



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, September 3, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the September 3, 2019 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

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

5:40pm - Preliminary Hearings

1. East Peak 8 Hotel (CK) PL-2018-0576; 1599 Ski Hill Road 6

Grand Colorado on Peak 8 Building 3 Employee Housing Change has been moved to the September 17 Planning Commission Meeting as a Combined Hearing

6:10pm - Other Matters

1. Town Council Summary (Memo Only)

6:15pm - 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.

Please note: This packet is split into two halves due to the large file size. This is the FIRST HALF of the packet.



East Peak 8 Hotel,
1599 Ski Hill Rd.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman
Mike Giller	Steve Gerard	
Dan Schroder –Arrived 5:31	Lowell Moore	

APPROVAL OF MINUTES

With no changes, the August 6, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the August 20, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

WORK SESSIONS:

1. Policy 50: Wireless Communication Facilities

Ms. Puester presented an overview of proposed amendments to Policy 50A in the Town Development Code to incorporate small cell and broadband and make some minor changes related to FCC rule clarifications. The Commission was asked for feedback regarding the proposed changes.

Commissioner Questions / Comments:

Mr. Giller: On page 25 of the ordinance, where it speaks to the conservation district, uniqueness and beauty, can we add the word ‘integrity’? Line 4B (Ms. Puester: That should not be a problem) On page 28 of the ordinance, I think it is fine on 3.A, we covered with non-historic and non-contributing.

Ms. Leidal: Do you have the administrative rules adopted?

Ms. Puester: Yes, those are published on the website. It went straight to council for approval. It will be a document that changes over time as technology progresses and federal and state laws change. Those regs are where all the detail in the design and placement location are for small cells in the right of way.

Mr. Moore: Can you walk me through how this process works for small cell? A company comes in and says we are going to put multiple small cells in the right of way. Then they come to staff and say the best location is x. What is the decision making process of saying that is okay here but not there?

Ms. Puester: We have limited local decision making power per the federal regulations however, in my experience in conversations with providers thus far, the providers are willing to work with us to the extent that they can still provide the service where they need to as look into our alternative location solutions. We haven’t seen any applications for small cell yet, just discussions. Small cell gets location specific because it is a short span of frequency so they have to follow in a series of deployments when it is 5G. We will likely see these in small cell 4G technology first as 5G isn’t completely ready. 5G is going into larger markets first like downtown Denver. What we see first may not be in a string of deployments.

Mr. Lamb: Is it faster? More bandwidth?

Ms. Puester: Yes, more bandwidth because of all the streaming out there now. Providers are having trouble with bandwidth.

Mr. Lamb: I also heard the 5G has to be placed close to other poles?

Ms. Puester: That is our understanding of what the 5G would require, it is like breadcrumbs.

- Mr. Schuman: What kind of distances are we talking about? Verizon has a few in town at Beaver Run and the ballfield, AT&T has one or two.
- Ms. Puester: Those are macro sites, you would still be seeing those.
- Mr. Schuman: So in addition to those macros? How many more do they need?
- Ms. Puester: It is hard to say. On D Major or D Minor, you wouldn't see those unless reclassified if the Director had concerns, it would just be the new macro sites.
- Mr. Schroder: Given the class D staff level review needed for shot clock timing, I was looking at a comparison of parking meters that are out there, there is often consternation about new technology, does it all remain in class D and suddenly it will just be there? Like parking meters, it was just there.
- Mr. Truckey: Yes, with this, it is a cellular company with federal reg backing doing this... these things are going to be potentially tall and there isn't much we can do about it. There is some backlash to these. The Feds wanted to get this implemented so the US can keep competitive.
- Ms. Puester: Our local authority is limited federally, but so far the providers I have had preliminary discussions with have been willing to be sensitive to the things we value the most to some degree.
- Mr. Schroder: This is laying the framework for what is coming. No one likes change, whether it be solar panel or parking meters. Once it is in place, it is accepted eventually.
- Mr. Giller: Is there any requirement to co-locate small cell sites?
- Ms. Puester: It is encouraged in our admin standards.
- Mr. Giller: Is it possible we will see the three large operators with their own poles throughout town?
- Ms. Puester: Yes.
- Mr. Lamb: We are the primary people who would notice.
- Mr. Giller: Anything to keep the number of poles down.
- Mr. Schroder: Where does the height limit come from?
- Ms. Puester: That is in our admin standards that are separate from this on the website.
- Mr. Schroder: I kept expecting the size of the podium, but it sounds like that is not the case.
- Mr. Gerard: Page 31 of the packet, 24 of policy 50, Paragraph H 2 (a) that takes out our building height requirements since it is not a building.
- Ms. Puester: We can't have standards that make the technology impossible to exist.
- Mr. Giller: We had a lively debate a year or two ago about the installation on top of the post office. Have we done anything to clarify on page 27 of the ordinance, page 28 of the packet?
- Ms. Puester: They have not changed with regard to this section. Just because they can go in the right of way, doesn't mean putting anything on private property isn't possible.
- Mr. Schroder: Good job to the staff for tracking this and staying up to date.
- Ms. Puester: It is mostly Tim Berry and I'll pass it along.
- Mr. Schroder: I support changes made by staff.
- Mr. Schuman: I agree.
- Mr. Gerard: People won't like it at first but they want their phones to work.
- Mr. Giller: I support staff.

All in support.

OTHER MATTERS:

1. Town Council Summary (Memo Only)

- Mr. LaChance: With the annexation of Huron Landing, then Kenington became available for annexation. After public notice, it went for second reading the last council meeting. That Land Use District 45 is now in effect, so we will be updating the map.
- Mr. Truckey: Historic Design Standards were adopted. They took effect immediately as of last Tuesday. At the same time the Council lifted the moratorium in the historic district. Wanted to thank

- Mike and Steve for stepping up to help with the stakeholders group. Julia, Chapin, Chris did a ton of work on that as well. We've responded to the state's concerns and although it does not comply with all their wished, we had to balance that with property rights as well.
- Mr. Gerard: Have any applications come in yet?
- Ms. Puester: Yes, and having said that there are still two applications in process under the old code that you will still be reviewing.
- Mr. Gerard: Are the final versions available online now?
- Mr. Truckey: It takes months to reflect the change with the code codifier, so use the council packet version.
- Ms. Puester: We have hired a graphic designer to update the Handbook and will have that done in October with new photos and graphics, and it will be in HTML and so word searchable.
- Mr. Truckey: Peak 7 Chairlift. Everyone knows Indie chair is pretty busy. They want to add another chair lift just to the northwest there, not all the way to the base, but above Indie. It is a fast process, categorical exclusion...the lowest of three levels of environmental review with NEPA--a pretty quick turnaround. We found out right when it got released so we had little time to react. It is an 'infill' type of lift. If less than 5 acres are disturbed, it qualifies under that categorical exclusion. We requested an extension to that comment period, so we have a little more time until September 1. We are taking the council on a site visit tomorrow. Thought wetlands would be an issue, so it will have to be sensitively designed to avoid any problems there. There will be a lot of older spruce that needs to be removed... so some issues environmentally. How much town council will weigh in is to be seen. Since it is not directly affecting drainage into Cucumber Gulch, it may soften our comments. Construction would be next summer. Council is going to talk again at their next meeting, and decide what they want to put into the comment letter. Individual comment letters will be accepted by the Forest Service by September 1st. What the forest service does require is their BMP's (Best Management Practices).
- Mr. Giller: Want to speak to the conferences?
- Ms. Puester: We've signed everyone up except for those who cannot make it for the national historic conference. Hopefully you all booked your hotel. The APA conference, who is going to that one? Mike and Lowell... when it gets closer we can talk carpooling.
- Mr. Gerard: As an aside I think we got a new electric bus. (Mr. Truckey: September 10th will be a ribbon cutting and the second bus is coming.)

ADJOURNMENT:

The meeting was adjourned at 6:05pm.

Mike Giller, Chair

Planning Commission Staff Report

- Subject:** East Peak 8 Hotel
(Class A, 2nd Preliminary Hearing; PL-2018-0576)
- Proposal:** To construct a hotel and condominium project, consisting of 49 for-sale condominiums and a 137 guest room hotel. The project will also include amenity spaces, back of house support spaces, common areas, restaurant, bar, commercial kitchen, pool and spa, ski lockers and outdoor dining and seating.
- Date:** August 27, 2019 (For meeting of September 3, 2019)
- Project Manager:** Chris Kulick, AICP, Senior Planner
- Applicants/Owners:** Lionheart - LH Mountain Ventures, LLC, Ricardo Dunin
- Agent:** Brent Carr; Rowland and Broughton
- Address:** 1599 Ski Hill Road
- Legal Description:** Lot 4, Peak 8 Subdivision, Filing 1
- Site Area:** 181,925 sq. ft., 4.18 acres
- Land Use District:** Development is subject to the Eighth Amendment to the Amended Peak 7 & 8 Master Plan, PL-2018-546, previous amendments to this Master Plan and the Development Agreement between the Town of Breckenridge, and Lionheart - LH Mountain Ventures, LLC.
- Underlying Land Use District:**
LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums, Condo-hotels, Hotels and Lodges @ 4 UPA
- Site Conditions:** The building is to be located at the current administration building site, between One Ski Hill Place and the Four O’Clock subdivision. The Cucumber Gulch Preventative Management Area (PMA) is to the north of the development site. None of the project site is within the PMA or the Cucumber Gulch Overlay Protection District. The site is laced with multiple existing buried utilities.
- Adjacent Uses:** North: Ski Hill Road, Cucumber Gulch Preventative Management Area
East: Four O’Clock Subdivision
South: Peak 8 Ski Area
West: One Ski Hill Place
- Allowed Density:** Per the Eighth Amendment to the Amended Peak 7 & 8 Master Plan and Development Agreement with Town of Breckenridge:

Maximum TDRs allowed (per Development Agreement):
 TDRs 58.00 Residential SFEs, of which up to 2 SFEs may be used for Commercial.

Existing on Master Plan to be utilized by applicants:
 VRDC 71.60 Residential SFEs
 9.00 Commercial SFEs
 7.20 Guest Services SFEs

Total Allowed:

Hotel	40.40 SFEs =	55,752 sq. ft.
Condominium	89.20 SFEs =	107,040 sq. ft.
Commercial	9.00 SFEs =	9,000 sq. ft.
<u>Guest Services</u>	<u>7.20 SFEs =</u>	<u>10,104 sq. ft.*</u>
Total	145.8 SFEs =	181,896 sq. ft.

*Includes 2,904 sq. ft. of allowed support services

Total Proposed:

Hotel	40.08 SFEs =	55,315 sq. ft.
Condominium	87.42 SFEs =	104,909 sq. ft.
Commercial	8.73 SFEs =	8,732 sq. ft.
<u>Guest Services</u>	<u>5.86 SFEs =</u>	<u>8,763 sq. ft.*</u>
Total	142.09 SFEs =	177,719 sq. ft.

Note: Per the Master Plan, *the Guest Services of First Aid and Employee Lockers do not count as density or mass. Per the Development Agreement, public restrooms, storage areas, and lift and lift personnel facilities do not count as density or mass.*

Amenities Required:
 (1/35 of proposed residential density): 4,578 sq. ft.
 Proposed Amenities: 27,314 sq. ft.

Note: Per the Master Plan, *meeting and conference facilities or recreation and leisure amenities over and above that required in subsection 9-1-19:24 (Absolute) of the Breckenridge Town Code, in effect on the date of approval of this Amendment, shall not be assessed against the density and mass of a project when the facilities or amenities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities and they do not equal more than 600% of the area required under said subsection 9-1-19:24 (Absolute).*

Mass:

Total Allowed:

Hotel	69,690 sq. ft.
Condominium	133,800 sq. ft.
Commercial	9,000 sq. ft.
Guest Services	10,104 sq. ft.*
<u>Amenity (600%)</u>	<u>27,907 sq. ft.</u>
Total:	250,501 sq. ft.

Total Proposed:

Hotel	53,947 sq. ft.
Condominium	101,775 sq. ft.
Commercial	6,967 sq. ft.
Guest Services	89 sq. ft.*
Amenity (600%)	14,717 sq. ft.
<u>Common Area</u>	<u>48,806 sq. ft.</u>
Total:	226,301 sq. ft. (24,200 sq. ft. under)

Height: Per LUD 39 and Master Plan: 62'-0" (Five stories)
Proposed Height: 73'-10" (Negative -10 points)

Lot Coverage: Building / non-Permeable: 77,400 sq. ft. (43% of site)
Hard Surface / non-Permeable: 51,460 sq. ft. (28% of site)
Open Space / Permeable Area: 53,065 sq. ft. (29% of site)

Parking: Required on-site - Per Master Plan
Residential (Condo, lock-offs & hotel) - 214 units: 214 spaces
Commercial & Guest Services: Covered separately through Peak 7 & 8 MP
Vail Resorts (Per Agreement): 38 spaces
Total required: 252 spaces
Total on-site proposed: 333 spaces (81 over)

Snow stack: All exterior areas snow-melted, 39,935 sq. ft. (Negative -3 points)

Setbacks (Perimeter Setbacks):

Required:

Absolute Residential:	Front:	10 ft.
	Side:	3 ft.
	Rear:	10 ft.
Relative Residential:	Front:	15 ft.
	Side:	5 ft.
	Rear:	15 ft.

Proposed:

Residential:	Front:	20 ft.
	Side (West):	12 ft.
	Side (East):	5 ft.
	Rear:	15 ft.

Employee Housing: 10% of residential density provided for offsite (Positive +10 points)

Refuse: Trash/recycling enclosure is proposed within the west side of the P2 Level of the building. (Positive +1 point)

Loading Areas: A loading area is proposed within the west side of the P2 Level of the building and has access that is separate from the public entrance.

Changes since the January 15, 2019 Preliminary Hearing

The site configuration, driveways, property boundaries, building footprints and architecture remain the same. The following changes have been proposed to the East Peak 8 Hotel plans since the Preliminary Hearing on January 15, 2019.

Development Agreement Modification

The applicant for the East Peak 8 Hotel (LH Mountain Ventures) received an approval for a modification of the Development Agreement on the property approved by the Town Council on July 10, 2018 (Ordinance 15, Series 2018). The modification was approved by the Town Council at their June 11, 2019 meeting. Changes to the Development Agreement include;

- The revised agreement deleted any reference to Peak 8 properties, LLC and Barton Landing Apartments and reflect the following regarding workforce housing (Section C), which is in addition to the 20,000 square feet of deed restricted housing in the Upper Blue Basin required in Section B.
 - 24 bedrooms in a mix of 1, 2, and 3 bedroom units as determined by the Developer;
 - Bedrooms must be an average size of 150 square feet;
 - All 24 bedrooms must be deed restricted at an average AMI of 80% within the Upper Blue Basin; and
 - Must be completed prior to the issuance of a Certificate of Occupancy.
- The revised agreement provided an extension of the period for review and approval by the Town's Planning Commission from twelve months (expiring August 15, 2019) to February 15, 2020.
- Revise all developer references to reflect the name and address as Ricardo Dunin, LH Mountain Ventures, LLC..

Density & Mass

- Condominium units have been reduced to 49 from 52.
- Lock-off units reduced to 28 from 31.
- Total density was reduced by 907 sq. ft.

Architecture

- Building materials have been revised to include lap siding, shingle siding, board and batten siding, stone foundations and chimneys, heavy roof beams and metal and wood railings.
- Roof overhangs have been added in various locations.
- Gable solid side wall planes have been removed and opened up in some locations.
- A reduction of 8,000 sq. ft. of glazing.

Parking

- Parking has been reduced from 500 spaces to 333 spaces.

Site Plan and Civil Plan

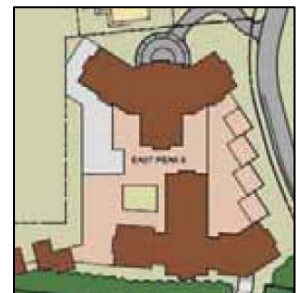
- All retaining walls are located within lot 4's boundaries.
- Turn radiuses for emergency vehicle access have been provided.

Item History

This development is subject to the Amendment of the original May 2003 Peaks 7&8 Master Plan and all subsequent Master Plan amendments. The Eighth Amendment to the Amended Peak 7 & 8 Master Plan, PL-2018-0546, was approved by the Planning Commission on December 4, 2018 and by the Town Council on December 11, 2018.

On July 10, 2018 the applicants obtained an approval for a Development Agreement associated with this application (Council Bill NO. 15, Series 2018). The original Development Agreement was subsequently amended on June 11, 2019 (Council Bill NO. 15, Series 2019). Prior to the approval of the Development Agreements the Planning Commission held a work session on January 16, 2018 to conduct a “Fit Test” for the request based on a conceptual plan. At the work session, the Commission answered questions on several items listed below. (Note: One Commissioner has been replaced with a new Commissioner not present at the work session for this item).

- Six out of seven of the Commission were comfortable with the general building locations and proposed connection above grade to each of the building modules as well as the site buffering.
- Six out of seven of the Commission believed the proposed building height could comply with Land Use District 39 and be subordinate in height to the eastern cross gable of One Ski Hill Place by 1/8 inch (one felt more information was needed).
- Three Commissioners did not feel they had enough information to weigh-in on if a parking reduction to 0.85 spaces per unit from 1.0 spaces per unit was reasonable. Three other Commissioners were not supportive of the reduction of parking spaces and one Commissioner was supportive of a reduction in parking spaces. (This request for a parking reduction has been withdrawn from the application.)
- The Commission found the circulation off of Ski Hill Road may be achievable as proposed but all were strongly against the secondary access for deliveries and garbage from Sawmill Run Road.
- Six of seven of the Commission found the commitment to lowering the eastern façade height, by averaging 2.5 stories and breaking-up the buildings into modules, allows for better transitions to the eastern single-family neighborhoods and improves the view corridors as identified by the Sheet 5-Fit Test and Sheet 8 - View Corridor Study (one felt more information was needed).
- Six of seven of the Commission found the proposal’s density, broken into multiple building modules, could comply with the Development Plan of the Peak 8 Base section of the Master Plan if the “peach colored” connector height was low enough (one felt more information was needed).
- All Commissioners emphasized to the applicants to work with the neighbors and provide skier access to the Four O’ Clock Subdivision and keep the plaza and building connection low.
- Based on the information provided, five out of seven of the Commission believed there is reasonable possibility the proposal, with up to an additional 62 SFEs of TDRs, could pass a point analysis at a future formal review process. One Commissioner thought 62 SFEs of additional density was too much and another thought there wasn’t enough information provided to make a determination.



“Peach Colored Connector”

Additionally, beyond the Commission's comments, the Commission received both written and public comments from three property owners in the Four O' Clock Subdivision. The main concerns from the neighbors included:

- Concern over continued skier access from the neighborhood.
- Opposition to vehicular access to the development from Sawmill Run Road.
- Concern over light and noise from potential patios and the building along the eastern façade.
- Concern over building design affecting views.
- Loss of tree buffer between the neighborhood and building along the eastern property line.

Ultimately the approved Development Agreement identifies and allows for the review of:

- Transfer of up to 58 Residential SFEs (69,600 sq. ft. for condo or 80,040 sq. ft. of hotel, depending on specific use) and 2 Commercial SFEs (2,000 sq. ft. Commercial) from the density included under the Gondola Lots Master Plan. This square footage would be in addition to the existing entitled density on the site of 71.6 Residential SFEs, 9.0 Commercial SFEs and 7.2 Guest Services SFEs.
- Commence infrastructure improvements including demolition of the current administration building, relocation of deep utilities, construction of storm water management systems, and mass excavation during the spring and summer of 2019 prior to the issuance of a building permit.
- Allow one or more temporary structures accommodating Owner's administration functions necessary or appropriate for the operation of the Breckenridge Ski Resort to be placed in locations acceptable to Owner, Developer and Town on the Sale Parcel or elsewhere within the Property as determined by Owner and Developer and maintained in such locations until the proposed Guest Services Spaces are completed and ready for occupancy by Owner.
- Establish building height regulations that are in accordance with the Master Plan.

The approved community benefits for this development agreement include.

- \$125,000 toward the continued preservation of Cucumber Gulch or other public benefits as determined by the Town Council.
- Execute standard form Town employee housing covenants restricting previously unrestricted residential housing units as employee housing in an amount equal to the difference between 20,000 square feet (the total square footage of employee housing the Developer has committed to restrict) and that square footage of employee housing required by Developer to obtain an allocation of up to 10 positive points under Subsection 9-1-19-24R of the Town's Development Code.
- Provide "newly constructed" rental housing units that contain not less than twenty four (24) bedrooms, all of which are located in the Upper Blue River Basin.
- Provide approximately 1,500 square feet of space in the Proposed Development for the Breckenridge Outdoor Education Center ("BOEC") to use for lockers, storage and other similar uses.
- Establish with the Town an environmental improvement fund dedicated to drainage and similar improvements to protect the Town's Cucumber Gulch property with a fee of \$2.00 per paid room night

to be added to the amount paid for hotel room rentals for a period of 20 years from the date a certificate of occupancy is issued for the hotel component of the Proposed Development.

- Limit the height of the Proposed Development to a maximum height not to exceed the elevation of the existing east gable of One Ski Hill Place.
- Abandon the right of access to the Sale Parcel from Saw Mill Run Road upon issuance of the final certificate of occupancy for the Proposed Development.
- Purchase additional shuttles for the Breckenridge Mountain Master Association if vehicular traffic exceeds 1,600 trips per day from the development for any single calendar month in the first five years after a certificate of occupancy is issued.

On July 10, 2018, a portion of Tract C was subdivided to create Lot 4, Peak 8 Subdivision. This subdivision was carried out to accommodate a property transfer and development of the East Peak 8 Hotel.

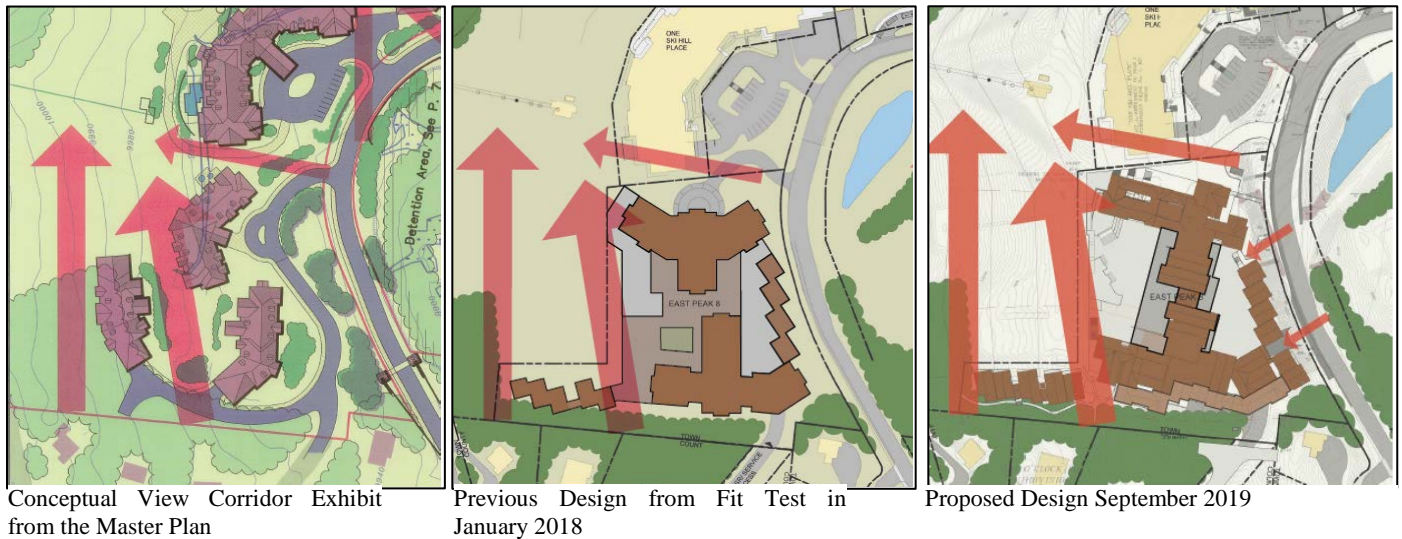
On January 15, 2019, the Planning Commission reviewed the East Peak 8 Hotel during a Preliminary Hearing. Below is a summary of the policies that achieved a majority consensus from the previous preliminary hearing. These consensus items include:

- **Land Use (Policies 2/A & 2/R):** Residential and lodging uses are recommended. The proposed hotel and condominium uses and associated amenities, commercial and guest services uses are allowed under the Land Use Guidelines for District 39 and the Peaks 7 and 8 Master Plan. The east side of the project is adjacent to the Single-Family homes that are located in Land Use District 10 and therefore the east side of the project is limited to 2.5 stories and has minimized the number of exterior balconies.
- **Density (3/A & 3/R):** The proposed density complies with the Master Plan and Development Agreement. The applicants have designed the project to break the density up into three connected modules, where no single module is greater than One Ski Hill Place's total density.
- **Mass (4/R & 4/R):** The proposed mass complies with the Master Plan and Development Agreement.
- **Building Height (6/A & 6/R):**
 - The height of the tallest portion of this building is 73' 10", as illustrated on the "Maximum Height Diagram", sheet A0.6, measured from the mean to the finished grade below. This exceeds the building height recommended in the land use guidelines by more than one-half ($\frac{1}{2}$) story but less than one story. This warrants negative (-10) ten points under Policy 6/R: Building Height.
 - At its longest point, the project has an unbroken ridgeline of 73', this warrants negative (-1) one point.
 - The project does not technically exceed the east cross gable height in USGS of One Ski Hill Place (OSHP). The proposed height of the building adheres to the Development Agreement, Master Plan, Development Code and Land Use Guidelines. Staff notes that the USGS height of the OSHP east cross gable is only 1/8 inch higher than the five tallest ridgeline heights of the proposed East Peak 8 Hotel. This leaves no room for error and staff has some concerns about the ability to execute this plan in the field as measured to the top of ridge/ top of architectural shingle.
- **Site and Environmental Design (7/R):**

- This project proposes very good site buffering on the east side, adjacent to the Four O’Clock Subdivision and on the north side, adjacent to Ski Hill Road. However, there is minimal site buffering along the west property line, adjacent to One Ski Hill Place so negative four (-4) points are warranted for not providing an adequate site buffer to the western property line.
- The retaining walls are sided with natural stone, matching the proposed stone on the building. Based on past precedent and the number of retaining walls exceeding the recommended 4’ in height the proposal should earn negative four (-4) points under Policy 7/R.
- **Placement of Structures (9/A & 9/R):** The proposal meets all absolute and relative setbacks.
- **Snow Removal and Storage (13/R):** All exterior hardscape and paving (39,935 sq. ft.) for the project is proposed to be snow melted. As a result, negative three (-3) points are shown on the Point Analysis under Policy 33 (Relative) Energy Conservation.
- **Refuse (15/A & 15/R):** Waste and recycling storage is incorporated into the principle structure which warrants positive one (+1) point.
- **Open Space (21/A & 21/R):** 53,065 sq. ft. of open space is proposed. This exceeds the required 51,802 sq. ft. of open space by 1,263 sq. ft.
- **Plant Material & Landscaping (22/A & 22/R):** Positive two (+2) points - Staff notes that at the request of Public Works, landscaping in ROW should be reduced and clustered to allow for gaps for snow storage. An encroachment license agreement will be required for all plantings in the ROW. The commission found even with no landscaping in the right of way, the project still has an above average landscaping based on the total number of 144 evergreen trees and 177 deciduous trees.
- **Social Community (24/A & 24/R):**
- The applicants will provide 10% of the total residential and commercial density (17,863 sq. ft.) in off-site employee housing. This is beyond 2,137 sq. ft. that is required by the applicants in the Development Agreement. This amount will incur positive ten (+10) points at final review.
- The drawings indicate 27,314 sq. ft. in added amenities are proposed. With a minimum of 4,578 sq. ft. required, the plans show over five times the required amount of amenity space. Past projects that have exceeded the requirements by similar amounts received positive six (+6) points at final review.
- **Transit (25/R):** Based on past precedent, positive four (+4) points are warranted for providing a non-auto transit system (On-call shuttle system).
- **Utilities Infrastructure (26/A & 26/R; 28/A):** All necessary utilities are located in the adjacent Ski Hill Road ROW.
- **Energy Conservation (33/R):**
- All vehicular access areas, all plaza areas and all walkways are proposed to be snow-melted, 39,935 sq. ft. in total. This earns the project negative three (-3) points for snow-melting an area larger than 1,500 sq. ft.
- Negative three (-3) points are earned for the three proposed outdoor gas fireplaces.

Staff Comments

View Corridors: Previously the Commission was split on whether the project’s design met the conceptual view corridors illustrated in sheets 5 and 8 of the Peaks 7 and 8 Master Plan. Staff is requesting the Commission discuss this topic again in an effort to gain consensus.



Per Mater Plan: 9) PLAN COMPONENTS:

...While it is acknowledged that the Fit Test and View Corridors shown on Sheets 5 and 8 are conceptual in nature and that actual locations, configurations and numbers of buildings have not been established by this plan, it is also acknowledged that a substantial deviation having a significant negative impact on the plaza areas, circulation, or views of lifts and the mountains may require a further amendment to the plan...

- Separation from One Ski Hill Place - The project’s roof is separated from One Ski Hill Place’s roof by 34’-10” at its closest point. Comparatively, the roof separation from the Fit Test was approximately 52’ at its closest point and the conceptual view corridor exhibit from the Master Plan features 36’ of separation.
- Separation from Cabins - The roofline of the main lodge building is separated from the roofline of the row of cabins by 24’. Comparatively, the roof separation from the Fit Test was approximately 74’ at its closest point and the conceptual view corridor exhibit from the Master Plan features 62’ of separation. Staff acknowledges the separation of the current design is significantly less than the previous reiterations in this area.

Staff finds the view corridor in between the project and One Ski Hill Place is consistent with the conceptual plan but finds the corridor in between the main building and the cabins to be significantly narrower than the previous designs. However, based on the height of the proposed cabins being 2.5 stories compared to the 3.5 stories from the Master Plan staff would like the Commission to decide whether this view corridor is still being met despite its narrowness?

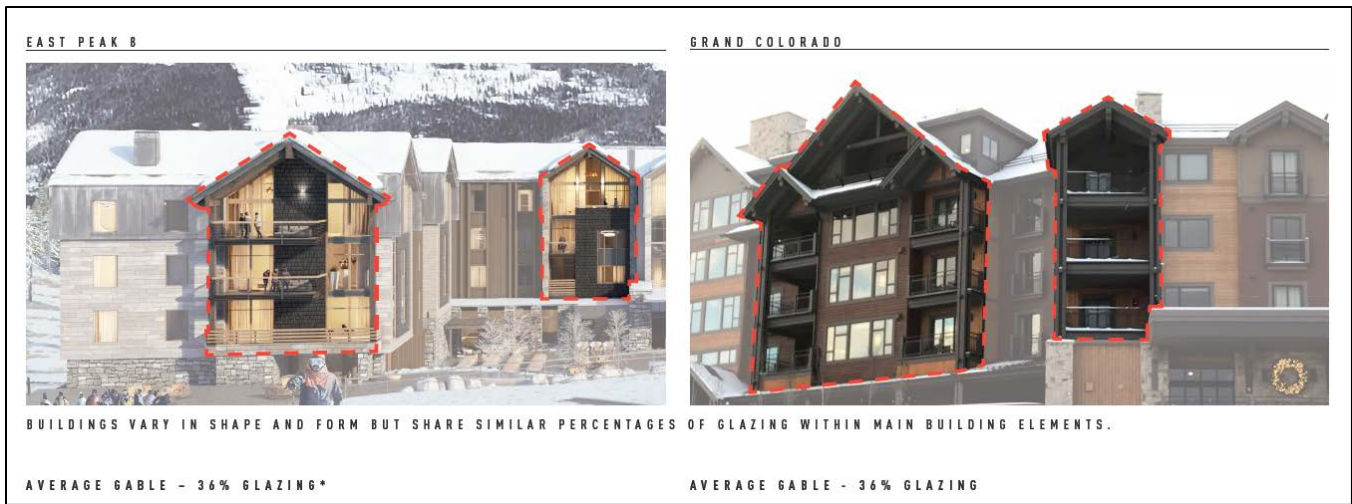
Architectural Compatibility (Policy 5/A & 5/R): Based on feedback received at the First Preliminary Hearing, the design team made several adjustments to make the project better compliment the surrounding buildings at the base of Peak 8 and conform to the “*transitional mountain style*” requirement of the Master Plan. Below is a rendering of the Peak 8 base area as viewed from the ski slope. The Peak 8 hotel is on the far right.



Master Plan Design Standards:

The architecture will present a transitional mountain style (between rustic and contemporary), through the use of authentic stone foundations, chimneys and other accent elements, interesting roof forms, large shaded windows, simple but strong detailing and a sense of informality. Natural and natural appearing materials, such as lap and shingle siding, board and batten siding, and real stone faced foundations, chimneys and other accent elements will enhance the character and blend with natural surroundings. Natural appearing synthetic materials may only be used as exterior building materials where fire retardant materials are required by building and/or fire codes, or for elements, where in the determination of the Planning Commission, the synthetic material is indistinguishable from pedestrian level. The use of synthetic exterior building materials is subject to the Town of Breckenridge Development Code. No stucco will be used on any exterior building elevation. Wood elements will be stained, with muted colors chosen from a natural palate of weathered browns and grays. Brighter hues may be used for elements such as windows and window trim. Design diversity will be achieved with each type of building, or cluster of buildings, each of which may have their own style to achieve such diversity. This is one of the few places in Breckenridge, where larger buildings can comfortably be in scale with the mountain backdrop and clearly be dominated by the surrounding natural mountain setting.

The design now features a mix of more rustic materials including lap siding, shingle siding, board and batten siding, stone foundations and chimneys, heavy roof beams, metal and wood railings and non-reflective standing seam metal roofing. All materials are natural, with the exception of those above 30-feet. As required by the Building Code, above 30-feet, the exterior materials must be fire retardant. Hence, fiber-cement materials are proposed (with the appearance of natural wood) above 30 feet.



The roof design has been revised to incorporate roof overhangs into a variety of eaves. In addition, 11 out of 27 gable side walls featuring decks, which were previously solid, have been opened up. Further, 8,000 sq. ft. of glazing has been eliminated since the previous hearing. This brings the average gable glazing down to 36% which is the same amount of glazing as the neighboring Grand Colorado Buildings. The glazing areas are covered with deep, heavy timber accented roofs to shade the interior and reduce glare. However, with the floor to ceiling/ gable windows, staff feels the glazing in these particular areas are excessive. Staff would like the Commission’s opinion on the glazing application proposed. For reference, the Color and Material Board is included below.



Staff appreciates the applicant’s architectural revisions and believes that the design is moving in the right direction. Staff would like the Commission to weigh in whether the design conforms to the Master Plan’s “transitional mountain style” requirement, based on the proposed materials, design and if the amount of glazing is appropriate.

Access / Circulation (16/A & 16/R; 17/A & 17/R): In general, the circulation proposed is consistent with the feedback the applicants received from the Town Council, Planning Commission and public during the Development Agreement process. Specifically, access is limited to two separate circulation areas along Ski Hill Road and the Four O’Clock subdivision access point has been eliminated. Also, a 5’ public access easement and heated walkway is proposed through the project, connecting to the 10’ public pedestrian easement located along the western border of the Four O’Clock Subdivision.

The Main Check-in and Guest Parking Entrance (East) is where all of the guests will initially check in. With this application, the drawings show 8 additional short-term parking spaces at the Porte de Cochère area to accommodate increased check-in needs at peak times. The applicant has represented that the area will be staffed with valet/ bell staff to ensure the area will not become overwhelmed with vehicles.

The Trash/Receiving/Loading Employee Entrance, located is separate from any driveway used by the public. Based on concerns from the Planning Commission and Public at the previous hearing the applicants have supplied an emergency vehicle turning radius diagram. Prior to a Final Hearing staff would also like to see a turn radius diagram for larger delivery vehicles and be provided some information pertaining to typical delivery schedules.

Staff supports the separation of uses and general circulation and finds no points are warranted for positive or negative points. We welcome any Commissioner comments.

Pedestrian circulation is provided by a concrete sidewalk parallel to Ski Hill Road and several snow melted walkways throughout the project. As mentioned above, a 5', snow melted public access easement is proposed between the main building and the five separate cabins to the south. This easement provides a public connection between the ski resort and the 10' public pedestrian easement that was created during the platting of the Four O'Clock subdivision. The connection provides legal access from Saw Mill Run and Four O'Clock Run Roads and lots 8, 25, 26 and 27 of the Four O'Clock Subdivision.

Past Precedent

1. Village Hotel Exterior Remodel, PL-2018-0482, (+3 points) Provided a public pedestrian access easement.
2. Lincoln Grill, PL-2017-0030, (+3 points) Provided a mid-block access easement.
3. Huron Landing, PL-2015-0498, (+3 points) Provided a section of a public rec path.
4. Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006, (+3 points) Provided a sidewalk along Ski Hill Road.
5. Pinewood Village II, PL-2014-0170, 1/6/2015. (+3 points) Provided a sidewalk connection along Airport Road.

Based on past precedent for providing a public access connections, staff recommends positive three (+3) points under Policy 16/R.

The applicants received specific comments from Public Works related to circulation uses along Ski Hill Road. These comments will need to be addressed prior to the Final Hearing.

- Driveway widths appear larger than allowed by code.
- ADA ramps will be needed at high volume driveways.
- Roadway/sidewalk improvements along Ski Hill Rd are not shown. The roadway width needs to be reduced to a typical section with 12' drive lanes and curb and gutter/pan.
- Temporary asphalt sidewalk, installed previously by developer, shall be finished as a concrete sidewalk.
- Pedestrian level, street lights for ROW sidewalk need to be shown. Spacing and fixture per TOB standard practice.
- Footers and/or retaining walls should not extend into ROW.

Parking (18/A & 18/R): Per the Master Plan, 1.0 parking space per unit (or 2.0 total with a lock-off unit) are required. As a result, for the 49 condominium units, 28 lock-off units and 137 hotel rooms, 214 residential parking spaces are required. Additionally, 38 parking spaces are required onsite per the purchase agreement with Vail Resorts. Therefore, the total required parking is 252 spaces. The plans show 333 spaces (81 spaces more than required). The amount of parking was reduced from 500 spaces in the design reviewed during the First Preliminary Hearing to 333 spaces based on concerns from area residents expressed in the attached letters and the Planning Commission over potential roadway congestion on Ski Hill Road. Previously, during the 2018 Development Agreement review, a traffic impact study was supplied by the applicants and reviewed by the Town's Engineering Staff and the Town Council. According to the consultants responsible for the study, Kimley-Horn and Associates, the proposed 333 spaces are below the recommended maximum of 405 spaces which is forecasted to allow acceptable traffic operations on Peak Days of the Peak Season in 2040. The traffic study and associated documents are available upon request through the Planning Department.

Parking for the commercial uses will be accommodated by a portion of the 200 common parking spaces within the master plan area of Peak 7&8. For comparison, if parking were required beyond the 200 common spaces for the project's commercial and restaurant uses approximately 54 spaces would be required. With a surplus of 81 spaces, parking for all uses are easily accommodated on site.

Per Master Plan - *Commercial: 0, provided by common parking spaces.*

*Common Parking: 200 or more spaces within Planning Areas A & B to be used in connection with Commercial, Guest Services and Peak 8 Ski Terrain by employees, visitors, guests, and invitees subject to such restrictions as may apply from time to time, **with the goal being to limit vehicular trips on Ski Hill Road at peak travel times** around the beginning and end of the operation of the Peak 8 Ski Terrain for winter and summer recreational activities each day.*

100% of the parking is being provided underground. Consistent with other developments at Peaks 7 and 8, the Commission supported positive four (+4) points for locating all parking away from public view.

Per the Development Code: *2 x (-2/+2) (1) Public View: The placement and screening of all off street parking areas from public view is encouraged.*

As noted above, 81 extra parking spaces are being provided with this application. The Code encourages developments to provide parking that exceeds the minimum requirements. However, the Master Plan also seeks to limit vehicular trips on Ski Hill Road through reducing the required commercial parking.

Per the Development Code: *1 x (-2/+2) A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations. The town will evaluate the implementation of this policy based on how well the applicants meet the following criteria:*

Based on these two conflicting narratives on the amount of parking provided, staff would like input from the Planning Commission whether this project should be awarded positive points for providing onsite parking beyond the required minimum. As noted above, the 333 proposed parking spaces are below the recommended maximum of 405 spaces identified by the consultant. Previously the Commission was supportive of awarding positive points when the project had a surplus of 242 spaces. If the Commission finds that the parking proposed is appropriate and not in conflict with the Master Plan, does the Commission find that the additional parking warrants positive two (+2) points under Policy 18/R?

Drainage (27/A & 27R) and Water Quality (31/A & 31/R):

A revised preliminary Grading and Drainage Plan has been reviewed by the Engineering Department. Per the Master Plan: *“Hydrogeologic and other forms of mitigation will be provided if necessary to ensure that groundwater resources now feeding Cucumber Gulch will be uninterrupted and substantial degradation of wildlife resources will be prevented.”*

Surface and Ground Water: It is anticipated that there may be excavation deep enough to potentially affect ground water with this building. The project is not within the PMA, however, its detention facilities and water quality treatment facilities will be designed to integrate with those of the Subdivision improvements. The end result will be that the detention facilities and water quality treatment facilities will exceed the Town’s Water Quality and Sediment Control Standards of 90% trap efficiency for all sediments of 0.005 mm or larger.

The applicant has retained a water quality consultant to prepare a report summarizing projected impacts on groundwater that may impact Cucumber Gulch, along with potential mitigation measures.

Prior to issuance of the Building Permit, the applicant will need to submit to and obtain approval from the Town Engineer of a final hydro-geological report, mitigation plan and drawings identifying all impacts to the Cucumber Gulch PMA as a result of this development. Final details of the Stormwater Management Plan/Best Management Practices (BMPs) plan shall be submitted to and approved by the Town Engineer. In addition, the applicant shall submit to the Town Engineer a drainage design memo updating any proposed revisions to previous accepted drainage concepts for Peak 8 prior to any construction.

The applicants received specific comments from Public Works related to the project’s revised preliminary Grading and Drainage Plan. These comments will need to be addressed prior to a final hearing.

- The Preliminary Drainage Letter does not adequately address pass through of offsite flows from the ski area. Staff is currently working with the applicant’s consultants to address the need for additional offsite run-off to pass through the site.
- The plans need to clarify if drainage improvements will be required in the PMA.
- Drainage easements need to be shown on the plans.
- At the Final Hearing, a condition requiring the groundwater modeling & report be updated shall be added to the Findings and Conditions.
- Maintenance of all drainage facilities needs to be detailed on plat or in a covenant.

Exterior Lighting (Sec. 9-12): Prior to the final hearing, the applicants must submit elevations designating fixture locations, lighting fixture cut sheets, and a photometric plan that complies with the Town’s Exterior Lighting chapter.

Point Analysis (Section: 9-1-17-3): Staff has found all Absolute Policies are met and recommend several points be awarded under the Relative policies. Staff has prepared a preliminary point analysis with a recommended cumulative score of positive seven (+7) points.

Negative Points recommended:

- Policy 6/R, Building Height (-10) the height of the tallest portion of this building is 73'10", measured from the mean to the finished grade below. This exceeds the building height recommended in the land use guidelines by more than one-half ($1/2$) story but less than one story.
- Policy 6/R, Building Height (-1) for a long unbroken ridgeline greater than 50' in length.
- Policy 7/R, Site and Environmental Design (-4) for inadequate site buffering along the west side of the property.
- Policy 7/R, Site and Environmental Design (-4) for multiple, tall retaining walls.
- Policy 33/R, Energy Conservation (-3) for snow-melting an area larger than 1,500 sq. ft.
- Policy 33/R, Energy Conservation (-3) for 3 outdoor gas fire places.

Total Negative Points (-25)

Positive Points recommended:

- Policy 15/R, Refuse (+1) for integrating refuse storage into a primary building.
- Policy 16/R, Internal Circulation (+3) for providing a public access connection
- Policy 18/R, Parking (+4) for locating all parking away from public view.
- Policy 18/R, Parking (+2) for exceeding the required parking requirements.
- Policy 22/R, Landscaping (+2) for an above average landscaping proposal which provides 144 evergreen trees and 177 deciduous trees.
- Policy 24/R, Social Community (+10) for 10% of the project consisting of workforce housing.
- Policy 24/R, Social Community (+6) for 20,399 sq. ft. in added amenities.
- Policy 25/R, Transit (+4) for providing a non-auto transit system.

Total Positive Points (+32)

Total Score (+7)

Questions for the Planning Commission

1. Does the Commission believe the design meets the intent of the conceptual view corridor exhibit?
2. Does the Commission find the design meets the Master Plan's "*transitional mountain style*", requirement, based on the proposed materials, design and if the amount of glazing is appropriate?
3. Does the Commission support awarding positive two (+2) points for providing additional onsite parking beyond the required minimum?
4. Does the Commission support awarding positive three (+3) points for providing a public access easement?
5. Does the Commission agree with the remaining points in the Preliminary Point Analysis?

We welcome any additional Commissioner comments.

2nd Preliminary Hearing Impact Analysis				
Project:	East Peak 8 Hotel	Positive	Points	+32
PC#:	PL-2018-0576			
Date:	8/23/2019	Negative	Points	- 25
Staff:	Chris Kulick, AICP, Senior Planner			
		Total	Allocation:	+7
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		Complies with underlying Amended Master Plan for Peak 7&8
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)	0	Total Allowed: Condo-Hotel 129.6 SFEs = 162,792 SF; Commercial 9 SFEs = 9,000 SF; Guest Services 7.2 SFEs = 10,104 SF - Total Proposed: Condo-Hotel 127.5 SFEs = 160,224 SF; Commercial 8.73 SFEs = 8,732 SF; Guest Services 5.86 SFEs = 8,763 SF
4/R	Mass	5x (-2>-20)	0	Total Allowed: Residential (Condo-hotel): 203,490 SF; Commercial: 9,000 SF; Guest Services: 10,104 SF; Amenity (600%) 27,907 SF; Total: 250,501 SF - Total Proposed: Residential (Condo-hotel): 155,722 SF; Commercial: 6,967 SF; Guest Services: 89 SF; Amenities: 14,717 SF; Common Area 48,806 SF; Total: 226,301 SF (24,200 SF under)
5/A	Architectural Compatibility	N/A	Complies	Is transissional moutain in nature.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	The height of the tallest portion of this building is 73'-10", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by more than 1/2 story and less than one story and will incur negative ten (-10) points.
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	Has an unbroken ridgeline >50'.
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)	- 4	Inadequate buffering on west side of building adjacent to One Ski Hill Place.
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	- 4	Multiple retaining walls exceeding 4' in height.
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)	0	Will comply with all restrictions identified in PMA criteria
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		

9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		Signs will be reviewed separate from this application.
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		All driveways and walkways are snow melted.
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)	+1	The drawings show the refuse and recycling located within the building mass.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)	+3	Provides a public access through the development to the ski area.
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)	+2	Exceeds required parking by 81 spaces but is below the maximum recommended parking total of 405 spaces.
18/R	Parking-Public View/Usage	2x(-2/+2)	+4	100% of the required parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8.
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	140 evergreen trees, 184 deciduous trees.
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	For providing 10% of the project's square footage in deed restricted workforce housing.
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 Or Recreation And Leisure Amenities	3x(0/+2)	+6	20,399 sq. ft. total • Restaurant/ Beer Hall • Public fire pits/gathering place on plazas • Guest lockers for ski/snowboard gear • Indoor/outdoor family aquatics area • Bath/locker room facilities • Spa/ Fitness area • Private theaters • Arcade • Kid Club space • Library/community room • Private owner storage • Permanent Breckenridge Outdoor Education Center space
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		

24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)	+4	The owner shall operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property.
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)	-3	The vehicular access, pedestrian walkways and all of the plazas are proposed to be snow-melted. We will be showing negative three (-3) points for extent of the snowmelt for the project.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	-3	Additionally, the plans are showing three outdoor gas fireplaces. Per this section of the Code: 1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)
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		

PROJECT

THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.

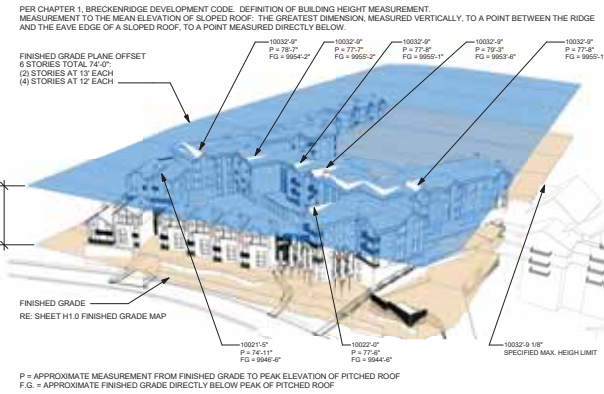


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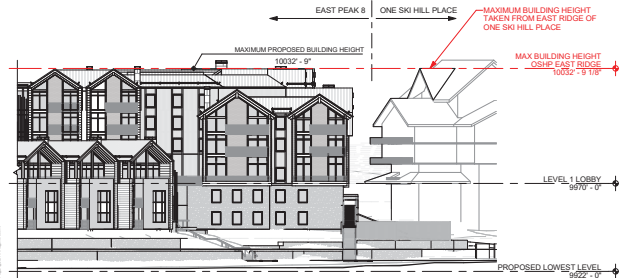
Consultants:

Issuances and Revisions:
 11.16.2019 TOB PLANNING - CLASS A
 1ST PRELIMINARY
 12.07.2018 TOB PLANNING - REVISIONS
 12.21.2018 TOB PLANNING - REVISIONS
 07.12.2019 TOB PLANNING - CLASS A
 2ND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS

FINISHED GRADE PLANE ANALYSIS (N.T.S.)



BUILDING HEIGHT ANALYSIS (N.T.S.)



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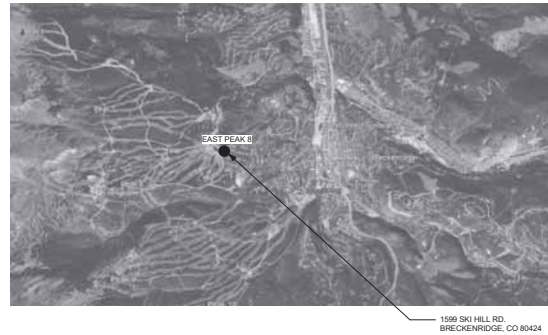
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 AVON, CO 81602
 PHONE: 303.431.8100
 CONTACT: MARK LUNA
 cell: 970.528.5750
 email: ML.luna@martinmartin-mth.com

CONTRACTOR: TBD

VICINITY MAP (N.T.S.)



SHEET INDEX

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- A0.2 ALLOWABLE DENSITY AND MASS ANALYSIS
- A0.3 AREA & USE DIAGRAMS-1
- A0.4 AREA & USE DIAGRAMS-2
- A0.6 MAXIMUM HEIGHT DIAGRAM
- A0.7 SITE WALL DIAGRAM
- A1.1 EXISTING NEIGHBORHOOD ADJACENCIES PLAN
- A1.2 PROPOSED NEIGHBORHOOD ADJACENCIES PLAN
- A1.3 SOLAR STUDIES
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- A2.3 LEVEL P2 FLOOR PLAN
- A2.4 LEVEL P1 FLOOR PLAN
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- A2.9 ROOF PLAN
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- A3.2 PROTOTYPE 1BR UNIT LAYOUTS
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- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A5.1 BUILDING SECTIONS
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- 0477.6 FLOOD HAZARD AREA MAP
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- 2.0-2 SITE SURVEY
- 4017 TOPOGRAPHIC MAP
- 4017-LF TOPOGRAPHIC SURVEY
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- C2.0 CONCEPT DRAINAGE PLAN
- C2.1 OFF-SITE & SITE CONCEPT DRAINAGE PLAN
- L-100 LANDSCAPE SCHEDULE
- L-104 LANDSCAPE PLAN
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- SC PROPOSED SALES CABIN LOCATION
- SC-A2 SALES CABIN FLOOR PLAN

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW BOUTIQUE HOTEL, FLAGGING THE IDENTIFIED NEED FOR A SKI-IN, SKI-OUT HOTEL AT THE BASE OF THE SKI RESORT LOCATED IN THE PEAK 8 BASE AREA AT THE BRECKENRIDGE SKI RESORT, IN BRECKENRIDGE, CO. THE PROJECT IS ANTICIPATED TO INCLUDE 49 FOR-SALE CONDOMINIUMS AND 137 HOTEL GUESTROOMS. THE HOTEL IS ANTICIPATED TO BE FLAGGED, FOUR-STAR PLUS) BOUTIQUE HOTEL, AMENITIES BACK OF HOUSE SUPPORT SPACES, COMMON AREAS / COMMUNITY LIVING ROOM/Lounge, RESTAURANT, BAR, COMMERCIAL KITCHEN, POOL & SPA, SKI LOCKERS, OUTDOOR DINING AND SEATING AREAS W/ AMENITIES.

PROJECT INFORMATION

PROJECT: 1599 SKI HILL RD. BRECKENRIDGE, CO 80424

LEGAL DESCRIPTION: LOT 4, FOURTH RESUBDIVISION THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO

ZONE DISTRICT: DISTRICT 39

CODE REQUIREMENTS: PER 2018 IBC SUMMIT COUNTY - CLIMATE ZONE 7

PROPOSED PARKING: 333 SPACES

TOB GROSS BUILDING AREA: 464,601 SF

SITE FIREPLACES: (QTY 5) GAS TYPE

SNOW STACK AREAS: SNOW STACK AREAS MITIGATED BY SNOWMELTED LOBBY LEVEL PATIOS, DECKS, DRIVEWAYS AND PATHWAYS.

SETBACK INFORMATION

	REQ. PER TOWN OF BRECKENRIDGE	PROPOSED BUILDING SETBACK
FRONT:	15'-0"	± 20'-0"
REAR:	15'-0"	± 20'-0"
WEST SIDE:	5'-0"	± 15'-0"
EAST SIDE:	5'-0"	± 30'-0"

SIGNATURE BLOCK

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

SITE CALCULATIONS TABLE

AREA	SQUARE FEET	% OF TOTAL SITE
BUILDING NON-PERMEABLE	77,400	42.5%
HARD SURFACE NON-PERMEABLE	51,460	28.3%
OPEN SPACE PERMEABLE	53,065	29.2%
TOTAL SITE	181,925	100%

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
SHEET INDEX AND PROJECT DATA

SCALE: As indicated

A0.1

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Consultants:

Issuances and Revisions:
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 12.21.2018 TOB PLANNING - REVISIONS
 07.12.2019 TOB PLANNING - CLASS A
 2ND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS

Building Area Legend

- AMENITY
- COMMERCIAL
- COMMON
- GUEST SERVICES
- HOTEL
- RESIDENTIAL

PROPOSED DENSITY

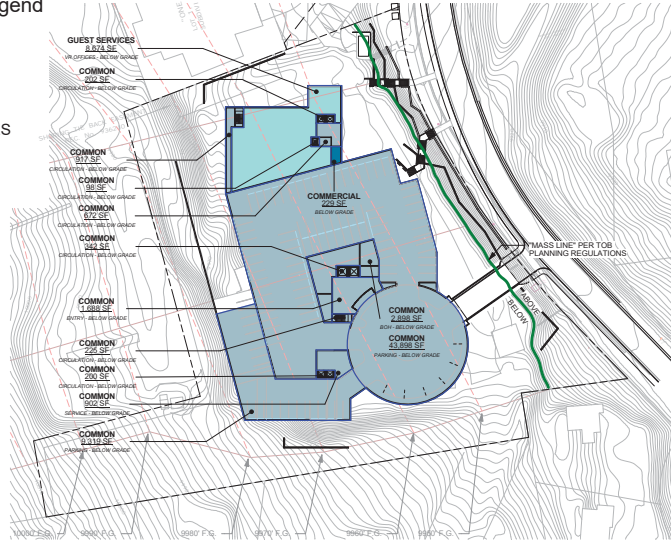
	TOTAL
P4	0 SF
P3	8,903 SF
P2	11,606 SF
P1	13,967 SF
LEVEL 1 LOBBY	30,093 SF
LEVEL 2	41,034 SF
LEVEL 3	41,152 SF
LEVEL 4	30,764 SF
PROPOSED	177,719 SF
ALLOWED	187,859 SF
OVER/UNDER	-4,177 SF
% OVER/UNDER	97.707%

PROPOSED MASS

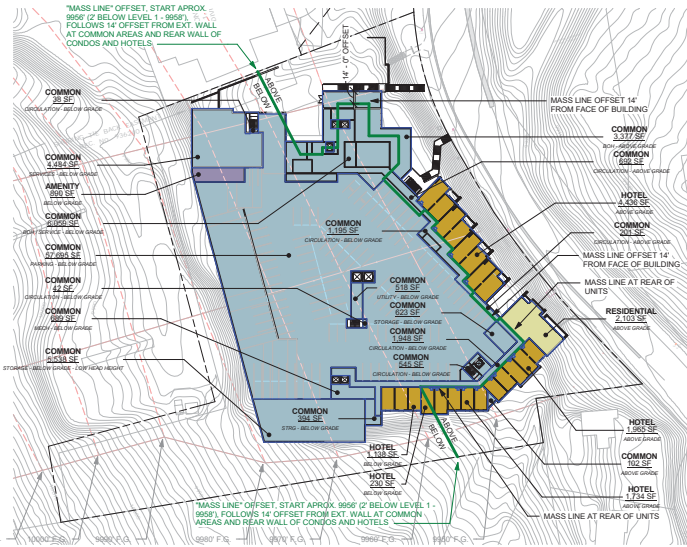
	TOTAL MASS
P4	0 SF
P3	0 SF
P2	14,782 SF
P1	19,169 SF
LEVEL 1 LOBBY	57,172 SF
LEVEL 2	47,197 SF
LEVEL 3	49,495 SF
LEVEL 4	38,276 SF
PROPOSED	226,031 SF
ALLOWED	286,561 SF
OVER/UNDER	-24,530 SF
% OVER/UNDER	80.211%



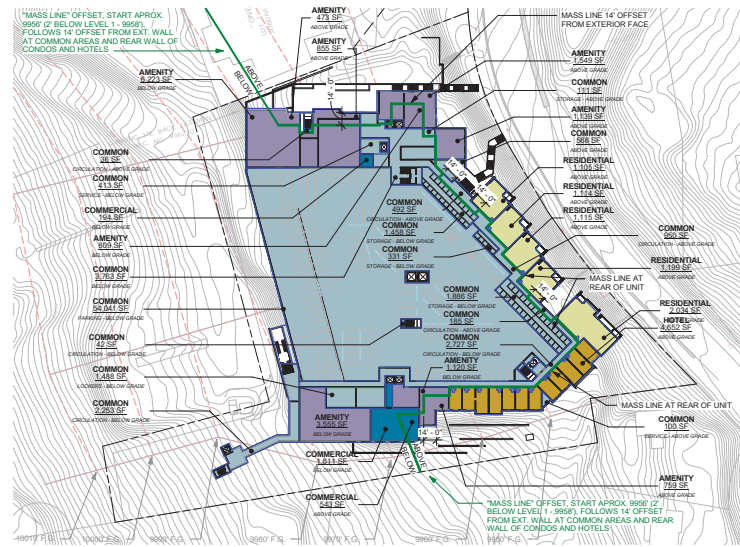
4 P4 FLOOR PLAN
 A0.3 SCALE: 1/64" = 1'-0"



1 P3 FLOOR PLAN
 A0.3 SCALE: 1/64" = 1'-0"



2 P2 FLOOR PLAN
 A0.3 SCALE: 1/64" = 1'-0"



3 P1 FLOOR PLAN
 A0.3 SCALE: 1/64" = 1'-0"



NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
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SHEET
 AREA & USE
 DIAGRAMS-1

SCALE: 1/64" = 1'-0"

A0.3

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 2ND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS

Building Area Legend

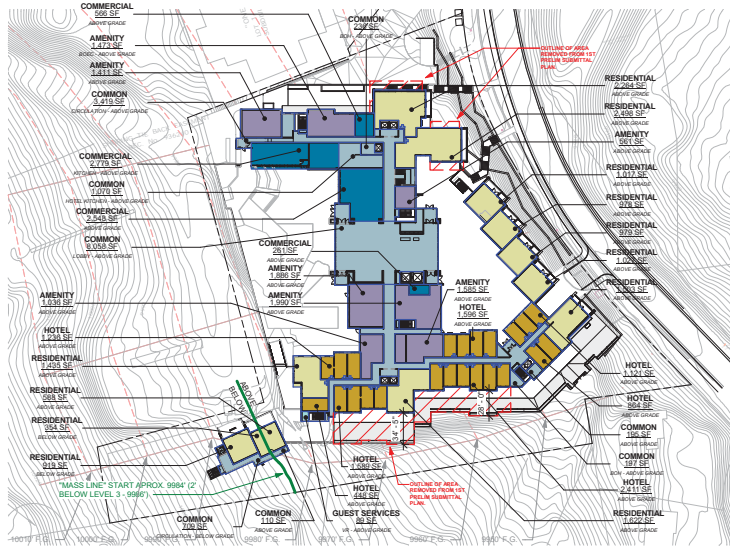
- AMENITY
- COMMERCIAL
- COMMON
- GUEST SERVICES
- HOTEL
- RESIDENTIAL

PROPOSED DENSITY

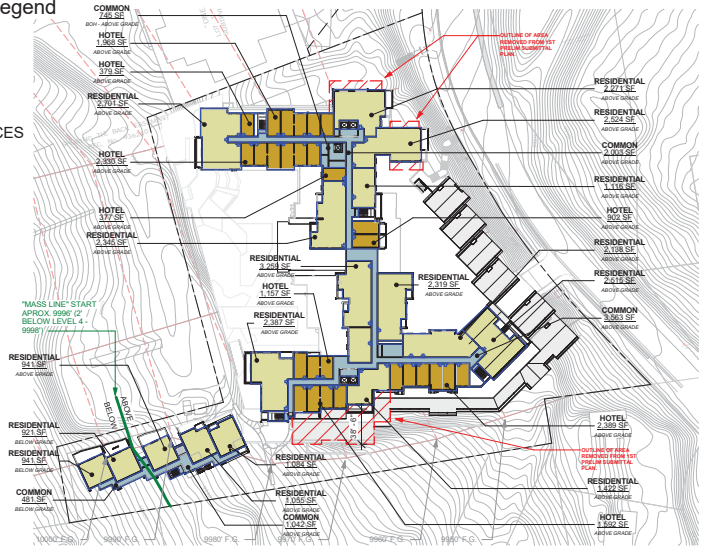
	TOTAL
P4	0 SF
P3	8,903 SF
P2	11,606 SF
P1	13,967 SF
LEVEL 1 LOBBY	30,093 SF
LEVEL 2	41,034 SF
LEVEL 3	41,152 SF
LEVEL 4	30,784 SF
PROPOSED	177,719 SF
ALLOWED	187,859 SF
% OVER/UNDER	-4.177 SF
	97.707%

PROPOSED MASS

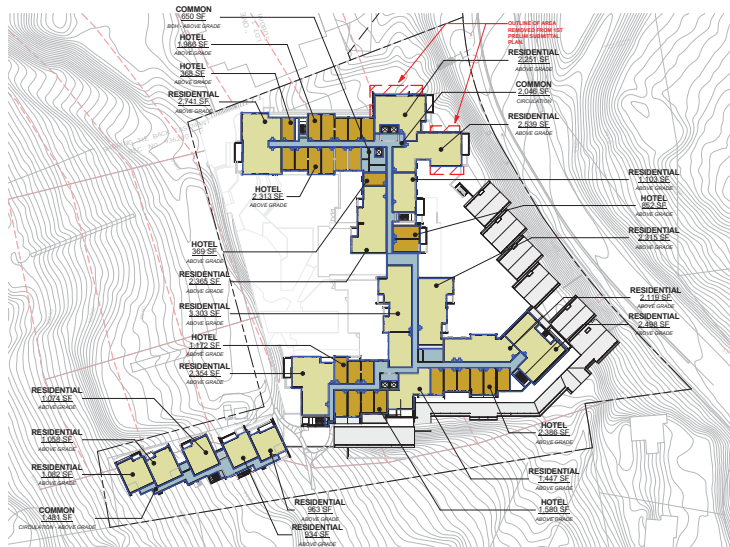
	TOTAL MASS
P4	0 SF
P3	0 SF
P2	14,782 SF
P1	19,169 SF
LEVEL 1 LOBBY	57,172 SF
LEVEL 2	47,197 SF
LEVEL 3	49,495 SF
LEVEL 4	38,276 SF
PROPOSED	226,031 SF
ALLOWED	256,561 SF
OVER/UNDER	-34,530 SF
% OVER/UNDER	-10.21%



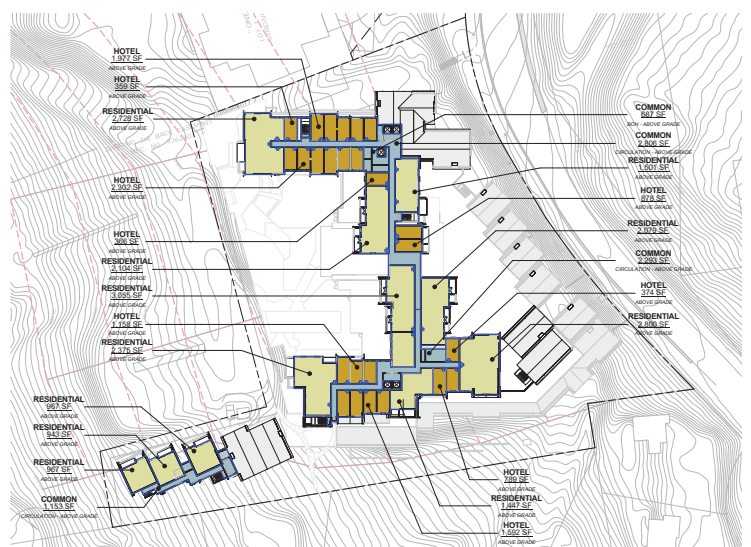
4 LEVEL 1 LOBBY FLOOR PLAN
 A0.4 SCALE: 1/84" = 1'-0"



1 LEVEL 2 FLOOR PLAN
 A0.4 SCALE: 1/84" = 1'-0"



2 LEVEL 3 FLOOR PLAN
 A0.4 SCALE: 1/84" = 1'-0"



3 LEVEL 4 FLOOR PLAN
 A0.4 SCALE: 1/84" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 AREA & USE
 DIAGRAMS-2

SCALE: 1/84" = 1'-0"

A0.4

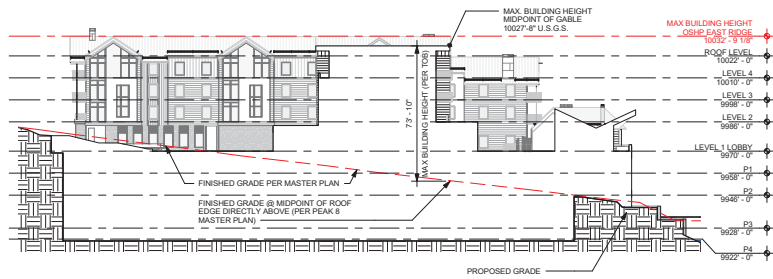
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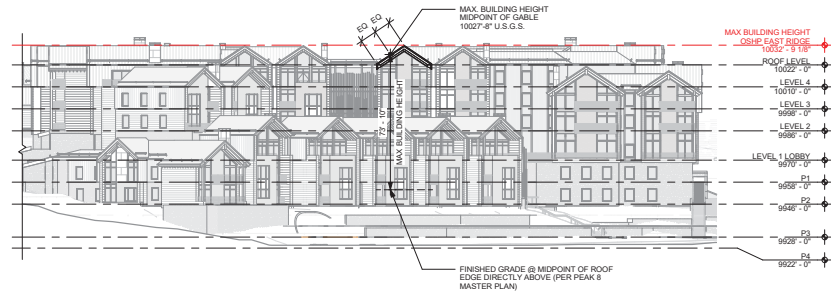
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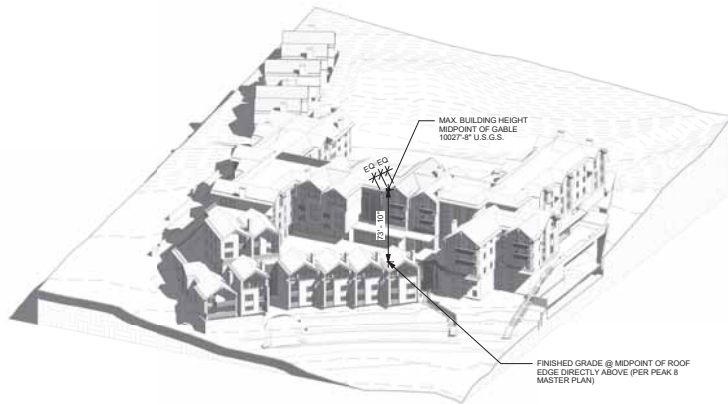
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 12.07.2018 TOB PLANNING - REVISIONS
 12.21.2018 TOB PLANNING - REVISIONS
 07.12.2019 TOB PLANNING - CLASS A
 AND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS



1 SECTION AT MAX BUILDING HEIGHT
 A0.6 SCALE: 1/32" = 1'-0"



2 MAX HEIGHT ELEVATION
 A0.6 SCALE: 1/32" = 1'-0"



3 MAX BUILDING HEIGHT
 A0.6 SCALE:



4 ROOF PLAN
 A0.6 SCALE: 1/64" = 1'-0"

7) HEIGHTS OF BUILDINGS:
 Heights of buildings shall be established in accordance with the Development Code applied against the recommended heights for Land Use District 39, as they are in effect at the time of the approval of this Amendment on February 26, 2013 and point assessments will be applied in accordance with such Code based on the recommended heights for such Land Use District, provided:

- A. That, for buildings at the Peak 8 Base area only, the measurement to be made in accordance with the definition of Building Height in Section 9-1-5 of the Development Code, to account for the lack of natural grades and the anticipated filling of the lowered and generally flat grades currently existing at the Peak 8 Base area, shall be made to the proposed finished grade elevation at the exterior wall below and within the building's foundation perimeter to the proposed finished grade, and not to natural grade, which generally does not exist in the area, provided that such proposed finished grades shall not include artificial appearing berms or fill. Artificial appearing berms or fill is characterized by excessive rise and steep grades in the vicinity of building foundations.
- B. Finished Grade - is the grade of a disturbed site as agreed upon by Town staff and the applicant, which is based upon the existing contours and trees adjacent to the disturbed area and which is shown in an exhibit to be approved by the Town at the time of the approval of the site specific development permit for the project.
- C. That, for the entire Master Plan area, if the Town imposes any limitations on the depth of foundation for buildings or underground parking proposed at depths no more than 12' below existing grade, the height limitations provided for in the Development code shall be increased to take into account the increase in height resulting from such foundation depth limitation.
- D. That, height measurement for all single-family lots shall comply with the applicable policies of the Development Code in effect at the time of the approved May 2003 Master Plan and be exempt from Relative Policy 6 of Section 9-1-10 of the Code.
- E. In addition to the terms of the foregoing provisions and the provisions of Policy 6 (Relative) "Building Height" of the Town of Breckenridge Development Code, the maximum height of the buildings within Lot 4 shall not exceed the elevation of the existing east cross gable of One Ski Hill Place as shown on the Building Elevations exhibit attached to the Development Agreement recorded on the 28th day of September, 2018 at Reception No.1181305 of the Summit County, Colorado records.

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

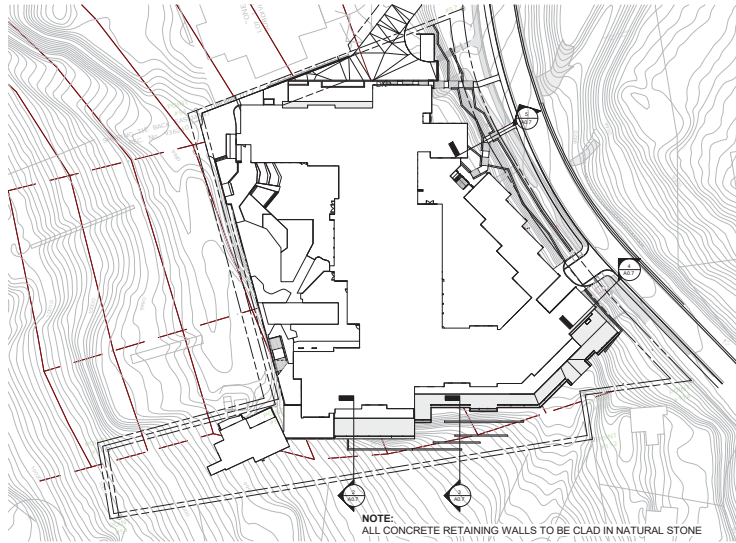
PROJECT NO:
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SHEET
 MAXIMUM HEIGHT
 DIAGRAM

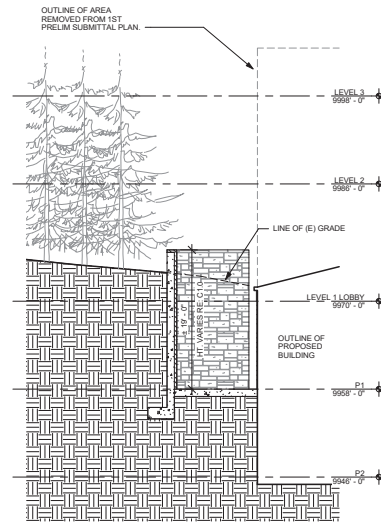
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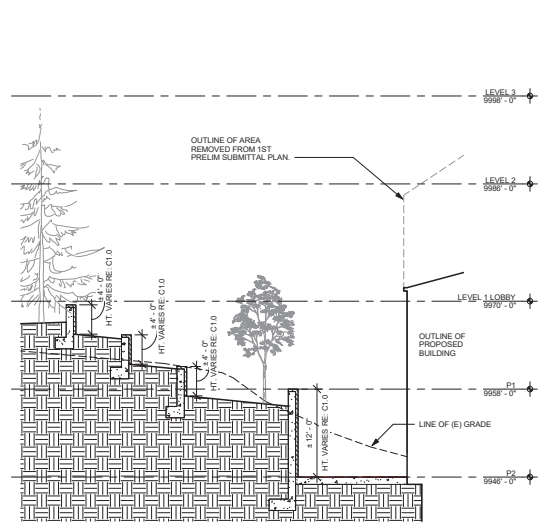
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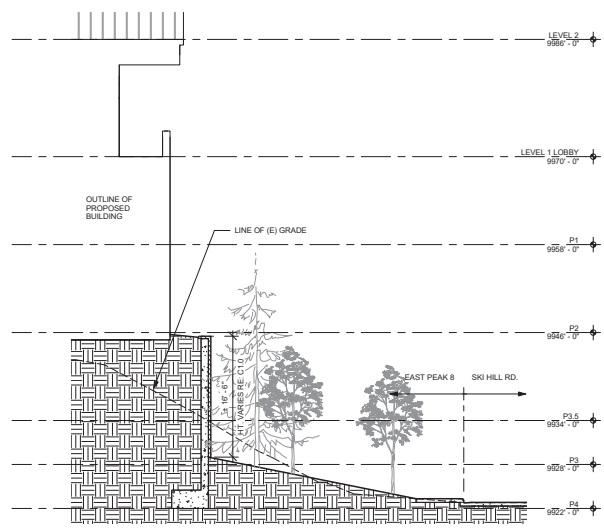
1 SITE WALL PLAN
SCALE: 1/8" = 1'-0"



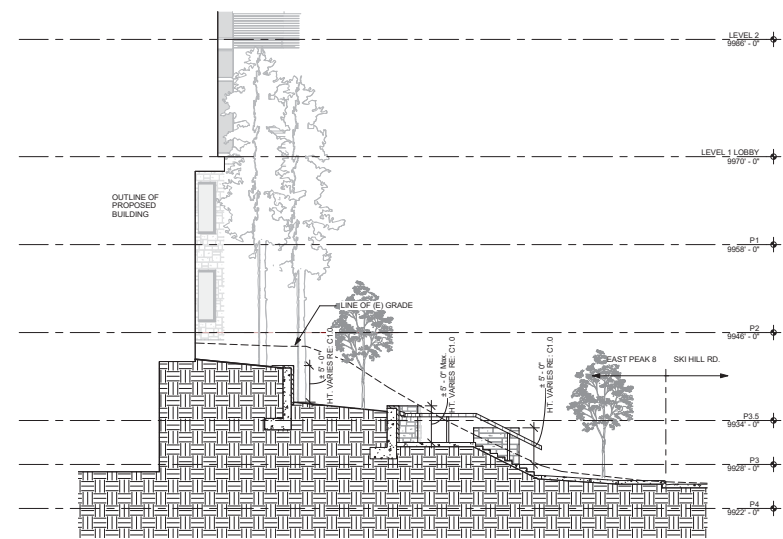
2 EAST RETAINING WALLS
SCALE: 1/8" = 1'-0"



3 EAST RETAINING WALLS
SCALE: 1/8" = 1'-0"



4 NORTH RETAINING WALLS
SCALE: 1/8" = 1'-0"



5 NORTH RETAINING WALLS
SCALE: 1/8" = 1'-0"



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EAST PEAK 8

EAST PEAK 8
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BRECKENRIDGE, CO 80424

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SHEET
SITE WALL DIAGRAM

SCALE: As indicated

A0.7

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DATE: 12/21/2019 10:00 AM FILE: 21729.00_P01_S01_SITE WALL DIAGRAM.dwg



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EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

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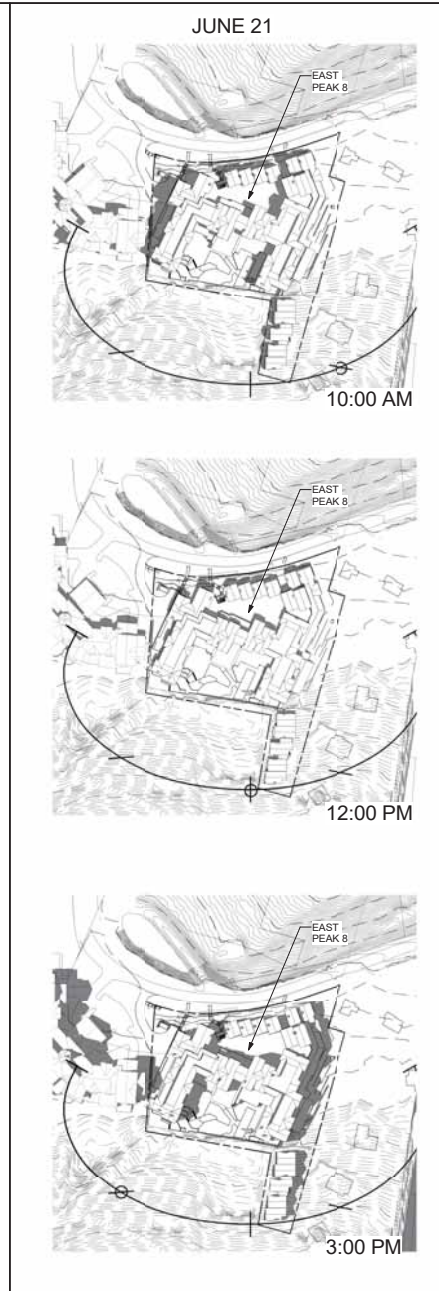
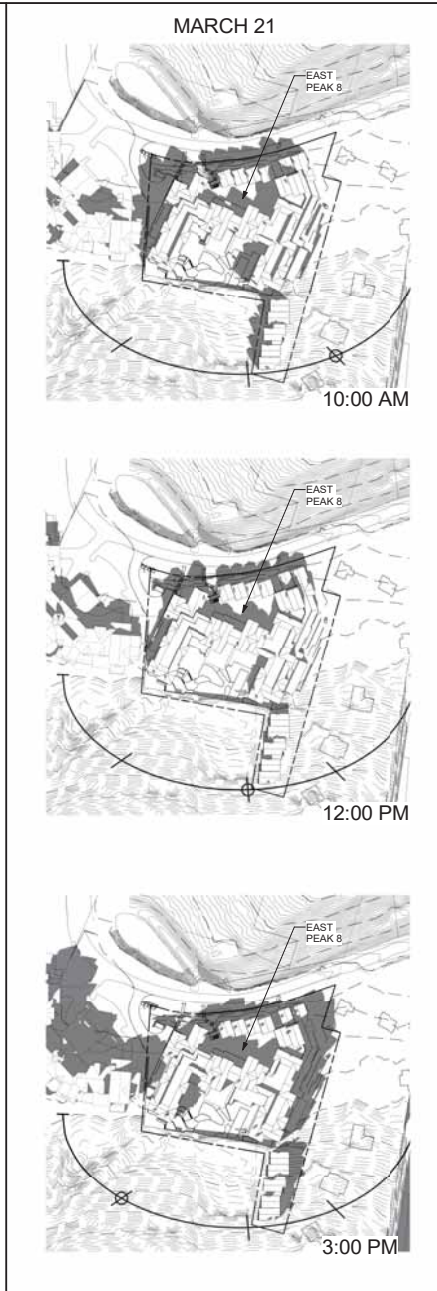
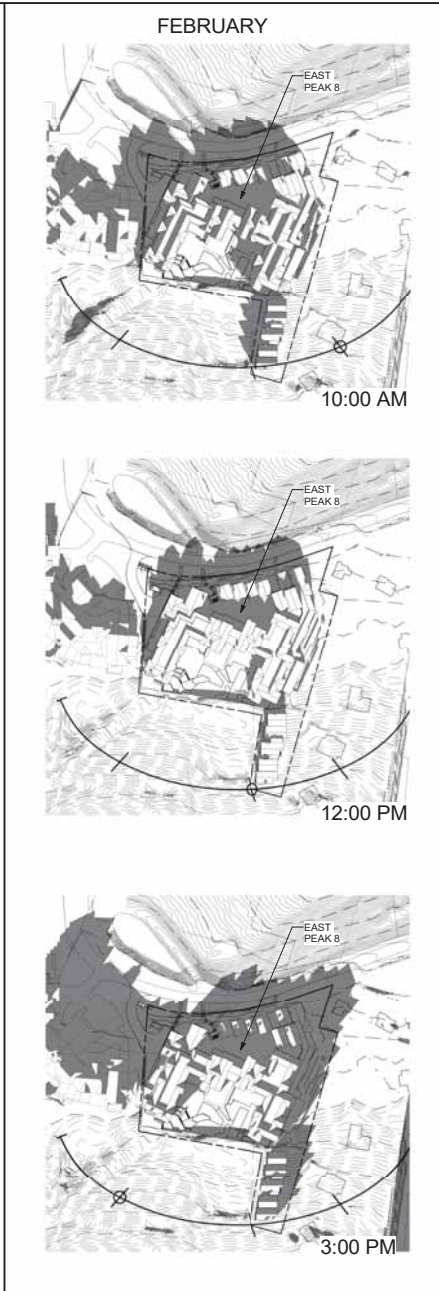
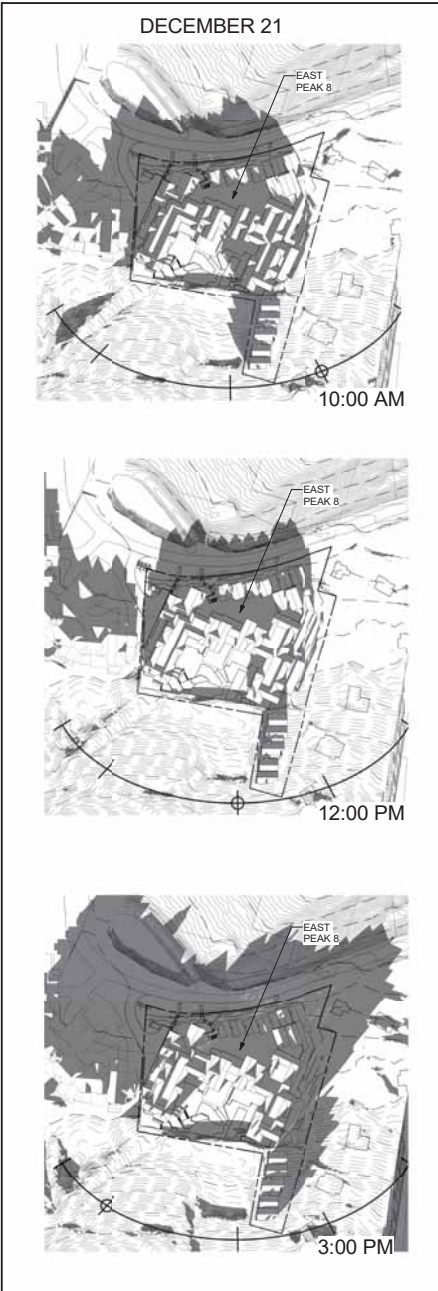
SHEET
SOLAR STUDIES

SCALE: 1 : 1800

A1.3



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DATE: 10/22/2019 10:00 AM PROJECT: 21729.00 SHEET: A1.3



VIEW NORTH, ALONG EASTERN TREE BUFFER



VIEW WEST, ALONG NORTHERN PROPERTY LINE



NORTH WESTERLY VIEW OF EXISTING ON SITE BUILDINGS



VIEW NORTH OF SOUTHERN PROPERTY LINE AND EXISTING SKI ACCESS



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EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 SITE PHOTOGRAPHS

SCALE: 12" = 1'-0"

A1.4

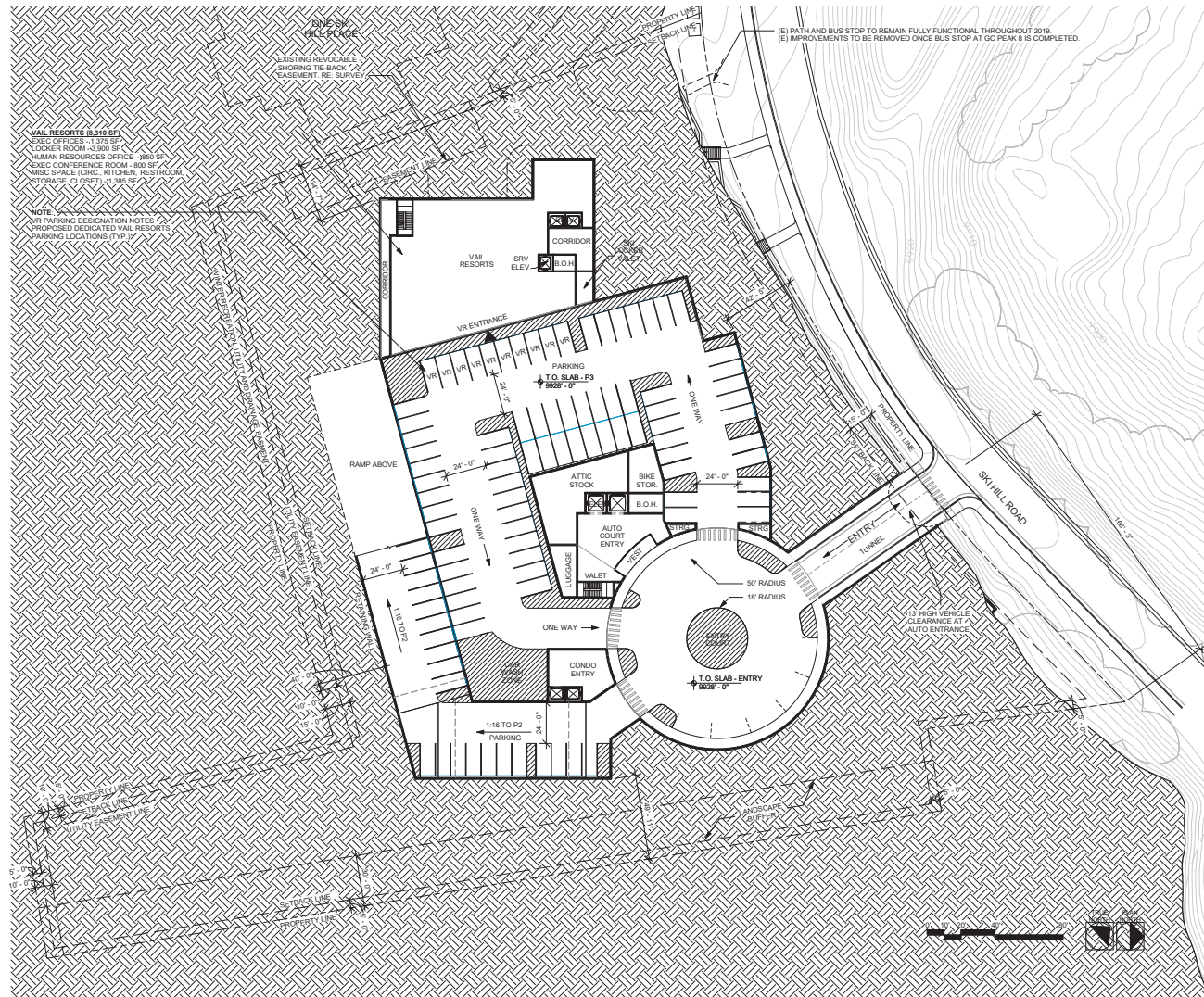
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 2ND PRELIMINARY
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1 P3 FLOOR PLAN (+28')
 A2.2 SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 LEVEL P3 FLOOR
 PLAN

SCALE: 1/32" = 1'-0"

A2.2

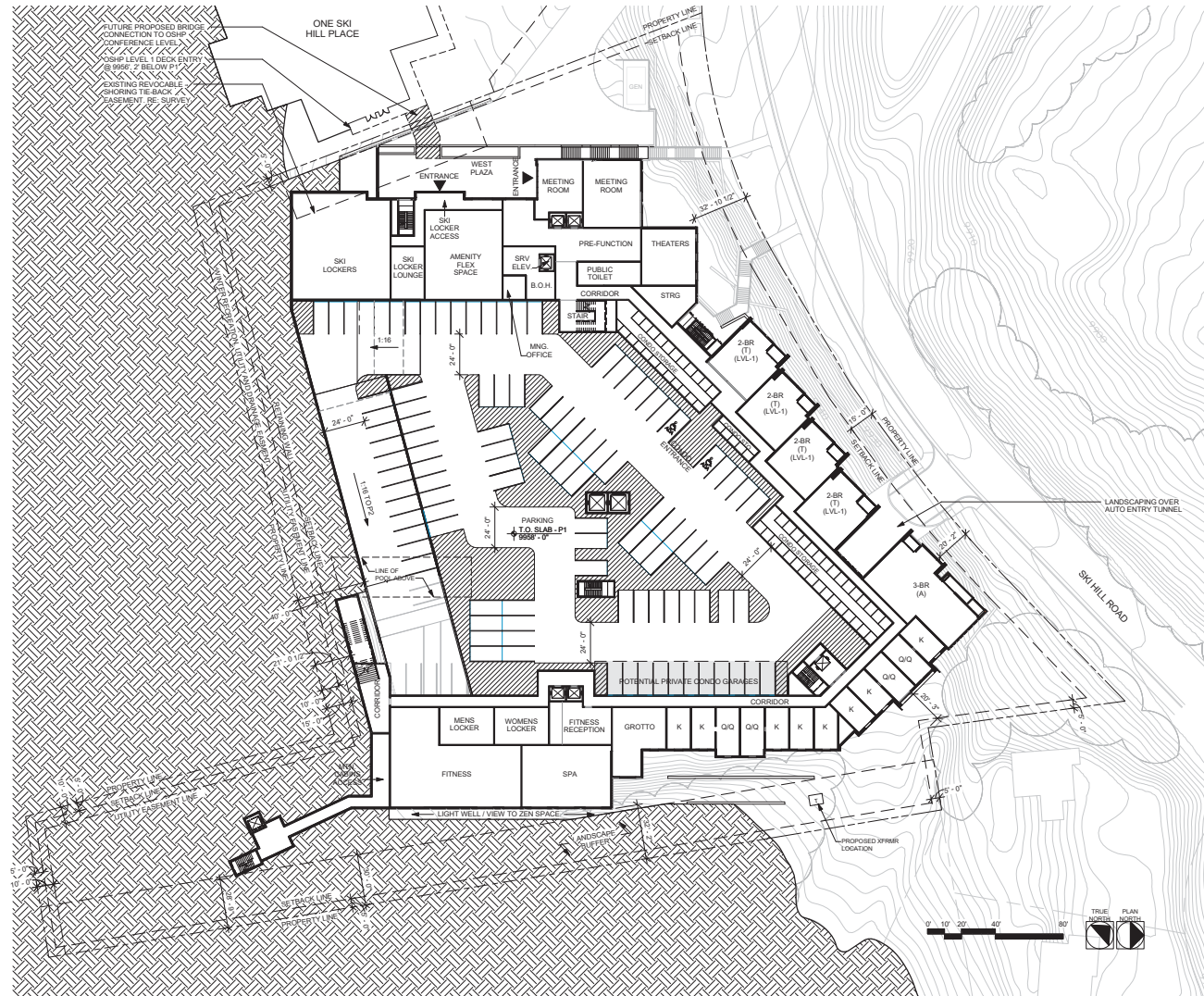
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Consultants:

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 08.09.2019 TOB PLANNING - REVISIONS



1 P1 FLOOR PLAN (+58')
 A2.4 SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 LEVEL P1 FLOOR
 PLAN

SCALE: 1/32" = 1'-0"

A2.4

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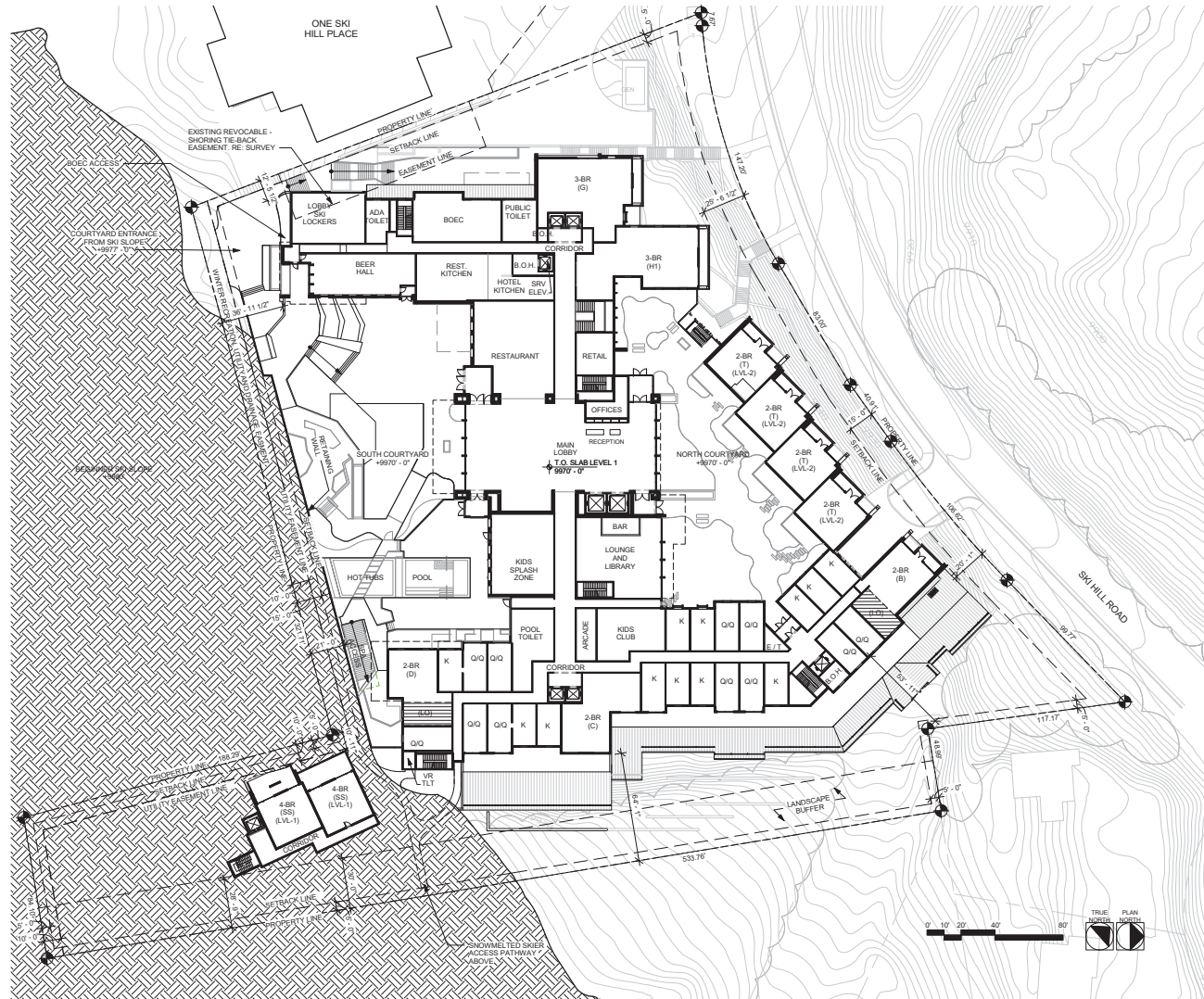
DATE: 12/21/2019 11:58 AM FILE: P:\2019\21729\21729_P1.dwg PLOT: 12/21/2019 12:02 PM



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 500 w. main st. 1830 lake st.
 aspen, co 81611 denver, co 80202
 970.544.9006 o 303.308.1373 f
 970.544.3473 i 303.308.1374 f

Consultants:

Issuances and Revisions:
 11.16.2019 TOB PLANNING - CLASS A
 1ST PRELIMINARY
 12.21.2018 TOB PLANNING - REVISIONS
 07.12.2019 TOB PLANNING - CLASS A
 2ND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS



1
 A2.5 LEVEL 1 FLOOR PLAN (LOBBY +70')
 SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 LEVEL 1 (LOBBY)
 FLOOR PLAN

SCALE: 1/32" = 1'-0"

A2.5

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DATE: 12/21/2019 11:58 AM FILE: A2.5 - LEVEL 1 (LOBBY) FLOOR PLAN.dwg



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 970.544.3473 f 303.308.1374 f

Consultants:

Issuances and Revisions:
 11.16.2019 TOB PLANNING - CLASS A
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1
A2.6

LEVEL 2 FLOOR PLAN (+86')
 SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 LEVEL 2 FLOOR PLAN

SCALE: 1/32" = 1'-0"

A2.6

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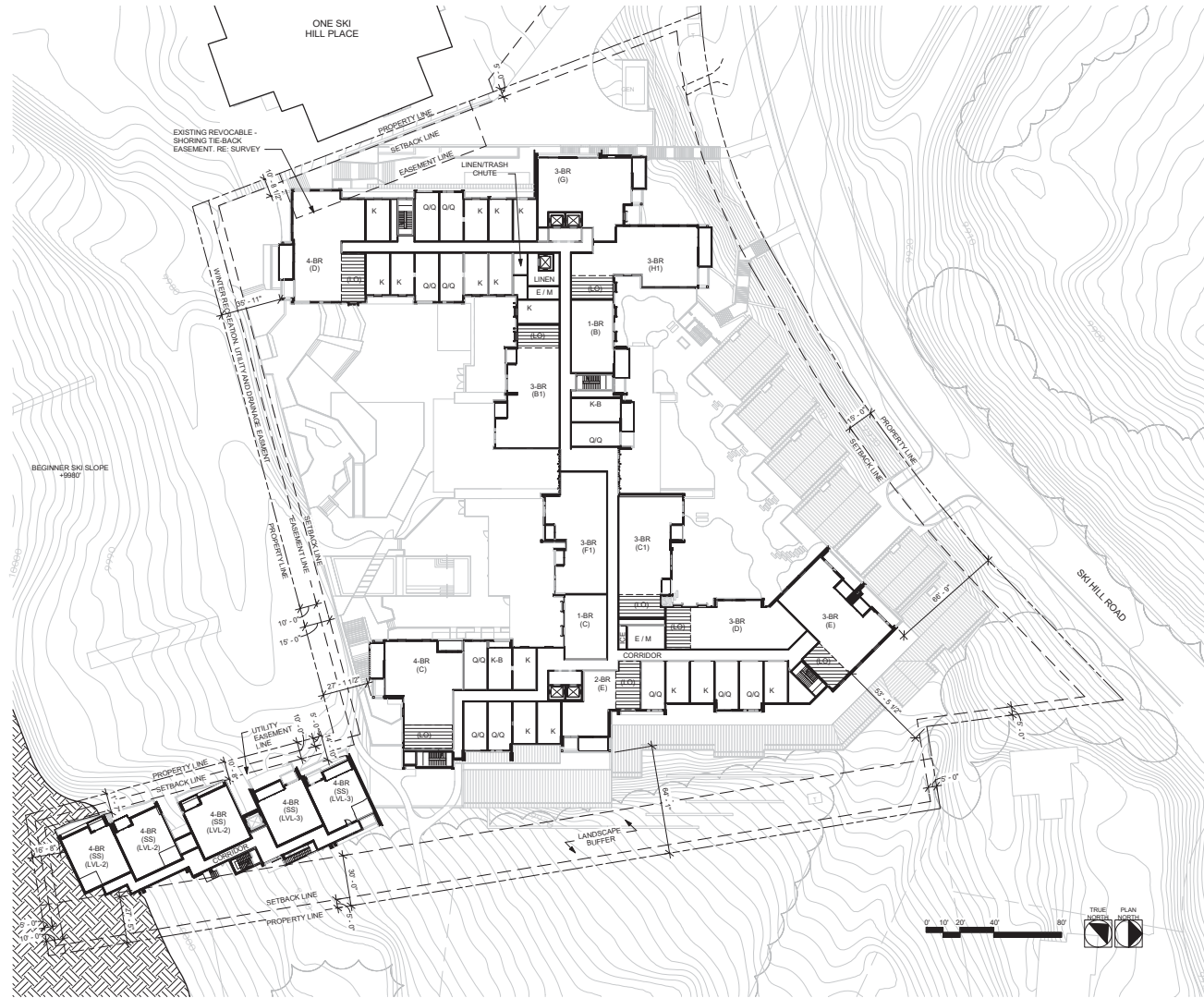
DATE: 12/21/2019 11:58 AM BY: JACOB W. BROWN (JWB) PROJECT: EAST PEAK 8



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 970.544.3473 f 303.308.1373 f

Consultants:

Issuances and Revisions:
 11.16.2019 TOB PLANNING - CLASS A
 1ST PRELIMINARY
 12.21.2018 TOB PLANNING - REVISIONS
 07.12.2019 TOB PLANNING - CLASS A
 2ND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS



1
A2.7

LEVEL 3 FLOOR PLAN (+98')
 SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 LEVEL 3 FLOOR PLAN

SCALE: 1/32" = 1'-0"

A2.7

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DATE: 12/21/2019 11:52 AM FILE: A2.7 - LEVEL 3 FLOOR PLAN.dwg



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970.544.3473 i

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Issuances and Revisions:
11.16.2019 TOB PLANNING - CLASS A
1ST PRELIMINARY
12.21.2018 TOB PLANNING - REVISIONS
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08.09.2019 TOB PLANNING - REVISIONS



1 ROOF PLAN
A2.9 SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
1599 SKI HILL RD.
BRECKENRIDGE, CO 80424

PROJECT NO:
21729.00

SHEET
ROOF PLAN

SCALE: 1/32" = 1'-0"

A2.9

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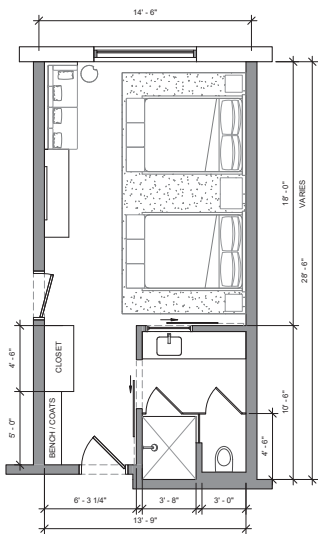
DATE: 12/21/2019 11:52 AM
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
PROJECT: EAST PEAK 8



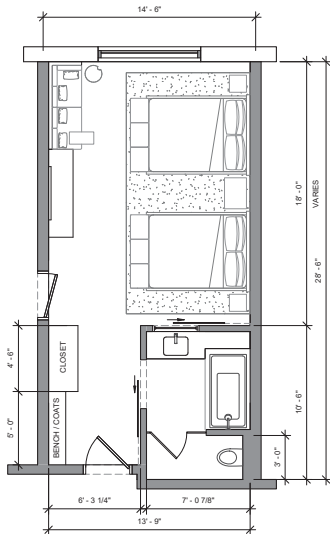
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 aspen, co 81611 denver, co 80202
 970.544.9096 o 303.308.1373 o
 970.544.3473 f 303.308.1373 f

Consultants:

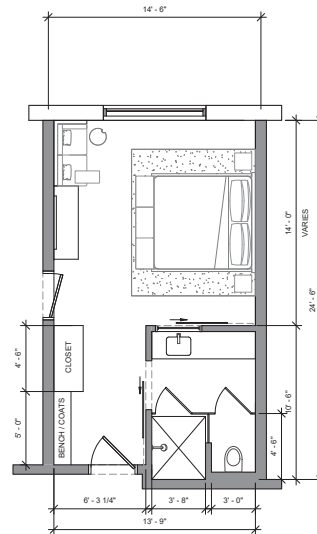
Issues and Revisions:
 11.16.2019 TOB PLANNING - CLASS A
 1ST PRELIMINARY
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 2ND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS



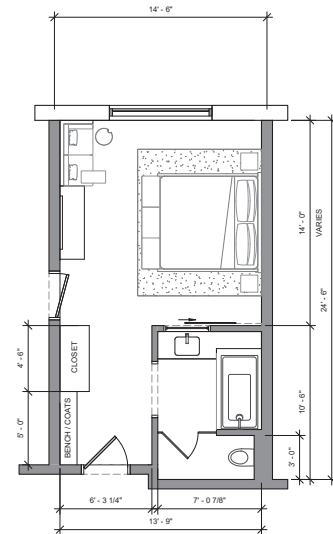
1 DOUBLE ROOM WITH SHOWER 390 SF NET, 428 SF GROSS
 A3.1 SCALE: 1/4" = 1'-0"



2 DOUBLE ROOM WITH BATHTUB 390 SF NET, 428 SF GROSS
 A3.1 SCALE: 1/4" = 1'-0"



3 KING ROOM WITH SHOWER 336 SF NET, 370 SF GROSS
 A3.1 SCALE: 1/4" = 1'-0"



4 KING ROOM WITH BATHTUB 336 SF NET, 370 SF GROSS
 A3.1 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 PROTOTYPE HOTEL
 ROOM LAYOUTS

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

A3.1

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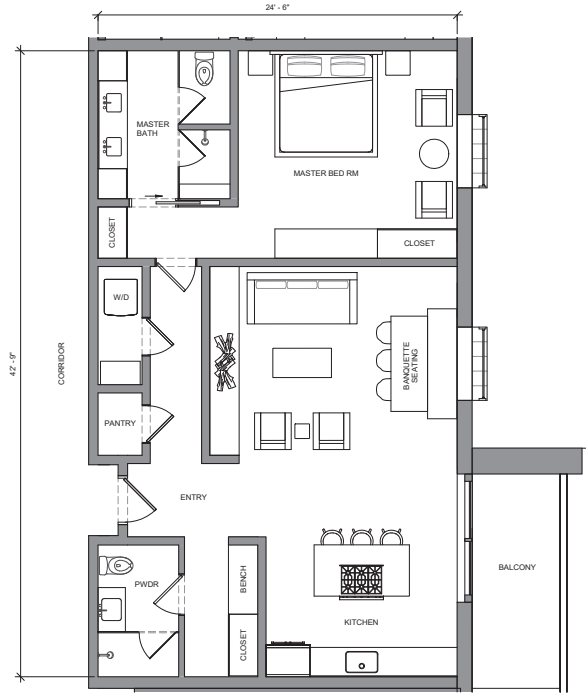


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970.544.9006 o 303.308.1373 o
970.544.2473 f 303.308.1375 f

Consultants:

Issuances and Revisions:
11.16.2019 TOB PLANNING - CLASS A
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07.12.2019 TOB PLANNING - CLASS A
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08.09.2019 TOB PLANNING - REVISIONS



1 1BR - TYPE B
A3.2 SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
1599 SKI HILL RD.
BRECKENRIDGE, CO 80424

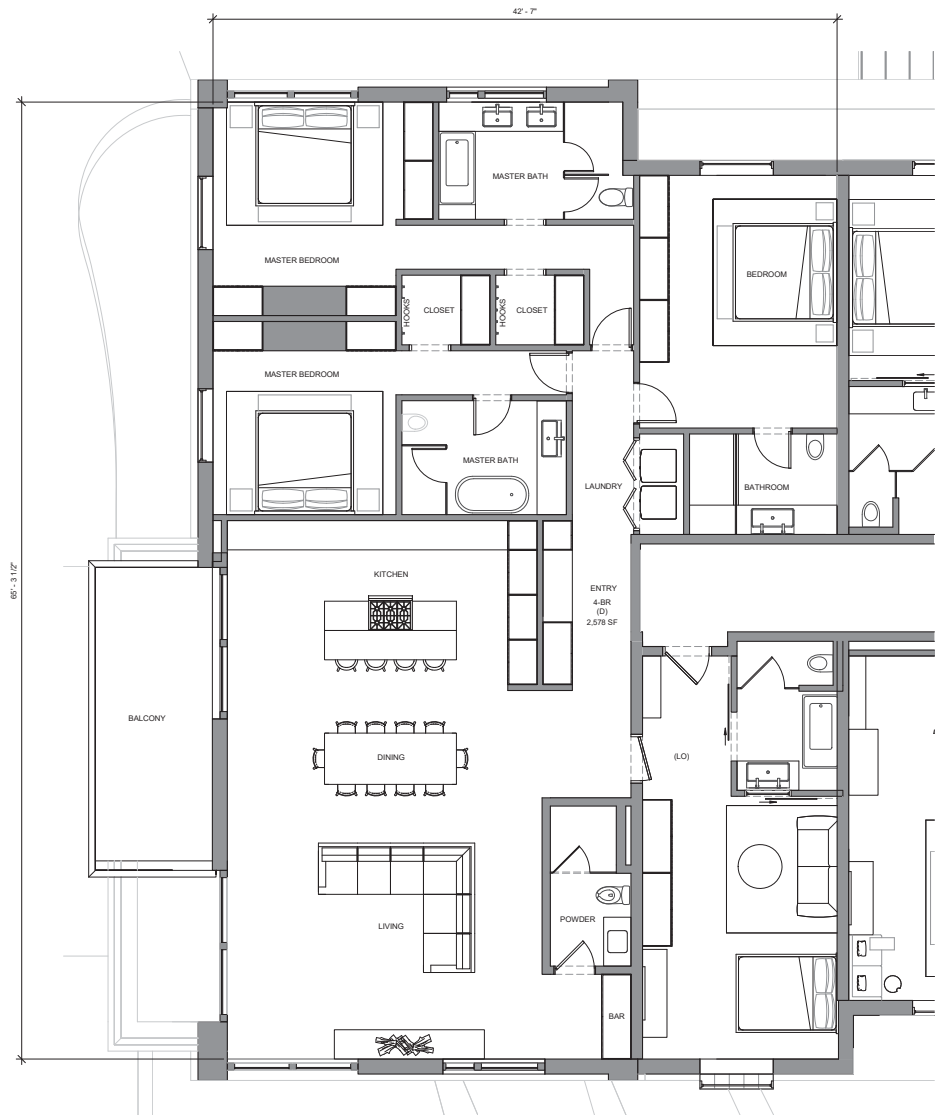
PROJECT NO:
21729.00

SHEET
PROTOTYPE 1BR
UNIT LAYOUTS

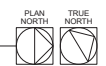
SCALE: 1/4" = 1'-0"

A3.2

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1
A3.3 4BR - TYPE D - alt - Dependent 1
SCALE: 1/4" = 1'-0"



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Consultants:

Issuances and Revisions:
 11.16.2019 TOB PLANNING - CLASS A
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 07.12.2019 TOB PLANNING - CLASS A
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 08.09.2019 TOB PLANNING - REVISIONS

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EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

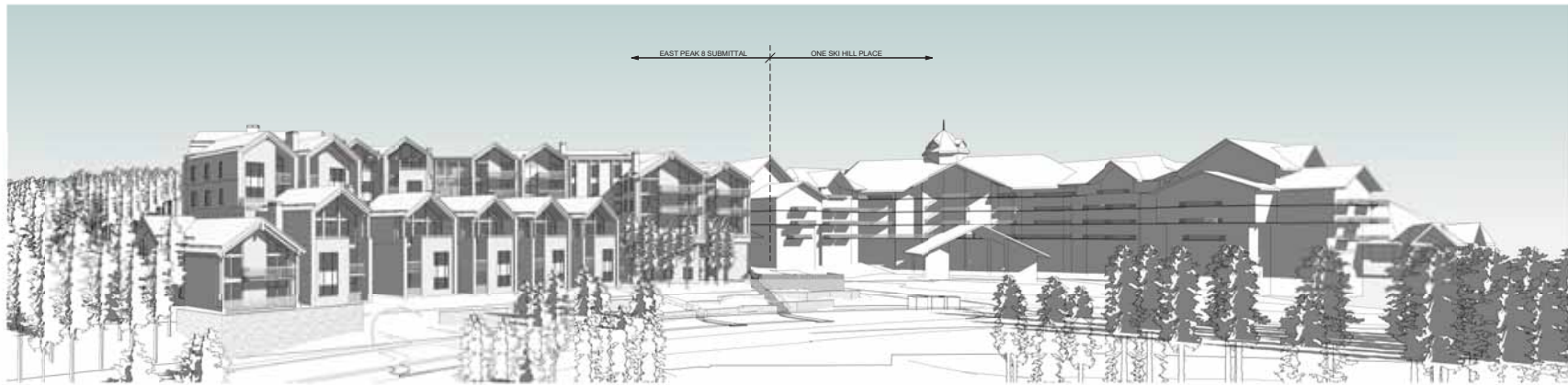
PROJECT NO:
 21729.00

SHEET
**PROTOTYPE 4BR
 UNIT LAYOUTS**

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

A3.3

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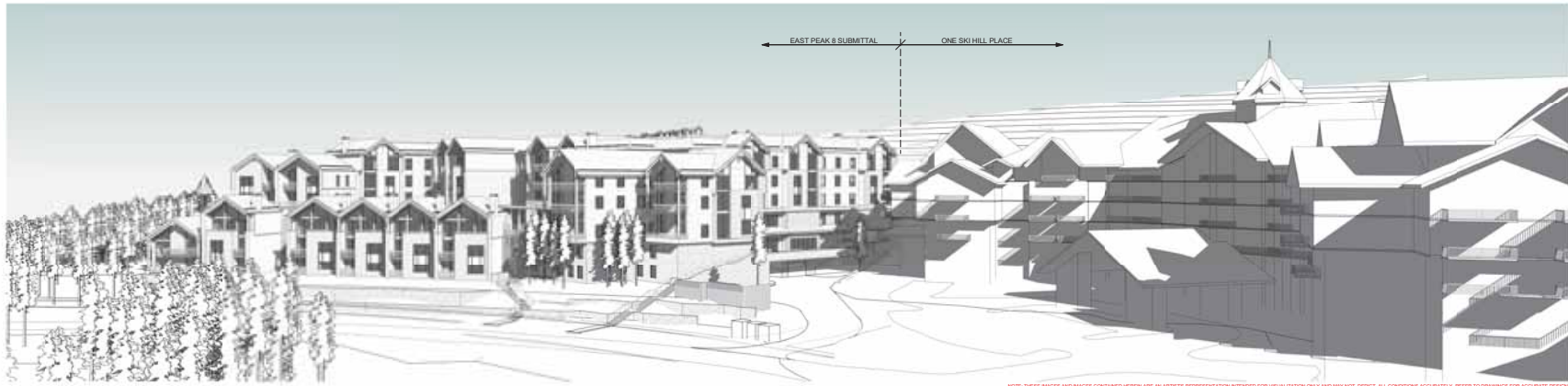
VIEW #1- SOUTHWEST VIEW OF PROPOSED EAST PEAK 8 AND EXISTING ONE SKI HILL PLACE - BASIC COLORS PENDING INITIAL T.O.B. PLANNING COMMENTS

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



VIEW #2- VIEW OF EAST PEAK 8 SOUTH COURTYARD - BASIC COLORS PENDING INITIAL T.O.B. PLANNING COMMENTS

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



VIEW #3- SOUTHEAST VIEW OF PROPOSED EAST PEAK 8 AND EXISTING ONE SKI HILL PLACE - BASIC COLORS PENDING INITIAL T.O.B. PLANNING COMMENTS

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Consultants:

Issuances and Revisions:
 11.16.2019 TOB PLANNING - CLASS A
 1ST PRELIMINARY
 07.12.2019 TOB PLANNING - CLASS A
 2ND PRELIMINARY
 08.09.2019 TOB PLANNING - REVISIONS

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
**CONCEPT
 PANORAMIC IMAGES**

SCALE:
A4.0

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DATE: 12/12/2019 10:52 AM

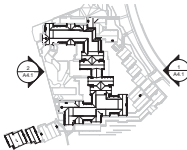


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Consultants:

Issuances and Revisions:
11.16.2019 TOB PLANNING - CLASS A
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NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8
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BRECKENRIDGE, CO 80424

PROJECT NO:
21729.00

SHEET
BUILDING
ELEVATIONS

SCALE: As indicated

A4.1

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1 TRUE NORTH ELEVATION - TOBDR
A4.1 SCALE: 1" = 20'-0"



2 TRUE SOUTH ELEVATION - TOBDR
A4.1 SCALE: 1" = 20'-0"

DATE: 11/16/2019
DRAWN BY: J. BROWN
CHECKED BY: M. BROWN



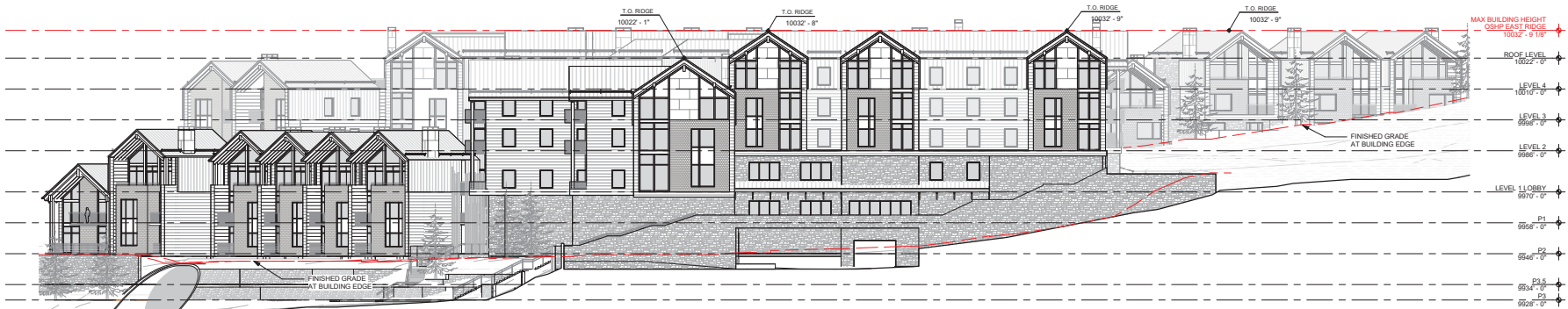
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Consultants:

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1 TRUE EAST ELEVATION - TOBDR
 SCALE: 1" = 20'-0"



2 TRUE WEST ELEVATION - TOBDR
 SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8
 EAST PEAK 8
 1599 SKI HILL RD.
 BRECKENRIDGE, CO 80424

PROJECT NO:
 21729.00

SHEET
 BUILDING
 ELEVATIONS

SCALE: As indicated

A4.2

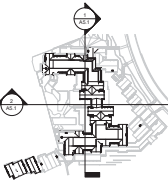
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 970.544.3473 f 303.308.1375 i

Consultants:

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EAST PEAK 8

EAST PEAK 8
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 BRECKENRIDGE, CO 80424

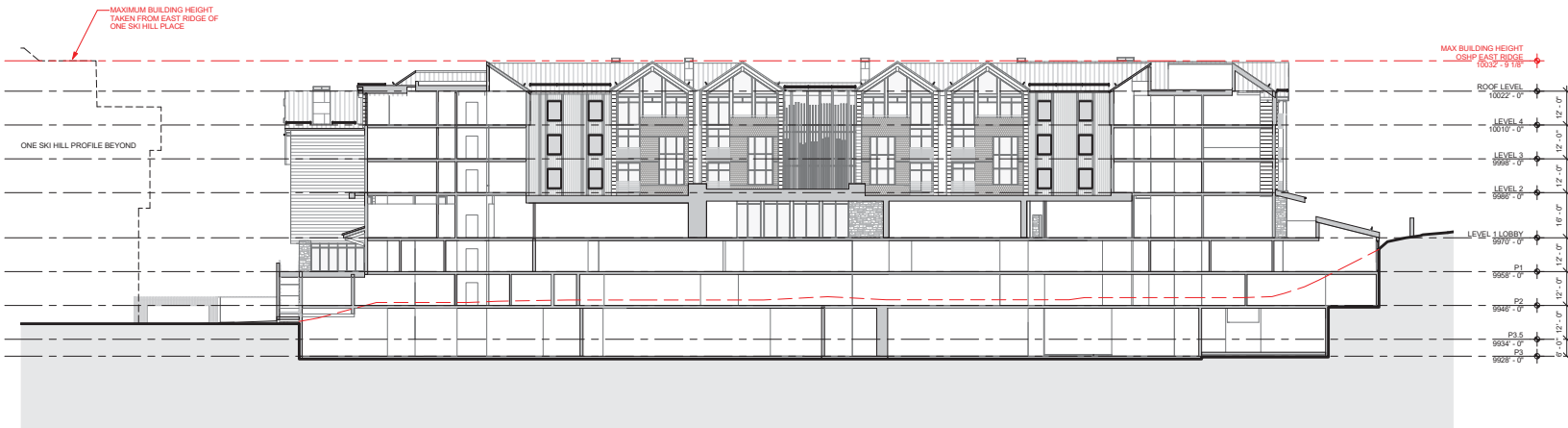
PROJECT NO:
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SHEET
BUILDING SECTIONS

SCALE: As indicated

A5.1

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1 BUILDING SECTION - E/W
 A5.1 SCALE: 1" = 20'-0"



2 BUILDING SECTION - N/S
 A5.1 SCALE: 1" = 20'-0"

DATE: 10/22/2019 10:00 AM BY: JACOB W. BROWN (JWB) FOR: R+B



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EAST PEAK 8
 EAST PEAK 8
 1599 SKI HILL RD.
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PROJECT NO:
 21729.00

SHEET TITLE:
FINISHED GRADE EXHIBIT

SCALE: 1" = 50'-0"

H1.0

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1
 H1.0 FINISHED GRADE EXHIBIT
 SCALE: 1" = 50'-0"

PLAN NORTH TRUE NORTH

DATE: 11/16/2018 10:41 AM

FOURTH RESUBDIVISION
THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1
 ACCORDING TO THE THIRD RESUBDIVISION PLAT RECORDED 09/19/2016 AT
 REC. NO. 1121860
TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO
SHEET 1 of 2

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	BEARINGS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	114.94	174.00	112.50	N104°04'28"W	106.84
C2	106.35	170.00	112.50	N104°04'28"W	106.74
C3	121.63	166.00	112.50	N104°04'28"W	106.79
C4	100.39	162.00	112.50	N104°04'28"W	106.73
C5	106.77	158.00	112.50	N104°04'28"W	106.65

BOUNDARY LINE TABLE

LINK	BEARING	DISTANCE
L1	N77°43'13"W	201.43
L2	S83°25'57"E	20.85
L3	S83°25'57"E	21.91
L4	S83°25'57"E	24.84
L5	S83°25'57"E	28.81
L6	N89°17'30"E	78.52
L7	N89°17'30"E	64.11
L8	N81°29'07"E	61.07
L9	N81°29'07"E	54.17
L10	N81°29'07"E	44.17
L11	N81°29'07"E	34.17
L12	N81°29'07"E	24.17
L13	N81°29'07"E	14.17
L14	N81°29'07"E	4.17
L15	N81°29'07"E	45.86
L16	N81°29'07"E	35.86
L17	N81°29'07"E	25.86
L18	N81°29'07"E	15.86
L19	N81°29'07"E	5.86
L20	N81°29'07"E	148.13
L21	N81°29'07"E	138.13
L22	N81°29'07"E	128.13
L23	N81°29'07"E	118.13
L24	N81°29'07"E	108.13
L25	N81°29'07"E	98.13
L26	N81°29'07"E	88.13
L27	N81°29'07"E	78.13
L28	N81°29'07"E	68.13
L29	N81°29'07"E	58.13
L30	N81°29'07"E	48.13
L31	N81°29'07"E	38.13
L32	N81°29'07"E	28.13
L33	N81°29'07"E	18.13
L34	N81°29'07"E	8.13
L35	N81°29'07"E	148.08
L36	N81°29'07"E	138.08
L37	N81°29'07"E	128.08
L38	N81°29'07"E	118.08
L39	N81°29'07"E	108.08
L40	N81°29'07"E	98.08
L41	N81°29'07"E	88.08
L42	N81°29'07"E	78.08
L43	N81°29'07"E	68.08
L44	N81°29'07"E	58.08
L45	N81°29'07"E	48.08
L46	N81°29'07"E	38.08
L47	N81°29'07"E	28.08
L48	N81°29'07"E	18.08
L49	N81°29'07"E	8.08
L50	N81°29'07"E	117.53
L51	N81°29'07"E	7.53
L52	N81°29'07"E	48.89

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THE REMAINDER OF TRACT C IS AS INDICATED ON SHEET 1.
- THE BASIS OF BEARINGS FOR LOT 1 IS A CALCULATED BEARING OF N41°31'12"W, BETWEEN POINT CORNERS 7-1 (BASE POINT) AND 7-5, ROTATION FROM PLATTED BEARINGS COUNTER CLOCKWISE 90°/270°.
- THE EXTENSOR BOUNDARY CORNERS WHICH ABUT THE EAST AND SOUTH BOUNDARIES OF LOT 1 ARE TO BE SET AFTER CONSTRUCTION OF THE GRAND COLORADO BUILDING.
- DOT, DIMENSION SYMBOLS, DIMENSIONS, M DENOTES MEASURED BEARING AND P DENOTES PLATTED DIMENSIONS.

PLAT NOTES

- THE REAL PROPERTY INCLUDED WITHIN THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRECKENRIDGE MOUNTAIN MASTER PLANNED COMMUNITY RECORDED SEPTEMBER 18, 2008 AT RECEPTION NO. 88814, SUMMIT COUNTY, COLORADO, AS THE SAME MAY BE AMENDED OR SUPPLEMENTED, AND TO THE PROVISIONS OF THE DECLARATION CONCERNING DISCLOSURES, ACKNOWLEDGMENTS, WAIVERS AND CONSTRUCTION DEFECTS RECORDED JANUARY 16, 2009 AT RECEPTION NO. 877964, SUMMIT COUNTY, COLORADO.
- THE EASEMENTS HEREBY RESERVED OR GRANTED SHALL NOT MERGE WITH ANY FEE INTEREST IF ANY BENEFICIARY IS OR BECOMES THE OWNER OF THE LAND ON WHICH AN EASEMENT IS LOCATED BUT SHALL REMAIN SEPARATE AND DISTINCT PROPERTY RIGHTS OF SUCH OWNER, ITS SUCCESSORS AND ASSIGNS, UNTIL RELINQUISHED IN ACCORDANCE WITH THE LAW.

SURVEYOR'S CERTIFICATE

I, DENNIS E. O'NEIL, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME FROM A SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION, AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-61-105, (SEE SURVEY NOTES).
 DATED THIS _____ DAY OF _____, 2018.

DENNIS E. O'NEIL, P.L.S. NO. 83801

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF SUMMIT) SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ M., THIS _____ DAY OF _____, A.D., 2018, AND FILED UNDER RECEPTION NO. _____
 COUNTY CLERK AND RECORDER

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:
 THE REMAINDER OF TRACT C, ACCORDING TO THE THIRD RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION, FILING NO. 1, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, A SUBDIVISION AS FILED AND RECORDED ON SEPTEMBER 19th, 2016 AT RECEPTION NUMBER 1121860 IN OFFICE OF THE CLERK AND RECORDERS AND CONTAINING 4,468,560 SQUARE FEET OR 102.9490 ACRES.
 HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF, "FOURTH RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1", AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE BENEFICIAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND FURTHER HEREBY DEDICATES THESE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.
 IN WITNESS WHEREOF, VAIL SUMMIT RESORTS, INC., A COLORADO CORPORATION, HAS CAUSED ITS NAME TO BE HERETOBY SUBSCRIBED THIS _____ DAY OF _____, 2018.

BY: JOHN BUEHLER, VICE PRESIDENT & COO
 SECRETARY

ACKNOWLEDGEMENT

STATE OF COLORADO) SS
 COUNTY OF SUMMIT)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY JOHN BUEHLER, VICE PRESIDENT & COO OF VAIL SUMMIT RESORTS, INC. A COLORADO CORPORATION.
 MY COMMISSION EXPIRES: _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE

LAND TITLE GUARANTEE OF SUMMIT COUNTY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREBY DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
 DATED THIS _____ DAY OF _____, A.D., 2018.

AGENT

TOWN OF BRECKENRIDGE CERTIFICATE

THIS PLAT IS APPROVED THIS _____ DAY OF _____, 2018.
 TOWN OF BRECKENRIDGE

BY: DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE RIGHTS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN. UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED BY THIS SUBDIVISION.

TOWN CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M. THIS _____ DAY OF _____, 2018, AND IS DULY RECORDED.

TOWN CLERK

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF _____, 2018 UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL DATED THIS _____ DAY OF _____, 2018.

SIGNATURE

Baseline Surveys LLC	
FOURTH RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1 ACCORDING TO THE THIRD RESUBDIVISION PLAT RECORDED 09/19/2016 AT REC. NO. 1121860 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO	
Date	Revisions
Date: 02/16/18	Scale Horiz. 1"=800'
Drawn By: B.D.G.	Checked By: D.E.O.
Job File: 4017	DWG 4017 4thPLAT

