at an average grade of 15.5% downwards from the easternmost p corner (street frontage) towards the westernmost property corner. At the time of this report, Lot 113 to the north, Lot 111 to the south, and Lots 70 and 71 to the west hav developed with single family residences.</p>	
Areas of building:	Proposed Square Footage	
Lower Level:	1,873 sq. ft.	
Main Level:	2,100 sq. ft.	
Upper Level:	465 sq. ft.	
Accessory Apartment:		
Total Density:	4,438 sq. ft.	
Garage:	860 sq. ft.	
Mechanical:		
Total:	5,298 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 6	
Density (3A/3R):	Unlimited	Proposed: 4,438 sq. ft.
Mass (4R):	the lesser of 1:8.50 FAR or 9,000 sq. ft. of aboveground square footage	Proposed: 5,298 sq. ft.
F.A.R.:	1:0.11 FAR	
No. of Main Residence Bedrooms:	4 bedrooms	
No. of Main Residence Bathrooms:	4.0 bathrooms	
Height (6A/6R):*	33.5 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Site and Environmental Design (7R):	<p>Staff has internally reviewed and discussed the proposed driveway for compliance with Policy 7 (Relative) Site and Environmental Design. Staff found that there are sev driveways installed along Rounds Road that are greater in length and/or the number of switchbacks (thus creating more disturbance) than the driveway proposed with this application, yet those applications did not receive negative points for site disturbance or excessive driveways. Staff finds that recommending negative points for the drive proposed with this application would be unfair and unjust to the applicant, considering the locally established precedent. Staff finds that the precedent established by not negative points for this application should not extend beyond those lots created by the Highlands at Breckenridge, Filing #4 plat and adjacent to Rounds Road. A special has been added to the Findings and Conditions of Approval stating the above.</p>	
Placement of Structures (9A/9R):	As this lot does not have a platted building or site disturbance envelope, this Policy applies:	
	<p><u>Required Relative setbacks for Single-Family Development outside of the Conservation District:</u></p> <p>Front yard: 25'</p> <p>Combined side yard: 50' (total of both side yards).</p> <p>Rear yard: 15'</p>	<p><u>Proposed:</u></p> <p>Front yard: 35'</p> <p>Combined side yard: 92' (total of both side yards).</p> <p>Rear yard: 129'</p>
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	4,821 sq. ft.	10.40%
Hard Surface/Non-Permeable Sq. Ft.:	2,537 sq. ft.	5.47%
Open Space / Permeable:	39,001 sq. ft.	84.13%
Snowstack (13A/13R):		

Required Square Footage:	634 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	1,005 sq. ft.	(39.61% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	None	
Parking (18A/18R):		
Required:	2 spaces	
Proposed:	3 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	3 Gas Fired	
No. of EPA Phase II Wood Burning:	0	
Building/Disturbance Envelope?	No	This lot does not have a platted building or disturbance envelope. The plat specifies that " the location of any dwelling, deck, or site disturbance, except for allowable driveway access or utility service connections on any lot shall be within the building envelope delineated hereon by dotted line for such lot, if any, or where no building envelope is delineated on this Plat within such area as the Board of D the Association designates as to any lot in writing prior to the conveyance by deed of such lot. " Per Town Code section 9-1-5, a " single family...located on a lot, tract, or parcel without a platted building or disturbance envelope outside of the conservati ... shall be reclassified as a class C development permit application."
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.	
Exterior Materials and Colors:	Roofing: composition shingles (color: "Moire black") Beams, columns, trim, fascia, & soffits: wood (color: "Charwood" semi-transparent stain) Horizontal siding: reclaimed barnwood cedar lap board and batten (color: tans and browns) Vertical siding: reclaimed barnwood cedar lap board and batten (color: tans and browns) Stone veneer base: (color: "Colorado buff strip")	
Roof:	composition shingles	
Garage Doors:	2x wood trim with vertical wood inlay	
Landscaping (22A/22R): Sufficient landscaping is proposed to effectively enhance the natural aesthetic of the property and to provide screening/buffering between the Rounds Road right of way and the neighboring lots west, south, and north.		
	Planting Type	Quantity
	Aspen	16
	Colorado Spruce	6
	Potentilla	4
	Buffalo Juniper	4
	Silver Buffalo Berry	4
	Peking Cotoneaster	4
	Alpine Currant	4
	Assorted native ground cover and perennials	4
		Size
		2.5" Caliper (minimum) 50% multistem
		(3) 8' Tall (3) 12' Tall
		5 gallon
		5 gallon
		5 gallon
		5 gallon
		5 gallon
		Flat (apply to all disturbed locations)
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from the residence is proposed.	
Driveway Slope:	8.00%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies and has not been awarded any positive or negative points under all Relative Policies of the Development Code.	
Staff Action:	Staff has approved the "Rounds Retreat," PL-2017-0031, Highlands at Breckenridge, Filing # 4, Lot 112, located at 53 Rounds Road, with the attached Findings and Cor	
Additional Findings and Conditions of Approval:	Findings: 6. Staff has internally reviewed and discussed the proposed driveway for compliance with Policy 7 (Relative) Site and Environmental Design. Staff found that there are sr driveways installed along Rounds Road that are greater in length and/or the number of switchbacks than the driveway proposed with this application, yet those applicatio receive negative points for the driveways proposed on those lots. Staff finds that recommending negative points for the driveway proposed with this application would be unjust to the applicant, considering the locally established precedent. Staff finds that the precedent established by not awarding negative points for this application should extend beyond those lots created by the Highlands at Breckenridge, Filing #4 plat and adjacent to Rounds Road. Prior to Issuance of Building Permit: 13. The final floor plans shall show the calculation for "finished" areas to include all areas labeled as "shower," and show the calculation for "unfinished" area to include all labeled as "shower" and "mechanical." This is for the purpose of accurate representation of density and mass.	
Staff Comments:		

TOWN OF BRECKENRIDGE

**“Rounds Retreat” Single Family Residence
Highlands at Breckenridge, Filing # 4, Lot 112
53 Rounds Road
PL-2017-0031**

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 15, 2017**, 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 21, 2017** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **Staff has internally reviewed and discussed the proposed driveway for compliance with Policy 7 (Relative) Site and Environmental Design. Staff found that there are several driveways installed along Rounds Road that are greater in length and/or the number of switchbacks (thus creating more disturbance) than the driveway proposed with this application, yet those applications did not receive negative points site disturbance or excessive driveways. Staff finds that recommending negative points for the driveway proposed with this application would be unfair and unjust to the applicant, considering the locally established precedent. Staff finds that the precedent established by not awarding negative points for this application should not extend beyond those lots created by the Highlands at Breckenridge, Filing #4 plat and adjacent to Rounds Road.**

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 28, 2018** unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
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.

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. **The final floor plans shall show the calculation for "finished" areas to include all areas labeled as "shower," and show the calculation for "unfinished" area to include all areas labeled as "shower" and "mechanical." This is for the purpose of accurate representation of density and mass.**
14. Applicant shall submit proof of ownership of the project site.
15. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
16. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
17. 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.
18. 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.
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 and type of construction fencing, 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 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.
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.
23. 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.
24. 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

25. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
26. 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.
27. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
28. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
29. 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.
30. 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.
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. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.

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 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.
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 all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
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)

ROUNDS RETREAT



VIEW FROM WEST

GENERAL NOTES

- 1) **CONTRACT:**
All plans, designs, and concepts shown in these drawings are the exclusive property of Bhh Partners, Planners and Architects, S.U.A.P.C. and shall not be used, disclosed, or reproduced for any purpose whatsoever without the architect's written permission.
- 2) **CODES:**
This project is governed by the applicable building code as adopted by the jurisdiction of record in Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for establishing all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be recalculated for any other purposes.
- 3) **FIELD VERIFICATION:**
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- 4) **DIMENSIONS:**
Unless otherwise always take precedence over scaled dimensions. **DO NOT SCALE DRAWINGS.** Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Plan dimensions are to the face of framing members. Face of wood framing or face of concrete walls unless otherwise noted. Section or elevation dimensions are to top of concrete, top of joists, or top of wall plates or beams unless otherwise noted.
- 5) **DISCREPANCIES:**
The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of the project, he shall immediately notify the Architect. Failure to give timely notice shall relieve the Architect of responsibility. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.
- 6) **DUTY OF COOPERATION:**
Release of these plans comprises further cooperation among the Owner, His Contractor, and the Architect. Design and construction are complex. Although the contract and the Consultant have performed their services with due care and diligence they cannot guarantee perfection. Communication is imperative and any contingencies cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences.
- 7) **CHANGES TO THE WORK:**
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of no increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.
- 8) **WORKMANSHIP:**
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc. to create a complete job within the recognized standards of the industry.
- 9) **SUBSTITUTIONS:**
Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.
- 10) **CONSTRUCTION SAFETY:**
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.
- 11) **EXCAVATION PROCEDURES:**
Upon completion of any excavation, the Owner shall retain a soils engineer to inspect the subsurface conditions in order to determine the adequacy of foundation design. See specifications. **CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.**
- 12) **FIELD CUTTING OF STRUCTURAL MEMBERS:**
The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, notching or drilling of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to the appropriate Code Requirements, manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- 13) **WEATHER CONDITIONS:**
The Owner has been advised that due to harsh winter conditions, roof and deck surfaces must be maintained reasonably free of ice and snow to ensure steepladder problems with these surfaces. All roofing, roofing membranes, and waterproofing shall be approved in writing by product manufacturer, UL grade for exposures, etc. prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.
- 14) **BUILDING AREA:**
Building areas are shown for code purposes only and shall be recalculated for any other use.
- 15) **PROJECT STAKING:**
The general contractor shall verify all existing grades and stakes all building corners and the driveway location for owner/architect and jurisdiction approval prior to beginning any site clearing.
- 16) **SITE DISTURBANCE:**
It is the responsibility of the contractor to protect the existing trees to remain and adjacent properties from damage during construction. Provide protective fencing throughout construction.
- 17) **PROJECT GRADES:**
The general contractor shall check and verify all grades including paved area slopes prior to pouring any foundation. Survey work should be verified in detail. See numbers 9 and 6.
- 18) **EXTERIOR MATERIAL HOOK UP:**
The General Contractor shall provide a rock up of all exterior materials for review by the Owner and Architect. This rock up shall be provided and signed off in writing prior to any exterior finish or exterior finish work. The sample shall include finished, trim, window glazing and all other exterior finishes including a 3'-0" x 3'-0" (min) sample of exterior stonework, if applicable. The rock up shall be retained on site until the final punch.



SURVEYOR: ROD ANDREWS LAND SURVEYING P.O. BOX 1381 BRECKENRIDGE, COLORADO 80424 (303) 463-1860 rls@cclcoloradonet	ENGINEER: TBD	SOILS ENGINEER: THEOBALD ENGINEERING & CONSTRUCTION 1200 AIRPORT ROAD BRECKENRIDGE, CO. 80424 (970) 453-7878	CONTRACTOR: CRYSTAL CREEK BUILDING AND DEVELOPMENT, LLC THI MCKINNE 3614 SOUTH IVY COURT GREENWOOD VILLAGE, CO. 80111 (970) 350-7881	ARCHITECT: Bhh Partners, Planners and Architects 840 EAST ACAPULCO STREET P.O. BOX 831 BRECKENRIDGE, CO 80424 (970) 463-8880 (970) 453-6888 - FAX	OWNER: TMC ACQUISITIONS, LLC. TRACI MCKINNE 3614 SOUTH IVY COURT GREENWOOD VILLAGE, CO. 80111
---	-------------------------	---	--	--	--

AREA CALCULATIONS

	UNFINISHED	FINISHED	TOTAL
LOWER	00	1,813	1,813 SF
MAIN	860	2,100	2,960 SF
UPPER	00	465	465 SF
TOTAL	860 SF	4,378	5,238 SF

5/8" TYPE GYPSUM BOARD USED THROUGHOUT

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

FINISHED FLOOR ELVs.

	U.S.G.S.	ARCHITECTURAL
LOWER - T.O. CONC.	96.712'	100'-0"
MAIN - T.O. PLY.WD.	96.883'	111'-0"
ENTRY - T.O. PLY.WD.	96.845'	112'-0"
UPPER - T.O. PLY.WD.	96.945'	122'-0"

SHEET INDEX

TU	TITLE SHEET and GENERAL NOTES
6P11	PROPOSED SITE PLAN
6P12	PROPOSED LANDSCAPE PLAN
A11	LOWER LEVEL PLAN
A12	MAIN LEVEL PLAN
A13	UPPER LEVEL PLAN
A14	ROOF PLAN
A21	BUILDING ELEVATIONS
A22	BUILDING ELEVATIONS

LEGAL DESCRIPTION

LOT 12
PLNG 14
THE HIGHLANDS AT BRECKENRIDGE
46,398 SQ. FT. / 1.064 ACRES

55 ROUNDS ROAD
BRECKENRIDGE, COLORADO 80424

REVISIONS:

JOB NO: 15121
DATE: 03/09/11
DRAWN BY: T. SHAFFER

CHECKED BY: M.HOGAN

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TO BE RE-SUBMITTED: 03/09/11

bhh Partners
100 SOUTH MAIN ST. SUITE 200
BRECKENRIDGE, CO 80424 (970) 453-6880

ROUNDS RETREAT
53 ROUNDS ROAD TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 12, FILING #4, THE HIGHLANDS AT BRECKENRIDGE)

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SHEET NUMBER:

T1.1

TITLE SHEET GENERAL NOTES, SCHEDULES AND INFORMATION

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

- SHORT DRY GRASS MIX #1 1LB/1000 SF
- HARD FESCUE 30%
- CREeping REED FESCUE 30%
- SHEEP FESCUE 25%
- CANADA BLUEGRASS 10%
- CANDY BLUEGRASS 10%

SLOPES OVER 3% SHALL BE MAY TAGGED OR NETTED.

- MOUNTAIN MAGIC WILDFLOWER MIX #1 1LB/1000 SF
- BARTS BRISATH BLANKETFLORER
- CALIFORNIA POPPY SHIRLEY POPPY
- BLUE FLAX LUPINE MIX
- WALLFLOWER MAIDEN PINKS
- PENSTEMON ROCKY MOUNTAIN
- WILD THYME

ROCKY MOUNTAIN BLUE COLUMBINE MIX #1 1LB/25,000 SF

OR

- WESTERN NATIVE WILDFLOWER MIX #1 1LB/6000 SF
- MOUNTAIN LUPINE CONEFLOWER WESTERN
- COLUMBINE COLORADO SULFUR FLOWER
- GERANIUM RICHARDSON NOODLING GROUNDDEL
- ASTER ENGLEHANS WESTERN LARKSPUR
- GAILLARDIA BLANKETFLOWER AMERICAN YETCH
- ORANGE MOUNTAIN DAISY GIANT LOBELIORT
- PENSTEMON WASHINGTON PENSTEMON KYTIBERGS
- PENSTEMON SMALL FLOWERED PENSTEMON ROCKY MOUNTAIN

LANDSCAPE NOTES

- PROVIDE 3" (MIN) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY BOULDER RIDGE SUBDIVISION DEPT) STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
- KEEP EXISTING TREES WHERE POSSIBLE. TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
- GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
- PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
- LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
- SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
- ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1000 SF IRRIGATED SPACE PER DESIGN GUIDELINES. PROVIDE SUBMITTAL AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
- NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
- SCREEN ALL UTILITY FREESTAIRS WITH LANDSCAPE MATERIAL.
- PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER USED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTION.
- INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
- ROOT FEEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
- PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE BELLS.
- LANDSCAPE BOULDERS 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BY SHOOK HILL SUBDIVISION PRIOR TO INSTALLATION.
- ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
- ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH HIGHLANDS GUIDELINES AND THE TOWN OF BRECKENRIDGE.

SITE NOTES

- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST LAND SURVEYING INC.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1% MIN).
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH.
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING BARRIER DURING CONSTRUCTION.
- PROVIDE 6" DIA. STONE RIP RAP OVER USED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.
- PRELIMINARY SHOWN AS MAX 25% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED.
- TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY THE HOA AND TOWN OF BRECKENRIDGE.

CONTOUR LEGEND

EXISTING MINOR	DRAINAGE ARROW
EXISTING MAJOR	SPOT GRADE AT DOT
PROPOSED	9.672%

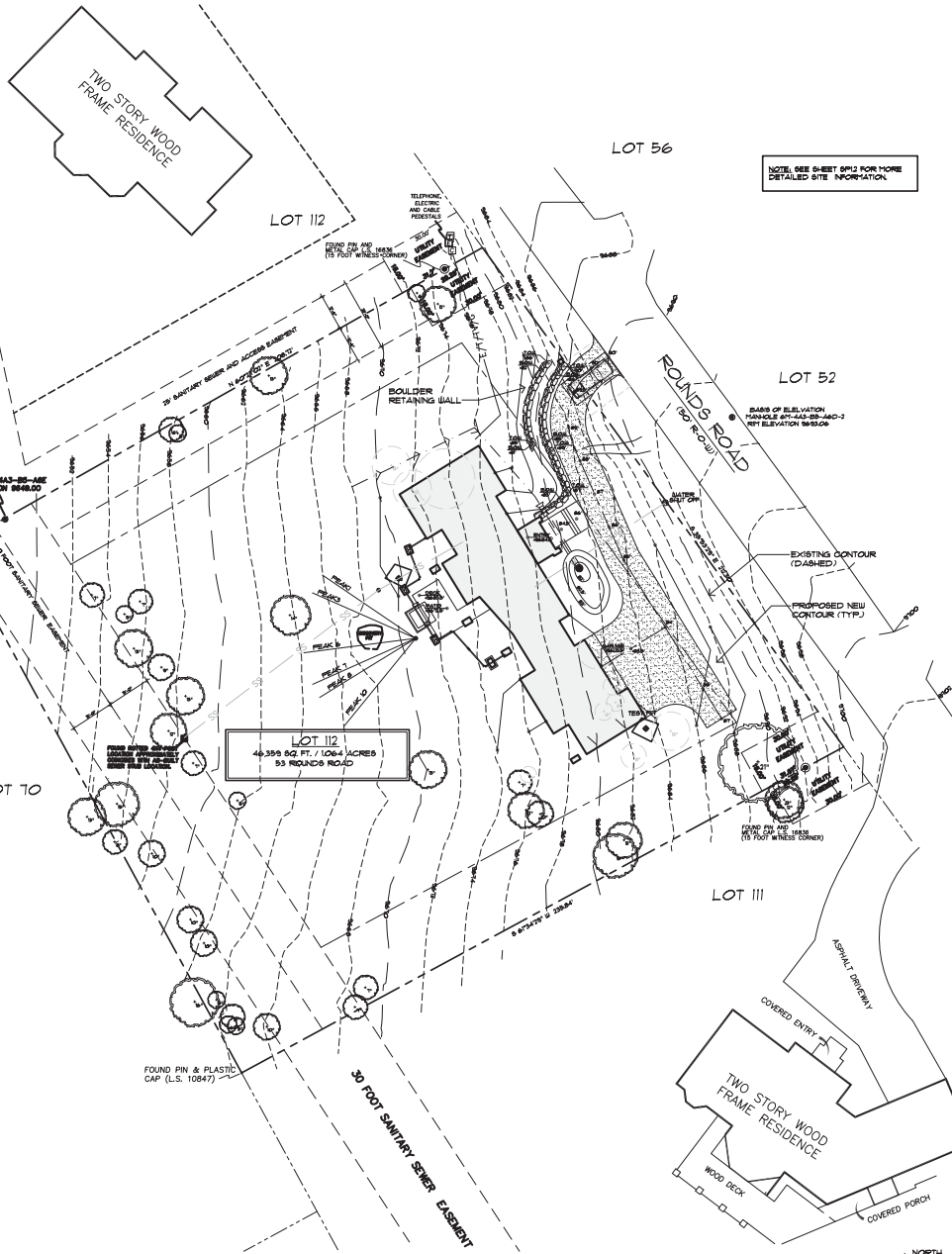
LOT COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING (INCLUDES OVERHANGS, DECKS AND PATIOS)	4831 SF	10%
HARDSCAPE (DRIVEWAY)	2937 SF	6%
OPEN SPACE	39,001 SF	85%
TOTAL LOT SIZE	46,399 SF	100%

REQUIRED SNOWSTACK

	SQ. FT.	PERCENTAGE
HARDSCAPE (DRIVEWAY)	2937 SF	100%
REGID SNOW STACK (25% OF HARDSCAPE)	634 SF	25%
TOTAL SNOW STACK PROVIDED	1009 SF	35%

CONTAINING 30 FOOT SANITARY SEWER EXISTENT SNOWSTACK



NOTE: SEE 0-SHEET #12 FOR MORE DETAILED SITE INFORMATION.

REVISIONS:
 JOB NO: 1512
 DATE: 03/09/11
 DRAWN BY: T. SHAFER
 CHECKED BY: M. HOGAN

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TOD RE-SUBMITTAL: 03/09/11

bhh Partners
 1020 28th St, Breckenridge, CO 80424 (970) 452-6880

ROUNDS RETREAT
 53 ROUNDS ROAD TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 11, THE HIGHLANDS AT BRECKENRIDGE)

© 2011
 SHEET NUMBER:
SP1.1
 PROPOSED SITE PLAN

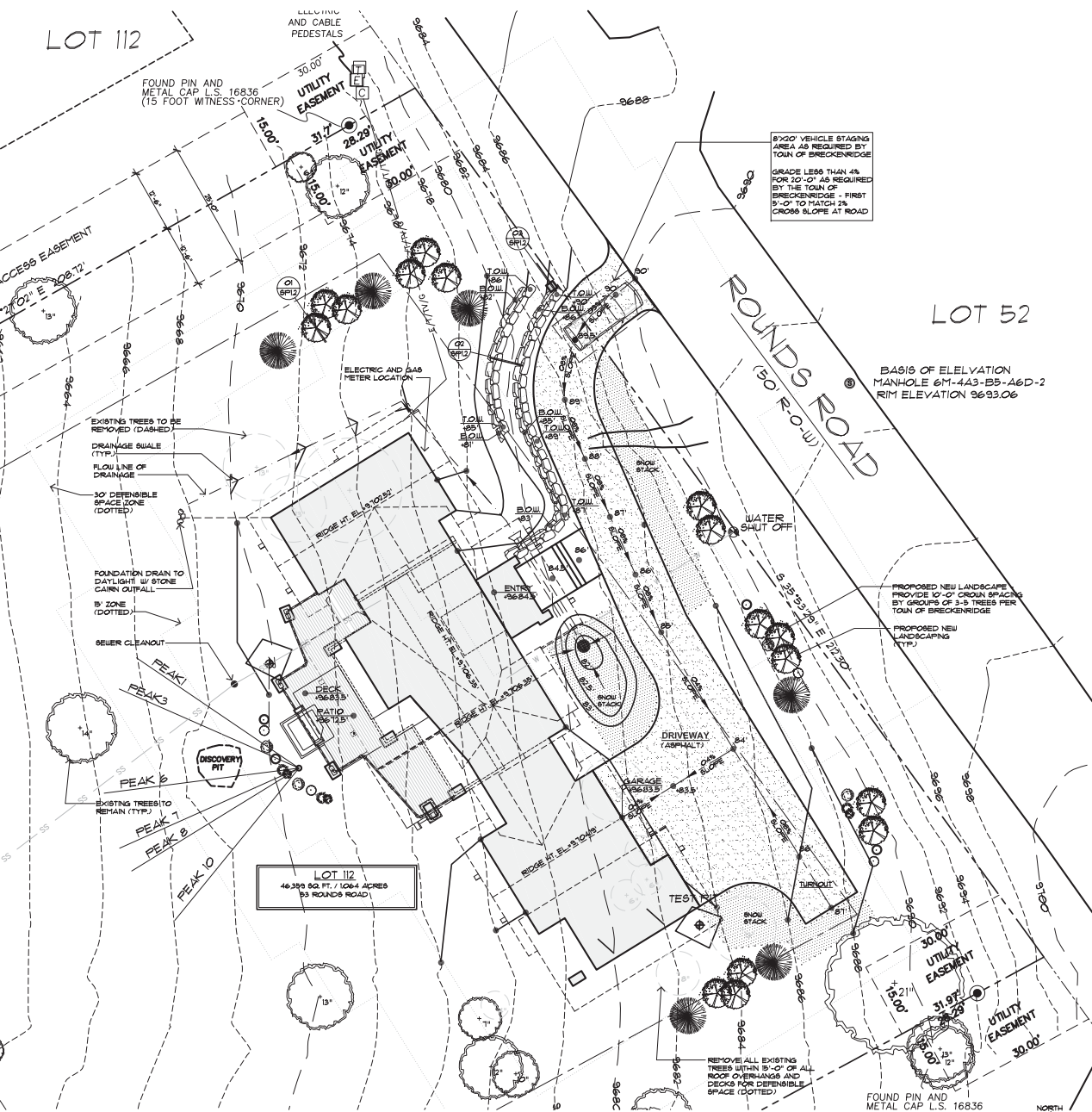
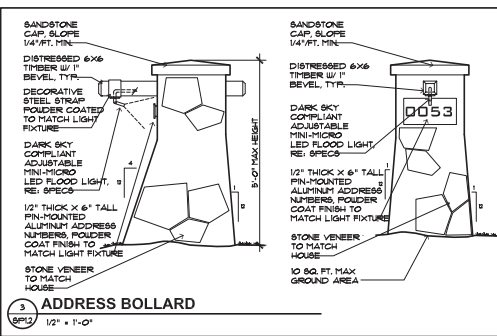
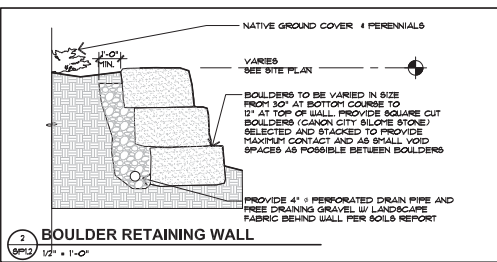
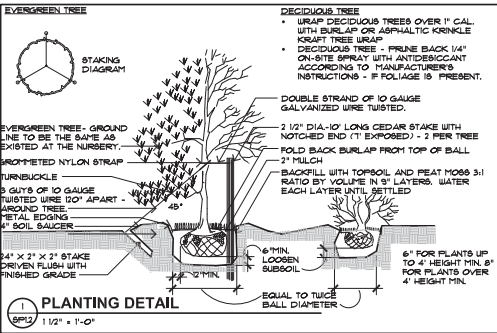
SITE PLAN

SCALE: 1" = 30'-0"



PLANTING LIST

KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
(X)	EXISTING	VARIABLES	--	SEE SITE PLAN	
(O)	EXISTING TREES TO BE REMOVED	VARIABLES	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
(●)	COLORADO SPRUCE	PICEA PARSONSII OR PICEA ENGELMANNII	6	13' 8" TALL	
(●)	ASPEN	PICEA MARYLANDICA	16	10" x 1 1/2" DBH	
(●)	COLORADO COTONWOOD	POPULUS SERRULATA	0	8'-10" TALL	
(●)	POTENTILLA	POTENTILLA FRUTICOSA	4	9 GAL.	NEEDS SUN
(●)	BUFFALO JUNIPER	JUNIPERUS BABINGTONII	4	9 GAL.	NEEDS SUN
(●)	SILVER BUFFALO BERRY	SHEPHERDIA ARGENTEA	4	9 GAL.	GROUP TO 6'-10" TALL
(●)	FISHING COTONEASTER	COTONEASTER ARGENTEA	4	9 GAL.	GROUP TO 6'-10" TALL
(●)	ALPINE CURRANT	RIBES ALPINUM	4	9 GAL.	GROUP TO 3'-6" TALL
(●)	NATIVE GROUND COVER AND PERENNIALS	SUBMITTAL	4	1 FLAT	PROVIDE TO ALL DISTURBED AREAS



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

8'x20' VEHICLE STAGING AREA AS REQUIRED BY TOWN OF BRECKENRIDGE.
GRADE LESS THAN 4% FOR 20'-0" AS REQUIRED BY THE TOWN OF BRECKENRIDGE - FIRST 9'-0" TO MATCH 2% CROSS SLOPE AT ROAD.

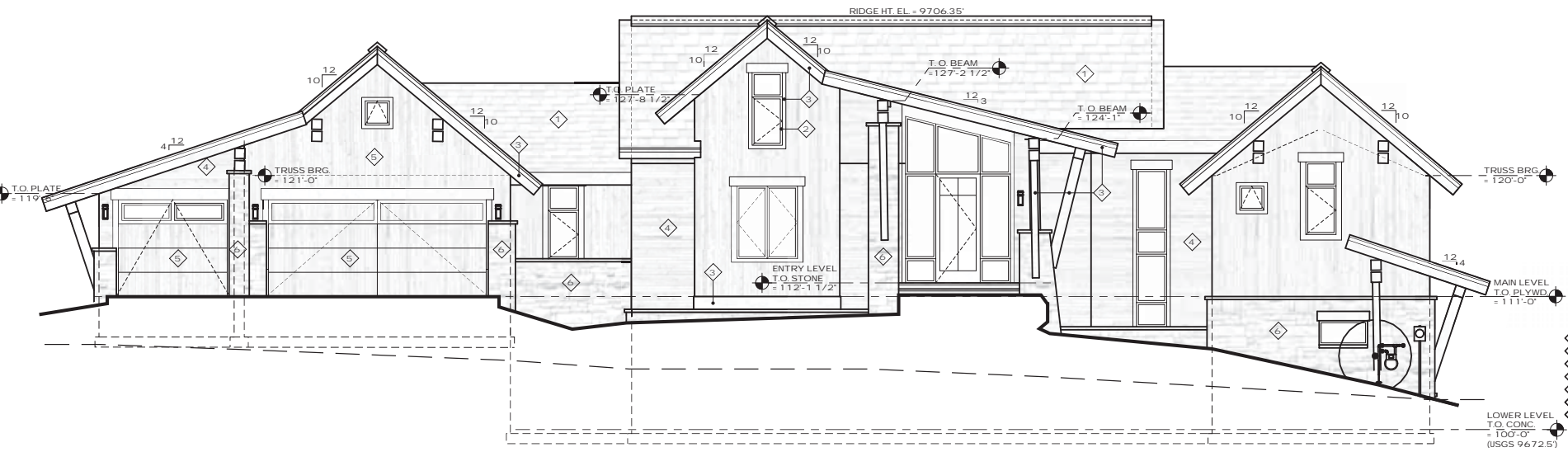
BASIS OF ELEVATION MANHOLE 6M-4A3-B5-A6D-2 RIM ELEVATION 9693.06

REVISIONS:
JOB NO: 18131
DATE: 03/09/11
DRAWN BY: T. SHAFFER
CHECKED BY: M. HOGAN
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TOD RE-SUBMITTAL: 03/09/11

bhh Partners
1000 14TH AVENUE, SUITE 1000, DENVER, CO 80202 (303) 440-4600
ROUNDS RETREAT
53 ROUNDS ROAD TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 112, FILING #4, THE HIGHLANDS AT BRECKENRIDGE)

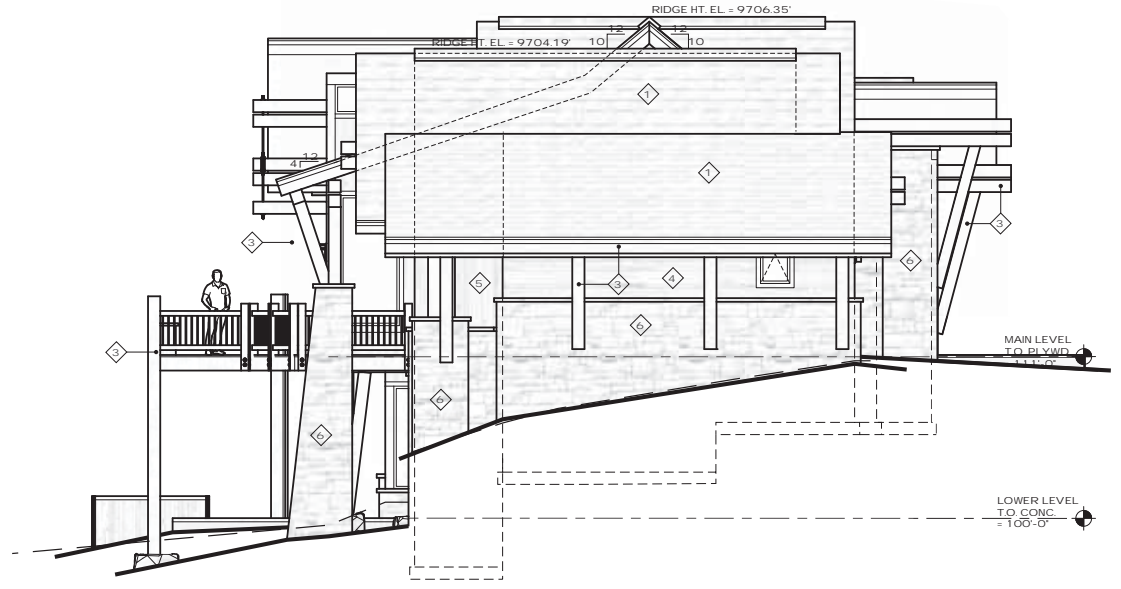
© 2011
SHEET NUMBER:
SP1.2
LANDSCAPE PLAN
CF:



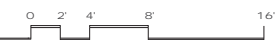
EAST ELEVATION
SCALE: 1/4" = 1'-0"



COLOR LEGEND	
1	COMPOSITION SHINGLE ROOFING - CERTAINTED (MOIRE BLACK)
2	WINDOW CLAD - SIERRA PACIFIC (BRONZE 024)
3	BEAMS, COLUMNS, TRIM FASCIA & SOFFITS - RECLAIMED BARNWOOD (TANS & BROWNS)
4	HORIZONTAL SIDING - MONTANA GHOSTWOOD (BANNOCK BROWN)
5	VERTICAL SIDING - RECLAIMED BARNWOOD (TANS & BROWNS)
6	STONE VENEER - GALLEGOS STONE CO (COLORADO BUFF STRIP)



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



REVISIONS:

JOB NO. 11512.1
DATE: 03/09/17
DRAWN BY: T. SHAFFER
CHECKED BY: M. HOGAN

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TOP RE-SUBMITTAL: 03/09/17

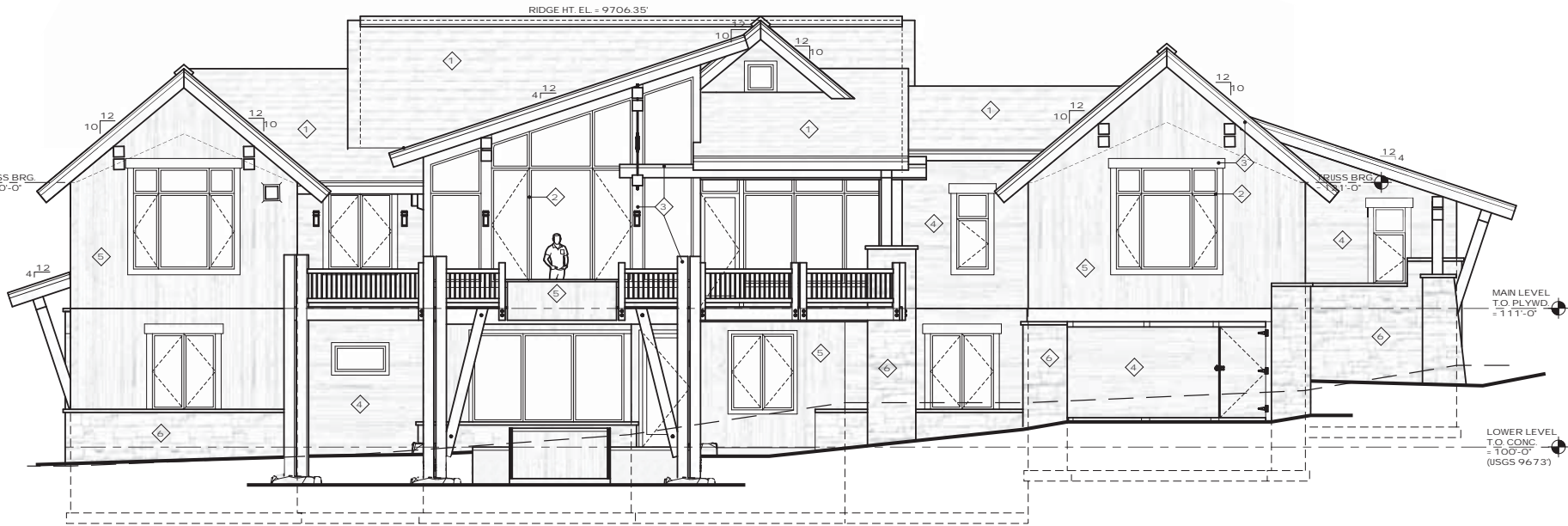
bhh Partners
P.O. BOX 531, WRESTLING, COLORADO 80441 (970) 455-8989
BRECKENRIDGE, CO 80441

ROUNDS RETREAT
53 ROUNDS ROAD, TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 112, FILING 4, THE HIGHLANDS AT BRECKENRIDGE)

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A2.1
BUILDING ELEVATIONS

OF:



WEST ELEVATION

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

NOTE:
SEE SHEET A2.1 FOR TYPICAL NOTES, MATERIALS, AND COLOR LEGEND INFORMATION.



NORTH ELEVATION

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

REVISIONS:

JOB NO. 11512.1
DATE: 03/09/17
DRAWN BY: T. SHAFFER
CHECKED BY: M. HOGAN

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TOB RE-SUBMITTAL: 03/09/17

bhh Partners
P.O. BOX 531, WRESTLING, WYOMING
BRECKENRIDGE, CO 80424 (970) 435-8989

ROUNDS RETREAT
53 ROUNDS ROAD, TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 112, FILING 4, THE HIGHLANDS AT BRECKENRIDGE)

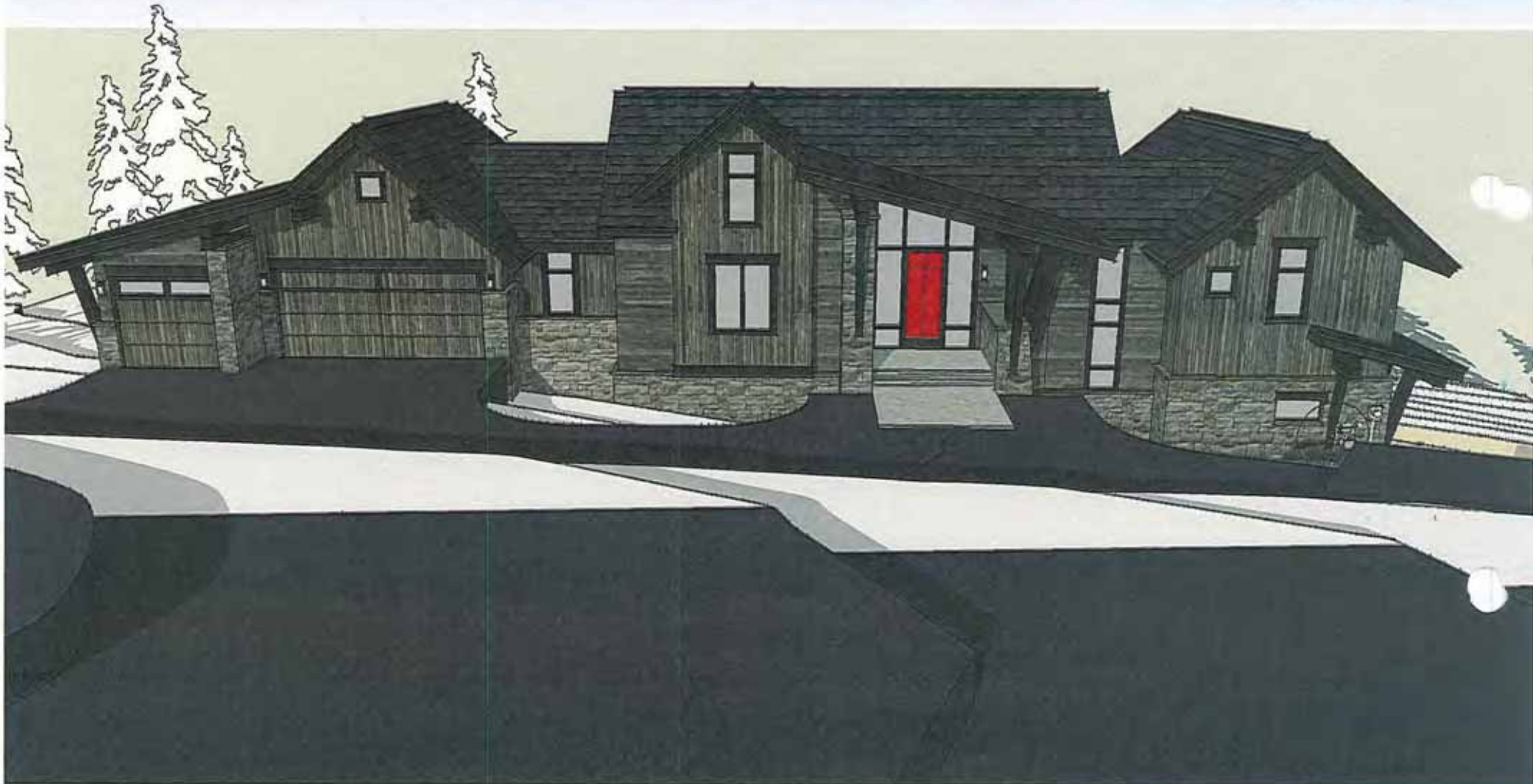
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A2.2
BUILDING ELEVATIONS

OF:

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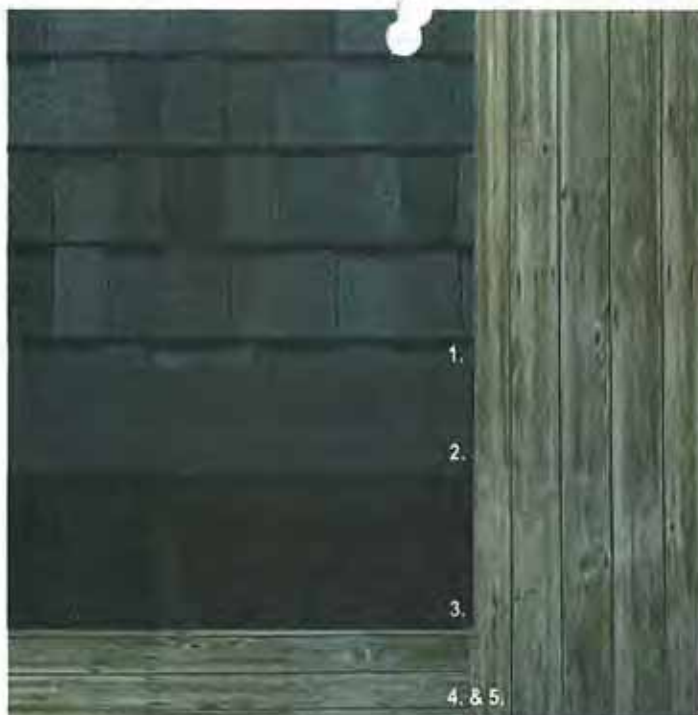
TOWN OF BRECKENRIDGE
PLANNING DEPT.



RECEIVED
FEB 10 2017

TOWN OF BRECKENRIDGE
PLANNING DEPT.





R E C E I V E D
FEB 10 2017

TOWN OF BRECKENRIDGE
PLANNING DEPT.

- | | |
|---|--|
| 1. COMPOSITION ROOFING | - CERTAINTEED MAX DEF PRO (MOIRE BLACK) |
| 2. WINDOW CLAD | - SIERRA PACIFIC (BRONZE 024) |
| 3. BEAMS, COLUMNS, TRIM FASCIA, & SOFFITS | - SHERWIN WILLIAMS SEMI-TRANSPARENT (CHARWOOD) |
| 4. HORIZONTAL SIDING, | - RECLAIMED BARNWOOD (TANS & BROWNS) |
| 5. VERTICAL SIDING | - RECLAIMED BARNWOOD (TANS & BROWNS) |
| 6. STONE VENEER BASE | - GALLEGOS STONE (COLORADO BUFF STRIP) |

bhh Partners

P.O. BOX 931, 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880
P.O. BOX 2113, 560 ADAMS AVENUE SILVERTHORNE, CO 80498 (970) 513-1000



02/09/17
#11512.1

ROUNDS RETREAT

PRODUCT SPECIFICATIONS

Airis Small Outdoor Sconce



Base Item #307910

Item #307910-07-ZK220

If you take a quick look, you may be convinced the Airis Outdoor Sconce is rocketing upward. There is an indisputable sense of airiness and movement to the composition and it will give a space a light, unique design element.

FINISH

Dark Smoke - 07

GLASS

Stainless Steel Mesh tube (ZK)

LAMPING

Incandescent

SPECIFICATIONS

Airis Small Outdoor Sconce

Base Item #: 307910

Item #: 307910-07-ZK220

Outdoor sconce: Airis small; aluminum with options. Dark Sky friendly. ADA compliant.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- US Patent D608,489

Dimensions

Height	18.30"
Width	4.50"
Projection	4.00"
Product Weight	3.80 lbs
Backplate	4.50" x 4.50"
Vertical Mounting Height	15.00"
Packed Weight	5.10 lbs
Shipping (DIM) Weight	11.00 lbs

Incandescent Lamping

Socket: GU10 Halogen

Bulb: MR-16 reflector, 35W Max

Number of Bulbs: 1 (not included)

Voltage: 120V

Location Rating

Outdoor Wet

Safety Rating

UL, CUL listed

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2017 - Class C DUPLEX Development Review Checklist

Project Title:	Shock Hill Overlook, Lots 2A & 2B		
Proposal:	Build a new 4,988 Sq. Ft. Duplex Unit A with 4 Bedrooms & 4.5 Bathrooms; Unit B with 4 Bedrooms & 4.5 Bathrooms		
Project Name and PC#:	Duplex at Unit A: 78 West Point Lode and Unit B: 76 West Point Lode		PL-2017-0061
Project Manager:	Michael Mosher, Planner III		
Planning Commission Date:	March 21, 2017		
Report Date:	March 10, 2017	Michael Mosher, Planner III	
Property Owner:	Shock Overlook / Chris Canfield - Mbr		
Agent:	Allen-Guerra Architecture / Andy Stabile		
Proposed Use:	Duplex		
Land Use District (2A/2R):	LUD: 10	Residential (SF to 8-plex, Townhomes) 2 UPA Per the Shock Hill Overlook MST PLN and Subdivision	
Address (Unit A, Unit B):	Unit A: 78 West Point Lode		Unit B: 76 West Point Lode
Legal Description:	Shock Hill Overlook Subdivision, Lots 2A & 2B		
Site Areas:	Unit A = 4,000 sq. ft.		Unit B = 4,000 sq. ft.
Total Site Area:	8,000 sq. ft.		0.18 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 north edge of Lot 6B. This property has not yet been subdivided		
	UNIT A		UNIT B
Areas of Building:	Proposed Square Footage:		Areas of Building: Proposed Square Footage:
Lower Level:	1,162 sq. ft.		Lower Level: 1,222 sq. ft.
Main Level:	1,306 sq. ft.		Main Level: 1,298 sq. ft.
Total Unit A Density:	2,468 sq. ft.		Total Unit B Density: 2,520 sq. ft.
Garage:	634 sq. ft.		Garage: 634 sq. ft.
Total Units A Mass:	3,102 sq. ft.		Total Unit B Mass: 3,154 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
EPA Phase II Wood Burning:			EPA Phase II Wood Burning:
Parking (18A/18/R):			Parking (18A/18/R):
Required:	2 spaces		Required: 2 spaces
Proposed:	2 spaces		Proposed: 2 spaces
Driveway Slope:	8.0%		Driveway Slope: 8.0%
Code Policies (Policy #) for Both Units			
Total Building Density (3A/3R):	4,988 sq. ft.		4 999 square feet maximum density per Shock Hill Overlook Master Plan

Total Building Mass (3A/3R):	6,256 sq. ft.	500 square feet maximum density per shock hill overlook master plan			
F.A.R.	1:1.28 FAR				
Height (6A/6R):*	34 feet overall				
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.				
Exterior Materials:	Vertical and horizontal cedar siding from Montana Timber Products, metal siding (less than 25%), natural stone veneer.				
Exterior Colors:	Vertical Siding - "Southern Exposure", Horizontal Siding - "Tackroom", Metal Siding - Mill Scale				
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	Staff has awarded negative two (-2) points under Policy 7/R for minimal buffering to the south along the gondola easement. This policy discourages levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. The Young Residence, PC#2004024, was awarded negative four (-4) points for not providing any buffering to the abutting easement.		
Setbacks (9A/9R):	Front:	Footprint			
	Side:	Footprint			
	Side:	Footprint			
	Rear:	Footprint			
Lot Coverage	UNIT A		UNIT B		
Drip-line of Building (Nonpermeable)	2,330 sq. ft.		2,332 sq. ft.		
Hard Surface (Nonpermeable)	667 sq. ft.		512 sq. ft.		
Open Space (Permeable)	1,003 sq. ft. or 25.08%		1,156 sq. ft. or 28.90%		
Snowstack (13A/13R):					
Required Square Footage:	Unit A = 167 sq. ft.	(25% of paved surfaces is required)	Unit B = 128 sq. ft.	(25% of paved surfaces is required)	
Proposed Square Footage:	195 sq. ft.	29.2%	176 sq. ft.	34.4%	
Landscaping (22A/22R):					
	Planting Type	Quantity	Size		
	Aspen	12	(6) 1.5" cal, (6) 2" cal.		
	Colorado Spruce	4	(2) 12', (2) 14'		
	Native Shrubs	12	5 gal.		
Defensible Space (22A):	Complies				
Drainage (27A/27R):	Positive drainage away from the building				
Energy Conservation (33/R):	Heated driveway, sidewalk, plaza, etc.				
	500 square feet of heated exterior deck	Negative one (-1) point incurred			
Point Analysis (Sec.9-1-17-3):	This application has met all Absolute Policies and has been awarded negative two (-2) points under Policy 7/R for buffering to the gondola easement and negative one (-1) point under Policy 33, Energy Conservation, for providing 500 square feet of exterior heated space. Positive points have been provided for providing a draft HERS analysis prepared by a registered design professional showing a HERS rating of 59 for Lot 2A and 59 for Lot 2B resulting in positive three (+3) points under Policy 33/R. The project passes with a score of zero (0) points.				
Staff Action:	Staff has approved the Shock Hill Overlook, Lots 2A & 2B, PL-2017-0061 showing a passing score of zero (0) points and with the attached Findings and Conditions				
Additional Conditions of Approval:	Prior to Certificate of occupancy, 33. Applicant shall provide the Town with a HERS index energy analysis showing an index of 59 or more that has been prepared by a registered design professional.				

TOWN OF BRECKENRIDGE

Shock Hill Overlook, Lot 2 Duplex
Pending re-subdivision - Shock Hill Overlook Filing 3
Unit A: 78 West Point Lode / Unit B: 76 West Point Lode
PL-2017-0061

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 10, 2017** and findings made by Community Development with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **March 21, 2017** 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 28, 2018**, 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. **An improvement location certificate of the location and height of the retaining walls abutting the gondola easement must be submitted and approved by the Town.**
9. **This development shall comply with 9-1-19-8A: POLICY 8 (ABSOLUTE) RIDGELINE AND HILLSIDE DEVELOPMENT.**
10. **Windows on the downhill side of the structure shall use nonreflective glass.**
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. **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.**
13. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
14. This property is subject to the terms and conditions of the Declaration of Deed Restriction, Reception #998561, recorded on July 26, 2012.
15. 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.
16. 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.

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

PRIOR TO ISSUANCE OF BUILDING PERMIT

18. Applicant shall submit proof of ownership of the project site.
19. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
20. Applicant shall provide plans showing the addresses of the units as: 64 West Point Lode/Unit B: 60 West Point Lode
21. 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
22. **Plans shall show the location of the Cucumber Gulch Wildlife Preserve notice (attached), to be permanently attached inside each entryway.**
23. **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.**
24. 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.
25. 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.
26. 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.
27. 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.

28. 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.
29. 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.
30. 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

31. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
32. 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.
33. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
34. **Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional showing a HERS rating for Lot 2A at 59 or better and for Lot 2B at 59 or better.**
35. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
36. 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.
37. Applicant shall screen all utilities.
38. 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.
39. 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.
40. 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.

41. 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.**
42. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
43. 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

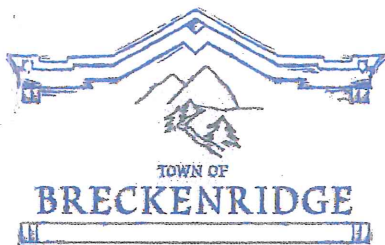
HOT TUB DRAINAGE RESTRICTIONS

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

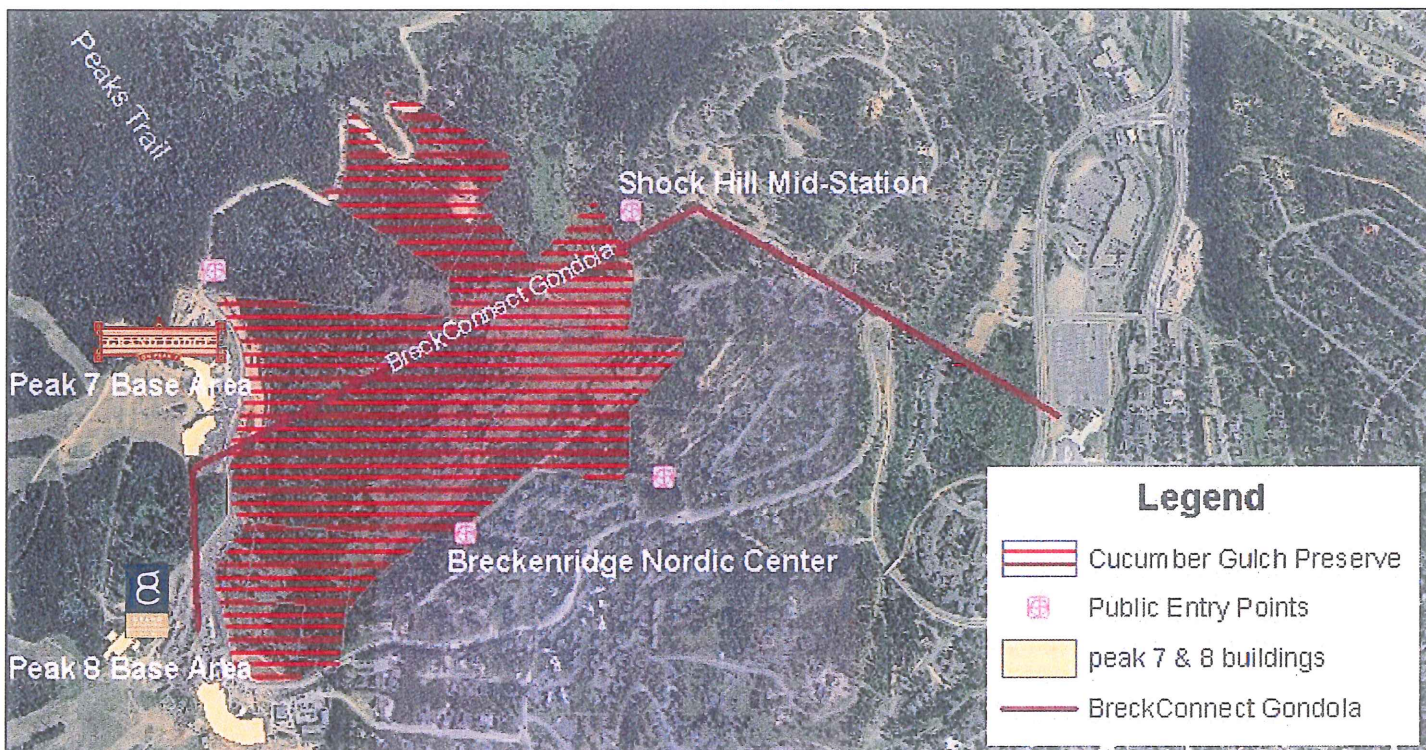
www.townofbreckenridge.com



OPEN SPACE & TRAILS

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. *— no external loudspeakers*



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 Grand Lodge on Peak 7 Activities staff would be happy to suggest alternative trail options near our resort 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



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

Please visit the website for more information

www.townofbreckenridge.com

SHOCK HILL OVERLOOK - LOT 2

SHOCK HILL . TRACT E . LOTS 2A & 2B
 78 & 76 WEST POINT LODGE
 BRECKENRIDGE . COLORADO



ALLEN-GUERRA ARCHITECTURE
 P.O. BOX 7488
 BRECKENRIDGE, COLORADO 80424
 PH: 970.453.7000
 FAX: 970.453.7040
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEB SITE: WWW.ALLEN-GUERRA.COM



SHOCK HILL OVERLOOK - LOT 2
 SHOCK HILL SUBDIVISION . TRACT E . LOTS 2A & 2B . 78 & 76 WEST POINT LODGE
 BRECKENRIDGE . COLORADO

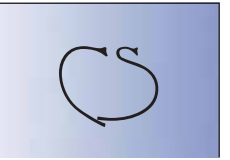
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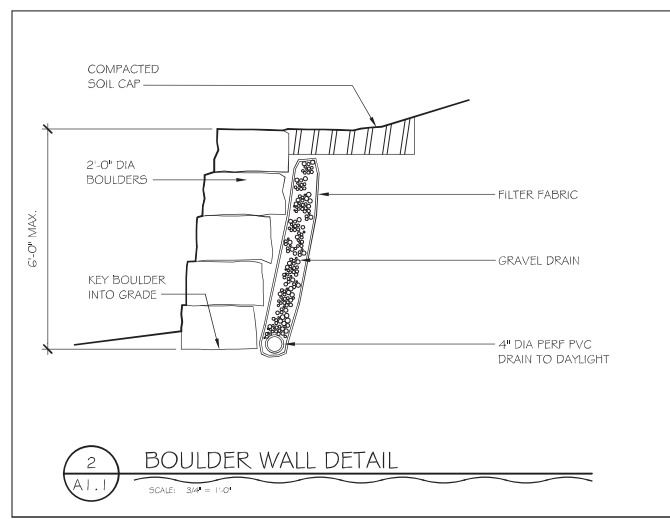
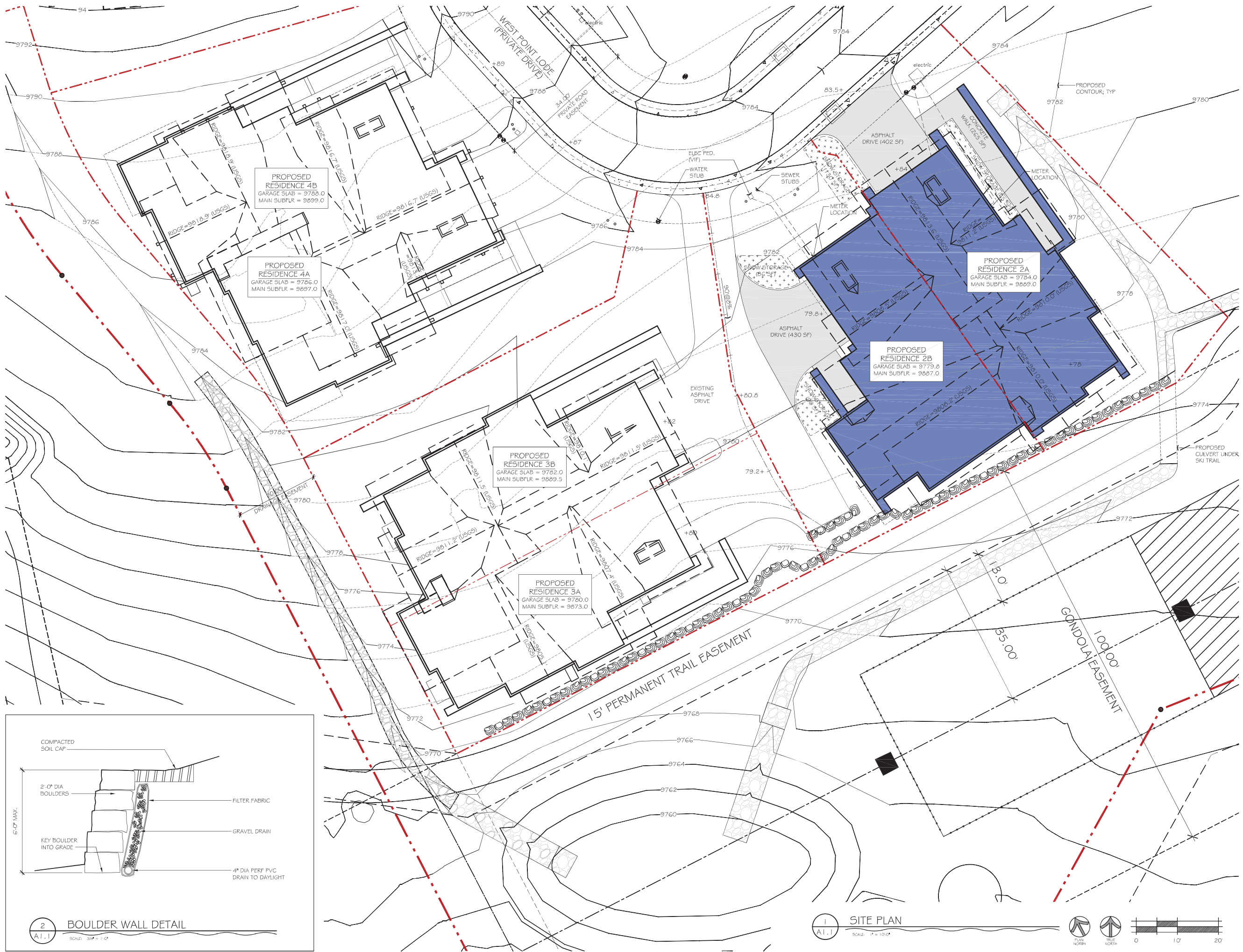
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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE
PRELIM	1 NOV 2016
REVIEW	23 FEB 2017
UPDATE	13 MAR 2017

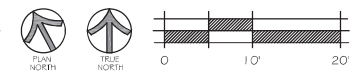
PROJECT# 1659





2 BOULDER WALL DETAIL
 A1.1 SCALE: 3/4\"/>

1 SITE PLAN
 A1.1 SCALE: 1\"/>



PRELIMINARY - NOT FOR CONSTRUCTION

SHOCK HILL OVERLOOK - LOT 2
 SHOCK HILL SUBDIVISION - TRACT E, LOTS 2A & 2B, .78 & 76 WEST POINT LOPE
 BRECKENRIDGE, COLORADO

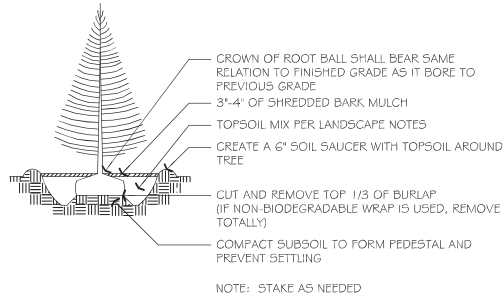
SITE PLAN

ISSUE	DATE
PRELIM	1 NOV 2016
PLANNING	2 MAR 2017
UPDATE	13 MAR 2017

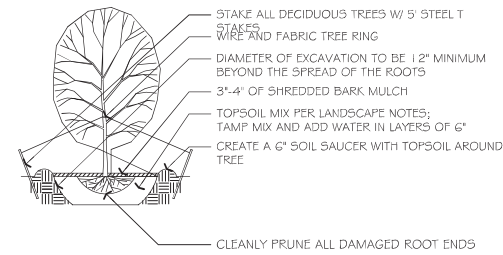
PROJECT # 1515

A.I.I.

CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING

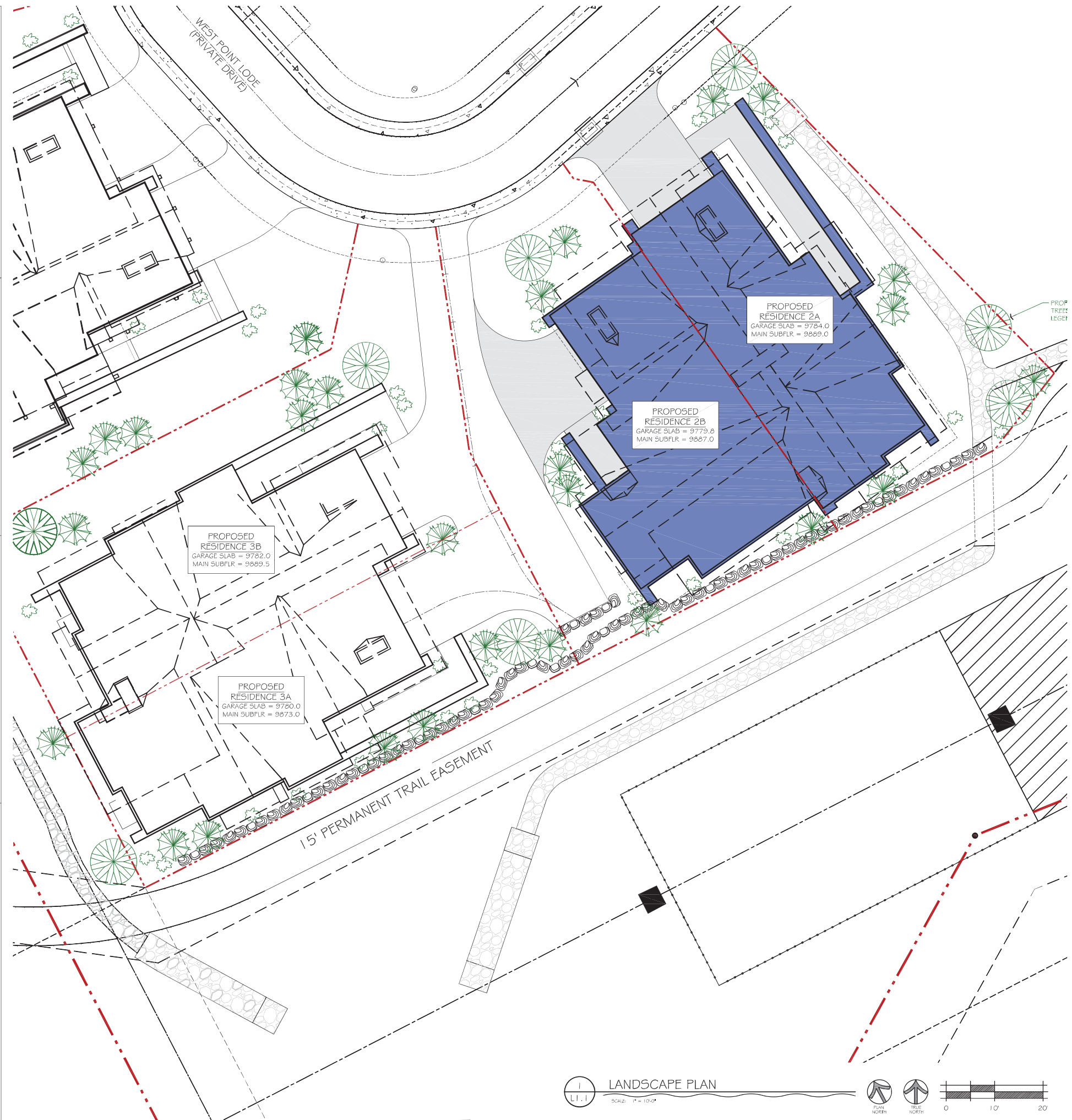


LANDSCAPE NOTES

- 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 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 8" 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:
 - 30% SLENDER WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDRYE
 - 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
	12	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	12	POPULUS TREMULOIDES	ASPEN	(4) 1.5" CAL (4) 2" CAL
	4	PICEA PUNGENS	COLORADO SPRUCE	(2) 12' (2) 14'
		NATIVE SEED MIX (SEE LANDSCAPE NOTES)		



PRELIMINARY - NOT FOR CONSTRUCTION



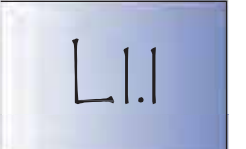
ALLEN-GUERRA ARCHITECTURE
PO BOX 7488
BRECKENRIDGE, COLORADO 80424
PH: 970-453-7035
FAX: 970-453-7040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

SHOCK HILL OVERLOOK - LOT 2
SHOCK HILL SUBDIVISION - TRACT E, LOTS 2A & 2B, .78 & 76 WEST POINT LODGE
BRECKENRIDGE, COLORADO

LANDSCAPE PLAN

ISSUE	DATE
PRELIM	1 NOV 2016
PLANNING	2 MAR 2017
UPDATE	13 MAR 2017

PROJECT # 1515



- COMPLETE
- UNDER CONSTRUCTION
- CURRENT
- FUTURE



PRELIMINARY - NOT FOR CONSTRUCTION



ALLEN-GUERRA ARCHITECTURE
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SHOCK HILL OVERLOOK - LOT 2
 SHOCK HILL SUBDIVISION, TRACT E, LOTS 2A & 2B, .78 & 76 WEST POINT LODGE
 BRECKENRIDGE, COLORADO
CONSTRUCTION MANAGEMENT PLAN

ISSUE	DATE
PRELIM	1 NOV 2016
PLANNING	2 MAR 2017
UPDATE	13 MAR 2017

PROJECT # 1515





1 SOUTH ELEVATION
 A3.1
 1/4" = 1'-0"



2 WEST ELEVATION
 A3.1
 1/4" = 1'-0"

SHOCK HILL OVERLOOK - LOT 2
 SHOCK HILL SUBDIVISION, TRACT E, LOTS 2A & 2B, 78 & 76 WEST POINT LODE
 BRECKENRIDGE, COLORADO

TITLE ELEVATIONS

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ISSUE	DATE
PRELIM	1 NOV 2016
REVIEW	23 FEB 2017
UPDATE	13 MAR 2017

PROJECT# 1659

A3.1

PRELIMINARY - NOT FOR CONSTRUCTION



ALLEN-GUERRA ARCHITECTURE
 P.O. BOX 7488
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SHOCK HILL OVERLOOK - LOT 2
 SHOCK HILL SUBDIVISION - TRACT E - LOTS 2A & 2B - 76 & 78 WEST POINT LODGE
 BRECKENRIDGE, COLORADO

TITLE
ELEVATIONS

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PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE
PRELIM	1 NOV 2016
REVIEW	23 FEB 2017
UPDATE	13 MAR 2017

PROJECT# 1659

A3.2



2
A3.3 SOUTHEAST PERSPECTIVE



1
A3.3 NORTHEAST PERSPECTIVE



4
A3.3 NORTHWEST PERSPECTIVE



3
A3.3 SOUTHWEST PERSPECTIVE

SHOCK HILL OVERLOOK - LOT 2
SHOCK HILL SUBDIVISION - TRACT E - LOTS 2A & 2B - 78 & 76 WEST POINT LODGE
BRECKENRIDGE, COLORADO

TITLE
PERSPECTIVE RENDERINGS

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ISSUE	DATE
PRELIM	1 NOV 2016
REVIEW	23 FEB 2017
UPDATE	13 MAR 2017

PROJECT# 1659

A3.3

PRELIMINARY - NOT FOR CONSTRUCTION



2016 - Class C Single Family Development Review Checklist

Project Title:	Haddock Residence	
Proposal:	Build a new 5,434 Sq. Ft. Single Family Residence with 3 bedrooms and 4.5 bathrooms	
Project Name and PC#:	Single Family Residence at 86 Victory Lane	PL-2017-0062
Project Manager:	Michael Mosher, Planner III	
Date of Report:	March 13, 2017	
Property Owner:	Dave and Carol Haddock	
Agent:	Darci Hughes/ Riverbend Architecture & Planning	
Proposed Use:	Single Family Residence	
Address:	86 Victory Lane	
Legal Description:	Warrior's Preserve, Lot 4	
Area of Site in Square Feet:	37,452 sq. ft.	0.86 acres
Existing Site Conditions:	The property is wooded, heavily below the building site and lighter in the building envelope, and slopes to the east. A public trail exists from the south (adjacent to the driveway access) along the east side of the disturbance envelope. There are multiple access, trail and utility easements on the lot including a trail easement and existing gravel path for homeowners along the south to the trail.	
Areas of building:	Proposed Square Footage	
Lower Level:	2,480 sq. ft.	
Main Level:	2,070 sq. ft.	
Total Density:	4,550 sq. ft.	
Garage:	884 sq. ft.	
Total:	5,434 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD:30.6	Residential (See Recorded Plat)
Density (3A/3R):	Unlimited	Proposed: 4,550 sq. ft.
Mass (4R):	Unlimited	Proposed: 5,434 sq. ft.
F.A.R.:	1:6.89 FAR	
No. of Main Residence Bedrooms:	3 bedrooms	
No. of Main Residence Bathrooms:	4.5 bathrooms	
Height (6A/6R):*	34.7 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Platted Building/Disturbance /Footprint Envelope?	Disturbance Envelope	
Setbacks (9A/9R):		
Front:	within buliding envelope	
Side:	within buliding envelope	
Side:	within buliding envelope	
Rear:	within buliding envelope	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	4,211 sq. ft.	11.24%
Hard Surface/Non-Permeable Sq. Ft.:	1,678 sq. ft.	4.48%
Open Space / Permeable:	31,563 sq. ft.	84.28%
Snowstack (13A/13R):		
Required Square Footage:	420 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	453 sq. ft.	(27.00% of paved surfaces)
Outdoor Heated Space (33A/33R):	YES	858 sq. ft.
Parking (18A/18/R):		
Required:	2 spaces	
Proposed:	5 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	5 Gas Fired	

No. of EPA Phase II Wood Burning:	0 Wood Burning	
Architectural Compatibility (5/A & 5/R):	The architecture and finishes match that of the other homes in the neighborhood.	
Exterior Materials:	Horizontal 2X Cedar Siding with eased edges and Cedar trim; Clad windows Timber accents, Mountain Ash stone veneer	
Exterior Colors:	Siding in Superdeck "English Walnut", trim and accents in Superdeck "Cape Blackwood", Window and patio doors clad in "Sift Espresso"	
Roof:	Asphalt shingles in "Pewter Grey"; standing seam metal roof in "Deep Charcoal"	
Garage Doors:	Wood Clad stained to match siding (Superdeck "English Walnut")	
Landscaping (22A/22R):		
Planting Type	Quantity	Size
Quaking Aspen / Populus tremuloides	8	1.5 to 3.0 Inch caliper (50% multi-stem)
Colorado Spruce / Picea pungens	5	(3) 8-foot tall, (2) 10-foot tall
Bristlecone Pine / Pinus aristata	3	8-foot tall
Twinberry Honeysuckle / Ionicera involucrata	9	5 gal.
Golden Currant / Ribes aureum	4	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):	This application has met all Absolute Policies and has been assigned negative two (-2) points under Policy 33/R for providing 858 square feet (over 500 square feet and less than 1,000 square feet) of outdoor heated space. Positive three (+3) points have been awarded under the same policy for providing a draft HERS report prepared by a certified professional showing a HERS rating of 45.	
Staff Action:	Staff has approved the Haddock Residence, PL-2017-0062 showing a passing score of positive one (+1) point and with the attached Findings and Conditions	

TOWN OF BRECKENRIDGE

Haddock Residence
Warrior's Preserve, Lot 4
86 Victory Lane
PL-2017-0062

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 13, 2017**, 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 21, 2017** 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 28, 2018**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Applicant shall field locate utility service lines to avoid existing trees.

7. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
8. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
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 and type of construction fencing, 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

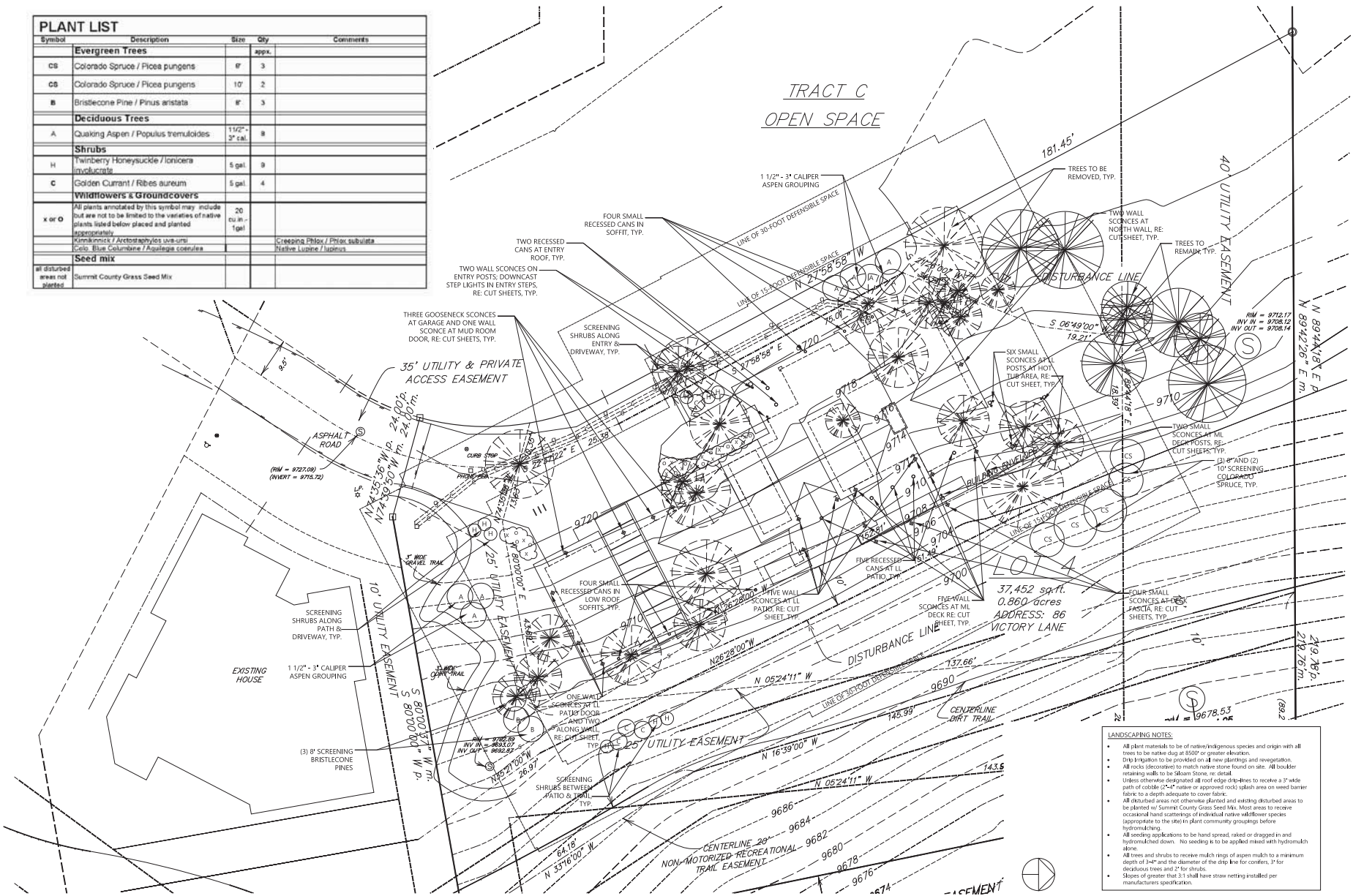
20. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
21. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height 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 create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
24. 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.
25. Applicant shall screen all utilities.
26. **Applicant shall provide the Town with a HERS index energy analysis that has been prepared by a registered design professional showing a HERS rating at 45 or better.**
27. **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.**
28. 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.
29. 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.
30. 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.

31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
32. 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)

PLANT LIST				
Symbol	Description	Size	Qty	Comments
Evergreen Trees				
CB	Colorado Spruce / Picea pungens	8'	3	appx.
CB	Colorado Spruce / Picea pungens	10'	2	
B	Bristlecone Pine / Pinus aristata	8'	3	
Deciduous Trees				
A	Quaking Aspen / Populus tremuloides	1 1/2" - 3" cal.	8	
Shrubs				
H	Twinberry Honeysuckle / Lonicera mackenzii	5 gal.	9	
C	Golden Currant / Ribes aureum	5 gal.	4	
Wildflowers & Groundcovers				
X or O	All plants annotated by this symbol may include but are not to be limited to the varieties of native plants listed below placed and planted appropriately.	20 cu in. - 1 gal.		
	Minikinnick / Arctostaphylos uva-ursi			Creeping Phlox / Phlox subulata
	Yucca			Hebe Loose / Jaomis
Seed mix				
	Summit County Grass Seed Mix			
All disturbed areas not planted				



- LANDSCAPING NOTES:**
- All plant materials to be of native/indigenous species and origin with all trees to be native dug at 800' or greater elevation.
 - Drill holes to be provided on all new plantings and revegetation.
 - All rocks (decorative) to match native stone found on site. All boulder retaining walls to be Silver Stone, see detail.
 - Unless otherwise designated all roof edge drip-lines to receive a 3" wide path of cobble (2" x 4" native or approved rock) splash area on weed barrier fabric to a depth adequate to cover fabric.
 - All disturbed areas not otherwise planted and existing disturbed areas to be planted w/ Summit County Grass Seed Mix. Most areas to receive occasional hand scatterings of individual native wildflower species appropriate to the site in plant community groupings before hydromulching.
 - All seeding applications to be hand spread, raked or dragged in and hydromulched down. No seeding to be applied mixed with hydromulch alone.
 - All trees and shrubs to receive mulch rings of aspen mulch to a minimum depth of 3-4" and the diameter of the drip line for conifers, 3" for deciduous trees and 2" for shrubs.
 - Slopes of greater than 3:1 shall have straw netting installed per manufacturers specification.

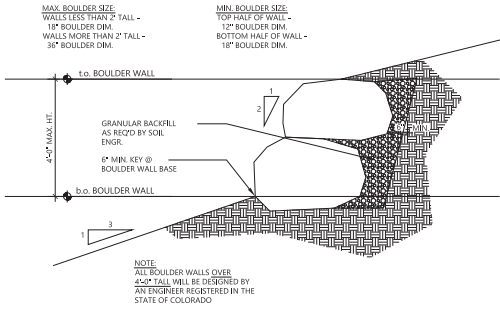
1 LANDSCAPE PLAN
1" = 10'-0"

Haddock Residence
Lot 4 Warrior's Reserve
Breckenridge, Colorado

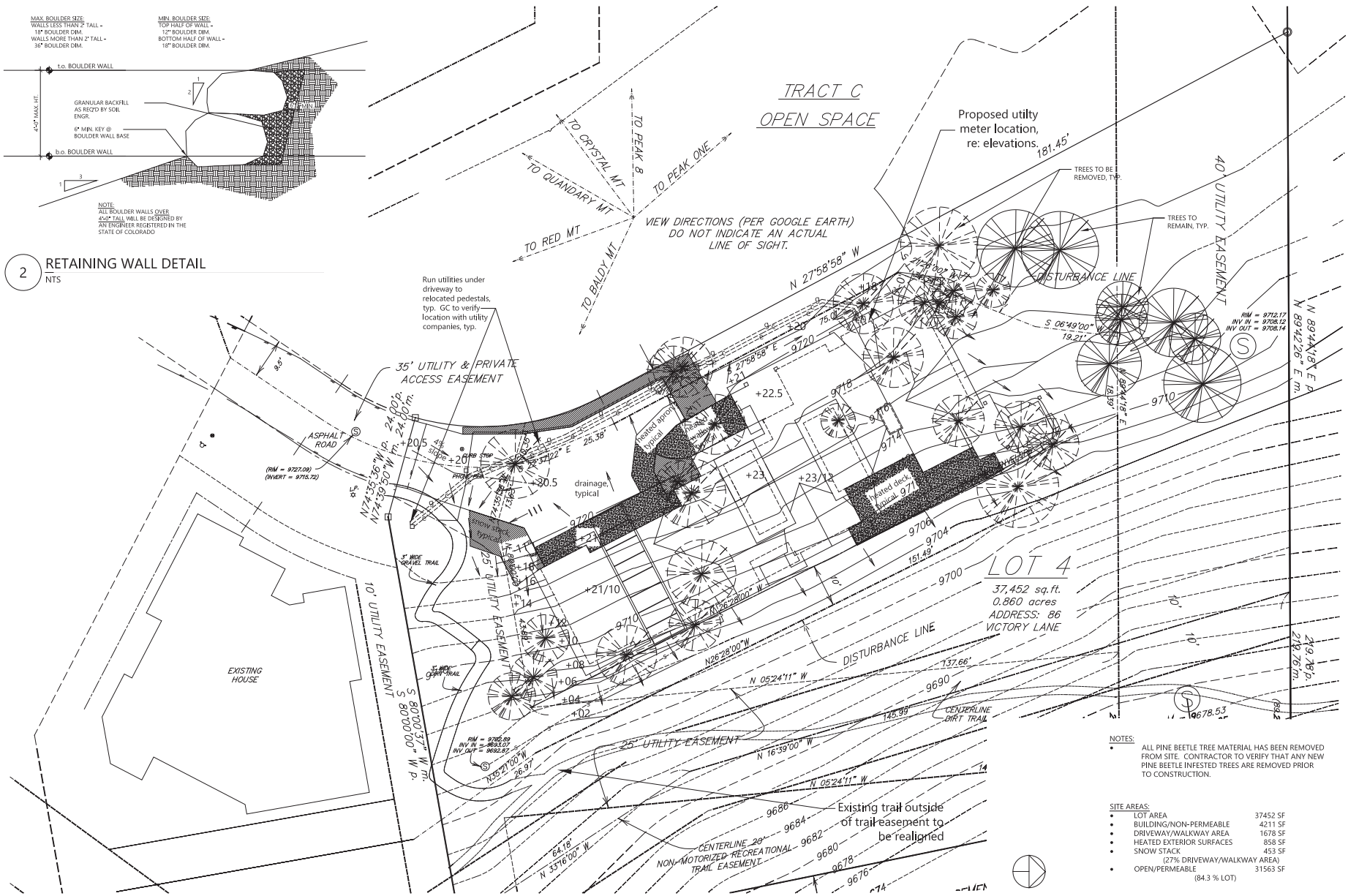
Revisions:

Title:
Landscape Plan

Sheet:
A1.2
Project No:
21616



2 RETAINING WALL DETAIL
 NTS



1 SITE PLAN
 1" = 10'-0"

NOTES:

- ALL PINE BEETLE TREE MATERIAL HAS BEEN REMOVED FROM SITE. CONTRACTOR TO VERIFY THAT ANY NEW PINE BEETLE INFESTED TREES ARE REMOVED PRIOR TO CONSTRUCTION.

SITE AREAS:

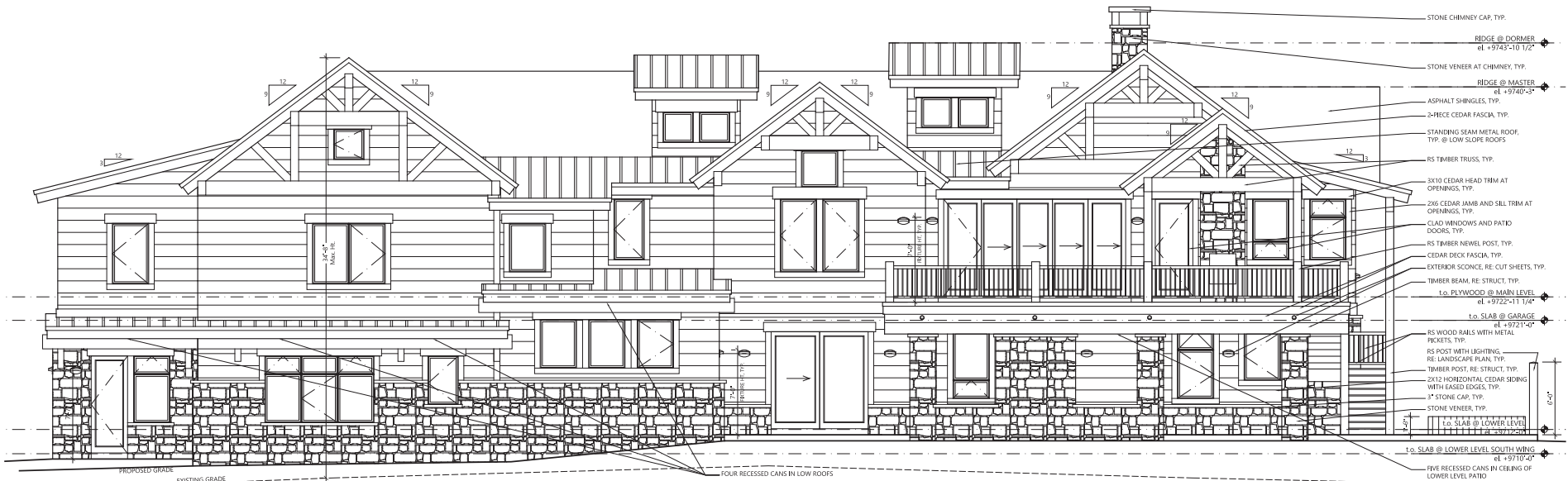
• LOT AREA	37452 SF
• BUILDING/NON-PERMEABLE	4211 SF
• DRIVEWAY/WALKWAY AREA	1678 SF
• HEATED EXTERIOR SURFACES	858 SF
• SNOW STACK	453 SF
• (27% DRIVEWAY/WALKWAY AREA)	
• OPEN/PERMEABLE (84.3 % LOT)	31563 SF

Revisions:

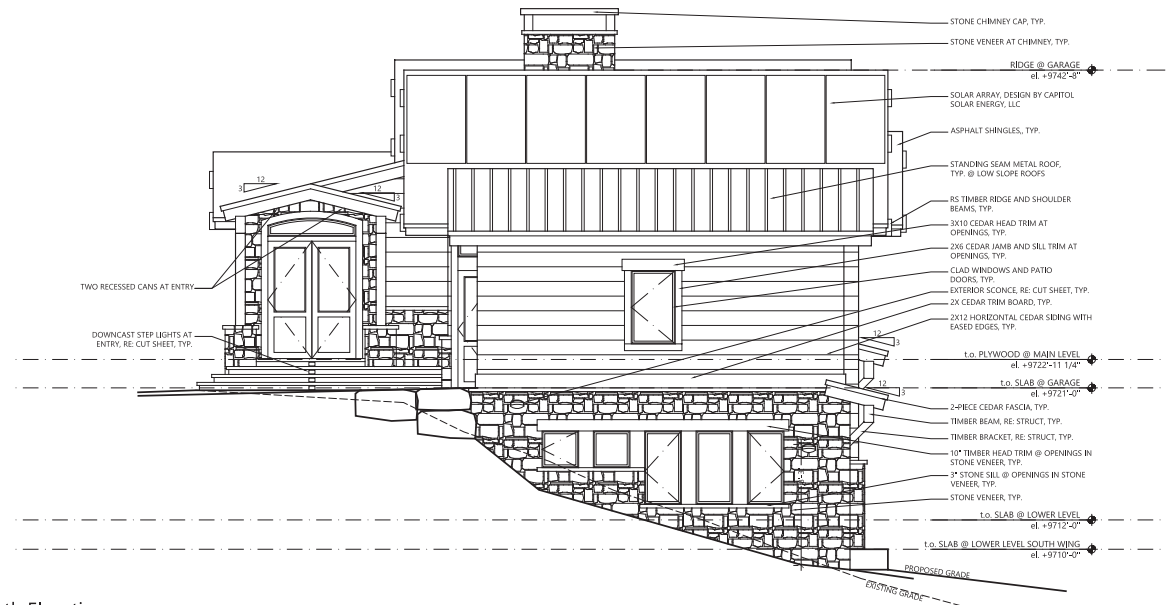
Issue Date:
Mar. 13, 2017 - ToB
Mar. 8, 2017 - ToB
Mar. 2, 2017
Mar. 1, 2017
Feb. 28, 2017
Feb. 24, 2017
Feb. 16, 2017
Feb. 6, 2017

Title:
Site Plan

Sheet:
A1.1
 Project No:
 21616



2 East Elevation
1/4" = 1'-0"



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

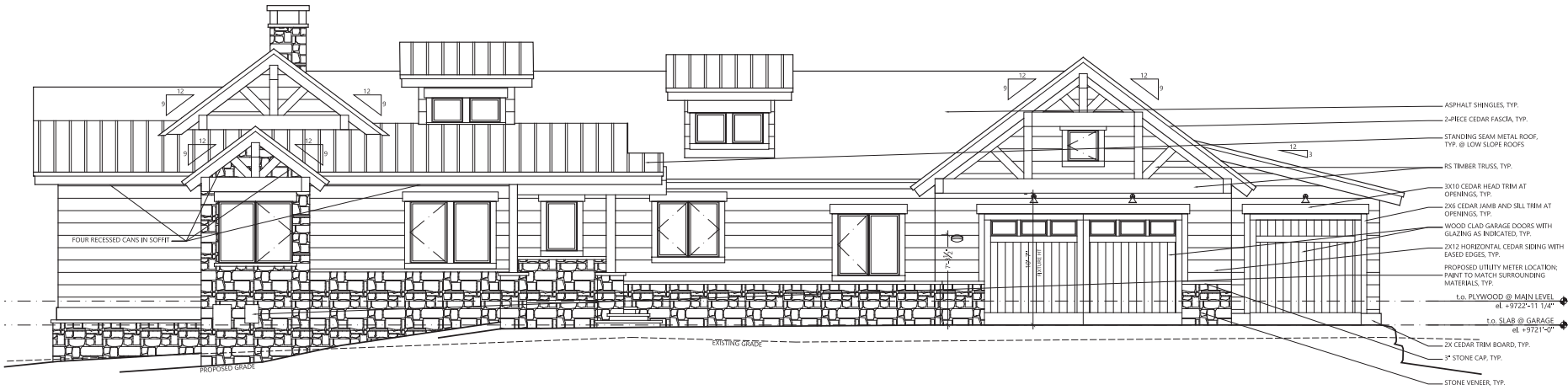
Revisions:

No.	Description

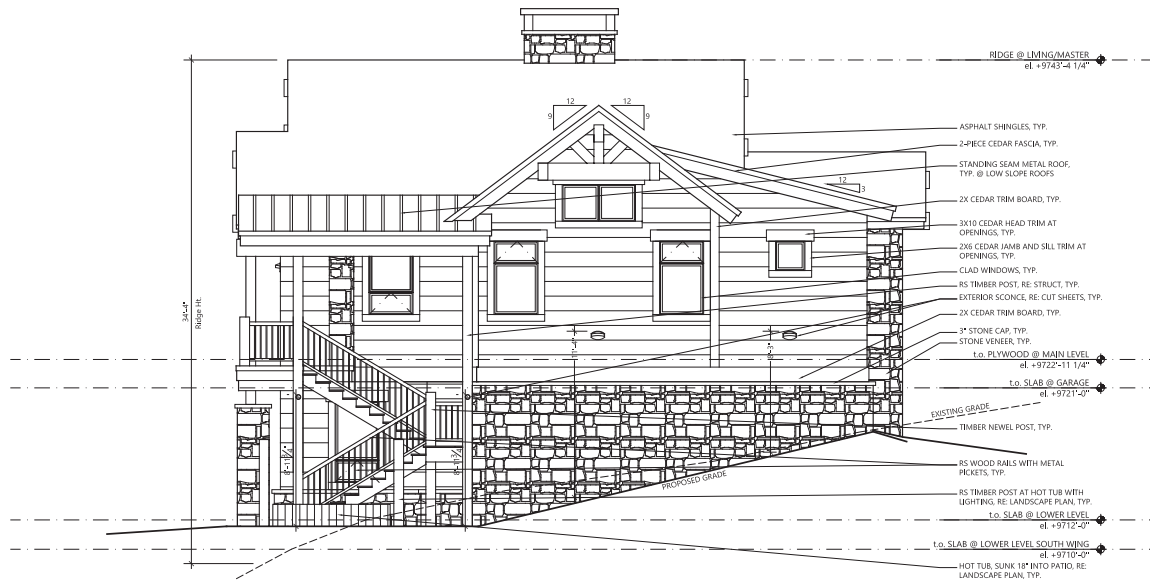
Issue Date:
Mar. 13, 2017 - ToB
Mar. 8, 2017 - ToB
Mar. 1, 2017
Mar. 1, 2017
Feb. 28, 2017
Feb. 24, 2017
Feb. 16, 2017

Title:
Building Elevations

Sheet:
A3.1
Project No:
21616



2 West Elevation
1/4" = 1'-0"



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

Revisions:

Issue Date:
Mar. 13, 2017 - ToB
Mar. 8, 2017 - ToB
Mar. 1, 2017
Feb. 28, 2017
Feb. 24, 2017
Feb. 16, 2017

Title:
Building Elevations

Sheet:
A3.2
Project No:
21616

Planning Commission Staff Report

Subject: Lincoln Grill
(Class A Development, Preliminary Hearing; PL-2017-0030)

Proposal: The proposal is for a two-story building with a basement containing a total of 2,678 sq. ft. of restaurant space.

Project Manager: Chris Kulick, AICP

Date: February 14, 2017 (for the meeting of March 21, 2017)

Applicant/Owner: GHW Associates – Jon Gunson

Agent: Jon Gunson, Custom Mountain Architecture

Address: 112 Lincoln Avenue

Legal Description: Lot 41, Bartlett and Shock Subdivision

Lot 5 Site Area: 0.061 acres (2,678 sq. ft.)

Land Use District: 18.2: 1:1 FAR, Commercial and 20 UPA, Residential

Historic District: Core Commercial - Character Area #6

Site Conditions: The property slopes downhill towards the south west at a rate of about 8%. The site is vacant and a portion of the Courthouse Parking lot encroaches onto the north portion of the site (378 sq. ft.). Native vegetation covers the rest of the site (2,300 sq. ft.). The Town sidewalk encroaches into the south side of the lot. There is a platted pedestrian easement along the north and east sides on the property that upon construction of a walkway will provide access from Lincoln Avenue to the Courthouse Lot. Additionally there is a parking easement located on the northern edge of the property that is dedicated to the Town and County. This easement credits the property for 3 spaces. A Town light pole and parking meter is located on the property. They will need to be moved to Town property with this application.

Adjacent Uses: North: Courthouse Parking Lot West: Salt Creek Saloon
South: Lincoln Avenue East: Blue Front Bakery

Density: Allowed (1:1 FAR, Commercial): 2,678 sq. ft.
Proposed density: 2,678 sq. ft.

Above Ground: In Character District 6: Core Commercial, above ground density is not restricted.

Mass: Allowed (No mass bonus for commercial): 2,678 sq. ft.
Proposed mass: 1,888 sq. ft.

Height (measured to the top of the parapet):

Recommended: 26' (30' max)
Proposed: 23'-10 3/4"

Parking:

Required:
Restaurant Use (3.5/1,000 SF): 9.373 spaces
Proposed (on-site): 3.00 spaces (per Mutual Easement)
To be purchased in Parking Service Area: 6.373 spaces

Setbacks:

Required (Absolute/ Relative): 0'

Proposed:
Front: 1' 6"
Sides: 2' and 0"
Back: 23"

Consensus Points from the January 17, 2017 Work Session

- Sandstone used as the primary exterior material does not meet the intent of Design Standard 225.
- The overall height and openings on the metal cornice and trim do not comply with Design Standard 228.
- The solid to void ratio of the second story, of the front façade, needs less glass and a taller height to width ratio for the windows, to comply with Priority Design Standards 95, 96 and 222.

Changes Since January 17, 2017 Work Session

1. Wall Materials – the upper level exterior finish has changed from sandstone to lap siding.
2. Upper Level Windows – the windows have been revised to have a more historic profile.
3. Upper Level Solid to Void Ratio – the upper level window area has been reduced 8%.
4. Building Height – the building height has been reduced by 6” on the side cornice and 10” on the center arch.
5. Cornice Height – cornice height has been reduced by 12” from 36” to 24”.
6. Cornice Openings – cornice openings have been reduce from 12” H x 18” W (216 sq. in.) to 10” H x 14” W (140 sq. in.) which is a reduction of 54% .

Staff Comments

Land Use (Policies 2/A & 2/R): Land Use District 18-2 suggests both residential and commercial uses. The applicant intends to have the building serve as a restaurant. Staff has no concerns with the proposed use.

Density/Intensity (3/A & 3/R)/Mass (4/R): The building’s four levels total 2,678 square feet of commercial use. This matches the maximum allowed density based on commercial use. Staff has no concerns with the density for the proposed use.

The maximum allowed mass is also 2,678 square feet. The proposed mass is 1,888 square feet. Staff has no concerns.

The Social Community (24/A):

B. Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

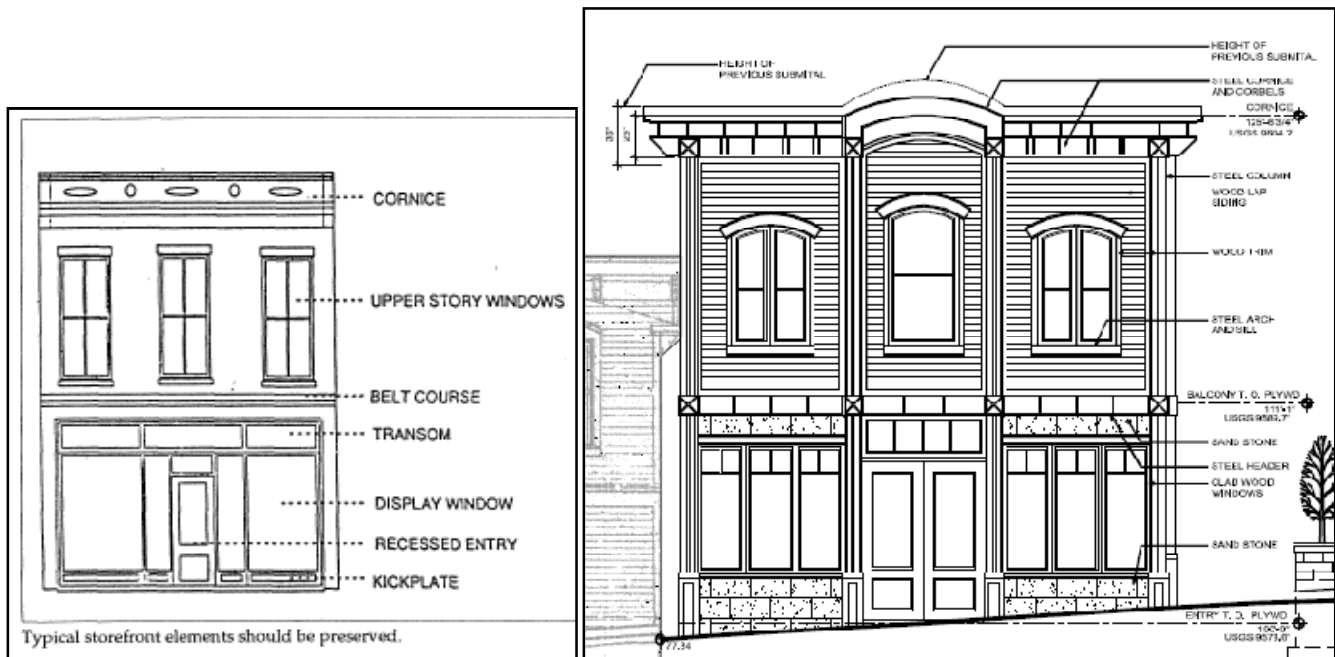
Since this policy addresses the design criteria found in the Handbook of Design Standards for the Historic and Conservation Districts along with the individual Character Areas, discussion of all historic details will be reviewed here.

Elevations: The typical building details for this Character Area included large display windows at the street level with simple smaller rectangular windows above. Historically, the upper level of a building exhibited more solid than the typical solid-to-void ratio we see in other Districts.

Section 4.3 of the Handbook of Design Standards for the Historic and Conservation Districts describes the specific building components found on typical historic commercial buildings found in Breckenridge. This is exhibited in the illustration below and compared with the proposed front facade:

Illustration From Handbook

Proposed Front Facade



The proposed building shows a recessed entrance store-front design, with storefront windows, sandstone kick plate and sandstone above transom windows on the lower level with wood lap siding with arched windows on the second story. Staff finds that these all abide with the Handbook of Design Standards.

The design of the rear and side elevations remain unchanged from the design the Commission was supportive of at the work session. Staff has no concerns with the form.

Building Materials: The applicant has changed the primary second story building material from sandstone to wood 4" reveal lap siding to comply with the design standards of the Core Commercial Character Area.

Design Standard 225 states *"Maintain the present balance of building materials found in the Core Commercial Area."* and further emphasizes;

- *"Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically."*
- *"Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered."*

Staff believes the switch to wood 4" reveal lap siding on the second story brings the design into compliance with Design Standard 225. Does the Commission agree?

Windows: At the work session several Commissioners expressed concern over the lack of solid to void ratio on the second story. In comparison to the design reviewed at the work session, the windows in the present design have been revised to have a more historic profile and more narrow height to width ratio. Overall, the upper level window area has been reduced by 8%.

Priority Design Standard 95 states *"The proportions of window and door openings should be similar to historic buildings in the area"* and that *"this is an important design standard."* Priority Design Standard 96 further emphasizes the importance of window proportions, *"Use a ratio of solid to void that is similar to those found on historic and supporting buildings."* The importance of windows is again repeated in Priority Design Standard 222, *"Maintain the alignment of upper story windows."*

Staff supports the modifications made to the second story elevation as shown to abide with Priority Design Standards 95, 96 and 222. Does the Commission agree?

The elevations also show arched upper level window heads, rather than a simple rectangle. Historic arched windows do exist in Town, but simple rectangular windows are more prevalent on upper levels of commercial buildings. Arched windows are seen on some historic buildings such as the Breckenridge Grand Vacations Community Center and new construction on the Centennial Bank Building next door (116 Lincoln Ave.) and the Rounds building (137 S. Main St.). At the last hearing we heard most Commissioners were okay with the arched windows.

Design Standard 223 states: *"Maintain the pattern created by upper story windows."*

- *"Windows of a similar size and shape to those found historically should be used, and other façade elements that establish the same pattern should be incorporated."*

Since this is new construction and there is established precedent, both from historic buildings and new construction, we believe the arched windows on the second story are acceptable as long as they adhere to recommended solid to void ratios. Does the Commission concur?

Ornament and Detail: Based on the Commission’s feedback the applicant has modified the cornice and trim detail of the building. Specifically, the cornice height has been reduced by 12” from 36” to 24” and the cornice openings have been reduce from 12” H x 18” W (216 sq. in.) to 10” H x 14” W (140 sq. in.) which is a reduction of 54% compared to the design reviewed at the work session.

Design Standard 228 states “*Use ornament and detail that will reinforce the established pedestrian character of the area.*” and additionally specifies:

- “*In particular, windows, details, ornaments and cornice moldings reoccur frequently and are encouraged to enhance visual interest.*”

Staff appreciates the applicant’s modifications to the ornamentation which reduces their overall scale. Staff further notes the Handbook also states “*Contemporary interpretations of traditional details may be considered.*” Staff supports the modifications made to the ornamentation and detail to abide with Design Standard 228. Does the Commission agree?

Site Plan: The project follows the historic settlement pattern for this block (Priority Design Standard 4). It also matches the Town grid (Priority Design Standard 5). Staff believes that the new construction reinforces the unity of the block (Priority Design Standard 8).

All parking is located at the rear of the lot in a portion of the site and a small portion of the existing Courthouse Parking Lot (discussion below). Landscaping (Design Standard 213) has been kept to a minimum along the street edge to be harmonious with the functions of the Core Commercial Character Area.

At the work session, the Commission was supportive of placing the building as currently shown on the site plan. This positioning is similar to other buildings located in the Core Commercial Area, having little to no side yards. The proposal maintains a strong “building wall” along the sidewalk per the Core Commercial design standards, complying with Priority Design Standard 210.

Building Height (6/A & 6/R): The suggested building height for this Land Use District is two stories (26 feet). The Handbook of Design Standards further stipulates building heights are limited to 30 feet for the Core Commercial Character Area. Measuring to the top of the parapet (because the design features a flat roof), the proposed building is 23’-10 3/4” tall. Staff has no concerns with the proposed building height.

Placement of Structures (9/A & 9/R): As a commercial use, zero setbacks are allowed. The submitted plans show setbacks of 1’-6” from the front property line facing Lincoln Avenue, the building being attached to the Salt Creek Restaurant on the Westside, 2’ from the east property line facing the pedestrian easement and 22’ from the north property line bordering the Courthouse Parking Lot. Staff has no concerns with the placement of the structure.

Access / Circulation (16/A & 16/R; 17/A): There is a platted public pedestrian easement (Reception No. 921521) along the north and east sides on the property that provides access from Lincoln Avenue to the Courthouse Lot.

A portion of the hard surface walkway on Lot 40 was completed in 2011 and was awarded positive points under this policy as part of the development review. The remaining portion of the walkway on

Lot 41 will be completed as part of this development. The proposed walkway is 5'-6" wide and is located adjacent to the building facilitating pedestrian access to the Court House Parking Lot.

Past Precedent

1. The Elk, PC#2014041, 7/15/2014. Plan included a paved mid-block crossing through the site. Positive three (+3 points) were awarded.
2. Blue Front Bakery, PC#2007140, 7/15/2008. Provided one half of the proposed mid-block connection between Lincoln Avenue and the Court House Parking Lot. Positive six (+6 points) were awarded. The current application will provide the other half of this connection.
3. Bison Crossing, PC#2008052, 6/17/2008. Provided a mid-block connection between Main Street and the East Sawmill Parking Lot. Positive three (+3 points) were awarded.

Based on past precedent for constructing mid-block public access, staff recommends positive three (+3) points under Policy 16/R. Staff believes positive three (+3) points is appropriate because the majority of past mid-block connections have been awarded positive (+3) three points and additionally the improvements provided by project complete the work initially constructed by the Blue Front Bakery project.

Snow Removal and Storage (13/R): The applicants propose 82 sq. ft. (25%) of snow stacking for the 328 sq. ft. of proposed impervious surfaces. The rear parking lot is maintained by the Town as stipulated in the existing easement. Staff has no concerns.

Parking (18/A & 18/R): The on-site parking is located in the rear of the property and screened from Lincoln Avenue. Access to the parking is through the two existing Courthouse Parking Lot access points (the entrance off of Lincoln Avenue and the Alley from Wellington Road).

The proposal shows 3 onsite parking spaces. These spaces are allowed to encroach onto the south edge of the Courthouse Parking Lot because of the easement and may be exclusively used by the owner until a time when the Town and County elect to build a parking structure, and then the property would carry credit for 3 parking spaces in the Parking Service Area. The remaining required parking (6.373 spaces) will be purchased per the Service Area requirements. This will be a condition of approval.

“The sharing of common driveways leading from public streets or alleyways to off street parking facilities by more than one use or parcel of land is encouraged, whether the parking facilities be joint or separate.”

Past Precedent

1. Stella's Hungry Horse, PL-2016-0605. 1/3/2017. Shared driveway. Positive one (+1) point was awarded.
2. Wakefield Interpretive Site, PC#2013109. 1/7/2014. Shared driveway. Positive one (+1) point was awarded.
3. Epic on French, PC#2013113. 12/3/2013. Shared driveway. Positive one (+1) point was awarded.
4. Entrada at Breckenridge, PC#2009025. 7/21/2009. Shared driveway. Positive one (+1) point was awarded.

Staff recommends the allocation of positive one (+1) point under Policy 18/R because the onsite parking is accessed from shared access points.

Open Space (21/R): Commercial areas are encouraged to provide a minimum of 15% open space or incur negative points.

“It is encouraged that all commercial (nonresidential) developments or the commercial portions of multiuse developments contain at least fifteen percent (15%) of their land area in natural, improved or functional open space, exclusive of roadways, parking lots, sidewalks, decks, or small landscaping strips.”

Past Precedent

5. Struve Building, PC#2001109. 4.1% of site is open space. Negative three (-3) points were awarded.
6. Haney Building, PC#2011035. 3% of site is open space. Negative three (-3) points were awarded.

Staff recommends the allocation of negative three (-3) points under Policy 21/R because only 6.9% of the site (186 sq. ft.) is designed as open space.

Landscaping (22/A & 22/R): Requirements for any landscaping in the Core Commercial Area is limited. Design Standard 214 states that the majority of plantings within the property should be native while perennial plantings may be used as accents. There is no requirement for substantial planting in this Character Area. The applicant proposes a landscape buffer of spruce trees behind the building to provide screening from the adjacent parking lot and using planters along the walkways to beautify the site while still allowing full pedestrian access to the walkways. Staff is supportive of the landscape concept.

Site Suitability (7/R) And Site Design (8/R): Since this proposal is in the Core Commercial Area of Town and no significant natural features exist on the lot, there are no related portions of this policy that are applicable to this proposal.

Refuse (15/R): All developments are encouraged to provide for the safe, functional and aesthetic management of refuse. Refuse for this development will be accommodated by an existing waste facility located behind the Town Square Mall that is shared by the surrounding uses (Town Square Mall, and the Blue Front Bakery tenants). We have no concerns.

Drainage (27/A & 27R): Drainage for the site will be handled through an existing storm sewer line that is located within the pedestrian easement. The applicant paid for these drainage improvements as part of the mutual easement described previously.

Social Community / Employee Housing (24/R): Since the development is less than 5,000 square feet in density, no employee housing is required. Staff has no concerns.

Utilities Infrastructure (26/A & 26/R; 28/A): All necessary utilities are located in the adjacent ROWs. Staff has no concerns.

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

Negative points are incurred for:

- Policy 21/R Open Space: Negative three (-3) points because only 6.9% of the site (195 sq. ft.) is designed as open space.

Positive points are awarded for:

- Policy 16/R Internal Circulation: Positive three (+3) points for providing a public mid-block crossing.
- Policy 18/R Parking: Positive one (+1) point because the onsite parking is accessed from shared access points.

Staff Recommendation

Since the work session, Staff has met with the applicant to address the concerns expressed by the Commission. We feel the key issues have been well addressed. We have the following questions for the Commission:

1. Is the Commission comfortable with the solid void ratio on the second level?
2. Does the Commission believe Design Standard 228 has been met in regards with the changes to the metal cornice and trim detail?
3. Is the Commission supportive of the preliminary point analysis?
4. Does the Commission have any additional comments on the proposed project design?

Pending any substantial changes, Staff suggests this application return for a final hearing.

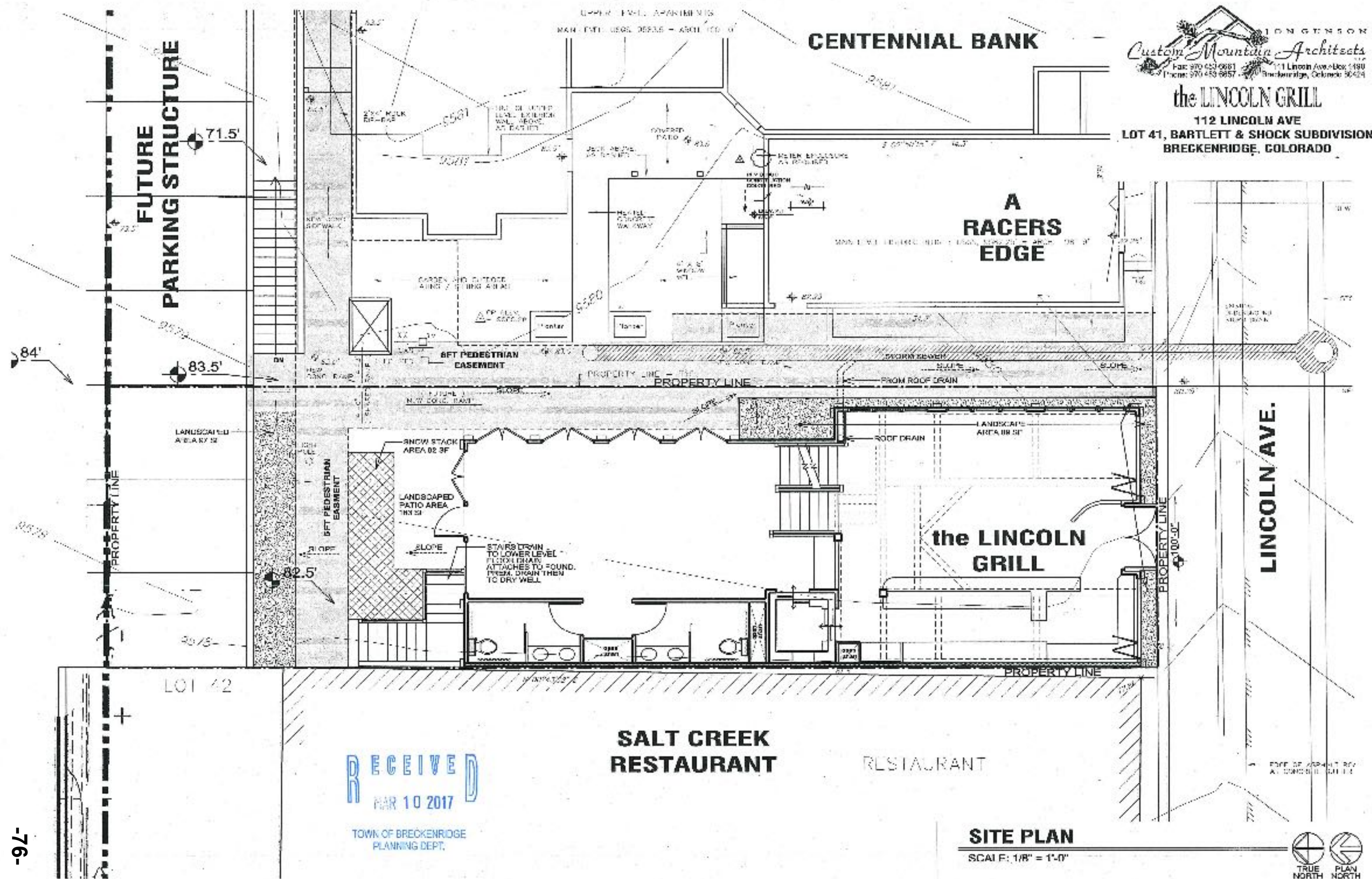
Final Hearing Impact Analysis				
Project:	Lincoln Grill	Positive Points	+4	
PC#	PL-2017-0030			
Date:	3/14/2017	Negative Points	- 3	
Staff:	Chris Kulick, AICP			
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)	+3	Mid-block pedestrian connection
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)	+1	Shared driveway that serves more than one property.
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)	-3	6.9% is Open Space (<15%)
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		

42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

the LINCOLN GRILL

112 LINCOLN AVE
 LOT 41, BARTLETT & SHOCK SUBDIVISION
 BRECKENRIDGE, COLORADO



RECEIVED
 MAR 10 2017

TOWN OF BRECKENRIDGE
 PLANNING DEPT.

SALT CREEK RESTAURANT

RESTAURANT

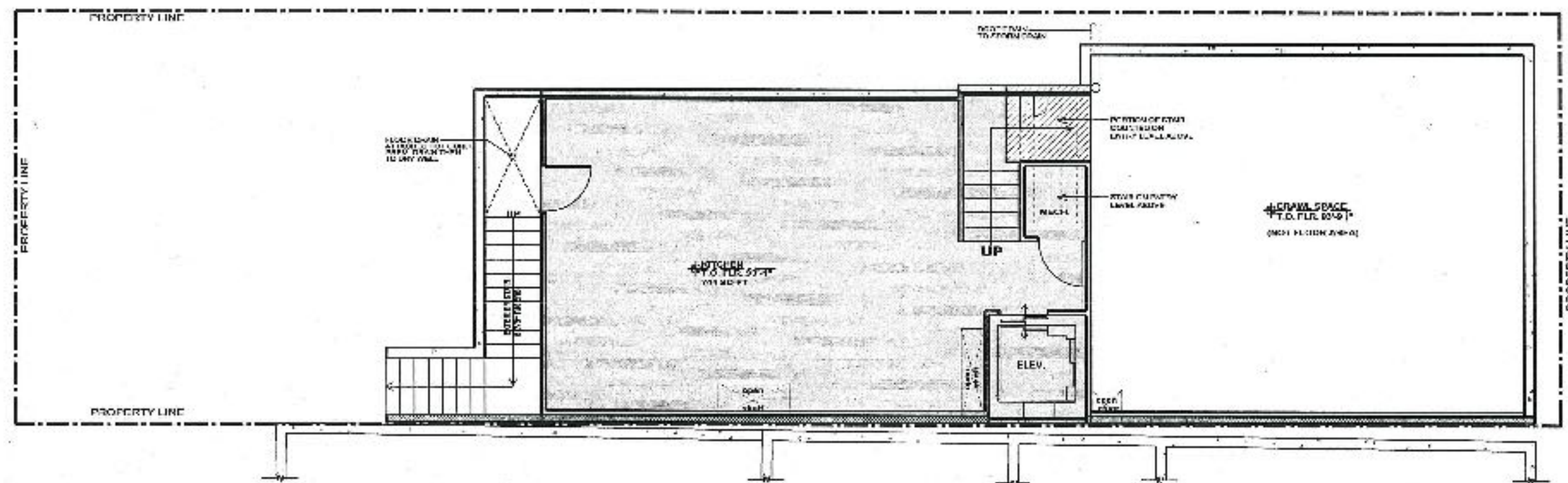
SITE PLAN

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



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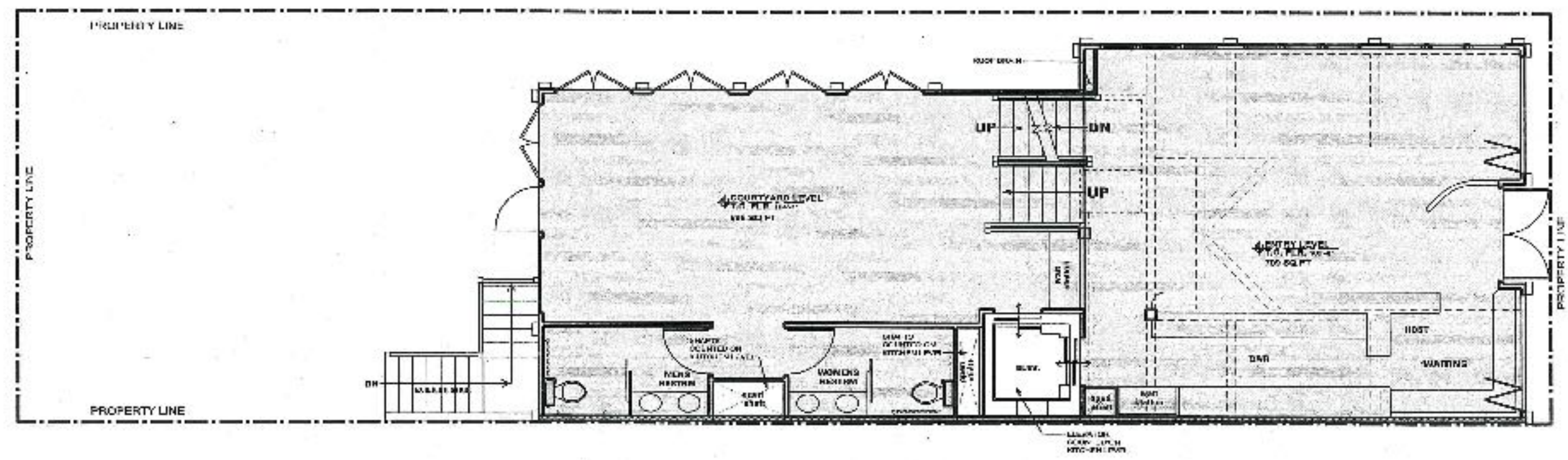


TOTAL GROSS AREA ALLOWED 2676 SQ. FT.

KITCHEN LEVEL	(with kitchen, elev, & mech)	744 SQ FT
ENTRY LEVEL	(with bar & stairs)	709 SQ FT
COURTYARD LEVEL	(with restrooms)	698 SQ FT
BALCONY LEVEL		527 SQ FT
TOTAL SQ FT PROPOSED		2678 SQ FT

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BRECKENRIDGE, COLORADO



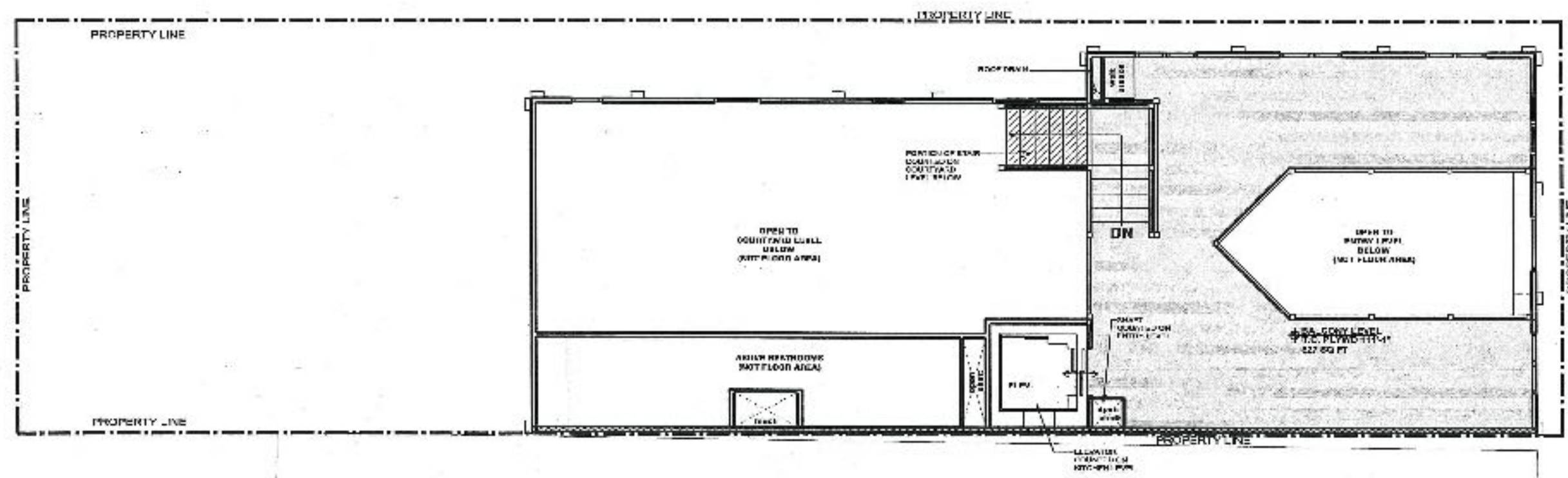
ENTRY LEVEL FLOOR PLAN


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



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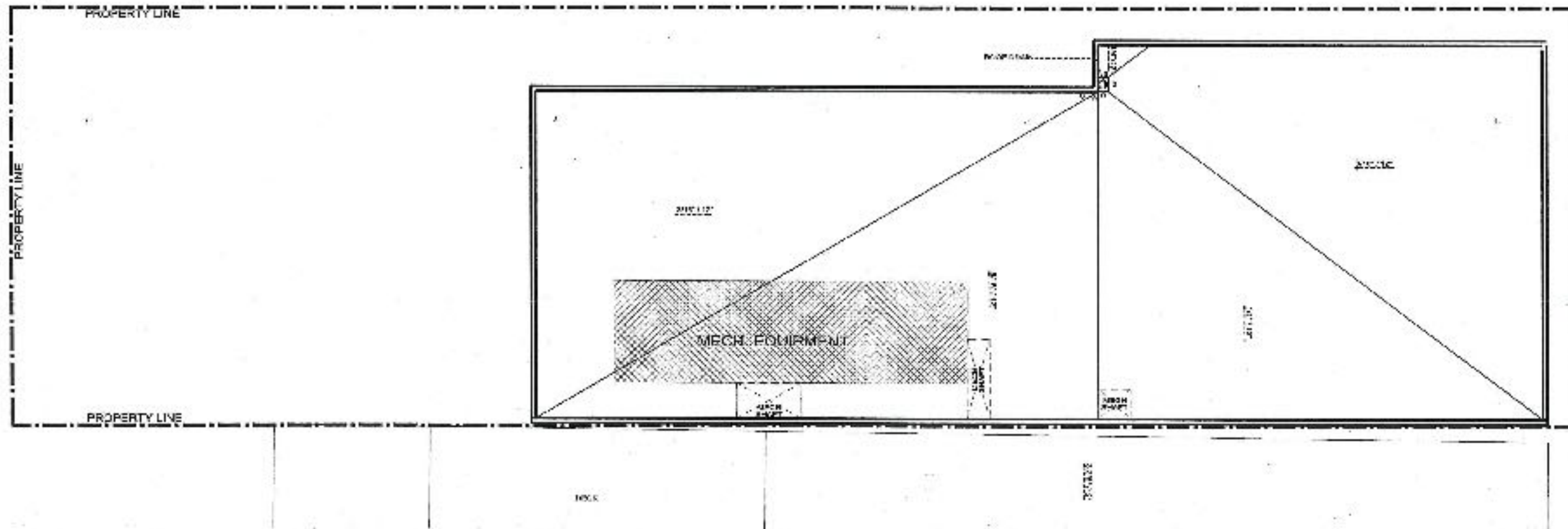



BALCONY FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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ROOF PLAN

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



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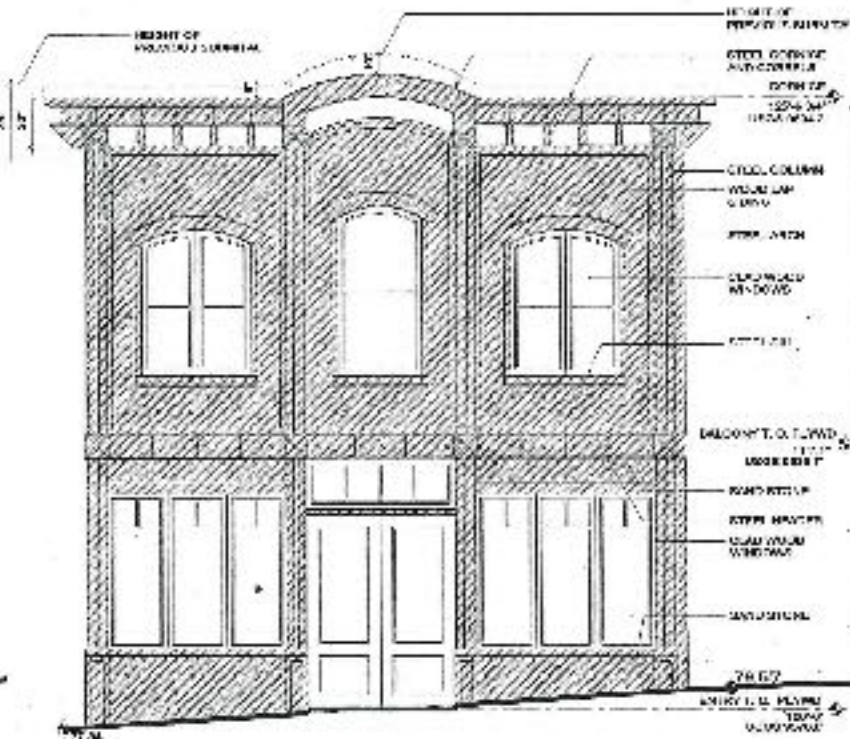
SALT CREEK BUILDING

UPPER TOTAL SURFACE	728.58 SQ FT	
UPPER SOLID AREA	616.43 SQ FT	= 85%
UPPER WINDOW AREA	112.13 SQ FT	= 15%



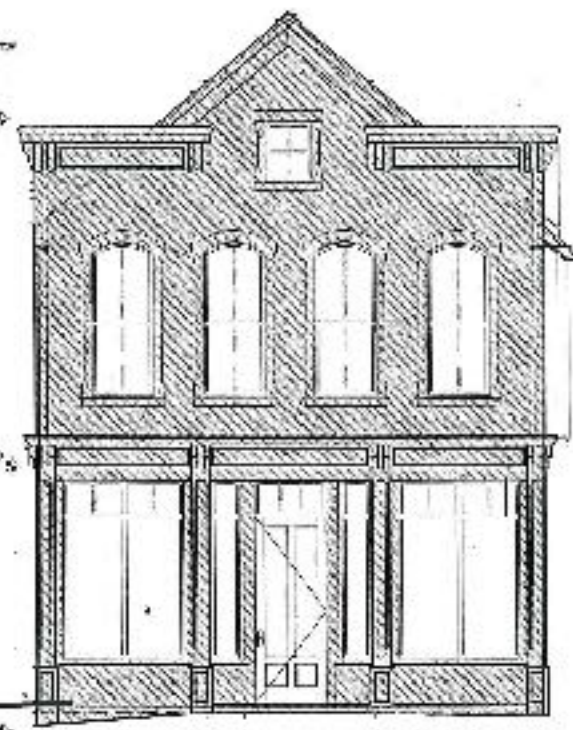
ORIGINAL (1/17/17) ELEVATION

UPPER TOTAL SURFACE	343.57 SQ FT	
UPPER SOLID AREA	259.89 SQ FT	= 76%
UPPER WINDOW AREA	83.68 SQ FT	= 24%



REVISED ELEVATION

UPPER TOTAL SURFACE	344.78 SQ FT	
UPPER SOLID AREA	267.49 SQ FT	= 78%
UPPER WINDOW AREA	77.29 SQ FT	= 22%



BLUE FRONT BUILDING

UPPER TOTAL SURFACE	300.52 SQ FT	
UPPER SOLID AREA	227.85 SQ FT	= 76%
UPPER WINDOW AREA	72.67 SQ FT	= 24%

the LINCOLN GRILL

112 LINCOLN AVE
 LOT 41, BARTLETT & SHOCK SUBDIVISION
 BRECKENRIDGE, COLORADO



SOUTH ELEVATION

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

ARCH 100.0' = USGS 9578.6'

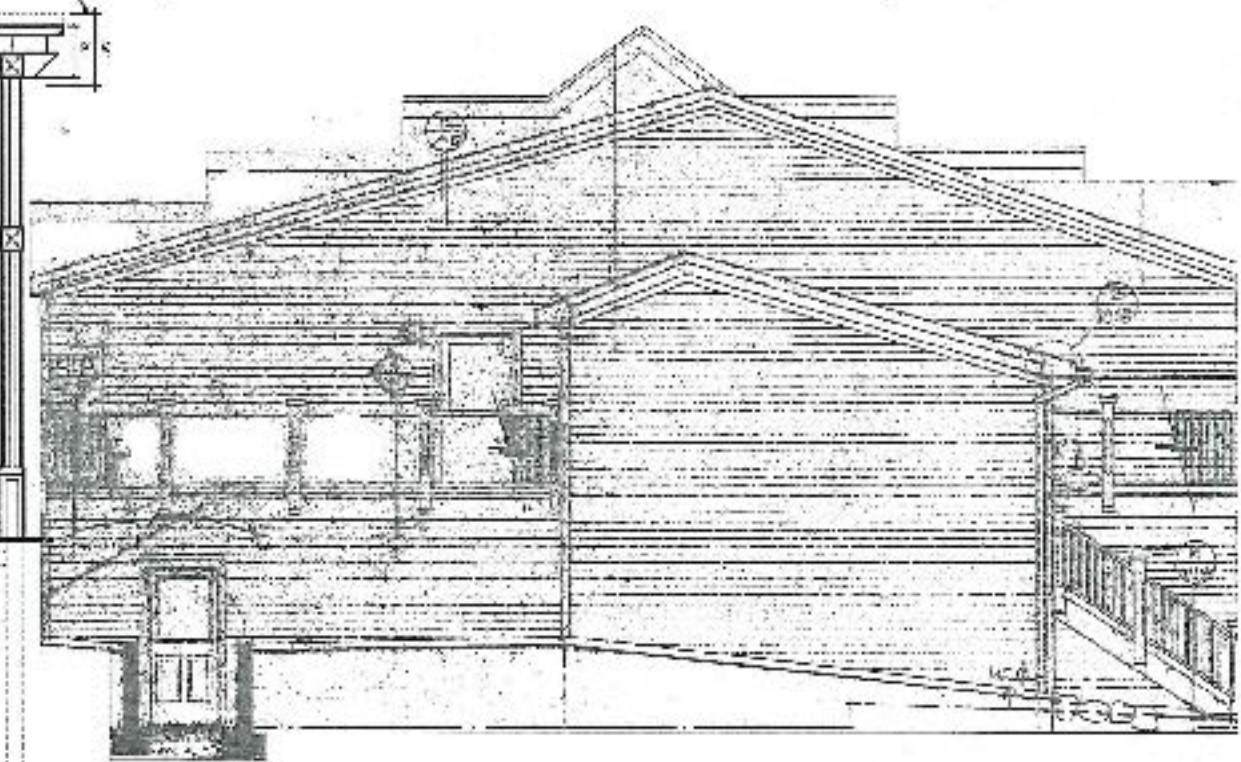
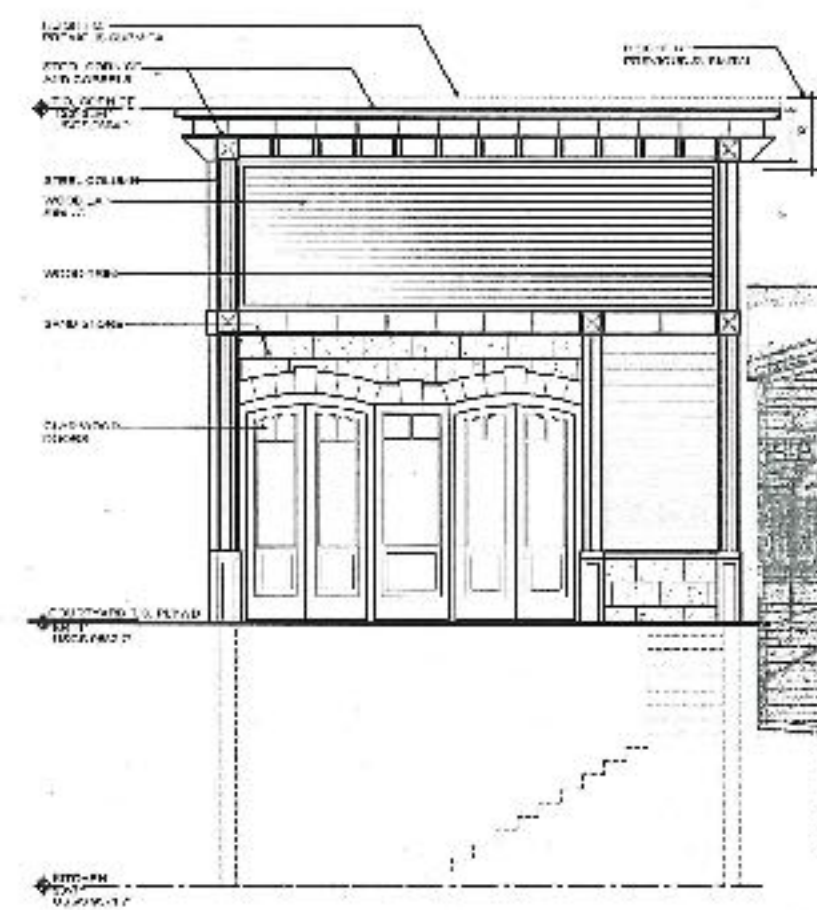


EAST ELEVATION

SCALE: 1/8" = 1'-0" ARCH 100.0' = USGS 9579.0'

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 Custom Mountain Architects

 Fax: 970 453-9161 111 Lincoln Ave. - Box 1400

 Phone: 970 453-6857 Breckenridge, Colorado 80424

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○ PANORAMA VIEWING NORTH



○ PANORAMA VIEWING SOUTH



111 Lincoln Ave. • Box 1490 • Breckenridge, Colorado 80424
Phone: 970-453-6657 • Fax: 970-453-6661

To: The Breckenridge Planning Commission
Re: The Lincoln Grill, 112 Lincoln Ave.

Dear Commission members, I want to thank you for scheduling a work session on January 17th regarding my proposed restaurant building. Your comments have been very helpful and I have made significant revisions to respond to your six primary concerns as shown on our revised drawings.

1. Wall Materials – We have removed the stone on the upper level and changed the wall material to lap siding.
2. Upper Level Window Proportions – We have revised the upper level windows to have a taller height to width ratio.
3. Upper Level Window to Wall Ratio – As shown on the South Elevation, we have reduced the sizes of the upper level windows 8% from our previous submittal. This sheet also shows that the upper level windows on the Salt Creek Building to be 15% of the upper surface, while the Blue Front Building and our 1/17/17 submittal have 24% upper level window surface area. Our present submittal is only 22% window area.
4. Building Height – We have reduced the height of the building by 6" on the side cornice and 10" on the center arch.
5. Cornice Height – Also on the South Elevation, we show a comparison of the cornice heights on Salt Creek, our 1/17/17 submittal, our present submittal, and on Blue Front. This shows that we have reduced our cornice height by 12" from 36" to 24". Our revised 24" cornice matches the height of The Salt Creek and the Blue Front Buildings.
6. Openings in the Cornice – We have also provided an enlarged drawing comparing our cornice on the 1/17/17 submittal to the cornice on our present submittal. This drawing shows the reduced height of the cornice and the reduced size of the openings from 12"H x 18"W (216 sq. in.) to 10"H x 14"W (140 sq in.), which is a reduction of 54%.

We hope you will agree that we have fully responded to each of your concerns in a very positive manner, and that you will approve our Preliminary Submittal.

Thank you,


Jon Gunson, Architect

the LINCOLN GRILL

112 LINCOLN AVE
LOT 41, BARTLETT & SHOCK SUBDIVISION
BRECKENRIDGE, COLORADO



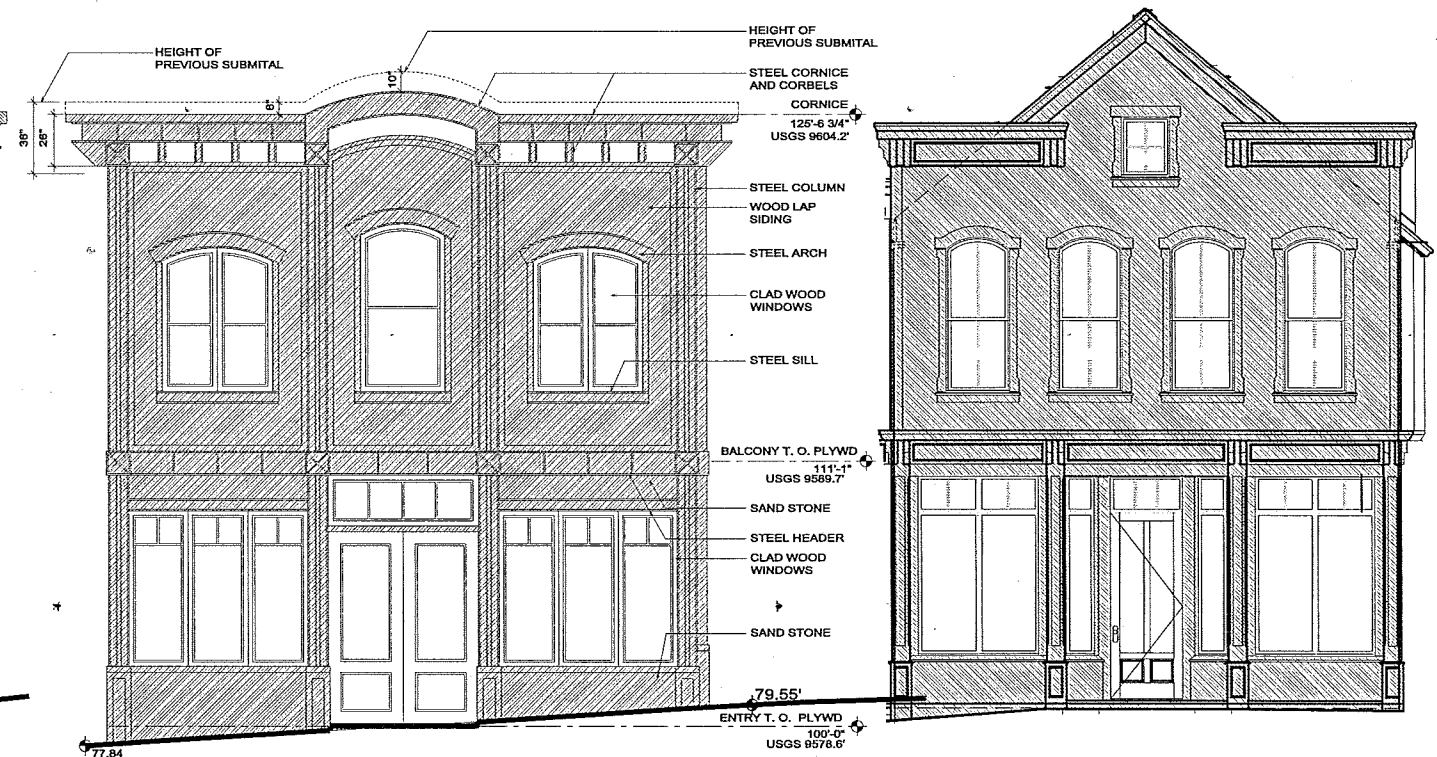
SALT CREEK BUILDING

UPPER TOTAL SURFACE	728.56 SQ FT	
UPPER SOLID AREA	616.43 SQ FT	= 85%
UPPER WINDOW AREA	112.13 SQ FT	= 15%



ORIGINAL (1/17/17) ELEVATION

UPPER TOTAL SURFACE	343.57 SQ FT	
UPPER SOLID AREA	259.89 SQ FT	= 76%
UPPER WINDOW AREA	83.68 SQ FT	= 24%



REVISED ELEVATION

UPPER TOTAL SURFACE	344.78 SQ FT	
UPPER SOLID AREA	267.49 SQ FT	= 78%
UPPER WINDOW AREA	77.29 SQ FT	= 22%

BLUE FRONT BUILDING

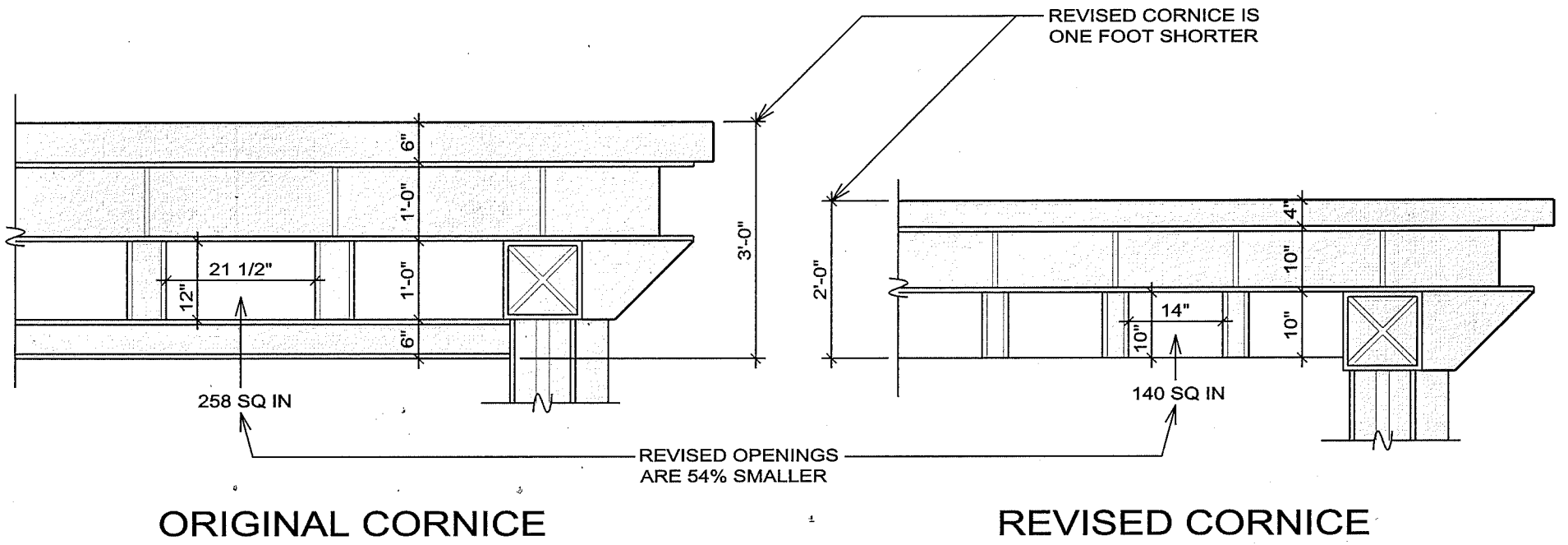
UPPER TOTAL SURFACE	300.52 SQ FT	
UPPER SOLID AREA	227.85 SQ FT	= 76%
UPPER WINDOW AREA	72.67 SQ FT	= 24%

SOUTH ELEVATION

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

the LINCOLN GRILL

112 LINCOLN AVE
LOT 41, BARTLETT & SHOCK SUBDIVISION
BRECKENRIDGE, COLORADO



**REDUCED HEIGHT OF CORNICE
AND REDUCED SIZE OF OPENINGS**

SCALE: 1/2" = 1'-0"

Planning Commission Staff Report

- Subject:** Breckenridge Epic Discovery (Peak 8 Fun Park) Master Sign Plan and Variance Request (Class B Minor, Combined Hearing; PL-2017-0037)
- Proposal:** To install various wayfinding and informational signage to be utilized during the summer seasons at the base of Peak 8. None of the signs will have any lighting as the activities occur during daylight hours. After the summer season, all of the signage and structures will be removed and stored and then returned the following summer season.
- The variance request is for:
1. Providing Seasonal Signage which is not defined in the Sign Code as either permanent or temporary (8-2-3: Definitions).
 2. Providing Directional Signage (8-2-3: Definitions) that is not associated with a “civic event” and will be displayed longer than four (4) consecutive days.
 3. Providing signage that will exceed 20 square feet in area (8-2-12: Maximum Sign Area).
 4. Providing free standing signage that will be over 10-feet tall (8-2-13: Specific Regulations; Permanent Signs).
- Date:** March 15, 2017 (For meeting of March 21, 2017)
- Project Manager:** Michael Mosher, Planner III
- Applicant/Owner:** Vail Summit Resorts, Inc.
- Agent:** Koye Carlstrom, Project Manager, Vail Resorts
- Address:** 1521 Ski Hill Road
- Legal Description:** A portion of Tract C, Peak 8 Subdivision #1
- Site Area:** A portion of the 108.9 acres (4,743,991 sq. ft.)
- Site Conditions:** This is essentially the base area of the ski slopes and plaza area at Peak 8. During the summer months, the Peak 8 Fun Park is being re-branded as “Breckenridge Epic Discovery” with many of the same attractions; Alpine Slide, Zipline, Bike Trails, Kids Base Camp, Climbing Wall, Lookout Tower, Vista Haus, Gold Runner Coaster, Gem Panning and other activities. Additional seasonal landscaping is also brought to the base area in planters.
- Adjacent Uses:** Multifamily Residential and Recreational

Item History

In the summer months, the base area of Peak 8 has been utilized for summer activities since the early 90's. The Planning Commission has approved the activities listed below. Specific planning case numbers have not been listed as some of these uses are renewed every year.

- 1992 – Breckenridge Stables
- 2003 - Jungle Quest Zip-Line
- 2003 – Alpine Slide
- 2004 – Alpine Slide Photo Booth
- 2004 – Sharpshooter Photo Shed
- 2008 – Maze, Bounce Castle, Mineral Panning, Quad Bungee Trampoline, Gyro, Climbing Wall
- 2010 – Alpine Coaster and Coaster Hut
- 2012 – Added removable landscaping
- 2103 – Twister Zip-Line and Zip-Line Attendant Booth
- 2015 – Kids Base Camp

Vail Summit Resorts and the Town of Breckenridge reached an agreement to provide gondola service from the base of town to Peaks 7&8 in 2002. Beginning in 2003 during the summer months, the smaller activities at the base of Peak 8 morphed into the Peak 8 Fun Park. Since then, numerous attractions have been added over the years expanding the curriculum to its present form. It is a very popular summer attraction for the Town with thousands of visitors every summer. With this application, it is being rebranded as “Breckenridge Epic Discovery”.

With this rebranding, the applicant is seeking improved wayfinding, informational and directional signage at the base area while the Breckenridge Epic Discovery is open in the summer months. Annually, all of the signage will be removed at the closing of the summer season (even the posts for the free standing signs will be removed) and replaced the following year.

All of the proposed signage with the exception of one Donation Sign (see attached plans) is located behind One Ski Hill Place and is not visible from the Ski Hill Road right of way (ROW). The Donation Sign is located just outside the Gondola loading/unloading platform and is not visible from the ROW.

Staff believes the issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

Staff Comments

Per the Development Code:

9-1-19-12A: Policy 12 (Absolute) Signs: All signs shall be in compliance with the provisions of the Breckenridge Sign Ordinance. (Ord. 19, Series 1988).

The Sign Code is under Title 8, Chapter 2, of the Town Code.

Per the Sign Code:

8-2-8: Variances: *Variances from the literal application of the provisions of this chapter may be granted in accordance with the provisions of the Breckenridge development code. (Ord. 23, Series 1989) (emphasis added)*

Per the Development Code:

9-1-11: Variances:

D. Criteria for Approval: Before the commission can grant a variance application, the applicant must prove physical hardship and the commission must find all of the following:

- 1. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.*
- 2. That such special circumstances were not created by the applicant.*
- 3. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.*
- 4. The variance applied for does not depart from the provisions of this chapter any more than is required. (Ord. 19, Series 1988)*

(Please see attached Variance Findings for detail on the individual variances and related criteria described below in this report.)

The applicant is seeking four variances to the Sign Code as the Breckenridge Epic Discovery site covers a large outdoor area with a variety of activities, pathways and it caters to hundreds of guests at one time. The applicant believes that with an upgraded wayfinding signage master plan, the guest experience could be enhanced as well as streamline the operations over the property. This would allow guest services and information staff to be available to assist with more pressing operational items. The proposed signage design and layout would be easy to read from a distance as Epic Discovery is spread over more than one hundred acres. It is intended to provide wayfinding to multiple locations and activities from multiple vantage points and locations - alleviating the guests from guessing how to navigate the area.

Section 9-1-19-47/A, “Policy 47 (Absolute) Fences, Gates and Gateway Entrance Monuments:

This policy defines Gateway Entrance Monuments as:

A manmade structure, usually at the vehicular or pedestrian entrance to the site, which defines the entrance, and includes vertical structures at the access point.

The proposed Welcome Sign consists of one large sign with supports spanning the walkway off the Gondola platform. There are several access points to the Breckenridge Epic Discovery. One will see the area immediately after exiting the gondola or entering the upper plaza from any of the abutting access points from One Ski Hill Places or from the Grand Colorado on Peak 8 buildings. It functions as “welcome” and “goodbye” signage to the site.

As this is not the defining entrance to the site, Staff believes this policy is not applicable with this application and instead classifies it as a sign.

Variance #1: 8-2-3: Definitions – Temporary Signage, Permanent Signage and Civic Events. The applicants are proposing that all signage and associated structures would be up seasonally and would be

completely removed at the end of the summer season and stored. Then, after the ski season, the signage would be returned for the summer months.

Per the Code:

Temporary Sign: A sign which is intended for a definite and limited period of display and which is not permanently affixed to a structure or sign structure.

Temporary signs are prohibited in Town unless they are associated with a civic event and abide with a series of other criteria.

As defined in the Sign Code:

Civic Event: Any type of race, parade, show, competition, entertainment or community activity to which the general public is invited, either expressly or by implication.

Other portions of the Sign Code describe civic events as having banners identifying sponsors for a race, parade, show, competition. Much like the annual Duck Races, Ski Swap, etc. that are hung across Main Street. The Breckenridge Epic Discovery is a for profit business. Staff does not believe this qualifies as a civic event as described in the Sign Code.

Seasonal signage is not addressed in the Sign Code. As the Epic Discovery signage is only for the summer months and for the applicant's business, it is only needed part of the year. For the ski season, all of the signage must be removed for the purpose of the winter activity functions. The Epic Discovery is not a civic event. To have it placed as permanent signage would create a hardship for the applicants.

Though "Permanent Signs" are not defined under the definitions section of the code, they are regulated with the specific uses.

8-2-13: Specific Regulations; Permanent Signs:

The following regulations shall apply to the specific permanent signs as indicated. The total area of these signs shall be counted against the total allowable sign area provided in section 8-2-12 of this chapter.

8-2-13: Specific Regulations; Permanent Signs:

- A. Awnings
- B. Community Information Boards
- C. Cutout Letters/Painted Letters
- D. Directory Signs
- E. Double Faced Signs
- F. Freestanding Signs
- G. Hotel And Condominium Signs
- H. Projecting Or Hanging Signs
- I. Subdivision Entrance Signs
- J. Wall Signs
- K. Permanent Window Signs
- L. Monument Signs
- M. Statuary Signs

Staff supports providing a variance to provide seasonal signage which is not defined as either a permanent or temporary sign, or associated with a civic event in the Town's Sign Ordinance due to the uniqueness of the site and the use.

Variance #2: Section 8-2-3: Directional Signage: *“(a) temporary, nonilluminated sign used to provide assistance in locating a civic event.”*

*DIRECTIONAL SIGN: A **temporary**, nonilluminated sign used to provide assistance in locating a civic event.*

As the proposed signage is not temporary as defined in the Sign Code, Staff supports providing a variance to provide seasonal signage which is not defined as a directional temporary signage in the Town's Sign Ordinance.

Variance #3: 8-2-12 (B1): Maximum Sign Area: Per this section of the Sign Code, the total allowable sign area is established by measuring the “building frontage” and utilizing 66% of that length as the area. With no building associated with this application, Staff utilized the site frontage along the base area for this measurement. This equates to 800-linear feet of site area ($800 \times 0.66 = 528$ square feet) which results in 528-square feet of total allowable sign area. This application is proposing a total of 315.3 square feet. Staff has no concerns about the total allowed sign area.

Under this section of the Code, a limitation on the sign area for any one sign is limited to 20-square feet.

B. Limitations:

- 1. No more than twenty (20) square feet of signage per business may be visible from any one location.*
- 2. Except as specifically provided in this chapter, the area of any one sign shall not exceed twenty (20) square feet. ***

***5. A freestanding sign used to identify a master planned project of three (3) or more buildings or development sites may exceed the twenty (20) square foot limit established by subsection 8-2-12B of this chapter. The maximum allowable size of any such sign shall be determined by the commission...*

The applicant is seeking a variance to this provision of the Code for the following signs:

1. Welcome Signage is proposed at the edge of the One Ski Hill Place paved plaza area and main entry to the recreational area. This sign is proposed as a major node or focal point to the many activities. It can also function as a meeting place for the guests. The sign will be made of wood and be double faced with a total of 44.8 square feet of sign area per side. A separate “Welcome Center” will be located adjacent to the arch with information about all of the activities available at the base area.
 - a. A larger sign area is being requested because of the need to have an easily identifiable focal point for the vast area encompassed by the park. This will make wayfinding easier and clearer as guests arrive to the area. It will also function as a meeting node/icon for the general area.
2. Title Signs: #1 (Rip's Ride to Breck Flyer Zip Line), #2 (Kids Base Camp) and #3 (Alpine Slide). Each of these signs will equal 23.56 square feet and are larger to provide wayfinding to multiple locations and activities from a multiple vantage points and locations throughout the activities area.

- a. A larger sign area is being requested because of the need to have an easily identifiable focal point for the vast area encompassed by the park.
3. Coaster Sign (at Gold Runner Coaster). This sign is 26.78 square feet and will be placed on the gable end of the coaster entry/queuing area and shelter at the base of the coaster.
 - a. A larger sign area is being requested because of the need to have an easily identifiable focal point for the vast area encompassed by the park.

The Epic Discovery area is for people of all ages over a large area of land. There is no specific use or activity for the proposed signage. All of the signage is both directional and informational. Further, the variance is needed to safely and effectively allow the visiting guests to enjoy the numerous activities on the site. Numerous larger and taller signs are needed over the entire area of the Peak 8 Fun Park. The Peak 8 Fun Park is a completely unique site within the Town.

Staff supports granting a variance for this provision of the Code.

Variance #4: 8-2-13 (F3) Freestanding Signs.

This section limits the height of a freestanding sign located outside the Conservation District to 10 feet. The applicant is proposing 17 freestanding signs taller than ten feet (10').

Again, wayfinding amongst the various activities here is important for the guest experience. With this number of people, providing easy to read signage from a distance will provide wayfinding from multiple locations and to activities from a multiple vantage points and locations.

The proposed welcome sign to the Breckenridge Epic Discovery is the focal point and entry/exit as described above.

Similar to the reasons above, numerous larger and taller signs are needed over the entire area of the Peak 8 Fun Park. The Peak 8 Fun Park is a completely unique site within the Town.

Staff supports granting a variance for this provision of the Code.

9-1-17-3: Point Analysis: As Policy 12, Signs, is an absolute policy and there is no related relative policy, so no negative points were assigned in association with the variance request. If the Planning Commission supports the requested variances from the absolute policies, the proposal would pass the point analysis with a passing score of zero (0) points.

Staff Recommendation

The Epic Discovery (Fun Park) is a great addition to all of the summer events the guests of Breckenridge can enjoy in the summer months. Additionally, other local businesses benefit from the visitors to Peak 8.

The Planning Department recommends the Commission support the four variances from Absolute Policy 12 (Signs) requested by the applicants and approve the Breckenridge Epic Discovery (Peak 8 Fun Park) Master Sign Plan and Variance Request (PL-2017-0037) showing a passing score of zero (0) points along with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Breckenridge Epic Discovery (Peak 8 Fun Park) Master Sign Plan and Variance	Positive Points	0	
PC#	PL-2017-0037			
Date:	3/15/2017	Negative Points	0	
Staff:	Michael Mosher, Planner III			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	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		Variance sought for: 1. Providing Seasonal Signage which is not defined in the Sign Ordinance as either permanent or temporary (8-2-3: Definitions). 2. Providing Directional Signage (8-2-3: Definitions) that is not associated with a "civic event". 3. Providing signage that will exceed 20 square feet in area (8-2-12: Maximum Sign Area). 4. Providing free standing signage that will be over 10-feet tall (8-2-13: Specific Regulations; Permanent Signs).
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		

15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - 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		
50/A	Wireless Communications Facilities	Complies		

TOWN OF BRECKENRIDGE

Breckenridge Epic Discovery (Peak 8 Fun Park) Master Sign Plan and Variance
A portion of Tract C Peak 8 Subdivision #1
1521 Ski Hill Road
PL-2017-0037

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

FINDINGS (Exhibit 'A')

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 15, 2017** 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 21, 2017** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. See attached Variance Findings for detail of the requested variances.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. 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 **March 28, 2020**, 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 completion for the project covered by this permit. The determination of whether a certificate of completion 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. 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

8. Applicant shall submit proof of ownership of the project site.
9. 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.
10. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, 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.
11. 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.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

12. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
13. 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.
14. 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.

15. 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.**
16. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

VARIANCE FINDINGS:

1. Section 8-2-3 of the Town's Sign Ordinance defines a "sign," in pertinent part, as:

Any medium, including its structure and component parts, . . . which is used or intended to be used to attract attention to the subject matter for the purpose of advertising or proposing a commercial transaction and which is visible by the general public from any public right of way, or any public area. "Visible" means capable of being seen, whether or not capable of being read, without visual aid by a person of normal acuity.

2. Pursuant to the definition of a sign, for a particular sign to be subject to regulation by the Town Sign Ordinance, the sign must be: (i) used or intended to be used to attract attention to the subject matter for the purpose of advertising or proposing a commercial transaction; and (ii) visible by the general public from any public right of way, or any public area.

3. The Applicant's signage to be covered by the proposed Master Sign Plan will be used or will be intended to be used to attract attention to the signage for the purpose of advertising or proposing a commercial transaction related to the Applicant's Breckenridge Epic Discovery (Peak 8 Fun Park) located at 1521 Ski Hill Road.

4. The term "public area" is defined in Section 8-2-3 as follows:

Any outdoor place to which the public or a substantial number of the public has access, including, but not limited to, highways, transportation facilities, schools, **places of amusement**, parks, playgrounds and the outdoor common areas of public and private buildings and facilities.

(emphasis added)

5. The area where the applicant's signage is proposed to be located is a "place of amusement", and is therefore a "public area" as defined in Section 8-2-3.
6. Although most of the applicant's proposed signage will not be visible by the general public from a public right of way, such signage will be visible from a public area.
7. The Applicant's signage described in the proposed Master Sign Plan is subject to regulation under the Town's Sign Ordinance.

8. A "master sign plan" is defined in Section 8-2-3 as follows:

A sign plan of any multiple use office or commercial building which includes the number, size, description and location of all signs located, or to be located, in or upon such property.

9. The term "master sign plan" is further defined by Section 8-2-11A of the Town's Sign Ordinance which requires "all buildings containing three (3) or more separate businesses" to obtain a master sign plan.

10. Although the applicant's property that is to be covered by the proposed master sign plan described in the Application is not an office or commercial building, and does not contain 3 or more separate business, the applicant has voluntarily requested the issuance of a master sign plan for its property described in the Application and, further, because of its unique size and nature, such property can be granted a master sign plan if the application complies with the applicable requirements of the Town's Sign Ordinance.
11. Section 9-1-1947A, "Policy 47 (Absolute) Fences, Gates and Gateway Entrance Monuments," regulates, among other things, "gateway entrance monuments."
12. A "gateway entrance monument" is defined in Section 9-1-5 of the Development Code as:

A manmade structure, usually at the vehicular or pedestrian entrance to the site, which defines the entrance, and includes vertical structures at the access point.
13. One of Applicant's proposed signs to be covered by the Master Sign Plan is an arch style "welcome sign." The primary purpose of such sign is not to define the entrance to Applicant's Breckenridge Epic Discovery (Peak 8 Fun Park). As such, the welcome sign is not a gateway entrance monument as defined in Section 9-1-5 of the Development Code and, therefore, no variance from the requirements of Section 9-1-1947A, "Policy 47 (Absolute) Fences, Gates and Gateway Entrance Monuments," is required in connection with this Application.
14. Section 8-2-12 of the Town's Sign Ordinance describes the maximum allowed sign area for signs regulated by the ordinance. Under Section 8-2-12 the maximum allowed sign area is determined by measuring the "building frontage" and using 66% of that length as the maximum allowed sign area. In this Application, however, there is no building associated with the Application. Staff utilized the site frontage along the base area for the measurement. This equates to 800-linear feet, which results in 528-square feet of total allowable sign area [800 x .66 = 528]. The Planning Commission finds and determines that the staff's methodology for determining the maximum allowed sign area for this Application is appropriate given the unusual circumstances surrounding this Application.
15. The Applicant has requested multiple variances from the requirements of the Town's Sign Ordinance as described below. There is no limit on the number of variances applications an applicant can request.

VARIANCES

1. The Application seeks variances from the following provisions of the Town's Sign Ordinance:
 - A. Providing seasonal signage which is not defined in the Town's Sign Ordinance as either permanent or temporary (Section 8-2-3: Definitions).
 - B. Providing directional signage (Section 8-2-3: Definitions) that is not associated with a "civic event".

- C. Providing signage that will exceed 20 square feet in area (8-2-12B1: Maximum Sign Area).
- D. Providing free standing signage that will be over 10-feet tall (8-2-13F3: Specific Regulations; Permanent Signs).

2. Section 8-2-8 of the Sign Ordinance provides as follows:

Variations from the literal application of the provisions of this chapter may be granted in accordance with the provisions of the Breckenridge development code.

Therefore, the variance provisions of the Development Code apply to the Applicant's various requests for variances from the requirements of the Town's Sign Ordinance

3. A variance is defined in Section 9-1-5 of the Development Code as follows:

VARIANCE: A finding by the approving agency that, although a proposed development is not in strict compliance with an absolute policy, to deny the development permit would result in "undue hardship" as defined by law. No relief from compliance with an absolute policy shall be granted except upon findings that:

- A. the failure to implement the absolute policy is of insignificant proportions; and
- B. the failure to implement the absolute policy will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy; and
- C. there are exceptional circumstances applicable to the specific development which do not apply generally to other properties in the same district or neighborhood.

4. A variance request under the Town's Sign Ordinance should be treated as a request for a variance from an absolute policy under Section 9-1-5 of the Development Code.

5. Section 9-1-11 of the Development Code sets forth the Town's general rules for the granting of a variance from the provisions of the Development Code.

6. Paragraph (A)(1) of Section 9-1-11 of the Development Code provides as follows:

A. Purpose/Limitations:

1. In order to prevent or to reduce such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this chapter, variances from

the regulations may be granted. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.

This paragraph establishes one requirement for the granting of a variance.

7. Paragraph D of Section 9-1-11 of the Development Code set forth the additional criteria which must be established by an applicant in order for a variance to be granted. Such paragraph provides as follows:

D. Criteria For Approval: Before the [Planning] Commission can grant a variance application, the applicant must prove physical hardship and the Planning Commission must find all of the following:

1. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.
 2. That such special circumstances were not created by the applicant.
 3. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.
 4. The variance applied for does not depart from the provisions of this chapter any more than is required.
8. The Applicant has requested a variance to provide seasonal signage which is not defined as either a permanent or temporary sign, or associated with a civic event in the Town's Sign Ordinance. With respect to such request, the Planning Commission has received and considered the evidence submitted in connection with the Applicant's request for a variance; and based upon such evidence makes the following findings as required by the definition of a "variance" in Section 9-1-5 of the Development Code:
 - A. Although the proposed development is not in strict compliance with the requirements of the Town's Sign Ordinance with respect to seasonal signage, to deny the development permit would result in "undue hardship" as defined by law.

Reason/Factual Basis for Finding: The Applicant's business for which the signage is to be erected as described in the Application (the Breckenridge Epic Discovery (Peak 8 Fun Park) located at 1521 Ski Hill Road) will only be open on a seasonal basis, and therefore the signage related to such business operation is only needed on a seasonal basis. The areas where the signage proposed in the Master Sign Plan is used at other

times of the year for Applicant's ski area operations, and therefore the signage must be removed each year to make way for the ski area operations. The denial of the requested variance under the circumstances presented would result in an undue hardship to the Applicant.

- B. The failure to implement the requirements of the Town's Sign Ordinance with respect to seasonal signage is of insignificant proportions.

Reason/Factual Basis for Finding: The approval of the requested variance is not a significant deviation from the requirements of the Town's Sign Ordinance.

- C. The failure to implement the requirements of requirements of the Town's Sign Ordinance with respect to seasonal signage will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy.

Reason/Factual Basis for Finding: The approval of the requested variance will not have a substantial detrimental effect on the public good, or substantially impair the intent and purposes of the Town's Sign Ordinance.

- D. There are exceptional circumstances applicable to the Application which do not apply generally to other properties in the same district or neighborhood.

Reason/Factual Basis for Finding: The Applicant's need for the Master Sign Plan and the requested variance are unique because of the vast size and usage of the property upon which the signage will be erected. Such circumstances do not apply to any other property in the affected land use district or neighborhood.

The Planning Commission further finds and determines that there are practical difficulties and unnecessary physical hardships associated with the Application. Such difficulties and hardships are inconsistent with the objectives of Chapter 1 of Title 9 of the Breckenridge Town Code, known as the Breckenridge Development Code. Accordingly, the Planning Commission makes the following additional findings as required by Section 9-1-11 of the Development Code:

- E. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.

Reason/Factual Basis for Finding: See Finding D, above. In addition, the Applicant's business for which the signage is to be erected as described in the Application (the Breckenridge Epic Discovery (Peak 8 Fun Park) located at 1521 Ski Hill Road) will be used for people of all ages over a large area of land. There is no specific use or activity

for the proposed signage. All of the signage is both directional and informational. Further, the variance is needed to safely and effectively allow the vesting guests to enjoy the numerous activities on the site. Numerous larger and taller signs are needed over the entire area of the Peak 8 Fun Park. The Peak 8 Fun Park is a completely unique site within the Town.

F. That such special circumstances were not created by the applicant.

Reason/Factual Basis for Finding: The popularity of the activities at the Peak 8 Fun park over the last 14 years was not anticipated. Further, the availability of the Breck Connect Gondola, partially funded by the Town, has provided increased public accessibility and heightened public demand for services to the base of Peak 8. The need for the signage to be erected by the Applicant pursuant to the proposed Master Sign Plan was not reasonably capable of being anticipated by the Applicant, and is the result of market forces and economic conditions that were not solely caused by the Applicant.

G. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Reason/Factual Basis for Finding: The signage to be erected pursuant to the proposed Master Sign Plan will not be visible from any public right of way and is unlit. There is nothing materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

H. The variance applied for does not depart from the provisions of this chapter any more than is required.

Reason/Factual Basis for Finding: Only 6 of the proposed 19 signs to be covered by the proposed Master Sign Plan require a variance from the requirements of the Town's Sign Ordinance. The remaining signs fully comply with the requirements of the Sign Ordinance.

9. The term "directional signage" is defined in Section 8-2-3 of the Town's Sign Ordinance as: "(a) temporary, nonilluminated sign used to provide assistance in locating a civic event." The Applicant has request for a variance from the requirements of this definition in order to be permitted to display directional signage that is not associated with a "civic event" as described in the Application. With respect to such request, the Planning Commission has received and considered the evidence submitted in connection with the Applicant's request for a variance; and based upon such evidence makes the following findings as required by the definition of a "variance" in Section 9-1-5 of the Development Code:

- A. Although the proposed development is not in strict compliance with the requirement that directional signage be associated with a civic event, to deny the development permit would result in "undue hardship" as defined by law.

Reason/Factual Basis for Finding: See Finding 8A, above.

- B. The failure to implement the requirements of the Town's Sign Ordinance with respect to the requirement that directional signage be associated with a civic event is of insignificant proportions.

Reason/Factual Basis for Finding: See Finding 8B, above.

- C. The failure to implement the requirements of requirements of the Town's Sign Ordinance with respect to the requirement that directional signage be associated with a civic event will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy.

Reason/Factual Basis for Finding: See Finding 8C, above.

- D. There are exceptional circumstances applicable to the Application which do not apply generally to other properties in the same district or neighborhood.

Reason/Factual Basis for Finding: See Finding 8D, above.

The Planning Commission further finds and determines that there are practical difficulties and unnecessary physical hardships associated with the Application. Such difficulties and hardships are inconsistent with the objectives of Chapter 1 of Title 9 of the Breckenridge Town Code, known as the Breckenridge Development Code. Accordingly, the Planning Commission makes the following additional findings as required by Section 9-1-11 of the Development Code:

- E. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.

Reason/Factual Basis for Finding: See Finding 8E, above.

- F. That such special circumstances were not created by the applicant.

Reason/Factual Basis for Finding See Finding 8F, above.

- G. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Reason/Factual Basis for Finding: See Finding 8G, above.

H. The variance applied for does not depart from the provisions of this chapter any more than is required.

Reason/Factual Basis for Finding: See Finding 8H, above.

10. Section 8-2-12B1 of the Town’s Sign Ordinance limits signage that may be displayed per business to a maximum of 20 square feet in area. The Applicant has request a variance from the limitation of Section 8-2-12B1as described in the Application. With respect to such request, the Planning Commission has received and considered the evidence submitted in connection with the Applicant’s request for a variance; and based upon such evidence makes the following findings as required by the definition of a “variance” in Section 9-1-5 of the Development Code:

- A. Although the proposed development is not in strict compliance with the requirements of the Town’s Sign Ordinance with respect to the 20 square foot area limit in Section 8-2-12, to deny the development permit would result in “undue hardship” as defined by law.

Reason/Factual Basis for Finding: See Finding 8A, above.

- B. The failure to implement the requirements of the Town’s Sign Ordinance with respect to the 20 square foot area limit in Section 8-2-12 is of insignificant proportions.

Reason/Factual Basis for Finding: See Finding 8B, above.

- C. The failure to implement the 20 square foot area limit in Section 8-2-12 will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy.

Reason/Factual Basis for Finding: See Finding 8C, above.

- D. There are exceptional circumstances applicable to the Application which do not apply generally to other properties in the same district or neighborhood.

Reason/Factual Basis for Finding: See Finding 8D, above.

The Planning Commission further finds and determines that there are practical difficulties and unnecessary physical hardships associated with the Application. Such difficulties and hardships are inconsistent with the objectives of Chapter 1 of Title 9 of the Breckenridge Town Code, known as the Breckenridge Development Code. Accordingly, the Planning Commission makes the following additional findings as required by Section 9-1-11 of the Development Code:

E. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.

Reason/Factual Basis for Finding: See Finding 8E, above.

F. That such special circumstances were not created by the applicant.

Reason/Factual Basis for Finding: See Finding 8F, above.

G. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Reason/Factual Basis for Finding: See Finding 8G, above.

H. The variance applied for does not depart from the provisions of this chapter any more than is required.

Reason/Factual Basis for Finding: See Finding 8H, above.

11. Section 8-2-13F3 limits the height of a freestanding sign located outside the Conservation District to 10 feet. The location of the Applicant's proposed freestanding sign as described in the Application is outside of the Conservation District. The Applicant has requested a variance from the 10 foot height limitation for free standing signs contained in Section 8-2-13F3 as described in the Application. With respect to such request, the Planning Commission has received and considered the evidence submitted in connection with the Applicant's request for a variance; and based upon such evidence makes the following findings as required by the definition of a "variance" in Section 9-1-5 of the Development Code:

- A. Although the proposed development is not in strict compliance with the requirements of the Town's Sign Ordinance with respect to the 10 foot height limitation for free standing signs contained in Section 8-2-13, to deny the development permit would result in "undue hardship" as defined by law.

Reason/Factual Basis for Finding: See Finding 8A, above.

- B. The failure to implement the requirements of the Town's Sign Ordinance with respect to the 10 foot height limitation for free standing signs contained in Section 8-2-13 is of insignificant proportions.

Reason/Factual Basis for Finding: See Finding 8B, above.

- C. The failure to implement the 10 foot height limitation for free standing signs contained in Section 8-2-13 will not result in substantial detriment to the public good or substantially impair the intent and purposes of the absolute policy.

Reason/Factual Basis for Finding: See Finding 8C, above.

- D. There are exceptional circumstances applicable to the Application which do not apply generally to other properties in the same district or neighborhood.

Reason/Factual Basis for Finding: See Finding 8D, above.

The Planning Commission further finds and determines that there are practical difficulties and unnecessary physical hardships associated with the Application. Such difficulties and hardships are inconsistent with the objectives of Chapter 1 of Title 9 of the Breckenridge Town Code, known as the Breckenridge Development Code. Accordingly, the Planning Commission makes the following additional findings as required by Section 9-1-11 of the Development Code:

- E. There are special circumstances or conditions applying to the land, buildings, topography, vegetation or other matters on the subject lot which would substantially restrict the effectiveness of the development in question; provided, however, that such special circumstances or conditions are unique to the particular use of which the applicant desires a variance and do not apply generally to all uses.

Reason/Factual Basis for Finding: See Finding 8E, above.

- F. That such special circumstances were not created by the applicant.

Reason/Factual Basis for Finding: See Finding 8F, above.

- G. That the granting of the variance will be in general harmony with the purposes of this chapter, and will not be materially detrimental to the persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

Reason/Factual Basis for Finding: See Finding 8G, above.

- H. The variance applied for does not depart from the provisions of this chapter any more than is required.

Reason/Factual Basis for Finding: See Finding 8H, above.

Decisions

IT IS THEREFORE ORDERED as follows:

1. The application of Vail Summit Resorts, Inc. for approval of a permit under the Town's Sign Ordinance for a Master Sign Plan for the Applicant's Breckenridge Epic Discovery (Peak 8 Fun Park) located at 1521 Ski Hill Road, as more specifically described in and as limited by the Application, is hereby is GRANTED, with the Findings and subject to the Conditions set forth on the attached **Exhibit "A"**, which is incorporated herein by reference.

2. The Applicant's requests for a variances from the following requirements of the Breckenridge Sign Ordinance:

1. Providing Seasonal Signage which is not defined in the Sign Ordinance as either permanent or temporary (8-2-3: Definitions).
2. Providing Directional Signage (8-2-3: Definitions) that is not associated with a "civic event".
3. Providing signage that will exceed 20 square feet in area (8-2-12: Maximum Sign Area).
4. Providing free standing signage that will be over 10-feet tall (8-2-13: Specific Regulations; Permanent Signs).

are each GRANTED.


Breckenridge
Epic Discovery
Way Finding Signage
Base of Peak 8
Submittal for TOB
Locations
2.20.2017


BASE OF PEAK 8


- Welcome Center = 1 (5 signs)
- Welcome Sign = 1
- Title Signs = 3
- Title Sign wall mounted = 1 (Coaster)
- Primary Directional = 4
- Secondary Directional = 2
- Donation Designation (mobile) = 1
-

2/20/2017		Epic Discovery - Signage Calculations			Sign Areas - Worksheet	
Sign ID/Name		Street Frontage (Linear feet):	800.00 Linear Feet		Circle (πR^2) - Result in sq. ft.	0.00 Sq. Ft.
		Total Allowed:	528.00 Sq. Ft.		Radius (in inches)	0 INCHES
		Total (from below) Proposed:	315.30 Sq. Ft.		Ellipse ($X \times Y$) π - Result in sq. ft.	0.00 Sq. Ft.
		Remaining (from below)	212.70 Sq. Ft.		Radius X (in inches)	0 INCHES
DD1 - Donation	1	Proposed Sign 1	Single or Double Sided	Submitted Sign Area	Radius Y (in inches)	0 INCHES
		27.20 Sq. Ft.		32.00 Sq. Ft.	Rectangle ($X \times Y$) - Result in sq. ft.	0.00 Sq. Ft.
		Material			Length X (in inches)	0 INCHES
		Sign # 1 Adjusted Final	Wood (HDU), sandblasted, routed, or carved		Length Y (in inches)	0 INCHES
WS1 - Welcome Sign Arch	2	Proposed Sign 2	Single or Double Sided	Submitted Sign Area		
		50.27 Sq. Ft.	Double	89.60 Sq. Ft.		
		Material				
		Sign # 2 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
PD1 - Primary Directional Sign #1	3	Proposed Sign 3	Single or Double Sided	Submitted Sign Area		
		8.64 Sq. Ft.	Double	15.40 Sq. Ft.		
		Material				
		Sign # 3 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
PD2 - Primary Directional Sign #2	4	Proposed Sign 4	Single or Double Sided	Submitted Sign Area		
		8.64 Sq. Ft.	Double	15.40 Sq. Ft.		
		Material				
		Sign # 4 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
PD3 - Primary Directional Sign #3	5	Proposed Sign 5	Single or Double Sided	Submitted Sign Area		
		12.96 Sq. Ft.	Double	23.10 Sq. Ft.		
		Material				
		Sign # 5 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
PD4 - Primary Directional Sign #4	6	Proposed Sign 6	Single or Double Sided	Submitted Sign Area		
		17.28 Sq. Ft.	Double	30.80 Sq. Ft.		
		Material				
		Sign # 6 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
SD1 - Secondary Directional Sign #1	7	Proposed Sign 7	Single or Double Sided	Submitted Sign Area		
		5.16 Sq. Ft.	Double	9.20 Sq. Ft.		
		Material				
		Sign # 7 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
SD2 - Secondary Directional Sign #2	8	Proposed Sign 8	Single or Double Sided	Submitted Sign Area		
		5.16 Sq. Ft.	Double	9.20 Sq. Ft.		
		Material				
		Sign # 8 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
T1 - Title Sign #1 (@ Coaster)	9	Proposed Sign 9	Single or Double Sided	Submitted Sign Area		
		17.67 Sq. Ft.	Double	31.50 Sq. Ft.		
		Material				
		Sign # 9 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
T2 - Title Sign #2 (Kid's Base Camp)	10	Proposed Sign 10	Single or Double Sided	Submitted Sign Area		
		23.56 Sq. Ft.	Double	42.00 Sq. Ft.		
		Material				
		Sign # 10 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
T3 - Title Sign #3 (@Alpine Side)	11	Proposed Sign 11	Single or Double Sided	Submitted Sign Area		
		23.56 Sq. Ft.	Double	42.00 Sq. Ft.		
		Material				
		Sign # 11 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
Coaster Sign (at Coaster)	12	Proposed Sign 12	Single or Double Sided	Submitted Sign Area		
		26.78 Sq. Ft.	Single	31.50 Sq. Ft.		
		Material				
		Sign # 12 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			
1 - Welcome Center #1	13	Proposed Sign 13	Single or Double Sided	Submitted Sign Area		
		7.74 Sq. Ft.	Single	9.10 Sq. Ft.		
		Material				
		Sign # 13 Adjusted Final	Wood (HDU), sandblasted, routed, or carved			


WC-2 - Welcome Center #2	14	9.10 Sq. Ft.	Location Bonus None	Submitted Sign Area
		Proposed Sign 14	Single or Double Sided	
WC-3 - Welcome Center #3	15	4.46 Sq. Ft.	Single	5.25 Sq. Ft.
			Material	
		Sign # 14 Adjusted Final	Wood (HDU), sandblasted, routed, or carved	
			Location Bonus	
		5.25 Sq. Ft.	None	
Proposed Sign 15	Single or Double Sided	Submitted Sign Area		
WC-4 - Welcome Center #4	16	4.76 Sq. Ft.	Single	5.60 Sq. Ft.
			Material	
		Sign # 15 Adjusted Final	Wood (HDU), sandblasted, routed, or carved	
			Location Bonus	
		5.60 Sq. Ft.	None	
Proposed Sign 16	Single or Double Sided	Submitted Sign Area		
WC-5 - Welcome Center #5	17	12.75 Sq. Ft.	Single	15.00 Sq. Ft.
			Material	
		Sign # 16 Adjusted Final	Wood (HDU), sandblasted, routed, or carved	
			Location Bonus	
		15.00 Sq. Ft.	None	
Proposed Sign 17	Single or Double Sided	Submitted Sign Area		
WC-6 - Welcome Center #6	18	15.81 Sq. Ft.	Single	18.60 Sq. Ft.
			Material	
		Sign # 17 Adjusted Final	Wood (HDU), sandblasted, routed, or carved	
			Location Bonus	
		18.60 Sq. Ft.	None	
Proposed Sign 18	Single or Double Sided	Submitted Sign Area		
WC-7 - Welcome Center #7	19	15.71 Sq. Ft.	Double	28.00 Sq. Ft.
			Material	
		Sign # 18 Adjusted Final	Wood (HDU), sandblasted, routed, or carved	
			Location Bonus	
		14.00 Sq. Ft. per Side	None	
Proposed Sign 19	Single or Double Sided	Submitted Sign Area		
WC-7 - Welcome Center #7	19	27.20 Sq. Ft.	Single	32.00 Sq. Ft.
			Material	
		Sign # 19 Adjusted Final	Wood (HDU), sandblasted, routed, or carved	
			Location Bonus	
32.00 Sq. Ft.	None			

 = 1 Welcome Sign


 = Donation Designation

 = 4 PD Signs



 = 1 Welcome Center



 = 2 Secondary Directional



 = 3 Title Signs



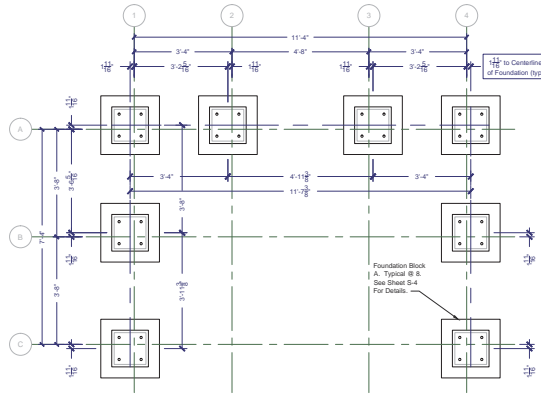
Wall Mount Title on coaster building



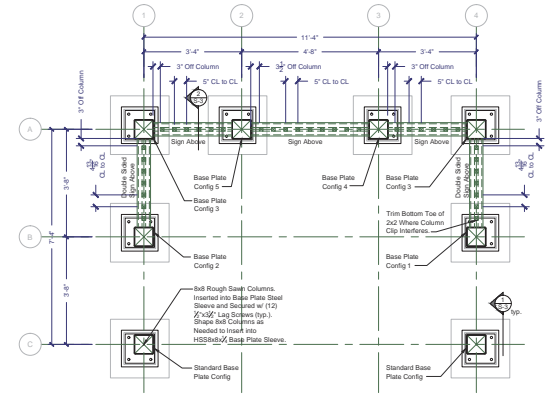
Welcome Center Vicinity Map



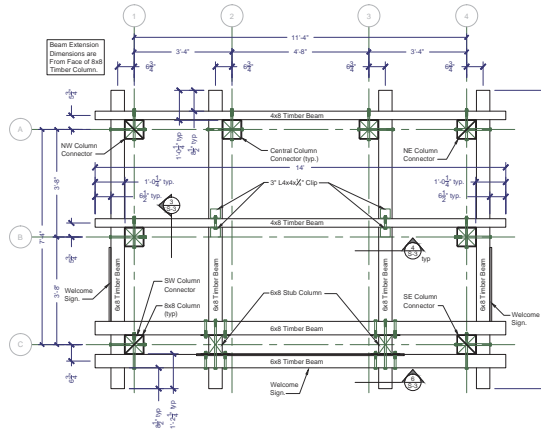
8x12 Welcome Center Isometric View



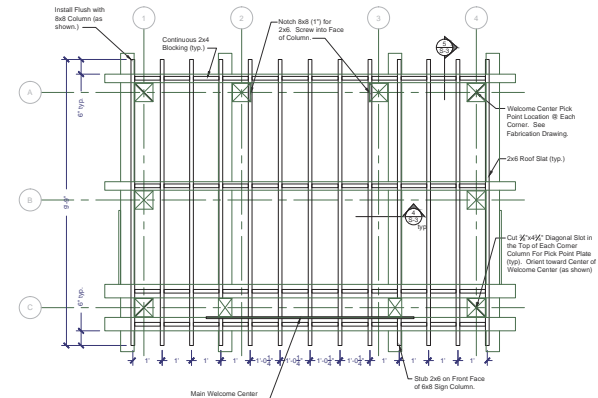
Foundation Layout
SCALE: 1/2" = 1'-0"



Column & Handrail Layout
SCALE: 1/2" = 1'-0"



Primary Roof Framing Layout
SCALE: 1/2" = 1'-0"



Secondary Roof Framing Layout
SCALE: 1/2" = 1'-0"

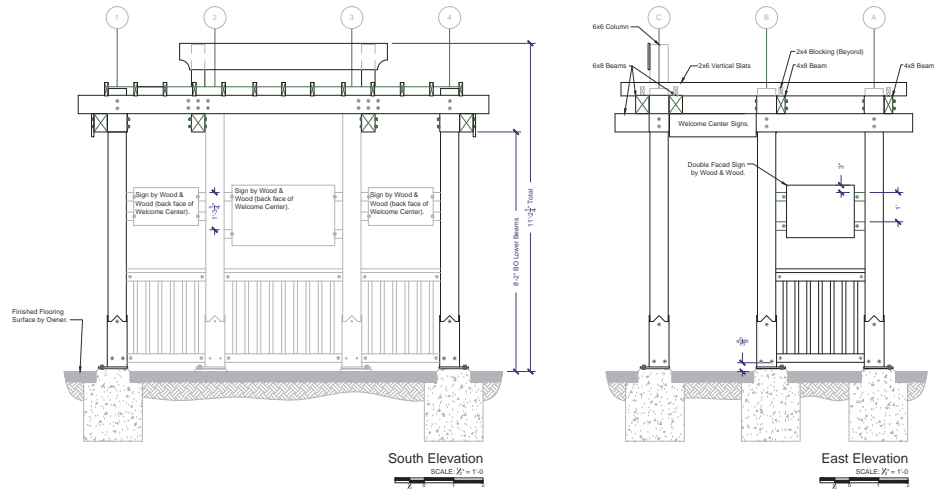
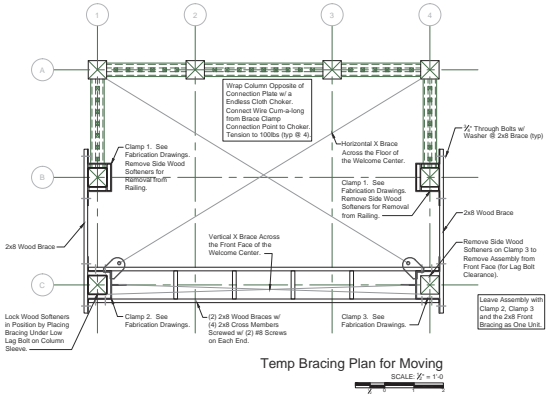
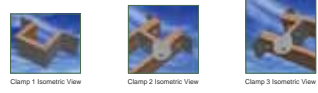
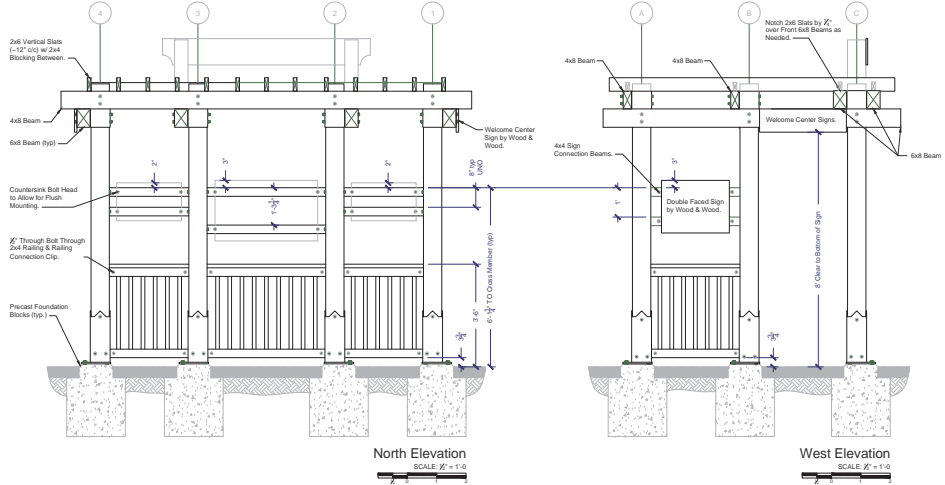
Lower Welcome Center	Rev	DESCRIPTION	BY	DATE
Rev	0	Release for Permitting	JAP	03/27/17
Rev	1	Revised	JAP	
Rev	2	Revised	JAP	
Rev	3	Revised	JAP	
Rev	4	Revised	JAP	
Rev	5	Revised	JAP	
Rev	6	Revised	JAP	
Rev	7	Revised	JAP	
Rev	8	Revised	JAP	
Rev	9	Revised	JAP	
Rev	10	Revised	JAP	
Rev	11	Revised	JAP	
Rev	12	Revised	JAP	
Rev	13	Revised	JAP	
Rev	14	Revised	JAP	
Rev	15	Revised	JAP	
Rev	16	Revised	JAP	
Rev	17	Revised	JAP	
Rev	18	Revised	JAP	
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Rev	35	Revised	JAP	
Rev	36	Revised	JAP	
Rev	37	Revised	JAP	
Rev	38	Revised	JAP	
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Rev	45	Revised	JAP	
Rev	46	Revised	JAP	
Rev	47	Revised	JAP	
Rev	48	Revised	JAP	
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Rev	92	Revised	JAP	
Rev	93	Revised	JAP	
Rev	94	Revised	JAP	
Rev	95	Revised	JAP	
Rev	96	Revised	JAP	
Rev	97	Revised	JAP	
Rev	98	Revised	JAP	
Rev	99	Revised	JAP	
Rev	100	Revised	JAP	

Breckridge Epic Discovery
Welcome Center
Vail Resorts Development Company

TRAWAY
ENGINEERING, LTD.
P.O. BOX 308
10700 WOODMOUNT ROAD
WOODMOUNT, CO 81602
(970) 468-5338 FAX 970-468-5338



Bracing Plan for Moving Welcome Center



Lower Welcome Center Elevations and Bracing Plan	DATE: 03/27/17	BY: JAP
Scale: 1/2" = 1'-0"	ENG: JAP	REV: DESCRIPTION
LOE #: 003-110	0. Release for Permitting	
Rev: Epic Disc Welcome Center - 6x8 Beams.dwg		
Breckinridge Epic Discovery Welcome Center		
Vail Resorts Development Company		
TRAMWAY ENGINEERING, LTD.		
P.O. BOX 288		
(970) 463-5387 FAX 963-5738		
WOOD 91002		

BRECKENRIDGE BOTTOM OF PEAK 8 PERGOLA

CAT - 18



109" X 12 1/2"

QTY = ONE / ONE FACED



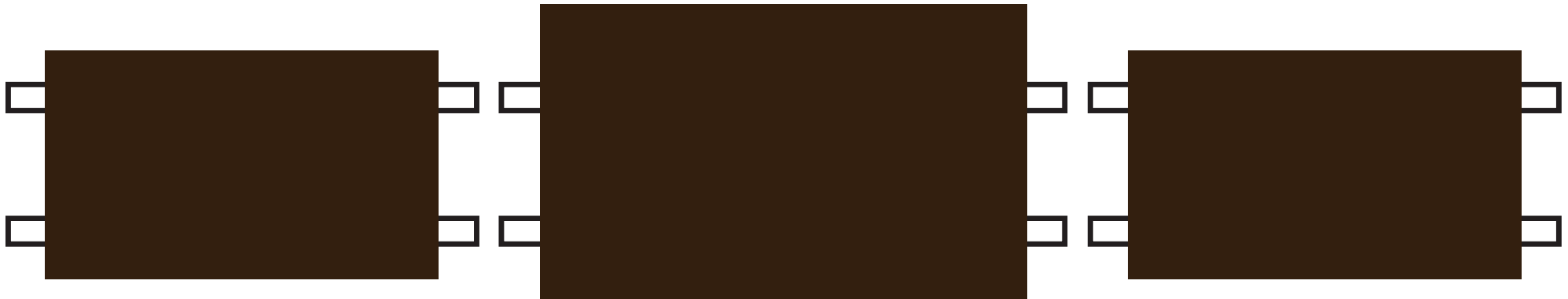
QTY = ONE / ONE FACED

54 1/4" X 14"



QTY = TWO / ONE FACED

41" X 10 1/2"



QTY = ONE / ONE FACED
48 1/2" X 28"

QTY = ONE / ONE FACED
60" X 36"

QTY = ONE / ONE FACED
48 1/2" X 28"



QTY = FOUR / ONE FACED
36" X 28"

PERGOLA LO REZ BOTTOM
PEAK 8 SIGNAGE R2

SCALE: 1" = 1 FOOT
JANUARY 19, 2017

notes

GW - 4A
 BRECKENRIDGE
 EPIC DISCOVERY
 BOTTOM OF PEAK 8
 BASE OF GONDOLA
 PRIMARY
 WELCOME SIGN
 EXTERIOR
 POST MOUNT
 AREA = 46.3 SQ. FT.
 QTY = ONE
 TWO-FACED

client

VAIL RESORTS

scale

1/2" = 1' - 0"

file name

BRECK BOG BOTTOM OF PEAK 8
 PRIMARY WELCOME SIGN

date

02/14/17

drawing

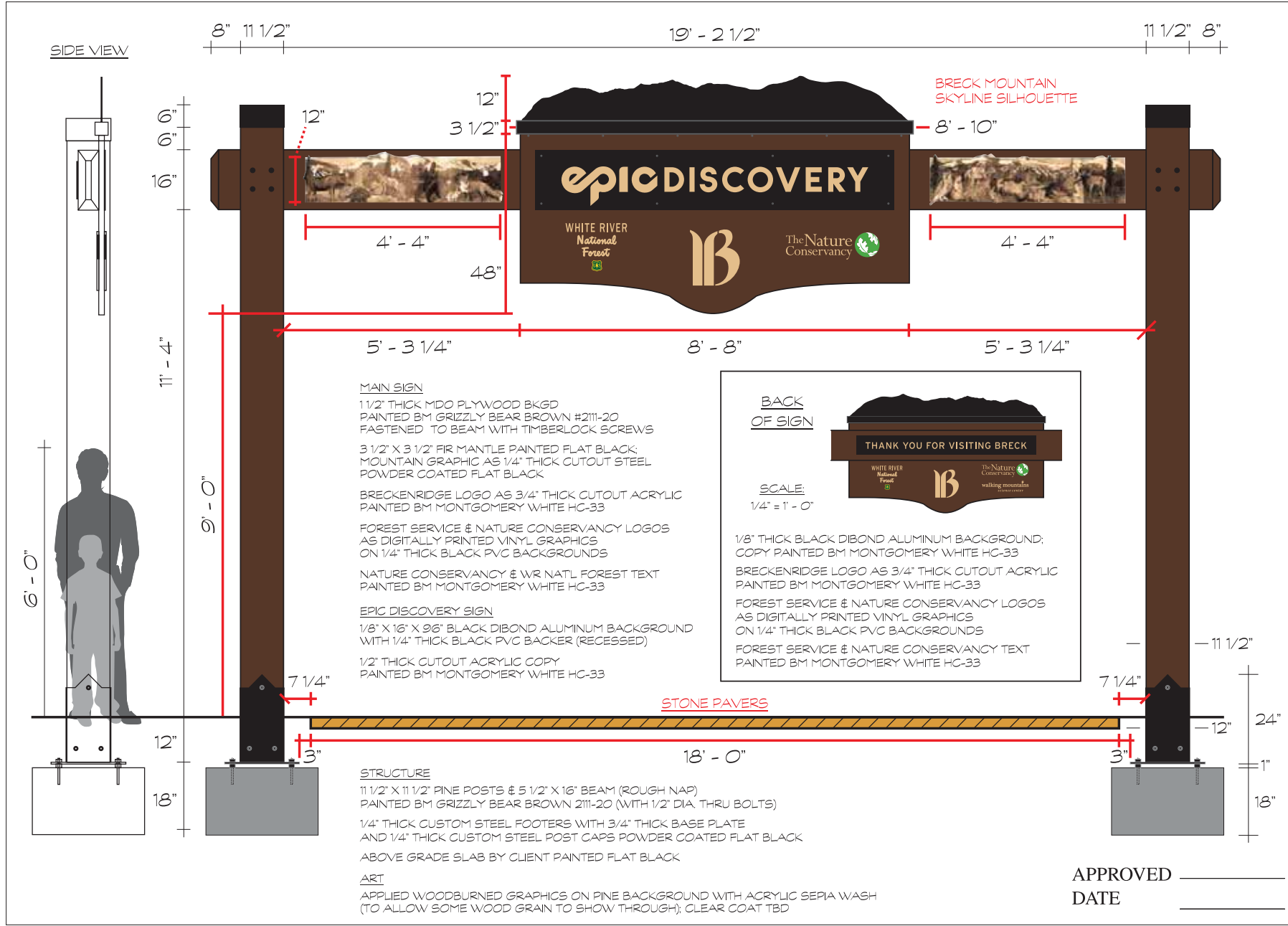
JMHD

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 WAITSFIELD, VERMONT 05673



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 802-496-7916 FAX
 woodwood@madriver.com



notes

2741

BRECKENRIDGE
EPIC DISCOVERY

BOTTOM OF PEAK 8
BASE OF GONDOLA

ANIMAL CARVINGS
ON BEAM

EXTERIOR
POST MOUNT

AREA = 46.3 SQ. FT.

QTY = ONE
TWO-FACED

client

VAIL RESORTS

scale

1/2" = 1' - 0"

file name

BRECK BOTTOM OF PEAK 8
BOG ELV

date

11/04/16

drawing

JMHD

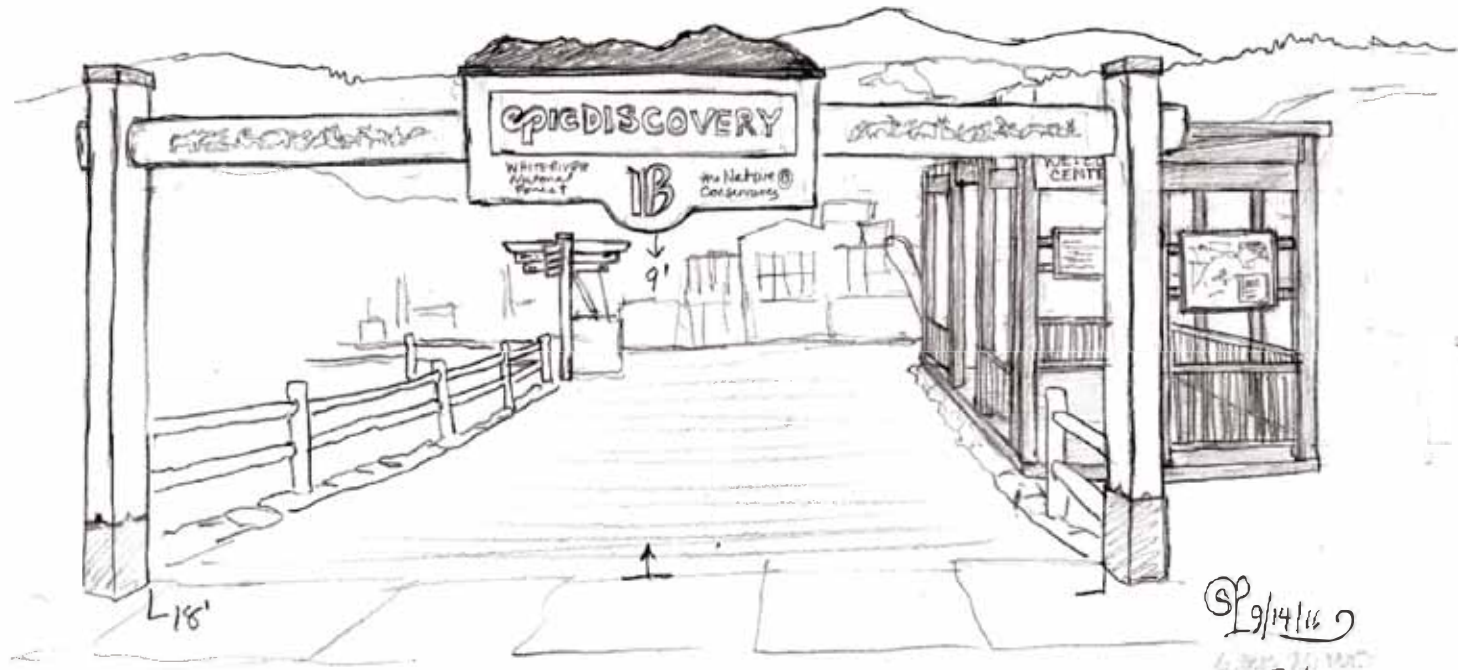
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woodwood@madriver.com



SP 9/14/16

WOOD ENTRANCE
CONCRETE # 2

APPROVED _____
DATE _____

notes

T - 1A

BRECKENRIDGE
EPIC DISCOVERY

TITLE SIGNS
SUMMER
STRUCTURE

EXTERIOR
POST MOUNT

AREA = 21.56 SQ. FT.

QTY = ONE EACH
TWO-FACED;
TOTAL OF FIVE

client

VAIL RESORTS

scale

AS NOTED

file name

BRECK TITLE SIGNS
SUMMER R5

date

02/14/17

drawing

JMHD

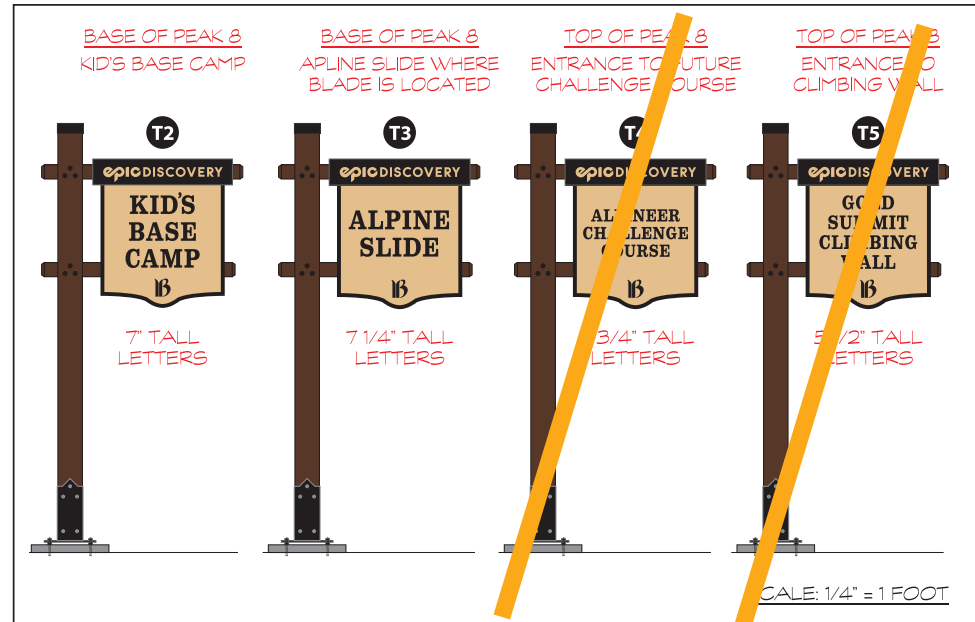
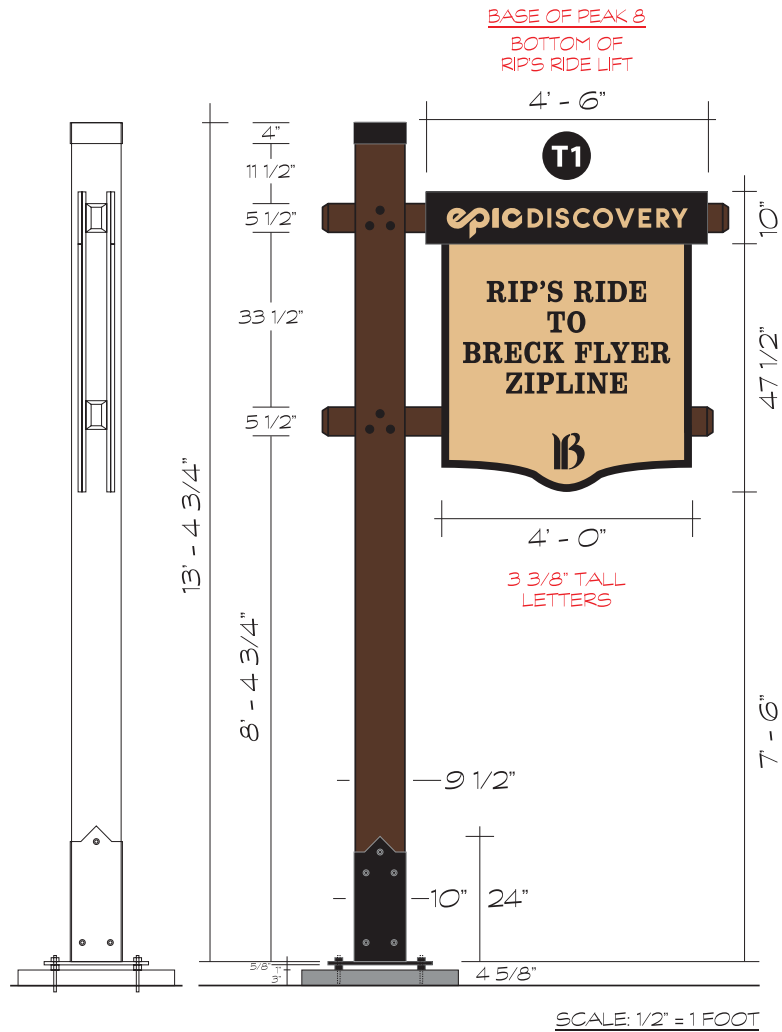
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STRUCTURE

9 1/2" X 9 1/2" PINE POST & 4" X 5 1/2" BEAMS (ROUGH NAP)
THRU MORTISE; PAINTED BM GRIZZLY BEAR BROWN 2111-20;
1/2" DIA. THRU BOLTS

1/4" THICK CUSTOM STEEL FOOTER WITH 5/8" THICK
BASE PLATE POWDER COATED FLAT BLACK;
ABOVE GRADE CONCRETE SLAB BY CLIENT

1/4" THICK CUSTOM STEEL POST CAP
POWDER COATED FLAT BLACK

TITLE SIGN

3/4" THICK MDO PLYWOOD (WITH EPOXIED EDGES)
BACKGROUNDS PAINTED BM MONTGOMERY WHITE HC-33;
5/8" THICK BY 1 1/2" WIDE FACE FRAME PAINTED FLAT BLACK;
MATTE BLACK VINYL COPY & ARROWS;
FASTENED WITH TIMBERLOCK SCREWS

EPIC DISCOVERY SIGN

3/4" THICK MDO PLYWOOD (WITH EPOXIED EDGES)
BACKGROUNDS PAINTED FLAT BLACK;
COPY PAINTED BM MONTGOMERY WHITE HC-33

APPROVED _____
DATE _____



3 5/8" TALL LETTERS

5 1/2" TALL LETTERS

9 3/4" TALL LETTERS

TITLE SIGN

3/4" THICK MDO PLYWOOD (WITH EPOXIED EDGES) BACKGROUNDS
 PAINTED BM MONTGOMERY WHITE HC-33;
 5/8" THICK BY 1 1/2" WIDE FACE FRAME PAINTED FLAT BLACK;
 MATTE BLACK VINYL COPY & ARROWS;
 FASTENED WITH TIMBERLOCK SCREWS

EPIC DISCOVERY SIGN

3/4" THICK MDO PLYWOOD (WITH EPOXIED EDGES) BACKGROUNDS
 PAINTED FLAT BLACK;
 COPY PAINTED BM MONTGOMERY WHITE HC-33



notes

T - 1B

BRECKENRIDGE
EPIC DISCOVERY

TITLE SIGN
GOLD RUNNER
COASTER

EXISTING EXTERIOR
WALL MOUNT

AREA = 31.5 SQ. FT.

QTY = ONE
ONE-FACED

client

VAIL RESORTS

scale

3/4" = 1' - 0"

file name

BRECK TITLE GOLD
RUNNER COASTER

date

09/02/16

drawing

JMHD

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APPROVED _____
 DATE _____

notes

PD1 - 2
 BRECKENRIDGE
 EPIC DISCOVERY
 PRIMARY PEDESTRIAN
 DIRECTIONAL
 "STREET SIGNS"
 LOCATION: CORNER OF
 WALKWAY TO COASTER
 EXTERIOR POST MOUNT
 AREA = 12.64 SQ. FT.
 QTY = ONE UNIT;
 SIX TWO-FACED
 DIRECTIONAL ARMS

client

VAIL RESORTS

scale

1/2" = 1' - 0"

file name

BRECK PRIMARY
 PED DIR STREET PD1 RI

date

02/08/17

drawing

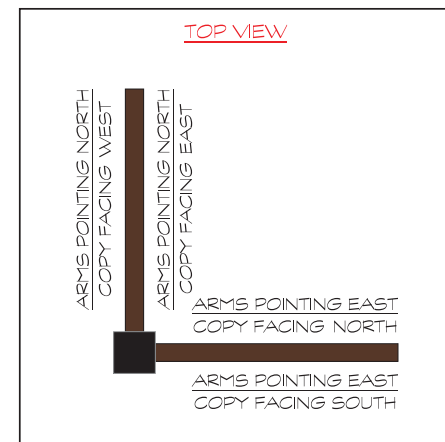
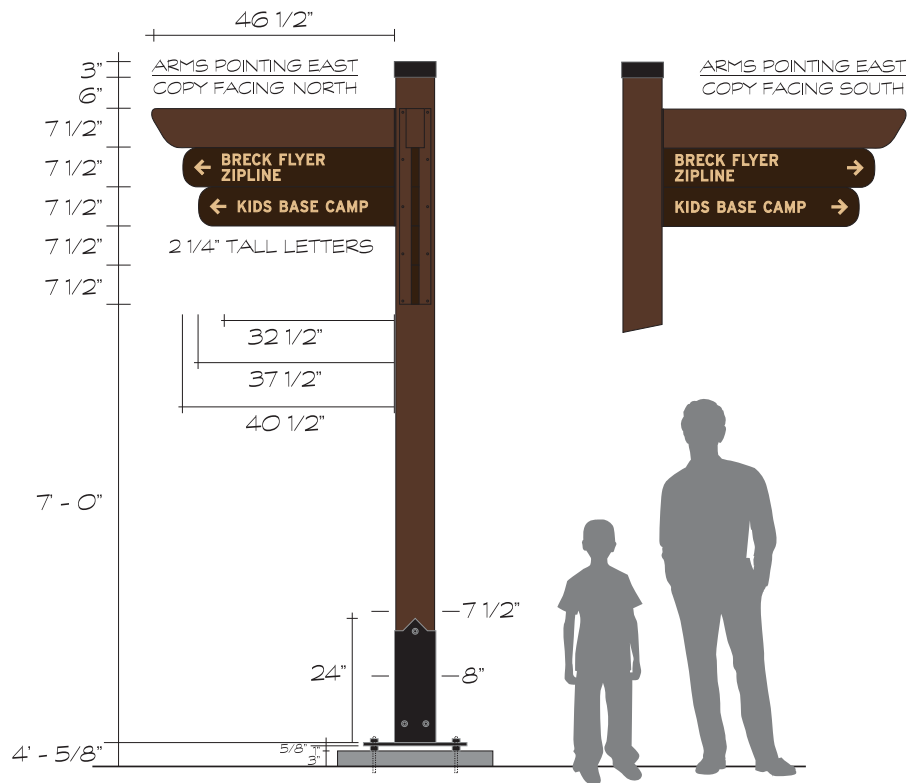
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7 1/2" X 7 1/2" PINE POSTS (ROUGH NAP TBD) PAINTED BM GRIZZLY BEAR BROWN 2111-20

1/4" THICK CUSTOM STEEL FOOTER WITH 5/8" THICK BASE PLATE
 POWDER COATED FLAT BLACK;
 ABOVE GRADE CONCRETE SLAB BY CLIENT

1/4" THICK CUSTOM STEEL POST CAP POWDER COATED FLAT BLACK

3 1/2" THICK PT PINE HEADER ARM BACKGROUNDS WITH 3/8" EASED EDGES
 PAINTED BM GRIZZLY BEAR BROWN 2111-20

1 1/2" THICK FIR DIRECTIONAL ARM BACKGROUNDS WITH 3/8" EASED EDGES
 PAINTED SW 6006 BLACK BEAN; COPY PAINTED BM MONTGOMERY WHITE HC-33;
 VINYL ARROWS PAINTED TO MATCH BM MONTGOMERY WHITE HC-33

1/4" THICK ALUMINUM MOUNTING PLATE TO SUPPORT HEADER AND DIRECTIONAL ARMS
 PAINTED BM GRIZZLY BEAR BROWN 2111-20; FASTENED WITH TIMBERLOCK SCREWS
 SEE DETAIL DRAWING FOR DESCRIPTIONS

APPROVED _____
 DATE _____

notes

PD2 - 2
 BRECKENRIDGE
 EPIC DISCOVERY
 PRIMARY PEDESTRIAN
 DIRECTIONAL
 "STREET SIGNS"
 LOCATION: BASE OF
 COASTER STAIRS
 EXTERIOR POST MOUNT
 AREA = 10.53 SQ. FT.
 QTY = ONE UNIT;
 TWO TWO-FACED
 DIRECTIONAL ARMS;
 THREE ONE-FACED
 DIRECTIONAL ARMS

client

VAIL RESORTS

scale

1/2" = 1' - 0"

file name

BRECK PRIMARY PED
 DIR STREET PD2 R1

date

02/08/17

drawing

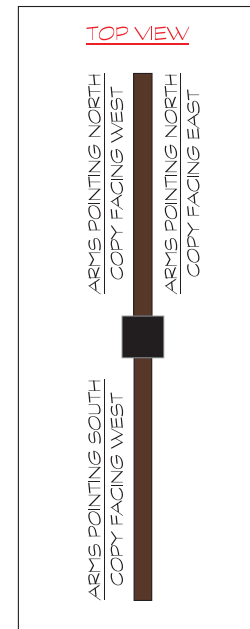
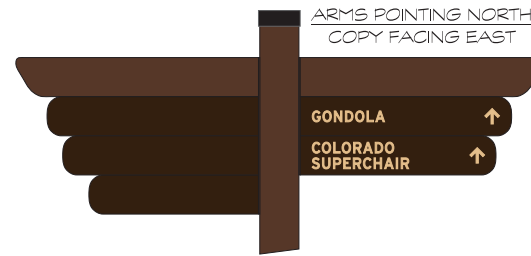
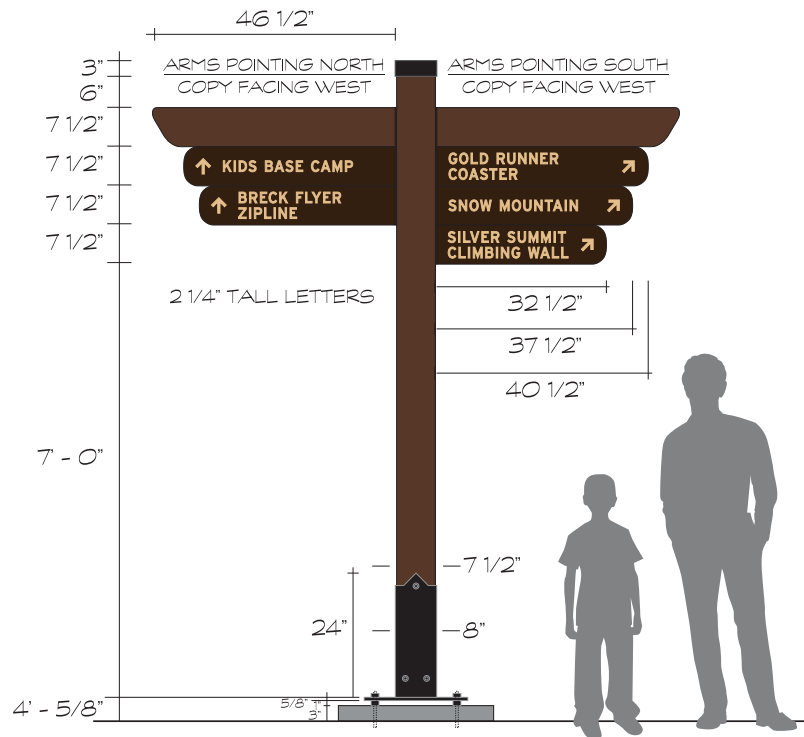
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7 1/2' X 7 1/2' PINE POSTS (ROUGH NAP TBD) PAINTED BM GRIZZLY BEAR BROWN 2111-20

1/4" THICK CUSTOM STEEL FOOTER WITH 5/8" THICK BASE PLATE
 POWDER COATED FLAT BLACK;
 ABOVE GRADE CONCRETE SLAB BY CLIENT

1/4" THICK CUSTOM STEEL POST CAP POWDER COATED FLAT BLACK

3 1/2" THICK PT PINE HEADER ARM BACKGROUNDS WITH 3/8" EASED EDGES
 PAINTED BM GRIZZLY BEAR BROWN 2111-20

1 1/2" THICK FIR DIRECTIONAL ARM BACKGROUNDS WITH 3/8" EASED EDGES
 PAINTED SW 6006 BLACK BEAN; COPY PAINTED BM MONTGOMERY WHITE HC-33;
 VINYL ARROWS PAINTED TO MATCH BM MONTGOMERY WHITE HC-33

1/4" THICK ALUMINUM MOUNTING PLATE TO SUPPORT HEADER AND DIRECTIONAL ARMS
 PAINTED BM GRIZZLY BEAR BROWN 2111-20; FASTENED WITH TIMBERLOCK SCREWS
 SEE DETAIL DRAWING FOR DESCRIPTIONS

APPROVED _____
 DATE _____

notes

PD3 - 2
 BRECKENRIDGE
 EPIC DISCOVERY
 PRIMARY PEDESTRIAN
 DIRECTIONAL
 "STREET SIGNS"
 LOCATION: MINI GOLF &
 MAZE WHERE MINI GOLF
 BLADE IS CURRENTLY
 LOCATED
 EXTERIOR POST MOUNT
 AREA = 16.85 SQ. FT.
 QTY = ONE UNIT;
 FIVE ONE-FACED
 DIRECTIONAL ARMS;
 THREE TWO-FACED
 DIRECTIONAL ARMS

client

VAIL RESORTS

scale

1/2" = 1' - 0"

file name

BRECK PRIMARY PED
 DIR STREET PD3 R1

date

02/09/17

drawing

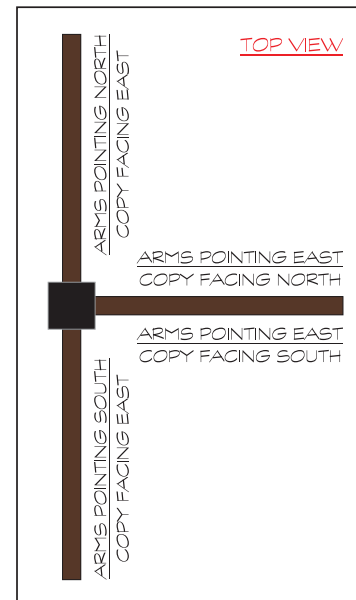
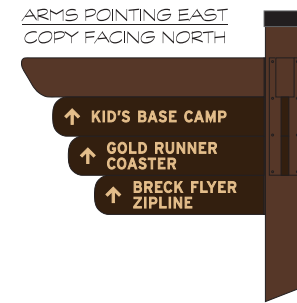
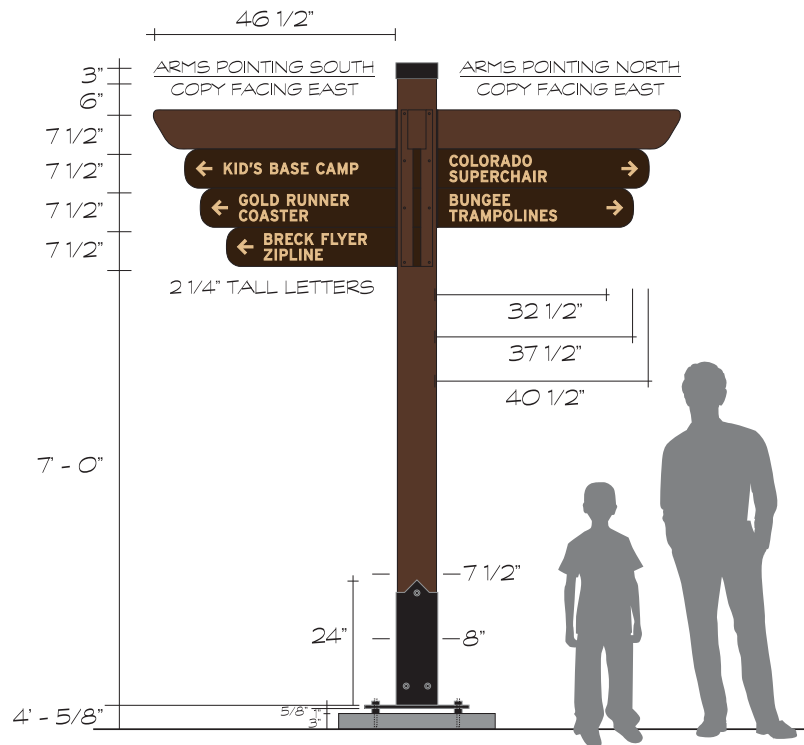
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 WAITSFIELD, VERMONT 05673



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 802-496-7916 FAX
 woodwood@madriver.com



- 7 1/2" X 7 1/2" PINE POSTS (ROUGH NAP TBD) PAINTED BM GRIZZLY BEAR BROWN 2111-20
- 1/4" THICK CUSTOM STEEL FOOTER WITH 5/8" THICK BASE PLATE POWDER COATED FLAT BLACK; ABOVE GRADE CONCRETE SLAB BY CLIENT
- 1/4" THICK CUSTOM STEEL POST CAP POWDER COATED FLAT BLACK
- 3 1/2" THICK PT PINE HEADER ARM BACKGROUNDS WITH 3/8" EASED EDGES PAINTED BM GRIZZLY BEAR BROWN 2111-20
- 1 1/2" THICK FIR DIRECTIONAL ARM BACKGROUNDS WITH 3/8" EASED EDGES PAINTED SW 6006 BLACK BEAN; COPY PAINTED BM MONTGOMERY WHITE HG-33; VINYL ARROWS PAINTED TO MATCH BM MONTGOMERY WHITE HG-33
- 1/4" THICK ALUMINUM MOUNTING PLATE TO SUPPORT HEADER AND DIRECTIONAL ARMS PAINTED BM GRIZZLY BEAR BROWN 2111-20; FASTENED WITH TIMBERLOCK SCREWS SEE DETAIL DRAWING FOR DESCRIPTIONS

APPROVED _____
 DATE _____

notes

PD4 - 2
 BRECKENRIDGE
 EPIC DISCOVERY
 PRIMARY PEDESTRIAN
 DIRECTIONAL
 "STREET SIGNS"
 LOCATION: ACROSS
 FROM ACTIVITY CENTER
 IN GRASS
 EXTERIOR POST MOUNT
 AREA = 18.96 SQ. FT.
 QTY = ONE UNIT;
 NINE TWO-FACED
 DIRECTIONAL ARMS

client

VAIL RESORTS

scale

1/2" = 1' - 0"

file name

BRECK PRIMARY PED
 DIR STREET PD4 R1

date

02/09/17

drawing

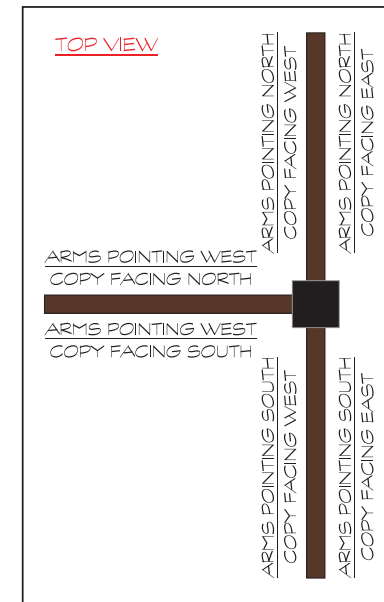
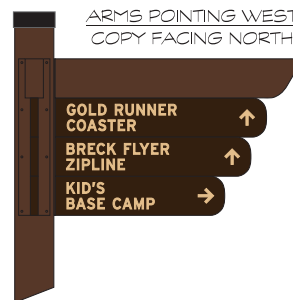
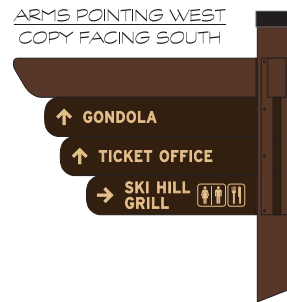
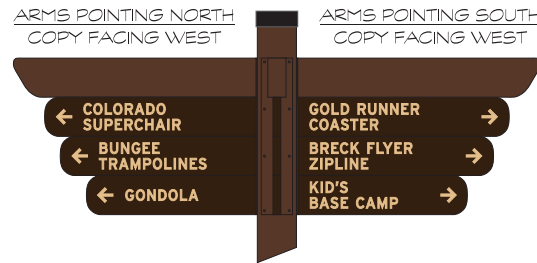
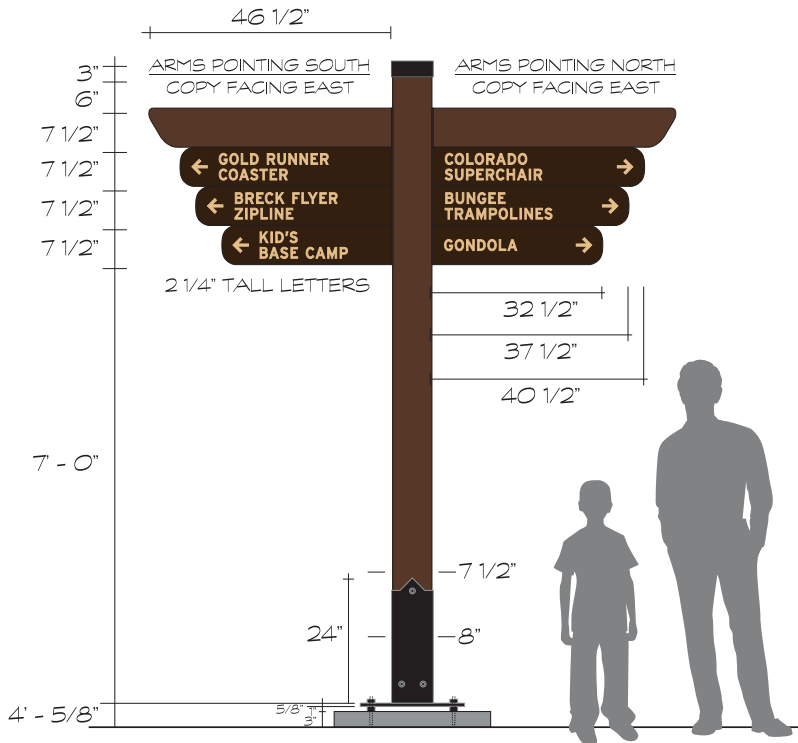
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 DESIGN GROUP**

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 WAITSFIELD, VERMONT 05673

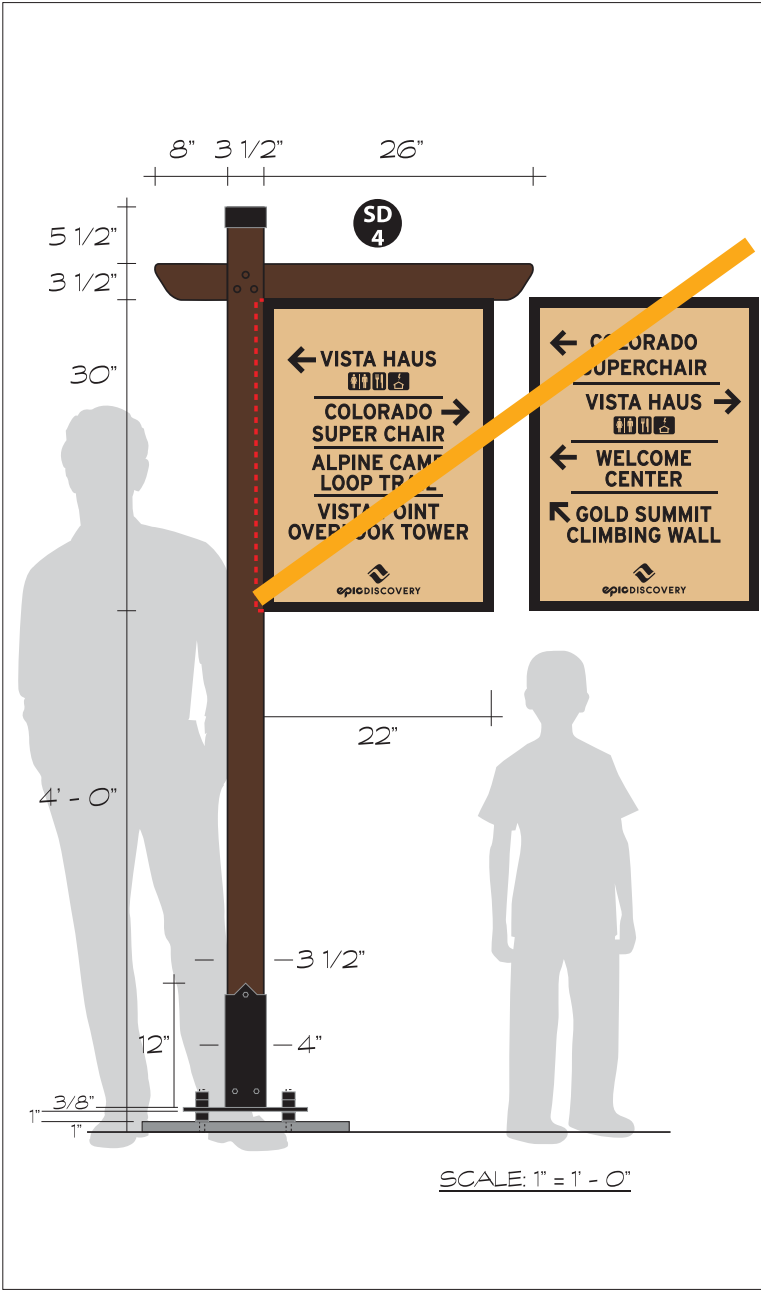


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 woodwood@madriver.com



APPROVED _____
 DATE _____

- 7 1/2" X 7 1/2" PINE POSTS (ROUGH NAP TBD) PAINTED BM GRIZZLY BEAR BROWN 2111-20
- 1/4" THICK CUSTOM STEEL FOOTER WITH 5/8" THICK BASE PLATE POWDER COATED FLAT BLACK; ABOVE GRADE CONCRETE SLAB BY CLIENT
- 1/4" THICK CUSTOM STEEL POST CAP POWDER COATED FLAT BLACK
- 3 1/2" THICK PT PINE HEADER ARM BACKGROUNDS WITH 3/8" EASED EDGES PAINTED BM GRIZZLY BEAR BROWN 2111-20
- 1 1/2" THICK FIR DIRECTIONAL ARM BACKGROUNDS WITH 3/8" EASED EDGES PAINTED SW 6006 BLACK BEAN; COPY PAINTED BM MONTGOMERY WHITE HC-33; VINYL ARROWS PAINTED TO MATCH BM MONTGOMERY WHITE HC-33
- 1/4" THICK ALUMINUM MOUNTING PLATE TO SUPPORT HEADER AND DIRECTIONAL ARMS PAINTED BM GRIZZLY BEAR BROWN 2111-20; FASTENED WITH TIMBERLOCK SCREWS SEE DETAIL DRAWING FOR DESCRIPTIONS



<p>BASE Near Maze where Peak 7 Restaurant Sign is Located</p> <p>SD 1</p> <p>SIDE A NORTH FACING KID'S BASE CAMP ALPINE SLIDE GOLD RUNNER COASTER BRECK FLYER ZIPLINE</p> <p>SIDE B SOUTH FACING TOP OF PEAK 8 ACTIVITIES VISTA POINT OVERLOOK TOWER VISTA HAUS via COLORADO SUPERCHAIR</p> <p>COPY SIZE = 1.46"</p>	<p>BASE Top of Stairs - Flower Bed in Sleeves</p> <p>SD 2</p> <p>SIDE A NORTH FACING SILVER SUMMIT CLIMBING WALL GOLD RUNNER COASTER SNOW MOUNTAIN</p> <p>SIDE B SOUTH FACING SKI HILL GRILL GONDOLA ADDITIONAL BASE AREA ACTIVITIES</p> <p>COPY SIZE = 1.46"</p>	<p>TOP Entry way to double loop trail</p> <p>SD 3</p> <p>SIDE A SOUTH FACING HORSESHOE LOOP TRAIL 100 FT VISTA POINT OVERLOOK TOWER 100 FT ALPINE CAMP LOOP TRAIL</p> <p>SIDE B NORTH FACING TO COLORADO SUPERCHAIR 600 FT. VISTA HAUS 800 FT. GOLD SUMMIT CLIMBING WALL 600 FT.</p> <p>COPY SIZE = 1.39"</p>
<p>TOP Pathway to Climbing Wall</p> <p>SD 4</p> <p>SIDE A EAST FACING VISTA HAUS COLORADO SUPER CHAIR ALPINE CAMP LOOP TRAIL VISTA POINT OVERLOOK TOWER</p> <p>SIDE B WEST FACING COLORADO SUPERCHAIR VISTA HAUS WELCOME CENTER GOLD SUMMIT CLIMBING WALL</p> <p>COPY SIZE = 1.39"</p>	<p>TOP Pathway to Double Loop Trail</p> <p>SD 5</p> <p>SIDE A SOUTH FACING ALPINE CAMP LOOP TRAIL VISTA POINT OVERLOOK TOWER HORSESHOE LOOP TRAIL</p> <p>SIDE B NORTH FACING GOLD SUMMIT CLIMBING WALL COLORADO SUPERCHAIR VISTA HAUS WELCOME CENTER</p> <p>COPY SIZE = 1.46"</p>	<p>TOP Walkway from Vista Haus</p> <p>SD 6</p> <p>SIDE A EAST FACING COLORADO SUPERCHAIR WELCOME CENTER ALPINE CAMP LOOP TRAIL VISTA POINT OVERLOOK TOWER GOLD SUMMIT CLIMBING WALL</p> <p>SIDE B WEST FACING VISTA HAUS</p> <p>COPY SIZE = 1.46"</p>

SCALE: 1/2" = 1' - 0"

3 1/2" X 3 1/2" PINE POST & BEAM (ROUGH NAP) PAINTED BM GRIZZLY BEAR BROWN 2111-20; TIMBERLOCK SCREWS

1/4" THICK CUSTOM STEEL FOOTER WITH 3/8" THICK BASE PLATE POWDER COATED FLAT BLACK; ABOVE GRADE CONCRETE SLAB BY CLIENT

1/4" THICK CUSTOM STEEL POST CAP POWDER COATED FLAT BLACK

3/4" THICK MDO PLYWOOD (WITH EPOXIED EDGES) BACKGROUNDS MORTISED INTO POST PAINTED BM MONTGOMERY WHITE HC-33; MATTE BLACK VINYL COPY & ARROWS

3/4" THICK BY 1" WIDE WOOD FACE FRAME PAINTED FLAT BLACK (WE WILL SCREW INTO TOP EDGE OF FRAME TO SECURE SIGN TO BEAM)

APPROVED _____
DATE _____

notes

SD-3

BRECKENRIDGE EPIC DISCOVERY

SECONDARY PEDESTRIAN DIRECTIONALS

AREA = 4.58 SQ. FT. EACH

QTY = ONE EACH TWO-FACED; TOTAL OF SIX (TWO AT BASE OF PEAK 8; FOUR AT TOP OF PEAK 8)

client
VAIL RESORTS

scale
AS NOTED

file name
BRECK SECONDARY PED DIR R5

date
02/08/17

drawing
JMHD/ GMD

SPARKY POTTER DESIGN GROUP

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woodwood@madriver.com

notes

2741

BRECKENRIDGE
EPIC DISCOVERY

DONATION STATION

EXTERIOR
POST MOUNT

QTY = ONE
ONE-FACED

client

VAIL RESORTS

scale

3/4" = 1 FOOT

file name

BRECKENRIDGE
DONATION STATION R3

date

01/19/17

drawing

GMD / JMHD

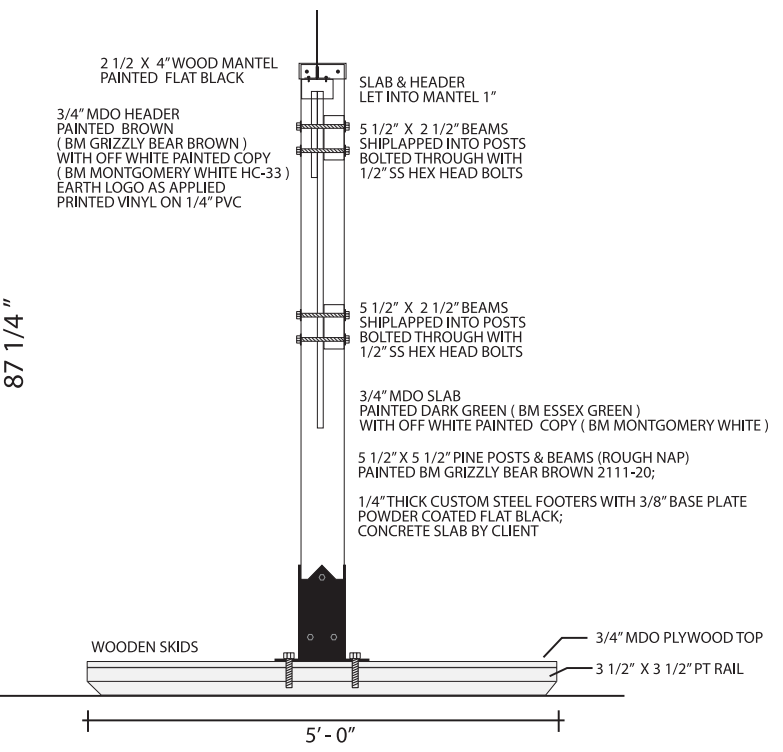
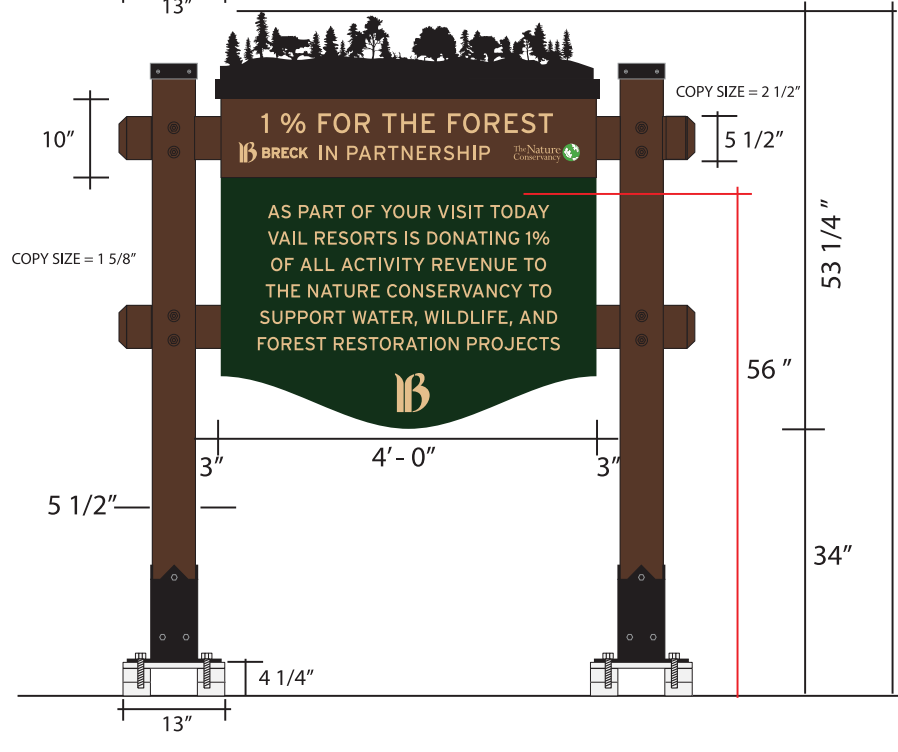
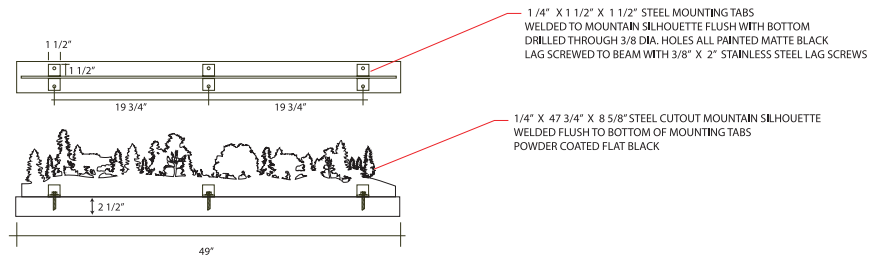
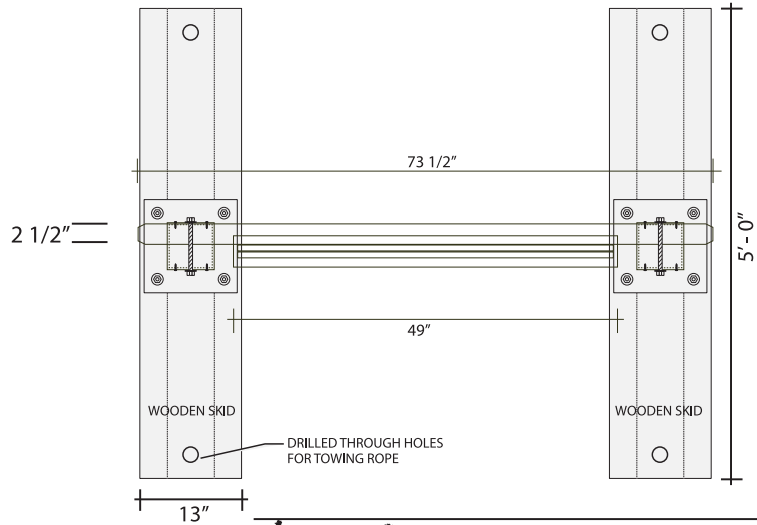
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DATE _____



notes

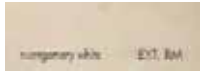
BRECKENRIDGE
EPIC DISCOVERY

EXTERIOR
SIGN & DISPLAY
STYLE GUIDELINES

PAINT COLORS



BM GRIZZLY BEAR BROWN # 2111-20 (MEDIUM BROWN)
ALL POST & BEAM STRUCTURES



BM MONTGOMERY WHITE HC-33 (LIGHT BEIGE)
BACKGROUNDS FOR: TITLE, SECONDARY PED DIR, TERTIARY PED DIR & TRAIL SIGNS
COPY FOR: ANIMAL ABILITY & STORY STAKES TRIM, PRIMARY PED DIR STREET, PRIMARY GATEWAY, TITLE,
BASE OF GONDOLA, WELCOME CENTER



SW BLACK BEAN 6006 (DARK BROWN)
BACKGROUNDS FOR: PRIMARY PED DIR STREET ARMS



SW TRICORN BLACK 6258 (BLACK)
STORY STAKES & ANIMAL ABILITIES VERTICAL TRIM

client

VAIL RESORTS

scale

N/A

file name

BRECK EPIC DISCOVERY
STYLE GUIDELINES

date

11/04/16

drawing

JMHD

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FONTS NOTE: FONTS HAVE BEEN CUSTOMIZED; SEE SPECIFIC ADOBE ILLUSTRATOR FILES (CHARACTER PALLET)
FOR FORMATTING ADJUSTMENTS; FILES AVAILABLE UPON REQUEST

FOREST

BELIZIO BOLD
TERTIARY PED DIR, TRAIL, STORY STAKES & ANIMAL ABILITIES, TITLE, WELCOME CENTER

FOREST

INTERSTATE-REGULAR
VIEWFINDERS, SECONDARY PED DIR, TRAIL, PRIMARY PED DIR STREET, PHOTO OP

GENERAL NOTES - EPIC DISCOVERY SIGNS

- DESIGN DATA: DESIGN LIVE AND DEAD LOADS
- WIND LOAD: 80 MPH (@ 20 HEIGHT) EXPOSURE C
- THE FOLLOWING CODES AND EDITIONS WHERE USED - INTERNATIONAL RESIDENTIAL CODE (2009) - ACI BUILDING CODE (ACI 318-02) - MANUAL OF STEEL CONSTRUCTION (EDITION) - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS 199) - AITC TIMBER CONSTRUCTION MANUAL (4th EDITION) - SEAC SNOW LOAD PUBLICATION
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND TEMPORARY EXCAVATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH WORK SO INVOLVED.
- RESOLVE ANY CONFLICTS ON THE DRAWINGS WITH THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- COORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND ROOF WITH THE APPROPRIATE TRADES. NOTIFY ENGINEERS IF ANY OPENINGS ARE TO BE CUT IN STRUCTURAL COMPONENTS.
- ALL COUPLERS MUST HAVE A FLIED BOLT INSTALLED DURING WINTER MONTHS WHEN THE SIGNS ARE NOT INSTALLED TO PREVENT WATER AND SOIL INTRUSION.

FOUNDATION AND EARTHWORK

- DESIGN BASED ON THE FOLLOWING ASSUMPTIONS - DESIGN MAX. BEARING PRESSURE - 3000 PSF NO EXPANSIVE OR COLLAPSIBLE SOILS WERE ANTICIPATED ASSUMED LATERAL EARTH PRESSURE: 40 PCF ACTIVE, 80 PCF AT REST, 300 PCF PASSIVE. THE CONTRACTOR SHALL OBTAIN A SOILS REPORT AND CONFIRM THE DESIGN ASSUMPTIONS.
- FINISHED EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED FROM EXCAVATIONS.
- THE GROUND SURFACE SURROUNDING THE EXTERIOR OF THE SIGN SHOULD BE SLOPED TO DRAIN AWAY FROM THE FOUNDATION IN ALL DIRECTIONS. IT IS RECOMMENDED THAT A MINIMUM SLOPE OF 1% INCHES IN THE FIRST 10 FEET IN UNPAVED AREAS, AND A MINIMUM SLOPE OF 3 INCHES IN THE FIRST 10 FEET IN PAVED AREAS BE PROVIDED.
- BACKFILL COMPACTION AFTER INSTALLATION IS CRITICAL AND MUST MEET 98% OF MAXIMUM DENSITY.

CONCRETE

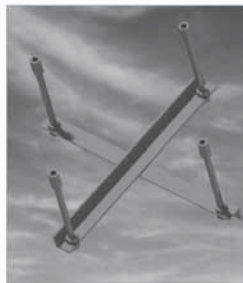
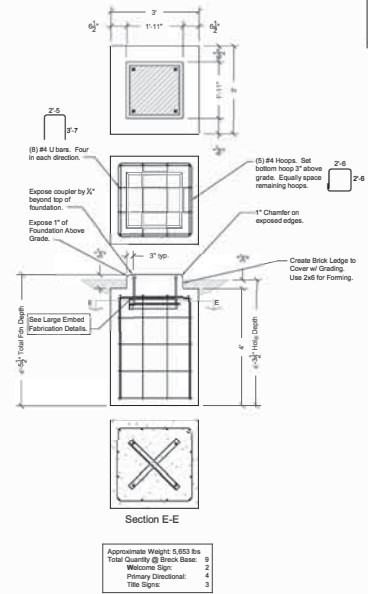
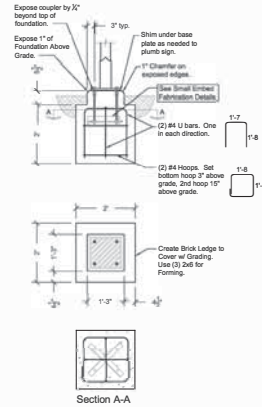
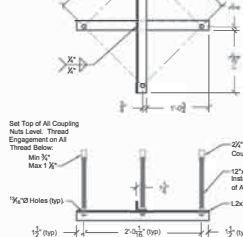
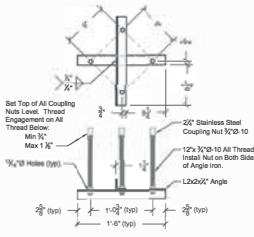
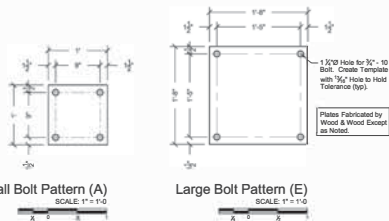
- CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. MINIMUM STRENGTH: $F_c = 4,500$ PSI AT 28 DAYS. ALL CONCRETE USED IN SLABS SHALL CONTAIN 1-1/2 LB/CY OF COLLATED, FIBRILLATED POLYPROPYLENE FIBERS (FIBERMESH) w/ 7% AIR ENTRAINMENT. SLUMP: 4" - 4" NO WATER SHALL BE ADDED ON SITE WHICH WILL INCREASE SLUMP TO ABOVE 9". CONCRETE TO BE MIXED PER ASTM C94 MAXIMUM TEMPERATURE IN MIXER: 90 DEGREES F.
- CURING SHALL IMMEDIATELY FOLLOW THE FINISH OPERATION. KEEP CONCRETE CONTINUOUSLY MOIST FOR AT LEAST 7 DAYS USING A POLYETHYLENE FILM SECURELY HELD IN PLACE OR AN ALTERNATE METHOD APPROVED BY ARCHITECT.
- PLACEMENT: PER ACI STANDARD 104.
- CEMENT SHALL BE PER ASTM C150, TYPE II, LOW ALKALI MIX DESIGNS. IF REQUESTED, SUBMIT TO ARCHITECT FOR REVIEW BY ENGINEER A MINIMUM OF ONE WEEK PRIOR TO FIRST CONCRETE DELIVERY. MAXIMUM WATER/CEMENT RATIO BY WEIGHT: $w/c = 0.64$ ($F_c = 3,000$ PSI). AGGREGATE: PER ASTM C33, MAXIMUM 1" NO ADMIXTURES CONTAINING CHLORIDE SALTS ARE PERMITTED. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.

REINFORCING STEEL

- REBAR: DEFORMED STEEL, ASTM SPEC. A615 GRADE 60. ALL REBAR BENDS TO BE MADE COLD.
- BURFLAP: CONCRETE: 45 DIA. U.N.D. MASONRY: 45 DIA. U.N.D. OR 24" MINIMUM WHICHEVER IS GREATER. STAGGER SPLICES.
- CONCRETE PROTECTION: SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER - 1" CONCRETE DEPOSITED AGAINST EARTH WITHOUT FORMS - 3" REBAR AND LARGER - 2" CLEAR REBAR AND SMALLER - 1" OF CLEAR
- REINFORCING IN CONCRETE, PLACED AGAINST EARTH WITHOUT FORMS IS TO BE SUPPORTED WITH APPROVED NON-METALLIC CHAIRS, OR ANOTHER METHOD APPROVED BY THE ENGINEER.

STRUCTURAL STEEL

- ROLLED SHAPES AND PLATES: PER ASTM SPEC. A36, $F_y = 36$ KI PIPES: PER ASTM SPEC. A501, $F_y = 36$ KI STRUCTURAL TUBING: PER ASTM SPEC. A500, GRADE B, $F_y = 46$ KI ANCHOR BOLTS: 8 ALL THREAD: PER ASTM SPEC. A36, $F_y = 36$ KI A307 BOLTS WOOD CONNECTIONS: PER ASTM A307 BOLTS AT STEEL CONNECTIONS: PER ASTM A307 BOLT HOLES 1/16" GREATER THAN BOLT SIZE. ACCEPT FOR ANCHOR BOLTS WHICH ARE 3/16" GREATER THAN BOLT SIZE. U.N.D.
- WELDING PER STANDARDS OF AMERICAN WELDING SOCIETY. ELECTRODES AWS A 5.1-E70 SERIES. SHOP AND FIELD WELDING SHALL BE PERFORMED BY PROPERLY CERTIFIED WELDERS.
- PAIN ALL STRUCTURAL STEEL WITH ONE SHOP COAT PRIMER OVER CLEAN METAL.
- COPE, BLOCK AND CUTS. ALL REINTRANT CORNERS SHALL BE SHAPED NOTCH-FREE TO A RADIUS OF AT LEAST 1/2".
- FABRICATION AND ERECTION: PER AISC MANUAL OF STEEL CONSTRUCTION DETAILING: PER AISC STRUCTURAL DETAILING 6. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.



Sign Foundations & Embed Assembly	DATE: 07/17/17	BY: JAP
Drawn: For Construction Only	DATE: 07/17/17	BY: JAP
Checked: J. Ramway	DATE: 07/17/17	BY: JAP
Scale: 1/2" = 1'-0"	DATE: 07/17/17	BY: JAP
Block Epic Sign Foundations.dwg	DATE: 07/17/17	BY: JAP
Feb. 17, 2017	REV: 0	DESCRIPTION: Release for Permitting
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Brederidge - Epic Discovery Signs
Sign Foundations - Precast Footers
Vblb Resorts Development Company

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