



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*

*Approval of Minutes*

*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 ***Continued from first half***  
*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)

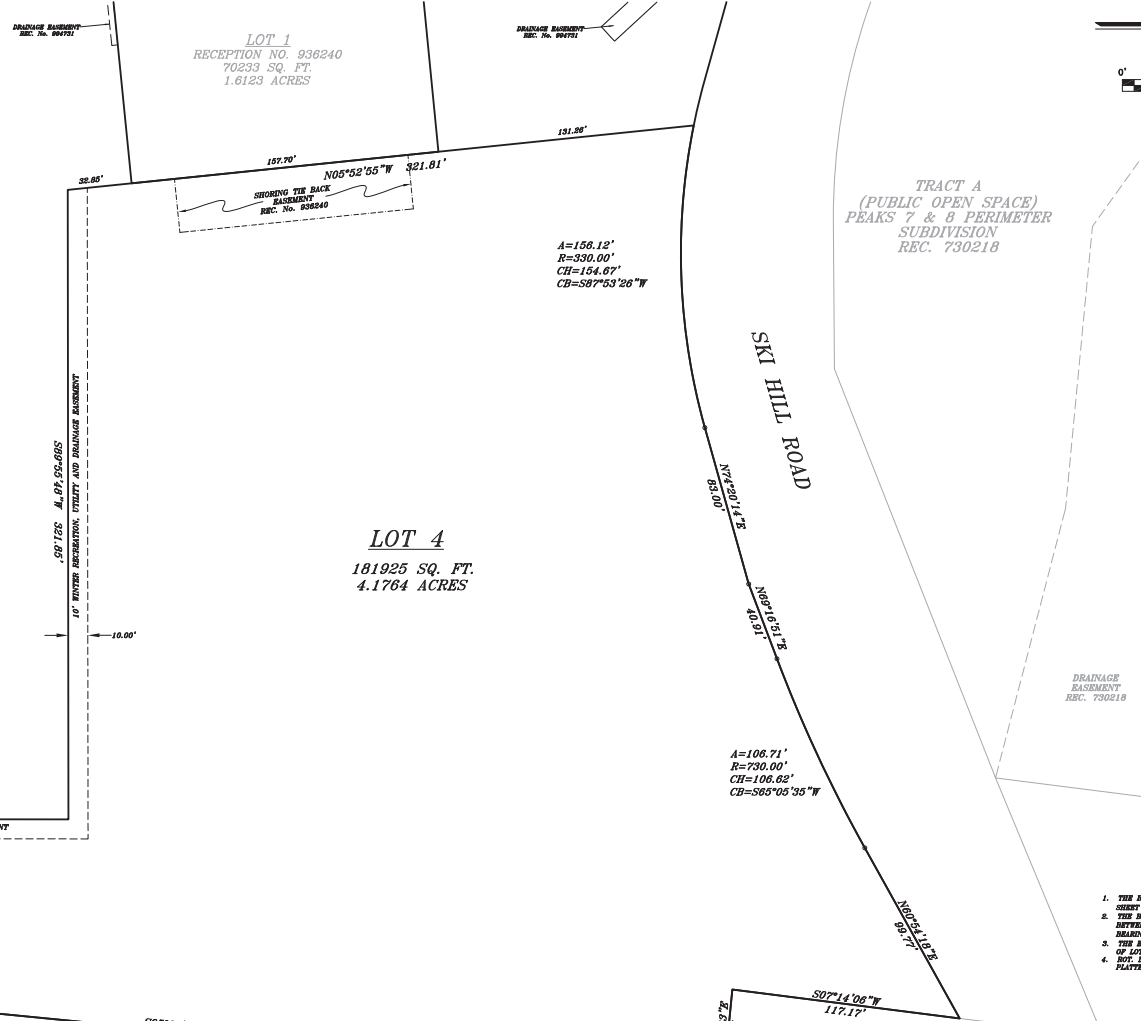
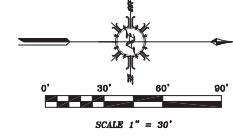
**6:15pm - Adjournment**

**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 large file size. This is the SECOND HALF.**

**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 2 of 2**



REMAINDER OF TRACT C

**LOT 4**  
181925 SQ. FT.  
4.1764 ACRES

**LOT 1**  
RECEPTION NO. 936240  
70233 SQ. FT.  
1.6123 ACRES

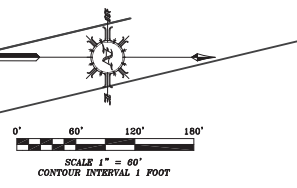
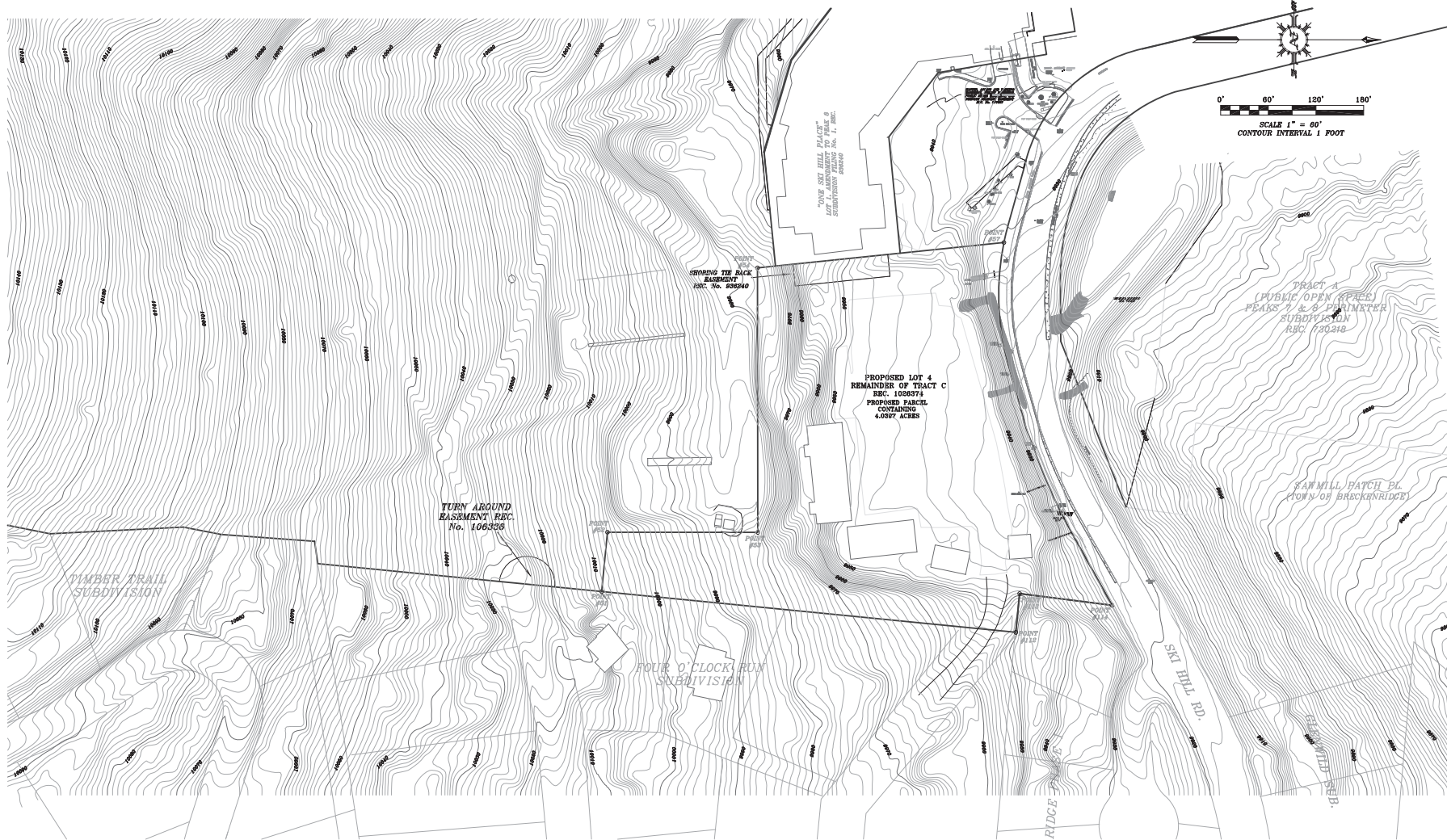
TRACT A  
(PUBLIC OPEN SPACE)  
PEAKS 7 & 8 PERIMETER  
SUBDIVISION  
REC. 730218

DRAINAGE  
BASEMENT  
REC. 730218

- SURVEY NOTES**
1. THE BASIS OF BEARINGS FOR THE REMAINDER OF TRACT C IS AS INDICATED ON SHEET 1.
  2. THE BASIS OF BEARINGS FOR LOT 1 IS A CALCULATED BEARING OF N41°31'17\"/>

<b>Baseline Surveys LLC</b>		PLANE 1983 1983 STATE SYSTEM OF MEASUREMENTS OF COLORADO	
FOURTH RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1 ACCORDING TO THE RESUBDIVISION PLAT RECORDED 09/19/2016 AT REC. NO. 1121860 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO			
Date	Revisions	<b>SHEET 2 of 2</b>	
		Date: 09/16/16	Scale Horiz. 1"=800'
		Drawn By: D.E.O.	
		Job File: 4017	DWG 4017 3rdPLAT

TOPOGRAPHIC MAP PROPOSED LOT 4  
 THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1  
 TOWN OF BRECKENRIDGE  
 SUMMIT COUNTY COLORADO



**SURVEY NOTES**

1. THE CONTOUR LINES ON LAYERS Breek\_Coutours1/1.ctb and Breek\_INDEX\_Coutours.ctb WERE PROVIDED BY NORTHEON GIS AND WERE GENERATED FROM LIDAR DATA COLLECTED IN THE FALL OF 2017. THIS INFORMATION WAS AND NOT THE RESULT OF A FIELD SURVEY BY BASELINE SURVEYS LLC AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.
2. THE CONTOUR LINES ON LAYERS CTR AND CTR\_INDEX (FROZEN) WERE FROM A FIELD SURVEY BY BASELINE SURVEYS LLC IN THE FALL OF 2018 AND WERE USED FOR ORIENTATION AND VERIFICATION OF THE LIDAR DATA.
3. THE VERTICAL DATUM OF THE MAPPING IS NAVD 1988. COORDINATE SYSTEM IS LOCAL.

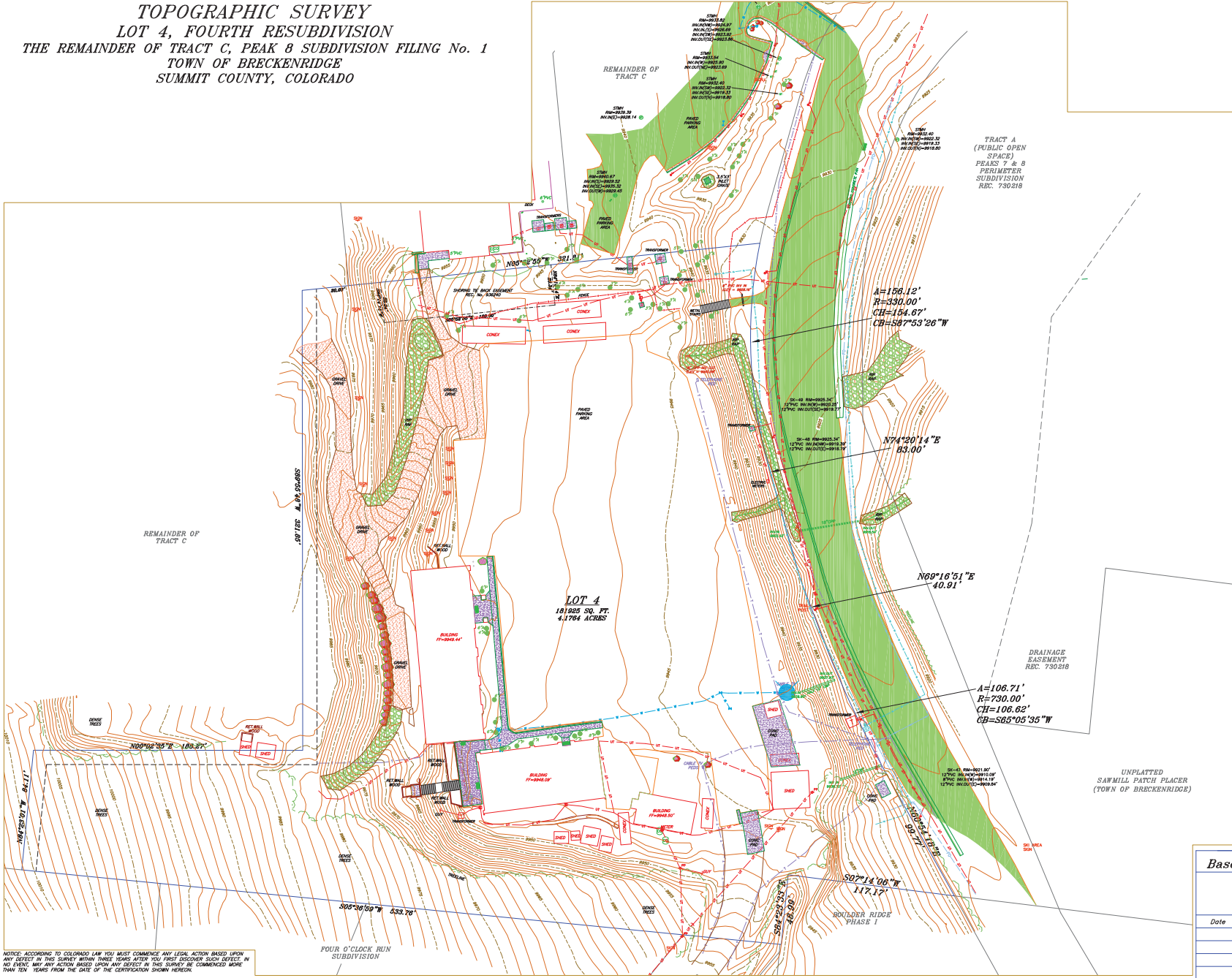
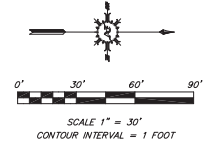
**Baseline Surveys LLC**  
PLATE 1978  
 FINAL CORR. SET #1  
 8/18/2019 08:27:58

TOPOGRAPHIC MAP PROPOSED LOT 4  
 THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1  
 TOWN OF BRECKENRIDGE  
 SUMMIT COUNTY COLORADO

Date	Revisions	Date:	Scale Horiz.:
		01-11-18	1"=60'
		Drawn By: D.E.O.	
		Job File: 4017	DWG 4017 LOT 4 MAP



TOPOGRAPHIC SURVEY  
 LOT 4, FOURTH RESUBDIVISION  
 THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING No. 1  
 TOWN OF BRECKENRIDGE  
 SUMMIT COUNTY, COLORADO



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

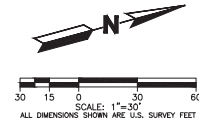
FOUR O'CLOCK RUN  
 SUBDIVISION

<b>Baseline Surveys LLC</b>		PUBLIC 7510 1304 COL. 100 #1 BRECKENRIDGE, CO 80424 (970) 451-3153	
<b>TOPOGRAPHIC SURVEY</b>			
<b>LOT 4, FOURTH RESUBDIVISION</b>			
<b>THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING No. 1</b>			
<b>TOWN OF BRECKENRIDGE</b>			
<b>SUMMIT COUNTY, COLORADO</b>			
Date	Revisions	<b>SHEET 1 of 1</b>	
Date:	8/27/18	Scale Horiz:	1"=30'
Drawn By:	R.D.G.	Checked By:	D.E.O.
Job No.:	4017	DWG File:	4017-14 TOPO



EP8  
PRELIMINARY CONCEPT  
GRADING

NOTE:  
1. THIS EXHIBIT WAS CREATED FOR CONCEPT SITE LAYOUT WITH A POTENTIAL FINISHED FLOOR ELEVATION FOR EACH LEVEL AND LAYOUT PROVIDED BY ROWLAND BROUGHTON ON 07/09/19.



rowland+broughton  
architecture / urban design / interior design  
500 w. main st. 1830 blake st.  
denver, co 80202 denver, co 80202  
970.544.0006 o 303.308.1373 o  
970.544.3473 f 303.308.1374 f

Consultants:



MARTIN/MARTIN  
CONSULTING ENGINEERS  
6312 FAWCETT ROAD, SUITE 200, AVON, COLORADO 81620  
970.526.6007 MARTINMARTIN.COM

Issuances and Revisions:  
07.12.2019 TOB PLANNING - CLASS A  
AND PRELIMINARY

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8  
SKI HILL RD.  
BRECKENRIDGE, CO 80424

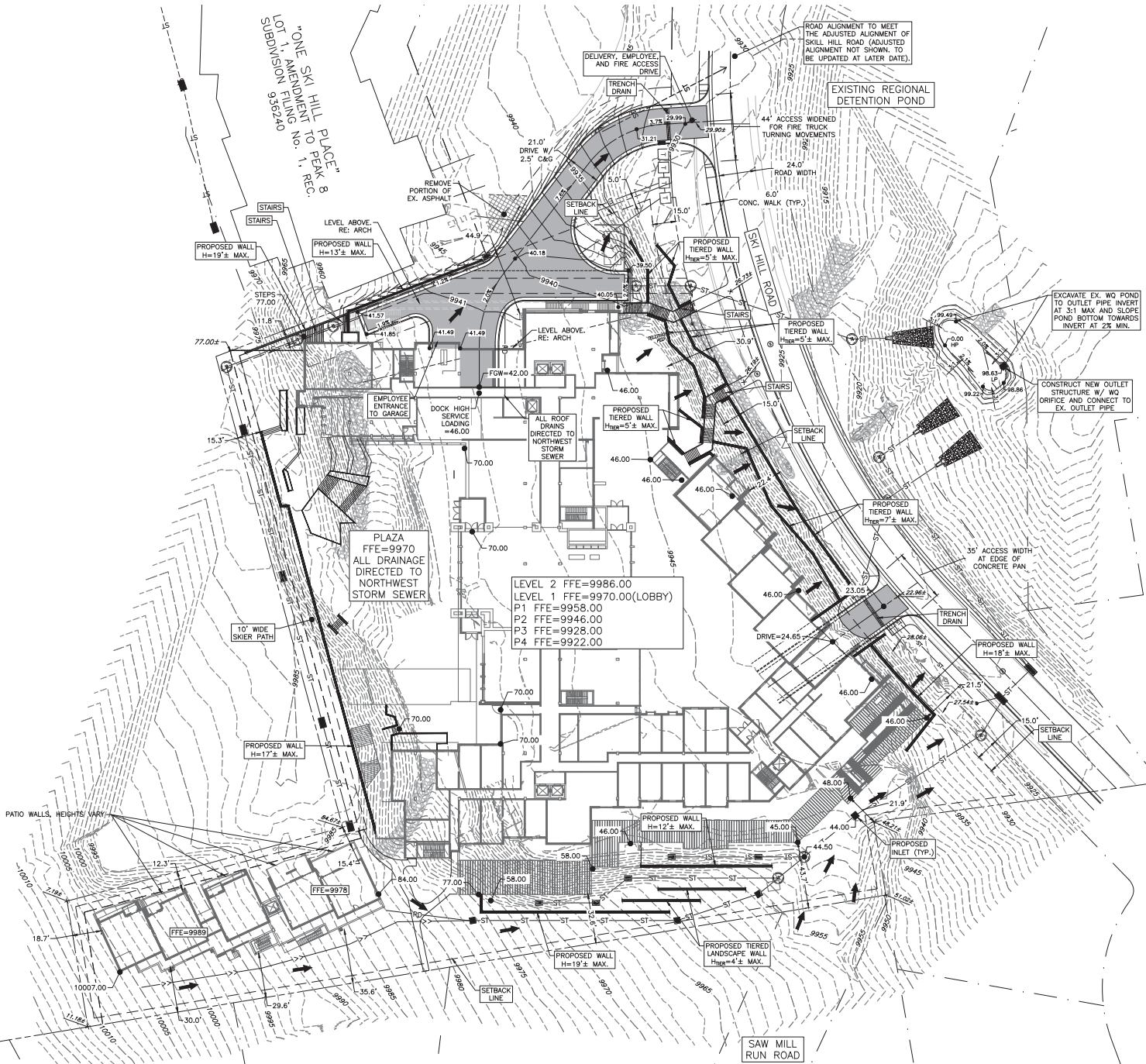
PROJECT NO:  
21729.00

SHEET TITLE:  
CONCEPT GRADING  
PLAN

SCALE: PER PLAN

C1.0

Copyright © 2019 Rowland+Broughton, Inc. All rights reserved. This drawing is the property of Rowland+Broughton, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rowland+Broughton, Inc. The information contained herein is for general informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not intended to be used for any purpose other than that for which it was prepared. The information contained herein is not intended to be used for any purpose other than that for which it was prepared. The information contained herein is not intended to be used for any purpose other than that for which it was prepared.





EP8  
PRELIMINARY  
DRAINAGE CONCEPT



architecture / urban design / interior design  
500 w. main st. 1830 lake st.  
denver, co 80202 denver, co 80202  
970.544.0006 303.308.1373  
970.544.3473 303.308.1373

Consultants:  
**MARTIN/MARTIN**  
ARCHITECTS INC. P.C.  
2022 FAWCETT ROAD, SUITE 200, AVON, COLORADO 81620  
970.526.6007 MARTINMARTIN.COM

Issuances and Revisions:  
07.12.2019 TOR PLANNING - CLASS A  
AND PRELIMINARY

**LEGEND**

BASIN BOUNDARY [thick dashed line]

SUB-BASIN BOUNDARY [dashed line]

DIRECTION OF PROPOSED FLOW [arrow]

DIRECTION OF EXISTING FLOW [arrow]

DESIGN POINT [triangle]

NOTE:

1. MAJORITY OF THE PROPOSED SITE DRAINAGE TO BE DIRECTED TO THE REGIONAL POND (POND A).
2. ALL MOUNTAIN DRAINAGE LOCATED SOUTH OF THE PROPOSED SITE TO BE DIRECTED TO THE EXISTING SEDIMENT POND (POND B).
3. THE INTENT OF THE DRAINAGE CONCEPT IS TO CAPTURE THE MAJORITY OF DEVELOPED IMPERVIOUS AREA WHERE PRACTICAL (ROOF DRAINS, AREA DRAINS, DECK DRAINS, ETC.) AND DIRECT FLOWS TO THE REGIONAL DETENTION POND. FLOWS NOT DIRECTED TO THE REGIONAL POND WILL BE DIRECTED TO POND B, EXCEPT FOR THE SMALL AREA DELINEATED BY BASIN 1.1.
4. POND B TO BE SIZED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE TO THE ADJACENT WETLANDS AREA.

**NATIONAL WETLAND CALCULATIONS**

BASIN	DESIGN POINT	AREA AC.	IMP. %	WQV	WQV (CU FT)										
					15'	30'	45'	60'	75'	90'	105'	120'	135'	150'	
1.1	1	0.23	100%	7.0	0.20	0.20	0.27	0.30	0.31	0.32	0.33	0.34	0.35	0.36	0.37
1.2	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
1.3	1	0.16	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
1.4	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
1.5	1	0.16	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
1.6	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
1.7	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
1.8	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
1.9	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.0	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.1	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.2	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.3	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.4	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.5	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.6	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.7	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.8	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
2.9	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.0	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.1	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.2	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.3	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.4	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.5	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.6	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.7	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.8	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
3.9	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.0	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.1	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.2	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.3	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.4	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.5	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.6	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.7	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.8	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
4.9	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.0	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.1	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.2	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.3	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.4	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.5	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.6	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.7	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.8	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
5.9	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.0	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.1	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.2	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.3	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.4	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.5	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.6	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.7	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.8	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
6.9	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.0	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.1	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.2	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.3	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.4	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.5	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.6	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.7	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.8	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
7.9	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
8.0	1	0.17	100%	5.1	0.16	0.16	0.21	0.23	0.24	0.25	0.26	0.27	0.28	0.29	0.30
8.1	1	0.17	100%	5.1	0.16	0.16	0.21								





**LEGEND**

- NON-TRIBUTARY BASIN BOUNDARY - - - - -
- BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- DIRECTION OF PROPOSED FLOW  →
- DIRECTION OF EXISTING FLOW  →
- DESIGN POINT



**rowland+broughton**  
 architecture / urban design / interior design  
 500 w. main st. 1830 blake st.  
 denver, co 80202 denver, co 80202  
 970.544.8006 o 303.308.1373 o  
 970.544.3473 f 303.308.1373 f

Consultants:



**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 6312 FAWCETT ROAD, SUITE 206, AVON, COLORADO 81620  
 970.526.6007 MARTINMARTIN.COM

Issuances and Revisions:  
 07.12.2019 TOB PLANNING - CLASS A AND PRELIMINARY

NOT FOR CONSTRUCTION

**EAST PEAK 8**

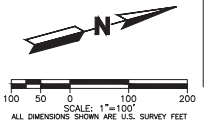
EAST PEAK 8  
 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
**OFFSITE & SITE  
 CONCEPT DRAINAGE  
 PLAN**  
 SCALE: PER PLAN

**C2.1**

Copyright 2017 Rowland+Broughton Architecture and Interior Design. All rights reserved. This drawing is the property of Rowland+Broughton Architecture and Interior Design. It is to be used only for the project and site identified herein. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rowland+Broughton Architecture and Interior Design.

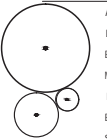




**GENERAL NOTES**

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. THE CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.

17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.



**PLANTING SCHEDULE**

**DECIDUOUS TREES (184)**

SYM.	COMMON NAME	BOTANICAL NAME
ASP	QUAKING ASPEN	POPULUS TREMULOIDES
LAN	NARROWLEAF COTONWOOD	POPULUS ANGUSTIFOLIA
BPO	BALSAM POPLAR	POPULUS BALSAMIFERA
IMAL	THINLEAF ALDER	ALNUS INCANA TENUFOLIA
RIB	RIVER BIRCH	BETULA NIGRA
BTM	ROCK MOUNTAIN GLOW BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'
SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
AMM	AMUR MAPLE	ACER GINNALA 'FLAME'
PKP	SCHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SCHUBERT'

**EVERGREEN TREES (152)**

FOX	BRISTLECONE PINE	PINUS ARISTATA
ENG	ENGLEMANN SPRUCE	PICEA ENGELMANNII
SF	SUBALPINE FIR	ABIES LASIOCARRPA
BES	BABY BLUE EYES COLORADO SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
BKS	BAKERI COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'
FBS	FAT ALBERT BLUE COLORADO SPRUCE	PICEA PUNGENS GLAUCA 'FAT ALBERT'
CBS	COLORADO BLUE SPRUCE	PICEA GLAUCA
DGF	DOUGLAS FIR	PSEUDOTSUGA MENZIESI
LIP	LIMBER PINE	PINUS FLEXILIS
CCF	WHITE FIR	ABIES CONCOLOR
LOG	LOGPOLE PINE	PINUS CONTORTA

**DECIDUOUS SHRUBS**

CAC	PEKING COTONEASTER	COTONEASTER ACUTIFOLIA
RBE	NATIVE RED BERRIED ELDER	SAMBUCUS PUBENS
DAW	DWARF ARCTIC WILLOW	SALIX PURPUREA NANA
RWO	WOODS ROSE	ROSA WOODSI
KDP	KATHRYN DYKES POTENTILLA	POTENTILLA FRUTICOSA 'KATHRYN DYKES'
PPB	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'
APC	ALPINE CURRANT	RIBES ALPINUM
FSP	FALSE SPIREA	SORBARIA SORBIFOLIA
DOG	BAILEY REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'
TBH	TWINBERRY HONEYSUCKLE	LONICERA INVOLUCRATE
VB	HIGHBUSH CRANBERRY	VIBURNUM EDULE

**EVERGREEN SHRUBS**

BTM	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
DGS	DWARF GLOBE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'
MMP	MINIATURE MUGO PINE	PINUS MUGO 'MOPS'
BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
SMM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'

**ORNAMENTAL GRASSES**

THG	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA
IRG	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES
SIG	SISKIYOU BLUE IDAHO FESCUE	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'
PKG	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA
BBS	BLUE BLUESTEM	ANDROPOGON GERARDII

**PERENNIALS & GROUNDCOVERS**

MRE	CREeping OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM 'COMPACTA'
PBS	CREeping WESTERN SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'
KIN	KINKINICK	ARCTOSTAPHYLOS UVA-URSI
SMS	SILVER MOUND SAGE	ARTEMISIA SCHMIDTIANA
ALA	ALPINE ASTER	ASTER ALPINE 'GOLIATH'
HBL	BLUE HAREBELL	CAMPANULA ROTUNDIFOLIA
LUP	LUPINE	LUPINUS SSP.
MIN	MINT	MENTHA SSP.
PWR	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS
DCT	DWARF CREEPING THYME	THYMUS PRAECOX 'MINUS'
WOO	WOOLLY THYME	THYMUS PRAECOX 'PSEUDOLANUGINOSUS'
SIS	SNOW IN SUMMER	CERASTIUM TOMENTOSUM
GMS	GOLDMOSS-UTAH STONECROP	SEDUM ACRE EVERGREEN
DGC	DENVER GOLD COLUMBINE	AQUILEGIA CHRYSANTHA 'DENVER GOLD'
ICQ	CHIEF QUINABY BEARDED IRIS	IRIS X GERMANICA 'CHIEF QUINABY'
ICD	CHINA DRAGON BEARDED IRIS	IRIS X GERMANICA 'CHINA DRAGON'
GAY	GAYFATHER	LIATRIS SPICATA
PUT	PUSSTYTOES	ANTENNARIA PARVIFOLIA
RMC	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA CAERULEA
DCB	DIXIE CHIP BUGLEWEED	AJUGA REPTANS 'DIXIE CHIP'
DGP	PETITE DIANTHUS	DIANTHUS GRATIANOPOLITANUS 'PETITE'
PMR	PURPLE MAZUS	MAZUS REPTANS
DWY	DWARF WOOLLY YARROW	ACHILLEA TOMENTOSA 'LEMON'
ESS	SUNNY-SIDE UP FLEABANE	ERIGERON SCOPULINUS 'SUNNY SIDE UP'
WRA	WOOTON'S RAGWORT	SENECIO WOOTONII

**R.O.W. TREE REQUIREMENTS**

REQUIRED QUANTITY (1 TREE EVERY 15 LF)	27
REQUIRED SIZES	MIN. 8" HEIGHT OR 3" CALIPER
PROVIDED QUANTITY (1 TREE EVERY 15 LF)	27
PROVIDED SIZES	MIN. 8" HEIGHT OR 3" CALIPER

**SITE TOTALS**

AREA	SQUARE FEET	% OF TOTAL
OPEN SPACE	94,502 SF	52%
IMPERVIOUS SURFACES	35,593 SF	20%
TOTAL SITE	181,925 SF	100%

\*SNOW STACKING AREAS ARE NOT PROVIDED BECAUSE ALL DRIVES WILL BE HEATED.



**rowland+broughton**  
*architecture / urban design / interior design*  
 500 w. main st. 1830 blake st.  
 denver, co 80202 denver, co 80202  
 970.544.9306 o 303.308.1373 f  
 970.544.3473 r



**NORRIS DESIGN**  
*Planning | Landscape Architecture | Drafting*  
 409 Main Street  
 Suite 207  
 P.O. Box 2320  
 Frisco, CO 80443  
 P 970.485.4478  
 www.norris-design.com

**Issuances and Revisions:**

11.18.2019	TOB PLANNING - CLASS A PRELIMINARY
12.08.2019	TOB PLANNING - CLASS A PRELIMINARY
12.20.2019	TOB PLANNING - CLASS A PRELIMINARY
07.13.2019	TOB PLANNING - CLASS A PRELIMINARY

**EAST PEAK 8**

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

PROJECT NO:  
 21729.00

SHEET TITLE:  
**LANDSCAPE SCHEDULE**

SCALE:

**L-100**

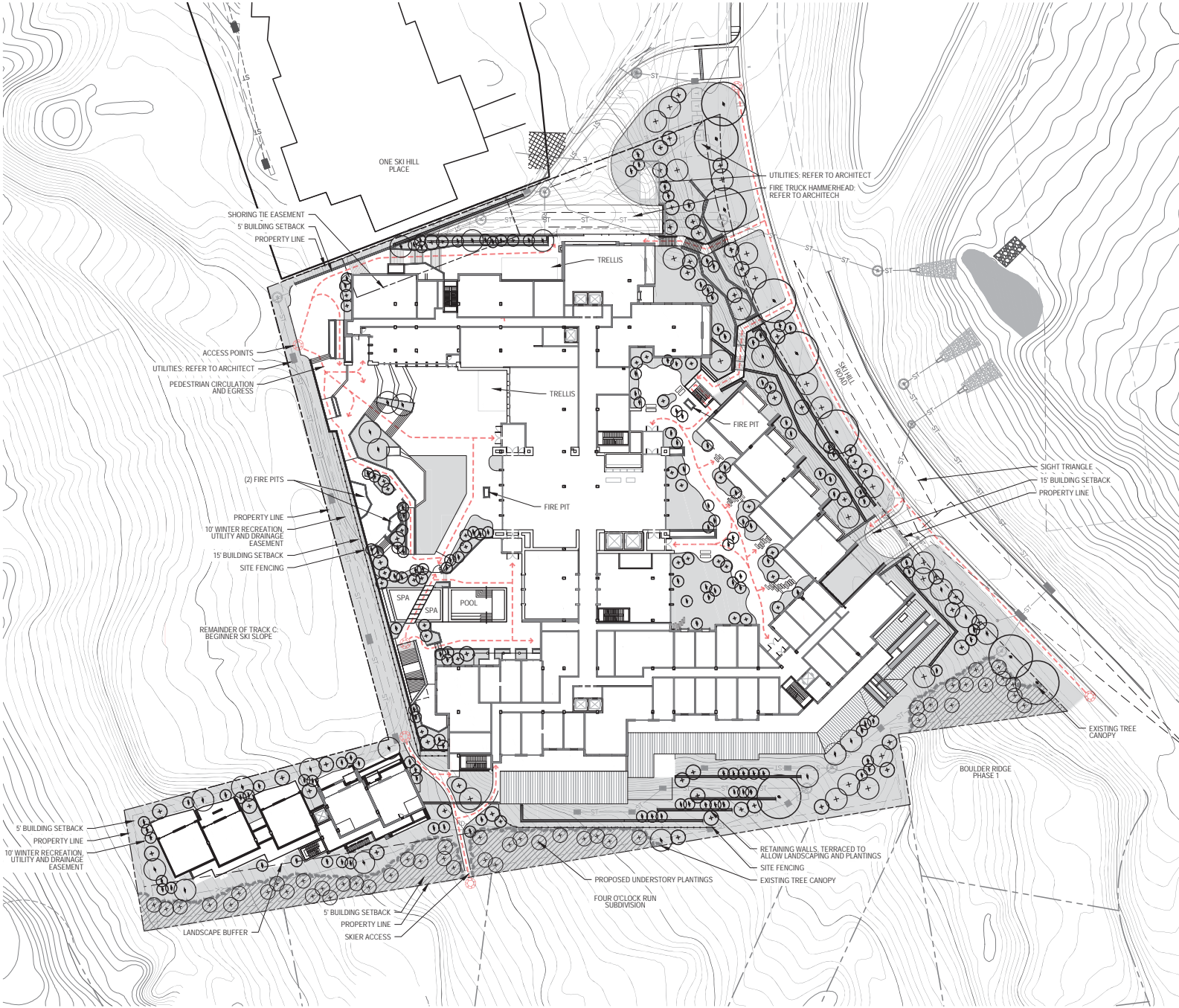
Copyright 2019 Rowland + Broughton, Inc. All rights reserved. This drawing is the property of Rowland + Broughton, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rowland + Broughton, Inc. The user of this drawing is to be held responsible for any errors or omissions. The user of this drawing is to be held responsible for any errors or omissions. The user of this drawing is to be held responsible for any errors or omissions.



Knap and Looney  
 Call before you dig

NOT FOR CONSTRUCTION

DATE: 11/18/2019 10:00 AM



**LEGEND**

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PROPERTY BOUNDARY
- EASEMENT WALL / RETAINING WALL
- FENCE
- EXISTING TREE CANOPY TO REMAIN
- PEDESTRIAN CIRCULATION
- LANDSCAPE AREA
- FIREPITS, 4 TOTAL

- NOTES**
1. IRRIGATION
    - 1.1. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.
    - 1.2. ALL PERENNIAL BEDS, GROUND COVERS, NATIVE SEED AND/OR TURF AREA TO BE SPAY IRRIGATED.
  2. ALL PAVED WALKWAYS, DRIVES AND NON-GRATED STAIRS SHALL BE HEATED FOR SNOW MELT. REFERENCE CIVIL FOR DRAINAGE.
  3. PEDESTRIAN LEVEL STREET LIGHTS SHALL BE INSTALLED ALONG ROW SIDEWALK. SPACING AND FIXTURE PER TOWN OF BRECKENRIDGE STANDARD PRACTICE.

PLAN NORTH TRUE NORTH

SCALE: 1" = 30'

**rowland+broughton**  
*architecture / urban design / interior design*  
 500 w. main st. 1830 blake st.  
 denver, co 80202 303.308.1373  
 970.544.9006 303.308.1373  
 970.544.3473 303.308.1373

Consultants:

**NORRIS DESIGN**  
*Planning | Landscape Architecture | Interiors*

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

**Issuances and Revisions:**

- 11.08.2019 TOB PLANNING - CLASS A PRELIMINARY
- 12.08.2019 TOB PLANNING - CLASS A PRELIMINARY
- 12.20.2019 TOB PLANNING - CLASS A PRELIMINARY
- 07.13.2019 TOB PLANNING - CLASS A PRELIMINARY

**EAST PEAK 8**

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

PROJECT NO:  
 21729.00

SHEET TITLE:  
**LANDSCAPE PLAN**

SCALE:  
**L-104**

NOT FOR CONSTRUCTION



Copyright 2019 Rowland+Broughton, Inc. All rights reserved. This drawing is the property of Rowland+Broughton, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rowland+Broughton, Inc.





**rowland+broughton**  
 architecture / urban design / interior design  
 500 w. main st. 1830 blake st.  
 denver, co 80202 303.308.1373  
 970.544.9036 o 303.308.1373 f  
 970.544.3473 i

Consultants:   
**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding

409 Main Street  
 Suite 207  
 P.O. Box 2320  
 Frisco, CO 80443  
 P-970.485.4478  
[www.norris-design.com](http://www.norris-design.com)

**Issuances and Revisions:**  
 11.18.2019 TOB PLANNING - CLASS A PRELIMINARY  
 12.06.2016 TOB PLANNING - CLASS A PRELIMINARY  
 12.20.2016 TOB PLANNING - CLASS A PRELIMINARY  
 07.13.2019 TOB PLANNING - CLASS A PRELIMINARY

**EAST PEAK 8**

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

PROJECT NO:  
 21729.00

SHEET TITLE:  
**ILLUSTRATIVE  
 SITE PLAN**

SCALE:  
**L-105**

**NOTES**

1. PLANS ARE PRELIMINARY IN NATURE AND MAY NOT REFLECT FINAL DESIGN OR CONFIGURATION. THIS PLAN IS NOT FOR CONSTRUCTION.


  
 PLAN NORTH TRUE NORTH SCALE: 1" = 30'  
© 2019 Rowland+Broughton. All rights reserved. This document is the property of Rowland+Broughton and is not to be distributed, copied, or reproduced without the written consent of Rowland+Broughton.

NOT FOR CONSTRUCTION



# EP8 - SUPPORTING DOCUMENTS

---

## 2ND PRELIMINARY CLASS A SUBMISSION

LOCATION: Breckenridge, Colorado  
OWNERS: Lionheart Mountain Ventures LLC  
ARCHITECTURE: Rowland+Broughton Architecture / Urban Design / Interior Design



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.





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.





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.





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.





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.



EAST PEAK 8



GRAND COLORADO



BUILDINGS VARY IN SHAPE AND FORM BUT SHARE SIMILAR PERCENTAGES OF GLAZING WITHIN MAIN BUILDING ELEMENTS.

AVERAGE GABLE - 36% GLAZING\*

TOTAL 32 GABLES:

- 9 GABLES OF TYPE 1 - 38% GLAZING
- 11 GABLES OF TYPE 2 - 39% GLAZING
- 12 GABLES OF TYPE 3 - 32% GLAZING

\*SINCE 1ST PRELIMINARY SUBMISSION, BUILDING GLAZING HAS BEEN REDUCED BY ±8,000SF

AVERAGE GABLE - 36% GLAZING

EAST PEAK 8



ONE SKI HILL PLACE



ANALYSIS OF ARCHITECTURAL FORMS, FEATURES, AND MATERIALS SHOW SUBSTANTIAL SIMILARITIES AND CONTEXTUALLY APPROPRAITE DESIGN.

DARK ROOF FORMS

HEAVY ROOF BEAMS

SIMILAR ROOF SLOPES

DRAMATIC ROOF OVERHANGS

DISSOLVED GABLE SIDE WALLS

HEAVY TIMBER SIDING

DARK SHINGLES

EAST PEAK 8



GRAND COLORADO



ANALYSIS OF ARCHITECTURAL FORMS, FEATURES, AND MATERIALS SHOW SUBSTANTIAL SIMILARITIES AND CONTEXTUALLY APPROPRAITE DESIGN.

HEAVY ROOF BEAMS

RUSTIC GABLE FORMS

SIMILAR ROOF SLOPES

DISSOLVED GABLE SIDE WALLS

MULTI-STORY STRUCTURAL ELEMENTS

METAL AND WOOD RAILINGS

STONE BASE











LEGEND

- ① STAINED WOOD VERTICAL SIDING
- ② HEAVY STACKED LOGS
- ③ ROUGH WOOD TIMBER SIDING
- ④ BRONZE STANDING SEAM ROOF
- ⑤ STONE BASE
- ⑥ ROUGH WOOD SCREEN

Peak 7 and 8 Master Plan

Design Standards (Extract)

- 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.

- Wood elements will be stained, with muted colors chosen from a natural palette 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.



As noted in the master plan, the fit test and view corridors graphics are conceptual in nature and not meant to determine actual building locations. Per the master plan, the most important elements depicted in the graphics are relationship of plaza areas, circulation and views of mountains and lifts. Plaza areas, circulation and views of lifts and mountains are improved from the original master plan and view corridors for the EP8 site with this proposal. An extensive south facing public plaza space engages guests and residents on the mountain side, creating an extension of the existing Peak 8 base area and expanding dining, lounging and apres experiences. Additional public plazas on the west and north sides of the property are designed for circulation and activation from adjacent One Ski Hill Place and Ski Hill Road, allowing pedestrian circulation throughout the site and enhancing walkability through the property. Circulation is improved with the removal of Sawmill Road access and all vehicular traffic located in the underground garage. Service vehicle circulation is limited to the western side of the property which mirrors the service activities on the adjacent One Ski Hill Place property. Views to the mountain and lifts are maintained through balanced building mass reductions and height limitations, with a reduction in mass from the original property along the eastern property line.



AMENDMENT TO MAY 2003 MASTER PLAN  
15 AUGUST 2005

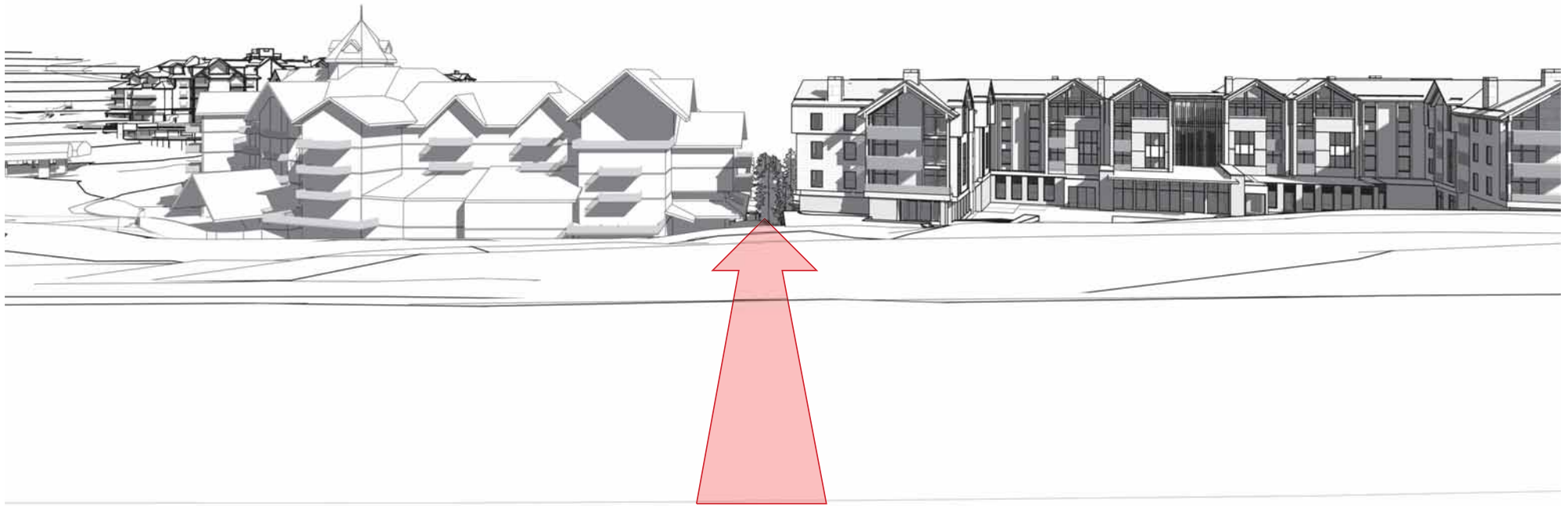


PREVIOUS PROPOSED SITE PLAN  
04 JANUARY 2018

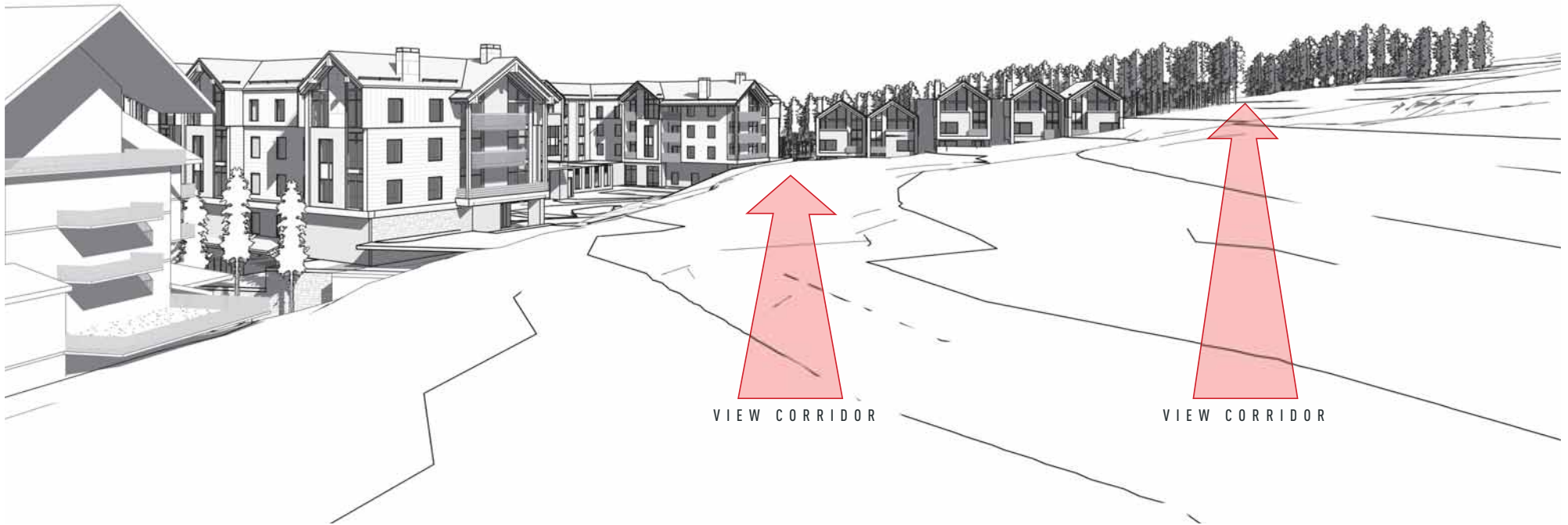


CURRENT PROPOSED SITE PLAN  
13 NOVEMBER 2018





VIEW CORRIDOR







LEGEND

- REDUCTION AT 1ST CLASS-A PLANNING COMMISSION HEARING - 15 JANUARY 2019
- REDUCTION AT 2ND CLASS-A SUBMISSION - 15 JULY 2019





LEGEND

- REDUCTION AT 1ST CLASS-A PLANNING COMMISSION HEARING - 15 JANUARY 2019
- REDUCTION AT 2ND CLASS-A SUBMISSION - 15 JULY 2019



LEGEND

- REDUCTION AT 1ST CLASS-A PLANNING COMMISSION HEARING - 15 JANUARY 2019
- REDUCTION AT 2ND CLASS-A SUBMISSION - 15 JULY 2019



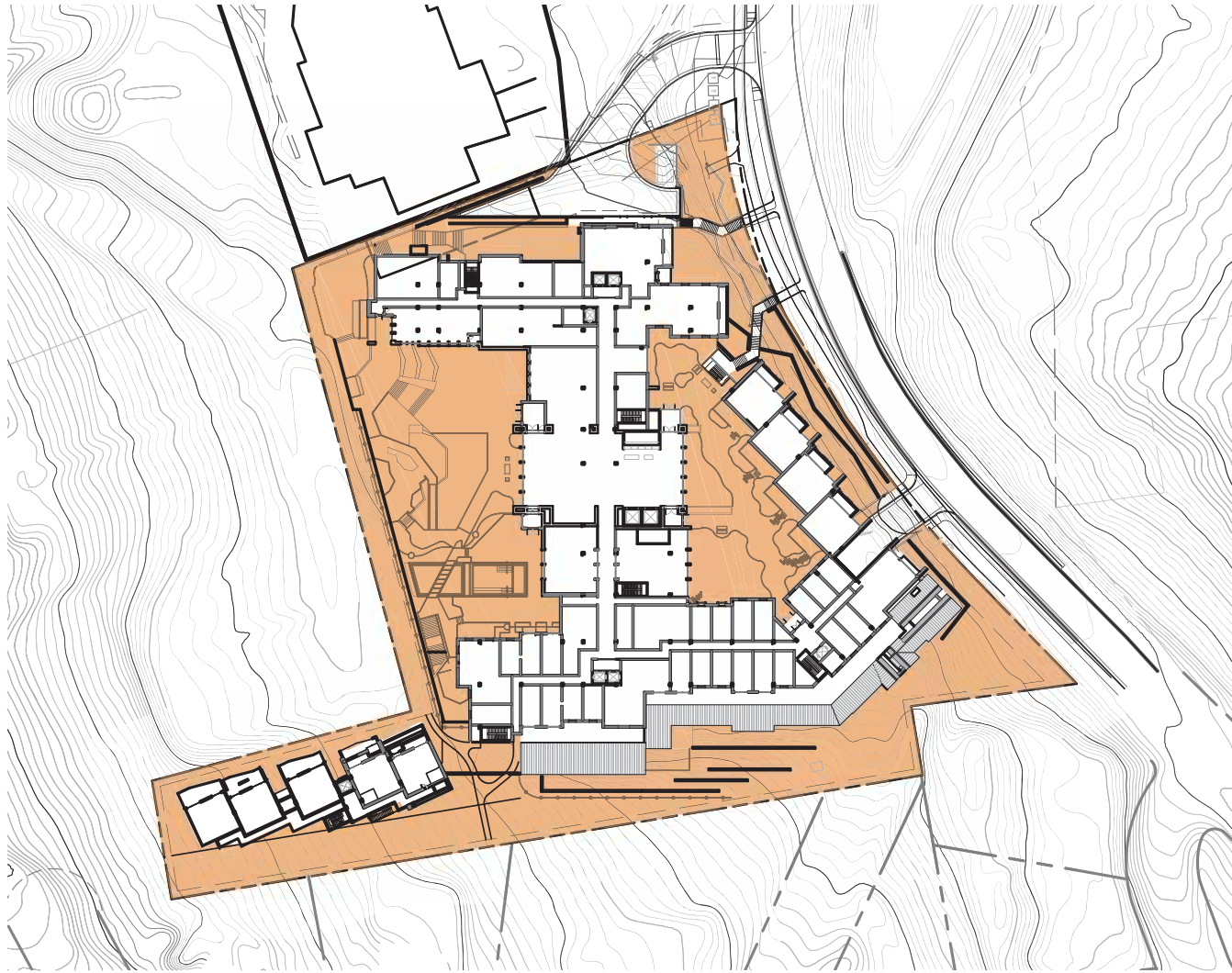


LEGEND

- REDUCTION AT 1ST CLASS-A PLANNING COMMISSION HEARING - 15 JANUARY 2019
- REDUCTION AT 2ND CLASS-A SUBMISSION - 15 JULY 2019



OPEN SPACE EXHIBIT



LEGEND

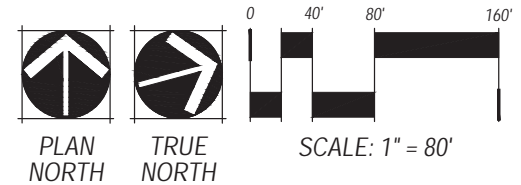


OPEN SPACE CALCULATIONS TABLE

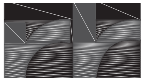
AREA	SQUARE FEET	% OF TOTAL SITE
OPEN SPACE	94,502	52%
TOTAL SITE	181,925	100%

NOTES:

1. NO SNOW STACK PROVIDED. ALL WALKS AND DRIVES TO BE SNOW MELT.







**rowland+broughton**  
 architecture + urban design + interior design  
 234 e. poplars ave. 1800 state st. ste. 200  
 aspen, co 81611 denver, co 80202  
 970.544.9006 o 303.308.1373 f  
 970.544.9073 r 303.308.1375 f

Consultants:  
  
**NORRIS DESIGN**  
 Planning | Landscape Architecture | Interiors

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

**Issuances and Revisions:**  
 11.16.2018 TOB PLANNING - CLASS A PRELIMINARY  
 12.05.2018 TOB PLANNING - CLASS A PRELIMINARY  
 12.20.2018 TOB PLANNING - CLASS A PRELIMINARY  
 07.13.2019 TOB PLANNING - CLASS A PRELIMINARY

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

PROJECT NO:  
 21729-00



SHEET TITLE:  
**ILLUSTRATIVE  
 SITE PLAN**

SCALE:  
**L-105**

THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE PROPERTY OF ROWLAND+BROUGHTON AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROWLAND+BROUGHTON. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DOCUMENT.

**NOTES**

1. PLANS ARE PRELIMINARY IN NATURE AND MAY NOT REFLECT FINAL DESIGN OR CONFIGURATION. THIS PLAN IS NOT FOR CONSTRUCTION.

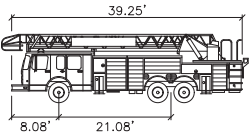
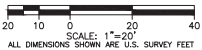



SCALE: 1" = 30'

**NOT FOR CONSTRUCTION**

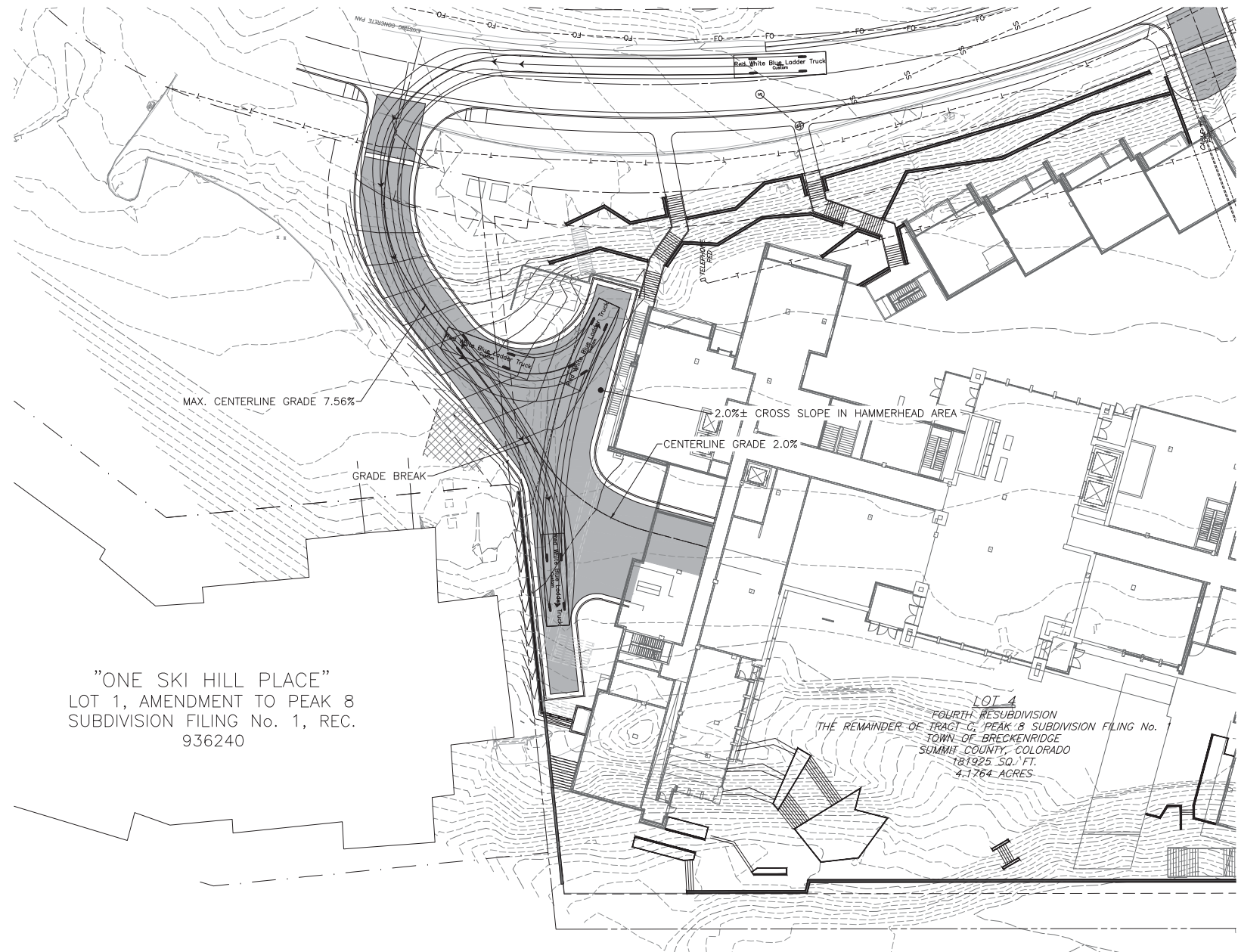
EP8 ACCESS EXHIBIT  
07/12/2019

FIRE TRUCK MOVEMENT



RED, WHITE & BLUE LADDER TRUCK

	feet
Width	: 9.67
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



"ONE SKI HILL PLACE"  
LOT 1, AMENDMENT TO PEAK 8  
SUBDIVISION FILING No. 1, REC.  
936240

LOT 4  
FOURTH RESUBDIVISION  
OF TRACT C, PEAK 8 SUBDIVISION FILING No.  
TOWN OF BRECKENRIDGE  
SUMMIT COUNTY, COLORADO  
18,192.5 SQ. FT.  
4.1764 ACRES



**EXHIBIT A**  
**ACCESS EASEMENT**  
**A PORTION OF THE REMAINDER OF TRACT C**

AN ACCESS EASEMENT LOCATED ON THE REMAINDER OF TRACT C AS DEPICTED ON THE FOURTH RESUBDIVISION OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION, FILING NO. 1. A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY AT RECEPTION No. 1187721.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

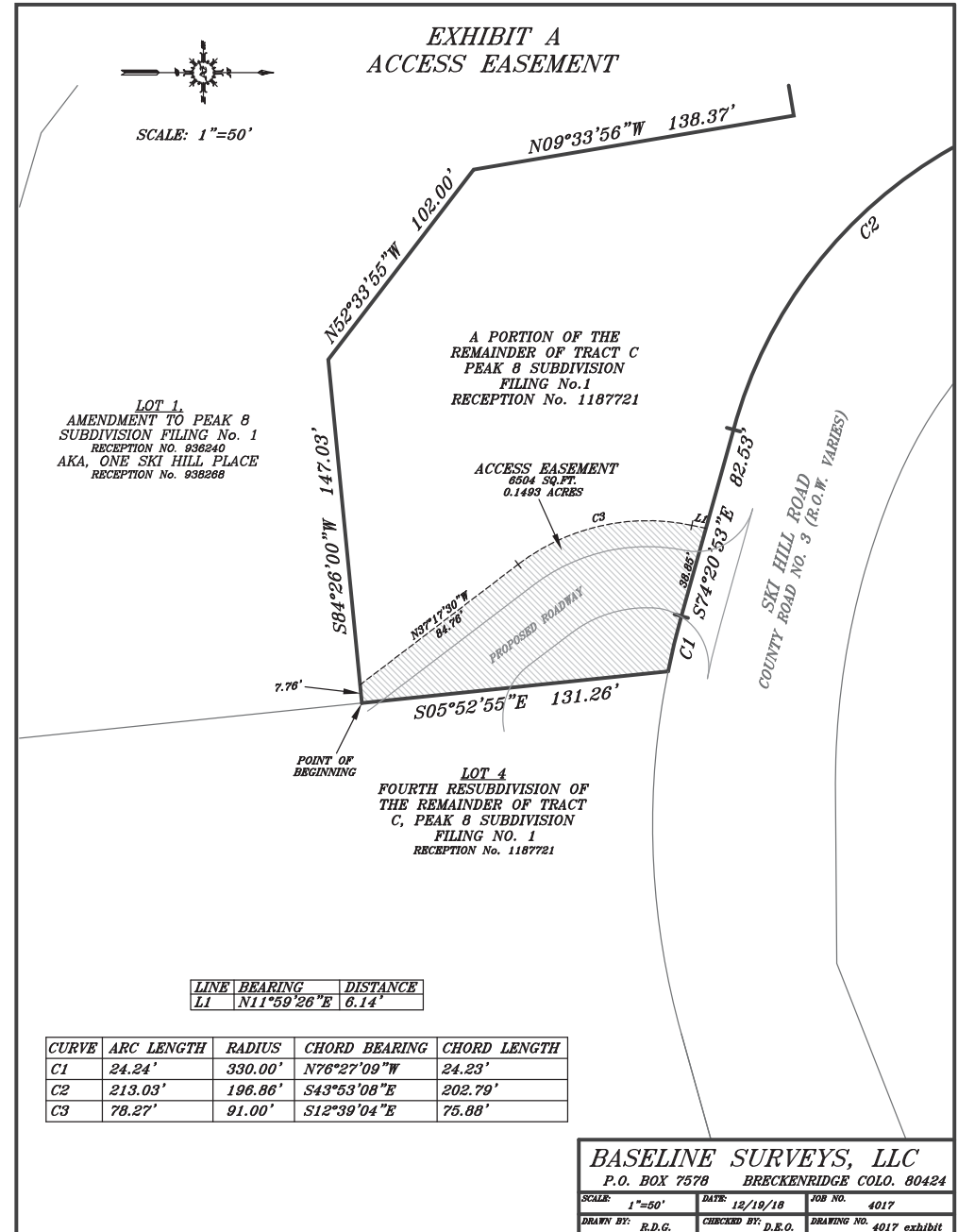
BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, OF SAID FOURTH RESUBDIVISION OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 4 BEARS N05°52'55"W, A DISTANCE OF 131.26 FEET. SAID POINT BEING IN FACT THE TRUE POINT OF BEGINNING.

THENCE CONTINUING FOR THE FOLLOWING 7 COURSES:

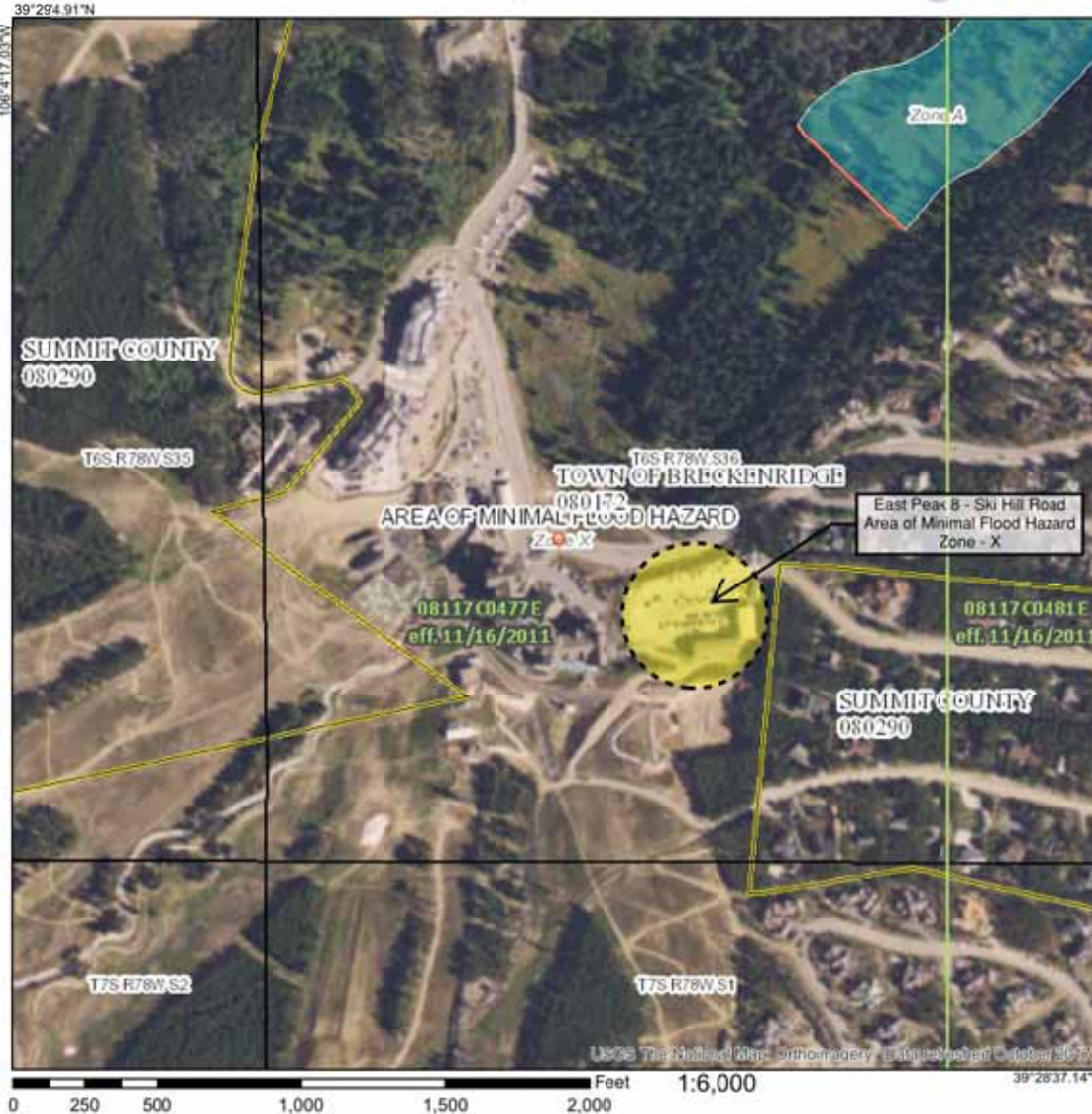
- 1) S84°26'00"W, ALONG THE SOUTHERLY LINE OF SAID REMAINDER OF TRACT C, A DISTANCE OF 7.76 FEET.
- 2) N37°17'30"W, A DISTANCE OF 84.76 FEET.
- 3) 78.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, AND A CHORD WHICH BEARS N12°39'04"W, A DISTANCE OF 75.88 FEET.
- 4) N11°59'26"E, A DISTANCE OF 6.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SKI HILL ROAD.
- 5) S74°20'53"E, ALONG SAID RIGHT OF WAY FOR SKI HILL ROAD, A DISTANCE OF 38.85 FEET.
- 6) THENCE; CONTINUING ALONG SAID RIGHT OF WAY, 24.24 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AND A CHORD WHICH BEARS S76°27'09"E, A DISTANCE OF 24.23 FEET, TO SAID NORTHWEST CORNER OF SAID LOT 4.
- 7) THENCE; S05°52'55"E, ALONG SAID WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 131.26 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 6504 SQUARE FEET, OR 0.1493 ACRES, MORE OR LESS.

Baseline Surveys LLC  
P.O. 7578  
Breckenridge CO 80424  
P:\4017 Construction Easements



# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |                      |   |
|------------------------------------|----------------------|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |                      | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                                    |                      | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                                    |                      | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |                      | 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                                    |                      | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                                    |                      | Area with Reduced Flood Risk due to Levee. See Notes, Zone X  |
|                                    |                      | Area with Flood Risk due to Levee Zone D  |
| <b>OTHER AREAS</b>                 |                      | Area of Minimal Flood Hazard Zone X   |
|                                    |                      | Effective LOMRs   |
|                                    |                      | Area of Undetermined Flood Hazard Zone D  |
| <b>GENERAL STRUCTURES</b>          |                      | Channel, Culvert, or Storm Sewer  |
|                                    |                      | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |                      | Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |                      | Coastal Transsect   |
|                                    |                      | Base Flood Elevation Line (BFE)   |
|                                    |                      | Limit of Study  |
|                                    |                      | Jurisdiction Boundary   |
|                                    |                      | Coastal Transsect Baseline  |
|                                    |                      | Profile Baseline  |
|                                    | Hydrographic Feature |   |
| <b>MAP PANELS</b>                  |                      | Digital Data Available  |
|                                    |                      | No Digital Data Available   |
|                                    |                      | Unmapped  |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/12/2018 at 4:16:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# THE FOUR O'CLOCK

A SUBDIVISION OF PORTIONS OF SECTION 36-6-78 AND SECTION 1-7-78, BEING PORTIONS OF THE TYRA PLACER MIN. SUR. NO. 13343, AND THE SAW MILL PATCH PLACER PLACER MIN. SUR. NO. 2533 ALL IN THE SPAULDING MINING DISTRICT

## LAND SURVEYOR'S CERTIFICATE

I, HOWARD P. BUNGER JR., BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE FOUR O'CLOCK WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. STEEL PINS WERE SET AT ALL BOUNDARY CORNERS. DATED THIS 9TH DAY OF DECEMBER, A.D. 1966.

*Howard P. Bunger Jr.*  
REGISTERED P.L.S. NO. 3788

## ATTORNEY'S OPINION

I, ROBERT A. THEOBALD, BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

DATED THIS 16TH DAY OF DECEMBER, A.D. 1966

*Robert A. Theobald*  
ATTORNEY-AT-LAW

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE TYRA PLACER, MINERAL SURVEY NO. 13343, IN THE SPAULDING MINING DISTRICT, SUMMIT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON LINE 3-4 OF SAID TYRA PLACER, WHENCE CORNER NO. 4 BEARS N 84° 58' W 1530.00 FEET; THENCE S 84° 58' E ALONG SAID LINE 3-4 1178.77 FEET; THENCE S 6° 00' W 620.00 FEET; THENCE S 2° 25' E 184.37 FEET; THENCE S 90° E 200.31 FEET; THENCE S 87° 08' W 303.19 FEET; THENCE S 6° 00' W 164.08 FEET; THENCE S 9° 54' W 162.74 FEET; THENCE S 68° 27' W 160.73 FEET; THENCE N 35° 19' W 89.58 FEET; THENCE N 77° 56' W 274.60 FEET; THENCE S 8° 00' W 420.00 FEET; THENCE N 5° 00' E 883.24 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALSO A 40 FOOT WIDE PARCEL FOR ROAD PURPOSES LYING IN THE SAW MILL PATCH PLACER MINERAL SURVEY NO. 2533 IN THE SPAULDING MINING DISTRICT, SUMMIT COUNTY, COLORADO, WHOSE CENTERLINE IS DESCRIBED AS BEGINNING AT A POINT ON LINE 4-5 OF SAID SAW MILL PATCH PLACER, WHENCE CORNER NO. 5 BEARS N 84° 58' W 2678.77 FEET; THENCE N 6° 00' E 284.68 FEET; THENCE N 2° 25' E 198.50 FEET; THENCE N 7° 19' E 230.00 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OFF-WAY LINE OF SKI HILL ROAD, CONTAINING 23.28 ACRES, N.M.

IN SUMMIT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF THE FOUR O'CLOCK, AND HAS LAID OUT, PLATTED AND SUBDIVIDED SAME, AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE STREETS, ALLEYS, ROADS, AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 16TH DAY OF DECEMBER, A.D. 1966.

BY

*David H. Groll*  
DAVID H. GROLL

*Nettie B. Groll*  
NETTIE B. GROLL

*Lois G. Theobald*  
LOIS G. THEOBALD, CUSTODIAN FOR ROBIN G. THEOBALD, A MINOR

*Werner H. Heidbrink Jr.*  
WERNER H. HEIDBRINK, JR.

*Harold L. Woods*  
HAROLD L. WOODS

*Frank Plaut, Trustee*  
FRANK PLAUT, TRUSTEE

*Samuel L. McClaren*  
SAMUEL L. MCCLAREN

*Erl H. Ellis*  
ERL H. ELLIS

EAGLE COUNTY DEVELOPMENT CORP.  
BRECKENRIDGE LANDS, INC.

STATE OF COLORADO } s.s.  
COUNTY OF SUMMIT }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF DECEMBER, A.D. 1966, BY DAVID H. GROLL, NETTIE B. GROLL, FRANK PLAUT TRUSTEE, LOIS G. THEOBALD CUSTODIAN FOR ROBIN G. THEOBALD A MINOR, WERNER H. HEIDBRINK, JR., HAROLD L. WOODS, BY L. DOUGLAS HOYT AS PRESIDENT AND SAMUEL L. MCCLAREN AS SECRETARY OF EAGLE COUNTY DEVELOPMENT CORP., A COLORADO CORPORATION, AND BY L. SELDEN CATLIN AS PRESIDENT AND ERL H. ELLIS AS ASST. SECRETARY OF BRECKENRIDGE LANDS, INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES APRIL 13, 1968.

WITNESS MY HAND AND OFFICIAL SEAL

*James G. Don*  
NOTARY PUBLIC

## SUMMIT COUNTY COMMISSIONERS APPROVAL

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO DOES HEREBY AUTHORISE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSIONERS HELD THIS 17TH DAY OF JANUARY, A.D. 1967.

*John F. Hix*  
JOHN F. HIX CHAIRMAN

## SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, ON THIS 27th DAY OF JANUARY, A.D. 1967.

BOOK NUMBER \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_  
RECEPTION NUMBER 106336 TIME 9:54 AM

RICHARDS-BUNGER-HUFFSTUTLER, ENGINEERS, INC.  
8465 WEST COLfax AVENUE  
DENVER, COLORADO



PLAN HOLD

DATE FILED: 1/27/67

106336



## TOWN OF BRECKENRIDGE TOWN COUNCIL

### August 27 Town Council Meeting



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

### Managers Report

#### Fiber9600

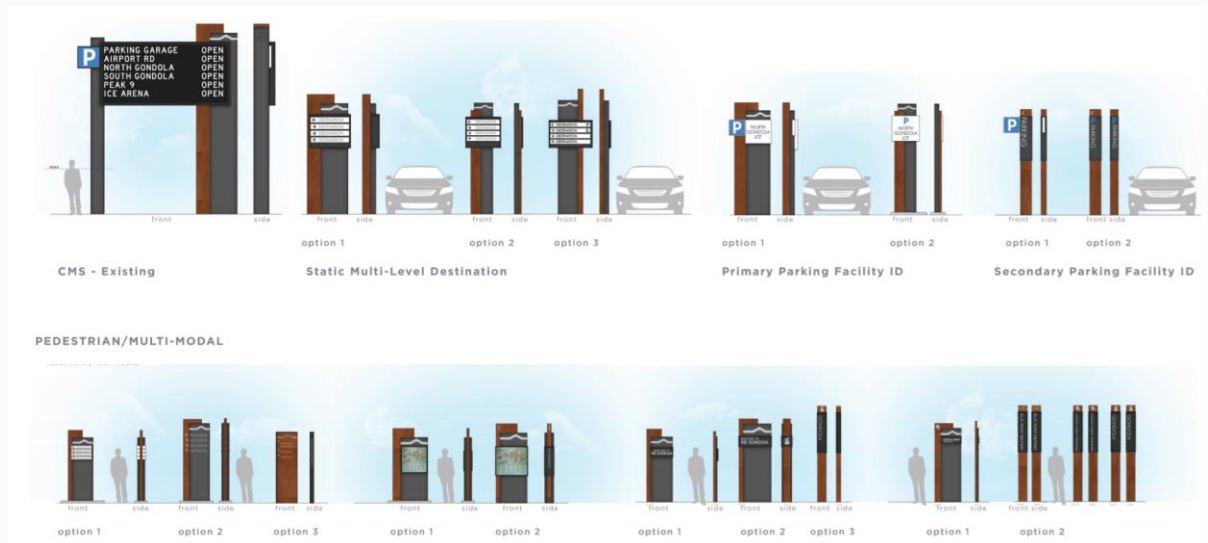
- The fiber construction continues to progress on schedule. The Xcel joint trenching is underway on Wellington Rd and cable pulling and splicing has also started through the project areas. Remaining work on the project includes the highway 9 crossings at Huron Rd and Airport Rd and the hut site build. The work within the roadways should be completed in September, with the pulling, splicing, and hut site work continuing through the fall.



- There will be an informational panel and forum at **Town Hall on September 12 at 5:30 pm titled "Fiber and the Future of Breckenridge"** where experts from the state and national level will come to talk about the future of fiber infrastructure in Breckenridge, Colorado, and the nation. This educational event is for those who want to better understand this technology and the other communities that are pursuing it.

### Wayfinding Package

- The Town's Wayfinding Project, led by Walker Consultants and Norris Design, began in 2017 with the design and installation of digital message signs (DMS) at the south and north ends of town. This second phase of the project has expanded to include additional vehicular wayfinding, as well as pedestrian level signage.
- The goal of the Wayfinding Project is to direct visitors to key destinations and parking opportunities throughout the town in a safe and effective manner, reduce traffic congestion and circling, and evolve the design aesthetic of the signage to incorporate the new Town logo.



### Finance

- July is largely reflective of June tax collections. We are approximately \$1.2M over 2019 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$650k over budget and Real Estate Transfer Tax up \$369k over budget. Sales Tax is \$849k ahead of prior year; RETT is up \$104k over prior year.

## Other Presentations

### Proposed Short Term Rental Ordinance Changes

- Staff suggested a flat annual demand fee that can accomplish goal of effectively charging STR units a higher water rate for their business use of Town water & to account for spike in winter demand levels. A flat fee will reach all STR licensed properties on an equitable basis. **Council did not want to pursue the water issue.**
- The ordinance addresses:
  - Occupancy – set at 2 persons per bedroom plus 4, with the exception of studios, which shall be considered 0 bedrooms and as such allowed 4 persons.
  - Advertisements are required to display the occupancy limit as well as business license (BOLT) number.
- Finance will amend business license invoices and the business licenses form for accommodations units to show the number of bedrooms for a particular unit per our records. This will eliminate any confusion as far as what occupancy number the licensee should post on their advertisement per (2) above. Finance will base the number of bedrooms off of the County's Assessors Office.

### Annual Parking Report

- Revenue increased by 35% in the 2018/19. The majority of the increase can be attributed to the following:
  - Increase in overnight parking rates - \$25/night on weekends at the Ice Rink and \$10/night on weekends at the Satellite Lot.
  - Addition of S. Gondola as a pay lot in the summer for the first time.
  - The change in locals' appreciation in May from all free to only the lots being free.
  - Increase in rates on S. Main Street and the Flot. These changes accounted for roughly \$398,338 of the increase or 80% of the increase.
- Length of stay in 2018/2019 was comparable with 2017/2018. There were four lots that saw some increase in stays of 5 hours or more.
  - Ice House – Stays of at least 5 hours increased from 8 to 10 percent.
  - Tonopah – Stays of at least 5 hours increased from 6 to 8 percent.
  - Wellington – Stays of at least 5 hours increased from 29 to 38 percent.
  - Tiger Dredge – Stays of at least 5 hours increased from 27 to 34 percent.
- All of the lots see a significant decrease in stays after the third hour except for the FLOT, Tiger Dredge, and Wellington lots which are designed for longer stays



- Recommendation: In order to discourage long-term parking in Tonopah and Ice House, staff recommends increasing the pay rates on an escalating schedule as noted in the attached proposed rate schedule.
- The overnight parking rate increased from \$5 to \$15 in 2015/2016 in the Ice Rink. The overnight rate increased on weekends this year from \$15 to \$25/night.
- The average number of vehicles parked at the Ice Rink overnight has increased from 22 to 34 over the last three winters – an increase of 55%. Weekends have seen an increase of 50% in the same period.
- The average number of vehicles parked at the Airport lot overnight has increased from 30 to 83 over the last four winters – an increase of 175%. Weekends have seen an increase of 172% in the same period. Through pricing, we have been able to keep the majority of overnight vehicles parked in the Airport Lot. However, we have not been able to limit the total number of extra vehicles in need of overnight parking.
- On average, the Town provided 118 combined overnight parking spaces per night in 2018/2019. That number increases to 185 on weekends.
- January 12, 2019, was the busiest night of overnight parking with 341 paid vehicles when combining Airport Lot and Ice Rink.
- Recommendation: In order to further discourage overnight parking in the Ice Rink lot, staff recommends increasing the pay rates.
- There was an overall increase of 8% in the traffic volume on Highway 9 and increase of 2% on I-70 in 2018/2019 compared to last season.

<b>CITATION COUNT</b>						
For the period of May-April						
	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
<b>Warnings/Voids</b>	1015	1227	1325	4427	13221	7175
<b>Citations</b>	5384	6304	6763	3171	4086	3976
<b>Total</b>	6399	7531	8088	7598	17307	11151

<b>CITATION COUNT BY STATUS</b>						
For the period of May-April						
<b>STATUS</b>	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
<b>PAID</b>	4747	5498	5223	2690	3066	2609
<b>NOT PAID</b>	637	806	1031	481	1020	1367
<b>COLLECTION RATE</b>	88%	87%	85%	85%	75%	66%
<b>APPEAL ACCEPTED</b> (not included in Paid or Unpaid)	NA	NA	NA	NA	371	301

<b>TOP VIOLATIONS</b> (includes warnings/voids)	<b>2017-2018</b>	<b>TOP VIOLATIONS</b> (includes warnings/voids)	<b>2017-2018</b>
Payment Required	13,255	Payment Required	8014
Signs Prohibit	1,729	Signs Prohibit	1757
2-6 AM	581	2-6 AM	217
2hr Violation	403	2hr Violation	189
Obstructing Traffic	376	Delivery Zone	164
Residential Street	147	Obstructing Traffic	162

#### Blue River Access Control Plan Update

- Four trail design typical sections are being utilized in the conceptual trail design. The conceptual trail design is nearing completion, and will be presented in detail at the next Open House. The trail is being proposed along the west side of the highway. Working south to north, the following describes how each of the typical sections will be applied along the corridor:
  - Widened shoulders (5' wide) will be proposed on CO 9 from the Park County Line to Mark Court
  - A Shared Use Sidepath (10-12' paved pathway with a 5' separation from the travel lane) will be proposed from Quandary Drive to Green Mountain Drive
  - A Shared Use Trail (12' paved pathway with a 6' or greater separation from the travel lane on CO 9) will be proposed from Mark Court to Quandary Drive, and from Green Mountain Drive to River Park Drive

- A widened Sidewalk (10-12' wide off the edge of the travel lane on CO 9) will be proposed from River Park Drive to Boreas Pass Road. An option will be presented to extend the widened sidewalk south of River Park Drive.

### Peak 7 Chairlift Proposal

- On August 21 the Council conducted a site visit to the proposed alignment of the new chairlift and visited the top and bottom terminal locations. Representatives of the US Forest Service and the Breckenridge Ski Resort were in attendance at the site visit.

## Regular Council Meeting

### Legislative Review

- **Minimum Tobacco Product Age Ordinance (Second Reading):** This ordinance raises the consumption age of tobacco and nicotine products to 21 years old in the Town of Breckenridge. **(Passed 7-0)**
- **Retail Tobacco Business Licensing Ordinance (Second Reading):** This ordinance will allow the Town Clerk to license all retailers selling tobacco products, including all nicotine products, smoking devices, and any accessory used for the consumption of tobacco products. **(Passed 7-0).**
- **Sale of Dogs and Cats from Inhumane Breeding Facilities Ordinance (First Reading):** Several weeks ago Council was asked to consider enacting an ordinance that would prohibit the sale of dogs and cats produced in inhumane breeding facilities. The ordinance prohibits any business from offering for sale dogs and cats from an inhumane breeding facility. The term “offer for sale” includes sale, delivering, offering for sale, barter, auction, or in any way disposing of a dog or cat. **(Passed 7-0)**
- **Cucumber Creek Estates Drainage Easement (First Reading):** Cucumber Creek Associates, LLC., the beneficiary of an existing Drainage and Detention Pond Easement on a Town owned Open Space parcel known as Christie Heights Subdivision #2, Tract A, has requested a relocation of the easement. This easement was dedicated on the now designated Open Space lot in 2001 with a replat of a portion of the original Christie Heights Subdivision, which included land where the Cucumber Creek Estates Subdivision and the Nordic Center are located. The existing easement is for the benefit of the Cucumber Creek Estates Subdivision only. **(Passed 7-0)**
- **GIS Resolution (Resolution):** Intergovernmental Agreement (IGA) facilitate tshe towns of Breckenridge, Frisco, and Silverthorne to share mapping software. Environmental Systems Research Institute, Inc. (“ESRI”) is a provider of Geographic Information Software (“GIS”) and has created a



Regional Government Enterprise License Agreement (“ELA”) intended for a group of small towns with a combined population under 25,000 to allow the towns to work together and enter into a single software licensing agreement. **(Passed 7-0)**

---