



PLANNING COMMISSION AGENDA

Wednesday, July 05, 2017
Breckenridge Council Chambers
150 Ski Hill Road

5:30pm	<i>Call To Order Of The July 5 Planning Commission Meeting; 5:30 P.M. Roll Call</i>	
	1. <i>Note change to first Wednesday due to the 4th of July Holiday.</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
5:35pm	<i>Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)</i>	
5:40pm	<i>Consent Calendar</i>	
	1. Porter Residence (CL) PL-2017-0244; 27 Peak Eight Ct.	6
	2. Climax Jerky Wagon, Small Vendor Cart Renewal (CK), PL-2017-0234; 100 S. Main St.	29
5:45pm	<i>Town Council Report</i>	
6:00pm	<i>Preliminary Hearings</i>	
	1. Walker House Addition, Restoration and Landmarking (CK) PL-2017-0207; 213 Lincoln Avenue	36
6:30pm	<i>Combined Hearings</i>	
	1. Lincoln Park at the Wellington Neighborhood Filing 4 Subdivision, (CL) PL-2017-0149, TBD Bridge St.	56
7:00pm	<i>Other Matters</i>	
7:05pm	<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.**



Porter Residence; 27
Peak Eight Court

Climax Jerky Wagon Small
Vendor Cart Renewal; 100 S.
Main Street

Walker House Addition,
Restoration, and Landmarking;
213 Lincoln Avenue

Lincoln Park at the
Wellington Neighborhood
Filing 4



printed 4/11/2017

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30pm by Chair Schroder.

ROLL CALL

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

APPROVAL OF MINUTES

With no other changes, the June 6, 2017, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no other changes, the June 20, 2017, Planning Commission Agenda was approved.

MIKE MOSHER RECOGNITION AND FAREWELL

- The Planning Commission adopted a resolution recognizing the contributions to the community and years of dedicated service performed by planner Michael Mosher in expectation of his upcoming retirement.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

No items.

WORKSESSION:

Development Code Steering Committee Amendments:

We have been regularly updating you on the Code Steering Group findings and recommendations and we are now far enough along that we want to bring some code amendments up for your review and then take them to the Town Council. The memo focuses on policies 9-32. I won't go through the entire list but do want to bring up a few. It was decided that the drive through windows will continue to be allowed outside of the conservation district but with negative points assigned. We are also not recommending to extending the historic period of significance and 1942 will remain the cutoff date. We will defer on the parking requirements topic and on employee housing at this time and bring those back as we are still working on them. Square footage, cash in lieu, and other items need further discussion before any decisions are made on employee housing. One thing we would like feedback on is the landscaping policy. We are suggesting negative points for a certain amount of irrigated turf or sod and looking for a discussion from the commissioners on that.

Commissioner Questions / Comments:

Mr. Giller: The 1942-1967 time period includes the time when the ski resort started and that is a story that should be considered. Other ski towns have designated this as historic and we should consider that as well. (Mr. Truckey: Yes, other ski towns do have this but Breckenridge does not have many in a cohesive style to address from the period. There are a couple nice chalet homes but also no one defining element from that time period. I don't think we will find anything different going forward.) (Mr. Grosshuesch: This is actually our third run at this topic, there are not many structures from the time frame to include. All three reviews concluded there is not enough there to make it worthwhile.) Is there anything at all to look at? (Mr. Grosshuesch: We have a powerpoint that we could show you. Maybe 3 or 4 that are

worthy of consideration, mainly in the Weisshorn.) I would like to look at those few options at some point. The value of the time will be recognized at some point in the future. (Mr. Grosshuesch: Know that mandatory vs. voluntary guidelines will be a difficult issue.) (Mr. Kulick: We had hoped there would be something of significance from the early ski area days, but there wasn't much of anything. From the build out history it was the condominium boom in the 70s.) (Mr. Kulick: Most single family homes built then were outside of town like in Blue River. We didn't see many single family homes built until the 90s with the Highland homes.) (Mr. Truckey: Staff will bring the photos for buildings built from 1942 to 1967 to the Planning Commission at a future meeting for their review.)

Mr. Truckey: What thoughts do you have on the square footage limited sodded area?

Ms. Leidal: I like the idea but I don't know what the number is.

Mr. Lamb: I have no issue with water usage and I am fine with irrigated yards.

Mr. Truckey: Maybe 500 square feet is the number.

Ms. Dudney: I made the case for irrigating gardens in our last discussion but I like the limited sod area. We don't want to take away gardening.

Ms. Leidal: Would the town be subject to this? (Mr. Grosshuesch: All new development will be subject to it. The Town does have sod areas.)

Mr. Schroder: 500 square feet seems like a good idea. This seems to be more about water use and a way to bring more attention to the topic. (Mr. Truckey: It is about points and water conservation.)

Ms. Dudney: It is also about setting an example for the state. (Mr. Grosshuesch: A watch dog group, QQ, for water use on the western slope looks for example communities on the western slope that minimize water use. The argument that we too are conserving water on this side of the divide helps us argue that front range communities should conserve more water. The goal being to minimize the number of trans-mountain diversions that the front range draws and thereby leave more water in the rivers on the western slope. Breckenridge is a leader on water conservation.)

Mr. Schuman: I agree with parking topic being postponed. We need to look at that closely.

Mr. Truckey: Thanks for your input. The council has liked the planning commission work on this so far and we will be going to the Council with this.

TOWN COUNCIL REPORT:

Mr. Grosshuesch presented:

- No planning call ups
- CMC proposal for Denison Commons approved
- Term limits adopted
- Immigration support resolution adopted
- Reduce climate impact resolution adopted
- Exploring camp grounds with 8 – 10 sites, McCain mentioned
- Water treatment plant project starts 2018, demo will start this fall

FINAL HEARINGS:

Lincoln Park at the Wellington Neighborhood, Filing 3 Subdivision, (CL) PL-2017-0147, TBD Bridge Street. Mr. LaChance presented a proposal, per the Lincoln Park at the Wellington Neighborhood Master Plan, to subdivide a portion of Lot 2 Block 6 Wellington Neighborhood Subdivision into 13 lots, private alleys, public right of way, with private and public open space.

Commissioner Questions / Comments:

Mr. Schroder: What is a 1% flood way line? (Mr. LaChance: The developer for Lincoln Park received FEMA approval in 2016 of a Conditional Letter of Map Revision (CLOMR) to modify the 100-year floodplain. The 1% flood way line represents the estimated limits of a flood event

that has a 1% probability of occurring in any given year, also referred to as the 100-year floodplain.) Does that impact the ability to build on those lots? (Mr. LaChance: No, because the line is still outside of the lot.) (Ms. Puester: Staff has added a Condition of Approval that a plat note be recorded clarifying that some lots may not be able to fit a third parking space, and therefore they will not be allowed to have a bonus room or carriage house which require a third parking space. Two parking spaces are required for single family homes and three spaces with a bonus room or carriage house. Two homes in this subdivision may not have space for the third parking space because of the flood plain and we will have to communicate that to those potential home owners.)

No applicant presentation.

No Public Comment and the hearing was closed.

Final Commissioner Comments:

Mr. Schuman: Looking forward to seeing this complete.

Mr. Lamb: I think it is good to go.

Ms. Leidal: Even though I missed the last discussion on this I did reviewed the minutes and do understand the project and I support staff analysis.

Ms. Dudney: I support staff analysis.

Mr. Gerard: It is an environmentally sensitive area and I agree with flood plain and support staff analysis.

Mr. Giller: I support staff analysis.

Mr. Schroder: I too support staff analysis.

Mr. Giller made a motion to approve. The motion was seconded by Mr. Schuman. The motion passed unanimously.

OTHER MATTERS:

No other matters.

ADJOURNMENT:

The meeting was adjourned at 6:20pm.

Dan Schroder, Chair



2017 - Class C Single Family Development Staff Report

Project Title:	Porter Residence	
Proposal:	Build a new 5,965 Sq. Ft. Single Family Residence with 5 bedrooms and 6 bathrooms	
Project Name and PC#:	Single Family Residence at 27 Peak Eight Court	PL-2017-0244
Project Manager:	Chapin LaChance, Planner II	
Date of Report:	June 29, 2017	
Property Owner:	3PC Properties LLC	
Agent:	BHH Partners	
Proposed Use:	Single Family Residence	
Address:	27 Peak Eight Court	
Legal Description:	Peak Eight Place, Lot 4	
Area of Site in Square Feet:	17,614 sq. ft.	0.40 acres
Existing Site Conditions:	<p>This lot has is adjacent to Ski Hill Road (a.k.a. "Skiwatch Dr.") to the east, but is accessed from Peak Eight Ct. to the west through a Private Access, Utility, and Landscape Easement. Lot 5 is currently the only lot in the single-family subdivision that has been developed. There is a 10' Utility and Landscape Easement along the southern property boundary, at 10' Snow-Stack, Roadway Maintenance, and Drainage Easement along the Ski Hill Rd. Right-of-Way to the east, a Drainage and Landscape Easement on the northern portions of the lot and a 10' Landscape and Drainage Easement along the northwestern property line. There is a thin canopy of mature Lodgepole pine along the eastern portions (downhill) of the lot, but most of the area inside the platted Building Envelope is devoid of mature vegetation. There is approximately 34 ft. of elevation change across the lot, as the lot slopes downward from Peak Eight Ct. towards the west at an average grade of approximately 20-25%.</p>	
Areas of building:	Proposed Square Footage	
Lower Level:	2,296 sq. ft.	
Main Level:	2,137 sq. ft.	
Upper Level:	688 sq. ft.	
Accessory Apartment:		
Total Density:	5,121 sq. ft.	
Garage:	844 sq. ft.	
Total:	5,965 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	39	
Density (3A/3R):	Unlimited	Proposed: 5,121 sq. ft.
Mass (4R):	Unlimited	Proposed: 5,965 sq. ft.
F.A.R.:	1:0.34 FAR	
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	6.0 bathrooms	
Height (6A/6R):*	34.9 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Platted Building/Disturbance /Footprint Envelope?	Building Envelope	
Site and Environmental Design (7R):	Complies	
Hillside and Ridgeline Development (8A):	A Condition of Approval has been added that the proposed horizontal siding stain be modified to a darker color, and that additional evergreen trees be added to the downhill side of the residence (east) so that the application complies with this policy.	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	3,822 sq. ft.	21.70%

Hard Surface/Non-Permeable Sq. Ft.:	1,320 sq. ft.	7.49%
Open Space / Permeable:	12,282 sq. ft.	69.73%
Snowstack (13A/13R):		
Required Square Footage:	330 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	400 sq. ft.	(30.30% of paved surfaces)
Energy Conservation (33A/33R):		
Outdoor heated space:	YES	843 sq. ft.
HERS Index:	62	
	Staff recommends negative two (-2) points under Policy 33R for excessive energy use by the heated driveway, and positive two (+2) points for the applicant achieving a HERS Index of 61-80.	
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 Wood Burning	
Architectural Compatibility (5/A & 5/R):		
	The architecture and finishes match that of the other homes in the neighborhood.	
	Roofing: three-piece laminated fiber glass shake (color: "Shadow Grey"), metal (color: "Slate Grey")	
	Fascia: 2x rough sawn Cedar (color: "English Walnut" stain)	
	Exposed Beams: raw steel	
	Railings: raw steel with powder coating (color: Black)	
	Windows cladding: aluminum (color: "Battleship Grey")	
	Columns, Fascia, Trim: wood with semi-transparent stain (color: "Bison Brown")	
	Siding: 1x8 channel rustic horizontal siding with 1/2" reveal (color: "Smoked Oyster" semi transparent stain), reclaimed wood vertical siding (color: "Vintage Grey"), metal panel siding (color: "Gun Metal")	
	Veneer: Stone (color: greys and browns)	
	Some trees are proposed between the proposed residence and Lots 3 and 5. A Condition of Approval has been added requiring additional evergreen trees between the proposed residence, Lot 5, and the Ski Hill Rd Right-of-Way.	
	Landscaping (22A/22R):	
	Planting Type	Quantity
	Size	
	Quaking Aspen	12
		2-3" caliper (50% multi-stem) minimum
	Colorado Spruce	3
		(1) 8'-10' tall
	Potentilla	4
		5 gallon
	Buffalo Juniper	6
		5 gallon
	Peking Cotoneaster	6
		5 gallon
	Defensible Space (22A):	Complies
	Drainage (27A/27R):	Positive drainage away from building
	Driveway Slope:	4.50%
	Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies. Staff recommends negative two (-2) points under Policy 33R for excessive energy use by the heated driveway. Staff also recommends positive two (+2) points under Policy 33R for a HERS Index of 61-80.
	Staff Action:	Staff has approved the Porter Residence, PL-2017-0244 showing a passing score of zero (0) points and with the attached Findings and Conditions.
		9. An improvement location certificate of the height of the top of the foundation wall, the height of the second story plate, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
		Prior to Issuance of a Building Permit:
		13. Applicant shall provide the Town with and receive staff approval of a revised Landscape Plan showing additional evergreen trees [eight (8) total, 6' tall minimum) between the proposed residence, Lot 5, and the Ski Hill Rd. Right-of-Way.
	Additional Conditions of Approval:	14. Applicant shall provide the Town with and receive staff approval of a revised material and sample board, showing the proposed horizontal siding stain modified to a darker color, in order to comply with Policy 8 (Absolute).
		Prior to Issuance of a Certificate of Occupancy:
		26. Applicant shall provide the Town with a final HERS Index energy analysis prepared by a registered design professional confirming a HERS Index of 80 or less.

Final Hearing Impact Analysis				
Project:	Porter Residence	Positive	Points	+2
PC#:	PL-2017-0244			
Date:	6/29/2017	Negative	Points	- 2
Staff:	Chapin LaChance, Planner II			
		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)	0	
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)	- 2	Staff recommends negative two (-2) points for excessive energy use by the heated driveway.
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings		+2	Staff recommends positive two (+2) points under Policy 33R for a HERS Index of 61-80.
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

Porter Residence
Peak Eight Place, Lot 4
27 Peak Eight Court
PL-2017-0244

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 **June 29, 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 **July 5, 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 **January 5, 2019**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 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, the height of the second story plate, and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
10. At no time shall site disturbance extend beyond the limits of the 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. **Applicant shall provide the Town with and receive staff approval of a revised Landscape Plan showing additional evergreen trees [eight (8) total, 6' tall minimum] between the proposed residence, Lot 5, and the Ski Hill Rd. Right-of-Way.**
14. **Applicant shall provide the Town with and receive staff approval of a revised material and sample board, showing the proposed horizontal siding stain be modified to a darker color, in order to comply with Policy 8 (Absolute).**
15. Applicant shall submit proof of ownership of the project site.
16. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
17. 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.
18. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
19. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
20. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
21. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location 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.

22. 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.
23. 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.
24. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site 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.
25. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

26. **Applicant shall provide the Town with a final HERS Index energy analysis prepared by a registered design professional confirming a HERS Index of 80 or less.**
27. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
28. 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.
29. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
30. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
31. 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.
32. Applicant shall screen all utilities.
33. 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.
34. 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.

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

Porter Residence Energy Modeling Report

Projected HERS Rating

Project: Porter Residence
Project Address: 27 Peak Eight Court, Breckenridge, CO
Report Date: June 11, 2017
Report By: Megan Gilman

An energy model has been completed and a projected HERS rating has been conducted on plans for the single family residence located at 27 Peak Eight Court, Breckenridge, Colorado.

The energy modeling was completed using REMRate version 15.4. The REMRate energy model was used to project a Home Energy Rating or HERS Rating for the home. The HERS Rating is a metric commonly used to compare energy efficiency of homes. The HERS Rating compares the project home to a “reference home” with the same exact size and location, but with code minimum components. Each component installed in the project home that exceeds code makes the HERS Rating more favorable and each component that fails to meet code makes the HERS Rating less favorable. The HERS Rating will typically be shown on a scale where 100 is the reference home and 0 is a zero energy home. Therefore, lower HERS indexes represent homes with lower energy usage.

The energy modeling and projected HERS rating was based on REMRate energy modeling of provided plans, as well as specifications of construction materials and methods provided by the project team. The final HERS rating and energy usage assumptions will be dependent upon a final blower door testing, which has not yet been conducted.

PROJECTED RATING RESULTS

The home was modeled under REMRate version 15.4, which yielded a **projected HERS 62**.

ASSUMPTIONS

Insulation

Location	R-Value	Grade	Material	Insulation Thickness (in.)
Foundation – Walls	R-10 exterior	I	Foam Board	2 inches
Slab Floor				
Perimeter	R-15	I	Foam Board	2 inches
Under	R-10	I	Foam Board	2 inches
Rim/Band Joists	R-23	I	BIBS	5.5 inches
Floor Above Garage	R-38	I	BIBS	11.5 inches
Above Grade Walls	R-23	I	BIBS	5.5 inches
Ceiling	R-49	I	BIBS	14 inches

Windows/Glass Doors

Manufacturer	Series	U-Value	SHGC
-	-	0.35	0.35

Doors

Location	R-Value	Thickness (in.)	Material
Front Door	R-2.8	2.25"	Insulated

HVAC/Appliances

Unit	Make	Heating Efficiency	Cooling Efficiency	Fuel Source
Heating – Boiler	Triangle Tube	95 AFUE	N/A	Natural Gas
Domestic Hot Water	Sidearm	Sidearm	N/A	Natural Gas
Refrigerator	-		691 kWh/yr	
Dishwasher	-	0.8 EF		
Clothes Washer	-	ENERGY STAR		
Electric Dryer	-	N/A	N/A	Electric
Range	-	N/A	N/A	Electric

Lighting Assumptions

Type	Location	CFL or LED %
Screw-based	Interior	50%
Pin-based	Interior	50%
All	Exterior	100%
All	Garage	100%

Ventilation

Type	Sensible Recovery Efficiency (%)	Rate (cfm)	Hours/Day	Fan Watts
None	-	-	-	-

Performance Testing – Projected Results

Type	Projected Result
Blower Door Testing	3 ACH50

If any of the above information is incorrect or changes through the course of design or construction, please notify AE immediately. A failure to model any changes could jeopardize the validity of the energy rating of this property.

Please call with any questions or concerns on this projected rating.

Insulation Grading Background

Cavity insulation shall be rated according to the quality of the installation. This grade is applied when it is possible to inspect the insulation as installed. The insulation rating grades are I, II, or III.

Grade I: Grade I shall be used to describe insulation that is generally installed according to manufacturers instructions and/or industry standards. A “Grade I” installation requires that the insulation material uniformly fills each cavity side-to-side and top-to-bottom, without substantial gaps or voids around obstructions (such as blocking or bridging), and is split, installed, and/or fitted tightly around wiring and other services in the cavity.

To obtain a “Grade I”, wall insulation shall be enclosed on all six sides, and shall be in substantial contact with the sheathing material on at least one side (interior or exterior) of the cavity. For exterior applications of rigid insulation, insulation shall be in firm contact with the structural sheathing materials and tightly fitted at joints. For faced batt insulation, Grade I can be designated for side-stapled tabs, provided the tabs are stapled neatly (no buckling), and provided the batt is only compressed at the edges of each cavity, to the depth of the tab itself. For sprayed and blown-in insulation, density shall be sufficient that the fill material springs back when compressed slightly with a hand or finger.

Grade II: Grade II shall be used to describe an installation with moderate to frequent installation defects: gaps around wiring, electrical outlets, plumbing and other intrusions; rounded edges or “shoulders”; or incomplete fill amounting to 10% or more of the area with less than 70% of the intended thickness (i.e., 30% compressed); or gaps and spaces running clear through the insulation amounting to *no more than* 2% of the total surface area covered by the insulation.

Grade III: Grade III shall be used to describe an installation with substantial gaps and voids, with missing insulation amounting to greater than 2% of the area but less than 5% of the surface area it is intended to occupy. More than 5% missing insulation shall be measured and modeled as separate, un-insulated surfaces. Insulation that is not visually verified must be indicated as Grade III.

Source: RESNET Standards for Insulation Grading

GENERAL NOTES

1) COPYRIGHT:
All plans, designs, and concepts shown in these drawings are the exclusive property of bhh Partners/Architects, AIA/IFPE, 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 International Residential Code 2002 Edition as adopted by the Town of Breckenridge, 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 satisfying 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 the Architect of any conflicts or discrepancies in the drawings immediately.

4) DIMENSIONS:
Written dimensions 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 plywood, or top of wall plate or beam unless otherwise noted.

5) DISCREPANCIES:
The Owner has requested the Architect to provide limited structural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of this project, he shall immediately notify the Architect. Failure to give ample 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 contemplates further cooperation among the Owner, the Contractor, and the Architect. Design and construction are complex. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperative, and every contingency 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 hampers 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 comply with complete job work 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 2005 International Building Code, manufacturer's or supplier's instructions, and structural drawings for additional requirements.

13) EXTERIOR MATERIAL HOOK UP:
The General Contractor shall provide a mock up of all exterior materials for review by the Owner, Architect and Interior Designer. This mock up shall be provided and signed off in writing prior to any exterior finish work. The sample shall include fascia, trim window cladding, and all other exterior finishes including 3"x3" sample sample of exterior stone work. This shall be retained on site until the final punch list is complete.

14) 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 minimal problems with these surfaces. All roofing, roofing membranes, and waterproofing shall be approved in writing by product manufacturer (WR Grace for bitumens, etc.) prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.

15) BUILDING AREA:
Building areas are shown for code purposes only and shall be recalculated for any other use.

16) PROJECT STAKING:
The general contractor shall verify all existing grades and stakes all building corners and driveway location for Owner/Architect and Design Review Board approval prior to beginning any site clearing.

17) 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.

18) PROJECT GRADES:
The general contractor shall check and verify all grades including paved area slopes prior to pouring any foundations. Survey work should be verified in detail. See sections 5 and 6.

PORTER RESIDENCE



VIEW FROM HIGHWAY 9

BID ALTERNATES

VICINITY MAP



AREA CALCULATIONS

	UNFINISHED	FINISHED	TOTAL
LOWER	0 SF.	2,296 SF.	2,296 SF.
MAN	844 SF.	2,131 SF.	2,981 SF.
UPPER	0 SF.	688 SF.	688 SF.
TOTAL	844 SF.	5,121 SF.	5,965 SF.

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

LEGAL DESCRIPTION

LOT 4 PEAK EIGHT PLACE
27 PEAK EIGHT COURT
BRECKENRIDGE, COLORADO 80424

USGS DATUMS

LOWER LEVEL 100'-0" = 10,000' USGS
FAIRY LEVEL 101'-0" = 10,009' USGS
MASTER LEVEL 102'-0" = 10,019' USGS
MAN LEVEL 103'-0" = 10,029' USGS
UPPER LEVEL 104'-0" = 10,039' USGS

DRYWALL NOTE

THIS NOTE IS OVER 1000 SF AND ALL SURFACES SHALL BE PROVIDED WITH 5/8" DRYWALL, DRYWALL BEHIND TUBS AND PRIOR TO BOFFIT CONSTRUCTION.

SHEET INDEX

- T-11 TITLE SHEET & NOTES
SP-11 SITE PLAN
SP-12 LANDSCAPE PLAN
- A-11 LOWER LEVEL PLAN
A-12 MAIN LEVEL PLAN
A-13 UPPER LEVEL PLAN
A-14 ROOF PLAN
A-22 BUILDING ELEVATIONS
A-23 BUILDING ELEVATIONS

SOILS ENGINEER:

T.B.D.

SURVEYOR:

ROB ANDREWS LAND SURVEYING
P.O. BOX 181
BRECKENRIDGE, CO 80424
(970) 453-1860

STR'L ENGINEER:

T.B.D.

CONTRACTOR:

COLVIN CONSTRUCTION COMPANY
KEN COLVIN
PO BOX 2616
BRECKENRIDGE, CO 80424
(970) 453-5373 - OFFICE
(970) 470-2040 - CELL

ARCHITECT:

bhh Partners, Planners and Architects
1840 EAST 40th STREET
P. O. BOX 831
BRECKENRIDGE, CO 80424
(970) 453-6880
info@bhhpartners.com

OWNER:

SHARON & MIKE PORTER
1840 TRAILWOOD DR
NEPTUNE BEACH, FL 32266
(904) 639-3430
mike@bhh.com
sporter@mainlineatlantaplanning.com

REVISIONS: TOWN COMMENTS: 6/26/11

JOB NO: 1116
DATE: 06/2/11
DRAWN BY: TRM

CHECKED BY: MFM

©2011 THE DRAWINGS ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECTS WRITTEN PERMISSION.

HQA: TOWN SUBMITTAL SET: 06/01/11

bhh Partners
1840 EAST 40th STREET BRECKENRIDGE, CO 80424 (970) 453-6880
PORTER RESIDENCE
27 PEAK EIGHT COURT
LOT 4 PEAK EIGHT PLACE, BRECKENRIDGE, COLORADO

© 2011
SHEET NUMBER:

T-11
TITLE SHEET
GENERAL NOTES
AND INFORMATION

BUILDING HEIGHT

RIDGE POINT	RIDGE ELEV.	NAT. GRADE ELEV.	FIN. GRADE ELEV.	MEASURED FROM	CALCULATIONS	HEIGHT
A	10,048.13'	10,016'	10,016'	NAT. ELEV.	10,048.13' - 10,016'	32.13'
B	10,038.39'	10,004'	10,006'	NAT. ELEV.	10,038.39' - 10,004'	34.39'
C	10,041.89'	10,008.25'	N/A	NAT. ELEV.	10,041.89' - 10,008.25'	33.64'
D	10,039.19'	10,001'	N/A	NAT. ELEV.	10,039.19' - 10,001'	34.19'
E	10,048.13'	10,010.25'	N/A	NAT. ELEV.	10,048.13' - 10,010.25'	34.88'

LOT COVERAGE

	SQ. FT.	%
BUILDINGS (INCLUDES OVERHANGS)	3,822 SF.	22%
HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAYS)	1,320 SF.	16%
OPEN SPACE	12,282 SF.	70.4%
TOTAL LOT SIZE	17,424 SF.	100%

REQUIRED SNOWSTACK

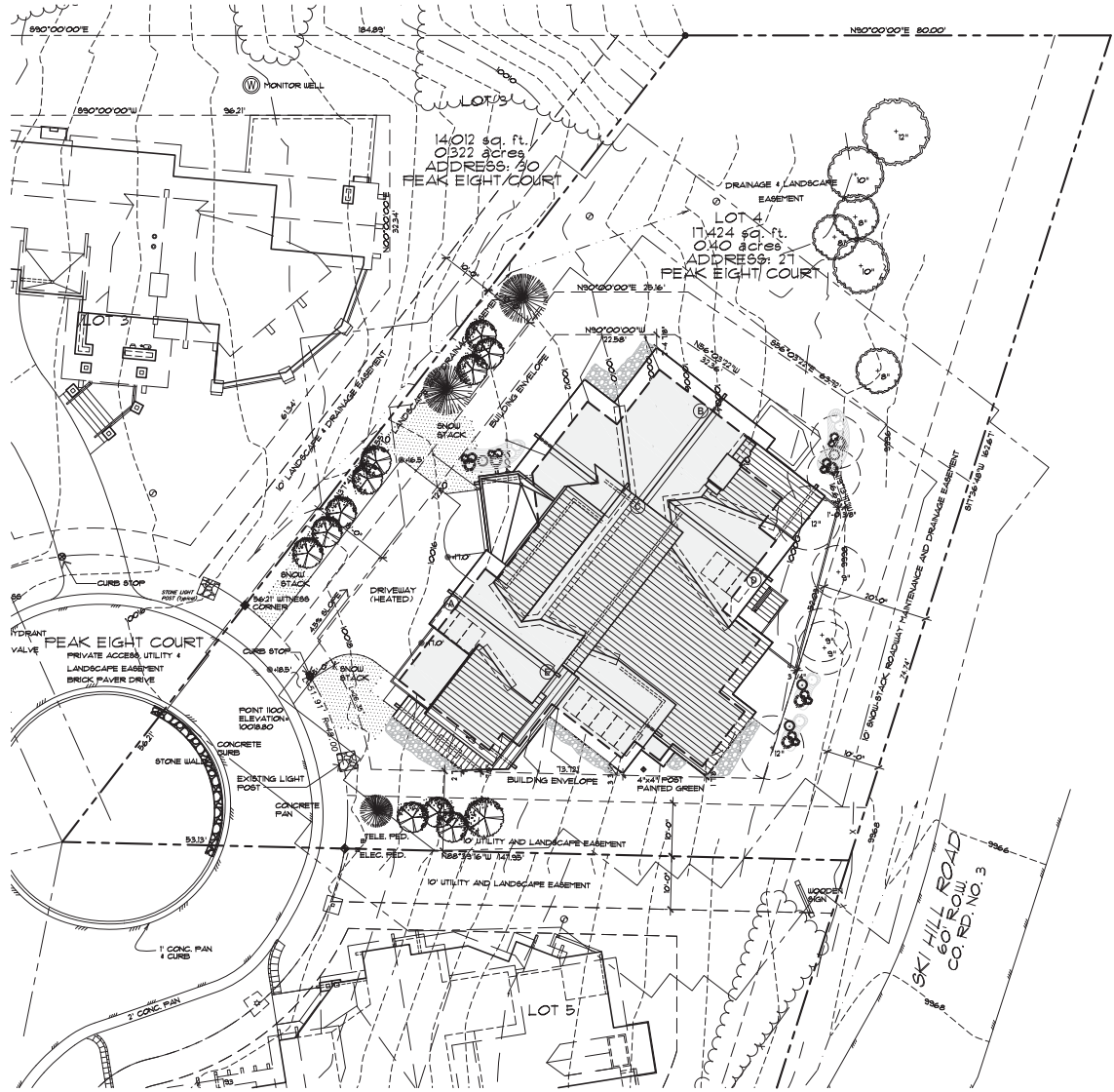
	SQ. FT.	%
HARDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAYS)	1,320 SF.	100%
REQ'D SNOW STACK (75% OF HARDSCAPE)	330 SF.	25%
TOTAL SNOW STACK	400 SF.	30%

CONTOUR LEGEND

EXISTING CONTOUR	310
PROPOSED CONTOUR	310
SPOT GRADE	310.0
ARROW INDICATES DIRECTION OF SURFACE DRAINAGE	

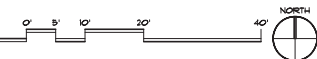
SITE NOTES

- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COPPER 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 ENGINEERS AND SURVEYORS.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/2 IN).
- REFER TO FOUNDATION PLAN FOR FOUNDATION, DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO A DRIWELL.
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING.
- PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION.
- PROVIDE 6" DIA. STONE RIP RAP OVER SEED BARRIER FABRIC AT BEAVER 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 SUBMITTAL CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.



SITE PLAN

SCALE: 1" = 10'-0"



REVISIONS: TOUN COMMENTS: 6/26/17

JOB NO: 1716
DATE: 06/2/17
DRAWN BY: J PAULLAK

CHECKED BY: M HOGAN

©2017 THE DRAWINGS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITH-OUT ARCHITECTS WRITTEN PERMISSION

HQA TOUN SUBMITTAL SET: 06/9/17

bhh Partners
150 SOUTH 1020 WEST
BRECKENRIDGE, CO 80424 (303) 454-8800

PORTER RESIDENCE
27 PEAK EIGHT COURT
1ST FLOOR EIGHT PLACE, BRECKENRIDGE, COLORADO

© 2017

SHEET NUMBER:

SP1.1

OF:

DEFENSIBLE SPACE

Defensible space is the natural or landscaped area around a building or other structure that has been modified to reduce the spread of fire from an approaching wildland fire, or to reduce a structure fire from moving into the surrounding vegetation. Creating Defensible Space does not usually require the removal of all trees or other vegetation. Standards for defensible space, the following standards shall govern the creation of a defensible space plan.

A. The property shall be divided into three zones. Zone One shall be measured 30 feet from the eave of a building or structure including attached structures or protrusions, such as a deck on the property. Zone Two is an extension of Zone One. Zone Two shall be measured to a distance of 100 feet from the eave of the building or structure including any attached structures or protrusions, such as a deck, on the property. Zone Three shall extend from Zone Two to the property boundary.

B. In formulating a defensible space mitigation plan the AHJ shall consider both the horizontal clearance between aerial fuels, such as the outside edge of the tree crown or high brush, as well as the vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grasses/weeds.

C. In determining the action that must be taken by a landowner to establish required defensible space under this chapter each property shall be reviewed individually, and the location and other physical characteristics of the property shall be considered. Properties with greater fire hazards will require greater buffers between fuels. Without limiting the generality of the preceding provisions, when establishing the requirements for the creation of a defensible space plan, the AHJ shall consider the following provisions: open spaces, parking lots, and other similar areas that create firebreaks. Similarly, large tracts of open spaces and National Forest System land that may require larger buffers shall be considered.

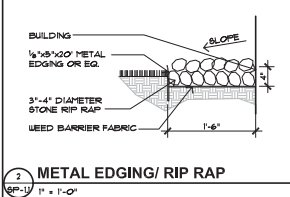
D. The following specific standards apply to the creation of defensible space within Zone One:

1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
2. Trees remaining within the defensible space shall have branches trimmed to a height of 10 feet, but notwithstanding said height requirement, branches need not be trimmed to more than 1/2 of tree height.
3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are trimmed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
4. Irrigated trees, shrubs, and other landscaping material shall be preserved if they are trimmed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.
6. All vegetation and combustible material shall be removed from under all eaves and decks.
7. All grasses and ground cover shall be kept less than 6 inches in height.
8. Leaf and needle litter and combustible ground debris shall be removed. Much within landscape beds that are irrigated may be maintained at a maximum depth of 3 inches.
9. Additional fire-wise landscaping material is encouraged to be planted with County approval.

E. The following specific standards apply to the creation of defensible space within Zone Two:

1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
2. Trees remaining within the defensible space shall have branches trimmed to a height of 10 feet, but notwithstanding said height requirement, branches need not be trimmed to more than 1/2 of the tree height.
3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are trimmed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
4. Irrigated trees, shrubs and other landscaping material shall be preserved if they are trimmed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.
6. Trees shall be trimmed to open up crown spacing to a minimum of ten feet between the widest portions of individual crowns of the trees.
7. Groups of trees may be retained as long as a minimum of ten feet between the edges of the widest portions of crowns of each grouping are retained.
8. Additional fire-wise landscaping material is encouraged to be planted with County approval.

F. Zone three is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundaries.



METAL EDGING/ RIP RAP
1" x 1'-0"

PLANTING LIST & NOTES

KEY	COMMON	BOTANICAL	NO.	SIZE
(X)	EXISTING TREES	VARIABLES	-	SEE SITE PLAN
(O)	TREES TO BE REMOVED	VARIABLES	-	SEE SITE PLAN
(C)	COLOADO SPRUCE	PICEA PANGENS OR PICEA BRESLEMANI	3	17"8" TO 19" TALL
(A)	ASPEN	POPULUS TREES/SHRUBS	2	17"8" TO 19" TALL
(P)	POTENTILLA	POTENTILLA FRUTICOSA	4	5 GAL.
(B)	BUFFALO JUNIPER	JUNIPERUS SABINA	6	5 GAL.
(K)	PECKING COTONEASTER	COTONEASTER COCCINEUS OR PEGANOLUS	6	5 GAL.

LANDSCAPE NOTES

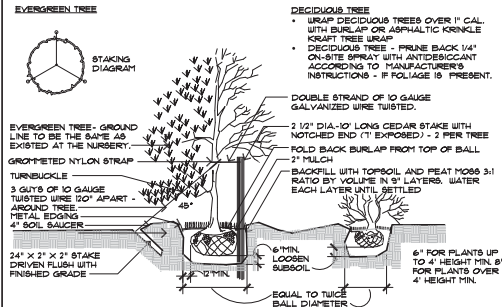
1. PROVIDE 2"-3" (MIN) CLAYTILE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUPPLY CO. SHORT BREED MIX (AS APPROVED BY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE CRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUPEPS, GLASS, ETC. FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLICE AREAS FROM ABOVE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
7. ALL NEW LANDSCAPINGS TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS TO BE HIGH ALTITUDE GROUND AND/OR COLLECTED TO ENSURE BETTER SURVIVAL.
9. NATURALIZE GROUPINGS OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER USED BARRIER FABRIC AT BUILDING DRIP LINES AND LULIATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTIONS.
12. INSTALL 4" BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL. AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LOCATION FOR TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUBS AND TREE WELLS.
15. LANDSCAPE BOLLERS OF 2" OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOLLERS ONE-HALF OF DIAMETER.
16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT

REVEGETATION NOTES

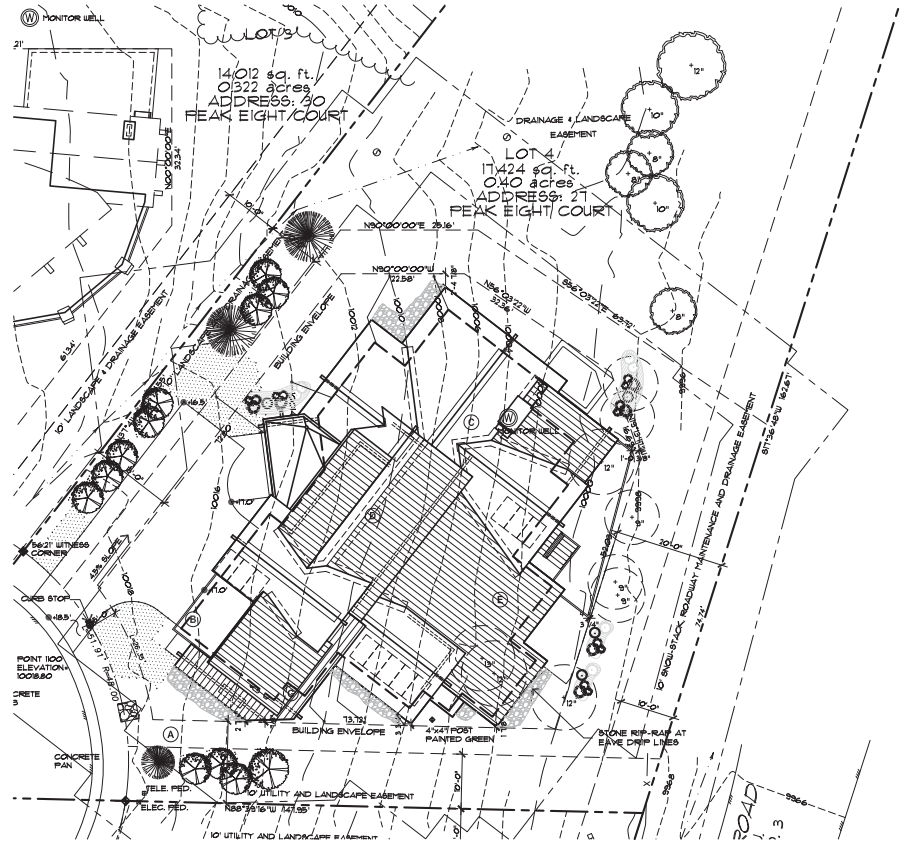
- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- SHORT DRY GRASS MIX #2 LBS/1000 SF.
 - CREEPING RED PEGUOE 30%
 - SHEEP PEGUOE 30%
 - CANADA BLUEGRASS 10%
 - CANDY BLUEGRASS 5%
- SLOPES OVER 3:1 SHALL BE HAY TACKLED OR NETTED.
- MOUNTAIN MAGIC WILDFLOWER MIX #1 LBS/1000 SF.
 - BLANKETFLOWER
 - CALIFORNIA POPPY
 - SHIRLEY POPPY
 - BLUE FLAX
 - LUPINE MIX
 - WILDFLOWER
 - HAZARD PINKS
 - PENSTEMON, ROCKY MOUNTAIN WILD THYME
 - ROCKY MOUNTAIN BLUE COLUBINE MIX #1 LBS/25,000 SF
- OR
- WESTERN NATIVE WILDFLOWER MIX #1 LBS/1000 SF.
 - MOUNTAIN LUPINE
 - CONIFER WESTERN COLUBINE, COLORADO
 - SULFUR FLOWER
 - GERANIUM, RICHARDSON
 - NOODLES GROUNDDEL
 - ASTER, ENGLISHMAN'S
 - WESTERN LARKSPUR
 - GALLIARDIA/BLANKETFLOWER
 - AMERICAN VETCH
 - ORANGE MOUNTAIN GARY
 - GIANT LOUSEWORT
 - PENSTEMON, WABATCH
 - PENSTEMON, SMALL FLOUREED
 - PENSTEMON, ROCKY MOUNTAIN

PLANTING DETAIL



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



HEATING ZONES

	ZONE#	SQ. FT.
DRIVEWAY	ZONE 1	843 SF.

REVISIONS: TOWN COMMENTS: 6/26/17

JOB NO: 1716
DATE: 06/27/17
DRAWN BY: J PAULLAK

CHECKED BY: M HOGAN

©2017 THE DRAWINGS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITH OUT ARCHITECTS WRITTEN PERMISSION.

HQA, TOWN SUBMITTAL SET: 06/09/17

bhh Partners
150 SOUTH 10TH AVENUE BRECKENRIDGE, CO 80424 (970) 454-8880

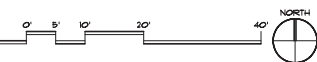
PORTER RESIDENCE
27 PEAK EIGHT COURT
1507 PEAK EIGHT PLACE, BRECKENRIDGE, COLORADO

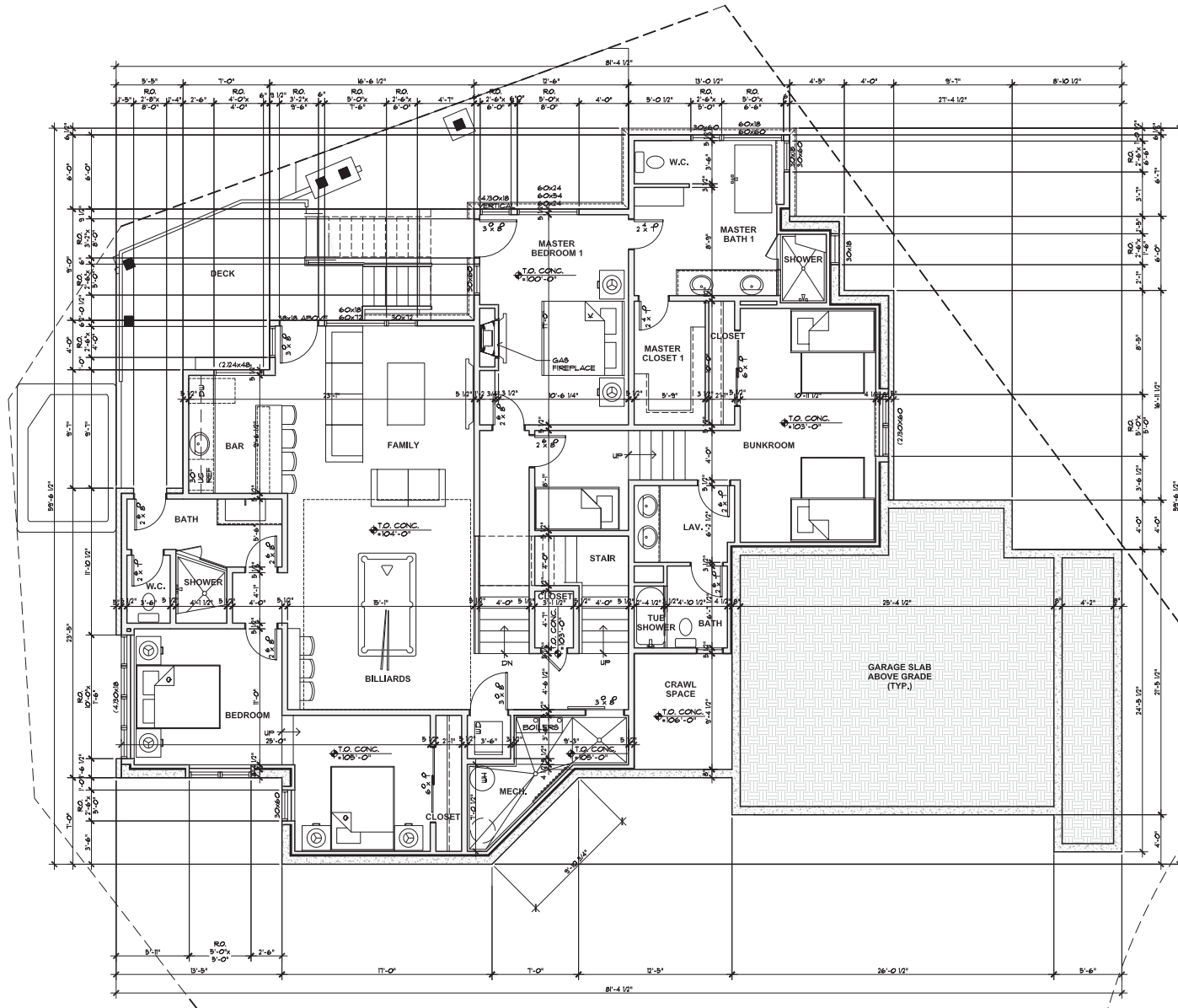
© 2017

SHEET NUMBER:

SP1.2

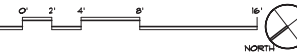
OF:





LOWER LEVEL PLAN

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



REVISIONS: TOUN
COMMENTS:
6/26/11

JOB NO: 1116
DATE: 06/2/11
DRAWN BY: TRM
CHECKED BY: MFM

©2011 THE DRAWINGS COPYRIGHTED
AND SHALL NOT BE REPRODUCED WITH-
OUT ARCHITECTS WRITTEN PERMISSION

HQA TOUN SUBMITTAL
SET: 06/03/11

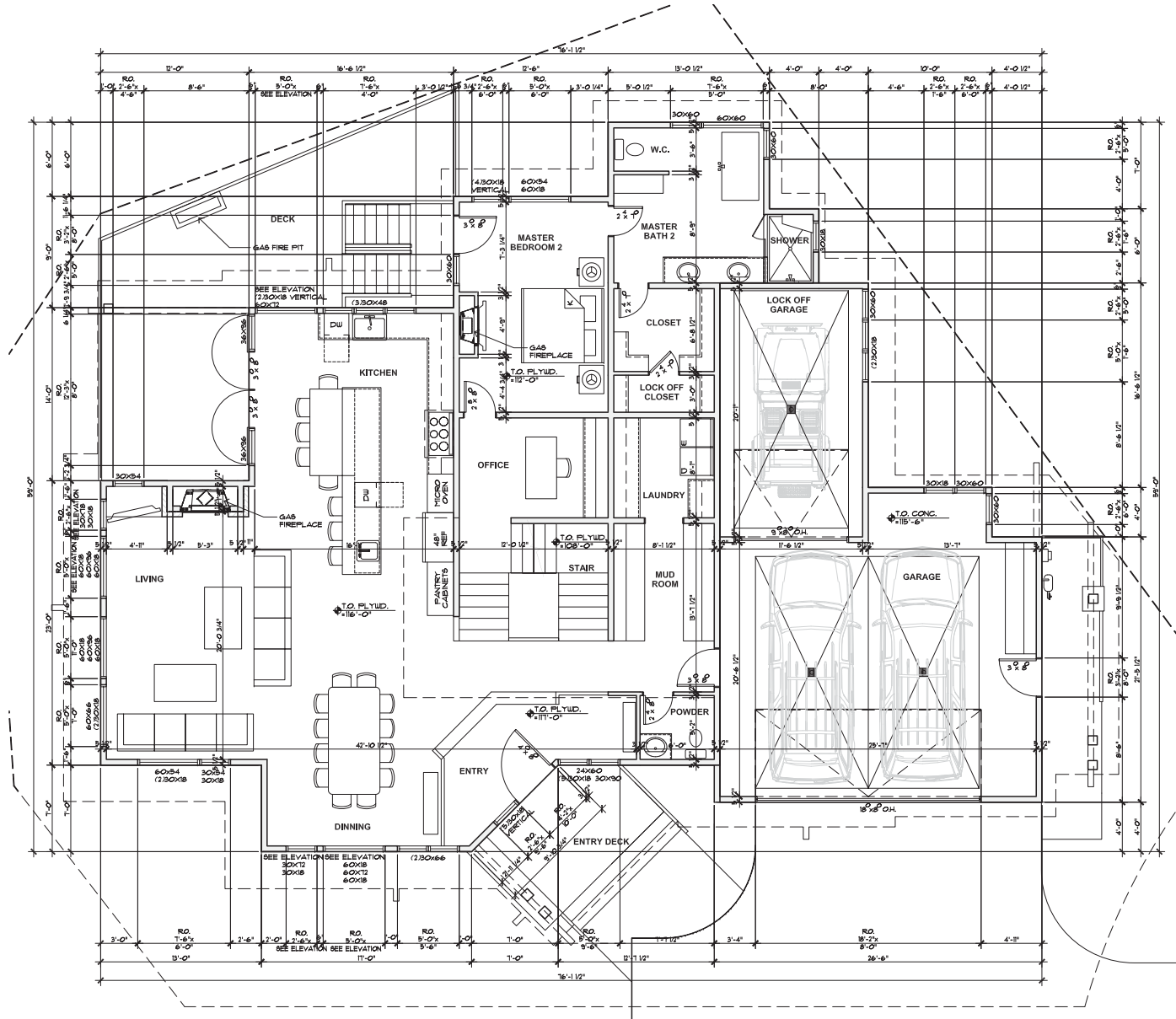
bhh Partners
150 SOUTH MAIN STREET, SUITE 100
BRECKENRIDGE, CO 80424 (970) 454-6880

PORTER RESIDENCE
27 PEAK EIGHT COURT
1ST FLOOR EAST FLAGE, BRECKENRIDGE, COLORADO

© 2011
SHEET NUMBER:

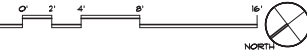
A-1.1

OF:



MAIN LEVEL PLAN

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



REVISIONS: TOUN COMMENTS: 6/26/11

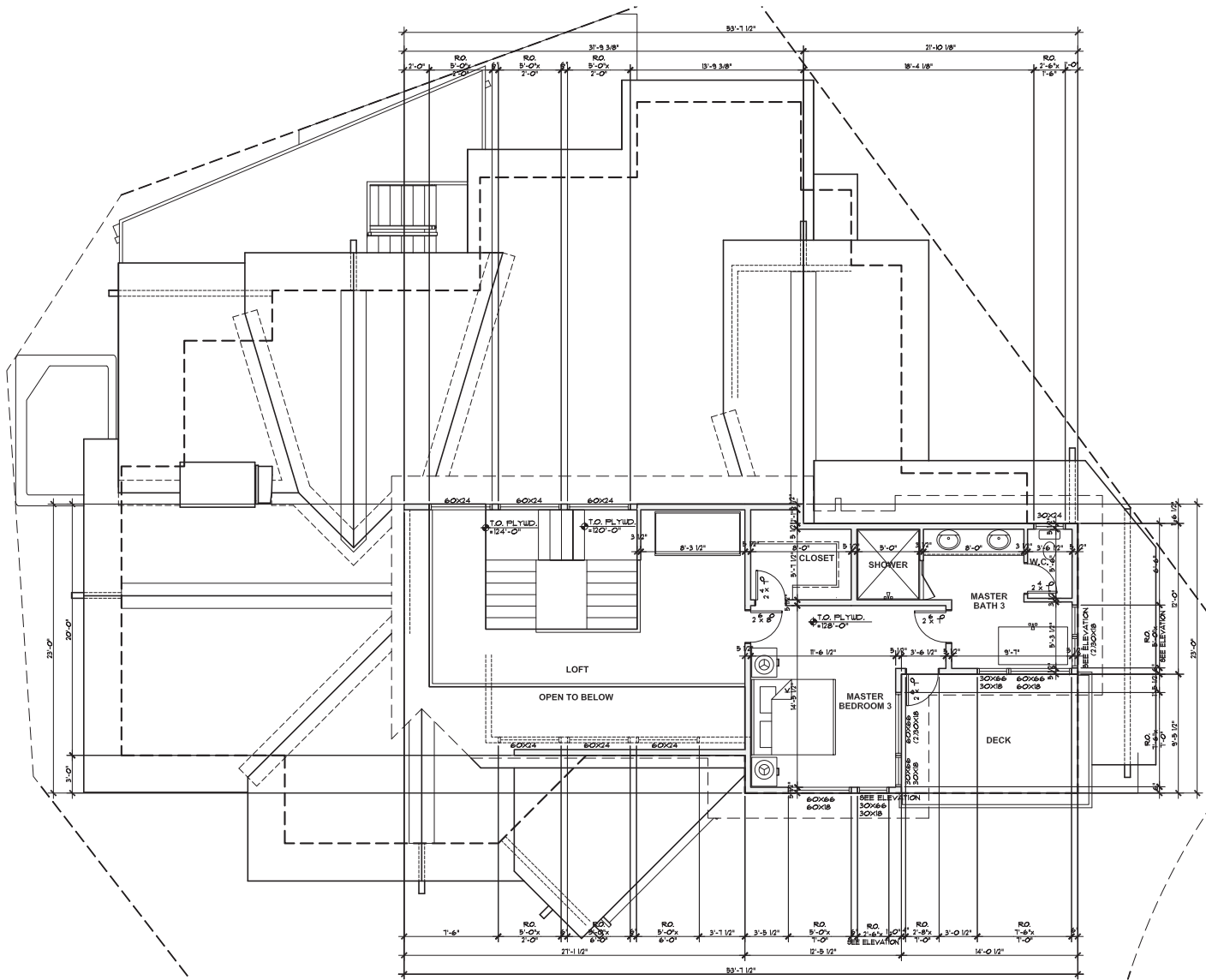
JOB NO: 1116
 DATE: 06/2/11
 DRAWN BY: TRM
 CHECKED BY: MFM

©2011 THE DRAWINGS ARE COPYRIGHTED AND SHALL NOT BE REPRODUCED WITH-OUT ARCHITECTS WRITTEN PERMISSION

HQA: TOUN SUBMITTAL SET: 06/09/11

bhh Partners
 150 SOUTH MAIN STREET BRECKENRIDGE, CO 80424 (970) 453-6888
PORTER RESIDENCE
 27 PEAK EIGHT COURT
 1517 PEARSON PLACE, BRECKENRIDGE, COLORADO

© 2011
 SHEET NUMBER:
A-1.2
 OF: X



UPPER LEVEL PLAN

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

REVISIONS:	TOWN COMMENTS:
06/26/11	

JOB NO: 1116
 DATE: 06/2/11
 DRAWN BY: TRM
 CHECKED BY: MFM

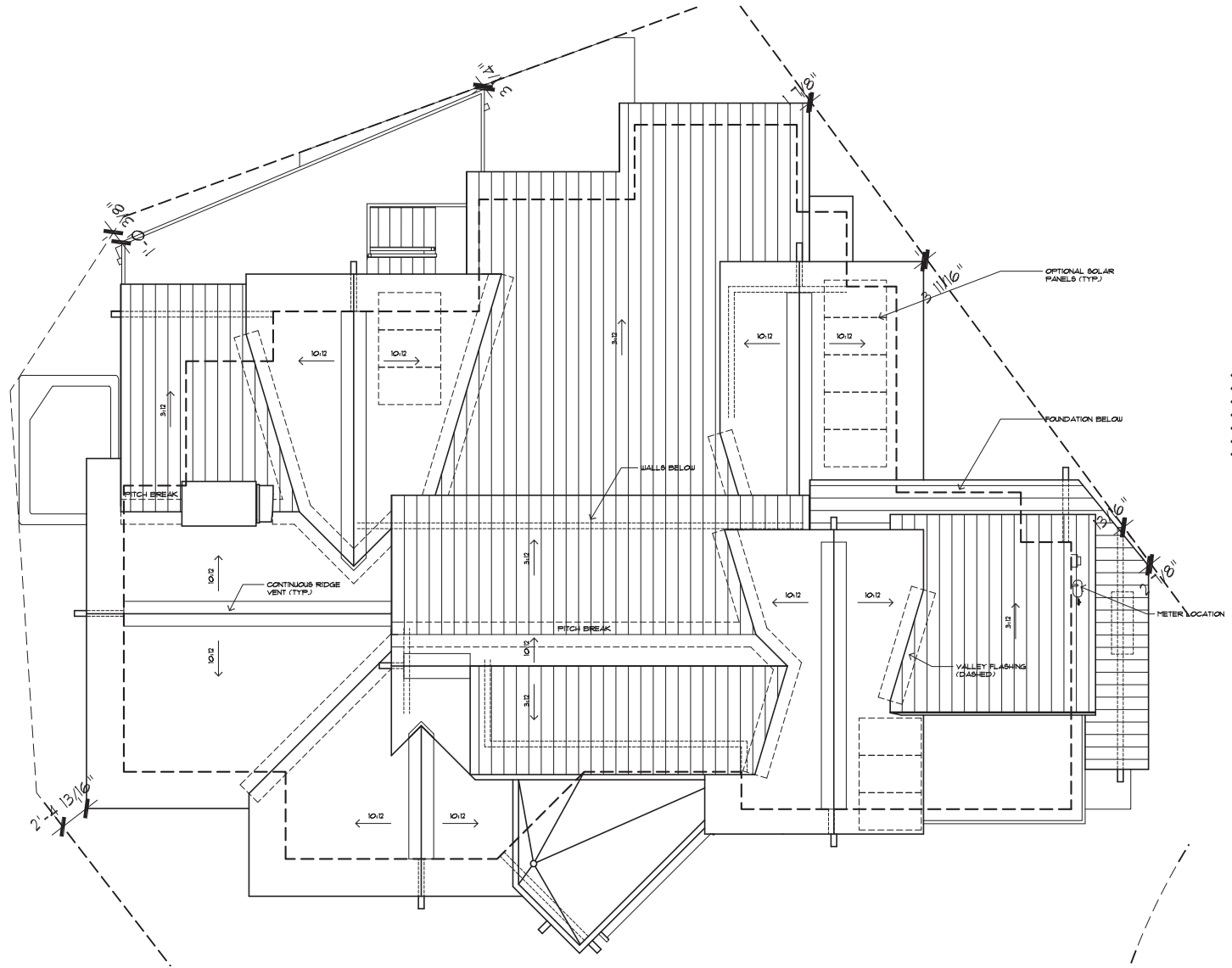
©2011 THE DRAWINGS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITH-OUT ARCHITECTS WRITTEN PERMISSION

HQA TOWN SUBMITTAL SET: 06/09/11

bhh Partners
 150 SOUTH MAIN STREET BRECKENRIDGE, CO 80424 (970) 434-6888

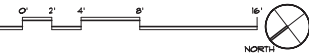
PORTER RESIDENCE
 27 PEAK EIGHT COURT
 1ST FLOOR BRECKENRIDGE, COLORADO

© 2011
 SHEET NUMBER:
A-1.3



ROOF PLAN

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



REVISIONS: TOUN
COMMENTS:
6/26/11

JOB NO: 1116
DATE: 06/2/11
DRAWN BY: TRM
CHECKED BY: MFM

©2011 THE DRAWINGS COPYRIGHTED
AND SHALL NOT BE REPRODUCED WITH-
OUT ARCHITECT'S WRITTEN PERMISSION

HQA: TOUN SUBMITTAL
REV: 06/09/11

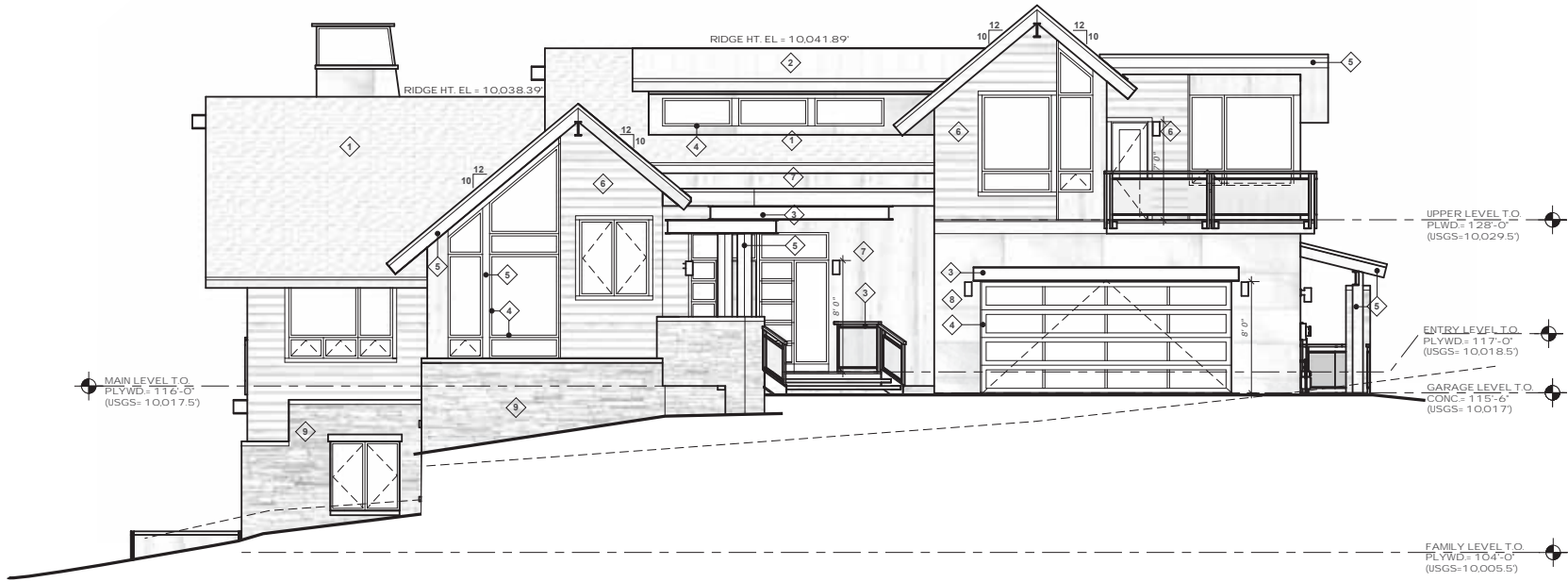
bhh Partners
1120 SOUTH 1ST AVENUE
BRECKENRIDGE, CO 80424 (970) 454-6890

PORTER RESIDENCE
27 PEAK EIGHT COURT
1517 PEAK EIGHT PLACE, BRECKENRIDGE, COLORADO

© 2011
SHEET NUMBER:

A-1.4

DATE:



NORTHWEST ELEVATION

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

COLOR LEGEND	
1	SHINGLE ROOFING CERTAINTEED PRESIDENTIAL TL 'SHADOW GRAY'
2	METAL ROOF WESTERN RIB/ METAL SALES W/ SEALER 'SLATE GREY W38'
3	STEEL WORK & RAILINGS RAW STEEL (BEAMS) RAW STEEL W/POWDER COATED BLACK (RAILINGS)
4	WINDOW CLAD SIERRA PACIFIC 'BATTLESHIP GRAY 321'
5	COLUMNS, FASCIA, TRIM BENJAMIN MOORE SEMI-TRANSPARENT STAIN 'BISON BROWN'
6	HORIZONTAL SIDING 1X8 CHANNEL RUSTIC W/ 1/2" REVEAL (CLEAR) BENJAMIN MOORE SEMI-TRANSPARENT STAIN 'SMOKED OYSTER'
7	VERTICAL SIDING RECLAIMED WOOD VINTAGE WOODS RECLAIMED WOOD 'VINTAGE GRAY'
8	METAL PANEL SIDING BUFFALO METALS 'BLUE'
9	STONE VENEER BASE TELLURIDE STONE 'BLACK CANYON SWAN W/ MOUNTAIN ASH'

NOTE: MATERIAL KEYS ARE TYPICAL



NORTHEAST ELEVATION

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

REVISIONS: TOWN COMMENTS: 6/28/17
JOB NO: 11716
DATE: 06/08/17
DRAWN BY: TRM
CHECKED BY: M HOGAN

2017 THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION.

HQA, TOWN SUBMITTAL SET: 06/08/17

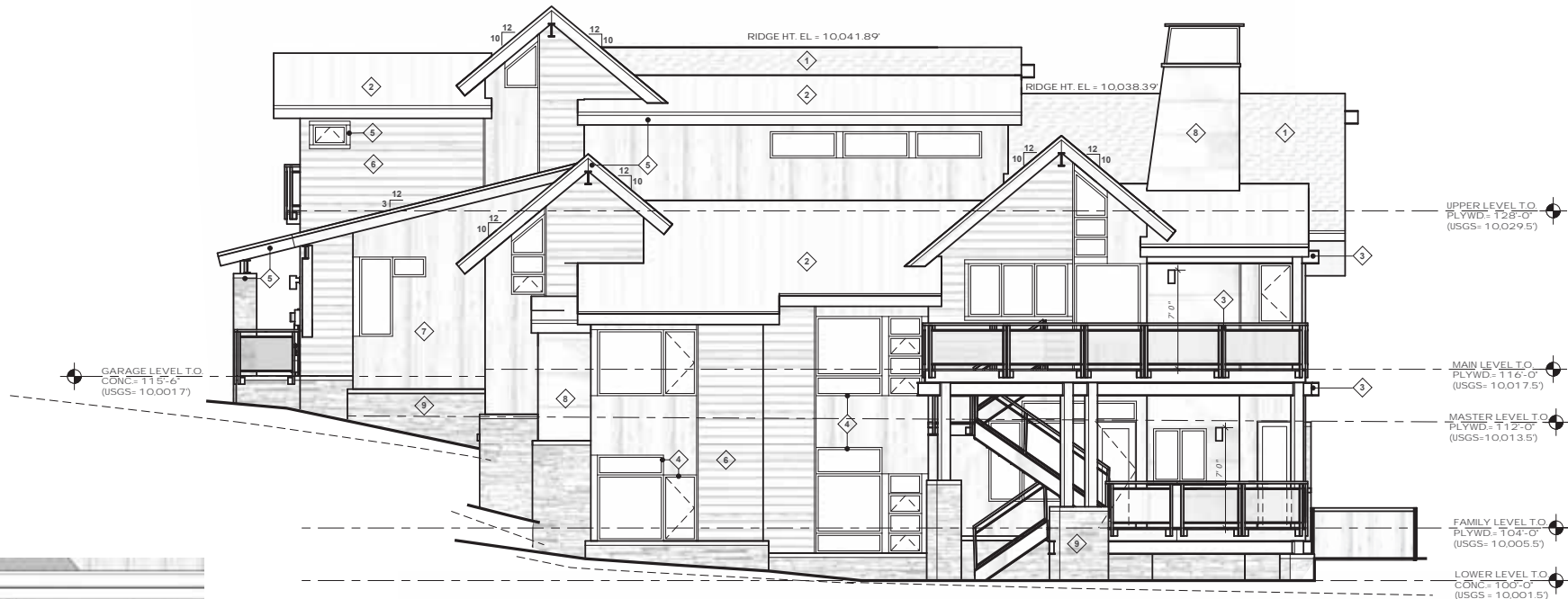
bhh Partners
 P.O. BOX 531, BRECKENRIDGE, CO 80424 (970) 458-9900
 BRECKENRIDGE, COLORADO

PORTER RESIDENCE
 PEAK EDGE COURTYARD
 1.07 AC FEASIBILITY STUDY, BRECKENRIDGE, COLORADO

© 2017

A-2.1
BUILDING ELEVATIONS

OF:



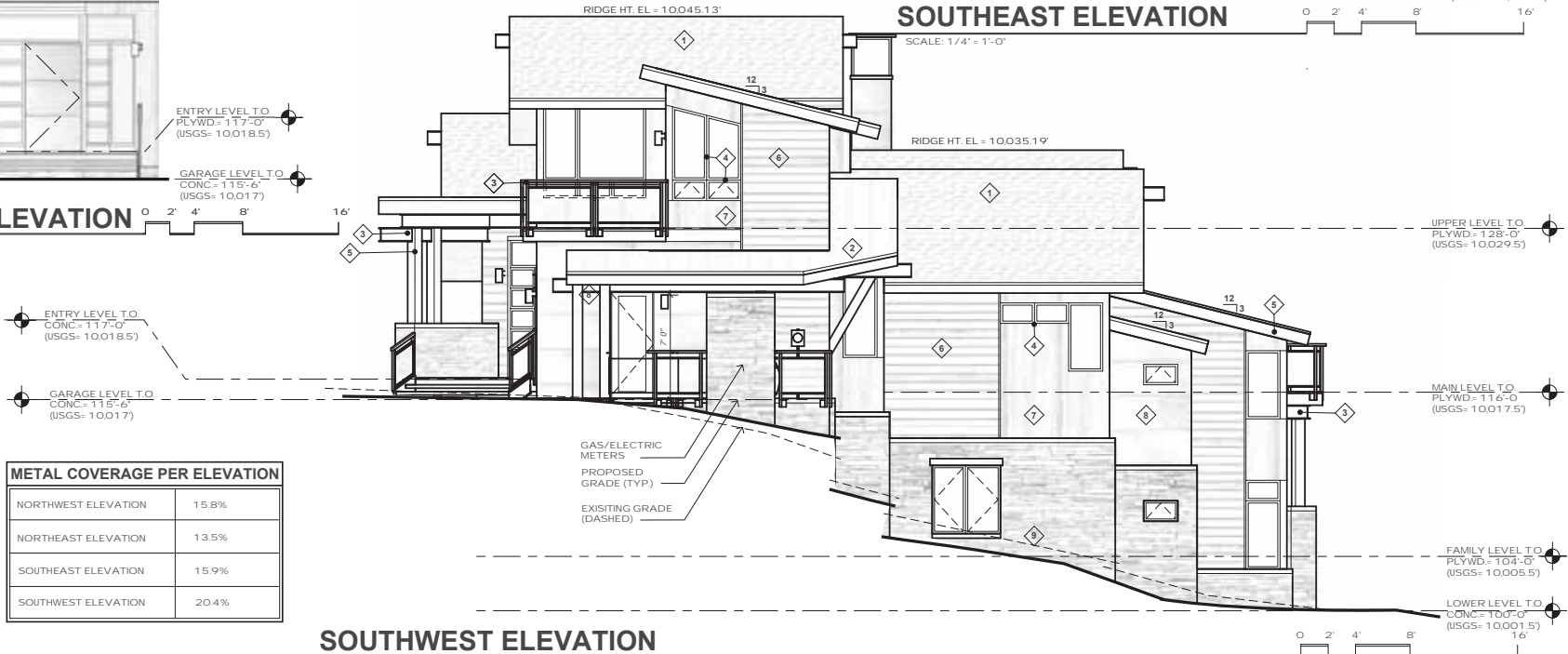
SOUTHEAST ELEVATION

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



ENTRY ELEVATION

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



SOUTHWEST ELEVATION

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

METAL COVERAGE PER ELEVATION	
NORTHWEST ELEVATION	15.8%
NORTHEAST ELEVATION	13.5%
SOUTHEAST ELEVATION	15.9%
SOUTHWEST ELEVATION	20.4%

REVISIONS: TOWN COMMENTS: 6/28/17
 JOB NO.: 11716
 DATE: 06/08/17
 DRAWN BY: TRM
 CHECKED BY: M HOGAN

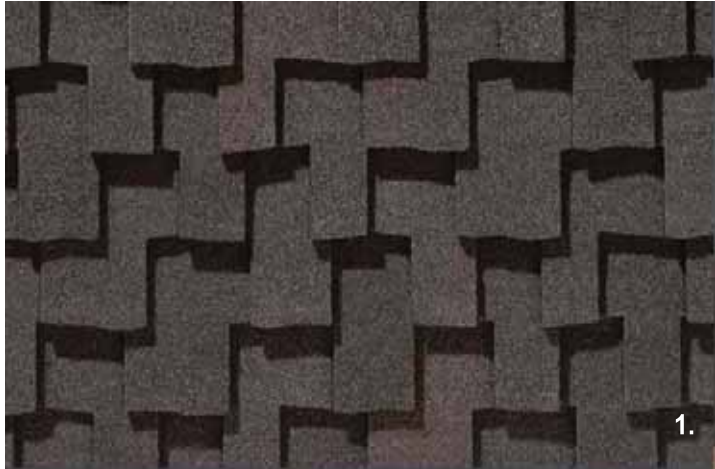
2017 THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION.

HOA TOWN SUBMITTAL SET 06/08/17

bhh Partners
 P.O. BOX 531 • BRECKENRIDGE, COLORADO 80424 • (970) 455-8988
 BRECKENRIDGE, COLORADO 80424 • (970) 455-8988
 PORTER RESIDENCE
 PEAK EDGE COURSE
 LOT 14 FORT EIGHT PLACE, BRECKENRIDGE, COLORADO

© 2017

A-2.2
 BUILDING ELEVATIONS
 OF



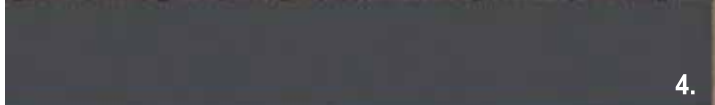
1.



2.



8.



4.



5.



7.



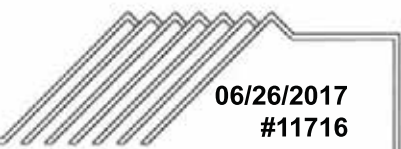
9.

- | | |
|--|--|
| 1. ROOFING | - CERTAINTEED PRESIDENTIAL TL (SHADOW GRAY) |
| 2. METAL ROOFING | - METAL SALES (SLATE GREY W38) |
| 3. STEEL WORK & RAILINGS | - RAW STEEL (BEAMS)
RAW STEEL W/ POWDER COATED BLACK (RAILINGS) |
| 4. WINDOW CLAD | - SIERRA PACIFIC (BATTLESHIP GRAY 321) |
| 5. COLUMNS, FASCIA, TRIM | - BENJAMIN MOORE SEMI-TRANSPARENT STAIN (BISON BROWN) |
| 6. HORIZONTAL SIDING 1X8 CHANNEL RUSTIC W/ 1/2" REVEAL (CLEAR) | - BENJAMIN MOORE SEMI-TRANSPARENT (SMOKED OYSTER) |
| 7. VERTICAL SIDING RECLAIMED WOOD | -VINTAGE WOODS (VINTAGE GRAY) |
| 8. METAL PANEL SIDING | - BUFFALO METALS (GUN METAL) |
| 9. STONE VENEER BASE | - (GRAYS AND BROWNS) |

ALL EXTERIOR MATERIALS TO BE NON-REFLECTIVE



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

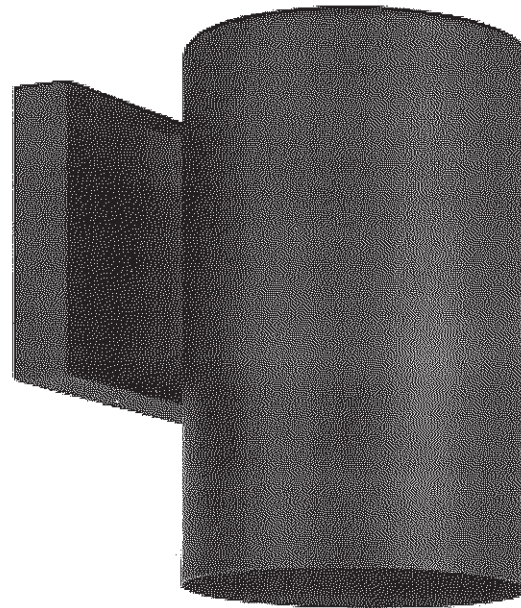


06/26/2017
#11716

PORTER RESIDENCE



> Brands > Sunset Lighting > Wall Sconces > Sunset Lighting F6905



Sunset Lighting F6905-31

Black Architectural 1 Light Dark Sky Compliant 8" Height Fluorescent Outdoor Aluminum Wall Sconce

How did you feel about this item? Be the first to review this product. Item# BCI2151486 | Model# F6905-31

Finish: Black Select a Finish

\$62.00

Retail Price \$93.00, You Save 33%

Free Shipping!

155 In Stock, Leaves the Warehouse in 1 to 2 business days

Planning Commission Staff Report

Project Manager: Chris Kulick, AICP

Date: June 23, 2017 (For meeting of July 5, 2017)

Subject: Climax Jerky Wagon Small Vendor Cart Permit Renewal
(Class C-Minor; PL-2017-0234)

Applicant/Owner: Brooke Comai / Climax Jerky, Inc.

Proposal: To renew the vendor cart permit for Climax Jerky, Inc., a retail business that sells a variety of dried meats, known as “jerky”. The company has operated in Breckenridge since 2008. The covered wagon cart is 8’4” long, 4’4” wide and about 8’ tall. The wagon is constructed primarily of wood and steel, with a canvas cover.

Address: 100 S. Main Street

Legal Description: Lincoln West Mall

Site Area: 0.395 acres (17,230 sq. ft.)

Land Use District: 19: Commercial

Historic District: Commercial Core

Site Conditions: The property is developed with the Lincoln West Mall, a mixed use two-story building with primarily retail and office uses. The main entrance to the mall is from the northwest corner of the building, at the intersection of Main Street and Lincoln Avenue. The area which the cart is located is a flat concrete and brick plaza. There is a platted “Food and Beverage Cart” area in the plaza, designated on the plat as “LCA 6A” (Limited Common Element, assigned to unit 6A).

Adjacent Uses: North: Main Street and Towne Square Mall (Retail/Restaurant)
South: Retail Uses
East: Briar Rose Chop House
West: Main Street and Retail Shops

Item History

The Jerky Wagon has been in this location since 2008. Prior to 2008, other vendors have used this location for vending food and beverages, dating back to at least 1992.

In March 2012, the Town Council adopted a revised Vendor Cart policy in the Development Code to address the new and existing vendor carts in town. The new Vendor Cart Policy 49 (Absolute) sets design standards for both large and small vendor carts. This proposal is for a small vendor cart, since it is less than 40 square feet and the cart will be removed from the site each day after operations end. This is the fifth renewal for this cart.

Staff Comments

This project has been public noticed in accordance with Section 9-1-5 Definitions Vendor Cart, Small (H):

H. Vendor carts, small. A small vendor cart shall be processed as a class C development permit with public notice requirements per a class B development permit.

The application remains unchanged from previous years. This is a renewal of an existing permit.

Land Use (Policies 2/A & 2/R): Vendor carts are only allowed in Land Use Districts that allow or recommend commercial uses. This property is within Land Use District 19, which recommends commercial uses.

Per the Breckenridge Land Use Guidelines, District 19: *District 19 is the community focal point and primary center of commercial activity, prominent for its historic character. It is preferred that the District remain a center of retail trade and services, with a pedestrian orientation. Commercial activities, particularly those which contribute to the solidarity of the central business district are encouraged. Ideally, this includes retail trade uses which are associated with pedestrian traffic areas.*

Staff believes this proposal meets the guidelines established for Land Use District 19. There have been no issues since the cart was located here 8 years ago. Also, considering that the condominium plat for this property specifically shows a food vendor cart in this location, staff finds the use acceptable.

Vendor Carts (Policy 49/A): This policy addresses all of the aspects of vendor carts, including architecture, materials, colors, seating, signage, extension codes, storage, etc. If items are not addressed by this policy, then other policies may apply. Where this policy is more restrictive, then this policy applies.

The proposed vendor cart has been located here with the same design for the past 8 years. The wagon is constructed of steel and wood, with a canvas cover. The wagon has been found in the past to be an appropriate material and design for town. The wagon is on rubber wheels, but the applicants also add decorative wagon wheels (not used during transport) to add character to the wagon and screen the functional wheels.

Following are the vendor cart general design standards:

*1. **General Design Standards - Within the Conservation District:** The following general design standards apply as indicated to large vendor carts and small vendor carts located within the Conservation District:*

A. All large vendor carts and small vendor carts shall be designed to blend in with the existing historic character. This shall be accomplished through the proper use of architecture, materials and site planning. In the Conservation District, large vendor carts shall complement the surrounding building character through the use of high quality materials and detailing. Placing a large vendor cart in an unfinished vacant lot with no site improvements is prohibited.

The proposed vendor cart is on a developed lot. The cart is designed like a covered wagon, which has been found by past Planning Commissions appropriate to the history of the western United States and the Town. The wagon uses natural materials, including wood, metal and canvas (cotton).

B. All large vendor carts and small vendor carts must be constructed of professional quality for use as a food vending cart.

The Jerky Wagon is constructed of quality materials. All of the food sold from the wagon is pre-packaged off-site.

C. All large vendor carts and small vendor carts must be maintained in good working condition with no broken or rusty parts. All exterior materials must be kept clean and in a neat appearance. No rusty or broken metal or chipped or broken wood is allowed. All exposed edges must be finished. All wood details and finishes must be suitable for long wear in an exterior location. All detailing, construction and finishing shall be done in a craftsman like manner.

The existing Jerky Wagon is in good working condition. The owner has maintained the cart is good working order over the past 8 years. It contains no broken or rusty parts (other than some exterior metal, which has some rusted metal for architectural effect). All detailing is in a craftsman like manner.

The Jerky Wagon is one of two currently permitted vendor carts operating in the Conservation District. The number of permitted small vendor carts is limited to four within the Conservation District.

Specific Design Standards for Small Vendor Carts:

B. Small Vendor Carts: The following additional design and operational standards apply to small vendor carts:

1. Small vendor carts must be located on private property. **Complies.**
2. Small vendor carts may only sell food and beverages in forms suited for immediate consumption. **Complies- Only pre-packaged jerky is sold from the wagon.**
3. Small vendor carts must be removed from its site and properly stored out of public view each day. **Complies-The wagon is removed from the property and stored off-site each night.**
4. If a small vendor cart is connected to the Town's municipal water system, the owner must pay water plant investment fees. If a small vendor cart is connected to the Town's municipal water system, it must also be connected to the public sanitation system. **The cart is not connected to water or sewer system.**
5. If a small vendor cart uses a commissary kitchen, the commissary kitchen must be identified on the vendor cart permit application. If the commissary kitchen changes during the term of the permit, the small vendor cart permit holder must notify the Director within 10 days of the date of the change. **All commissary kitchens are located outside of Breckenridge.**
6. Umbrellas may be used on a small vendor cart. Tents on or at small vendor carts are prohibited. **Complies- No tents or umbrellas are proposed.**
7. All signage must be attached to small vendor cart. Free standing signage on or for a small vendor cart is prohibited. **Complies-There is an existing sign on cover of wagon.**
8. All storage boxes, cartons, and coolers used in connection with the operation of a small vendor cart shall be hidden from public view. **Complies- All storage is inside the wagon/vendor cart.**
9. No decks, tables, or outdoor seating are allowed for a small vendor cart, except one seat for the operator of the small vendor cart. **Complies- Vendors work from inside the wagon/cart. There is no outdoor seating, except one seat on some occasions for the salesperson.**
10. No external piping or plumbing is allowed. **Complies- There is no external piping or plumbing proposed.**
11. Extension cords may be used for a small vendor cart only if the cord is not located in an area where the public walks, and the placement of the extension cord does not create a public safety hazard. **Complies- There are no extension cords used.**
12. Small vendor cart must be on wheels. **Complies- The wagon is on wheels.**
13. Owners of small vendor carts must obtain and maintain in full force and effect throughout the permit a valid Town of Breckenridge business license. **Complies-staff has not received any complaints and has no record of violations of the cart.**
14. All signs for a small vendor cart shall be subject to the Breckenridge Sign Code. The maximum allowed sign area for a small vendor cart is 66% of the linear frontage of the cart. **Complies.**
15. The operator of a small vendor cart shall comply with all applicable health regulations with respect to the operation of the small vendor cart. **Complies.**

Point Analysis (Section: 9-1-17-3): Staff found no reason to warrant positive or negative points for this application.

Staff Decision

The Planning Department has approved Climax Jerky Wagon small vendor cart, PL-2017-0234, located at 100 S. Main Street, Lincoln West Mall, with the attached findings and conditions.

TOWN OF BRECKENRIDGE

Climax Jerky Wagon
Mobile Small Vendor Cart Permit Renewal
100 S. Main Street
PL-2017-0234

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 **June 23, 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 **July 5, 2017**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-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 one (1) years from date of issuance, on **July 12, 2018**. 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 one (1) year, 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.
1. 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.
2. Applicant shall meet Policy 9-1-5 49/A (B) Small Vendor Carts.
3. Applicant shall remove the small vendor cart from its site and properly stored out of public view at the end of each business day.
4. All signage must be attached to small vendor cart. Free standing signage on or for a small vendor cart is prohibited. A separate sign permit is required for this small vendor cart if altered.
5. 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 operational or material deviation from the approved plans and specifications without Town approval as a modification may result in the Town legal action under the Town's development regulations.

6. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of compliance for the project covered by this permit. The determination of whether a certificate of compliance should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. This permit is for the operation of one (1) small mobile vendor cart operated by the applicant. The applicant has permission to place this mobile vendor cart at 100 S. Main Street, Lincoln West Mall.
9. The applicant shall place the Jerky Wagon on private property in a manner that allows not only safe passage of other vehicles and pedestrians, but also safe access to the mobile vendor cart by potential customers.
10. Applicant shall provide a trash receptacle and recycling on the vending trailer for wrappers and other trash generated by the sale of food or drinks for sale. Applicant shall be responsible for keeping the area around the vendor cart free of trash and litter. The applicant shall not place trash in the Town's trash receptacles.
11. Applicant shall maintain adequate access to and from nearby buildings and sidewalks. Applicant's vendor cart shall not be placed in a way to obstruct pedestrian traffic or to become a nuisance.
12. Applicant shall maintain adequate insurance. Prior to issuance of a business license, a copy of the insurance policy shall be submitted to the Town Attorney for his review and approval. The policy shall include a provision requiring that the Town be notified when the policy lapses.
13. This permit is for one temporary vendor cart to be used only for the sale of food and beverages in a form suitable for immediate consumption. The vendor cart approved by this permit shall not be used for the sale of products, goods or services other than food in a form suited for immediate consumption. The cart shall not be used for the distribution of commercial handbills.
14. All items available for sale shall be contained within the vendor cart.



Planning Commission Staff Report

Subject: Walker House Landmarking and Addition
(Class B Historic, Preliminary Hearing; PL-2017-0207)

Proposal: To move the historic house no more than 10-feet, locally landmark the historic property and add a one-car garage with a connector off the back of the house.

Date: June 20, 2017 (For meeting of July 5, 2017)

Project Manager: Chris Kulick, AICP, Planner III

Applicant/Owner: SNJ, LLC; Sara Sugarman

Agent: J.L. Sutterley Architect; Janet Sutterley

Address: 213 Lincoln Avenue

Legal Description: Abbett Addition, Block 11, Lots 3, 4, 33 and a portion of Lot 2

Site Area: 0.147 acres (6,429 sq. ft.)

Land Use District: 17, Residential with 11 Units per Acre (UPA)

Historic District: 1 - East Side Residential Character Area

Site Conditions: The northern and eastern portions of the property are wooded with mature aspen and spruce trees. The house abuts the Town's 13.45-foot wide alley to the west. The south property is paved with pedestrian/vehicular access that is shared (per a recorded easement Rec# 644536) with Lots 5 and 6, the Laundromat and small cabin.

Adjacent Uses:

North:	County Courthouse
East:	Amazing Grace Restaurant
South:	Breck Laundry and Cabin
West:	Exchange Building

Density:

Allowed under LUGs:	2,598 sq. ft.
Proposed density:	1,802 sq. ft.
'Free' basement density:	666 sq. ft.

Above Ground Density:

Allowed at 9 UPA:	2,125 sq. ft.
Proposed:	1,700 sq. ft.

Mass:

Allowed under LUGs:	3,118 sq. ft.
Proposed mass:	2,098 sq. ft.

F.A.R.: 1:4

Totals:

	DENSITY - ABOVE GROUND DESNITY - MASS						
	Existing	'Free Basement'	Proposed	Total Density	Above Ground	Garage	Mass
Lower	0 SF	666 SF	102 SF	102 SF			
Main	666 SF		102 SF	768 SF	768 SF	398 SF	
Upper	534 SF		398 SF	932 SF	932 SF		
TOTALS	1,200 SF	666 SF	602 SF	1,802 SF	1,700 SF	398 SF	2,098 SF

Height: Recommended: 23 feet (mean)
(Up to 26 feet w/ negative points)

Proposed:
Existing House (no change) 20.75 feet (mean); 25.5 feet (overall)

Garage: 13.0 feet (mean)

Lot Coverage: Building / non-Permeable: 1,884 sq. ft. (29% of site)
Hard Surface / non-Permeable: 1,440 sq. ft. (18% of site)
Open Space / Permeable Area: 3,405 sq. ft. (53% of site)

Parking: Required: 2 spaces
Proposed: 2 spaces

Snowstack: Required - 25% OF 1,440 sq. ft.: 360 sq. ft. (25%)
Proposed: 365 sq. ft. (25%)

Setbacks: Front: 34 ft.
Sides: 5 and 53 ft.
Rear: 12 ft.

Item History



Walker House with small addition - 1941

This two-story, 16' by 28', hewn timber dwelling, with stacked square-bay windows, was built between March 1880 and February 1881 for \$400.00. Charles A. and Miriam E. Walker were the original owners. The small shed addition to the west was added more recently as evidence in the above photo. The Town Period of Significance is between 1860 and 1942, making this small addition (white lap sided shed roof attached structure) historic. For this report, staff will refer to this addition as the '1941 Addition'.

The Walker House property is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development as a successful mining community beginning in the late 1800s, and extending through the first half of the twentieth century. The property is also historically significant relative to Criterion B for its association with Charles A. Walker. A regionally prominent civil and mining engineer, Walker surveyed Breckenridge for its incorporation in 1880, and made other significant contributions to the town's socioeconomic development. Finally, the Walker House is architecturally significant, under National Register Criterion C for its pioneer log construction with an original two-story bay window. The Walker House, thus, is individually eligible for inclusion in the National Register. It should also be regarded as contributing resource within the Breckenridge Historic District.

(Staff notes that we have discovered needed corrections to the current Cultural Resource Survey. These minor errors do not affect this application.)

At this preliminary review, the applicant is seeking direction from the Planning Commission towards an approval for the proposed modifications along with local landmarking.

Staff Comments

9-1-19-3A/R: Policy 3 (Absolute and Relative) Density/Intensity: The proposal is below the recommended density for the property. We have no concerns.

9-1-19-4A/R: Policy 4 (Absolute and Relative) Mass: The proposal is below the recommended mass for the property. We have no concerns.

9-1-19-6A/R: Policy 6 (Absolute and Relative) Building Height: The two areas where the building is located and its proposed relocation are relatively flat. With the proposed move, the historic building will maintain its existing floor plate and building height of 20.75 feet (measured to the mean) and 25.5 feet (overall). We have no concerns.

9-1-19-9A/R: Policy 9 (Absolute and Relative) Placement of Structures: With this application, staff discovered that Summit County has this property addressed off French Street. Town records and historic Sanborn maps show the property addressed of Lincoln Avenue. (See attached copied of several historic maps.) Staff is working with the County to correct this inconsistency at the time of this writing. Lincoln Avenue is the front yard and primary façade for the property and building.

The existing building is not meeting one setback. Per 9-1-12: Nonconforming Structure:

- A. *The town council finds and determines that nonconforming structures are disfavored because they reduce the effectiveness of land use regulations and depress property values. The purpose of this section is to require that nonconforming structures be made conforming with the absolute policies of this chapter as rapidly as possible. Accordingly, it is the intent of this section to allow*

for the continuation of nonconforming structures only so long as they meet the requirements of this section. (Emphasis added.)

- E. 3. *In recognition of the fact that compliance with all of the then current requirements of this chapter would result in a hardship or burden to the owner of the damaged nonconforming structure, the planning commission shall identify those absolute and relative policies of this chapter which shall apply to its review of an application to repair or reconstruct the structure. In making such determination, the **planning commission shall be guided by the principles that: a) the repair or reconstruction of a damaged nonconforming structure shall not result in a greater degree of nonconformity than existed immediately prior to the structure being damaged, and b) a damaged nonconforming structure should be brought into compliance with the then current requirements of this chapter to the extent possible.** Only those absolute and relative policies of this chapter which are deemed applicable by the planning commission shall be used in preparing the point analysis for an application for a development permit to repair or reconstruct a damaged nonconforming structure. (Emphasis added.)*

The west property line abuts a narrow Town alley. This alley is not maintained by the Town. It is accessed and used by abutting properties from the south towards the north (up to the back of Fatty's Pizzeria) south of the Walker House property. Beyond this point, it is wooded with mature trees.

Currently, the 1941 Addition is located about 6-inches off the west property line. By definition, this is a non-conforming structure fails to meet this policy. Per the code, the absolute side yard setback for this property is 3-feet. The relative side yard setback is 5-feet.

The proposed relocation of the building will bring the west setback as measured to the 1941 Addition to 3.5-feet. While this exceeds the 3 foot absolute setback, it falls short of the 5 foot relative setback. Staff believes that, with the abutting property being a Town alley and the reduction of the degree of nonconformity, no negative points should be incurred under this policy. Does the Commission concur? If the Commission agrees, staff will add a special finding when this returns for a final hearing.

9-1-19-18A/R: Policy 18 (Absolute and Relative) Parking: The new garage being added to the rear of the home will house one vehicle with the second vehicle being parked in tandem in front of the garage door. The garage is located outside the recorded access easement which allows for the small cabin behind the laundromat required access to their associated parking area. Staff notes that the easement for the neighboring property is for access only. No parking for the neighboring property is allowed in this easement over the Walker property. Staff has no concerns.

9-1-19-22A/R: Policy 22 (Absolute and Relative) Landscaping: To the north and east, the property is heavily wooded with mature Aspen and Spruce trees. To the south, the shared driveway is sparsely landscaped. One of the exiting trees will be removed with the relocation of the house.

Two shrubs are proposed on the south side of the new garage within the access easement. The existing asphalt is proposed to be removed at the west end, beyond the garage and revegetated with grasses. Staff is suggesting new trees be planted at the west end of the driveway to help buffer the property to the west. This does not appear affect the access easement, allowing for the adjacent cabin property to keep access to their parking. Does the Commission have any concerns?

9-1-19-24A/R: Policy 24 (Absolute and Relative) The Social Community: As a contributing structure, any modifications are subject to the policies and design standards in the Handbook of Design

Standards for the Historic and Conservation Districts and the policies and design standards in the Handbook for Character Area 1 - East Side Residential Character Area.

In order to add a garage (and a bedroom above the new garage) the historic house will be moved 10-feet to the northwest (see the site plan).

Under this section of the code:

F. Moving Historic Structures; (1) Moving Primary Structures; -10 points: Relocating a historic primary structure between five feet (5') and ten feet (10') from its current or original location, but keeping the structure on its original lot and maintaining the historic orientation and context.

Negative ten (-10) points will be incurred for the proposed move.

Along with the move, the house will receive a foundation/basement and all the associated improvements (plumbing, heating, electrical etc.) associated with the improvements. The applicant is also looking to upgrade the existing insulation on the log structure.

Staff is suggesting positive six (+6) points for the restoration efforts based on past precedent. Per the code:

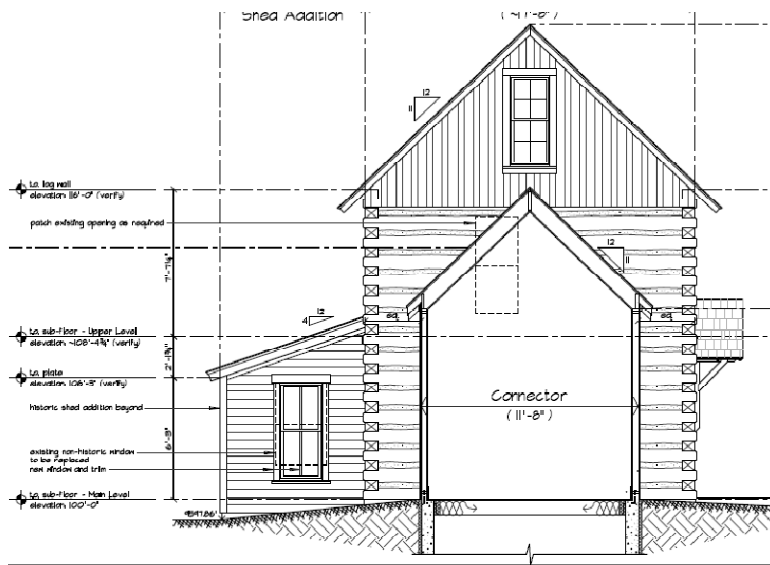
Past Precedent

1. Wakefield Sawmill Interpretive Site (PC#2013109), December 3, 2013, Boreas Pass Road: (+6) This project consisted of restoring an original sawmill site, to serve as a public, hands-on historical exhibit to interpret the history of sawmilling and its relationship to our local mining history.
2. Silverthorne House Site Plan, (PC#2012035), July 12, 2012, 300 North Main Street: (+6) This project added a new concrete foundation with full basement; repaired and patched the existing siding and columns; repaired the existing windows and doors to match historic profile; removed non-historic vents and ducts; replaced existing concrete porch with wooden porch; Carriage Barn: Placed on a concrete foundation, patch and repair exterior. North Elevation: Existing historic barn door removed, restored and mounted on new sliding metal track. Half light historic profile doors installed behind the sliding metal track. South Elevation: Existing historic barn door removed and mounted on new sliding metal track. Pair of vertically oriented double hung windows installed behind the sliding metal track.
3. Palomo Building (PC#2011021), June 7, 2011, 105 North Main Street: (+6) The restoration included a full restoration of all historic openings, a restoration of the existing historic windows, repair and replacement of logs and construction of a full basement.

+6: On site historic preservation/restoration effort of above average public benefit.

Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.

The addition of the garage will impact the existing log structure by removing one historic window along with the historic fabric associated with a code compliant connector. See the south elevation below.



A non-historic window in the 1941 Addition will be replaced with a new historic compliant vertically orientated double hung window.

The agent is exploring the upper level windows that are being used in the existing bedrooms. With any remodel, the windows in bedrooms must meet building code compliant egress dimensions. The existing historic windows are likely not meeting egress standards and some (not all) may need to be enlarged to meet building code. We will have more information at the next hearing.

The connector design complies with Policy 80A of the Handbook of Design Standards as a simple one story tall gable form between the two structures. Since the main structure is constructed of log and typical “out-buildings” are rough sawn stained wood, the agent is thinking of finishing the connector with painted lap siding.

This log structure is unique in the Town’s historic district in that a nicely finished two-story bay window exists on the primary (north) façade. The agent hasn’t provided a drawing of the front elevation as no changes are proposed. (Please see the attached photograph above.) This feature adds a detailed polished look to an otherwise rustic structure. The more recent 1941 Addition is also sided with painted lap siding. The idea of finishing the connector with painted lap siding would “speak” to the historic architecture on the front of the historic logs and the 1941 Addition with some enhanced detail on the connector. Staff has no concerns.

9-1-19-33R: Policy 33 (Relative) Energy Conservation: To offset the remaining negative four (-4) points, the applicant is planning to provide a draft HERS report showing improvements to the historic structure. Per this policy:

	<u>Points</u>	<u>New Residential HERS Index</u>	<u>Existing Residential (Prior To August 14, 2012); Percentage (%) Improvement Beyond Existing HERS Index</u>
	+1	Obtaining a HERS index	Obtaining a HERS index
	+2	61 - 80	10 - 29%
	+3	41 - 60	30 - 49%
	+4	21 - 40	50 - 69%
	+5	1 - 20	70 - 99%

			+6	0	110+%
--	--	--	----	---	-------

(Emphasis added.)

We will have additional information at the next hearing.

9-1-17-3: Point Analysis: We have prepared a preliminary point analysis. That analysis includes, negative ten (-10) points will be incurred under Policy 24/R for moving the building 10-feet. Staff recommends six (+6) positive points be awarded under Policy 24/R for the restoration and improvements and four (+4) positive points be awarded under Policy 33/R for improving the energy efficiency of the historic structure by at least 50%, pending a draft analysis. This would result in a passing score of zero (0) points.

Local Landmark Designation: The applicant is seeking local landmarking status with this application. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Applicable criteria have been highlighted in **bold**.

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p>The property must be at least 50 years old. The Walker House was built between the months of March 1880 and February 1881.</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 9. The property is a site of an historic event that had an effect upon society. 10. The property exemplifies cultural, political, economic or social heritage of the community. <p>11. The property is associated with a notable person or the work of a notable person. The property is also historically significant relative to Criterion B for its association with Charles A. Walker. A regionally prominent civil and mining engineer, Walker surveyed Breckenridge for its incorporation in 1880, and made other significant contributions to the town's socioeconomic development.</p> <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 12. The property enhances sense of identity of the community. 13. The property is an established and familiar natural setting or visual feature of the community 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. House is architecturally significant with it pioneer log construction with an original two-story bay window. 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

Staff finds that the property is eligible for local landmarking. Does the Commission concur? If so, staff will add a condition of approval at final hearing stating:

The Applicant shall obtain approval of an ordinance from the Breckenridge Town Council for local landmark status for the property. If local landmark status is not supported by the Commission or granted by the Town Council, then the density in the basement of the Walker House shall count toward the total

density on the property, and revisions to the approved plans, point analysis and this development permit may be required. The Applicant may be required to appear before the Breckenridge Planning Commission to process an amendment to the approved plans.

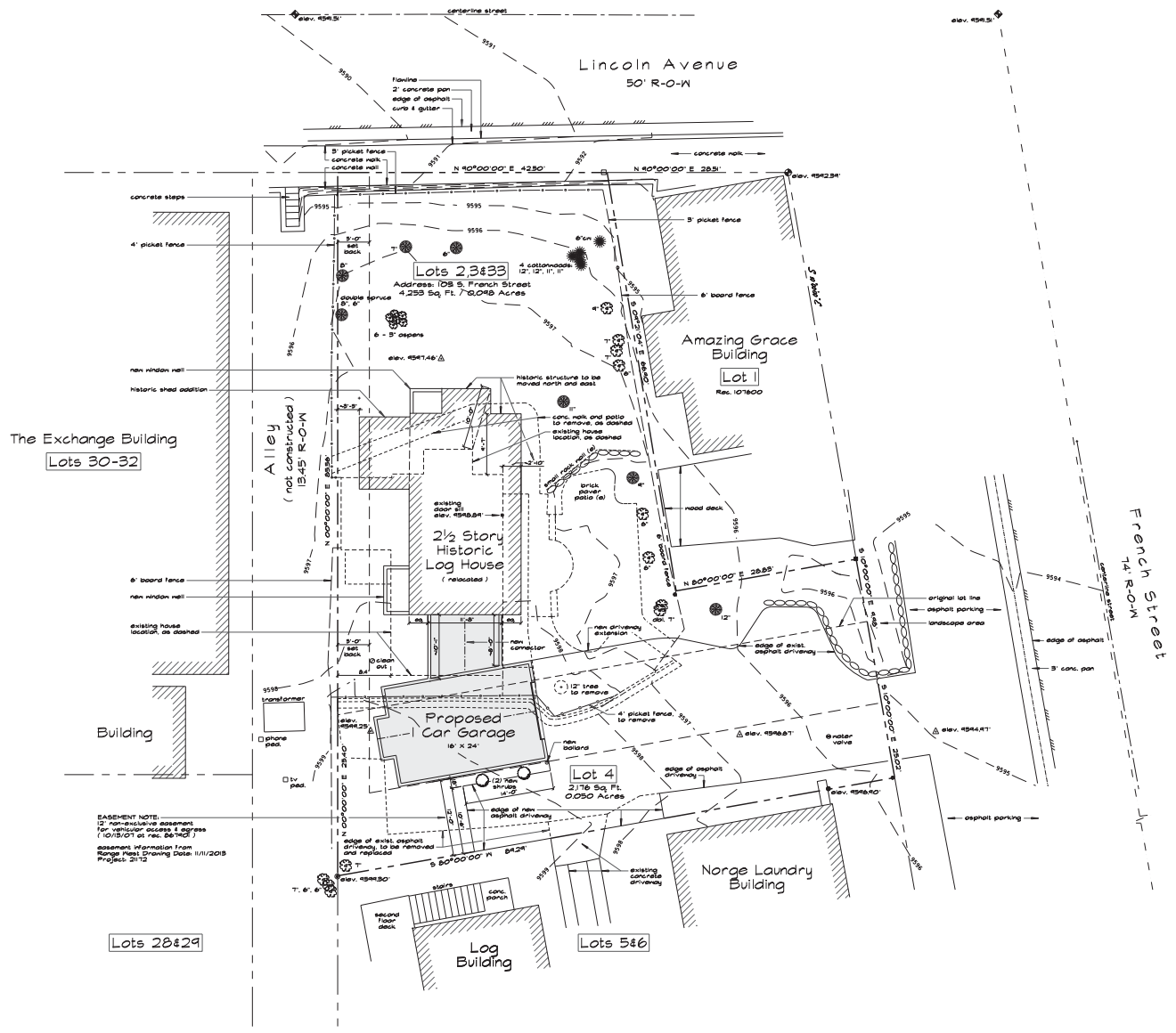
Staff Recommendation

The agent has worked closely with Planning Staff to bring this proposal before the Commission with a preliminary passing score. We have the following questions for the Commission:

1. Per 9-1-12: Nonconforming Structure: Does the Commission agree that because the application is moving the structure to be in further conformance with the relative side yard setback, no points are warranted? Does the Commission support planting trees at the west end of the driveway within the access easement to help buffer the property to the west?

Does the Commission support the requested landmarking?

We also welcome any Commissioner comments regarding the finish of the connector between these two rustic structures.



BASEMENT NOTE:
 1) non-exclusive easement for visitor access & egress (10/15/07 at rec. 067462)
 assessment information from Range Plant Drawing Date: 1/11/2015
 Project: 2112

WALKER HOUSE - ADDITION & RESTORATION
 PARTS OF LOTS 1&3, ALL OF LOTS 2, 4 & 33
 BLOCK II - ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Site Plan
 Scale: 1/4" = 1'-0"
 Date: 08-20-2017



with technical consultation

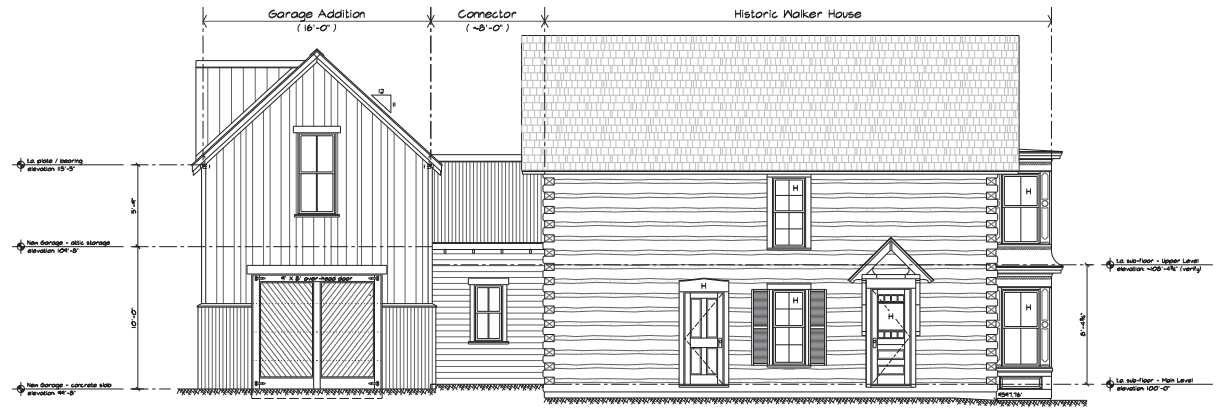
J.L. STUBBLEY ARCHITECT
 1000 14th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 8888 (970) 438-2718
 www.jlstubbley.com



Site Plan
 Scale: 1/4" = 1'-0"

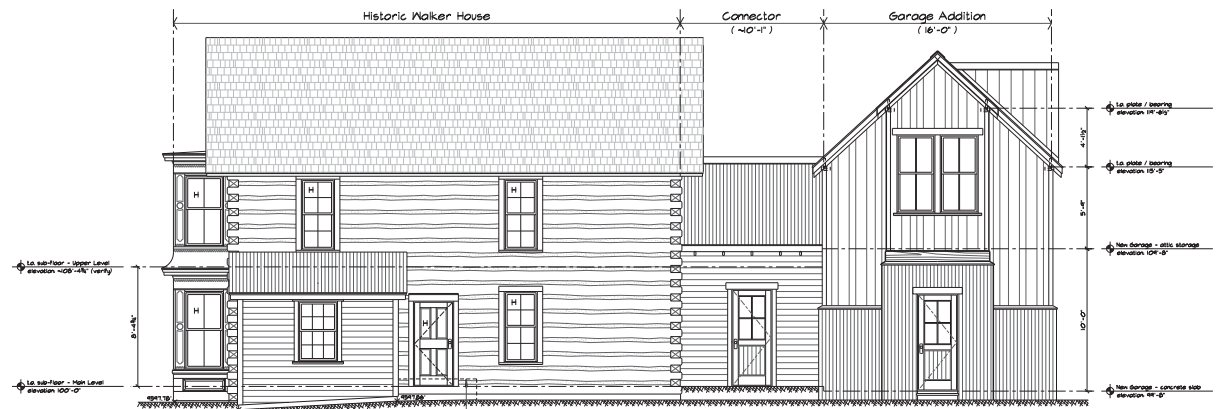
East Elevation

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



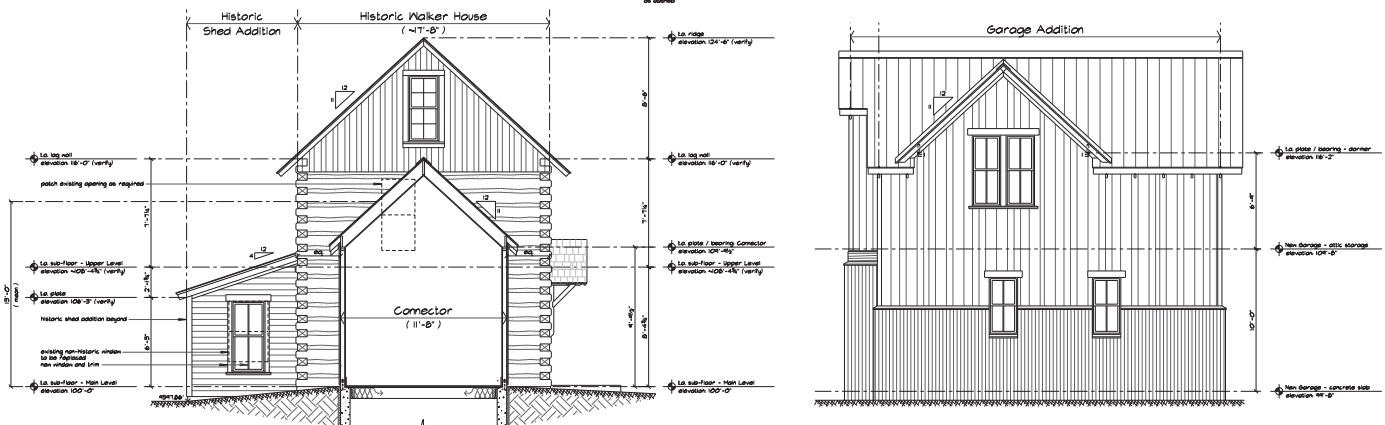
West Elevation

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



South Elevation

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

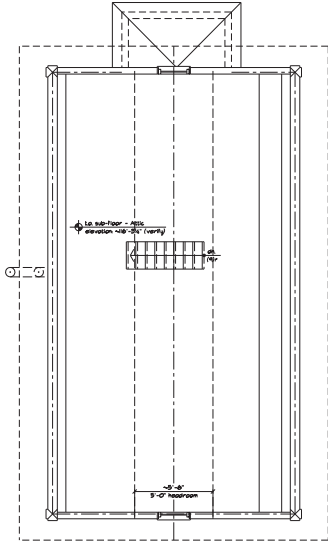


WALKER HOUSE - ADDITION & RESTORATION
 PARTS OF LOTS 143, ALL OF LOTS 2, 4 & 33
 BLOCK II - ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations
 Scale: 1/4" = 1'-0"
 Date: 08-20-2017

architectural
 consultation
J.L. SUTHERLY ARCHITECT
 1000 W. 10th Street, Suite 100
 Breckenridge, CO 80424
 P.O. Box 8888 Breckenridge, CO 80424
 (970) 468-0756



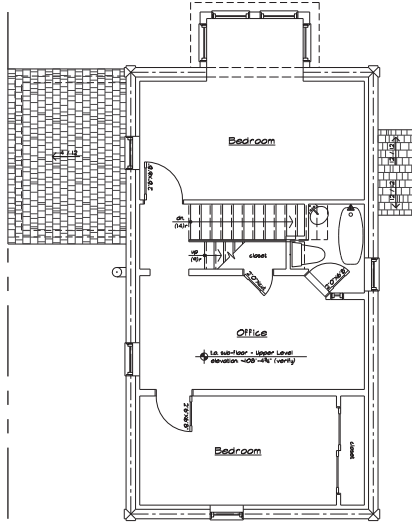


As-Built

Attic Level Floor Plan

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

Living Sq. Ft. (Minimum 4500)	=	174
Total Attic Sq. Ft.	=	184

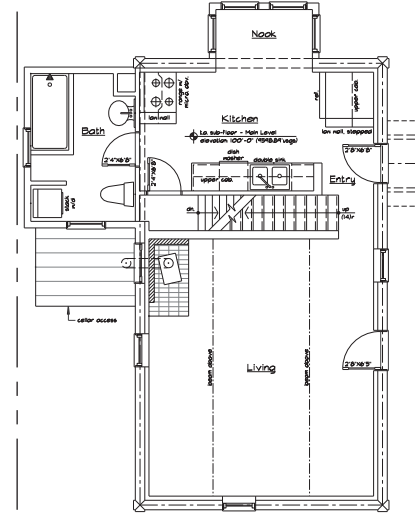


As-Built

Upper Level Floor Plan

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

Living Sq. Ft. (Minimum 4500)	=	561
Total Upper Sq. Ft.	=	540



As-Built

Main Level Floor Plan

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

Living Sq. Ft.	=	646
Total Main Sq. Ft.	=	646

WALKER HOUSE
 Restoration / Addition
 103 South French Street
 Breckenridge, Colorado

As-Built
 Floor Plans

Scale: 1/4" = 1'-0"
 Date: 08-01-2011

J.L. Suterbery, Architect, P.C.
 architectural consultation
 P.O. Box 8888 • Breckenridge, Colorado 80424 • 970-682-2758
 Leonard H. Castellano, Inc.
 computer aided design services
 P.O. Box 2633 • Silverthorn, Colorado 80489 • 970-882-2443





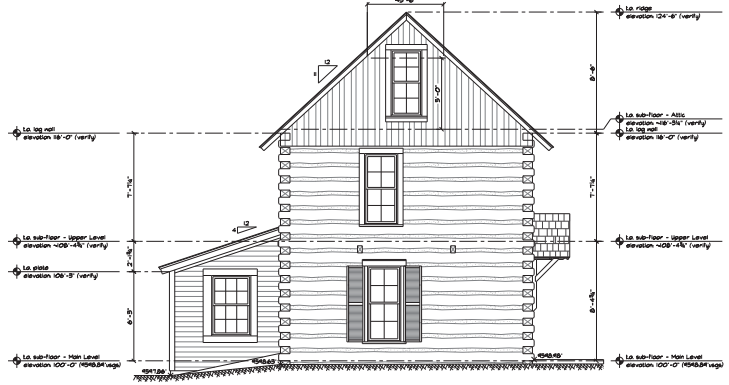
East Elevation
Scale: 1/4" = 1'-0"



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



West Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 3/16" = 1'-0"

WALKER HOUSE
Restoration / Addition
103 South French Street
Breckenridge, Colorado

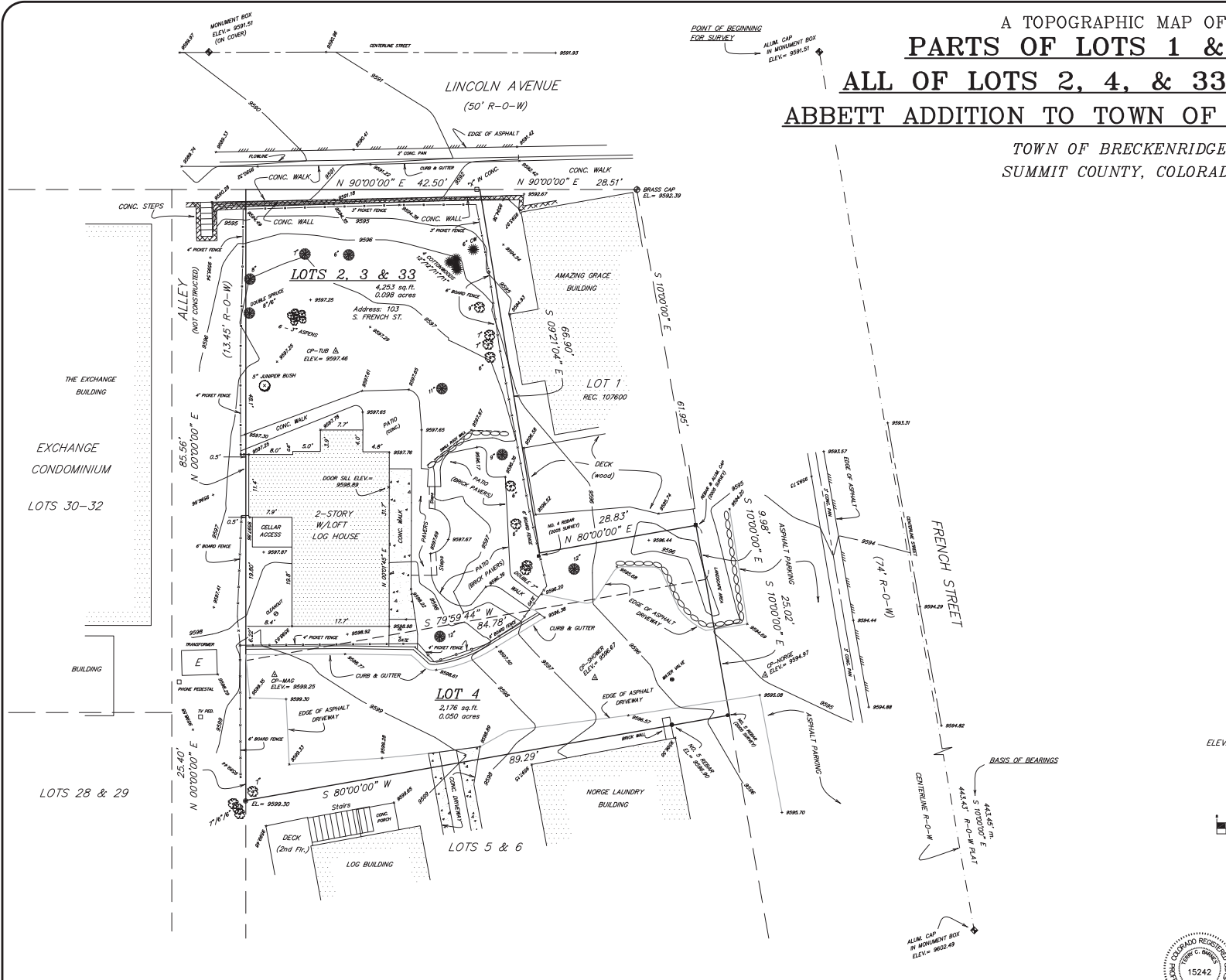
A&B-Builds
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 01-01-2011

J.L. Rutherford, Architect, P.C.
architectural consultation
103 South French Street
Breckenridge, Colorado 80424 • 970-463-2728
Lawrence H. Cummings, Inc.
computer aided design services
P.O. Box 2053 • Silverthorn, Colorado 80449 • 970-502-2443

AB-2

A TOPOGRAPHIC MAP OF
PARTS OF LOTS 1 & 3 and
ALL OF LOTS 2, 4, & 33, BLOCK 11
ABBETT ADDITION TO TOWN OF BRECKENRIDGE

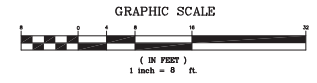
TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO



- LEGEND**
- FOUND REBAR & ALUMINUM CAP (PLS ILLEGIBLE)
 - FOUND No. 4 REBAR
 - WATER VALVE
 - SEWER CLEANOUT
 - UTILITY PEDESTAL
 - RANDOM SURVEY CONTROL POINT
 - TRANSFORMER
 - 63.2' SPOT ELEVATION
 - m MEASURED COURSE
 - 6" COTTONWOOD TREE WITH TRUNK DIAMETER
 - 3" ASPEN TREE WITH TRUNK DIAMETER
 - 6" SPRUCE TREE WITH TRUNK DIAMETER
 - LOCATED ALL TREES 6" & LARGER

NOTE:
 PROPERTY BOUNDARIES BASED ON SURVEYS BY ROB ANDREWS
 LAND SURVEYING DONE IN 1993 AND PROVIDED BY OWNER.

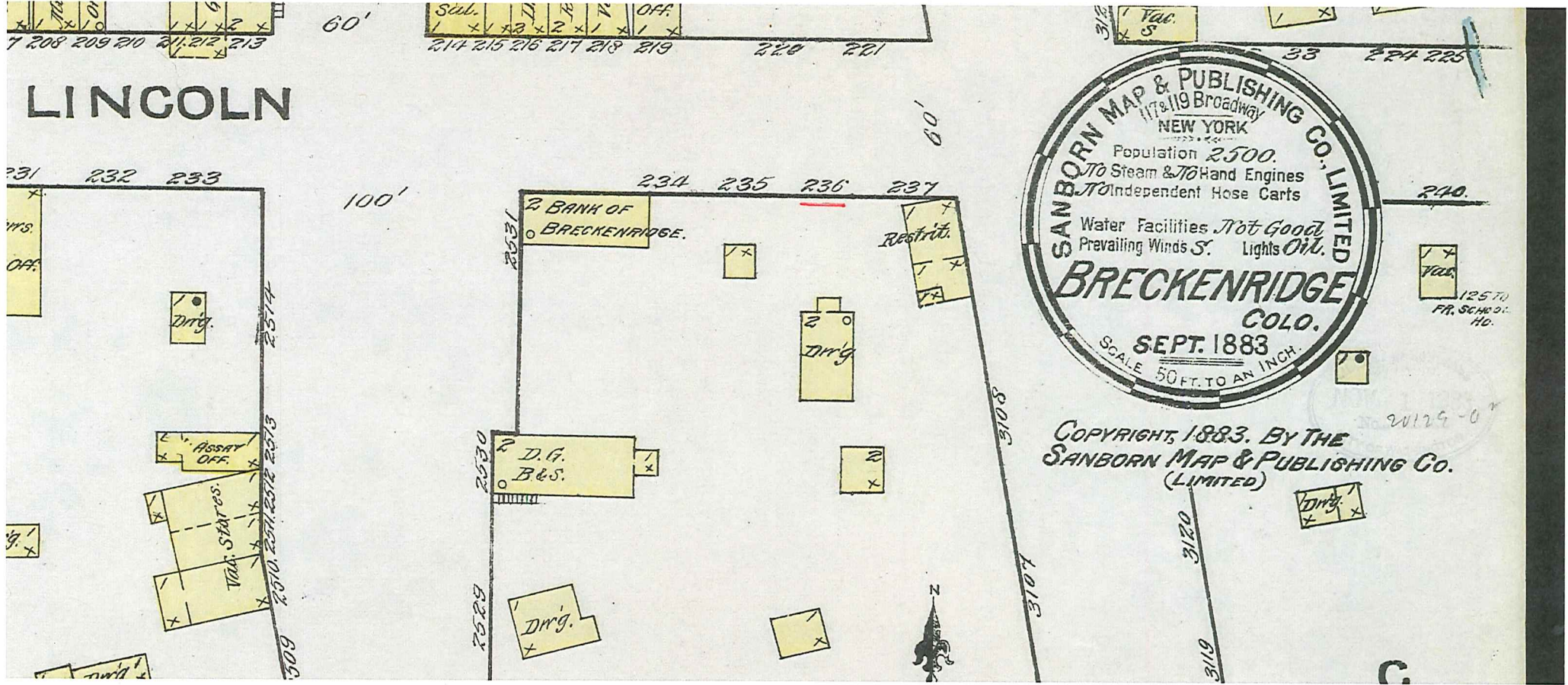
ELEVATIONS BASED ON U.S.G.S. SEA LEVEL DATUM (1929)
 DATE OF TOPO. FIELD SURVEY: 07/05/11
 CONTOUR INTERVAL = ONE FOOT



Drawn TCB	Dwg 20762TP.DWG	Project 20762
Checked TCB	Date 08/01/2011	Sheet 1 of 1
R-A-N-C-E-W-E-S-T ENGINEERS & SURVEYORS INC		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

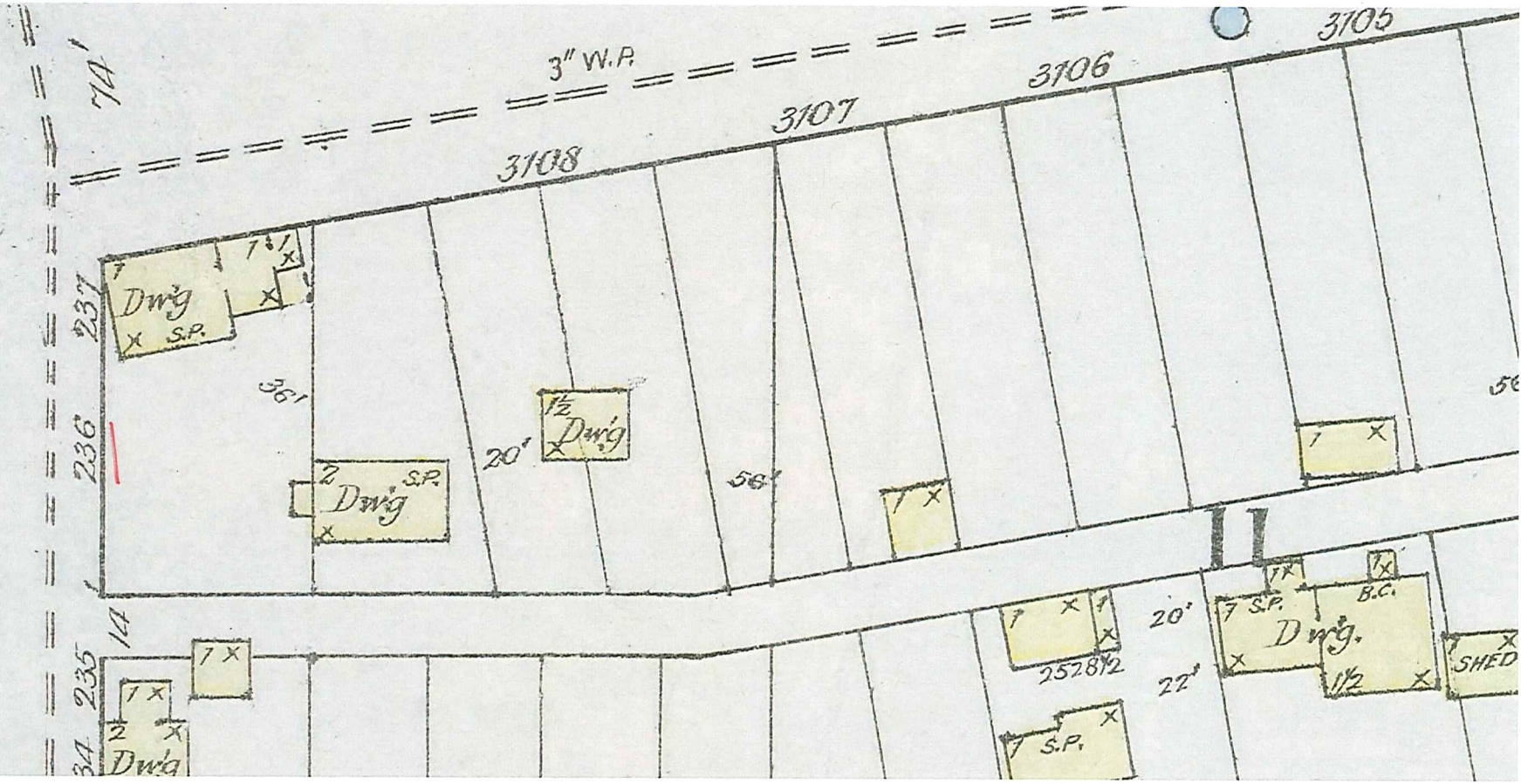
NOTES: ACCORDING TO COLORADO LAW, YOU MUST EXAMINE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU HAVE RECEIVED YOUR OBJECTS. IT IS YOUR RESPONSIBILITY TO VERIFY THE ACCURACY OF THE DATA AND TO REPORT ANY DEFECTS TO THE SURVEYOR. THIS OFFICE IS NOT RESPONSIBLE FOR ANY DEFECTS IN THIS SURVEY OR FOR ANY DEFECTS IN THE DATA PROVIDED TO YOU BY THE SURVEYOR.

LINCOLN



1883

NO. 2.



1886

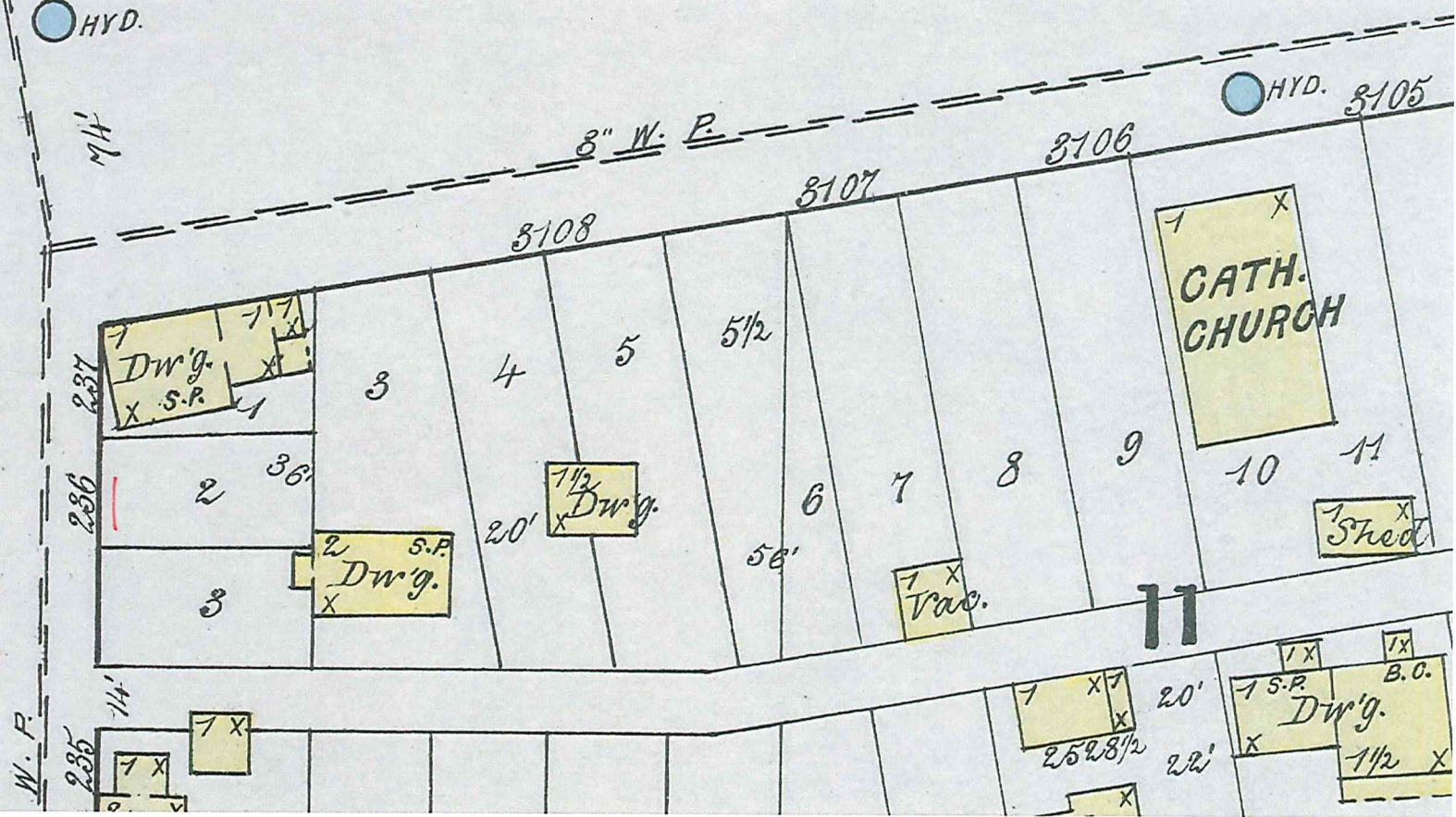
No. 2.

HYD.

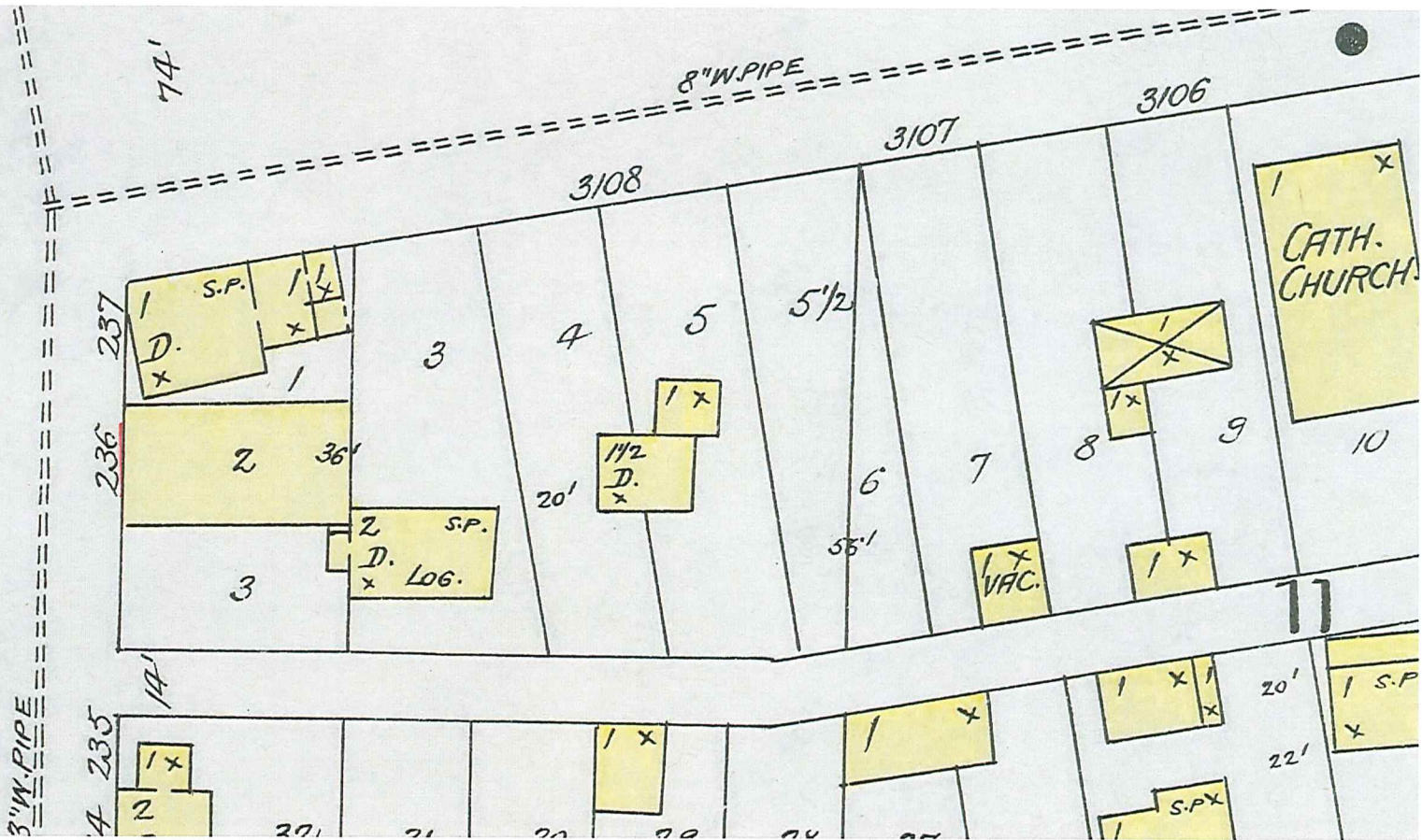
7/4

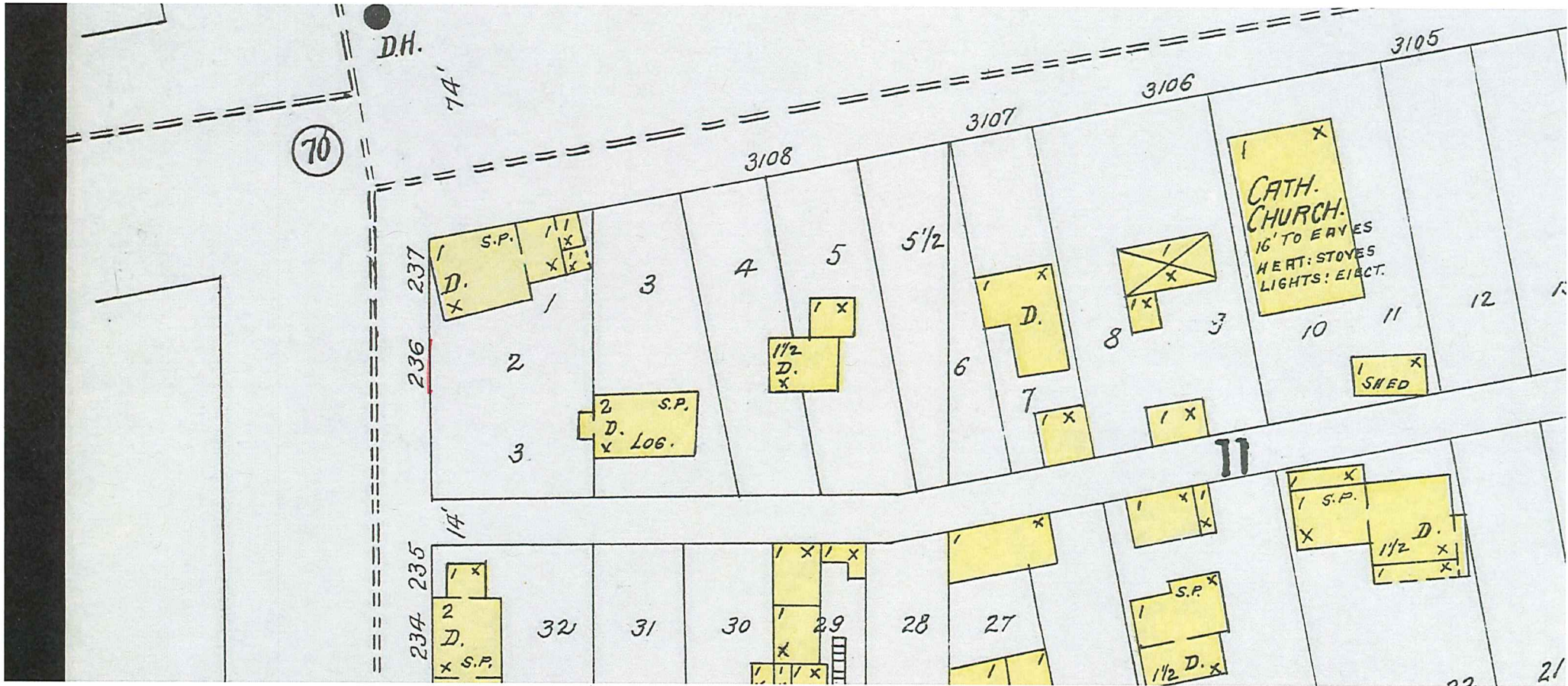
8" W. P.

HYD. 3105

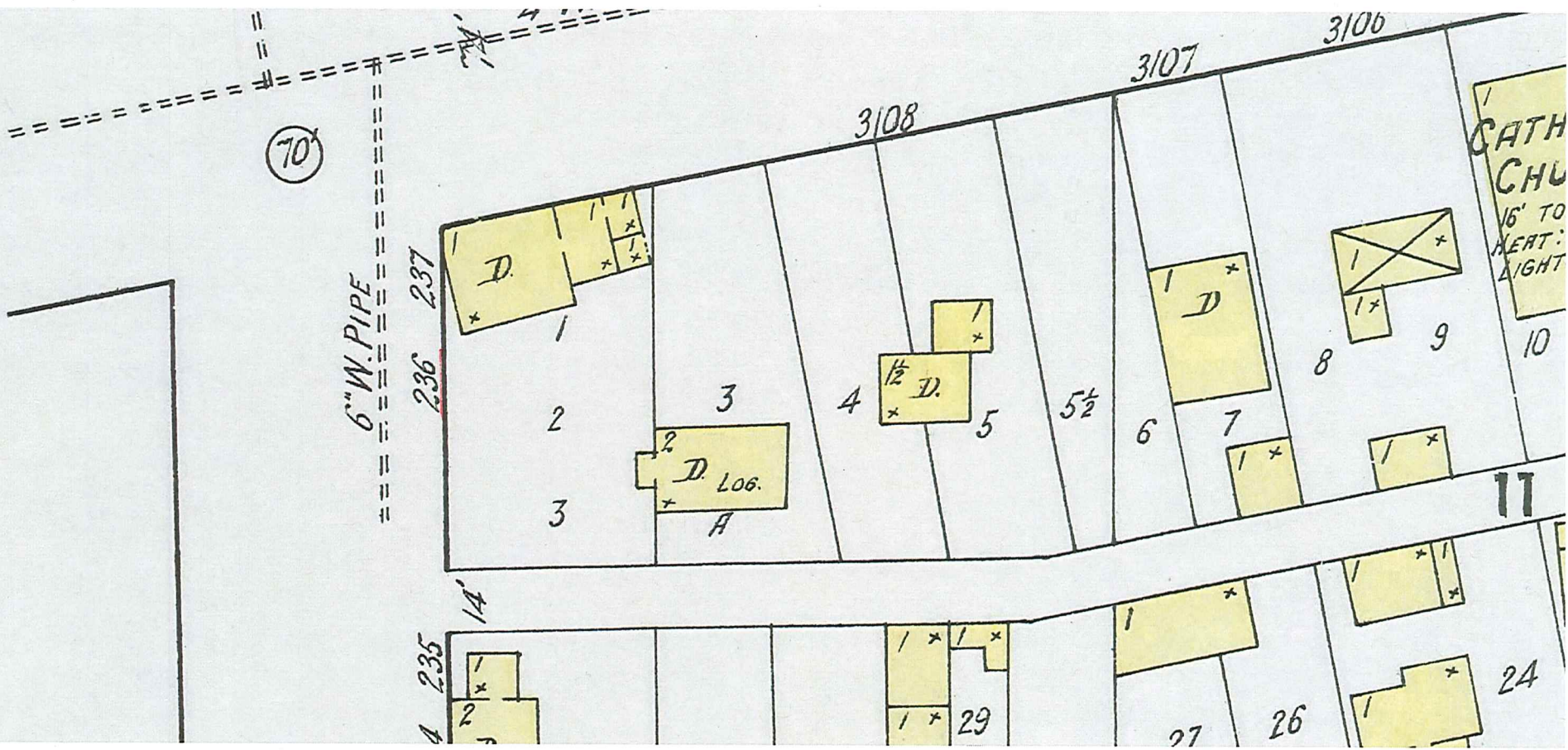


1890





1902



Planning Commission Staff Report

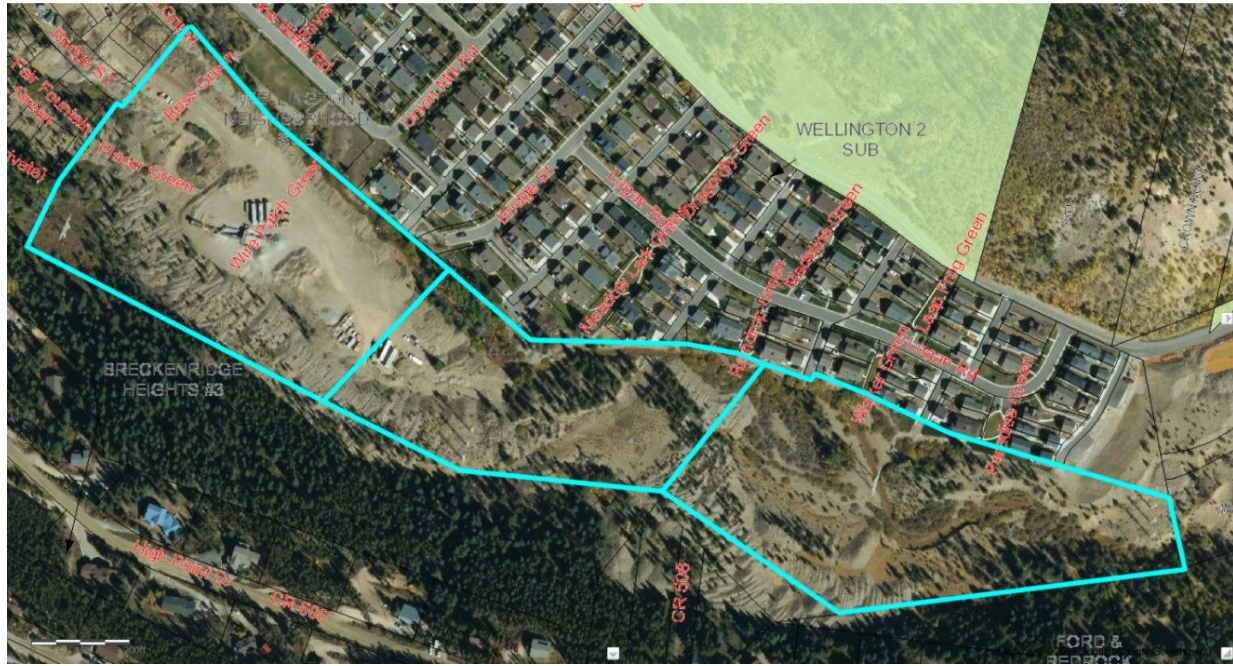
- Subject:** Lincoln Park at the Wellington Neighborhood, Filing 4 Subdivision (Class A Subdivision, Combined Hearing; PL-2017-0149)
- Proposal:** Per the Lincoln Park at the Wellington Neighborhood Master Plan, the applicant proposes to subdivide a portion of three lots (see illustration below); *Remainder Lot 2 Block 6 Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park At The Wellington Neighborhood; Lot 3 Block 6 Wellington Neighborhood Subdivision # 3 Remaining Ac After Wellington 2 Plat 887815 05/19/08; Pt Of Lot 4 Block 6 Wellington Neighborhood Sub Remainder Of Lot 4 Block 6 After Wellington 2 Filing 5 Plat 994979*, into 12 salable lots, private alleys, public right-of-way including vehicular bridge, and private and public open space.
- Date:** June 28, 2017 (For the meeting of July 5, 2017)
- Project Manager:** Chapin LaChance, Planner II
- Applicants/Agents:** Courtney Kenady – Poplar Lincoln Park LLC
Dan McCrery – TNB LLC
- Property Owner:** Union Mill, Inc.
- Site Area:** 20.25 Acres or 882,316 Square Feet
- Legal Description:** Remainder Lot 2, Block 6, Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park at The Wellington Neighborhood;

Lot 3, Block 6, Wellington Neighborhood Subdivision # 3 Remaining After Wellington 2 Plat 887815 05/19/08; and

Part of Lot 4, Block 6, Wellington Neighborhood Sub Remainder of Lot 4, Block 6 After Wellington 2 Filing 5 Plat 99497# 2 Future Development/Lincoln Park at The Wellington Neighborhood
- Land Use District:** 16, Subject to Wellington Neighborhood and the Lincoln Park at the Wellington Neighborhood Master Plan
- Site Conditions:** The property is undeveloped and consists primarily of dredge tailings. Portions of the tailings have been previously graded by the developer and other portions are as they were left by a dredge boat. French Creek meanders through the northern edges of the overall site, flowing east to west.
- Adjoining Uses:** North: The Wellington Neighborhood, Filings #1, 2, 3, & 4
South: 150' Utility Easement; Tract F, Wellington Neighborhood Subdivision Public Open Space, Ford and Bedrock Subdivision (Summit County), Breckenridge Heights Subdivision Filing #3 (Summit County)

East: Louis D. Placer (Summit County)

West: Lincoln Park at the Wellington Neighborhood Filing #2, 150' Utility Easement, Tract F Wellington Neighborhood Subdivision Public Open Space



Item History

The initial subdivision for the Wellington Neighborhood (PC#1999149) encompassed the entire 84.6-acre property (Phase I and II of the Master Plan for the Wellington Neighborhood). All of the land included in the Master Plan for the Lincoln Park at the Wellington Neighborhood lies within Phase II of the Master Plan for the Wellington Neighborhood. All of the lots in the Wellington Neighborhood have been developed, and all of the lots in Lincoln Park at the Wellington Neighborhood Subdivision Filings #1 and #2 are developed or currently under construction.

The Planning Commission approved the following Master Plans and Subdivision for the Lincoln Park at the Wellington Neighborhood:

- Lincoln Park at the Wellington Neighborhood Master Plan (PC#2014038) on April 28, 2015.
- Lincoln Park at the Wellington Neighborhood Subdivision Filing #1 (PC#2014039) on July 21, 2015.
- Lincoln Park at the Wellington Neighborhood Subdivision Filing #2 (PL-2016-0032) on April 05, 2016.
- Modification to the Lincoln Park at the Wellington Neighborhood Master Plan (PL-2016-0617) on February 28, 2017.
- Lincoln Park at the Wellington Neighborhood Subdivision Filing #3 (PL-2017-0147) on June 20, 2017.

Per the Lincoln Park at the Wellington Neighborhood Master Plan, the following phasing schedule has been established for the Lincoln Park development:

Filing #1 (prior to last C.O. of Filing 1)

- Filing 1 section of Bridge St. R.O.W. (*completed*)
- Rodeo Drive pedestrian bridge (*completed*)
- Stables Rd. improvements (except paving) to Alley 3A (*completed*)

Filing #2 (prior to last C.O. of Filing 2)

- Filing 2 section of Bridge St. R.O.W.
- Stables Rd. improvements (except paving) to Alley 3A
- Vern Johnson Memorial Park (*due to be finished in 2017*)
- Midnight Sun pedestrian bridge

Filing #3 (prior to last C.O. of Filing 3)

- Filing 3 section of Bridge St. R.O.W.
- Stables Rd. paving
- Central Park pedestrian bridge

Filing #4

- Bridge St. Bridge (prior to **50%** of C.Os)
- Filing 4 section of Bridge St. R.O.W. (prior to last C.O.)
- Trail easements (prior to last C.O.)

Per the original 1999 and subsequent Annexation Agreements for the Wellington Neighborhood, additional items are required, of which the following have been dedicated and conveyed to the Town:

- Dedication and conveyance of Childcare or Daycare Facility (Deed of Dedication, recorded Dec. 30th, 2015, Rec. #: 1101149)

Per the original 1999 and subsequent Annexation Agreements for the Wellington Neighborhood, additional items are required and remain to be dedicated with completion of the Wellington Neighborhood and Lincoln Park developments:

- Creation and recordation of the French Creek Easement
- Dedication and conveyance of all Public Open Space

Items identified as yet to be dedicated and identified above have been added as Conditions of Approval with this application. Filing 4 of Lincoln Park is the last subdivision for this entire development.

Staff Comments

9-2-4-1: General Requirements:

Staff finds that the character of the land proposed to be subdivided is suitable for development. It has been previously disturbed due to past dredging activities. Prior to the development of Filings #1 and #2, the developer graded portions of the site and consolidated “stained and unsuitable soils” on a portion of the site, which has been shown on a survey submitted by the applicant to the Town. This location is outside of the proposed lot and alley property lines, and straddling the

property line between the existing Lot 2 and Lot 3 of Block 6. Staff has added a Condition of Approval that this site be platted and shown on the final plat prior to recordation. Staff does not have any concerns.

9-2-4-2: Design Compatible with Natural Features:

Per the this Standard: 3. *In addition to the landscaping required above, the subdivider of land containing little or no tree cover as determined by the town shall provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted within or immediately adjacent to the subdivision.*

The Lincoln Park at the Wellington Neighborhood Master Plan includes a planting plan that is to be implemented with each subdivision filing as the lots are developed. With approximately 2,139 linear feet of Bridge Street ROW and 1 tree per each 10 feet, 214 trees are required to be planted in the overall subdivision. The Master Plan landscaping exhibits show a total of 423 trees over all four filings. This number exceeds the required amount specified in 9-2-4-2: *DESIGN COMPATIBLE WITH NATURAL FEATURES*. Staff confirms the applicant has met the landscaping requirements during the review of the Development Permit application for the individual lots, and prior to issuance of a Certificate of Occupancy.

The U.S. Environmental Protection Agency requires that the developer submit a Wetland Mitigation Plan for the Lincoln Park at the Wellington Neighborhood. Staff has added a Condition of Approval that the applicant shall submit and receive Town approval of a Wetland Mitigation Plan that has been approved by the U.S. Environmental Protection Agency.

Staff does not have any concerns.

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

A Conditional Letter of Map Revision for modification of the floodplain by the developer was approved by FEMA in 2016. All lots are proposed to be outside this floodplain. Staff has added a Condition of Approval that the Drainage Easement for French Creek be platted and dedicated to the Town in a form acceptable to the Town Attorney, per the 2006 Amendment to the Annexation Agreement (Rec#817872), Section 5.3 “French Creek Easement.” The entirety of Pond Green Private Open Space is proposed to be subject to a drainage easement provided to the Town. Those portions of French Creek that lie outside Lincoln Park are to be dedicated through cooperation with the Wellington Neighborhood HOA as the HOA are the owners of portions of the land area. Staff has added a Condition of Approval that proof of ownership be submitted for all easement dedications.

Staff has added a Condition of Approval requiring the applicant to submit and obtain approval from the Town Engineer of final grading, drainage, utility, and erosion control plans. There is a stormwater retention pond in the location of “Pond Green Private Open Space” specified by the Master Plan in this Filing. A plat note has been added specifying that, similar to any disturbed areas, all retention ponds shall have capping soil, top soil, and native seed mix.

9-2-4-4: Utilities:

The applicant proposes a 5’ Snow Stack Easement on either side of the Bridge Street 50’ Right-of-Way, and a 7’ Public Utility and Private Snow Stack Easement along the private alley South Alley, and Private Alley 6A, 6B, and 7. There is also a 5’ Public Utility Easement proposed on Lots 2-5 and 9-10, and Public Utility Easements are proposed on Lots 6,7, 11, and 12. Additionally, Pond

Green Private Open Space and Wirepatch Green Private Open Space are proposed as Public Utility Easements. Staff does not have any concerns.

9-2-4-5: Lot Dimensions, Improvements, and Configuration:

Although Lots 1 & 8 are proposed with irregular side lot lines due to the proximity to the floodplain, staff is of the opinion that the proposed configuration meets this standard if considered “environmentally sensitive development.” Does the Planning Commission concur that this is “environmentally sensitive development,” thereby allowing for non-geometric shaped lots?

Staff has also added a Condition of Approval that lot boundaries for proposed Tract LP-7 be revised to create simpler geometric shapes in proximity to the South Alley turnaround.

9-2-4-6 Blocks:

The proposed block and lot arrangement and dimensions, public right-of-way, private alley, and private open space arrangement within the proposed subdivision are consistent with the approved Lincoln Park at the Wellington Neighborhood Master Plan. The original 1999 Wellington Neighborhood Annexation Agreement addressed and allowed modifications to certain Code issues like the smaller lots, reduced setbacks, and narrow road sections that do not meet the Development Code and Subdivision Standards. These have been approved throughout the entire Lincoln Park at the Wellington Neighborhood Master Plan. Thus, no negative points were awarded under these policies for the Master Plan.

9-2-4-7: Pedestrian and Bicycle Circulation Systems: A sidewalk along the Bridge Street Right-of-Way (ROW) is specified in the Lincoln Park Master Plan, as well as walkways throughout the private open space.

9-2-4-8: Street Lighting: Street lighting will be identified and reviewed by the Engineering Division per the required Subdivision Improvement Agreement (SIA).

9-2-4-9: Traffic Control Devices and Signs:

Signage will be identified and reviewed by the Engineering Division per the required Subdivision Improvement Agreement (SIA).

9-2-4-10: Subdivision and Street Names: As the only right-of-way is an extension of the existing “Bridge Street”, the County and Emergency Services and the Town do not have any concerns with the street name.

9-2-4-11: Existing and Proposed Streets:

Additional Bridge St. Right-of-Way is proposed with this subdivision, to connect with the existing Bridge St. to the north, across French Creek. This is in conformance with the Master Plan of Lincoln Park. The Master Plan phasing schedule requires a one-way Bridge St. vehicular bridge to form the final connection with Filing #4, which will allow Bridge St. to connect Wellington Rd. to French Gulch Rd./County Rd. 2 through the Lincoln Park and Wellington Subdivisions. Details of the bridge and road design will be required to be approved by the Town Engineer.

9-2-4-13: Dedication of Park Lands, Open Space and Recreational Sites or the Payment of Fees in Lieu Thereof:

The remainder of the 3 parcels involved with this subdivision application are proposed to be combined into one parcel, Tract LP-7. Tract LP-7 is shown as “Open Space or Other Mutually

Acceptable Uses.” Staff has added a Condition of Approval that Tract LP-7 be platted, dedicated, and conveyed as “Public Open Space,” satisfying the dedication requirement of the Annexation Agreement mentioned earlier in this report. Staff has added a Condition of Approval that the applicant provide proof of ownership for all dedications, in a form acceptable to the Town attorney.

Staff Recommendation

Staff finds that the proposed subdivision is in general compliance with the Subdivision Standards and the approved Master Plan.

Staff recommends that the Planning Commission approve the Lincoln Park at the Wellington Neighborhood Filing 4 Subdivision, PL-2017-0149, with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Lincoln Park at the Wellington Neighborhood Filing 4 Subdivision
Remainder Lot 2, Block 6, Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park at The
Wellington Neighborhood; Lot 3, Block 6, Wellington Neighborhood Subdivision # 3 Remaining After
Wellington 2 Plat 887815 05/19/08; and Pt Of Lot 4, Block 6, Wellington Neighborhood Sub Remainder of Lot
4, Block 6 After Wellington 2 Filing 5 Plat 99497# 2 Future Development/Lincoln Park at The Wellington
Neighborhood** **PL-2017-0149**

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

FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 29, 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 **July 5, 2017** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. The Final Plat of this property may not be recorded unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit will expire three (3) years from the date of Town Council approval, on **July 5, 2020** unless the Plat has been filed. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.

6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
7. Applicant shall be required to install an address sign identifying all residences served by a private drive posted at the intersection with the primary roadway.
8. For each filing, Final Subdivision Construction Plans shall be submitted and approved by the Town Engineer prior to the start of work for the subdivision and prior to issuance of Building Permits.
9. The application for this phase of the Lincoln Park at the Wellington Neighborhood subdivision and all previous and subsequent subdivisions of Lincoln Park at the Wellington Neighborhood shall abide with *Development Code, 9-1-19-35A: Policy 35 (Absolute) Subdivision and Subdivision Standards, 9-2-4-2: Design Compatible With Natural Features* that requires all subdivisions to provide one tree having a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate for every ten (10) linear feet of roadway platted. Bridge Street extends through the entire length of Lincoln Park at the Wellington Neighborhood, and will be platted via subdivision applications. The total length of Bridge Street is approximately 2,139 feet which equates to 214 trees for all of Lincoln Park at the Wellington Neighborhood filings. The Master Plan landscaping exhibits show a total of 423 trees over all four filings. The applicant shall install a minimum of 214 trees, at a minimum of 2-inch in caliper, per 9-2-4-2-D-3 for all of the Lincoln Park at the Wellington Neighborhood subdivision filings.

PRIOR TO RECORDATION OF FINAL PLAT

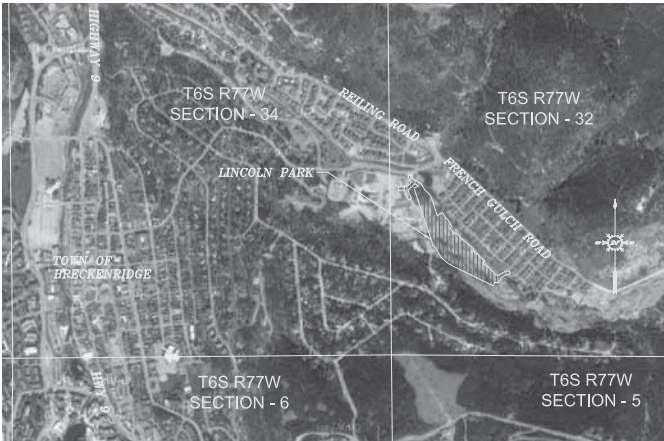
10. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
11. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.
12. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
13. Applicant shall submit and obtain approval from Town staff of a Wetland Mitigation Plan that has been approved by the U.S. Environmental Protection Agency.
14. Applicant shall submit and obtain approval from Town staff of a final plat dedicating the Drainage Easement for French Creek, in a form acceptable to the Town Attorney, per the 2006 Amendment to the Annexation Agreement (Rec#817872), Section 5.3 "French Creek Easement."
15. Applicant shall submit and obtain approval from Town staff of a final plat showing lot boundaries for proposed Tract LP-7 revised to create plain geometric shapes in proximity to the South Alley turnaround.
16. Applicant shall submit and obtain approval from Town staff of a final plat showing the vacated lot line through Block 4 Lot 12.
17. Applicant shall submit and obtain approval from Town staff of a survey signed by a Surveyor licensed in the State of Colorado, showing the location of the Stained-Unsuitable Soils consolidation pile.
18. Applicant shall submit and obtain approval from Town staff of a final plat showing those lot boundary lines for Lot 1 which are not abutting the floodplain in a form that would result in a plain geometric-shaped lot.
19. Applicant shall submit and obtain approval from Town staff of a final plat dedicating a 5' Snow Stack Easement on Tract LP-7 along the South Alley.

20. Applicant shall submit and obtain approval from Town staff of a final plat showing a sufficient Public Utility Easement on Lot 12.
21. Tract LP-7 shall be conveyed and dedicated to the Town as Public Open Space in a form acceptable to the Town Attorney.
22. Applicant shall provide proof of ownership for all Public Open Space and drainage easement dedications, in a form acceptable to the Town Attorney.
23. The applicant shall submit and receive Town approval of a modified Civil set page C-101 plan, showing the proposed lots outside of the latest Conditional Letter of Map Revision floodplain boundary.
24. The final plat shall note that the sides of all detention ponds are to receive capping soil, top soil and irrigated native seed mix.
25. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
26. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage and street lights which shall be installed at applicant's expense prior to acceptance of the streets by the Town.
27. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

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

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4
A RESUBDIVISION OF THE REMAINDER OF LOTS 2 & 3, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO
SHEET 1 of 3



Vicinity Map
(Not to Scale)

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, UNION MILL, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LEGAL DESCRIPTION
 THE REMAINDER OF LOT 2, BLOCK 6, WELLINGTON NEIGHBORHOOD ACCORDING TO THE FINAL PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD FILING No. 3, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION NO. 818066;

AND
 THE REMAINDER OF LOT 3, BLOCK 6, WELLINGTON NEIGHBORHOOD ACCORDING TO THE PLAT OF WELLINGTON 2, FILING 1, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION NO. 887734; WELLINGTON 2, FILING 2, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION NO. 818066; AND WELLINGTON 2, FILING 3, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION NO. 887845;

AND
 THE REMAINDER OF LOT 4, BLOCK 6, WELLINGTON NEIGHBORHOOD ACCORDING TO THE PLAT OF WELLINGTON 2, FILING 4, BLOCK 9, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION NO. 818066; AND WELLINGTON 2, FILING 5, BLOCK 9 - AMENDED, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY, COLORADO CLERK AND RECORDER AT RECEPTION NO. 100466;

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, RIGHTS OF WAY, OR EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4," AND BY THESE PRESENTS, DOES HEREBY SET FORTH AND DEDICATE TO THE PUBLIC USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES (AND/OR OTHER PURPOSES) AS SHOWN HEREON. IN WITNESS WHEREOF, THE OWNER HAS CAUSED ITS NAME TO BE HERETO SIGNED AND DATED THIS _____ DAY OF _____, 2017.

UNION MILL, INC.
 A COLORADO CORPORATION

BY: _____
 DAVID G. O'NEIL, PRESIDENT

ACKNOWLEDGMENT

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY DAVID G. O'NEIL, PRESIDENT OF UNION MILL, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ACKNOWLEDGMENT

CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF _____, 2017, HAS BEEN PAID IN FULL UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT AND AS PAID IN FULL.

DATED THIS _____ DAY OF _____, 2017 A.D.

SUMMIT COUNTY TRANSFEROR OR DESIGNEE

PLAT NOTES:

1. BY ACCEPTANCE OF A DEED TO PROPERTY BURDENED OR BENEFITED BY EASEMENTS DESCRIBED IN NOTES SET FORTH HEREIN, THE OWNERS OF SUCH PROPERTY AGREE TO INDEMNIFY AND HOLD HARMLESS UNION MILL, INC. AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FROM ANY LIABILITY PERTAINING TO THE USE OF SUCH EASEMENTS AND FURTHER AGREE TO USE THE EASEMENTS IN A SAFE AND REASONABLE MANNER WHICH DOES NOT UNREASONABLY INTERFERE WITH THE RIGHTS OF THE OTHER OWNERS OF PROPERTY SHOWN HEREON.

2. EACH EASEMENT DEDICATED AS A PUBLIC UTILITY EASEMENT SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF THE FOLLOWING UTILITIES: WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.

3. THE EASEMENT DEDICATED AS A TRAIL ACCESS EASEMENT SHALL BE FOR THE USE AND MAINTENANCE OF AN EXISTING TRAIL ON THE PROPERTY.

4. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FIRST AMENDED MASTER PLAN FOR LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD PHASE II APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE ON THE 20th DAY OF FEBRUARY, 2017, NOTICE OF APPROVAL OF WHICH WAS RECORDED ON THE _____ DAY OF _____, 2017 AT RECEPTION NO. _____ AS IT MAY BE AMENDED FROM TIME TO TIME.

5. THE TOWN OF BRECKENRIDGE AGREES THAT ANY AND ALL ANNEXATION SURCHARGES, WATER PLANT INVESTMENT FEES, WATER LINE CONNECTION OR TAP FEES, DEVELOPMENT PERMIT FEES, ZONING OR PLAN REVIEW FEES, BUILDING PERMIT FEES OR OTHER SIMILAR FEES OR CHARGES FOR OR IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY IN THE TOWN OF BRECKENRIDGE SHALL BE AND HEREBY ARE WAIVED FOR TRACTS, LOTS, PARCELS OR OTHER IMPROVABLE REAL PROPERTY SUBJECT TO THE PHASE II WELLINGTON NEIGHBORHOOD EMPLOYER SUCCEEDING RESTRICTIVE COVENANT AND AGREEMENT RECORDED SEPTEMBER 28, 2006 AS RECEPTION NUMBER 827578 AS AMENDED ("COVENANT").

6. EXCEPT AS SPECIFICALLY MODIFIED BY THE FILING OF THIS PLAT, THE PLAT NOTES ON THE PRELIMINARY PLAT FOR THE WELLINGTON NEIGHBORHOOD RECORDED OCTOBER 18, 1999 AT RECEPTION NO. 060047 ("PRELIMINARY PLAT") SHALL REMAIN IN FULL FORCE AND EFFECT.

7. PLAT NOTE 8 ON THE FINAL PLAT SHALL NOT APPLY TO THE LOTS, RESIDENCES, OR RESIDENTIAL UNITS CREATED BY THIS PLAT AND INSTEAD THE PERMITTED IMPROVEMENTS TO LOTS, RESIDENCES OR RESIDENTIAL UNITS QUALIFYING FOR AN ADDITION TO THE TOTAL FEE SHALL BE IN ACCORDANCE WITH THE COVENANT.

8. UNION MILL, INC. HEREBY RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, AND HEREBY GRANTS, DEDICATES AND CONVEYS TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, FOR PUBLIC USE, AND TO ANY PUBLIC PROVIDER OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER OR CABLE TELEVISION SERVICES, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEES" OR INDIVIDUALLY A "GRANTEE") PERPETUAL, NON-EXCLUSIVE EASEMENTS, OVER, UNDER, IN AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY EASEMENT", AND ANY OTHER EASEMENT SHOWN ON THIS PLAT CONTAINING THE WORD "UTILITY" IN ITS DESCRIPTIVE NAME (COLLECTIVELY, THE "PUBLIC UTILITY EASEMENTS"). THE PUBLIC UTILITY EASEMENTS MAY BE USED SOLELY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING ABOVEGROUND AND UNDERGROUND UTILITY TRANSMISSION AND APPURTENANCES AND OTHER FACILITIES NECESSARY OR USEFUL FOR THE PROVISION OF ELECTRICITY, GAS, TELEPHONE, WATER, SEWER, CABLE TELEVISION AND OTHER COMMUNICATION SERVICES.

PLAT NOTES:

9. EXCEPT AS OTHERWISE AGREED BY UNION MILL, INC. IN WRITING, UNION MILL, INC. IS HEREBY RELEASED FROM ANY LIABILITY ASSOCIATED WITH SUCH DEDICATION AND GRANTEE'S USE OF THE PUBLIC UTILITY EASEMENTS AND ANY FACILITIES ASSOCIATED THEREWITH, INCLUDING WITHOUT LIMITATION, LIABILITY ASSOCIATED WITH DESIGN, MAINTENANCE, AND REPAIR OF SUCH EASEMENTS AND FACILITIES.

10. NO BUILDING, STRUCTURE, SIGN OR OBJECT SHALL BE SITED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY EASEMENTS, NOR SHALL ANY OBJECT BE SITED, PLACED OR PERMITTED TO REMAIN ON, UNDER OR OVER THE PUBLIC UTILITY EASEMENTS' RIGHT OF WAY OR MAY BE AN INTERFERENCE WITH THE GRANTEE'S UTILITY FACILITIES WITH THE PUBLIC UTILITY EASEMENT OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HEREBY GRANTED. GRANTEE IS NOT RESPONSIBLE FOR ANY SUCH BUILDING, STRUCTURE, SIGN, WELL OR OBJECT SO SITED, PLACED OR PERMITTED TO REMAIN ON, UNDER, OVER OR WITHIN THE PUBLIC UTILITY EASEMENTS.

11. LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, GRASS, TREES, SHRUBS, AND FLOWERS, MAY BE INSTALLED AND MAINTAINED ON THE SURFACE OF THE PUBLIC UTILITY EASEMENTS PROVIDED THAT SUCH LANDSCAPING DOES NOT INTERFERE WITH THE GRANTEE'S UTILITY FACILITIES LOCATED WITHIN THE PUBLIC UTILITY EASEMENT, AND, PROVIDED, FURTHER, THAT GRANTEE IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO, OR THE COST OF REPLACING, ANY LANDSCAPING DAMAGED BY GRANTEE IN CONNECTION WITH GRANTEE'S EXERCISE OF ANY OF THE RIGHTS HEREBY GRANTED.

12. THE PUBLIC UTILITY EASEMENTS MAY BE UTILIZED FOR ANY PURPOSE NOT INCONSISTENT WITH EACH GRANTEE'S FULL AND COMPLETE ENJOYMENT OF THE RIGHTS HEREBY GRANTED. GRANTEE SHALL EXERCISE THE RIGHTS HEREBY GRANTED TO THEM WITH DUE CARE. ANY LIABILITY FOR PERSONAL INJURY OR PROPERTY DAMAGE TO UNION MILL, INC., ITS EMPLOYEES, AGENTS AND INVITEES, OR ANY THIRD PERSON, AS A RESULT OF ARISING OUT OF, OR RELATED TO THE USE OR OCCUPANCY OF THE PUBLIC UTILITY EASEMENTS BY ANY GRANTEE PURSUANT TO THIS GRANT SHALL BE BORNE BY SUCH GRANTEE TO THE EXTENT CAUSED BY THE NEGLIGENCE OF GRANTEE, ITS OFFICERS, EMPLOYEES AND AGENTS, SUBJECT, HOWEVER, TO ANY APPLICABLE LIABILITY LIMITATIONS PROVIDED BY LAW.

13. MAINTENANCE OF DEFENTION OR RETENTION PONDS, OR OTHER DRAINAGE INFRASTRUCTURES AND FACILITIES, AND SEWERLINES, INCLUDING SEWERLINES WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS, AND FRESHWATER BRIDGES LOCATED WITHIN LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD FILING 4 WILL BE THE RESPONSIBILITY OF WELLINGTON NEIGHBORHOOD ASSOCIATION.

14. THE OWNERS HEREBY GRANT, DEDICATE AND CONVEY TO THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ("TOWN"), PERPETUAL, NON-EXCLUSIVE EASEMENTS, OVER, ACROSS AND THROUGH THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "PRIVATE OPEN SPACES" - SUBJECT TO DRAINAGE EASEMENTS - THAT INCLUDE A CHANNEL OF FRENCH CREEK OR OTHER DRAINAGE FACILITIES (COLLECTIVELY, THE "DRAINAGE EASEMENTS"). THE DRAINAGE EASEMENTS MAY BE USED BY THE TOWN SOLELY FOR THE PURPOSES OF: (1) ALLOWING FOR THE NATURAL FLOW OF FRENCH CREEK; (2) PERFORMING SUCH MAINTENANCE AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL TO PROVIDE FOR SUCH FLOW; (3) TAKING SUCH ACTION AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL TO PROTECT AGAINST INTERRUPTION OF SUCH FLOW; (4) PROVIDING SUCH MAINTENANCE OF OR REPAIRS TO THE OTHER DRAINAGE FACILITIES AS THE TOWN DETERMINES TO BE NECESSARY OR USEFUL; AND (5) PROVIDING ACCESS ALONG FRENCH CREEK FOR THE PERFORMANCE OF SUCH MAINTENANCE TO FRENCH CREEK OR THE OTHER DRAINAGE FACILITIES; PROVIDED THAT MAINTENANCE OR REPAIRS SHALL BE PERFORMED AND ACCESS OBTAINED IN SUCH MANNER AS WILL DO THE LEAST DAMAGE TO AREAS OF THE PRIVATE OPEN SPACES OUTSIDE OF THE CHANNELS OF FRENCH CREEK OR THE AREAS OF OTHER DRAINAGE FACILITIES, AND SUCH AREAS OUTSIDE THE CHANNEL OR OF OR OUTSIDE OTHER DRAINAGE FACILITIES SHALL BE RETURNED TO SUBSTANTIALLY THE SAME CONDITION THAT WERE IN BEFORE THE PERFORMANCE OF MAINTENANCE.

15. THE SIDES OF ALL DEFENTION PONDS SHALL RECEIVE CAPPING SOIL, TOP SOIL AND REGRATED NATIVE SEED MIX.

TOWN OF BRECKENRIDGE CERTIFICATE

THIS PLAT IS APPROVED THIS _____ DAY OF _____, 2017.
 TOWN OF BRECKENRIDGE

BY: _____
 DIRECTOR, DEPARTMENT OF
 COMMUNITY DEVELOPMENT

NOTICE:

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

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

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT _____ O'CLOCK _____, 2017, AND IS DULY RECORDED.

TOWN CLERK

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE OF SUMMIT COUNTY, DOES HEREBY CERTIFY THAT HE HAD REVIEWED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREBY DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE INDICATED FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D., 2017.

AGENCY

SURVEYOR'S CERTIFICATE

I, DENNIS E. O'NEIL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-5-1-103, C.R.S.

DATED THIS _____ DAY OF _____, 2017.

DENNIS E. O'NEIL
 COLORADO L.S. 53901

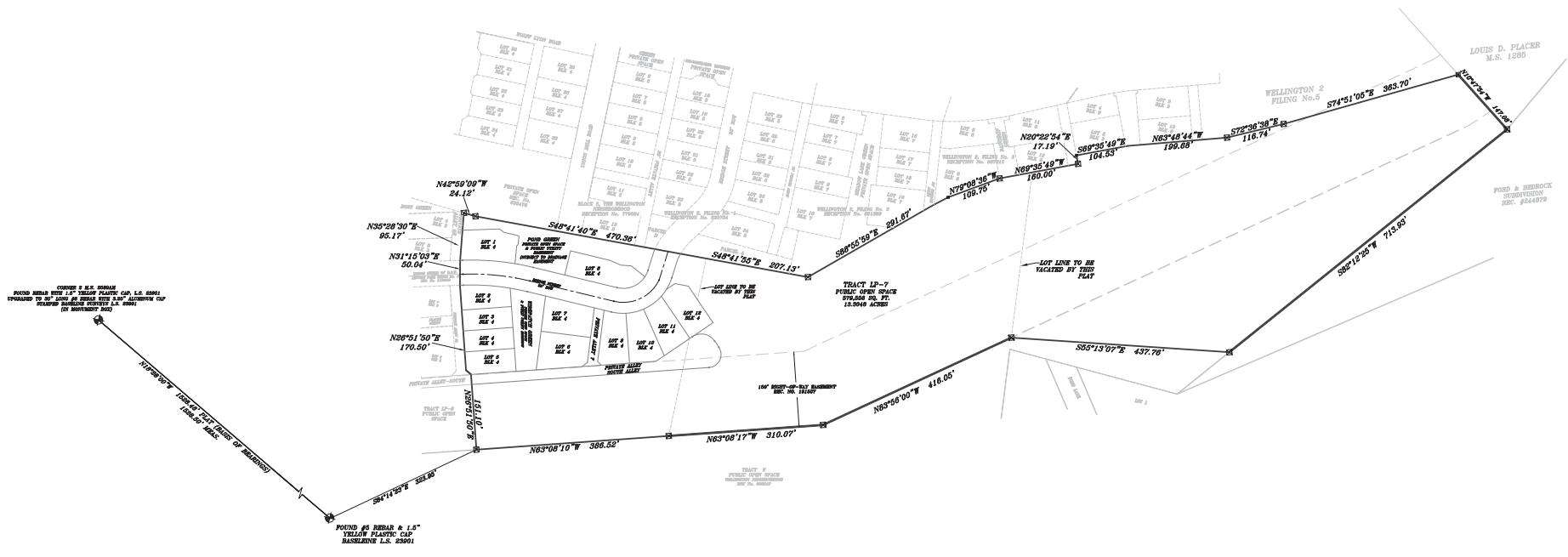
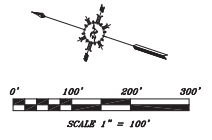
CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF SUMMIT)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT _____ M., THIS _____ DAY OF _____, A.D., 2017,
 AND FILED UNDER RECEPTION NO. _____, SUMMIT

COUNTY CLERK AND RECORDER

Baseline Surveys LLC		PLAT NO. 4 SHEET 1 OF 3	
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO		SHEET 1 of 3	
Date	Revisions	Date:	Scale
		6/20/17	Horizontal N.T.S.
		Drawn by: R.D.G.	Checked by: D.E.O.
		Job File: 3039	DWG 3039 FILING-4

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4
 A RESUBDIVISION OF THE REMAINDER OF LOTS 2 & 3, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
 NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 2 of 3



CONVEY & B.S. BEARING
 POINTS HELD BY 1.5" YELLOW PLASTIC CAP, L.S. 8894
 EXPOSED TO 30" DIAM. 40' BENCH STAKE & 1/2" ALUMINUM CAP
 (BY MONUMENTS ONLY)

POINT NO. 8818 & 1.5"
 YELLOW PLASTIC CAP
 BASILMAN L.S. 95801

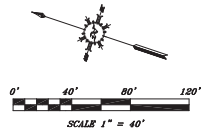
AREA TABLE		
PARCEL NAME	SQ. FT.	ACRES
WIRSPATCH GREEN	8,788	0.2017
POND GREEN	17,897	0.4109
PRIVATE ALLEY 7	2,366	0.0543
PRIVATE ALLEY SOUTH	13,800	0.3168
BRIDGE STREET	24,002	0.5510
TRACT LP-7	878,888	13.3048
AREA TOTALS	946,408	14.8395

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

Baseline Surveys LLC		PLAT NO. 3839 1844 COLORADO ST. #2 BRECKENRIDGE, CO 80401-2125	
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
SHEET 2 of 3		Date: 6/20/17	Scale Horiz 1"=100'
Date	Revisions	Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 3839	DWG 3839 FILING-4

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

FINAL PLAT
LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4
 A RESUBDIVISION OF THE REMAINDER OF LOTS 2 & 3, BLOCK 6, LINCOLN PARK AT THE WELLINGTON
 NEIGHBORHOOD FILING No. 1, BEING SITUATE IN SECTION 32,
 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 SHEET 2 of 3



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

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

Baseline Surveys LLC		PLAT NO. 2017-001 100% COMPLETE 05/08/2017 09:25:15
FINAL PLAT LINCOLN PARK AT THE WELLINGTON NEIGHBORHOOD, FILING No. 4 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO		
Date	Revisions	SHEET 2 of 3
		Date: 6/20/17 Scale Horiz 1" = 40'
		Drawn By: R.D.G. Checked By: D.E.O.
		Job File: 3039 DWG 3039 FILING-4