



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, April 4, 2023, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the April 4, 2023 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 4

Approval of Agenda

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

5:40pm - Consent Calendar

1. 32 Rounds Single Family Residence (CC) 32 Rounds Road; PL-2023-0055 6

5:45pm - Town Projects

1. Stillson (Stables Village) Master Plan (SVC) 710 Wellington Road; PL-2023-0034 29

6:15pm - Other Matters

1. Town Council Summary

6:30pm - 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.



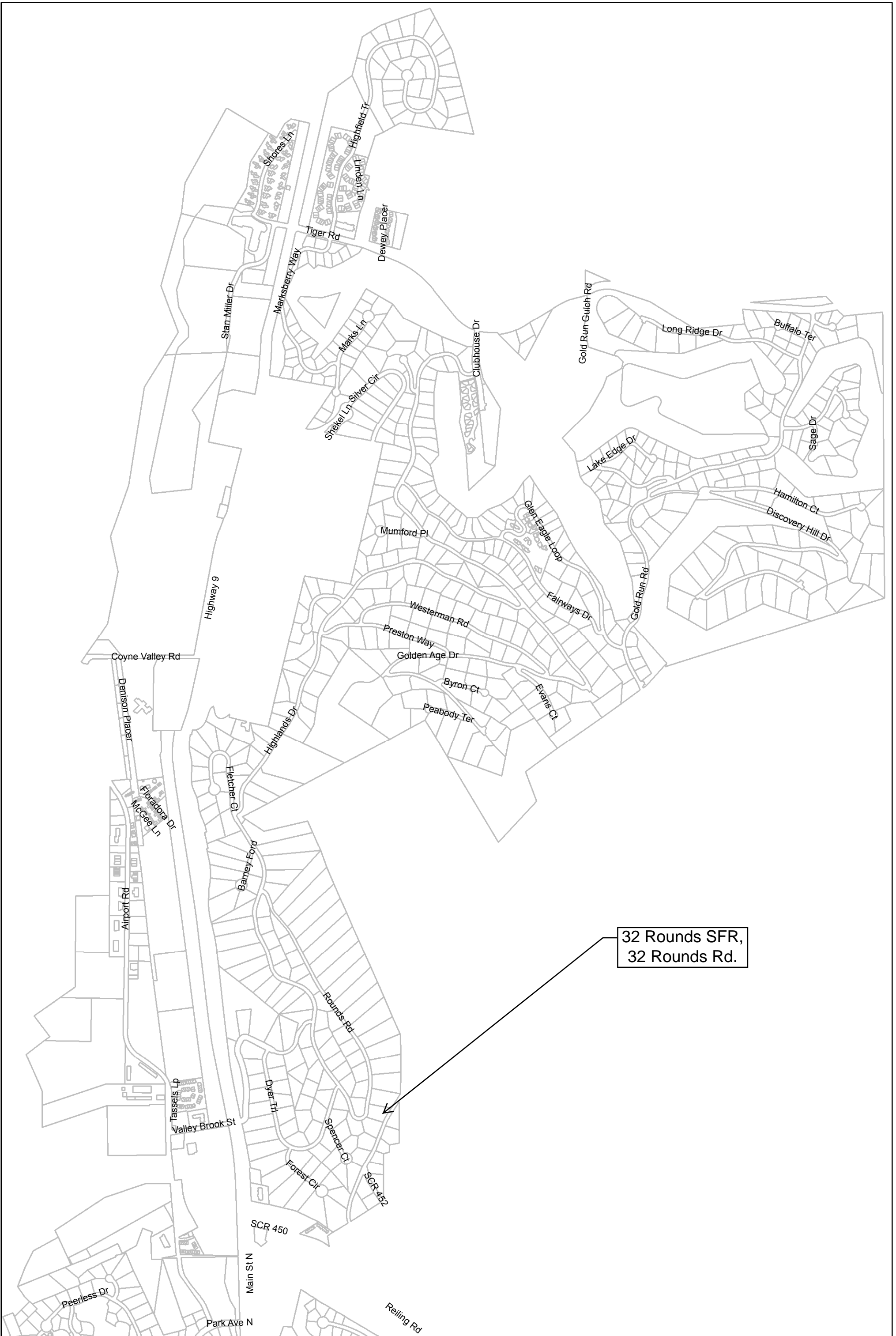
Stables Village
Master Plan, 710
Wellington Rd.



NOT TO SCALE

Breckenridge South





32 Rounds SFR,
32 Rounds Rd.

PLANNING COMMISSION MEETING

The meeting was called to order at 5:32 pm by Chair Frechter.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Susan Propper
Ethan Guerra	Steve Gerard	Elaine Gort	

APPROVAL OF MINUTES

Mr. Leas would like it noted that he would like the Commission to receive gondola lot plans as soon as they are available because they are many pages which is difficult for him to review in the given timeframe.

With the suggested changes, the March 7, 2023 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the March 21, 2023 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments

CONSENT CALENDAR:

1. Engle Residence Addition (CC), 102 New England Drive, PL-2023-0044

Mr. Gerard: With this remodel they will have one additional bedroom and one additional bathroom, does this property hold a short-term rental license? (Mr. Cross: It does not hold a license to my knowledge.) I note this because in other communities it is apparent that properties with short-term rental licenses are expanding to increase capacity. It will also be difficult to get equipment to this location, how will trees be protected and how with the lot be fenced since there is no disturbance envelope? (Mr. Cross: The lot will be fenced at the setbacks for this project and trees will be individually protected with fencing. Prior to the building permit issuance, I will inspect the site to ensure trees are protected. Engineering will also be able to state if they would like the fence to be in a specific location.) The driveway slope is 12 percent and above the allowed 8 percent. (Mr. Cross: This property was originally developed in the County and was annexed into the Town so the existing driveway does not meet our standards. Because this addition is not affecting the driveway they are not required to come into compliance with the current driveway slope standards. Engineering has reviewed this application and agrees they do not need to make the driveway come into compliance.)

Mr. Leas: These drawings are difficult to read and understand the design intent. (Mr. Cross: It can be difficult how the architect is showing existing versus proposed.) I am used to seeing the existing versus proposed elevations separately that clearly show the intended design.

With no call ups, the Consent Calendar was approved as presented.

OTHER MATTERS:

1. Capacity Analysis

Ms. Puester presented an overview of the recent capacity analysis and dashboard for the Town. The Commission was asked for questions or comments.

Commissioner Questions / Comments:

- Mr. Gerard: Are the dips and data fluctuations being analyzed? (Ms. Puester: Yes, these are being looked at by Staff.) One large uptick there by lodging. (Mr. Kulick: That is snow-sculpture weekend. Generally, the largest visitation day of the year.)
- Mr. Leas: What is the Town's perspective about capacity? (Ms. Puester: There is no magic number for capacity but we will be using the data to make management and program decisions, like implementing different strategies for parking or transit for example.) The largest visitation days are ski days, this puts the Town at odds with Vail Resorts who wants to maximize visitors to the ski area. (Ms. Puester: I don't think that we consider this to be at odds with Vail Resorts; skiing is part of our community. There is no specific definition of capacity at this time; this is a way to analyze future decisions and maybe direct people to certain areas or limit events and so on through programming changes.)
- Ms. Propper: Is there a date for when the future counter will be installed and when the study will be repeated? (Ms. Puester: We will update this every year and can change monitoring to be more frequent if we recognize trends that we want analyze more in real time. Also, I believe the south end traffic counter will be installed this summer.)
- Mr. Frechter: Could this data be collected monthly? (Ms. Puester: We could.)
- Mr. Leas: What was the cost of the study? (Ms. Puester: It was approximately \$25,000 to make the initial dashboard. It costs \$6,000 approximately to update each time in today's cost.)
- Mr. Gerard: How does the Council foresee sharing this with the public? (Ms. Puester: Right now, it is not accessible to the public. It would need a more user-friendly format and more context to be used by the public. We haven't discussed that much to date however I have presented it to other groups.)
- Mr. Frechter: I think about the mobile data and see how the cellular grid is used by 80 percent visitors. This is something that can disrupt the livelihood of businesses in town and safety when calls can't be made. I hope there is consideration for things that could improve this.
- Ms. Gort: Can we see the traffic counter? (Ms. Puester: It is embedded in the pavement at Hwy 9 and Tiger Rd.)

2. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:16 pm.

Allen Frechter, Chair



Class C Major Single Family Development Review Staff Report

Project Title: 32 Rounds Single Family Residence	
Proposals:	Construct a new single family residence with 5,989 square feet of density. The residence will have four (4) bedrooms, five and a half (5.5) bathrooms, an exercise room, desk nook, and a three (3+) vehicle garage. The property will have seven (7) gas fireplaces and two (2) outdoor gas fire pits.
PC#:	PL-2023-0055
Project Manager:	Cliff Cross, Planner I
PC Meeting Date:	March 21, 2023
Preapplication Meeting Date (REQUIRED):	March 8, 2023 Cliff Cross
Date of Report:	March 30, 2023
Property Owner:	Arthur Budzynski / A & J Property Investments LLC
Agent:	Andy Stabile / Allen-Guerra Architecture
Proposed Use:	Single Family Residence
Address:	32 Rounds Road
Legal Description:	Lot 60, Highlands at Breckenridge Filing #2
Area of Site in Square Feet:	53,681 sq. ft. 1.23 acres
Existing Site Conditions:	The rectangular lot has a steep upward slope to the east and narrows to the west along Rounds Road. The lot does not feature a Building or Disturbance Envelope and is bordered by two adjacent parcels. The lot is covered with mature tree growth and shrubs. There are two easements located on the property, 1) a 50' trail easement is on the eastern boundary of the property, and 2) a 10' foot drainage easement centered along the southern property line.
Area of building:	Proposed Square Footage
Main Level:	3,643 sq. ft.
Lower Level:	2,346 sq. ft.
Total Livable:	4,915 sq. ft.
Garage:	967 sq. ft.
Mechanical:	107 sq. ft.
Total Density:	5,989 sq. ft.
Code Policies (Policy #)	
Land Use District (2A/2R):	6
Density (3A/3R):	Allowed: 9000 sq. ft. Proposed: 4,915 sq. ft.
Above Ground Density (3/A):	1.8.50 (or 6,315 sq. ft.) Proposed: 5,989 sq. ft.
F.A.R.	1.8.96 FAR
No. of Main Residence Bedrooms:	4 bedrooms
No. of Main Residence Bathrooms:	5.5 bathrooms
Height (6A/6R):	30.9 feet overall
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat.	
Ridgeline and Hillside Development (8A):	Staff has considered this policy and does not find that this development is subject to Policy 8.
Lot Coverage/Open Space (21R):	
Drip line of Building/Non-Permeable Sq. Ft.:	5,908 sq. ft. 11.01%
Hard Surface/Non-Permeable Sq. Ft.:	7,462 sq. ft. 13.90%
Open Space / Permeable:	40,311 sq. ft. 75.09%
Snowstack (13A/13R):	
Required Square Footage:	1,866 sq. ft. 25% of paved surfaces is required
Proposed Square Footage:	1,700 sq. ft. (22.78% of paved surfaces)
Outdoor Heated Space (33A/33R):	
	NO
EV Capable and EVSE Installed Spaces (33A/33R):	
	Staff assigns positive two (+2) points for the installation of two (2) Electronic Vehicle Supply Equipment (EVSE) in the garage of the residence.
Parking (18A/18R):	
Required:	4 spaces
Proposed:	6 spaces
Fireplaces (30A/30R):	
Number of Gas Fired:	9 Gas Fired
Building/Disturbance Envelope?	
	None
Site and Environmental Design (7R):	Staff recommends negative four (-4) points for the location of the proposed garage, which creates a long driveway and excessive site disturbance. Staff is comfortable with the proposed retaining walls since they are below four feet in height. 32 Rounds Single Family Residence (THIS PROPOSAL) Driveway Length (F): 325' Paving Area (SF): 6,762 SF Site (SF): 53,681 SF % of Site: 12.6% Trees Removed for Drive: 50 *(see Defensible Space plan from 2022 Highlands Wildfire Mitigation Work that was not implemented; proposed 26 trees that should be removed, a majority in proposed driveway location)

	<p>Precedent: 36 Rounds Single Family Residence (36 Rounds Road; PL-2017-0644) Driveway Length (F): 322' Paving Area (SF): 5,470 SF Site (SF): 79,427 SF % of Site: 6.9 % Trees Removed for Drive: *(unknown due to lack of plan set, precedent used because same developer and next door to proposed development)</p> <p>Westerman Lookout (370 Westermann; PL-2021-0083) Driveway Length (F): 306' Paving Area (SF): 4,607 SF Site (SF): 54,886 SF % of Site: 8 % Trees Removed for Drive: 6</p> <p>Schocket Residence (52 Stillson Placer Terrace; PL-2021-0172) Driveway Length (F): 287' Paving Area (SF): 5,066 SF Site (SF): 59,099 SF % of Site: 8.8 % Trees Removed for Drive: 40</p>	
Setbacks (9A/9R):	25' Required: Front Yard Setback	61' Proposed: Side Yard Setback
	50.0' Combined Required: Side Yard Setback	40' Proposed: Side Yard Setback
		35' Proposed: Side Yard Setback
	50' Required: Rear Yard Setback	116' Proposed: Rear Yard Setback
Architectural Compatibility (5/A & 5/R):	The proposed architecture and finishes match the existing home and that of the other homes in the neighborhood.	
Exterior Materials and Colors:	<p>See Color/Material Board Metal Roof: US Metals. Standing Seam in "Dark Bronze" Shingle Roof: Gaf Timberline Ultra HD - 50 Year, in "Pewter Gray". Window Wood Trim: stained in "Burnt Hickory" Siding: vertical siding, Specialty Wood Products in "Silver Plume"; horizontal siding, Specialty Wood Products in "Cimarron" Veneer: Dry stacked "Highlands Park" stone Fascia: stained in "Cape Blackwood" Metal Accent: Natural finish</p> <p>The proposed material usage falls within the 25 percent or less threshold for non-natural materials on each facade.</p>	
Roof:	Gaf Timberline Ultra HD - 50 Year, in "Pewter Gray"; Metal Roof - US Metals - Standing Seam in "Dark Bronze"	
Garage Doors:	Wood clad garage doors	
Landscaping (22A/22R): Staff finds that sufficient mature spruce and aspen trees exist to provide screening/buffering from the adjacent streets and neighboring lots. No new landscaping is proposed with this application.		
	<p>Staff recommends positive two (+2) points for an above average landscape plan. Precedent: Rocha Residence (518 Golden Age Drive; PL-2022-0035) Spruce: 6 @ (10') Fir: 6 @ (10') Aspen: 25 (12 @ 2" caliper) (13 @ 3" caliper) Shrubs: 59 @ 5 gal</p> <p>Schocket Residence (52 Stillson Placer Terrace; PL-2021-0172) Spruce: 18 @ (10' - 16') Aspen: 24 @ 3" caliper Shrubs: 72 @ 5 gal</p> <p>Cobb Residence (105 N Gold Flake Terrace; PL-2020-0364) Spruce: 31 @ 8' Aspen: 28 @ 2.5" caliper Shrubs: 53 @ 5 gal</p>	
	Planting Type	Quantity
	Aspen	45
	Colorado Spruce	20
	Native Shrubs	35
		Size
		(25) 2" caliper, 2.5" caliper - multistem
		12'
		5 Gallon
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from the residence is proposed.	
Driveway Slope:	8.00%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies. Staff recommends negative four (-4) points under Policy 7R for the location of the garage which creates excessive driveway, positive two (+2) points under Policy 22R for an above average landscape plan, and positive two (+2) points under Policy 22R for an above average landscape plan for a passing score of zero (0) points.	
Staff Action:	Staff approves the 32 Rounds Single Family Residence, PL-2023-0055, Lot 60, Highlands at Breckenridge, Filing #2, with a passing point analysis of zero (0) points, located at 32 Rounds Road, with the attached Findings and Conditions.	
Additional Findings:	<p>6. Staff finds the proposed retaining walls do not warrant negative points under Policy 7R since they are below four (4) feet in height.</p> <p>7. Staff find the attic storage space above the garage does not count towards the above ground square footage due to the ceiling height being less than five (5) feet in height. If the ceiling height were to be increased to over five (5) feet in height, the square footage will be counted towards the allowed above ground square footage (6,315 sq. ft.).</p>	
Additional Conditions of Approval:	<p>12. Applicant must submit a new set of plans that corrects the proposed snowstack area to a number above the required 25% of paved surfaces (1,886 square feet).</p> <p>22. Staff must inspect the retaining walls to ensure that during construction the height does not exceed the allowed four (4) feet. If the retaining walls exceed four (4) feet in height, staff will assign negative points to the project under 7R: Site and Environmental Design. At that time, the applicant must provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for the retaining walls and pass a point analysis.</p> <p>23. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring two (2) Electronic Vehicle Supply Equipment (EVSE) installed spaces be maintained in perpetuity on the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.</p> <p>28. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.</p>	

TOWN OF BRECKENRIDGE

32 Rounds Single Family Residence
Lot 60, Highlands at Breckenridge Filing #2
32 Rounds Road
PL-2023-0055

STAFF RECOMMENDATION: Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 30, 2023**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **April 4, 2023**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. Staff finds the proposed retaining walls do not warrant negative points under Policy 7R since they are below four (4) feet in height.
7. Staff find the attic storage space above the garage does not count towards the above ground square footage due to the ceiling height being less than five (5) feet in height. If the ceiling height were to be increased to over five (5) feet in height, the square footage will be counted towards the allowed above ground square footage (6,315 sq. ft.).

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **October 11, 2024**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such a project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
- 12. Applicant must submit a new set of plans that corrects the proposed snowstack area to a number above the required 25% of paved surfaces (1,886 square feet).**

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
17. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location and type of construction fencing, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public

right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

20. The public access to the lot shall have an all-weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.
21. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. **Staff must inspect the retaining walls to ensure that during construction the height does not exceed the allowed four (4) feet. If the retaining walls exceed four (4) feet in height, staff will assign negative points to the project under 7R: Site and Environmental Design. At that time, the applicant must provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for the retaining walls and pass a point analysis.**
23. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring two (2) Electronic Vehicle Supply Equipment (EVSE) installed spaces be maintained in perpetuity on the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
24. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed, and mulch.
25. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
26. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
27. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
28. **Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.**
29. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
30. Applicant shall screen all utilities.
31. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
32. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site.

Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

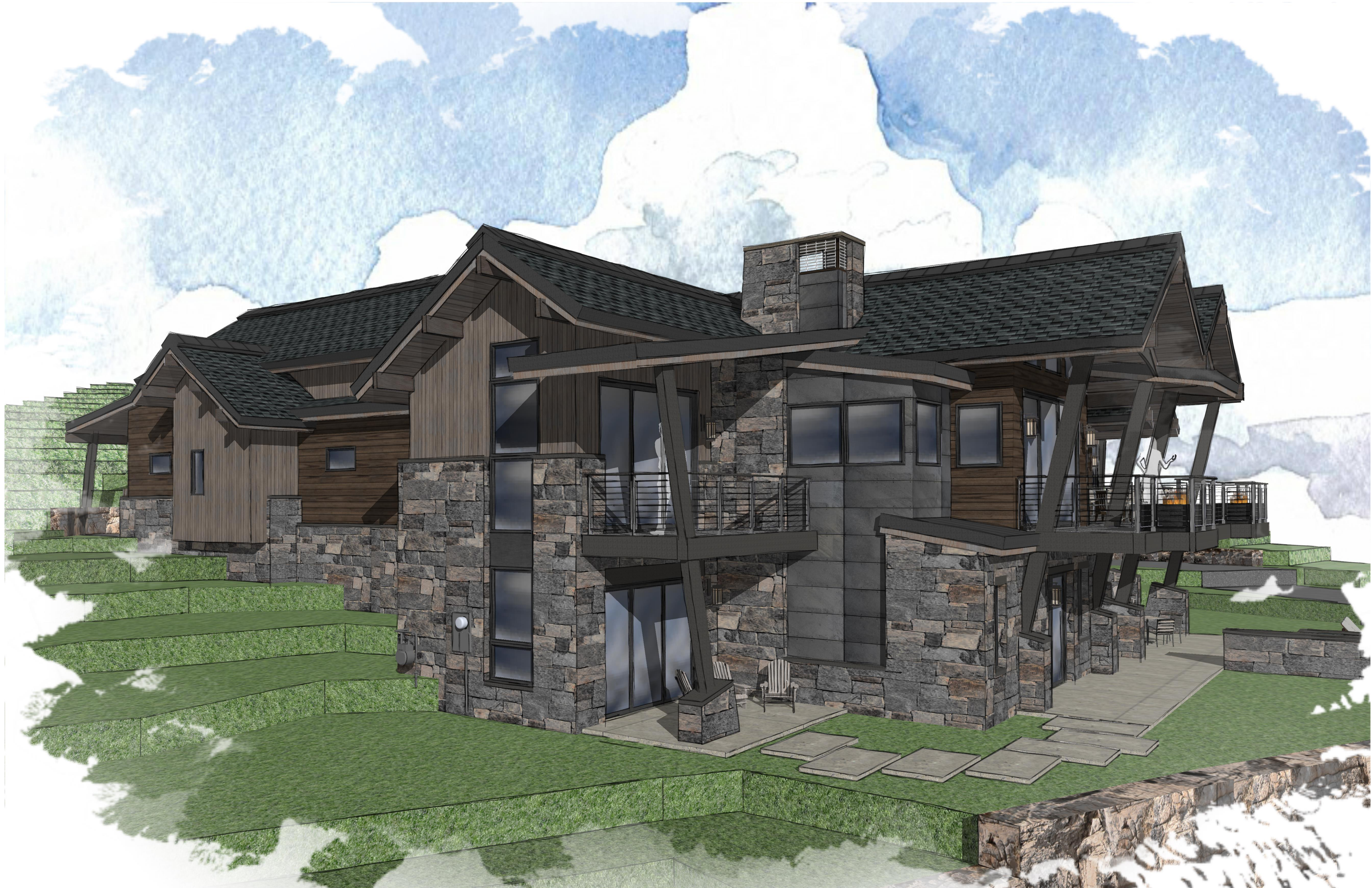
33. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
34. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
35. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
36. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
37. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**
38. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to

intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

32 ROUNDS ROAD

LOT 60 . FILING #2 . THE HIGHLANDS AT BRECKENRIDGE
BRECKENRIDGE . COLORADO



ISSUE	DATE
REVIEW	2 MAR 2023
PLANNING	9 MAR 2023

ARCHITECTURAL ABBREVIATIONS

AFB ABOVE FINISHED FLOOR	EL OR ELEV ELEVATION	LAB LABORATORY	SAN SANITARY
ACOUS ACOUSTICAL	ENGR ENGINEER	LAM LAMINATED	SECT SECTION
ADD ADDENDA, ADDENDUM	EQ EQUAL	LAV LAVATORY	SEW SEWER
ADJ ADJACENT	EST ESTIMATE	LT LIGHT	SHT SHEET
AGGR AGGREGATE	EXC EXCAVATE	MFG MANUFACTURER	SJVF SHEET VINYL FLOORING
ALT ALTERNATE	EXIST EXISTING	MATL MATERIAL	SHLV SHELVES (ING)
ALUM ALUMINUM	EJ EXPANSION JOINT	MO MASONRY OPENING	SDG SIDING
APFD APPROVED	EKT EXTERIOR	METL METAL	SIM SIMILAR
APPROX APPROXIMATE	EXP EXPOSED	MAX MAXIMUM	SL SLIDING
ARCH1 ARCHITECTURAL	FAB FABRICATE	MECH MECHANICAL	SOUND-TRANSMISSION CLASS
ASAP AS SOON AS POSSIBLE	FO FACE OF	CONTRACTOR CONTRACTOR	SPEC SPECIFICATION
BKB BACKBOARD RADIATION	FIN FINISH	(A) (A)	SQ SQUARE
BM BEARING	FP FIREPROOF	MIN MINIMUM	SF SQUARE FEET
BFF BELOW FINISHED FLOOR	FPL FIREPLACE	MISC MISCELLANEOUS	SS STAINLESS STEEL
BET BETWEEN	FRT FUTURE	NEC NATIONAL ELECTRIC CODE	STD STANDARD
BK BLOCK	FLR FLOOR	NOM NOMINAL	STL STEEL
BSMT BASEMENT	FLG FLOORING	NIC NOT IN CONTRACT	STL STRUCTURAL
BTU BRITISH THERMAL UNITS)	FD FLOOR DRAIN	NIA NOT APPLICABLE	STRUCT STRUCTURE
BD BOARD	FT FOOT, FEET	NTS NOT TO SCALE	SUB SUBSTITUTE
BS BOTH SIDES	FTG FOOTING	OC ON CENTER	SUPPL SUPPLEMENT
BO, B/ BOTTOM OF	FDN FOUNDATION	OPG OPENING	S4S SURFACED FOUR SIDES
BLDG BUILDING	FURN FURNISH	ORN ORNAMENTAL	SUSP SUSPENDED
CAB CABINET	GAL GALLON	OPH OPPOSITE HAND	TEL TELEPHONE
CL CENTER LINE	GALV GALVANIZED	OD OUTSIDE DIAMETER	TV TELEVISION
CLG CEILING	GC GENERAL CONTRACTOR	PTN PARTITION	TEMP TEMPERED
CER CERAMIC	GL GLASS, GLAZED	d PENNY (NAILS, ETC)	THK THICK
CLO CLOSET	GLB GULLIAM BEAM	PERF PERFORATED	TLT TONGUE & GROOVE
CLD CLOTHES DRYER	GR GRADE	PLAST PLASTER	T&B TOP & BOTTOM
CLW CLOTHES WASHER	GYP GYPSUM	PLAS PLASTIC	TOP OF TREAD
COL COLUMN	GWB GYPSUM WALLBOARD	PL PLATE	TR TYPICAL
CONC CONCRETE	HDW HARDWARE	PLX FLEXIGLASS	UG UNDERGROUND
CJ CONSTRUCTION JOINT	HD HEAD	PLMB PLUMBING	UNGLZ UNGLAZED
CONT CONTINUOUS	HVAC HEATING, VENTING, AND AIR CONDITIONING	FLYWD FLYWOOD	UNFIN UNFINISHED
COORD COORDINATE	HORIZ HORIZONTAL	PROJ PROJECT	UNO UNLESS NOTED OTHERWISE
CPT CARPET	PROP PROPERTY	QTY QUANTITY	VIF VERIFY IN FIELD
CTR COUNTER	HF HORSEPOWER	QTY QUANTITY	VERT VERTICAL
CS COUNTER SINK	HB HOSE BIBS	R RADIUS	V VOL
CF CUBIC FEET	HW HOT WATER HEATER	RD ROOF DRAIN	V WATER HEATER
DF DAMP PROOFING	HT HEIGHT	RM ROOM	WC WATER CLOSET
DEPT DEPARTMENT	IBC INTERNATIONAL BUILDING CODE	RS ROUGH SAWN	WF WATERPROOF
DTL DETAIL	INCL INCLUDED (ING)	RFC RECESSED	WT WEIGHT
DIA, O / DIAMETER	INFO INFORMATION	RCS RESILIENT COVE BASE	WWF WELDED WIRE FABRIC
DM DIMENSION	INSP INSPECTOR, INSPECTION	RW REFER OR REFERENCE	WDW WINDOW
DW DISHWASHER	INSUL INSULATION	REF REFRIGERATOR	W WITH
DN DOWN	INT INSULATION	REF REINFORCED	W/O WITHOUT
DR DRAIN	INT INTERIOR	REF REINFORCING (BAR)	WD WOOD
DWG DRAWING	IRC INTERNATIONAL RESIDENTIAL CODE	RESIL RESILIENT	WKG WORKING
EA EACH	JOINT JOINT	REQ REQUIRED	
EW EACH WAY	JCT JOINT	R RISER	
ELECT ELECTRICAL	JCT JOINT	RO ROUGH OPENING	
EC ELECTRICAL CONTRACTOR	JUN JUNCTION		
	KWH KILOWATT HOUR		

GENERAL NOTES

- CONTRACTOR'S RESPONSIBILITIES
 - THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, PERMITS, & CONTRACT DOCUMENTS WHICH APPLY.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FOREST SERVICE.
 - THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER OR ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
 - THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES MEETS ALL FIRE AND SAFETY CODES AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
 - THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND/OR WOOD STOVE INSTALLATION COMPLIES WITH ALL LOCAL, PROVINCE, AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
 - CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR AND HIGHER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
 - CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS, AND ABE OTHER ITEMS AS REQUIRED.
 - ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
 - PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES, IF FIRE PROTECTION IS REQUIRED. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT.
 - NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVIEWED SHOW DRAWINGS AND SAMPLES.
 - THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS AND THE PROPERTY OWNERS ASSOCIATION.
 - THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS OF RESULT OF HIS/HER OPERATION.
 - THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
 - MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. TIGHT BUILDING CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS & GABLE SPACES & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF EXCESSIVE MOISTURE IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.
- CHANGES TO THE DESIGN
 - CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT AND FROM THE ARCHITECTURAL REVIEW BOARD.
- STRUCTURAL CHANGES
 - ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.
- DISCREPANCIES
 - ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
 - SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
- DIMENSIONS
 - DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. DRAWINGS SHOULD NEVER BE SCALED.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR WALLS TO BE 2x6 STUD WALLS (5' 1/2") UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS TO BE 2x6 STUD WALLS (5' 1/2") UNLESS NOTED OTHERWISE.
 - WHERE LARGER STUDS OR FURRING ARE INDICATED ON DRAWINGS TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

SITE NOTES

- THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- ANY EXISTING LANDSCAPING AND ANY TREES DESIGNATED TO REMAIN ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.
- FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC. AT ALL LOCATIONS.
- PROTECT ALL TOPSOIL WHEN EXCAVATING AND REAPPLY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

WINDOW NOTES

- ALL WINDOWS TO BE ALUMINUM CLAD - PER EXTERIOR MATERIALS SCHEDULE.
- ALL INTERIOR WOOD AT WINDOWS TO BE KNOTTY ALDER - FINISH PER INTERIOR DESIGNER / OWNER.
- ALL GLAZING TO BE TRIPLE PANED, LOW E, DUEL SEALED, AND RATED FOR HIGH ALTITUDES.
- ALL WINDOW HARDWARE TO BE CHOSEN BY INTERIOR DESIGNER / OWNER.
- VERIFY ALL WINDOW AND ROUGH OPENING SIZES WITH MANUFACTURER.
- GC TO VERIFY ALL EGRESS UNIT SIZES PRIOR TO ORDERING.
- REFER TO EXTERIOR ELEVATIONS FOR WINDOW OPERATION.
- ALL CUSTOM WINDOWS MUST BE FIELD VERIFIED WITH FRAMED ROUGH OPENINGS PRIOR TO ORDERING.
- ALL WINDOW OPENINGS TO BE WRAPPED WITH TYVEK (OR EQUAL), AND FITTED WITH SELF-ADHERING FLASHING. INSTALL PER MFRS SPECIFICATIONS, PRIOR TO SETTING WINDOWS.
- ALL GLAZING AT HAZARDOUS LOCATIONS TO BE GLAZED WITH SAFETY MATERIAL, PER LOCAL CODE.
- ALSO REFER TO WINDOW SCHEDULE IN PROJECT MANUAL.

DOOR NOTES

- ALL DOOR HARDWARE TO BE CHOSEN BY OWNER.
- DOOR SIZES AND SWING DIRECTIONS NOTED ON FLOOR PLANS.
- INSULATE ALL EXTERIOR DOOR SHIM SPACES.
- PROVIDE WEATHERSTRIPPING AND THRESHOLDS AT ALL EXTERIOR DOORS.
- ALL DOOR OPENINGS TO BE WRAPPED WITH TYVEK (OR EQUAL), AND FITTED WITH SELF-ADHERING FLASHING. INSTALL PER MFRS SPECIFICATIONS, PRIOR TO SETTING DOOR JAMBS.
- ALL EXTERIOR DOORS (EXCEPT FRONT DOOR) TO BE ALUMINUM CLAD PER EXTERIOR MATERIALS SCHEDULE. ALSO REFER TO WINDOW SCHEDULE IN PROJECT MANUAL.

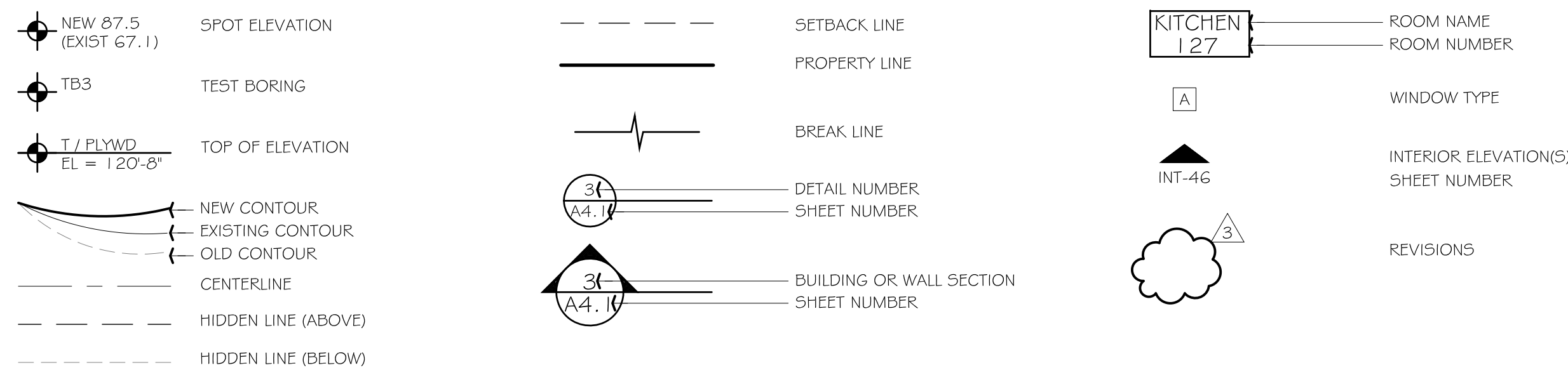
LOCATION MAP



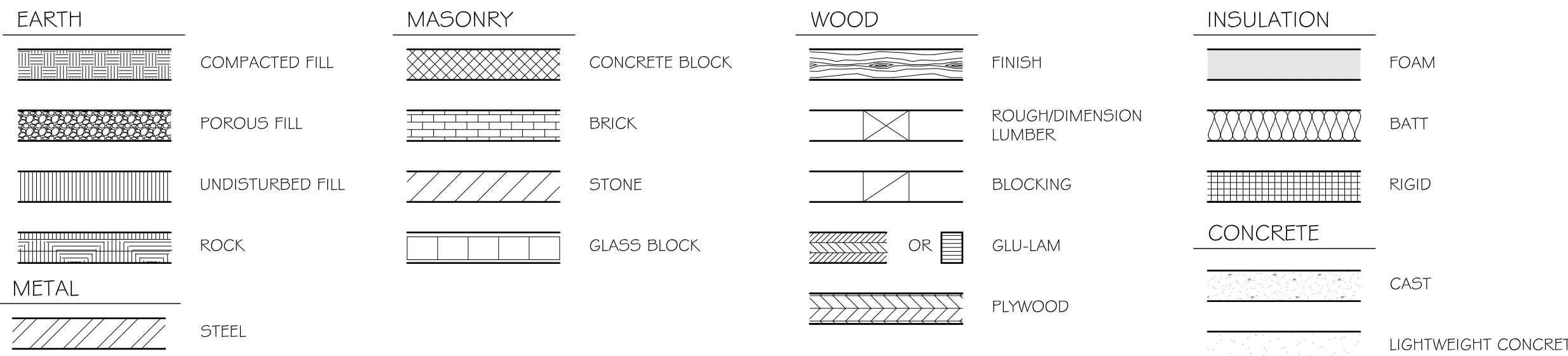
SHEET INDEX

CS	COVER SHEET
INFO1	INFORMATION SHEET ONE
A1.1	SITE PLAN
L1.1	LANDSCAPE PLAN
A2.1	LOWER LEVEL FLOOR PLAN
A2.2	MAIN LEVEL FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	PERSPECTIVE RENDERINGS
	ORIGINAL SURVEY

ARCHITECTURAL SYMBOLS



PLAN AND SECTION MATERIAL SYMBOLS



BUILDING AREA CALCULATIONS

	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	2,676	967	3,643
LOWER FLOOR	2,3239	107	2,346
TOTAL	4,915 SF	1,074 SF	5,989 SF

SITE CALCULATIONS

SITE AREA:	53,681 SF (1.23 ACRES)
FOOTPRINT WITH DECKS & OVERHANGS:	5,908 SF
UNCOVERED PATIOS:	700 SF
PAVED DRIVEWAY & WALKWAY AREAS:	6,762 SF
SNOWSTACK AREA:	1,700 SF (25.1% OF DRIVEWAY AREA)
OPEN SPACE:	40,311 SF (75% OF SITE)

PROJECT DIRECTORY

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 T: 806.517.0372

ARCHITECT
 ALLEN-GUERRA ARCHITECTURE
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GENERAL CONTRACTOR
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STRUCTURAL ENGINEER
 TBD

SURVEYOR
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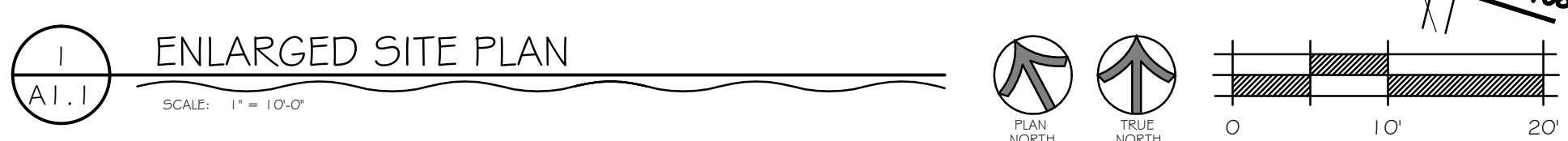
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RIDGE HEIGHT CALCULATIONS

RIDGE POINT	NAT. GRADE ELEV.	PROPOSED GRADE	ROOF ELEVATION	HEIGHT PER HOA	HEIGHT PER TOWN
A	9,713.8'	9,712.6'	9,740.1'	26.3'	27.5'
B	9,717.6'	INSIDE FOOTPRINT	9,745.4'	27.8'	27.8'
C	9,711.7'	9,712.0'	9,741.6'	29.9'	29.9'
D	9,712.3'	9,712.0'	9,742.9'	30.6'	30.6'
E	9,715.1'	9,712.0'	9,739.6'	24.5'	27.6'



32 ROUNDS ROAD
 LOT 60 - FILING #2 - THE HIGHLANDS AT BRECKENRIDGE
 BRECKENRIDGE, COLORADO

SITE PLAN

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PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	35	RIBES ALPINUM # ROSA WOODSII	ALPINE CURRANT # WOODS ROSE	5 GAL
	45	POPULUS TREMULOIDES	ASPEN	(25) 2" CAL (20) 2.5" CAL
	20	PICEA PUNGENS	COLORADO SPRUCE	12'
		ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)	

LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLY OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8' BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- REMOVE ALL EXISTING BEETLE KILL TREES, PER HOA GUIDELINES.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 30% SLENDER WHEATGRASS
 - 5% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDRYE
 - 5% TUFTED HAIRGRASS
 ALONG WITH A MIXTURE OF PERENNIALS + GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

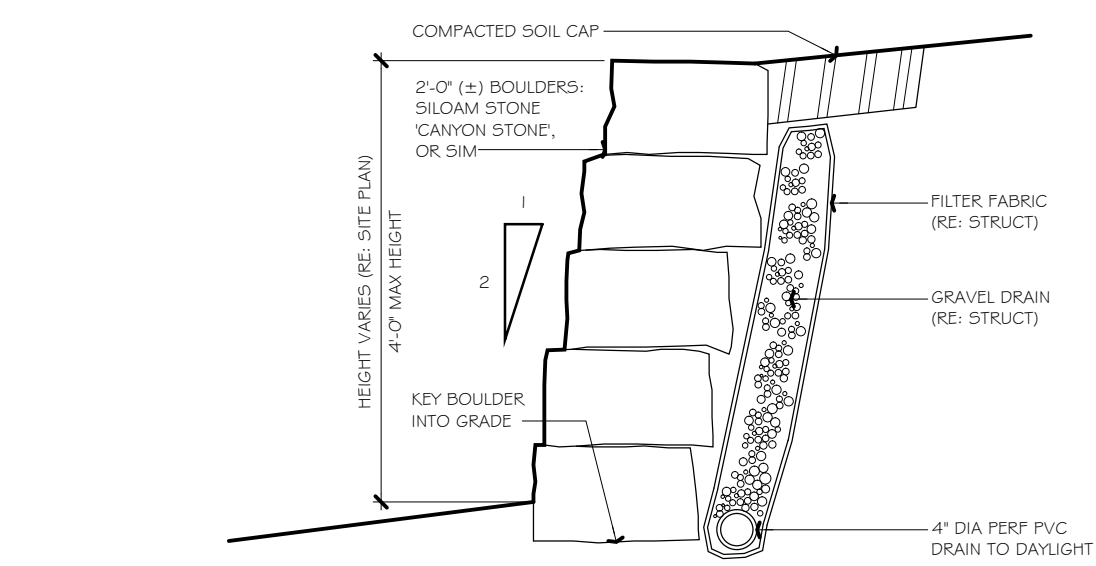
DECIDUOUS TREE PLANTING

-
- STAKE ALL DECIDUOUS TREES W/ 5" STEEL T
 - 3" DIA. AND FABRIC TREE RING
 - DIAMETER OF EXCAVATION TO BE 1-2" MINIMUM BEYOND THE SPREAD OF THE ROOTS
 - 3"-4" OF SHREDDED BARK MULCH
 - TOPSOIL MIX PER LANDSCAPE NOTES
 - TAMP MIX AND ADD WATER IN LAYERS OF 6"
 - CREATE A 6" SOIL SAUCER WITH TOPSOIL AROUND TREE
 - CLEARLY PRUNE ALL DAMAGED ROOT ENDS

CONIFEROUS TREE PLANTING

-
- CROWN OF ROOT BALL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE
 - 3"-4" OF SHREDDED BARK MULCH
 - TOPSOIL MIX PER LANDSCAPE NOTES
 - CREATE A 6" SOIL SAUCER WITH TOPSOIL AROUND TREE
 - CUT AND REMOVE TOP 1/3 OF BURLAP (IF NON-BIODEGRADABLE WRAP IS USED, REMOVE TOTALLY)
 - COMPACT SUBSOIL TO FORM PEDESTAL AND PREVENT SETTLING
 - NOTE: STAKE AS NEEDED

BOULDER RETAINING WALL



NOTE: VERIFY ALL SOIL CONDITIONS WITH SOILS REPORT
GEOLOGICAL ENGINEER PRIOR TO CONSTRUCTION

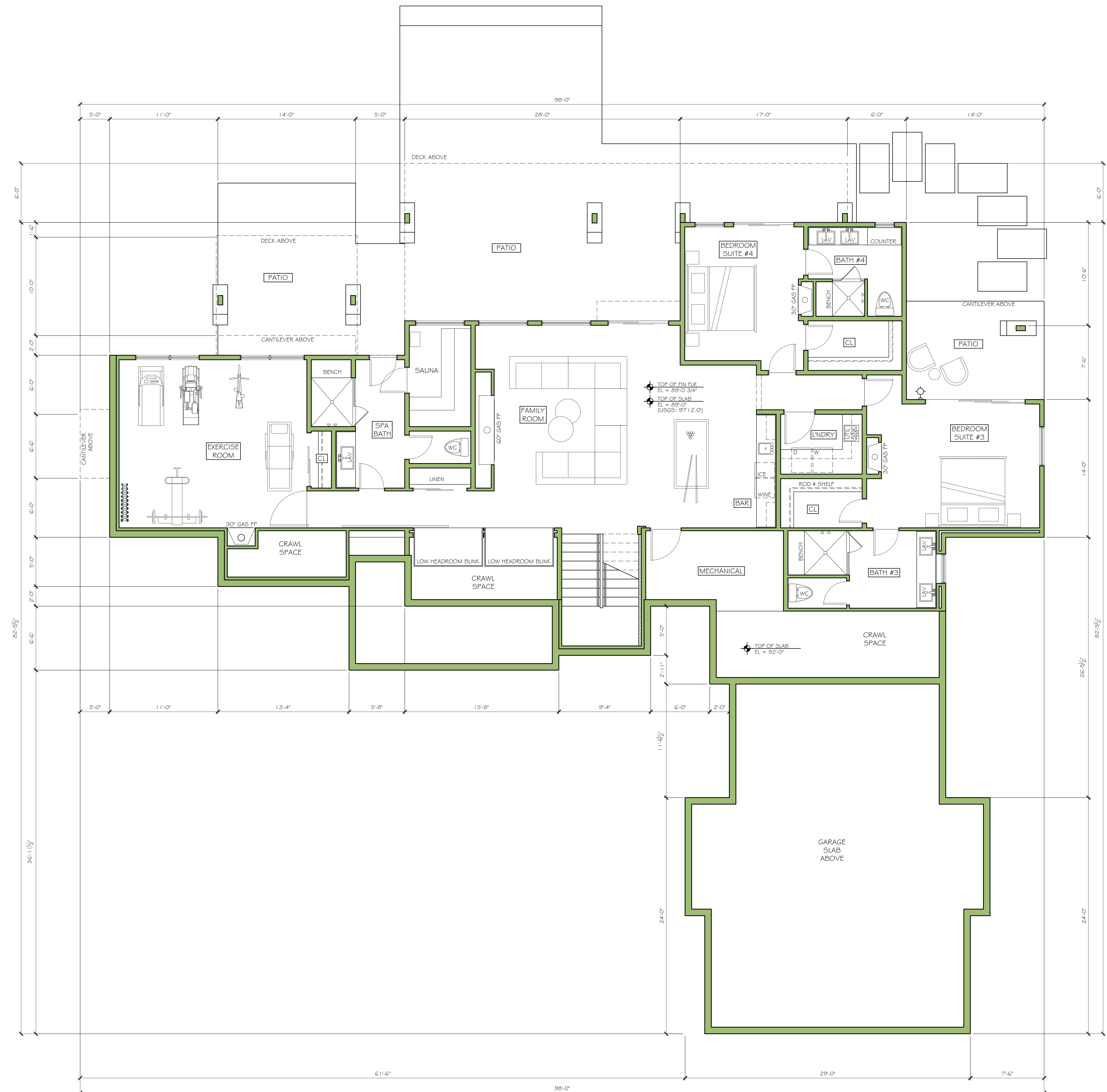
BOULDER RETAINING WALL DETAIL
SCALE: 4/8"



LANDSCAPE PLAN
SCALE: 1" = 10'-0"

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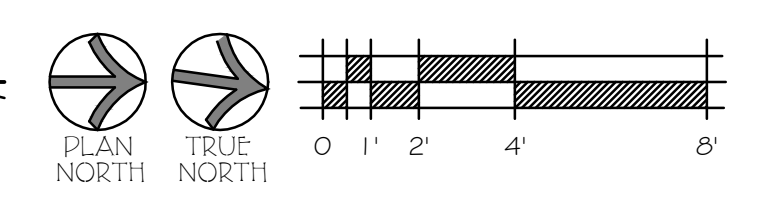
32 ROUNDS ROAD
LOT 60 . FILING #2 . THE HIGHLANDS AT BRECKENRIDGE
BRECKENRIDGE, COLORADO

LOWER LEVEL FLOOR PLAN

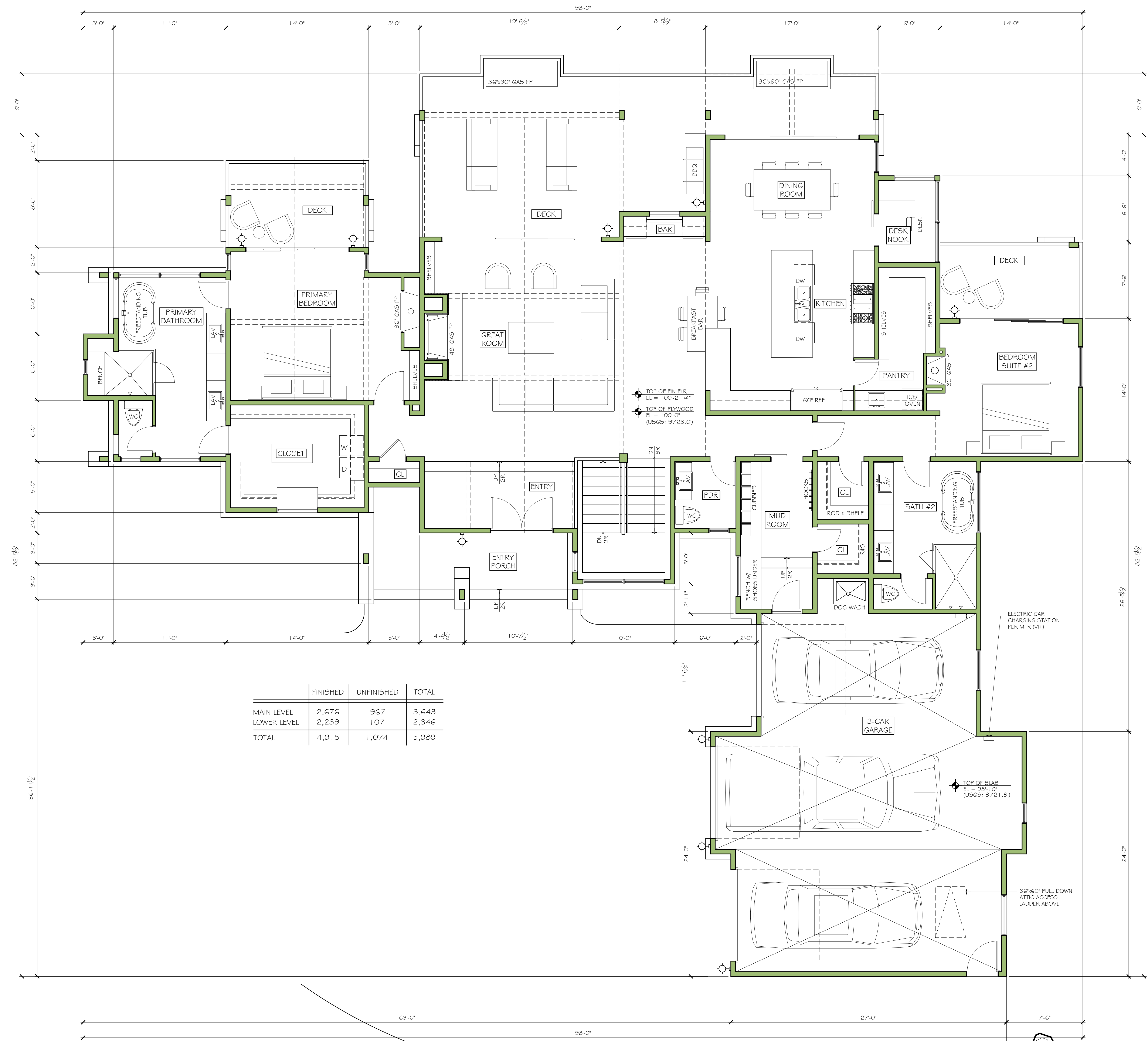
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1 LOWER LEVEL FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"



A2.1



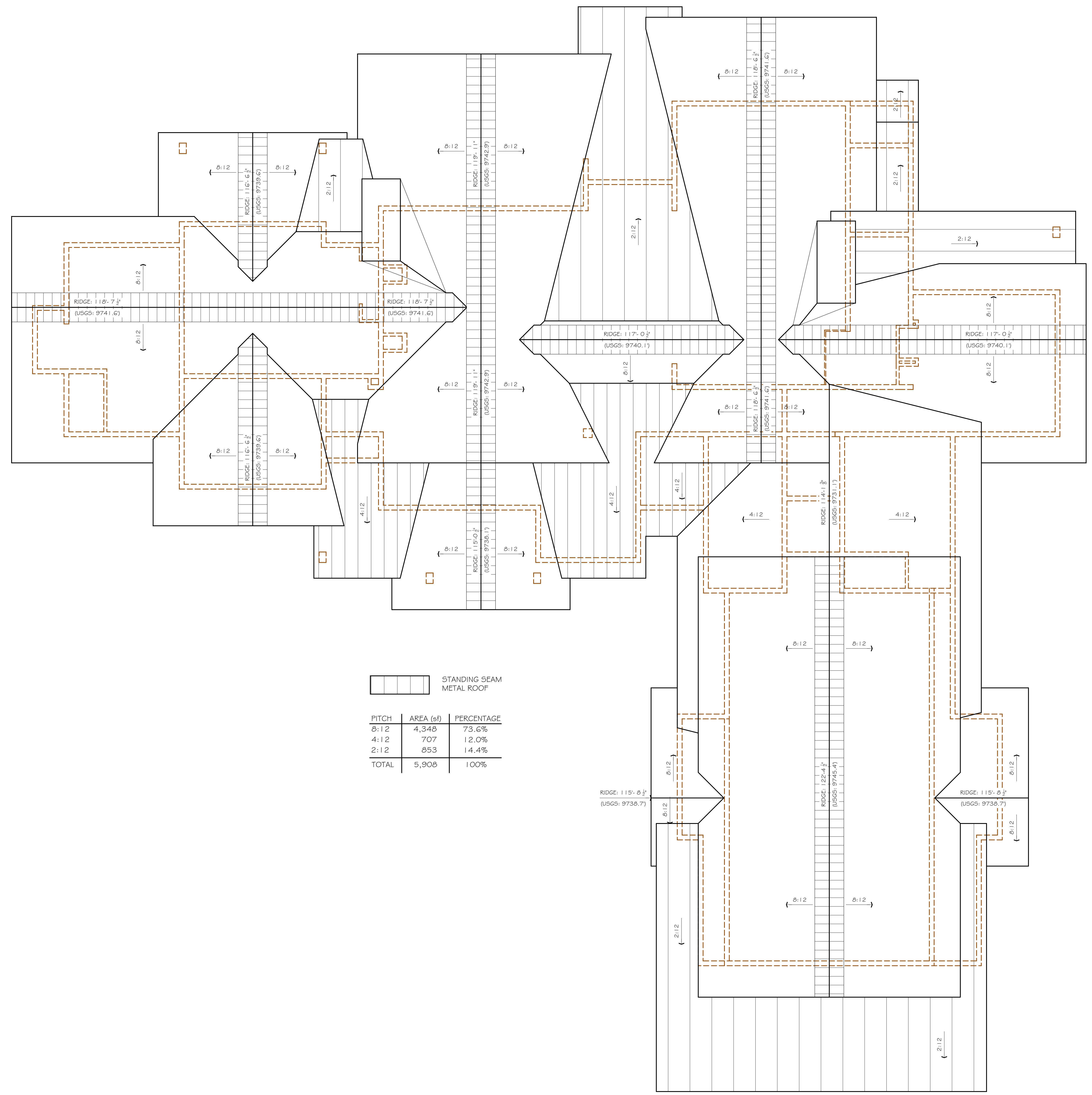
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MAIN LEVEL FLOOR PLAN

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A2.2



32 ROUNDS ROAD
LOT 60 . FILING #2 . THE HIGHLANDS AT BRECKENRIDGE
BRECKENRIDGE, COLORADO

TITLE: **ROOF PLAN**

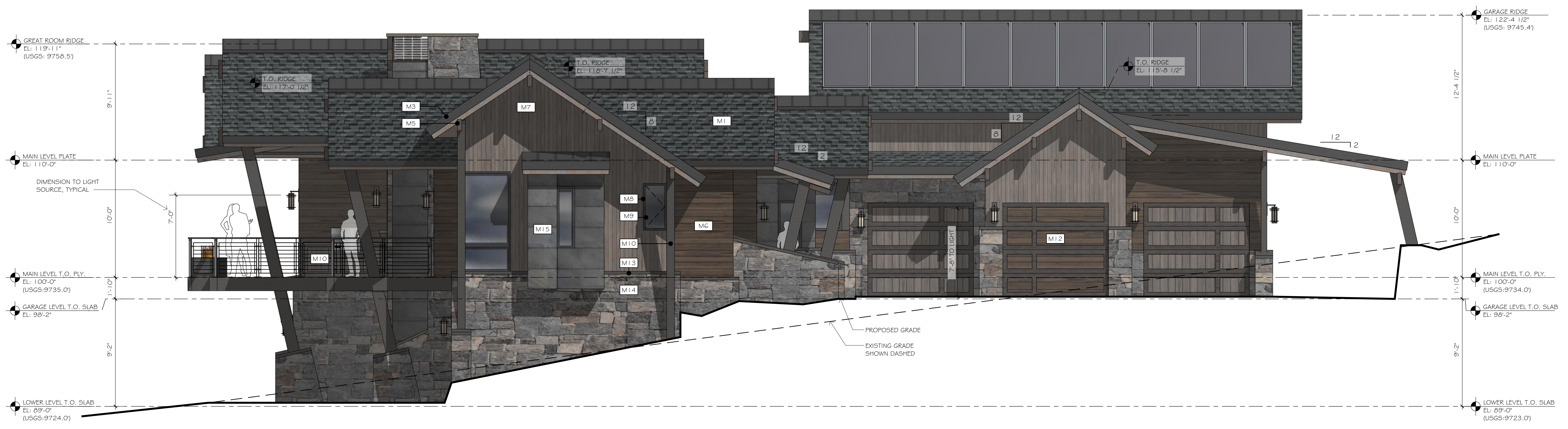
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1 WEST ELEVATION
 1/4" = 1'-0"
 TOTAL AREA: 2,330 SF
 METAL AREA: 138 SF (6%)



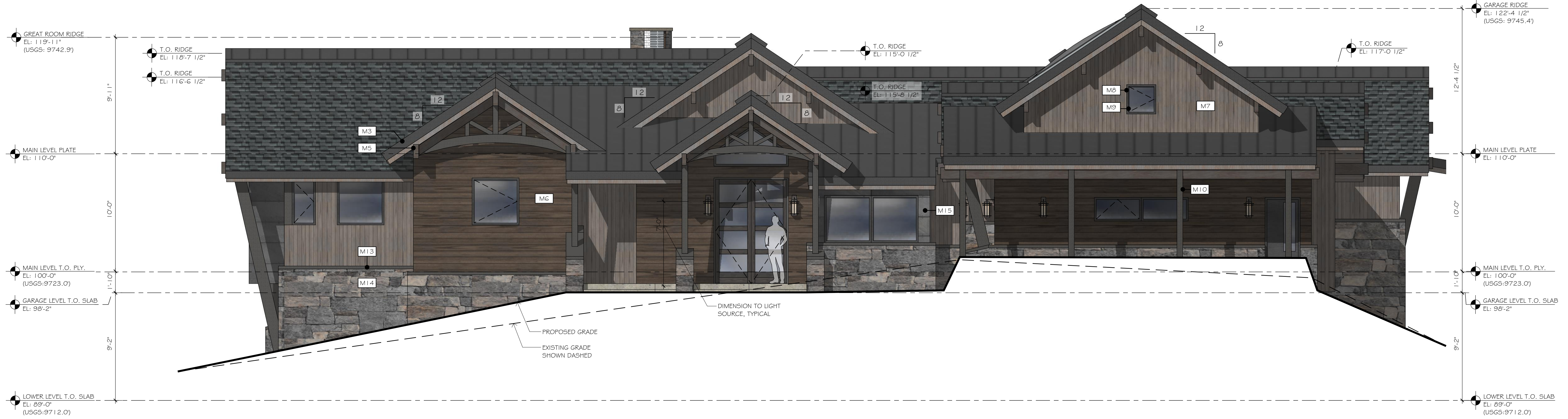
2 SOUTH ELEVATION
 1/4" = 1'-0"
 TOTAL AREA: 1,326 SF
 METAL AREA: 118 SF (9%)

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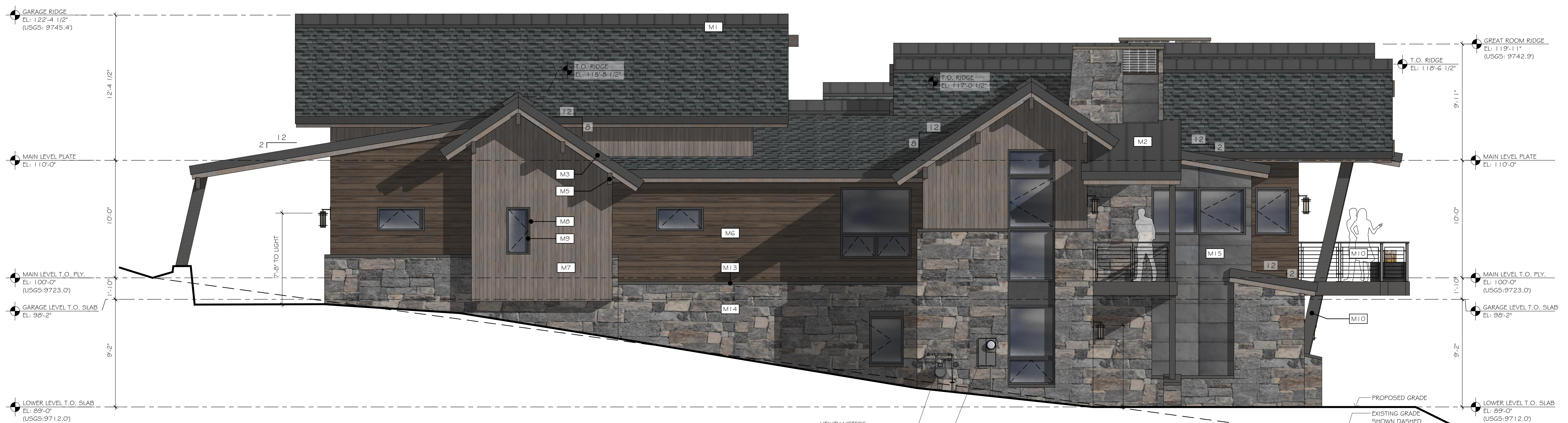
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A3.1



1 EAST ELEVATION
1/4" = 1'-0"
TOTAL AREA: 1,320 SF
METAL AREA: 36 SF (3%)



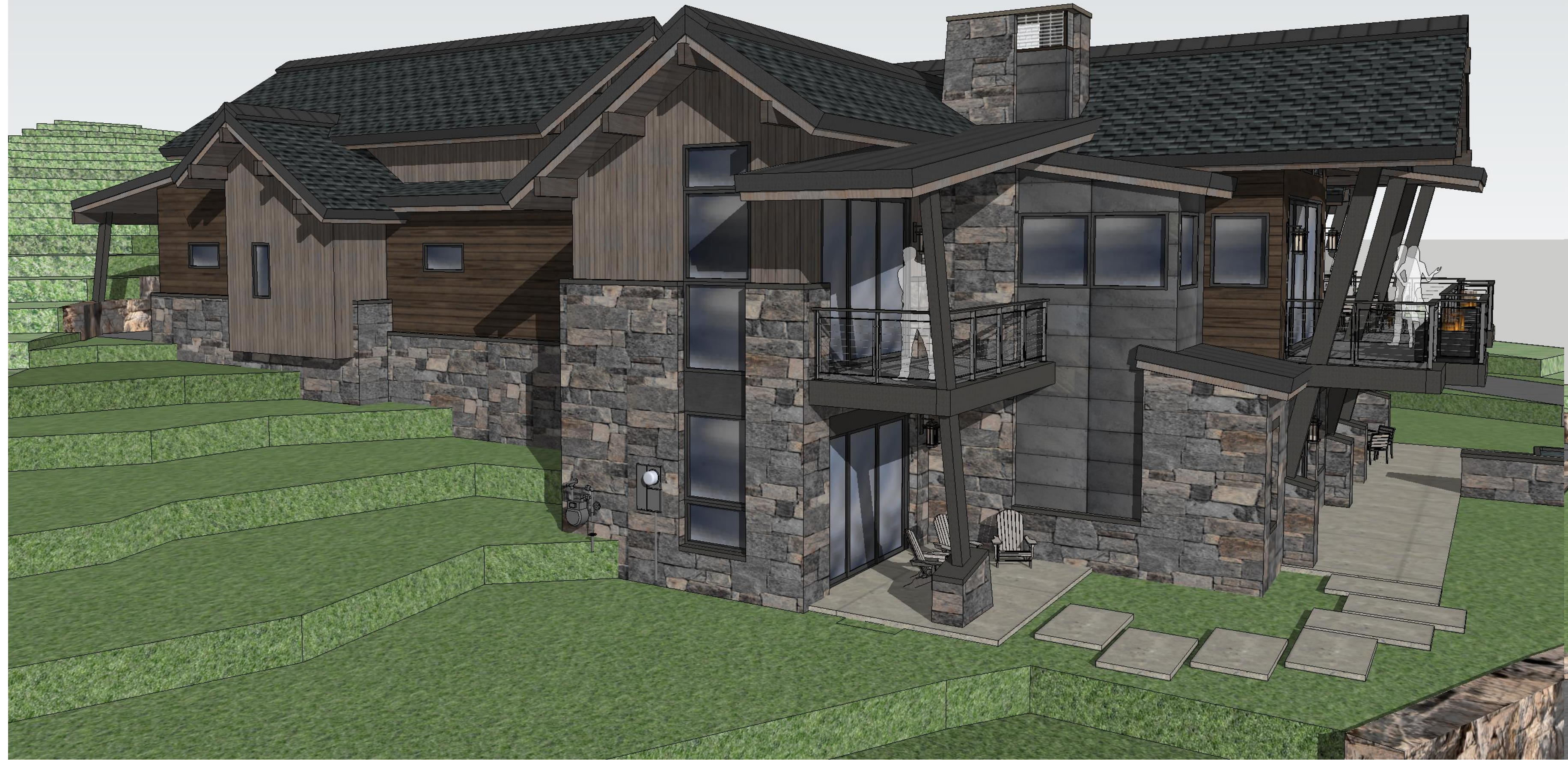
2 NORTH ELEVATION
1/4" = 1'-0"
TOTAL AREA: 1,563 SF
METAL AREA: 112 SF (7%)

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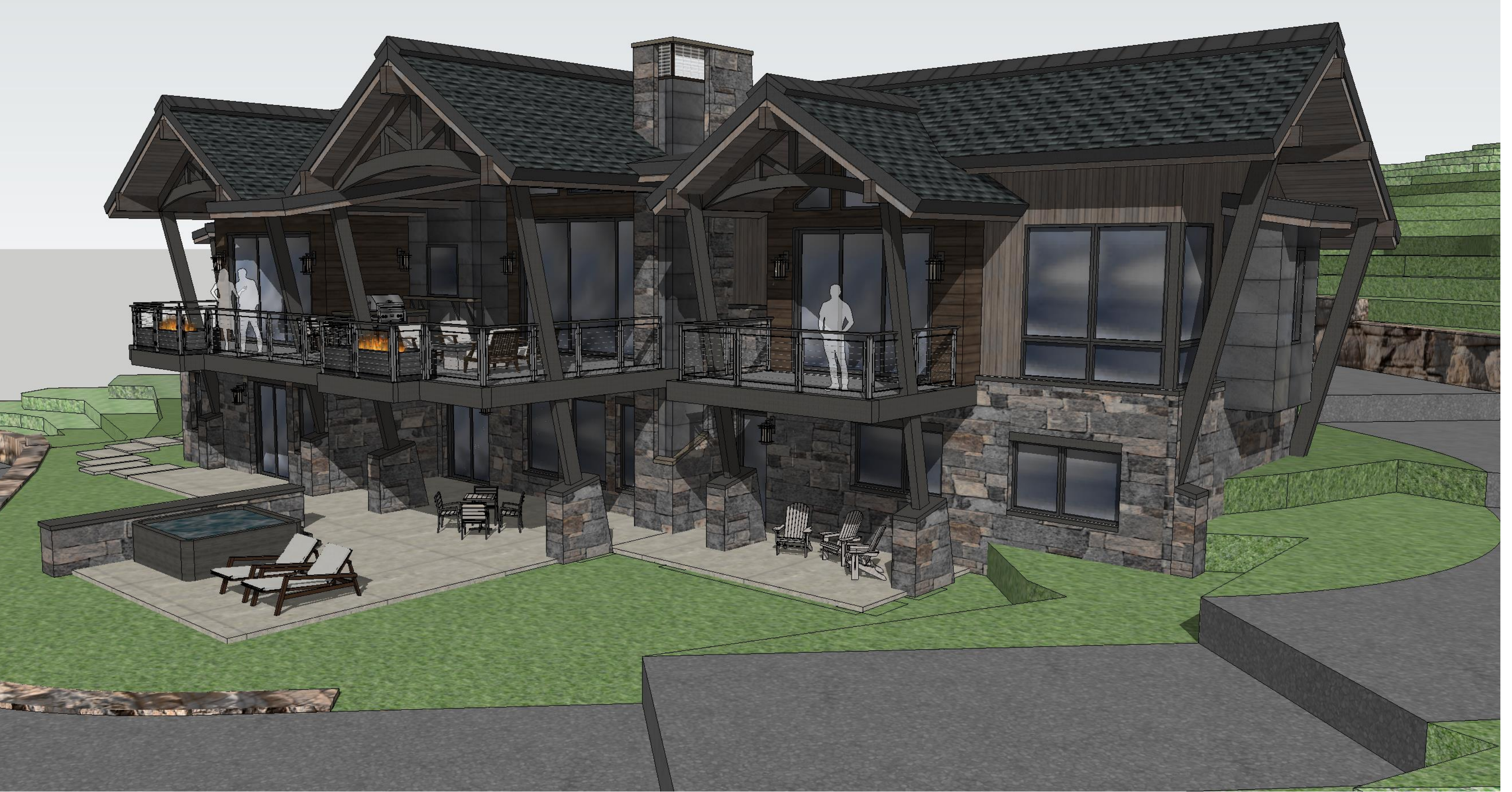
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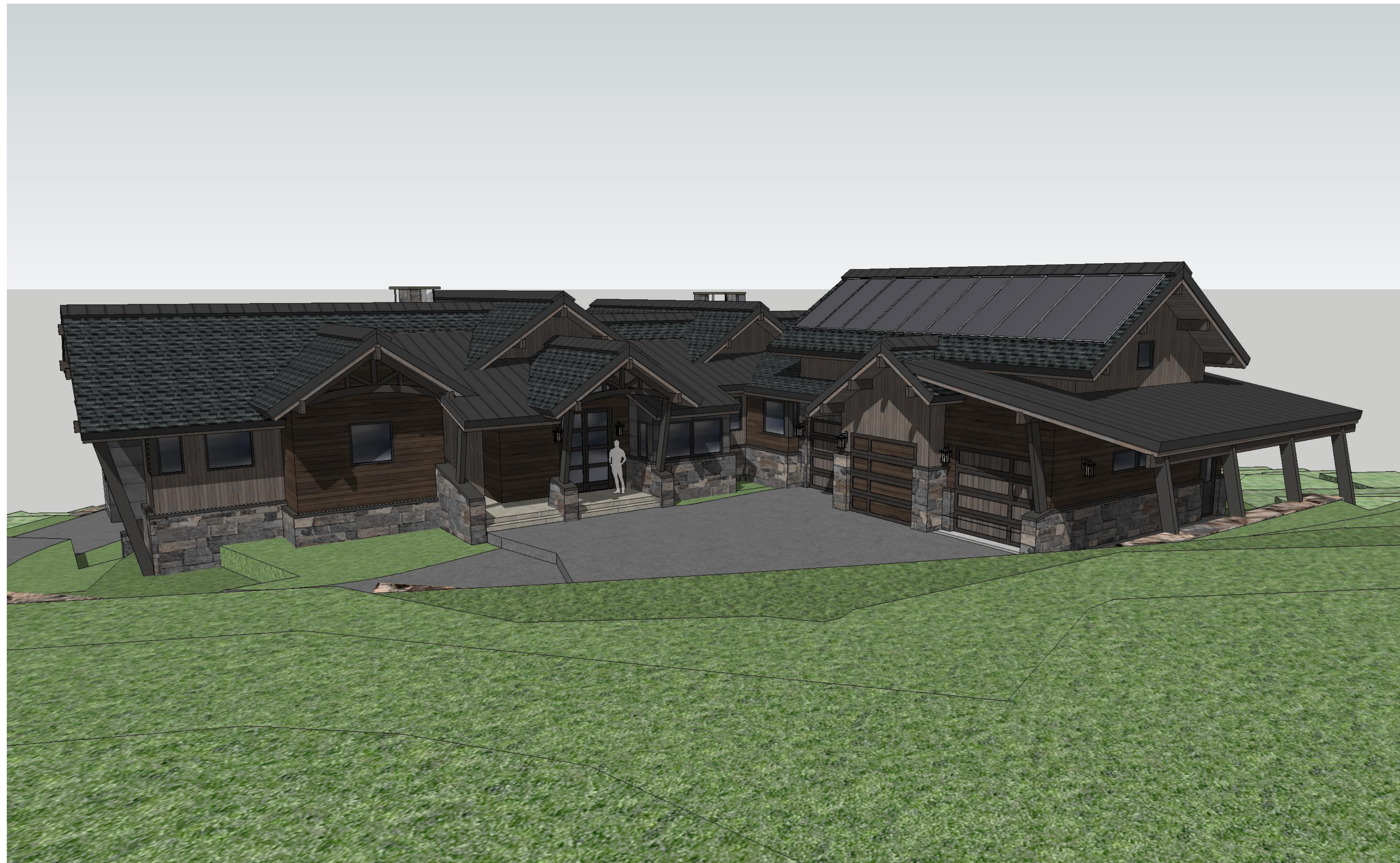
A3.2



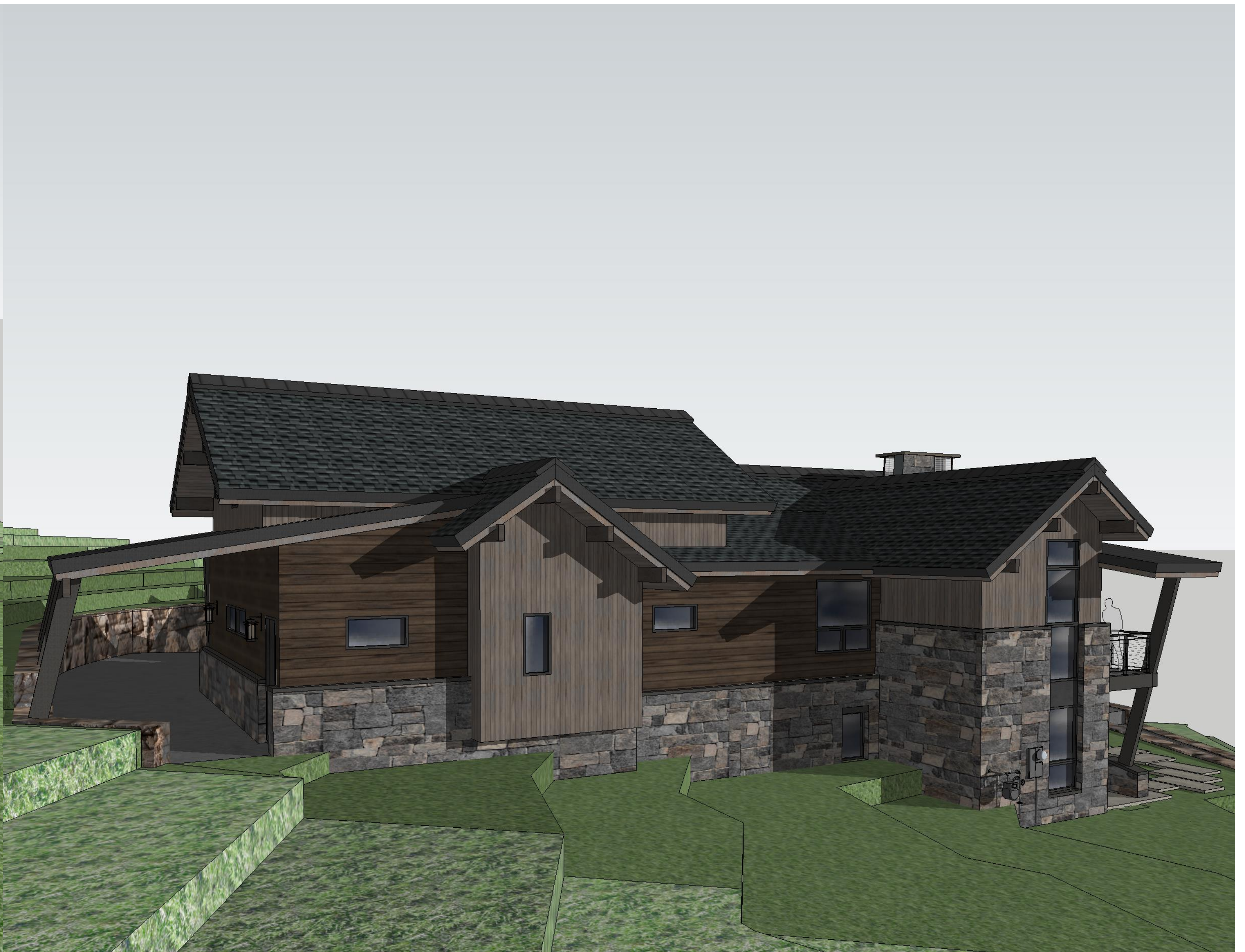
3 WESTERN PERSPECTIVE
A3.3



1 SOUTHERN PERSPECTIVE
A3.3



4 EASTERN PERSPECTIVE
A3.3



2 NORTHERN PERSPECTIVE
A3.3

32 ROUNDS ROAD
LOT 60, FILING #2, THE HIGHLANDS AT BRECKENRIDGE
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TITLE PERSPECTIVE RENDERINGS

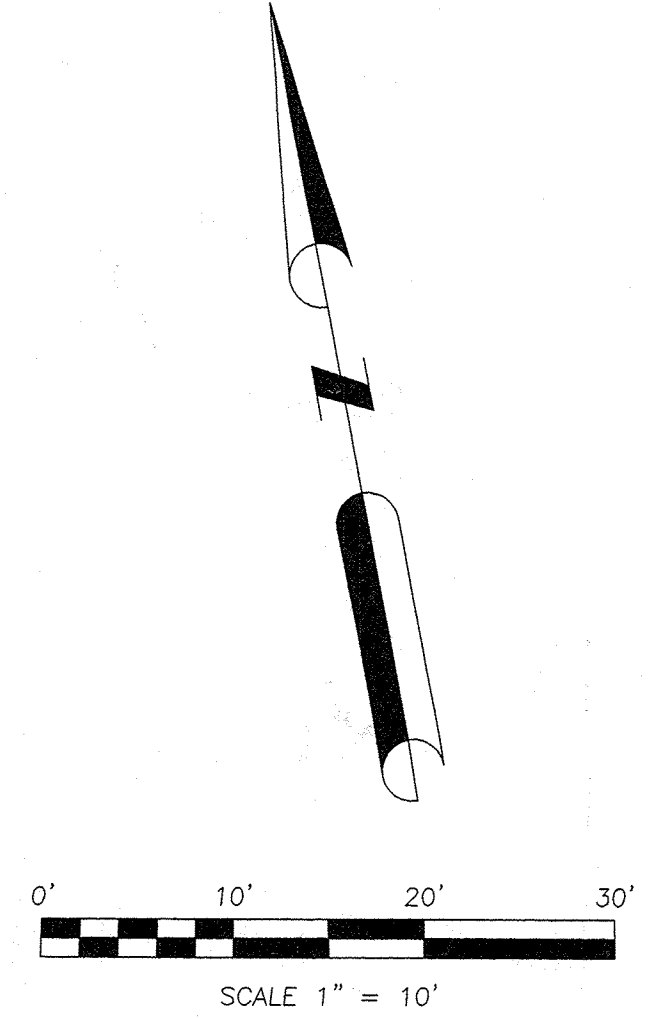
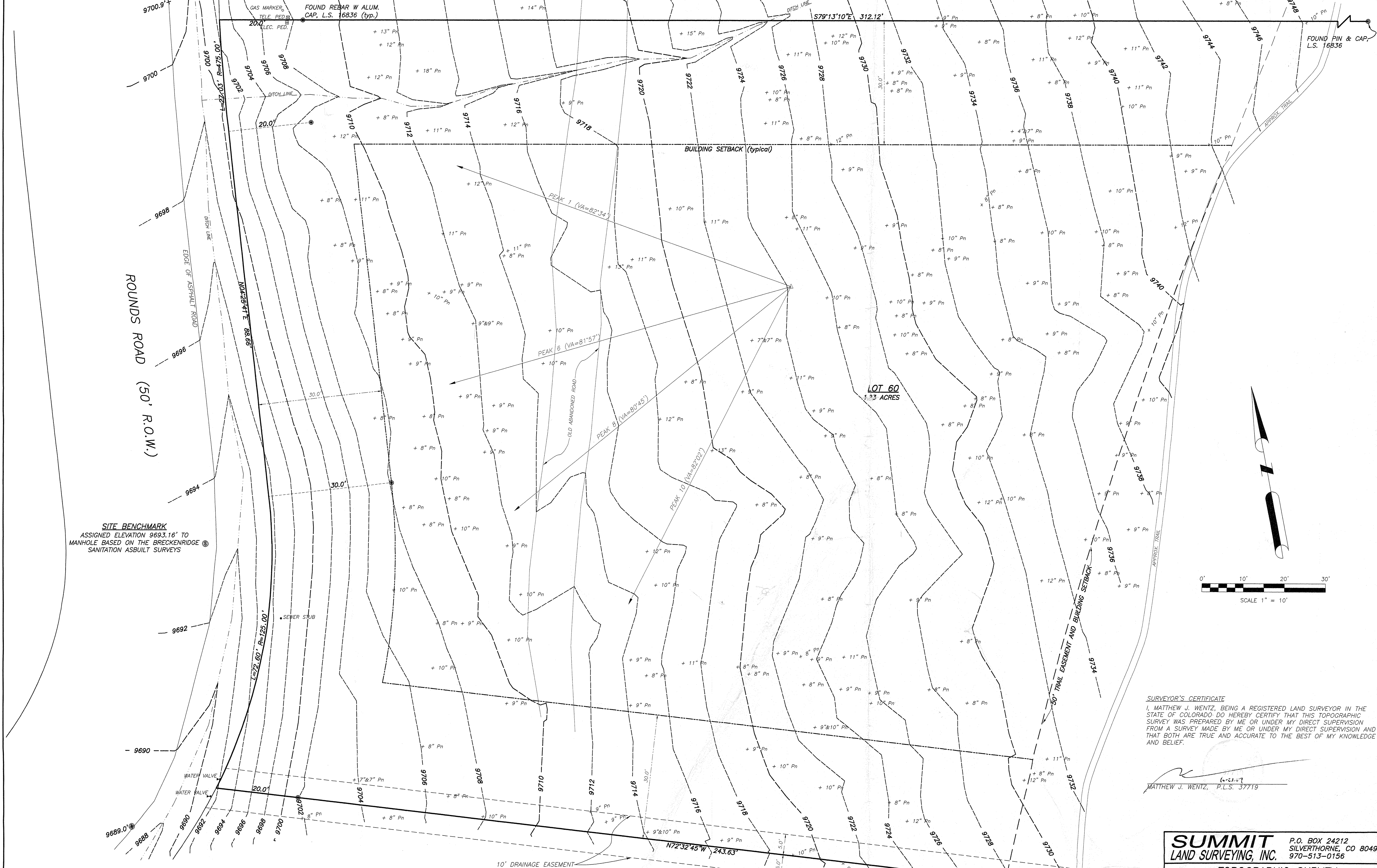
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REVIEW	2 MAR 2023
PLANNING	9 MAR 2023

PROJECT# 22103

A3.3

TOPOGRAPHIC SURVEY
 LOT 60, THE HIGHLANDS AT BRECKENRIDGE SUB., FILING No. 2, SUMMIT COUNTY, COLORADO

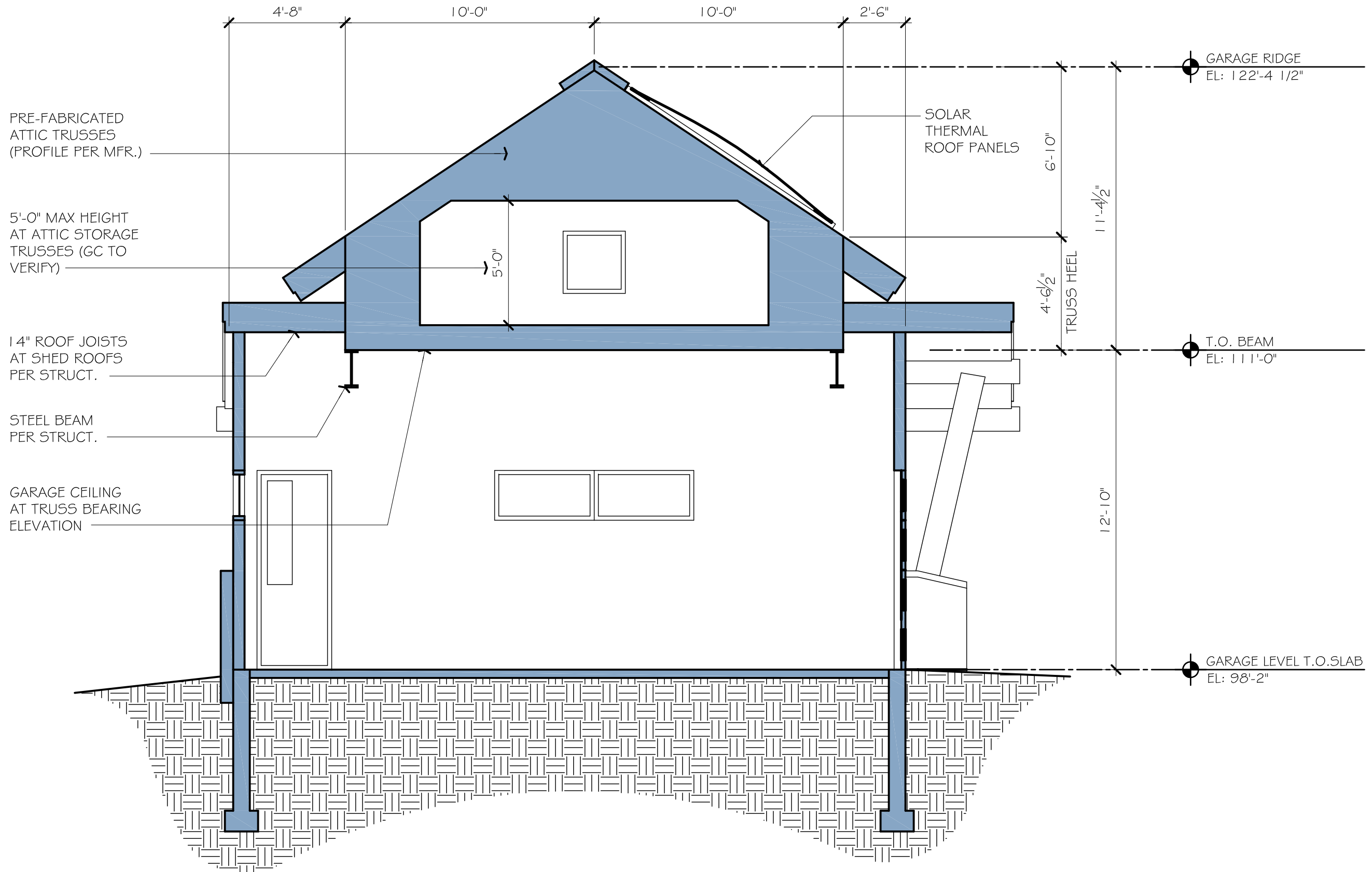


SURVEYOR'S CERTIFICATE
 I, MATTHEW J. WENTZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT BOTH ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 MATTHEW J. WENTZ, P.L.S. 37719

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SUMMIT LAND SURVEYING, INC.			P.O. BOX 24212 SILVERTHORNE, CO 80497 970-513-0156		
TOPOGRAPHIC SURVEY					
SCALE: 1" = 10'	DATE: 10/23/07	JOB NO. 5096			
DRAWN BY: MJW	CHECKED BY: MJW	DRAWING NO. 5096topo			

LOT 59



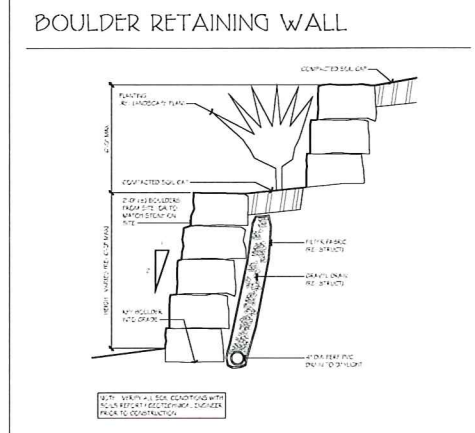
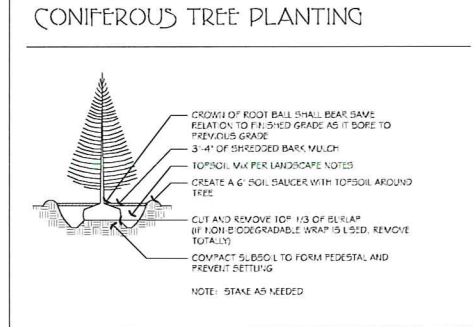
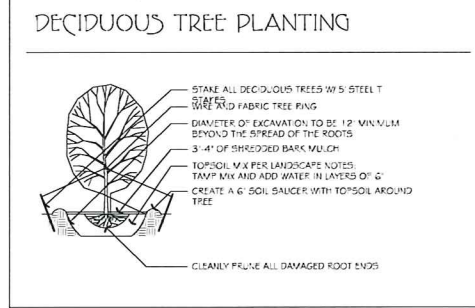
32 ROUNDS ROAD
PRELIMINARY BUILDING SECTION AT GARAGE

DATE: 28 MARCH, 2023
SCALE: 1/4" = 1'-0"

SK
1

PLANT LEGEND				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	50	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRAINT & WOODS ROSE	5 GAL
	30	POPULUS TREMULOIDES	ASPEN	(16) 1.5' CAL (14) 2' CAL
	18	PICEA PUNGENS	COLORADO SPRUCE	12'
	ALL DISTURBED LOCATIONS		NATIVE SEED MIX (SEE LANDSCAPE NOTES)	

- LANDSCAPE NOTES**
- EROSION CONTROL METHODS: CONTROL ALL RILOFF WITH SHIELD SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING SLOPE DECK IN COMBINATION WITH POSITIVE DRAINAGE MATS, SILT FENCES, DIVERSION SWALES, AND DYES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RILOFF WITHIN BUILDING ENVELOPE.
 - NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOT RILOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND BEYOND DRY LINE.
 - EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE NEIGHBORING PER TOYON OF BRECKENRIDGE CODE SECTION 3603.C3.
 - ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE. PER TOYON CODE.
 - REMOVE ALL EXISTING BEECH KILL TREES. PER HOA GUIDELINES.
 - TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, POA, AND TOWN PLANNING DEPT. PRIOR TO REMOVAL.
 - ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY CUTS DE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 30% SLENDER WHEATGRASS
 15% CANBY BLUEGRASS
 10% B.G. BLUEGRASS
 10% LOAM FESCUE
 10% SHEEP FESCUE
 10% WESTERN WHEATGRASS
 5% BLUE WYRDE
 5% TUFTED HAIRGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER. PER SUMMIT COUNTY DEVELOPMENT CODE.
 - A Drip Irrigation System shall be installed to all new types of trees and shrubs. PER THE TOYON REQUIREMENTS.



36 ROUNDS ROAD
 LOT 61 - PLINK #2 - THE HIGHLANDS AT BRECKENRIDGE
 BRECKENRIDGE, COLORADO

LANDSCAPE PLAN

ISSUE	DATE
PRELIM	12 OCT 2017
REVIEW	3 NOV 2017
NOA	10 NOV 2017

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX #2 LB5/1000 SF:
 HARD FESCUE 30%
 CREEPING RED FESCUE 30%
 SHEEP FESCUE 25%
 CANADA BLUEGRASS 10%
 CANBY BLUEGRASS 5%

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.

MOUNTAIN MAGIC WILDFLOWER MIX #1 LB/10000 SF:
 BABY'S BREATH BLANKETFLOWER
 CALIFORNIA POPPY SHIRLEY POPPY
 BLUE FLAX LUPINE MIX
 WALLFLOWER MAIDEN PINKS
 PENSTEMON, ROCKY MOUNTAIN WILD THYME

ROCKY MOUNTAIN BLUE COLUMBINE MIX #1 LB/25000 SF OR
 WESTERN NATIVE WILDFLOWER MIX #1 LB/6000 SF:
 MOUNTAIN LUPINE CONEFLOWER, WESTERN PENSTEMON, SMALL FLOWERED
 COLUMBINE, COLORADO SULLFUR FLOWER PENSTEMON, ROCKY MOUNTAIN
 GERANIUM, RICHARDSON NODDING GROUNDSEL PENSTEMON, WASATCH
 ASTER, ENGLEMANNS WESTERN LARKSPUR PENSTEMON, RYDBERGS
 ORANGE MOUNTAIN DAISY AMERICAN VETCH GALLARDIA/BLANKETFLOWER
 GIANT LOUSEWORT

PLANTING LIST

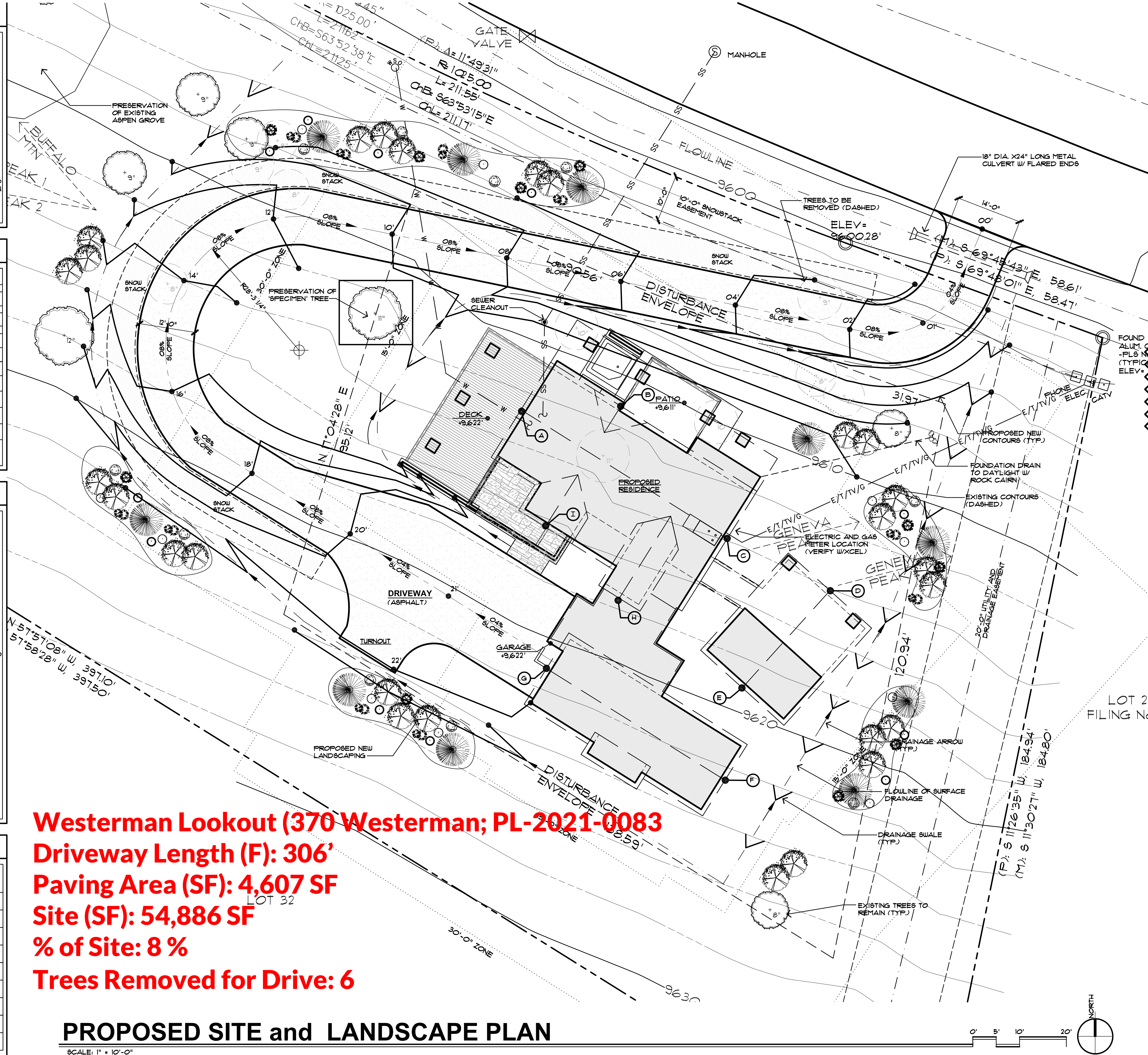
KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
☉	EXISTING	VARIABLES -	--	SEE SITE PLAN	
EXISTING TREES TO BE REMOVED					
☉	VARIABLES -	VARIABLES -	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
☉	COLORADO SPRUCE	PICEA FUNGENS OR PICEA ENGELMANNI	10	8-10' TALL	
☉	ASPEN	POPULUS TREMILOIDES	24	25" MIN. CAL 50% MULTI-STEM	
☉	POTENTILLA	POTENTILLA FRUTICOSA	10	5 GAL.	NEEDS SUN (36" TALL, 4'-0" WIDE)
☉	BUFFALO JUNIPER	JUNIPERUS SABINA	10	5 GAL.	NEEDS SUN (12' TALL, 8'-0" WIDE)
☉	SILVER BUFFALO BERRY	SHEPHERDIA ARGENTA	10	5 GAL.	GROWS TO 6-10' TALL
☉	PEKING COTONEASTER	COTONEASTER LUCIDUS OR APICULATUS	10	5 GAL.	GROWS TO 6-10' TALL
☉	ALPINE CURRANT	RIBES ALPINUM	10	5 GAL.	GROWS TO 3-6' TALL
☉	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	10	1 FLAT	PROVIDE TO ALL DISTURBED AREAS

LANDSCAPE NOTES

- PROVIDE 3" (MIN) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY SUMMIT COUNTY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION)
 - KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
 - GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
 - PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
 - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 - SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
 - ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1,000 SF IRRIGATED SPACE PER DESIGN GUIDELINES. PROVIDE SUBMITTAL.
 - ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROUND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 - NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 - SCREEN ALL UTILITY FEDESTALS WITH LANDSCAPE MATERIAL.
 - PROVIDE 3" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES, UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
 - INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 - ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 - PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 - LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BY SUMMIT COUNTY PRIOR TO INSTALLATION.
 - ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
 - ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH HOA GUIDELINES AND SUMMIT COUNTY.

BUILDING HEIGHT TABLE

EAVE POINT	EAVE/RIDGE ELEVATION	NATURAL GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A	9,644.13'	9,612.75'	9,612.75'	NATURAL GRADE	9,644.13' - 9,612.75'	31.38'
B	9,641.19'	9,611.00'	9,611.00'	NATURAL GRADE	9,641.19' - 9,611.00'	30.19'
C	9,644.13'	9,613.90'	9,613.90'	NATURAL GRADE	9,644.13' - 9,613.90'	30.23'
D	9,642.13'	9,614.10'	9,614.10'	NATURAL GRADE	9,642.13' - 9,614.10'	28.03'
E	9,642.13'	9,619.00'	9,619.00'	NATURAL GRADE	9,642.13' - 9,619.00'	23.13'
F	9,639.13'	9,622.30'	9,622.30'	NATURAL GRADE	9,639.13' - 9,622.30'	11.43'
G	9,639.13'	9,621.00'	9,622.00'	NATURAL GRADE	9,639.13' - 9,621.00'	18.13'
H	9,643.21'	9,617.50'	9,611.00'	NATURAL GRADE	9,643.21' - 9,617.50'	25.71'
I	9,641.19'	9,616.20'	9,622.00'	NATURAL GRADE	9,641.19' - 9,616.20'	24.99'



Westernman Lookout (370 Westernman; PL-2021-0083)
Driveway Length (F): 306'
Paving Area (SF): 4,607 SF
Site (SF): 54,886 SF
% of Site: 8 %
Trees Removed for Drive: 6

PROPOSED SITE and LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO: 12058
 DATE: 04/01/21
 DRAWN BY: T.SHAFFER
 CHECKED BY: M. HOGAN

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HOA FINAL: 04/01/21

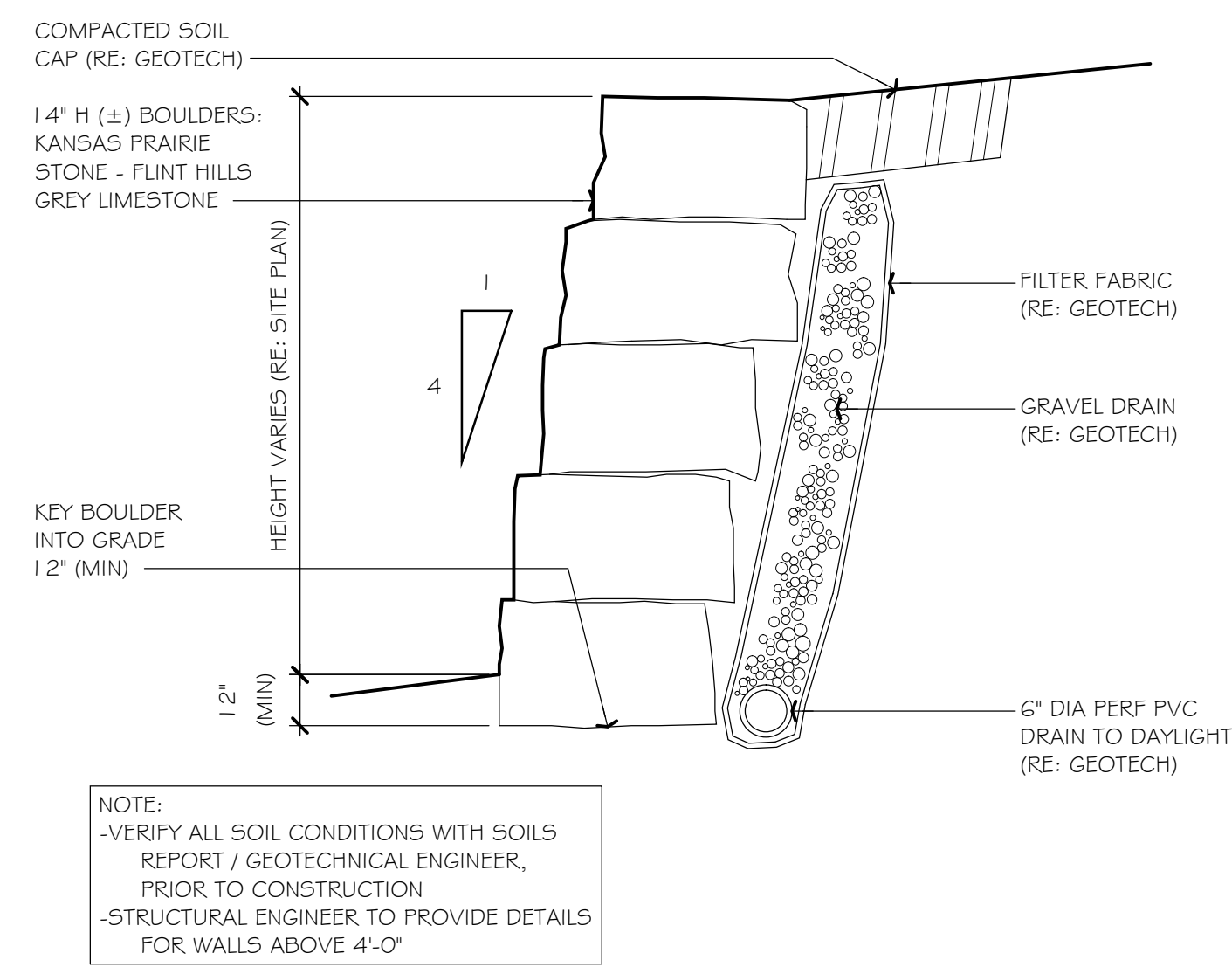
FOUND RE ALUM. C - PLG IN (TYPICAL) ELEV. =

bhh Partners
 P.O. BOX 931 • 160 EAST ADMIN • BRECKENRIDGE, CO 80424 • (970) 453-6880

WESTERMAN LOOKOUT
 370 WESTERMAN ROAD, TOWN OF BRECKENRIDGE, COLORADO 80424 (LOT 17, FILING 10, THE HIGHLANDS)

© 2021

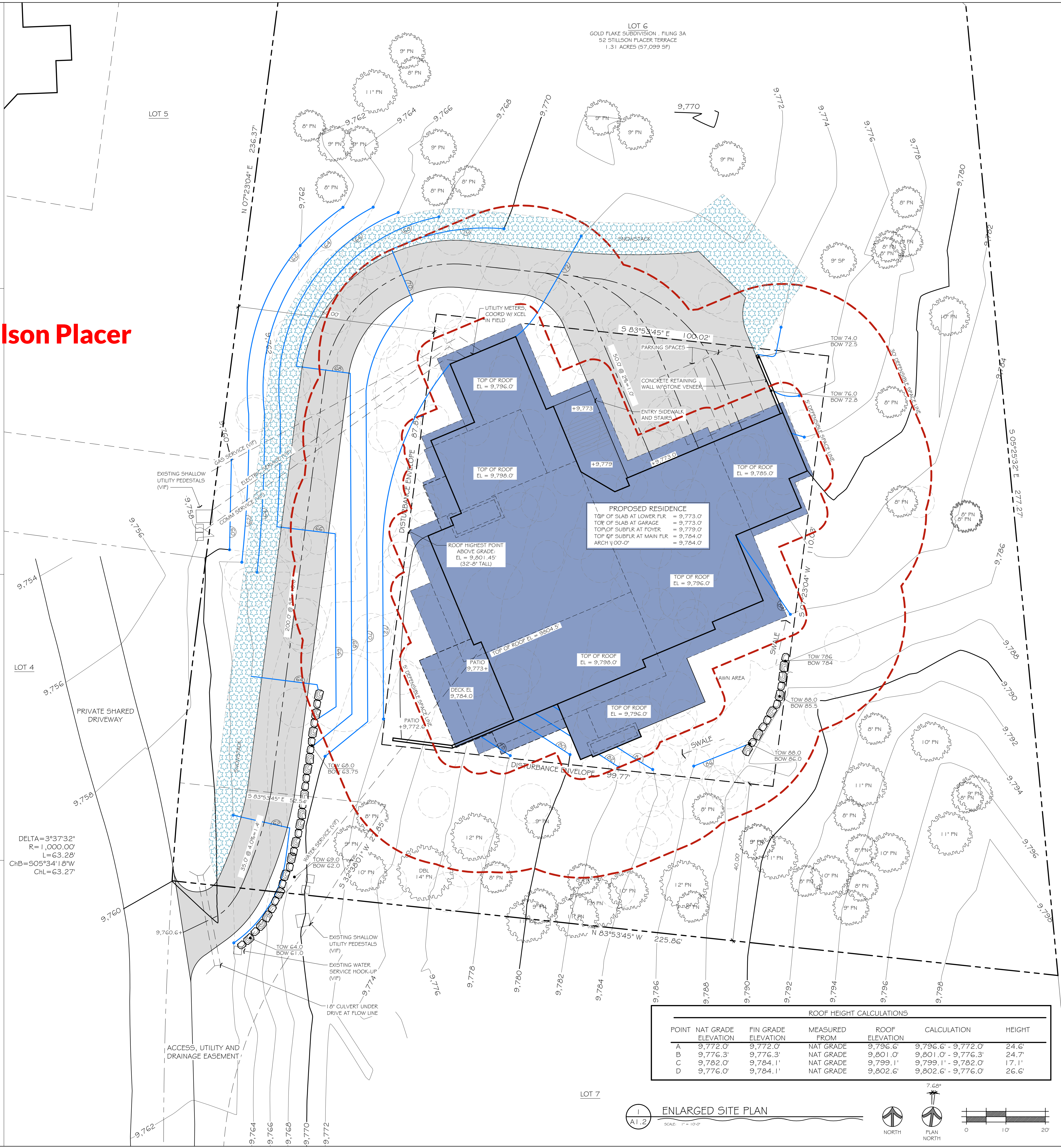
SHEET NUMBER:
SP1.2
 PROPOSED SITE and LANDSCAPE PLAN



NOTE:
 -VERIFY ALL SOIL CONDITIONS WITH SOILS REPORT / GEOTECHNICAL ENGINEER, PRIOR TO CONSTRUCTION
 -STRUCTURAL ENGINEER TO PROVIDE DETAILS FOR WALLS ABOVE 4'-0"

2 TYPICAL BOULDER SITE RETAINING WALL

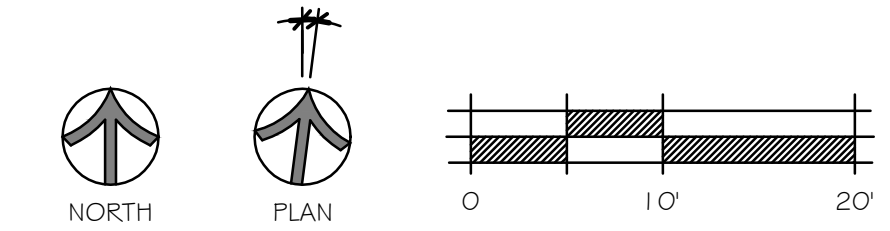
Schocket Residence (52 Stillson Placer Terrace; PL-2021-0172)
Driveway Length (F): 287'
Paving Area (SF): 5,066 SF
Site (SF): 59,099 SF
% of Site: 8.8 %



PROPOSED RESIDENCE
 TOP OF SLAB AT LOWER FLR = 9,773.0'
 TOP OF SLAB AT GARAGE = 9,773.0'
 TOP OF SUBFLR AT FOYER = 9,773.0'
 TOP OF SUBFLR AT MAIN FLR = 9,784.0'
 ARCH 1'00'-0" = 9,784.0'

POINT	NAT GRADE ELEVATION	FIN GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9,772.0'	9,772.0'	NAT GRADE	9,796.6'	9,796.6' - 9,772.0'	24.6'
B	9,776.3'	9,776.3'	NAT GRADE	9,801.0'	9,801.0' - 9,776.3'	24.7'
C	9,782.0'	9,784.1'	NAT GRADE	9,799.1'	9,799.1' - 9,782.0'	17.1'
D	9,776.0'	9,784.1'	NAT GRADE	9,802.6'	9,802.6' - 9,776.0'	26.6'

1 ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

SCHOCKET RESIDENCE
 LOT 6 GOLD FLAKE SUBDIVISION, FILING 3A, 52 STILLSON PLACER TERRACE
 BRECKENRIDGE, COLORADO, 80424
 TITLE: ENLARGED SITE PLAN

DATE:	REVISION:
2 FEB 2021	20 APRIL 2021
	25 APRIL 2021

PROJECT #: 2089

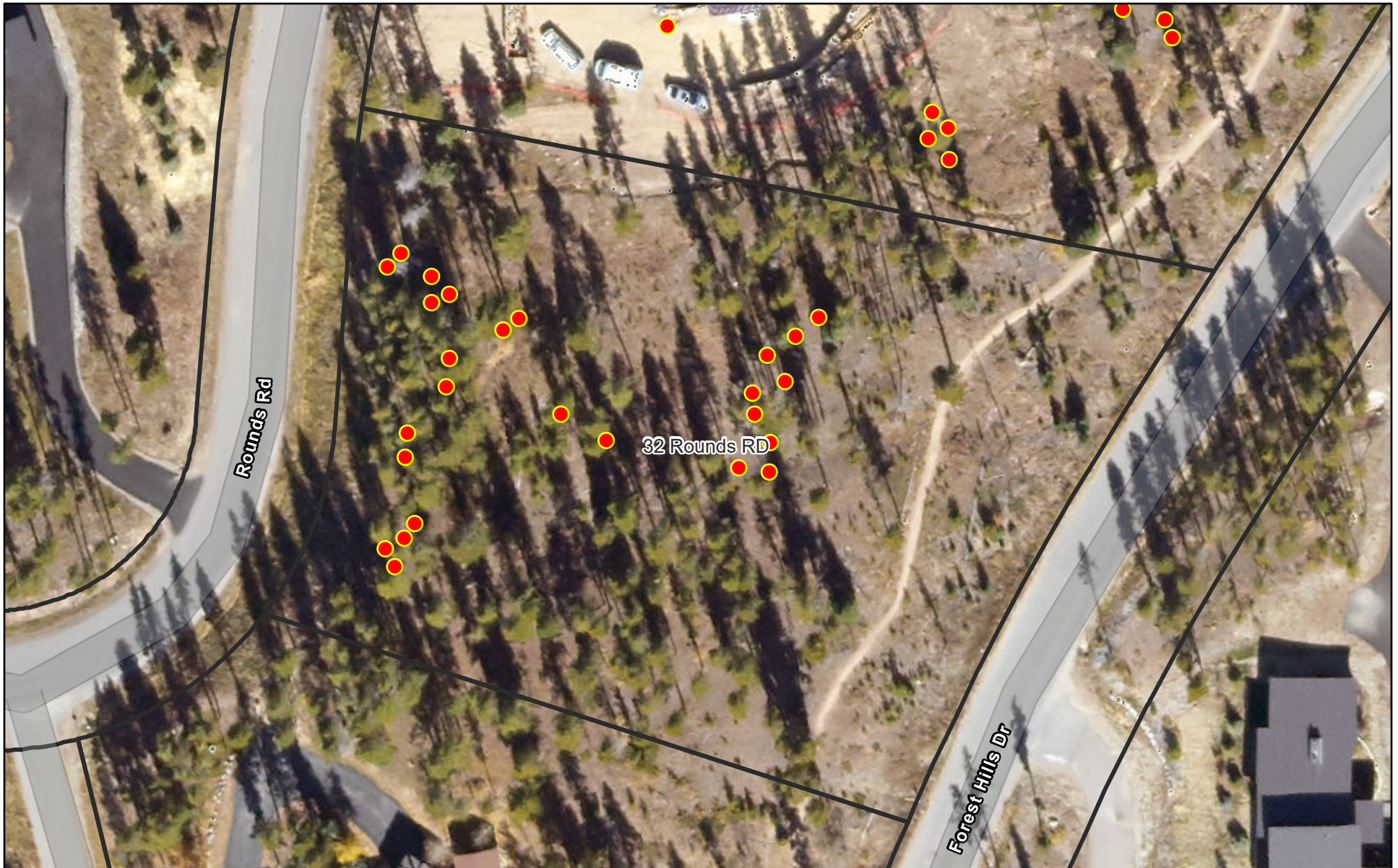
A1.2



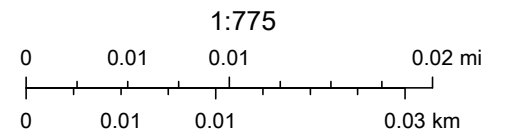
ALLEN-GUERRA ARCHITECTURE
 710 GRANITE STREET
 FREDERICK, COLORADO 80443
 PH: 970.437.0002 FAX: 970.437.0040
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM

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2022 Highlands Wildfire Mitigation Work - 26 Trees to be removed



2/15/2022



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Planning Commission Staff Report

- Subject:** Stillson (Stables Village) Master Plan, Town Project Hearing (PL-2023-0034)
- Proposal:** The Stillson (Stables Village) Master Plan proposes a new for-sale workforce housing development located in Planning Area-A (PA-A), planned for the Stillson Patch Placer tract, located on the south side of Wellington Road on the former site of the Breckenridge Stables. The Master Plan proposes 61 workforce housing units, including 5 single-family units, 38 duplex units, and 18 triplex units. The Planning Area-B (PA-B) of the Stillson tract will remain allocated to governmental uses, such as open space, recreation, public works storage, snow storage, and solar energy production.
- Project Manager:** Sarah Crump, Planner II
- Date:** March 29, 2023 (for meeting of April 4, 2023)
- Applicant/Owner:** Town of Breckenridge
Allen-Guerra Architecture
- Agent:** Norris Design
- Address:** 710 Wellington Road
- Legal Description:** TR 6-77 Sec 31 Qtr 4 Mining Claim(s) cont 38.868 acres Stillson Patch Placer Myrtle Annie Lode MS #1466
- Site Area:**
- | | |
|--------------|--------------------|
| PA-A | 9.08 acres |
| PA-B | 29.79 acres |
| Total | 38.87 acres |
- Land Use District: PA-A**
LUD 46: A new LUD for PA-A was created and adopted by Town Council on February 28, 2023. This LUD allows for workforce housing, recreation, and open space. Single-family, duplex, and triplex residences designed to facilitate net zero energy goals are allowed at a density of 8 units per acre (UPA).
- LUD 15: Governmental uses and affordable residential; not to exceed 1 unit per 20 acres. Area for service activities provided by public agencies.
- PA-B**
LUD 1: Low density residential and recreational; 1 unit per 10 acres. Meant to protect predominately steep slopes and environmentally sensitive areas. Serves as a scenic background and preserved area for mountain wetlands, development buffers, and recreational opportunities.
- LUD 15: Governmental uses and affordable residential; not to exceed 1 unit per 20 acres. Area for service activities provided by public agencies.

Allowed Density: 8.4 Acres in LUD 46 (8 UPA allowed) 107,520 sq. ft. (67.2 Single Family Equivalents (SFEs))

Proposed Density:
Duplex and triplex units: 102,624 sq. ft. (64.14 SFEs)
Including single-family units with unlimited density: 115,634 sq. ft.
64.14 Duplex and triplex SFEs + 5 Single-family SFEs = 69.14 SFEs

Adjusted Proposed Density (10% exclusion for employee housing):

$69.14 \text{ SFEs} * 90\% = 62.23 \text{ SFEs}$
 $62.23 \text{ SFEs} / 8.4 \text{ acres} = \mathbf{7.41 \text{ UPA}}$

Site Conditions: The tract fronts Wellington Road to the north and Stables Drive passes through the eastern edge of the property. This property serves as the town limit to the south and is flanked by a residential unincorporated Summit County neighborhood to the south. The property was dredge-mined in the early 1900s and once contained tailing piles deposited by past dredge mining operations; however, much of the dredged rock piles have been removed leaving the north portion of the site mostly barren. The northern portion has much surface disturbance and limited tree cover. The southern portion of the tract is forested. The property slopes uphill from the northwest to the southeast. Two 150-foot electrical power line easements transect the property from northeast to southwest across the northern portion of the property and from east to west across the southern portion of the property.

Adjacent Uses: North: Wellington Road Right-of-Way, French Creek Drainage, and Vista Point residential subdivision
East: Lincoln Park at Wellington residential subdivision
South: Unincorporated Summit County, single family residential homes
West: Xcel Energy utility electric power substation and Revetts Landing residential subdivision

Item History

The Town of Breckenridge owned property provides space for various government services and activities. Current uses include public works storage and equipment staging, snow storage, solar farming, recreation opportunities including a bike park and trails, and open space. The eastern portion of the property, along Stables Drive, has been used as the Breckenridge Stables since the mid-1990s. This portion of the site contains various animal barns, riding rings, and corrals. Equine uses on the property are proposed to cease with the pursuit of this Master Plan.

Recognizing the need for more for-sale workforce housing, the Town has hired a design team to master plan Stillson Patch Placer. This Town owned parcel has long been considered as a potential site for workforce housing. The site is split among several land use districts with each allowing varying degrees of residential density. A new land use district was created for the residential portion of the site to allow a maximum density of 8 UPA.

In fall 2022, several work sessions were conducted with the Town Council to perform a fit test which determined the location and approximate number of units that would be appropriate for a residential

development at Stillson Patch Placer. On January 10, 2023, the Council approved Staff to hire a design team selected through an RFP process to move ahead with Master Planning the area for residential development.

A work session with the Planning Commission was held March 7, 2023 to discuss the Stillson Master Plan. At that work session, the Commission agreed with the average slope methodology used to establish the existing grade across the site. The Commission also agreed with the analysis that considers the triplex units like duplex units regarding parking requirements and the Commission supported the proposed fencing in the draft Master Plan.

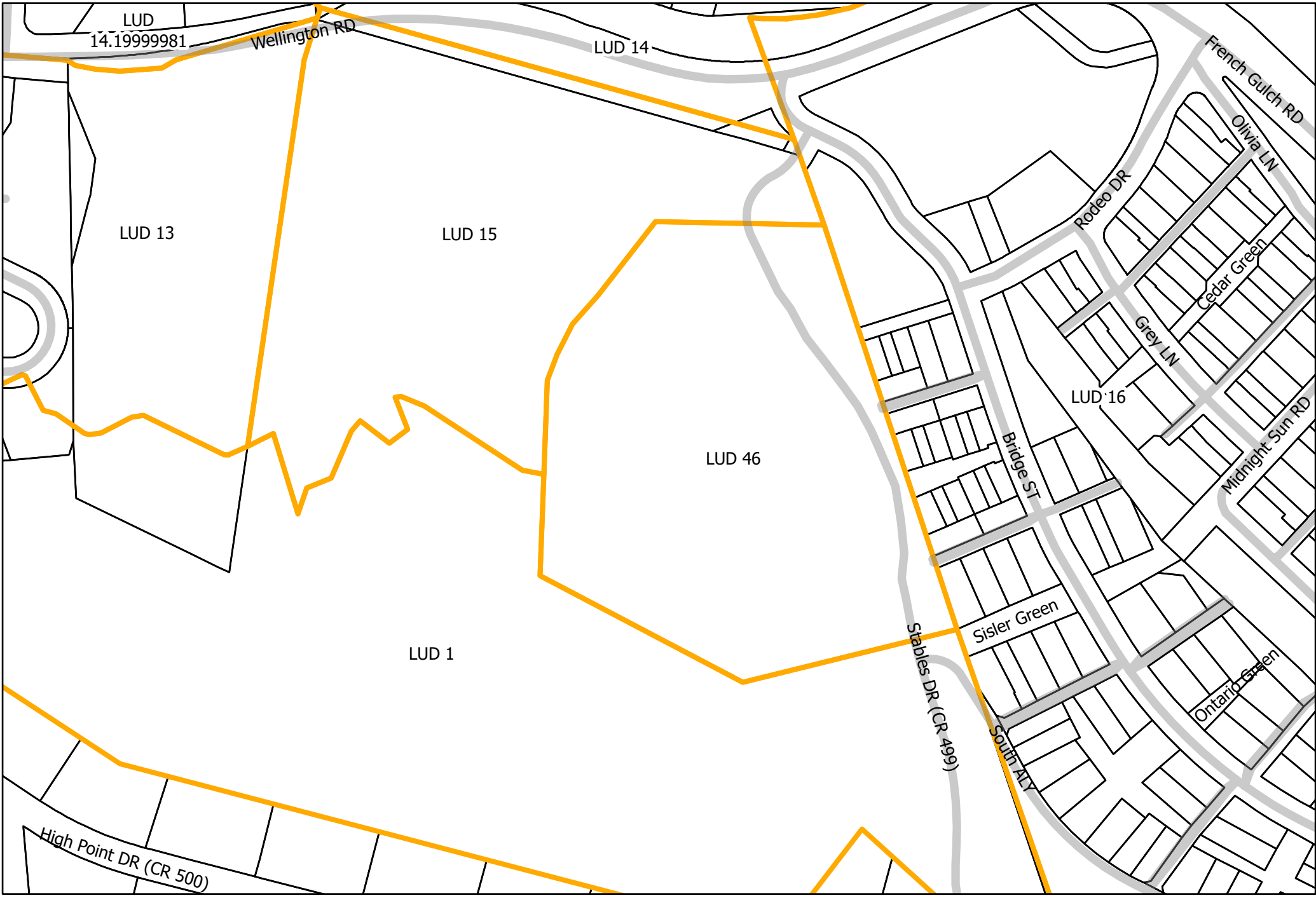
The Town Council held a First Reading on March 28, 2023 for a Developer Contract that would secure Allen-Guerra Architecture to design and Thrive Home Builders to construct the Stables Village development.

Staff Review



Since no proposed changes in use or new developments are proposed for PA-B, the Staff review and remainder of this report will only focus on PA-A of the Master Plan where a workforce housing development is planned.

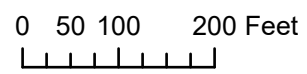
For this Town Project Hearing, staff has reviewed this Master Plan against all applicable polices of the Development Code. Those policies not applicable with the review of the Master Plan will be analyzed with the separate Development Permit applications for each of the individual residences and site improvements at a future date.

Land Use Guidelines (2/A & 2/R): The residential portion of PA-A lies within new LUD 46, which was approved by Town Council on February 28, 2023. LUD 46 allows for workforce housing, recreation, and open space. The LUD allows single family, duplex, and triplex residences designed with contemporary architecture to facilitate net zero energy goals at a density of 8 UPA. The northern portion of PA-A will remain in LUD 15 and will be for government uses such as a new compost and recycling drop-off location open to all Town of Breckenridge residents, detention pond, and open space. Staff has no concerns.



Proposed Land Use Districts
Including LUD 46

-  Parcels
-  Proposed LUDs



Density (3/A & 3R): Density will be transferred by the Town for the housing development within PA-A, not to exceed 8 UPA. The site will be developed at a maximum density of 8 UPA per the LUD 46 Land Use Guidelines (LUGs). Each unit type also has a specified maximum density in the Master Plan. Staff has analyzed the proposed density on site and finds that it is 7.41 UPA, which is below the allowed density of 8 UPA. The Master Plan proposes that single family and duplex units be allowed one exterior storage shed per unit, designed to meet the architectural standards of the neighborhood and not to exceed 100 square feet in size. These storage sheds will not count against density limitations. Staff has no concerns.

Architectural Compatibility (5/A & 5/R): The proposed architecture will incorporate mountain contemporary designs to maximize solar efficiency. Maximizing solar efficiency requires large shed-roofs which have been analyzed for their specific geometry and angulation to provide maximum solar gains. The use of a natural and muted color palate including browns, grays, blues, rusts, and greens on exterior elements is proposed. Variations in building sites, layouts, and designs, along with variation of color and materials will avoid the visual impression of many duplicate structures.

The Master Plan proposes the use of natural appearing synthetic materials and up to 100 percent non-natural exterior materials on exterior facades. Non-natural siding, such as composite wood, on 100 percent of any façade warrants negative six (-6) points under the materials matrix in 9-1-19-5R: Policy 5 (Relative) Architectural Compatibility. Staff discourages any one material used to cover 100 percent of any façade to provide for a variety of materials and diversity of design.

Material	Points*	Notes
<u>Composite wood siding</u>	<u>>0-33% of any façade warrants negative two (-2) points.</u> <u>>33-66% of any façade warrants negative four (-4) points.</u> <u>>66-100% of any façade warrants negative six (-6) points</u>	
<u>Metal siding</u>	<u>Up to 25% per façade warrants no negative points.</u> <u>>25-50% of any façade warrants negative two (-2) points.</u> <u>>50-75% of any façade warrants negative four (-4) points.</u> <u>>75-100% of any façade is prohibited per section 9-1-19-5A-B</u>	<u>Per 9-1-19-5A Section A. 1. all exterior metal elements must be non-reflective.</u>

Material	Points*	Notes
<u>Fiber cement siding</u>	<u>Warrants negative three (-3) points when applied with no supplemental natural materials.</u>	<u>No negative points will be assigned when applied with natural materials such as natural wood accents or a natural stone base on each elevation and provided the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.**</u>

*To determine the allocation of points, façade area is measured from the fascia board to finished grade. Such measurement shall include column elements, windows, and chimneys, but shall not include decks and railing elements.

**Natural materials for the purpose of offsetting the application of fiber cement siding can include elements such as railings, decking, or other architectural details not included in the calculation of the façade area as long as these natural material elements are applied on the same elevations as the fiber cement siding.

After Master Plan approval, the architectural design of each individual structure will be reviewed for Development Code compliance and approved through the Class D-Major development review process at the administrative level.

Building Height (6/A & 6/R): This site has been heavily disturbed from previous mining activities, as well as for past government and equine uses. The site slopes upward from north to south and has many pits and undulations. The Code allows for an average grade to be used on previously disturbed sites to establish the existing grade. A diagram displaying the average grade across PA-A is included in the Master Plan as Exhibit B. This average grade will serve as the established existing grade. No structures will be greater than 35 feet in height above the established existing grade or proposed final grade, whichever is greater. The Code does allow for exceptions for solar penetrations which can be above the 35-foot height limitation.

Site and Environmental Design (7/R): The majority of proposed developed uses on PA-A are to occur on the portions of the site previously disturbed by dredge mining, government, or equine activities. A detention pond and bioswale on the western edge of the development will provide an adequate drainage area for the neighborhood. The bioswale will also serve as a natural buffer between the residential area and the continued government uses on PA-B. This will be analyzed in detail by the Engineering Department when site specific development permit plans are submitted.

Proposed structures will be designed around the existing site contours which have an overall north to south upslope. Differing unit types have been designed with consideration of the site’s slope to minimize the amount of cut and fill. Some units will require retaining wall systems as shown on Exhibit A. Based on the number, length, and height of some retaining walls being over 4 feet in height, Staff recommends the maximum of negative four (-4) points be assigned to the Master Plan under the Development Code 9-1-19-7R: Policy 7 (Relative) Site and Environmental Design: Section C. Retaining Walls.

Placement of Structures (9/A & 9/R): Stables Village will utilize the setbacks of a perimeter boundary per Development Code 9-1-19-9R Section D. 2. d. which allows other residential development to have setbacks measured to a common perimeter boundary for the entire neighborhood for duplex, multi-family, or cluster single-family homes. The proposed front and side setbacks meet or exceed the requirements of this Relative Policy. A required front garage setback of 23 feet meets the Development Code standard of an 18-foot surface parking space on the exterior of the garage and a 5-foot setback from the public right-of-way. This

will prevent any vehicles parked on the exterior of the garages from extending into the public sidewalk. Triplex units will front a private alleyway and therefore require a lessor front garage setback than units that front the public loop road. The proposed rear setback (a minimum of 10 feet for all structures to the perimeter boundary) does not conform to the Relative Policy but does conform to the Absolute Policy for rear setbacks. Deficiency of the Relative Policy for one setback (rear setback) warrants negative three (-3) points under 9-1-19-9R: Policy 9 (Relative) Placement of Structures: Section D. 2. d. Perimeter Boundary.

Setbacks:

		Single Family	Duplex	Triplex
Front	As measured from the primary structure to the ROW.	15'	15'	15'
Front (Garage)	As measured from the garage entry to the ROW.	23'	23'	20'
Side	As measured to the perimeter boundary.	5'	5'	8'
Rear	As measured to the perimeter boundary.	10'	10'	10'
Building separation	The greater measurement overrides.	15'	15'	5'

Snow Storage (13/A & 13/R): Adequate snow storage will be provided in the development through two 5-foot snow storage easements on both sides of the loop road. Additional snow storage pockets along the alley and public loop road are also proposed. Together these areas total 15,111 square feet, an area greater than 25 percent of the areas to be cleared of snow. Staff has no concerns.

Storage (14/R): Multi-unit residential developments are encouraged to provide on-site storage areas. Preliminary floorplans of the triplex units show exterior storage closets and interior dedicated storage areas within each garage bay. These areas will exceed five percent of the density of the proposed floorplans as encouraged under per the Development Code 9-1-19-14R: Policy 14 (Relative) Storage.

Refuse and Recycling (15/A & 15/R): Multi-unit residential developments must provide a shared trash dumpster including room for recycling inside a shared enclosure. The master plan proposes a location for a shared dumpster and recycling enclosure for this development located on the west side of the interior loop road. Individual units will not have individual roll-off trash can collection.

A new compost and recycling enclosure is shown on Stables Drive at the development entryway. This facility will be accessible community-wide to all Town residents and will not be exclusive for the Stables Village neighborhood. Staff has no concerns.

Access and Circulation (16/A & 16/R) (17/A): The site is accessed from the existing Stables Drive which will be enhanced to accommodate increased traffic and will incorporate traffic calming measures to slow vehicles entering this residential area. Internal circulation is provided by a semi-circle 31-foot public right-of-way loop through the site. The loop road connects to Stables Drive on both ends. A private alleyway to access the triplex units will connect Stables Drive to the western most section of the loop road. The loop and alleyway are unnamed, as of yet.

A public bike and pedestrian trail will be created which parallels Stables Drive and connects Wellington Road to the existing bike park to the south. An internal public sidewalk which parallels the loop road is

proposed on the west side of the right-of-way. Interior sidewalk connections to proposed and existing public trails intersect the site.

Parking (18/A & 18/R): The proposed single family, duplex, and triplex units will have adequate parking allocated that meets or exceeds the Code, dependent upon bedroom counts. Each single-family home will have two garage and two exterior spaces. Each duplex and triplex unit will have at least one garage space and one exterior parking space. Additional visitor parking is located on the west end of the alley and at the south community park close to new trail connections. Some of these parking spaces will be used as snow storage areas in winter months.

As discussed in the work session, Staff recommends that the required parking for the triplex units be considered in the same way as duplex units regarding parking requirements under the Code. The newly adopted parking maximums do not consider triplex units, only duplex and multi-unit residential. Single-family and duplex units do not have parking maximums under the requirements, but multi-family units are capped with a parking maximum of 1.65 spaces per dwelling unit for units of 1 bedroom and larger, per 9-3-8: Off Street Parking Requirement Section B. Outside the Service Area.

Town Council has expressed their concern about a potential deficiency of parking at this development during previous work sessions. If Staff considered the triplex units as “multi-family” under the parking requirements these units would be overparked by six spaces because each triplex unit will be designed with a garage and driveway space. Because the proposed parking will be assigned to each individual lot and is not a shared parking pool typical of multi-family condos, having fewer spaces would present an equity issue in this neighborhood and therefore Staff recommends the triplexes be considered in the same way duplexes are considered for parking requirements, as these are both designed as single-family attached units. Staff has no concerns with the proposed number of parking spaces.

Recreation (20/R): Numerous trail connections and new trails are proposed throughout the site and on public open space to the south. Two pedestrian-only trails are also proposed to avoid bike and pedestrian conflicts. A new recreation path which extends from Wellington Road to the Wellington Bike Park will parallel Stables Drive. The exterior bioswale includes an integrated trail which encircles the residential area and connects to the existing Wellington Trail to the south.

Interior community parks are located to the north and south of the triplex units, and on the west and south sides of the loop road. These spaces are allocated to a children’s play area and open space. Amenities such as a dog run, communal garden area, and community gathering pergola are additional proposed programming.

Staff recommends an additional positive three (+3) points under, 9-1-19-20R: Policy 20 (Relative) Recreation Facilities, for the provision of a public bike and pedestrian recreation trail which will improve the public access from Wellington Road to the Wellington Bike Park. Policy 20/R has some of the most extensive precedent for positive points awarded. Generally speaking, positive three (+3) points have typically been awarded to trails and park spaces, while positive six (+6) points have been awarded to major public recreational buildings and lift systems.

Recent projects that have also received positive three (+3) points for contributions to recreation:

2021 – BGV Gondola Lot Master Plan for providing a public park.

2021 – Hotel Breckenridge public trail easement.

2021 – Breck Central Market recreation path easement and dedication.

Open Space (21/R): The Master Plan allocates greater than 30 percent of the planned area as open space, exceeding the requirements of 9-1-19-21R: Policy 21 (Relative) Open Space. The amount of open space provided of 260,000 square feet, is comparable to or exceeds open space allocations of the Wellington Neighborhood and Lincoln Park. The treed area of the site to the east of Stables Drive will remain preserved open space.

Landscaping (22/A & 22/R): Landscaping is proposed to be xeric or low-water intensive plantings. Adequate landscaping will be provided on the exterior bioswale buffer and in the interior community park spaces. Individual residential sites will be evaluated for appropriate landscaping during their site-specific development reviews.

Social Community (24/R): This Master Plan fulfills a large community need identified by the Town Council: the provision of additional for-sale workforce housing units. Positive points are awarded under this policy for a development composed of 100 percent affordable units. All 61 units will be deed-restricted and will be offered for sale to qualified individuals earning between 80 and 140 percent of the area median income (AMI). This qualifies the project for ten positive (+10) points.

The project also meets a specific Council goal from 2021 and qualifies for an additional six positive (+6) points under section B. of Relative Policy 24, where projects that are identified to meet a Town Council Goal of the past three years are eligible for additional positive points. The 2021 Town Council Goals included a desire that the “...*Breckenridge workforce lives in Town and there is a diversity of housing types and prices for locals (sufficient to preserve the sense of community and support the local economy).*”

Recent housing projects that have also received positive six (+6) points for meeting a Council goal:

2022 – Justice Center Housing

2022 – Alta Verde II Workforce Housing

2021 – Alta Verde Workforce Housing

Infrastructure (26/A & 26/R): The development will be accessed by a publicly maintained 31-foot right-of-way. The right-of-way will include 10-foot driving lanes, 3-foot pans on either side, and a 5-foot public sidewalk on the west side of the loop. The smaller width of driving lanes is appropriate for this low volume road, will improve the neighborhood feel, and promote traffic calming. There will also be a 5-foot easement for snow storage on either side of the right-of-way. The proposed 10-foot lane widths do not meet Engineering Standards and will require a variance from the Town Engineer. Engineering has provided an attached memo stating their preliminary support for the proposed right-of-way, lane widths, and easement sizes.

Subdivision (35/A) & Subdivision Standard 9-2-4-5: Lot Dimensions, Improvements and Configuration: This Standard requires Disturbance Envelopes for all lots at the time of Subdivision but makes an exception for building footprint lots if they are specifically authorized in an approved master plan. This Master Plan proposes to authorize building footprint lots.

Fences, Gates, and Gateway Entrance Monuments (47/A): Fencing yards outside of the historic district is not allowed unless authorized in a vested master plan. The Master Plan proposes an allowance for slatted wooden 3-foot-tall fences on single-family and duplex lots. These fences will not be allowed to project in front of the front façade of a residence and must follow the footprint lot from the side yard around the rear.

The Town will provide a 6-foot-tall privacy fence on site area PA-B between the bioswale and the existing public works area. This privacy fence will adequately provide safety for separation of uses and buffering and screening to shield the residential neighborhood from public works activities. Privacy fencing will only be allowed in this area.

Point Analysis (Section: 9-1-17-3): A summary of the Staff recommended point analysis is below. Individual point analyses will be undertaken as site specific developments are proposed on the Master Planned site in the future.

Positive Points (+19)

Policy 20R Recreation: Positive three points (+3) for the paved recreation trail segment.

Policy 24A Social Community: Positive ten points (+10) for providing a 100 percent deed-restricted employee housing development.

Policy 24R Social Community: Positive six points (+6) for meeting a Town Council goal.

Negative Points (-13)

Policy 5R Architectural Compatibility: Negative six (-6) points for the proposed use of up to 100 percent non-natural exterior materials.

Policy 7R Site and Environmental Design: Negative four (-4) points for the height and length of retaining walls.

Policy 9R Placement of Structures: Negative three (-3) points for a minimum 10-foot rear setback.

Total Score: Passing point analysis of positive six (+6).

Staff Recommendation

Staff finds that the proposed Master Plan meets all Absolute Policies in the Development Code. Staff recommends that the Planning Commission recommend approval of the Stillson Master Plan with the point analysis listed above to the Town Council and attached Findings and Conditions of Approval. Following this hearing and pending an affirmative recommendation from Planning Commission, a Town Project Hearing will be held with the Town Council on April 11 to consider approval of the Master Plan described above.

Suggested motion: *“I move that the Planning Commission recommend approval to the Town Council of the Stillson Master Plan Town Project, PL-2023-0034, located at 710 Wellington Rd, with a passing point analysis of positive six (+6) points under the Development Code’s Relative Policies and meeting all Absolute Policies, with the attached Findings and Conditions of Approval.”*

TOWN OF BRECKENRIDGE

**Stillson (Stables Village) Master Plan
TR 6-77 Sec 31 Qtr 4 Mining Claim(s) cont 38,868 acres
Stillson Patch Placer Myrtle Annie Lode MS #1466
710 Wellington Road
PL-2023-0034**

FINDINGS

1. This project is a “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project at a work session on March 7, 2023. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on April 4, 2023, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4B of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the Planning Commission’s public hearing on a proposed town project shall be given in the same manner as is required for a final hearing on a Class A development permit application pursuant to chapter 1 of this title. Failure of a person to receive the notice described in this section shall not impair the validity of the Planning Commission’s public hearing on a proposed town project, or the Planning Commission’s recommendation to the town council with respect to such proposed town project. Because the process of reviewing and approving a town project is discretionary and administrative, and not quasi-judicial, any member of the Town Council may properly attend the Planning Commission’s public hearing(s) and deliberations with respect to a proposed town project. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on April 11, 2023. This Town Project was listed on the Town Council’s agenda for the April 11, 2023 meeting, that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.
7. Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapters 1, 3 and 12 of this title

and the town of Breckenridge land use guidelines do not apply to town projects, but town projects shall be processed instead in accordance with the provisions of this chapter.

8. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
9. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
10. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on **April 11, 2026**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. **Applicant shall not commence site grading and utility improvements on site until the required Infrastructure Permit has been issued from the Town's Engineering Department.**
7. **Applicant shall not commence construction of any structure on site until a Development Permit and Building Permit have been issued by the Town's Community Development Department.**
8. **Prior to any individual dwelling unit within the Master Plan area receiving a Certificate of Occupancy, a covenant, declaring the unit as deed restricted workforce housing in perpetuity, shall be recorded with the Summit County Clerk and Recorder.**

(Initial Here)_____

Town Project Hearing Impact Analysis				
Project:	Stillson (Stables Village) Master Plan Town Project	Positive	Points	+19
PL:	PL-2023-0034		>0	
Date:	3/29/2023	Negative	Points	- 13
Staff:	Sarah Crump, Planner II		<0	
		Total	Allocation:	+6
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	Complies	Single-family, duplex, and townhomes, allowed up to 8 UPA in LUD 46.
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	The Master Plan proposes the use of natural appearing synthetic materials and up to 100 percent non-natural exterior materials on exterior facades. Non-natural siding, such as composite wood, on 100 percent of any façade warrants negative six (-6) points.
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		Complies	A diagram displaying the average grade across PA-A is included in the Master Plan as Exhibit B. This average grade will serve as the established existing grade. No structures will be greater than 35 feet in height above the established existing grade or proposed final grade, whichever is greater.
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	- 4	Some units will require retaining wall systems as shown on Exhibit A. Based on the number, length, and height of some retaining walls being greater than 4 feet, Staff recommends the maximum of negative four (-4) points.
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies	Complies	
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		

9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	<p>Relative Policy Recommended: Front: 15 ft. Side: 5 ft. Rear: 15 ft.</p> <p>Proposed: Front: 15 ft. Side:5-8 ft. Rear: 10 ft (does not comply with Relative but complies with Absolute)</p>
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	Complies	Proposed: 15,111 sq. ft. (>25%)
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)	Complies	Townhomes will provide greater than 5% of density to dedicated storage.
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)	Complies	A shared trash and recycling enclosure will be provided on the west side of the loop road.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies	Complies	The proposed parking exceeds Code requirements. Each single-family home will have 2 garage and 2 exterior spaces. Each duplex and triplex unit will have at least 1 garage space and 1 exterior parking space. Additional visitor parking is located on the west end of the alley and at the south community park close to new trail connections.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Staff recommends positive three (+3) points for the provision of a public bike and pedestrian recreation trail that parallels Stables Drive which will improve the public access from Wellington Road to the Wellington Bike Park.
21/R	Open Space - Private Open Space	3x(-2/+2)	Complies	Required: 30% of site Proposed: 260,000 SF (66% of site)
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies	Complies	Landscaping is proposed to be xeric or low-water intensive plantings. Adequate landscaping will be provided on the exterior bioswale buffer and in the interior community park spaces.
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% of project density will be deed restricted employee housing.
24/R	Social Community - Community Need	3x(0/+2)	+6	Meets 2021 Council Goal.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		

24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	Complies	The development will be accessed by a publicly maintained 31-foot right-of-way. The right-of-way will include 10-foot driving lanes, 3-foot pans on either side, and a 5-foot public sidewalk on the west side of the loop.
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			
	New Structures; Percent Energy Saved Beyond Adopted Residential Energy Code Standard			
33/R	Obtaining a HERS index	+1		
33/R	20-39%	+2		
33/R	40-59%	+3		
33/R	60-79%	+4		
33/R	80-99%	+5		
33/R	100%+	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
33/R	10 or more additional EV Capable spaces over the required minimum as determined in the IECC.	1		
33/R	Three (3) additional EVSE Installed parking spaces over the required minimum as determined in the IECC.	+3		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		

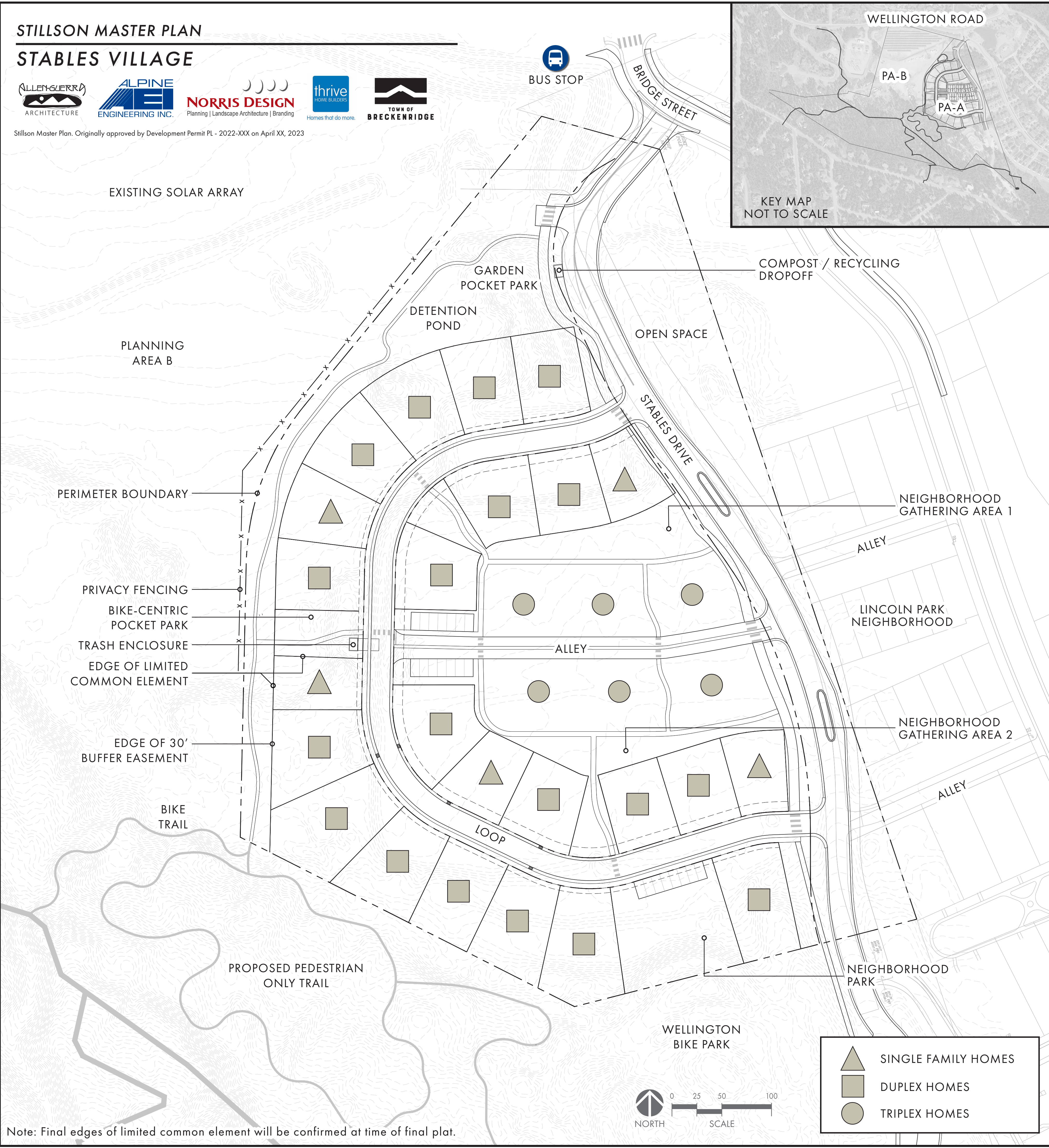
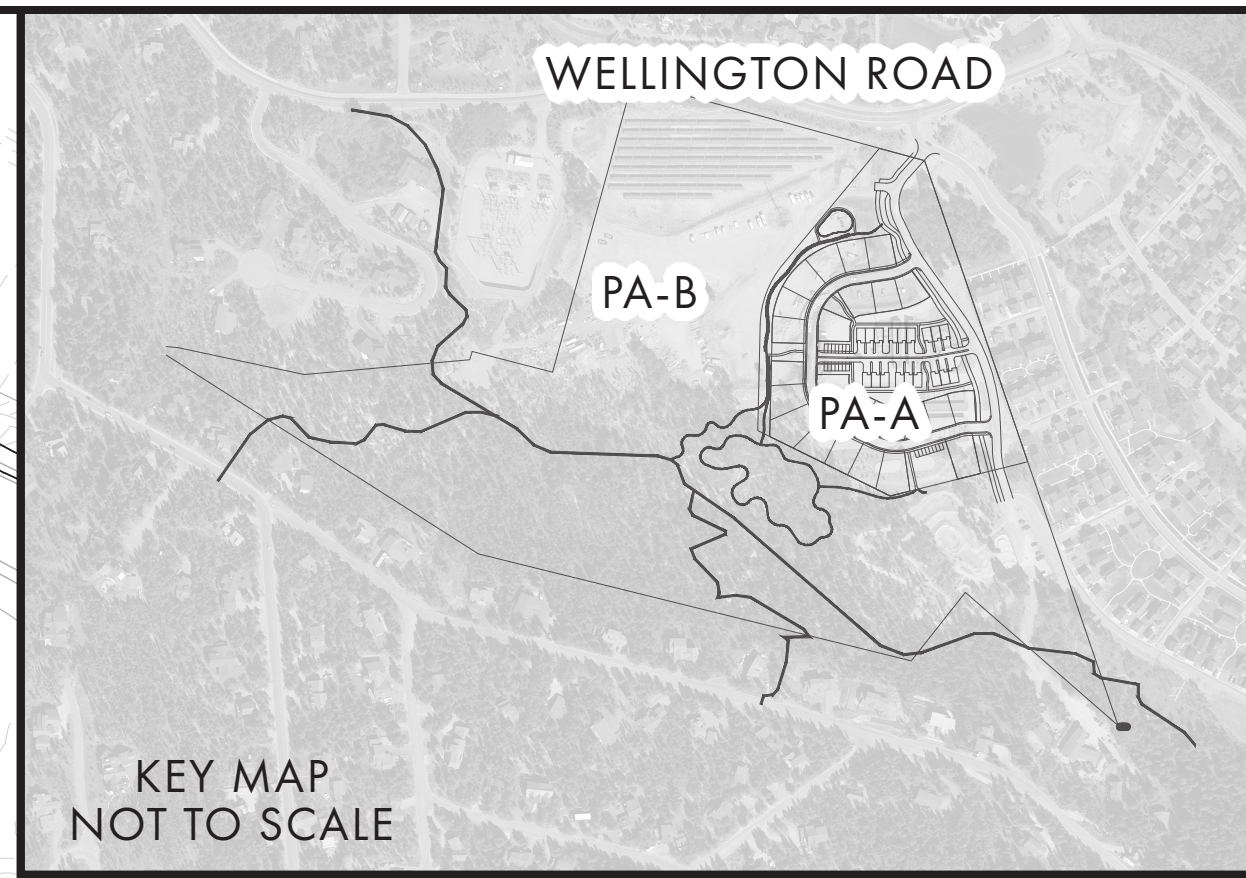
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home 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	Complies	Allowance for slatted wooden 3-foot-tall fences on single-family and duplex lots. These fences will not be allowed to project in front of the front façade of a residence and must follow the footprint lot from the side yard around the rear. The Town will provide a 6-foot-tall privacy fence on site area PA-B between the bioswale and the existing public works area to shield the neighborhood from public works activities.
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communications Facilities	Complies		

STILLSON MASTER PLAN

STABLES VILLAGE



Stillson Master Plan, Originally approved by Development Permit PL - 2022-XXX on April XX, 2023



1. Development Plan Concept:

This neighborhood will become a model for climate action in the Town of Breckenridge and is envisioned to be a carbon neutral, net zero workforce housing development. A key component of this plan is the creation of affordable housing on Planning Area A (PA-A) and the preservation of existing uses on Planning Area B (PA-B) to maintain adequate facilities to service governmental uses such as Public Works operations.

Planning Area Table:

Planning Area	Approximate Acreage	Proposed Deed Restricted Residential Units	Allowed Density	Zoning	Permitted Uses	
A	PA-A	9,075	61	8 UPA	LUD 46 and 15	Workforce Residential: Single Family, Duplex, Triplex Open Space, Trails and Recreation, Compost, Trash and Recycling Enclosure
B	PA-B	29,785	0	per LUD	LUD 1 and 15	Open Space, Trails and Recreation Public Works Storage Other Governmental Uses Snow Storage

2. PA-A: Stables Village:

The purpose for the development of Planning Area A, Stables Village, is to create workforce housing adjacent to the existing Wellington and Lincoln Park neighborhoods which serves local residents. Stables Village is intended to be a neighborhood with a focus on green infrastructure and sustainability, improving long term livability for the future residents. Home types will include for sale Single Family, Duplex and Triplex units. Other accessory uses typically associated with residential development are also permitted, such as parking facilities, open space, and amenities. Snow storage for the loop, alley, and paved walks will be provided at 25% of the paved areas. The total required area of snow storage will be 15,111 sf. The total amount of open space provided in PA-A will be 260,000 sf.

3. PA-B: Utilities, Governmental Uses and Open Space:

Approximately 30 acres are to remain in the current condition and will have no change of Land Use District. Land uses include the following, as permitted by the LUD.

Utilities:	Governmental Uses:	Open Space:
Solar Panels	Public Works Storage	Trails
Detention	Snow Storage	Open Space
Overhead Transmission Lines		
Utility Easements		

4. Design Standards

A. The architectural design will facilitate the goal of creating a carbon neutral, net zero neighborhood. Mountain Contemporary design will be utilized to maximize solar panel efficiency. The use of large sheltering roof forms and a sense of informality will be complemented by natural materials such as horizontal ship lap and board and batten siding. Natural appearing synthetic materials may be used in compliance with the Town of Breckenridge's development codes. 100% of exterior materials may be non-natural. Wood elements will be either stained or painted with muted colors, chosen from a natural palette of browns, grays, blues, rusts, and greens. Brighter hues may be chosen for elements such as windows and window trim. Design diversity will be achieved with site variations as well as color, material and detailing to create unique building designs. Development review for all individual single family, duplex, and triplex units will be completed as Class D Major Development Permits.

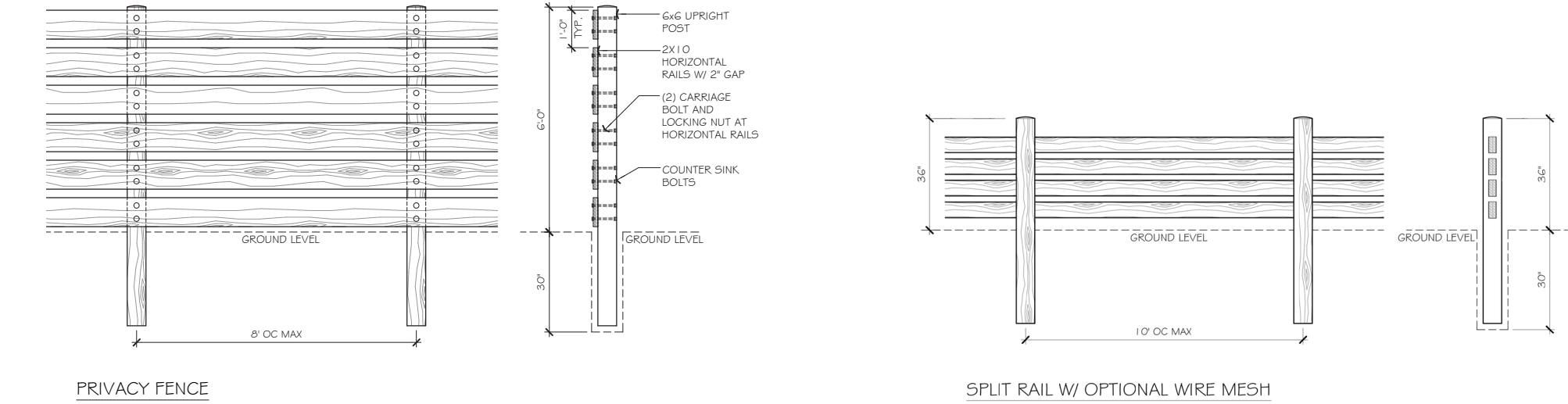
B. Development Standards

Development Standards	Single Family	Duplex	Triplex
Setbacks			
Front (Primary structure to ROW)	15'	15'	15'
Front (From garage entry to ROW)	23'	23'	20'
Side	5'	5'	8'
Rear	10'	10'	10'
Building Separation Minimum	15'	15'	5'
Maximum Allowed Density (Total square footage of above and below ground areas with greater than 5' head height including garage and mechanical spaces)			
Density Per Unit Type	2,500 SF	Upslope: 2,200 SF 2BR: 1,650 SF 3BR: 1,850	2BR: 1,500 SF 3BR: 1,600 SF

* The Triplex units front a private drive and are not subject to the 23' setback required by TOB Engineering Code.

C. Fencing

There will be two fence types in the community, privacy fencing and split rail fencing designed to the specifications of the Master Plan. Privacy fencing is appropriate where specified in the Master Plan along the northwest site boundary between PA-A and PA-B. Split rail fencing may occur on the footprint property line but will not be doubled up against an adjacent fence. Split rail fencing must begin in the side or rear yard to the limited common element line. If fencing occurs on side yard along an adjacent street, start of fence must be set back 2' from the front street face of building. Front yards shall not be fenced.



5. Transfer of Development Rights (TDR):

Density is proposed to be transferred to the site by the Town of Breckenridge prior to the issuance of any building permits.

6. Amenities:

Community amenities such as a dog run, outdoor gathering spaces, community gardens, bike fix-it stations, native grass lawn areas, and nature play may be provided that will enhance social interaction and create spaces for residents to enjoy a healthy lifestyle and environment. The central open space can be accessed by trail connections that link the inner horseshoe to the outer horseshoe. The outer horseshoe will provide connections to regional trails and amenities including the Wellington Trail, Barney Ford Trail, High Point Trail and bike pump track. Trail signage will be provided and include preferred user groups (walkers, mountain bikers, hikers). A paved recreation path parallel to Stables Drive will connect from the bus stop on Wellington Road, to the compost and recycling facility, and south to the pump track. Reference Exhibit A - Trails And Open Space for conceptual design.

7. Building Height:

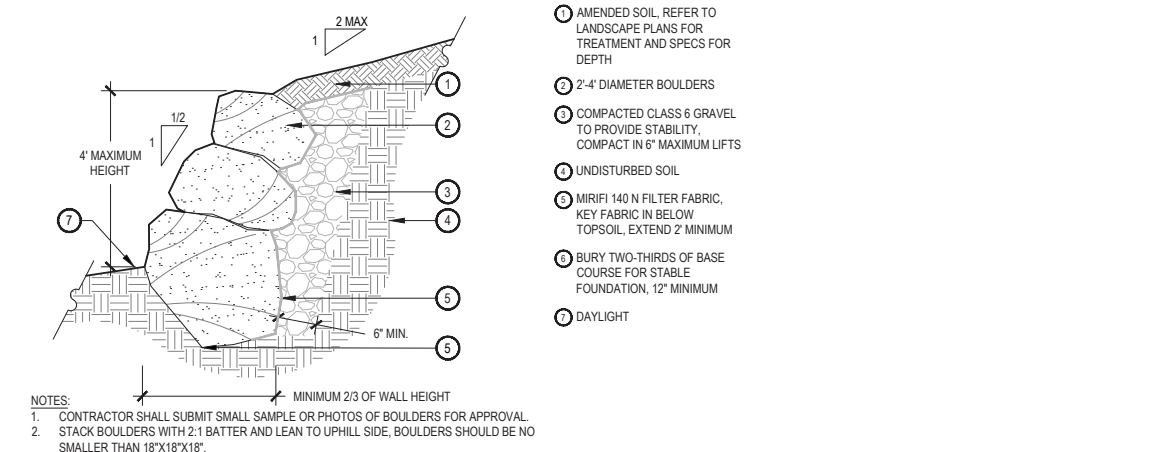
Structures in excess of 35' above existing or proposed grade, whichever is greater, are prohibited. Building height is measured to the highest point of the roof pitch. Solar panels on top of the roof are exempted from the 35' building height limitation per the development code. Existing grade shall be determined from the average slope of the site due to past disturbance from mining, see Exhibit B - Average Slope Establishing Existing Grade.

8. Traffic, Circulation, and Public Transit:

Stables Village will be accessed from Stables Drive which connects to Wellington Road at the north of the site. A looped road will provide the primary access to the homes. Secondary access will be provided via a private alley that will service the triplexes at the center of the horseshoe. There is a Free Ride Bus Stop within a tenth of a mile. Pedestrians and bicyclists can access this bus stop via the proposed ten foot paved rec path parallel to Stables Drive.

9. Landscaping:

It is recommended that all landscape materials be xeric or low water use. Pollinator gardens and plants that attract pollinators are encouraged. Sod is not permitted. Site grading is designed to provide gentle slopes at amenities and trails. Where necessary, boulder retaining walls are utilized to hold grade and allow for these features.



The recording of this mylar satisfies the requirement of paragraph (N) of Policy 39 (Absolute) of Section 9-1-19 of the Breckenridge Town Code concerning the recording of a notice of the approval of a master plan.

MASTER PLAN CERTIFICATE

A master plan is governed by and is subject to Policy 39 (Absolute) of the Breckenridge Development Code, chapter 1 of Title 9 of the Breckenridge Town Code, as amended from time to time. Although a master plan is a site specific plan as that term is defined by law, a master plan is only a general, conceptual plan for the future development of the subject property. The approval of a master plan is not the Town's final approval for the development of the subject property. Approval to actually develop the subject property requires one or more further site specific approvals from the Town in the form of additional development permit(s) issued pursuant to the Town's Development Code, as well as the issuance of any required permits under the Town's building and technical codes.

The provisions of this master plan are binding upon the owner and all subsequent owners of all or any portion of the real property which is the subject of this document in accordance with and subject to the terms and conditions of the Town of Breckenridge Development Code.

Interested parties should check with the Town of Breckenridge Department of Community Development to determine the duration of the vested property rights for the approved master plan, as well as the duration of the approved master plan.

The master plan may be amended, abandoned, or withdrawn only in accordance with the applicable provisions of the Town of Breckenridge Development Code.

Approval of this master plan is no assurance that the subject property will ultimately be developed in the manner described in the approved master plan. Interested persons should obtain and review copies of all future site specific development permits, subdivision plats, other Town-issued land use approvals, and applicable title information for the subject property before deciding to purchase or invest in any of the real property that is subject to this master plan.

OWNER:

TOWN OF BRECKENRIDGE

DIRECTOR OF COMMUNITY DEVELOPMENT

By: _____

By: _____

Date: _____

Date: _____

Note: Final edges of limited common element will be confirmed at time of final plat.

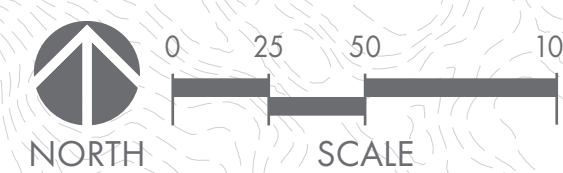
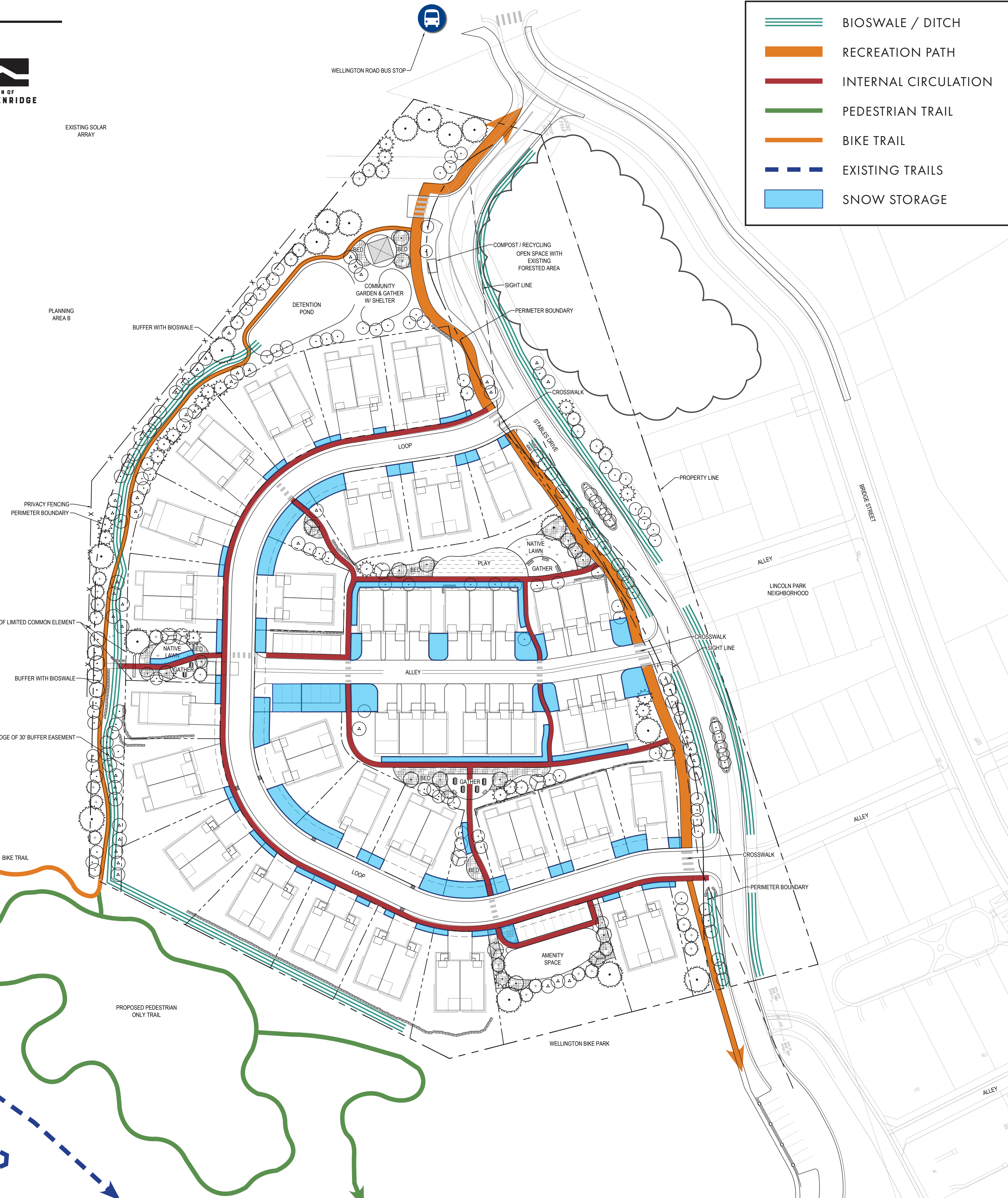


EXHIBIT A - TRAILS AND OPEN SPACE

STABLES VILLAGE



CHARACTER IMAGERY



- DRYLAND NATIVE SEED MIX (WATER CONSERVING)**
"LOW GROW MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL
- SHORT NATIVE SEED MIX (WATER CONSERVING)**
SHORT NATIVE MIX TO INCLUDE VARIETIES OF FESCUE AND LOW WATER BLUEGRASS
- LANDSCAPE BED**
LANDSCAPE BED AREAS TO CONTAIN AMENDED SOIL, WEED CONTROL FABRIC, SHREDDED CEDAR MULCH, SHRUBS, GRASSES AND PERENNIALS.

- NOTES**
1. LANDSCAPE DATA PRESENTED HERE IS FOR REFERENCE ONLY. AMOUNTS AND LOCATIONS OF TREES AND SHRUBS MAY CHANGE.
 2. AMENITY AREAS SHOWN MAY MOVE OR CHANGE BASED ON FINAL GRADING.
 3. ALL DISTURBED AREA WILL BE RE-SEEDED WITH NATIVE SEED MIX.
 4. NATIVE LAWN AREAS TO BE SEEDED WITH LOW NATIVE SEED MIX.
 5. THE PLANT LIST FOR THIS SITE IS INTENDED TO UTILIZE LOW WATER PLANT SPECIES.
 6. TRAILS SHOWN ARE AT CONCEPTUAL LOCATION AND ARE TO BE FIELD FIT AFTER CONSULTATION WITH OPEN SPACE DEPARTMENT.

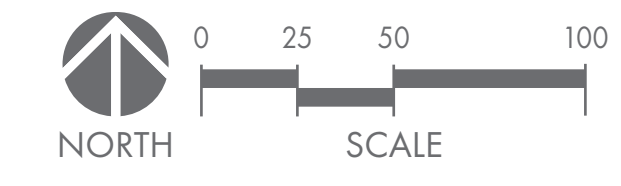
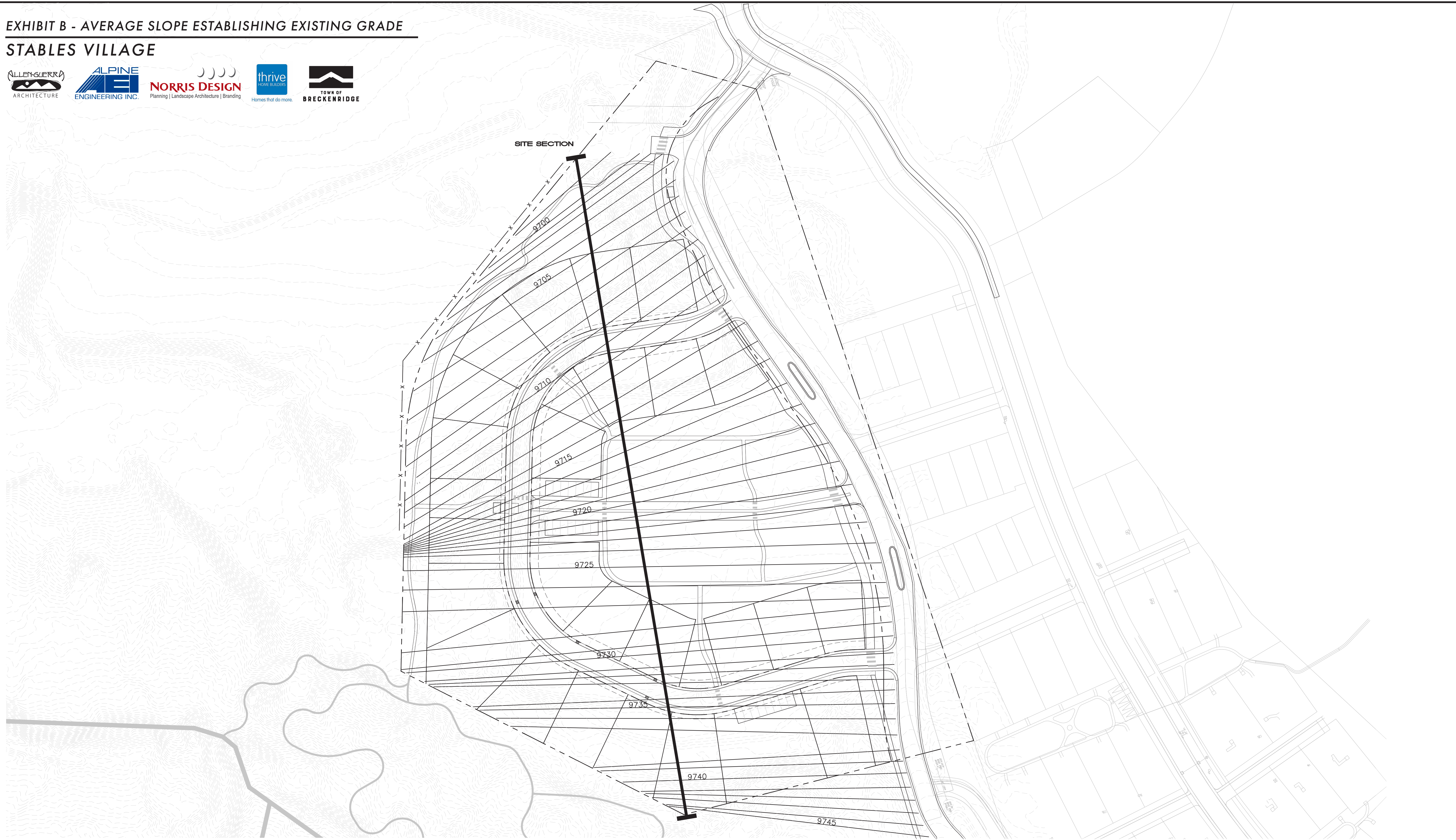


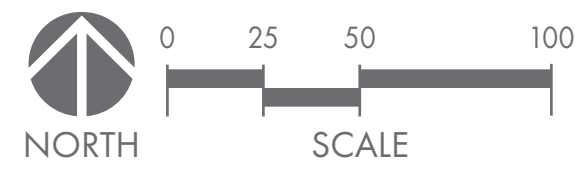
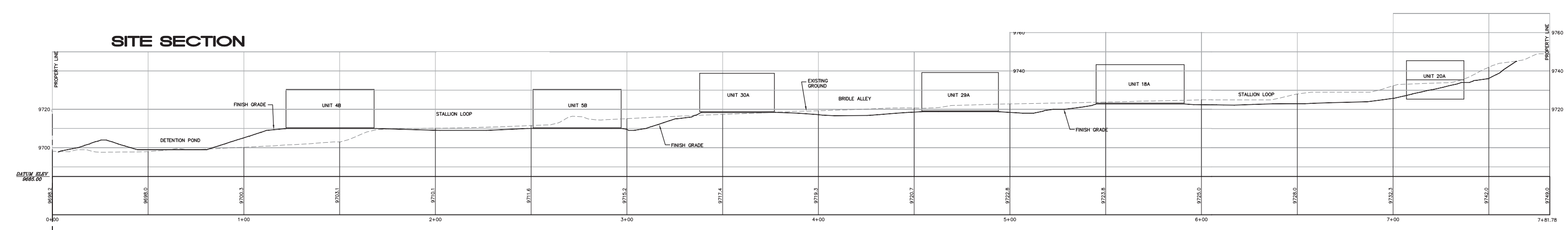
EXHIBIT B - AVERAGE SLOPE ESTABLISHING EXISTING GRADE

STABLES VILLAGE



SITE SECTION

SITE SECTION



Memo

To: Sarah Crump, Planner II
From: Shannon Smith, Town Engineer
Date: 3/2/2023
Subject: Stables



Engineering Staff have reviewed the proposed Mater Plan for the Stables Village development and given preliminary approval of a modified roadway section and right-of-way (ROW) width. As proposed, a 31-foot ROW accommodates a 20' asphalt roadway section, 36" valley pans, and a 5' attached sidewalk. Snow storage and utility easements are provided adjacent to the ROW for public use. The reduced ROW section alongside the easements is acceptable for this very low volume neighborhood road and will not compromise public safety or access. The proposed alley will be platted as a private access and will be privately maintained.

Staff have also reviewed the preliminary grading and drainage concepts for the project and understand that all code requirements will be met regarding both water quality treatment and detention.



STABLES VILLAGE
 SINGLE FAMILY
 3-7-23





STABLES
VILLAGE
SINGLE FAMILY
3-7-23





STABLES
VILLAGE TYPICAL DUPLEX 
3-7-23 ARCHITECTURE



STABLES VILLAGE
TYPICAL DUPLEX

3-7-23





STABLES VILLAGE
TOWNHOMES
3-7-23





STABLES VILLAGE
TOWNHOMES
3-7-23





STABLES VILLAGE
UPSLOPE DUPLEX

3-7-23





STABLES VILLAGE
 UPSLOPE DUPLEX
 3-7-23

