



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, March 5, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the March 5, 2019 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 4

Approval of Agenda

5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

5:40pm - Consent Calendar

1. Dahman Garage and Accessory Apartment (CL), 129 Klack Rd.; PL-2019-0025 11

5:45pm - Town Projects

1. Breck 365 (JL), 365 Floradora Drive, PL-2018-0580 27

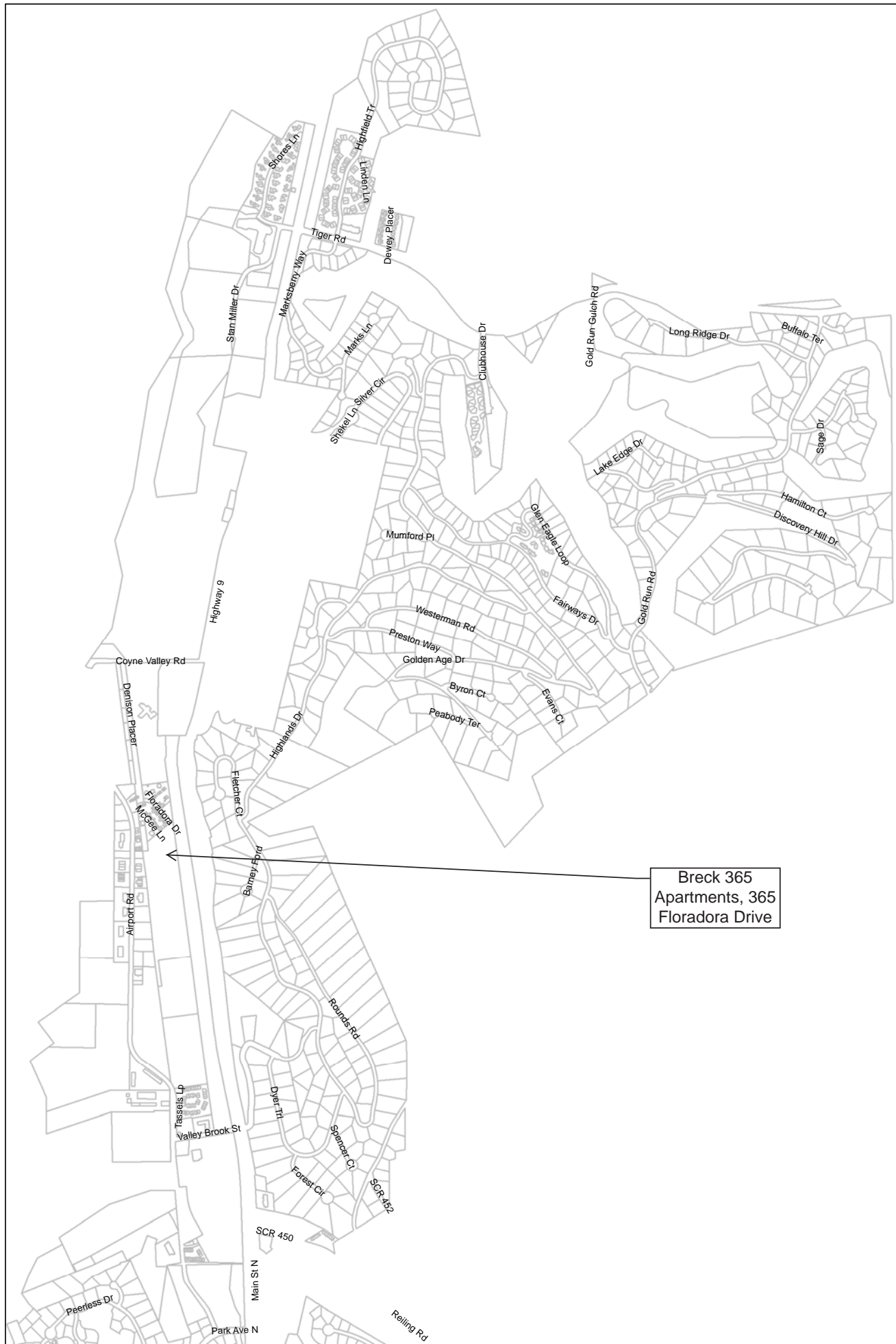
6:45pm - Other Matters

1. Town Council Summary (Memo Only) 64

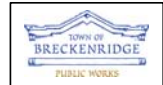
6:45pm - Adjournment

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 the 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.



Breck 365
 Apartments, 365
 Floradora Drive



Breckenridge North





Dahman Garage and
Accessory Apartment,
129 Klack Rd.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Vice Chair Gerard.

ROLL CALL

Christie Mathews-Leidal
Mike Giller - absent
Dan Schroder

Jim Lamb
Steve Gerard
Lowell Moore

Ron Schuman

Vice Chair Gerard noted Mr. Giller's absence was due to the recent passing of his father.

APPROVAL OF MINUTES

With no changes, the January 29, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the February 19, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

WORK SESSIONS:

1. Handbook of Design Standards

Mr. Truckey reviewed items to focus on for the second work session on the Handbook of Design Standards. The points from the January 2nd work session were briefly reviewed. The current items for tonight include Priority Policy 20/Rating System, Connectors, Period of Early Ski Area Focus/Period of Significance, Parking in Front Yards, and Landmarking.

Specific questions for the Commission are:

1. Is the Commission supportive of modifying Priority Policy 20 to be simplified by focusing on two categories, contributing and non-contributing, consistent with the National Register?
2. Does the Commission support the recommendation of limiting the width and length of connectors?
3. Does the Commission support having a Period of Significance (1860-1942) and new Period of Early Ski Area Focus (1960-50 year old + architectural significant structures) inside the Conservation District?
4. If the Commission agrees that front yard parking is an issue, does the Commission find that either additional negative points or prohibiting this through a priority policy is preferred?
5. Is the Commission comfortable with no change for now to the existing landmarking policy?

Commissioner Questions / Comments:

Mr. Schuman: The idea of going from five to three categories, that's where you're taking the subjectivity out of the rating drop. We've made choices in the past where we've lost some ratings. (Mr. Truckey: Yes, we want to get to a point where we are clear with the applicant regarding whether it is contributing or non-contributing).

Ms. Leidal: I was thinking if we only go to either contributing or non-contributing, I think that gives more wiggle room for the applicant to propose things we wouldn't be happy with. I'd hate to see something go from contributing to contributing with qualifications. I like the idea of having five categories. So it's clear that you can't slip a rating.

Mr. Grosshuesch: Policy 20 is also our demolition policy that keeps historic buildings from being demolished. We went down that road you're suggesting, but there's some problems. You'd have to have a set of criteria for each ranking and examples. We think it would be problematic to

administer and can be simplified. If you're complying with the standards you shouldn't be dropping rankings. We think there's projects that need to fail priority policies. We think that issues will be more clear and something we can administer at time of plan review.

- Ms. Leidal: Thank you, I appreciate that. You're saying there would only be two ratings, contributing and non-contributing? (Mr. Grosshuesch: Yes. We would leave the other categories in as explanation only. It helps you understand how we look at historic preservation activities.) Ms. Leidal: Where did the other categories come from? (Mr. Truckey: Nore [Winter] developed them for the Town in the early 1990s.) Ms. Leidal: When we get a history of a property in a staff report, where do those come from? (Mr. Kulick: I think Mike Mosher used to include those from his own interpretations.) (Mr. Grosshuesch: We think it's redundant with the rest of the design standards we have.) Ms. Leidal: And as a priority policy it needs to be absolute. (Mr. Grosshuesch: Carl McWilliams gets his orders from the state, to base the historic resource surveys on SOI (Secretary of the Interior) standards. They only recognize contributing and non-contributing categories.)
- Mr. Gerard: We're saying that the state is on board with these classifications? (Mr. Grosshuesch: Yes.)
- Mr. Schuman: As I'm reading, what I see is less flexibility and we pride ourselves on flexible zoning. Seems like we're moving toward a yes or a no. For example, parking in front I think is terrible; but I like that there is a plus to having a flexible point system. I'm concerned about that. (Mr. Truckey: That's where we're looking for input from the Commission—regarding whether it should be a priority policy or just negative points.)
- Mr. Grosshuesch: We learn from the survey work as it's the latest interpretation from the state on how they want to see the SOI standards applied. We want to get as close to that as possible to compliance with the SOI standards. We're about heritage tourism. If people see that we're not respecting the SOI standards, then we lose credibility with that group of visitors. As a CLG, we said we would implement the Secretary of Interior's (SOI) standards. There's a tension between flexible zoning and the SOI standards, which aren't flexible.
- Ms. Leidal: Is this a big concern for SHPO (State Historic Preservation Office)? (Mr. Grosshuesch: Yes, it is.) (Mr. Truckey: They identified more downgrades of historic structures than Carl [McWilliams] did.) (Mr. Grosshuesch: It's good for us to update our standards from time to time so we can stay consistent with the latest interpretations of the SOI standards.)
- Mr. Schroder: Is the parking in the front yards issue so important that we need to changes to a Priority policy? Would more points be a possible alternative? (Mr. Truckey: The way it's structured now, 3 negative points is fairly easy to overcome so we need to tighten it down.)
- Mr. Grosshuesch: The most important historic view is from the street. They didn't have cars in the front yards historically. It wouldn't be consistent with the character we're trying to protect.
- Mr. Gerard: As an example, there's properties east of the library where they have fenced the front yards into the right of way. Where would those properties fall? (Mr. Grosshuesch: Our take is that parallel parking would be ok because it would maintain the front yard and still get a sidewalk in. We are telling people if you're proposing a permit now, we would not want you to park in the front yard. If you have been doing it, (for a long time) and you are not proposing a development permit, we continue to grandfather it.) Ms. Leidal: So would they get a parking pass? (Mr. Grosshuesch: Yes, a lot of them do. The way we issue those is by the number of spaces they are deficient with on-site parking. And it's not a reserved space, it's first come first served in approved locations. Ms. Leidal: Is it transferrable? (Mr. Grosshuesch: Yes, but only to someone who registered their vehicle online.)
- Ms. Leidal: Can we discuss connectors a little? We are proposing a cap (in length and width) which I think is a good idea because we've granted a lot of waivers. I don't know if 8' and 12' are right, can you explain how that came about? If we're going to only allow additions at half a story over (the surviving historic building), can you help us understand that? (Mr. Kulick: Yes. We looked at some where they were meeting the intent but would have been too long.

We want to limit the height of the additions so we're not having them loom over the existing structure. Having a shorter, narrower connector would be adequate. Working with Nore and his staff we are suggesting getting away from having the living area in the connector, and more of a corridor. The suggested 12' maximum is our gut reaction to provide the separation we want without it being too substantial.) (Mr. Grosshuesch: And it puts more above ground density in the second structure as opposed to in the connector.) (Mr. Kulick: It might also incentivize a below-ground connection.) Ms. Leidal: Thank you, there's a lot to think about. (Mr. Grosshuesch: Keep in mind the concept behind the connectors was basically a compromise. In a pure form you wouldn't have connectors, you'd have a principal structure and a series of buildings in the back. Livability is a problem if you try to do that, so the compromise was the hyphen connectors, which over the years grew in width and height. What we're saying is go back to the original thought, and get the density in the rear part of the addition as opposed to in the connector, then you have two distinct structures, and less confusion over which is the historic resource.)

Commissioner Questions / Comments:

- Question 1: (Is the Commission supportive of modifying Priority Policy 20 to be simplified by focusing on two categories, contributing and non-contributing?) Mr. Lamb: I support. Mr. Schuman: I support. Mr. Moore: I support. Mr. Schroder: I support. Mr. Gerard: I support. Ms. Leidal: Support.
- Question 2: (Does the Commission support the recommendation of limiting the widths and length of connectors?) Mr. Schuman: I support. Mr. Lamb: Support. Mr. Moore: Support. Mr. Schroder: Support. Ms. Leidal: Support. Mr. Gerard: I support.
- Mr. Schroder: How short is short? Is there a minimum? (Mr. Grosshuesch: We would keep the ratio for the minimum, but cap it at 12'.)
- Question 3: (Does the Commission support having a new Period of Early Ski Area Focus inside the Conservation District?) Mr. Schroder: Support. Ms. Leidal: Support and I have some comments. I like the idea of adding the ski period to the standards. I think it will take more than a policy and bullet points. I suggest you create something like the standards booklet to go into more detail on what is expected. (Mr. Grosshuesch: Currently any structures in the historic district are regulated by the Handbook of Design Standards. If someone wants to do something new on a lot they are subject to the Handbook. We want to give building owners a way to comply.) Mr. Schuman: I agree, and is there some type of grandfathering period for owners to comply? How do you bring it in? (Mr. Grosshuesch: Right now, if you have a single family home built after 1942, they are subject to the same standards as surviving historic properties. They would have to comply. They currently have that available to them, but we're recognizing they need a different set of standards.) Mr. Lamb: I agree we need a second set of standards for structures in that period. Mr. Moore: I agree and think there needs to be something done, I like it and think it's appropriate. You'd come back with a new set of standards just for that? (Mr. Grosshuesch: Yes, you would identify character defining features and try to preserve them.) Mr. Moore: I totally agree with that. Mr. Gerard: I too agree, I think we need to establish a new period of ski area focus. We're up against the national rules since they're coming up on 50 plus years old, so I think we need to do it, including for structures outside the Conservation District. (Mr. Truckey: Do the rest of you agree with Steve on making designation for early ski area focus outside the Conservation District as well?) Ms. Leidal: Yes. Mr. Schuman: I'd have to think about it. (Mr. Grosshuesch: I think we'll be more incentive based outside the historic district.) Mr. Gerard: We recently had a home outside the district be demo-ed so these things are going to happen. (Mr. Truckey: In Boulder County if you're proposing a demo, they have to review it first and can put a stay on it until they work with the landowner on potential ways to preserve the structure.) Mr. Schroder: There's an a-frame in the Weisshorn that fits into this. I'd be

interested in exploring outside the historic district. Mr. Gerard: We have a consensus of five yes, and one thinking.

Question 4: (Does Commission find that a priority policy or additional negative points should be assigned to parking in historic front yards?) Mr. Schuman: I think it's an issue and would like to see it done with points but am certainly willing to listen to what staff comes up with on this. Mr. Lamb: I would leave that one alone. Parking in the historic district is a disaster, but this will affect maybe 10 houses and not solve the problem at all. On a lot of the historic district there's no alleys. It's how it is and I don't see that implementing this will solve the problem. I don't think it will address it. Mr. Schuman: would it help if it affected 25 properties, not 10 like you mentioned? Mr. Lamb: Maybe, have to think about it. (Mr. Grosshuesch: We're concerned about conversions, where they don't propose to do anything to the house but they now want to park in the front yard.) Mr. Lamb: French Street is a good example, but if you eliminate the cars in the yard they will still be in the street. Mr. Schroder: I think what we want to envision is, almost like taking a picture from the sidewalk looking at the property, that's what we're looking for. Mr. Lamb: It's all bad parking, so I don't see one being worse than the other. Mr. Moore: I guess I agree with everything but this is a tough one. Our question is do we increase negative points or change the policy, -3 points is very easy to overcome, so that makes me think more negative points to discourage. (Mr. Kulick: We're really looking at preventing conversions with this policy, and are not intending to affect people who already have this. That's more the intent than trying to fix an issue, it's for future conversion.) Mr. Moore: I understand but, is that more points or how else do we deal with it? I would say more negative points. (Mr. Truckey: We have had situations recently where the minus three points were easily overcome with some landscaping and a HERS rating and thus parking was allowed in the front yard.

Ms. Leidal: I do think it's a problem. What resonated with me is that 3 points is easy. I support increasing the negative points and also specify that they have to minimize the hardscape used.

Mr. Schroder: I was leaning toward priority policy/variance but I don't think it's a good idea. This is important, and I'm leaning toward increasing points. Cars exist here now and I support accommodating both.

Mr. Gerard: My feeling before the meeting was leaning toward the priority policy/variance, and I'm still leaning that way. If we can keep one more car out of a yard we should do it. I think a variance allows them to give it a shot; and points still gives you wiggle room. My tally was 4 votes for points, one for nothing, and one for priority.

Mr. Truckey: We don't need to take comments on number 5.

Ms. Leidal: I have a question, the second bullet point, additions to new secondary structures, the first sentence contradicts the last unless I'm interpreting it differently. (Mr. Grosshuesch: I think the item third from the bottom we need to do some work on that when it comes back as an ordinance. The concept is they look visually subordinate. So if you're standing at the street looking at it, a half story higher is still visually subordinate.) Ms. Leidal: Maybe it should also take into consideration the volume, etc.

Mr. Schuman: If you're saying the secondary structure can only be 12 ft. back? Mr. Grosshuesch: We think a half story, or 6 feet.

Mr. Gerard opened the work session for public comment. There were no comments.

PRELIMINARY HEARINGS:

1. 319 N. French Street Remodel & Addition, 319 N. French Street, PL-2018-0367

Mr. Kulick presented, for a second Preliminary Hearing, a proposal to rehabilitate, locally landmark, and add a connector to an existing historic residence on North French Street. Based on the feedback from the first Preliminary Hearing on September 4, 2018, many changes are proposed including the southeastern portion of

the addition being set back more not to compete with the primary structure, changes to window design, removal of chimneys, removal of southeast porch, removal of decorative corbels, and changes to siding and stone. Rear glazing has been reduced by 43%. Building height, width, density and mass were all reduced, and the landscape plan was revised to include several Colorado Spruce and Cottonwood trees. Mr. Kulick showed several pages of plans with changes compared to the prior submittal. The Commission was asked to answer the 6 questions in the staff report.

Commissioner Questions / Comments:

Mr. Schroder: The west facing patio, does the deck continue concealed from view to the north? (Mr. Kulick: Yes.)

Ms. Leidal: Thank you for all the changes. I appreciate them. Chris, you touched on materials; can you review them in more detail? I agree outbuildings were secondary and rustic, however there's living area here. Why is the addition not lap siding as the traditional material? (Mr. Kulick: In this case, with the primary structure being so small and having lap siding, we felt that the addition should resemble an outbuilding more so it didn't look like there are multiple primary structures.) Ms. Leidal: Could we look at policy numbers 90 and 145 next time? It talks about balancing materials that were found historically. (Mr. Kulick: We're saying the addition is a secondary structure. We've transitioned in the past 10 years or so to the additions have more rustic finishes.) Ms. Leidal: I know, I think that maybe we've gone too far and this can be a discussion next time.

Mr. Gerard: What do we do about the windows in the rear of the historic structure as compared to what is planned in the renovation? (Mr. Kulick: (pointed out on photos of the house) By building codes they need to change the square window in the foundation to an egress window so we suggested it be a double hung window.) Mr. Gerard: We won't be surprised if that strange window was historic? (Mr. Kulick: The contractors did a very thorough assessment of historic fabric. The contractor went through a lot of the issues with staff.) Mr. Ploss, owner of property: I think that section of foundation was added in the 70s, is that correct Suzanne? (Suzanne: We don't know.)

Suzanne Allen Sabo, Architect, presented:

We have changed a lot since last time. The big topic of discussion was moving the building onto the site, but since the recent changes we decided to keep it in place, in an easement that's been platted recently. So I wanted to clarify that. We are willing to change the siding again if you prefer. Originally we had it broken up into more elements (Ms. Sabo pointed on plans). We are willing to do whatever we need in order for it to pass. We also had a surveyor look at heights of neighboring houses (Ms. Sabo showed a diagram with comparisons).

Ms. Leidal: Vertical double hung design plays upon historic windows? Where are you getting that? (Ms. Sabo: Several local houses and this building as well has that.)

Mr. Gerard opened the hearing for public comment.

Public Comments:

Mr. Bill Tinker, owner of 315 N. French: I haven't seen the South elevation this evening, so I'd like to see it. (Mr. Kulick, presented the south elevation.) My general feeling about all the improvements from last meeting is over the top and I love it all. I think it fits in the neighborhood a lot better and good attention to detail. I have to say that on the building one over on the south side, the round house, I was a little surprised when the siding went up on the porch on facing the street. It was stated it would be 4 inch lap siding. And I think there was an assumption on what that meant. Other than that, obviously you don't care about the siding and I really don't either. I think it's an exceptional job by the design people. One thing – this lower portion is what will be there (pointed on plans)? The piece of decking on the west elevation, where is that? (Mr. Kulick pointed on plans.) Mr. Tinker asked for where the porch came out from the building. Mr. Tinker: I think it's a good use

of property and I wish them the best.

- Mr. Kulick: If there's more comments on materials they can be addressed with question 4 so the design team can address prior to the next meeting which will likely be a Final Hearing.
- Mr. Tinker: The upper windows in the historic element, should you get the free density for preserving, that's where those windows would be. What would go in there? (Ms. Sabo: Bedroom and bath.)
- Mr. Gerard: Windows in the lower section would be required per code.

Commissioner Questions / Comments:

- Mr. Schuman: 1., yes I feel the SE addition meets. 2. Width and scale, yes. 3. Comfortable with connector. 4. I like the materials used. Definition of 145 I'm comfortable with. 5. I appreciate the efforts in doors and windows. 6. Landscaping, I would like to see less trees and maybe more shrubs. The trees will grow large and might overwhelm later. Less Aspens and maybe more bushes. Huge improvement from the last time we saw it, it fits in the location and I'm excited to see where it goes.
- Mr. Lamb: Agree. 1, the SE addition I agree; 2. agree, 3. connector I agree; 4. materials I like, 5. windows and doors I'm fine with and the glazing looks good; 6. landscaping I think is very generous, support positive points.
- Mr. Moore: 1. Agree, SE addition I agree, 2. width and scale is appropriate, 3. connector is doing what it's supposed to, and 4. I agree with the materials and it's to be commended. My only experience was a few weeks ago and I'm impressed. 5. Windows and doors is a better glazing plan, 6. landscaping is impressive and will look good and complies.
- Ms. Leidal: Appreciate the changes and it's beautiful. 1. & 2. I have concerns with scale and mass in relation to historic structure. I think we're hanging our hats on heights in the district rather than on site. I think there's past precedent sited that SHPO isn't happy with. I think the addition needs to stay on the same plane, not necessarily behind the connector, I don't think it's appropriate. Size, scale and width don't meet policies or the intent. Question 3, the connector is fine and materials are fine. 4, we have policies and I disagree with staff, I don't read the addition as outbuildings. Siding should have more refinement. I wonder if the metal siding exceeds 25%. If we are not going to invoke 25% non-natural material clause I think that we should grant a waiver if we are allowing metal. 6. I appreciate the landscaping plan and support.
- Mr. Schroder: 1, agree. 2. Width and scale, I support, 3. Connector complies, 4. materials comply, 5. windows and doors comply, 6. landscaping I support the positive points. I too would look forward to final. I wonder what the original residents would think.
- Mr. Gerard: 1. The SE addition, I still have some concerns about, as Christie expressed, what the intent of the design standards are, that addition should be placed no closer to the French Street side and the rear of the house. It is a great improvement over where we started. I don't know how it's going to look in real life. If you're going North on French street, you're going to see only part of the historic house because of the new design. 2. Width and scale I concur, 3. connector I agree but think we should have a special finding due to the slope of the land as functionally only one story and I appreciate the idea that you flattened the landscaping to take the big dip out of the connector. 4. Material I'm ok with, we need to make sure we're not exceeding 25 percent on metal. 5. Windows and doors I agree but want historic attention paid. I agree that the lower windows are necessary for safety. 6. Landscaping is good and I really like the landscape between the addition and the historic house and I think it's good. I think it's ready for final. Remarkable transformation from where we started.

OTHER MATTERS:

1. Town Council Summary (Memo Only)
2. Class D Majors Q4 2018 (Memo Only)
3. Class C Subdivisions Q4 2018 (Memo Only)

Mr. Truckey: Staff thought Saving Places conference was valuable.

Mr. Schuman: The venue was better.

Mr. Gerard: I thought it was the best of the three I've attended.

Mr. Grosshuesch: I'm going to talk to the person in charge of organizing the sessions for that conference and let them know I wish there was a review for things that come up on a regular basis to help staffs with those type of reviews. Mr. Gerard: I think that's a great idea.

Mr. Moore: Thank you so much for the opportunity to go. As a new commissioner it was so important to learn about historic preservation and how valuable it is here in the work we do.

ADJOURNMENT:

The meeting was adjourned at 7:31 pm.

Steve Gerard, Vice Chair



2017 - Class C Single Family Development Staff Report

Project Title:	Dahman Garage and Accessory Apartment	
Proposal:	Construct a detached garage with an accessory apartment above.	
PC#:	PL-2019-0025	
Project Manager:	Chapin LaChance, AICP - Planner II	
Date of Report:	February 26, 2019	
Property Owner:	Eric and Shannon Dahman	
Architect:	BHH Partners	
Proposed Use:	Single Family Residence	
Address:	129 Klack Placer Rd.	
Legal Description:	Sunbeam Estates, Lot 11	
Area of Site in Square Feet:	21,103 sq. ft.	0.48 acres
Existing Site Conditions:	Lot 11 is located on the southwest corner of Klack Rd. and Sunbeam Dr. The site is relatively flat and sloping approximately 5% to the west, with the exception of a berm along Sunbeam Dr. This lot was platted in 1992 and contains an existing 4,032 sq. ft. single family residence constructed in 1998. The residence is accessible from Klack Rd. There is a platted "25' Public Trail Easement" along the southern lot boundary with the Boreas Pass Rd right-of-way.	
Areas of building:	Existing Square Footage	Proposed Square Footage
Main Residence:	3,376 sq. ft.	3,376 sq. ft.
Accessory Apartment:		936 sq. ft.
Total Density:	3,376 sq. ft.	4,312 sq. ft.
Main Residence Garage:	656 sq. ft.	656 sq. ft.
Accessory Apartment Garage:		842 sq. ft.
Total:	4,032 sq. ft.	5,810 sq. ft.
Code Policies (Policy #)		
Land Use District (2A/2R):	LUD 28	
Density (3A/3R):	Unlimited	Proposed: 4,312 sq. ft.
Mass (4R):	1:3.00 FAR or 7,000 sq. ft., whichever is less	Proposed: 5,810 sq. ft.
F.A.R.:	1:3.63 FAR	
No. of Accessory Apartment Bedrooms:	1 bedrooms	
No. of Accessory Apartment Bathrooms:	1.0 bathrooms	
Height (6A/6R):*	29.8 feet overall	
*Max height of 35' for single family outside Conservation District unless otherwise stated on the recorded plat		
Platted Building/Disturbance /Footprint Envelope?	No Envelope	
Placement of Structures (9A/9R):		
Front:	Absolute: 15' (20' for garage) Relative: 25'	Existing: 17' (legal, non-conforming) Proposed: No change
Side:	Absolute: 40' (combined), 15' minimum Relative: 50' (combined)	Existing: 84' (combined) Proposed: 43'-4.5" (combined) Staff has assigned negative three (-3) points for only three of the recommended Relative setbacks being met.
Rear:	Absolute: 15' Relative: 15'	Existing: 40'-6" Proposed: No change
Site and Environmental Design (7R):	Minimal grading is proposed, and the submitted landscape plan shows ample buffering through existing and proposed plantings along all sides of the lot.	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	1,486 sq. ft.	7.04%
Hard Surface/Non-Permeable Sq. Ft.:	1,058 sq. ft.	5.01%

Open Space / Permeable:	14,679 sq. ft.	69.56%
Snowstack (13A/13R):		
Required Square Footage:	265 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	312 sq. ft.	(29.49% of paved surfaces)
Energy Conservation (33A/33R):	The applicant has agreed to obtain a HERS/ERI Index Report. Staff has awarded positive one (+1) point under Policy 33 (Relative), and has added a Condition of Approval that the HERS/ERI Index Report be obtained prior to issuance of a Certificate of Occupancy.	
Outdoor heated space:	NO	
Parking (18A/18R):		
Required:	2 spaces	
Proposed:	4 spaces	
Air Quality (30A/30R):		
Number of Gas Fired:	1 Gas Fired	
No. of EPA Phase II Wood Burning:		
Architectural Compatibility (5/A & 5/R):	The existing residence contains simple gable and shed roof forms, asphalt shingle roofing, wooden 1x8 horizontal ship-lap siding, stucco wainscoting, and stone veneer. The detached garage and accessory apartment is proposed to contain simple gable and shed roof forms, matching roofing, matching siding and stone veneer, and matte black corrugated metal siding (less than 25% on all elevations). Staff does not have any concerns because the proposal is neither excessively dissimilar or excessively similar to other residences in the surrounding area.	
	Staff has awarded positive two (+2) points under this policy, finding that the combination of the existing and proposed landscaping provides some public benefit, and is sufficient to effectively enhance the natural aesthetic of the property and to provide screening/buffering between the proposed development, the adjacent right-of-ways, and the adjacent lots.	
Landscaping (22A/22R):	<p>Precedent: Harris Residence Addition and Acc. Apt.; 84 Marks Ln., PL-2018-0233 Spruce: 8 @ 8'-1'- tall Aspen: 12 @ 2.5" caliper</p>	
	Planting Type	Quantity Size
	Quaking Aspen	14 2.5" caliper 50% multistem
	Colorado Spruce	6 (5) 8' tall (1) 12' tall
	Assorted Shrubs	25 5 gallon
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from building	
Driveway Slope:	2.40%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies. Staff has awarded positive two (+2) points under Policy 22/R for a landscape plan that provides some public benefit, positive one (+1) point under Policy 33/R for obtaining a HERS/ERI Index, and negative three (-3) points under Policy 9/R for only meeting three of the recommended setbacks.	
Staff Action:	Staff has approved the Dahman Garage and Accessory Apartment PL-2019-0025 showing a passing score of zero (0) points, with the attached Findings and Conditions.	
Additional Conditions of Approval:	<p>Conditions: 2. Legal title to the accessory apartment and single-family unit must be held in the same name. Said property, including both real property and the improvements thereon, shall not hereafter be subdivided.</p> <p>Prior to Issuance of a Certificate of Occupancy: 23. Applicant shall submit to the Town a HERS/ERI Index report of the existing residence, proposed garage and accessory apartment. 24. Applicant shall execute and record with the Summit County Clerk and Recorder a Restrictive Covenant running with the land, in a form acceptable to the Town Attorney, requiring that said property, including both real property and the improvements thereon, shall not hereafter be subdivided (as that term is now or hereafter defined by the ordinances of the Town of Breckenridge) except in strict compliance with the applicable ordinances of the Town of Breckenridge. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder. 25. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder. 30. All exterior metal, including metal siding and roofing, shall be non-reflective.</p>	

Combined Hearing Impact Analysis				
Project:	Dahman Garage and Accessory Apartment	Positive Points		+3
Plan #	PL-2019-0025			
Date:	2/26/2019	Negative Points		- 3
Staff:	Chapin LaChance, AICP - 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)	0	Allowed: 1:3.00 FAR or 8,000 sq. ft., whichever is less Proposed: 5,810 sq. ft.; 1:3.63 FAR
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	0	Staff does not have any concerns because the proposal is neither excessively dissimilar or excessively similar to other residences in the surrounding area.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions For all structures except Single Family and Duplex Units outside the Historic District	1X(-2,+2)		
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 For all Single Family and Duplex Units outside the Conservation District	1x(+1/-1)		
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)	0	Minimal grading is proposed, and the submitted landscape plan shows ample buffering through existing and proposed plantings along all side of the lot.
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)	0	
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		

9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	The recommended combined side yard setback is 50', but the proposed addition will reduce the combined side yard setback to approximately 43'. Staff has assigned negative three (-3) points for only three of the recommended Relative setbacks being met.
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Staff has awarded positive two (+2) points under this policy, finding that the combination of the existing and proposed landscaping provides some public benefit, and is sufficient to effectively enhance the natural aesthetic of the property and to provide screening/buffering between the proposed development, the adjacent right-of-ways, and the adjacent lots. Precedent: Harris Residence Addition and Acc. Apt.; 84 Marks Ln., PL-2018-0233 Spruce: 8 @ 8'-1'-1" tall Aspen: 12 @ 2.5" caliper
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		
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	N/A		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		

33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1	+1	The applicant has agreed to obtain a HERS/ERI Index Report. Staff has awarded positive one (+1) point under Policy 33 (Relative), and has added a Condition of Approval that the HERS/ERI Index Report be obtained prior to issuance of a Certificate of Occupancy.
33/R	HERS rating = 61-80 (For existing residential, 10-29% improvement beyond existing HERS Index)	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communication Facilities	Complies		

TOWN OF BRECKENRIDGE

Dahman Garage and Accessory Apartment
Sunbeam Estates, Lot 11
129 Klack Rd.
PL-2019-0025

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 **February 26, 2019** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **March 5, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. **Legal title to the accessory apartment and single-family unit must be held in the same name. Said property, including both real property and the improvements thereon, shall not hereafter be subdivided.**
3. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
4. This permit expires eighteen (18) months from date of issuance, on **September 12, 2020**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
5. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
6. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
7. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

8. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
9. Applicant shall field locate utility service lines to avoid existing trees.
10. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
11. 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 submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. 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.
17. 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.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
20. 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.
21. 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, including lighting the building's soffits, shall not exceed 15' in height from finished grade or 7' above upper decks.

22. 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

23. Applicant shall submit to the Town a HERS/ERI Index report of the existing residence, proposed garage and accessory apartment.
24. Applicant shall execute and record with the Summit County Clerk and Recorder a Restrictive Covenant running with the land, in a form acceptable to the Town Attorney, requiring that said property, including both real property and the improvements thereon, shall not hereafter be subdivided (as that term is now or hereafter defined by the ordinances of the Town of Breckenridge) except in strict compliance with the applicable ordinances of the Town of Breckenridge. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
25. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
26. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
27. 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.
28. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
29. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
30. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color. **All exterior metal, including metal siding and roofing, shall be non-reflective.**
31. Applicant shall screen all utilities.
32. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting, including lighting in the building's soffit, shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
33. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
34. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application.

Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

35. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
36. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
37. 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)

GENERAL NOTES

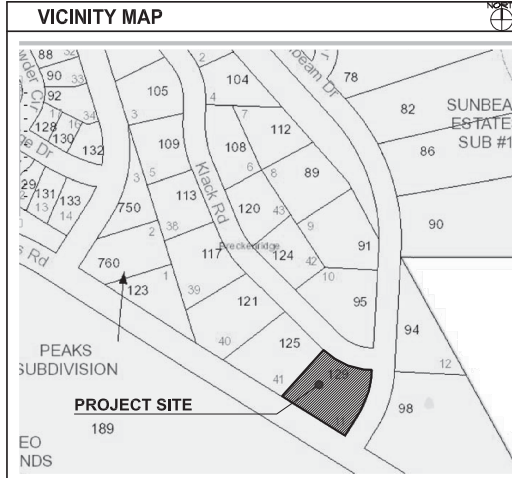
- 1) COPYRIGHT: All plans, designs, and concepts shown in these drawings are the exclusive property of BHH Partners, Planners and Architects, LLC and shall not be used, disclosed, or reproduced for any purpose whatsoever without the Architect's written permission.
- 2) CODES: This project is governed by the applicable building code as adopted by the jurisdiction of record in Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for 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 purpose.
- 3) FIELD VERIFICATION: Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.
- 4) DIMENSIONS: 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 plates or beams unless otherwise noted.
- 5) DISCREPANCIES: The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of 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, his 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 imperfect, and every contingency cannot be anticipated. Any disputes or discrepancies discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a single party to the Architect shall relieve the Architect of 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 obtain a complete job within the recognized standards of the industry.
- 9) SUBSTITUTIONS: Substitution of "equal" products will be acceptable with Architect's written approval. See specifications.
- 10) CONSTRUCTION SAFETY: These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.
- 11) EXCAVATION PROCEDURES: Upon completion of any excavation, the Owner shall retain a soils engineer to inspect the subsurface conditions in order to determine the adequacy of foundation design. See specifications. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.
- 12) FIELD CUTTING OF STRUCTURAL MEMBERS: The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, notching or drilling of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to the appropriate Code Requirements, manufacturer's or supplier's instructions, and structural drawings for additional requirements.
- 13) WEATHER CONDITIONS: The Owner has been advised that due to harsh winter conditions, roof and deck surfaces must be maintained reasonably free of ice and snow to ensure minimal problems with these surfaces. All roofing, roofing restorations, and waterproofing shall be approved in writing by product manufacturer (W.R. Grace for Shurethane, etc) prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.
- 14) BUILDING AREA: Building areas are shown for code purposes only and shall be recalculated for any other use.
- 15) PROJECT STAKES: The general contractor shall verify all existing grades and stake all building corners and the driveway location for Owner/Architect and Jurisdiction approval prior to beginning any site clearing.
- 16) SITE DISTURBANCE: It is the responsibility of the contractor to protect the existing trees to remain and adjacent properties from damage during construction. Provide protective fencing throughout construction.
- 17) PROJECT GRADES: The general contractor shall check and verify all grades including paved areas slopes prior to pouring any foundations. Survey work should be verified in detail. See numbers 3 and 6.
- 18) EXTERIOR MATERIAL MOCK UP: The General Contractor shall provide a mock up of all exterior materials for review by the Owner and Architect. The mock up shall be provided and signed off in writing prior to any exterior stucco or exterior finish work. The sample shall include fascia, trim, window cladding and all other exterior finishes including a 3'-0" x 3'-0" (min) sample of exterior stone work if applicable. This mock up shall be retained on site until the final punch.

DAHMAN GARAGE/ACCESSORY APARTMENT



VIEW FROM KLACK ROAD

VICINITY MAP



AREA CALCULATIONS

ADDITION	UNFINISHED	FINISHED	TOTAL
GARAGE	842	31	873 SF
MAIN	00	909	909 SF
TOTAL	842 SF	936 SF	1778 SF

EXISTING	UNFINISHED	FINISHED	TOTAL
GARAGE			656 SF
MAIN			3,376 SF
TOTAL			4,032 SF
ADDITION + EXISTING			5,810 SF

3/8" TYPE GYPSPUM BOARD USED THROUGHOUT
NOTE: SQUARE FOOTAGES ARE CALCULATED FOR ANY OTHER PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

FINISHED FLOOR ELEV.

	U.S.G.S.	ARCHITECTURAL
GARAGE - T.O. CONC.	9'100.0'	100'-0"
MAIN - T.O. FLYWD.	9'110.15'	110'- 1 3/4"

SHEET INDEX

TU	TITLE SHEET AND GENERAL NOTES
SP1	PROPOSED SITE PLAN
AL1	PLANS
AL2	ROOF PLAN
AZ1	BUILDING ELEVATIONS

LEGAL DESCRIPTION

LOT 1
SUNBEAM ESTATE, FILING NO. 126
TOWN OF BRECKENRIDGE, SUFFLET COUNTY, COLORADO

SURVEYOR: SCOTT LAND SURVEYING, INC. P.O. BOX 516 FRISCO, CO. 80443 (303) 405-1963 liz@scottlandsurveying.com	ENGINEER: ENGINEERING DESIGN WORKS, INC. CARL LARSEN 168 HILLTOP PARKWAY, UNIT 206-A STEAMBOAT, CO. 80441 (303) 878-4800 (303) 878-4805 fax edw@engineeringdesign.com	SOILS ENGINEER: THEOBALD ENGINEERING & CONSTRUCTION 1000 AIRPORT ROAD BRECKENRIDGE, CO. 80424 (303) 493-7978	CONTRACTOR: SYNERGY VENTURES, INC. P.O. BOX 110 FRISCO, CO. CO. 80443 (303) 488-5018 Eric@SynergyVentures.com	ARCHITECT: BHH Partners, Planners and Architects 140 EAST ACAPULCO STREET P.O. BOX 831 BRECKENRIDGE, CO 80424 (303) 483-8880 (303) 453-6888 - FAX	OWNER: ERIC AND SHANNON DAHMAN P.O. BOX 1210 FRISCO, CO. CO. 80443 (303) 488-5018 ericdahman@gmail.com
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REVISIONS:
JOB NO: 1842
DATE: 02/21/18
DRAWN BY: A. HUBON
CHECKED BY: M. HOGAN

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CLASS C PERMIT
02/21/18

bhh Partners
 1502 S. 25th St. - Suite 201 - Breckenridge, CO 80424 (303) 452-6880
DAHMAN GARAGE / ACCESSORY APARTMENT
 126 KLACK RD, LOT 1, SUNBEAM ESTATES, FILING NO. 126
 TOWN OF BRECKENRIDGE, SUFFLET COUNTY, COLORADO

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SHEET NUMBER:

T1.1
TITLE SHEET GENERAL NOTES, SCHEDULES AND INFORMATION

SITE NOTES

- ELECTRIC, CABLE TV, AND TELEPHONE UNDERGROUND IN COMMON TRENCH
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTINGS WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
- TOPOGRAPHIC INFORMATION OBTAINED FROM SCHMIDT LAND SURVEYING, INC. PROJECT #42.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/8" MIN)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING
- PROTECT ALL REMAINING TREES WITH SNOU FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
- PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT BAYES AND VALLEY DRIP LOCATIONS
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT
- DRIVEWAY SHOWN AS MAX. 2% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED
- TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY TOSB

CONTOUR LEGEND

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

LOT COVERAGE

EXISTING	SQ. FT.	PERCENTAGE
BUILDING (INCLUDES OVERHANGS AND DECKS)	2,931 SF.	13.9%
HARDSCAPE (PATIOS, WALKS & DRIVEWAY)	943 SF.	4.5%
PROPOSED		
BUILDING (INCLUDES OVERHANGS AND DECKS)	1,486 SF.	7.0%
HARDSCAPE (PATIOS, WALKS & DRIVEWAY)	1,058 SF.	5.0%
OPEN SPACE	14,679 SF.	69.6%
TOTAL LOT SIZE	21,093 SF.	100%

REQUIRED SNOWSTACK

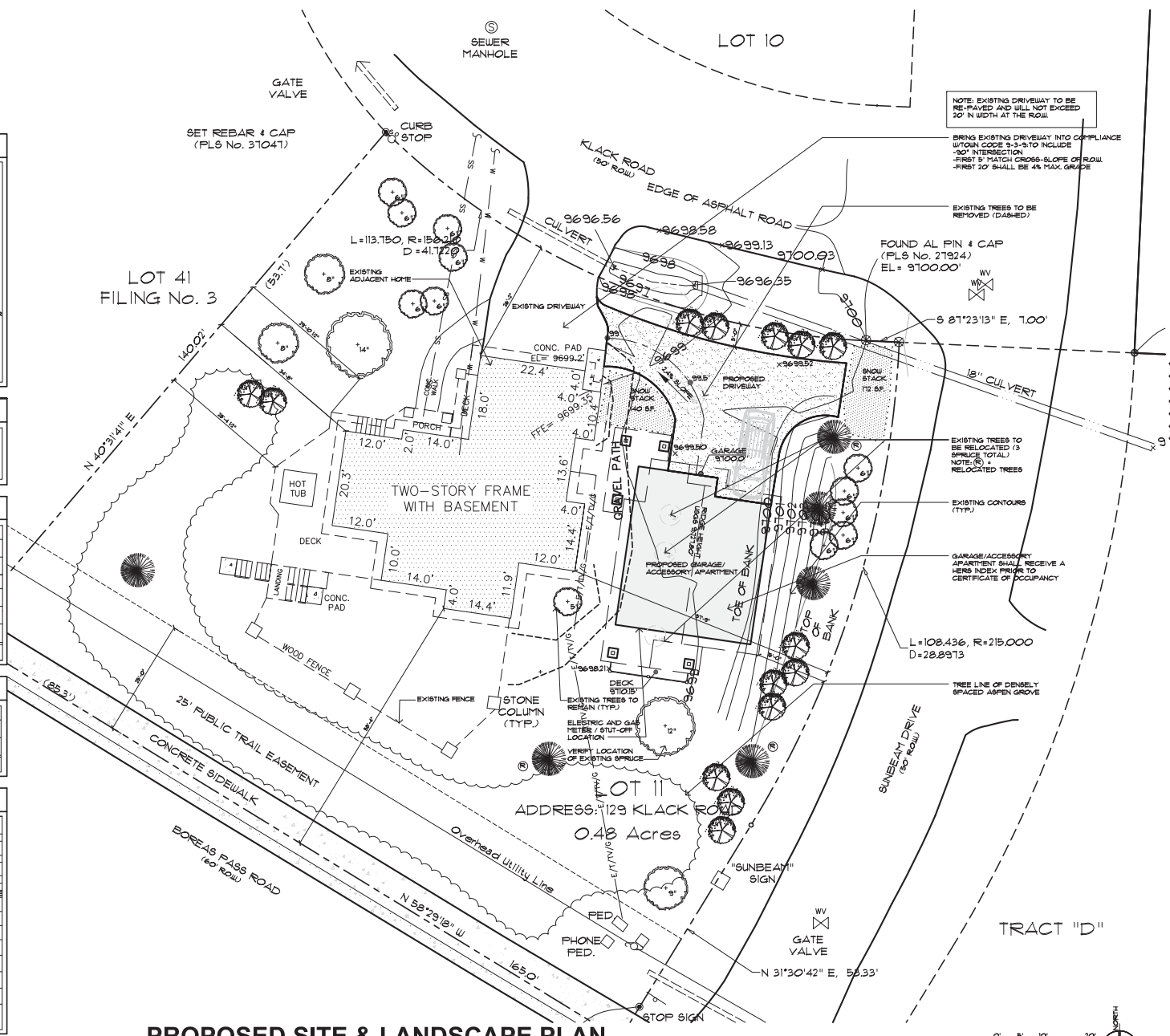
	SQ. FT.	PERCENTAGE
HARDSCAPE (PATIOS, WALKS & DRIVEWAY)	1,058 SF.	100%
REG'D SNOU STACK (25% OF HARDSCAPE)	265 SF.	25%
TOTAL SNOU STACK PROVIDED	312 SF.	29.5%

PLANTING LIST

KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
(Symbol)	EXISTING	VARIABLES -	--	SEE SITE PLAN	
EXISTING TREES TO BE REMOVED					
(Symbol)	VARIABLES -	VARIABLES -	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
(Symbol)	COLORADO SPRUCE	PICEA PARSONS OR PICEA ENGELMANNI	6	8' TALL TO 10' TALL	3 EXISTING TREES TO BE RELOCATED ON SITE
(Symbol)	ASPEN	POPULUS TREMPLOIDES	14	50" MIN. CAL. 50" & MULTI-STEM	
(Symbol)	COLORADO COTTONWOOD	POPULUS WELZICII	0	8'-10' TALL	
(Symbol)	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.	NEEDS BAN (36" TALL, 4'-0" WIDE)
(Symbol)	BUFFALO JUNIPER	JUNIPERUS SABINA	5	5 GAL.	NEEDS BAN (2' TALL, 8'-0" WIDE)
(Symbol)	SILVER BUFFALO BERRY	SHEPHERDIA ARGENTEA	5	5 GAL.	GROUP TO 6'-10" TALL
(Symbol)	PEKING COTONEASTER	COTONEASTER DE JAPONICA	5	5 GAL.	GROUP TO 6'-10" TALL
(Symbol)	ALPINE CURRANT	RIBES ALPINA	5	5 GAL.	GROUP TO 3'-6" TALL
(Symbol)	WINTER GROUND AND PERENNIALS	SURTITAL	2	1 FLAT	PROVIDE TO ALL DISTURBED AREAS

PROPOSED SITE & LANDSCAPE PLAN

SCALE: 1" = 10'-0"



NOTE: EXISTING DRIVEWAY TO BE RE-PAVED AND WILL NOT EXCEED 20' IN WIDTH AT THE ROW.

BRING EXISTING DRIVEWAY INTO COMPLIANCE WITH AASHTO CODE 9-3-87 TO INCLUDE:

- 90° INTERSECTION
- FIRST 5' MATCH CROSS-SLOPE OF ROW
- FIRST 20' SHALL BE 4% MAX. GRADE

REVISIONS:

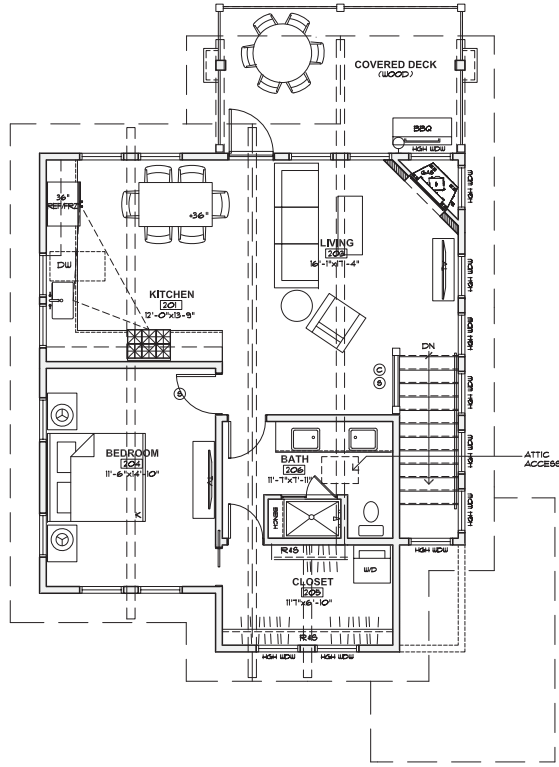
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 DATE: 02/21/18
 DRAWN BY: A. HUBON
 CHECKED BY: M. HOGAN

CLASS C PERMIT: 02/21/18

bhh Partners
 1525 S. 100th St., Suite 100, Greenwood, CO 80624 (303) 452-6880

DAHMAN GARAGE / ACCESSORY APARTMENT
 128 KLACK RD., LOT 10, SEBASTIAN ESTATES, FILING NO. 1842, TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

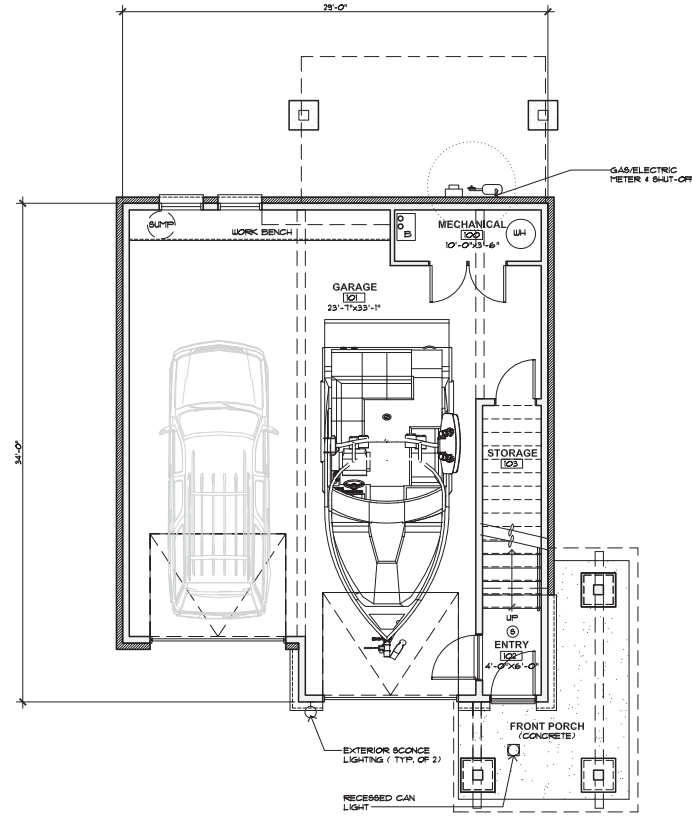
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 SHEET NUMBER:
SP1.1
 PROPOSED SITE & LANDSCAPE PLAN
 OF:



MAIN LEVEL PLAN

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

909 SF - FINISHED



GARAGE PLAN

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

842 SF - FINISHED
31 SF - UNFINISHED



REVISIONS:

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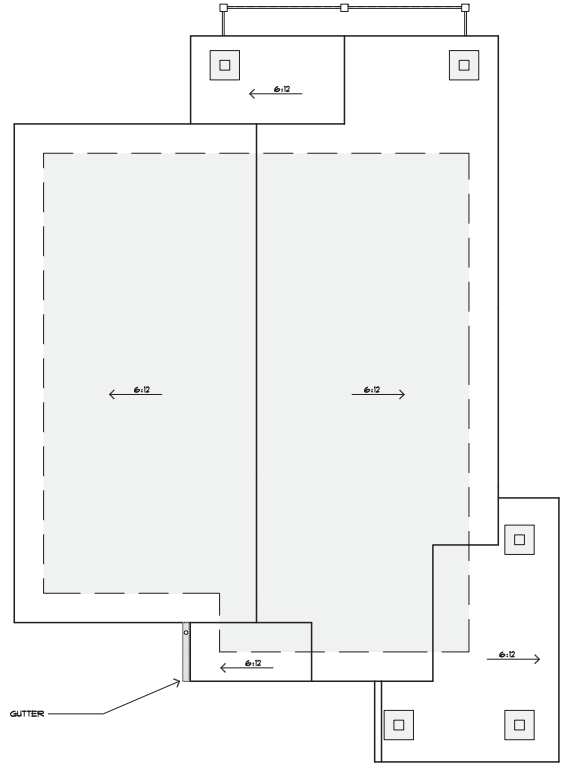
DAHMAN GARAGE / ACCESSORY APARTMENT

bhh Partners
1102 S. 20th St. - Suite 201 - Phoenix, AZ 85042
PHOENIX, AZ 85042

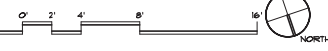
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A1.1
FLOOR PLANS

OF:



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



REVISIONS:

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 CHECKED BY: M. HOGAN

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 02/21/18

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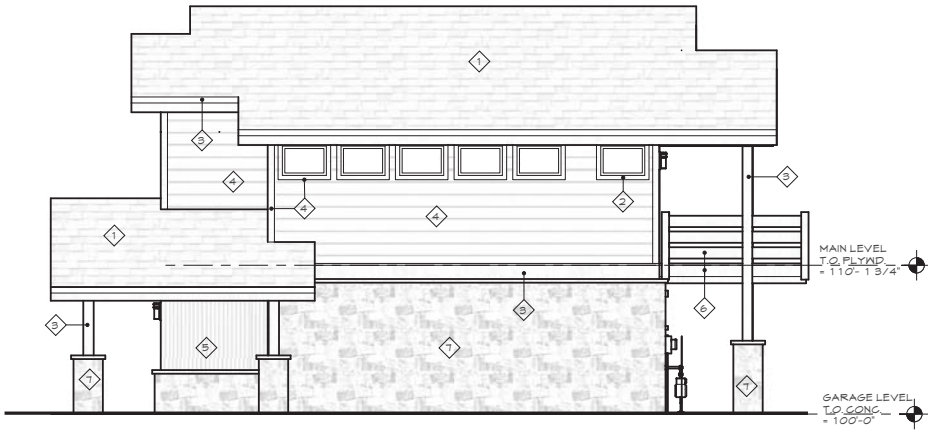
DAHMAN GARAGE / ACCESSORY APARTMENT
 126 KILGORE, LOT 108 BRECKENRIDGE, COLORADO
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

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SHEET NUMBER:

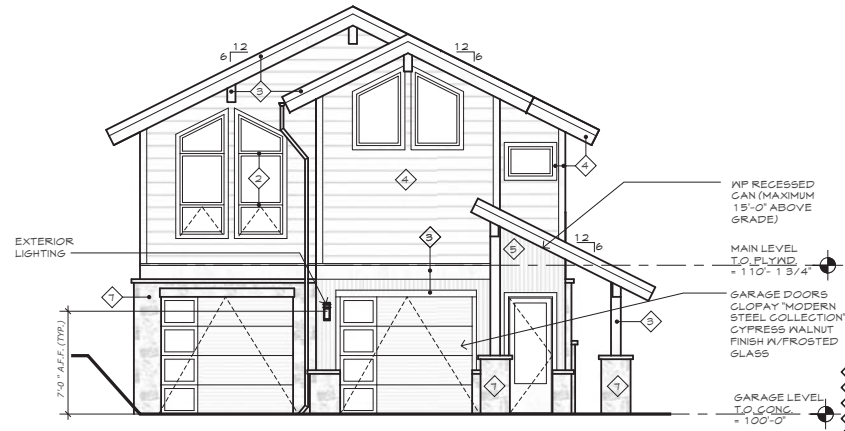
A1.2
 ROOF PLAN

OF:



WEST ELEVATION

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

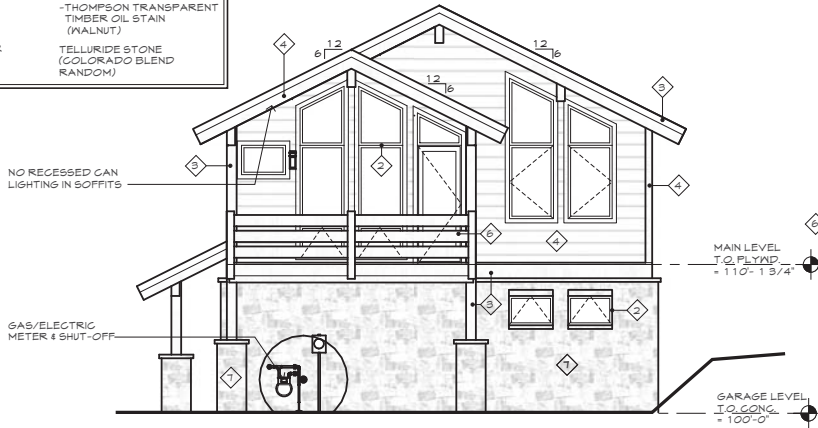


NORTH ELEVATION

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

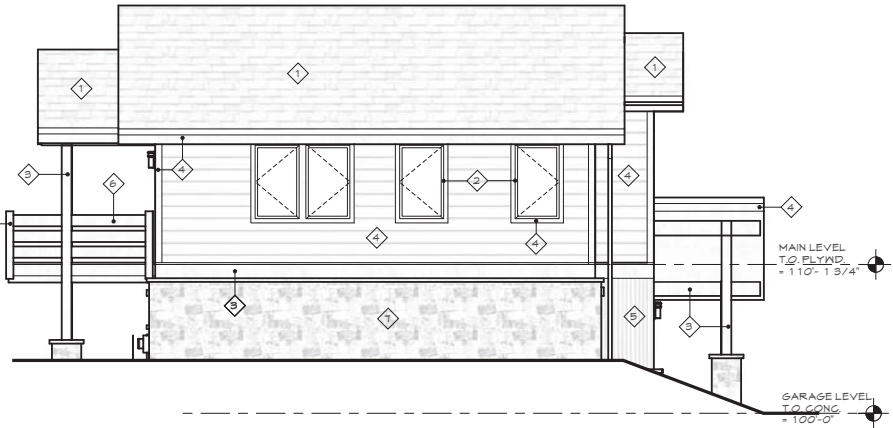
COLOR LEGEND			
1	COMPOSITION SHINGLE ROOFING	7	STONE VENEER
2	WINDOW GLAD	8	GAF TIMBERLINE ULTRA HD (CHARCOAL)
3	TOP FASCIA, TIMBERS, & BELLY BAND	9	SIERRA PACIFIC (SANDSTONE 003)
4	1x8 HORIZONTAL SHIP-LAP SIDING, TRIM, BOTTOM FASCIA	10	SHERWIN WILLIAMS SEMI-SOLID (BLACK ALDER)
5	METAL SIDING	11	SHERWIN WILLIAMS SEMI-TRANSPARENT (CUSTOM MATCH TO EXISTING HOME)
6	DECK RAILS	12	METAL SALES CORRUGATED PANELS (MATTE BLACK)
		13	THOMPSON TRANSPARENT TIMBER OIL STAIN (WALNUT)
		14	TELLURIDE STONE (COLORADO BLEND RANDOM)

METAL PANEL AREA CALCULATIONS	
NORTH ELEVATION	= 9.2%
EAST ELEVATION	= 5.1%
WEST ELEVATION	= 0.3%



SOUTH ELEVATION

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



EAST ELEVATION

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

REVISIONS:

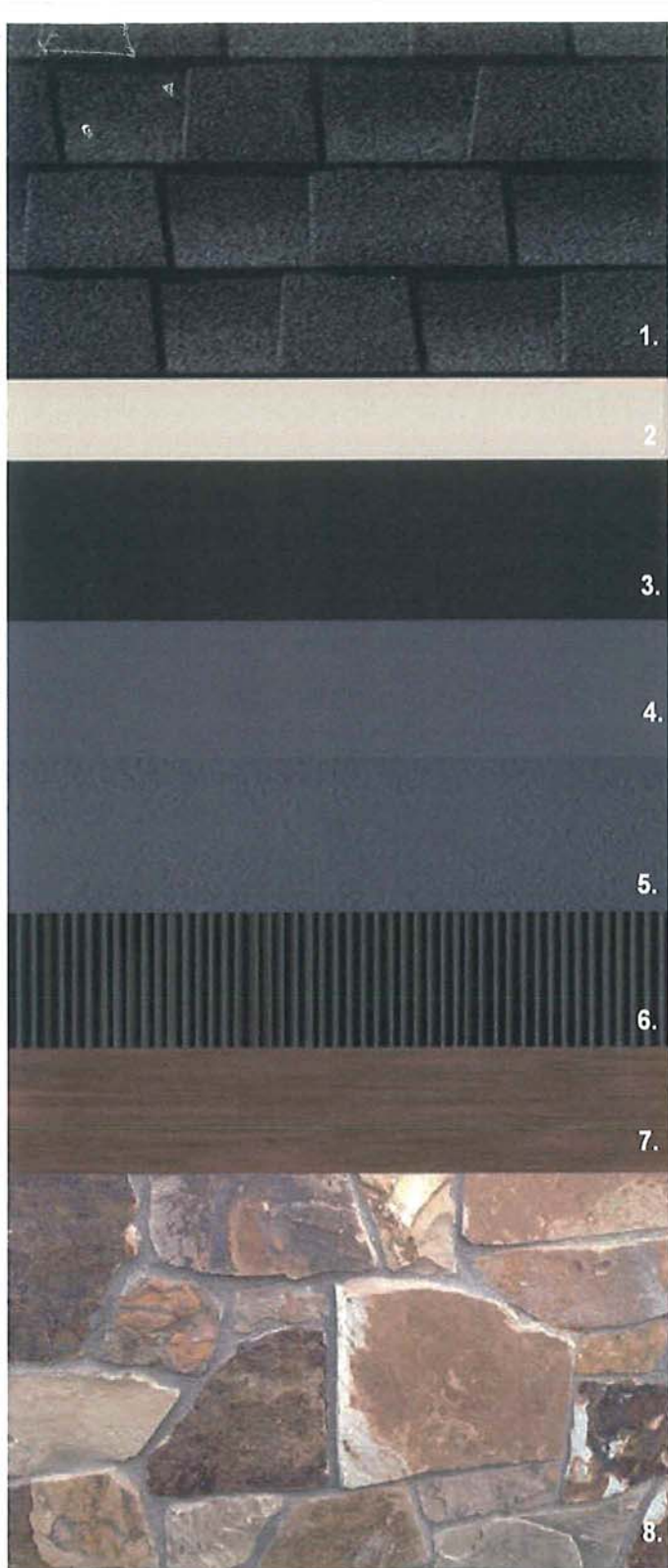
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DATE: 02/11/19
DRAWN BY: A. HUSON
CHECKED BY: M. HOGAN

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CLASS C PERMIT: 02/11/19

bhh Partners
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DAHMAN GARAGE / ACCESSORY APARTMENT
 1000 W. LITTLE ROCK BLVD. SUITE 1000 • DENVER, CO 80202
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

A2.1
 BUILDING ELEVATIONS
 OF 1



- | | |
|---|---|
| 1. COMPOSITION ROOFING | - GAF TIMBERLINE ULTRA HD (CHARCOAL) |
| 2. WINDOW CLAD | - SIERRA PACIFIC (SANDSTONE 003) |
| 3. TOP FASCIA, TIMBERS, & BELLY BAND | - SHERWIN WILLIAMS SEMI-SOLID STAIN (BLACK ALDER) |
| 4. 1x8 HORIZONTAL SHIP-LAP SIDING, BOTTOM FASCIA , TRIM | - SHERWIN WILLIAMS SEMI-TRANSPARENT STAIN (CUSTOM MATCH TO MATCH EXISTING HOME) |
| 5. STUCCO | - TO MATCH EXISTING HOME |
| 6. METAL SIDING | - METAL SALES CORRUGATED SIDING (MATTE BLACK) |
| 7. DECK RAILS | - THOMPSON TRANSPARENT TIMBER OIL (WALNUT) |
| 8. STONE VENEER | - TELLURIDE STONE HERITAGE SERIES (COLORADO BLEND RANDOM) |



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

02/04/19
#11842

DAHMAN GARAGE/APARTMENT

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Planning Commission Staff Report

- Subject:** Breck 365 Apartments Town Project Hearing
(PL-2018-0580)
- Proposal:** To construct 102 workforce rental apartment units (63.9 single family equivalents in 24-studios, 45-1 bed/1bath, 19-2 bed/2 bath, and 14-3 bed/2 bath) in eleven buildings, a neighborhood community center with a leasing office, and associated parking on approximately 5.3 acres south of the Blue 52 neighborhood on the Block 11 parcel with access from Flora Dora Drive. In addition, Flora Dora Drive is proposed to be extended through the development.
- Date:** February 28, 2019 (For meeting of March 5, 2018)
- Project Manager:** Jeremy Lott, AICP, Planner II
- Applicant/Owner:** Town of Breckenridge
- Agent:** Eric Komppa, Corum Real Estate Group, Inc.
- Address:** 365 Flora Dora Drive
- Legal Description:** Lot 7A, Denison Placer Subdivision
- Site Area:** 5.33 acres (232,175 square feet)
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use but only on Block 11 of the Breckenridge Airport Subdivision.
- Site Conditions:** The Blue River runs along the eastern property line and Airport Road to the west. The Blue 52 neighborhood is to the north. The property is vacant and recently graded with underground infrastructure installed. The property is currently being used as permit-only seasonal overnight and employee parking, and snow storage.
- Adjacent Uses:** North: Blue 52 residential townhomes and apartments
South: Town of Breckenridge snow storage area, ski area satellite parking lot
Upper Blue Elementary School
East: Blue River, River Park, Highway 9
West: Commercial uses, Airport Road
- Density:** **Allowed under LUGs:** 20 UPA Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA is also permitted on Block 11.

Proposed density:

Apartments 63.9 SFEs = 76,675sq. ft.
Community Space/Office 1,619 sq. ft. (exempt common area)
Total: 63.9 SFEs = 76,675 sq. ft. (12 UPA)

Mass: Allowed under LUGs: 124,800 sq. ft. (15% bonus for apartment)
Proposed mass: 120,301 sq. ft.

Height: Recommended: 35' to the top of parapet or shed

Proposed:

Building Type A 28' 7 1/8" 2 stories
Building Type B 29' 1 3/8" 2 Stories
Building Type C 40' 2 1/8" 3 stories
Building Type D 39' 7 1/8" 3 stories
Building Type E 28' 6 1/2" 2 stories

Lot Coverage: Building / non-Permeable: 50,175 sq. ft. (22% of site)
Hard Surface / non-Permeable: 85,088 sq. ft. (37% of site)
Open Space / Permeable Area: 94,720 sq. ft. (41% of site)

Parking: Required: 121 spaces
(Studios and 1 bedroom units=1 space/unit)
(2 and 3 bedroom units=1.5 space/unit)
(Community Building=1,619 sq. ft/1,000)

Proposed: 181 spaces

Setbacks (Perimeter Setbacks):

Absolute: Front: 10 ft.
Side: 3 ft.
Rear: 10 ft.

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

Proposed: Front: 10 ft.
Side: 15 ft.
Rear: 15 ft.

Item History

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

Colorado Mountain College site plan on 16 acres. Approximately 15 acres has been developed as a Police Station, Timberline Child Care, Valley Brook Townhomes, Denison Commons and Blue 52 workforce housing. Approximately 18 acres of land is remaining on Block 11 for workforce housing and right of way.

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

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

The first phase, Denison Commons (apartments), was completed in spring 2017. The second phase, Blue 52 townhomes and apartments completed construction in November 2018. In April of 2018, the Planning Commission approved site grading and underground utilities (PL-2018-0066) for the remainder of Block 11, including this site. A subdivision for the remainder of Block 11 was approved in August 2018 to subdivide the property into 4 lots and dedicate right-of-way.

Changes from Previous Worksession

A “stick built” concept of this project came before the Planning Commission as a worksession on June 4, 2018 and a modular construction concept came before the Planning Commission as a worksession on December 4, 2018. Since the most recent worksession, changes include:

- Architectural Details, including decks and building colors, have been finalized
- Parking Counts have been increased slightly

Staff Comments

Density/Intensity (3/A & 3/R)/Mass (4/R): For the 102 workforce rental apartment units (63.9 single family equivalents in 24-studios, 45-1 bed/1bath, and 19-2 bed/2 bath, 14-3 bed/2 bath), the density equates to 12 units per acre (UPA); well below the 20 UPA maximum. In addition, a mass bonus of 15% is allowed for apartments. Further, 9-1-19-3A(D)(3) states, *Notwithstanding subsection D(1) of this section, a project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific rule, regulation or court order.*

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

Per Section 9-1-19-3 (absolute) (E)(1), *When new attainable workforce housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to two (1:2) ratio (i.e., transfer 1 development right for every 2 attainable workforce housing project units to be built).*

With 63.9 SFEs proposed, 31.95 SFEs will be required to be transferred to this site per the policy above as no density exists on site. Staff has no concerns with the density or mass proposed as the Land Use District allows for workforce housing on the property with TDRs. Staff will include a condition of approval that the 31.95 SFEs be transferred to the property.

Architectural Compatibility (5/A & 5/R): The application displays architecture which is more modern than the typical “Breckenridge Architectural Vernacular” that the Block 11 Vision Plan calls for. However, the Plan also outlines that Block 11 should create its own character and provide a variety of appropriate styles. The architecture is complementary to the Blue 52 development through massing and proportions, but still provides variety in architecture. Each of the building types differ slightly, avoiding monotony in the development. The architect is working on some additional changes to the elevations to create buildings with forms that meet Policy 5A/5R and the Block 11 Design Guidelines, specifically in regards to being more pedestrian scaled. A review of the concepts for each building type is below. Generally, all of the building types have massing which is vertically oriented, uses a variety of wall planes in most facades, and uses similar materials of horizontal lap siding, vertical siding, board and batten siding. All the five building types have flat roofs with varying shed roof forms.

Building A (1 & 3):

As a two story building, the detailed front façade has varying shed roofs to help break up the roofline. The stairwell, storage, and deck areas also have shed roofs. Vertically oriented windows and pedestrian scaled patios facing Flora Dora Drive. The rear elevation has less fenestration with square windows and some vertical elements to help break up the façade. The materials include natural materials, some of which are stained and some that are painted.

Building B (2, 9, & 10):

This building is similar to Building A. There is articulation in the façade, vertically oriented windows, and pedestrian scaled patios along Flora Dora Drive and facing the green space on Building 10.

Building C (5, 6, & 8):

At three stories, Building Type C are all on the internal community green space. The front facades have decks and openings that face the internal green with less detailing and fenestration facing the parking drive isles. Some vertical elements have been added to break up the massing and help screen some of the walkways. The materials include natural materials, some of which are stained and some that are painted.

Building D (4 & 7):

Building D will be three stories similarly to Type C and will be internal to the site. Colors of the building are different from Building C, but overall it is the same.

Building E (11, Community Center):

The community center building, located in the northeast corner of Lot 7A, across from the planned overflow River Park parking lot, will be two stories. This building includes different shed roofs to break up the roofline and some vertical elements on the rear to break up some of the walkways. This building includes the community center, which is in the northeast corner of the building with chimney. The chimney is currently planned to have a corrugated metal finish.

Colors:

The color schemes have been finalized and each building has a mix of colors and materials. The colors include blues, greens, grays, and brown/natural tones. Staff believes that these colors meet the intent of the code. No more than three colors will be used per building per the policy (metal and natural material colors excluded).

All colors will be required to meet the following from Policy 5:

Body color is limited to a maximum chroma of 4, trim color is limited to a maximum chroma of 6. Accent color is limited to a maximum chroma of 8. If yellow or red is used, body color is limited to a maximum chroma of 6, trim color is limited to a maximum chroma of 8 and accent color is limited to a maximum chroma of 10)

The number of colors used on one structure is limited to three (3); this does not include specifically appropriate additional colors as listed in the architectural color placement list in the design guidelines for such elements as window sashes, porch floors, ceiling half timbers, or roof coverings.

Non-Natural Materials:

Non-natural materials include rusted corrugated metal, non-reflective corrugated metal, and some form-board concrete as a base to some of the columns on the rear elevations of buildings. On each façade, the non-natural materials are exceeding 25% of the maximum. **Staff recommends negative six (-6) points for exceeding this percentage.**

Building Height (6/A & 6/R): All buildings with a flat roof and shed roofs are measured to the highest point. The LUGs for this property recommend a maximum height of 35 feet. Building heights for each building are:

Building A	2-Story	28' 7 1/8"
Building B	2-Story	29' 1 3/8"
Building C	3-Story	40' 2 1/8"
Building D	3-Story	39' 7 1/8"
Building E	2-Story	28' 6 1/2"

The two three-story type buildings (C & D) are over 35 feet tall. Staff recommends **negative five (-5) points** for being one-half (1/2) story over height.

Additionally, Per Section (B) of this policy, *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long unbroken ridgelines of fifty feet (50') or longer are discouraged.* The buildings have ridgelines measuring more than fifty feet (50') in length without any significant deviations from the main ridgeline. **Staff recommends negative one (-1) point.**

Site and Environmental Design (7/R): The Town hired engineering firm, Martin and Martin, to create an overlot grading plan for the entire remainder of the Block 11 parcel in 2018. The goal of the plan was to take the grade of the remaining Block 11 property and integrate it better with Blue 52 and the river parcel, dropping the grade to relate the future housing units to the river. This overlot grading was

approved with PL-2018-0066 and was completed in Summer of 2019. The proposed building heights are measured from the new grade, not the previous grade.

The proposed site plan is a continuation of the Block 11 vision plan and design standards. The streets are oriented to take advantage of southern exposures and buildings remain parallel to the streetscape. There will be some site grading associated with this project, some of which may occur prior to the issuance of a building permit. Staff has no concerns with grading on this site.

There is sufficient site buffering from other properties in the form of landscaped areas. Along the western property line, several trees are proposed between the parking area and the property line. Additionally, there are open areas for detention on the northern portion of the project site that provide a buffer to the adjacent residential.

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

All absolute setbacks have been met. However, the relative front setbacks have not been met along Flora Dora Drive. The design concept is to continue the pedestrian scale and building orientation pattern from Blue 52 townhomes through this development as well, thus providing buildings fronting the street to create an urban design street presence. To achieve this desired effect buildings are placed close to the street. With this, negative three (-3) points are warranted as the front relative setback is not met. Staff has no concerns and agrees with the placement of the buildings close to Flora Dora Drive which will not only provide a more urban setting consistent with Blue 52 but also “eyes on the street” for the safety of residents using the sidewalk.

Building 11 is shown to be bisected by an existing property line and Building 10 is within a required setback area from this same line. This property line is planned to be vacated prior to completion of the project, combining both of the lots for one bigger property.

Access / Circulation (16/A & 16/R; 17/A & 17/R): Flora Dora Drive (50 foot public Right of Way) is planned to be extended adjacent to this site to the south of Blue 52. The right of way is on the eastern side of the site and curves through the site to the western side and eventually connects to Fraction Road. There is one intersection proposed near the future apartment site, which will have a small traffic circle. The portion of Flora Dora Drive which is within the Blue 52 portion of Block 11 has a 10 foot recreational path on the west side of the road. The Rec Path crosses the street in a designated crosswalk from the southern end of Blue 52 and continues along the east side of Flora Dora Drive (riverside) to direct Rec Path traffic along the river. Near the crosswalk, there is also a connection to the Blue River Rec Path, which meanders through River Park. As Flora Dora Drive turns west, the 10 foot Rec Path diverts and follows the course of the river. Along all other right of ways there are 5 foot sidewalks. Internal paths are also shown meandering through portions of the site for both pedestrian connections and as a recreational amenity. Two bus stops on either side of Flora Dora Drive are proposed for residents of the neighborhood and visitors to the park. Additional traffic and pedestrian safety improvements for Flora Dora Drive are being planned but have not been finalized at this stage.

Staff is encouraged to see all the proposed pedestrian connections, which should promote a very active future community.

Parking (18/A & 18/R): The parking requirement is 1 space for a studio and 1.5 spaces for a 1, 2, or 3 bedroom unit. The total requirement on this project is 119 spaces. There will be at least 181 spaces provided, which puts the overall ratio at 1.7 spaces per residential unit. The office areas within the Community Center Building are approximately 1,619 square feet and would require 2 parking spaces (1 space per 1,000 sq. ft.).

Snow Removal and Storage (13/R): The applicant has met the minimum requirement for provision of area for snow storage.

Required: 21,293 sq. ft. (25% x 85,173 sq. ft.)

Proposed: 22,989 sq. ft.

However, staff finds some of the areas proposed for snow storage are not very functional. There are some areas near buildings 2, 3, 4, and 9 that will likely have issues with plowing and storage of snow due to the design and layout of the project and parking areas.

Policy 13R states: *A. Size Of Storage Areas: It is encouraged that a functional snow storage area be provided which is equal to approximately twenty five percent (25%) of the areas to be cleared of snow. Specific areas to be cleared shall include the full dimensions of roadways, walkways, and parking areas.*

Staff recommends that the Planning Commission assess negative four (-4) points for non-functional snow storage. Does the Commission agree?

Open Space (21/A & 21/R): An open space requirement of 30% is required. The amount of open space provided on the plans is at 41%, or 94,691.8 square feet. The open area in the center of the site is large, allowing residents to recreate and gather. The central open space opens up to the western bus stop and across the street from the river corridor. Further, an open area on Lot 6 between Blue 52 and this phase of Block 11 is planned for a useable combined recreational and detention area for residents of both Blue 52 and this phase. Staff is pleased with the open space layout and has no concerns. Council has asked staff to minimize the amount of grass sod to help reduce on-going maintenance and water usage, which has been applied to the landscape plan.

Located off site, River Park to the east of Flora Dora Drive will be completed in Spring 2019. The park has not been included in the open space calculations. However, it will be a great asset to the neighborhood as well as the users of the Blue River trail and general public.

Staff is recommending positive three (+3) points for the provision and continuation of the Recreation Path which will connect the Countywide Rec Path, River Park and Blue 52 to this development. This path will be important for recreational users on a regional and local scale.

Past Precedent:

Denison Placer, Phase 1 (AKA Blue 52 Townhomes), PL-2016-0011, (+3) for Policy 20/R, Recreation for providing a ten foot asphalt Recreational path which connects the length of the residential property to the proposed bus stops and future development on Block 11.

Social Community / Employee Housing (24/A & 24/R): *A. Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial,*

and multiunit residential developments to help alleviate employee housing impacts created by the proposed uses.

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

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

Past Precedent

1. Denison Placer, Phase 1 (AKA Blue 52), PL-2016-0011, (+6) Workforce housing was a Council goal and community need.
2. Huron Landing, PL-2015-0498, (+6) Workforce housing was a stated Council goal and community need.
3. Gibson Heights, PC#2001011 (+6) Need for affordable housing is a primary community need.
4. Valley Brook Childcare Facility, PC#2007107 (+6) Meets community need for daycare centers and nurseries.
5. Pinewood Village II, PL-2014-0170 (+6) Workforce housing development is an identified 2015 goal by the Town Council.

Affordable housing on this parcel has been identified by the Town Council in their yearly Goals and Objectives report. Staff recommends positive six (+6) points based on past precedents of Policy 24/R (B). One hundred percent of the 102 units are to be rented at a low AMI (Average Median Income). Staff recommends six positive (+6) points for meeting a Council goal and ten positive (+10) points for percentage of workforce housing provided, for a total of sixteen positive (+16) points under this policy.

Landscaping (22/A & 22/R): The landscaping plan substantially buffers the site from the planned Flora Dora Drive and establishes internal buffers between the proposed development adjacent properties. The applicant has utilized the use of native seed and perennials in some areas to encourage less water usage. This streetscape along Floradora Drive is one which is consistent with the Vision Plan approved by Town Council in 2007. Landscape quantities and sizes are as follows:

- 63 Quaking Aspen – 1.5-2” caliper minimum (50% multi-stem)
- 20 Chokecherry – 1.5” caliper minimum
- 21 Narrowleaf Cottonwood – 2” caliper minimum
- 46 Bristlecone Pine – 6’ minimum height
- 20 Colorado Blue Spruce – 8’ minimum height
- 9 Baby Blue Eyes Spruce – 6’ minimum height

Trees are planned in locations which allow for town snowplow operations in or near the rights of ways as well as within the site.

The amount of landscaping proposed meets the policy. The 6' height minimum for evergreens and three (1 1/2) inch caliper for deciduous trees is being met. 50% of the deciduous trees will be multi-stem throughout the site.

A minimum of a five (5) foot buffer is required adjacent to a public right of way which is being met. Additionally, 22/R (B) (2) recommends a minimum of ten (10) feet for landscape areas which is also being met. Staff is supportive of the landscaping plan that is proposed.

Storage (14/A & 14/R): Storage of 5% is encouraged which equates to 3,500 square feet. With storage needs of fulltime residents, providing storage space is an important aspect of the project. Each unit has been provided with a storage area. There is approximately 3,993 square feet of storage provided within the stick built portions of the site, which is more than the required amount. There are also covered bicycle racks proposed throughout the site. Staff has no concerns.

External Lighting (Section 9-12): All lighting fixtures are to be compliant with the Town lighting standards. Locations are shown on the plans, but heights will need to be finalized prior to building permit submittal.

Transit (25/R): A two way transit stop (both sides of Flora Dora) is proposed to serve the development and nearby River Park. After discussion at the Planning Commission for the provision of transit stops for the Denson Commons and Blue 52 development, no points were awarded under this policy. Therefore, staff has not proposed any positive points for the provision of transit under this policy.

Drainage (27/A & 27/R): A large detention pond is proposed on the north end of the site between Blue 52 townhomes and the proposed development. The Engineering staff is generally supportive of the proposal pending a final drainage report and design showing that the pond will serve as regional detention pond and be aesthetically designed such that the pond does not appear to be a large hole in the ground void of any vegetation but instead is an attractive area useable for the residents. The final details of this detention area are to be finalized with a Class D Minor Development Permit. A second, smaller detention area is planned between buildings 2 & 3, north of the roundabout.

Refuse (15A & 15R): Four dumpster enclosures are proposed. Adequate disposal truck turning movements will be analyzed later with a more detailed site plan. The dumpster enclosures will be sized to accommodate recycling.

Point Analysis (Section: 9-1-17-3): Staff has prepared a preliminary point analysis with a recommended passing score of zero (0) points.

Negative Points recommended:

- Policy 5/R, Architectural Compatibility (-6) for having less than 25% non-natural materials.
- Policy 6/R, Building Height (-5) for being less than one-half story over recommended height.
- Policy 6/R, Building Height (-1) for a unbroken ridgeline, longer than 50 feet.
- Policy 9/R, Placement of Structures (-3) for not meeting the 15 foot relative front setback.
- Policy 13/R, Snow Storage (-4) for non-functional snow stacking

Total nineteen negative (-19) points

Positive Points recommended:

- Policy 20/R, Recreation (+3) for providing a 10 foot Rec Path connection to Blue 52, the Countywide Rec Path, and River Park.
- Policy 24/R, Social Community (+10) for 100% workforce housing.
- Policy 24/R, Social Community (+6) for meeting a Council goal of providing workforce housing on this site.

Total nineteen positive (+19) points

Staff Recommendation

1. Does the Planning Commission have any comments on the architectural details, façade materials, and proposed colors?
2. Does the Planning Commission agree with Staff's interpretation of the snow storage areas?
3. Does the Planning Commission agree with Staff's point analysis?

Staff recommends that the Planning Commission recommend approval of Breck365, PL-2018-0580, located at 365 Flora Dora Drive, Lot 7A, Denison Placer Subdivision, with a passing point analysis of zero (0) points and the Findings and Conditions provided.



PLANT SCHEDULE

QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS TREES				
27	ANG	QUAKING ASPEN (SINGLE STEM)	POPULUS TREMULOIDES	2" CAL. B&B
36	ANC	QUAKING ASPEN (MULTI-STEM)	POPULUS TREMULOIDES	1.5" CAL. B&B
20	CAN	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	1.5" CAL. B&B
21	LAN	NARROWLEAF COTTONWOOD	POPULUS ANGSTUFOLIA	2" CAL. B&B
EVERGREEN TREES				
46	BCP	BRISTLECONE PINE	PINUS ARISTATA	6' HT. MIN. B&B
20	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	8' HT. MIN. B&B
9	BBE	BABY BLUE EYES SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	6' HT. MIN. B&B
SHRUBS				
58	CAC	PEKING COTONEASTER	COTONEASTER ACUTIFOLIA	#5 CONT.
31	LIL	COMMON LILAC	SYRINGA VULGARIS	#5 CONT.
20	MUG	SLOWGROW MUGO PINE	PINUS MUGO 'SLOWGROW'	#5 CONT.
17	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#6 CONT.
111	NIN	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNIUS	#5 CONT.
57	RBE	RED-BERRIED ELDER	SAMBUCUS PUBENS	#5 CONT.
91	RWD	WOODS ROSE	ROSA WOODSII	#5 CONT.
30	ALS	URAL FALSE SPIREA	SORBARIA SOBIFOLIA	#5 CONT.
30	HTT	TWINBERRY HONEYSUCKLE	LONICERA INVOLUCRATA	#5 CONT.
22	SRM	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'	#3 CONT.
6	RLR	REDLEAF ROSE	ROSA GLUCA	#5 CONT.
48	PDS	POTENTIAL DAKOTA SUNSPOT	POTENTILLA FRUTICOSA 'FARGO'	#5 CONT.
20	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.
ORNAMENTAL GRASSES				
28	BFE	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	4" POT
37	DEC	TUFFED HAIR GRASS	DESCHAMPSIA CESPIITOSA	4" POT
82	BGG	BLUE GRAMA GRASS	BOUTELOUA GRACILLIS	4" POT
PERENNIALS				
13	DRA	DRAGON'S BLOOD SEDUM	SEDUM SPURIMUM 'DRAGON'S BLOOD'	2.5" POT 14" ON CENTER SPACING
13	SCM	GOLDMOSS-UTAH STONECROP	SEDUM ACRE GREEN	2.5" POT
13	CMW	WALKER'S LOW CATMINT	NEPETA FARFENSENII	4" POT
13	YAP	MOONSHINE YARROW	ACHILLEA MILLEFOLIUM	4" POT
12	DAI	SNOW LADY DAISY	LEUCANTHEMUM X SUPERBUM	4" POT
12	GBV	BEVAN'S GERANIUM	G. MACRORRHIZUM 'BEVAN'S VARIETY'	4" POT
12	WOD	WOOLY THYME	THYMUS PRAECOX PSEUDOLANUGINOSUS	2.5" POT
12	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	4" POT
12	LAD	ALCHEMILLA MOLLIS	LADY'S MANTLE	4" POT
GROUNDCOVERS				
3,600	BWG	BISHOP'S WEED	AEGOPODIUM PODOGRARIA 'VARIEGATUM'	2.5" POT 14" ON CENTER SPACING

NOTES

- ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND DESIGNATED AREAS OF NATIVE SEED SHALL BE IRRIGATED. ALL TREES, SHRUBS ORNAMENTAL GRASSES TO BE IRRIGATED PERENNIALS AND SEED AREAS TO BE SPRAYED.
- TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
- ALL EXISTING TREES SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.
- PLANT QUANTITIES ABOVE EXCLUDE LANDSCAPE OUTSIDE LIMIT OF WORK.

SHORT DRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUEGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
- SPREAD SEED AT A RATE OF 3-4 LBS PER 1000 SF

AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	MODEL NUMBER	COLOR / FINISH	NOTES
◆	TRASH / RECYCLING, HA SERIES DOUBLE, ADA COMPLIANT	BEARSAVER	CONTACT: 800.851.3887 https://bearsaiver.com	HA2-PX	BLACK / CEDAR	QUANTITY: 3 NOTES: ADA COMPLIANT ANIMAL PROOF, 40 CALLONS
◆	STANDARD PARK GRILL	PROVIDER: ANOVA	CONTACT: 720.584.4327 Mike Honerlaw www.anovalumshings.com	100PRG	BLACK	QUANTITY: 2 NOTES: INGROUND MOUNT
◆	ROUGH AND READY BIKE RACK	STREETLIFE	CONTACT: 715.247.0148 www.streetlife.nation	R&R-BP-CT	CORTEN STEEL / WOOD	QUANTITY: 33 DIMENSIONS: 28" X 3" X 30" NOTES: SURFACE MOUNT
◆	BEACON HILL TABLE, 4 FLAT SEATS	ANOVA	CONTACT: 720.584.4327 Mike Honerlaw www.anovalumshings.com	BH1840ST	FRAME: TEXTURED PEWTER WOOD SLAT: THERMORY	QUANTITY: 6 DIMENSIONS: 30" H X 30" W X 30" L NOTES: SURFACE MOUNT
◆	BEACON HILL FLAT BENCH	ANOVA	CONTACT: 720.584.4327 Mike Honerlaw www.anovalumshings.com	BH1894T	FRAME: TEXTURED PEWTER WOOD SLAT: THERMORY	QUANTITY: 7 DIMENSIONS: 20" H X 22" W X 73" L NOTES: SURFACE MOUNT
◆	PET WASTE DISPOSAL STATION	PROVIDER: ANOVA	CONTACT: 720.584.4327 Mike Honerlaw www.anovalumshings.com	1003HP-L-DOGIPOT	GREEN ALUMINUM POST: GALVANIZED	QUANTITY: 2 NOTES: DISPENSER, SIGN AND RECEPTACLE INCLUDED
◆	SHADE SAIL	SHADESCAPES AMERICAS	CONTACT: 970.527.7070 info@shadescapescusa.com shadescapescusa.com	INGENUA T90	POSTS: ANODIZED ALUMINUM SAIL: NATURAL/ROMA T30	QUANTITY: 2 DIMENSIONS: 12'-11" x 16'-5" x 21'-0" NOTES: SURFACE MOUNT POLES
◆	STRING LIGHTS	PRIMUS LIGHTING	CONTACT: 626.442.4600 www.primuslighting.com	DECOSTRING: DSW-48-120-PLED-G16.5F-3.5W-27K-DSSLG-PCS	ALUMINUM SQUARE LAMP GUARD, SILVER POWDER COAT	QUANTITY: 100 LF APPROX
◆	OUTDOOR LOUNGE FURNITURE	OUTDOOR CLASSICS	CONTACT: 1-800-728-4626 www.patio.com	KADAT'S PIECE DEEP SEATING SET	WOOD / TAN	QUANTITY: 1 SET
◆	HALF-SIZED SPORT COURT WITH BASKETBALL HOOP	SPORT COURT OF THE ROCKIES	CONTACT: 303-805-2090 www.sportcourtoftherockies.com	N/A	TBD	QUANTITY: 1

MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	MANUFACTURER	PRODUCT NAME	SIZE / DIMENSIONS	COLOR / FINISH	NOTES
◆	STANDARD CONCRETE	N/A	N/A	REFER TO CIVIL PLANS	N/A	REFER TO CIVIL FOR DEPTH AND INSTALLATION DETAILS
◆	CRUSHER FINES	PIONEER SAND & GRAVEL OR APPROVED EQUAL	WALKWAY/DRIVEWAY GRAVEL	CRUSHER FINE 3/4" MINUS	GREY BREEZE	REFER TO DETAIL 7 / L-3.02. SHALL BE CLEANED AND FREE OF DEBRIS AND ORGANIC MATTER.
◆	COBBLE	PIONEER SAND & GRAVEL OR APPROVED EQUAL	RIVER ROCK	3" - 5"	WASHED RIVER ROCK - COLORADO	APPROXIMATELY 5" DEPTH OVER FILTER FABRIC. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
◆	LANDSCAPE MULCH	WALPACA NORTHWOODS OR APPROVED EQUAL	NORTHWOODS ORGANICS WNW03255	N/A	BROWN SHREDDED BARK	REFER TO LANDSCAPE DETAILS AND TECHNICAL SPECIFICATIONS FOR INSTALLATION, 3" IN DEPTH.
◆	FLAGSTONE	GALLEGOS CORPORATION OR EQUAL	FLOOR PANELS	3" THICKNESS, 1-2' IRREGULAR SLABS	#7 SAN MIGUEL	REFER TO LANDSCAPE DETAILS AND TECHNICAL SPECIFICATIONS
◆	STONE SLAB	SILOAM STONE INC.	SILOAM QUARRY BLOCKS AND THICK SLABS	18" - 30" DEPTH 3' - 8' LENGTH 1.5" - 2.5" WIDE	NATURAL	REFER TO LANDSCAPE PLANS
◆	WEED CONTROL FABRIC	MIRAFI OR APPROVED EQUAL	REFER TO SPECS	N/A	N/A	INSTALL BELOW LANDSCAPE MULCH IN ALL SHRUB BEDS.
◆	ACID ETCH CONCRETE WITH SAW CUT JOINTS	N/A	N/A	N/A	MEDIUM ACID ETCH FINISH	REFER TO LANDSCAPE PLANS
◆	SILOAM STONE	SILOAM STONE INC.	SILOAM QUARRY BLOCKS AND THICK SLABS	REFER TO DETAIL 2 & 3 / L-3.03	NATURAL	REFER TO LANDSCAPE PLANS
◆	AMENDED POTTING SOIL	WALPACA NORTHWOODS OR APPROVED EQUAL	NULIFE PROBLEND	N/A	N/A	REFER TO DETAIL 1 / L-3.03

NOTES: REFERENCE ARCHITECTURAL / STRUCTURAL / CIVIL FOR ALL SUBGRADE INFORMATION. LANDSCAPE ARCHITECTURE SET TO SPECIFY: COLOR, FINISH, AND MANUFACTURER ONLY.



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P.O. Box 2120
Frisco, CO 80443
P: 970.485.4474
www.norris-design.com

BRECK 365 APARTMENTS
 365 FLORA DORA DRIVE / LOT 7 PARCEL A
 BRECKENRIDGE, CO
 TOWN OF BRECKENRIDGE

OWNER:
TOWN OF BRECKENRIDGE
150 SKI HILL
BRECKENRIDGE, CO
970-453-2251

OWNER'S REP:
CORUM REAL ESTATE
ERIC KOMPPA
303-409-2649

NOT FOR CONSTRUCTION

DATE:
01/07/19
60% DD SET
FINAL CLASS A-01
01/25/19
90% DD SET
FINAL CLASS A-02
02/22/19
100% DD SET
FINAL CLASS A-03

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SCHEDULES

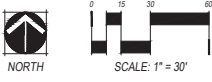
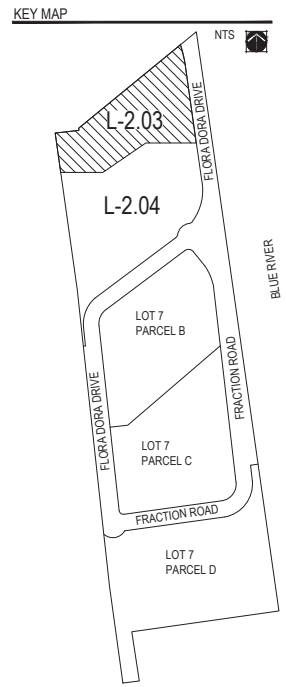
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LEGEND

	SPADE CUT EDGER
	PROPERTY LINE
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	DRYSTACK LANDSCAPE WALL, REFER TO CIVIL FOR HEIGHT
	CONCRETE
	COBBLE
	FLAGSTONE
	ACID ETCH CONCRETE
	PERENNIAL BED
	STONE SLAB
	COVERED BIKE RACKS



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BRECK 365 APARTMENTS
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 TOWN OF BRECKENRIDGE

OWNER:
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DATE:

01/07/19	60% DD SET
	FINAL CLASS A-01
01/25/19	90% DD SET
	FINAL CLASS A-02
02/22/19	7 100% DD SET
	FINAL CLASS A-03

SHEET TITLE:
 HARDSCAPE
 PLAN

L-2.03

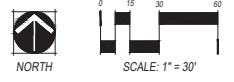
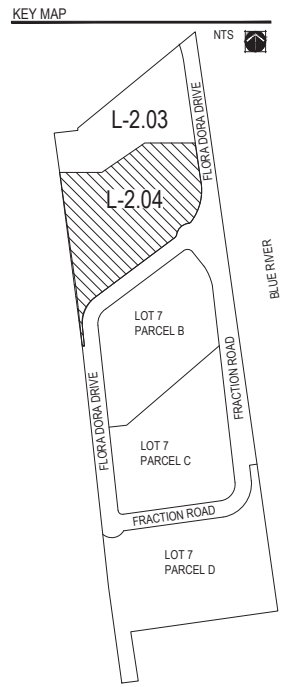
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CHECKED BY:
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LEGEND

	SPADE CUT EDGER
	PROPERTY LINE
	LIMIT OF WORK
	DRYSTACK LANDSCAPE WALL
	SEAT SLAB WALL
	CRUISER FINES
	CONCRETE
	COBBLE
	FLAGSTONE
	TRASH RECEPTACLE
	BENCH
	PICNIC TABLE
	GRILL
	PET WASTE DISPOSAL
	STONE SLAB
	COVERED BIKE RACKS
	RAISED GARDEN BOX



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BRECK 365 APARTMENTS
 365 FLORA DORA DRIVE / LOT 7 PARCEL A
 TOWN OF BRECKENRIDGE

OWNER:
 TOWN OF BRECKENRIDGE
 150 SKI HILL
 BRECKENRIDGE, CO
 970-453-2251

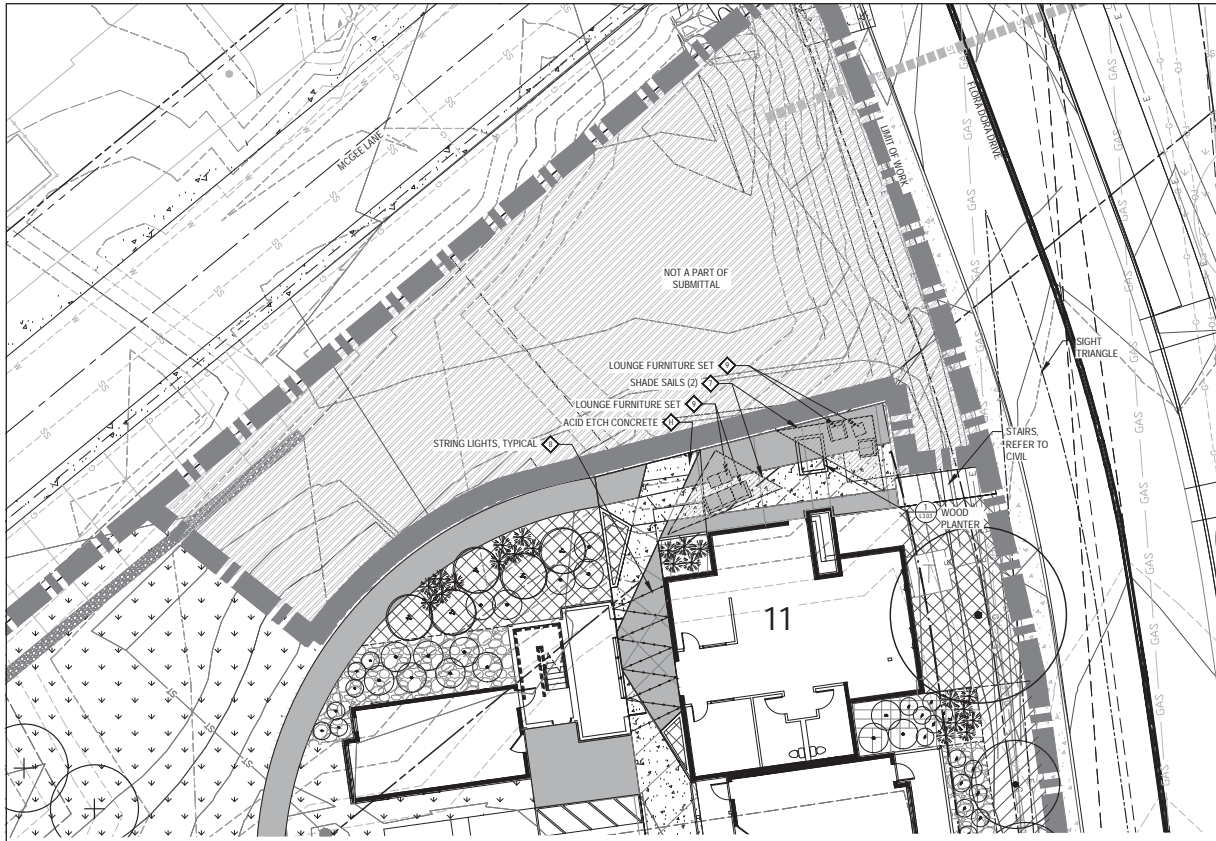
OWNER'S REP:
 CORUM REAL ESTATE
 ERIC KOMPPA
 303-409-2649

NOT FOR CONSTRUCTION

DATE:

01/07/19	_____
60% DD SET	_____
FINAL CLASS A-01	_____
01/25/19	_____
90% DD SET	_____
FINAL CLASS A-02	_____
02/22/19	_____
7 100% DD SET	_____
FINAL CLASS A-03	_____

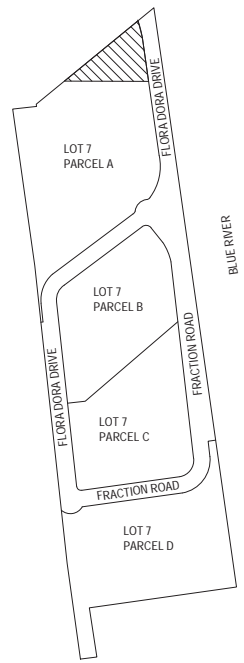
SHEET TITLE:
 HARDSCAPE
 PLAN



LEGEND

- SPADE CUT EDGER
- PROPERTY LINE
- LIMIT OF WORK
- NATIVE SEED
- CONCRETE
- ACID ETCH CONCRETE
- COBBLE
- LANDSCAPE WOOD MULCH
- PERENNIAL BED
- GROUND COVER
- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS

KEY MAP



NORRIS DESIGN
 Planning | Landscape Architecture | Interiors

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 P.O. Box 2320
 Frisco, CO 80443
 P 970.485.4478
 www.norris-design.com

BRECK 365 APARTMENTS
 365 FLORA DORA DRIVE / LOT 7 PARCEL A
 TOWN OF BRECKENRIDGE

OWNER:
 TOWN OF BRECKENRIDGE
 150 SKI HILL
 BRECKENRIDGE, CO
 970-453-2251

OWNER'S REP:
 CORUM REAL ESTATE
 ERIC KOMPPA
 303-409-2649

NOT FOR CONSTRUCTION

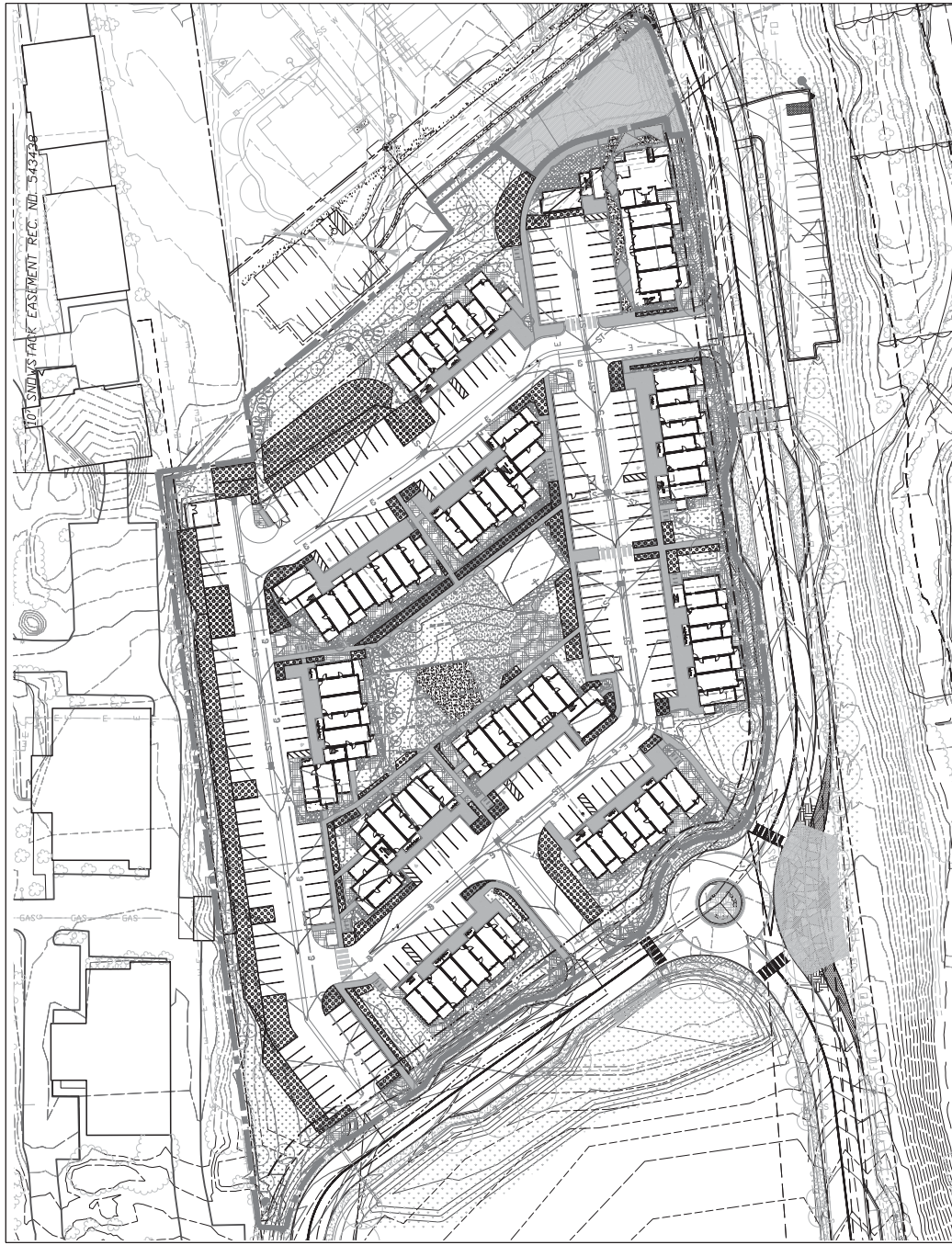
811
 Dig Safe
 Call before you dig

DATE:

01/07/19
60% DD SET
FINAL CLASS A-01
01/25/19
90% DD SET
FINAL CLASS A-02
02/22/19
100% DD SET
FINAL CLASS A-03

SHEET TITLE:
 PLAZA
 ENLARGEMENT

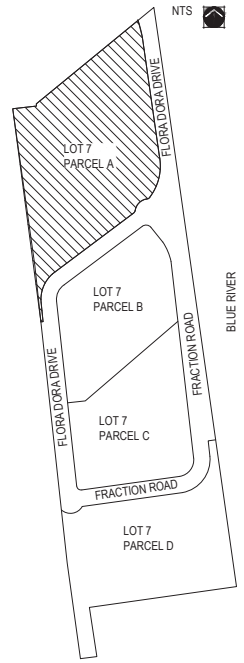
CHECKED BY:
 DRAWN BY:



SNOW STORAGE

TOTAL PAVEMENT	TOTAL SNOW STORAGE REQUIRED	TOTAL SNOW STORAGE PROVIDED
85,173 SF	21,293 SF	22,989 SF

KEY MAP



409 Main Street
Suite 207
P.O. Box 2320
Frisco, CO 80443
P 970.485.4478
www.norris-design.com

BRECK 365 APARTMENTS
365 FLORA DORA DRIVE / LOT 7 PARCEL A
BRECKENRIDGE, CO
TOWN OF BRECKENRIDGE

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BRECKENRIDGE, CO
970-453-2251

OWNER'S REP:
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303-409-2649

NOT FOR CONSTRUCTION



- DATE:**
- 01/07/19
 - 60% DD SET
 - FINAL CLASS A-01
 - 01/25/19
 - 90% DD SET
 - FINAL CLASS A-02
 - 02/22/19
 - 7 100% DD SET
 - FINAL CLASS A-03

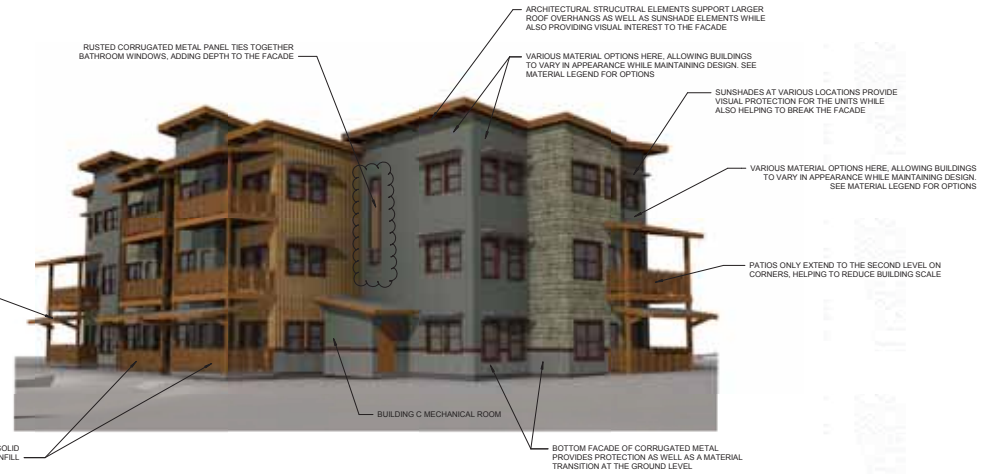
SHEET TITLE:
SNOW STORAGE PLAN

L-2.06

CHECKED BY:
DRAWN BY:
ES: JLN
DL: LJA



4 BIKE RACK WITH ROOF



1 DESIGN ELEVATION OPTION 1



3 DESIGN ELEVATION OPTION 3



2 DESIGN ELEVATION OPTION 2

No.	Description	Date



7 BUILDING A PERSPECTIVE



6 BUILDING A FRONT PERSPECTIVE



5 BUILDING A REAR PERSPECTIVE



4 BUILDING A - REAR ELEVATION

NATURAL MATERIAL PERCENTAGE = 51%



2 BUILDING A - RIGHT ELEVATION

NATURAL MATERIAL PERCENTAGE = 57%



3 BUILDING A - FRONT ELEVATION

NATURAL MATERIAL PERCENTAGE = 60%



1 BUILDING A - LEFT ELEVATION

NATURAL MATERIAL PERCENTAGE = 82%

MATERIAL LEGEND:

- S-01 7 1/4" EXPOSURE HORIZONTAL LAP SIDING LP SMARTSIDE - PREFINISHED COLOR "TETON"
- S-02 7 1/4" EXPOSURE HORIZONTAL LAP SIDING LP SMARTSIDE - PREFINISHED COLOR "ACADIA"
- S-03 12" VERTICAL SIDING LP SMARTSIDE - PREFINISHED COLOR "YELLOWSTONE"
- S-04 7 1/4" HORIZONTAL LAP SIDING LP SMARTSIDE - PREFINISHED COLOR "GRAY MATTERS"
- S-05 OSGU FIR GLULAM FASCIA, POSTS, DECKING AND SOFFITS MEDIUM COLOR SOLID STAIN
- S-06 3" x 1" RUSTED CORRUGATED METAL PANEL SYSTEM
- S-07 3" x 1" CORRUGATED METAL PANEL SYSTEM COLOR "OLD TOWN GRAY"
- S-08 12" BOARD AND BATTEN SIDING LP SMARTSIDE - PREFINISHED COLOR "PEWTER GREEN"
- S-09 12" BOARD AND BATTEN SIDING LP SMARTSIDE - PREFINISHED COLOR "SERRAVALLO"
- S-10 PAINTED ALUMINUM WINDOW AND DOOR TRIM COLOR "ESPRESSO"

No.	Description	Date
1	PROJ. SET	02/07/23
REV 1		

100% DD SET

BUILDING ELEVATIONS & PERSPECTIVES

A4.02-A



5 BUILDING E PERSPECTIVE



6 BUILDING E FRONT PERSPECTIVE



7 BUILDING E REAR PERSPECTIVE



3 BUILDING E - BACK ELEVATION
3/32" = 1'-0"



4 BUILDING E - RIGHT ELEVATION
3/32" = 1'-0"



1 BUILDING E - FRONT ELEVATION
3/32" = 1'-0"



2 BUILDING E - LEFT ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND:

- S-01**
7 1/4" EXPOSURE HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED COLOR 'TETON'
- S-02**
7 1/4" EXPOSURE HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED COLOR 'ACADIA'
- S-03**
12" VERTICAL SIDING
LP SMARTSIDE - PREFINISHED COLOR 'YELLOWSTONE'
- S-04**
7 1/4" HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED COLOR 'GRAY MATTERS'
- S-05**
DOUG FIR GLULAM FASCIA, POSTS, DECKING AND SOFFITS
MEDIUM COLOR SOLID STAIN
- S-06**
3" x 1" RUSTED CORRUGATED METAL PANEL SYSTEM
- S-07**
3" x 1" CORRUGATED METAL PANEL SYSTEM
COLOR 'OLD TOWN GRAY'
- S-08**
12" BOARD AND BATTEN SIDING
LP SMARTSIDE - PREFINISHED COLOR 'PEWTER GREEN'
- S-09**
12" BOARD AND BATTEN SIDING
LP SMARTSIDE - PREFINISHED COLOR 'SIBBALDIA'
- S-10**
W/WH WINDOW AND DOOR TRIM
COLOR 'ESPRESSO'

No.	Description	Date
	CLASSIFIED	1/20/21

100% DD SET

BUILDING ELEVATIONS AND PERSPECTIVES

A4.02-E



8 BUILDING C PERSPECTIVE



6 BUILDING C FRONT PERSPECTIVE



5 BUILDING C REAR PERSPECTIVE



4 BUILDING C - BACK ELEVATION

1/8" = 1'-0" EXTERIOR LIGHTING PER SPEC ON A0.03 PROPOSED GRADE EXISTING GRADE NATURAL MATERIAL PERCENTAGE = 53%



2 BUILDING C - RIGHT ELEVATION

1/8" = 1'-0" EXTERIOR LIGHTING PER SPEC ON A0.03 PROPOSED GRADE EXISTING GRADE NATURAL MATERIAL PERCENTAGE = 87%



3 BUILDING C - FRONT ELEVATION

1/8" = 1'-0" EXTERIOR LIGHTING PER SPEC ON A0.03 PROPOSED GRADE EXISTING GRADE NATURAL MATERIAL PERCENTAGE = 71%



1 BUILDING C - LEFT ELEVATION

1/8" = 1'-0" EXTERIOR LIGHTING PER SPEC ON A0.03 PROPOSED GRADE EXISTING GRADE NATURAL MATERIAL PERCENTAGE = 76%

MATERIAL LEGEND:

- S-01** 7 1/4" EXPOSURE HORIZONTAL LAP SIDING LP SMARTSIDE - PREFINISHED COLOR "ETON"
- S-02** 7 1/4" EXPOSURE HORIZONTAL LAP SIDING LP SMARTSIDE - PREFINISHED COLOR "ACADA"
- S-03** 12" VERTICAL SIDING LP SMARTSIDE - PREFINISHED COLOR "YELLOWSTONE"
- S-04** 7 1/4" HORIZONTAL LAP SIDING LP SMARTSIDE - PREFINISHED COLOR "GRAY MATTERS"
- S-05** DOUG FIR GLULAM FASCIA POSTS, BECKING AND SOFFITS MEDIUM COLOR SOLID STAIN
- S-06** 24" X 1" RUSTED CORRUGATED METAL PANEL SYSTEM
- S-07** CORRUGATED METAL PANEL SYSTEM COLOR "OLD TOWN GRAY"
- S-08** 12" BOARD AND BATTEN SIDING LP SMARTSIDE - PREFINISHED COLOR "PEWTER GREEN"
- S-09** 12" BOARD AND BATTEN SIDING LP SMARTSIDE - PREFINISHED COLOR "OBBRALTAR"
- S-10** VINYL WINDOW AND DOOR TRIM COLOR "ESPRESSO"

No.	Description	Date

100% DD SET

BUILDING ELEVATIONS & PERSPECTIVES

A4.02-C

GRADING NOTES:

EXISTING UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D, THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

1. ALL SITE GRADING [EXCAVATION, EMBANKMENT, AND COMPACTION] SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF BRECKENRIDGE'S (T.O.B.) STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS, LATEST EDITION.
2. ALL NEWLY CONSTRUCTED OR ALTERATIONS OF ACCESSIBILITY ROUTES (WALKS, RAMPS, ENTRANCES, ETC.) SHALL COMPLY WITH THE RULES AND REGULATIONS SET FORTH BY ADA, ADAAG, CITY, STATE, FEDERAL OR JURISDICTION HAVING AUTHORITY, INCLUDING BUT NOT LIMITED TO: 5% MAXIMUM GRADE ON WALKS WITHOUT HANDRAILS, 8.33% MAXIMUM GRADE ON WALKS WITH HANDRAILS AND LEVEL LANDINGS (MAXIMUM 2% COMPOSITE SLOPE), 2% MAXIMUM CROSS SLOPE ON WALKS AND 2% MAXIMUM COMPOSITE SLOPE IN HANDICAP PARKING/LOADING AREAS. NO TOLERANCE REGARDING MAXIMUM SLOPES WILL BE ALLOWED. DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE AS NECESSARY WITH OWNER, DEVELOPER, ENGINEER, ARCHITECT, OR DESIGNATED OFFICIAL IF RULES AND REGULATIONS OF ACCESSIBILITY ROUTES CAN NOT BE MET. IN ADDITION, OWNER IS ADVISED THAT REGULAR MAINTENANCE PROGRAMS SHOULD BE IMPLEMENTED AFTER CONSTRUCTION TO KEEP EXISTING ROUTES SAFE, USABLE, AND ADA COMPLIANT.
3. IT IS THE INTENTION OF THE PROJECT GRADING PLANS TO BE IN STRICT COMPLIANCE WITH, AND OR EXCEED, THE PROJECT'S GEOTECHNICAL ENGINEER'S GRADING RECOMMENDATIONS, IF THE CONTRACTOR BELIEVES A DEVIATION EXISTS BETWEEN THE PLANS AND THE GEOTECHNICAL RECOMMENDATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH WORK. THE GENERAL CONSTRUCTION SPECIFICATION IS THAT THE MOST RESTRICTIVE REQUIREMENT/RECOMMENDATION GOVERNS THE CONSTRUCTION OF THE PROJECT.
4. EXISTING ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN DEPICTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFERE WITH EXISTING OR PROPOSED STRUCTURES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE ENGINEERS INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
5. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL, SOD AND LANDSCAPE MATERIALS.
6. ALL SPOTS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. FG = FINISHED GRADE, FF = FINISH FLOOR, TOF = TOP OF FOUNDATION, HP = HIGH POINT, LP = LOW POINT, TOM = TOP OF WALL (FINISHED GRADE AT BACK OF WALL), BOW = BOTTOM OF WALL (FINISHED GRADE AT FACE OF WALL), GB = GRADE BREAK, FL = FLOWLINE, TOC = TOP OF CURB.
7. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V), PERMANENT SLOPES SHALL NOT EXCEED [3:1] (H:V) (UNLESS NOTED OTHERWISE) IN AREAS TO BE SEEDED OR SOODED.
8. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE RIMS, VALVE BOXES, ETC. TO MATCH FINAL GRADE.
9. REFER TO FINAL DRAINAGE STUDY DATED DECEMBER, 2018, PREPARED BY MARTIN/MARTIN, INC. FOR DRAINAGE BASINS, FLOWS, AND INTENDED DRAINAGE PATTERNS.

STORM SEWER NOTES:

EXISTING UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D, THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF BRECKENRIDGE (T.O.B.) ENGINEERING STANDARDS, MATERIAL SPECIFICATIONS, AND DRAWINGS AND CDOT M&S STANDARDS, LATEST EDITION. ALL STORM SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY T.O.B.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING STORM SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED STORM SEWER.
3. ALL STORM SEWER LINES SHALL BE ADS HP HDPE STORM PIPE, UNLESS OTHERWISE NOTED.
4. ALL STORM SEWER PIPE JOINTS SHALL BE INSTALLED WITH AN APPROVED RUBBER GASKET O-RING OR PROFILE TYPE GASKET. THE JOINT SHALL BE SIMILAR AND EQUAL TO THE BUREAU OF RECLAMATION "R-4" JOINT DESIGNATION, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. DISTANCES FOR STORM SEWER PIPE ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE WIDTHS.
6. MANHOLES, BARRELS AND CONES SHALL BE CONSTRUCTED OF PRECAST CONCRETE. CAST-IN-PLACE MANHOLES SHALL NOT BE ALLOWED.
7. PRECAST MANHOLES AND RISERS SHALL BE MANUFACTURED IN CONFORMITY WITH ASTM DESIGNATION C-478. ALL CONES SHALL BE ECCENTRIC AND SHALL BE ROTATED AWAY FROM ADJACENT CURB AND CUTTER.
8. ALL STORM SEWERS SHALL HAVE CLASS "B" BEDDING UNLESS OTHERWISE SHOWN. BEDDING MATERIAL SHALL CONFORM TO ASTM C-33 OR D-448, GRADATION NO. 67.
9. THE FLEXIBLE PLASTIC JOINT SEALING COMPOUND SHALL BE "RAMNEK," RUBBERNECK OR APPROVED EQUAL.
10. THE CONNECTION OF A NEW STORM SEWER TO AN EXISTING MANHOLE/INLET MAY REQUIRE CHANGES IN ELEVATIONS OR MODIFICATION TO EXISTING STRUCTURES. USE OF A PRE-CAST CONCRETE STRUCTURE OR MANHOLE/INLET RECONSTRUCTION IS AT THE DISCRETION OF T.O.B.
11. CONTRACTOR SHALL IMMEDIATELY REMOVE DEBRIS DEPOSITED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
12. NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN (10) FEET OF ANY PUBLIC MANHOLES, PIPES OR INLETS.
13. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE, SUCH THAT THERE IS NO MORE THAN EIGHTEEN (18) INCHES FROM FINISHED GRADE TO THE TOP OF THE CONE SECTION. THE RIM SHALL BE LEFT 1/8-INCH TO 1/4-INCH BELOW FINISHED ASPHALT.
14. MANHOLE COVERS SHALL BE ALIGNED TO PROVIDE A MINIMUM OF THREE (3) FEET CLEARANCE BETWEEN THE MANHOLE RING AND THE LIP OF CUTTER.
15. STATIONING/COORDINATES SHOWN FOR TYPE 13' INLETS IS ON FLOWLINE AT CENTER OF INLET. STATIONING/COORDINATES FOR AREA INLETS ARE AT CENTER OF INLET. STATIONING/COORDINATES FOR FLARED END SECTIONS ARE AT CENTER OF FLARED END.
16. SLOPE OF INLET FLOW LINE OR GRATE TO MATCH STREET GRADE UNLESS INLET IS AT A SUMP LOCATION.

ROADWAY NOTES:

EXISTING UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D, THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF BRECKENRIDGE (T.O.B.) ENGINEERING STANDARDS, MATERIAL SPECIFICATIONS, AND DRAWINGS (LATEST REVISION). ALL STREETS, AND STORM SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY T.O.B.
2. ASPHALT MIX DESIGN TO BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT. ASPHALT MIX DESIGN TO BE COORDINATED WITH GEOTECHNICAL ENGINEER AND SHALL BE IN ACCORDANCE WITH SECTION 702.01 OF THE CDOT GREEN BOOK.
3. AGGREGATE BASE COURSE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH AASHTO T 180. THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING THE COMPACTION OPERATIONS SO THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATES ARE FIRMLY KEED. WATER SHALL BE UNIFORMLY APPLIED DURING COMPACTION IN THE QUANTITY NECESSARY FOR PROPER CONSOLIDATION.
4. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE T.O.B. BEFORE AND AFTER ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE CURRENT STREET REPAIR REQUIREMENTS OF THE T.O.B. ALL PATCHES SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE AND SHALL BE "T" PATCHES.
5. IF CONSTRUCTING NEW CURB AND GUTTER ADJACENT TO EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL REVIEW EXISTING PAVEMENT ELEVATIONS AND PROPOSED GRADES FOR CURB AND GUTTER AND NOTIFY ENGINEER IF MAXIMUM OR MINIMUM CROSS SLOPES ON ASPHALT PATCH ARE NOT WITHIN THE LIMITS INDICATED ON THE PLANS.
6. PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST STANDARDS AND DETAILS FOR T.O.B. ENGINEERING.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS NECESSITATED BY THESE IMPROVEMENTS. ALL SIGNING AND STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL MARKINGS MUST BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
8. ALL RANGE POINTS, TIES, BENCHMARKS, OR OTHER SURVEY CONTROL POINTS, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, MUST BE PRESERVED.
9. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED AND BONDED RIGHT-OF-WAY CONTRACTOR.
10. ALL CURB RETURNS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED WITH HANDICAP RAMPS IN ACCORDANCE WITH THE CDOT STANDARDS AND STANDARD SPECIFICATIONS. ALL HANDICAP RAMPS SHALL INCLUDE A TRUNCATED DOME DETECTABLE WARNING PATTERN AS SHOWN.
11. PAVING SHALL NOT START UNTIL A GEOTECHNICAL REPORT AND PAVEMENT DESIGN HAVE BEEN APPROVED BY THE T.O.B.'S ENGINEERING DIVISION AND SUBGRADE COMPACTION TEST AND PROOF ROLLING HAVE BEEN PERFORMED AND THE RESULTS HAVE MEET WITH THE APPROVAL OF THE T.O.B.
12. PORTLAND CEMENT SHALL BE TYPE II CONFORMING TO ALL REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PORTLAND CEMENT ASTM C-150, UNLESS NOTED OTHERWISE.
13. CONCRETE JOINTS SHALL BE INSTALLED PER DETAILS IN THESE PLANS WHICH CONFORM TO CDOT SPECIFICATIONS.
14. ALL WORK SHALL BE PROPERLY BACKFILLED PRIOR TO THE END OF WORKDAY. NO OPEN HOLES ARE ALLOWED OVERNIGHT. ALL WORK IS TO BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND APPLICABLE STANDARDS.
15. NO CLEARED OR TRACKED EQUIPMENT MAY WORK IN OR MOVE OVER PAVED SURFACES WITHOUT MATS.
16. MATERIAL REMOVED FROM ANY PORTION OF AN EXISTING ROADWAY PRISM MUST BE REPLACED IN LIKE KIND WITH EQUAL OR BETTER COMPACTION. NO SEGREGATION OF MATERIAL WILL BE PERMITTED.
17. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT OF WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO T.O.B. APPROVAL.

UTILITY NOTES:

EXISTING UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D, THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

1. ALL EXISTING AT-GRADE UTILITIES AFFECTED BY THE WORK SHOWN WITHIN THIS PLAN SET SHALL BE ADJUSTED TO MATCH THE FINAL FINISHED GRADE.
2. WATER VALVE COVERS, HYDRANTS, AND ANY OTHER AT-GRADE APPURTENANCE SHALL BE ADJUSTED TO MEET THE FINAL FINISHED GRADE PER TOWN OF BRECKENRIDGE WATER DEPARTMENT STANDARDS.
3. SANITARY SEWER MANHOLE COVERS, CLEANOUTS, AND ANY OTHER AT-GRADE APPURTENANCE SHALL BE ADJUSTED TO MEET THE FINAL FINISHED GRADE PER THE UPPER BLUE SANITATION DISTRICT STANDARDS.
4. ALL SANITARY SEWER SERVICE CONSTRUCTION PRACTICES AND MATERIALS SHALL MEET THE CRITERIA OF UPPER BLUE SANITATION DISTRICT AND SHALL BE INSPECTED PRIOR TO BACKFILL.
5. ALL WATER SERVICE CONSTRUCTION PRACTICES AND MATERIALS SHALL MEET THE CRITERIA OF TOWN OF BRECKENRIDGE WATER DEPARTMENT AND SHALL BE INSPECTED PRIOR TO BACKFILL.



MARTIN/MARTIN
 CONSULTING ENGINEERS
 970.926.6097
 MARTINMARTIN.COM
 BRECK 365
 365 FLORA DORA
 BRECKENRIDGE, CO

No.	Issue / Revision	Date	Name
1	ISSUE TO PROCEED SUBMIT	1/7/19	
2	ISSUE TO FINAL CLASS A SUBMIT	07/25/19	
3	ISSUE TO FINAL CLASS A SUBMIT	07/22/20	

Job Number	MC16.0211
Project Manager	LUL
Design By	MAT
Drawn By	MAT
Principal in Charge	LUL

Sheet Number:
C001

NOT FOR CONSTRUCTION
 GENERAL NOTES CONTINUED

Town Code Impact Analysis				
Project:	Breck365	Positive Points	+19	
PC#:	2018-0580			
Date:	2/28/2019	Negative Points	- 19	
Staff:	Jeremy Lott, AICP, 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)		Affordable housing an allowed use on Block 11 with density transfer
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)		10.8 UPA proposed, below the 20 UPA maximum
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		Although more contemporary, staff does not find negative points are warranted
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	More than 25% non-natural materials
6/A	Building Height	Complies	- 5	Two buildings less than one-half story over the recommended height of 35 feet.
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)	- 1	Unbroken rooflines over 50 feet in length
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	Front setback of 15' not met
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	- 4	Non-functional snow storage
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		Meets Minimum Requirements
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		

18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Provision of rec path connecting Blue 52 to the river and along the east side of Flora Dora Drive.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% workforce housing
24/R	Social Community - Community Need	3x(0/+2)	+6	Council goal being met with providing 96 workforce rental housing with low AMI targets.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		

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

TOWN OF BRECKENRIDGE

Breck365
Lot 7A, Denison Placer Subdivision
365 Flora Dora Drive
PL-2018-0580

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on March 5, 2019. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on March 5, 2019, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on March 12, 2019. This Town Project was listed on the Town Council’s agenda for the March 12, 2019 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.
7. The Town of Breckenridge shall underground the overhead electric utility line on the property when the property has been identified for utility undergrounding as part of the Town’s ongoing Overall Utility Undergrounding project.

CONDITIONS

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

1. The Town shall transfer 31.95 single family equivalents (SFEs) in accordance with the Joint Upper Blue Master Plan, to the property prior to the issuance of the first Certificate of Occupancy.



TOWN OF BRECKENRIDGE TOWN COUNCIL

February 26 Town Council Meeting



Welcome to the newsletter summarizing The Town of Breckenridge's latest Council Meeting. Our goal is to provide our citizens with thorough and reliable information regarding Council decisions. We welcome any feedback you may have and hope to see you at the meetings.

Managers Report

Housing Committee

- The committee discussed different approaches to implementing long term rental incentives and decided that the most effective first step is to survey current owners who short term rent to understand their perspective on long term versus short term rental and what, if anything, would influence them to convert from short term to long term rental. Once the survey is completed, staff will analyze results and bring staff recommendations to the committee early summer.

- The committee discussed overall interest in pursuing housing collaborations with local non-profit organizations that could include the Town providing land to support seasonal employees and volunteers/employees of non-profit organizations.

Finance

- The Town is approximately \$3.8M over 2018 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$2.2M over budget and Real Estate Transfer Tax up \$1.2M over budget. Sales Tax is \$2.4M ahead of prior year; RETT is down \$76k over prior year.
- For the year, net taxable sales are currently ahead of 2017 year end by 8.49%. The Retail sector experienced the highest growth with 12.82% over 2017, Short Term Lodging in second place with 11.80% over 2017, and Restaurant/Bar in third place with 10.62% over 2017. For December 2018, there were increases in the Weedtail (1.67%), Short Term Lodging (4.45%), Restaurant/Bar (7.33%), Retail (10.51%), and Grocery (11.27%) sales sectors.
- Finance staff presented on the short term rental hotline (**970-368-2044**) and future marketing plans with the County wide roll out. There were 21 calls in January and 15 calls in February. Visit www.strhelperbreck.com for more information.

Other Presentations

Summer Gondola Operation

- Staff presented a draft letter that would authorize the early operation of the Breck Connect Gondola for the next 3 year summer period. Open Space staff has expressed concern with approval of this proposal for a three year period based on the planned change to ski area winter operations. Starting this year the ski area is planning to run winter operations, including gondola operation, through May. As a result there will only be a short time period time with no operation of the gondola during the critical spring period for the Cucumber Gulch habitat.
- Conditions for expanded operations:

Town Council has approved, through this agreement, the expanded days of operation for the Gondola during the summers of 2019, 2020 and 2021. The Town reserves the right to expand, revoke or modify this agreement at its discretion to address ~~environmental, transportation or other emergency~~ concerns that occur during the term of the permission. Any amendments to the agreement will be preceded by a meeting between the Town Council and Ski Area representatives to communicate the identified concerns with a goal of reaching a mutually agreeable solution. These expanded days of operation are agreed to under the following conditions:

1. In addition to being operated daily from July 1 through Labor Day each year as previously approved, the Gondola may be operated for the expanded days of operation daily from the Friday prior to the second (2nd) weekend of June through the end of June and, after Labor Day, on Friday, Saturday and Sunday of each weekend through the last weekend of September. Operation on any other day is not allowed other than for maintenance purposes or with the prior permission of the Town for special events or under special circumstances.
2. The Gondola may be operated only from 9:00 A.M. to 6:00 P.M. each day during June and after Labor Day and from 8:30 A.M. to 7:00 P.M. from July 1 through Labor Day (weather permitting); Operation during any other hours is not allowed other than for maintenance purposes.
3. Bicycles may be carried on the Gondola only by those persons that have a ticket to use the Ski Area lifts and trails.
4. Persons transporting bicycles in the Gondola will only be permitted to ride up the Gondola once during the day to avoid "yo-yoing" (taking the Gondola up and riding bicycles down through Cucumber Gulch). However, persons will be allowed to take their bicycles down the Gondola at any time, free of charge, to help provide a way of getting people back to town without going through Cucumber Gulch.
5. The Ski Area will continue to provide signage at the base of the Gondola advising guests of the sensitive nature of Cucumber Gulch and requesting that riders avoid engaging in contact that could cause harm to the Gulch.
6. The Ski Area will not modify the signs at the bottom of the Gondola that address the use of the Cucumber Gulch area without the prior approval of the Town.
7. The Ski Area has excluded the Toad Alley trail from its summer map and will continue to do so unless directed otherwise from the Town.
8. Failure to comply with any of these conditions of approval may result in the Council's revocation of its permission for the expanded summer days of operation of the Gondola. Should the Council

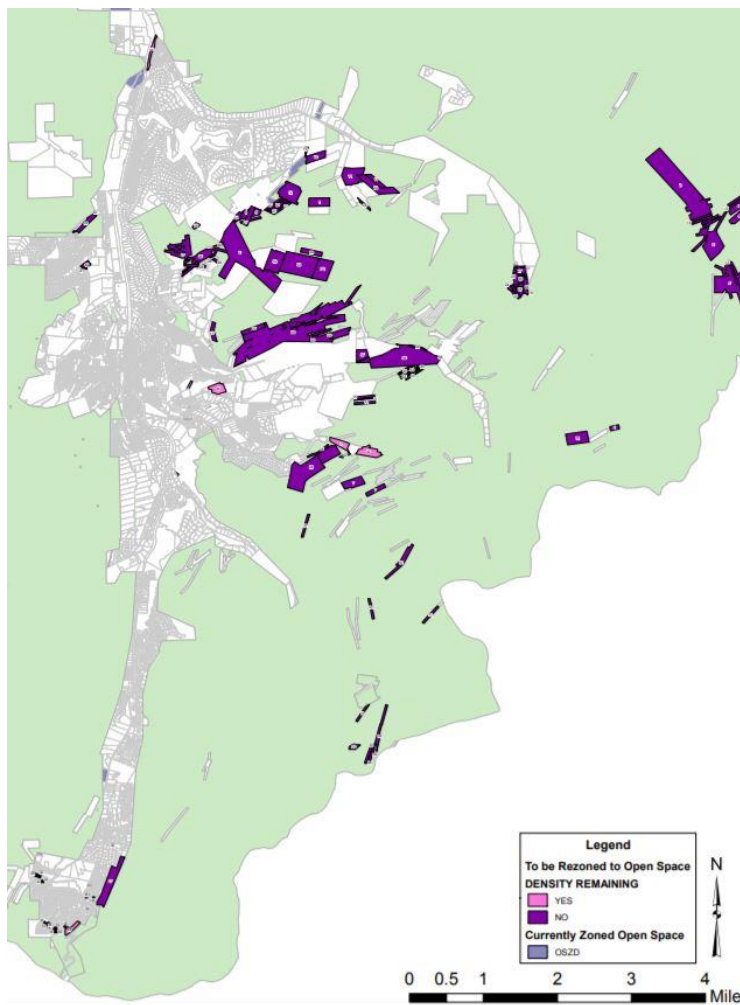
- Proposed signage:



- **Council Discussion:** Council wants it to be a yearly agreement that can be revisited each year. Council wants a 45 day window of no gondola use, with maintenance included in the 45 days. Council also wanted to leave environmental concerns as a reason to reevaluate the agreement.

Upper Blue Open Space Rezoning

- Summit County staff have recently approached Town staff with a proposal for a rezoning of jointly owned open space properties to the County's Open Space Zone District. The County has also identified a desire to take density from a few select jointly held properties and place the density in a "Joint Housing Extinguishment Account".
- Most of the properties that have had density extinguished are either in the County's Backcountry Zone District or the County's A-1 Zone District. However, now that no density remains on the properties the zoning that is most applicable to these properties is the County's Open Space Zone District, which generally allows for open space and recreational uses. The County proposes to rezone approximately 1,800 acres of jointly held properties to the Open Space Zone District.
- Since the Town of Breckenridge holds a 50 percent share in the properties proposed to be rezoned, the County wanted to make sure that the Town is comfortable with the rezoning before proceeding. Both the Town's Community Development staff and Open Space staff have reviewed the proposed rezoning 127 and are in support of it. The BOSAC was updated on the rezoning at their January meeting and indicated their support as well.



Breckenridge Housing Authority Meeting

- Blue 52 is now sold out, with the exception of the three townhomes which were retained by the Town of Breckenridge Housing Authority. Alpine Edge Property Management has been managing the rental of these units for the Authority. Staff requested the Board approve a motion to allow these three units to be transferred back to the Town of Breckenridge. The motion was approved.

Regular Council Meeting

Legislative Review

- **Sign Code Update (Second Reading):** Staff has been working with the Town Attorney on a Sign Code modification for signage on private property in response to a recent Supreme Court decision. This case decision, Reed v. Town of Gilbert is requiring most municipalities across the country to rewrite their sign code to eliminate content related references. **(Passed 5-0)**
- **Dockless Bike Share Ordinance (Second Reading Reading):** Earlier this year staff and Council discussed shared mobility and the potential for various modes to operate in Breckenridge. As a result of that conversation staff has drafted an ordinance proposed to govern the licensing and operation of businesses offering shared bicycles. Incorporated in the ordinance are provisions intended to address staff and Council concerns related to safety, clutter/litter on Town property, and pedestrian impediments. **(Passed 5-0)**
 - **For Second Reading:** Council decided to lower the limit to 25 bicycles per license, while understanding the Town Manager can raise or lower number. There are no limits on the number of licenses. Council would like to limit the type of bikes (if electric) to Class 1 Electric Bikes. Council would also like to limit advertisements on bikes.
- **Bicycle Rules Ordinance (Second Reading):** The ordinance would amend the model traffic code to better align with the State of Colorado traffic laws, specifically with respect to the responsibility of a cyclist approaching an intersection controlled by a stop sign or red traffic control signal. Currently, the language does permit a cyclist to slow to a reasonable speed and then proceed through an intersection controlled by a red light. However, this ordinance will put a definitive burden on the cyclist to stop at a red light in all cases and then proceed only after yielding to other traffic, both vehicular and pedestrian. The ordinance also defines a reasonable speed as 15 miles per hour or less. **(Passed 5-0)**
- **Bicycles and Other Human Powered Vehicles Ordinance (Second Reading):** This ordinance would amend town code to align with the State of Colorado Model Traffic code. This change updates the

definition of an “Electrical Assisted Bicycle” (EAB) and provides for three classes of EAB. These classes are loosely defined as: - Class 1 – EAB equipped with a motor that provides assistance only when the rider is pedaling and does not provide assistance when the bicycle reaches 20 mph. - Class 2 – EAB equipped with a motor that provides assistance regardless of whether the rider is pedaling and does not provide assistance when the bicycle reaches 20 mph. - Class 3 – EAB equipped with a motor that provides assistance only when the rider is pedaling and does not provide assistance when the bicycle reaches 28 mph. **(Passed 5-0)**

- **Ordinance Declaring Intent to Acquire Breckenridge Professional Building (First Reading):** Ordinance formally declaring the Town’s intent to acquire the Breckenridge Professional Building located next to Town Hall at 130 Ski Hill Road. Town will continue to work with the owners of the Breckenridge Professional Building in the hope that this acquisition can be done on an amicable basis. **(Passed 4-0)**
 - **2018-19 Budget Rollovers and Appropriations (Resolution):** The Town Council approves a budget each year. From time to time, it is necessary to make changes to the budget as circumstances necessitate. These changes must be adopted by Council resolution. **(Passed 5-0)**
 - **Petition for Annexation - Kenington Townhomes (Resolution):** When the Huron Landing property was annexed into the Town of Breckenridge in 2015, Kenington Townhomes became eligible for annexation because of the contiguity to the Town boundary (Exhibit A). In summer of 2018, the Town requested that Kenington Townhome Owners join in a valid annexation petition. The Town Clerk has received a petition seeking annexation of the Kenington Townhomes to the Town. **(Passed 5-0)**
 - **Town Facility Meeting Space Reservation Authority (Resolution):** Staff has determined that increased use of all Town facilities, and requests for reservations in the locations identified here, has created the need for more uniform rental and reservation standards, including length of rentals, number or rental days per entity allowed per year, safety regulations and cost per room or facility use, among others. **(Passed 5-0)**
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